



**UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL**

**MEETING OF SEPTEMBER 8, 2016, AT 6:30 P.M.**

**Council Chambers, City Hall, 1 Centennial Square**

**Located on the traditional territory of the Esquimalt and Songhees People**

Poetry Reading by Yvonne Bloomer, Poet Laureate

**A. APPROVAL OF AGENDA**

**B. READING OF MINUTES**

1. Minutes from the Special meeting held May 5, 2016

Addenda

**Late Item: Minutes**

2. **Late Item:** Minutes from the special Meeting held June 23, 2016

Addenda

**C. REQUESTS TO ADDRESS COUNCIL (Maximum 6)**

1. Anne Moon: Marijuana mall next door

2. Ted Woynillowicz: The Trans-Pacific Partnership (TPP) and why municipalities should oppose it

Addenda

**Late Item: Presentation**

3. John Vickers: Funding of free community festivals

4. Norman Jay Seagrave: Spray paint art

5. ~~Larry Hannant: Motion on clemency for Leonard Peltier~~

Addenda

6. **Late Item:** Ian Morris: Chalk Portrait of the Royals

Addenda

## D. PROCLAMATIONS

1. "KidSport Week" - September 10 - 17, 2016
2. "Peace One Day" - September 21, 2016
3. **Late Item**: "Literacy Month" - September 2016  
Addenda

## E. PUBLIC AND STATUTORY HEARINGS

### 1. Bylaws for Small Scale Commercial Urban Food Production

*Council is considering a series of proposed amendments to City regulations to better support small-scale commercial urban food production, as part of the "Growing in the City" project.*

#### a. **Public Hearing**

Addenda **Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 15) No. 16-063**  
The Council of the City of Victoria will consider adopting a Bylaw to amend the Official Community Plan to clarify that food production on private land is subservient to the density, built form, place character and land use objectives in the Official Community Plan.

**Late Item**: *Public Feedback & Correspondence*

#### b. **Zoning Regulation Bylaw, Amendment Bylaw (No. 1072) No. 16-064:**

The Council of the City of Victoria will consider adopting a Bylaw to amend the Zoning Regulation Bylaw by adding definitions for small scale commercial urban food production, foodstand and greenhouse, amending the definition for home occupation, amending Schedule D – Home Occupation, to remove urban agriculture as a home occupation, as well as amending the general regulations by adding a Schedule L – Small Scale Urban Food Production.

#### c. **Business Licence Bylaw, Amendment Bylaw (No. 31) No. 16-065**

The Council of the City of Victoria will consider giving third reading to a Bylaw to amend the provisions of the Business Licence Bylaw to regulate and set fees for small-scale commercial urban food production.

**Close of Hearing - Consideration of Approval**



- d. **Bylaw Approval:** To consider approval, a motion for Third Reading of the following bylaws is in order:
1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 15) No. 16-063
  2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1072) No. 16-064
  3. Business Licence Bylaw, Amendment Bylaw (No. 31) No. 16-065
- e. **Bylaw Approval:** To consider final approval, a motion to Adopt the following bylaws is in order:
1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 15) No. 16-063
  2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1072) No. 16-064
  3. Pesticide Use Reduction Bylaw, Amendment Bylaw (No. 1) No. 16-066
  4. Sign Bylaw, 1992, Amendment Bylaw (No. 13) No. 16-067
  5. Streets and Traffic Bylaw, Amendment Bylaw (No. 6) No. 16-068

## 2. Bylaws for Marijuana-Related Businesses

***Council is considering a series of bylaws that will bring into effect regulations for marijuana-related businesses.***

- a. **Public Hearing**  
 Addenda **Zoning Regulation Bylaw, Amendment Bylaw (No. 1070) No. 16-058**  
 The Council of the City of Victoria will consider adopting a Bylaw to amend the Zoning Regulation Bylaw to define "storefront marijuana retailer" as a use and to restrict the location of this use. Storefront marijuana retailer would be prohibited in all zones except where expressly permitted under the Zoning Regulation Bylaw.

**Late Item: Correspondence**

- b. ~~**Land Use Procedures Bylaw, 2016, Amendment Bylaw (No. 1) No. 16-059**~~  
 Addenda ~~The Council of the City of Victoria will consider adopting a Bylaw to amend the Land Use Procedures Bylaw to impose application fees for certain types of applications.~~

**Hearing not required for Land Use Procedures Bylaw**

- c. **Consultation Results - Marijuana-Related Business Regulation Bylaw**  
 A report recommending third reading of the proposed Marijuana-Related Business Regulation Bylaw with two changes regarding fees and a prohibition on consumption at all businesses in the City.

**Close of Hearing - Consideration of Approval**

- d. **Bylaw Approval:** To consider approval, a motion for Third Reading of the following bylaws is in order:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1070) No. 16-058
2. Marijuana-Related Business Regulation Bylaw No. 16-061
3. Land Use Procedures Bylaw, 2016, Amendment Bylaw (No. 1) No. 16-059

- e. **Bylaw Approval:** To consider final approval, a motion to Adopt the following bylaw is in order:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1070) No. 16-058

3. **Development Permit with Variances and Development Variance Permit Application No. 00004 for 1421 Fairfield Road**

*Council is considering applications to subdivide the existing lot and construct three single family dwellings. The Development Permit with Variances is for two proposed Panhandle Lots and the Development Variance Permit is required for the third lot.*

- a. **Hearing**

Addenda **Development Permit with Variances Application No. 00004 for 1421 Fairfield Road**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1421 Fairfield Road, in Development Permit Area 15B Intensive – Panhandle Lot, for purposes of allowing two single-family dwellings on panhandle lots.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

**Proposed Lot D**

- Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- Schedule H (3)(a): Increase the number of storeys from 1 to 2.

**Proposed Lot E**

- Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
- Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.

**Late Item: Correspondence**

- b. **Development Variance Permit Application No. 00004 for 1421 Fairfield Road**

The Council of the City of Victoria will consider issuing a Development Variance

Permit for the land known as 1421 Fairfield Road for purposes of reducing the front and rear setbacks to allow a single-family dwelling.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

Proposed Lot F

- Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m.

**Close of Hearing - Consideration of Approval**

- c. **Development Permit with Variances Approval:** To approve the development permit with variances, the following motion is in order:
- Addenda

That Council authorize the issuance of Development Permit Application No. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- i. Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- iii. Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.

3. The Development Permit lapsing two years from the date of this resolution.

**Late Item: Report amending the Council motion**

- d. **Development Variance Permit Approval:** To approve the development variance permit, the following motion is in order:
- Addenda

That Council authorize the issuance of Development Variance Permit Application No. 00004 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- b. Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m.

- 3. The Development Permit lapsing two years from the date of this resolution.

**Late Item: Report amending the Council motion**

**F. REQUESTS TO ADDRESS COUNCIL**

**G. UNFINISHED BUSINESS**

- 1. Rise and Report from Closed Meeting for Information  
*--From the Special Closed Council Meeting held July 28, 2016*

**Land / Lease Extension for 1240 Yates Street**

- 1. *That Council authorizes the Provincial Rental Housing Corporation to remain in occupation of premises at 1240 Yates Street from October 1, 2016 on a month-to-month basis, pending community consultation on formally extending the lease until March 31, 2017.*
  - 2. *That Council instructs staff to undertake the appropriate level of community consultation during September 2016.*
- 2. Temporary Use Permit No. 00001 for 1400 Vancouver Street and 952 Johnson Street  
*--J. Tinney, Director of Sustainable Planning and Community Development*  
  
*An update report on the proposal to temporarily allow commercial use for the purpose of establishing a marketing suite within the existing building, as the variance has been removed.*
- 3. Letter from Daniel Boudria, Director of Parliamentary Affairs  
*A letter dated August 5, 2016, from the Office of the Minister of Families, Children and Social Development, acknowledging receipt of the City's letter regarding a basic income guarantee for all Canadians.*

**H. REPORT OF COMMITTEE**

**1. Committee of the Whole**

- a.
    - 1. Report from the September 8, 2016 COTW Meeting
- Addenda
- 2. Email dated August 25, 2016 regarding COTW Meeting report Item #5, Development Permit with Variances Application No. 00009 for 456 Chester Avenue

**Late Item: Report and Correspondence**

**I. NOTICE OF MOTIONS**

1. Local Government Consultation on Trans-Pacific Partnership  
--Councillor Isitt

**J. BYLAWS**

**1. First Reading**

- a. Heritage Designation (539-545 ½ Fisgard Street / 16-20 Fan Tan Alley) Bylaw No. 16-070  
Addenda  
  1. A bylaw to designate the exterior of the building as protected heritage property.

**Late Item: Report**

- b. Heritage Designation (564-572 Fisgard Street / 1706-1708 Government Street)  
Addenda Bylaw No. 16-071  
  1. A bylaw to designate the exterior of the building as protected heritage property.

**Late Item: Report**

**2. Second Reading**

- a. Heritage Designation (539-545 ½ Fisgard Street / 16-20 Fan Tan Alley) Bylaw No. 16-070
- b. Heritage Designation (564-572 Fisgard Street / 1706-1708 Government Street) Bylaw No. 16-071

**3. Third Reading**

**4. Adoption**

- a. Archives Use Bylaw No. 16-060  
  1. A bylaw amendment to reduce the licensing fees and simplify the licensing process.
- b. Housing Agreement (1032 North Park Street) Bylaw No. 16-072

1. A bylaw to authorize an agreement for the availability of rental housing for the lands known as 1032 North Park Street, Victoria, BC.

**K. CORRESPONDENCE**

1. Letter from Kim Walker, President of the Oaklands Community Association  
*A letter dated July 29, 2016, from the Oaklands Community Association, regarding the City's structure and accountability for community engagement.*
2. Letter from Megan Klitch, Tobacco Lead and Jenny Byford, Advocacy Lead  
*A letter dated August 12, 2016, from the Canadian Cancer Society, inviting the City to endorse the Society's recommendation that the BC government expand the scope of 'BC's Tobacco and Vapour Products Control Act' to prohibit use in outdoor public places province-wide.*

**L. NEW BUSINESS**

1. To set Public Hearings for the Meeting of September 22, 2016
  1. *Heritage Designation No. 000160 for 564-572 Fisgard Street and 1706-1708 Government Street*
  2. *Heritage Designation No. 000159 for 539-545 1/2 Fisgard Street and 16-20 Fan Tan Alley*

**M. QUESTION PERIOD**

**N. ADJOURNMENT**



**MINUTES – VICTORIA CITY COUNCIL**

**SPECIAL MEETING OF THURSDAY, MAY 5, 2016, AT 3:04 P.M.**

- PLACE OF MEETING:** Council Chambers, City Hall
- PRESENT:** Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young
- STAFF PRESENT:** J. Johnson – City Manager; P. Bruce - Fire Chief; J. Jenkyns - Deputy City Manager; K. Hamilton - Director of Citizen Engagement & Strategic Planning; C. Coates – City Clerk; C. Mycroft - Executive Assistant to the City Manager; T. Soulliere - Director of Parks, Recreation & Facilities; S. Thompson - Director of Finance; J. Tinney - Director of Sustainable Planning & Community Development; P. Martin – Recording Secretary.

**APPROVAL OF AGENDA**

*Councillor Thornton-Joe withdrew from the meeting at 3:05 p.m. and returned at 3:08 p.m.*

- Motion:**  
It was moved by Councillor Coleman, seconded by Councillor Young, that Council approve the special closed agenda.
- Amendment:**  
It was moved by Councillor Madoff, seconded by Councillor Coleman, that the 2016 Strategic Plan Grants item be added to the agenda for discussion purposes.

**On the amendment:**  
**Carried Unanimously**

**On the main motion as amended:**  
**Carried Unanimously**

**BYLAWS**

1. **ADOPTION**
- Motion:**  
It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following bylaws **be adopted:**
- 1. Five Year Financial Plan Bylaw, 2016
  - 2. Tax Bylaw, 2015
  - 3. Boulevard Tax Bylaw, 2016
  - 4. Business Improvement Area Rate Bylaw, 2016
- Carried Unanimously**

**NEW BUSINESS**

1. **2016 STRATEGIC PLAN GRANT APPLICATION PRESENTATION**
- Victoria Native Friendship Centre**
- The Victoria Native Friendship Centre presentation for their Strategic Plan Grant application for \$69,352 regarding their Siem Lelum (Respected House) project was moved to the May 12, 2016 Special Council meeting.
2. **2016 STRATEGIC PLAN GRANTS**
- Councillor Young and Madoff expressed concerns regarding the application process for the 2016 Strategic Plan Grants.

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the Community Charter; namely:

- *Section 90 1(e): The acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *Section 90 1(f): Law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- *Section 90 1(g): Litigation or potential litigation affecting the municipality;*
- *Section 90 1(i): The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

**Carried Unanimously**

**APPROVAL OF CLOSED AGENDA**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council approve the special closed agenda.

**Carried Unanimously**

**NEW BUSINESS**

**1. Lease Renewal**

Council received a report dated April 20, 2016, regarding a lease renewal.

The discussion and motion were recorded and kept confidential.

**2. Lease Amendment**

Council received a report dated April 20, 2016, regarding a lease amendment.

The discussion and motion were recorded and kept confidential.

**3. Law Enforcement**

Council received a report dated April 28, 2016, regarding law enforcement.

The discussion and motion were recorded and kept confidential.

**4. Potential Litigation / Legal Advice**

Council received a report dated April 21, 2016, regarding potential litigation / legal advice.

The discussion and motion were recorded and kept confidential.

**ADJOURNMENT**

It was moved by Councillor Coleman seconded by Councillor Young that the Special Closed Council meeting adjourn.

Time: 3:27 p.m.

**Carried Unanimously**

CERTIFIED CORRECT:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR





**MINUTES – SPECIAL VICTORIA CITY COUNCIL**

**SPECIAL MEETING OF THURSDAY, JUNE 23, 2016, AT 12:26 P.M.**

**PLACE OF MEETING:** Council Chambers, City Hall

**PRESENT:** Mayor Helps in the Chair, Councillors Alto, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young

**ABSENT:** Councillor Coleman

**STAFF PRESENT:** J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; P. Bruce - Fire Chief; K. Hamilton - Director of Citizen Engagement & Strategic Planning; C. Coates – City Clerk; C. Mycroft - Executive Assistant to the City Manager; S. Olak – Assistant Director of Human Resources; S. Thompson - Director of Finance; F. Work – Director of Engineering & Public Works; P. Rantucci – Manager of Strategic Real Estate; A. Ferguson – Recording Secretary

**Motion:**

It was moved by Councillor Loveday, seconded by Councillor Lucas, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the *Community Charter*, namely:

- *Section 90(1)(c) Labour relations or other employee relations;*
- *Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

**Carried Unanimously**

**APPROVAL OF CLOSED AGENDA**

**Motion:**

It was moved by Councillor Madoff, seconded by Councillor Loveday, that Council adopt the special closed agenda.

**Amendment:**

It was moved by Mayor Helps, seconded by Councillor Loveday, that the agenda be amended to add an intergovernmental relations matter.

**On the amendment:**  
**Carried Unanimously**

**Main motion as amended:**

That Council adopt the special closed agenda and that the agenda be amended to add an intergovernmental relations matter.

**On the main motion as amended:**  
**Carried Unanimously**

**UNFINISHED BUSINESS**

1. **Consideration to Rise and Report on Labour Relations**  
Council received a confidential report regarding a labour relations matter.  
  
The discussion and motion were recorded and kept confidential.

**REPORTS OF THE COMMITTEE**

1. **Closed Committee of the Whole - June 15 & 16, 2016**
  1. **Municipal Service**  
Council received reports from the Closed Committee of the Whole meetings held June 15 and 16, 2016.  
  
The discussion and motions were recorded and kept confidential.

**NEW BUSINESS**

1. **Employee Relations**  
Council received a verbal update from the Director of Finance and the Director of Citizen Engagement and Strategic Planning regarding employee relations.
- The discussion and motion were recorded and kept confidential.

**UNFINISHED BUSINESS**

1. **Intergovernmental Relations**  
Council received a verbal update from the City Manager regarding intergovernmental relations.
- The discussion was recorded and kept confidential.

*All staff except the City Manager were excused from the meeting at 1:21 p.m.*

**ADJOURNMENT**

**Motion:**  
It was moved by Councillor Loveday, seconded by Councillor Lucas, that the Special Closed Council meeting adjourn.  
Time: 1:35 p.m.

**Carried Unanimously**

CERTIFIED CORRECT:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



Victoria Chapter of The Council of Canadians

August 18, 2015

RECEIVED

AUG 18 2016

LEGISLATIVE SERVICES

Dear Mayor Helps and Council,

On behalf of the Victoria Chapter of The Council of Canadians we wish to appear on Thursday, Sept. 8th 2016 (pending confirmation) as a delegation to address our concerns regarding the Trans-Pacific Partnership Agreement (TPP) and the effect it will have on the ability of local governments to serve their constituents.

As details of the proposed agreement emerge, citizens and elected officials are beginning to have concerns with the TPP that they are communicating to the federal government.

Some of the concerns that have been raised include the following:

- **The TPP has been negotiated in complete secrecy**
- **The TPP is not really a trade agreement**
- **It may violate our most fundamental principles of democracy**
- **The TPP will likely impact city planning, a major function of city government**
- **Increase global warming and costly extreme weather events**
- **Create a new regulatory bureaucracy that overrides local laws**
- **May rob local government of the ability to protect local jobs**
- **Could inflate healthcare costs**

Please find enclosed information that includes: the spring 2016 magazine Canadian Perspectives and two information sheets for your perusal.

You are also invited to visit our website for more information on the TPP:

[www.canadians.org/tpp](http://www.canadians.org/tpp)

Additional information will be emailed to you by Thursday, Sept. 1, 2016.

Respectfully submitted by:

Ted Woynillowicz, Co-chair Victoria Chapter of the Council of Canadians

Neil Mussell, Board Member, Victoria Chapter of The Council of Canadians

Contact: Ted at [REDACTED] or [REDACTED]





## Victoria Chapter of The Council of Canadians

August 25, 2015

Dear Mayor Helps and Council,

On Thursday, Sept. 8<sup>th</sup>, 2016 the Victoria Chapter of The Council of Canadians we will be presenting our concerns regarding the **Trans-Pacific Partnership Agreement (TPP)** and the effect it will have on the ability of local governments to serve their constituents.

As details of the proposed agreement emerge, citizens and elected officials are beginning to have concerns with the TPP that they are communicating to the federal government.

Some of the concerns that have been raised include the following:

- **The TPP has been negotiated in complete secrecy**
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For a quick preview of the TPP, we ask you and council members to view the following link by Senator Elizabeth Warren on the TPP. Her five-minute presentation is crucial and very applicable to Canada. In fact she cites examples particular to Canada on two occasions.

<https://www.youtube.com/watch?v=YmLHwZkonwY>

Please also find enclosed information that includes: the spring 2016 magazine Canadian Perspectives and three information items for your perusal.

You are also invited to visit our website for more information on the TPP:

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Related material:

<http://canadians.org/sites/default/files/publications/TPP-factsheet-0416.pdf>

<http://canadians.org/sites/default/files/tpp-and-you-infographic.pdf>

<http://canadians.org/sites/default/files/publications/cp-spring16-trade.pdf>

<http://canadians.org/sites/default/files/publications/cp-spring16.pdf>

**Additional information will be emailed to you by Thursday, Sept. 1st, 2016.**

Respectfully submitted by:

Ted Woynillowicz, Co-chair Victoria Chapter of the Council of Canadians

Neil Mussell, Board Member, Victoria Chapter of The Council of Canadians

Contact: Ted at [REDACTED] or [REDACTED]

**Pamela Martin**

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**From:** Ted [REDACTED]  
**Sent:** Sunday, August 28, 2016 4:51 PM  
**To:** Victoria Mayor and Council  
**Cc:** Pamela Martin  
**Subject:** From the Victoria Council of Canadians - The Trans-Pacific Partnership agreement and why Municipal Governments Should be Concerned - presentation Sept 8/16  
**Attachments:** tppcoverletter.doc

## **Victoria Chapter of The Council of Canadians**

**August 25, 2015**

Dear Mayor Helps and Council,

On Thursday, Sept. 8<sup>th</sup>, 2016 the Victoria Chapter of The Council of Canadians we will be presenting our concerns regarding the **Trans-Pacific Partnership Agreement (TPP)** and the effect it will have on the ability of local governments to serve their constituents.

As details of the proposed agreement emerge, citizens and elected officials are beginning to have concerns with the TPP that they are communicating to the federal government.

Some of the concerns that have been raised include the following:

**The TPP has been negotiated in complete secrecy**

**The TPP is not really a trade agreement**

**It may violate our most fundamental principles of democracy**

**The TPP will likely impact city planning, a major function of city government**

**Increase global warming and costly extreme weather events**

**Create a new regulatory bureaucracy that overrides local laws**

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particular to Canada on two occasions. <https://www.youtube.com/watch?v=YmLHwZkonwY>

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You are also invited to visit our website for more information on the TPP: [www.canadians.org/tpp](http://www.canadians.org/tpp)

<http://canadians.org/sites/default/files/publications/TPP-factsheet-0416.pdf>

<http://canadians.org/sites/default/files/tpp-and-you-infographic.pdf>

<http://canadians.org/sites/default/files/publications/cp-spring16-trade.pdf>

<http://canadians.org/sites/default/files/publications/cp-spring16.pdf>

**Additional information will be emailed to you by Thursday, Sept. 1st, 2016.**

Respectfully submitted by:

Ted Woynillowicz, Co-chair Victoria Chapter of the Council of Canadians

Neil Mussell, Board Member, Victoria Chapter of The Council of Canadians

Contact: Ted at [REDACTED] or [REDACTED]



**Pamela Martin**

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**From:** Ted [REDACTED]  
**Sent:** Thursday, September 01, 2016 7:43 AM  
**To:** Victoria Mayor and Council; Pamela Martin  
**Subject:** TPP: Why Municipalities Should Oppose It -upcoming presentation by Victoria Council of Canadians (Sept.8/16)  
**Attachments:** TPP municipal letter Sept. 116.docx

**Victoria Chapter of The Council of Canadians**

September 1, 2016

**Dear Mayor Helps and Council,**

The Victoria Chapter of The Council of Canadians will be making a presentation at the District of Victoria Municipal Council meeting on Thursday, September 8<sup>th</sup>, 2016. The subject of this presentation is the Trans Pacific Partnership (TPP) and the implications it will have on local governments within Canada. We would like to provide you with a little background before the presentation.

There are a number of serious problems with the TPP. Perhaps the most serious flaw is the Investment chapter and the Investor State Dispute Settlement (ISDS) provisions, which allow foreign corporations to seek damages through private, secretive tribunals for laws and policies that inhibit corporate profitability. ISDS cases have been growing exponentially around the world. Canada is the most sued country under the investment chapter of NAFTA and has paid \$170 million to foreign corporations including for the 'loss of potential' profit under that agreement.

There are a number of ongoing cases against Canada that could add much larger sums, running into hundreds of millions of dollars to the list of payments and there are currently several billion dollars in ISDS cases filed against Canada under NAFTA in these tribunals. That is taxpayers money paying foreign corporations not to do things they want to do.

Many experts have spoken against the TPP for many reasons but there is something in this agreement that should be of particular concern to municipalities. The TPP investment chapter contains the following clause:

**Article 9.2: Scope 2. A Party's obligations under this Chapter shall apply to measures adopted or maintained by:**

**(a) the central, regional or local governments or authorities of that Party;**

This clause does not exist under NAFTA and specifically implicates the decisions made by local levels of government in the ISDS process. This means that decisions made by local government that do not give foreign corporations from TPP countries the same rights as local companies, or that are said to be "unfair" or "inequitable" or amount to "indirect" expropriation -- vague and broad terms that have been interpreted broadly by many ISDS tribunals, could trigger a suit with damages for the 'loss of potential profit' which would have to be paid by taxpayers to foreign corporations. Terms embedded in the

agreement such as National Treatment, Most Favoured Nation Status, Minimum Standard of Treatment and Indirect Expropriation, because of the amount of financial liability they carry for governments will have the effect of binding the decisions of municipal governments and make it detrimental for taxpayers, if for example municipalities use local procurement measures to enhance local economic activity or pass bylaws restricting products manufactured by multinationals, among a number of other types of decisions which may protect the health of citizens or the local environment.

ISDS is also a tool used by corporations to put a chill on regulation. Just the threat of an ISDS claim against a country has stopped the enactment of good legislation that protects the public interest. An example of this is the ISDS suits launched by tobacco giant Philip Morris against countries such as Australia and Uruguay that had enacted plain packaging laws for cigarette packages (no glitzy packaging, only health warnings). Threats of similar suits have stopped other countries from enacting similar legislation even though plain packaging has proven to decrease the rate of new smokers taking up the habit.

In chapter 10, the chapter covering Cross Border Trade in Services there is a similar clause that states:

#### **Article 10.1: Definitions**

**Measures adopted or maintained by a Party means measures adopted or maintained by: (a) central, regional, or local governments or authorities;**

This will bind municipalities to open up bidding for services from foreign corporations in any TPP countries and our local companies will have to compete for service contracts with corporations in Vietnam, Brunei and Malaysia where labour standards are very low and unenforced.

There are 30 chapters and six thousand pages in the TPP agreement. These chapters are far reaching, only six of them deal directly with tariff barriers to trade, all of the remaining chapters deal with non-tariff barriers and constrain what governments and citizens can do while giving trans-national corporations more rights, privileges, and power.

The negotiation period for the TPP was extremely secretive and did not include Canadian parliamentarians or provincial and municipal governments but did include representation from some of the worlds largest multi-national corporations. Now that the negotiations are over we are told the final TPP agreement cannot be amended - legally, it can be amended, but we are told it's locked in politically and can't change even though the public and independent experts have only been able to see the text in the last few months.

The TPP is detrimental for the democratic authority and decision-making power of municipalities and should not be ratified as written.

Here is a sample resolution for your consideration:

#### **WHEREAS:**

**1. The Trans-Pacific Partnership (TPP), signed by the former Canadian government during the recent federal election, is a free trade agreement purportedly aimed at reducing trade barriers and expanding the flow of goods, services and capital between 12 Pacific countries that represent approximately 40 percent of the world's Gross Domestic Product;**

2. Motions passed by many cities in the United States, including San Francisco and Seattle, opposed the fast-tracking and content of the TPP and some such as New York City and Berkeley established local “TPP-Free Zones”;

3. The TPP’s investor-state dispute settlement provision allows transnational corporations to sue governments over legislation or policies made in the public interest, giving multinational corporations excessive power to undermine the authority of our city, province and country to create reasonable rules and regulations regarding environmental, health and labour safeguards, climate policy, food safety standards and protection of local jobs and businesses;

4. Members of Parliament will have the opportunity to vote on whether or not to ratify the TPP agreement.

**THEREFORE BE IT RESOLVED THAT:**

**That the City of Victoria Mayor and Council pass a motion**

**requesting that the Canadian government not ratify the Trans Pacific Trade Agreement**

You can find the whole TPP agreement at this link <https://mfat.govt.nz/en/about-us/who-we-are/treaty-making-process/trans-pacific-partnership-tpp/text-of-the-trans-pacific-partnership>

Chapter 9 Investment

[https://mfat.govt.nz/assets/\\_securedfiles/Trans-Pacific-Partnership/Text/9.-Investment-Chapter.pdf](https://mfat.govt.nz/assets/_securedfiles/Trans-Pacific-Partnership/Text/9.-Investment-Chapter.pdf)

Chapter 10 Cross Border Trade in Services

[https://mfat.govt.nz/assets/\\_securedfiles/Trans-Pacific-Partnership/Text/10.-Cross-Border-Trade-in-Services-Chapter.pdf](https://mfat.govt.nz/assets/_securedfiles/Trans-Pacific-Partnership/Text/10.-Cross-Border-Trade-in-Services-Chapter.pdf)

We look forward to your questions following the presentation.

Respectfully submitted by,

Ted Woynillowicz, Co-chair – Victoria Chapter of The Council of Canadians

██████████ or ██████████

Neil Mussell, Board Member- Victoria Chapter of The Council of Canadians

██████████ or ██████████

For more information please visit:

**Senator Elizabeth Warren’s TPP presentation:** <https://www.youtube.com/watch?v=YmLHwZkonwY>

[www.cbc.ca/news/business/joseph-stiglitz-tpp-1.3515452](http://www.cbc.ca/news/business/joseph-stiglitz-tpp-1.3515452)

[http://corporateeurope.org/sites/default/files/attachments/the\\_zombie\\_isds\\_0.pdf](http://corporateeurope.org/sites/default/files/attachments/the_zombie_isds_0.pdf)



**Victoria Chapter of The Council of Canadians**

September 1, 2016

**Dear Mayor Helps and Council,**

We will be making a presentation at the District of Victoria Municipal Council meeting on Thursday, September 8<sup>th</sup>, 2016. The subject of this presentation is the Trans Pacific Partnership (TPP) and the implications it will have on local governments within Canada. We would like to provide you with a little background before the presentation.

There are a number of serious problems with the TPP. Perhaps the most serious flaw is the Investment chapter and the Investor State Dispute Settlement (ISDS) provisions, which allow foreign corporations to seek damages through private, secretive tribunals for laws and policies that inhibit corporate profitability. ISDS cases have been growing exponentially around the world. Canada is the most sued country under the investment chapter of NAFTA and has paid \$170 million to foreign corporations including for the 'loss of potential' profit under that agreement.

There are a number of ongoing cases against Canada that could add much larger sums, running into hundreds of millions of dollars to the list of payments and there are currently several billion dollars in ISDS cases filed against Canada under NAFTA in these tribunals. That is taxpayers money paying foreign corporations not to do things they want to do.

Many experts have spoken against the TPP for many reasons but there is something in this agreement that should be of particular concern to municipalities. The TPP investment chapter contains the following clause:

**Article 9.2: Scope 2. A Party's obligations under this Chapter shall apply to measures adopted or maintained by:**

**(a) the central, regional or local governments or authorities of that Party;**

This clause does not exist under NAFTA and specifically implicates the decisions made by local levels of government in the ISDS process. This means that decisions made by local government that do not give foreign corporations from TPP countries the same rights as local companies, or that are said to be "unfair" or "inequitable" or amount to "indirect" expropriation -- vague and broad terms that have been

interpreted broadly by many ISDS tribunals, could trigger a suit with damages for the 'loss of potential profit' which would have to be paid by taxpayers to foreign corporations. Terms embedded in the agreement such as National Treatment, Most Favoured Nation Status, Minimum Standard of Treatment and Indirect Expropriation, because of the amount of financial liability they carry for governments will have the effect of binding the decisions of municipal governments and make it detrimental for taxpayers, if for example municipalities use local procurement measures to enhance local economic activity or pass bylaws restricting products manufactured by multinationals, among a number of other types of decisions which may protect the health of citizens or the local environment.

ISDS is also a tool used by corporations to put a chill on regulation. Just the threat of an ISDS claim against a country has stopped the enactment of good legislation that protects the public interest. An example of this is the ISDS suits launched by tobacco giant Philip Morris against countries such as Australia and Uruguay that had enacted plain packaging laws for cigarette packages (no glitzy packaging, only health warnings). Threats of similar suits have stopped other countries from enacting similar legislation even though plain packaging has proven to decrease the rate of new smokers taking up the habit.

In chapter 10, the chapter covering Cross Border Trade in Services there is a similar clause that states:

**Article 10.1: Definitions**

**Measures adopted or maintained by a Party means measures adopted or maintained by: (a) central, regional, or local governments or authorities;**

This will bind municipalities to open up bidding for services from foreign corporations in any TPP countries and our local companies will have to compete for service contracts with corporations in Vietnam, Brunei and Malaysia where labour standards are very low and unenforced.

There are 30 chapters and six thousand pages in the TPP agreement. These chapters are far reaching, only six of them deal directly with tariff barriers to trade, all of the remaining chapters deal with non-tariff barriers and constrain what governments and citizens can do while giving trans-national corporations more rights, privileges, and power.

The negotiation period for the TPP was extremely secretive and did not include Canadian parliamentarians or provincial and municipal governments but did include representation from some of the worlds largest multi-national corporations. Now that the negotiations are over we are told the final TPP agreement cannot be amended - legally, it can be amended, but we are told it's locked in politically and can't change even though the public and independent experts have only been able to see the text in the last few months.

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Here is a sample resolution for your consideration:

**WHEREAS:**

- 1. The Trans-Pacific Partnership (TPP), signed by the former Canadian government during the recent federal election, is a free trade agreement purportedly aimed at reducing trade barriers and expanding the flow of goods, services and capital between 12 Pacific countries that represent approximately 40 percent of the world's Gross Domestic Product;**
- 2. Motions passed by many cities in the United States, including San Francisco and Seattle, opposed the fast-tracking and content of the TPP and some such as New York City and Berkeley established local "TPP-Free Zones";**
- 3. The TPP's investor-state dispute settlement provision allows transnational corporations to sue governments over legislation or policies made in the public interest, giving multinational corporations excessive power to undermine the authority of our city, province and country to create reasonable rules and regulations regarding environmental, health and labour safeguards, climate policy, food safety standards and protection of local jobs and businesses;**
- 4. Members of Parliament will have the opportunity to vote on whether or not to ratify the TPP agreement.**

**THEREFORE BE IT RESOLVED THAT:**

**That the City of Victoria Mayor and Council pass a motion requesting that the Canadian government not ratify the Trans Pacific Trade Agreement**

You can find the whole TPP agreement at this link <https://mfat.govt.nz/en/about-us/who-we-are/treaty-making-process/trans-pacific-partnership-tpp/text-of-the-trans-pacific-partnership>

Chapter 9 Investment

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Chapter 10 Cross Border Trade in Services

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We look forward to your questions following the presentation.

Respectfully submitted by,

Ted Woynillowicz, Co-chair – Victoria Chapter of The Council of Canadians

██████████ or ██████████

Neil Mussell, Board Member- Victoria Chapter of The Council of Canadians

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[http://corporateeurope.org/sites/default/files/attachments/the\\_zombie\\_isds\\_0.pdf](http://corporateeurope.org/sites/default/files/attachments/the_zombie_isds_0.pdf)



## TPP: Why municipalities should oppose it



Presenters:  
Ted Woynillowicz  
& Neil Mussell  
Sept. 8, 2016

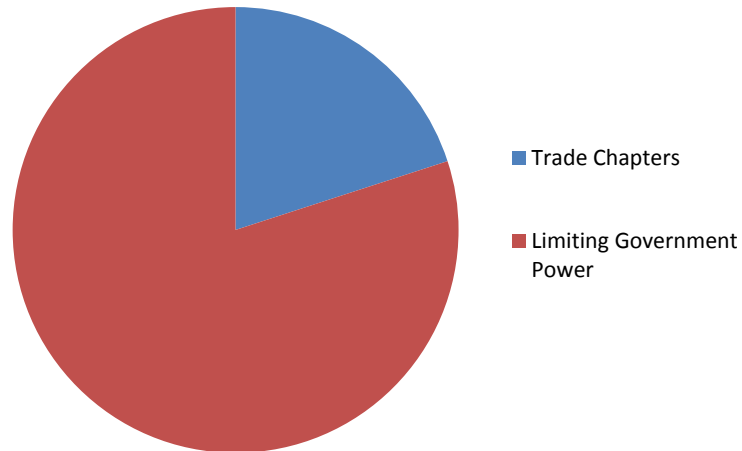


## TPP

- What is wrong with the TPP (video)
- Why Municipalities should be concerned
- Action Request



## Transferring Powers away from Government



## INVESTOR-STATE DISPUTE SETTLEMENT

- ISDS replacing our courts with rigged tribunals
- Corporate Lawyers acting behind closed doors replace real judges and public courts
- Decisions are final - No right to appeal through Canadian Judicial System



## Municipal Powers Targeted

**“A Party’s obligations under this Chapter shall apply to measures adopted or maintained by:**

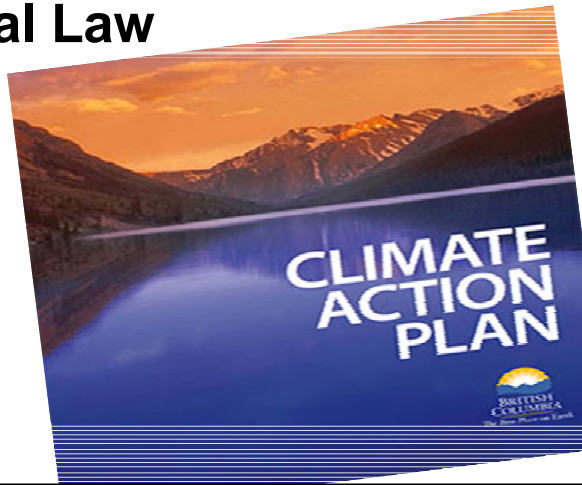
- **the central, regional or local governments or authorities of that Party”**



## Buy Local?



**“The TPP will be a barrier to  
Canada taking strong action  
on Climate Change” Canadian  
Environmental Law  
Association**



[www.canadians.org/TPP](http://www.canadians.org/TPP)





## Action:

- Join numerous other municipalities in Canada & US in opposing the TPP!

Proposed Motion:

**City of Victoria Mayor and Council express its opposition to the Trans-Pacific Partnership agreement (TPP) and communicate this to Prime Minister Trudeau, Cabinet Ministers and every Member of Parliament.**

[www.canadians.org/TPP](http://www.canadians.org/TPP)



[www.canadians.org/TPP](http://www.canadians.org/TPP)





**“KIDSPORT WEEK”**

**WHEREAS** *In 2014, KidSport BC provided over 7,400 BC kids with a combined \$1.6 million in sport registration grants. In Greater Victoria alone, our community chapter provided more than \$281,000 to 1082 children whose families are experiencing financial barriers;*

**WHEREAS** *Sport participation provides benefits extending beyond improving physical health, including enhancing academic performance, providing growth of social skills, developing leadership abilities, and instilling a sense of fair play, and understanding the value of teamwork;*

**WHEREAS** *KidSport removes the financial barriers that prevent some children from experiencing these powerful benefits of a season of sport and encourages and promotes the support of local business, professional sport and community at large in this endeavor;*

**WHEREAS** *KidSport Greater Victoria is a dedicated and integral part of the fabric of the Capital Regional District, providing opportunities for local children to improve their overall health through experiencing the joys and memories of sport participation;*

**NOW, THEREFORE** *I do hereby proclaim the week of September 10 – 17, 2016 as “KIDSPORT WEEK” in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA, the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS.”*

**IN WITNESS WHEREOF**, *I hereunto set my hand this 8<sup>th</sup> day of September, Two Thousand and Sixteen.*

---

**LISA HELPS  
MAYOR  
CITY OF VICTORIA  
BRITISH COLUMBIA**

**Sponsored by:  
Patti Hunter  
General Manager  
KidSport Greater Victoria**





**“PEACE ONE DAY”**

**WHEREAS** *the issue of peace embraces the deepest hopes of all peoples and is a guiding inspiration for humanity; and*

**WHEREAS** *the United Nations has declared that September 21 be an International Day of Peace “devoted to commemorating and strengthening the ideals of peace both within and among nations and peoples”; and*

**WHEREAS** *there is a growing support within our community for the observance and celebration of the International Day of Peace, which affirms a vision of our world at peace, and fosters cooperation between individuals, organizations and nations; and*

**WHEREAS** *global crises impel all of us in community and as individuals to work toward converting humanity’s aspirations for world peace into a practical reality for now and for future generation; and*

**NOW, THEREFORE** *I do hereby proclaim the day of September 21<sup>st</sup>, 2016 as the “PEACE ONE DAY” in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA, the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS.”*

**IN WITNESS WHEREOF**, *I hereunto set my hand this 8<sup>th</sup> day of September, Two Thousand and Sixteen.*

---

**LISA HELPS**  
**MAYOR**  
**CITY OF VICTORIA**  
**BRITISH COLUMBIA**

**Sponsored By:**  
**Peter Golden**  
**Peace One Day**  
**Committee**



**“LITERACY MONTH”**

**WHEREAS** *Literacy is the key to opportunity for Canadians to increase their chances for a good life and be successful in today’s modern world, as literacy is no longer simply the ability to read and write; and*

**WHEREAS** *Engaging children and youth in literacy programming ensures the best possible environment for getting a head start on literacy and lifelong learning ; and*

**WHEREAS** *Solid literacy skills are vital to our country’s social and economic development; literacy offers all Canadians an opportunity to make a substantial contribution to the education, growth and prosperity of Canada; and*

**WHEREAS** *Many organizations across Vancouver Island, British Columbia, and Canada, demonstrate daily – through the work in their community – their commitment to creating a culture of community based literacy and learning.*

**NOW, THEREFORE** *I do hereby proclaim the month of September 2016 as “**LITERACY MONTH**” in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE of BRITISH COLUMBIA**, the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS**.*

**IN WITNESS WHEREOF**, *I hereunto set my hand this 8<sup>th</sup> day of September, Two Thousand and Sixteen.*

---

**LISA HELPS**  
**MAYOR**  
**CITY OF VICTORIA**  
**BRITISH COLUMBIA**

**Sponsored by:**  
**Tricia Chestnutt, Executive Director**  
**Victoria Read Society**  
**and Jan Dupuis, Literacy Outreach Coordinator**  
**on behalf of the Victoria Literacy Task Group**



NO. 16-063

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to clarify that food production on private land is subservient to the density, built form, place character and land use objectives in the *Official Community Plan*.

Under its statutory powers, including sections 477 of the *Local Government Act*, the Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 15)".
- 2 Schedule A of Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended as follows:
  - (a) in Policy 17.10, by adding the following words after "Urban Place Guidelines":
 

"and subservient to the density, built form, place character, and land use objectives";
  - (b) in section 2(a) of Appendix A – Development Permit Areas and Heritage Conservation:
    - (i) by adding a semicolon at the end of subparagraph (v);
    - (ii) by adding the following subparagraph (vi) after subparagraph (v):
 

“(vi) altering land for small-scale commercial urban food production, provided the alteration is not done in association with another alteration of building or land which requires a Development Permit. For the purposes of this paragraph, small-scale commercial urban food production has the same meaning as the Zoning Regulation bylaw.”

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
Public hearing held on the		day of		2016.
READ A THIRD TIME the		day of		2016.
ADOPTED on the		day of		2016.

CITY CLERK

MAYOR





## Council Report

For the Meeting of July 28, 2016

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**To:** Council **Date:** July 14, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Growing in the City – Part 2: Proposed Bylaw Amendments to Support Small-Scale Commercial Urban Food Production

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### RECOMMENDATION

That Council:

1. Give first reading to Bylaw No.16-063, Official Community Plan Bylaw, 2012, Amendment Bylaw (No.15).
2. Consider the proposed Official Community Plan Bylaw Amendment to be consistent with the Municipality's financial plan and the solid waste management plan.
3. Direct staff to undertake consultation prior to the Public Hearing to consult with those affected by the proposed amendment to the Official Community Plan as required under Section 475(1) of the *Local Government Act*.
4. Consider consultation under Section 475(2)(b) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the nature of the proposed amendments.
5. Give second reading to Official Community Plan Bylaw, 2012, Amendment Bylaw (No.15).
6. Refer Official Community Plan Bylaw, 2012, Amendment Bylaw (No.15), for consideration at a Public Hearing.
7. Give first and second reading to Zoning Regulation Bylaw, Amendment Bylaw (No.1072).
8. Refer Zoning Regulation Bylaw, Amendment Bylaw (No.1072), for consideration at a Public Hearing.
9. Give first and second reading to Business Licence Bylaw, Amendment Bylaw (No.31).
10. Refer Business Licence Bylaw, Amendment Bylaw (No.31) for consultation under Section 59 of the *Community Charter*.
11. Give first, second and third reading to Sign Bylaw, Amendment Bylaw (No.13).
12. Give first, second and third reading to Pesticide Use Reduction Bylaw, Amendment Bylaw (No.1).
13. Give first, second and third reading to City Streets and Traffic Bylaw, Amendment Bylaw (No.6).



## EXECUTIVE SUMMARY

The purpose of this report is to present Council with a series of proposed amendments to City regulations to better support small-scale commercial urban food production, as part of the "Growing in the City" project. These include proposed amendments to the *Zoning Regulation Bylaw*, *Business Licence Bylaw*, *Sign Bylaw*, *Streets and Traffic Bylaw*, *Official Community Plan Bylaw* and *Pesticide Use Reduction Bylaw*, to:

- define small-scale commercial urban food production
- allow small-scale commercial urban food production in all zones
- restrict loading of delivery trucks
- allow off-site retail sales
- allow on-site retail sales through farm stands
- limit odours, noise and light pollution
- exempt certain rooftop greenhouses from height calculations and floor space ratio calculations
- exempt small-scale commercial food production from requiring a development permit for landscaping
- allow permanent farmer's market signage
- allow boulevard gardening
- prohibit pesticide uses which constitute noxious or offensive business practices within the context of small-scale commercial urban food production.

These proposed amendments are in response to Council's direction that staff prepare regulations to support small-scale commercial urban food production at its meeting on February 25, 2016.

The 'Growing in the City' project is a year long initiative to update and expand policies, regulations and guidelines to support urban food production in the City of Victoria. The project will deliver six related initiatives intended to advance key directives in the City's *Official Community Plan* and 2015 – 2018 *Strategic Plan* towards a more sustainable local food system:

1. An inventory of City-owned land for community food growing.
2. A review and update of the Community Gardens Policy.
3. Voluntary guidelines for food production in multi-unit, mixed use developments and other types of housing.
4. Guidelines for food-bearing trees on City-held lands.
5. A review of City regulations and policies to explore the opportunity for, and implications of, supporting expanded small-scale commercial urban agriculture.
6. A final version of the Boulevard Gardening Guidelines.

The regulatory changes proposed in this report have been developed to address initiative five, described above.

The City of Victoria recognizes urban gardening and food production as a valuable community activity that contributes to health and well-being, positive social interaction, connection to nature, environmental education, increasing healthy and diverse ecosystems, neighbourhood building, and food security. Small-scale commercial urban food production, which involves the production of food products for sale, provides household and neighbourhood-scale economic opportunities and supports the region's food production and restaurant sectors .



## PURPOSE

The purpose of this report is to bring forward amendments to the Official Community Plan Bylaw (OCP), Zoning Regulation Bylaw, Sign Bylaw, Pesticide Use Reduction Bylaw and Business Licence Bylaw for Council's consideration in order to support small-scale commercial urban food production.

## BACKGROUND

The City of Victoria recognizes urban gardening and food production as a valuable community activity that contributes to health and well-being, positive social interaction, connection to nature, environmental education, increasing healthy and diverse ecosystems, neighbourhood building, and food security. Small-scale commercial urban food production, which involves the production of food products for sale, provides household and neighbourhood-scale economic opportunities and supports the region's food production and restaurant sectors.

The 'Growing in the City' initiative updates and expands policies, regulations and guidelines to support urban food production in the City of Victoria. The project will deliver six related initiatives intended to advance key directives in the City's *Official Community Plan* and *2015 – 2018 Strategic Plan* towards a more sustainable local food system:

1. An inventory of City-owned land for community food growing.
2. A review and update of the Community Gardens Policy.
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4. Guidelines for food-bearing trees on City-held lands.
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6. A final version of the Boulevard Gardening Guidelines.

The regulatory changes proposed in this report have been developed to address initiative five, a review of City regulations and policies to explore the opportunity for, and implications of, supporting expanded small-scale commercial urban agriculture.

## Official Community Plan and Food Production

Victoria's *Official Community Plan* (OCP) supports a shift towards a more sustainable urban food system, including expanded opportunities for small-scale commercial urban agriculture and other food-related economic development. Given Victoria's small land base and the City's commitment to accommodating a significant amount of the region's population growth, the use of land for food production should be balanced with the City's objectives for new housing and development. Food production will be supported on private lands where it is safe, suitable and compatible with density and other urban place guidelines in the OCP (17.10).

Specific to commercial urban agriculture, the City's OCP directs the City to:

- 17.14. Explore expanded small-scale commercial urban agriculture through a review of policy and regulations to consider the opportunities for, and implications of:
  - 17.14.1. Enabling infrastructure and human resources needed to support small-scale commercial urban agriculture as a home occupation.
  - 17.14.2. Using residential accessory buildings for commercial agricultural purposes.
  - 17.14.3. Allowing commercial urban agriculture uses, including greenhouses, in

commercial and industrial zones.

On February 25, 2016 at Council's regular meeting, Council unanimously passed the following motions:

" 'Growing in the City' – Part 1: Urban Food Production on City-Owned Lands:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production and report back to Council with revised map on an annual basis;
3. Endorse a new Urban Food Tree Stewardship pilot program with planting undertaken as a joint initiative involving city staff and residents;
4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

'Growing in the City' – Part 2: Regulatory Amendments to Support Small-Scale Commercial Urban Farming:

1. Prepare a Zoning Regulation Bylaw amendment to:

- a. Add "commercial agriculture" as a defined use to include the production of fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, eggs and honey;
- b. Allow the production of compost and soil amendments for retail purposes in industrial zones only;
- c. Exclude products regulated by the Controlled Drug and Substances Act from the definition of commercial urban agriculture;
- d. Permit commercial urban agriculture in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting unreasonable levels of odour, noise or artificial lighting;
- e. Remove the reference to urban agriculture as a home occupation;
- f. Define farm stand as a container which holds, shelves or otherwise displays products of commercial agriculture for retail purposes outdoors;
- g. Allow partially enclosed farm stands up to 1.85 m<sup>2</sup> and 3.35m in height in all zones;
- h. Permit farm stands in front yards only, set back at least 0.6m from the lot line;
- i. Permit farm stands to sell raw, unprocessed plant products, eggs and honey only;
- j. Require that farm stand products be grown on-site;
- k. Permit the sale of products of commercial agriculture in all zones, regardless of whether retail use is permitted, provided it is done at a farm stand (or in accordance with another permitted use);



- .l. Require stands to be removed if not in use for more than seven days;
  - m. Limit the hours of operation of a farm stand to between 7 am and 8 pm on a weekday or Saturday, and from 10 am - 8 pm on a Sunday or holiday;
  - n. Allow no more than one farm stand per property;
  - o. Define greenhouse as a glass or clear translucent structure used for the cultivation or protection of plants;
  - p. Exempt rooftop greenhouses from the calculation of total floor area, height or storeys;
  - q. Do not permit rooftop greenhouses in low-density residential zones or on multi-unit developments with fewer than four units;
  - r. Specify that a rooftop greenhouse must not exceed 3.35m in height and 28m<sup>2</sup> or 50% of the building's rooftop area, whichever is less.
2. Prepare a Business Licence Bylaw amendment to:
- a. Require a business licence for commercial urban agriculture for off-site retail purposes;
  - b. Require a business licence for on-site farm stand sales;
  - c. Offer the option of a three-month farm stand business licence for \$25 or a year-long licence for \$100;
  - d. Permit the loading of commercial urban food production products into a delivery truck one time per day, between 7 a.m. and 8 p.m. on a weekday or Saturday; and between 10 a.m. and 8 p.m. on Sunday or a holiday.
3. Prepare an Official Community Plan Amendment Bylaw to:
- a. Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the Official Community Plan;
  - b. Exempt commercial and non-commercial urban agriculture from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape features that requires a development permit.
4. Prepare a Sign Bylaw amendment to allow permanent signage for outdoor markets on City property.
5. Prepare a Pesticide Regulation Bylaw to prohibit the use of pesticides for commercial urban food production, including on industrial, commercial and institutional properties.
6. Prepare outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing.
7. Prepare information for applicants on siting, appearance and design considerations to encourage compatibility of commercial urban agriculture operations, including rooftop greenhouses, farm stands and operations on vacant lands, with other land uses.
8. Prepare information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands.

9. Implement a process to monitor and evaluate the effectiveness and benefits of the proposed regulatory changes and report to Council after two years on the effectiveness of the changes, and recommend any adjustments that might be warranted.”

## ISSUES & ANALYSIS

This report proposes a series of bylaw changes intended to support the expansion of small-scale commercial urban food production in the City of Victoria. The proposals were supported by Council at its meeting on February 25, 2016 and take a balanced approach by introducing regulatory changes that support small-scale commercial urban food production with limits to minimize negative impacts on neighbouring properties.

The goal of the proposed amendments is to support small-scale commercial urban food production to a degree which is compatible with other urban land uses, particularly in residential and commercial areas.

The February 25, 2016 Council motion directed staff to prepare a Pesticide Regulation Bylaw “to prohibit the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties”. Staff have implemented this by bringing forward bylaw amendments which prohibit those pesticide uses which constitute noxious or offensive business practices within the context of small-scale commercial urban food production. If a person wants to use a pesticide for small-scale commercial urban food production, they are limited to those which are permitted for residential uses (and by Provincial legislation) unless they obtain a permit from the City.

It should also be noted that the products regulated by the *Controlled Drug and Substances Act* e.g. Cannabis (Marihuana) are not excluded from the definition of small scale commercial urban food production. They are contained within the definition, but are not permitted to be produced as part of this use, pursuant to the new Schedule L Regulations.

In addition, staff have also updated the term used in connection with the proposal and purpose of the project to “small-scale commercial urban food production” in order to be more consistent with language and the policy intent of the OCP.

## OPTIONS & IMPACTS

Recommended by staff:

- Provide first and second reading to the proposed OCP Amendment Bylaw, and refer to a Public Hearing for further consideration; and
- Provide first and second reading to Zoning Regulation Bylaw and Business Licence Amendment Bylaw, and refer to a Public Hearing for further consideration; and
- Provide first, second and third reading to the amendments to the Sign Bylaw, Pesticide Use Reduction Bylaw, and the City Streets and Traffic Bylaw and allow an opportunity for public comment.

This option would continue to support Council's previous direction from February 25, 2016, (Attachment 5) and will allow Council to receive additional feedback through a Public Hearing prior to Council's consideration and decision.

*2015 – 2018 Strategic Plan:*



The recommended option is consistent with Objective 8: Enhance Public Spaces, Green Spaces and Food Systems, including the following actions:

**2015 Actions:**

- Develop long-term policies for food security and boulevard gardening, including an inventory of City-owned land for food production and improved coordination of food systems resources and initiatives in the City.
- Allocate existing resources in Parks and other departments to implement food security initiatives.

**2016 Actions:**

- Introduce new partnerships with citizens and groups to increase food cultivation on public and private land.

*Impacts to Financial Plan:*

Implementing the regulatory amendments associated with the recommended option will be completed using staff time and are not anticipated to result in impacts to the Financial Plan.

Permitting farm stands and small-scale commercial urban food production will require staff time for processing new Business Licence Applications. This will be met by existing staff capacity. New licences will generate nominal, incremental revenue.

The proposed regulations for small-scale commercial urban food production may create additional enforcement needs. While it is difficult to estimate how many people will be interested in establishing small-scale urban food production operations and the associated enforcement costs, it is anticipated that the impact will be low. Additional resource needs will be reviewed as part of the two year review.

*Official Community Plan Consistency Statement:*

The proposed amendments support the OCP's objectives for a more secure and sustainable urban food system. The proposed amendments seek to balance the desire for more small-scale commercial urban food production with restrictions that will limit potential impacts on adjacent land uses. The encouragement for small-scale urban food production needs to consider the City's growth targets for new housing and development.

*Local Government Act:*

*Section 475 (Consultation during OCP Development)*

Section 475 of the *Local Government Act* requires the Municipality to provide one or more opportunities it considers appropriate for consultation with persons, organisations and authorities it considers will be affected in addition to the public hearing. Should Council choose to provide First Reading to the OCP amendment bylaw, staff recommend sending a letter to Community Associations and posting the draft bylaws on the City website prior to the Public Hearing.

*Section 477 (Adoption Procedures)*

Section 477 of the *Local Government Act* states that the Municipality must, following First Reading of the OCP amendment bylaw, consider the plan in conjunction with its financial plan and waste management plan. Staff have reviewed this requirement and do not have any concerns.

## CONCLUSIONS

There is a strong desire by Victoria residents and urban farmers to enable and expand small-scale commercial urban food production within the city. The proposed regulatory changes in this report are anticipated to remove barriers to allow small-scale commercial urban food production operations, while imposing some restrictions to minimize the scale and potential negative impacts on neighbouring properties.

Respectfully submitted,



Brian Green  
Senior Planner  
Community Planning Division



Jonathan Tinney, Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

  
July 22, 2016

## List of Attachments

- Attachment 1: Official Community Plan Bylaw, 2012, Amendment Bylaw (No.15)
- Attachment 2: Zoning Regulation Bylaw, Amendment Bylaw (No.1072)
- Attachment 3: Business Licence Bylaw, Amendment Bylaw (No.31)
- Attachment 4: Sign Bylaw, 1992, Amendment Bylaw (No. 13)
- Attachment 5: Pesticide Use Reduction Bylaw, Amendment Bylaw (No.1)
- Attachment 6: Streets and Traffic Bylaw, Amendment Bylaw (No. 6)
- Attachment 7: February 25, 2016 Committee of the Whole Report Part 1 and Part 2.

#### 4.5 “Growing in the City” – Part 1: Urban Food Production on City-Owned Lands

Committee received a report dated February 11, 2016, regarding updated policies and guidelines to support urban food production in the public realm.

Committee discussed:

- The practicality and appropriateness of having a City staff member present when trees are planted by residents.
- The policies that will be in place for deciding how people, who may not have an opportunity for a community garden in their neighbourhood, may have the possibility to be involved in a community garden in another neighbourhood.

**Action:** It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production;
3. Endorse a new Urban Food Tree Stewardship pilot program;
4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

**Amendment:** It was moved by Councillor Isitt, seconded by Councillor Madoff, that recommendation number one (#1) be amended as follows

1. Adopt the revised Community Gardens Policy (2016), **subject to refinement of eligibility criteria in consultation with neighbourhood gardening groups, that balances the objective of equitable access to gardening opportunities for all city residents with the value of neighbourhood-based gardening for building community and sense of place;**

Committee discussed:

- Whether this proposed amendment will create barriers for those who wish to be involved in community gardens.

On the amendment:  
DEFEATED 16/COTW

For: Councillor Isitt

Against: Mayor Helps, Councillors Alto, Coleman, Loveday, Madoff, Thornton-Joe, and Young

**Amendment:** It was moved by Councillor Isitt, seconded by Councillor Loveday, that recommendation number three (#3) be amended as follows:

3. Endorse a new Urban Food Tree Stewardship pilot program, **with planting undertaken as a joint initiative involving city staff and residents;**

Committee discussed:

- Whether having a City staff member present for planting is important.

On the amendment:  
CARRIED 16/COTW

For: Councillors Alto, Coleman, Isitt, Loveday, Madoff, and Thornton-Joe  
Against: Mayor Helps and Councillor Young

**Amendment:** It was moved by Councillor Isitt, seconded by Councillor Loveday, that recommendation number two (#2) be amended as follows:

2. Approve the land inventory of City-owned property for community food production, **referred to staff for further refinement, recognizing opportunities for expanding food-bearing plant species in most City parks; and report back to council with revised map;**

On the amendment:  
DEFEATED UNANIMOUSLY 16/COTW

**Amendment:** It was moved by Councillor Isitt, that recommendation number two (#2) be amended as follows:

2. Approve the land inventory of City-owned property for community food production, **and report back to council with a revised map;**

On the amendment:  
Motion failed due to no seconder

**Amendment:** It was moved by Councillor Loveday, seconded by Councillor Isitt, that recommendation number two (#2) be amended as follows:

2. Approve the land inventory of City-owned property for community food production, **and report back to council with revised map on an annual basis;**

On the amendment:  
CARRIED UNANIMOUSLY 16/COTW

*Mayor Helps withdrew from the meeting at 11:19 a.m. and returned at 11:21 a.m.*

*Councillor Madoff presided as Acting Mayor during her absence.*

**Main motion as amended:**  
That Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production and report back to Council with revised map on an annual basis;
3. Endorse a new Urban Food Tree Stewardship pilot program, with planting undertaken as a joint initiative involving city staff and residents;



4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

Main motion as amended:  
CARRIED UNANIMOUSLY 16/COTW

*Councillor Coleman withdrew from the meeting at 11:23 a.m. and returned at 12:55*

#### 4.6 “Growing in the City” – Part 2: Regulatory Amendments to Support Small-Scale Commercial Urban Farming

Committee received a report dated February 12, 2016, presenting a series of amendments to City regulations to better support small-scale commercial urban agriculture.

Committee discussed:

- What restrictions and permissions would be involved for buildings that wish to have a greenhouse installed on the roof.

*Councillor Isitt withdrew from the meeting at 11:48 a.m. and returned at 11:50 a.m.*

- The provincial guidelines that are in place in regards to organic farming and whether prohibiting the use of pesticides is appropriate.

**Action:** It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to:

1. Prepare a *Zoning Regulation Bylaw* amendment to:
  - a. Add "commercial agriculture" as a defined use to include the production of fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, eggs and honey;
  - b. Allow the production of compost and soil amendments for retail purposes in industrial zones only;
  - c. Exclude products regulated by the *Controlled Drug and Substances Act* from the definition of commercial urban agriculture;
  - d. Permit commercial urban agriculture in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting unreasonable levels of odour, noise or artificial lighting;
  - e. Remove the reference to urban agriculture as a home occupation;
  - f. Defining farm stand as a container which holds, shelves or otherwise displays products of commercial agriculture for retail purposes outdoors
  - g. Allow partially enclosed farm stands up to 1.85 m<sup>2</sup> and 3.35 m in height in all zones;
  - h. Permit farm stands in front yards only, set back at least 0.6 m from the lot line;
  - i. Permit farm stands to sell raw, unprocessed plant products, eggs and honey only
  - j. Require that farm stand products be grown on-site;
  - k. Permit the sale of products of commercial agriculture in all zones, regardless of whether retail use is permitted, provided it is done at a farm stand (or in accordance with another permitted use)
  - l. Require stands to be removed if not in use for more than seven days;
  - m. Limit the hours of operation of a farm stand to between 7 am and 8 pm on a weekday or Saturday, and from 10 am - 8 pm on a Sunday or holiday;
  - n. Allow no more than one farm stand per property;
  - o. Define greenhouse as a glass or clear translucent structure used for the cultivation or protection of plants;

- p. Exempt rooftop greenhouses from the calculation of total floor area, height or storeys;
  - q. Do not permit rooftop greenhouses in low-density residential zones or on multi-unit developments with fewer than four units;
  - r. Specify that a rooftop greenhouse must not exceed 3.35 m in height and 28 m<sup>2</sup> or 50% of the building's rooftop area, whichever is less.
2. Prepare a *Business Licence Bylaw* amendment to:
    - a. Require a business licence for commercial urban agriculture for off-site retail purposes;
    - b. Require a business licence for on-site farm stand sales
    - c. Offer the option of a three-month farm stand business licence for \$25.00 or a year-long licence for \$100.00;
    - d. Permit the loading of commercial urban agriculture products into a delivery truck one time per day, between 7 am and 8 pm on a weekday or Saturday; and between 10 am and 8 pm on Sunday or a holiday.
  3. Prepare an *Official Community Plan Amendment Bylaw* to:
    - a. Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the *Official Community Plan*.
    - b. Exempt commercial and non-commercial urban agriculture from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape features that requires a development permit.
  4. Prepare a *Sign Bylaw* amendment to allow permanent signage for outdoor markets on City property.
  5. Prepare a *Pesticide Regulation Bylaw* to restrict the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties.
  6. Prepare outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing.
  7. Prepare information for applicants on siting, appearance and design considerations to encourage compatibility of commercial urban agriculture operations, including rooftop greenhouses, farm stands and operations on vacant lands, with other land uses.
  8. Prepare information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands.
  9. Implement a process to monitor and evaluate the effectiveness and benefits of the proposed regulatory changes and report to Council after two years on the effectiveness of the changes, and recommend any adjustments that might be warranted.

Committee discussed:

- The provincial guidelines that are in place in regards to organic farming, and whether prohibiting the use of pesticides is appropriate.

**Amendment:** It was moved by Councillor Isitt, seconded by Councillor Loveday, that recommendation number five (#5) be amended as follows:

5. Prepare a *Pesticide Regulation Bylaw* to **prohibit** the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties.

On the amendment:  
CARRIED 16/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Madoff, and Thornton-Joe  
Against: Councillor Young

**Main motion as amended:**

That Council direct staff to:

1. Prepare a *Zoning Regulation Bylaw* amendment to:
  - a. Add "commercial agriculture" as a defined use to include the production of fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, eggs and honey;
  - b. Allow the production of compost and soil amendments for retail purposes in industrial zones only;
  - c. Exclude products regulated by the *Controlled Drug and Substances Act* from the definition of commercial urban agriculture;
  - d. Permit commercial urban agriculture in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting unreasonable levels of odour, noise or artificial lighting;
  - e. Remove the reference to urban agriculture as a home occupation;
  - f. Defining farm stand as a container which holds, shelves or otherwise displays products of commercial agriculture for retail purposes outdoors
  - g. Allow partially enclosed farm stands up to 1.85 m<sup>2</sup> and 3.35 m in height in all zones;
  - h. Permit farm stands in front yards only, set back at least 0.6 m from the lot line;
  - i. Permit farm stands to sell raw, unprocessed plant products, eggs and honey only
  - j. Require that farm stand products be grown on-site;
  - k. Permit the sale of products of commercial agriculture in all zones, regardless of whether retail use is permitted, provided it is done at a farm stand (or in accordance with another permitted use)
  - l. Require stands to be removed if not in use for more than seven days;
  - m. Limit the hours of operation of a farm stand to between 7 am and 8 pm on a weekday or Saturday, and from 10 am - 8 pm on a Sunday or holiday;
  - n. Allow no more than one farm stand per property;
  - o. Define greenhouse as a glass or clear translucent structure used for the cultivation or protection of plants;
  - p. Exempt rooftop greenhouses from the calculation of total floor area, height or storeys;
  - q. Do not permit rooftop greenhouses in low-density residential zones or on multi-unit developments with fewer than four units;
  - r. Specify that a rooftop greenhouse must not exceed 3.35 m in height and 28 m<sup>2</sup> or 50% of the building's rooftop area, whichever is less.
2. Prepare a *Business Licence Bylaw* amendment to:

- a. Require a business licence for commercial urban agriculture for off-site retail purposes;
  - b. Require a business licence for on-site farm stand sales
  - c. Offer the option of a three-month farm stand business licence for \$25.00 or a year-long licence for \$100.00;
  - d. Permit the loading of commercial urban agriculture products into a delivery truck one time per day, between 7 am and 8 pm on a weekday or Saturday; and between 10 am and 8 pm on Sunday or a holiday.
3. Prepare an *Official Community Plan* Amendment Bylaw to:
    - a. Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the *Official Community Plan*.
    - b. Exempt commercial and non-commercial urban agriculture from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape features that requires a development permit.
  4. Prepare a *Sign Bylaw* amendment to allow permanent signage for outdoor markets on City property.
  5. Prepare a *Pesticide Regulation Bylaw* to prohibit the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties.
  6. Prepare outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing.
  7. Prepare information for applicants on siting, appearance and design considerations to encourage compatibility of commercial urban agriculture operations, including rooftop greenhouses, farm stands and operations on vacant lands, with other land uses.
  8. Prepare information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands.
  9. Implement a process to monitor and evaluate the effectiveness and benefits of the proposed regulatory changes and report to Council after two years on the effectiveness of the changes, and recommend any adjustments that might be warranted.

Main motion as amended:  
CARRIED UNANIMOUSLY 16/COTW

**REPORTS OF THE COMMITTEE**

**3. Committee of the Whole – February 25, 2016**

**8. “Growing in the City” – Part 1: Urban Food Production on City-Owned Lands:**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production and report back to Council with revised map on an annual basis;
3. Endorse a new Urban Food Tree Stewardship pilot program with planting undertaken as a joint initiative involving city staff and residents;
4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

**Carried Unanimously**

REPORTS OF THE COMMITTEE3. Committee of the Whole – February 25, 20169. “Growing in the City” – Part 2: Regulatory Amendments to Support Small-Scale Commercial Urban Farming:

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council direct staff to:

1. Prepare a *Zoning Regulation Bylaw* amendment to:
  - a. Add "commercial agriculture" as a defined use to include the production of fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, eggs and honey;
  - b. Allow the production of compost and soil amendments for retail purposes in industrial zones only;
  - c. Exclude products regulated by the *Controlled Drug and Substances Act* from the definition of commercial urban agriculture;
  - d. Permit commercial urban agriculture in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting unreasonable levels of odour, noise or artificial lighting;
  - e. Remove the reference to urban agriculture as a home occupation;
  - f. Defining farm stand as a container which holds, shelves or otherwise displays products of commercial agriculture for retail purposes outdoors
  - g. Allow partially enclosed farm stands up to 1.85 m<sup>2</sup> and 3.35 m in height in all zones;
  - h. Permit farm stands in front yards only, set back at least 0.6 m from the lot line;
  - i. Permit farm stands to sell raw, unprocessed plant products, eggs and honey only
  - j. Require that farm stand products be grown on-site;
  - k. Permit the sale of products of commercial agriculture in all zones, regardless of whether retail use is permitted, provided it is done at a farm stand (or in accordance with another permitted use)
  - l. Require stands to be removed if not in use for more than seven days;
  - m. Limit the hours of operation of a farm stand to between 7 am and 8 pm on a weekday or Saturday, and from 10 am - 8 pm on a Sunday or holiday;
  - n. Allow no more than one farm stand per property;
  - o. Define greenhouse as a glass or clear translucent structure used for the cultivation or protection of plants;
  - p. Exempt rooftop greenhouses from the calculation of total floor area, height or storeys;
  - q. Do not permit rooftop greenhouses in low-density residential zones or on multi-unit developments with fewer than four units;
  - r. Specify that a rooftop greenhouse must not exceed 3.35 m in height and 28 m<sup>2</sup> or 50% of the building's rooftop area, whichever is less.
2. Prepare a *Business Licence Bylaw* amendment to:
  - a. Require a business licence for commercial urban agriculture for off-site retail purposes;
  - b. Require a business licence for on-site farm stand sales
  - c. Offer the option of a three-month farm stand business licence for \$25.00 or a year-long licence for \$100.00;
  - d. Permit the loading of commercial urban agriculture products into a delivery truck one time per day, between 7 am and 8 pm on a weekday or Saturday; and between 10 am and 8 pm on Sunday or a holiday.
3. Prepare an *Official Community Plan* Amendment Bylaw to:
  - a. Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the *Official Community Plan*.
  - b. Exempt commercial and non-commercial urban agriculture from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape features that requires a development permit.
4. Prepare a *Sign Bylaw* amendment to allow permanent signage for outdoor markets on City property.
5. Prepare a *Pesticide Regulation Bylaw* to prohibit the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties.

6. Prepare outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing.
7. Prepare information for applicants on siting, appearance and design considerations to encourage compatibility of commercial urban agriculture operations, including rooftop greenhouses, farm stands and operations on vacant lands, with other land uses.
8. Prepare information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands.
9. Implement a process to monitor and evaluate the effectiveness and benefits of the proposed regulatory changes and report to Council after two years on the effectiveness of the changes, and recommend any adjustments that might be warranted.

**Carried Unanimously**





## Committee of the Whole Report

### For the Meeting of February 25, 2015

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**To:** Committee of the Whole **Date:** February 11, 2016  
**From:** Thomas Soulliere, Director, Parks, Recreation and Facilities  
**Subject:** 'Growing in the City' – Part 1: Urban Food Production on City-owned lands

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### RECOMMENDATION

That Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production;
3. Endorse a new Urban Food Tree Stewardship pilot program;
4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated policies and guidelines to support urban food production in the public realm, as part of the 'Growing in the City' project. This includes:

- An updated Community Gardens Policy;
- An inventory of suitable City-owned land for community food growing;
- A pilot program to facilitate an increase in the number of food-bearing trees in City parks; and,
- A final set of Boulevard Gardening Guidelines.

A separate report (Part 2) will provide Council with recommendations relating to City regulations and small-scale commercial urban farming on lands not owned by the City.

In May 2015, Council approved 'Growing in the City', a year-long initiative to update and expand policies and guidelines to support urban food production and boulevard gardening in the City of Victoria. The 'Growing in the City' project is intended to advance several key directives in the 2015 – 2018 Strategic Plan and Official Community Plan for a more sustainable local food system.

The City conducted two phases of public engagement to help guide the creation of the recommendations being presented to Council. The first, intended to gauge overall public support for increasing food production in the City, confirmed support for expanding opportunities of all varieties of food production across the City. Based on the feedback received from the first phase of engagement, staff prepared potential revisions to bylaws, guidelines, regulations and policies.

These potential revisions were presented to the public at a draft policy review workshop and open house, and an associated online survey, in December 2015. Results from this phase of engagement indicated a high level of support for all potential revisions presented to Council for consideration in this report. The two engagement reports are attached as Appendix A and Appendix B.

The Community Gardens Policy, originally approved in 2003, outlines the process for the creation and retention of community garden sites on City-owned lands. This includes guidelines for site selection, conditions of use, City resources, and use agreements. A number of revisions are recommended to Council that will improve opportunities for residents to initiate and participate in community gardens. The updated policy is attached as Appendix C.

An inventory of City-owned lands that are suitable for community gardening is attached as Appendix E. The land inventory lists 64 sites throughout the City as potential sites for future community gardening projects. Following Council approval of this inventory, the information will be added to the City's VicMap program for public access.

A new 'Urban Food Tree Stewardship' pilot program is attached as Appendix F. This new program responds to the desire of Victoria residents to increase the number of food-bearing trees planted on public land, as well as the objectives of the Official Community Plan and Urban Forest Master Plan. The 'Urban Food Tree Stewardship' pilot program will enable residents, in partnership with a community organization, to plant and maintain small groupings (5 or fewer) of food-bearing trees in a City-owned park or green space by entering into a maintenance agreement with the City of Victoria.

Finally, a revised version of the Boulevard Gardening Guidelines is attached as Appendix G. This version proposes an adjustment to address concerns identified about safety and maintenance of these gardens.

A final phase of the 'Growing in the City' project is planned for spring 2016, and will include public outreach and education about updated policies, regulations and guidelines, as well as outreach to strengthen partnerships and align program delivery goals with non-profit organizations, key landowners, and other stakeholders.

## PURPOSE

The purpose of this report is to present Council with updated policies and guidelines to support urban food production in the public realm, as part of the 'Growing in the City' project. This includes:

- An updated Community Gardens Policy;
- An inventory of City-owned land suitable for community gardening;
- A pilot program for increasing the number of food-bearing trees in City parks; and,
- A final set of Boulevard Gardening Guidelines.

A separate report will provide Council with proposed updates to City regulations to better support small-scale commercial urban farming.

## BACKGROUND

The City of Victoria recognizes urban gardening and food production as a valuable community activity that contributes to health and well-being, positive social interaction, connection to nature,



environmental education, creating healthy and diverse ecosystems, neighbourhood building, and food security.

The 'Growing in the City' project is a year-long initiative to update and expand policies and guidelines for urban food production and boulevard gardening in the City of Victoria. This project is intended to advance several key directives in the Official Community Plan and Strategic Plan towards the City's goals for a more sustainable local food system.

The Official Community Plan (OCP) directs the City to review and develop policy to increase the number of allotment gardens, commons gardens, edible landscapes, food-bearing trees and other types of food production activities, including the following:

- Identify the land types and potential City-held sites where different food production activities might be supported (17.4.1);
- Identify the responsibilities of participants (17.4.2);
- Identify mechanisms to encourage and support food production on City-held lands, other publicly-held lands, and on private lands (17.4.3);
- Identify mechanisms to acquire land for food production purposes, where appropriate (17.4.4); and,
- Work with community groups to develop pilot projects for the planting, maintenance and harvesting of food-bearing trees on suitable City-held lands (17.8).

The 2015 – 2018 Strategic Plan seeks to 'Enhance Public Spaces, Green Spaces and Food Systems'. The actions related to food production are:

#### 2015 Actions

- Create a micro-grant for volunteer coordination of commons and community gardens. (Note: through the 2015 Financial Plan, Council also created a Community Garden Volunteer Grant program, which funds a coordinator for each neighbourhood.)
- Develop long-term policies for food security and boulevard gardening including an inventory of City-owned land for food production and improved coordination of food systems resources and initiatives in the city.
- Learn from Vancouver's success in creating a community garden on Davie Street private property and replicate the model on available private properties in Victoria, including downtown.
- Allocate existing resources in Parks and other departments to implement food security initiatives.
- Strengthen the relationship between the City of Victoria and School District 61 in order to maximize the benefit of School lands and facilities.

#### 2016 Actions

- Introduce new partnerships with citizens and groups to increase food cultivation on public and private land.

In May 2015, Council approved the 'Growing in the City' project charter and the delivery of six key initiatives:

1. An inventory of City-owned land for community food growing;
2. A review and update of the Community Gardens Policy;
3. Voluntary guidelines for food production in multi-unit, mixed use developments and other types of housing;

4. Guidelines for food-bearing trees on City-held lands;
5. A review of City regulations and policies to explore the opportunity for, and implications of, supporting expanded small-scale commercial urban agriculture; and,
6. A final version of the Boulevard Gardening Guidelines.

## Overview of Public Engagement

### Phase 1 (June 2015 – October 2015)

From June 2015 – October 2015, the City conducted the first phase of public engagement for the 'Growing in the City' project. The objective was to gauge public support for a variety of food production opportunities in the City, and to solicit feedback on what is currently successful, what could be improved, and what program areas are currently missing or should be expanded. The engagement consisted of the following opportunities to provide input:

- An online survey with a short and long version;
- 3 pop-up engagement stations at local farmers' markets;
- A "round-table" event with representatives of the Urban Food Table (compiled of local stakeholders); and,
- A series of one-on-one meetings between City Staff and urban food system experts, including food growers, distributors, purchasers, and community gardeners.

The City received over 800 responses to the online survey, and met with more than 30 experts involved in the local food system. The results from the engagement indicated a high level of support for increasing opportunities for food production in the City.

- 98% support for increasing the number of community orchards in Victoria;
- 94% support for increasing the number of boulevard gardens in Victoria; and,
- 91% support for increasing the number of community gardens in the City.

A complete engagement summary from Phase 1 is attached as Appendix A.

### Phase 2 (November 2015 – January 2016)

Based on feedback received through the first phase of engagement, staff prepared potential changes to policies, guidelines and regulations intended to make projects related to food production simpler, faster, and more effective. These included:

- Proposed revisions to the Community Gardens Policy;
- Proposed revisions to the Interim Boulevard Gardening Guidelines;
- Mechanisms for increasing the number of food-bearing trees planted around the City; and,
- Potential adjustments to City regulations in support of commercial food production.

The second phase of public engagement solicited feedback on the potential changes, through:

- A "round-table" meeting with the Urban Food Table;
- A draft policy review workshop and open house; and,
- An online survey.

Over 300 residents participated in the second phase of public engagement. Overall, responses offered a high level of support for the potential changes. Feedback from this round of consultation also informed additional minor revisions to the potential changes that are represented in the final

draft policies included in this report.

A complete engagement summary from Phase 2 is attached as Appendix B.

## ISSUES & ANALYSIS

### Community Gardens Policy

The current Community Gardens Policy was adopted in 2003. The role of the policy is to outline the process for the creation and retention of community garden sites on City-owned lands. This includes guidelines for site selection, conditions of use, City resources, and use agreements. Community gardens in the City of Victoria typically include one or more elements of three categories:

1. Commons Garden: A communal garden area maintained and managed by community volunteers, where any harvest produced is available to the public.
2. Allotment Garden: Individual garden plots that are rented, maintained and harvested by individual member gardeners.
3. Community Orchard: A grove of fruit or nut trees where a community organization is responsible for the care, maintenance and harvesting of trees, with food going to the community.

Based on the initial citizen feedback, potential revisions to the policy were presented to the public in the second phase of public engagement, and the following key revisions have been included in the updated Community Gardens Policy (attached as Appendix C):

1. An expanded definition of 'Community Garden'

The existing Community Gardens Policy defines a community garden as “a plot of land where community volunteers from a non-profit society produce food, flowers, native and ornamental plants, edible berries and food perennials on public or private lands.” Results from public consultation indicated that this definition was not inclusive enough of all types of gardening, including maintaining native and cultural landscapes.

The revised definition expands the types of activities that can be considered a community garden, to better reflect the wide range of activities of interest to the residents of Victoria. The revised definition states:

*For the purposes of this policy, a community garden is a piece of land gardened collectively by members of the community, in partnership with a non-profit society. Community gardening includes, but is not limited to, the following types of activities:*

- Growing annual and perennial food plants, medicinal plants, and flowers
- Growing indigenous, cultural and native plants
- Pollinator gardens and hobby beekeeping
- Permaculture projects
- Fruit and nut trees
- Demonstration farming
- Edible landscaping

Feedback from the public engagement indicated 94% support for this revision as it will create more inclusive opportunities for gardening.

2. Removing the ability to restrict garden membership by neighbourhood of residence.

Under the existing policy, the decision to restrict garden membership to those who live in the neighbourhood is made by the operating non-profit society. Feedback from consultation indicated that restrictions to allotment garden membership by neighbourhood of residence is challenging for residents of dense or smaller neighbourhoods such as Downtown, Harris Green or North and South Jubilee. Results from the land inventory also indicate that City-owned land with gardening potential is not equally distributed throughout neighbourhoods, making it difficult to establish new community gardens equitably across the City.

A new provision in the updated Community Gardens Policy states:

- *Membership in allotment gardens may not be restricted by neighbourhood.*

This new provision is anticipated to make access to allotment garden plots more equitable, and also make it possible for residents to gain access to garden plots in areas of the City they commonly frequent, including near their workplace. The new provision will apply to new projects, and will not impact current operating agreements for existing community gardens. However, when license agreements for existing community gardens come up for renewal, they will be required to amend their operating agreements in alignment with this new provision. City of Victoria residents will continue to be given priority membership.

Results from the public consultation indicated 79% support for this revision. Feedback in support of this change indicated that it would increase gardening opportunities near workplaces, will take pressure off wait-lists, and create more equitable access. Feedback not in support of this change included concerns that gardening outside of the neighbourhood of residence could increase car travel to garden plots and erode sense of community.

### 3. Increased staff support for new community garden projects

Feedback from meetings conducted with stakeholders recommended increased staff support for new garden projects, especially in locating land and conducting public consultation. As per the 2015 – 2018 Strategic Plan, a new Food Systems Coordinator position has been added to the staff team. With the addition of this new position, additional support will be available for garden projects:

- Assistance in helping groups find suitable land for new projects, including providing information on City-owned lands that may be suitable for gardening projects, and assisting with connections between community groups, land owners, and other potential partners;
- Working with successful applicants to complete project proposals; and,
- Helping to conduct public consultation for new garden sites on City-owned land.

### 4. A simpler, more streamlined application system for new projects

Feedback from meetings conducted with current community gardeners and other stakeholders indicated that the process for starting new community gardens can be confusing and slow. A more streamlined application process will introduce a new 'Expression of Interest' route, requiring only critical information from project coordinators to begin the process of building a new garden. The new approach will have a single annual intake period, and is anticipated to:

- Simplify the process of getting a new community garden project started;
- Help the City set priority projects each year;
- Expedite the process of having garden projects approved, by having a single reporting period to Council for the necessary land agreements; and,



- Better align new garden projects with the City's annual grant application deadlines.

A date for the Expression of Interest will be set at June 1, 2016 for the first year, to allow garden development for the following growing season. This date will be reassessed once the review of the City's grant program has been completed.

### **Community Gardens on Private Lands: BC Assessment Reclassification**

As directed in the 2015 – 2018 Strategic Plan, staff conducted a review of the mechanisms used to encourage community gardens on private lands, including the community garden at Davie Street and Burrard Avenue in Vancouver.

The most effective tool for encouraging community gardens on private lands appears to be through property owners taking advantage of land reclassifications through BC Assessment. In the City of Vancouver, the reclassification of new community gardens from commercial to recreational tax class has encouraged the growth of community gardens on vacant and private lands, including the community garden at Davie Street and Burrard Avenue. Some vacant properties in the City of Victoria are classified as commercial, utility or industrial but others are residential. Should a residential property be reclassified by BC Assessment as recreational, the taxes would increase since the recreational tax rate is higher than the residential. However, commercial, utility or industrial properties would benefit from a reclassification to recreational. Similar to permissive tax exemptions, while an individual property owner may benefit from a reclassification, there is no impact on the overall revenue the City collects from property taxes since the taxes would simply be shifted to other properties within the same tax class.

The City has no direct involvement in this process and no change to existing City of Victoria policy or procedures would be required.

The City of Vancouver is not involved in the development or maintenance of temporary garden spaces on private property. A non-profit organization has formed to work with the community and property owners to build, manage and remove temporary gardens on vacant private lands. Funds to design, build, and remove the gardens are typically paid for by the property owner, using a portion of the tax savings. Issues around tax classification are dealt with between the property owner and BC Assessment.

Further details on this topic are included in Appendix D.

### **Inventory of City-owned Land for Community Gardening**

An inventory of City-owned lands technically suitable for community gardening is attached as Appendix E. The inventory considered all properties owned by the City, including both pervious and impervious surfaces. Drawing on best practices from inventories in other North American cities, sites were assessed based on the following features:

- Existing land issues: Sites leased to others, including those occupied by School District 61 were removed from the inventory. Designated heritage sites, sites with existing land trusts and sites used for other community programming, were included in the inventory, but ranked as unsuitable.
- Physical features: Sites with steep slopes, rocky and uneven surfaces, and designated natural areas/sensitive ecosystems were removed from the inventory.
- Growing conditions: Sites presenting highly unfavourable growing conditions, such as high

exposure to salt spray and wind, were removed from the inventory.

The land inventory located 60 potential sites across the City. These sites have been grouped into four suitability rankings (Ranking #1 being the most suitable):

Ranking #1: Sites with a large amount of open space (more than 1,000 sq.m.)

Ranking #2: Sites with a moderate amount of open space (between 100 sq.m. and 1,000 sq.m.)

Ranking #3: Sites with a small amount of open space (less than 100 sq.m.)

Ranking #4: Sites with a large amount of open space (more than 1,000 sq.m.), but currently used by other community programming (e.g. off-leash areas, sports fields, ball diamonds) or with land trust or heritage designations.

The land inventory is intended to provide guidance in assessing the feasibility of sites for gardening activities; community projects on these sites will still be subject to public consultation. The inventory is not intended to be exclusive, and sites not included in the inventory are not automatically excluded from hosting community gardening activities.

Pending Council approval of this inventory, staff will provide this information to the public through the City's 'VicMap' mapping program.

### **Urban Food Tree Stewardship Pilot Program**

Results of public consultation from Phase 1 demonstrated that residents of Victoria support increasing the number of fruit and nut trees planted in the City (93% of survey respondents). Food-bearing trees are seen as an important asset to the City, contributing to community building, food security, enhancement of the urban forest, and provide a source of affordable food production.

Along with the benefits above, food-bearing trees also present certain potential challenges when grown in public spaces. These include:

- Intensive maintenance requirements (annual pruning, regular watering during establishment, collection of harvest during fruit-bearing months, etc.);
- High susceptibility to pests and rodent issues, particularly in relation to fallen fruit;
- Management of collection, ownership and distribution of harvest;
- Allergy concerns (i.e. nut allergies);
- Property or vehicle damage from falling fruit and nuts;
- Trip or slip hazards if fruit falls on pedestrian pathways; and,
- Safe harvesting conditions.

A new 'Urban Food Tree Stewardship' pilot program (attached as Appendix F) has been developed as a tool to expand the number of fruit and nut trees planted around the City, while recognizing and mitigating the associated challenges. This program will enable residents to plant and maintain a small number (five or fewer) of fruit and/or nut trees in a park or open space in their neighbourhood through a simple partnership agreement between a community organization and the Department of Parks, Recreation and Facilities. Plantings of more than five trees and projects with understory plantings will continue to be considered a type of community garden, and will be subject to the terms of the Community Gardens Policy.

This pilot program is aligned with the Urban Forest Master Plan and is intended to increase the number of food-bearing trees in City parks, while partnering with community organizations to provide those trees with the necessary level of care and maintenance. This program also responds to direction from the Official Community Plan to: *Work with community groups to develop pilot*



*projects for the planting, maintenance and harvesting of food-bearing trees on suitable City-held lands (17.8).*

Groups interested in participating in this program would be responsible for the trees for the duration of the life of the tree, including:

- Selecting and purchasing the trees, in consultation with City Parks staff;
- Planting the trees;
- Committing to daily maintenance of the site during fruit bearing months, to ensure all fallen fruit is gathered off the site daily;
- Committing to weekly visits to the site during non-fruit bearing months; and,
- Watering, pruning, weeding, mulching and maintaining the trees, at no cost to the City, including locating a water source.

Community organization and the 'Food Tree Stewards' will be asked to submit a tree location plan for review and approval by staff and canvas immediate neighbours to demonstrate support for the project. Depending on the location and anticipated impact of the project, staff may also choose to conduct additional public consultation, including erecting signage on the site to solicit feedback from park users.

Staff recommend that this program be introduced as a five-year pilot program. This will allow the program to be evaluated annually and at the end of the term. This evaluation will assess the program demand, effectiveness in meeting objectives, and potential improvements to practices and policies.

### **Boulevard Gardening Guidelines**

An updated version of the Boulevard Gardening Guidelines is attached as Appendix G. Results of public consultation indicated that the Interim Boulevard Gardening Guidelines, introduced in September 2014, have been largely effective. Many residents suggested that boulevard gardens provide benefits to their neighbourhood, including adding character, encouraging positive social interactions, providing more space to garden, and making sidewalks more interesting.

The City has received few complaints about boulevard gardens since the introduction of the Interim Guidelines. The primary concern received through public consultation was the need to introduce a mechanism to deal with abandoned or unsafe gardens. In response, a 'Garden Upkeep and Removal' section has been added to the revised version of the guidelines:

*6.2 Garden Maintenance and Upkeep: It is the homeowner's responsibility to keep their boulevard garden well-maintained and operating within the guidelines established by this document. The City of Victoria does not monitor the state of gardens on boulevards, and will respond to issues on a complaint-basis. If you feel that a boulevard garden in your neighbourhood poses a safety risk or has been abandoned, you may first wish to speak with the adjacent homeowner. Complaints about boulevard gardens can be directed to [parks@victoria.ca](mailto:parks@victoria.ca). Homeowners will be notified when a complaint is received about their boulevard garden.*

*If multiple (3 or more) complaints are received by the City in a single calendar year, the homeowner will receive a thirty (30) day written notice to respond and remedy the situation. If the situation persists beyond the 30 day window, the City reserves the right to remove the boulevard garden, at the cost of the homeowner.*

Complaints received under this new clause will be filed with the Parks Division, and assessed by staff. Complaints will be considered valid for abandoned gardens or safety concerns, and not for disagreements about garden aesthetics.

Following adoption of the updated Boulevard Gardening Guidelines, staff will prepare the associated revisions to the City's Streets and Traffic Bylaw and any other required bylaw revisions, for reading at a future Council meeting.

### Next Steps

Following the adoption of revised policies and guidelines, a third and final phase of the 'Growing in the City' project will focus on public outreach and engagement. Based on themes emerging from public engagement and direction from the Strategic Plan, the final phase of this project will include:

- Developing educational materials to support new policies and guidelines:
  - Voluntary guidelines for food production in multi-family, mixed-use and other types of housing;
  - A list of recommended food tree species, and tree planting and maintenance guidelines, in support of the Urban Food Tree Stewardship Pilot Program;
  - Development of a food program identity, including online forms, educational materials, signage and additional resources.
- Strengthening partnerships and aligning program goals amongst stakeholders:
  - Meeting with large landowners, including School District 61, Vancouver Island Health Authority, Greater Victoria Harbour Authority, faith-based organizations, and the Province of British Columbia to share information and encourage urban agriculture initiatives in the city;
  - Meeting with non-profit organizations and community groups with urban food agendas, to support networking, capacity-building, partnership development, and program delivery goals.

### OPTIONS & IMPACTS

Staff recommend that Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production;
3. Endorse a new Urban Food Tree Stewardship pilot program;
4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

#### *2015 – 2018 Strategic Plan*

The recommended option is consistent with Objective 8: Enhance Public Spaces, Green Spaces and Food Systems.

#### *Impacts to Financial Plan*

Implementing the policies, guidelines and bylaw revisions outlined above are not anticipated to result in resource implications not already captured within the proposed 2016 – 2020 Financial Plan.

The 2016 – 2020 Financial Plan anticipates grant funding for 6 neighbourhoods through the Community Garden Volunteer Coordinator Grant program. The allocation of funds in 2015 was \$6,000 per neighbourhood. The construction of new community gardens in additional neighbourhoods may require increased grant funding in future years.

*Official Community Plan Consistency Statement*

The recommended option is consistent the Chapter 7: Food Systems of the Official Community Plan, which directs the City to review and develop policy to increase the number of allotment gardens, commons gardens, edible landscapes, food-bearing trees and other types of food production activities.


## CONCLUSIONS

The 'Growing in the City' project has affirmed the strong desire of residents to increase opportunities related to food production and food security. The recommendations included in this report, relating to City-owned land, are designed to respond to this desire, by expediting approval timelines, offering greater information-sharing and project support, and broadening the types of projects considered for approval.

Respectfully submitted,

  
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Report accepted and recommended by the City Manager:

Date:

  
Feb. 18, 2016

## List of Attachments

Appendix A: Engagement Summary Report (Phase 1)  
Appendix B: Engagement Summary Report (Phase 2)  
Appendix C: Community Gardens Policy (2016)  
Appendix D: BC Assessment Reclassification  
Appendix E: Inventory of City-owned land for community gardening  
Appendix F: Urban Food Tree Stewardship Pilot Program  
Appendix G: Boulevard Gardening Guidelines





## PHASE ONE: COMMUNITY FEEDBACK REPORT

# Growing in the City

JUNE 15 – OCTOBER 6, 2015



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# Feedback Summary



## Growing in the City

Growing in the City is all about enhancing our local, urban food systems. It's about finding ways to connect more people with space to grow more food, on public and private land. It's about finding ways to encourage small-scale urban agriculture and to begin thinking differently about how we manage some of our City-owned land, so we can work together to build the skills, knowledge and resources needed to produce more food in our beautiful and already delicious city.

The Growing in the City initiative will result in:

- An inventory of City-owned land for food production,
- An updated Community Gardens Policy for public and private land,
- Guidelines for food bearing trees on City-owned lands,
- Voluntary guidelines for food production in multi-unit, mixed use developments and other types of housing,
- Recommendations on how to encourage small scale urban agriculture, and
- A final set of Boulevard Gardening Guidelines.

The first phase of engagement involved reaching out to the community to better understand what is already working, what we need more of and what needs to be done differently. An online survey, with a short and long version, a stakeholder roundtable, three pop-up engagement stations at community markets and one-on-one meetings were used to collect this feedback. A social media campaign, media relations, a print ad, posters and stakeholder updates were used to raise awareness about these engagement opportunities.

## What We Heard

Between June – October 2015, the City conducted the first phase of public engagement. This involved reaching out to the community to gauge support for increasing various types of urban food production activities, to better understand strengths and weaknesses of the City's existing regulatory framework, and to identify emerging issues and topics to be explored.

The first phase of engagement included:

- An online survey with a short and long version
- 175 people attended three pop-up engagement stations at local farmers' markets
- A roundtable event with representatives of the Urban Food Table (compiled of local stakeholders)
- A series of one-on-one meetings between the City and urban food system experts, including food growers, distributors, purchasers, and community gardeners

Overall, the City received over 800 responses to the online surveys, and met with more than 30 experts involved in the local food system. The results from the engagement indicated a high level of support for increasing opportunities for food production in the City, including:

- 98% support for increasing the number of community orchards in Victoria;
- 94% support for increasing the number of boulevard gardens in Victoria;
- 91% support for increasing the number of community gardens in Victoria; and,
- 87% support for having small scale commercial urban agriculture in their neighbourhood.

The top priorities for increasing food production in the City of Victoria were ranked in the following order:

- Everyone has access to healthy, affordable food
- Easy to find places to buy locally grown food
- Utilize vacant lots for growing food
- Educate and involve the community in food growing and harvesting
- Food growing on spaces on public land are open and accessible to all
- Every neighbourhood has a place for community food growing and harvesting
- Aesthetics/tidiness

Several key themes emerged from the first phase of public engagement. By topic area, they are:

### Boulevard Gardens:

- Boulevard gardens are generally seen as positive assets in the City.
- Aesthetics were a primary concern (boulevard gardens can be perceived as being 'messy' or 'unkempt'), and many respondents indicated the need for a mechanism to deal with abandoned gardens.
- Other concerns included possible soil contamination, pest control, and pollution from vehicles and dogs.

### Community Gardens:

- There is support for increasing the number of community gardens in the City, especially in the form of allotment-style gardens (plots rented, grown and harvested by individual member gardeners).
- There is mixed support for locating allotment-style gardens in City parks, with some viewing this as privatization of a public amenity.
- Schoolyards, rooftops, and vacant private lands were commonly mentioned as good locations for allotment gardens.
- Among current community gardeners, there is a need for increased resource support (materials, cost, public facilitation, volunteer labour).

#### Fruit and Nut Trees:

- There is support for increasing the number of food-bearing trees in the City.
- Location of fruit and nut trees is important; pest concerns (deer, wasps), allergy concerns (nuts), and safety while harvesting were key considerations in locating fruit and nut trees.
- Community food trees require mechanisms for ongoing volunteer coordination and pruning / maintenance.
- The need for signage and/or education around existing and future public food trees was a common request, including clarifying how and when existing public food trees could be safely harvested.

#### Small-scale commercial urban farming:

- A majority of survey respondents support small-scale commercial urban farming in their neighbourhood.
- Urban farming currently takes place on vacant residential-zoned lots, rooftops in commercial areas, and in residential yards.
- In the future, farmers would also like to locate on school and church properties, large grassy sites, and in addition to commercial areas, rooftops in industrial zones.
- Urban farmers identified a number of barriers to growing urban farming in the City, including an inability to comply with existing city regulations, development permit requirements for greenhouses and other accessory buildings, bylaw restrictions to commercial on-site sales of produce and animal products, insecurity of land tenure, municipal requirements for aquaponics, and economic viability of small-scale urban farming operations.



# Appendix A

## Round Table #1

On Monday, June 15 the City hosted members of the Urban Food Table and other interested groups for a round table about how to increase local food production in Victoria.

30 participants joined in the conversation that was held at City Hall. Roundtable discussions were hosted about boulevard gardens, commercial urban agriculture, community gardens, and food bearing trees on City held lands.

Highlights from each topic are identified below:



### Boulevard Gardens

- **What's working:** openness of guidelines, community building, attractive, increase interaction with street, increase in number of gardens since guidelines were introduced
- **Barriers:** cost of water, cost of soil testing, deer, cars, dogs, guidelines not open enough to think outside of the box
- **Opportunities:** boulevard gardens for commercial properties, guidelines for how to deal with soil contamination, soil testing options, demonstration gardens, neighbourhood hub for materials, ability to have small greenhouses, education



### Commercial Urban Agriculture

- **What's working:** Oak Bay SPIN farming regulations, backyard chickens, Victoria's reputation to be the City of Food Gardens, Victoria associated with supportive urban ag, sales from Mason Street Farms to restaurants, social enterprise (e.g. value added vinegars), Demitasse has a plot on Sleeping Dog Farm, example of restaurants that want to source/grow local and wild harvest, supportive Mayor and Council, land inventory, OCP
- **Barriers:** Need bylaws reviewed: Greenhouse, farm gate sale, allow commercial sale of urban agriculture products, allow commercial sales from greenhouses, expensive land, non profit status has benefits but takes time, toxicity of soil, need incentives, need access to information about rooftops, spaces available for food production, cost of production much higher in urban areas, need multi-purpose zoning, water is expensive, explore supportive tax models, create local purchasing policy
- **Opportunities:** education, create bylaws that encourage small scale commercial urban ag, connect people who want to farm with people who have land, explore use of school grounds for growing and City land



### Community Gardens

- **What's working:** environmental and social benefits, indigenous food source, connections with staff, natural areas, user agreements and guidelines for maintenance, well managed volunteer base, existing policy
- **Barriers:** water is expensive, all current gardens have waitlists, are restricted to each neighbourhood, some are too far away, volunteer run, need more funding, unclear responsibilities, want commons areas within allotment gardens
- would be great to get leaf mulch from City, would be great to have a central resource centre supported possibly by City: cardboard, soil, plants etc., would be great to have a facilitator to help with new community gardens, would be great to have clearer process for accessing land for gardening, create a five year tax break for private lands, tax cuts for sharing backyards or hosting community garden, information sharing from City on tips for gardening/watering etc., map on website of community gardens, community garden tours, land inventory will help, interpretive signs, wild food walks, sustainable wild harvesting, need more of a focus on food gardens and not ornamental, soil testing, changing language so more inclusive, make it a part of development approvals, zoning for agricultural uses



### Food Bearing Trees on City Held Lands

- **What's working:** fencing at Bamfield park working to keep deer out, good that City is allowing access, grant good but not enough
- **Barriers:** not a lot happening, unclear about who can harvest what, when, safety, sightlines and signage, need long term funding not just for implementation, midnight harvesting vs equal sharing, harvesting vs clean up, volunteer burnout
- **Opportunities:** label trees, need education and awareness, permaculture approach for under planting, design for biodiversity, soil health, indigenous trees and berries, goal create community space, create an inventory of existing fruit and nut trees, need a model for how to manage harvest, % of replacement trees being edible, pollinator system, need boulevard vs park trees, replace horse chestnuts with edible chestnuts, shift ornamental areas to edible areas, placemaking- community ownership, City initiative not City ideas- resident ideas, map community gardens, orchards and boulevards, consult with residents and association when replanting, adopt a tree program, potential for grafting into existing trees

To read the complete summary of feedback from this event, please refer to Appendix A: Round Table Discussion.

## Pop Up Engagement Stations



Growing in the City pop-up engagement stations were held at James Bay Market, Moss Street Market and the Oaklands Community Market. In total 175 people joined in to share ideas about how to get more food growing in Victoria. Some of the common ideas within the following four themes included:

### How to Support Urban Farmers

- Encourage gardens instead of lawns
- Consider subsidies: reduce costs for water or soil, tax breaks
- Improve distribution/availability of local products
- Yard share, knowledge sharing

### Community Gardens

- Interest in seeing more community and commons gardens
- Look at public and private land: ie condos, rooftop gardens great idea
- Consider underutilized areas: some areas in parks, sometimes playgrounds, maybe schools
- Not sure I want gardens in every park
- OK in parks, as long as there is room for other activities
- Convenient locations: make it easy
- Tool sharing co-op
- Water rate reductions for gardeners, subsidies for those who grow

### Fruit and Nut Trees

- General support
- Food forests please
- Plant fruit and nut trees instead of ornamental
- One request for a popsicle tree (3yr old)
- Support for them in parks, on some boulevards
- Educational signage: what to eat when
- Need to coordinate harvests: Harvest days for fruit trees

### Boulevard Gardens

- More boulevard gardens please!
- Don't mind as long as it is maintained
- Important to have safe boulevards
- Consider pollution problem/ find safe space to grow, ok in the middle of a park
- Boulevard garden ok in residential neighbourhoods, not in high traffic areas

## Surveys



A short and long survey were available. 421 participants completed the long survey and 388 completed the short version. The following summary includes highlights from questions that were asked in both surveys. The number of responses from both surveys have been combined for this summary.

### 1. Which neighbourhood do you live in?

#### Neighbourhood

Victoria West	58
Burnside Gorge	34
Hillside/Quadra	59
Oaklands	49
Fernwood	81
North/South Jubilee	32
North Park	17
Rockland	14
Gonzales	14
Fairfield	108
James Bay	104
Harris Green	8
Downtown	34
Other	174
<b>Total</b>	<b>786</b>

### 2. Do you support having boulevard gardens in your neighbourhood?

Yes	693	92%
No	58	8%

### 3. Do you support increasing the number of allotment gardens in Victoria?

Yes	684	94%
No	45	6%

### 4. Do you support increasing the number commons gardens in Victoria?

Yes	654	91%
No	61	9%

### 5. Do you support increasing the number of community orchards in Victoria?

Yes	703	98%
No	17	2%

6. Where do you think it's appropriate to have allotment gardens?

**City Parks**

Appropriate	477	67%
Inappropriate	196	28%
No opinion	36	5%

**City Facilities**

Appropriate	598	83%
Inappropriate	82	11%
No opinion	40	6%

**Closed Streets**

Appropriate	619	88%
Inappropriate	29	4%
No opinion	57	8%

**Other Public Land**

Appropriate	633	88%
Inappropriate	54	8%
No opinion	29	4%

**Utility Corridors**

Appropriate	536	77%
Inappropriate	72	10%
No opinion	91	13%

**Industrial Areas**

Appropriate	536	77%
Inappropriate	72	10%
No opinion	91	13%

**Commercial Areas**

Appropriate	511	74%
Inappropriate	103	15%
No opinion	73	11%

**Residential Areas**

Appropriate	661	92%
Inappropriate	28	4%
No opinion	73	4%

7. What kinds of community gardening activities do you think are appropriate in City Parks?

Community orchards	Appropriate 95%	Inappropriate 4%
Edible landscapes	Appropriate 93%	Inappropriate 5%
Harvesting wild plants	Appropriate 90%	Inappropriate 7%
Bee-keeping	Appropriate 82%	Inappropriate 13%
Commons gardens	Appropriate 80%	Inappropriate 16%
Demonstration Farming	Appropriate 79%	Inappropriate 13%
Allotment gardens	Appropriate 58%	Inappropriate 36%

**8. Where do you think it is appropriate to plan fruit and nut trees on City Lands?**

City-owned facilities	Appropriate 97%
Parks	Appropriate 93%
Boulevards	Appropriate 91%
Plazas	Appropriate 88%
Playgrounds	Appropriate 76%

**9. Would you support small-scale commercial urban agriculture in your neighbourhood?**

Yes 87%                      No 6%

**10. What types of garden structures/activities that support small-scale urban agriculture do you feel are appropriate?**

**Strong support:**

Greenhouses	90% support
Tool sheds	88% support
Farm stands with onsite sales	87% support
Compost	86% support
Production facilities	76% support

**Some support/some concerns:**

Fertilizer use	46% support	37% don't support
Motorized gardening equipment	41% support	45% don't support

**11. What are the top priorities for increasing food production in the City of Victoria?**

Ranked in order: (Alia please double check)

- Everyone has access to healthy, affordable food
- Easy to find places to buy locally grown food
- Utilize vacant lots for growing food
- Educate and involve the community in food growing and harvesting
- Food growing on spaces on public land are open and accessible to all
- Every neighbourhood has a place for community food growing and harvesting
- Aesthetics/tidiness















**12. How did you hear about this survey?**

Facebook	47%
Word of mouth	20%
Neighbourhood association	14%
City of Victoria website	11%
Twitter	5%
Posters or other signage	2%
Local media	1%

## Surveys

### September 3 Growing in the City Short Version

#### 1. Which neighbourhood do you live in?

Response	Count	
<b>Victoria West</b>	22 5.9%	
<b>Burnside</b>	14 3.8%	
<b>Hillside/Quadra</b>	26 7.0%	
<b>Oaklands</b>	18 4.8%	
<b>Fernwood</b>	36 9.7%	
<b>North and South Jubilee</b>	16 4.3%	
<b>North Park</b>	9 2.4%	
<b>Rockland</b>	6 1.6%	
<b>Gonzales</b>	4 1.1%	
<b>Fairfield</b>	48 12.9%	
<b>James Bay</b>	54 14.5%	
<b>Harris Green</b>	4 1.1%	
<b>Downtown</b>	16 4.3%	
<a href="#"><u>Outside the City of Victoria. Where?</u></a>	99 26.6%	
<i>Total: 372</i>		
Saanich		
Gorge Tillicum area		
Vancouver		
Langford		
Maple Ridge		

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METROUS
Langford
Saanich
millstream
royal Oak
royal oak
Cordova Bay
Saanich
Saanich - mt Tolmie area
Admirals/Gorge
Central Saanich
Cordova Bay
Gordon Head
Esquimalt
Gorge-Tillicum
Saanichton
Quadra and Cloverdale
Tillicum/gorge
Langford
Saanich/Cadboro Bay
saanich
View Royal
Esquimalt
Esquimalt
Esquimalt
View Royal

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Saanich

Sidney

Burnside/Harriet. Victoria is across the street.

Langford

Saanich

Colwood

Duncan

East sooke

Gordon Head

Metchosin

Sidney

Saanich

metchosin

Esquimalt

Cordova Bay

north stanch

Interurban and Wilkinson

Saabich Gordon head

Esquimalt

View Royal

Esquimalt/Vic West

Westshore

saanich

Langford

Saanich

Esquimalt

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Saanich
Colwood
Mt Evelyn
Central Saanich
oak bay
View Royal
saanich
Saanich
Saanich
saanich
Saanich
Shelbourne, Saanich.
Vancouver - relocating to Victoria within 1-9 months.
Langford
Sidney
Westshore
Saanich
View Royal
Esquimalt
Langford
Langford
saanichton
View Royal
Langford
langford
Saanich

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Saanich

Gorge Tillicum

Esquimalt

Gordon Head

Saanich

esquimalt

Saanich / Quadra/Cloverdale

View Royal

Saanich - Cedar Hill

Gorge

Tillicum Road -Burnside area







Oak Bay

Oak Bay

Gorge



Oak bay

## 2. What is your age?

Response	Count	
<b>13-18</b>	3 0.8%	
<b>19-24</b>	22 5.9%	
<b>25-39</b>	153 41.0%	
<b>40-59</b>	113 30.3%	
<b>60-74</b>	74 19.8%	
<b>75 years or older</b>	8 2.1%	
<i>Total: 373</i>		

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### 3. Do you support having boulevard gardens in your neighbourhood?

Response	Count	
<b>Yes</b>	323 92.3%	
<b>No</b>	27 7.7%	
<i>Total: 350</i>		

#### If no, why don't you support boulevard gardens?

Response	Count
17 responses	

Gardens often look messy, safety concerns, it's public property people can plant on their own property

Maintenance is a concern of mine.

messy; people are infringing on public space with private hobbies; end up with weeds, revert to grass maintenance please (green means green)

Lack of boulevard, creates discrimination between neighbourhood unless more boulevards are created

I rent in a large property and had to get rid of my veg garden and change my floral garden because of the deer. There is no plan to eliminate the deer and I think it is stupid to provide veg for them and then at that put deer at risk for encouraging them to forage off the street. Also, the gardens I have seen in my neighbourhood look ill kept.

What's the point - the deer will chew it up!!

It will probably change the environment for plants and animals. Unless limited kind of plants are allowed.

Existing ones are not well maintained. It would have to be a yr round commitment.

Too messy and hard to control look/maintenance

Most housing is single family residence with enough space to garden. Gardens are difficult to keep attractive under the best conditions. Most are unsightly. Who wants to eat food grown beside city traffic lanes? Who wants to garden beside city traffic lanes? It sounds good idealistically but will likely appeal to very few people who will find it difficult to maintain. Aspiring gardeners should be matched up with home owners willing to donate yard space for a share of the crop. The streets are messy enough already.

They are often unkempt

See ny email sent parks dept.

I am concerned about fumes on the fruit/vegetables..and dog feces.

Cannot be properly controlled or regulated.

exhaust aswell as accessibility

my answer is yes but the poll does not work

am concerned about debris and long-term affect, potential abandonemnet of the garden

If yes, why do you support boulevard gardens?

Response	Count
306 responses	
extra space would be great	
I think it would be great to see that land used for food production although I have concerns that it could look very messy if not maintained.	
Excellent use of land - provides nutritious food and learning opportunities. I don't own land, but I would love to be able to walk down the street and point out to my young kids different types of plants that are growing nutritious food	
It would attract bees, butterflies and other pollinators. It provides food for the grower. It is a wonderful way to involve kids in gardening. Provides opportunities to work with neighbors on common goal. Visual appeal.	
Efficient use of land, very cool idea :) Unfortunately some people take advantage of other's hard work and take food from boulevard gardens without permission.	
Because boulevards are completely under-utilized and would make excellent veggie gardens. It is a shame that often boulevards don't even have fruit trees, just (often) ugly flowering trees.	
They are a more effective use of land, they can be visually appealing, it should help save tax dollars if homeowners take care of them	
Because it turns the space into something worthwhile	
Local food sources help combat pollution, global warming and keep food affordable	
I support boulevard gardens when they allow people to expand their gardens (it is strange when people create a boulevard garden before working on their front/back gardens!).	
Provides opportunities for gardeners, produces food and other useful plants, provides pollen etc. for bees and other insects, beautifies neighbourhoods, connects community, and plants clean the air.	
A whole bunch of reasons, listed in the Interim Guidelines themselves: "Boulevard gardens can create more beautiful, interesting and diverse streets, add character to neighbourhoods...increase feelings of community pride...increasing ecological diversity and providing bird, butterfly and pollinator habitats...community building, traffic calming, and healthier living...improve the availability of fresh, local, and sustainable food sources"	
Food security, community building, connection to the food we eat, Food not Lawns!	
Makes walking more interesting	

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could be a good use of land which is now, generally, quite tatty.

Making effective and productive use of space.

It is a better use of the space than grass/turf, more attractive, offers habitat and community building

It helps the appearance, food production, promote soil ecosystem, promote neighbourhood participation and conversations which make a very good neighbourhood to live in.

they could add beauty, increase biodiversity, and provide food

Residents should be able to utilize underused space and maximize their food production potential; provides improved green infrastructure capability; increases esthetic value

Why waste our water on a lawn? Why not grow good instead?

Can enhance the street.

a good use of space, food protection, opportunities for education including sustainability and healthy living

Bolsters Food Security and Makes the City Pretty. Win Win.

Making the boulevards useful for the community, sharing how food is grown and meeting neighbours which leads to civic discussions and food sourcing. Also to show children and young people where our food comes from and to discuss a healthy diet. The gardens are more than growing food, they are about the community health.

To make our land as productive as possible.

I'm very familiar with them from Vancouver. The improve neighbourhoods.

community involvement, more green space, food for the community, attract pollinator, increase landscape complexity

grass and cement are a waste of space. we should use the areas to grow locally and sustainably

Beautiful, productive, free up food production space.. generally they are better maintained than many yards

To me, most lawns seem like a silly waste of space. Grow food, flowers, fruit trees etc. Good for the environment, good for people.

Grass boulevards are a waste of time, water and energy for no gain. Plant food, flowers, fruit and nut trees instead.

Great use of land that isn't being used for anything but grass

As long as owner, or tenant with permission of owner, tends to boulevard garden then there is a chance that boulevard will be better maintained than currently if the case

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Develops neighbourhood connections; source of food; reduces dependence on imported foods.

already have one: free organic food: met the neighbours.

Grass is a waste of space. Boulevard gardening improves community bonds , increases food security and biodiversity in the city.

This is a better option than parkland to provide access to gardening space for those lacking such access now.

They provide spaces and opportunities for growth and nurturing for people physically, mentally, emotionally, and spiritually far more than grass or gravel.

I love seeing the little gardens popping up everywhere! Much more attractive than ugly dead grass. And not wasting so much energy on the city mowing those spaces

People need food. People don't need grass.

They help make the city beautiful.

Why not? Makes sense to let people use land to grow food. Better vegetables than grass

The more diversity of plant life, the better - good for birds, bees, insects, butterflies and general beauty.

Lawns offer little, food gardens offer a lot!

Grass does nothing for us but look good. Good feeds people. I rather have fresh local food grown outside my home than have grass

Aesthetics, biodiversity (ie. Habitat for pollinators, other fauna), natural space for urban dwellers to engage with

grow your own food! help people eat healthy.. be more sustainable, teach kids to love the earth

I support any increase of green space, especially kmthuse that might produce food

I support any increase of green space, especially ones that can produce food.

grow food!

Provides access for forage for people who know how to

I appreciate green and life

Grow food not lawns

increased livability, food security and community interaction

more use of green space

It seems that the choices are concrete/asphalt (expensive, ugly, cold), grass (nonproductive, high maintenance, high water need) or food (productive/colourful, educational, community awareness)

They provide way more diversity and useful function than grass.

Build community, helps neighbours get to know each other, gardens are more attractive and interesting than grass, encourages people to grow their own food and share food in their community, educational for children

In most cases, boulevards as they are currently maintained are wasteful and not particularly attractive. In my personal case, it is the only area with full sunlight for most of the day due to the fact that the neighbouring yard to the south has 10+ metre trees that block most of the sun.

Rain runoff, and beautiful!

Its an efficient and appropriate use of the land.

beautiful

They enhance spaces and make unused spaces meaningful

Everything is so expensive, it is the next gen we are supporting, encouraging to self reliant and healthier. It is not an "old" way of living, it is gonna be pretty soon the only way to make end meet.

Why not?! What a great way to use otherwise wasted space? Delicious food and beautiful aesthetic of the plants, all in one.

They are so much more interesting than grass to look at!

Grow food not lawns!

Increases civic resilience

great use of space, creates community gathering and adds to the feeling of nature around you

More green spaces are good environmentally and aesthetically

People should grow food not grass

Promotes green space; promotes interaction with neighbours; increases local food production; beautification; no lawn to tend

I support boulevard gardens because the alternative (just grass) is wasteful and unappealing.

local access to food, productive use of land

They encourage pollinators and are way more sustainable then grass.

Esthetic appeal, access to food for all, and increasing awareness about local food production

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Community gardens are great activities and shared resources — a sign of a healthy community.

Why not? Makes growing food more visible. Uses otherwise unused space.

Because it is wasted space, but it has to be insured that the boulevard gardens are safe to work in from cars, and that in places where people park by the curb they don't trample the gardens getting to the side walk.

Affordable food, beautification.

Enhances aesthetic of neighbourhood, good for pollinators, uses less water than grass if proper plants are used for site conditions

Beauty and health

food sustainability ... grass costs too much

Expanded food and flower growing space. Encourages neighbourly connections.

Beautiful and useful.

i support growing your own food, and having the space and ability to do it. i believe in being sustainable

Beautiful to behold, good for air quality and quality of life. Even better if they produce edibles!

On many streets they provide an opportunity to use land for food production and planting in general rather than a grass area and people have a choice.

Great use of space for producing local food

Water conservation vs lawn, civic/neighbourhood pride, appearance

Food sustainability. And they're much more attractive than the non-city-maintained boulevards in Vic West.

They can be beautiful.

Productive use of land

We need an emergency food source and generally a supplementary one.

Useful

They are a way to grow food conveniently on otherwise underutilized space.

Wonderful initiative that encourages better use of wasted space

Food security, community engagement, productive use of land

Food security for everyone

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Anything is better than grass. I love gardens

more garden space!

I would like to see more food production here

Better than grass.

They are just as attractive as flowers and small trees, while providing food at the same time.

Growing more food locally is better for us and for the environment

I think we should utilize the space to help those in need and give apartment residents the opportunity to grow food as well as home owners

Green is beautiful

The more green-space, parkland, wildland, the better. Anything to resist, minimize, reverse humans' encroachment into nature is a good thing.

in addition to producing food, boulevard gardens improve neighbourhood mentality and well being

While nicely watered grass looks great, we need to be thinking about more than just looks.

They are a better use of space than grass, they provide local food and learning opportunities, as well as ecological benefits (more productive green space for animals and insects).

Cuz

They look better and are more environmentally friendly; like to see land used productively

They make the city a happier place to live in! They beautiful, support ecological diversity, and can potentially provide us with food!

Food should be grown where ever we can, helps grow communities closer

I think most garden spaces should have food plants instead of landscape plants .

They are beautiful and a nice addition to a normal street

People can access food if they want to.

I enjoy nature in the city! I need a break from brick!

Not only do they allow people to provide their families with inexpensive, nutritious food, it is also a visual aid to help educate people about possibilities.

Bringing communities closer together, and providing food for those in need. Plus the added nutrients in the producer rather than imported foods.

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Better than bad dead grass everywhere. Saw it work well in Winnipeg where I just moved from.

Grow more food!

Gardens will be such a great use of space and provide so much

Promoting local foods and community

Beautifies the streetscape, supports local food production, great for bees and humans alike.

They're productive, attractive, creates greater community feel and ownership

Esthetically beautiful, makes me feel connected to neighbours, more local food resilience.

food, sustainability, makes more sense than watering grass. community, sharing

Looks nice, makes people happy, can grow food > food security

Beautiful, social (cuz' neighbours chat about what is growing) and healthy/tasty!

Garden access for all

Because the land can be put to better use than just lawns

Narrow spaces without other public use

I support more gardens anywhere, more nature in town would be awesome

Food security is a serious issue for Victoria and all of Vancouver Island. Not only do boulevard gardens provide local food, they help bring awareness to food security issues and the health of our lands.

Boulevards are by definition open to all and therefore perfect for developing our "sharing culture ". Let's plant foods that require no cooking and are familiar to most. This way passers by can harvest what we homeowners wish to share.

Local and sustainable food makes sense

It adds appeal

I love that the land is being offered to home owners, which in many cases is used by the home owner to give back to neighbours and those who pass their home. It's an introduction to landscaping, gardening, horticulture to beginners and a great way to promote encouraging an activity that will only bring the community closer together.

They bring the community together and employ otherwise wasted land for everyone's use.

More space to grow food. Encourages interaction with neighbours. Food security for Vancouver Island is improved. Greater awareness of ecological practices. Opening conversations about permaculture

better use of land. Boulevards are environmentally unfriendly.

Food security, beautification, and community growth

I love gardening. We live in an apartment and will not be able to buy a home in the near future but I want to do more than a few flowers in a pot on our balcony. The love and pride of growing your own produce is passed on from one generation to the next through fun and working together. If a proved this will also bring more neighbors together, encouraging a stronger sense of community.

It makes the city greener and more appealing especially to those living in the area

Being in touch with where your food comes from is so important. It creates an appreciation for food production, and creates ownership of your street and your community.

The more food gardens the better. I would rather see full food gardens then lawns.

Builds community, gets ride of grass which is a waste of water and maintenance. Gets people out walking and nibbling. This leads to an engaged community and a sense of identity for a neighbourhood

Not only would gardens bring beauty to the area, but it would also give people the opportunity to contribute to the community.

They are attractive and a good use of otherwise unused space.

They are productive, gorgeous to look at, make use of available land and every one is different!

#### GROWING FOOD

I have always wanted to grow my own tomato's, strawberry's and raspberry's but because I live in a apartment I have had no place to do this.

every arable piece of land should be used

beautification! we need to get back to reality which is with mother nature. The world needs more home-grown food, sustainable options to know where our food is coming from

We need to grow food not grass.

Better use of land than grass and trees. If done properly it's probably healthier for the environment as a whole and could provide a good source of food. Allows people without much yard space with an opportunity to grow their own food.

They look pretty cool, and are a nice idea for alterable public space. Though I'm dubious about the people that grow vegetables in theirs.

It will help to beatify the city, using nature.

Less Water wasted on useless grass, more food

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They support community gathering

Wasted space and costs the city to maintain

the only reason i support he boulevard gardens is to try to quiet the lobbyists. This is such a low priority for my taxdollars

Beautifies the city scape and protects the soils

The land is being productive and providing value..

A much better use for what is normally just a strip of grass

They are interesting to look at and they provide a good food source.

i think it would be good to grow food and plants that attract beneficial insects anywhere we can

less lawn and more food the better

Except for those boulevards which are shaded by the canopies, occupied by the roots of trees or occupy homes of other hungry creatures that might also appreciate fresh greens, they might be well managed to provide a valuable source of fresh food for human residents, other people and fellow creatures such as deer, mice or rats, birds, raccoons etc., increase humidity, generate more oxygen, provide shade and enhance street scapes.

Grow food .

Support local food development, biodiversity, beautification

unused space except for doggy business!

Iseful food sources as long as they are well maintained.

Grass is wasted space. Gardens make food and are beautiful. They also make people more aware of issues like food security, and where our food comes from.

edible gardens including flowers beat grass in looks and use ...as long as they are maintained

-habitat for pollinators and other beneficial native species -relieves the pressure allotment garden waiting lists -reduces wasteful maintenance of grass by fossil fuel-powered City mowers -reduces the amount of money the City has to spend on maintenance of grass -makes the city more interesting, vibrant and resilient

Its great minimally used space to grow food.

I think growing our own food is the cheapest, healthiest and most environmentally friendly way to go.

In their current state (lawns) they are wasted space. The charge for the city to maintain them is unfair since it is expensive and neglected.



I support enhancing urban food production, especially when it benefits people facing food insecurity

Beneficial to all and the eco systems.

grow food not lawns, cost more to manage a grass boulevard or flowers than gardens.

Any green space should be used to grow our own food. It is the way of the future. Sort of back in the day when people grew their own food in their backyards but in a more modern way now as most people don't have backyards anymore.

They are attractive as well as useful and I think it gives people a better sense of community working towards beauty and sustainability.

Beneficial use of wasted land; develops food self-sufficiency

Food supply and esthetics greener the better

We need more diversity to attract and shelter birds and insects, and less grass or concrete.

Grass is an anachronism, and except for parks, is a useless waste of land - land that could be used in pragmatic and holistic ways.

They take up less resources than grass. You don't have to use as much water or mow them. And then you can eat it. Even if it's just some low growing thyme, oregano and mint ground covers. This is edible, evergreen, and looks better than grass in the Summer.

We can eat food; we can't eat grass. And they are beautiful!

the land is wasted with grass; let property owners use it to feed and beautify the neighbourhood in which they live

nice to see grass or flowers

beautiful, productive, space for apt. dwellers to garden, food source

great opportunity to promote a more self sustaining culture in the community. promotes healthy diets and spending time outdoors. gives people who may not have the space or resources to garden otherwise the opportunity to learn and be responsible about where their food comes from

looks great plus allows easy community involvement

Frankly, grass is a waste of space and not native.

Its beautiful & inspiring

NOT ENOUGH LAND IS AVAILABLE FOR COMMUNITY GARDENS SO WHY NOT USE WHAT IS ALREADY THERE

It would increase the available space for urban food production, provided that they are maintained and kept tidy.

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community grown produce is way more efficient than shopping food in. I'd much rather buy local than otherwise.

Why grow & water grass when that land can be used to grow food

Anything to make my neighbourhood even more beautiful and unique is great.

encourages people to grow their own food..grass is a waste of space, water and time

Because I like them

Increase food sustainability and security, increase community social interaction, provide fresh, local, healthy produce to enhance health and well being

to beautify the street, add dimension

The more land that is used to grow good and increase the quantity of locally produced the better!

Increased area under cultivation, helps with runoff, and returns moisture to soil.

As long as the soil is clean enough to grow food - amazing!

It would be great to produce veggies, fruit and pollinator plants; great community building activity

better use of boulevard area

A sensible use of space for healthy food production. An imaginative idea

There appears to be a shortage of garden plots so this may be the next best thing

Enhances the neighbourhood appeal and gives residents a chance to develop a sense of pride in their street

Its a good idea to help reduce waste, and honestly get to know some neighbours better. Not to mention some people dont have gardens but they wish to do so.

it's the perfect spot to use, rather than having weeds or grass that noone uses

Food is important, and having access to local food is entirely beneficial

Supports more edible fresh produce, uses less water than grass, great appearance

Feel that watering boulevards for just "green grass" is wasteful.

Pretty, creates pride, if food were grown it would be the ultimate illustration of a local food source

I believe that we should be taking advantage of all spaces to do something productive! Forget the flowers and let's grow some food.

It gives people who don't have enough property in their lot to garden a garden space.

helps the bee population, why have boring grass when you can have a beautiful garden for the whole neighbourhood to enjoy.

First, I already have one. Second, they create beauty, they are places to grow food, they add to a sense of place and community.

They can enhance a neighbourhood, foster community, reduce grass growing areas. Provide food

perfect space for gardening; sense of 'ownership' of the neighbourhood

It encourages community involvement on a level where the individual has creative freedom and use of the community land.

They are beautiful and provide biodiversity for critters. I don't believe they make a significant contribution to our food supply.

Fresh air, opportunities to allow water to be porous into the ground and enter the water table in a concrete world, more opportunities to encourage bees and grow food

I think this is a brilliant idea and it makes good use of land. I also think it will strengthen our community and give a chance for people to help one another.

It is important to learn how to grow food. Sustainability is key and important for local economy

I think we should be growing food on every available piece of urban land that currently has lawn. Reserving some for areas to play and all native species.

any opportunity for growing food is awesome and I haven't seen any that look sloppy or anything so I'm down!

Food security is important

Alot of landlords dont support food gardens on their property. Ive been living in a home for over 5 years and have had to get a community garden plot away from my home. I love the idea of being able to grow my own food. Boulevard gardens are an alternative to not being allowed to have a food garden as well I find it such a waste of valuble space. You cant eat grass amd in this economic climate I think its important to be able to grow some fruit and veggies to offset some of the grocery bill costs! If anything It would support the bees and feed the family;)

In my mind, there are no negatives - it is extra space that can be used productively as a garden.

It makes streets more unique and vibrant. It also better deals with runoff and temperature control.

Anyone who has see lush boulevard gardens in neighbourhood streets(e.g. Portland Ore) would certainly support them

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They feel great! Makes the city feel like a home.

fresh food instead of grass appeals as a better use of land

It would be a good use of that space!

I feel it adds interest and beauty to public areas. having usable plantings would be a great way of eating locally rather than always purchasing from distant areas.

I believe it's wasted green space and we don't have much of a yard and I would love to expand my garden and see the area being more useful.

better use of non-developed space. i also support increasing local food security

They can add interest and personality to our neighbourhoods. They can be used to grow food (useful).

builds friendships between neighbours, provides food, improves boulevards

Less lawn, more native vegetation

Can be productive (food) can be beautiful (Native Plants) and I don't like grass!

visual interest, community building, food, neighbourhood resilience

makes our neighbourhood more interesting, learn from other gardeners, grow food on city land

They beautiful roadways and capture rainwater. Depending on the presence and size of street trees, they may also be in open, exposed, sunny situations ideal for growing food crops. A downside in some locations is the possible contamination from years of proximity to vehicle traffic.

prefer to grow food not lawns

expresses thought creativity and variety

We are the City of Garden.....

I'm in favour of replacing grass with more useful plants.

Why grow grass when you can grow food? Also, might save some homeless person from dumpster diving - fresh food instead!

I think it gives people an opportunity to garden where they might not have a space to of their own. Example: apartment blocks etc

We need more food security in this global climate

water is wasted on grass

I like them

Food production, gardening experience, further beautification of neighbourhoods, better land use than grass or tree roots.

Why not? It beautifies, creates habitat, potentially creates food....

Allows a diversity of things to be grown as well as creating a social space. People like talking about what they grow.

It works! We have lots here on San Jose. And there's room for more!

support in effort to silence the lobby group

Because it is almost time to begin to support agriculture within the city. My concern is the lack of space to accommodate both gardening, pedestrians in the limited space before the cars take up the parking and roadway.

Allows people to garden who might otherwise not have space; makes for a varied & interesting streetscape

We need to maximize our food growing potential (though does car exhaust contaminate the produce?)

Good use of space; great stewardship of the land; models an alternative to industrial agriculture; can provide an option for food production for people who don't own property; food gardens are more interesting than grass boulevards

We should be investing as many resources as possible in food production and these boulevards provide the city with an opportunity to demonstrate leadership in this area.

For those short of space on their own property, its an excellent idea. We have 2 in our neighborhood. Also beautifies boulevards.

We should use the available space to produce food, rather than relying exclusively on produce shipped from outside the city.

extra gardening space for property owner or municipality is a win-win!

enables neighborhood relations, less expense for the city maintenance

Vegies flowers etc

We have the capacity then to feed more people, locally and sustainably.

more growing space is super! now the city should replace the ornamental fruit trees with productive ones :)

Growing food in these spaces makes more sense than growing inedible plants. Edibles are often very appealing to the eye, so they serve a dual purpose.

When the street was paved several years ago the city crew left the boulevard in a shambles - just lumps of clay and piles of soil, gravel etc. It was easier to plant a garden since i was expected to care for it!

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Food Security, diversity, community building

Opportunity to beautify boring grassy, weedy strips of land. Food! Healthy, local grown food!

Food security, community building, health, biodiversity

I believe that we should be using as much space as possible to grow food for our communities. This type of project can serve to develop stronger connections within communities as well as practically helping to feed members of the community.

More greenery. Small scale food production. Opportunities for citizens to actively claim the spaces they inhabit.

If for nothing else, the beauty of nature

I think it looks beautiful and I love that people can grow food.

more plants - more bees; neighbourhood beautification

It is healthier eating, is charming to see, neighbours can meet (help/ trade with) neighbours, city doesn't have to water trees, saves people money AND gets them out side. Learning opportunity for kids. AND MORE!!!

They are aesthetically pleasing. Neighbours can meet, trade vegetables/flowers (promotes a sense of "community", learning opportunity for children, healthier eating, saves money, gets people out of door and moving, city doesn't have to water trees and SO MUCH MORE!

It both enjoyable to see the diversity of beautiful plants, over grass monocultures, and refreshing to see useful food production.

We have one

Looks great...good use of land

So much space there, just perfect for gardening.

Excellent use of space! Brings community together. Residence take pride and ownership

More food growing the better

Because it allows for further gardening opportunities including food production

Makes streets more beautiful and useful rather than mowing grass

Because there is a lot of growing space for food that goes completely unused

I prefer usable vegetation to purely ornamental

to mv increase local food production

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It promotes sustainability and emphasizes the importance of locally, organically grown food.

Pretty, food, community

Attractive, positive addition to streetscape and encourages more knowledge and encouragement for people to grow more food.

#### 4. Do you support increasing the number of community gardens in Victoria?

Variable	Yes	No	
<b>Allotment gardens (for personal use)</b>	324 93.6%	22 6.4%	Total: 346
<b>Commons gardens (anyone can harvest)</b>	304 89.9%	34 10.1%	Total: 338
<b>Community orchards</b>	332 97.9%	7 2.1%	Total: 339

#### 5. Where do you think it is appropriate to have allotment gardens (for personal use)?



Var a b e	Appropr a te	Inappropri a te	No op n on	
City parks (excluding natural areas)	219 65.2%	94 28.0%	23 6.8%	Total: 336
City facilities ( eg. parkades, community centres)	263 78.3%	49 14.6%	24 7.1%	Total: 336
Closed streets	281 85.9%	11 3.4%	35 10.7%	Total: 327
Other public lands (institutions or provincial)	291 86.9%	31 9.3%	13 3.9%	Total: 335
Utility corridors	251 76.1%	39 11.8%	40 12.1%	Total: 330
Industrial or light industrial areas	206 63.2%	80 24.5%	40 12.3%	Total: 326
Commercial areas	238 72.6%	48 14.6%	42 12.8%	Total: 328
Residential areas	307 91.4%	14 4.2%	15 4.5%	Total: 336
Other (please specify below)	74 51.4%	2 1.4%	68 47.2%	Total: 144
Please include 'other' locations that you think are suitable for allotment gardens here.				
Response	Count			
	89 responses			
vacant lots				
Any vacant residential or commercial lot				
Outside the city in a big old field!				
Rooftop gardens. It would be great to encourage rooftop gardens on new developments.				
Rooftops. Planters placed along one side of wider streets like Rithet Street in James Bay.				
Rooftops				

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rooftops

Not sure what is meant by residential areas. If you mean privately held properties, that is the owners decisions. Let's not try to socially engineer or guilt trip people who like flowers and grass.

rooftops of new buildings - introduce bylaws that require buildings over a certain size (condo/apt buildings), footprint, etc. that requires them to install either gardens or solar panels

rooftops, reclaimed land, removing asphalt and replacing with planters

roof gardens?

All apartment and condo buildings should include garden space for tenants. Church yards. Perhaps the edge of school grounds and the school could participate with their own beds.

Vacant lots

School yards and the school can also be given beds for student participation.

Empty lots

container gardens on flat roofs when possible. Decks and patios.

residents wanting to have a garden of their own should choose their landlord carefully. Many rental buildings have large grassed areas. Others, owning property should use their own land for gardens

rooftops

Incorporated into private developments, similar to how some developers are required to plant trees etc.

help low income families, seniors get started.

Closed rail corridors; galloping goose right of ways (off the trail)

Along the galloping goose trail

Lawns that are not being used.

On top of buildings.

Vacant spaces, rooftops

Roofs

schools, hospitals. I can't think of anywhere that I think would be 'unsuitable', the main factor to consider is whether the site has been contaminated through prior use.

They need to be "off the beaten track" as I've seen people pilfering other people's harvest.

Rooftops

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back yards, shared back yards (stop restricting water), some school yards. As for closed streets, PLEASE OPEN THEM

Vacant or underdeveloped lots

Rooftops, schools/education centres, anywhere! Commercial depending on the pollution in the area.

City facilities but not parkades

Anywhere there isn't concrete!!!

Roof tops of commercial buildings. Just about anywhere there is dirt and access!

Anywhere and everywhere

Anywhere feasible to growth and community access!

Anywhere there is not above average soil and air pollution.

roofs, decks,

Privat land, as wanted by property owner, be it rooftop or on land. Strtas ansd apartments can create their own without using public resources

Apartment rooftops.

Roof top gardening

Front lawns, absolutely.

Anywhere that is safe, and where food will not be contaminated by pollution.

Schools

Land donated - loaned - by Victoria residents

schools

People who want allotment gardens should be independent and provide their own lands

Golf courses...lots of land on cedar hill

college and university grounds for students hospital grounds for patients

rooftops, grade school yards, UVic., Camosun College

share a yard

School yards

Any green space even I would like to see some mixed into the manv flower beds across the city.

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How about roof top gardens, there is so much potential for improving our air quality and an ability to produce both food and flowers on top of some of our flat roofs.

Gardening for food should be done on soils that are uncontaminated - or risk contamination - from road and or storm sewer run-off.

rooftops of commercial buildings downtown if structurally sound

school grounds; old railway beds, vacant unused private land temporarily (with approval of the landowner)

anywhere!! why not?

Boulevards.

anywhere there is viable land that is not being used.

school board owned lands

Rooftop gardens

Roofs of public buildings

rooftops

Rooftops, lawns (instead of grass).

Areas where properties residential /commercial that have been not developed for sometime and owners are simply not planning on developing.

More rooftop gardens!

parkade rooftops

what about a small area at a school, or college/university? along the galloping goose trail (not in the areas of heavier bike traffic)

Around Condos..... Nursery home fo Older People, ( appropriate level....)

Specifically schools occupied and those that aren't

schools, colleges, hospital/retirement home grounds--institutions???

private sue of a garden should be fully privately financed, including market rental of land if not privately owned

everywhere

Not sure about city parks

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RE the above items: I was going to say no to parks but seeing the list below made me change my mind as I think some of those would be suitable. My concern with most of those listed above is whether the produce would be contaminated by pollution and whether the soil is clean. Otherwise, I would like to see gardens growing everywhere possible and I think we will need them to feed ourselves in the future.

The City could facilitate having private land used as allotment gardens with owner permission.

golf courses

Vic High school board lands

Empty lots, school yarda, rooftops

any underutilized location with sun and no soil toxins (heavy metals from industry).

all areas that are able to support vegetation should be considered.

crown land

Any space that is potentially usable.

The more gardens the better.

School grounds




School yards re: RESIDENTIAL AREAS - in an unused/empty/abandoned lot would be appropriate. If it's in a park- not right in the middle (ruining the park) but around the edges would be good

I am in favour of gardening and food production in all the above areas. My concern around allotment gardens is their availability to all who would like a plot. If enough growing space to meet the demand for individual allotments is available in public parks and the other public areas as outlined above i am all for it. However, to ensure food production for everyone perhaps a mix of allotment and the more collaborative gardens in public places would work best.

Any and all locations, provided the soil is NOT contaminated in Industrial areas, for instance.

6. What kind of community gardening activities do you think are appropriate in City parks (not including designated natural areas)?

Variable	Appropriate	Inappropriate	No opinion	
<b>Allotment gardens (for personal use)</b>	190 57.2%	119 35.8%	23 6.9%	Total: 332
<b>Commons gardens (anyone can harvest)</b>	268 79.8%	52 15.5%	16 4.8%	Total: 336
<b>Community orchards</b>	321 95.8%	10 3.0%	4 1.2%	Total: 335
<b>Community bee-keeping</b>	271 80.2%	50 14.8%	17 5.0%	Total: 338
<b>Demonstration farming</b>	266 80.4%	41 12.4%	24 7.3%	Total: 331
<b>Edible landscapes</b>	318 93.5%	18 5.3%	4 1.2%	Total: 340
<b>Native or wild plants for harvesting</b>	305 90.0%	25 7.4%	9 2.7%	Total: 339
7. Where do you think it is appropriate to plant fruit and nut trees on City lands?				
Variable	Appropriate	Inappropriate	No opinion	
<b>Parks</b>	307 91.9%	18 5.4%	9 2.7%	Total: 334
<b>City-owned facilities (e.g. community centers)</b>	325 97.3%	2 0.6%	7 2.1%	Total: 334
<b>Playgrounds</b>	248 74.9%	67 20.2%	16 4.8%	Total: 331
<b>Boulevards (street trees)</b>	317 94.3%	12 3.6%	7 2.1%	Total: 336
<b>Plazas</b>	295 88.6%	21 6.3%	17 5.1%	Total: 333
8. Would you support small-scale commercial urban agriculture in your neighbourhood?				
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Response	Count	
<b>Yes</b>	297 89.2%	
<b>No</b>	16 4.8%	
<b>Don't know</b>	20 6.0%	
<i>Total: 333</i>		

9. What types of garden structures / activities that support small-scale commercial urban agriculture do you feel are appropriate for use within your neighbourhood?

Var ab e	Appropr ate	Inappropr ate	No Op n on	
<b>Greenhouses</b>	294 89.9%	17 5.2%	16 4.9%	<i>Total: 327</i>
<b>Tool sheds</b>	289 88.1%	19 5.8%	20 6.1%	<i>Total: 328</i>
<b>Farm stands - onsite sales</b>	295 89.7%	21 6.4%	13 4.0%	<i>Total: 329</i>
<b>Production facilities - for jam, preserves etc. produced onsite</b>	272 82.4%	31 9.4%	27 8.2%	<i>Total: 330</i>
<b>Compost - bins or storage</b>	283 85.5%	28 8.5%	20 6.0%	<i>Total: 331</i>
<b>Motorized gardening equipment</b>	141 44.1%	134 41.9%	45 14.1%	<i>Total: 320</i>
<b>Fertilizer use</b>	154 48.4%	114 35.8%	50 15.7%	<i>Total: 318</i>
<b>Other (please specify below)</b>	45 36.3%	13 10.5%	66 53.2%	<i>Total: 124</i>

Please include details about your 'other' structures or activities here.

Response	Count
	73 responses



farm to table restaurants

believe there should be no pesticides used

Chickens, goats, and other small livestock.

Loud noises and strong smells not be allowed. Care should be taken to prevent pests and rodents.

Not sure what is meant by "in your neighbourhood". private land owners already have the right to do all of the above.

Definition of fertilizer use is needed

Special/Seasonal Events and hired help or volunteers at peak times

If there is no alternative to motorized equipment, then limited use could be acceptable; urban agriculture should be organic - compost should be used in place of fertilizers

Pesticides

I am assuming not huge composting. I do worry about rats and now use a composting service because of many rats in neighbourhood. In my experience rat proof composting is not

Fruit arbors for grapes etc. Only natural fertilizers please

Fruit vine arbors.

any structure must pay its own way. Full land costing at max pricing should be charged if on public land

There are 990 farms in the Region. There is NO need for publicly sponsored farms in Victoria.

Organic practices and products for healthier environments and healthier people

Education and community-building events around gardening and food issues. Natural venue for other community events - lectures, workshops, meetings.

Would not support the use of fertilizers/pesticides that would impact or may impact health. Wouldn't support structures/activities that contribute to increase in pests/ noise

pesticide- herbicide use

fertilizer would OK if organic, small mechanical equipment only and used in consideration of surrounding residential areas

All fertilizers or herbicides/fungicides should be regulated and organic

Fertilizer is appropriate depending on the type of fertilizer. That's a bit of a vague and loaded question.

Fruit and veg stands along the galloping goose trail

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Fertilizer use only if it is organic, not toxic.

community outdoor kitchen.

Just wanted to specify, for fertilizer, that organic fertilizers would be more appropriate for use than inorganic, same guidelines for pesticide use

Heavy pesticide or biocide use

I support organic fertilizers, but no chemi-swag

Fertilizer should only be organic. Do not support composting on any commercial scale due to rats.

Aquaponics, growing mushrooms, urban forestry, small animal raising (i.e. chickens or ducks).

Use of pesticides or in organic chemical fertilizers

veg and flower beds, lawns and shade trees all good, for family use on private lots

All of these structures and activities are 'appropriate' as long as they are efficiently and responsible managed and maintained

Get rid of the deer!!!

Motorized gardening tools should be limited to use during specific times only. Chemical fertilizer use should respect bedders zones for neighbours wishing to certify organic. Composted manure as fertilizer or other organic fertilizers are fine.

Question is too broad. Commercial operations could go almost anywhere as long as pays its way. Zoning and property tax issues must be such that residents do not subsidize. Roof top, as in vicNws article are great. No concerns about vehicle oil and dog messes in garden.

Compost bring rats. To many now.

Absolutely no chemicals.

Use of pesticides

I support all organic growing, and education. So funding for demonstration gardens in the schools would be good. There's not much space for greenhouses in Gonzales, however they are fantastic for all-year-round produce production. We have the perfect climate.

schools

Organic only, no pesticides or herbicides

This is a difficult question because I am not sure what is meant. On whose land is the 'farm' to exist? Am concerned about zoning and unintended impacts on others. Plus, am concerned about taxdollars being consumed for private gain.

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Hours placed around the use of motorized gardening equipment. Restrictions placed around the types of fertilizers used and the method of application. Any freestanding structures - e.g. greenhouses, tool sheds and farm stands need to be kept in reasonable and good repair.

i'd like to see no till farming....and absolutely no chemical fertilizers and herbicides allowed

Lets get creative anything can be used...

Synthetic pesticides, herbicides and fertilizers should not be allowed.

Herbicide, pesticides, synthetic fertilizers, and GMO seeds should be banned from all public agriculture.

Chemical weed killers/pesticides as we are so close to the open water and there are alot of plants and animals that are already under tremendous environmental pressure.

Just a comment: all products should be organic

" How to" demonstrations

Only organic fertilizers such as livestock manure etc. No chemicals that can transfer or affect others in the area.

Natural fertilizer use

Organic fertilizer, grey water systems

For small scale activities (ie I'm assuming no one will be making a living primarily with these activities), it would be nice if food could be grown organically - or at least with zero pesticides.

Motorized gardening equipment during working hours 9 am to 4 pm, weekdays when most residents are mostly at work and not disrupted.

Solar and wind power structures are appropriate.

Only organic, compost if people know how, motorized...too noisy,

Use of pesticides/herbicides.

free food stands (or cheap food stands), like the flower stand at the corner of Caledonia & Vancouver

my comment on this section is that any motorized gardening instruments (presuming lawn mowers, clippers etc are limited to reasonable noise bylaws so the neighbourhoods peace is not disturbed.

chicken coop

Question about production facility. Ok as long as is in indsurtial area

all commercial enterprises should not use pesticides, herbicides, chemical fertilizer GMO seeds. They also

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use as few mechanized devices as possible

Small-scale

Compost would have to be done well and not too smelly; motorized equipment only if very restricted, all fertilizer should be organic and then it's fine to use;

aquaculture! also anything that provides affordable locally grown food to the community.

Aquaponics, chickens (on properties with adequate land)

As long as structures/activities are well-organized and maintained, I believe they should be used in all neighbourhoods. I would strongly encourage partnerships with local gardening/farming organizations (Mason St, Victoria Composting Centre, LifeCycles etc.

my concern with fertilizer use in my neighbourhood is only that it might not be natural fertilizer. Natural fertilizer is all good.

NO pesticides AT ALL- sheds/greenhouses should be small, storage sheds (tools?) shared- not one for each gardener. For "Farm Stands" I am envisioning that someone has, say an apple or fig tree, or too many Zuchinnis....they could sell them at a little "stand".....not unlike a lemon aid stand-size.....not big Farm stands like on the Saanich Peninsula

Any sheds, greenhouses should be small and well kept...perhaps compost bins large enough to be useful but not "over kill". Some NATURAL fertilizer use, but ZERO pesticides..It all would likely depend on the size of the "urban commercial farm" is. Farm stands should be small- an over-sized "lemonaide stand"- NOT huge like on the Saanich Peninsula ( say Oldfield Road) where they are businesses.

Beekeeping, chickens - laying hens

Aquaponics, as they have at Mason St Farm

10. What are the top priorities to consider for increasing food production in the City of Victoria?

Var a b e	Not a pr or ty	Low pr or ty	Med um pr or ty	H gh pr or ty	
Every neighbourhood has a place for community food growing and harvesting	20 6.3%	17 5.3%	88 27.7%	193 60.7%	Total: 318
Easy to find places to buy locally grown food	17 5.4%	13 4.1%	61 19.2%	226 71.3%	Total: 317
Everyone has access to healthy, affordable food (better food security)	13 4.0%	6 1.9%	30 9.3%	272 84.7%	Total: 321
Utilize vacant lots for growing food	18 5.6%	10 3.1%	73 22.7%	220 68.5%	Total: 321
Educate and involve the community in food growing and harvesting	19 5.9%	8 2.5%	70 21.9%	223 69.7%	Total: 320
Food growing spaces on public land are open and accessible to all	21 6.6%	17 5.3%	88 27.7%	192 60.4%	Total: 318
Aesthetics/ tidiness	19 5.9%	63 19.7%	119 37.2%	119 37.2%	Total: 320
Other (please specify below)	21 32.3%	3 4.6%	8 12.3%	33 50.8%	Total: 65
Please describe your 'other' priority or priorities here.					
Response	Count				
	67 responses				
good guidance					
Recruiting volunteers to help maintain public gardens					
Everyone has the ability to garden: communal tool sheds, rentable garden equipment at library, help harvesting, etc.					
New developments could be encouraged to provide gardening space, such as hanging gardens, rooftop					

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gardens, window gardens, courtyard gardens, etc.

food production must not be subsidized by the taxpayer. If not economically feasible without grants, don't do it.

More education to get private residents thinking about growing food instead of just having a lawn. Also important to think about rainwater harvesting as drought years will be more common in the future.

We must ensure that the Tragedy of the Commons is not in play. Lobby groups should not be given special treatment or access to public lands.

Encourage the garden lobby to take care of themselves and to purchase their own farms rather than try to take away public lands from common uses

Organic practices and production

Inclusiveness (the most vulnerable, children, seniors), education, making it a community "meeting place" that is safe and beautiful

Need to have strict guidelines wrt aesthetics and tidiness and who can harvest. Given our "homeless/vagrant" issues Downtown and James Bay, we don't want people being able to wander into community gardens and just freeloading as they do elsewhere.

Growing food for restaurant use in the city, helping social enterprises grow to meet demand

Just emphasizing education: diversity of grown food products as well as urban growing techniques.

support urban agriculture non profit organizations

Education is key, community gardens are nice to see but their educational and inspirational effects are going to motivate more people to "grow food, not lawns, live like kings, not like pawns"

security of plots that aren't open for public harvesting (e.g. allotted plots that are paid/memberships)

Locally grown produce grown locally should not have to be forced to be competitively priced as the large chain stores. If we are trying to support families this is a very important factor.

Affordability of locally grown produce, Involvement of Indigenous communities in land use planning

Having a mixture of places for individually run businesses vs. open to the public food growing spaces is key. Diversify!

Many of the cherry trees that do not produce edible fruits should be replaced with trees that do produce food. There are many varieties of plum and cherry trees that have nice blossoms in the spring and also produce fruit in the summer/fall. Aesthetics alone should not trump utilization of food resources and food security.

People and children should have the opportunity to learn how to grow healthy and organic foods to feed

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themselves, their families and those in need

'easy places to buy food', means grocery stores. Which lots are 'vacant'? for how long?

protection from deer, water consumption used for unused food production, proper food rotation composting

Need to control deer, dogs and other animal pests!

I am curious if expanding locations for local food production will increase need to test soil for meters etc before planting.

Get rid of the deer.

Do not think city staff should do this. Rely/support the many nonprofits in the city doing this work.

Must ensure that gardening and commercial food production do not occur in parks. Parks are a trust for all. Public realm must be maintained,. As our population increases, more park land will be needed. Use "reclaim" areas for gardening and strips of land not in parks.

Don't make big change in environment for animals

That the produce be organically grown. Worm tea for fertilizer, no chemicals.

Organic food production should be a priority!

Ensuring pesticides are not being used

100% organic food grown in natural compost produced by the City of Victoria

All for using vacant lots for growing food.

beehives

Priority would be for the City not to expend any resources for individual gain, There is enough food production on the peninsula that other food production infrastructure is not needed - especially public dollars.

Knowledge of soil health at proposed sites

Everyone has the opportunity to receive education in food preparation and neighborhoods are supported to have a community kitchen.

we get a compost center up and running in our city asap...i'm surprised a public private partnership hasn't been formed yet between a large farmer like Vantreight or Galey's...also i'd like to see a cutting edge facility that captures the methane and uses it to power buses....I think private investors would be very interested in putting their money into something like this

Community Gardening Association Network with membership requirement for participants.

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Allotment gardens should be accessible to everyone, including those who may not be able to afford an annual fee. Disadvantaged populations should be seriously considered and included in any kind of food production initiatives the City undertakes.

For all city gardens be organized and supervised by people who have the knowledge and experience to do so and to teach those of us who don't have a clue.

Emphasis should be on growing for members of the community rather than for commercial activity

Gardeners must take responsibility for keeping their area clean and well maintained

Make food spaces; unobtrusive, small scale, and minimally disruptive to residents (no fertilizer odors, minimize noisy machinery like chippers, and free from transient loitering)

I am concerned with nut plants in public areas we many people have severe nut ergies. at least have all plants clearly labeled

Severley limiting or banning completely the sue of chemical pesticides/herbicides such as Roundup, etc.

it took me four and half years to get an allotment space to grow my own food...obviously with a waiting list that long It must mean people want to grow their own food.

urban food coordinator to oversee + facilitate the continuity and smooth running of community urban food production.

Self Sufficiency- within limits- is important in a community

DON'T ALLOW PRIVATE OR SHARED GARDENS IN OUR BOULEVARDS

A management plan that works

Education - helps kids learn that food doesn't "grow" in boxes in stores.

The phrasing in this question insinuates that the population is not capable of feeding themselves! I believe we do a good job without council's involvement!

Maintain full ban on land application of sewage sludge, so-called 'biosolids,' including derivative products. No exceptions or regulatory loopholes.

Fenced at night some electricity public toilets for the specific area access to water

I feel that there should be allowances for public access and private for those who are providing food for sale or for there own use in circumstances of low income, and families to ensure they have enough food.

Teach children and some adults so they relize how everyone working together and we can all grow our, organic, food.

make sure food is accessible to disabled, elderly, etc.

Priority is to be fair to all. Most of Victoria is densely populated. Food production should be in containers and moveable (except for privately owned gardens) It is important to keep our parks and other public areas available for other uses that serve all of us and not those who belong to garden groups. there are many uses and demands of public lands and will be more in the future Need to make sure that public lands are not privatised for an individuals gain.

We must begin to educate ourselves and our friends, neighbours and families about the source of our food and the importance of learning to grow, harvest and preserve it. Also, it is imperative that all regardless of their status and ownership of anything participate in these initiative.

I don't know what is meant by "food growing spaces on public land open and accessible...". If it means that some would be doing the gardening and anyone else can come and help themselves, no. Accessible to all - means to those in wheelchairs etc? - not realistic though some could be made that way. Any such food growing should have people sign up to share the work, or to have individual plots, and the produce would be theirs, except that some could be grown communally for certain elders etc who can't grow their own but would appreciate the veggies. Maybe a way could be found for them to participate...research seed varieties, buy a few seed packets, help to keep a work-share list or some such thing.

Food production is sometimes messy but can also be aesthetically pleasing and somewhat tidy. There are different ways to do this and the aesthetics of food production do matter.

There must be a specific community or group who needs this, and who is personally invested.

As much as possible incorporate restoration of native plants and indigenous food systems, e.g. camas meadows

Only NATURAL fertilizers (yes, it will likely have an odor!) and ZERO PESTICIDES!

pesticide and GMO free gardening

# 11. Do you have any other comments about urban food production in the City of Victoria?

Response

Count

130 responses

love that you're asking about this

Leave it out of city parks and boulevards

We love the herb garden at Fisherman's Wharf! My kids get so excited to go and learn about the plants, pick them and then come home and cook with them. We would LOVE to be able to pick from fruit trees in city parks around the city!

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I am fully in support of it! I wish the prices were a bit lower at some farmers markets as it can be hard to justify purchasing there vs at the supermarket where it is cheaper but less sustainable. I would love more public gardens in Victoria.

Excited to see this in the policy agenda! I hope we can all grow more food.

We also must focus on how to conserve water whilst increasing urban food production.

It would be great if there were more farmers markets. For example, James Bay park at Simcoe and Menzies could be used more than once per week for a farmers market. Encouraging Rooftop gardens would be great, especially on apartment buildings and office buildings. France has recently passed a by-law requiring new structures to provide for rooftop gardens. Also, there are lots of people with property who are unable to garden, and many other people who want to garden. We could set up a way for these people to connect. Property owners could get 1/3 of the gardeners' produce for allowing them to use part of their yard and water.

City of Victoria, keep up the good work!

No

I love what the CoV is doing to promote urban agriculture, the need for which will become more critical with climate change. Thank you for creating this survey and giving everyone a chance to voice their opinions. Even though I live in Metchosis, I am a huge proponent of UA and am would love to see more of it around the city! Well done on all your work on this. PS: there was no 'other' category for #12 - this survey was posted in a discussion forum for Gaia Education students and alums.

It's already great, but we need to amp it up to be ahead of the game.

Completely against the private use of public space.

do not allow private use of public park land; allotments are private. Share all, keep parks open to all

North Vancouver

Didn't know the meaning of some questions, e.g. Food growing spaces on public land are open and accessible to all, does it exclude allotment gardens?

I am in a 4-plex with a huge flat roof -the rest of my yard is very shady (lovely big trees) would love info re roof gardening-any local companies that set it up

Not at the moment. I like the direction this appears to be taking.

I don't think playgrounds should grow fruit or nuts just because some children have nut allergies to the nuts we can grow locally (walnuts, hazelnuts) and if fruit is not harvested right away it attracts lots of wasps

The subsidy of taxpayer funding should NOT occur. There has never been a shortage of food in Victoria. Fruit



trees, urban food producing landscaping, equally accessible to all should be the target - the optimal food production in the City that does not give favour to some over others and does not, in any way, privatise public lands

Water for irrigation of the gardens ought to have some special consideration as far as cost!

There is more food production than people realise. Example, Heron Rock Bistro grows herbs in the flower boxes by the tables.

This is an opportunity for this wonderful city to demonstrate having a truly higher standard of living. Thank you.

The City of Victoria and local food advocacy groups need to educate our citizenry about food scarcity and other Southern Vancouver Island food issues, then empower them to be a part of a large scale plan to turn our community spaces into food producing, community building and beautiful havens for people and wildlife.

Farmer's Markets are great - I'm a regular at Moss Street and it's now year round which is great! Have more Farmers' Markets in all communities - encourage groups like City Harvest to participate. The goal should be to have every child in a City school be able to tell you where an apple, or a carrot, or .... really comes from. i.e. not "the supermarket"!!

I support having a designated food eco district to grow food in the city for public and restaurants

We have the perfect climate for this!! We should do more! It should be MUCH more available.

I would like to see more locally grown food be accessible in all major neighborhoods. I only know of two markets that sell local produce and they're nowhere near me.

excellent that you care

Less talk, more growing....of course with parameters , which of course, take time to develop

Fruit and nut trees should be planted with respect of knowledge of heritage trees and trees adaptive to climate change. Indigenous plants should be incorporated whenever possible and more attention should be paid towards weeds. Many things we pull out as weeds are more nutritious than things we grow. More education needed around this. Perhaps more empty lots could be growing weeds.

Important to support the organizations that are already doing work around urban agriculture, such as LifeCycles Project, Food Eco District and Compost Education Center

I hope Victoria takes a true West Coast approach to this and makes a move for The People and one small move against Big Ag, the monoculture farming technique, low quality food

Yea! Absolutely needed.

I think that urban food production is very important in Victoria and the island as a whole. I believe we should be educating and promoting the growing of local food as times are changing. California (where much of our

fresh produce is grown) is in a severe drought and salinization state and produce prices are increasing. Also the environmental impact of transporting food from US or other countries in the world to Canada is detrimental. What happens if/when we don't have access to these international food suppliers? People have lost touch with how food is grown and processed and need to re-learn how to grow their own food and work together in their communities to become as self sustaining as possible.

need to get a map out showing where we can harvest the food!

Urban food production is important to low income families as well as senior citizens. pricing should reflect that commitment to them.

this is a priority in general and would be best if it involves education and youth

We need to catch up to modern mentalities and start adoption g permaculture practices into our garden planning. It will save money in the long run and add to our soil health.

Ensure the zoning/zoning process for certain types of food production are appropriate/attainable; ensure that issues like compost smell, tidiness, illegal plants, etc. are appropriately covered in rules/regulations and that there are consequences for poor behaviour/lack of action

Allotment gardens (private ownership) are inappropriate for public held land

Please consider balance of seasonal water requirements in final recommendations.

Consider a condition of new apartment housing to provide a "green space" for residents so they can garden.

Community trees in parks and along the streets are preferable to private allotments. Money and scarcity of plots should not be a barrier for people getting nutrition. Also, larger orchards on the outskirts of town could be maintained by volunteer labour and school groups.

There is a very active food security/urban agriculture movement in Vic West. It still needs support to grow, though.

If gardens are grown in parks, they should be accessible to public

I am concerned about the way that the urban food production policies that the City is pursuing may be compromised or contradicted by other city development goals. For instance, in my neighbourhood of North Park, it's my understanding that the Bosa development could compromise Mason St. City Farm's ability to grow food by shading them out part of the year. It's very frustrating to see the City make a big fuss about supporting community food and small scale urban agriculture, while simultaneously enthusiastically supporting a project that would undercut one of our City's BEST CURRENT example of small scale urban agriculture. It seems totally ridiculous. We not only need to encourage the creation of food projects we also need to \*protect\* and \*support\* what is already successfully demonstrating urban food production.

question 9 - organic fertilizer appropriate, inorganic fertilizer inappropriate; also I feel strongly that city parks should provide as much habitat as possible for the wild plants traditionally harvested by the Lekwungen and

WISAMEC Beonle

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Thank you!

Just do it.

I'm happy to see Victoria trying to grow more food locally and I would be happy to help out in any initiatives if possible.

I believe that Victoria is years behind in our agricultural development. We live on a beautiful coast with a fantastic growing climate. We are wasting land and resources. I feel that all tall buildings should have wind generators on the roof tops as well as solar panels. Every apartment building should have gardens for people to grow food and or flowers. Working with the earth is very important to our physical and mental state. With the growing cost of living and the stagnant wages, peoples stress levels are in the rise, so anything we can do to help out mental and physical health is important.

It should be up to individual property owners whether they want to grow food or not, it isn't something the taxpayer should have to finance, and it isn't something to sacrifice our scarce parks land for.

education programs are important so residence know the best way to grow food without wasting water and other resources

We should support it in any way we can, and teach others and encourage local production.

I think it is very idealistic but hope those who are willing to do the gardening work succeed and do not see their efforts ruined.

I'd love to see less ornamental and more fruit & veggies!

Where can I sign up to help get the project(s) going?

I live on Herald Street and there are few quality grocery stores, inadequate parks, and definitely no gardens around. Gardens and communal green spaces are VERY important to me.

this is vitally important. People are becoming so distanced from the realities of food production and it needs to become part of everyday life again.

No

Check out what the city of Winnipeg is doing with all this.

It should be available to all! Especially folks free harvesting fort those who cant afford to buy local produce

Probably not a good idea to have fruit and nut trees in playground in case of food allergies among children. Also need to watch that community gardens don't become hangouts for, as one of my neighbours Brewers to them, "unoccupied men" who drink and smoke in the gardens making them uninviating and even unsafe for local residents and children. This was a problem with the (now razed) community garden on Michigan Street in James Bay.

Yes!! This morning, I just lost my bean garden to the deer! They belong in the forest, not in the middle a city.

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Ms Helps told me she would look after it in her campaign!!

Need to have plan for neglected backyards/community garden space. Do not want my tax dollars paying for city staff to revitalize. Plots should be connected to people.

Some of the questions assume low intelligence or understanding about food production. Not so. residents generally understand the issues and do not need to be educated

Maintenance need to be thought through. Time, energy commitment huge.

I support urban food production but would not like to see an increase in pesticide and fungicide use in urban areas. I feel it is important to support organic food production with workshops, educational classes and information sharing.

Would like to see more of it, especially on vacant lands and on school property.

We have all the expertise, public support and perfect climate -- it's a fantastic initiative. Also nutritious foodstuffs in the supermarkets are now too expensive for the average single person, pensioner or family budget.

I support this in every way!

With increasing climate change and the ever increasing price of imported fresh food, it just makes good sense to make full use of our climate to grow food year round in easily accessible places.

I think education is key. I'm interested in growing food both indoors and outdoors in my residence (I'm in a condo with a balcony) as well as participating in some group work and harvesting but I have very limited experience.

Urban food production should be available to those who struggle to put food on the table and those who are homeless. I would dearly love to start a community garden in my town. Unfortunately everyone I have spoken to loves the idea but are not willing to get on board. I know of three places that are willing to do something like a community garden but it's on school property. Not everyone that I've talked to is willing to get a working with children card. This is because I live in a low income area. It's a shame because I'm really passionate about getting a community garden set up.

The survey is somewhat worrisome. It is one sided when looking at parks and other public lands. The survey seems to be slanted towards giving individuals a form of property right to public lands. Parks should be for the public, the common good, not for self-selecting gardeners or farmers who want special rights to use our public spaces/land.

Don't forget that vertical gardening is a possibility where soil is poor or where land is limited.

I think Victoria is ahead of other communities in BC - which is great and it should continue being a vanguard.

We dug up our front yard and put in a garden..veggies and fruit trees...I'd like to see this everywhere in our city

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Let's keep moving toward greater participation in the global movement ( backward? ) to better food and greater food self-sufficiency!

It is good that this issue is seen as an important one to discuss and to hopefully implement

Disappointingly, there is no mention of First Nations in this survey and how they will be consulted, included and considered in this initiative. Creating areas for traditional harvesting and growing of medicines, berries and other foods should be a top priority alongside, if not above, commercial urban farming.

I think it's great

I think urban food production would be best in low traffic non industrial areas to avoid pollution of the harvest. I also think that specific people/companies should be responsible for watering and maintaining the urban food areas so they don't become unsightly, die, or are abandoned. If these products are sold they should be more affordable than fruit/veges/jams and nuts sold in the stores.

grow food not lawns

Make it as affordable or free if possible so that no one in our city goes hungry. Taking care of our own citizens and neighbours.

A collecting and distribution site for extras to the homeless

I said playgrounds would be an inappropriate spot for fruit/nut trees due to possible allergies or choking hazards with little kids. Big fruit would be fine but I would be concerned about cherries, due to the pit, and nuts are probably not a good idea just cause kids might pick them up and put them in their mouth and they might be allergic.

I am grateful that the City is promoting this discussion, and the growth of urban food production.

keep it small scale; don't allow it to become a impediment to other uses of parks (like sports, recreations, playgrounds, etc)

I fully support the idea of urban food production as long as the cost to the consumer is in line with a regular store and not over the top due to trendiness and the farmer having a \$1 000 000 3 bedroom home while I as a consumer have to struggle to make ends meet

The park at linden and chapman would be perfect for community garden. I have never seen the grassy area used. Great location in a great neighborhood

I am pleased that the city is pursuing this initiative.

Good to know there is some interest in these activities.

Perhaps it should be started in one neighborhood to see what might work and not work...

There are so many positive results from urban food production it should be highly publicised and promoted.

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There are so many positive results from urban food production it should be highly publicised and promoted.

very excited for what the future will bring with this! My main concern would be some taking advantage of the community gardens and harvesting too much rather than allowing others to have the opportunity as well.

It isn't necessary. There is no shortage of healthy inexpensive vegetables at our local stores and markets.

Consider appropriate pricing of water. I think water for food gardening should be considered different from water for washing cars or watering lawns.

Yes I do

urban agriculture is a shift that will likely bring some "growing pains", but these are well worth it: access to food is human right, in my view, Food security is a real concern that needs to be addressed by all levels of government.

I tried to get the city to let us plant fruit trees on boulevards in the "70's" to no avail. Thank you for trying.

We need a sustainable local food supply supplemented by solar powered greenhouses in the winter months

This idea makes me love Victoria even more. The ones behind this are radical, forward thinking, kind souls and I am very grateful that this happening.

Please please do as much as possible.

I think its a great idea to build upon.

Love the questions you're asking.

It seems you are focused on chaos! We do not need city hall involved in our 'gardens'! Funding 'volunteers' with taxpayer dollars to further the interests of a few is not ethical!

This is a priority for regional resilience. Vancouver Island used to grow 40% of our own food. Let's do that and more.

Perhaps fruit and nut trees should be considered separate categories, given the risk of contact for people with nut allergies. I would hate to see the city exposed to liability.

We have to help feed the poor.....the lonely are not so alone anymore, they like to help

We need to ensure we're also planting to entice pollinators.

I think it is a way to empower those with less. If someone can make the effort to garden they will be able to feed themselves and others, feel proud and also take some of the pressure off food banks.

Stop wasting spaces that could feed one or two families.

I love and support the Mason St Farm and am concerned about the proposed development on the St Andrews property, since they have expressed that it will shadow their farm and have an impact on their food

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growth

chickens!

I know rooftop gardening can work in some situations. There's some in that green development in Vic. West. Perhaps more opportunities can be identified.

The costs have not been asked about in this survey. And the alternate use cost which might be forgone. I would like to see the city costs for the allotment gardens, meaning land cost and water supply and staff administrative time. I think it must be very high.

Great that city is actively pursuing this.

I'm aware of a community garden in Vancouver that has a combination of individual and shared plots. Every member is responsible for some part of the shared area and all can pick from it. In addition there are group work days to deal with common areas. It seems to work well. Part of the delight of individually owned plots is the freedom to do different things, do them in your own way, experiment, delight in all the variety of ways people garden. I think this would be lost in a more communal arrangement, though I like sharing. Maybe there needs to be room for both. Larger items, like fruit trees or berry patches, are hard to have in individual plots. I am glad the City is taking this initiative. So many people want to garden and can't, and it will be more and more necessary. I think anything that would help change the culture of front yards being lawns and flowers to front yards having veggie gardens (as well as backyards if sunny enough) would be good. though I'd love to see a lot more lawns dug up for gardens!

Move forward with this.

This is extremely important for sustainability and creating a resilient community. Not only because of the food production itself, but because of the culture change that future generations will take away from observing this as they grow up here.

property owners who have fruit trees or other edibles on their property that they are not using should have to register with Life Cycles to have their produce picked and made of use by the community instead of being wasted.

well done for considering these points

I would like to commend the city of Victoria on the progress they/we have made with regard to urban gardening/farming. Keep up this important work and thank you for issuing this survey.

Needs to be accessible (8yrs & 80 yrs old concept), rather than resulting out of a specific policy, there must be a specific group or community showing there is a need for this. Buy-in and sustainable food production will only be achieved if ppl are personally invested in a project.

The more the better. We need to start somewhere but there is SO much that can be done in Victoria.

Thank you for making this a priority! I think it's fantastic. Let's get kids involved as well. Keep up the good

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#### WORK!

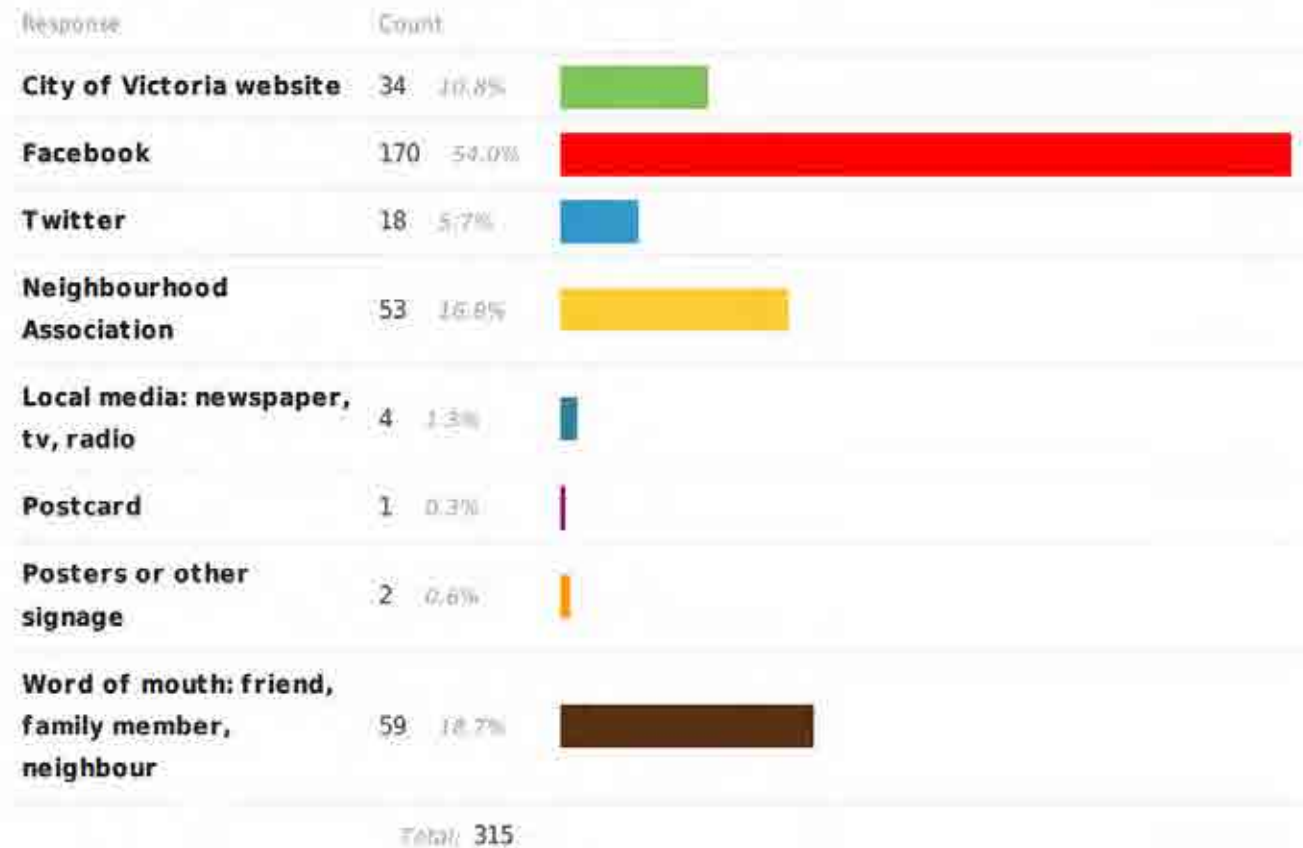
We need it. Fresh food is vital for health. Food Security is of paramount importance. It also is aesthetically pleasing, calming and charming to see growing things!

Deer. They will eat it. All

I think everywhere should have edible landscapes and encouragement to grow food that the people are in control of

I'm from Ontario and it's really happening there where I lived (Perth, ON) and here we have such a more favourable climate, we should be growing LOTS of food. I'm living in an apartment now and I've been here for 2 years on the waiting list for the James Bay Community Garden.

#### 12. How did you hear about this survey?



If you would like to be added to our email list to hear about upcoming news related to 'Growing in the City', please include your email address here. Your email will not be shared publicly and will only be used to contact you about updates for this project.















Response Count

131 responses

## Personal information

## September 3 Growing in the City Long

### 1. Which neighbourhood do you live in?

Response	Count	
<b>Victoria West</b>	36 8.7%	
<b>Burnside</b>	20 4.8%	
<b>Hillside/Quadra</b>	33 8.0%	
<b>Oaklands</b>	31 7.5%	
<b>Fernwood</b>	45 10.9%	
<b>North and South Jubilee</b>	16 3.9%	
<b>North Park</b>	8 1.9%	
<b>Rockland</b>	8 1.9%	
<b>Gonzales</b>	10 2.4%	
<b>Fairfield</b>	60 14.5%	
<b>James Bay</b>	50 12.1%	
<b>Harris Green</b>	4 1.0%	
<b>Downtown</b>	18 4.3%	
<a href="#"><u>Outside City of Victoria. Where?</u></a>	75 18.1%	
Total: 414		

Camosun neighbourhood, Saanich
Oak Bay
North Saanich
Saanich
Saanich

Saanich
Saanich
Saanich
Oak Bay
View Royal
South saanich
Saanich
Toronto
Saanich
gordon head
saanich
North Saanich
Esquimalt
Saanich
Sooke
Metchosin, previously Highlands, before that North Park
Saanich - right on the border of Victoria
Saanich
Sidney
Esquimalt
Gorge at Admirals
Esquimalt
saanich
Colwood
Saanich
Esquimalt (on Vic West border)
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esquimalt
varied
Courtenay
Saanich near uvic
central saanich
Toronto, but moving to Victoria next year
Oak Bay
Langford
Cadboro Bay in Saanich till I just moved to Sooke this month
Gordon Head
Mt Evelyn Victoria
Gordon Head
Cadboro Bay
Saanich
Saanich
Saanich
Gordon Head
North Saanich
Saanich
Saanich
Saanich
saanich - a couple blocks from oaklands
View Royal
Langford
Cloverdale, Saanich
Saanich

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Cadboro Bay

metchsotin

Gorge/Tillicum

Gorge Tillicum, Saanich

East Saanich

Esquimalt

Esquimalt - is this really considered outside Victoria 3km west?

Sidney

Esquimalt

Brentwood bay

Saanich

central Saanich

brentwood bay

Maplewood in Saanich

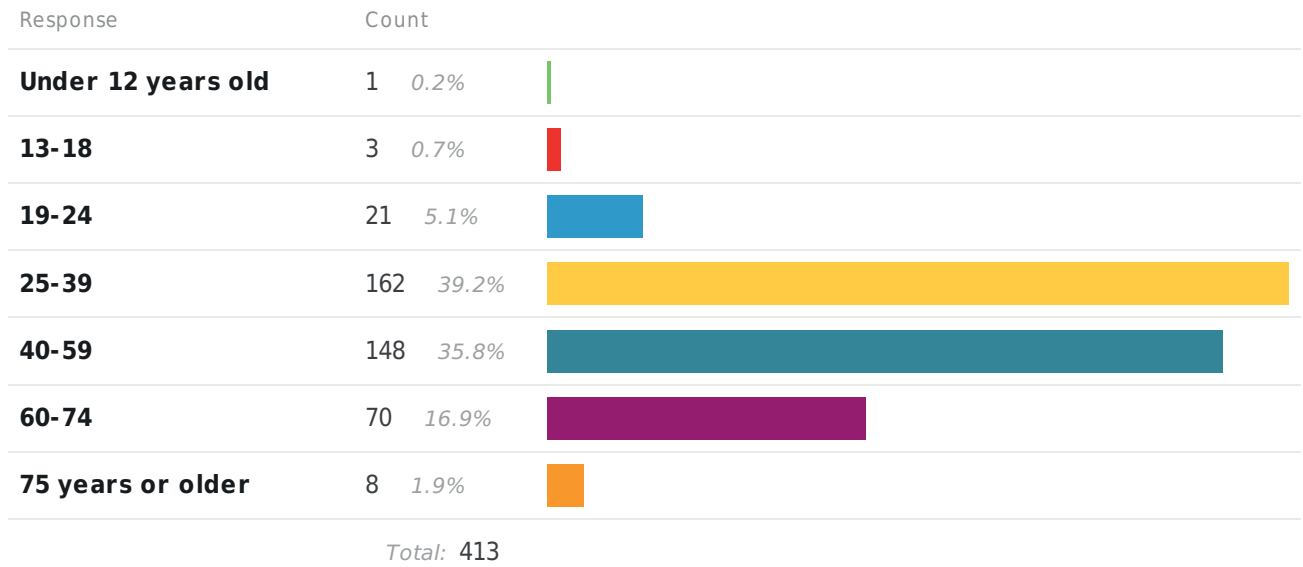
Oak Bay

westshore

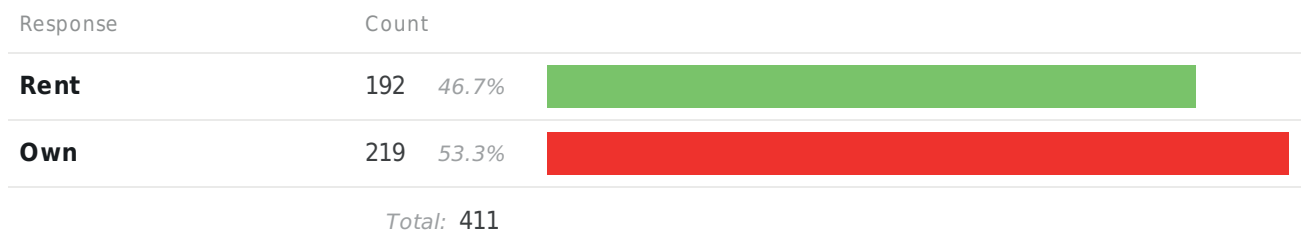
Royal Oak

Gordon Head

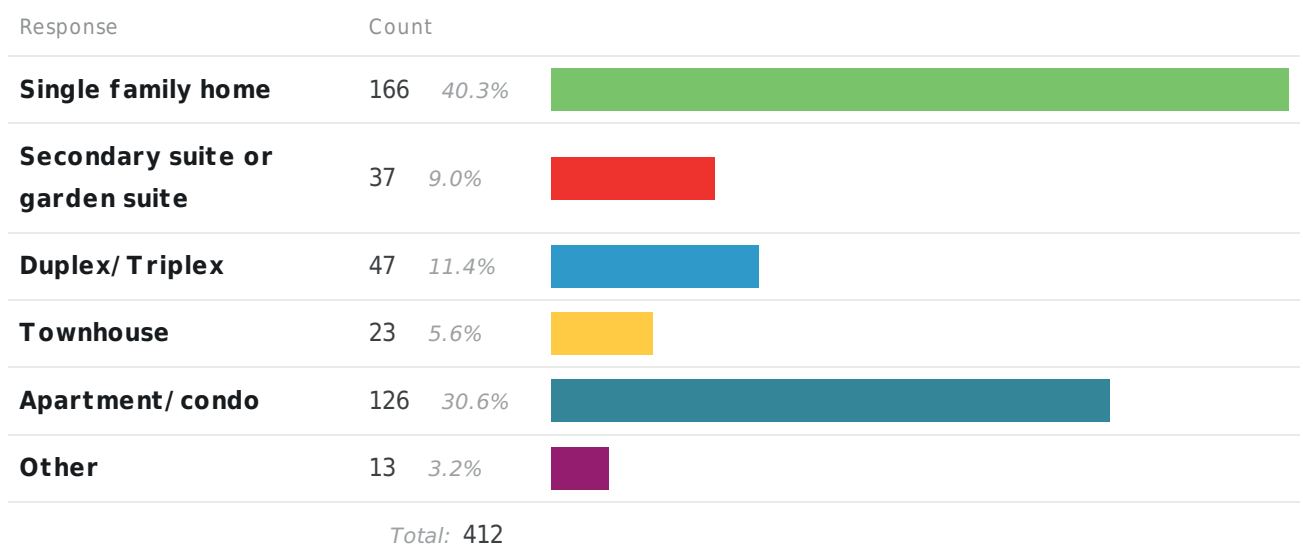
2. What is your age?



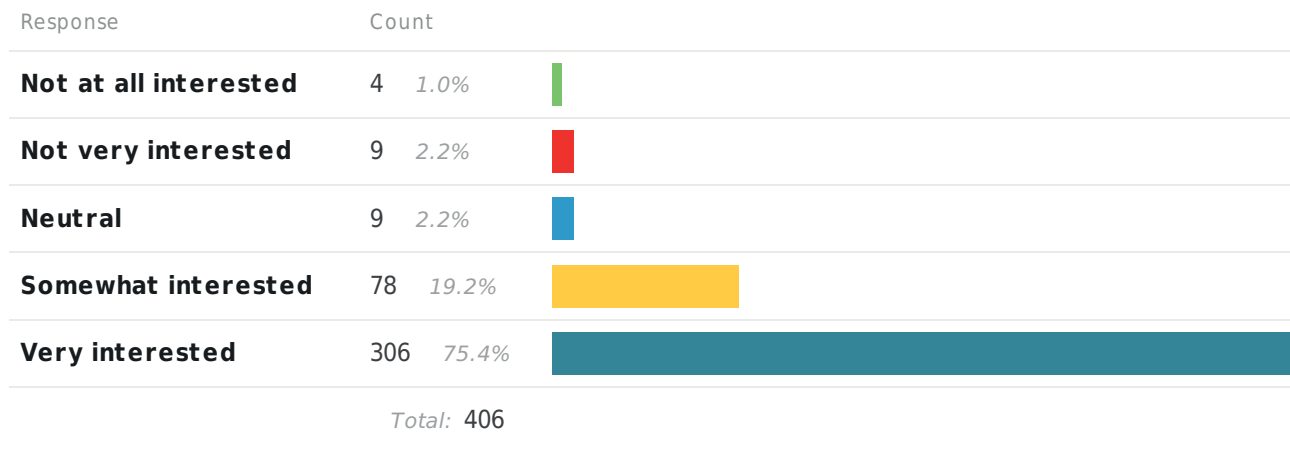
### 3. Do you rent or own your current residence?



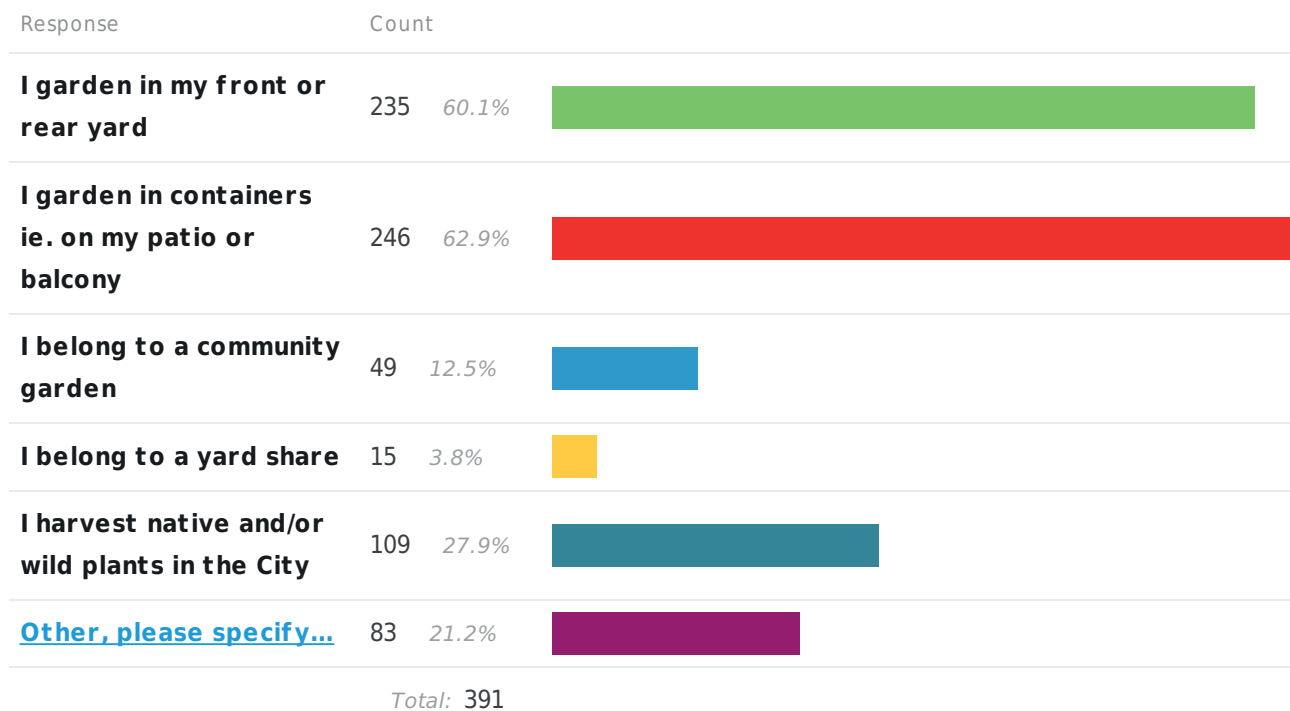
### 4. What type of dwelling most closely describes your current residence?



## 5. How would you describe your interest in growing food?



## 6. What kinds of food growing activities do you currently do? (select all that apply)



Balcony used for flowering plants, not food production

Not really a garden but I have herbs on my balcony.

none

City Harvest Co-operative - Multi site urban farming social enterprise

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I am on the waitlist for a community garden plot. I occasionally volunteer on a farm or harvest food outside of the city.
I garden in the front and back yards
Hunting, Fishing, Fermentation.
none
Recreational property in Sooke
I am currently enrolled in Gaia's/RRU's Organic Land Care program
have boulevard garden
I helped to creat and maintain a boulevard garden
I boulevard garden, with permission from adjacent homeowner
Do u-pick on the Peninsula
I grow food in my Boulevard
I support local growers, like Mason Street City Farm
6 Rubber Maid Containers, two large planters boxes and other containers
Have herbs and strawberries along with flowers on my patio.
I use my aunt's yard as an allotment - almost a landshare.
I volunteer with Fruit Tree Project via Lifecycles
I have a boulevard garden
none of the above
Boulevard
i grow food for a living
i would like to harvest native/wild plants in the City
I coordinate a community garden and work as a gardener at another garden site.
I share composter/compost with other growers
garden at my girlfriend's place in James Bay
I was going to have a large pot garden on my balcony, but I get so much soot from the traffic and roof, I

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decided against it.

I throw seeds around, hoping they'll grow. Also, I worked at Woodwynn Farms for a while and planted fruit seeds around the farm.

i have founded/built community gardens

backyard greenhouse 10 x 20...seed farmer

I help friends with their gardens.

I study at Mason Street Farm

I have no balcony but instead go u-picking and support farmer's markets

I also use my mums garden. She's Burnside

No outdoor space or patio at my home and have been on waiting lists for community gardens for over a year....so no food growing activities.

I keep chickens for eggs.

I'd like to learn more about container gardening

I am the owner/operator of

Personal information

I have a small plot that at my building.

I have a small farm (4 acres)

Help friend with house garden

We keep ducks for eggs

I gather bullwhip kelp to make pickles

Harvest blackberries, plums, cherries, nettles, acorns from public land

Beekeeping

coordinating school garden

beekeeper

I farm

I own and operate a company who's original focus was to grow food for clients on their land. Since we started

Personal information

while we do many other landscape duties in our scope of work we have always held urban agriculture as our

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number one priority.
Developing a community garden area in a housing co-op
None
Run an edible landscaping business, micro-nursery and hobby orchard.
I volunteer at government house vegetable garden.
chickens in my backyard too
I volunteer with lifecycles fruit tree project.
I have a greenhouse.
Volunteer at other gardens
I own and operate a food distribution business.
I food garden in my front, rear and boulevard garden!
I volunteer in 2 community gardens and 1 native plant garden
I grow food for my family on the city boulevard in front of my house.
I grow food on the boulevard in front of our house
Live in a housing cooperative with a committee looking to get our own community garden on our property off going.
apiculture
I help friends start growing food on their property
I garden 12 months of the year
Urban beekeeper so I sow seeds that grow plants good for bees as many places as I can
I garden on the city boulevard and in front of my house
I have a boulevard garden too, with veggies and wildflowers
none
I garden at a family members house
I also grow at a relative's place in Saanich
rent out <b>Personal information</b> for grain production

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I coordinate community-based food security projects/events; encourage neighbours to grow their own; share and trade my food with neighbours and a local business; harvest food from public lands (fruit trees) and from private lands with permission; trade my food for commercial food; grow food on boulevards.

I sometimes share space with neighbours

I grow some food and some bee-attracting flowers on my city-owned boulevard. I have terraced it (it is a steep slope) to help it hold water better.




I coordinate and am a steward for **Personal information**

I help my sister in her Highlands Garden



Save squash seeds for Seeds of Diversity Canada

I have a rooftop garden

#### 7. Do you currently garden on the boulevard beside your property?

Response	Count	
<b>Yes</b>	43 10.8%	
<b>Not now, but I'm planning on planting a boulevard garden</b>	38 9.6%	
<b>No</b>	316 79.6%	
Total: 397		

#### 8. Do you support having boulevard gardens in your neighbourhood?

Response	Count	
<b>Yes</b>	370 92.3%	
<b>No</b>	31 7.7%	
Total: 401		

If yes, why?



Response	Count
344 responses	
They add character	
Local food is important, neighbors will get to know each other & will look after & water it.	
Because City does not take care of grass, but must be nicely taken care of garedn areas year rouynd. And must not impede pedestrians or vehicles.	
I think good use could be made of some of the areas but with several conditions. I do have concerns about plots that may be abandoned and about people not following the new policies (e.g., growing plants that infringe on sidewalks or make it harder for car drivers to see pedestrians.	
Great way for people to increase their household growing capacity.	
Beauty, habitat for critters, possible food-source.	
beeter than other alternatives	
I think that boulevard gardens are beautiful and contribute in a significant and important way to our local food economy	
It would be wasted space otherwise	
I think there can be a better use of a boulevard garden rather than just a lawn.	
Seems like a fine use of space if someone wanted to grow something there	
Lawn is an ecological disaster that we simply cannot afford. Wasteful of resources and contributes nothing positive to the environment.	
The cost of living is too high in this city, we need cheap healthy food.	
With safeguards in place they will add to a neighbourhood.	
Agricultural and food-growing lands are vital for a healthy local 'foodshed' and are required for a resilient and sustainable community. The evidence is clear: we NEED local production... Apart from the sustinability aspects, it is a fantastic way to improve the astehtics of our community for FREE, create more habitat for native pollinators, and potentially reinvigorate native plant populations that have been negatively impacted by urbanization: such as the deltoid balsam root - a beautiful red-listed wildflower that is nearly functionally extinct on Vancouver Island but once was so abundant that farmers used it as chicken feed across the Saanich Peninsula.	
More healthy eco-systems and people. Would also support introduction of more native species	

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more healthy eco systems and people. would also support introduction of more native species.

Increases availability of fresh produce for low-income people, increases gardening skills, enhances unique identity of region

They add interest, contribute to food security, and engage neighbors in a shared activity, or at least conversation.

It starts people thinking about their food again, and when it's in their face maybe some interest will even be shown. I think that there may need to be height restrictions. ie. Should we really grow corn there?

good way to better use the space, to introduce more plant diversity that plain monoculture lawns

We should use our neighbourhood space wisely; this is a great way to do it!

If done nicely, could beautify the area

unique opportunity for growing space

They are a great use of space and cities need more urban gardening for food security issues as well as beautiful and good for the wildlife

We are fortunate enough to live in a climate that sustains year-round food production. Any opportunity to produce food should be utilized, including boulevards. However, with the proviso that the boulevard gardening be maintained in a tidy manner. How to "police" that? I have no idea!

This is a form of recreation as well as a positive contribution to food security.

Improves access without infringing on park space.

It's a good use of land and its public presence encourages community

I think turning a boulevard into a garden is an efficient use of space

food security, ecological sustainability and community building

First, I prefer to see either flowers or food rather than grass which is a waste of space. I believe it gets people out and talking to their neighbours and contributes to community feeling.

I like the idea of the sense of community. Seeing your neighbours outdoors, and allowing people to feel more invested in their surroundings.

Food security

the Boulevards are in poor condition and this allows people to maintain them and benefit from that maintenance. It is also a fantastic way to meet your neighbours.

Looks better and more interesting, plus one tends to take better care of a garden

Unused space

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increases space

It adds beauty and also provides local food for local people.

The more food the better

Grass is useless. Food is useful.

I support growing food & pollinator friendly plants over grass. It provides people an opportunity to grow their own food as well as add colour, character and plant diversity to their dwelling. It also provides renters with creative ways to garden. In some cases it can be unsightly, but it doesn't take much to return it to its grass state. Tried and failed boulevard gardens are more beautiful and colourful than manicured grass.

Boulevards are wasted space, could be used for useful food production!

Growing a crop of something as easy as potatoes on boulevards would produce considerable food and cut back on maintenance of grass

Why not use the space for something useful

Why not? The space is there and if people want to use it to grow food rather than grass, go for it. My only concern is that I personally don't want the added responsibility of having a boulevard garden. My garden is large. I grow vegetables - any flowers that are already there and that can survive stay, but I'm not spending money on something I can't eat. So, boulevard gardening is great as long as it's optional.

Beacuse it may cut down on the lobbying. Isn't that a terrible reason?

More local food self-sufficiency. Fewer food miles. Sets example for the neighbourhood on what is possible in local food production. Gets rid of useless grass.

It looks nicer, it's productive/useful, it's better looking in times of drought, better for pollinators, and for some people it's the only land they have access to.

Having blvd gardens would expand the growing space for human foods. If native species are chosen for these gardens it could also provide food and habitat for insects, birds, etc.

It enhance the biodiversity and improve the aesthetic of the area.

Because grass is useless really, turning boulevards into food producing land is just smart.

It is usable space. Gardens grow food, provide pollinator habitat, and look nicer than grass (especially dead and dry in the summer).

increases gardening space and makes water use to water this section more productive.

builds community

I think growing food in our city is one of the most important things we can do to improve food security and to take care of our space!

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They add beauty and productive green space to the community, they contribute to whole streets, they keep people connected to their communities outside of their own homes & yards

I love having Boulevard gardens because it adds to the beauty of the street, gives something people to look at and gives neighbours a reason to talk to each other

Boulevard gardens are a great way to increase biodiversity within the city, beautiful a neighbourhood, and feed local residents with healthy food.

they promote food security, beautif neighbourhoods, and make people happy

Makes use of land to grow food, builds community, and adds to the beauty of the area

More interesting green space within the city

get people outside, where they can reconnect with their community over food!

It is a good use of underused space.

They are beautiful, celebrate our relationship to the environment, and bring joy to those who love the artistry of the garden.

Because it makes the boulevards more interesting and adds to the quirkiness of our city

it is making better use of a growing area--i am not a fan of grass because of the upkeep

increases wildlife, beautifies, increased food production

It's wasted land as grass. Victoria is so dry in the summer it just turns in to crispy yellow grass. Also for many they don't have any (or have little) land to grow food. This would help increase access to land.

They add a beautiful aesthetic and provide opportunity for those who do not have land to grow their own food.

Uniqueness of each garden, creativity, public access to freshly grown food, nature awareness for children, good use of greenspace, promotes idea of urban farming and regional food security

We should be growing more food, and watering less grass

Public opinion is strongly tied to visibility—we tend to flock together. So, a giant and productive garden in the backyard that no one can see and no one knows about is not going to create social proof that Victorians support gardening. Boulevard and front yard gardens do provide social proof.

it's way more useful than just grass

They already exist and for the most part are well kept. They expand the availability of food growing area.

Grass is an unproductive use of land and most boulevards are grassed. As food security is becoming an

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issue I think that boulevards should be accessible to people who want to grow food.

Because it's an under-utilized perfectly good growing space

Food is so expensive, this will help the whole community.

They are not only beautiful, they provide provide food, they are not just water sinks like grass, they produce food for us!

why not :)

Great use of space

I personally can't have a boulevard garden on Hillside Ave as there are none on my block, but I would support my neighbors of the quieter streets to have them.

Great community and neighbourhood building spaces

food is good, grass is grass

they are beautiful and they lead to neighbourliness!

Because using the space for frivolous unused lawns is a waste.

Let's make use of our gardening space. We don't need grass.

Flowers can be planted or any plant. The plants create a physical barrier and an air barrier between pedestrians and vehicles.

Gardens increase biodiversity and food security, and are more interesting and require less water for yield of useful products than grass.

fruit trees make the most sense to promote, and salal and local plants - more food production and more healthy environment for insects and birds

They're a healthier green space. They provide food. They teach future generations about the importance of farming. And they make me feel like I live in a hip city.

beauty. function. diversity.

bioremediation for bug diversity

They beautify the space, are beneficial to bees/birds.

The more diversity, the better! And, it creates community.

Wonderful idea that enhances the beauty an eco systems around us

For food security, less cost to city(maintaining it ), self sufficiency for gardener, much nicer looking then plain grass

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## grass

because food security and Eco diversity are more important than grass

Everyone should be in support of gardening, you're creating life!

Beauty, building community and feeding people healthy food.

Might provide more sustenance for bees. And deer.

Aesthetics, food production, pride in neighbourhood,

good in a land use way, but heavy traffic areas would contaminate the food

the more space used for growing food the better. boulevards are an under-utilized space in the city.

Boulavard gardens add food security, increase a sense of neighbourhood and add beauty to our surroundings as well as providing space for pollinators.

Growing food locally is better for us, for the environment, and for food security. It makes a statement and shows others that you can grow food anywhere.

It's a good use of space

Because my balcony doesn't have shade for good spinach, and it would be nice to have more space to garden!

I live in a neighbourhood where there are a number of beoulevard gardens. Even though I'm not in a position to do one myself right now, I love walking past them every morning on the way to work and seeing what's growing. It's a very pleasurable sight! Grow more food if you can, when you can, where you can!

They add life and vitality to my community.

Because grass is boring and serves no use

increased access to food for all; looks better than lawn; shares growing techniques to others; don't have access to enough backyard space

Boulevard gardening for food production. I don't like the look of the native gardens - lots of weeds and messy looking.

we need more gardens and less lawns, be more self-sufficient

They are beautiful and functional. I'd rather have city water used to feed food crops than grass

I hate grass, it's useless in a lot of areas and a lot of work.

Helps to foster a sense of community, adds some variety and colour rather than just grass, possibility to have shared plots of herbs that again can help foster a sense of community

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Increase access to healthy food

security

people take ownership, flowers attract bees

encourages food production and food sharing. educational for children and others

Eco friendly...better than grass

It's not something that needs to be disallowed, no reason the option shouldn't be there goes

To grow food and beautify, and to make downtown more livable, community-minded and attractive

Food security is a major problem for the island we need to grow as much of our own food as possible

Looks diverse and interesting, local food doesn't get much more local! Food security, fun, not flat boring grass...

Boulevard gardens are an opportunity for more growing space for people who want to garden; every boulevard garden I have seen is better than grass; in our case, the boulevard gets more sun than most of our yard.

There's often more sun there than in yards that have houses on 3 or 4 sides.

Everyone should have access to fruits and vegetables

They are a fun and frugal use of arable land.

It enhances the neighbourhood

Simply for enjoyment

I think all available space could be used for food growing. I cannot grow on my boulevard because the dog uses that space

I enjoy the diversity. Boulevard gardens also make a community seem more cared about by the residents.

I'd be happy to share the excess 'fruits' and 'veggies' of my labour!

Great use of space

I like the interesting aesthetic and support making more productive use of City land for food production provides more green space for growing.

I support them because they are perfect spaces to create bountiful and beautiful gardens.

Growing food is so wonderful and fulfilling, really creates sense of community



Local produce will save on grocery costs and reduce the footprint of pollution from trucking out of province items to the island

improves the look of a neighbourhood, promotes neighbours and others connecting, gardeners are always talking with each other over their gardens, asking questions, sharing knowledge

We should encourage and educate people about the benefits of growing food locally, and boulevards are an underutilized space.

The land is easily accessed, usually now grows grass or weeds, and could easily be used for food with some tender loving care.

Its a productive way to use green space and it provides a great way to educate people on gardening..ANY WHERE!

why not? lets grow wherever and however we can. houses & pavement = no food. dirt = food

More opportunity to grow flowers/food and beautification.

It provides an opportunity for people without a yard to grow their own food.

boulevard gardens are an effective use of space, they add to a sense of community in neighborhoods and anything that encourage folks to be outside and connect to the food they are eating is a good idea.

I live in a farming area but I strongly believe in growing food on the island. Any spare land that can be used for edible landscaping is a great idea.

So many reasons! In short, creating sustainable community led projects like this helps us depend less on imported foods, which often have traveled thousands of km, omitting harmful greenhouse gasses.

More growing area to produce more food, esp. for people who live in apts.

Boulevards offer a huge amount of cumulative space for gardening. They're ideal for fruit trees as trees are desired on most streets already. They are highly accessible for passersby to harvest. They contribute to beautification and placemaking in a neighbourhood, connecting neighbours with each other and with their own environment. It is a highly visible demonstration and symbol of support for local food, which helps to get more people interested. Even boulevards, traffic circles etc. that are contaminated or in busy roads are excellent places for growing plants for important pollinator habitat, or even growing plants for fibre.

They show allow residents to show respect for their neighbourhood.

For food, public education, water/gas conservation, beauty, originality (personal expression), security.

Beer use of land. Productive, more natural, better for the environment & it gives people a place to grow food & get outdoors & be more healthy

because it is a productive use of the land, however because of the various widths of boulevards throughout the city I believe the suggested guidelines are too prescriptive and restrictive with respect to setback

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amount etc.

**Personal information**

brings such joy to passers by. I also miss the garden I tended before downsizing.

Positive use of space!

Encourages people to learn how to grow their own food...feeds people who need it...looks great

More plants = smells good, better air, slows down dogs and toddlers from running into road, even if I don't eat the food growing there.

They are amazing! The food is technically everyone's, nothing better than grabbing a handful of plums, cherries or raspberries on the walk home.

Grass is not a valuable thing to grow, it consumes resources and provides nothing (i.e. parasitic). Conversely, growing food takes roughly the same energy but has a valuable return.

Because why not!?

Food production, beautifies streets, brings neighbours together

Make use of space; create sense of community.

Food security, community, health

some people do not have backyard and they would be interested in growing food

Creates diversity, allows beautification of the streets, allows some food production.

Community enrichment and bonding. Hopefully a way to come together and give back to the community in some way (providing the food is harvested by the hungry and not destroyed)

It's better than grass.

I believe that grass on boulevards is useless, and the space, and subsequent water for grass, would be better used to grow native and food-bearing plants.

Why not? People invested in their area will take care of it

There is limited space to garden, it is a great way to encourage more food being grown in the city

brilliant way for neighbourhoods to build community by creating edible landscapes

It is important to have boulevard gardens to bring communities together. It is important to grow food to help out those in need. It's also the best way to meet your neighbours and to share knowledge. Once established it's a good way to teach future generations the meaning of community and share with those who have different backgrounds.

They are often unused space which could support both animals and food consumption within victoria.

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Better use of land, visibility of food growth, beautifying neighbourhood

It looks lovely, it helps neighbours meet each other, kids like it.

A much more productive use of space while still adding beauty to the city

Because the use of Boulevards for grass is silly when it could be used to grow food.

I like the idea of growing more herbs and frsh produce. However I would want to know there is an easily accessible water supply and a way for dogs not to be able to access these areas.

As long as they remain under the control of the owner, it is fine. Personally, I do not want someone else gardening in my boulevard space

better use of the space; looks better than grass; creates more humanness to the streets

Huge supporter of local food

Good for food self-sufficiency, use of otherwise underused space

It would be more attractive than the grass - which isn't always well maintained. Also, other plants (e.g. lavender, sage) are more drought resistant than grass.

Boulevard gardens make good use of an otherwise empty urban space. It's great to see neighbors growing food and flowers.

any way to increase the places food can grow is a plus. also I think they are real community builders.

I have wanted to do this for years.

could beautify area

for food security

I think they add colour, interest and individuality to a street.

In addition to beautifying the neighbourhood, boulevard gardens are a great use of this land.

beutification, ecosystem services

More interesting, can provide food, could be less work than grass.

We need to be growing food everywhere. And be talking about it. VI island needs more food independence

Certainly looks better than just grass. More importantly, it adds garden able space.

French intensive or bio-intensive gardening can contribute significantly to people's food security.

I ride my bike to work past a number of boulevard gardens on Empress Avenue. My observation is that

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these gardens have given neighbours a chance to create stronger community ties as well as opportunities to provide food for themselves and to demonstrate to their families and to the broader community (like myself) the beauties and benefits of boulevard gardening. I have also watched boulevard gardening grow over the years on Haultain St.

Good to grow more vegetables.

great use of land that is otherwise unused

seems like a good use of the space as long as the soil is not contaminated.

I think using the space to produce food allows folks to grow healthy food who might not otherwise be able to is a great idea. I do have some concerns but I think that on the whole they add to the community.

Supports more people to garden and grow food.

Amount of food produced may not be a lot, but important for community-building. Reclaiming public space!

Grass is nice to look at, but otherwise pointless!

greater access to food growing space, they look beautiful, less monocropped lawn

better then lawns.

It is just common sense - but it must be cared for, not neglected after being developed.

More aesthetically pleasing. Supports and encourages wildlife, including bees. Feeds people. Encourages neighbours to interact and get to know each other.

I like the creative and beautiful examples that I have seen.

Space put to good use. If cared for.

All available land should be put to good use.

Why not? if the space is there it might as well be used for something useful. grass just takes up water - and we know that water is precious in these increasingly long dry summers.

A no brainer. Foods security issues, and beauty improves the neighbourhood.

better than grass - but not for food!

Really - what's the point of grass, it does nothing to enhance the infrastructure of a community. My grandfather gardened the boulevard in the depression to feed the family, so its not a new thing. Not only does it build self reliance it's a pretty communal thing - you can talk to folks walking by and get to know them.

1. They provide growing space for food 2. They provide new opportunities to connect with neighbours. 3. They look more interesting than grass.

— — — — —

To beautify the area and provide food for my family or others

I think that gardens can be both aesthetically pleasing as well as practical for feeding neighbourhoods

Really anything positive that gets people beautifying their neighbourhoods is awesome

How much more 'local' can you get

sustainable and local method

Practical use of land.

Grow food not lawns. Grow plants not pollution.

beautification, natural & cheap street-calming, food production, reduce urban heat

wasted space if not used

Better use of space that is underutilized

It is a wonderful way to keep a vibrant real neighbourhood, to interact and share

Short list- a matter of practicality! The space looked awful as 90% weeds and I wanted more space for food and ornamentals

because I feel it is a great use of the space and it is also more affordable than having to buy produce

Lovely to look at and provide food for sharing

Because it just makes sense! Access to fresh organic food is very important to me

why not? it makes more sense from a food security and aesthetics standpoint

Done well, they are beautiful. I garden drought-tolerant ornamentals and natives on boulevard.

In the place of underused grass, they provide food, promote pollination and enrich community life.

The boulevard is perfect for growing food, but we can't digest grass. Hence, the food we can digestst.

Yes, but their maintenance must be enforced, or it'll be an overgrown/undergrown mess.

There is no such thing as too many gardens.

Any piece of land in the City which can grow food for us is going to be essential in the future, and now.

Beautiful! Character

would rather see food than grass

Encourages community involvement and beautification on a personal level to be shared by all

I have the idea of having a garden in a more urban setting. It helps the city feel more green while still

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I love the idea of having a garden in a more urban setting. It helps the area feel more green while still enjoying an urban setting.

As long as they are not untidy a boulevard garden makes good use of unused space

They are lovely to drive by..especially the ones that are cared for and are growing food/flowers! They create a special neighbourly feeling.

excellent idea, we need the extra local food and we can teach children

Lawns are a waste of space and water. If every bit of land on the ground, and rooftops was farmed, the amount of food which could be produced, as well as the health and beauty, community of cities would increase exponentially.

It's an effective use of space

they integrate spaces and enhance community interaction, share responsibility with the city

I think any time we loose grass and grow food or native plants our community, and our birds/wild life prosper -it is a good thing for everyone.

Green is good. Beautification, oxygenation and food - all good things!

More growing space, to create a sense of community abundance would most likely create a larger sense of generosity, and encourage healthier eating thoroughly Victoria.

Food here is more of a novelty than a major source of food, but allows people to see food growing, a very important and often not seen part of food production.

It will encourage more self sufficient growing in neighborhoods, create less waste,improve the health of Victoria residents

It's a good use of land and beautifies the area

I like making better use of otherwise waste land

food access

everyone should have someplace to grow plants. It is good for the earth, good for communities and good for the children to see

I'm for growing food where ever we can!

Food security

I think they're an awesome initiative that allows people who otherwise wouldn't have yard space to garden!

What we 'invest in', we care for

Just makes sense on our street, no sidewalks

just makes sense on our street...no sidewalks.

It's common sense to make productive use of otherwise unproductive city owned land.

Makes the neighbourhood a friendlier space and reduces people leaving garbage and abandoned furniture

It's better to grow food and flowers than grass. It's beautiful, interesting and in the case of food, feeds people.

I support efforts to beautify an area or produce food. Especially on side streets with less vehicle traffic.

Gardens are so much better than grass! Food production, beautification, bee/butterfly/wildlife habitat. Community building.

We should be using all available land for growing food. Because of drought in other places, food is going to become more and more valuable and very expensive for families.

Food security, connecting to neighbours

It's productive land, going to waste. Also, it can help build community and a sense of sharing

they make use of poorly used space and add diversity and interest to the street while often also providing food for people or bees and other bugs or both

Boulevard gardens connect people and create community. I have met so many people in my community because of my boulevard garden. Gardens connect people.

selecting plants that would tolerate and capture car exhaust emissions

Add beauty, good use of unused space

It is a better use of the land and that public area will be maintained

More locally grown food is a good thing.

Grass is a waste of time, we should be using that space productively.

It makes the sidewalks more pleasant and vibrant and encourages neighbours to get to know one another, as they are out on the streets. Some boulevard gardeners have areas where the public can harvest, which is great!

good to use the space for something other than dead grass or weeds

It adds beauty

It gets the best sun exposure.

I am happy to support this so long as the boulevard gardens are well-kept.

More productive use of land; increased greening effect; more local food production

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it enhances my street, gives food to me and neighbours, cleans the air, helps me meet my nighbours

allows more people to grow plants or food, raises the profile of growing food, where food comes from, creates conversation resulting in sharing information, education

Growing our own food is a large part of our lives.

To provide more vegetation both edible and decorative

Food can beautify just like flowers

They make neighbourhoods more interesting when well done. But do have some concerns.

Boulevards on residential streets provide much needed land for food production, build positive relationships between neighbours and community, provide plant diversity to support healthy eco-systems, create beautiful streets.

more activity on the street, better than weeds, less for city to maintain

Why not? Growing useful plants contributes to the community and can look as attractive as ornamental plants.

Attractive, different, unique, fun

i support flower gardens on the boulevard, too close to toxins for vegetables and fruit

Food sustainability

Might as well use the land for something, and if done correctly (mixed with herbs/flowers) they can be beautiful.

Because currently the grass becomes a community free cycle pile. It looks unsightly

Food sustainability. Access. Local.

When done well they add beauty and further a sense of community

Boulevard gardens add green space to city streets & can be a source of food and even community building- witness the success of the Haultain Commons. In cities, like Portland Oregon, where boulevard gardening is encouraged, neighbourhood streets are lined with greenery of all sorts & the neighbourhood a and the City benefit accordingly.

there are plants in the boulevard already, why not focus on edible plants?

Because why just grow grass. I likely will not incorporate edibles but want to have the boulevard be bee nourishing.

Better use of space, not just ornamental grass that uses up water. Also makes it feel like a community.

More opportunity to grow food

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#### More opportunity to grow food

When maintained they are an attractive addition, and likely more ecologically diverse than monocrop of grass.

Makes good use of land

An opportunity for people to reconnect with their food source.

The boulevard gardens that I have seen are well maintained and visually interesting. I think we should be using all available space to grow food in the interest of food security

Good use of land

They make the neighbourhood look better and give food to bees

It makes more sense to use that land for something purposeful. And it would cut down on city workers having to maintain them. I would like to see a clause be incorporated that if a homeowner/landlord plants a garden on the boulevard then they will be held liable for cost of upkeep etc.

To attract and support bees, for the food, and for the contribution to the neighbourhood feeling of community.

The more plants the better!!!! They are beautiful!! 1

Why waste space and water when we can grow useful things?

It makes the area more beautiful and is a more efficient use of space. All non-native landscaping should be edible or medicinal or beneficial in some way!

Wonderful to be able to harvest food in my neighbourhood; would be community builder - get to know my neighbours

Boulevard gardens can be a good way to increase space for growing food in the city.

Great use of green space. Adds to neighbourhood appeal. Lots of edible greens can come from small spaces.

They are a great idea, will save people \$\$\$ and vegetables are vital for health

They are fun and enable passers-by to learn more about what food looks like. And it's a good use of space.

Food is integral to life. Growing food connects people to nature and to each other.

The more food grown the better.

Grass is wasted space, I like the idea of using the land to grow food

Because I believe food plants are aesthetically pleasing as well as beneficial for humans and insects; also, food gardens make a lot more sense than turf or lawn

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Food gardens make a lot more sense than lawn.

Food is essential to life. Growing food connects people to nature and each other!

More space for more food production.

It's a way to make the streets beautiful and unique!

we should all be trying to grow more of our own food

Good utilization of otherwise wasted space.

Better than grass. Good learning experience/ community involvement for kids

They beautify the city and provide free food ... win win

add character, could grow food or beautiful flowers

I fully support this initiative to grow one's own food We all of us need to do what we can to be somewhat self-reliant with our food

adds beauty & a certain ambience to the neighbourhood

it give people the opportunity they may not have to raise their own food

local food

food security

sustainability, food security, more interesting to look at than grass, facilitates connections within a community.

Do we?

I think gardening on the Boulevard is pratical!

City doesn't maintain them and they are perfect spaces to grow due to amount of sunlight

food security & access to healthy food is important for all walks of life

because enough of brown grass

If no, why?

Response

Count

33 responses

Public space is public space, and most streets have very narrow boulevards in our neighbourhood

They impede the view of drivers- difficult to see children And animals cross street. Left untended (of which I see lots of examples) they get weedy, are a catchment for leaves and trash.

Am concerned about unkempt boulevard space - especially in winter

too much of a heat island

Concern about gardens attracting rats to neighbourhood

Not for food purposes. Proximity to vehicle traffic makes me wonder what kind of pollution food produced on boulevards would be subject to

Specifically, food probably shouldn't be grown beside the streets. But flowers should bee!!

The potential danger in letting non-city workers work so close to the street. Also, these boulevards provide community appearance cohesiveness.

In theory I support it, but in practice most of them look neither well designed or well maintained and are a huge mismanaged eye sore.

Unless there can be some way to keep them maintained, they turn into an overgrown weed lot. I have seen this in my neighbourhood and on Haultain Street. People always have good intentions to start with, but then stop paying attention and the lots turn into a disaster.

I do not think people will look after them properly/ plus watering problems/animals

Doesn't look good

They are an eye sore. They make the houses look like hippy dumps.

Gardens take work and too many hippies will plant then forget about their vegetables once they hear about a new cause/crusade to join.

i think the lots are large enough in our neighbourhood to allow people to grow food in other parts of their yard, I also have a concern over blocking site lines to the sidewalk and roadways. I am however in favour of them in other neighbourhoods where the lot sizes are smaller and where renters and secondary suites are more common.

Food can be contaminated from fumes from traffic and soil lead levels may be an issue

We have a community garden across the road from me. Also I don't think I'd want to eat anything that would constantly being urinated on by the dogs walked on my street.

could be problematic if gardeners irresponsible

It attracts pests and pollution from vehicles.

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I don't want to see a mess and although some people may be tidy, all are not. Boulevard gardening will be too difficult and expensive for the city to supervise/

Boulevard gardens are a lot of work to maintain and if are left uncared for result in weeds, harbour pests and look terrible.

They are not maintained

My dog now makes use of the boulevard. Do you want us (dogowners) to have them use the roads? I have seen beautiful boulevard gardening, and messes. This will be an expensive program for the City to monitor

I am not keen on gardening food plants on boulevards for safety reasons.

Car exhaust. We have so many spaces we can use to harden that aren't used or are underused, I don't think we need to use boulevards

Boulevards are too narrow and gardening on them would impede access from car to sidewalk. They tend to look messy and leave no room for those walking their dogs.

I love fresh veg, but I foresee problems with ownership and continuous care of this type of publicly accessible enterprise. Vandalism is bound to happen, and the resulting mess will likely end up on the city expense sheet.

I think that a lot of boulevard gardens are messy. I like the look of green tidy boulevards that give a cohesion to the city, not a free-for-all hodgepodge of vegetables and invasive weeds.

some people worry about the look of a garden if it becomes neglected; am concerned about parked car access; auto pollutants








It detracts from the overall street scape for virtually no increase in food production. If boulevard are gardened, the gardeners ought to pay a proportionate tax on the land as to the adjacent property and a market rent to the city. Only the rich homeowners will benefit from this scheme.

who maintains them? everybody volunteers but the novelty wears off

need to be maintained for safety, longer term check ups

whenever there is new ownership/renters the blvd garden goes unattended, creates conflict with vehicle passengers exiting cars, concerned about dogs and cats using area for a toilet, lots of deer in the neighbourhood

9. What comments below reflect your thoughts about boulevard gardens? (select all that apply)

Response	Count	
<b>I think boulevard gardens are beautiful and make streets more interesting.</b>	345 86.0%	
<b>I think boulevard gardens look messy/unkept.</b>	29 7.2%	
<b>I am concerned about the possible toxicity levels in soil next to roadways.</b>	154 38.4%	
<b>I am concerned about long-term maintenance of boulevard gardens.</b>	139 34.7%	
<b>I want to garden on a boulevard but am not a property owner.</b>	109 27.2%	
<b>I have no strong feelings about boulevard gardens.</b>	18 4.5%	
<b><u>Other, please specify...</u></b>	67 16.7%	
<i>Total: 401</i>		
I support them		
Some may look beautiful. Others may look messy.		
They impede traffic views.		
A good, but very small step in increasing urban food production. Let's start farming something bigger!		
Adds to health and wellbeing of citizens. I can show it off to visitors to Victoria.		
Need to be aware of health risks from urine/feces deposited by dogs on or near food plants		
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I hope the era of grass and waste are coming to an end

I don't think I would grow food on a busy road, but flowers would be fine.

Some boulevards are too shaded to be of much use.

I am concerned about problems with dogs dedicating on gardens

It helps connecting neighbors together. Many people stop and talk with me, while I am taking care of the garden :-)

Worried about deers eating the plants, being attracted to the gardens so would be on the roadways more  
 my landlord would not support this type of activity around my current rental property. It was hard enough to get permission for a couple food plants at the front of our house, and a small compost at the back.

It makes sense to grow food instead of grass where space allows

They welcome children to think about nature and gardening.

There are no boulevards (or sidewalks) on my street

Toxic concern is mainly big roadways.

Fungus gardens would probably be a good way to refertilize and heal any toxicity.

I wonder who will be responsible to cleaning unkempt gardens

They're so awesome for people, I'd love it if there were places for people in apartments to garden too!

I never know if the food growing is private or free to pick.

Boulevard gardens are fine with shrubs/grasses/some flowers - but no vegetables and they would have to be watered and cared for daily.

public often leaves garbage (cigarette butts!) in the growing spaces.

I think boulevard areas are a possible site for gardens.

We don't have a boulevard to garden on.

I think toxicity concerns are valid but can be effectively addressed. I think maintenance is probably the biggest issue - Victoria has a high renter population and even though I highly support boulevard gardens, I have seen some get totally neglected when people move on.

I would not grow anything in a boulevard garden that was intended for consumption; dog pee.

There are far too many great reasons to do these! We should at least look into them seriously and think of positive legislation surrounding these



boulevard gardens can have kinnick-kninnick or other low-water & low-maintenance plants

More cherry trees on boulevards please!

I am concerned that boulevard gardens will result in more dog use of my property, instead of the boulevard.

I worry about willful destruction, but have faith in humanity. I also love having trees along the road, so either way Victoria is still beautiful.

I have safety concerns about the intersection of roads sidewalks and plants on the boulevard. Cars being the obvious danger and blocked sight lines for the drivers of those cars.

Must make it easy for maintenance - access to manure, water etc.

as a tenant I don't know if I need the owner's permission to use the boulevard or not..

Dogs urinating all over my potential food.

It can attract pests.

Boulevard grades can be wonderful or a mess ... Just like any other garden.

I'm not sure who is responsible for boulevard gardens... what if they are abandoned? I think this could be a great way to educate the public about growing food. Community garden groups could help increase knowledge and help people grow more productive gardens in the space. At times when the gardens aren't taken care of properly they can look unkempt.

Only concern is some gardens not being kept up

It is important that these gardens are maintained.

Concerns regarding invasive plants & pests

We need to be ready for the harder time coming.

The containment of the gardens and exposure to air and soil pollution should be a serious consideration in this type of garden.

Often there's a lot of enthusiasm to start with, but there seems a lack of commitment to keep up the maintenance, watering , weeding and planting. There has to be some prior information and a group to carry it through.

Don't think of growing food due to proximity to street

Next to roadways unsuitable for food may be prioritized for plants important for pollinators.

Positive environmental impacts

why not?

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Responsibility/ownership on a year-to-year basis - accountability - guidelines in force

Intently moved from Fernwood where I had been growing a boulevard garden for at least 5 years. I now live in James Bay in a condo building and plan do container gardening on my deck. If I had a boulevard here, I would be growing food and bee friendly herbs on it.

I want to Boulevard garden but there is no blvd outside my place

I think the city should encourage permanent plantings (berry bushes, perennial vegetables and flowers) as these are more sustainable and lower maintenance and will go a long way to address neighbour concerns.

when theyre maintained theyre wonderful but sometimes they do look messy when not cared for

I remember the days when the City watered the boulevards at night...Victoria looked a lot more lush then.

boulevard gardens can bring the community closer together.

This is a silly silly concept.

Although I know it can work, don't think boulevards are the best place for food gardens. Would rather see boulevards used more for ornamental/pollinator gardens & food gardens go elsewhere. Boulevards tend to have tree canopy & roots; are exposed to deer (& human) snacking; tend to get cig butts, beer cans & worse deposited; water often has to be carried, esp if you don't live right by - in short, they are not the easiest place to grow food. Would prefer to see apts encouraged to provide garden spaces for tenants, roof gardening & parking lot conversion, etc for food.

Provide a community building opportunity, land to those who may not have access, and plant diversity to support healthy eco-systems. Misconception of high soil toxicity on boulevards should not be a limiting factor to city policy. Toxicity potentially is less than alongside residential houses (paint residues) - soil testing/remediation is a easy solution.

I think that there needs to be support for boulevard gardening for those who do not own property.

Vandalism.

I would like to see fruit tree, bees and chicken coops as part of boulevard gardens in some neighbourhoods

I only grow flowers right next to the sidewalk because of concerns about car-sourced toxins and dog pee. But I grow food from about a metre away and further.

who are the gardens grown for...people in that neighborhood or anyone walking by

They will encourage a sense of community, neighbour meeting neighbour etc.....

I think that I would prefer to plant flowers for their beauty rather than food to avoid exhaust from cars and possibility of dogs peeing in the garden

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## 10. Are there any areas of the City of Victoria that you think should not allow boulevard gardening?

Response

Count

223 responses

where visibility is a concern- traffic, etc

Heavy traffic areas, due to pollution.

All areas where boulevards are narrow (i.e. less than at least five meters in width)

any place too close to corners (could block vision). Any place with narrow sidewalks that already making walking/passing difficult.

All areas

no

no

Downtown and in high pedestrian traffic areas.

Not sure as I am unfamiliar with all of the boulevards. Our own street is rather quiet and gardening could be done here quite safely.

There are ZERO good reasons to prevent boulevard gardening. There are good reasons to REGULATE it and EDUCATE the public about best practises - but any concern that is brought forward to prevent it can be addressed through adequate information and regulation.

No

No.

Directly downtown might be a bit congested. But all surrounding areas should be fair game.

No

Should have a size threshold of 2 cars ( **Personal information**)

no

No, however some issues of placement, these are addressed in the interim guide published by the city.

Stay out of parks. Marginal public areas such as boulevards or small parcels of unused land could be used but not our beautiful parks.

no - try it anywhere it's possible

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highway junctions, increased danger factor for workers and it will congest traffic when work needs to be done

Perhaps some highly visible downtown boulevards where no one has clear control (e.g. Pandora)

parks and busy roadways

I guess my only concern might be if plants sprawl onto sidewalk it could be difficult for mobility impaired.

No

there should be some practicality when it comes to any city policy. For instance I would not be excited to see them in beacon hill park, but I do like seeing them in Centennial Square. the two spaces have different uses. beacon hill is a piece of art and I feel it should be preserved (I also think they should put the roads back to their original configuration)

Each site advantage/disadvantage must be weighed individually

NO

I think if there are areas where there are know contaminants in the soil it should be disclosed. I also think there needs to be regulations surrounding plant height in areas where visibility would be an issue.

Gardens should not be planted within several meters of busy intersections and plants should be kept to reasonable height

no

No.

In the downtown area, blvd gardens should probably be limited to plants that humans won't consume.

No, but contaminated sites should be identify and no edible plants should be harvested in these areas.

Anywhere with known or likely soil contamination.

no

downtown, as high traffic

Potential toxic sites (perhaps where gas stations have been abandoned) if it is for food growth.

nope, I think we should plant every available space. If it's not suitable for food production then plant for other uses such as natural dye sources, winter tracery, pressed flowers, etc

no

no

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None

real busy roads

There should be no food production near contaminated or toxic sites, but gardens can help purify the air and soil.

No

busy roadways and high traffic commercial areas - safety concerns

Areas which are being rehabilitated due to toxic spills etc.

high vehicle-traffic areas

By very high traffic areas without soil testing

Major routes. Industrial centres. Homes that do not want it.

No, turn everything into a garden. HAHHAHA.

Absolutely not, unless there is a known concern about toxicity, in which case it should be addressed and gardening then permitted.

no

No

No

No.

No...but haven't given it a whole lot of thought.

Any area that has an established appearance. Likewise, if gardening is permitted there should be rules about what can be planted, so everything maintains that cohesive look.

any street or corner that could be considered an high accident zone, thinking re children and wildlife

no

no

No

Any contaminated soil or risk areas, and any with sensitive environments.

No way! Have it everywhere!

No

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no. though i think free testing should be done

Can't think of any.

No

all, and why is Esquimalt not considered outside of Victoria?

We might need to be careful with boulevards on busy streets that might attract deer and so create a traffic hazard.

perhaps the downtown core should be exempt.

no

Not specifically as long as they are well maintained.

where there is limited curb parking, I think the gardens might get stomped on or cause hazards with people pulling over where they shouldn't

no

No, whether it's appropriate or not is adequately governed by common sense

NO

See my comment above. If there is a way to enforce the maintenance of the gardens, then fine, lets grow on them. But how do you enforce maintenance?

No

If there are big problems with pollution, growing unhealthy food

Yes - down Pandora Ave - people throw their garbage around all down the street - it is a mess most of the time.Keep the vegetable gardening to some front lawns instead., but having strict rules.

No

Areas with tiny strips for boulevards. Areas with highly contaminated soils (until remediated).

no

no

Perhaps boulevards alongside apartment buildings as it could be hard to determine who would be responsible for ongoing upkeep

no

Busy streets such as Douglas and Johnson, Blanshard already has these in place so that would be a good location, especially for greeting tourists coming in from BC ferries into town!

no

All areas

No. Anywhere would be fine as long as it didn't obstruct traffic.

Areas next to highways.

I can't really think of any specifically.

everywhere we can. rooftops, patio gardens, flower pots, borders of parks...

The entire city should not have boulevard gardens.

Maybe busy thoroughfares for safety reasons.

Downtown core (not enough room).

No

No

No. the more the better! Check out Portland, it's on every street!

No.

None I can think of - I couldn't imagine why.

No

No

Areas where a majority of residents do not support them.

downtown city core might be difficult to keep clean

Downtown. I guarantee the boulevard gardens will look messy and unkept. People lose interest in anything that requires work or effort.

I think if boulevard gardening is not appropriate in an area we'd better re-think the Pattern Language of that area. (Book on Pattern Language by Alexander, et al.)

Main streets without permanent parking or bike lane separation from traffic should not have boulevard gardens for safety reasons.

No

Again. I think some boulevard gardening is ok but there needs to be regular intermittent grassy areas for

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dog walkers and their dogs to avoid private property use for this business.

Perhaps not without some form of general education? Even a letter in the mailbox stating FAQ information etc. and contact info for more information?

Heavy/fast traffic areas

No, even if areas have contamination, gardens can and should be used for bioremediation

The only areas I would not have gardens in are industrial areas and on highways.

No, even brownfield and greyfield sites should be used to show how certain plants and fungi can remediate soils and ecosystems

Rockland

I think that this is not the best approach to increasing food production in the city

no

Areas that are known to have wastes in their soils due to previous land usage of that property

No

High traffic areas. Keeping it to residential neighborhoods would be optimal

no

Anywhere too close to downtown, stores or shopping. Also, not in Beacon Hill Park. I would also like to add that the Park is no longer accessible to handicap people.

Downtown or near highways

no

The entire City of Victoria.

I don't think boulevard gardens should be in high traffic or high industry areas as it would pollute the food.

no

No. Should be allowed in all areas of the City.

no

I can think of no reason why boulevard gardening should not be allowed.

Don't know

no

not that I can think of

Downtown

no

There needs to be a commitment that the areas are maintained.

Decorative gardens can go anywhere, but people probably should not harvest food from high traffic streets.

No.

wherever it might not be safe - not too close to traffic

Anywhere that a sidewalk would be impaired to mobility assisted transport

No

All areas of city should do it, it would put our city on the map for innovative thinking.

Streets with heavier levels of traffic perhaps - just for safety as well as the possible effects of exhaust, etc.

No, but should include a "block" consensus so that those who do not support can still have their voices heard & feel respected

Nope - the legislative lawn SHOULD become a big community garden and farm

blvd gardens on high-volume arterials should only be planted & maintained by City staff for safety

X

no

I think the city is on the right track to make sure sight lines for corner properties especially are considered

none over others

no.

don't see any reason to if residents are willing to care for it

Heavy traffic areas

No.

No, that would be discriminatory. Scrap the expensive hanging baskets of annuals downtown and plant perennials, shrubs and food!

Anyplace toxic should not be used for food-growing until soil remediation has been completed.

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The downtown/tourist areas should be kept well maintained and manicured by city staff. They are probably not suited for boulevard gardening.

Lanes that are too narrow to accommodate the boulevards as well as bike, pedestrians, and vehicles safely.

Yes, perhaps main thoroughfares where transit goes and heavy traffic. Keep to residential areas and quiet places

high industrial areas perhaps

Not really

Very main streets: 'Harris Green' or anywhere that could block sight lines at corners of busy streets, etc...

No

no

Downtown

Arterial roads, areas of heavy parking.

if emergency vehicles are prohibited from ready access to a property, for safety reasons. Plant type suitability for location is also a pertinent aspect.

Nope

Rockland

No

Those next to highly travelled routes (toxicity) - separate food gardens from aesthetic considerations

No

Road centres such as along Esquimalt road- too dangerous, I worry about the safety of the City crews

None.

I think you would have to be careful of heavy traffic areas.

I really just stay around my neighbour hood and rarely even go downtown

everywhere or at least anywhere people or groups in the community have an interest in planting and caring for them

no

any

I think there should be some grassy space left between boulevard gardens

downtown areas

No.

If it blocks or impedes pedestrian safety by high growing items blocking visibility.

Areas where there are issues such as public urination, etc. in existence would be poor location choices. Secondly, in certain areas (Fairfield/Gonzales, for example) deer are highly present already so I would suggest that there would need to be measures put in place to enclose the gardens or perhaps other ideas to keep them from being attracted to the boulevards for their own and drivers' safety.

Everywhere.

locations when tested indicate a high level of toxicity

no.

downtown - altho decorative/flowering plants would be OK, NOT food, due to auto emissions, possible vandalism, garbage etc

no

Industrial regions or near main arteries

there should be a moratorium on any future paved parking lots on vancouver island

Where structures/plants may block visibility at intersections (esp of kids on sidewalks) or totally block passenger-side access to parked cars, esp for mobility-impaired & kids. Basically, only where it affects safety.

Main arterial streets.

on busy street- safety issue

No.

No

No

no. perhaps on busy roads they should not come to the sidewalk (as it might impede pedestrians)

No.

Downtown core. Boulevard gardening is best in residential neighbourhood said where pride of property lends to required upkeep.

within boulevards that contain fire hydrants

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Areas of heavy auto traffic or pedestrian traffic.

No

Downtown core (only for veggies for harveting but pollinators flowers are fine)

no

certain residential neighbourhoods may veto the idea

inner harbour and surrounding area

NO

no

No

No

Nope - I'd love to see them everywhere!

Nope, it should be permitted everywhere, provided the city ensures the responsible home owner upkeepes the land.

no

no

no

no

no

downtown core

No that's just silly talk

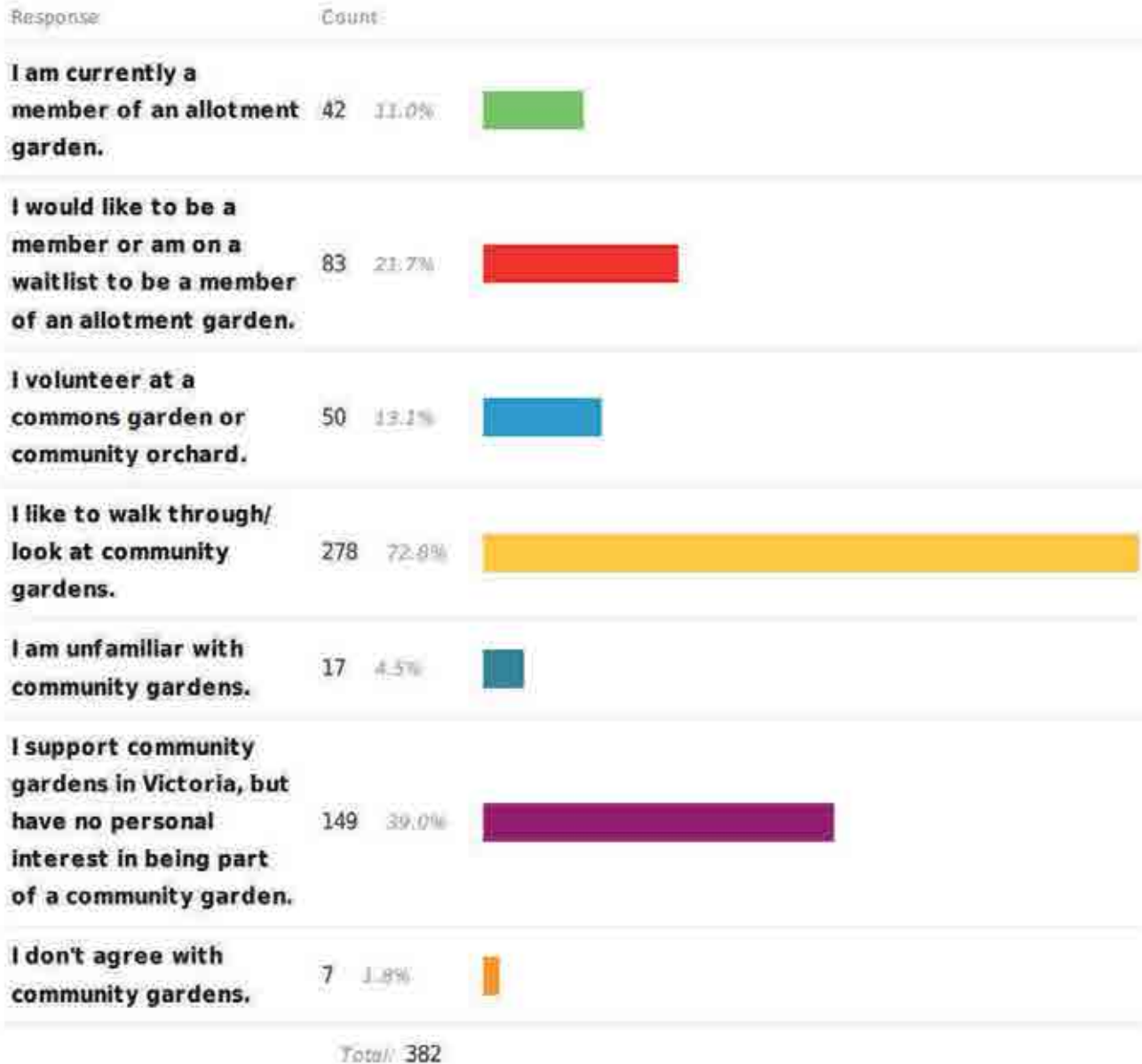
no

No everywhere is good

11. Please select all that apply:

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12. Do you support increasing the number of community gardens in the City of Victoria?

Variable	Yes	No	
Allotment gardens (gardens for personal use)	360 94.0%	23 6.0%	Total: 383
Commons gardens	350 92.8%	27 7.2%	Total: 377
Community orchards	371 97.4%	10 2.6%	Total: 381

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13. Where do you think it is appropriate to have allotment gardens (community gardens for personal use)

Variable	Appropriate	Inappropriate	No Opinion	
<b>City parks (excluding natural areas)</b>	258 69.2%	102 27.3%	13 3.5%	Total: 373
<b>City facilities ( eg. parkades, community centers)</b>	335 87.2%	33 8.6%	16 4.2%	Total: 384
<b>Closed streets</b>	338 89.4%	18 4.6%	22 5.6%	Total: 378
<b>Other public lands (institutional or provincial)</b>	342 89.8%	23 6.0%	16 4.2%	Total: 381
<b>Utility corridors</b>	285 77.2%	33 8.9%	51 13.6%	Total: 369
<b>Industrial or light industrial areas</b>	229 64.0%	83 23.2%	46 12.8%	Total: 358
<b>Commercial areas</b>	273 76.0%	55 15.3%	31 8.6%	Total: 359
<b>Residential areas</b>	354 83.4%	14 3.7%	11 2.9%	Total: 379
<b>Other (please include details below)</b>	83 56.5%	6 4.1%	57 39.0%	Total: 146

Please describe your 'other' location, from the question above.

Response	Count
	101 responses

vacant lots

what does closed streets mean/ meaning ho here would gaden be sited? Also, if use commercall or other areas, the allotments space should be rented out at a cost reccob=vbery including land value rate.

City Parkland should NEVER be allocated to allotment gardens. Public land should not be "privatized"

For any marked "appropriate" above, there would have to be many conditions, possibly different for

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different locations.

narrow some streets, put planters down one side; utilize rooftops

I would not like to see park land currently well used for another purpose (eg, skate park, off leash dog area, softball field) to be relocated (or worse, stopped) to because of a community garden or public planting area.

Rooftops

Rooftops, Public Trails,

Roof tops?

Anywhere that is not currently being enjoyed by community members.

Rooftops of Apartments/Condos

Not sure what is meant by "residential areas". Already mention public lands, so do you mean other people's private property? Surely City will not be interfering with private property !

philanthropy - homeowners offering land in a long term lease format

roofs

Rooftop gardens

Private lands that go unused and unoccupied for too long should be considered; use it or lose it

School yards when school has been closed or land a business owner wishes to donate issue is with water use

This is under institutional, but specifically school district lands. In our neighbourhood of Hillside Quadra we have no allotment gardens. The area behind the Vancouver Island School of Art would be ideal. There is already a community herb garden there, but plenty of extra space.

roof tops are overlooked as a wonderful opportunity for gardening, beekeeping, quiet spaces

I chose "Inappropriate" to city parks only because I believe Commons or Community food forests are better suited. Roof tops? I would really support initiatives that encourage downtown residents to have a garden plot.

Roof tops. All new buildings in Victoria and communities should have roof top gardens

areas like the Fernwood Compost Centre - it's residential, but "soft" residential as part of it backs onto parking lots and Vic High.

Attached to public institutions like seniors' residences, schools, church lands - gardens help integrate different types of populations, provide learning and teaching opportunities.

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Vacant lots would be great.

For "industrial" it really depends on the type of industry whether or not it would be safe to produce food nearby.

Apartment building lawn areas. Would make a more useful use of the land than a lawn.

A corner of South Park in James Bay would be perfect for relocating the Michigan Street Community Garden, especially because it is near the elementary school.

roof tops

roof tops

Rooftops of government buildings

building rooftops or walls

on the grounds of hospitals and colleges/university

However I don't agree with using any parkland with first nations significance or significant biodiversity

Excepting ecological reserves, areas of FN significance, industrial areas where toxins may be a problem.

Depending on edibility levels or toxicity levels, some areas could be flowers and some areas could be food. I think city parks should be kept as flowers because people who sleep there could pee in the garden.

Roofs that lend themselves to gardening; vacant lots, including unused parking lots

orchards in city parks could work if designated to specific areas and for public education i.e. tied to schools. Fruits trees like an 'apple-walk' dotting along the whole inner harbour/gorge.

schools

Roofs; well basically anywhere anything can be grown things should be grown

Rooftops

Rooftops of community buildings if applicable

This is in regards to commercial areas. It's going to depend on what is being produced/done in the commercial area. All areas need green space but I wouldn't want to eat anything that came from David or Rockbay streets

anywhere you can plant produce trees, especially parking lots, good for shading the cars too.

Vacant lots - how about striking some deals with owners of the land - unkempt land attracts dumping and also might mean weeds that spread to other gardens on the street. Keeping it cultivated would benefit everyone I think.

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traffic circles and boulevards downtown such as the new one at start of johnson street bridge

vacant lots; unused open space; portable gardens (bins on wheels) could be used while sites are vacant; then gardens moved to other locations

Vacant lots or similar properties still awaiting development

To beautify areas such as the Pandora corridor which are unfortunate locations for homeless/drug users nearby our building.

anywhere there's usable soil

empty lots.

I strongly support the creation of policies that encourage more rooftop gardens. There is a lot of useable roof space downtown, and not a lot of other free space for gardens.

School grounds. School is out when gardens are most active, so a partnership could be arranged. I look with envy at the school on Hillside between Blanshard and Quadra and think: water and deer fencing...

There are sometimes big stretches of grass as road allowances near intersections in Saanich that would make good orchard locations, might be some in Victoria.

literally anywhere grass would be grown (especially considering the resources required to maintain grass, i.e. regular mowing)

I don't think we should have closed streets in Victoria.

Wherever an invasive species can take over if left unchecked, ie no containment

private backyards, rooftops

city owned rooftops, parkades

shared gardens on personal property

It is not up to the city to decide if property owners, be it residential or commercial, garden or do not garden

Pretty much anywhere (aside from dog parks and play parks). Most grass is useless and a waste of valuable resources to maintain.

I would support a percentage tax reduction for unused properties that offered themselves for community gardens for a minimum number of years (say, two or three).

Wherever people will tend and use them.

I live in a highrise rental apartment building. I am interested in working with my fellow tenants to develop a community garden on the land where our building is situated. There is support for this idea from the building

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managers. I believe that community gardens in apartment buildings provide more than food for people on the lower end of the income scale, they would also provide opportunities for tenants to create stronger community bonds and to enhance the value of the land.

garden space offered up by homeowners

Industrial/light industrial (and everywhere really) needs to have appropriate soil testing conducted

Just a word of caution on man of these, particularly Industrial or light industrial areas - must ensure these areas are not contaminated.

Land leased from apartment buildings, places of worship, schools, etc.

Sports fields could be converted to gardens. I regularly walk by ball fields that are never used. I've seen one game being played in 3 years whereas a garden grows even when you sleep.

I think the city of Victoria should find land where gardens and tiny homes can exist.

Allotment garden plots should be mobile and could be placed in unused places (NOT PARKS). The soil quality of the area is irrelevant as plants should be in containers.

Everywhere!!!

The legislative lawns. The big space behind Vic High School in Fernwood.

rooftops

categories have not been defined. For example, by commercial do you mean the flower boxes some restaurants now use for herbs? Perhaps commercial and industrial should decide what they want to do without interference from the City and public funding/resources.

rooftops

I do not think any kind of community garden is appropriate in city parks.

I think that wherever land is available that local people will actively use and maintain for gardening without impinging upon their neighbours is appropriate. People everywhere need to eat!

All public schools should have community gardens. Centennial Park next to City Hall should definitely have its own garden project.

As far as city parks are concerned, I think we have to be careful of this. I could see some of the smaller parkettes being turned over completely (if no trees, and enough sun) or partially to Allotment Gardens and orchards.

Any type of area near downtown, we had the chance to have a plot in the Carey Road gardens, but due to the potential drive every day to water etc, couldn't accept the responsibility regretfully. In Europe almost every person who lives in the city in an apartment or condo has a bit of land just out of the city all year round

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for life. I remember visiting these mini garden/orchard/farms of my relatives as a child, it made so much sense.

Underutilized space at community association places (up Burnside Gorge zoom unity association could have a community garden right beside their place.

Schools

Living walls and rooftop gardens are great ideas as well as city buses having greenroofs

Close to a transit route

Many apartment parking lots are half empty...

Roof gardens on commercial and multi-unit housing developments.

Parking lots- along the margins.

Rooftops

N/A

Requires healthy location

can't see any area that should be excluded when Victoria has food banks

Temporary/mobile community gardens can be placed on public/private lands awaiting development. This has been very successful in other cities - Vancouver.

There is a great deal of public land (both school district & municipal) currently (and for sometime) vacant & unused in Victoria. I would strongly recommend opening some of this property to use for community gardens. The waiting lists for garden space are always long & many potential gardeners never get the opportunity to garden because of the lack of space. Vacant land should be put to use.

On roof tops

Depends on the circumstance in residential area.....how about school yards?

Schools! Every school should have some allotment gardens. There are some vegetables that could be grown and harvested during the school year, like cress, pea, purple sprouting broccoli, garlic, etc.

where ever we can put them!

anywhere there is unused space

BC Housing Town housing

schools - joint community/students

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14. What kind of community gardening activities do you think are appropriate in City parks (not including designated natural areas)?

Variable	Appropriate	Inappropriate	No opinion	
<b>Allotment gardens (for personal use)</b>	220 58.7%	135 36.0%	20 5.3%	Total: 375
<b>Commons gardens (anyone can harvest)</b>	306 80.7%	63 16.6%	10 2.6%	Total: 379
<b>Community orchards</b>	358 94.5%	15 4.0%	6 1.6%	Total: 379
<b>Community bee-keeping</b>	315 84.0%	43 11.5%	17 4.5%	Total: 375
<b>Demonstration farming</b>	295 78.5%	53 14.1%	28 7.4%	Total: 376
<b>Edible landscaping</b>	353 93.1%	17 4.5%	9 2.4%	Total: 379
<b>Native or wild plants for harvesting</b>	342 90.5%	22 5.8%	14 3.7%	Total: 378

15. If community gardens are located in City parks and other public spaces, what are the top priorities to consider for their design?

Variable	Not a priority	Low priority	Medium priority	High priority	
<b>Maintain public access</b>	12 3.2%	16 4.2%	97 25.6%	254 67.0%	Total: 379
<b>Include educational opportunities for the community</b>	19 5.0%	21 5.5%	130 34.2%	210 55.3%	Total: 380
<b>Aesthetics/tidiness</b>	13 3.4%	48 12.7%	159 42.1%	158 41.8%	Total: 378
<b>Turnover of plots/ lengths of lease agreements</b>	25 6.7%	77 20.5%	182 48.5%	91 24.3%	Total: 375
<b>Fencing to protect from theft of harvest and deer</b>	40 10.7%	46 12.3%	128 34.3%	159 42.6%	Total: 373
<b>Other (please specify below)</b>	28 32.9%	0 0.0%	5 5.9%	52 61.2%	Total: 85

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## Other top priority, from above question.

Response

Count

97 responses

Must not use our parks for private lease use. Our population density is inceraasing. We will need more space for everyone to enjoy.

Community/allotment gardens should NEVER be located in City parks. Why should the vast majority give up parkland for the few squatters who want to grab this property at everyone else's expense.

Tidiness goes beyond, to proper use of composting, etc. to prevent incursion of mice, rats, seagulls, etc. Regarding "theft of harvest": If a community - not allotment - garden, it supposed to be "harvested, right?

intentionally building relationships between neighbours in a way that allows neighbours to identify common interests and increase their ability to take action on issues that affect them.

Public spaces should not be allocated or leased to individuals. Parks are for everyone and shouldn't be leased to individuals.

n/a

Adequate funding and information. Perhaps the City could create a "food map" like Campbell River Created in 2014 - <http://foodmap.campbellriver.ca/land?&PHPSESSID=6b94da8d1bca067eb9a086bbbddee283>

This question is flawed. "turnover of plots" seems to refer to allotments. But I already said I was opposed to private plots in a public park.

water access

no one should be denied access to public lands. Inother wrods, allotment gardens are wrong on public parkland and NO fencing or other disencentive to public access should be in parks.

public access

not only educate the community but activities that make them involved, like an event where children get to plant their own bean plant in the community garden

turning underused public space into productive public foodways

Costs such as water for irrigation, monitoring and maintenance by city staff should be borne by users not taxpayers

There is a balance that needs to be sought between public access on public land and damage from vandalism, deer etc.

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some parks are appropriate for this and some are not so I would hope that we use some prudence in deciding where there are, for instance the apple orchard in Gower Park is totally appropriate.

Not all parks merit community gardens. Each neighbourhood should have a say in whether a public park is taken over for a private use like food and ornamental gardening

My question would be which parks are being considered? Parks are there for everyone, and as a person with a private garden, I'm lucky as I have my own space to grow plants and spend time. Parks are great especially for apartment dwellers, or others without their own gardens. If the community gardens take over existing space for all to enjoy the parks, I think it would be better to find other lands on which to place the gardens.

Should not in any way restrict access or use for the average person and their families.

Access to water, access to other inputs like soil, compost, signage explaining the way the garden is organized

Support from the City!

Access to water

Consultation and agreement from all stakeholders, especially Friends of the Park societies.

If there is an allotment garden, I would like to have fence between individual gardens, so it is clear whose garden it is.

watering should adhere to local water conservation rules and use rainwater collections when possible; addition of bees or other pollinating insects; priority to low income people and families; free or low cost how-to gardening program to encourage gardening and healthy eating

First Nations involvement

Flexibility; suitability as habitat for birds and insects

appropriate vegetation/trees for specific area/climate - i.e.: promote foundation of trees that form base of garden, in case garden is fallow one season or another. Also - orchards could be themed for fun - like an elder tree orchard, or an apple orchard, or a plum orchard, Each orchard would showcase heirloom varieties of trees.

What would theft be? Anyone can harvest from a community garden, right?

educational / informational signage re: value of community gardens, names of edible plants etc...

Safety, eg. Keeping bee hives etc safe so people allergic can still enjoy the parks.

Gardens should be accessible to anyone and everyone

need review of upkeep with loss of lease if not maintained. (this is a lovely but we are so far beyond carrying capacity for the island that I want these gardens for bees. We can't feed the ever increasing number of humans on Vanisland with allotment gardens.)

Growing organically, without chemical fertilizers

Appearance

Water consumption needs to be monitored.

i say deer fencing is a medium priority, theft is not. annoying they were lumped together.

owner/leasee should need to maintain, weed, water, etc. the city could service plots with watering system to ensure responsible use of water resources. manage weed spread and foreign/invasive plants.

If located in City Parks, please use only underused or unused spaces. I'd hate to lose parkland that's designated for all of us to use

the question about fencing for protection from deer not theft

Gardens should have composting that is well maintained to improve the soil

sustainability, proximity of water, allotment of tax resources for maintenance

Long term maintenance and management. This always seems to be the hardest part. The City should dedicate a long term budget to pay a community garden coordinator and financially support the work of volunteer groups. Burnout and unpredictability is a problem if all the work falls on volunteers. Part of the garden coordinator's job should be to ensure proper education (workshops & signage), so people know when and how to harvest from commons gardens, and how to preserve/store it.

Commitment to maintain

Keeping them clean and making sure garbage isn't dumped in/on/near them would be a top priority.

promote volunteer opportunities and access to growing space for people without a commitment so there's more kinds of ways to be involved. Apple-picking days announced ahead of time, eh?

Not sure it is appropriate to have community gardens in our parks.

If you are to include beekeeping the bees would need to be maintained by a knowledgeable beekeeper in a fenced area. Uvic has such an arrangement. There is a liability issue with bees which you would need to investigate thoroughly, but is completely doable.

They must be the right kind of plants/trees for the location, in terms of public access, harvest-ability, sun, soil etc.

Managing deer. They have been a major hinderance to growing food in the city for the past six years.

Maintain and increase accessibility for dogs and dog owners. Concerned that dog-friendly space is already

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#### vanishing in the CRD

A small percentage of the park dedicated to community gardens - especially for private use. And more appropriate in parks that are currently 'open space' e.g. Topaz than in those already well landscaped e.g. Stadacona.

#### water access

I do not support allotment or general community gardens in park areas. The herb garden at Fisherman's works well whereas larger community gardens, especially those requiring fencing, take away public space. My kids want park area to play with frisbees and to generally play in open space areas. Do NOT take this away. Private or individual special access to public land should not occur in parks.

#### security of land use, area is not redeveloped after a few years

Ensuring they are being used and that there is a demonstrated need for them.

Depends on the type of garden. I think maintaining public access is very important for a community garden but an allotment garden may require fencing or some other form of protection from theft.

If there were both allotment gardens and commons gardens in parks, people could get confused about who is allowed to harvest what. It would need to be clear!

I don't think allotment gardens for personal use would be appropriate - these are public spaces and should remain such

#### long term maintenance

Questions already imply loss of public land. Am concerned that parksland will be lost. There are thousands of bees already in James bay. Is there a known shortage? If not, then why would city support more? Parents with kids and people with allergies could be quite concerned.

#### Aesthetics/tidiness

Enough talk - get in done. Along with Solar Power Centres. Roof gardens. And help for the home owner to get his done!

#### year round food

#### Deer over theft as high priority

Fencing means loss of public park land. Deer fencing means 6-7 foot high fencing. The City would be spending all kinds of money for a few people to be able to grow their own tomatoes. Financially would be better if City had a food bank in each community/seniors centre!

I do not support community gardens in public parks.

Low cost for access to ensure that all community members regardless of income level have the opportunity.

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low cost or access to ensure that all community members regardless of income level have the opportunity to try food gardening.

If in a larger city garden, I think it would have to be either an orchard or common garden, but the smaller 'parkettes' could be turned to allotment gardens.

Paid allotments should not be in City parks - it should be accessible to all

sensitivity to rare ecosystems. And indigenous food aspects for local peoples taking a role in sustainability practices in Garry oak ecosystems and other natural area considerations.

consult with neighbours

Design/layout - learn from/appreciate community gardens in other countries with a temperate climate

With reference to theft, deer...let the gardeners deal with that.

It may go without saying that the City should implement policies prohibiting use of pesticides and herbicides in community gardens.

Public, not private ownership

Incorporate aesthetic borders. No communal composters. Fences that prevent deer/rabbits can be chosen wisely when needed to not obstruct views, and they will still be a deterrent to theft even while being publically accessible. The public and tourists love to wander through community gardens and see and talk to gardeners in action.

Public safety; environmental protection; soil health; sustainability; water management

those awarded plots should be obliged to care for their gardens and if they're neglected they should be passed on to those on the wait-list

If community gardens are to be located in City parks (which I object to), then fencing would block access to parts of these parks which are now available to all. Not a good idea.

N/A

I am not a fan of commons gardens and community orchards. I think that city parks are for the use of everyone, and that no one should be able to grow food in these places put aside for all to enjoy. I resent that an area of Porter Park in Fairfield is being used for these purpose all ready.

General knowledge of the implications to require turnover of lots is low in the genreal public

plots for residents of immediate community ONLY

Fencing to prevent destruction from humans

That the gardens be designed and operated in a way that minimizes harm to wildlife, especially in parks.

Organic practises. On site composting for healthy soil building. Include community harvest areas. Aesthetics is subjective, there is some opinion that food gardens are ugly - policy to control aesthetics must be clearly written to outline what defines 'tidiness' (weed and garbage free, plots planted all year to prevent bare soil).

The reason I recommend the use of vacant school board & city property for allotment purposes is that, by their very nature allotment gardens are not common spaces, ie they are private spaces for individuals to garden. So, I am not in favor of turning public space into private space in this manner. Thus, the recommended use of vacant lots that are not in use either public ally or privately at the moment. What is appropriate for public space, like a park are common uses like fruit tree commons or berry & wild plant harvesting like that that goes on in Spring Ridge Commons.

do not allow comercial growers

Funding support the develop and coordination of community gardens and other food based activities

Fencing to protect from deer and dogs, but should allow people to access, visit, and harvest. If it's on public land, everyone should be able to harvest.

I personally don't think community gardens should be located in the city parks or other public spaces. Don't people have their own yards and balconies??

only NATURAL fertilizers and NO PESTICIDES AT ALL

All city parks have challenges with homeless people and nighttime partiers, but in food gardens it's important to not have excrement that can contaminate veggies with e-coli. Also, discarded hypodermic needles could be a serious problem for people digging through soil and plant waste. The foliage and cover of a beautiful garden space is unfortunately also good cover for other activities. Consult with SpringRidge Commons if you haven't already - they've had challenges keeping their garden safe. But, they manage lots of urban gardens on vacant land in Vancouver, so it must be manageable somehow.

fencing to prevent the homeless from abusing the gardens. we had a huge problem at the Michigan St Gardens in James Bay

have an onsite person once regular schedule to answer questions give advice

no comments

## 16. Do you have any additional comments about community gardens in the City of Victoria?

Response

Count

156 responses

Find partners- vacant lots hospitals etc

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Community gardens (meaning allotment, but not orchard) should be sited in areas which would not normally be used by the general public, little corners here and there. the Niagara location is really good. Other possibilities could be "new" land reclaimed from industrial or paved streets. Important to encourage private gardens with new developments and existing private properties (apartments etc)

Yes, no use of public parkland for community/allotment gardens under any circumstances.

I do have concerns about private use of public lands. Possibly allotment-type gardens could be limited and the fees paid could be high enough have some into community orchards.

I'd like to learn more about watering and use of fertilizers and herbicides. Seattle's model appears to be working well.

It would be nice to see an approach to food production that includes oversight by professional farmers. Increased yields due to comprehensive crop planning could fund the staffing, get more food to participants, and fill those gaps in volunteer continuity that lead to poorly managed, unattractive sites.

Go for it! I'm particularly keen to see more fruit and nut trees! (although with nut trees I think we need to take into account allergies)

terms community and allotment gardens are used interchangeably in the survey - therefore survey is flawed

Victoria has limited open green spaces. These spaces shouldn't be parceled off to individuals. Kids need places to run and play too.

n/a

Allotment gardens should not be allowed in public parks.

No private use should be allowed in public parks. Parks are commons and should be shared.

This is forward thinking Victoria.

They offer a way to engage citizens and contribute to food security.

more spaces should be converted into green space, into food producing space.....don't convert park space into allotments for example..... they're already multi use and don't need more hardscape

Apple and pear and plum trees throughout would be preferred. throughout meaning one or two within 2 blocks.

I am VERY disappointed that the Fairfield neighbourhood has NO allotment gardening!

please look into expanding onto rooftops, victoria has many relatively low-rise flat roof building in and around its downtown sector

not nearly enough of them

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Should be in keeping with historical buildings - many cities have a botanical garden or kitchen garden associated with a historical landmark which you can view with your entry - the produce is then sold at local farm markets

Please work with the school district on this, as they sit on some of the most usable land areas.

Community gardens build community, which empowers neighbourhoods and adds to liveability. They are for the people, not the profit-motivated developer. They encourage local interaction, interdependence and preservation of greenspace - all attributes that will make our increasingly urbanized lives more balanced and happy

When I was a **Personal information** I lived in James Bay. I had the privilege of visiting the community garden across from the community center on a regular basis, and it became a valuable place for gathering information and observing plantings and asking questions. From there, I was able to transfer the information to my own home and grow food for my family. Now I am working towards growing a little bit more for my family & community, as well as participating in our local food forest in Fairfield. So I support these initiatives and am excited to learn that there is more attention being paid to our food system.

We need more of them, but I'd prefer them to be in presently under-utilized land rather than in existing parks. Parks are not under-utilized land, they are a vitally important component to a healthy city.

Save our Parks. leave parks for all, no special interest groups having higher level of rights in our parks

We need many more of them. Many communities provide no access to community plots, wait lists to existing gardens are consistently long - the demand is there. New community gardens could benefit from organizational advice from existing gardens, so a formal mechanism should exist to provide it. We need a City food security coordinator to work with neighbourhood associations to establish new community gardens, and with all the city departments that can help.

It is very hard to find good information - every website is poorly designed, there's no connection between ANY of them, there are no labels (funds and time), and it's hard to know where they are unless you're already involved with one.

I think that it is important to include at least one zone with native edible species in a community garden located in a park. This could be created in collaboration with local First Nations who are interested in doing long-term propagation of native food plants such as camas.

Thank you for moving forward this initiative. All Victoria citizens will greatly benefit from it.

I believe that public parks should always be open to the public and be based on community initiatives. Allotments are also good, but should not be exclusionary. If allotments are on public land, I believe they should be accessible to the public (even if the public is not supposed to harvest) and there should be community initiatives around them (such as orchards/nut trees/food forests)

no

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I fully support this initiative

I think the City should take every available opportunity to engage community members with outdoor spaces and not just for the sake of food production. Projects like the email-a-tree service go a long way to keep folks connected with the spaces around them and take an active role in community stewardship.  
[http://www.citylab.com/tech/2015/07/when-you-give-a-tree-an-email-address/398219/#disqus\\_thread](http://www.citylab.com/tech/2015/07/when-you-give-a-tree-an-email-address/398219/#disqus_thread)

Community gardens are incredible and we not have enough in this city.

There should be more opportunities for people of all economic levels to participate in the growing and eating of healthy food.

Encourage the owners of the 1970s rental buildings and condos with large lots to turn some of their lawn or parking space into gardens.

They are beautiful, very important for building a sense of community, critical if the City pursues dense multi-family housing developments.

Commons gardens and allotment gardens can exist in the same area! It is good to have a variety of opportunities for gardening to be accessible to the widest range of skills and abilities and comfort levels. Above all Indigenous knowledge needs to be a priority. Consultation with first nations should be held to see what level of knowledge sharing peoples would be comfortable with.

Just that they are wonderful and the addition of spaces and educational opportunities would greatly benefit or area.

Community gardens on public lands, like boulevard gardens, need to be very inclusive and welcoming to everyone. I understand the desire by individual allotment holders to reap their own harvest, but certain plots or crops should be for open harvest.

In addition to increasing gardening, markets are at a crossroads. It is great to meet your farmer, but if you have an extra ten pounds of carrots from your backyard, it is not worth it to rent a table at a farmer's market. We need ways to sell our surplus. And I bet large-scale farmers would appreciate having infrastructure that would allow them to farm, instead of working the cash table at their market stall. Furthermore, if Victoria is going to be serious about agriculture (and other forms of solar energy harvesting), we are going to have to develop a more nuanced tree policy than Trees are Good. Trees need to be treated as the strategic parts of our urban infrastructure that they are; we do not live in the forest, we live in a city. Poorly sited trees greatly reduce the ability to grow food, generate electricity, and heat water.

prioritize nearness to social housing/low income housing projects and community centres

Needs a paid position for management.

I think it's a great idea. I saw a video on tedtalks and thought this would be great for our city

compost needs to be monitored more closely - a local community centre with a garden received compost that had a needle/syringe and a shoe in it.

Great idea to pursue this further.

I appreciate the survey! Thanks for the opportunity to provide feedback. I eat herbs and I'd love to have herbs everywhere! Basic herbs like peppermint and rosemary. Fruit trees, especially Sea Buckthorn, need to be meticulously trained to provide public access otherwise the branches get overgrown and the tree takes more space than they need.

Go for it!

have more green roof and vertical garden incentives.

Fencing for deer not theft from people. I also am not necessarily opposed to personal use on park land but would need to see detailed plans to know if it is appropriate. In my opinion it makes more sense to make use of land that is idle (boulevard, flower gardens etc).

Do it! Include rooftop greenhouse options, too; more green on the roofs, less power needed to cool in the summer.

There is a huge demand and even just to visit they are a huge community asset!

I love them!

who is paying for all this?

Bring them on!

They need to look kept, and we still need green space for running around. Food needs to be harvested at appropriate times and not left to rot

I'm so happy you are looking into this more! Yay Victoria! I love my city just a little bit more than I already did. :)

Great idea! What about more rooftop gardens?

If it's a community garden it should be open to the community. Allotment gardens or those that you rent should be in less public areas.

I hope this food can be used by the disenfranchised, and maybe even give them jobs in upkeep.

I like the idea. I would like plot design samples and resources, like a "plot starter kit" with garden plan, seeds etc, to make it easy to startup.

water?????? droughts buddy

Would be great to have food go to low income and food insecure people (seniors, homeless, poor).

Establish one community garden at a time - In a suitable area, to see who things go., but have a list of possible areas so the next community garden can be established. Having one person as a site manager is very important.

I'd like to see more education around growing food in public spaces to ensure that the land and the space is treated with respect - appropriate food crops grown, appropriate access, respectful interaction with the public

A system of incentives for private owners of vacant lots and undeveloped properties if the owners would allow them to be used short term for community gardens could prove beneficial.

This is really great that Victoria is taking this action, I wish Esquimalt was

Relying on rainwater and cycling the water for use to minimize waste and usage of the drinking water supply

Common gardens maintained by neighbourhood organizations are not the right approach. Allotments work better to maximize the use of the space. If there need to be common gardens, they should be owned and maintained by the city.

I think they are a great idea, and there should be more of them for the growing population that lives in apartment and condo buildings in the city

Deer populations might have to be controlled.

I would like to see more of them.

lets be a leader-city and go all out. go big or go home

People being allowed to grow flowers as well as vegetables I

Would love to see more of them!

I am particularly excited about having more food forests in the city. I strongly urge the City to look into collaborating with the local experts in permaculture design and edible landscaping to provide more places for people to come and harvest. This work should be done in consultation with the local shelters, street community and the current micro-housing initiative. Let's work to ensure that these spaces are welcoming, safe, and relevant to EVERYONE in our city - including families, seniors, and the homeless.

This is a must-have in Victoria - one of the best growing areas in Canada. Food security is about to become an unprecedented issue in this area.

I wonder if intensive planting affects the health of boulevard trees

If car exhaust is so toxic we can't grow dwarf apple trees along our roads, we're doing our roads wrong.

Work tourism into the community garden system. Really adds to the charm of the city, our reputation, and increase visitation, thus generating revenue.

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Turn Beacon Hill park into a space for growing food (there is a precedent  
<http://www.beaconhillparkhistory.org/contents/chapter12.htm>)

Not sure it is appropriate to have city gardens in our parks.

Thank you for considering this as an alternative to grass. We will be even more of a destination for garden lovers!

Yes, the city should provide a streamlined process and template for proposing a new community garden

I have been involved in community gardens in Victoria for years although I am no longer involved I think they can be huge boost to the vitality of the city.

As we can see this summer, climate change is coming and there will likely continue to be water shortages. Using available land for growing food is a good use of this land.

I don't like the idea of them in city parks because we are lacking in park space esp in Victoria - the clear green space is at a premium as there is so little of it and high density living which means more people in less space. I think care should also be taken in ensuring that urban wildlife is also considered in this plan scheme - it's not always all about the people. We rely on an ecosystem to sustain and the environment.

More please, waitlists are long. I waited 5 years.

Community gardens can become a financial and other resource drain on the City. People who do not own space to garden should approach their landlords or stratas about creating space or move to another lot where garden space is available.

They should not be allowed in City parks. They will attract pests.

GO FOOD GO!

I garden at a community garden that is (mis)managed by the  
**Personal Information**

Brilliant idea. Community bee keeping is also an amazing idea. I think education about growing food and providing the opportunity to eat healthy, local fruits and veggie would greatly increase the well-being of our community.

much more of all of the above!

Since so many people in Victoria live in multi-family buildings, community gardening is quite important!

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Since so many people in Victoria live in inner city buildings, community gardening is quite important.

Problems to solve: Irrigation, and distribution. Some community gardens suffer because participants go on vacation in the Summer exactly when harvest happens. How do we prevent wastage?

I think it is a great idea - oversight required to ensure no infestation type plants grown (like say mint) that take over everything

Community gardens, a the untended spirit garden proved, can become a make work project. City should not support private gain gardening. Anyone who wants to garden for themselves should get access to private lands (rent a plot/area)

The management of community gardens is extremely important. I live next to a Community Garden and it is not a happy place - I believe due to poor management. The result is an unkempt, sad, weed bearing, underutilized garden. The proper management and coordination is key to the success of a community garden. May be helpful if there was a community garden "resource" guide/program to help the nonprofit organizations manage their gardens, organize events etc.

We need more community gardens as soon as possible!

Fantastic - get them going now!

No

the use of London Plane trees in redfern park has seriously impaired my ability to grow food in my garden.

Clearly I am deeply in favour of encouraging and participating in growing and encouraging growing of food in the city- I do believe, however, that the city will have to have an action plan for deer population control as food gardens are a favourite with deer (I am a professional landscaper in town and have much experience seeing food crops are an absolute favourite for deer!)

Some work, some don't. The herb garden at Fishermans park works well. And City staff monitor it and care for it.

I think it's an excellent and important move to protect and encourage local food production. The rapid rate of development in our city points to a need to establish growing spaces now while there is still a possibility to acquire space.

Please do not allow any community gardens in public parks.

There are so many expert gardeners in this city, especially older and retired citizens, who could volunteer mentor younger less experienced gardeners. This could help defray costs while bringing generations together!

More of them, please, as soon as possible. Harder times are coming; we need to learn how to share

Definitely would love to see beekeeping and orchards as they are an important part of the cycle of keeping things growing

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orange growing.

We have several in our neighborhood, and when my babies get older I hope to become more involved. They bring our community together, are beautiful and offer yummy foods! I am very proud of our neighborhood

Personal food production really should be a basic skill for all humans. It's probably only a recent thing that we are mostly solely dependent on the supplies of a grocery store or market for the main sustenance of our lives. It's only through education, awareness, and support of government initiatives that will help people realize this is an important thing to support and practice in our daily lives. I thought this was the garden city? Also, the community that can be enhanced through projects like this is likely huge and positive. But I agree, the only way to get the support of people against it for potential untidiness or plot abandonment issues is some sort of oversight or organization which works to prevent this in an organized cooperative way.

I answered inappropriate to City Parks and facilities for allotment gardens (paid personal use) because I feel these are more appropriate for Commons Gardens or Community orchards instead of paid personal use - everyone should be able to access City gardens.

Personal information

and I have a great deal of practical experience in public gardening, edible landscaping and creating community gardens. Please feel free to get in touch, would be interested in passing along some of my experiences

Personal information

Encouraging businesses to grow their own herbs or vegetable right on their rooftop (if accessible) stressing the important environmental impacts and cost cuts on their business

I know that it is frustrating to have animals steal your food, but this is their land too. Also if another human being is stealing food then we obviously need more gardens accessible to our poor/homeless populations

Absolutely no harvesting from native plants. A: they don't produce a lot of fruit. B: Birds are in desperate need of food and habitat. C: Have Personal information, which is supposed to be for citizens but my hope is that the food remains for birds. It's not possible to produce enough food from native plants. Personal information and with my own yard where I keep that food for birds. Especially as Victoria permits cats to be unlicensed and free-roaming, we need to do what we can to help birds.

Involve children of school age - encourage input from local teachers known to be "green thumbs"; there are several.

There seems to be lots of demand.

Thank you for supporting and encouraging the use of city lands to grow food!

Any possibility of having school /city partnerships so kids can learn to garden?

I am fully supportive.

Victoria only has 5 allotment gardens and they all have huge waitlists. Gardening is the #1 past time of Canadians and as we increase urban density we lose greenspace and yards. We need to provide

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opportunities for Victorians to interact more with nature--it's not just about sitting on a bench and observing the birds! Whether they are seniors who have downsized, families with children want access to an educational plot, or those who value food security and fresh organic food. This is a municipal issue because it concerns land use. Too many people hear the word "park" and think it means a wild protected area, or that land is somehow being lost. As a society we already provide public land and spaces for citizens to play sports (fields, tennis courts, lawn bowling), climb play equipment, walk dogs, swim at pools, etc. Gardening is a very healthy hobby that not only provides food, but it provides exercise, community-building and networks.

I think the emphasis should be in neighbourhoods with families who are of low income, particularly single moms.

watering.....how, what, and where from, who?

I strongly oppose community gardens in parks, especially allotment gardening. It is ridiculous to take public spaces and give them to individuals, and I do not want to see fences in our parks, which I use daily.

I think community gardens are best located in specific areas like vacant lots or on private property, rather than in public areas, where they will likely disrupt public access or create extra expense on an already overburdened City budget.

I think it is time we tried to grow our own food rather than rely on import that increase the carbon footprint.

I am concerned about effectively privatizing public space by the rental of allotment plots in city parks, however, I think allotments are an important service to provide as this can be the only way for apartment dwellers to garden. I think this needs to be balanced very carefully.

Please make this a priority. We have an excess of manicured gardens and this is not a good use of water.

we need more

perhaps not all parks would be suitable for hosting allotment gardens; however in JBay, Irving Park has been devoid of flowering plants that were removed several years ago, and lacks interest. I support allotment gardens close to the JB New Horizons where there is wind protection, and sufficient sunlight for growing food. Put the displaced Michigan St gardens there!

This is a gross use of public space by a very few people and should not be permitted and if permitted an exceptionally high tax and rent should be charged by the city to compensate the rest of the taxpayers.

There needs to be more public information available to general public

looking forward to a firm date when these can be introduced

Found it hard to answer Q15, as see big distinction between use of designated parkland and other areas. Have no problem with allotments in, say vacant lot in industrial area being fenced & locked at night, but think it is important to keep public access to parkland. Also left foraging question unticked because that one is so

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complicated - depends on what is being foraged and how - with many of these things success (or otherwise) will be in how well the details are thought through and needs of various users of public land weighed against each other.

Allotment gardens should be administered by community-based organization. New high density developments should be required to include either personal food growing space or community growing space - this should be as important as parking spaces.

They're a good idea, they allow low income families to enjoy fresh vegetables that perhaps they grew. they also allow for learning opportunities, and bring communities together in a wholesome way.

What about Spring Ridge Commons? It is the first food forest on the west coast. A highly innovative idea that has flourished in Fernwood for a dozen years or more, largely in spite of, rather than with the support of, the City. I would recommend that the City recognize Spring Ridge Commons as a valuable resource & acknowledge the amazing volunteers who have keep it alive over the years. The best way to do this would be to reduce the water rate now paid by the Commons lessees from industrial to residential. Give this wonderful Common garden a break!!

Need to ban lawn watering all together to encourage eatable landscapes

ensure that you are working collectively with community organizations. They are you biggest resource.

We have them in Vic West, and they really add to the sense of community. We work in them together, celebrate the seasons in them together, and harvest in them together. It's good.

There should be more of them

Who is paying for the continual upkeep? one more thing for taxpayers! Keep up with the grass and lovely flowers which is what attracted us to this lovely city in the first place.

Only those that work the garden/s can harvest its bounty-UNLESS AS A GROUP they decide otherwise.

I love the idea of having more community gardens in Victoria. Many people want to grow their own food but don't know where to start, and are motivated by seeing gardens in action. We have so much unused land that could be put to better use, and gardening and growing food is satisfying and fun!

We should also have rooftop greenhouses like in Montreal!

fantastic idea

I believe that more beehives should be permitted. However, city parks may not be the best venue due to vandalism and safety concerns

I am so glad Victoria is putting emphases on garden for food, and for the whole community to have a chance to enjoy raising food

We need more!

Good idea to have this questionnaire. Hope it's widespread - like in mailboxes in selected streets & addresses (random distribution in mailboxes)

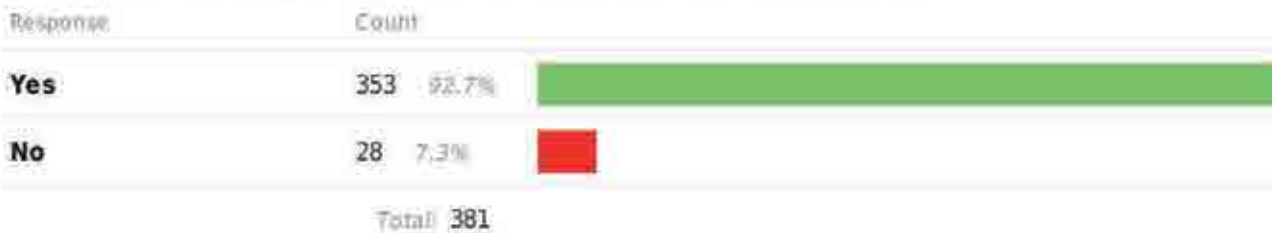
We live in bc housing and have a gardener come every 6-10 days

I am not in favour of community gardens, I prefer allotment gardens where individuals have to make a commitment and take responsibility

Growing "crop" areas for supply ie. same food grown in large number in one spot

I love Mason St farm - their project is really inspiring

#### 17. Do you think the City should plant more fruit and nut trees on public lands?



#### If yes, why?

Response	Count
319 responses	

we need more food in our city

Local food tastes better.

Sidney has pear and apple trees here and there and anyone can pick. A great positive contribution. I have my doubts about nut trees and whether they would actually be harvested.

This is the only use that should be provided. Appropriate selection should ensure that shade still exists

Good idea - in moderation. Needs to be a way to ensure any windfall fruit is quickly cleaned up.

Trees grow well here, why not grow food, rather than horse chestnuts or acorns?

It will increase food security particularly if matched with outreach and engagement programs for harvesting and processing. It will create a stronger local identity and civic pride. It will create relationships, trust and social capital which will lead to better governance. Local hyper-fresh Food tastes better!

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as long as not more expensive and fruit is harvested - potential dangers as people climb to harvest higher up fruit

To provide more food for people.

To increase local food production rather than just having ornamental trees

I don't really care. But if it isn't costly, why not?

Nut trees are an excellent food source. My street has Italian chestnuts which we harvest in the fall. The trees do not receive sufficient watering/care during the summer so the nuts tend to be smaller, but still delicious!

We need cheap healthy food.

To create a healthy local foodshed and bolster the resiliency and sustainability of our community. What's more, these could create business opportunities.

I would collect them at least some of the time. But they should be labelled as edibles.

Availability of more local produce; use of underutilized land; demonstration of varieties and landscaping techniques

Educational opportunities, food security, interest.

It's a source of food for people and local wildlife.

It's crazy that we don't have nut and fruit producing trees by the hundreds and that the fruit tree project does not have core funding so that it doesn't have to struggle just to exist.....the city parks dept should be supporting and partnering with the fruit tree project so that food producing trees are properly picked and processed.

We should use our public lands efficiently to feed everyone, including the homeless.

apple, pear and plum trees which are easily harvested should be available to all, but not directly by sidewalks and roads such that the fruit fall is bothersome and messy.

To encourage public participation in harvest and create educational opportunities about local food bearing trees.

for food security reasons. So we can grow more of our own food. Fruit and nut trees in public areas act as educational tools to let the general public know what is possible.

Why not?

Both human and animals benefit

All trees in public areas are good, fruit and nut trees have the bonus of food.



Public land belongs to the public and such plantings make food available to any members of the public.

because there wont be anything more important that you could occupy that space with than a fruit or nut tree

Isn't it strange that horse chestnuts are fine, but not the human-edible kind?

Provide dual use in some areas

I support edible nuts rather than horse chesnuts. Fruit tree type and location has to be considered in regards to possible neglected harvests, or a system such as Lifecycle organisation collecting harvests. A friend of mine proposed this to city in 1988, so it is about time.

The question is, why not. Trees that make food are a GREAT idea.

I enjoy harvesting for from the local environment.

It could be messy, granted, but the need to build a culture that values local food sourcing and eliminating food waste trumps the messiness that transitioning to that forward thinking approach will entail in the short term

Make better use of a public resource

Why not? Free fruit on the go

Granted cleanup and safety are possible issues (nut allergies, bees, falling fruit,etc), but in saying that it could make the area more beautiful and make healthy and nutritional foods more accessible for the public to enjoy.

More food!

Food is a good idea, increases local food security, and improves access to good food for those who might not be able to afford it otherwise.

Public trees provide a very democratic source of healthy food. Children learn plant recognition and respect for nature through watching and waiting for delicious berries to ripen. In addition to increasing our city's food security, these plants encourage individuals to participate in their surroundings. With concerns of global warming, it seems irresponsible to continue planting trees and shrubs that require irrigation and fertilizer only for beauty's sake. We need to plant thinking of food security, which of course includes planting for our bees and other pollinators too.

Why have non productive trees when we could be easily feeding people?

It makes sense for Vancouver Island to grow more food on public land and fruit and nut trees would certainly be part of that but my concern would be the upkeep and maintenance of trees. The city would need a person in charge of harvest time in order to protect trees from damage and to distribut fruit fairly

Some fruit trees would be really good. Ones that anyone can pick fruit. Tree care should be by City Staff.

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Access to free food for the homeless and general populace. Beautification. Increase local nutrition levels.

Why not? They're great for pollinators, birds, other wildlife, and us. They're beautiful.

Having access to free local healthy foods is an asset to the citizens of Victoria. These trees can be both beautiful and life-sustaining.

There are easy and accessible food sources.

extra, local food source

They are versatile, relatively low maintenance and provide food. They are accessible to all and there will be relatively few conflicts as no one can claim ownership as they do not require planting or maintenance in the same way an annual vegetable garden does. They are also excellent and bountiful food crops that can be worked into local ecological considerations, such as planting trees for carbon offset, beautification, and shade to protect from the urban heat island effect.

It's more self-sustainable for a community or city to have access to local food.

sense of community

Increases food security, education and aesthetic

It's an easy form of food security.

Anything we can do to help with the production of local food is welcomed by me.

To provide more opportunities for the harvest of local food by residents and organizations such as food banks.

Increase food security and build community through harvest and pruning programs.

It makes sense to grow food where possible.

You can't eat grass!

we have a large population of transient people. why not allow them to feed themselves this way?!

Urban trees are good for the health of communities. Why not get some free food for people and wildlife as well.

People must understand that food does originate in a plastic box, but is grown and tended, as part of the cycle of life.

It's good use of land rather than the priority being just "a pretty site"

Increase wildlife, beauty, food production, air quality

I think most people are separated from their food and aren't aware of what fruit trees even look like. I also

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think this would help with children's understanding of food. This food could also be used to help feed the large homeless population that Victoria has.

for food security reasons and access to fresh, nutritious food for all residents. . . . And because it just makes sense. If you are going to plant a tree, why not make it a food producing one!!!?

Our urban forest is such a wonderful asset. I understand concern over messes from unharvested fruits and nuts, but we in the horse chestnut zone can tell you that the messes are already here! Love the idea of the nut crops being edible, and the flowering trees bearing fruit. Helps the birds and bees as well as the people. I feel sure that urban harvesting initiatives could be successfully coordinated with to ensure public fruits and nuts are harvested

We can eat what they produce while they purify our air. It will probably attract more animals as well.

Why would you pass up an opportunity to grow food? I think all street trees (properly sited, as per my last comment) should grow food.

may as well have the trees produce food rather than just being ornamental

I would sooner use money from the "Community Chest" to provide food and aesthetics, rather than just aesthetics

Helps with greenhouse gases. Helps with overall wellness of citizens with more green space. Helps to grow food. I am concerned about nut trees as many people myself included are allergic to nut trees and nut tree pollen.

Yes but, more energy needs to go to existing fruit and nut tree gleaning organizations. Existing food trees need to be renovated and protected.

Fruit only

Surface level, they are beautiful and utilitarian. However, we are approaching a world where climate change can and will dramatically change our food systems. Lets prepare locally for this changes, empower our communities and work together!

Increase exposure of food at its source to the public

Don't see enough

They are easier to maintain than community gardens/allotment plots, when planted with a complimentary understory could add more habitat/food for pollinators, and can be collectively harvested but lots of people. So it's not just one plot for one person.

more local food = good

yummy!! :)

It provides a plentiful and local source of nutritious food

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it provides a pleasant and local source of nutritious food

They're welcoming, and the animals in the city will have A BEAUTIFUL space to hang out and live around rather than eating from our compost bins. They're also so beautiful. Makez me teary thinking of all that beauty. Yellow plums! Those are my favourite. They're small trees and poop out a lot of yummy plums.

They provide food for a wide variety of living creatures (including humans), contribute to biodiversity, encourage people to become more aware of healthy foods

easy to care for, good for environment, easy to harvest, share and make use of.

They're delicious

Why not?

Good for people and animals.

Fresh fruit and nuts planted to be harvested will go a long way towards food security.

We need to nurture more nature. The planet is dying, we need to restore its natural Eco systems.

Food from trees could go to food banks.

as our city expands its important our landscaping is dual purpose- visually pleasing and fruitful!

Beautiful and delicious, good for small animals and bugs

Why not? They're productive and would bring communities together in caring for them.

Bees will like that.

They can be a valuable source of food as well as educational, raise awareness. Time to shift the concept of food from "store" to "land" and

Not only for human consumption but also our animal population

why not, that would be a happy way to proceed, in all health, eco, economic ways

more food sovereignty = better

I don't think they should be the only type of trees planted on public lands - diversity is a good thing. Fruit and nut trees add to our food security and sense of community, add beauty to the city and add diversity in plantings.

The fruit is healthier, fresher, lowers our dependence on fossil fuels from imported fruits, provides food locally for us and for wildlife.

The more the merrier! I think the availability of public fruit is awesome!

Feed the needy, and the passerby's, teach children that food is for everyone, and that growing trees is

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healthy, engage the community to access to food issues.

Because they serve a dual purpose of being pleasing to the eye and producing food

Fruit bearing trees could be harvested by the public.

Self sufficiency, promote accessible, healthy eating instead of vending machines.

Excellent source of protein

Good for everyone, including wildlife.

Working in tandem with Lifecycles and other organizations we could make good use of the fruit/nuts produced. Also many nut and fruit trees are attractive and are good for wildlife.

Provide access to healthy food

It's a way to feed people who are food insecure with healthy food. it exposes people to food they may not buy. it's food for the bees.

I love picking fruit straight from the tree. So delicious and free!

encourage families to pick apples, plums etc. sense of community. many renters cant grow fruit or afford to buy. if people want to harvest, why not grow them?! there will be trees regardless, so they could be productive trees

Feed the hungry!

socialism

To produce food and build community, to beautify and to increase greenery

Food security, shows people where food comes from, useful.

Public fruit and nut trees offer fresh, nutritious, free food to anyone with the time and ability to gather it. This is a boon to everyone, both those who benefit directly and those who simply live in a community with these values.

Free food

Provides food. Teaches about where foods come from. Can be harvested by volunteers to augment food banks.

It enhances the neighbourhoods and benefits the environment

To enjoy free fresh foods

Not everyone has a fruit or nut tree in their yard and many do not have access to fresh fruit. It is becoming increasing important for Islanders to grow our own and support ourselves in terms of food security.

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Victoria is known for its flower baskets. Why not be known for fruits and veggies and nuts too. We sure could get some better press from these kinds of 'nuts'....LOL

Why not?

I support increased food production on City land

Because of the taste and the educational benefits

supermarket prices are getting crazy expensive plus the quality is often poor & who knows what chemicals are used in the industrial production

Accessibility to fresh local produce for anyone in need of it

If new trees are planted, why not use trees that produce edible fruits or nuts. Variety is important for the urban forest.

This sounds like a beautiful and community building concept

for community use

Street trees are visually pleasing and increase property value as well as provide a sense of community to a city, so why not make them trees that function as a food source also. They also provide opportunities for education through pruning and harvesting.

more fruit & nut trees = more food.

Give people with limited growing space/income access to fruit and nuts.

They're beautiful and provide food for people and wildlife.

Way more useful than planting magnolias which I've seen in residential areas

Why not!

More native trees please. Helps the insects

Trees can provide shade, esthetics, and food

Perennial foods like these provide a more nutritious and diverse diet. Having a variety of species beyond traditional annuals extends the food harvest through most of the year. Over time, these plants will require less maintenance and will be more drought resistant than annuals. A study by Clark and Nicholas ("Introducing Food Forestry" in Landscape Ecology Journal, 2013) is an excellent resource on species and how urban food forests can contribute to food security in concrete ways. For example, they showed that 108% of the recommended daily fruit intake for the entire population of Burlington, Vermont could be met by planting fruit trees on public lands!

So that we can harvest and eat them.

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I'm also a fan of native trees - but if other trees will be planted, why not increase the community's ability to feed ourselves communally and cheaply?

More trees whatever the species are a good idea

It is the right thing to do. It would avail everyone with access to good healthy food, particularly if higher protein/fat nut trees are considered, however there would have to be enough to keep ahead of the rodents

Harvest festivals! Have to be wary of fruit types due to need to use dormant oil, attracting wasps. Planting olive trees would be cool -- a gift to generations

Sustainable use of land

Esthetics and practical use for people who need food

People eat food. Grow food. If people take the food, it gets eaten. Not growing food is being a bad steward of the land.

Aside from dogwoods and several other stunningly beautiful decorative trees, threatened species/ecosystems, and trees for animal habitat, why plant a regular tree when we could generate food for the community?

Food is a need and therefore citizens have a right it (at little-to-no cost).

Food security and sovereignty, which are dangerously lacking on the island

Food security. Harvest could supply food banks or low income families.

food security; increase sense of community.

Food security

I see a lot of people harvesting these fruits

Education of the population on what can be grown here, a shift towards sustainable local food production/consumption is an example of the way this city cares about its future

Having access to healthy and affordable food is important.

For food security, it is an asset to plant food-bearing trees where the upkeep and maintenance is not more than an ornamental tree.

Well excess can go to food banks. Why not plant real plums rather than ornamental etc.

So that more people can access fruit and nuts, and to ensure that we have a more resilient local food system in case of emergencies.

why plant ornamentals, when food bearing trees are beautiful as well as productive?

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They allow everyone to interact with food and free access to healthy food for all.

Access to more fresh fruit for people who live in the city!

As long the right ones are chosen, I think it is a good idea.

A good idea in parks but they would need to be fenced

so that there can be more food to harvest

This will help everyone in the city have access to more local, healthy, and cheap food options. Local food means less transport costs and less gasoline burned. Low income families will be healthier if they can access cheap, healthy food. Everyone loves nuts and they are expensive!

The opportunity to have trees that look both beautiful and feed us and little critters around is invaluable.

Only if the fruit/nuts will be donated to local food banks

grow more edibles

More local food, jobs

Why not? It would be fun to stroll and pick fruit. Some might supplement their diet. Or create businesses.

To help combat food insecurity

Fresh fruits and nuts available to everyone.

food source, why not?

A few apple, plum, pear trees would be an asset. Sidney has some. I have doubts about value of nut trees as most will not be harvested. We must NOT create make work projects. Also, do not need many fruit trees on boulevards/parks. Shade, large canopy, trees are so important.

because it is reduntantly obvious for moral, ethical and environmental reasons to promote urban food production

If managed by a society to harvest the fruit/nuts, the produce can be donated to local charities for use.

It is a good use of public land and increases food production in the city.

It provides free food to people, and can be low maintenance.

I agree with planting fruits and nuts on public lands as long as it is reasonably priced and well maintained. Rotting fruit is messy, and encourages insects and animals.

public access to food, food resiliancy and security

more interesting, provide food, we become more sustainable, provide shade

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We are utterly dependant on imports. It's ridiculous. We need to be more self sustaining. Why are we importing from california? If we ever our ferries, we're screwed.

This will become more important over the next couple of decades. Better to get a jump on it now.

Strategic planning is crucial. Design with the end in mind. Tall fruit trees can be difficult to maintain and harvest. The grey squirrels get most of the nuts, except for Chinese Chestnuts which should be Victoria's official nut tree. There is a great stand on Marlborough Street. They are just as nice as horse chestnuts, same mess, but with edible, roastable sweet nuts. As for other fruit trees, I would caution the ubiquitous planting of semi-dwarf and tall fruit trees, because people say they'll harvest, but there are already tons that can be picked with Lifecycles' Program. Strategic plantings in parks are probably better than huge, unkept, unharvested trees on busy streets.

food security and to model growth of food trees to residents

Like good food accessible to everyone

fruit trees are a great use of urban space. food collected can be donated to homeless shelters

it would be great to increase food security in this way.

Lets make the space useful. We have so much space that could provide for so many. Fruit and nut trees can be beautiful and the food that they produce could allow us to provide nutritious food to those who may not otherwise get it. I also think it would be brilliant for kids. Again - education.

Make public space useful!

No reason not to! I would love to see native fruit and nut trees

food security!

Shade and food!

For additional food production

To support our local food system, help feed people who may not have access to fresh foods, normalize food production in urban areas.

Food for wildlife and people.

It makes sense. It is a food source on land that should have trees anyway. It is beautiful, including when trees flower.

Functionality mostly. Victoria has a lot of beautiful trees. Why not have some that are fruit trees?

It would produce food for anyone to harvest.

\* qualified yes. Having fruit trees that have rotten unharvested fruit everywhere could create problems

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A qualified yes. Having fruit trees that have fallen unharvested fruit everywhere could create problems.

Teaming up with LifeCycles or another organization like that could help.

food)

More trees are good in general, trees that feed us even better.

Why not have a tree that does something?

Appl, plum and pear trees would be appreciated by any/all residents if located in good locations where they would not create road or sidewalk mess but still be accessible.

More edible produce for all to enjoy

To provide food for everyone, especially low income or homeless people.

Provides both beautiful trees for the public to look at as well as practical for public to harvest

Food is always needed by everyone in the community

sustainable

We need trees. Perhaps some of those with an unhealthy diet, lack of money, might actually be able to get much needed fruits and nuts

if the City can afford it, adding another food source that looks beautiful is valuable

can be harvested.

Our climate supports growing more food locally and we should be making every effort to do so

For sustainable harvesting, support our local food banks

Fruit trees and shrubs which anyone can take fruit from would be good. Not everywhere - just the odd one. Do not know about nut trees

because we have too many starving people and families.

citizens could harvest and share the produce

why not? fruit trees provide food and are aesthetically pleasing

Maintained properly, they are charming and useful.

To combat alienation from and ignorance of natural food production and to supply healthy, locally produced food in our lovely mild climate!

As above, we need to learn how to share food.

Because it's still aesthetically pleasing, but with tasty fruits! Some thought has to be given to mess though.



fruits probably aren't appropriate over sidewalks, for example.

Fruit trees can grow here successfully so there is no reason not to. Nut trees should be consulted with communities so something isn't planted right on the doorstep of someone who is very allergic.

Again, it's very important for people to access fruit and nuts for nourishment: the costs of commercial food are getting impossible for some people.

Um, to eat fruit and nuts of course!

great to have more access to fruit

Lets encourage foraging and sharing of food! I would like to see us get back to old ways of providing for ourselves in any way possible

The trees are beautiful and would be enjoyed by many.

Productive use of otherwise useless land. Need to make sure fruit gets harvested though

Food security, and they are often attractive...

we need them

Trees need to be planted all the time, fruit/but trees are wonderful as long as the yeild isn't wasted as you see with so many residential fruit trees.

Long term edible plants and a greener city

food

I think that it will help lower the cost of living to people that are willing to go and pick them, also adds beauty, feeds wildlife. Loss of grass always a positive to me.

They both support us in local food and local wildlife

A city should provide for it's citizens. Any extra means of people accessing vitamin rich foods, and nut proteins would be a blessing.

Excellent use of land that will already have trees on it.

Great for reducing environmental impacts a city has on the earth as well as keeping the diets of Victoria residents healthier. This ca also have a beneficial impact for bees

It would be a good way to make locally grown food easily accessible

anywhere it can! Beacon Hill and other Parks would be ideal. Definitely a long residential boulevards and median. Maybe not a long busy corner doors, with concerns of fruit causing traffic issues.

Why not

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The more trees we have, the cleaner the air. If we are planting more trees they might as well provide additional benefits.

Because this is years in discussion, nuts bear great food value, they add other capital (ie, other benefits to the environment). I have been listening to "arguments for" nut trees since 2003!

Because I would love access to free fruit and nuts at parks, I feel food is a basic right and everyone should have access to it. It would go a long way to helping feed our homeless population.

I think it's important to have diverse plantings around the city - including fruit and nut trees.

I'm not opposed to fruit tree graftin on existing boulevard trees, though it may only benefit the racoons.

It becomes a fun community activity that everyone can engage in!

Let's shrink the gap b/w food on the plate and where food is grown. Partnerships possible b/w many non-profits and the public.

Useful as well as ornamental.

Makes more practical use of land that would otherwise remain uncultivated or fallow. Teaches our community how to grow our own food and feed ourselves. Creates a better sense of community when we work together to create something good for everyone! Revitalizes an almost lost agrarian lifestyle of growing food, saving seeds, feeding families, learning important life skills to pass onto our children and future generations.

We need to feed people and it is educational for people to see food growing.

For the food, asethetic qualities, and contributions to a healthier built and ecological environment.

I value dual purpose landscaping and I like foraging for wild food.

Food sustainability, enjoyment of fruit/nuts.

Really, although they are beautiful, what do Japanese cherry blossom trees give us? I think in the future, we should certainly give thought to nut and fruit trees so that food can be distributed eg. food bank.

Food security

An excellent source of good public food, and beautiful besides!

a great use of space to grow food for the community (schools, homeless shelters, etc); city could work with community groups to share the responsibilities of tree care and harvest

great food for people, bees and bugs. Our food defines our health.

access for all including homeless persons

Why not? if we're going to have trees, make them useful as well as beautiful

any more if we're going to have bees, make them useful as well as beautiful

These could be harvested by community groups and distributed to shelters, food banks or community residents

Low maintenance and high yield of food

It is best to use land productively.

They are easy to maintain and provide a great way for the community to access fresh food.

More shade, and a food source

To help feed the homeless

because they produce food?

I would love to take the kids to parks, for example, and have a snack right off the tree.

Increased access to good food

makes sense to use public land to feed the public. Homeless people included. I think places that help the homeless (coolaid, our place etc) can do alot more in letting people know where there is food to harvest, and when to harvest it.

for plant diversity and public education and access

most are unattractive

the benefits vastly outweigh the negative aspects.

7-10 servings of fruit required for humans and nuts = 25% protein required daily

Yes, with reservations.

Food bearing trees contribute more socially, economically and environmentally than ornamental trees.

Public access to healthy foods, sustainable communities

I would be strategic for where these are planted -- and how many.

Fruit and nut trees not only feed humans, but wildlife as well. the only downside might be the mess from fruit trees.

Again they add beauty, provide more access to locally grown food, create community and help foster a sense of ownership for citizens

Why not plant trees from which we can harvest food?

this would add to Victoria's food security.

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Why not - people can pick the fruit. Not sure about nut trees, considering those with life-threatening allergies.

Gets people outside doing something positive, learning about plants and caring for the city.

If yes, fruit must not be allowed to spoil

It would provide food for people.

I think public land is a great place to grow publicly available food and increase food security of the city

Turn landscaping into food

It opens the ability for people to harvest local fruit and nuts, creates a sense of community (because normally fruit and nuts are ready to harvest at specific time bring people together to harvest) and it creates more food security then non fruit and nut bearing trees

Because it's free food, it's a great way to promote sustainable living, local foods and bringing light to agriculture

Food trees are more resistant to drought than non-wood fruit plants once they have mature root systems established. They can help our community have locally derived healthy food even in drought years.

It would be amazing to have more food trees to harvest from, and teach our children about.

If actually harvested, they are a double gift.

The more food we grow, the more we can feed our community!

dwarf fruit trees would be nice so that people would be able to access the fruit without climbing the trees

As long as these trees would not require much maintenance, they would be a good source of food for communities

food source, important to expand sources. much can be gained from the smallest areas.

Free food (the chance to grab a few nuts or a piece of fruit!) may encourage people to walk more (say to work)...added nutrients to aid health, save a bit of \$\$ and really- GROWING THINGS, the bounty of the earth is a wonderful thing to see!

Yes, but... only in certain locations, see my "no" comments.

Food sources are important. but I have to admit my neighbors ignore their plum trees and the sidewalks are a mess.

Because if you are going to have trees you might as well be able to eat their fruit!

Since the city already plants and maintains trees on public lands, some may as well be able to be harvested.

People can eat fruit and nuts; people cannot eat ornamentals.

More food production for all to glean from.

They look beautiful and provide food for anyone!

children are no longer knowledgeable about where food comes from

Increase our readily available food sources.

make these expensive products available as an added benefit to taxpayers and everyone else - but please, grow organically and non-GMO. Can get fresh food that has not been irradiate

in order to provide some food for those who are in need, also to allow everyone to become more self-reliant

the more the better

better than diseased and messy elm trees or other "ornamental" trees

We need local affordable food

local food

Once again - food sources are valuable- also the City needs more trees planted closer together (within reason) for SHADE

Why not?

I love eating healthy food especially since I can't afford it often

If no, why?

Response

Count

36 responses

If society were the sort to share equally, it may work. There's a saying: We do not value that we do not pay for. I am more inclined to support an initiative based on work share.

Nut trees are problematic - people simply do not harvest them and fallen nuts are really a problem.

We have a plum tree on our front yard planted years ago by the city. The tree is not tended by the city, and is overgrown. The plums aren't really good eating plums - small and mostly pits. They are basically a mess at precisely this time of year. I heard an interview on CBC with a councillor about the city planting apple trees

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etc. along neighbourhood boulevards. The counsellor did admit that this proposal would require the neighbourhood to "buy into" the plan because they would be required to do maintenance of the trees - pruning, picking, etc. I don't know that this is realistic. Perhaps the person living there now is into it. If they sell, and the next owner doesn't want to maintain the trees, they become a problem rather than an asset.

Am very leary about requests for nut trees. Most people will not use them and they may become a nuisance once the nuts fall

Not nuts. There are too many people with nut allergies.

May make a mess if no one is harvesting.

They do take up space. Unless they are gorgeously taken care of the trees get messy. ALTHOUGH the messiness provides a great space for small animals to live.

Humans will demand action on the wasps who come to eat fallen fruit.

Only if a specific group were responsible for maintaining the fruit at not additional cost to taxpayers. I would not like to see over ripe fruit falling from trees and causing an increased rodent problem.

I think it would draw more animals and people wouldn't actually harvest from them as often.

Close to where I live, there is a large pear tree in a park. The fruit falls on the ground and rots, and no one picks it up. The problem with fruit orchards is what to do with the windfalls? I think nut trees are fine since they don't make a mess.

Fruit trees are fine, but have to be maintained, pruned each year. Who is going to do that?

already enough trees in the city

The city has real issues it should be dealing with. Not planting gardens and fruit trees.

I already see rotting fruit on the ground everywhere I walk. Having more fruit trees will just feed the birds and raccoons. Again, people are lazy and hippies lose interest very fast.

They are messy, attract and encourage wildlife, usually non-native, they require more maintenance so would cost more.

Fruit and nut trees should be a part of community gardens. Councils have a lot to maintain, ideally it should be up to those who are a part of a community garden so they can be a teaching aide.

Not a good idea for boulevards - nuisance of dropped fruit on road and side walk also attracting deer. Not a good idea for parks re attracting deer.

Some places are okay but children play in parks and fruit can draw stinging insects and also many children are allergic to nuts.

Need to be aware of need for urban forest including large canopy trees. Need a balance.

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We aren't harvesting our commercial crops adequately yet. We need to support small-scale commercial producers

high water demand

I don't think we/the city has the resources to properly maintain and coordinate fruit and nut trees.

X

Must site the trees such that the fruit does not fall on sidewalks and roads. Don't know if nut trees are worthwhile as likely will not be harvested. If City has to harvest, then that would be costly, it might be cheaper to buy the nuts, if they are needed.

However, fruit and nut trees are inherently messy (sidewalks etc.)

do need to make sure there is a process for harvesting and be realistic about what will be harvested (not just eaten by other wildlife - ie I can't harvest any walnuts from our walnut tree because the squirrels eat them.

They do attract wildlife and can be messy over parked cars, pedestrian sidewalks..so appropriate placement is key.

I have two kinds of nut trees on my property and the only ones who benefit are the squirrels which are not native to this area. I would doubt very much that many would benefit from boulevard nut trees.

Victoria already has a plethora of fruit trees that go unpicked every year. If this fruit is in high demand, then programs that harvest it from existing trees should be expanded, so that people become more aware of the option of having their trees picked, rather than the fruit wasted. Planting more on public land is unnecessary.

It is bad enough having persons tenting in the public parks now. Why give them more incentive to stay there?

May need to look at squirrel control

Who is benefitting? Certainly NOT THE TAXPAYER

take a walk down View street when the ornamental cherries fall. Filthy sidewalk, squished into the pavement. Does the City sweep and pick up daily....NO

I don't think it's a good idea to plant fruit and nut trees on most boulevards, where dropped fruit can be a problem. Since the introduction of the grey squirrel in Victoria in the 1990's most nut trees in this city are cleaned out by squirrels so I wouldn't bother planting any - you need to net them if you want to keep your harvest. Fruit trees should only be planted where dropped, rotting fruit is not going to cause a problem, and can be easily accessed. There are plenty of mature fruit trees in the city that already go unharvested so I think it would be better to focus on supporting existing programs that harvest and process these trees. Also, fruit trees require much maintenance to stay productive and when left on their own often produce smaller or pest-ridden fruit. It sounds like a good idea to plant more fruit trees, so a pilot project of a well-maintained

urban orchard might be a good idea, but planting fruit trees on boulevards is probably not a good idea. If you haven't spoken to **Personal information**, talk to him about these issues.

messy and no guarantee that people will harvest the fruit more attractive to animals aka deer

#### 18. Where do you think it is appropriate to plant fruit and nut trees on City lands?

Variable	Appropriate	Inappropriate	No opinion	
<b>Parks</b>	351 93.4%	19 5.1%	6 1.6%	Total: 376
<b>City-owned facilities (e.g. community centers)</b>	371 97.4%	7 1.8%	3 0.8%	Total: 381
<b>Playgrounds</b>	292 77.5%	62 16.4%	23 6.1%	Total: 377
<b>Boulevards (street trees)</b>	329 87.5%	36 9.6%	11 2.9%	Total: 376
<b>Plazas</b>	329 87.7%	26 6.9%	20 5.3%	Total: 375

#### 19. Do you have any additional comments about fruit and nut trees in the City of Victoria?

Response Count  
 168 responses

need to plant where fruit is easy and safe to harvest

Although I said yes to all of the names=d locations, that doesnot mean I think they should be everywhere. We need the large canopy trees and decorative trees.

Fruit and nut trees are okay, if appropriately selected, and planted in the right areas, as above.

It wouldn't hurt to train city workers in care of fruit trees with an eye to productivity. Lifecycles fruit tree project.

The park at Chapman and Linden is beautiful and underutilized. It could be a great location for a few trees.

There shoudl be consideration of mess and maintenance if the neighbours aren't willing.

Recommend doing trees that don't attract coons, mice and rats. We have enough of those already.

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Please start planting more!

no

Turkey has orange trees that line its streets. But they are sour to the point that they are inedible. Tasty varieties would be key to winning support of unsupportive people.

Partnership with groups like Lifecycles (with appropriate funding) would be necessary to help ensure the fruit/nuts were utilized.

If planted in Boulevards/Plazas, the canopy of the tree should be considered. Not only will the tree's drop fruit but they will also grow to be very large. Maybe get trees grafted on small rootstock. Will there be someone responsible for harvesting these trees? Or will they be open for public harvesting? Lifecycles would be awesome to get involved in this project.

Planting fruit and nut trees in unsupervised areas could lead to rodent infestations. Planted areas must be supervised.

These are critical, perennial food plants for local food security - we need more of them in our area!

please plant them anywhere you can find a location

Imagine a City with an abundance of food plants, greater food security, and less grass!

Long term agreements should be in place prior for how to market fruit

I have marked boulevards as appropriate, but obviously type of fruit/nut is critical, I don't think most people would be enthused about plums falling on their cars.

Let's rock some orchards!

I know someone who has a heritage apple tree in the back yard. The fruit falls and rots. In the meantime she goes to the store and buys what? Apples. This is insanity. We need to show kids that apples come from trees, not the grocery store. We need to find our way back to a sane place where local food sources are husbanded, valued and promoted

Walk before you run, try a few before you try a lot.

My only concern is that we didn't end up with rotting fruit on the ground that bees and wasps are attracted to, or bring considerate to persons with allergies (eg peanuts).

Consider traffic disruptions caused by fruit-gathering pedestrians for boulevard-planted fruit trees.

I think that there needs to be an educational component to edible plantings, especially if they are being planted where children will graze. I imagine markings or plant ID tags that let us be sure that the plant is edible, or planting on school grounds where classrooms can learn to recognize the edible plants.



Fernwood Community Centre has planted fruit trees - we shall see how things work for them.

Maintenance will be an issue. On lands where City already maintains the urban forest, there should be no additional burden. Where such trees are located on non-City land, there need to be covenants with property owners regarding upkeep.

No.

Link up with local horticulture programs and Lifecycles for help with maintaining these trees (e.g. pruning, thinning of fruits).

The only issue would be who is responsible for cleaning up the windfall

Again, I would be concerned with soil contamination.

no

no

I already harvest hazelnuts from a street tree. It would be great to have more diverse options for urban foraging.

A pruning and harvest program could use volunteers (compensated with fruit and training and grafts) and paid members of the homeless communities.

more, more, more!

Use volunteers or community groups to pick the fruit for need causes. Like the Fruit Tree project that Life Cycles organizes.

Again, before touching our parks, do extensive consultation with all stakeholders.

Consult with local First Nations about what they would like to see

city should coordinate some harvest, if everything is not picked by residents. City should allocate some fallen fruit clean up... . Perhaps farmers may want fallen fruit for livestock? Or can be used for composter.

Please plant one on my boulevard if the pretty cherry trees ever die :)

We need to make sure they're being harvested, not going to waste. LifeCycles could help.

Hurry up.

The allergy issue is very important to me and I am wondering about liability if someone accidentally ingests a nut grown on City property. There are less allergies to fruit so I am more in favour of fruit trees.

A harvesting program for these trees would be good to ensure the food doesn't go to waste. Food could be provided to local food banks or other food providers to low-income persons and/or people could sign up to adopt a tree for a season and be responsible for care and harvest - this would obviously need an

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agreement as well as support for it to work out well.

Only in parks that are thoroughly non-wild or those without first nations significance

Success depends on harvest; otherwise, you get an annual mess.

Get some bonsai experts in and learn about maintaining the trees at a height where they will grow up like a fat cylinder rather than a mushroom so the branches don't fan and punch outwardly.

The greater variety the better

I worry about unsupervised children eating fruit and nut trees in playgrounds. Mostly because of allergies, but also because we try to teach our children not to eat strange food.

there needs to be a clear harvest plan - likely would need to be 3rd party

lots please

If we're going to use tax dollars to maintain trees, why not have them give back to the people? It seems that a contract to life cycles could ensure that shelters have an abundance of city produced produce!

The city is already paying a lot of money to manage gardens; why not make at least some of that time worth it? Imagine how many low-income people could be fed. Imagine the teaching opportunities for schools.

Trees are wonderful, especially ones that produce fruit!

Wasps will be a problem resulting in increased public demand that they be killed. Some allergic person will have a reaction to a sting and sue the City. Serious.

I think nuts would be most appropriate since fruit could be costly to keep tidy.

any where you would plant a regular tree or bush, a food tree could be there instead, or alternating. Lined up along perimeters, not affecting primary use of land ie park. Vandalism will have to be seriously considered, and the penalties thereof.

It would be ok if it's done right.

Nuts often need to be shelled and/or roasted so they're not as accessible. Fruit is easily accessible and would be such a bonus for the homeless population as well as the general public. My only concern is about harvesting. If the trees are large and need ladders will they be provided? Who can harvest, when and how much? Will things be over harvested or the opposite with the fruit being under utilized and left to rot? Things to consider.

Who would maintain these trees? Is the public covered under city-wide insurance in case of injury?

Not all parents are going to watch their little ones closely enough to ensure that nuts aren't going in mouths so playground planting could be a Hazard

— ◀ ◯ ▶ —

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This is very exciting, do it!

Although I have indicated that playgrounds are appropriate I would be worried about fruit trees if they are not maintained well - rotting fruit on the ground attracts wasps and that might be dangerous for kids.

main concern is the fruit that falls and doesn't get harvested. if there could be an organization that ensures fruits/nuts are harvested then that would help. like an urban garden committee of volunteers? dead fruit makes a mess, and draws in pesky animals

Only plant them if you are going to fund maintenance. Leaving it up to volunteers can be a disaster.

I'm not sure what plazas are - these questions would be better if they had a map or pictures

I heartily welcome this idea.

no

Some trees can be messy (drop dark fruit) for cars, so boulevard and parking lot locations need to be carefully considered.

As boulevard trees die or fall from wind storms, etc, they could be replaced with fruit or nut trees

Plans would have to be in place to ensure harvesting as a lot of windfall could be messy.

Yes Yes Yes

these trees could pose problems on boulevards as they might be a hazard of people tripping on nuts and some fruits can be messy.

I would love to see this happen in Victoria. I think it would encourage people to do the same on their properties.

I like eating the fruit off the street trees.

more more more

Still hav flowering boulevard trees as well.

My only concern would be regarding having these near playgrounds. There will likely be many bees and wasps once the fruit ripens, and having these trees near playgrounds could result in many stings, and in worse case scenarios, allergic reactions.

Not on the boulevard please. They make a real mess - ex. Vancouver & View plum trees

The argument that they will be "too messy" dropping fruits on the street doesn't make any sense considering that we currently have ornamental cherries, horse chestnuts, and many other inedible fruit trees already dropping stuff on our sidewalks. Why wouldn't we at least make sure this bounty is edible!

A system needs to be designed to inform people of their locations and the timing of the potential harvests

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(in general)

Obviously a concern would be who can harvest the fruit/would there be interest in harvesting/would the city ensure that the food was harvested?

I think harvesting and cleaning up under these trees is good work for city employees, just like mowing our grass.

Delicious!

The number of people mowing grass in the summer could be reduced and those same people could be made responsible for picking the fruit from trees (to prevent mess around the space from falling fruit).

It may be appropriate to have fruit/ nut trees at community centres only if volunteers are required to maintain and harvest the trees.

Any way to ensure that people who are allergic are well informed of the nature and whereabouts of the trees, so that they can be avoided if necessary?

Again, lots of design considerations here for harvestability and safety, would be good to see some guilds and permaculture designs to minimize energy use and maximize output.

Would like to see more planted trees as fruit trees as a priority

Perennial edibles are great asset to any property. They need to be managed and will require more maintenance than conventional street trees of our urban forest.

There are pluses and minuses here - providing nutritious food is good but there will be issues around vandalism, over harvesting, trees becoming damaged and those d.... deer

I would not wish to see mature trees already established replaced to make way for fruit trees - if no trees exist in a boulevard etc then yes please plant the fruit and nut trees.

They can be beautiful if maintained. Have concerns that the City will not allocate adequate funds to maintain them properly

very important to ensure fallen fruit is not wasted, or any on the trees/shrubs - or attracts rodents

Not all types of fruit and nut trees in boulevards. Careful location in playgrounds (as fruit attracts wasps). Messy fruit in places e.g. parks where the mess doesn't matter as much.

yum

If a tree isn't being harvested by its neighbours, call in the volunteers at the Fruit Tree Project. They do a great job of redistributing fresh food in the city!

Don't plant too many.

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get planting!

Asap please

Espalier and dwarf trees, while not as drought tolerant, can be great for ease of harvest and pruning. The fruit tends to be more efficiently used. We should support existing fruit tree gleaning programs before planting more fruit trees, unless they are right beside a community center, community kitchen or some other social setting where there is a genuine and documented need/desire.

Nut allergies? Must use signs

some additional public education or coordination might be needed to make sure the fruit and nuts are harvested.

There could be little plaques or signs which provide information about what type of tree it is. What requirements it has. How long it has been there, etc.

They would need to be harvested and fallen fruit removed to ensure wasps are kept at minimum

I imagine harvesting would be the main issue. Is it responsibility of city staff? Volunteers (ie LifeCycles)? It could be a really big job.

map it out!

Do not think nuts would be harvested and will create walking hazard, so suggest a few fruit trees.

I think these trees/shrubs should make up the bulk of what is planted in the city.

Again, how does the city intend to manage pests to ensure that they do not migrate to commercial producers

I have mixed feelings. If there are the resources to properly maintain and coordinate fruit and nut trees then it should be done.

Do it!

take out useless London Plane trees in Redfern park which have seriously restricted my ability to grow food for my family and replace with nut trees.

Wonderful ideas, great use of property

I think strong consideration to only small and easy to pick varieties of fruit and nut trees.

Need to be careful where put them, and don't want whole City to be an orchard. Still need the tall shade trees.

No community orchards on public land unless the trees are HARVESTED by the public.

If fruit/nut trees are planted on city boulevards in residential areas they the locals need to know how/when to

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prune the trees and how/when to harvest, water, etc. Tree choice and siting would, of course, be a complex undertaking. A trial garden is an idea to start and gain public confidence/curiosity.

Now would be the time to plant many, as fruit & nut trees take a while to mature and produce robustly

There needs to be groups who will pick the fruit and nuts, and offer them to the public in, say farmers markets, or on the street.

I don't think all trees should be fruit trees, but they should be available as an option. Other types of trees are also important and serve other important purposes. Do need to be careful to make sure the fruit and nuts are actively harvested and not just feeding and attracting other "unwanted" wildlife

Such a good idea.

I support fruit and nut trees pretty much everywhere as long as there is a plan in place to harvest the fruit see above.

People may feel safer eating fruit from boulevard trees etc if there could be some testing of the effect on growing in polluted areas, etc. I think it's because people are unsure if it's safe to eat. But on the other hand most people still eat conventionally grown food so it shouldn't matter to them too much?

love it! It would help to include educational materials or species labels near new & existing trees to help people identify that the fruit the trees bear is in fact edible

Just do it.

Boulevards are not as good a choice as spoiled fruit can create a great mess, however a program to harvest the fruit/nuts is operated in conjunction it becomes more feasible.

Opportunistic "re-canopying" of new plantings of appropriate species of fruit and nuts please, pronto!

I've seen some interesting guerilla fruit grafting in my neighbourhood, but would rather see a planned approach.

Again, there are many well-informed, experienced people locally. If local government will take the lead, many groups and individuals will step up to the plate.

I would rather my tax dollars go to support and maintain orchards of all types on city property rather than growing and watering grass and decorative trees.

An opportunity to get people engaged in harvesting, preserving, and caring for more trees.

Publish an online/paper map that shows where they are! That way urban foragers will take care of the harvesting. If large trees are chosen then register them with lifecycles for harvesting. Inventories will ensure the fruit is picked. Also include other edible landscaping in this category (i.e. berry bushes)

Nut trees can be planted anywhere. Fruit trees may require some community organization to ensure the fruit

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gets picked. For both, we need signage to let people know that fruit/nuts are EDIBLE and AVAILABLE for picking. I see fruit in people's YARDS going unpicked because they don't know they are edible!

the new orchard at the fernwood community centre is a wonderful addition to the neighbourhood i'd love to see more like it and see the harvest used in the community

mindful of allergies to nuts...especially children

We already harvest from the plum trees.

people worry about us old folks falling over nuts and apples and such that fall on the sidewalks. that is poppycock! We all fall on whatever when we are unsteady and /or too proud to use a cane, or walkers etc. You can not protect us completely...we do not need so much mollycoddling. we DO need encouragement to use our canes, elbow crutches, walkers and to be watchful when we walk. As to the blind? Well they do well maneuvering under neath buckeye trees all over the city so I am sure they are capable of handling cherry trees etc. also!

Question of who will maintain - some will criticize and complain of mess, public liability

This will yield very low production and severely compromise the city landscape.

Am in favour if they are managed organically, the city has the resources to maintain them (my boulevard tree has gone from annual maintenance to about once every three years, which I have been told is due to lack of resources), esp since if the aim is to produce food they will need fairly labour-intensive management. Also wonder if arrangements will be made to harvest and/or if people will be willing to live with the mess/smell/animal attracting issues. (I am, but many people aren't! My local bus shelter has a fruiting tree over it & people are always complaining about the mess, wasps, & smell.)

Boulevard tree replacement should first consider fruit tree planting in partnership with the resident and/or community group.

Picking and upkeep is a problem. Distribution of produce

No, perhaps you could also make a partnership with Lifecycles for fruit tree harvesting each year so that nothing goes to waste

if planted on private property or boulevards some agreement with owner of home should be in place (i.e. they must request one) to ensure the fruit is harvested

these fruit and nut trees should be for public consumption and not commercial ventures.

Question 18 was answered in regard to fruit trees but not nut trees. See previous comment.

Nut trees may not be appropriate in playgrounds due to the incidence of nut allergies

Community orchards should be planted by individual communities who would pay and care for them if they are to reap the benefits. Watering will become a serious issue

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Boulevard fruit should be up to the home owner the plant as unharvest fruit will fall on side walks and roads

I think fruit and nut trees need to be planted where children (nut allergies) aren't likely to have free access to them

They need to be harvested, if planted. The example set by the city with the plums littering sidewalks (with accompanying wasps) does not bode well.

Aren't downtown Victoria streets dirty enough...YES

There MAY be a mess (from dropped fruit)....birds MAY eat it....but it will be good for the soul to see harvest-able things growing

Like I said in the above comment (17 - no) there are many practical issues with fruit trees that make them inappropriate for many locations. However, designated orchard areas managed by tree experts could be a good idea in some spots.

As above. The sticky sidewalks are a hazard and just plain annoying

In order to be safe and educational and fully environmentally conscious, the trees should be maintained organically (no chemical sprays).

An ideal location for fruit and nut trees is the green space at the corner of Sumas st and Manchester st.

They should be planted in areas that are easy for people to pick the fruit. Near streets would NOT be a good idea cause all the fruit would just fall to the ground and get crushed by cars and mess up the roads. You want to plant them where people will be able to pick the fruit and use it.

yes, grow everything organic and non-GMO

Look forward to seeing this initiative be successful and to have more and more fruit and nut trees

should be more we have a climate that supports all most year round growing

yum!

see above



no comments

Due to fruit drop it is important to consider maintenance and safety. Ingested or slipped on.

it makes for a thriving city, that is healthy

20. Do you currently grow any agricultural products for sale? (e.g. fruit or vegetables, seeds, seedlings, flowers)

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Response	Count	
<b>Yes</b>	19 5.1%	
<b>No</b>	356 94.9%	
Total: 375		

If yes, where do you sell your products?

Response	Count
25 responses	

To restaurants and small stores, through our CSA box program, and at the Oaklands Market.

I do not sell, but share my produce with neighbours and friends.

#### Personal information

Mostly through work and once day sale per year.

This is my first season, I'll be selling by subscription and at farmers' markets.

private market sales, small box program

to friends - - barter system, not actual sale.

through my business and out of my home

From home

Craft markets, online and a few local stores

Through friends family and at work

Barter and gift with friends/family/neighbors. Money ain't a thang.

Word of mouth ( honey so it does not spoil and is I have the luxury of not needing to sell as soon as I harvest)

farmers markets

To my clients, in the past I have sold them at the Moss street market.

We sell perennial edible plants at our micro-nursery / forest gardens in North Saanich.

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I grew Garlic to supply my food distribution business last year.

My 9 year old son has small "business" sells eggs and guinea pigs

we have a balcony, so seeds, flowers and any vegetables are not enough for sale, and not even to feed us !

on-line

a few years ago I sold at a corner store

The extras I grow I share with neighbours and friends and sometimes trade for commercial food (bread/pizza).

Not yet, but I may sell some seeds online through Etsy in the future, or sell garlic to friends and family. (Right now I just give everything away)

I trade with people

but I might in the future

21. Where do you think small-scale commercial urban farming is appropriate?

Variable	Appropriate	Inappropriate	No opinion	
<b>City parks (excluding natural areas)</b>	116 23.0%	202 57.4%	34 9.7%	Total: 352
<b>City facilities (eg. parkades, community centers)</b>	209 58.7%	126 35.4%	21 5.9%	Total: 356
<b>Closed streets</b>	246 68.1%	76 21.1%	39 10.8%	Total: 361
<b>Other public lands (institutional or provincial)</b>	251 69.9%	72 20.1%	36 10.0%	Total: 359
<b>Utility corridors</b>	231 63.3%	64 18.1%	59 16.7%	Total: 354
<b>Industrial or light industrial areas</b>	232 65.4%	87 24.5%	36 10.1%	Total: 355
<b>Commercial areas</b>	274 76.5%	56 15.6%	28 7.8%	Total: 358
<b>Residential areas</b>	283 79.1%	51 14.2%	24 6.7%	Total: 358
<b>Other (please describe below)</b>	41 52.6%	5 6.4%	32 41.0%	Total: 78

'Other' location, from above question.

Response	Count
64 responses	

Again, any commercial gardening should be self-supporting and full land value charged, Land is the city's scarcest resource and the highest and best value for lands should be obtained (meaning high social value when parklands involved) and highest economic value when commercial/industrial involved)

Roof space!!!

Only on derelict and reclaimed lands.

Personal information

Rooftops

roofs!

rooftops

School yards or church property not being used and historic sites which would have had garden eg St Anns

We have a fine example of Mason Street City Farm, growing produce for local hotels and restaurants, right in the heart of the city of Victoria. It has been operating for 25 years and recently expanded. It now covers four city lots on 1000 block of Mason and includes an aquaponics component. It is a treasure and points to the future. Will we choose to allow Bosa to develop St Andrews School site as currently proposed, or will we demand a development plan that does not maximize the footprint for the developer and sacrifice the shoulder growing season for the farm to the north of it? I hope the city has the courage to require a plan that does not jeopardize Mason Street City Farm

Vancouver has this kind of activity in side yards and boulevards, replicate it I suggest.  
 and there are several on that street.

Personal  
 information

roof tops.

The Mason Street Farm is a good example of where a commercial urban farm can work.

Urban farms on residential or city lands could cause major problems. Problems would include distortion of the market/pricing; uneven retail treatment of growers;

If individuals are producing food/plants etc for profit it should be on land owned by them. Public lands are for public use.

Apartment building lawns and parking space.

By permit and extensive consultation with neighbourhoods and other stakeholders.

I'm sorry but I don't know what "closed streets" mean

Roof tops

The City of Edmonton allows market farms on empty city lots where farmers rent the land. I am in favour of ventures such as these in the City. I am not in favour of using public land in for profit ventures.

I would like to see this free for either all or the individual who is allotted the space.

building rooftops or walls

In the case of residential areas residents should have priority

Skyscraper greenhouse. (maybe not a skyscraper, but like 2 or 5 stories of FARM! How safely possible is that?) The job opportunities, too! Also, we could add a thing to income assistance that requires or encourages applicants to volunteer to maintain these gardens and there would be training workshops for the

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encourages applicants to volunteer to maintain these gardens and there would be training workshops for the applicants to learn appropriate care techniques.

school board lands

Downtown rooftops. Heck, rooftops anywhere that are properly load-bearing.

Rooftops

Everywhere!

I'm undecided on this one. Concerns include for-profit use monopolizing available space. On the other hand, a profit incentive might mean better or more consistent care of the gardens. Either way, a MUST would be no use of toxins!!

People should have their own land to profit from. If money is to be made from city land it should go back into city coffers.

Do you mean people can plant on public properties for free then harvest and reap the benefits? Or will immoral people think they can harvest on public lands and sell produce? Perhaps commercial farming needs commercial properties or the lines of ownership or entitlement get very blurry.

If it's for commercial production the businessperson should not be allowed to use public land

Private property with a lease.

I dont agree that public spaces should be used for individual profit.

Commercial for-profit activities should not use publicly held lands in most cases.

Vacant lots could again be appropriate

Rooftops of any building in the city which meets specific structural and safety requirements.

empty lots:

Rooftops!

Private land only

access could be given for aquaculture production of food.

I assume there would be a fee for this type of commercial enterprize thta would benefit the community at large or the program?

Not sure where you would put this as I have to think about the idea of some profiting from public land

Privately owned land. Any profits made utilizing city land should belong to the city.

he question not asked, is how to classify and tax urban farming opertations. Urban farming would be fine as

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long as there is NO subsidy in the way of public land or funding. Additionally, urban farming should not create noise or odour impacts for neighbours

Obviously the area/soil where food is grown must be "safe" and food handlers trained in safe food handling.

More local ORGANIC farms less pollution - less transporting in of produce

As with garden question, City should let commercial/industrial decide what they want to do. Too much in the way of City resources being consumed by this.

commercial areas or public lands (not parks) where the leaseholders work with the community.

I am wary of giving public park land over to commercial producers of food even on a small scale. A better choice, I think would be to help support co-ops so could purchase/rent/lease plots of non-park land for the production of food for profit.

Land that can be reclaimed after having a derelict building or other issues.

bare/empty lots of land, that have remained empty for months and years.

roofs

My back yard !

Building roof tops!

Graveyards

I think that anyone who "farms" on closed streets or utility corridors should pay a fee for the privilege, just like rural farmers have to pay taxes.

local markets; easiest for customers to access

Temporary small scale agriculture is appropriate for public/private undeveloped lands.

roof tops

on any land not being utilized for produce that is safe and can be leased. Government has NO place in this

on school (District 61) property and on roof tops (this includes ensuring there is a policy to be able to sell produce that is grown on roof tops in the downtown core)

Move to the country, buy a house with a yard or a piece of property. Living in the City is just that...CITY!!!!

Would depend on the size of the "operation" in residential areas

Rooftops

## 22. Where do you think local food producers should be allowed to sell their produce?



## 23. Would you support small-scale commercial urban agriculture in your neighbourhood?





24. What restrictions, if any, would you want to see in place for small-scale commercial urban farming businesses in your neighbourhood? (e.g. parking, size, noise, hours of operation, etc.)

Response

Count

243 responses

wtrwrt

noise, pesticide use

hours of operation; no use of chemicals allowed (pesticides and herbicides)

No commercial farming on public land and no produce from community gardens on public land should be sold - excess should go to charity.

This activity does not fit into the densely populated area of the City, where I live. It should simply be restricted.

All of the e.g. would be important in many neighbourhood.

Size, eg: # of hives, noise, hours, restrictions placed on neighbours because of production, eg: can't go outside on certain days because of angry bees, I am dictated what time of (legal) products I can use in my garden because of neighbouring bees.

Parking, lights, odour, and noise: specific guidelines should be established for acceptable levels. Managing any effluent, and prohibiting use of toxins/petrochemical based fertilizers. I would like to see the development of an "Urban Agricultural" zoning, CRD wide. A well managed farm needs some variation from the standard residential zoning, but not much, and should be able to be a pleasant neighbour. The solutions for the typical complaints are found in better management, not in ceasing operations.

None but please be sure that you allow the urban agriculturalists to sell wholesale to restaurants, etc.

My concern would be with increased vehicle traffic on bikeways.

All of the above.

All of the above, but also water, chemicals, usage of fertilizer and manure runoff. I think this would be too hard to regulate and maintain public safety.

set hours of sale and some parking restrictions.

Follow the guidelines that Nanaimo put out:

<https://www.nanaimo.ca/assets/Departments/Current-Planning/Publications-and-Forms/UrbanFoodFardens.pdf>

commercial operations don't belong in residential areas

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Parking, noise, hours of operation

Restrict the use of pesticides/herbicides completely. Organic practices to help show the community how abundant growing without chemicals is.

don't want increased traffic which is a problem for the producer

Hours of operation

All restrictions noted above. Noise, hours of operation, NO motorized equipment.

Unsure. Perhaps it is best to let an operation proceed and see what issues arise, or examine previous cases from other cities.

can't think of any

The activities should be limited by the same noise, hours, etc. bylaws as all other residences and commercial operations. They need to be a complementary activity not one that conflicts with residential neighbourhoods.

Work must be done by hand, soil and land quality assessment required, requirement to maintain some soil quality, pesticide free, use of own garden space first

I would start with no restrictions and see if problems occur. Although a lot of people garden I do not anticipate a stampede of producers in the City of Victoria. If parking and noise became a problem there are already bylaws that can be used.

No pesticides. Respectful hours of operation in residential neighbourhoods.

noise, smell, hours of operation.

None. We're not talking big-box store style of inconvenience here. You can't farm at night. You don't need large machinery on small-scale farms

Again walk before you run, try a few and build a history of lessons learned.

Noise and parking are concerns for sure, along with potential pollution either from the environment to the farm, or from the farm out (eg soil run off into creek water).

noise, hours of operation

I need to think more about this question...

Parking and noise restrictions

A designated area for parking and limited daytime hours

Hours of operation and noise restrictions

Parking size noise hours of operation are all issues that have to be closely considered

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almost all restrictions, All listed in your listing and more

Organic production only. Minimum of 2 parking spaces. Noise restrictions after before 8 am and after 9 or 10 pm.

Nothing other than food/bike traffic (parking in Victoria is already a bit of a hassle).

Type of animals

Limiting size if noise, parking etc. become issues. My feeling is that they would not, as a small-scale producer cannot produce enough to grow to an unmanageable size. I'd would say take a wait and see approach to whether people take up commercial operations and how they fare. Regulate if problems arise.

hrs of operation between 8am - 10pm

hours of operation

Parking regulations (for street parking and residential access) and hours for noise. Ensuring there is responsible clean up as well.

For any commercial operation in publicly owned land, there would need to be some sort of harvest sharing with the community - distributed to food banks, community and seniors' centres, etc. Partnering with a program like grow-a-row would be great.

hours of operations and a permit. Parking should never be an issue made to any type of business

For developing industries I think it is appropriate to have as little regulation as possible. Regulations should only be added if they are deemed necessary as the industry develops.

Noise, hours of operation, and products used

noise, hours of operation, odours

parking - preference for walkable & bikeable set ups, limit mechanized production, limit size of lands

None. I am sure the noise wouldn't be any worse than people that mow their useless lawns constantly and use leaf blowers.

Same restrictions as there are for in-home business.

I think that they should pay rent for the right to grow on valuable city land

May differ per neighborhood. If there are permits priority should be given to First Nations.

similar restrictions to garage sales

No real concerns, farmers aren't usually rowdy or overly busy

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Noise during working hours only (of machinery), and they should be organic

all I really care about it that they are well maintained and tidy

As long as the farms are within the structure of the neighbourhood - ie confined to a city lot within a neighbourhood - I am in favour.

I think there should be restrictions on size (what is 'small scale') and parking requirements.

I would be concerned about increased car traffic and parking but would get over it if I could walk out my door and buy fresh food.

I think that instead of individual farmstands there should be a centralized local produce vendor for each neighbourhood

Don't want more traffic, noise, spraying of chemicals, offensive smells.

Too confusing for me to think of for you.

The farming itself should be no more restricted than ordinary home gardening. Sales should be restricted to the same hours of operation as other businesses in the area.

none

Parking, noise and size as it relates to products used. I would be less concerned with size if organic farming but would worry about spraying if my neighbour was commercially farming in his yard.

Hours of operation and parking for sure.

Noise and traffic are a concern, of course, but I'd rather have some extra traffic and a food farm next to me than not.

Keeping with normal neighbourhood life.

None that I can think of

No raising animals. Humans need to move to plant based diet. Even the UN has said that. No stinky fertilizers. No machinery.

New concept to me, haven't thought this one through. See comments above.

They should be observing all bylaws about sounds, as well as a permit. Permits should be easy to get, but still required.

adhering to water regulations, parking, noise, pesticide use restrictions or bans, hours, hiring locally, tax breaks

Use of pesticides and other products

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parking, noise, hours of operation

Restriction on hours of operation.

Parking is an issue regardless of where it is. Access to bike parking at all garden sites would be a huge positive. Hours of operation should conform to local noise bylaws. I think size should be determined by the piece of land being used and construction of any buildings (ie; sheds) would have to be permit aquired construction and also conform to land use restrictions for size and placement. Watering is a huge concern for all gardens and shouldn't be any different than other agricultural watering allowances except for maybe by size.

No taking over everyone else by one business, everyone should have a chance to sell.

parking, use of pesticides/herbicides, noise

n/a

noise restrictions, it needs to have minimal impact on the community

Hours of operation and pesticide use.

Definitely respect the neighbors with reasonable hours, parking spots for customers would be nice but my gurs is that nearby neighbors will be primary customers. must declare clearly if chemicals are used (eg what k\nd of fertilizers). random inspection for use of harsh pesticides.

hours of operation

keep it small

no pesticides

Parking is a huge issue on small streets, and if the business results in increased traffic on the street, this will become disruptive to neighbours.

Not sure, but those are all things I'd be concerned about

Hours of operation, noise/exhaust from machinery.

All - (parking, size, noise, hours of operation)

Noise, parking, pesticide use, GMO use, should all be restricted to protect residents of the area.

Hours of operation and noise

noise and hours of operation

Limit the number of chickens to a low level and no cattle. Manure needs to be dealt with so the smell and waste is not negatively affecting the neighbours



Hours of operation and hours in which noisy machinery could be used should be restricted to normal business hours ... Maybe sales till 9 pm but machinery only till 6 pm and not on Sundays

parking, noise and hours of operations restrictions would be necessary, neighbourhood is residential primary.

commercial urban agriculture should be a minimum of 5000 square feet. This is the size that allows for urban agriculture to be monetarily sustainable. Any person wishing to conduct urban agriculture must have a comprehensive business plan.

organic production only

Adapt to the environmental conditions - unfavorable weather/temperature, then do not try to artificially catalyze the growth or use excessive water when there is a drought

parking, size, noise, hours of operation

Similar noise and hours of operation as per local by-laws should apply.

Noise and parking restrictions would apply and hours of operation would have to conform with the specific neighbourhood..

Parking

noise, lighting at night

Type of animals eg cows:

none.

Limitations on hours you are allowed to use any loud equipment

Some noise restrictions would be important. I would want to see them restricted to organic methods only. Also, tight control to ensure that no pollution is ending up in our waterways, and that water use is responsibly designed for drought considerations.

None

Organic methods only - certification will be impossible, but there should be no broadcast spraying of insecticides or chemical fertilizers.

Hours of operation should be restricted & I think parking & trafficking c would be a problem

Integrated pest management, deer especially....

Noise...

size, maintenance

Existing business laws cover parking, noise, hours of operation pretty well. I like seeing roadside stands in

Saanich neighbourhoods, mostly selling flowers.

Follow noise/nuisance bylaws already in place

farmers should have to adhere to a set of practices which are environmentally friendly, i.e. 'organic' but in essence they should be required to work together to adhere to a set of principals (i.e. to be an urban farmer you should have to be part of a club/union with the other city farmers. This may require a new department at city call and will require absolute transparency)

Noise and waste considerations

Small scale only

I would like to see it regulated. The location would determine if it was appropriate to have this type of operation in the first place.

If anything, please no 'pushy selling' or trying to outdo the other guy for your business.

22. Y real answer is that they should be able to sell on site, with a permit if it is public land and off site. That option was not given

should be restrictions on numbers on larger agriculture animals

I think government house would make an excellent location for such an operation.

parking is obviously an issue - and presumably food safety may be an issue

well, I would not want pesticides to be used

size of the production, making sure composting is done properly so there are not vermin, normal business hours 8am-9pm. Vehicles arriving in area compliant with speed limits. Motorized gardening equipment usage minimal. Chemical fertilizers and pesticides not allowed.

I think given the choice I made above for licencing of small urban growers - I would definitely want to have some restrictions around the when, how, access etc for this group - likely city restrictions

Urban farming is not appropriate in a residential area at all.

zero use of any non-organic methods used; in any aspect

I absolutely do NOT want this in my community so I would want total restrictions.

I'm not keen on farm animals in the city. I imagine a greenhouse in a backyard, or Mason Street Farm type operation at maximum. Not willing to live with excess noise and traffic. No excess water use and runoff.

Wouldn't noise come under the existing noise bylaw?

Once a limit per neighbourhood is applied a commercial value and rights would be created for those who have the licence/permit. Special treatment for special people. Don't do it.

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Off-street parking. No sales in the evening. Limit noise in the evening.

There should be restrictions regarding maintenance and noise.

Regulations pertinent to each neighbourhood.

No noisy machinery before 8pm, after 6pm. Be considerate of parking trucks, etc in re: to neighbours.

Let's do it first--when we run into problems, we can have a structure in place for dealing with problems.

I think the distribution of farm lands needs to be fair and equitable and that big businesses should not participate in this program. Employees of private companies who work on these gardens should be paid decent wages. Gardening must be required to follow organic principles.

hours of operation

I don't think commercial/for profit activities are appropriate use of land owned by the public. otherwise i would think there could be regulations as for any other type of business. I don't know enough about those regulations to comment.

remain true to the area that the business is taking place in. If in a quiet local neighbourhood it should remain fairly discreet like a roadside food stand or a welcome sign that informs people that they may enter during certain hours. Late night selling may not be appropriate.

Noise, size, pesticide use.

Noise restrictions

specific parking/loading zone spot(s) depending on size.

Not sure - it would depend on the level of activity.

Parking, noise, hours of operation. Pesticide use should be curtailed and regulated

Restrict on-site sales to commercial streets or major thoroughfares, not on quiet residential streets.

hours of operation, noise

Mostly size restriction.

Wow, I think really safety is a big concern here. If people get sick from food sold, we will run into legal trouble as a community. There needs to be a proper plan in place to deal with this potential issue.

People buying from a stand don't stay long so other than no sales in the night, I'm not fussed.

1. size limited to approx. 1/2 square city block 2. daytime hours of operation 3. noise covenant for approx. 9 pm - 8 am 3. street parking not to interfere with parking for other businesses residences on the street

parking (safety needs to be thought of)

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parking, zoning, noise, etc. etc. etc.

I don't feel I have enough knowledge in this area to comment. Parking I would imagine is an important priority

Food-safety certification

My main concern is that the operators adhere to food quality standards. There aren't many food safety concerns with fresh produce however in order to encourage urban farming I believe that minimum standards should be met in order to get a "Permit".

ORGANIC - no poisons such as round-up

locating them in areas that are accessible by active & alternative modes of transportation / areas where water is easily accessible

parking, reasonable hours of operation.

None

Similar to roadside restrictions in more rural municipalities

should not be permitted to apply for property tax reductions. Once one is permitted, then whole neighbourhood would have right - cannot restrict numbers. Lobbying would continue and continue.

size, hours of operation

size and hours of operation

no restrictions.

I think the key is to limit the scale to something quite small. This minimises issues of parking and noise.

I prefer a protocol for resolving conflict, rather than rules which may have unnecessary specificity

In residential areas concessions may have to be made around having a pleasing living environment. Too much traffic or smelly animals/crop amendments would be a concern.

Just good farming practices like no pesticides

would need to be kept truly "small-scale"

size with parking considerations when larger..a license also with larger. Guidelines for sellers and buyers and maps

Hours of operation being reasonable, but really it probably in a reality wouldn't be a giant impact.

not in public parks

noise and hours -NO rosters, meat animals, slaughter on site ect.

I think permits to control noise, hours of operation, parking etc are all reasonable also for enforcing health.

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I think permits to control noise, hours of operation, parking etc are all reasonable - also for enforcing health and safety standards

Noise,

Some level of security, keeping produce free of vandalism, theft. Also part-time employment for caretakers hired from within the neighbourhood.

Food safety practices laws/inspections

Some sort of restrictions on parking, size, and hours of operation so as not to be disruptive to the neighborhood

Common sense and friendly negotiations with my residential neighbours.

Area taken up by vendors, noise level, keeping it to just farming no other companies

Size

Consult with neighbours. Participants making dedicated commitments.

Noise

parking, traffic, hours, noise, water availability, number people involved

Noise,

Prohibit use of herbicides, pesticides and fungicides in City sanctioned community gardens. Implement Noise restrictions consistent with other city bylaws. I'm

Noise, smell, no pesticides/ herbicide use, hours of operation, traffic restrictions on machinery

Parking.

Mainly for size and amount of business. Over a certain threshold a business licence should be required.

Not necessary to provide parking spaces for cars.

No little children looking after sales

Hours of operation; use of chemicals

If they're situated on public land, the harvest should be used for the community's benefit, not personal profit

size noise hours parking

I don't want them here at all

No activity before 9 am or after 9 pm.

This is a business and as such should be treated as any other business

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There would have to be proper parking regulations - no cars parked constantly in front of properties

We have problems parking on our street now on Saturdays due to the Moss Street Market. I do not want any more "farm" business in my neighbour.

make sure immediate neighbours are ok with the this activity

parking considerations, size of operation, hours, noise

They should not be permitted in an urban area. Stupid idea which could only work in very limited areas.

All of the above

no restrictions, why are you requesting to impede capitalism?

I am in a residential neighbourhood, so to follow the same rules that apply to everyone else in regard to noise, # of chickens, types of sprays used, etc.

One parking space (encourages walk-by small stands), size limit of 20sqft, limit to 4 days per week and 4 hours per day.

sell only what they produce

Requirement for water efficiency performance standards

In my neighbourhood no one has that much property so i don't see a large scale business as a possibility, mostly it would be front yard stands selling eggs, goats milk, flowers.

Concern about parking and noise - don't have solutions, just concerns....

Parking. Noise.

I guess I'd like to see set hours of operation if farm equipment/machinery were used to respect current noise bylaws.

I hope we are talking about small scale organic urban farming like that done by Mason St. City Farm, not some agri-business version there-of.

As long as it doesn't take over neighbouring properties, all is well.

Parking and noise would be my only cocerns. However if there enough of them it would be easy for people to walk to them.

Normal business practices and all laws should apply

Similar to other commercial operators, such as corner-grocers,

I think that some restrictions on hours of operation, noise, smell, etc would be appropriate

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Hours of operations, permit should only be used if the money gained from the permit goes back into support small-scale commercial producers, there should be a restriction on equipment that requires a permit

they need to be regulated in terms of size, making sure only products grown on site/products of things grown on site are being sold. No "mini super markets"

I don't think for-profit food production should occur on public or park land. But I'm all for it on owned or rented land, where the utilities and water are paid for by the farming business.

size, hours of operation, maintenance would have to be guaranteed

Parking would be an issue. Parking in Cook St Village area is already stretched.

Hours of operation, NO PESTICIDE USE, food safety (refrigeration etc...), Small stands

Same restrictions as other business for larger operations, with some added flexibility because, hey, local food is good for us all. Small-scale front-yard seasonal veggie/flower stands with honour system pay should always be allowed.

I don't know enough about this issue to comment

Similar noise laws to existing residential bylaws, no power equipment before 10am etc. employees should not be able to park in residential parking spots, and existing parking bylaws must be followed.

Hours of operation should not effect local living/sleeping and they would need a permit to sell onsite. Should be kept to the size of one property to maintain "small".

hours of operation, noise

Only if it involved raising of animals. Also strict management of pests (rats)

hours of operation, noise, smells-using thoroughly composted materials and proper composting procedures

I'd like to see what potential sizes these operations might be proposed. Urban farming is not particularly noisy Evening & weekend hours would be ok

commercial farming is fine so long as it doesn't crowd out the non-commercial private residents' growing crops for their own use

no parking should be the equivalent of a neighbourhood pub people can walk to it, size would depend where, noise level minimal, hours of operation nothing before 9am and after 6pm

parking - hours of operation, daylight hours

Herbicides, pesticides, fertilizers, knowledge of genus of plant

regular business hours, encouraging walking & cycling or time limits on cars & parking

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City oversight is necessary for sure

25. What types of garden structures / activities that support small-scale commercial urban agriculture do you feel are appropriate for use within your neighbourhood?

Variable	Appropriate	Inappropriate	No Opinion	
<b>Greenhouses</b>	330 89.7%	24 6.5%	14 3.8%	Total: 368
<b>Tool sheds</b>	321 87.5%	24 6.5%	22 6.0%	Total: 367
<b>Farm stands - onsite sales</b>	308 83.9%	37 10.1%	22 6.0%	Total: 367
<b>Production facilities - for jam, preserves etc. produced onsite</b>	262 71.0%	74 20.1%	33 8.9%	Total: 369
<b>Compost - bins or storage</b>	318 86.2%	30 8.1%	21 5.7%	Total: 369
<b>Motorized gardening equipment</b>	139 38.9%	168 47.1%	50 14.0%	Total: 357
<b>Fertilizer use</b>	158 44.8%	135 38.2%	60 17.0%	Total: 353
<b>Other (please specify below)</b>	50 46.7%	24 22.4%	33 30.8%	Total: 107

Please include 'other' garden structures here.

Response	Count
	119 responses

Again, the appropriateness relates to private land. None of the above should be on public lands, especially parks.

I have answered this question for activity on "private land", not "public land"

All of the answers above are based on a reasonable Amount of each item.

Aquaponics systems produce washing facilities with recycled greywater systems

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CSA unpacking and repacking sites might be appropriate so we can access more farm fresh food from Metchosin and Stanch

Fertilizer use should be organic

No maneur or corresponding runoff.

fruit cages & root cellars

Beehives

pesticides/herbicide usage

The question is general, but eh Impact on a neighbiur wouldn't be general, they would be specific.

This list of equipmnet seems to presume long-term tenure. An urban farmer can use hoop houses, transport machinery and soil amendmets from a central site.

waste storage

Raised beds

Water source for users - could be associated with community centers

Fertiliser should be compost or organic only. I would add washing facilities for produce.

Aquaponics, like at Mason Street City Farm

Pesticides / herbicides

For those I selected as no opinion on this page; I would approve as long as regulations and accountability was in place to ensure a safe and enjoyable neighborhood for everyone.

Compost would need to be carefully maintained. Organic fertilizer sure, otherwise no.

Pesticides/herbicides

Monitored organic farming only and esthically pleasing tool sheds. Small scale compost storage and regular city pick up

Compost bins or storage would be okay depending on the size. If the smell or rodent influx makes living near them unbearable, they should not be allowed.

Note noise restrictions mentioned above.

Rather than farm stands, gate sales would be great - they're smaller and don't require a person to be there.

No pesticide or other chemical uses



Any food production happening within city should be organic - no chemical pesticides, herbicides or fertilizers

No toxics. All organic fertilizer and pest control.

Food sharing fridges.

I think there needs to be restrictions on pesticide use.

small livestock - - like chickens and goats to deal with weeds. Bees to pollinate.

By fertilizer, I mean organic methods. I support motorized equipment like tillers, but not tractors. And I wish the city would ban the stupid leaf blowers from use anywhere.

support structures for growing plants and trees such as trellies, lattice etc. For instance someone might want to grow hops for beer brewing. Hops require large supports as they grow quite high. Trellises to espalier fruit trees.

Bee hives, chickens, ducks, rabbit

communal yard waste pick up location or home pick up for those of us who do not have [1] a vehicle to transport this to the current designated locations [2] extra funds to hire someone else to transport yard waste away.

Only fertilizers that will not result in pollution or contamination of water supplies

The only fertilizer used should be compost. While we're here, if people organized their "waste" into recycling and compost we wouldn't have garbage. Although, what about pharmaceuticals? What do we do with those?

Motorized equipment use: appropriate with some restrictions so it isn't a nuisance; fertilizer use: chemical fertilizers discouraged.

pesticide use

Toxic pesticides, and toxic fertilizers.

Would need regulations for use of motorized equipment, noise pollution limits.

fertilizer use, pesticide use, motorized vehicles would all have to be regulated and transparent

Pesticides

Are we talking about tractors? Inappropriate. Tillers? Hand tools motorized? Appropriate. Manure fertilizer or compost? Appropriate. Synthetic or man made fertilizer? Inappropriate. Jam and preserve making can and should be made off site.

organic fertilizer only

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pesticides

fertilizers should be managed somehow. everything listed is okay within reason. limits should apply on how big a greenhouse or tool shed can be. canning and jams etc for sale starts to encroach on food safe requirements. I think the cooking/food prep one could get tricky.

Should be subject to existing bylaws around setbacks, height, etc. so as not to encroach on neighbours.

Noise, light and air pollution are concerns.

fertilizer should be organic only and no use of herbicides or pesticides

Motorized with policies for time/noise considerations

picnic table or places to sit

organic fertilizers only, and no pesticides/herbicides

To clarify, I support the use of very small motorized equipment, ie. to power a compost tea brewer or small aquaponics facility (just no rototillers, etc!). I also only support the use of fertilizer if it is organic (I do NOT support farms using synthetic fertilizers and pesticides in our city)

ONLY ORGANIC FERTILIZERS AND PEST CONTROL - NO SYNTHETIC CHEMICALS!

Specify only organic fertilisers be utilised

My experience with allotment gardening is that some folks would rather build than weed. No building, other than temporary or portable greenhouses, means less work for bylaw...commercial kitchens should be used for food processing.

The location would determine what types would be appropriate.

Mini library, benches, picnic tables or areas to meet and exchange knowledge

Organic fertilizer use

This is a tough one as there will need be a strict policy of how things should look.

I wonder if you can use an incentive program that allows folks to see how their balconies could be used to grow and support food and small insect life - huge numbers of balconies are bare

I would not like to see widespread use of commercial, non-organic fertilizers, excess runoff etc.

I didn't answer to fertilizer use because it depends on whether the fertilizer is organic and what the smell factors are.

pesticides, herbicides, synthetic fertilizers, and GMO seeds are all inappropriate in Victoria

Again I think it depends on the neighbourhood. Most things can be acceptable in most places depending on

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size. Also time of day and noise level should be a consideration.

I have marked 'no opinion' to all of these, as all of them are very tricky when considering 'commercial' production. It all depends on the level of activity.

Chicken coops, rabbit hutches, trellices, arbours etc.

I think all of the farming must be of an organic variety with proper resting of plots to allow the soil to regain it's nutrient value. As well, I think free workshops for people that want to do this type of farming is necessary so that proper gardening techniques are utilized.

Compost and truly enviro positive choices would get a appropriate vote for me

Soil, mulch bins

Organic fertilizer - NOT heavy doses of nitrates

scale/size is mportant - that is why I have answered no opinion. I have opinion, but depends on size and location

strutures to provide shade

Small motorized equipment like tillers would be fine; after all we allow noisy, polluting gas-fuelled lawn mowers! I think people would object to large agricultural machinery. Again, keeping urban gardens small scale makes this issue moot.

Re: fertilizer use: it would depend upon the kind, the smell and the neighbourhood response. Again, a protocol for conflict resolution would be more important than rules which may be appropriate in some situations but not in others.

Bee hives

Picnic & outdoor meeting spaces

Shade, water resource, sticks for peas/beans/flowers

Natural Fertilizer use

structures would have to follow some codes/bylaws. Production facilities would have to be given guidelines. Organic only.

I think it's important to encourage organic farming, so best would be having a chicken or two running around fertilizing naturally.

Heavy bylaw restriction on animal structures please. Chickens, bees and other animals ought to have rights. We cannot just allow residents to take their products without proper protection from the elements, range of movement, etc.

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I would want organic -we are urban farmers, and I HATE fertilizer, it is so bad for kids, animals, food, you name it -seriously toxic stuff -it should not be on our food -or in our soil - I certainly would not want any of my neighbours putting it on their soil, thus is leaching into my soil and my food.

Would like to see fertilizers the non-toxic

Re fertilizer use: NO PESTICIDES ! All organic fertilizers welcome !

Greenhouses may be more appropriate in industrial areas.

Restrict use of pesticides, herbicides and fungicides. Organic fertilizers and compost okay for feeding gardens.

Aquaculture-use of fish to raise certain vegetables

Comment on the compost-it is appropriate to manage compostable waste onsite but there should be guidelines on what is acceptable. Should use closed, industrial systems. Contrary to some arguments, properly managed compost does not smell, but it can also be neglected and turn into a stinky fly nursery.

Pesticides - should be zero tolerance

chemical fertilizers, pesticide and herbicides should be prohibited in downtown urban farming

rain water retention systems.....water is key.

Fertilizers should only be organic.

The size of the garden and how much the activity impacts the neighbourhood need to be taken into consideration. sometimes the size and activity will be appropriate and sometimes not, depending on the neighbourhood and the neighbours.

definite considerations as to type, quantity and frequency of fertilizer; same for use of motorized equipment and quantity of composting capabilities. If someone is licensed to make jam at home, that's OK, but to me, this means a cottage industry, not requiring major equipment.

Beehives. Chicken coops.

Only organic fertilizer and limit motorized equipment use hours to no weekends and within noise by-law.

Support items like picnic tables and benches

Am thinking here about the innovative "green house" at Mason St. City Farm that is a contained Eco system using fish tanks to fuel vegetable production. Would love to see more of this type of cutting edge use of scarce farming space.

No structures on the boulevards though

Organic. Only as you are too close to other people and property.

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## Aquaponics and hydroponics systems

Motorized gardening equipment might be ok if the site was big enough, and hours and pollution didn't impact neighbours. Fertilizer use could be OK if regulated so as not to impact storm sewer inflows into our waterways, and if it didn't interfere with our nice new tertiary distributed sewage sytem.

organic food practices!

I want to clarify that composting must be managed to reduce the bad smell and rodents and fertilizer use- I am against chemical fertilizers not natural ones.

wake up....smell the beans...grow them in the country. Will we get to have farm status on our city lots??

NO PESTICIDES, NATURAL fertilizers ONLY small structures so as not to devalue others' property

Would love to see a few cob structures.

It's important to not use herbicides or pesticides for community gardens. We should all try Togo organic.

water subsidies

benches, fountains, tables/chairs, coffee/snack bar

fertilizer organic only!

organic fertilizer

organic fertilizer only

fertilizer/ organic only

Natural fertilizers

smaller motorized equipment natural/organic fertilizer

pesticide

## 26. Do you have any additional comments about small-scale commercial urban farming in the City of Victoria?

Response

Count

135 responses

As a taxpayer, I know we are already providing heavy subsidy to commubity gardens - any kind. Land costs MUST be worked into any public land arrangements: real land cost

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Must be worked into any public land arrangements, real land cost

This activity really does not fit into our crowded neighbourhood, and probably most City neighbourhoods

I live in a densely populated neighbourhood. Can't see small-scale commercial urban farms here but may work in some neighbourhoods.

We need access to the organic waste that's being diverted from the landfill. How can we make this happen? It would be a game changer for us if acquisition of raw materials for soil building didn't account for 10%+ of our work hours.

Go for it!

I don't like it.

Locally sourced seed can be used from seed libraries, seedy Saturdays, etc.

Must not be subsidized. If any public funding or land is sought, full pay back and real land value should be charged. The price of land should not be at park-assessed value but at fair market value if the land were to be leased for something else, say a restaurant.

Organic! or at least no pesticides/herbicides

Good business agreements between landowners and urban farmers are win-win. I'd like to see more urban farming on private as well as public land.

If someone wants to have an urban commercial farm set up that includes an on-site selling station I would like them to have to have a permit to sell food

soil quality is an asset - "farmers know how to maintain and have an interest in maintaining quality of the land they own" - If quality is lost due to poor practices on public land we all will lose. There may be some education required for those who wish to do urban farming- consult with professional associations such as Agrologists or others

I think it is a great idea. There may be some pest issues if compost is not handled properly. I would not want to see large piles of open vegetable scraps for instance. Overall as food prices climb, the more local food the better. Another issue is of course water management for irrigation that should be put in guidelines.

I would suggest that the farming practices are limited to organic practices to avoid the neighbouring properties from being affected by noxious chemicals related to farming practices

We need more of it. And we need to protect what we have. That means taking into account farm operations impacted by development. See Bosa St. Andrews School site plan and the shadowing it will cause on Mason Street City Farm

I would love to live in a city that had little market stands here and there for home growers that grow a little bit extra to sell to their neighbours.

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Having thought about this for some time, I have changed my opinion on supposed urban farming. No special treatment or encouragement should be given for several reasons. Down the road, urban gardeners will want special zoning as agriculture to pay less property tax, hence the distortion of taxes may grow. Gardeners think they should get special (lower) water rates, this should not be granted as it creates "special People" with special rights. The idea of quotas per neighbourhood would never stand up if challenged as it creates a monopoly of rights - so wrong. Public largess, be it a subsidy or use of public land/resources, is the same as picking winners and losers among residents. Victoria should have equal rights for all.

Inclusion of chickens or other fowl, bees, small pigs, guinea pigs appropriate.

In places where growing food may not be realistic, or there are concerns about toxins/pollutants/soil quality, growing flowers would be an excellent choice. Many help to return nutrients, make the soil more workable, and you don't eat them so you don't have to worry about getting whatever was in the dirt previously.

I would say that some motorized equipment could be acceptable, but there would need to be limitations placed on their use so there wasn't an ongoing noise and air pollution concern.

I would be wary of large scale composting, that if done improperly, may generate strong smells. I think my biggest issue would be commercial operations becoming big enough to be disruptive. However, I would again say that most small-scale producers would not be in a position to scale-up to a disruptive size. I would also say that public lands should not be commercialized, or only in limited ways.

no

For motorized equipment - regulate times of day for operation / For compost - it would depend on the volume

It would be great to see the city support urban agriculture, and I would hope that programs could be found to support people interested in developing urban farms.

It's already happening, so it's better to pave the way for innovation!

I love the Mason Street farm and would like to see more like it.

Require a permit and consult with all stakeholders before allowing. It really depends on the neighbourhood. James Bay is very dense, so it would be difficult to find suitable sites.

chemical fertilizers should be banned--only compost of all types

There should be a good balance between commons areas and areas for commercial use

We strongly need to support small scale urban farming, both as part of addressing climate change and in supporting food security for the future and during emergency disaster situations

I feel strongly that organic and Eco/ethical standards should be established at the onset for urban farming

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Hurry up.

if you have these fruits & vegetables for sale, then you have to worry about theft and prosecuting them who steal it from the gardens... which is why I think it should be free.

love it!

I don't really want a commercial farm because they don't provide a haven for animals. They take up too much space if the public can't access the land. There could be jobs for training, workshops for uneducated newbies, and maybe even watchkeepers for people who would be peeing in the gardens or leaving needles or broken glass. Or even a clean-up crew that combs the gardens every morning.

GREAT idea! What a terrific way to educate kids about where food comes from and to get younger people interested in farming as a career!

Would love to see them happen!

No

It's a lovely hobby while we live in denial of local and planetary carrying capacity.

See above

as long as inspections and regulations are adhered to, can't be any worse that produce from third world countries.

Motorized farm equipment should be restricted to industrial areas in the city

Develop it, promote it, help Victoria become a self-sustaining city!

We have Mason Street Farm in our neighbourhood and it has become not only a place to get fresh produce, but a teaching site.

Use common sense for this.

Small scale is the key phrase here. City lot size not acreage. Keeping that in mind will help set rules and guidelines for usage

needs to be regulated, or a way to report suspected abuse of privilege. im also open to renting my front yard to a perspective urban farmer...

shouldn't add pollution, noise or fertilizers - only natural

I have concerns about people spraying be with non organic pesticides

I would love for livestock to be included in this conversation; if farmstands are approved, I think they should also be allowed to include honey and eggs. I would also love for pygmy goats to be legal in the city, as they are in Portland and Seattle.

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They should be allowed chickens.

Should also allow chickens, mini goats, rabbits and other small animals

smell and type of fertilizer used should be discussed.

The zoning restrictions in the city of Victoria need to be re-worked with allow for commercial urban agricultural to be successful. Right now it costs far to much money and takes far to long to rezone an area downtown Victoria to allow for commercial rooftop agriculture.

Yes Yes Yes

Get on with it

This is also a wonderful idea. I would love to be apply to buy more local produce.

Everything needs to be neat and tidy.

In general we need to prevent any spraying of chemicals. organic fertilizers is ok

I notice that a lot of local farms partner with restaurants, which is great and probably necessary for many farmers to earn a living. But I would like to see more creative risks being taken to support collaboration between commercial farms and the most food-insecure groups in our city, who can't afford to buy local produce.

I only support this if it's done in an organic way - lots of hot composting. Schools should be involved as a source of volunteer labour and a chance to learn about food production.

There should be limits placed on chemical fertilizers/pest control that could affect neighbouring properties.

Island food production is a must. In an ideal situation it would decouple much of our reliance on the mainland. Local food production will also reduce pollution (through reduction of transportation distances). Finally, any local business using local produce should receive a tax incentive (check out that The Cornerstone Cafe, although owned by the Fernwood NRG, an organization working towards local food sovereignty, doesn't use local produce because it's "too expensive")

Sustainability should be a primary concern - recycling nutrients rather than fertilizer inputs

The location would determine if it was appropriate to have this type of operation in the first place.

More information! On how to get started, where, examples of things to plant etc etc!

Urban farms should have agricultural water rates, and be allowed gate sales.

should be have to be pesticide free and carbon neutral

Would rather see community orchards or communal areas over farming businesses at local parks and community centres

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I am all in favour, however, I want to be sure it is done effectively so that we produce good results. We don't want to annoy the tax payers and give urban ag. A bad name. Please contact me as I would like to be a part of the process.

Urban farming does not belong on city-owned or public use land as the public can no longer enjoy the land - it is occupied by one special interest group only. City/public lands must be open to everyone. Also, farms are not appropriate in residential neighborhoods due to potential of noise, odors, traffic

cleanliness, solely organic, some sort of 'policing'

People should not be allowed to profit off city land. Also, city land is for everyone's enjoyment.

Emphasis on 'small' please! Okay if somebody has a small greenhouse. Not okay if big. And avoid activities that lead to noise, air, land, water pollution. Not suitable!

organic fertilizers only

Asap please

Proper compost bins with 1/4" hardware cloth should be promoted to keep rats away, at least to some extent. We need to remember that urban soils are at best very deficient in nutrients and minerals and at worst, contaminated. I would love to see government (municipal, provincial or federal) pay for soil testing to ensure we're eating non-toxic, nutrient-dense. Many people think that because they grow their own food and do so 'organically' that it is of high quality, but in fact, unless you're re-mineralizing and using well made compost, backyard organic gardens can actually yield poor quality food.

I believe this is a significant aspect of food security for Victoria and Vancouver Island and that the community development benefits go beyond food.

As indicated above, defining 'small-scale' will be very difficult.

Environmental impacts need to be considered.

Victoria lots are fairly small, so I can't imagine great impacts from one operation - we should encourage this with little or no red tape, while considering impacts on neighbours only where they are real.

Limit the use of fertilizer and pesticides by providing education on sustainable and organic farming practices.

It's a good idea that must be thought through. It's success will be tied to the community leaders involved with each farm. Who buys their food? It is one thing to grow it. Distribution is another matter. Who decides what crops to grow?

I think small scale urban farming, especially if organic practices are used, is a great idea. If there is an educational component to it, so much the better.

Suggest that commercial agriculture be located on under-utilized land inside the ALR

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The question above mentioned Production facilities. If small scale commercial urban farming includes food production/preservation then there definitely needs to be a food safety training component in the plan. There has been talk of a Preserve Safe program through the Ministry of Health that could be appropriate.

Fantastic! We need it. Single family homes should be allowed small-scale urban farming - chickens, food produce - all ORGANIC

It makes sense as we scramble to find alternatives to obtaining food from California.

no

I think as far as structures go, they should continue to have restrictions of size in keeping with footprint of property and scale of the accompanying house structures

I think that this initiative is being driven by a small group of people who want financial support and use of public resources (land). Parks must be protected for all of us (and our pets) to use.

I think it's a positive step

I think the city should prioritise small-scale agricultural production by citizens, families, schools, and community groups before dedicating time and resources to food production for-profit.

I'm not fond of starving; small-scale commercial urban agriculture needs to happen here.

I don't think urban agriculture should be prioritised over residential living. The recent discussion around the urban farm near Pandora ave that blocked the new residential development across from the MacDonald's is problematic. There may come a time when an urban agriculture business conflicts with downtown living; at that point I think residential development should trump small-scale urban agriculture.

Do it!

Clear and visible signage, with information about what is grown, opportunities for volunteers and who to contact.

I think it is a great idea. But noise control and organic practises are important

I don't think most of these are appropriate as long as they are not enormous. A size limit based on size of property might be good to limit scale of farming so that it doesn't get too huge for the property and ruin the esthetics of the neighbourhood

Compost bins would have to have guidelines to prevent rat infestations as much as possible.

I think it should be organic farming. Personally if it's not, will not be buying any produce with synthetic fertilizer/insecticides etc.

I think it's a great idea!

In more suburban (less rural) streets I think permanent farm stands are inappropriate - however temporary

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pop up stands would be fine

Water issues arise. Onsite management of water/ grey water permissions arise. Usage by any commercial operations that effect home owner billing for water are to be considered. Assistance with draft negotiating principles would be helpful for the City to develop with and for homeowners and food growers.

I would prefer it was organic in parks and playgrounds to prevent more chemicals being near our cildrnw

Raises the question of signage, e.g. homeowners being allowed to post "garlic for sale" etc. Perhaps a sign size restriction. I think if a responsible person uses the boulevard to farm, that they should be able to profit from their work, i.e. not just for any passer by to help themselves unless it is designated as such. I know how much work is involved in these things and wouldn't want those involved to not have control over their plots.

Training for potential operators? A case to be made for an organic approach; for permaculture techniques.

Greenhouses could be used to store tools. Personally, I would take my tools home at the end of my gardening day. I have gardened all my life and once the garden is planted I rarely need and thing more than a clipper and my hands to maintain it.

Very glad to see your level of interest- bravo!

I would like to see strong support for organic urban farming in business dealings with growers.

I'd love to see some neighbourhood produce stands--just like in Saanich. I wish question #22 had an option for unlimited stands/selling options but with some restrictions--however, I don't think a permit is necessary for a casual stand that is temporary, irregularly stocked, and not attracting significant traffic.

For-profit urban farming is a bit different from personal-use or communal gardening---I think its good to encourage the use of available spaces including city-owned land that is otherwise unused, but like any business they should be charged rent.

I would love to be able to buy vegetables from a stand at the end of a driveway right in fernwood and possibly even sell some myself. most gardeners find themselves with a bumper crop of something more than they can use personally- why not offer it for sale to others in the community?

Not in residential neighbourhoods

Please, no artificial fertilizers. Use compost that gives back to the soil.

We need an open mind about where, and how large urban ariculture is allowed. A board of ordinary people could help with allowing unusual or problematic urban gardening. Hard and fast rules that are in place forever are counterproductive as well as discouraging and off-putting. Lets stay loosy goosy about this and make decisions that are fluid and can be appropriate to the needs at the time of planting.

Scale is important, plus engagement of nearby residents for their support, with LOTS of education and

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encouragement.

We need them

Again, the success of this will depend on the way it is done, and if the city is prepare to deal with complaints if, for example, compost bins are not managed well or the operation is producing long-term noxious smells or noise at inappropriate hours.

Policy must define 'small-scale' - scale within residential would be smaller than on commercial site,

my property is still considered farmland, yet i am not allowed to sell eggs, goats milk, vegetables, flowers from a stand in my front yard...go figure

Organic. No pesticides or other toxic chemicals.

Again, my understanding is that the City currently does do much to encourage small scale urban farming. In fact, the application of industrial water rates to urban farming operations means that water costs can be prohibitive for starting farmers. Would like to see urban farming encouraged through a scheme that would reward water conservation, through use of mulching etc. with reduced rates. Let's get creative here!

parking lots of public institutions can be repurposed outside of business hours and used to sell food.

Limit noisy, polluting mechanical equipment please.

Engage small-scale commerical urban farmers in the process to ensure it meets their needs

The City of Victoria needs to stop spraying pesticides and herbicides everywhere!!

We need affordable, accessible , food security

I think it's a great idea and we should experiment on a small scale to see what works, then apply it at a larger scale. I don't understand people who are against urban agriculture so I would be interested to hear their reasons for opposing it -- they may have some good points I haven't thought of.

I do not support the use of any pesticides or herbicides.

I don't feel it is appropriate on public lands. Boulevard space and front/backyards which are already expected to be taken care of by the homeowner should be available for use. Small scale commercial farming in residential areas should be subject to the same rules as residential bylaws ie. parking and noise restrictions

must be smell and noise cnterolled, could be neighborhood relaxing areas with tablws, bencges, etc., and MUST BE ORGANIC AND NON GMO

It should be organic , or use of pesticide restricted

each street/block should have & needs to have jurisdiction over what activities occur on that block - majority should rule

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spraying would be a bad thing

## 27. What are the top priorities to consider for increasing food production in the City of Victoria?

Variable	Not a priority	Low priority	Medium priority	High priority	
<b>Every neighbourhood has a place for community food growing and harvesting</b>	20 5.4%	27 7.3%	93 25.2%	229 62.1%	Total: 369
<b>Easy to find places to buy locally grown food</b>	8 2.2%	19 5.2%	72 19.7%	267 73.0%	Total: 366
<b>Everyone has access to healthy, affordable food (better food security)</b>	6 1.6%	8 2.2%	44 12.0%	310 84.2%	Total: 368
<b>Utilize vacant lots for growing food</b>	15 4.1%	17 4.6%	85 23.0%	253 68.4%	Total: 370
<b>Educate and involve the community in food growing and harvesting</b>	13 3.5%	27 7.3%	89 24.2%	239 64.9%	Total: 368
<b>Food growing spaces on public land are open and accessible to all</b>	18 4.9%	21 5.7%	106 28.6%	225 60.8%	Total: 370
<b>Aesthetics/ tidiness</b>	20 5.5%	72 19.7%	146 39.9%	128 35.0%	Total: 366
<b>Other (please specify below)</b>	12 21.4%	0 0.0%	7 12.5%	37 66.1%	Total: 56

'Other' top priorities from the above question.

Response	Count
	68 responses

Several of the options above almost imply that the general population is not intelligent and does not already know about these things. We do NOT need another subsidized industry in the City.

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Understand that "low productivity" local food production may not be the highest and best use of scarce land, labour and other resources.

Balance among many uses of public space is maintained. Kids need open places to play, people need places to walk, etc. Also, need for public space can change. I can foresee it being difficult to dislodge an allotment or community garden if another need for the space emerges.

Well managed food production spaces.

Information about traditional food sources and native plants is provided.

Grocery stores currently provide much of the points raised, food for anyone and good quality food.

Food type grown suitable for climate , support for local farmers

Ensure that neighbourhoods with high food insecurity have top priority in education and other resources to encourage food growing.

Organic organic organic!

Regarding "Educate and involve the community in food growing and harvesting" - this must be optional. I would hate to live in a neighbourhood that required residents to be involved, or that somehow shamed those that wished not to be involved.

People already have equal access to food in Victoria. Most adults have been exposed to gardening and do NOT need to be educated.

Food growing spaces to supply food banks and other facilities providing service to homeless and low income folks.

Making community efforts beneficial to all members of the community, including low-income earners and homeless.

Municipal processes should support development of opportunities in a timely manner when they arise

allowing and supporting harvesting of traditional foods in parks by First Nations communities with historic ties to these areas. Develop a program to reintroduce stewardship and use practices.

creating an industry where farmers can make a living GROWING food, not teaching, lecturing or writing about it

Educational opportunities for young children.

Traditional ecological knowledge and indigenous food systems should be incorporated. In consultation with local First Nations.

Surplus food is harvested and given to food banks and agencies who provide those hungry with food.

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Connecting with Indigenous food systems, and knowledge in communities. Affordability of local food.

Guest sheds where someone can stay after they've successfully completed training to take care of the land and the shed. Maybe have the person report in so we can know if they've left, are doing an adequate job, or are not taking care of the place.

Do not charge people for theft, gardens should be accessible to all!

No toxins used in these gardens.

Organic gardening techniques should be encouraged.

community gardens and orchards and small scale farming help to restore a sense of the traditional commons that are integral to healthy, sustainable, socially enriching and compassionate communities.

production of food for homeless/impoverished Victorians

It's not the cities place to promote food production.

Education and long term management!!

Vacant lots owners ought to be given an incentive to use their property for food production, by having to pay a fallow penalty or develop the site

Commitment. Gardening is more than buying seeds; if people get discouraged or lose interest, the neighbourhood is left to deal with the blight. Maybe a bond. To cover re-seeding with grass?

Get some reliable data on how toxic the car exhaust and dirt are in several places!

Develop a plan for the city and have a requirement for application for larger scale enterprizes with local engagement as an application requirement.

On the food growing spaces acessable to all, this depends on the type of food growing if it is commercial or allotment than no, but all people should be able to go through the process to get land tenure for such food growing for their families and as a business.

all organic

Links to social programs e.g., improved mental health, increased social connections

The questions are leading and assume certain things that are not valid. For example, there are many grocery stores throughout the City, hence availability to food already exists and the City does not need to ensure more is available. Also, people are already generally educated in food production and education not needed.

That new initiatives have maintenance budgets.. All projects require on-going maintenance to be successful.

Overall awareness so people can, on their own initiative, grow food for themselves as much as possible.

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Link community-building or commercial food growing to the needs of lower income families, youth, seniors, refugees, public housing residents.

DISTRIBUTION!!! Seriously - you can grow all the food in the world but if there is no place to store it or process it effectively it will rot.

Increasing food literacy and skills. Many people do not know how to prepare fruits and vegetables.

That it NOT become a corporate venture taken over by big business

Let individuals decide. City does not need to get involved. Priority has to be that people who want to garden move to a place where landlord will permit, or to find someone who has property for rent for garden

more allotment opportunities for downtown residents

Allotment gardens (not in parks) provide real and consistent food production for low income people.

Public education will play a huge role, because we're talking about a cultural shift

that food grown on public lands are not sold or used for profit

Education

Compost + Victoria = RATS. Careful, BMP for composting is part of the necessary equation. And pest control issues need consideration as deer are also FOOD. Hmm. More thoughts needed...

Consult with neighbours. Aesthetics are important. Foot traffic passing love to look at people's gardens.

Training for future mentors/leaders - long-term view.

Teach and support organic farming is top priority for me.

Please start where the need is greatest.

food grown should not be wasted but directed to those in need in the community

Encourage incorporation of tenant's plots in new developments and explore ways of encouraging conversion of some existing apt lawns to allotment areas for tenants. It doesn't all have to be done on city land and there is evidence that the closer allotments are to the gardener's residence, the more likely they are to succeed & keep growing, esp. beginners.

I have rated aesthetics/tidiness as medium priority because it is subjective, and therefore difficult to define. City policy must not be sensitive to the conception that food gardens are ugly, attitudes must change.

we could ensure healthy food for all (including low income and homeless) our place, mustard seed, food banks.

some of all food produced should be allotted for food banks and shelters.

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## Organic only

Find ways to enable community organization to do the work, support with small grants and good food policy to ensure producers and community groups can sell produce for long term sustainability

Just again that the city needs to stop spraying herbicides and pesticides because in addition to planted gardens we have such a wealth of amazing native plants to harvest, but we don't want to harvest if they are covered in poisons!!!!!!

Just because people plant a seed doesn't mean that they can grow a garden. If that were the case why do we have food banks and soup kitchens??

## only NATURAL FERTILIZER and ZERO PESTICIDE USE

I would like to see us focus on growing out seed locally. This will help us adapt species to our environment and will also help us adapt them to any environmental changes in the future. I grow out seeds for the seed bank but need to limit the amount I do because I don't have enough space (you need to maintain minimum population sizes). It would be awesome to have some public land to use for saving seed.

Ensure control of rats. We've had bad experience with early attempts at composting

Encourage homeowners who have spare to make it available--give them a tax break or lower water charges  
 Free organic fertilizer. Then share the abundance

Educational drive to help people realize benefits of neighbourhood farming activities. A lot of people won't want the "mess" of farming hence the need for neighbourhood education involve CBC Senior renters churches

Montreal has cool urban gardens and the "Champs" de possibilities is cool too

28. Have you visited other places that are doing inspiring projects related to urban food production?  
 What was inspiring?

Response

Count

151 responses

Yes. Vietnam. Vietnam uses all kinds of spaces for food production. But they value their parks highly and do not

No opinion

Quebec city has a public garden right in front of its provincial legislature. Some beds are for public harvesting. There are plenty of security guards on site (for obvious other reasons) so vandalism isn't an issue.

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a system of allowing gardeners to use owners yards when owners are unable to garden or don't want to.

Ingenuity of design - making the gardens user friendly, thereby increasing chance of long term use, and also v neighbours and visitors.

Vancouver - Sole Food Farms - Program that helps street involved and homeless heal, belong, recover, engag

Vancouver - Soul foods - making use of vacant land and allowing job opportunities for downtown ES residents

Yes...urban farm in Oakland. Inspiring that they were able to produce so much fresh, healthy, cheap food from

Campbell River's food map: <http://www.campbellriver.ca/your-city-hall/green-city/food-agriculture/food-map> Of

Agricultural Neighbourhood:

[http://www.northsaanich.ca/Municipal\\_Hall/Departments/Planning\\_and\\_Community\\_Services/Planning/Planning\\_Ap](http://www.northsaanich.ca/Municipal_Hall/Departments/Planning_and_Community_Services/Planning/Planning_Ap)

Hamilton ON -- orchard planted on Mohawk College grounds, pop-up market

Community engagement.

Haliburton Farms is a great example of urban farming. The plots are turned over regularly and they are an educ

de-paving in Portland

I've heard about--but haven't visited--the roof top veggie gardens in downtown Victoria. Brilliant!

Inspiring is using hard-surfaces for gardening, meaning containers/boxes on top of hard-surfaces (eg parking) surface no longer needed

Havana, Cuba. The large scale of production was inspiring because the gardens are feeding a majority of the C

yes. Raised beds along old rail beds in Vancouver & Stockholm. Great use of forgotten space.

Several European cities I have visited have allotments which are accessible by public transport, and which hav plots, they look like tiny houses maybe 8x4 ft. People will picnic there in the summer as well as store their gar and shared ammenities for water. No vehicle access.

I have seen community gardens in Vancouver and read about urban farming in Kelowna. These projects have to

Vancouver has had a 'Green Streets' program, with funding and staff, for years now.

botanical gardens that focus on herbal medicines

I lived in Seattle in the 90's and was inspired by the boulevards and community feel in many neighbourhoods. Innovation in gardening and sustainability.

Mason Street City Farm right here in North Park next to downtown, Lifecycles Fruit Tree Project also here in Vict

the intensity of planting and growth and obvious effort that went into makeing the garden grow.

Vancouver has some great community and rooftop gardens that are well kept. Environmentally sound, and wo

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they teach slow food and environmentally friendly alternatives to pesticides /etc.

I saw a documentary about Cuba sustaining a fuel embargo by extensive urban gardening. Early predictions of success of urban gardening, food access was better than ever!

Brooklin Ontario city boulevards with waist high lush rows of Swiss Chard and Kale!

Yes, Mason Street Farm is a great place. I love what they are doing with aquaponics (not sure of proper name)

Yes, in several countries food production occurs in areas near streets which are too small for parks

Toronto: Christie Pitts community gardens: allotment plots in park, without fencing, were not being vandalized. non-gardener residents who enjoy the ambience; park also contains many social spaces with tables and chairs; food is accessible to all. Geneva: allotments with spaces large enough that families could establish a shed and etc.

No.

Community blueberry bog in Olympia Washington. It was a place for people to gather and harvest healthy food

No

the culture

Haultain Commons - sense of community

vancouver has done a great job at creating community gardens

Personal information

before moving to Victoria. UC Davis had great gardening space for students. While at UVic I spent my whole time as a Master's student and was not able to get my own space. Please work with UVic to encourage growing food.

the passion of these educated people :)

Food Forests in Seattle. Great use of park space to grow food and teach others how to as well.

Our beloved James Bay Michigan/Menzies Community Garden. Michelle Obama's White House garden, Washington Inspiring that gardeners share their work with others, teach children about the wonderful cycle of life, while co

we have seen plots of gardens in large cities: london, england & seoul, south korea, being two of them

Mason St Farm - that they can do all they can in what's really a back yard. They're also a huge force for cooper

Edmonton - there are commercial market gardens in the city and it seems to be quite successful. The veggies

I haven't seen it anywhere but in a video. It was inspiring because everyone had access to food. Everyone could hoarding the food. They picked what they needed.

I was in Portland last year for a Sustainability in Education conference and we ate at a Restaurant called Nobel F

really impressive rooftop garden and give tours!

Allotment garden is beautiful place to be in summer.

Yeah. Woodwynn Farms is doing good; But their goal is more to help homeless farm rather than providing food spectrum. Compost Education Center and the little gardens on the blocks in the surrounding area like Spring R taken care of.

hungary: inspired by the vast network of backyard gardens and multi-unit housing gardens and alleyway garden popular culture.

I have not

Japan. They are a model of using every possible space for growing food...although since Fukushima, large tracts

Eco Sense - their cob home and gardens were very inspiring

Mason Street Farm is now selling plants out of their nursery.

Yes, builds community, increases sense of belonging and investment in city. Improves community spirit and co-reduces dependency on imported/manufactured/crap food

Legal pygmy goats in Portland and Seattle.

No answer

unusual spaces - rooftops, planters, portable gardens in bins on wheels, creative use of boulevards and other

New York City. Allotment gardens on vacant lots throughout the city (both in high-density / high-rise commercial

Duncan, Providence farm and multiple community gardens

Vancouver/Lower Mainland; in the middle of the city, urban gardens and small orchards have been springing up homeless/drug users and it had a very positive impact for them and their community

The Gorge Community garden is looking very nice.

maximizing land/container use for maximum food production WITHOUT stripping land/soil/nutrients

Yes. It was kind of beautiful to see people harvesting and distributing something they grew.

Check out Edmonton's river valley food forest, planted only with native edible plants. Calgary's community orchard in Seattle.

Yes. The level of safety/security and tidiness was inspiring.

Allowing people me to plant gardens in their front yards instead of grass

Roof gardens on commercial buildings including greenhouses for the winter period, providing local greens etc

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yes! fort commons is inspiring, also in vancouver there are parking lots near the stadium that have gardens.

rooftop gardening on condos/apartments

Near City Hall in Vancouver there's a nice open garden for walking through.

Some properties in Victoria have inspired me to be an urban food farmer.

No

No although I've seen some interesting pictures of rooftops and sides of buildings used for gardening.

The barter system works well in the small farming communities of the interior, it would be nice to see other, p

No as there are none in my shire

Yes - Seattle Food Forest. Very inspiring.

Food production in large wooden boxes on a large area of dissused land - vancouver. Organoponicos in Cuba

yes - pocket gardening in England - use unwanted spaces for food and flowers and make them pretty for com

Yes. All were located on industrial/commercial properties.

no

Seattle community gardens

They were carefully tended and well located.

Life Cycles helping with food sharing and canning and educational programs

In Victoria there are already many good places. Several restaurants grow herbs in flower boxes. Rooftop conti  
 saw mobile box (on wheels) small lettuce garden plots by a restaurant. Just ket it happen; funding and program

I like that the Empress Hotel is keeping bees on their property. I like that they are growing fruits and vegetable  
 and Blanshard. I love the Moss St Market.

the pride individuals took in growing and supplying food

The energy around food, organics and independence. It's just exciting. This is life!!

walking around in Havana, **Personal information**, I saw gardens everywhere. It was impressive that otherw

Government house vegetable garden

Yes Fernwood NRG

Can't think of any

I really enjoyed the Peninsula gardening club and their speaker series.

My friend runs a community garden for students at her university in Calgary. I think every school, elementary to lunch programs.

Focus on people taking their own initiative to grow food - this occurs particularly in European communities I ha

Training and employment of marginalized and vulnerable members of population.

Boulder - Growing Gardens (non-profit) manages multiple sites and summer educational programs. Seattle and participation in urban agriculture.

Ottawa has interesting allotment gardens. As well there are groups that garden on private lawns and share the

It is inspiring how it creates more sense of community

Portland. The city is 20 years ahead of Victoria in development and spirit.

Downtown Vancouver - nice oasis

haven't visited, but heard about bee keeping in Vancouver downtown (Strathcona) - sharing of knowledge, pro

I have visited/researched many jurisdictions doing inspiring urban food production projects. The inspiring piece their food is coming from and are getting involved in food production, or buying local products.

People getting their hands dirty! Getting back to nature. Away from computers! Fresh air and exercise Taking c

yes, universal, positive social effects of local, community-based food production.

Yes..... Not inspiring. Actually quite a clique.

Vic west has a vibrant community supporting urban food production. Would be wonderful to see this increased

Self sufficiency drives ingenuity, and care of gardens.

Yes, Seattle with their Pea Patch model and Vancouver. I saw that gardening projects serve to bring communities by appealing to all types of people. The gardens are aesthetically pleasing and beautiful the areas they grow in friendlier and safer. Amazing quantities of food can be grown in relatively small spaces.

Princezzengarten in Berlin - inner city food production / education site with on site cafe to congregate within

Seattle. The diversity of people and plantings were amazing; young, old, in/experienced gardeners, all races and food crops.

no

I have not, but I am inspired just by taking this survey.

Please see above comment on garden experience in Europe:)

There was a group in Courtenay that was lobbying the new hospital to consider using locally grown produce in public institutions (hospitals, universities, etc) involved in buying locally grown small scale production for port

California -they have fruit growing everywhere in some neighbourhoods, and maps to show you where to get citrus, by the neighbourhood -all free :)

That various cities throughout the USA are taking on projects such as food forests so no one has to go without (of income).

Vancouver has one initiative utilizing temporary raised beds in empty lots. Incredible Edible Todmorden in England ran a project in Cambridge, UK, experimenting with edible landscaping and growing food in public and commu

The rooftop gardens all over Cuba and community involvement for community gardens, Quebec's greenfoos c

Gorge kinsmen park has a community garden and it's beautiful and right by the playground

Take a look at Monteith allotments in Oak Bay--very nice--Oak Bay built the raised beds and brought water to l

Saw family plots along road and train right of ways in Istanbul...real people doing real things.

In Amsterdam, they were growing demo gardens on rafts in the canals downtown.

Beacon Food Forest in Seattle, Springridge Commons, Victoria, Burrard Street Orchard in Vancouver--love the

Personal Information

) here in Gorge Tillicum. Excellent quality, organic and a nice farm str

Personal Information

No.

Portland -- all of it. It is a progressive practice.

I've seen pictures of neighbourhood gardens in Seattle and Portland

There are a few low production examples about which are generally a mess.

The Incredible Edible movement in Britain (started in Todmorden); some really beautifully designed plots incor

Yes, Food production on vacant lands, small food stands in residential areas, food production in residential fro controlled by community group open for public cooking on specified days, food planters beside bus stops, cc

we have an urban farm between Cook and Vancouver Streets, it is wonderful to see the work they do, and the they are.

no

Lived in UK and it's been happening for generations there

Vancouver Davie St community garden - Taking an empty lot and turning it to something that brings community - the excitement on childrens faces when they grow and eat their own food

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I visited a squatted area outside of Barcelona with many small plots gardened by the apartment dwelling locals

Personal information

(James Bay) -

Personal information

Vancouver had a street corner garden plot...messy as hell and vandalized!!

The variety of gardens, and people who worked them. It was aesthetically pleasing People greeted one another

Yes. When I lived in Vancouver vacant lots were often turned temporarily into allotment gardens. It was inspiring

Not really urban, but the Isles of Scilly in England truly has a 'farm friendly feel' - at the end of most driveways (sometimes with a suggested price), so you could go for a lovely walk and pick up your dinner at the same time

Visited the community orchard in Victoria West and it was beautiful. It's great to see people coming together to

Vancouver has urban gardens in parks and under the bridges

Though it has been torn down, the use of the rail thoroughfare in Vancouver was a great example of what can

Most cities & urban areas have a 'community garden' & Farmers market it's encouraging

France - they use every available space

Oregon Portland has lots of comm. gardens and use of unused lands

yes!

Oregon they were well maintained and looked good

No

There is an inspiring place in my neighbourhood. I like to look at it when ever I walk by

Camas planting initiatives through Camosun College & mason st farm---as a way to decolonized the territories

## 29. Do you have any other comments about urban food production in the City of Victoria?

Response

Count

122 responses

tyiyt

Homeless population could help to maintain gardens in exchange for food. Also, students assist to learn.



The City must ensure it is not co-opted by a lobby group with individual private interests. Beware the Tragedy of the Commons.

Herb gardens, like the one at Fisherman's Wharf Park, are valuable, and should be supported.

As above, probably a good idea but personally not my highest priority for use of City \$\$\$, staff time and public lands.

Talk to Urban Farmers, Mason Street Farm,

Go for it!

totally against allotment gardens in public parks. There can be no justification for giving individuals exclusive, open ended access to public land. Allotments elsewhere should have city mandated rules requiring a 10% turnover each year whenever there is a waiting list. Only local (i.e. James Bay residents for JB allotments) should have access and only those in apartments or without gardens. Public land belongs to us all - not just the noisy few

I can imagine more ways that this goes horribly wrong than right.

Long overdue! Would recommend more emphasis on self sufficiency as opposed to commercial farming as most lots in the City are too small to sustain a commercial enterprise.

We need to get on this.

Implement policies to encourage people to allow others to garden in others backyards. Works well elsewhere.

This project is worrisome, as if the bike lane project. A lot of taxpayer funding for small lobby groups. land is scarce, and public land should not be de facto privatised through giving lease rights to individuals

I think **Personal Information** is doing on rooftops in downtown is a great idea. I also like the food block downtown where there will be more food grown visibly. I'd love to see more pocket gardens and food producing gardens popping up.

Besides developing guidelines for boulevard gardening, city should consider other environmental uses such as rain gardens or bioswales for adjacent buildings.

please support it!

Victoria is behind Vancouver, but ahead of the curve. Keep up the good work!

partner with professional groups - Agrologists or Master Gardeners

Although there will be issues, it is about time!

Let's do it

Trials one in every community

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Thank you for your comments.

Keep these surveys coming and keep moving forward! Hire passionate people to keep the local food production systems strong and progressive. At the end of the day it takes a lot of LABOR to grow- people try and give up as it's expensive to start and discouraging when it doesn't work. I believe real change exists in the small scale commercial system as well as perennial food forests- little by little we will grow more food. And reap the benefits!

We need way more bee keeping...save the bees!

Whatever the city is planning, take things slowly so that each phase can be implemented with care and proper foresight.

If a farmer wants to purchase a lot and make a go of farming, great. Let it happen. Public resources including City staff, should not be used as it creates a subsidy or benefit for one farmer over another.

Encouraged to see renewed interest of Council and staff in increasing urban food production - a distinct change from previous times. Hope and expect the enthusiasm translates into a real upswing in spaces and means of producing more local food. We need to be food-ready, can't indefinitely rely on transport of food from faraway destinations. City should try to measure increase in local food reliance over time, as a gauge of the success of its food strategy. Re question 30, below, heard about the survey at the Urban Food Table.

No

Please include native edibles and include local First Nations in setting up long-term harvesting sites for their foods and medicines.

we need a food forest!

A perfect place for food production would be the park land from Vancouver all the way up to chambers streets. It never gets used for anything. This would also be a great way for our place to create a food production garden. Schools could use this space for education. We need more places for growing food.

I fully support it.

A diverse array of food production systems is important for resilience and seeing what works in different communities (private allotments, commons, volunteer run orchards, etc)

im super glad Victoria is taking the lead in the CRD!

Would be nice if the city picked up yard waste instead of the limited drop off times.

It is a fabulous way to build community, celebrate the web of life, and promote food security. Best wishes moving forward.

keep it up and further this wonderful idea!

Incorporating indigenous food systems is a top priority. The definition of community gardens in this survey is

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confusing, the terms community garden and allotment garden are often synonymous. Perhaps consider revisiting that language. I also think multi-use areas are a good idea. Places where there are a mix of communal areas and allotment spaces and perhaps a market garden area or an education aspect as well.

I think it's a fantastic idea anywhere but especially important on island.

I wholly support this. My only issue is charging people for the food. I would love to have a small allotment because I would love to be able to grow my salads and I would love to be able to pick an apple a day.

Vitally important work. Lets get our hand dirty and get started!

more bees please

Soil health is a huge part of food production and this survey didn't mention much about mapping soil health, or remediating contaminated sites.

Let's do it!

This is an idea whose time has come. There will be protest from some at first — there always is resistance to change — but within a few years, urban food production will be commonplace — as it was through most of Victoria's history.

Please don't over regulate.

I'm excited!

I would like to participate

Urban food production Rocks!

Neighbourhood food production in the city should be collabortive amongst neighbours.

good

DO IT, please.

Love that this is going on!!

Please consider tax breaks for urban farming.

Keep boulevards for shrubs/grasses that tolerate heat & sun, some flowers but no vegetables.

More education around growing your own/backyard gardening and community gardening is needed - for inspiration and leadership and demonstration.

Although I live in Esquimalt I have done

Personal information

THEY DO

ABSOLUTELY GREAT STUFF THERE ! ! ! ! !

I would love to see more urban food production in Victoria

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These hippy bullshit ideas are the reason my wife and I have sold our house and are moving out of Victoria.

We need BOLD leadership on this issue in Victoria - there is so much support for it, we have a really excellent opportunity to take some risks and show other cities what is possible.

Toronto

Thank you so much for taking the time to read these and compile the data. You're doing great work!

People and talk about growing food and having healthy food but at the end of the day gardening is hard work and people will eat pizza before veggies. Healthy food is already abundantly available if you look. Farmers markets, the root cellar, red barn market. This just seems like a half baked idea that the hippies and whiners of Victoria cook up every few months. Wait a few weeks and they will be on to a new 'cause.'

The island used to grow most of its food. We can do that again. Victory gardens should be more normal than mowed lawns!

Don't forget other growing areas like rooftops, balconies or sides of buildings.

I would love to be kept informed on developments!

I applaud the city for moving this initiative forward, it is of vital importance that we do what we can now to make Victoria more food secure- it might not look pretty all the time, but it has to be a top priority. There also needs to be understanding around native plants and foods, and harvesting. As well as understanding issues of growers needing tenure. It is a lot of work to grow food, and build good soil takes years, so access needs to be multi-year, I suggest 5 year terms.

Excellent idea. I think you need to start making watering facilities a must in multi-unit dwellings and begin an incentive program for irrigation and food production on balconies. It's a totally untapped resource and not incentivised at all to date.

overdue

No

I am a bit concerned about how food safety is maintained if food is growing everywhere and anybody can sell it. I would like to see full discussion about the reasons for doing this, and the cost. If the goal is increased food security for people who currently cannot afford healthy food this should be achieved in the most cost-efficient way.

Lets do it!

Beware special interest groups who want money to create their own jobs. That seems to be the objective of much of what we read about and what we have seen at City Hall.

happy to see what is coming... and thanks for doing this. It makes me excited to live here :)

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The city is now considering allowing homeless people to camp in Topaz Park. I believe this location should be a priority for community gardening so that the campers have access to healthy food.

We need more :)

It would be great to see vacant space made available for food production as long as soil tests don't indicate contamination.

Low income families should be given a CSA box of fresh veggies and fruit. All commercial urban farmers should donate a portion of their harvest in lieu of a business license.

Avoid the move to commercial in residential areas - but there is huge potential in creating awareness for people to grow their own and share - in true community spirit.

We should support non-profits to take a regional approach (especially with Saanich) and offer programs. Front or back yard sharing would be a great way to make more land accessible, but right now there doesn't seem to be an active program facilitating this.

I believe that the city could/should find a balance between support for commercial producers and hobby urban farmers

Personal information

- might be an idea to

ask permission in the future? :) My garden looks much better this year. Depending on my availability I may be interested in helping out with this project, either as a volunteer, or as a contractor. Please check out my company website [Personal information](#) up the great work!

Fantastic- Please sign me up!!!

I would like to see a wide variety of all types of fruit and vegetables.

I fully support this project and would especially like to see an opportunity for more people to participate in community gardening projects on a neighbourhood level. Good for the soul as well as the body

If groups/individuals are offered access to public land then make their continued access contingent upon their respectfully maintaining and actively using the land for food production/decorative gardening. And, finally, thank you to the City for soliciting public input on this important issue.

Thank you for this survey. It's a step! I'm excited about City Hall's participation in food sovereignty issues. Your support and anticipation is vital to our security where many matters are concerned, not the least of which is our access to good food, grown right here, just as it used to be.

I think we should not try to get everything perfectly sorted before we start increasing urban food production. We should get started and then correct problems as they develop. That may involve taking some things away after they don't work out well, but that's fine. Let's give it a shot.

I fully support this initiative.

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So happy to see this being taken seriously. I think the best way to have all these initiatives pass successfully fast community naysayers is a well communicated plan of management and tidiness. I think for the most part, people not supporting the idea will be afraid that the project will start with a gusto, then a year or two later there will be plots of dead stuff, neglected, maybe ugly jerry-rigged structures in ie community park gardens, so there must be some standardization offered to people at a subsidy through the city to keep things looking good as well as being productive. Also, a property tax incentive for people who invest and maintain and farm on their private properties would likely help.

Let it evolve is a kind stage to be at. Finally we are here....

I heard about this via an e-mail from Compost Education Centre.

This is a concept that's poised to fly - go for it! We have great examples locally and globally - this is not new to humans. We can tap into knowledge gleaned over thousands of years.

In approving new housing or commercial developments, the City of Victoria should always consider the green space the developers will provide and that those space include the ability to grow food. The City should carefully consider and ensure mitigation of potential negative impacts to neighbouring community gardens.

Let's be anew version of garden city- it is therapeutic too!

The City does not have a "park" zone, perhaps if they ever decide to create new zoning they could distinguish between wild/natural spaces and green spaces that allow food growing amongst other uses. There needs to be clear protocols and consistency going forward so more projects can get started. Let's figure out who is going to manage these projects and how. I want to see some bold action from the City to deal with the ever increasing demand for urban food production. Whether it is guidelines for public and vacant spaces, or encouraging private land owners of apartments/condos and building developers to incorporate principles/access into design. In many cases there will be a need for water sub-metering. In fact next to land inventory, the water/sewer billing is the biggest hurdle for many projects.

Urban beekeeping should be encouraged as well. You might consider offering free workshops or starter supplies.

Start small and simple with few restrictions and see how it develops. You can always add rules latter. Let it evolve.

I do not think that the City of Victoria should be spending money on community gardens and farming projects when we are paying insanely high fees for water and garbage pickup. Homeless persons who need the food will not be the ones who will do any of the gardening. Other residents can afford good nutritious food which is available at grocery food. "Food security" is a bogus ploy and should not be used to ruin our public parks and dig up our boulevards.

There should be a reduced tax initiative for utilizing water for food production and less for ornamental gardens

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Let's take Rithet Street with its ridiculous width and put urban gardens including flowers and lilacs etc down the middle of it!!!

The availability of water is a consideration, given this summer's high temps. And if water rates continue to increase, perhaps give a cost break to people who are clearly growing food for intense production and sale...otherwise, the idea of access to healthy and local food lacks substance

Leave farming to serious farmers who have the scale to make it worthwhile

start immediately

I think that this is a very valuable initiative and support the general idea very strongly. However, I do think that there are many potential pitfalls, and that the projects will need to be carefully planned and monitored in order to prevent backlash. I am also a little concerned about what type or style of food gardening is done - some food gardens - even home ones - tend to be ecological wastelands, while others are very ecologically rich and diverse. I would hope that there is some way to encourage the latter, if it can be done without being too 'big brotherish'. Perhaps it's a matter of education - I believe that Vancouver's roundabouts program included an education component. Also, I think it is important to recognize that growing food, especially all your food, is quite challenging, time-consuming, and hard work. It's not for everyone, and there are plenty of other equally virtuous ways of supporting local food systems, such as buying local.

Lands in Victoria are expensive and food growing is under-valued so therefore food is not considered a priority use on private/public land. The City must begin to strongly encourage (or better yet insist) that land development include food production as a priority. Many Victoria residential lots do not grow food, instead residents spend time/money on lawns and ornamental gardening. The City can take an active role in leading by example by planting food plants/trees as an alternative to ornamentals. Also initiate a grow-your-own campaign to change personal gardening practises. Offer free fruit tree with registration into food growing workshop? Partner or provide more support for community organizations who work to improve local food systems. The new granting program is a good start - thank you!

How can the city support existing urban farming activities like Mason Street Gardens or Compost Education Centre lands?

Stop waisting time and just get on with it!

This initiative is a long time in coming & is sorely needed. Thank you to the City for moving this alone now!

no

This would be very exciting, please find a way to make this work.

Education on how to plant to avoid need for chemicals and pesticides. How to compost PROPERLY.

Food can be a tool to develop community

Keep the city the CITY

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We NEED it. Too many cannot afford fresh vegetables.

water subsidies

Victoria

This is a priority in my opinion. We are too vulnerable to market forces, transportation costs & difficulties.  
 Most people haven't an idea where their food come from or don't look at the big picture.

more please, keep groups like James Bay Neighbourhood Associate out of the Decision making, The

Personal Information

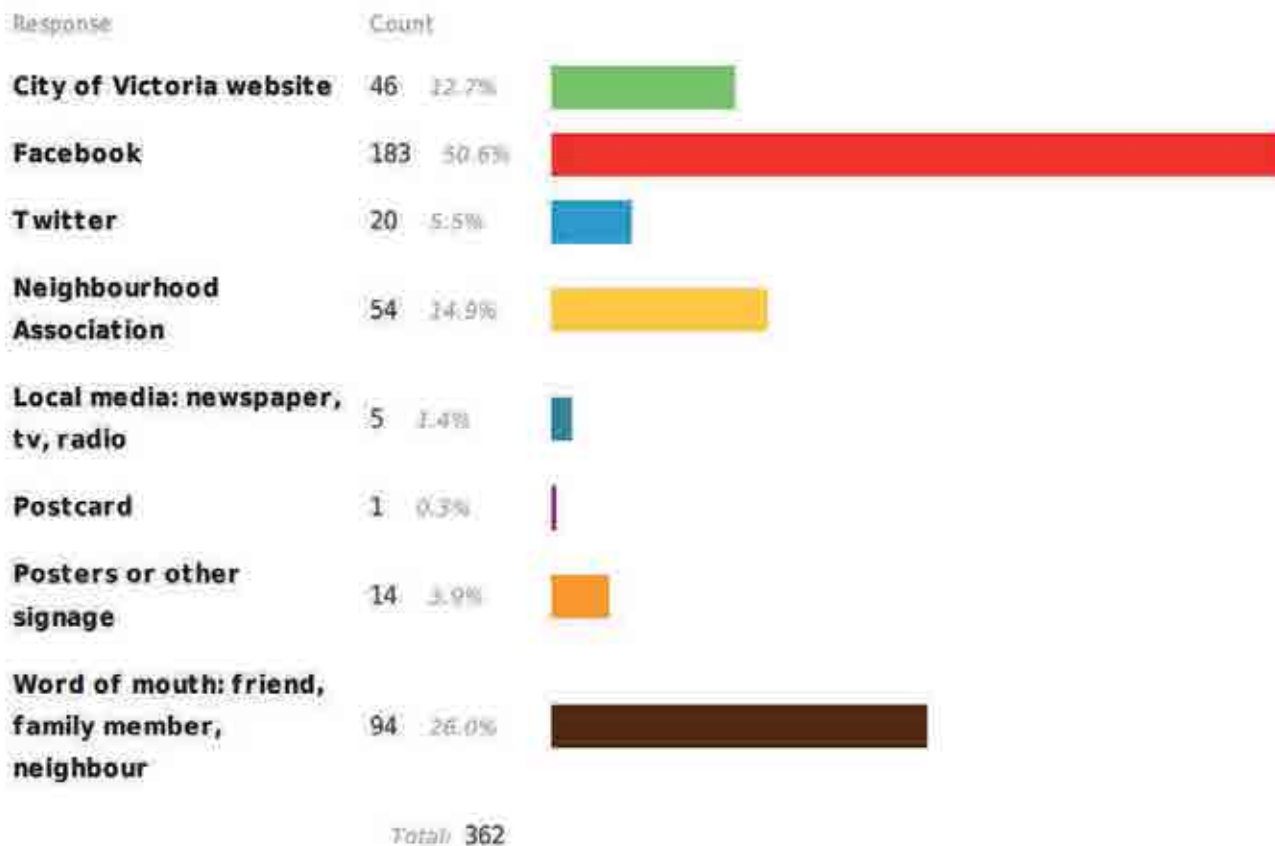
Let's do it!

Go for it! Don't get discouraged by nay sayers

No

I think its necessary for food security on Vancouver Island also as a way to decolonize the land

### 30. How did you hear about this survey?



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31. If you would like to be added to our email list to hear about upcoming news related to 'Growing in the City', please include your email address here. Your email will not be shared publicly and will only be used to contact you about updates for this project.

Response

Count

197 responses

### Personal Information

## One-On-One Meetings

The City of Victoria wanted to better understand urban farming in Victoria, and the types of activities, infrastructure and barriers that the sector is facing. Recognizing the sensitive nature of urban farming, most of which is not in compliance with City regulations, City staff put out a call for urban farmers interested in participating in anonymous interviews. City staff interviewed five urban farmers that are current farming commercially at sites in Victoria, or have done so in the past. The interviews were supplemented by the results of meetings with two other urban farmers for previous City of Victoria initiatives (one in 2010, one in 2013), for a total of seven urban farmers.

What types of products are produced at urban farms in Victoria?

- Fruits
- Vegetables
- Herbs
- Seeds
- Tree fruit and nuts
- Seedlings
- Egg sales (limited)
- Fish (for home consumption)

What types of activities does urban farming involve in Victoria?

- Growing produce
- Washing produce
- Packing produce for sale
- Storing produce on-site
- On-site retail by appointment or drop-ins
- Deliveries by bicycle, truck, car and on foot
- Raising chickens for egg sales
- Hosting volunteers
- Teaching classes
- Managing compost

Where are products from Victoria urban farms currently sold?

- Direct sales to restaurants (most common)
- Farmers markets
- Community Supported Agriculture box subscription
- On-line
- On-site sales

#### What kind of on-site infrastructure does urban farming need in Victoria?

- Greenhouse (made of poly or glass; temporary or permanent)
- VIHA-approved washing facilities (enclosed, with industrial sink)
- Cold storage (in the principal building or an accessory building)
- Multiple accessory buildings (e.g. greenhouse + cold storage + tool shed, etc.)
- Multiple compost bays (8–15)
- Water
- Electricity for accessory buildings
- Gazebo or shade tent for staff/volunteers; access to washroom
- Some farming is done in containers (raised garden beds, felt bags, hydroponics), with the soil medium brought on site and mixed by the farmer.
- Some farmers prefer soil-based agriculture. Non-commercial and non-industrial lawn-covered properties are ideal sites, to avoid the risk of contamination from other uses and reduce labour costs.

#### Where does urban farming currently take place in Victoria?

- On vacant residential-zoned lots
- On rooftops in commercial areas
- In residential yards, where the farmer lives on-site
- In residential yards, where the farmer does not live on-site (through formal arrangement).

#### Where would urban farmers like to locate in the future in Victoria?

- On school grounds
- On church properties
- On rooftops in industrial and commercial areas
- On grassy sites, to avoid risk of previous contamination
- On large residential lots

#### What did urban farmers identify as the barriers to commercial urban agriculture?

- **Lack of compliance with regulations:** All farmers indicated a strong desire for their urban farm operations to be legalized over time, and for regulations to become more supportive of urban farming. Farmers feel that existing regulations prevent urban farming from being done properly. As a result, most farmers have avoided making inquiries of City Hall, fearful that they will draw attention to their operations. One farmer explained “I feel trapped by all of the regulations”, and that her lack of compliance with City regulations “is always in the back of my mind”.
- **Confusion about where urban farming is permitted:** Some farmers were unclear where urban agriculture was permitted (e.g. as an accessory use to an existing store, on a vacant residential lot in a residential area). Others chose not to inquire with the City.
- **Commercial use of accessory buildings:** The residential zoning restriction on the sales of products produced in accessory buildings was identified as a barrier by some farmers. While some farmers were unaware of the zoning regulation, most chose to ignore it, reasoning that greenhouses are an important part of the growing cycle on the west coast. Accessory buildings were also used for cold storage, retail sales and chicken coops (for commercial egg sales).
- **Development Permit for accessory buildings:** The cost, time and uncertainty associated with obtaining a development permit greenhouses and other accessory structures was cited as a key barrier to the expansion of urban agriculture. A development permit is currently required for many accessory new industrial and commercial areas. There is confusion as to whether a development permit will trigger a provincial requirement for soil remediation.



- **Building permits for greenhouses:** The requirement for a building permit for greenhouses or other accessory buildings over 100 square feet in area was identified as a barrier. All urban farms had at least one greenhouse, used for specialty crops and growing other crops outside the summer months. Several urban farms had multiple greenhouses. Farmers cited the following reasons for not obtaining a building permit:
  - Cost of a building permit
  - Fear that obtaining a building permit would draw attention to other unpermitted uses or structures on site
  - Fear that obtaining a building permit would trigger a referral to the health authority inspectors
  - No time for delays due to paperwork
  - Lack of awareness that a building permit would be required for a temporary building (e.g. hoophouse)

When asked, several people felt that a building permit should not be required for temporary hoophouses (made of poly and PVC or wood ribs), noting the distinction between these structures and more permanent glass and metal structures.

- **On-street parking:** Most farmers noted that they tried to minimize on-street parking in order to minimize complaints to the municipality. Most employees, volunteers and customers arrived on foot or by bike.
- **Complaints from neighbours:** When asked, most farmers described their relationship with immediate neighbours as “good”, “peaceful” and “positive”. Most went out of their way to minimize impacts that might lead to complaints, such as limiting on-street parking by volunteers. Interviewees cited the following complaints from neighbours:
  - Parking complaints
  - Complaint about piles of leaf mulch on boulevard
  - Complaints to business licensing/bylaws, who stated concern about number of outbuildings.
- **Hydroponic and aquaponic production:** Several farmers have aquaponic operations in greenhouses, the combination of raising of fish and hydroponic growing of plants into one system. Farmers follow federal regulations for the raising of fish (which include restrictions on fish sales) but do not have municipal approval. One farmer inquired about obtaining a municipal permit and was told an aquaponics operation would be classified as a “hot tub or whirlpool”. Some stated that they were unsure of whether there were any health regulations.
- **Restrictive Home Occupation Bylaw:** None of the farmers interviewed had received a business licence for urban agriculture as a home occupation. Urban farmers cited several challenges with the urban agriculture requirements in the City’s Home Occupation Bylaw (introduced in 2009):
  - The requirement that farmers live on-site does not reflect the living/farming situation of most urban farmers, as many farm at a multiple sites.
  - Some farmers farm on vacant residential lots, and are not eligible for a “home” occupation, as there is no house on-site.
  - The limit on a maximum of two people farming at one site does not reflect the labour needs for urban farming, as many rely on a pool of volunteers, apprentices and multiple part time staff who come from off-site
  - The home occupation bylaw is restricted to residential zones. Some optimal locations for urban farming are not zoned residential. Urban farming should be a recognized use in all land use zones.
- **Farm stands:** Several farmers are already selling from on-site farmstands, to supplement other sales channels. Farmstands are not usually visible from the street, and customers learn about the sales through word-of-mouth. Some farmers expressed an interest in permanent stands where walk-by sales would be permitted.

- **Commercial sales of animal products:** Some farmers are selling eggs in limited amounts and expressed an interest in allowing these sales. The sales of animal products are currently restricted under the Animal Control Bylaw.
- **Fencing:** Most farmers cited deer as a major challenge to urban farms. The City's fencing regulations, which limit the height of fences in the back and front yards, was identified as a barrier.
- **Insecurity of tenure:** Only one of the farmers interviewed owned their land. Others had different arrangements with landowners, including using the land for free, swapping produce for use of the land, and paying rent. Water costs and taxes were usually borne by the landlord.
- **Economic viability:** All urban farmers cited the lack of economic viability as a key challenge, which include high cost of land, high labour inputs and customers reluctance to pay the true cost of food produced in the city. Some farmers have off-site jobs. Several identified ways the City of Victoria could support the economic viability of farming, including:
  - Exempting urban farms from taxes
  - Changing the City's agricultural mill rate, to allow urban farms to qualify for provincial farm tax status and thus pay lower taxes
  - Waiving water charges
- **Washing Facilities:** Two farmers noted that new Vancouver Island Health Authority regulations require industrial-grade facilities for the washing of produce. This will require additional investment in facilities for most farmers. Previous washing facilities consisted of wash basins, hoses or other home-built facilities. Most restaurants prefer to receive produce already washed.

## Correspondence

### Correspondence

One letter and seven emails were received.

July 23, 2015

Mayor and Council  
City of Victoria  
No. 1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

The Victoria Downtown Residents Association (DRA) would like to take this opportunity to offer our support to the City of Victoria's "Growing in the City" initiative and the policies for food security and food production in Objective 8 of the City's Strategic Plan.

We understand that the City is looking to build on the success of current initiatives, but may not have considered the downtown as a viable option due to limited access to both public and private lands. The DRA recognizes the importance of securing suitable locations now for community gardens, boulevard gardening and the planning and planting of fruit and nut trees in the neighbourhoods of Downtown and Harris Green.

A downtown resident and a member of the DRA, Janet Strauss, sits as a member of the City's Support for Local Food Systems Committee, and is an enthusiastic supporter and advocate for urban food production, and is leading the DRA's vision to ensure that community gardens become a reality in downtown Victoria.

As part of the City's long-term vision for food systems, the DRA asks that the City consider the following:

- Add the Victoria Public Market to the schedule of "Growing in the City" booths that the City has planned this summer and hear what downtown residents have to say
- Consider food production trees in the City of Victoria's Tree Replacement plan
- Provide financial incentives to private land owner who offer their vacant or hard surface lots for use as community gardens
- Work with the DRA to help identify appropriate lands in the downtown and Harris Green

Sincerely,  
Nicholas Harrington  
Kaela Schramm  
Co-Chairs  
Downtown Residents Association

On Aug 10, 2015, at 8:21 PM, **Personal information** [ca](#)> wrote:

Dear Mayor Helps and City Councillors,

I read in the Times Colonist a while ago that Mayor Lisa Helps was encouraging people to grow vegetables in the "boulevards". I applaud her for the idea, but not unless the City does something about the huge rat problem.

We have an extensive vegetable and berry garden in our backyard in Fairfield. We have put a great deal of effort into our garden. Sadly, all our fruits and vegetables are being devoured by rats. This situation is extremely disgusting, extremely discouraging, and a significant health hazard.

I would like to know what the City Council is doing about rat control in Victoria. Something needs to be done!

Please get in touch with me.

Thank you

**Personal information**

**From:** Lisa Helps (Mayor)  
**Sent:** Sunday, September 6, 2015 9:47 AM  
**To:** Thomas Soulliere; Jonathan Tinney  
**Cc:** Jason Johnson  
**Subject:** More on food growing

Sorry! Should have read my Community Drop In follow ups more thoroughly before sending.  
Here's another one for you:

Someone pointed to the City of Saskatoon as a leader in urban food growing on privately owned development sites. Someone said there was a bylaw passed in Saskatoon maybe seven years ago (seems unlikely but maybe a policy?) that the frontages along vacant development sites were turned into temporary community gardens. Good from a food production but also community enlivening perspective. Anyways, just passing this on because I said I would and because it fits very nicely with the Growing in the City Project.

Thanks!

Lisa

--

Lisa Helps, Victoria Mayor  
[www.lisahelpsvictoria.ca](http://www.lisahelpsvictoria.ca)  
250-661-2708  
@lisahelps



**From:** Personal information  
**Sent:** Thursday, Jul 23, 2015 1:44 PM  
**To:** Parks (Public Inquiries)  
**Subject:** 'Growing in the City' program

RE community gardens in city parks

Community gardens and orchards *which are shared and open to everyone* are appropriate in city parks. Examples of open community gardens: Banfield Park, the herb garden in Fisherman's Wharf Park, fruit and nut trees in several areas of the city.

Allotment gardens are for the *exclusive private use of a few people*, so are not appropriate for city parks. Other lands, both private and public, should be considered for private allotment gardens instead.

The city goal should be to *add* green space and if possible to reduce asphalt, to create *new* green spaces, not to reduce existing open park space.

One way to do this is to establish an exchange system which connects private homeowners with available gardening space to residents who want to garden. This has been successful in many other communities.

Another example is the proposal for an allotment garden in a street, first discussed by city staff and the James Bay Neighbourhood Association in 2011. The plan for a Rithet Street Allotment Garden would erect planters along the north side of Rithet Street, an extra wide two-block long street parallel to Dallas Road with few driveways and an excess of street parking. This would reduce asphalt and add greenspace.

Over and over through the decades, passionate, sincere groups have come forward asking City Council to set aside pieces of city parks for their special uses. Each proposal was claimed to be for a "good purpose" and would benefit "the community," maybe even "the world". In 2015, pressure comes from passionate allotment gardeners who want city park land for their private use. They want the city to provide land, water, fencing and room for sheds; only their small group would be allowed to use the areas set aside in public parks.

The city has no clear policies and principles in place to protect and preserve city park land so each proposal is viewed separately and in isolation and each decision is made by the council at that moment in time. Unlike other cities in North America, the City of Victoria does not have park zoning. Because most park land is zoned residential, it is open to virtually any proposals for sale or lease or exchange or special uses. The most recent loss occurred when Council withdrew a park from the system to be used for a homeless shelter building. Losses are cumulative, our parks are gradually being whittled away. Each piece lost to a special use reduces city park land open to all.

City population is increasing. More people must share our limited park space. The city's highest value should be to preserve public park land for everyone to use.

Personal information

Victoria, B. C. V8V2P5

**From:** Personal information  
**Sent:** Thursday, July 09, 2015 10:18 PM  
**To:** Parks (Public Inquiries)  
**Subject:** 'Growing in the City' Comments

Hi there,  
 I would like to contribute to the conversation regarding urban farming & gardening in the City.

I would encourage you to expand the concept of urban farming. Many lots are not big enough to sustain a commercial farming enterprise in the city, but they ARE big enough to provide home owners with "Victory Gardens" that will provide them with large amounts of their produce needs. Any program should embrace both streams as it would be more inclusive while still helping to achieve food sustainability.

#### **Graduated Taxation**

Introduce a graduated tax system whereby the homeowners who have done the most to develop their land into production receive a percentage off their property taxes. Providing a financial incentive would help to get some people engaged in the idea of creating a food garden or at least getting rid of lawn and planting fruit trees/bushes. Having transformed my own garden from a large lawn/garbage area into a fully functioning food garden took a lot of money, sweat and a bit of heartbreak. A helping hand to other homeowners wishing to do the same would help to get them over the initial hurdle of preparing their hardscape.

#### **Full Cycle Composting**

Composting program is great, but where is the finished compost going? I subscribe to the Community Composting program and receive a bag of compost with every monthly pickup. Why not offer the finished compost from the food scraps program to homeowners? we are paying for this program, therefore, it makes sense that we should be benefiting by having access to the finished product. Boulevard gardening is a wonderful idea, but the soil beneath the grass is largely sand based, alkaline and very depleted of nutrients. Many first time gardeners will not know this and feel very down when their eagerly anticipated veggies do not grow. Offering a load of compost for those wishing to transform their boulevard ares will give them a good start instead of setting them up for failure.

#### **Master Gardener program.**

Have a call for volunteers to give lessons to the public at the City greenhouses on how to raise veg in small places or get a raised bed established. Many people have no idea as they have lived lives very distant from the earth and need to learn how to do these things. A Garden Mentor program would also be beneficial - many serious gardeners are also seniors. Giving them an opportunity to share their wealth of knowledge with novices would be a win-win for both the elders and younger folk. Tap into their great knowledge!

#### **Tool Library**

There is a tool library that has started up in Victoria. Give them some support and promote them! Not everyone can afford to splash out on a variety of new gardening tools, but they can get by with a loan.

#### **Promotion**

Not enough promotion of small but very good programs in our city. Perhaps the city could give them some space in the Connect newsletter at appropriate times of the year? LifeCycles, the group that harvests excess fruit could be promoted in the yearly flier regarding leaf pickups. In my neighbourhood there are many yards going wild with overgrown fruit trees that nobody harvests. This is a sad example of perfectly good food going to waste year in and year out. I also note that the City has placed a small herb garden in our local park (Lewis Street Parkette). It

is a lovely idea, but there is no signage advising passersby as to what herbs are growing, or if they are allowed to pick them. Many people passing by are not savvy about plant names and a bit of signage letting them know what is there and if they may pick it would be very useful.

### **Boulevard Committees**

Encourage the formation of boulevard committees to bring cohesion to gardening projects. Planning a community style boulevard garden instead of many small, individual plots will make the green space look much nicer and go further in terms of either feeding people or providing a colourful aesthetic.

I think that is enough from me, but I do hope that you are able to get some good feedback from people. I am leaving you with some photos of last year's "Victory Garden" which is still providing me with loads of good food and beautiful blooms.

Many thanks,

Personal information

**From:** Personal information  
**Sent:** Thursday, Jul 16, 2015 8:24 AM  
**To:** [lee.johnson@saanich.ca](mailto:lee.johnson@saanich.ca)  
**Cc:** Parks (Public Inquiries)  
**Subject:** food security and sustainability

Hello,

I recently learned about the City of Victoria's "Growing in the City" initiative (<http://www.victoria.ca/EN/main/community/growing-in-the-city.html>). As a resident of Saanich living close to the Saanich-Victoria border, I am hoping there is a way to link Saanich's agriculture/food security initiatives and information (e.g., <http://www.saanich.ca/living/afs/index.html>) with what Victoria is doing. As a simple example, it would be great to partner with Victoria in the mapping project to look at whether there are lands in Saanich that might be suitable for the same types of projects Victoria is looking at. We have very much enjoyed in recent years seeing edibles among the plants on the Saanich-run small boulevard at Wilkinson & Interurban but would like to take that a step further and see people actually eating the kale and other edible greens! The process Victoria is following to get input from its residents is also a wonderful opportunity to engage more people.

Saanich is such a large municipality with so many small- and large-scale agricultural operations, it would be terrific if we can enhance that and encourage more people to come together.

Please let me know if there is anything I can do to pitch in.

Best wishes,

Personal information



**From:** Personal information  
**Sent:** Sunday, July 19, 2015 12:19 PM  
**To:** Ben Isitt (Councillor)  
**Subject:** Re: Expansion of fruiting trees in Victoria

Hey Ben,

I've actually been thinking about the whole 'expansion' of fruiting trees on city land in Victoria for quite a while now. I think it is vital for food security and general nutrition of citizens in the region. There are many ornamental cherry trees that could be replaced by cherry and plum trees that actually produce usable fruit. They would still blossom in the spring like the original ones but also produce a crop in the summer/fall. These trees exist here and there but are far outnumbered by the ones that only have aesthetic value in the spring yet are barren the rest of the year. Newly planted trees in parks should also be fruiting trees like apple and pear trees. Perhaps there could be a new quota in regard to fruiting trees vs. non-fruiting trees in these public areas.

Community orchards outside the city could also be implemented and maintained by both volunteer labour and school groups. Families and individuals could donate time in exchange for taking home some fruit when they work there while contributing to filling food banks and schools with the spoils of their labour. High school students already have to spend a certain amount of time in the workforce as part of their school program, they could spend some of this time harvesting fruit and processing it. There is educational value in this as well as nutritional benefits.

The Mormon Church has been maintaining orchards in Ontario for generations now. Members donate a certain number of hours per church branch in order to run the orchards, harvest and process the fruit. Families that work there take home some fruit and the rest goes to help less fortunate members throughout the year. They actually have their own church 'foodbank' system that has worked for a long time. Perhaps communicating with the church would help in implementing a city version of this system or something like it.

Also, private allotments or 'garden plots' are good...however there will always be a waiting list and money involved in these endeavours and many people will inevitably be left out of the loop. Community projects, public use projects are preferable in my opinion. I think that an expansion of fruiting trees along the streets and in parks as opposed to reserved/private plots like the current so-called 'community gardens' would better serve the public interest.

Personal information

Victoria, BC



From: Paul [mailto: [Personal information](#)]  
Sent: Monday, Jul 20, 2015 7:40 PM  
To: Parks (Public Inquiries)  
Subject: Boulevard grow-op

- Uniformity - gone
- Safe lines of site from sidewalk to road- gone
- appraised values of homes subject to price corrections of up to \$7500 for unsightly and overgrown boulevards and lack of uniformity  
(15,000 homes affected x \$7500= Over \$112,000,000 of potential lost equity) Nice initiative !!

Liability still lies with the city.

We will be left to police the abusers and regulate the project...

Optics for the tourist industry will be detrimental .

The ad value of this initiative will be a multi million dollar hit to a city that has no economic plan other than to house the homeless and invite their friends - all the while remain apathetic to the tourist faction that we rely on as the real recourse we should be promoting..

We cannot govern from the left and survive- wake up !! Mandate and execute some real initiatives before it's too late ..

## Appendix B

### Communications Materials

A social media campaign, media relations, print ad, posters and stakeholder updates were used to raise awareness about the Growing in the City engagement opportunities.





1 Centennial Square  
Victoria, British Columbia  
V8W 1P6  
[victoria.ca](http://victoria.ca)



## PHASE TWO: COMMUNITY FEEDBACK REPORT

# Growing in the City

OCTOBER 2015 – JANUARY 2016



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### FOR MORE INFORMATION:

City of Victoria  
E parks@victoria.ca  
T 250.361.0600

1 CENTENNIAL SQUARE, VICTORIA, BC V8W 1P6 | [victoria.ca/parks](http://victoria.ca/parks)



# Feedback Summary

## Growing in the City

The 'Growing in the City' initiative is all about:

- Enhancing our local food systems
- Finding more spaces to grow food on public and private land
- Finding ways to encourage small-scale commercial urban farming
- Working together to build the skills, knowledge and resources needed to grow more food in Victoria.

The 'Growing in the City' initiative will result in:

- An updated Community Gardens Policy, for public and private land, including guidelines for fruit and nut trees on City-owned lands
- A final set of Boulevard Gardening Guidelines
- Recommendations for regulation changes to encourage small-scale commercial farming
- Voluntary guidelines for food-production in multi-unit, mixed use developments and other types of land
- An inventory of City-owned land for food production

The Growing in the City initiative was endorsed by Council in the spring of 2015. Community ideas and feedback were collected in the summer, fall and winter of 2015. Final recommendations are being developed for early 2016. Updated policies and regulations along with an education program will begin in the spring of 2016.

## Summer Engagement

In the summer of 2015 over 1,000 Victoria residents shared ideas about how to get more food growing in our beautiful city. Read the full engagement report here: [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity)

This is a summary of what was heard:

- 91% support for increasing the number of community gardens
- 94% support for increasing the number of boulevard gardens
- 98% support for increasing the number of community orchards
- 87% support for having small scale commercial urban agriculture in their neighbourhoods

Top priorities for increasing food production in Victoria were ranked in the following order:

- Everyone has access to healthy, affordable food
- Easy to find place to buy locally grown food
- Utilize vacant lots for growing food
- Educate and involve the community in growing and harvesting food
- Food grown on public land is open and accessible to all
- Every neighbourhood has a place for community food growing and harvesting
- Aesthetics/tidiness

## Fall/Winter Engagement

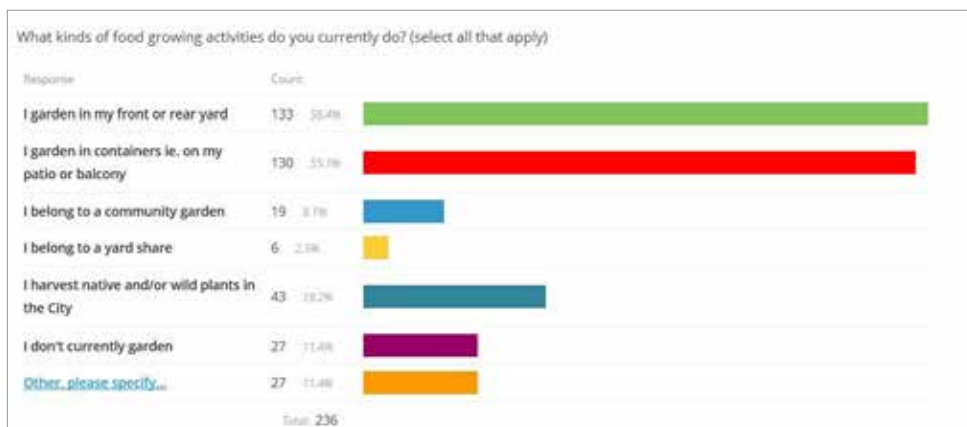
From what was heard during the summer engagement, potential changes were developed relating to:

- Community gardens
- Fruit and Nut Trees on City land
- Boulevard Gardens
- Small scale commercial urban farming

This summary provides a snap shot of who was heard from, what was asked and what was heard between October and January. Along with being shared with interested community members, this feedback will help inform final changes, all designed to get more food growing in Victoria.

## Who Was Heard From

- 236 surveys were completed.
- All neighbourhoods had some representation. 17% of responses were from Fairfield, 11% from Victoria West, 9% from James Bay. 17% of responses were from residents in neighbouring municipalities. (When responses from other neighbourhoods were removed, similar survey results would still apply.)
- 40% were between the ages of 25 and 39, 38% were between 40–59, 16% were between 60–74 and 5% were between 19–24.
- The following bar graphs show the kind of food growing activities that the survey respondents currently do:



- 17 participants from the Urban Food Table participated in a round table discussion in October.
- 60 residents joined us for an evening workshop in early December. The goal was to have 20 people at each of the three tables. This was a fully subscribed event.
- 20 additional residents joined the Open House that was held before the evening workshop.
- The fall/winter engagement was more targeted than the summer engagement. The goal was to touch base with residents that were most interested in these potential changes. In the first phase, broader feedback was collected from the general community.

## What Was Asked and What Was Heard

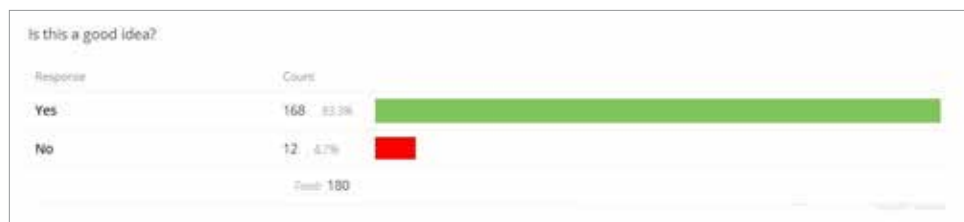
### Topic: Community Gardens

Potential changes include: expanding the definition of community gardens, increasing equity of garden access amongst all neighbourhoods, more staff support and a simpler application process for new gardens.



#### 1) Expanding our definition of Community Garden to include:

- Growing food, flowers, edible berries and food perennials
- Indigenous, cultural and native plants for harvesting
- Pollinator gardens and hobby beekeeping
- Permaculture projects
- Fruit and nut trees
- Demonstration farming
- Edible landscaping



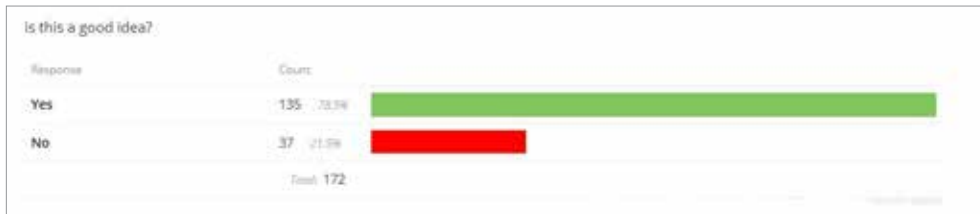
#### Common responses:

- Keep emphasis on growing food over ornamental
- Community Garden Policy should be inclusive of many types of gardening
- Explore future potential for community chicken co-ops on public land
- Consider changing the name of the policy

“In order to address food security concerns, we should be growing as much food as possible in as many places as possible and be as inclusive as possible in our definitions.”

2) Make all new allotment garden plots available to all Victoria residents, regardless of neighbourhood.

Some neighbourhoods have more space available and dense neighbourhoods like downtown have limited access to new locations for gardens.



Common responses:

- Interest from residents to garden close to home or work
- Consider creating a system where a percentage is set aside for neighbourhood residents and the rest is open for Victoria residents
- Policy change should not affect existing operating agreements
- Ensure that only Victoria residents can participate in community gardens
- Will take pressure off of waitlists
- More equitable
- Proximity is important, don't want to encourage driving to garden
- Residents from outside of neighbourhood could have a different level of care for the area

"People aren't static. They live and work usually in different areas. It seems petty and exclusive to restrict people based on where they live."

3) More staff support for new Community Garden projects

We heard community garden groups need more help getting their projects off the ground. This position will help find suitable land, assist with the application process and with public consultation.



Common responses:

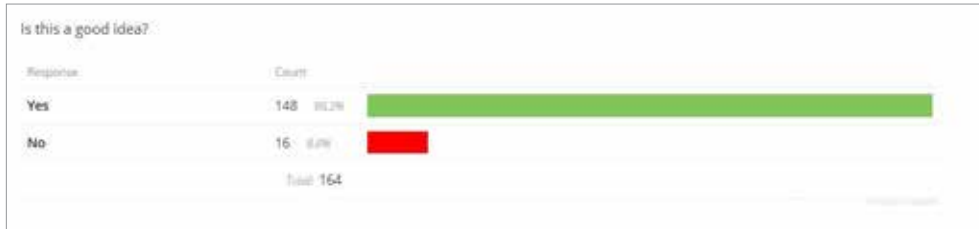
- Please help to navigate resources
- water costs and materials are a challenge
- limit the amount tax payers contribute
- central coordinator a good idea
- better coordination with existing non-profits is needed

“Having support from the City is key in getting these kinds of projects off the ground, both in terms of man power and funding.”



#### 4) A simpler, more streamlines application system for new projects

Participants said that the City's current process for approving new community gardens takes too long and is confusing.



#### Common responses:

- Easy, straightforward process
- Will facilitate positive change
- Still looks confusing
- Finding new space and confirming that you can use it is the largest barrier
- Expression of interest period should be all year round
- Expression of interest period should be at one point in the year

“People can take this on without feeling too overwhelmed while feeling like the City is working with them, not against them.”

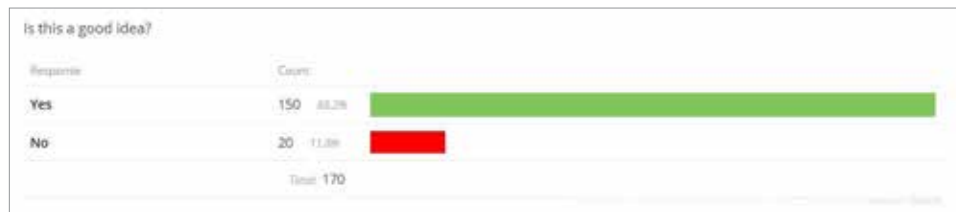
## Topic: Fruit and Nut Trees on City land

Potential changes include a new pilot program for small urban food tree projects and adding larger community orchards as an option under the Community Garden Policy.



### 5) Testing out a new pilot for small urban food tree projects

Participants said that they wanted to see more fruit and nut trees in Parks in Victoria. This new program could enable residents, through their neighbourhood association, to plant and maintain five or fewer fruit or nut trees in a nearby park as a 'Food Steward'.



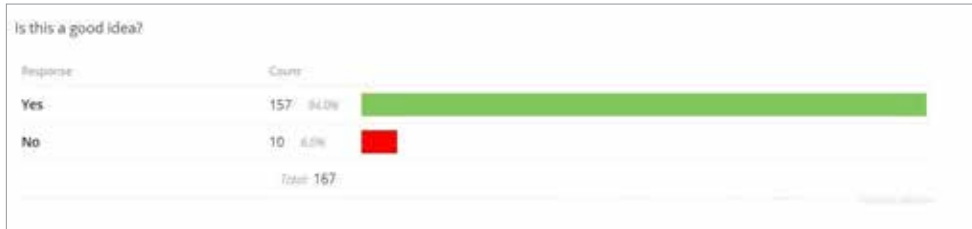
#### Common responses:

- The more local food, the better
- Model is too reliant on volunteers
- New fruit trees should not impact existing park programs
- Please provide education/information for tree stewards and public
- Neighbourhood associations will need to plan for tree steward turnover
- Need to consider rats, raccoons and deer
- What happens to trees that have been abandoned?
- Who owns the fruit?
- Requirements for daily/weekly maintenance is excessive
- Fruit needs to be kept off the ground

“More fruit and nut trees in the City is a good thing. People taking responsibility and working together and free food!”

## 6) Adding 'Community Orchards' as a type of Community Garden

The two pilot community orchards have been successful and residents said they would like to have more orchards in the City. This will allow community groups to create orchard projects through the Community Garden Policy.



### Common responses:

- Makes sense to have community orchards in community gardens
- Will increase food security
- Will increase access to local food
- Support for more fruit trees
- Fruit trees on public land should be accessible to all
- Do we need more fruit trees or do we need to do a better job of harvesting from existing trees?

“People need access to fresh food, especially people who are low income and can’t afford fresh foods. Orchards are also good for bees that are in danger.”

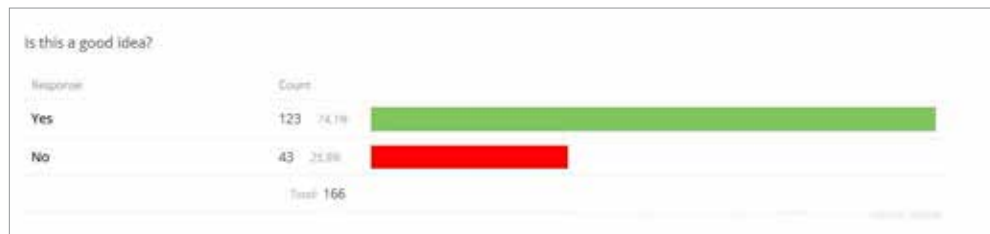
## Topic: Boulevard Gardens

The potential change is to create a new guideline to require boulevard gardens to be well maintained over time.



7) Boulevard Garden Upkeep and Removal

Participants said that a way to deal with boulevard gardens that had been abandoned was important. The new clause would give the City the ability to require property owners to tidy up their boulevard gardens or return them back to grass if we receive more than three complaints or think a garden is posing a safety hazard.



Common responses:

- Upkeep process seems fair
- Shouldn't be able to complain for aesthetic reasons, complaints should be valid to be counted
- City staff should do a site visit to check complaints
- Interest in a boulevard gardens adoptive program
- Clarify timelines for complaints
- Harder for renters to access boulevard gardens

“Keeping owners responsible puts onus where it belongs and monitoring is left to the community and not the City.”

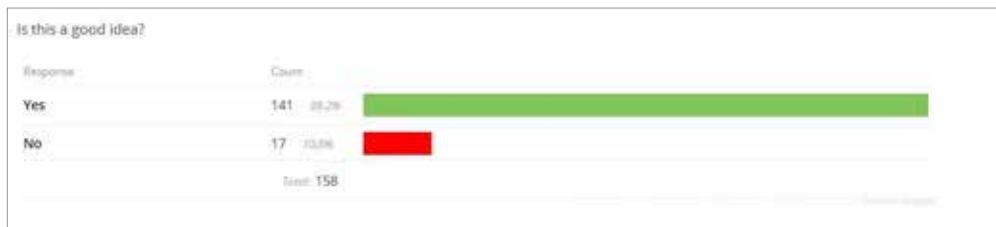
### Topic: Small scale commercial urban farming

Potential changes would include recognizing small-scale urban agriculture as a use in the City's zoning bylaw, allowing this use in all zones, allowing small farm stands in all zones, reducing restrictions around rooftop greenhouses and removing the requirement for development permits for new or changed landscaping in some special parts of the City.



#### 8) Include small-scale commercial urban farming to the zoning bylaw

Participants said that it would be helpful if small-scale urban agriculture was recognized as a use in the City's zoning bylaw. This would include fruits, vegetables, flowers, fiber, nuts, seeds, seedlings, herbs, eggs and honey. Permitted activities would include cultivation, raising, harvesting, processing, packaging, storing, selling and delivery of products produced on-site, composting for on-site use and education and volunteer programs.



#### Common responses:

- Strong support for these changes
- Will increase opportunities for small scale commercial urban farming, will make local food easier to grow
- Some urban farmers would like processed and canned goods to be allowed, too.
- This is acknowledging a practice that is already underway, a logical step
- Some concern over whether or not urban agriculture is compatible with residential neighbours
- Concern over pesticide use: need for regulations
- Some concern about pests, smells of compost
- Great to be able to access local produce and products

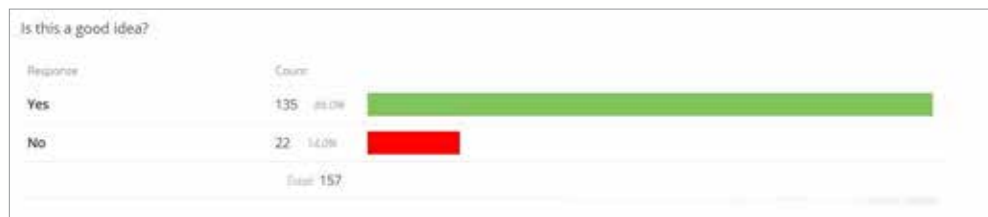
"The closer the food is grown and the more diverse the gardening, the stronger is our food security and the more likely it is to be sustainable."



9) **Allow small-scale commercial urban farming as a permitted use in all land use zones in the City of Victoria**

This would increase the range of potential sites for small-scale commercial urban farming. This kind of farming is currently only allowed on industrial land or within a residential zone one a property where the farmer resides. Here are the potential regulations related to this change that we sought feedback on:

- Allowing this activity in all zones
- Multiple employees/volunteers permitted to work on-site
- Business licence required
- Composting for on-site use only
- One off-site delivery allowed per day
- No additional parking required
- Must adhere to sign bylaw, property maintenance bylaw and regulations relating to odour and noise



**Common responses:**

- Generally strong support
- This would reflect the reality that one farmer often tends many fields
- Industrial land isn't always the best fit for growing healthy food: good to have options
- Provides more opportunities for growing food and employment
- Puts land to use that would otherwise be sitting empty
- Some concerns about parking and deliveries: limit large truck deliveries, foot, bike, car deliveries ok
- Some concerns about compatibility with residential areas: noise and odours
- Mixed support for requirement for a business licence

"I'm so excited to see where small-scale farming pops up. I would be aware that if you make guidelines too stringent to appease possible concerns from residents you may make it too difficult for people to actually participate."

#### 10) Allow small farm stands in all land use zones

Participants said that they support growers being able to sell their produce on-site. These are some of the potential regulations for farm stands that we sought feedback on:

- Farm stands up to 20 sq ft allowed in front yards in all zones
- Must be set back at least 2 feet from the lot line
- Stand may be covered and partially enclosed
- Seasonal or year-round business licence required
- No development permit required (if applicable)
- Products must be grown on site
- Sale of raw products only: no crafts, baked or canned goods



#### Common responses:

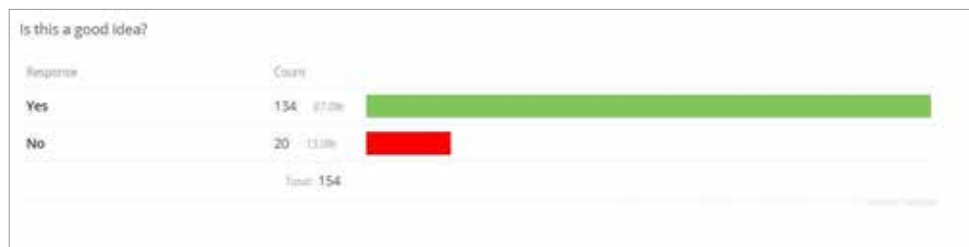
- Excited about access to local food in their neighbourhoods
- Great small business opportunity
- Great community building
- Strong support for farm stands in all zones
- Front yard location and size – too restrictive and too small
- Some farmers are concerned about not being able to sell processed (canned, baked goods)
- Parking, lighting and theft were some concerns

“People who are doing this good work need more ways to get paid for their work ie more opportunities to sell their produce. And it’s good for others to be able to see (and buy) the produce right where it is grown.”

#### 11) Exempt rooftop greenhouses from height calculations and floor space ratio calculations

Small-scale greenhouses on industrial, commercial, institutional and higher density residential buildings can enable year round local food production. Limitations on floor area and building height have constrained opportunities for these facilities. The following regulation changes were explored:

- Allow a small-scale rooftop greenhouse to be exempt from floor area and height calculation, provided it is not on top of a low-density residential building.
- Small-scale rooftop greenhouses must not exceed 15 feet (4.5 m) in height
- The total area of small-scale rooftop greenhouses must not cover more than 330<sup>2</sup> feet (100m<sup>2</sup>)
- A building permit and development permit (where applicable) would be required



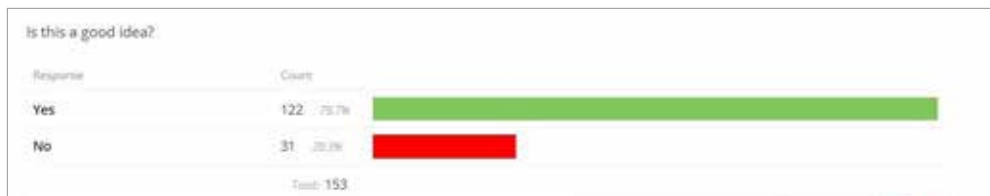
#### Common responses:

- Strong public support for rooftop greenhouses
- Good use of underutilized areas
- A good way to promote year round growing
- Great source of local food
- Some concern about impacts to neighbouring views
- Some concern for the structural stability of buildings (which would be addressed through the building permit process)
- Make development and building permit process simpler, lower cost
- Desire to allow larger greenhouses

"I love the idea of looking up at a building and seeing people growing their food."

## 12) Exempt small-scale commercial urban farms from requiring a development permit for landscaping

In some parts of the City a development permit is required for new or changed landscaping on the property, to give staff and/or Council more oversight over the design. Removing this step in these areas would save urban farmers time and money.



### Common responses:

- Generally very supportive of removing barriers for small scale farming, reduce red tape
- City does not need oversight in this area
- Some concern over long term maintenance and aesthetics of garden plot
- Will tie up fewer City resources
- The property maintenance bylaw will help with longer term issues
- Desire for City to change tax policy to allow farmers who qualify for provincial farm tax status to pay lower taxes

“More food, more farmers, less interference.”

# Appendix A: Engagement Feedback

## Engagement Events

- Round Table
- Open House
- Workshop

## Round Table

A second Urban Food Table round table was hosted by the City of Victoria on Tuesday, October 6. The purpose of the meeting was to present stakeholders who are actively involved in urban gardening and food production the opportunity to share knowledge, discuss changes and improvements and provide in-depth feedback. There were 17 participants.

### Table 1: Community Gardening in the Public Realm

Participants: 12

## New Definition of Community Gardens

- Naming of Community Gardens Policy: Community Food Places, Community Food Spaces
- Indigenous, cultural and native plantings for harvesting
  - Maintenance
  - Higher level of skills needed – will payment be needed
  - Need a management plan
  - Who will fund
  - Need to start placing value on this knowledge
- Pollinator gardens and hobby bee keeping
- Growing food, flowers and edible berries
- Permaculture projects
- Edible landscaping
- Rooftop Gardens
  - Key for developed downtown areas
  - How to encourage developers to create space to grow food
  - Uses minimal amount of space: create space for people to garden
  - Link with commercial production
  - Linkage with Rainwater Rewards
  - City could clarify steps to get approval
- Fruit and nut trees
  - Maintenance: keep area clean, prevent pests
  - Tree selection: dwarf trees – easier to pick, lower canopy
- Animals
  - Where do they fit in? – possible second phase (after current Growing in the City project is complete)
  - Bees may be part of this phase
  - Linkage with appropriate bylaws
  - Explore partnerships for City land
  - Permaculture systems include animals
  - 'chicken visits'
  - Even temporary would be ok
  - Easy to 'grow' protein with animals (chickens)
  - Need additional out-buildings



- Financial sustainability
  - Harvest – is all product harvested
  - Harvest times need to be promoted
  - Walk throughs
  - Harvest days
  - Funding for promotion events
  - Staff capacity
- Signage and education
  - To be developed
- Tools
  - Tool share
  - Accessibility of food in trees
  - Partner with Fruit Tree Project – Lifecycles
- Pilot Community Orchards
  - Should fall under broader policy
  - Open up – grow other layers of food
- Linking Public Lands with food production
  - Community centres- make food a new focus for program delivery
  - Recreation centres
  - Direction needed from City – offer yoga and ‘growing things’
  - Could be part of Parks Master Plan
  - What directs direction from City for programming
- Demonstration farming/site
  - Compost education
  - Indigenous landscaping
  - Educational component key

#### Community Gardening Policy Revisions

- Expanded definition of community gardening
- Allotment garden locations
- Temporary vs long-term agreements
- Licenses and liability
- Application process
- Fruit Trees and Orchards

#### What's missing?

- Community celebration around food
- What kind of community culture do we want to build around food?
- Where do food trucks fit in?
- Farmer's Markets – where do they fit in?
- How to communicate?
- Community picnic/feasting areas

### Community Garden Application Process

- Clarity would be great
- Staff support for engagement key
- How do we look outside of the box ie skate park
- CR Fair – youth ideas – enable ideas
- Seniors etc – raised berry bushes, picking dandelions
- Use photos
- Barrier: proving a project location with aerial photos, instead ask: do you have a location in mind? – need to provide inventory
- Encourage linkages with ethnic communities in specific neighbourhoods
- How to do better education around existing gardening resources

### Fruit and Nut Trees

- Needs to be a community led project
  - In parks
  - Lifecycles currently is paid small amount by View Royal
- Grass and tree model:
  - Easy to use, increase harvest, 5 trees or less with grass
  - Maintained by community group, with a signed agreement for harvesting and maintenance
- Boulevard planting with arrangement with land owner
  - Need to address: liability issue
  - Could nuts work? – challenge like chestnuts
- Question: Who is this food for? How do we actually serve food insecure people?
- Maintenance is less romantic
- City planting more trees in parks: only maintained every 5 years
- Challenge: disrepair, looks
- Processing limitations
- Singage key – cheeky, funny signs
- Could use more resources from the City:
  - More ladders
  - Build on what's working now
- Don't plant more trees – just help us – planting trees makes more work, lots of existing projects are already in need of support

### Food Recovery

- Is key
- Gap of resources now, can't harvest all trees now
- How do we better harvest trees that already exist?

### Table 2: Recommendations to Support Commercial Urban Farming

Participants: 5

Tax Incentives to Support Urban Farming:

- Support for looking at changing mill rate for urban farming
- Suggestion that it not be lowered all the way to agricultural rate, but that there be at least some incentive provided (find a sweet spot)

Business Licencing:

- Support for urban farmers needing to obtain a business licence

### Greenhouses

- OK to ask for permits for more permanent buildings and large-scale greenhouses
- No building permits for plastic hoopouses. OK with requiring permit if there is any electrical or plumbing.
- Suggestion to prepare voluntary “good neighbour” guidelines for hoopouses
- Group does not think City should be overly concerned about long-term maintenance of hoopouses.

### Rooftop Gardens

- OK with exempting greenhouses under 15 feet in height and a certain total square footage.
- Support requiring full rezoning for large-scale greenhouses

### Farmstands

- OK with limiting hours (better until 9 pm)
- Need guidelines for size, structures etc.
- No solid walls OK
- 10x10 would be a good size
- Some discussion about whether sales should be of on-site produce only or not. Don't want it to become a pocket market or compete with local shops (e.g. Niagara Grocery), but some co-ops would be farming from multiple backyards. Want to avoid produce being trucked in. Could we have the bylaw say “neighbourhood-grown” produce. Discussed the challenging of putting that in zoning.

### Commercial Egg Production

- Suitable in industrial areas
- OK with egg sales in residential areas, but number of hens should be limited.

### Open House

An open house was hosted at Oaklands Community Centre on December 2. Twenty people attended, in addition to the 60 residents who came for the evening workshop. The following ideas were collected through comments on the display boards:

#### TOPIC 1: Community Gardens and Fruit Trees

##### 1. Expanding our definition of ‘Community Garden’

- RE: What we heard:
  - Allotments in parks shouldn't be a threat or seen as privatization – too much space in some parks isn't used. And what better way to educate, interest and increase awareness?
  - Large educational value with allotments at schools
  - What was the mix of support for allotment gardens in parks?
  - Access to the park is not restricted due to a community garden being there. It is an enhancement to a park and a great way to show kids how food and flowers etc. are grown. What specifically are the objections to have community gardens in parks?
  - Every school should have a garden and teach food gardening as curriculum
  - I have nut trees on my property – walnut and hazelnut. you will never get any nuts, the squirrels will get them all
- RE: Indigenous, cultural and native plants for harvesting
  - YES!! Acknowledge and respect First Nations historic food systems too. Garry oak meadows as food forests.
- Boulevard trees with edible fruits and nuts
- Expanding definition is great. Along with support for volunteers, gardens could use a series of tool and material depots
- Demonstration forest garden

- f. Fruit and nut tree orchards in parks
  - g. It would be nice to have more plants native to our area
- 2. Making allotment garden plots available to all Victoria residents, regardless of neighbourhood**
- a. Excellent! People may want plot near workplace or be closer to site technically in another neighbourhood
  - b. Case for allotments is more consistent when people live within a community (neighbourhood). Neighbours build community.
  - c. Like the idea of opening up “neighbourhood” but please be clear with folks on gardening needs from after: dogs, watering, aesthetics
  - d. Tap into skills and knowledge already existing in each neighbourhood
  - e. Community farms in the garden – need should be the determining factor – ie. no access to alternative growing space
  - f. It defeats the purpose to a large degree if people need to drive to their community garden plot. It's a community garden for a reason, to serve the immediate community. This speaks to the need
  - g. Ensuring all neighbourhoods have access to a community growing space \*in\* their neighbourhood is better than opening already limited garden spaces to those not geographically close to them
  - h. If possible, all residents of the CRD should have access to allotment gardens. Municipalities outside of Victoria have lots of space too
  - i. Social capital lessened when geographic boundaries are too large
- 3. Testing out a new program for small urban food tree projects**
- a. How about harvest and production of fruit/nut based products?
  - b. This is excellent! Could be a conflict between park maintenance and food tree stewards
  - c. Edges of existing parks would be a good place to try this. Also on boulevards – old/fallen trees could be replaced with fruit trees like the walnuts on Haultain
  - d. What about rats and raccoons? They have a way of finding food. Also the Asian Fruit Fly (spotted – winged – Diosphilia) is not on Vancouver Island. I lost my entire raspberry crop this year. They've also infested wild blackberries and blueberries. May need to use sprays. The only way to deal with a fly is to pick all fruit and bush and ground and bury.
- 4. Adding Community Orchards as a type of Community Garden**
- a. I heard fruit was going unpicked
  - b. Allotment gardens have to be fenced to prevent deer damage
  - c. There are some (tons of?) existing fruit trees on City land. Is this part of the plan?
  - d. Don't forget espalier trees that can fit in small spaces against walls/fences.
  - e. Yes! Espalier trees are lovely to look at, can create aesthetic barriers, and come in various forms. Also easier to pick!
- 5. More staff support for new community garden projects**
- a. Why doesn't the City set some space aside in some parks for community gardens? If the City was more proactive in this that would encourage
  - b. Oaklands is working on this currently
  - c. There are different types of community gardens that work:
    - i. Collective growing and shared harvest
    - ii. Planting on any small areas and public can eat anything
    - iii. Plots which are cared for and harvested by individuals (like allotments)
    - iv. Land overseen by the City with volunteer labour for maintenance and Food Bank harvest
  - d. The City could help new gardens with a load of free compost/mulch

- e. Replace all horse chestnuts with edible Chinese Chestnuts. Same maintenance, same shape, but a great source of local protein. Squirrels are not as much a problem as other nuts due to spiky husks.
  - f. Where will the resources come from the build bed, soil, shed, and composters?
  - g. Community gardens should have free access to water
- 6. A simpler, more streamlined application system for new projects**
- a. Re: Food Steward Program
    - i. Aesthetic considerations fit in where?
  - b. As someone who has started 6 community gardens (in another City) finding the space and knowing you can use is the most difficult barrier
  - c. Have property tax incentives for commercial or residential (empty lots) to encourage use for community gardening
  - d. Is there a program or group that home gardeners can connect with to come and pick and distribute excess fruit and veggies from their garden?
  - e. Why non-profit organization? Do these gardens have to share?
  - f. When will expression of interest intake be?

## TOPIC 2: Boulevard Gardening Guidelines

- 1. Garden upkeep and removal**
- a. Sounds reasonable, but perhaps Bylaw office could assess garden in relation to Guidelines?  
After all, I think there is a big difference between a hollow complaints and a valid one
  - b. Clear bulletins with checklists and needs – e.g. water cost if left fallow, complaint process for the public
  - c. 3 or more complaints in a growing season? Over multiple seasons? Suggest the former
  - d. Cats! Please keep indoors. Cat poo is toxic
  - e. What about dogs? Buying food open to dogs may be iffy – will there be dog guidelines?
  - f. Re: dogs – yes, but you need deer fencing anyway.
  - g. For any of these structures a lot of “private” getting together. Ensure public is aware of dispute resolution area or service available in case of dispute
  - h. How would this work if a boulevard garden is created and maintained by neighbours who are not the homeowner?
  - i. Would like to see more residents being actively encouraged to use their boulevard for gardening, especially low-maintenance edible plants like herbs and pollinator-friendly plants
  - j. There would need to be guidelines for this as what’s nice to one person is unruly to another. Also, if a person/gardener is not popular with their neighbours, the neighbours could complain about the garden as a way to get at that unpopular person.
  - k. I love seeing boulevard gardens! More attractive than grass ☺ Your upkeep process seems fair
  - l. What if 3 neighbours get together and complain because they just don’t accept one of the boulevard gardens?
  - m. Materials depot at community gardens could help support boulevard gardens too with maintenance
  - n. Stratas and bf in downtown core
  - o. Remember – all food gardens need fencing to keep out deer. It’s expensive and can be not too attractive – could we get reduced cost of fencing material?



### TOPIC 3: Small-scale Commercial Urban Farming

1. **Include small-scale commercial urban farming in the zoning bylaw**
  - a. City beef farm in YVR
  - b. We need a distinction small scale and mid-scale growing (up to 1 acre)
    - i. Mid-scale could demonstrate skill and commitment
    - ii. Provide benefit to the community
    - iii. Have permission to do more on-site business
    - iv. Have flexibility regarding multi-site network
  - c. Winter crops and salads in greenhouses (perfect weather in Victoria)
  - d. More chickens as well as animals like goats
  - e. This makes a lot of sense and seems overdue
  - f. This would really help local restaurants
  - g. Farm animals allow opportunity to be aware of other living being's needs = empathy, a social benefit
  - h. Tilapia farming, solar powered hut for production – jams
  - i. I think rooftop farming could be complicated. Not all roofs can support something like gardens
  - j. What about indoor vertical farming? (2000 sq.ft.)
2. **Allow small-scale commercial urban farming as a permitted use in all land use zones in the City**
  - a. Requirements for pesticides/herbicides enforced?
  - b. One off-site delivery allowed per day only necessary to limit with size of vehicle?
3. **Allow small farm stands in all land-use zones**
  - a. Product from that property only?
  - b. Why exclude sale of preserved food? The growing season is short
  - c. Advice to farmers is always diversify!
  - d. Yes, many farmers rely on the sale of canned and frozen foods
  - e. RE: Products must be grown on-site
    - i. This would be tricky for a multi-site SPIN farm
      1. Cold storage location
      2. Diversity of product (tomatoes in 1 yard, kale in 1 yard, turnips in 1 yard = 3 boring farm stands)
      3. Challenge of managing multiple stands vs. 1 for organization
  - f. RE: Allowed in front yard only, set back at least 2 feet (0.6m) from the lot line
    - i. Who does this protect? This might be better left flexible
  - g. Excellent idea. A great way to introduce children to things that come from the farm. Also a great way to shop local. Would there need to be a limit as to how many?
4. **Exempt rooftop greenhouses from height calculations and floor space ratio calculations**
  - a. How can I tell if my rooftop is safe/suitable for a greenhouse? e.g. weight load
  - b. Consider weight load distribution – too concentrated in a small building
  - c. Height of 15ft is ok. Some rooftops could support a much larger greenhouse than 100m<sup>3</sup> – consider making area flexible
  - d. Yes, rooftop garden space should not be part of floor or height calculations...but fruit trees may get tall and shade on neighbours – e.g. laneway houses in Vancouver has been bad for neighbours' gardens due to their cast shadows
  - e. Make development permit simple!
  - f. Would potentially need rainwater collection system / funding support for rooftop gardens on apartment buildings

- g. Love the idea – would this apply only to “new” builds or existing buildings e.g. strata buildings?
  - h. What level of density for residential buildings? Would love to have a rooftop greenhouse on my condo building!
  - i. Yes! Let’s use our barren rooftops productively
5. **Exempt small-scale commercial urban farms from requiring a development permit for landscaping**
- a. Yes, this would help!
  - b. Would this impact open spaces for recreational use?
  - c. Keep permit process but expedite. This would give neighbours an opportunity for input
  - d. Yes, please help us with soil testing and guidance re: contaminated soils – eg. too near black top. BTW why are you still allowing new driveways with blacktop paving?
  - e. Provide assistance for urban farmers when it comes to soil testing for contaminants
  - f. Great idea!

## General Comments

- 1. Is there any info on existing/historical mapping of City food production? For example, fruit trees?
- 2. Allotments encouraged at larger apartment blocks
- 3. Finding ways to support/encourage schools to get involved
- 4. The Chinese Chestnuts that are growing have the small segmented chestnuts – very hard to eat – I’ve not seen big chestnuts
- 5. Engage businesses in support of community gardens – may need incentives
- 6. RE: Vacant lots
  - a. Vacant for how long? Considering the effort that goes into creating a community garden plot, to have it available for a short period of time i.e. 2 years is a waste of time and effort. What would the gardener move on to after the temporary land was no longer available?

## Draft Policy Review Workshops

60 residents joined staff for an evening workshop on December 2, after the Open House. The goal was to have 20 people at each of the three tables. This was a fully subscribed event.

### Topic 1: Small Scale Commercial Farming

#### GROWING IN THE CITY OPEN HOUSE AND WORKSHOP SUMMARY: SMALL SCALE COMMERCIAL URBAN FARMING

There was a high level of support for the potential changes to City regulations to better support small-scale commercial urban farming.

- 42 comments were posted on the open house boards. A total of 25 people participated in workshop discussions to review five potential changes in more detail. 16 workbooks were completed.
- The following presents a summary of feedback received through the open house boards and workbooks:

Potential change	% workshop participants who think this is a good idea
1. Include small-scale commercial urban farming in the zoning bylaw	94% (15/16)
2. Allow small-scale commercial urban farming as a permitted use in all land use zones in the City	88% (14/16)
3. Allow small farm stands in all land-use zones	88% (14/16)
4. Exempt rooftop greenhouses from height calculations and floor space ratio calculations	94% (15/16)
5. Exempt small-scale commercial urban farms from requiring a development permit for landscaping	75% (12/16)

#### Interest in expanding the definition of small-scale commercial urban farming products to include:

- Bee products (pollen, bees, wax etc.)
- Frozen and dried foods
- Canned foods (extends the growing season)
- Farm animals (not clear if this was for commercial purposes or not)
- Fish (tilapia)

#### Expand the types of urban farming to include:

- Indoor vertical farming (up to 2000 ft sq)

#### Restrictions on deliveries:

- Concern that one delivery per day is not realistic for most urban farms. Growers use household vehicles for deliveries, not just big trucks.
- When discussed with the group, there was mixed support for specifying that **truck deliveries** be limited to one per day and that there be no limit on deliveries by smaller household vehicle, bicycle, foot etc.
- Need to clarify how urban farming regulations would work in an existing retail zone. For example, if property is in a zone where more than one delivery allowed, would they be restricted to just one?

#### On-site sales:

- Several people disagreed with limit on sales of on-site produce only, as commercial farmers grow at multiple sites.
- Several people disagree with the limit on raw produce only, as drying/freezing/canning food extends the growing season and is a vital part of the good production cycle.
- Allow major plant sales 4 times per year so that growers can sell directly from their greenhouses.

#### **Rooftop greenhouses:**

- Strong support for potential changes. Many people noted that this would be a good use for otherwise unused rooftops.
- The biggest concern was for the structure integrity of the buildings (which will be verified through the building permit process)
- Concern regarding greenhouse loading on roofs (ie, need to ensure roof can support the weight) and anchoring during windstorms.
- Several people felt that the total area did not need to be limited to 300 sq ft, as bigger would be OK
- Preference for no lighting on greenhouses

#### **Development Permits:**

While most people supported exempting urban farms from requiring a development permit for landscaping, several wanted to ensure the farms were well-maintained.

#### **Pesticides:**

- Several people expressed desire for pesticides to be prohibited on urban farms. This was reinforced through group discussion.
- Several other people also wanted a restriction on synthetic fertilizers, due to concerns about run-off.

#### **Enforcement:**

- Several people expressed skepticism about the City's ability to enforce the potential changes to the bylaws.

#### **Evaluation/Pilot Projects:**

- There was interest in piloting and evaluating the regulation changes

#### **Other supports for urban farmers:**

In addition to the regulation changes, participants suggested other ways that the City of Victoria could support urban farmers:

- Promoting and linking people to programs offered through other organizations
- Desire for City to incentivize or encourage developers to build new greenhouses
- Guidelines and information package for composting
- Guidelines and information package for rooftop greenhouses
- Soil testing
- Water rates
- Making it easier for urban farms to achieve/claim provincial farm tax status

### **Topic 2: Community Gardens and Fruit and Nut Trees**

There was a high level of support for the potential changes to City regulations regarding community gardens and fruit and nut trees. 15 workbooks were completed.

The following presents a summary of feedback received from the workbooks:

Potential change	% workshop participants who think this is a good idea
1. Expanding our definition of 'Community Garden'	100% (9/9)
2. Making allotment garden plots available to all Victoria residents, regardless of neighbourhood	90% (9/10)
3. Testing out a new program for small urban food tree projects	90% (9/10)
4. Adding Community Orchards as a type of Community Garden	91% (10/11)
5. More staff support for new community gardens	100% (10/10)
6. A simpler, more streamlined application system for new projects	100% (9/9)

## Comments:

### 1. Expanding our definition of 'Community Garden'

Yes...because:

- would be great to learn about agriculture in schools
- Allows for more transparent policy making and resource allocation
- Recognize indigenous, cultural gardens
- Would be very happy to see more acknowledgement of First Nations traditional land use eg. Garry Oak meadows/ camas meadows as food forests

#### Additional comments:

- Not sure. Seems very broad to me. Good in lots of ways but the wider scope the easier people could be unclear as to what is welcome where. Be sure people know in black and white what is/isn't allowed
- Except for trees, too much responsibility for community groups
- Partnering with community associations, cultural associations, local businesses, schools, senior care facilities will provide a more stable base of volunteers and stewards for existing and new gardens.
- Support for non-profits. Edible chestnut. Emergency planning and food security.
- Dye gardens
- Deer cull – NZ herded deer onto a truck and took them to a deer farm- farmer got free animals to farm
- put a call out to farmers on island- on mainland- Cattle Point in Oak Bay was when they brought cattle over to the island- we should send deer over the mainland.

### 2. Making allotment garden plots available to all Victoria residents, regardless of neighbourhood

Yes...because:

- People will connect where it makes sense- maybe garden plot close to work place
- Renters often have to move outside of their control. I consider both my house and work areas as communities I am involved in.
- Yes – however community garden should mean just that- you don't have to drive to get there.
- Neighbourhood associations (ie Oaklands) have updated their definition of eligible membership. Allotment gardens following this makes sense.
- Excellent idea – let individuals go where they want

No, because:

- One of the benefits of a community garden is the ability to connect with neighbours. Ongoing identification and recognition of neighbours = safer and more secure neighbourhoods.

#### Additional comments:

- Renters often have less access to ground space to plant in. Neighbourhood boundaries divide communities. I live in Fernwood but feel part of the Oaklands community as well. Low income families may find it challenging to access existing garden spaces. So many waitlists and non-responses to inquiries from existing gardens.
- You will need deer fencing- this is necessary for the gardens to be a success. Will gardens be able to solicit help/donations from companies such as Castle? not really fair to have initial costs fall to the first gardeners – should be borne by all gardeners.
- Yes and no. I have mixed feelings about this because the farther you live from your plot – the less you visit it.
- Neighbourhood associations often want the garden restricted to residents. If their approval of the garden is required, this becomes an issue.
- Need a sign up list for current projects.
- Intercultural association: multi-cultural elders council



- Need a City database to stop duplication
- % basis for neighbourhood – 70% local, 30% outside
- easy access point for multi-cultural
- What about a % basis – 70% local residents, 30% non-local
- Need a data base for people who have allotment plots in other neighbourhoods

### 3. Testing out a new program for small urban food tree projects

#### Yes, because:

- You spend money clearing leaves anyhow – might as well use community partnerships and produce food.
- community stewards
- I think it is a great idea if you can truly have the stewards on board – a team of at least three so no one burns out.
- Access to fruit in the community, especially where there is limited availability to fresh/locally grown for some residents.
- Great work! Make people demonstrate a willingness to engage in maintenance

#### No, because:

- Park designer/aesthetics: could reduce pleasant view
- As far as people having to purchase the trees – becomes a trigger point for spats. The trees (dwarfs by the way) should be purchased by the City, community association (grants) and be cared for by people.

#### Additional comments:

- Trees are complicated. Requires much more time, attention. Possibly an adopt a tree program? Family signs on for an apple, hazelnut etc. Annual basis.
- City should provide water access. City should support the community groups as much as possible. City spends money on maintaining flower baskets – should spend money on food production too. Supports the community more than flower baskets and Christmas lights.
- Dwarf fruit trees only!
- Fruit tree stewards may adopt sense of ownership over community resource in a negative way
- Need to clarify what organic inputs would be allowed
- Not necessarily a good idea when it comes to discouraging deer and other foraging animals. Need fencing. No matter what there will be windfall issues, although if there is an active group of people consistently picking, that should help.
- I think it is a great way of engaging people to get out and involved in their communities, as well as connect them to food production
- Maybe these should be planted and maintained by the City? Watering, maintenance, tree health.
- Some neighbourhood associations might have capacity for this, but others will need support. Oaklands has started to evaluate potential sites for this type of project.
- schools. PACS
- natives/tree diversity
- Guelph – well being initiative
- signage/media for picking time
- Partnerships – Cridget, neighbourhood associations
- Who harvests? – ladders, resources, what other physical resources?
- How can we better manage what's there?
- Support for LifeCycle fruit tree project.
- Collective relationships.

#### 4. Adding Community Orchards as a type of Community Garden

**Yes, because:**

- If there's a will to do the work. City should not spend a lot of time and money on this.
- Love the orchards at fernwood NRG and Fairfield Community Centre park. I like the combination of gardens with existing community hubs.
- What could be the end points of the produce from an orchard?
- This fits well with other types of gardens and could be combined with garden projects.

**No, because:**

- City or businesses should do this, if they think it's a good idea.

**Additional comments:**

- I'd love to see permaculture style orchards with lower shrubs planted amongst the trees. I like the work I have seen GRAFT do locally – promoting locally suitable grafted trees.
- Dwarf fruit trees only.
- I am more of an advocate of more community gardens vs more fruit trees/orchards. Perhaps each community garden can have some fruit/nut trees.
- Community groups (churches, community associations, condo associations, schools, resident associations) should be able to do this. And that City wouldn't just make a few 'public orchards' in a few public parks and take care of them.

#### 5. More staff support for new community gardens

**Yes, because:**

- Simplify the process
- Support is needed. We need to consider moving funds from other projects to this sort of thing.
- It seems like a more efficient system (expressions of interest) as long as it is transparent. Is there/ would there be support through the process? Will there be clear boundaries/limits for the Food Systems Coordinator so they are not overworked? It seems like this will generate a lot of interest, which is great!
- Business org support for community gardening. Make it a good thing to do.
- It is great that the City is hiring a dedicated position. I hope there will be more staff hired for this in the future.
- Really like the expression of interest added to process. Yay!
- Make it easy, and sensible and fast!

**Additional comments:**

- Why not talk to Vancouver and see what it is that has made their community gardens such a success?
- It would be great to harness more of the positive energy that residents have and turn it into successful, lasting projects.

#### 6. A simpler, more streamlined application system for new projects

**Yes, because:**

- Make it easy for people

**Additional comments:**

- Submit expression of interest in July, take to Council for approval in Sept, build new garden in Jan/Feb
- Great flow chart! Your team is awesome and inspiring! I'd really like to work with you.
- I think you have all done a really good job with this. Congrats!

### Topic 3: Boulevard Gardens

There was a high level of support for the potential change to City regulations regarding boulevard gardens. 14 workbooks were completed.

Potential change	% workshop participants who think this is a good idea
1. Garden upkeep and removal	93% (13/14) 1 neutral

#### Comments:

- An excellent idea to keep gardens in line of maintenance/need a process (2)
- Yes, but...should require numerous complaints from multiple sources. Also needs some transparent review/ appeal process.
- Who decides if it has to be remediated? Is it one or a panel? (remove subjectivity)
- After receiving complaints, the City should go and assess the garden before simply asking homeowners to tidy up the garden, as some complaints may not be extremely valid
- Need a pricepoint for the removal of a BG
- In order to have boulevard gardens as a successful project in the city, they cannot get out of control. Everyone has great intentions from the get go, but you need to have accountability for gardeners to ensure this.
- Encourage raised beds – prevents dog pee on food gardens
- Need to have the boulevard gardens agreed up on by the neighbours
- Very important to do this right
- Education regarding maintenance is important: watering, pruning, checklist of potential vegetables, herbs

#### Additional comments:

- I would suggest that the garden does not return to grass but rather remain in garden status, either ornamental or food. Avoid returning to grass.
- From 3 people or 3 complaints from 1 person. Should be from 3 separate people.
- 3 complaints within a 3 month (one season) period may be more specific. Otherwise what if you get 3 complaints over for example, a 3 year period? Policy needs to reflect complaints about a genuine problem space, not just Nimbys
- Returning the boulevard to grass immediately removes the possibility of other interested parties.
- Make guidelines – sightlines of driveways or corners
- Deer cull- Council must request CRD to proceed with cull so food gardening can be successful (3)
- Education for dog owners – don't let their dogs pee on gardens, beds, shrubs (4)
- Some individuals cause damage to gardens- need education
- Dwarf fruit trees only
- Do not include direction re digging up boulevards – delete!
- Give direction to use lasagna gardening method to establish beds
- Also encourage only raised beds for food plants (2)
- Plant waterwise
- Need money for education – how to boulevard garden
- Would need to be identified by realtor during a sale (2)
- Does it need to be in the landlord/tenancy act? (Vancouver wants more tenants involved) (2)
- Need cat licensing, cats also a problem with gardens (2)
- Checklist of challenges/solutions at start of boulevard gardening guidelines- talk to your neighbours, assess cat and dog traffic, planting tips (2)

- People send in photos, use for education (2)
- Garden tour of boulevard gardens- include conforming gardens
- Encourage flowers and bees: boulevard gardens are good for bees and air quality – grass is not an efficient plant
- Would like to see incentives to encourage boulevard gardens.

# Appendix B: Engagement Feedback

## Survey and Correspondence

- Survey
- Correspondence



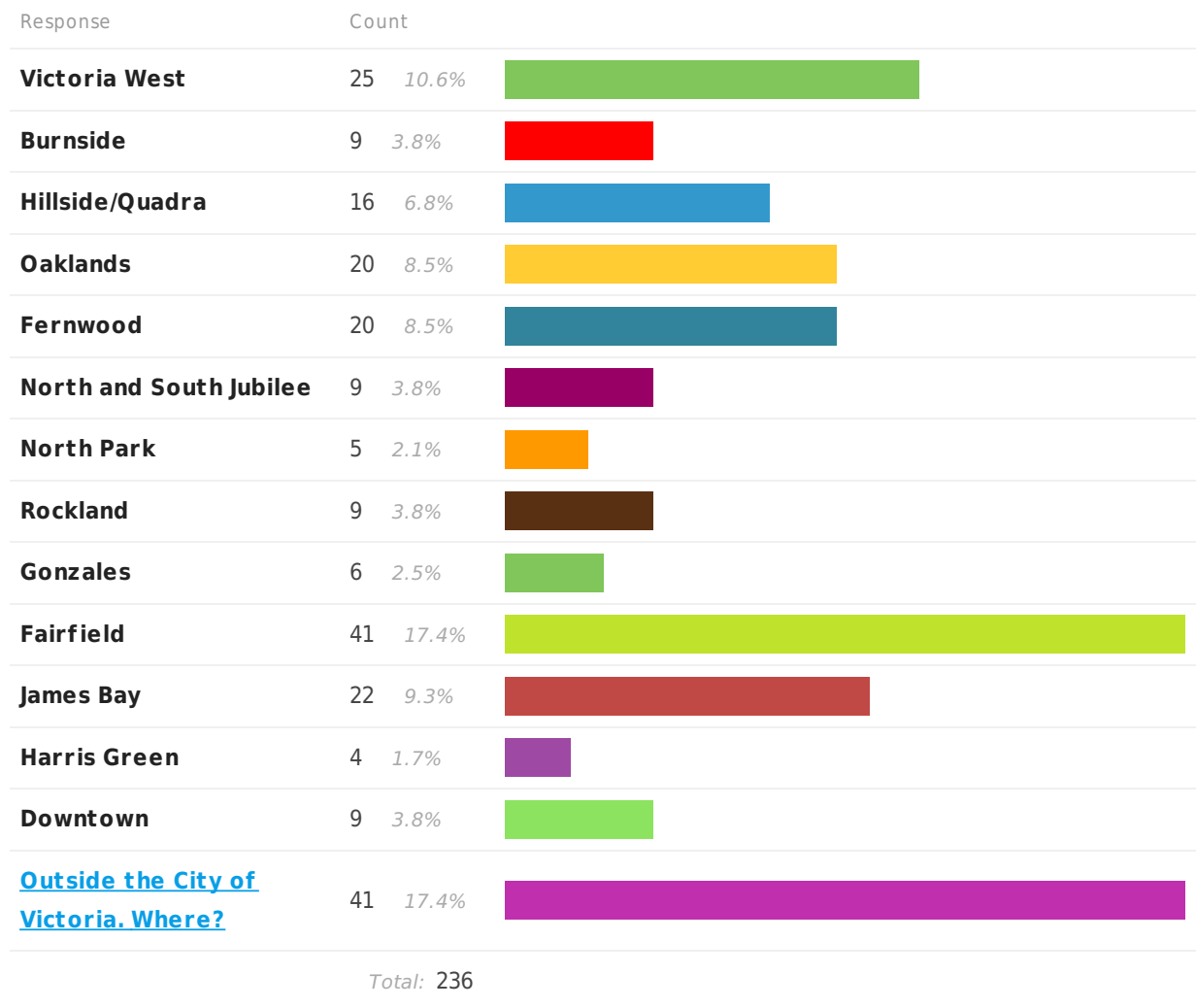
## Survey

236 surveys were completed.

### Questions and Answers Growing in the City

This summer over 1,000 Victoria residents shared ideas about how to get more food growing in our beautiful city. We listened to what we heard and have created potential changes relating to:  
 Community gardens Fruit trees on public lands Boulevard gardens Small-scale commercial urban farming  
 You can review all of the potential changes here before you begin the survey, or you can read about them as you go through the survey.

Which neighbourhood do you live in?



Saanich

Saanich

View Royal

Oak bay

Sidney

Esquimalt (why are we not on this list?)

Saanich

View Royal

Saanich Shelbourne Panhandle.

Esquimalt

esquimalt

Gordon Head

Salt Spring. I just moved from Fairfield where I'd resided for 7 years.

Oak bay?

rural Saanich

Gorge and Admirals

Kaslo, BC, but I'm a former 30-year Victorian born and raised.

Esquimalt

Vancouver

Saanich

Saanich

kaslo bc

Edmonton, AB

Esquimalt

Kamloops BC

Gorge Rd and Harriet....actually in Saanich.

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Saanich

Oak Bay

saaanich

Esquimalt

Saanich

oak bay

Saanich

Saanich

East Saanich

Quadra/Mckenzie

Oak bay

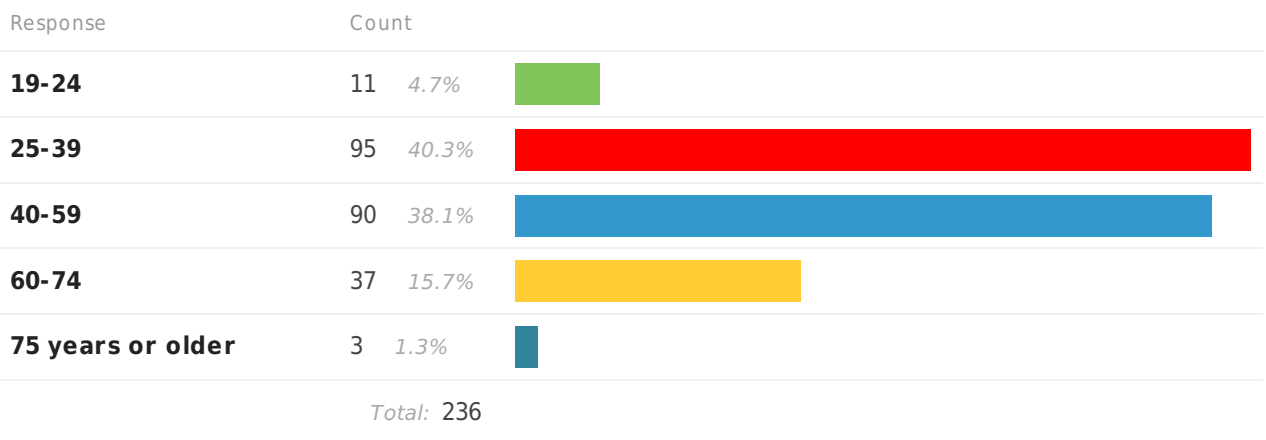
Saanich/Cadboro Bay

View Royal

Esquimalt








oak bay

What is your age?



What kinds of food growing activities do you currently do? (select all that apply)

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Response	Count	
<b>I garden in my front or rear yard</b>	133 56.4%	
<b>I garden in containers ie. on my patio or balcony</b>	130 55.1%	
<b>I belong to a community garden</b>	19 8.1%	
<b>I belong to a yard share</b>	6 2.5%	
<b>I harvest native and/or wild plants in the City</b>	43 18.2%	
<b>I don't currently garden</b>	27 11.4%	
<a href="#">Other, please specify...</a>	27 11.4%	
<i>Total: 236</i>		

I gather seaweed to use in my compost.

I support community gardens through my work and volunteerism

Also boulevard

I am hired to consult educate and garden for other people all across the greater victoria area. I have chickens and do restoration on neglected sites.

I use part of my aunt's yard to grow.

**Personal information** (with an amazing team)

I harvest fruit from other peoples' yards, with their permission

hobby farm

I grow food, medicine and other plants at my workplace

Garden only non food plants.

I have apple and fig trees that rarely get harvested

farmer

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I have previously owned a greenhouse, chickens and bees

Boulevard gardening, beekeeping, and urban poultry.

I have backyard chickens, part of my sustainable gardening practice as well as yielding eggs.

I have a shade garden.. and the deer have managed to change the structure of our neighbourhood.

Reclaimed small space for herbals in townhouse complex

grow herbs on patio

wild and native plants in the woods, not just in the city.

grow food on boulevards

boulevard food growing, food gleaning from other personal gardens by permission

I glean unwanted fruit

I teach gardening to kids.

I garden on the 'boulevard' that extends from my property but not on the section on the other side of the sidewalk.

I harvest introduced/nonnative species like apples, blackberries, herbs, and greens from public areas and commons gardens.

I also maintain our block's boulevard (cut grass between city mowings, rake leaves) plus have a boulevard garden

green roof on shed



There are four sections to this survey. You can choose to complete just one or all four. Community gardens Fruit trees on public lands Boulevard Gardens Small-scale commercial urban farming

## Community Gardens

Community Gardens: Potential Change #1: Expanding our definition of 'Community Garden' WHY? We heard that the way we currently define 'community gardens' is not inclusive enough of all types of gardening, including maintaining native and cultural landscapes.



### Is this a good idea?

Response	Count	
<b>Yes</b>	168 93.3%	
<b>No</b>	12 6.7%	
<i>Total: 180</i>		

### If yes, why?

Response	Count
119 responses	

- More use of green spaces for foods even demonstration is better than flowers or decorative plants
- Diversity, healthy bee populations, food accessibility and independence
- because it represents the balance of growing and caring for the local environment
- A restriction to food production seems limiting to people who may otherwise enjoy gardening
- Seems more inclusive
- Food security. Mental /physical Health improvements. Community spirit.
- This would be more inclusive, and also more viable long term for sustainability
- It's a much more inclusive way to capture the various ways people are maintaining food security in their respective communities.
- The new definition is reflective of current cultural practices, whereas the old defn was not.
- Encompasses a vast amount of different kinds of gardening, and also the additional things that are just as important (beekeeping, demonstraion farming etc). Especialy with demo farming, we need to be constantly inspiring others to garden. many feel like they dont have a green thumb and this is an excellent way of helping people to garden!
- each type of garden or project can support the others through shared knowledge, learning, skills, etc.
- a narrow definition of "community garden" replicates colonial land use relationships
- People should be encouraged to grow their own produce. Besides being good for your health, better nutrition, exercise and metal health, it also has some impact in reducing the carbon footprint a person or family creates

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family creates.

The more people we can get engaging with food the better! Even if it's just seeing more veggie gardens in the community!

More inclusive, but does not include "habitat". A large part of our garden provides habitat for both migrant and year round birds.

Edible landscaping helps our native pollinators and helps build community.

Increasing the scope of the definition of community gardening can only increase the food security of the city, insulating the population from certain food chain crisis.

More inclusive (obviously), shows there's more to a garden than a plot and small plants, easier to build community.

Because 2015

removing limitations creates space for things that haven't been thought of or practised currently.

Includes many possibilities of people gardening, encompassing more of the benefits of growing plants on shared land. Not just for food or esthetics but for many beneficial reasons

Makes no sense to restrict what can be grown. Increases diversity.

includes the spectrum of what a "garden" might mean

All types of gardening are useful to our community. More options means more people wanting to participate

Food security. We need to learn how to grow our own food. Safe food availability for all people. Organic food is expensive and growing your own food provides an opportunity to grow organic food that is affordable. Provides an opportunity to garden with children and teens so they can connect with nature and learn to value caring for the earth.

food security, health

All types of community gardening is good news. I especially like the beekeeping.

The more local food availability we have, the better.

In order to address food security concerns, we should be growing as much food as possible in as many places as possible and be as inclusive as possible in our definitions.

it allows many variations on a theme and stimulates people to think beyond the obvious

Having fruits, vegetables, herbs, chickens, honeybees etc. all over the city will improve the health of Victorians. Also it will improve the overall vibe and energy of the city. There are no negative vibes to city wide gardening.

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I like to see our beautify city and region in all kinds of blooms.

Gardening and harvesting food is an important skill and knowledge base that all humans should have. It brings joy and peace to people's lives.

except for the flowers, it's all about increased food security and increasing the scope contributes to sustainability

Diversity

More food growing the better

While I generally agree, is there any way to also look at animal husbandry in this? What if a group want to have a chicken coop?

Opportunity to help with the diminishing bee population on the island. It provides education to people who are just starting a garden.

Food is expensive. This will save people money. Homegrown is delicious, it will help me eat healthier.

Control over healthy eating. Developing community. Sustainability in times of crisis. Equal access to all regardless of income. Teaching skills to all especially youth. Taking the power back from corporatiins

We need to create a culture of horticulture in this City that embraces everybody, not just select homeowners.

people will be able to eat the vegetables and fruit

Victoria has very poor food security. Without fossil fuels we would run out of food in approximately 4 days. Permaculture projects will help to enable our own self reliance.

Increase biodiversity, connecting citizens to natural spaces.

we need to all be closer to our source of food.

we need to ensure food security on the island for everyone. I like having control over how my did is grown and where it is grown.

We need an extensive list of gardening options given the urban nature of this project, which is considerably different than gardening in rural spaces.

Because pollinators are in trouble and we need to do all we can to build and preserve their habitats

very inclusive

diversity is always healthier for humans and the land

Seems much more complete and inclusive of several beneficial types of gardens. Makes sense to me to change the definition to the above

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Yes but I think a distinction for food is important

we need to maintain urban greenspace thus encouraging bees and birds to pollinate more, and create food sources

More opportunities

It expands the usual definition of what a community garden is and can be

It's more accessible to every one that way, different needs and interests

Ecosystems are important, both simulations of the indigenous ecosystems (native plants, supports for native insects and wildlife) and human-made ecosystems such as permaculture setups. Gardens without pollinators and livestock rely on a large amount of external input in terms of soil amendments etc.

more inclusion means more people and a wider/stronger community

It's all important

Fresh, local food production. Encouragement of garden ecosystems: birds, bees and life in the city!

We should have a diversity of food sources on our public lands

Growing our own food locally is great.

Green spaces create healthy environments for city residents, and habitats for local flora and fauna. This is a great opportunity to create a green city that promotes diverse ecosystems.

It's progressive and reflective of reality.

it's good to expand the definition to be inclusive, however I would also add community greenhouses, chicken shares, therapeutic gardens

Something for everyone!

because we need more ways to engage people into a therapeutic activity and to have locally grown food sources.

We need all the biodiversity we can get, ie pollinator gardens benefit other gardens for miles around. Food security is part of the picture. I also gather some medicinal plants in the city and some plants for natural dyeing.

connection to food and people

It allows more variety to the use of land for community gardening. These are all important factors in community gardens and helping to keep the environment healthy.

Provides a broader range of gardening opportunities to residents.

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Brings community together. Sustainability.

Any food security learning opportunities are valuable as this skill is mostly lost.

It shows the diversity and gives people more ideas.

Edible plants are beautiful

This is a great idea because by broadening what community gardens mean to our city, we recognize that there are many different and important factors at play in gardens. The recognition of the important role Native plant species play both in terms of sustainable food sources and cultural significance is a big part of this action plan for me.

Builds community, provides food

Because plants can be more than just ornamental.

Fresh food is essential to our well being, especially children. The fewer processed food we eat the better off we are. Freshness hopefully will determine what we eat not the price. As well it is good for the psyche to be able to say look what I grew.

free food for everyone!!!!

We must take advantage of all our green spaces to grow food, make these areas attractive, and to maintain indigenous species.

Because it's 2015

more opportunities to grow a wider variety of plants like medicinal herbs and other beneficial greens

It includes the whole range.

Survival food. Given the choice of inedible ornamentals or edible growth, edible growth make sense, even if it is donate to food banks.

There are many benefits to gardening including health benefits for the gardener, for the neighbourhood, for the ecosystem and for our food security. Expanding the definition of what counts enables those who may not participate in what comes to mind as "community gardening" (which raises images of growing carrots in a plot behind a fence somewhere) to feel recognized. It also allows those who cannot participate in food gardening (e.g. I live on the shady side!) to find a way to be a part of that suits their own environment.

increases the scope of food growing to support a local food system

Any increase or inclusiveness to gardens is good.

Those are all types of food production that can be done on a community scale

All of these proposals enhance biodiversity in an urban context and ultimately will increase biomass

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All of these proposals enhance biodiversity in an urban context and ultimately will increase biomass.

Its possible that you provide grants to community gardens. If this is the case, it makes sense to include permaculture and demonstration farms in the definition of community garden.

increases food supply, promotes respect for food production, helps people learn a valuable skill

I love having fruit trees everywhere. Whoever wants the fruit can pick it. U

Food is life...food is knowledge.

Because people seem into it. Food growing is hard. The tomatoes I grow work out to \$9/lb but let people try if everyone thinks growing food will save the world.

Beauty, food security, lower carbon footprint

I have a problem with buying food from other countries when we live in such a good climate for year-round food gardening. In addition, I don't like industrial scale food growing, many unique and heritage varieties are lost when corporations are involved with food production. We would be more self-contained in the face of an emergency, if we could grow our own.

our city needs to be a leader in sustainability and promote as much food growth as possible.

Food security & empowerment plus education.

Uses available landscapes sustainability and adds educational value

Because it's not just about us growing stuff for ourselves, it's about us learning how to nurture the other things on the planet: bees, butterflies, beetles, snakes, frogs, etc.

It can help with feeding homeless, creates community - sharing of food, Brings many different species of insects and birds to the area.

The more food that can be grown within the city, and have more people know where food comes from, is a good thing.

Includes key pieces for urban food sustainability

more complete use of gardens

Encompasses a greater range of realistic practices for producing food.

It is more reflective of the diversity of what people actually do in Victoria. The vast majority of people involved in these activities do not have access to a community garden plot.

Models the diversity of these important skills/practices. It honours diversity.

inclusive definition allows people to be creative and is more holistic (i.e. human health, education, environment, food security, social fabric, and aesthetics)

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Edible landscapes and pollinator gardens are important for ALL ecosystems and any support is great. Gardeners shouldn't be limited to growing food in boxes, it should be garden of whatever people invasion.

Food security is so important and Victoria has such optimal growing conditions. We should be trying to produce as much of our own food as possible

this is important so that the gardens serve more people and needs.

gardening is wholistic and is an umbrella for all aspects of growing and nurturing edible products

pollinators are essential, community gardens are a healthy activity available to all ages

Growing food and plants in the city takes on a lot of forms and may not look like what people traditionally think of as a "community garden." (ie the native garden across from Royal Athletic Park on Vancouver). I like this expanded definition.

Cost savings but more importantly meeting and working with other members of the community.

current definition is too limited & doesn't reflect the city wide or global community, or the broad importance of gardens. I note that the example list doesn't include cultural garden examples.

Pollinator gardens in particular underlie plant existence in so many cases, and bees are in trouble.

Like a healthy ecosystem, there is strength in diversity of process

#### If no, why not?

Response

Count

13 responses

Bears, rats, racoons, smell (lack of maintenance - people rarely understand how much work it takes to maintain a garden)

Should indigenous,cultural, and native plants be only for harvest?

should also include urban farming and wild areas left untouched (not nesscearly "native" or culturally significant") these should be areas for wildlife and buffer zones in which people can visit and also harvest if they choose)

"Community gardens" connotes allotment gardens as these two terms have been used interchangeably in North America for plots that are privately gardened. It is confusing to refer to a demonstration farm or orchard or traditional foods harvesting area as a community "garden" as, again, they are more a farm, orchard or harvesting area than what is commonly thought of as a garden. I understand having a catch-all

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term is necessary for these 7 different types of growing spaces; I suggest using something that allows for this diversity such as "community growing space".

the terms listed are unclear and the question doesn't state the current definition

Chemtrails and radiation are killing our plants and our soil, water is full of aluminum from spraying.

Some OK, some not. Question too broad.

The deer are going to eat it all on the boulevard

I am unsure as to what the change in definition will mean w.r.t. policies

Community Garden has a pretty specific and well-understood meaning. It is approximately a plot of land, divided into smaller plots, which can be used by community members, generally those who do not have their own yards. So, while all of the classes of horticulture and agriculture mentioned above are important, it is not useful to rename the well-understood community garden to include all of them. It would be better to rename governing legislation, or develop a new, more inclusive definition.

Planting on city boulevards is not a well thought out idea. Over the years, oil ,garbage, peptides are still in the that soil.

how are you going to ensure, under "indigenous, cultural and native plants for harvesting" that people don't go out and simply pillage existing plants (eg: the camas beds in Beacon Hill Park and Summit Park). What types of limits would you put on this type of "gardening" for "harvesting". Wildcraft is the new "in" thing but with the proliferation of classes, walks and websites, are there enough resources in the city for everyone who could lay claim to them?

Boulevard gardening should only be available to property owners or renters (with the property owner's written permission registered at City hall) on boulevards immediately adjacent to the owned property. "Gardeners" from distant locations are likely to create situations deemed an eyesore or unsuitable use by adjacent residents. When this occurs, City of Victoria will have responsibility and costs for cleanup.

Do you have any additional thoughts or comments about this potential change?

Response	Count
----------	-------

	37 responses
--	--------------

I hope the flowers mean beneficials and not decorative in this context

These gardening sites should be encouraged on private property and not placed in public parks or boulevards. Reclaim parking lots and hardscape areas for this purpose. The parking lot at Royal Athletic Park

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used to be at least 1/3 tennis courts (recreation) now it is all parking. Green it up with a community garden.

Include habitat

I am surprised and impressed that the city would make these changes to the definition.

It should be encouraged by incentives given and free community workshops perhaps with discounted plants, soil & fertilizers for attendees

I think the potential exists for the public to assume that there will be more staff support for allotment garden projects as opposed to the other 6 types of growing projects, if the term community garden is used.

I think many versions of gardening need to be tried, allowing for policy to be adapted later on.

Some signs alerting drivers and pedestrians that there are gardeners in the area.

Only GMO seeds can survive. I won't eat GMO. They are designed to kill or make sick. Until the bigger issues are addressed, anything else is a waste of time.

Garden areas or fruit trees that are intended for anyone to harvest should be labeled so that people feel welcome to harvest from the plant. Otherwise, people are often unsure because they are good polite people who don't want to take things that are not theirs.

In my community garden, I don't like it when someone devotes most of their plot to non-edible flowers. They're lovely to look at, but she seems to be selling them as bouquets and I don't think that's what the garden is for.

Should include composting education.

Great idea. I will brag about this project to my friends in other cities

Such wealth in community sharing and relationships

Would like to see some emphasis on educational possibilities such as having children involved through their schools. I learnt to garden by following my mother around and this is a passion that can be lit early. Reach out to children, seniors and disabled folk in particular, as they are the least likely to have independent gardening opportunities.

Should have been done years ago

A definition that lists CRITERIA instead of acceptable categories would last longer. Over time, the things we do with community gardens will likely change, and the best definition would be flexible enough to accommodate those changes without having to change the definition. If you want to include these categories, you could always specify them as EXAMPLES, without using them as the definition itself.

The question is just put out there - without explanation of impact of suggested changes.  
 Misleading.

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I think any change is a good change.

I am very concerned with the loss of green space in my neighbourhood with recent development. We need more community gardens, more allotment gardens, more creative use of the green space remaining, to address both ecological diversity and food security issues.

If I did know what the impacts of changing the definition meant, I would likely have varying opinions to the additional types suggested.

Building community and sharing knowledge are key in developing an engaged community of people where they can increase their knowledge of successful food growing initiatives in the city.

I also appreciate the idea of hobby beekeeping. I am keenly interested in becoming involved with such a project and learning all about how I can cultivate bees both in my home garden and in my city.

I think landlords should have to provide space for tenants to grow food. people would be so much healthier. I currently have potatoes in a bucket, lettuce in a bucket, kale in a bucket, tomatoes in a bucket, strawberries in a bucket, grapes in a bucket. I save so much money for fun things if I am feeding my teens things I can grow. I have gone to Cobble Hill to grow things. It would be sweet to grow them closer to home.

This would be an investment in the future.

I can't see how expanding the definition of what counts as gardening could possibly cause harm to anyone.

Education is key. All of these initiatives require labour and knowledge to be successfully implemented. Local institutions and training should be incentivized, initially, to support educating homeowners - the City should not "own" this aspect and impose costs on taxpayers.

Food is a human right. We have astrayed from our ancestral knowledge and become dependant on store bought food instead of local...and foraged.

Maybe post drought water restrictions and watering days on the home page of the city's website. I have to dig to find them (usually I google this info and wade through webpages to get this info.)

The more food and culturally useful plants in public places and residential yards the better

Not every one wants to garden. You might find people who want to learn how to look after bees or butterflies instead.

The people who are in charge at city hall would stop to think and look at the big picture. Keep hearing from the tax payer, why? is the city allowing more developer to keep building. In James Bay, there was a perfect place for a community garden however money talks. It is coming where people won't be able to buy food and its time to start replanting the orchards and gardens. Cost of living is going up again and people's wallet is not getting bigger. We need true farmers to come in and start planting. We need city workers with experience and knowledge to be planting for the big picture not hiring people who are book smart and nothing about the really world.

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Excellent

no

Perhaps the city/Parks & Rec. could compliment the various types of gardening endeavours by offering public education on the various gardening types in order to deepen the knowledge base & honour/ validate the work/resource of the community gardeners.



If this was captured on a web link to the municipal website, the greater public could learn too!!

a definite move in forward thinking

Its important that people who start gardening on public land do it properly and in a controlled & aesthetically acceptable manner, as public land belongs to all. Similarly, encouraging gardening is good, but starting gardens that become non-maintained weed infested or dusty earth is not beneficial. Soil is a precious living commodity and needs to be managed. Some common herbs/veggies/flowers plants (e.g. dill) are invasive and also need to be managed. Bad gardening is not better than no gardening.

Community Gardens: Potential Change #2: Making all new allotment garden plots available to all Victoria residents, regardless of their neighbourhood WHY? Some neighbourhoods have more space available for community gardens than others. Dense neighbourhoods like downtown have limited access to new locations for gardens.

Is this a good idea?

Response	Count	
<b>Yes</b>	135 78.5%	
<b>No</b>	37 21.5%	
Total: 172		

If yes, why?

Response	Count
89 responses	

Should be open to everyone

Location shouldn't dictate garden access, especially with so many renters

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Location shouldn't dictate garden access, especially with so many renters

Because people aren't static, they live and work usually in different areas and may want to move to an area they don't currently live in but enjoy adding to. It seems petty and exclusive to restrict people based on where they live.

All residents should have access to city land to grow their own food.

As mentioned, some communities have more room than others. That being said, first spaces available should be reserved for those in the local neighbourhoods to reduce traffic and encourage community relationships.

With hesitation. I like the idea of fairness and equal access, but not the idea that people would have to "commute" to their garden.

We are all Victorians first. I would prefer to have a plot near my home but understand that I may need to accept a spot elsewhere if none are available. With ALR land close by in Saanich why wouldn't Victoria gain access to land for plots? Place it beside the Goose or Lochside trail for easy cycling to and from.

Because I live downtown and there's no access that I'm aware of to new plots.

More inclusive

I consider both my home and work neighbourhoods as potential places I'd want to partake in a community garden. Neighbourhood boundaries divide, instead of building community.

I want to grow food but there is no place available for me to do that

Everyone that wants to help garden should have a space to do so.

All who wish to have access to land to garden should be allowed to do so, regardless of their financial ability, or place of residence.

people move and then have to pack up their garden with them. Some people simply just don't have access for where they are, its also good for folks to get to know their other neighbours.

Some spaces fill up quicker than others and some people are in areas lacking green space.

Until we can sustain our local population sufficiently we should always create more food land in every way possible which may need to be creative

fairness, accessibility, getting to know the city and it's people better by spending time outside your usual hood.

People may live and work in different parts of town and can decide what is convenient or beneficial to themselves. Some areas are more conducive to allotment gardens etc than others

More access to gardens

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As stated above some neighbourhoods, like downtown, have little to no access to community gardens while others have a lot of green space

Regardless of where you live you can have access to growing food.

Totally agree that the areas with more garden space should be shared. Also, many people can only afford condos but want to garden so this is good news for them.

To start this is a good idea. After a couple years, we can revisit this to see if there is more demand in one neighborhood or not and share/open gates accordingly.

There is an allotment system, which may need to be expanded. Yes they should be for all Victoria residents.

I cannot see anyone abusing a garden system. If it is for all and the vibe is good and positive all will be well.

As noted, there are many 'concrete canyons' that have little green-space, so sharing makes sense.

Removing restrictions is an important part of making things accessible to everyone.

Downtown residents need options for gardening

More access for people wanting to garden

I might move to a neighborhood with less garden space or but a condo with no space so it would be great to be allowed to garden where I do not live.

Accessibility is key part of change and equality

to share the land

increase accessibility

Perhaps it should be free to garden in your own neighbourhood and if you want to plant in a different neighbourhood you would have to pay a minisule fee.

First come first served waitlist city wide

More people will have the opportunity to grow food. Develops community pride and community spirit.

Better use of garden space. Helps ensure most garden spaces are used.

Overall I think this is a good idea as I know it's really hard to get a plot on some areas of town where they're at a premium, but ultimately it is better if the plot is close to a person's home if at all possible so there's no excuse to not get there and tend it.

Because all people should have access to growing food.

You shouldnt be restricted by the neighborhood you live in. Many people spend more time commuting and should be able to utilize space that someone else might not

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Gives greater access and removes restrictions

The wait lists on these garden plots are ridiculously long, if we open more plots allowing more access we can accommodate more people.

I'm a bit torn about this one, because I think neighbourhood connection/loyalty is important. But if this approach is preventing some people from having access to gardening opportunities, then the change is a good one.

Some neighborhoods, have unused space that could be used by citizens from down town, etc.

For example, some people might choose to have a garden near work instead of near home.

The garden plots should go to the most enthusiastic people, wherever they are from in the city. Let people fill out an application for the plot. Mind you, this needs to be a recommendation to the non-profits, accompanied education on the benefits of changing their policy . It's not something the city can just "rule" on.

Increases green space, and allows people who cannot afford to live in houses with access to gardens to still have access to a plot of land that they can take care of, it give people a chance to care for their city. It also makes the city more aesthetically pleasing.

We need gardens where ever we can get them in the urban areas.

It's good to give everyone equal opportunity to garden, however it would be good to have some provision to try to match individuals with plots closest to their home to improve accessibility and reduce transportation impacts

anyone who wants to be able to garden should have the ability to garden. gardening is good for the soul!

I am divided on this issue. The positive is that keen gardeners from adjacent neighbourhoods may help to get a garden established in an area such as Hillside Quadra that currently has no allotment gardens. It can also build relationships between adjacent neighbourhoods.

I've attempted to join several community gardens but they have all been restricted to residents only. Because I live in the downtown core there are no gardens available to me even though I am willing and able to work in them.

Seems more equitable

That's kind of a no-brainer, more people can participate

Locals should get first crack. If there is space available make first come for the current growing season only.

I will travel to Cobble Hill to garden what is it to travel across town to plants and harvest.I just want to grow food. it costs less than getting the food from the store. will the stores feel the pinch if everyone gardens??

City residents should have the same kind of access as rural ones.

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It's more democratic, less elitist

meeting someone from a different neighbourhood is always a good idea and fosters a more inclusive bigger community to learn from

No segregation due to location

Parks can handle strip planting. Parkades could handle roof top gardens. But that would still leave many people without access. I would suggest the easiest would be cooping chickens.

Not all areas have availability of space, however, residents could have priority. If they don't use the gardens enough or efficiently, their space could be re-allocated.

As stated above, some communities have more green space

if you live in a city, you should have access to its resources

People should be able to grow their own food no matter where they live

The more access to local food by more people the better

People buy their homes and types of homes (condos, townhouses) where they can afford to. If these homes do not come with any type of area for gardening and all current available spaces in their particular community are used, they would not be able to contribute to their own food security, if they are that way inclined.

More people will have access to the gardens.

Provide garden space to those who really want to garden not to those that live in neighborhoods.

The idea is to ENCOURAGE gardening, right?

To provide access to those with limited neighborhood opportunities because of limited space or an imbalance in popularity for neighborhood gardens (some neighborhoods may have a lot of uptake while others may not).

Everyone has the right to shelter, food.

Creates community throughout Victoria

If there is room available, people should be able to come from all over the city to grow. It's about growing food, not inner-city xenophobia :)

Victoria can get very segregated by neighbourhood and it is not always helpful. Also, I live on the very edge

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of Fernwood so it may be easier for me to garden in another neighbourhood community garden.

Adds beauty, community and food security

I love this. It helps to break down the "them" & "us".

Realistically, it may not be overly practical for some people as transportation or distance may be an impediment. But, where there's a will there's often a way - so go for it!!

overall, it's a good idea because it removes barriers based on your address and also promotes community beyond neighbourhood; it would be good to make sure people don't have to drive to get to their garden plot and also ensure people have a sense of stewardship even though they don't live in that neighbourhood

people may work or have other commitments near a garden that makes participation more conducive compared with a garden near their actual home.

No reason to have restrictions in place - make it easier for everyone to garden

gardens and food growing are important.

greater availability for those interested

Because it increases access for those who live in densely packed neighbourhoods.

I'm okay with this as long as it applies to new gardens only. My worry is that if it was applied retroactively, those neighbourhoods closest to the core would have the most pressure on them. There should be a way where people can designate what their priority location might be.

Up to a point. If some land is not used people from outside the neighborhood should have access on a first come basis.

more equitable. However, there should be a time limit/rotation so no one can 'own' the plot forever. And if it is neglected it should be immediately forfeited.

You've made the case re downtown garden availability.

Availability will provide opportunities for those who by choice or necessity are in areas where there are fewer available gardens.

Community gardens should, however, not be on boulevards but on fenced, controlled access lots.

If no, why not?

Response

Count

37 responses

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Community gardens should foster the sense of community in the immediate neighborhood. That would be destroyed by people coming by car to the garden, then leaving the area. Also, those coming from afar will not have the same attachment and care for the neighborhood

People should be guaranteed access in their neighborhood if it is available. Travelling across the city to gain access to a community garden plot is less environmentally friendly. Is omeone from downtown gained access to a plot in Gordon head, which displaced a resident there and forced them to James Bay, it would destroy the sense of community that grows along with vegetables in community garden plots.

Loss of community spirit. no loyalty to the neighbourhood. urban dewellers have the choice to live elsewhere if they wish more "green" space); people who choose to live in urban centers must accept the cost of their decision (less green space) rather than make those who live in less urban areas pay for it /loose out

Proximity to services is a key factor in measuring the livability of neighbourhoods. I think efforts could be better spent in exploring creative ways to generate additional space for gardens in communities. There is also the question of access. Opening neighbourhood allotments to anyone in the City creates something of an unfair advantage for those who have the ability (financial, physical, etc) to travel across town to garden. For neighbourhoods with higher populations of marginalized or vulnerable people (seniors, low-income families, etc) I think this could be detrimental to community health.

I think there is a great deal more space in the downtown area than people realize, it may simply require a shift in municipal thinking as well as perhaps buy-in from higher levels of government. I'm thinking of the areas of greenspace on provincially held land such as the court house, St. Ann's, the boulevards in Harris Green. There is also the possibility of re-purposing space such as empty lots, rooftop gardens, raised beds in parking areas, etc.

Community members who live in an area should have first priority. Communal space, such as gardens, are an integral part of building community relationships and enhancing livability. I think that there are way more barriers to gaining equal access to garden space than belonging to a certain neighbourhood. We should work on bringing in local community members to under used community garden spaces before letting them go to outside individuals.

Gardening opportunities should be made available in all Neighbourhoods to minimize travel.

People living in the area and operating the non-profit - typically, the people who do most of the work - should be able to retain decision-making power in this regard.

Encourages people driving more, reduces the neighbourhood community building. Those involved don't have a vested interest in the neighbourhood affected by the garden.

First. The communities have not been consulted. The gardening lobby has responded. Why should one neighbourhood have to bear the cost fro the whole city. Kepp this neigbourhood by neighbourhood.

I think boundaries would still be useful or you lose the benefits of community development and you start

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increasing to pollution when people can't walk or bike to their garden plots. Also, my experience has been that the further away I lived from my garden plot, the more likely I was to neglect it and therefore the less efficient my plot was.

Being close to your garden is important. You need to be there often and many people downtown don't have cars. Find rooftop or park space or abandoned lot space to have gardens downtown for downtown residence.

Leave it to members of the community. Residents in densely populated areas will have to get more inventive.

space can always be found if we are creative regardless of density. Neighbourhood gardens generate neighbourhood connections and relationships which contributes to vibrant neighbourhoods.

gardens in close proximity to the home promote communities. driving 20 minutes to your plot does not. long distance plot renters will not persist

I think priority should be given to people who don't have backyards (living in apts.) and keep it local

It should be the decision of the communities who is allowed to participate

The gardens should reflect the community in which it flourishes. A garden in uplands/oak Bay will look substantially different from a homegrown garden in Esquimalt. Rich people can afford to do more/better, more exotic than a blue collar neighborhood.

I should be able to garden in my neighbourhood - allotment gardens do NOT give equal access to anyone. These private clubs are privatizing public land.

With limited green space dedicated to growing first priority should go to those who live in the neighbourhood.

The negative side of this is that residents who really need the garden space may not be able to access it. I would be okay with this change if at least some gardens were reserved for residents of the specific neighbourhood ie 50%. I don't think this has to be completely open or closed issue.

The deer are going to eat it all on the boulevard

Aggressive people can take over neighbourhood green space just because they are aggressive. A very very bad idea.

Gardeners resident in a neighbourhood have a greater commitment to their own community.

Increased traffic

I'm on the fence on this one. Increasing travel and burning fossil fuels to have people travel to other neighbourhoods to grow may not be long lasting. Finding committed people who are willing to travel may represent a problem.

It makes sense for people to grow things closer to home so they can walk or bike.

One key barrier to people getting involved with their local community garden is proximity. People will be more likely to get involved if the garden is but a short walk from their house. More effort needs to be made to ensure each community has access to gardens that are either within walking distance, or a short bike/bus ride.

Because denser areas have other public use spaces, like wider roads and sidewalks. This shouldn't take away local residents' rights to green space, but it currently does. That's just bad policy.

I actually feel ambivalent, not a hard "no" but there was no maybe option. My fear would be that people would sign up and then because it's inconvenient to get to, they'd never come. Meanwhile someone in that neighbourhood would like that plot but they can't use it because all the absent downtowners have laid claim to it. A better solution would be to find creative spaces where plants can be grown downtown - rooftop gardens on city hall maybe? Take away a bit of space in Centennial and Market Squares and put plots in? Require developers to provide space for gardening? Make a deal with the hotels? Etc.

1. Operating organizations (community association) may restrict garden membership based on their constitution and by-laws (residency policy) therefore the City forced provision to open membership would contravene the organizations policy.
2. Administration and maintenance of the gardens is mainly provided by community volunteers of the operating organization who's purpose is to serve its membership and community, not the outlying neighbourhoods.
3. Purpose of gardens is to build community relationships to support a resilient neighbourhood. These relationships are more critical in the immediate neighbourhood.
4. The existing allotment gardens are not meeting the needs of the immediate neighbourhoods - all have wait lists. A better solution is to provide more food growing opportunities to all neighbourhoods, not force the demand on the limited existing space. The City new development process must require (not voluntary) food production in multi-unit, mixed use developments and other types of housing i.e. ornamental landscaping should be replaced with edible.
4. Gardens closer to home is more convenient and therefore will be visited more often/maintained more often.
5. Gardens closer to home can be accessed more easily (walked to rather than by car) therefore decreases the demand for on-site parking, reduces the number of cars on the road, is more healthy, etc.

Maintenance. Kitchen gardens are proven successful in proximity to consumption. Individual plots should be allocated to neighborhood residents only, while commercial scale activities should be supported where available land is abundant.

Make more community gardens accessible in the downtown through design guidelines i.e. rooftop gardens. Modern life does not encourage relationships between neighbours and this has a negative impact on civic governance. We need opportunities to interact with each other at the neighbourhood level. We should encourage more neighbourhood based activities.

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One of the key factors determining community garden success is PROXIMITY. Simply put, it is a hassle, you will not go to your garden when your garden needs it. This leads to failed gardens, and discouragement from gardening.

Gardens need weeding, seeding and watering. More weeding, harvesting, more watering, more weeding, more seeding, always watering. When you garden is not near to hand, perhaps on your way to or from work or some other frequent trip, the garden is neglected.

Inconvenient garden locations mean they will be used only by those with lots of time and easy transportation. Many gardens have lots of retirees that are active, and fewer young families who could really use the food, and would benefit from integrating gardening into their children's experiences.

Assuming every neighborhood has access to community gardens, the gardens should serve the neighborhood they are in.

need to add some qualifiers, like who gets first dibs. look at novel ways to develop communit accessible garden spaces in the downtown areas

priority must be given to local communities first

some traditionally disadvantaged neighbourhoods (Hillside-Quadra, Burnside-Gorge and perhaps North Park) have limited resources, and perhaps even limited desire of individuals to engage in community gardening. People need to be taught the benefits and mentored. Plus, the financial resources coming to the groups and community centres has been "hard-won". It's easier for a well-off neighbourhood to rally financial support. If a less-affluent neighbourhood finally gets a community garden (something we've been attempting to do for a very long time in Hillside-Quadra) it should be for the benefit of people in this community, many of whom struggle with food security.

Do you have any additional thoughts or comments about this potential change?

Response

Count

34 responses

It shouldn't just be new community gardens made to be more inclusive, it should be all community gardens.

Why not just ensure that plots are available in every area, even if it means rooftop gardens etc... Or create a spot close to downtown solely for the use of downtown residents, so that they are meeting members of their own community and not displacing others.

those who wish to have green space should not choose to live where there is no green space. their choice in neighborhood should not negatively impact those who do live in and pay to live in less urban areas.

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People who live in green areas incur the costs of being outside the urban centre (ie poor public transportation); people who choose to live in urban centres must accept the cost of their decision (less green space)

Consider access from the perspective of those who have the least ability to get around.

The size and number of community gardens should increase in line with the number of downtown residents indicating they want space to garden. Metrics should be taken for the first two years to get a handle of the size and scope of the trend.

If a garden has space & folks from other neighbourhoods want to use it, they should. However gardens can prioritize residents if they want. Also, a policy should be in place for folks who neglect their gardens, in case distance proves a barrier to maintain the space.

I think of community gardening as community or neighbourhood building, which would be less-so if the "neighbourhood" was broadened to include people from all around the City.

On second thought travelling across town to garden does not seem like a good idea, so I would emphasize the need to have land that is available to all residents on foot.

I do think that people in the neighbourhood should be given priority.

Water use for growing needs to be addressed in this process of edication

Caution that it might create friction between local residents and non-resident gardeners

I'd like to see greater equal access, but how would that affect the community/neighborhood building aspect?

More allotment garden plots are needed in Victoria, opening who can garden where won't meet the needs of those wishing to garden if the wait lists remain full. The potential exists for gardens that are not tended by someone living in the neighbourhood to be neglected.

Some sort of communal access to water would be helpful. Tools can be carried, but water is heavy.

Why has nothing been discussed with the neighborhoods. Can't let one stakeholder group control City land. Other needs for public land have not even been identified, let alone planned.

The only concern I have is increase in traffic from people coming from outside of the area.

Great idea. Some landlords do not allow you to garden so community space would address that.

Like all ideas, some grey area. Perhaps a percentage of each garden could be allotted to those outside of neighbourhoods? Would like to see neighbourhoods served first, then allot perhaps 25% of each to people outside of that community. Of course, if there is not sufficient uptake within the neighbourhood, then by all means add the surplus to the 25%

i worry that by making it open to all victoria residents there will be less incentive to ensure that allotment

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gardens are represented in all geographic areas. Allowing all residents to be a part of the allotments increases accessibility regardless of where you live; however, there may still be barriers of physical accessibility for those people that live far from the actual gardens.

But it might be hard for poor people to travel - should emphasize/prioritize gardening close to home for people with limited mobility

Gardening should be part of the school curriculum

Who says that some neighborhoods have more space than others. Fairfield and Rockland have more space than the rest of the City, but that doesn't mean they will want people from anywhere in the City using their space. Fairfield has oodles of public space - but what public use would be lost if converted to allotment-garden-private space? Rockland has the most green space - but not city-owned land. And given the large green areas in Fairfield and Rockland, why should the residents there be able to take over land in another neighbourhood? Just not right.

This survey is being offered to the gardening lobby members, yet it will affect all of us. Why are not other voices part of the discussion?

I think community gardening helps people come together in that particular community. This might help people get to know each other.

Individual plots should be proximate, or available for growing seasonal crops, such as grains, potatoes or similar that have specific harvesting times - the latter only where land is more abundant.

people using community gardens should have some kind of accountability for upkeep and fair use

I am aware that the closer a person is to their community garden plot the more convenient it is to attend to and therefore the more likely their plot will be well kept and utilized. So this may need to still be a consideration sometimes. But perhaps this is adequately addressed through garden rules. Perhaps the waitlists for all allotments could be combined but then some rating/ coordination take place so that folks could turn down an offer of a far-away plot if they know they will be up next for a closer garden.

This could increase automobile traffic and people could have more than a fair number of plots.

needs a careful thoughtful discussion to flesh out the idea more completely

Maybe this should be only partially changed: ie. new community gardens should be allowed to restrict a certain percentage of memberships to their own neighbourhood, to ensure it is getting the primary benefit. Otherwise you might run the risk of deterring people from the hard work of starting up a community garden, if they think few people in their neighbourhood will actually benefit. And it serves as a hub for meeting others in your own neighbourhood. On the other hand, if a person is just on the inside border of one neighbourhood but is close to the community garden located in an adjacent neighbourhood, (partially) removing this restriction makes sense. It is also more equitable for downtown dwellers who don't have many options, though the focus of remedying this should be in creating more rooftop garden space.

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Try to ensure that the allotments have great bus access.

Introducing lots of new cars to neighbourhoods - may not be so positive, & could work to cause resentment from the neighbourhood, which may not help with breaking down social barriers.



it is not difficult to prioritize local applicants with others on a waiting list

people in neighbourhood where garden is located should have first dibs, and people without space on their own property should be prioritized.

Perhaps a caveat that if the garden plot is not kept up the "ownership" can be revoked, regardless of where the gardener lives. People start out meaning well but then let the weeds take over / don't water the plants.

### Community Gardens: Potential Change #3 More staff support for new community garden projects

Is this a good idea?

Response	Count	
<b>Yes</b>	152 87.9%	
<b>No</b>	21 12.1%	
<i>Total: 173</i>		

If yes, why?

Response	Count
91 responses	

The cost concerns me seems like a waste of resources

Raises awareness and the success of the gardens

Many people need more support and education available.

From my experience the city does not currently have the capacity to be responsive to issues related to community gardens and/or food security. Make it a dedicated priority.

Food security will increase dramatically with this change. The proposed policy is a good balance between citizen demand and city availability.

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more help is needed. period.

The City can provide useful and practical help with finding garden/project sites, arranging financial assistance/grants and sharing knowledge gained from involvement with other projects.

The food security, gardening, and sustainability non-profit world is under funded and often people end up doing things off the side of their desk. The more supports in place the better.

Most people who want to participate don't have the hours and hours it takes to make it happen. This would help.

Identify land and help organize the people who want to garden. Many if not most parks could feature allotments or community gardens.

I was hoping to get an allotment garden in Fairfield but nothing is available

We need more edible and production landscaping in Victoria and I know a lot of people that would like to get involved.

Seems like it would help streamline the processes involved with getting more people gardening.

yes there is not enough support for this kind of thing and is almost always 110% volunteer run which is not always sustainable long term. There should be more city support and funds for helping these projects.

These areas are hard to navigate on your own, City help would be great!

Let's be an example of how possible this change is. We live in the most perfect climate to make this successful!

It is the "City's" responsibility to participate in and/or facilitate community projects that benefit and improve the city. Period.

Increases likelihood of successful gardens

Having at least one networker/knowledge keeper sounds like it's needed here.

It will help communities get their own projects going

This would help community gardens get started and flourish. We need pay people a living wage to help get projects like this underway.

Jobs, sustainability

If you are going to invest in community gardening , you need the resources to do it properly

A central coordinator would be a good source of information for new as well as ongoing community gardening project. Why keep reinventing the wheel? Learn from others through this central body of knowledge.

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There could be a greater scale of sourcing plants, advice on gardening (ecologically friendly), big picture view.

The garden needs to be tended with a constant vibe. It's good for the plants and the people.

There may be ways and means to be most effective at city gardening, that not all persons may be aware of. Guidance may be a good way to get people active.

People need land to garden in.

Good process is important

More help growing food the better

A close liaison with the city staff is always a good thing and the wisdom they will bring to the project.

Great use of city money.

Voice to the people. This is what democracy looks like

It will stop people from pursuing inappropriate projects. I would also like to see the City step up and offer the public a chance to obtain compost at a reduced price. We are paying to have our food scraps and leaves removed, yet we cannot access the finished product. This does not make sense.

this is something that we need in Victoria

Yes! Markets need to be organized, classes need to be taught, and more effort must be spent organizing people. Social media could greatly enhance the scope of people who are interested!

Food sustainability municipal clearing house. Bring attention to best practices, encourage granting inputs.

Many people need support as they don't always know how to garden

Better implementation

Food security is important for people who live on an island

better support for success

In my opinion, the more the better if it means getting this process to the action stage. I feel this is one of the most exciting and beneficial initiatives the city could have, and "many hands make light work" so seems like there's more chance of success if we get the right number of people for the tasks at hand.

We are a beautiful city with so much more potential. We can lead the way in edible urban development of greenspace. It can help solve a problem by potentially feeding people who currently don't have access to affordable food.

More gardens

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Extra resources will help those who need it to get started and be successful

Better land use

A coordinator would likely accelerate local food production which needs to be encouraged and facilitated now.

The return on investment in ongoing food security is worthwhile!

There is so much unused land in the city that many people have brilliant ideas for, we just need to give them the chance to try, and the support to actually make it work. These projects benefit many people.

Puts a commitment behind the concept.

Planning is critical. Open ended projects without any structure would result in a hodge podge of growing, planting, less product, people doing their own thing when they want - or up and leaving projects half done. There does need to be structure.

more land should be dedicated to growing food and the act of gardening. If they park or land is currently not being used for anything why not engage people.

Amazing way to get members of the community together to make use of land that isn't being used to contribute to local food security

Opens up the availability of community gardening to more people.

My involvement getting the new gardens going in Oak Bay definitely showed that people require support to make their gardens successful. We had to work through the plan for deer fencing, who was responsible for what etc.

Selects people who are most motivated

Having support from the city is key in getting these kinds of projects off the ground, both in terms of man power and funding.

If possible, cut the red tape even more

More jobs. More help. Win win.

Someone has to be the champion of the garden. I would like to see composting happening at the gardens. All household organics composted at the garden in a rodent proof Composter. Joracanada.ca

more land to grow on is always a good thing!!

Because without some assistance, most people would not have the information or resources to find land for gardens.

Expertise is needed to get things going

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as long as the intake and paperwork doesn't get to burdensome for the average person to handle; too much paper and regulations will put people off from trying to get started

Most people will waste their time learning to garden. Better it would be to have the gardening all ready in place and people take over the care of the plots. Kale and potato crops would be best.

It won't work without adequate guidance and support.

I'm not actually sure this is a good idea. The main thing would be to have less red tape and not more. Sometimes bureaucrats dedicated to a single focus create more red tape because they feel a need to justify their existence, so make everyone jump through hoops. Sometimes they are helpful and eliminate the bull poop involved in having to apply for every little thing.

Creating a standard application will simplify the process and establish understandable expectations of all parties; however will the one in-take period address the existing slow process - what is this attempting to solve?? Does this not put more demand on limited staff resources and create a community vs community competition culture??

Having professional City assistance in the community consultation/engagement process will provide crucial support to the limited community volunteers.

Sounds like it's needed

Somewhat. This approach should be taken IF there is a lack of expertise in the community. Could this not be an annual contract for one of the many excellent businesses in town? There is a growing depth of excellent experience in the private businesses in the community - why does this role need to be in-house?

planning is key to gardening

Yes, more staff attention to urban agriculture is a good idea. But it should be focussed.

Most community gardens are uselessly small. The plots may be only 30-75 square feet. This is too small to offer a significant amount of food for a family, and certainly too small for any commercial application.

So, it would be a waste of time to focus on providing more uselessly small patches of ground to residents. Focus on transitioning street trees to fruit and nuts, opening large tracts of land to agriculture, growing food on large boulevards and vacant lots.

For community gardens, the city should install a water faucet, and not much else. Let the community do the work.

ANYTHING that eases and increases access to local food is good. I would like to see more than one application date each year. Even ongoing opportunities

Increasing community interactions is always beneficial, especially to newcomers. It'd be proactive to want to be engaged in the community from a municipal government perspective in order to be more accessible to

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## If no, why not?

Response

Count

21 responses

Community garden groups should work within their own resources. The city could help with selecting land but to help them with project proposals seems more like the city getting to involved with directing these groups.

City staff are stretched thin enough as it is, and a "community" project should be established using community, not city, funds and resources. If I want to put in my own vegetable garden, the city will not pay for staff to assist in planning or other resources, so why should they for community gardens?

If you are too lazy /incompetent to get it started yourself, you are going to have trouble maintaining it.

Expression of interest, annual intake to cumbersome. Identify all available land in all neighbourhoods and work with existing or emerging groups to put the land under cultivation.

Not unless current staffing expenditures can be minimized. Staff payout right now is HUGE.

Use the existing staff in each community. Don't need more city staff.

There are so many other places the city needs to spend money. should be done by volunteers and nonprofits.

We have a garden - complaining that the members are not carrying the load of assisting. Just interested in themselves, not the garden or the community aspect of the garden vis a vis responsibility and work share. This program could be a huge mess. Any City staffing should benefit all residents, not yust the "food" group who are l;obbying for their own self-interest

should be volunteer run and not at tax payer expense

This seems like the sort of thing that would be more appropriate if done by community groups themselves. They'll be more vested in the process if they do it.

Reason do not support this proposal is cost. I would rather see the financial ersionsources put into developing or refreshing public space for everyone, not this group of gardeners who want to privatize public land.

The deer are going to eat it all on the boulevard

My tax dollars are being diverted to single use residents, who want to gain for themselves.

Unless fees for this service fully cover the costs.

Council already spends more than it has.

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There is no justification for using public money to support an activity that is not essential for the operation of the city. There is no good evidence that community gardens support food security in a cost efficient manner - they do not produce enough to genuinely increase resilience to any interruption to regional food supply nor is there evidence that the costs incurred return a positive net benefit in terms of the food produced. There may be some social benefit to the small number of people involved but this does not justify public expenditure at a time of high cost of living and property tax burden to taxpayers

What a massive waste of taxpayer dollars and resources.

Somewhat. Unfortunately, public sector employees may not be the most progressive and hands-on. This critical implementation role needs to be on the street, hands dirty, not behind a desk.

Neighbourhood associations should hire skilled community organizers that proactively facilitate projects such as community gardens.

I think one staff member is sufficient. I would like others in the planning department to be involved depending on their role. Another way to get more people time is to give grants to non-profits that are already working in this area.

don't need any more levels of official civic intrusion, the community can do this, give them a chance. Put out a call for proposals. I will step up.

Do you have any additional thoughts or comments about this potential change?

Response

Count

33 responses

Anything that increases city staff workload and potential taxes is a poor idea. Revenue neutrality is the only way to go.

Hopefully the City can help local project coordinators work with developers and other land users to get projects underway. Eg when new housing developments are proposed there could be a garden component built in to their proposal and work with City, developers and neighbourhood gardens can all work together to create more growing space.

What about the box gardens put on asphalt in Vancouver. We could create lots of garden plots on asphalt.

Giving people a purpose is always great. Allowing people that may not be valued in other industries may thrive in this type of work.

It's about time. Thanks.

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Caution that this could become bureaucratic and expensive. Is the City going to mediate disputes? You'll end up in court: expensive and embarrassing.

My only question would be - could there be a really cost effective way to partner with an existing non-profit to facilitate the co-ordination with the City - might be cheaper for tax payers than an employee.

Cross pollination of people, and their ideas, would be as important as to the flowers.

tax-dollars are being directed to a few

what is the cost of this service?

I wouldn't say yes or no to this proposal because it doesn't address its term "garden groups". I belong to a garden group controlled by the Fernwood Community Association and the FCA is a huge problem for gardeners to overcome. Specifically, a **Personal information**

. Then, we we ask the FCA to do the things we are prohibited from doing ourselves (circulating emails, calling meetings) we don't get support and are told the funding is minimal. I think the best thing I could recommend is that the overseers of the "community groups" be trained and be ACCOUNTABLE. thanks for asking

"more staff" is not helpful. Are there any staff? How many? How are existing staff focused on community gardens? Not enough info to make informed comment.

Why will City staff help this growing group and not other citizens with their projects?

The only part I am not in total agreement with, is having one annual intake period per year. While I can understand how this could help the city, it could be discouraging to individuals to know that they have a narrow window to get launched. I am not sure what time period is being proposed, but from a gardener's perspective a lot of thinking, dreaming and planning occurs over the winter months. If this application period was during spring for instance, we may all be busy gardening.

I believe that the City is challenged, fiscally. Let's pull in costs - especially for things such as this. People gaining for themselves should use their energies and finances, not my tax dollars. The bridge, sewage, and other infrastructure etc will drain us all.

A continuous intake would help with volume and preparation for the seasons of growing food.

As I mentioned composting of household organics, as well as garden greens should be composted on site. [Joracanada.ca](http://Joracanada.ca)

These resources should be diverted towards enforcing basic bylaws and ensuring all businesses have valid business licenses (even illegal narcotics retail outlets).

most people have no idea how much space growing food takes up. the more space the better.

I vehemently disagree with the idea of a single annual application. Just take the applications all year round!

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The deadline might work for city Hall but what if it doesn't work for the people trying to garner momentum in their community? It makes local action groups far less responsive if they identify a desire and current interest in a garden but they can't capitalize on it because, oh, missed the deadline, hope you'll all still be around a year from now. If you're going to the expense of hiring someone just to coordinate food then surely that person will have the time to process applications whenever and to advise applicants that while they can apply for the garden now they might wish to wait until the next grant application cycle. Lots of neighbourhoods would rather get things going now and then apply for the money once they've actually started a bit of the work - that creates more ownership of the project anyway and makes it seem less city-sponsored.

Leverage partnerships or fundamentally change the role of EXISTING departments. Perhaps a retooling of parks, sustainable planning and zoning is in order. Don't add to the bureaucracy, change it so that it is relevant and nimble.

Stop building condos !!!

no

Hire students or part-time staff to help this person. Tell me where I can apply.

Excellent - this kind of facilitation, if done well, helps to ensure successful outcomes at many levels. It is often hard to quantify the value of such an investment, but in my opinion it is often the glue that holds the whole thing together.

Facilitation skills need to be the primary skill set of this person - their admin/ other skills are secondary.

growing food in our region should be a huge priority - we should invest more resources here than you are even planning

it is important to coordinate potential opportunities for growth in this area and expand on a growing movement for local sustainable food production

this needs a community group, as in Neighbourhood Watch etc.

In terms of new community gardens, can also make the suggestion that whenever possible they be established with a corner for kids to play? The most successful allotment gardens I've seen are those that have a small play area within the fenced in enclosure so that kids have something to do while their parents dig. (Kids normally get bored digging with their parents after about 5 min :-). It doesn't need to be fancy or liability-inducing. Just a pile of dirt set aside with community members encouraged to bring a few old shovels, pails, boards, diggers and dump trucks (similar to how some community toys are left at city parks) and a sign saying "kid zone: dig, construct and do what you like here" would do the trick. A facility that includes that makes a huge difference to the ability for families to use the space.

Why do city bureaucrats even need to get involved?

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does this need to be a full time position?! How about hiring a student... or plugging into one of the many existing programs or industry related firms (which would help support those programs/firms). e.g. Lifecycles, Haliburton Farm, Glendale Hort Program, local Landscape Architects, etc.

This is a good idea if, and only if, there is parity among the groups and neighbourhoods.

You might also consider a volunteer mentor program. There are a number of gardeners who would be happy to guide neophyte members of the gardening community.

Community Gardens: Potential Change #4 A simpler, more streamlined application system for new projects WHY? We heard that the City's current process for approving new community gardens takes too long, and is confusing. Here's how we're thinking of improving it: If you can't view the following image clearly, please click [here](#).

Is this a good idea?



If yes, why?



Seams like a reasonable process

Accessible applications mean more people (especially those with lesser computer or education skills) can apply for projects. It doesn't take a genius to be a hard worker

Simplicity is always better.

Common sense. Keep it simple.

Road maps are good! Confusion and lack of clarity around process can be a disincentive for those who want to start initiatives, particularly those folks who are not engaged with a neighbourhood association or other formal body who can advocate or lend support.

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Reduces the red tape dramatically, and fits into the larger picture of the other changes afoot as well. The revised policy makes sense and is not onerous.

people can take this on without feeling too overwhelmed, plus feeling like the city is working with them, not against them.

Much of the land available for gardens/orchards is City land so it makes sense for the City to be involved from the beginning.

Streamline the process, but make sure the taxpayer is not on the hook to pay for the maintenance and cleanup of abandon sites. There should be a deposit held to ensure compliance.

We need more allotment gardens

If creating garden spaces was made easier than hopefully we will have more gardens?

Not terribly complicated

I think this graphic is a good idea - having things laid out in this way is very helpful. Fewer steps.

Looks simple to me

This process seems straightforward.

As long as it is effective why would a process need to be complex? This is a public sector flaw that is always best addressed.

Simple is best. The above procedure makes it look pretty easy!

Simplifying will allow more people to participate

Any plan to get things moving towards actual gardens being available to the public is a good idea.

Simple processes always good

There's a purpose to some bureaucracy (which funny enough was autocorrected to 'nauseous'), but when a clear majority supports the idea, less is more - with further examination/tweaking once the program is started.

It should be easy and straightforward to grow food. If burdened with bureaucracy, projects may lose the momentum and good community energy they need to keep going.

Anything simpler is better. I don't see any problems here.

Fruit and nut trees, what could be better?

Clear pathways to success.

A clear and simplified process is a good thing. Less red tape would be beneficial

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Better than current

Anything you can do to cut red tape helps my community

Bypass red tape and limits. Time is important especially in growing food

more accessible to different types of learners! easier to navigate

For years, no new community gardens have been approved. Any new framework will be better than the previous anti-community garden sentiment at the municipal level.

facilitate positive change and access to good food.

The city should introduce prices improvement wherever possible

complicated paperwork is a barrier to participating

Easy process ensures more gardens will follow through to the completion stage

seems straight forward

Looks fairly straightforward and easy to follow. I'm unfamiliar with the old process tho

It covers all bases

Anything that streamlines bureaucracy is a good thing

Simpler

less bureaucracy is always better

More gardens, less hassle

Very straightforward, and makes use of the new position

just plain logical.

it seems easy to follow

making things simple for people makes them want to engage more.

Having support from the City is key and simplified processes are helpful, especially for those who prefer to work with soil than fill out paperwork. However I have a few questions about the above process.

Simplifies the application process.

I have no strong feelings on this but it seems sensible

Allows people to clearly see the steps involved and how to achieve their goals.

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But come on, that still looks super confusing

Anything helps

Any way to streamline the process is good.

as long a there are clear steps to be taken and not a convoluted , labour intensive and confusing hoops to jump through then it might work. I don't like the "one annual intake period" , I find that restrictive and is this process going to be online?

Sooner the better.

Not knowing what the previous process looked like, I have no idea whether this is really an improvement or just a nice graphic.

Change 4 is related to Change 3. A simpler process and staff support to the community would be greatly appreciated.

Anything that simplifies the process is good!!!

I think this is really important - we have fruit going to waste, and people who want to grow more, so let's help it happen!

Why is food security a "process"? The chart above is still too complicated. If the OCP was robust and truly a plan, the framework for implementation would be in place. Advice - make sure that the review process, internally has buy-in. Many departments within City hall are archaic and fail to respond proactively to new initiatives.

streamlining and adjusting bureaucratic process is always a good idea

As before

Sadly, the city does not seem to have a reputation of being accessible and straightforward when it comes to applications for renos etc. Improving access and ease of passing of proposals would go a long way to becoming less of an "us vs. them" scenario

Simplicity is most effective.

Because it is. For goodness sakes.

Gives residents a clear outline of how things can be done. Gets projects started with a clear system.

less bureaucracy, please. Rules are regulations are needed, but not too much.

couldn't read the image well, but anything that cuts through red tape is always a good idea

Clear & transparent to everyone. Well done!!



a program that can be explained with visuals will certainly help applicants understand how it all works

again, make it as easy as possible for motivated people to grow food

looks straightforward and clearly defined by objectives

anything that simplifies a process is a good thing

The above looks really helpful.

Better than before but still too complicated.

clear

simply explained.

It always helps to have a clear process articulated so that interested parties know how to proceed and don't have to wade their way through various elements of bureaucracy that may be more complex than necessary.

If no, why not?

Response

Count

16 responses

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It should be one process for all varieties of community gardening options in case people are doing a hybrid approach.

This does not seem streamlined to me.

Food trees belong in public spaces. The city should only plant food trees.

There needs to be thorough oversight.

Your consultation, early in process, of use of public land is only identified for tree planting.

people planting fruit trees in public parks shouldn't happen period

Simple is more attractive to people trying something new.

The process now does not take too long. In fact, there is very little consultation when the city gives up lands -meaning consultation with people who may have other uses of the land.

The deer are going to eat it all on the boulevard

The system is already too light on checks and balances. Other use of green space, parks, and boulevards should be considered such that the real costs are known (lost opportunities for others)

You need to compare and contrast the two application methods so that one can make an informed assessment.

Weighted down by committee and politics. Too slow. Timeline would be outrageous.

Why do you need a team? That's restrictive.

What a waste of city resources.

to much red tape. I just want to be told I can grow there and here is my space and start growing.

What is an ever better idea is eliminating regulation altogether.

Sure, that is probably impractical in this case. But that should be the goal. Let people garden whatever and wherever they want.

Do you have any additional thoughts or comments about this potential change?

Response

Count

28 responses

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what happens 5 years later when the person/people who planted the trees move away or no longer have the ability to care for the trees?

If there is an option for neighbourhood associations to be a 'flow through' of funds please work in tandem with the finance department to ensure it fits in with the changes that have been made to the City's granting program.

Get out in front and lead.

I'm not sure why starting a community garden requires partnering with a nonprofit.

Make this offer desirable for space to be used for the work it will take. Show what an income could look like and health benefits of eating more "naturally"

Assume that there will be conflict, disputes, irrational people, unforeseen costs to the City and legal actions when drafting the bylaws and policies. It's always nice for the politicians to respond to their constituents by promising that the City will run things, actually doing so is another matter.

I like that it sets out clear goals for individual or groups' to follow

watering may be a challenge for some area, it would be nice to have a rate in place to offer watering services for trees or gardens on city land, at a cost to the organizer.

maybe - I'm focusing on the term, "find a team". I worked in Toronto for 20 years organizing tenants in apartment buildings. This program could be a huge boon for apt building tenants, many of whom are low income and need food security and almost none have access to land. Yet, the sense of community in most buildings is not developed the way that street based neighbourhoods are. The city would need a focused program to support the development of groups in buildings.

Cant start early enough!

These changes are good but ultimately the system would work so much better if there were greater overall coordination and cooperation between all community gardens throughout the city and the CRD

Thanks for posting on FB. Keep the city green and growing edibles!

I am curious about why the (relatively) simple process of planting 5 or fewer trees goes through the neighbourhood association while the more involved process of allotment gardens/food forests etc does not? I think it is best to get everyone on board early in the process. The neighbourhood associations will have helpful information relevant to both processes. Where the need is for gardens, where the support is likely to be (or not). Other information from the neighbourhood land use committee could include history of other proposals, knowledge of who may have been working on these issues for years in the neighbourhood. Another process question I have is what is deemed to be support from the neighbourhood? I would like to ensure that projects such as allotment gardens can go ahead even if there are a few people not in favour but are generally supported by direct neighbours. Another weighting of validity of support should include how close people live to the proposed garden project. This is particularly important if gardens are going to

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how close people live to the proposed garden project. This is particularly important if gardens are going to be open to all Victoria residents. The opinions of people living close by need to be weighted higher than those further away.

Only if you solve the deer problem will it make any sense to do anything ... as the deer are eating pretty well everything.

Land within the city of Victoria should be prioritized exclusively for residential development with the objective to reduce pressure on vacancy rates and prices. Use of city land for community gardens creates benefits only to the small group of people with enough money and leisure time to participate in them. Any application for a community garden should be able to demonstrate that it does not use land that could otherwise have residential use. The priority has to be in residential development, not use for what is an extremely inefficient way of producing food with no tangible benefit on food supply.

The city's process for approving anything takes too long and is too confusing, unless of course it is an illegal narcotics retail operation which apparently can pop up with no permits or even business licenses.

I would suggest the city take action and create these zones in advance so that volunteers can take over the care of them.

I don't see why council approval is needed for community gardens; surely that can be managed by staff. Also there should be a way for applicants to skip the step where the city helps them prepare a formal proposal with public consultation if that part is already done. Many groups in this city are more than capable of managing their own public consultation process without the city's interference. There's no need to repeat that just because of some policy somewhere, so there needs to be an option to demonstrate the proposal and consultation are done already and skip that step. Honestly the city does not need to be in control of everything! Trust the people that elected you and pay your salaries. I also disagree with the requirement to partner with a non profit organization. What about partnering with a for profit on private land? What about a group of neighbours who live in an apartment? I get that you are trying to ensure continuity but there are other ways. You have to make sure your requirements are flexible enough to match reality, rather than only allowing those possibilities that match exactly. There's no room for new models and methods to emerge right now.

When replacing diseased boulevard trees, consider planting a fruit tree occasionally so every several blocks will have the benefit of some fresh fruit.

KISS - why is food security being packaged into a process. What about spending the time and money educating the community on the benefits of urban agriculture, confirming interest, and participating with land owners to demonstrate success?

not without further review

Can we also get city support for proposals of mini orchards (<5 trees) on private lands? I suspect this will be a popular category as there are pockets all over. Having the city's help in coordinating would increase the opportunities.

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no

in my experience, people will still have questions and will need help to navigate the process; the coordinator will need to be patient and the process will require tweaking along the way

there should be more than one intake a year. why not monthly?

I had no idea planting a garden was so complicated. This is ridiculous. It's not a building , it's a GARDEN!!!

It doesn't address boulevard frontages (one family or individual), or developments (providing gardening space for neighbourhood or renting to gardeners or local food industry, i.e. restaurants/chefs)

under food trees--how long a commitment are you looking for? What restrictions are you placing on trees in parks? For instance--Summit Park is an ecologically sensitive area. Would fruit trees be allowed in this park?

## Fruit Trees on Public Land

Fruit Trees on Public Land: Potential Change #1 Testing out a new program for small urban food tree projects (five or less trees) WHY? We heard that people want to expand the number of fruit and nut trees planted in parks around the City.

Is this a good idea?



If yes, why?



get the community into the parks make use of otherwise empty green spaces

People would be honoured to receive the fruits of their labour and cut city costs!

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I would rather have trees that are providing food and are good for the local environment, than have trees planted that are just ornamental.

Goes to increasing food security and overall food sustainability.

The more we grow our own, the more food security we have.

It makes sure interest is there before a project is started.

I believe people are willing to do the work, if only they can find the space.

Great idea! But who gets to eat the fruit?

Because it's still 2015

We need to grow food

Free for the city! Beautifying!

It just is

More trees in the city is a good thing. People taking responsibility and working together. FREE FOOD!

Fruit trees are wonderful but can be a mess if untended.

It will both beautify areas and create more access to local food

People need access to food, especially fresh foods. Planting fruit trees that can feed people is common sense.

Why not? Might stop people's fruit being pinched from their gardens.

Free food, free stewards = win, win!

This is a no brainer. I don't believe that fruit trees are more problematic than any of the other trees planted along our city streets. We should be growing food whenever and wherever possible. Period.

Wonderful idea. It beautifies the city, provides food and is easy to maintain; accessible to all. Although allotments are sensible and productive, they look unsightly.

Seems an odd question. They provide food. What does a garry oak give you?

Caring for trees and gardens gives you a sense of purpose and well being. Harvesting the fruit is free.

This region is ideal for growing trees of all kinds, so the varieties would be many.

Why not? More trees is great, as long as they don't have fences around them...that just ruins parks.

Great idea

More food the better

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More food the better

Fruit is delicious. I wish this was also paid for by the city but just allowing the trees is a great start.

Lots to learn. Importing is expensive unpredictable and makes island life vulnerable.

WE need to expand our local food production

Tree planting should be encouraged. Increase in tree cover is important in a concrete world. All city trees should be food bearing, no reason for any other kind in the city.

better access to affordable food

Fruit is expensive to buy. Including fruit trees in the urban forest contributes to food security.

Yes! Desperately needed. Former gardeners for the city have left us a tremendous legacy; however, many trees are nearing the end of their lives. Planting fruit and nut trees helps both people and pollinators. Win win and so very important.

Ideally yes, but could be problematic is there's no follow up or accountability

Absolutely a good idea! For several reasons: More local food production for the community, the possibility for neighbours to create closer bonds to one another while working together, harvest for now and future generations. And depending on what's growing it could foster interaction with neighbours about uses for food and herbs, etc. Seems to me to be a win-win situation.

Free food

Better utilizing public space

Edible crops increase the beauty of an area

More food

Stewardship is best; fallen fruit would certainly be a pest issue if not maintained.

The more food the better!

for the same reason as the gardens.

any way to produce more locally grown food in the city should be welcomed.

More locally grown food

I like the idea of more fruit and nut trees in the city. I think this is worth trying but I am curious to see how many people want to do this. At a certain point there could be too many, although that probably wont be a problem. I would add that during the dormant season, weekly maintenance would seem excessive.

While the ornamental trees are lovely it seems silly not to grow food trees as well that everyone can access.

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It will provide residents with an alternative source of locally grown fruits & nuts.

Sustainability.

Good idea but I believe that the city should be involved in the purchase of the trees. Not the financing, but the approval and quality control.

Getting the public involved is always a good thing.

The potential to produce food is huge

This is a wonderful way to use space that is already designated as park as an opportunity to grow food. Also a great way to instill community leadership through 'Food Tree Stewards'.

Fruit can be eaten

if people want to but how do you keep others out of your nut tree because you want them all. I've seen a Chinese family take sticks and beat the walnuts out of the tree across the street from where i lived and the tree was on privet property. They didn't have any right to it but they beat that tree and when they were done it looked all broken and there was nothing left for the people who owned it. now had the tree been behind a fence it would have been safer but because it was on a bullivard of an apartment building they decided they had a right to do what they did. then the apartment owners were left to pick up the pieces. felt bad for them. sooo how do we keep those kinds of people out of the trees we take care of??

So many reasons. To facilitate community. To utilize the space. To educate adults and children.

more fruit trees are a great idea

Long time coming.

Why not? Fruit trees are lovely; they can supplement our food supply and attract nature to our urban areas.

Smaller projects are more sustainable for volunteer resources.

Offers free fruit and nuts to anyone, offers children the change to see fruit growing on trees, not on store shelves. Fresh hazel or walnuts...yum!!! And encourages birds and squirrels to live in the area; it's a cycle!

What I said before, it's a great idea to enable this and I like that there is a responsibility for maintenance

Proactive, demonstrable, readily implemented!

fruit trees NEED to be maintained

If someone wants to take responsibility at their own cost and time, fantastic!

The more public access to local food the better

Fruit trees will attract pollinators, provide a community focus within a neighbourhood association, provide food for people within the group or for any local food bank. to have fresh fruit instead of canned.

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It is an amazing idea. Such an easy and wonderful way to promote food growth

Free fruit

Why not?

Great to be able to feed people

Yes!!! Yes!!! I've always thought this was a great idea, and used to say to friends "if I were mayor, I'd plant public fruit trees." Feed more people, free food for homeless people.

I would like to see more food producing plants in our parks.

good use of space

It gives agency to people who are motivated and decentralizes the process. I want to do this!

developing stewards in our community to just good!

more fruit trees!

making good food more available.

community ownership and participation is a good thing

Great for community , good healthy activity for all ages, no cost to taxpayers

increases food production in the CoV

In addition to the food produced, it also provides another focus for community development and broader social education.

If no, why not?

Response	Count
	21 responses

The neighbourhood association would need to have a long term plan for this, something that is better left to the city.

I see this program as having a limited interest - that is it would have great interest in the beginning, but eventually would peter out and the city would now be responsible for the maintenance. I also see that fallen fruit would remain on the ground and attract wildlife and pests, such as raccoons, rats, deer.

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Overly restrictive. What tree needs daily, or even weekly maintenance once it's established? I love the idea of more food bearing trees in the city, but not with such strict rules.

This should be a low priority

Trees are more difficult to maintain than realized and harder to protect from deer. I am a professional landscaper in town and see truckloads of existing fruit go to waste from existing trees uncared for or over abundant harvests... More funding for lifecycle a and other small initiatives for existing trees would be more well suited

I would like to see the city help financially in some regards to this area, fruit and nut trees are not terribly expensive, but when bought en masse, the bill can climb. I would like to maybe see some sort of rebate system set up, that the city will refund some percentage of the initial purchase. As the addition of fruit trees, general makes a property more attractive, which translates into higher property taxes, the city, will gain monetarily from the addition, and so the initial cost of the addition should be offset by the city.

the city should be planting food trees in boulevards instead to replace ailing and diseased Cherry trees. Also fruit trees DO NOT require weekly maintenance on non fruit producing days of the year, or daily maintenance on fruiting days.. Maintaining fruit trees is an art and there for should be done by someone who has significant experience and care to tend them long term over the years.. The last thing we need is small patched of butchered trees all over victoria we have enough sad poorly pruned plants all over the city. There is much more to know about taking care of fruit trees than reading a small pamphlet from the city.

a) conflict with other park users (these are public spaces and you are giving one person or group some sort of ownership - moms vs hippies!). b) Food Tree Stewards move, lose interest, pass on, etc. City is left to clean up. c) What happens when the fruit doesn't get used?

sounds great except we (all of us) could have a real mess in 10 years (or 5) just like happened in Spring Commons

fruit trees in public parks are a terrible idea

Already there are too many fruit bearing trees where the fruit goes to waste and falls to the ground. Once it falls to the ground ... Wasps!

If the fruit is not picked up it will draw pests so it needs to be well monitored

Not enough City involvement. Ehy not use City staff to mulch and prune - and plant?

The deer are going to eat it all on the boulevard

Partially a good idea. Need more "common" access fruit trees, as done elsewhere. But the proposal as above does not sound very feasible. Maybe stop development of more allotment gardens and have only public orchards instead - so the general public will benefit. Put resources into that rather than to the allotment lobby group.



As soon as trees are planted it becomes very difficult to change usage for something much more important, such as residential development. In effect, allowing fruit tree usage creates a use that some will use to oppose any proposed alternate development. It risks creating an unofficial notation or lien on the land.

Only caveat - make sure this new urban forest accounts for climate change!

Stop expecting betrayal. Stop expecting the worst will happen. Five trees is not very much food. If the food is to be public, there will be a tragedy of the commons, where everyone will want to leave some for other people, and so food will be wasted.

And if the food is to be harvested by the steward, five trees is not enough for much of anything.

Let people plant trees as they like. Replace all the street trees with fruit and nut trees, and contract that huge orchard out to an actual orchardist with an actual business.

You'd have to be insane to want to do this.

totally reliant on volunteers & what happens when the volunteers aren't available? Volunteers already doing invasive plant control and many other garden related activities - & its not just caring for the tree but also harvesting. I think the parks should focus on good design & contribution to the urban forest. An orchard could be planted in an appropriate area but would need to be contracted on a long term basis to a reliable agency.

Parks should be concentrating on native plants, which are struggling to survive as we destroy ecosystems.. There are many fruit and nut trees in back yards that are not cared for or harvested. Lifecycles tries to keep up if they know where the trees are and have homeowner permission to harvest. Do a survey of existing fruit and nut trees first and see who is caring for them, if anyone.

Do you have any additional thoughts or comments about this potential change?

Response Count

49 responses

what happens with the stewards no longer live in the area or no longer have the ability/desire to maintain the trees? do other peoples taxes go up so city staff do the work? do the trees become unwell and the fruit a pest attractant? I support the idea, but there needs to be a plan for the inevitable problems

There seems to be a disconnect between this proposed change and the city's position on volunteers in parks. I think this is something that should be explored.

I would want provisions made in the bylaws that allow the city to order their neighbourhood assn and/or

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participating residents in the program, to maintain the trees in such a way so as not to become an eyesore. Maintenance compliance must become a city priority under this idea.

One issue is that of volunteerism. It's always hard to find reliable, consistent volunteers to maintain an orchard or garden. Everybody loves the idea, but few step up to help.

If people are keen they'll approach you. This is a big commitment. Don't do a lot of outreach on this.

I think the city should support this more, instead of offloading the time costs and work to others.

An Orchard would be a better plan so that a community can come together to share the work involved with taking care of trees and creating an environment where people can learn from each other about how to properly take care of them.

Give access to which varieties grow best, companion planting, & possible issues including rooting and disease

How will the City ensure that the stewards have the skills to care for the trees? There may need to be some standards in place around care/maintenance/appearance/ecological approaches. For example, neighbors may disagree on pruning styles, pesticide use, mulching, etc. Also, perhaps the City can help formulate a "plan B" if the original steward becomes unable to care for the trees.

It is also important for the city to maintain and replace, as well as expand, urban forest. A transition from exotic nonfood producing species to native or edible producing species is important too. Recognizing that aesthetically or culturally significant species too have a place. ie flowering dogwoods, japanese cherry blossoms

The 'Food Tree Steward' should have a plan in place for harvesting and using the fruit themselves and with their neighbours, as the Fruit Tree Project is already over taxed as a service to fruit tree owners who can't or don't want to use the fruit from their trees.

I like that the fruit would have to be harvested, rather than leaving it to attract unwanted pests.

I love the idea of this, honestly, but it would require a long term maintenance commitment from people, which I don't think can be guaranteed. Of all the gardening ideas suggested - this one - as beautiful as it could be will eventually fall into the city for maintenance.

Who will have the right to access the fruit? Right now in Fernwood we have some trees that were planted by the Fernwood Community Centre, and the rest of the neighbourhood is told we cannot access any fruit, that it belongs to the NRG. The trees are fenced.

What happens if the group abandons the trees that have been planted?

Important to explore what can grow here and make that a priority for land use

I live on a street with nut trees. The leaf pickup schedule does not reflect the leaf drop times that we need pickups. The City needs to schedule more leaf pickups earlier in the season. It is December 13 and there

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has still not been a leaf pickup on my street. The leaves are turning to compost on the road in some places. I took a lot for my garden and raked the remainder in front of my home under a tarp, but the waste/mess is not good.

The city must use a lot of resources just planting the flowers around town, the one thing I noticed above is that the cost of the trees would be taken on by the neighbours themselves, which is fine, but would be nice in certain areas - at least ones with lower incomes - if it was supplemented some by what the city would have spent on the plants to be put there in the first place.

I am skeptical that fallen fruit will be picked up! Better to work with Life Cycles or reliable group. Concerned about pests.

It's a step in the right direction. However, the city currently funds the purchase and establishment (watering etc.) of non-food trees on boulevards. Why are fruit trees exempt from the same support?

This scheme might work better on boulevards, where a landowner could take responsibility. Alternatively, it would be great if the city did have the resources to care for trees that were abandoned after a few years.

Trees last a lot longer than the interest of a few people. This is going to be a huge headache for the city once the people who planted these trees lose interest. No one likes to dig up trees, so the city is going to be stuck with them.

One thing I would worry about is the fruit tree stewards seeing the resulting produce as their own property, preventing others from harvest. There will be a real sense of ownership, and the stewards may resent others who aren't "working" just coming and taking the fruit and nuts. I saw this myself when I took a handful of raspberries at the Burnside Gorge gardens. They were not in the fenced-off allotment gardens but the woman gardening said I was out of line in doing so.

what will happen to the fruit that is grown? Is it privately owned?

Rather than give so much resource (staff time) to the allotment gardeners, the City should plant more apple/prune trees that the general public could harvest - as is done in Sidney.

I know that the concern will be who will assume responsibility for the trees once the Food Tree Steward moves on? Would we advertise for a new steward? I know that another concern will be attracting wildlife such as deer.

Who gets the fruit??

The locations of these food trees would need to be advertised along with harvest times so people are aware of them and able to take advantage of the harvest.

Will the position of 'Food Tree Steward' be available to individual adults, youth, and possibly families?

Would the food tree steward have to bring their own watering implement and water? That seems challenging.

I think "food tree steward" roles should be shareable among more than one person. What are the

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consequences if that person leaves the neighbourhood or dies?

Requirement for daily/weekly maintenance is excessive and unnecessary. How will water be supplied is there is no cost to the City? A formal City-Community agreement is a good idea to ensure all understand their respective responsibilities.

a brief training program for 'fruit tree stewards' on proper maintenance would go a long way to see healthy, productive trees

What happens when that food tree steward moves? Who takes over? What if that steward leaves without finding a replacement?

Why so few trees?

Um, what about vandalism, or louts stealing fruit, breaking trees, etc. Next you'll tell me that we should give all the produce to the homeless.

May need to develop a plan to address the cases where community group participation wanes.

Great idea , city is good at planning those great ideas. Question, who will look after the trees???  
 It never fails, no one looks after much

Consider providing a grant to initially buy the trees.

Some cheap city assistance would be good--free mulch and compost from city facilities for example, and water. Water is key--it is not feasible water an orchard unless your property is immediately adjacent, which severely limits your pool of stewards. There must be some water access provided by the city.

And the city could provide a facilitation role-- for example establish a list of willing private landowners (businesses, community organizations) who have available land; post 'request for interest' at different potential sites to help catalyze volunteer stewards.

no

Tree choice, planting, and long term maintenance requires knowledge and skills. Providing resources, workshops, support from the Food Systems Coordinator, neighbourhood-level contacts that people can call if they have questions about proper care is going to be very important to the success of this great idea.

there is a chance that responsibilities will go unmet (maintenance, in particular) -- is there a 'plan B', of sorts?

in general this is a great idea. but the city needs to be able to maintain the trees should interest be lost by the original caretakers. furthermore, the city needs more than just fruit and nut trees and plants to have a healthy ecosystem. What happens if some of the fruit/nut trees develop a blight or other infection that could easily travel to say Central Saanich, Metchosin or Salt Spring and seriously damage commercial crops? Someone will need to help ensure that the trees and all food plants are maintained in as best health as possible for the potential consumers and minimizing impact on commercial growers.

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Additional food trees needs to come with additional education for the public so they know where they can find the free food and know that they're allowed to harvest it so it doesn't get wasted.

The one thing I would add is that they should also be responsible for designating a team back up person at the time of application as well as acknowledge that should they move away or no longer available to participate, they should find someone to take over for them. Would/could there be a list online so that people could get in touch with someone about the trees and/or know if there are trees in need of a steward?

Who are the food tree stewards? Bureaucrats or garden members.

fruit trees are a LONG commitment of decades. How will the CoV ensure this decades-long commitment is honoured and how will harvesting be ensured. For example, look at the issues that LifeCycles encounters with their Fruit Tree Project. There are already an abundance of fruit trees in the City of Victoria on private property and the fruit often goes to waste. Even with the LifeCycles project and its volunteers.

Providing oversight to ensure that stewardship occurs as outlined above will be critical, particularly over the longer term as such stewardship groups undergo member changes.

Fruit Trees on Public Land: Potential Change #2 Adding Community Orchards (with six or more trees) as a type of Community Garden in the Community Garden Policy. WHY? We heard that the two pilot community orchards that were installed in 2012 have been successful, and that people would like to have more orchards in the City.

Is this a good idea?



If yes, why?



Same as before good community land use

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There are some good community gardens

BEEES!

Would allow for the small orchards while still filtering the proposals through the city and establishing a policy framework for how community garden groups can accomplish this.

If trees are located within a garden area, they will be adequately maintained and fenced off so as to prevent wild life gathering.

Same as above

Food security increases...

More trees, more fruit, more food security. Ornamental trees are pretty, but food gives us the strength to look at the pretty trees.

The tree planting should be included with the Community Gardens.

I have visited the existing one and they will be wonderful when the plants are more established.

More trees within city limits, especially food trees, cannot be a bad idea.

Good for community, bees, and kids.

Feed all of the people....please

Again....FREE FOOD.

Gardens are the right place for community fruit trees

As stated above

People need access to fresh food, especially people who are low income and can't afford fresh foods. Orchards are also good for bees that are in danger.

Builds community, teaches people how to grow food in their neighbourhood - what's not to love?

Apart from beauty and utility, it should encourage people to take part in tending Victoria. I hope it will mean fewer people vandalize trees if they have a sense of ownership.

Fruit trees would give life and health to humans, birds and bees.

It has been successful in some areas, let's expand the efforts.

keep the fruit trees together and not in public parks

We could make fruit salad !

All if the above. Empowering people

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more access to food

Community orchards can grow heritage varieties (Vancouver heritage community orchard for e.g.) include bees, education people on different varieties. All good.

Yes please! See above comment

who doesn't want more fruit?!

Absolutely a good idea! For several reasons: More local food production for the community, the possibility for neighbours to create closer bonds to one another while working together, harvest for now and future generations. And depending on what's growing it could foster interaction with neighbours about uses for food and herbs, etc. Seems to me to be a win-win situation.

People learning to take care of something other than themselves

The orchard in Stevenson Park is fantastic.

grow more food!!

More food, better land use

Fruit trees for the future. Excellent source of nectar for local bees.

It's delightful to see the Vic West garden mature, the mason bee houses, the potential for fruit and nuts :-)

excellent teaching spaces on where food comes from and how to care for the plants that give us food!

We want fruit trees in our neighbourhood.

I love the idea of having an urban orchard.

I like the approach of orchards as a form of community garden, especially as we see more infill development and fewer back yards able to support fruit trees. With the many people living in condos I think that anything we can do to support city agriculture is a good idea.

Food trees in gardens has been happening for millennia. It is only logical to include them in community gardens.

Small orchards will provide community groups with fruits & nuts locally as an alternative to commercially produced crops

Sustainability.

If the groups exist and want to look after the trees there would be no reason not to allow this.

More trees is always a good idea

Food.

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Fruit can be eaten.

It would save people money and I would totally help as long as i don't have to worry about someone taking all the fruit leaving me nothing for my hard work.

It seems to be proven. Give it a chance.

it reduces the neighbourhoods' carbon footprint and allows more people to have access to more fresh food

It would be more productive.

Again, why not? If you have a group of people dedicated to maintaining an orchard then I say let them.

Creates another food growing opportunity under the City policy.

<Why not>!! And people can be taught, learn how to graft different varieties of fruit to one tree stalk. These skills are waning!!!

Same as above

Readily implemented, demonstrable - directly engages community groups!

increases public access to fresh, healthy food

As long as there's interest, and possibly a volunteer program overseen by a lead volunteer, this is fantastic!

Food trees are just as lovely as ornamentals and it increases local food production exponentially

To have a designated space as an orchard would be an option for people if an allotment garden would not permit fruit trees to be grown.

Provides food and peaks interest of others to become more in touch with where food comes from

Community gardens already have willing participants, people who want to look after their space.

Same as previous answer

Makes sense to have them in community gardens.

the more the better

if pilots went well then why not? orchards provide shade, habitat for birds, food for humans (and animals), and support a healthy hydrological system

yeay!

if there is a demand then go for it

Any tree is a good tree for the environment, why not have trees that produce food and enjoyment as well.

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potentially good - only if located on land designated for community garden and contracted to a responsible group. There has to be a high level of commitment and rules around management must be created.

see above

The trees will be visible and a community responsibility re care and harvest.

This is a logical extension of the community gardens policy. - needs similar oversight to the trees in parks approach.

#### If no, why not?

Response	Count
	8 responses

See above comment

I'm not sure there is a demand (a market) for this yet. Do you know?

Not clear who can take the fruit.

It could be OK, but you haven't explored other resident use of land. There is limited land - need to examine and balance uses.

Only if the trees and fruit are accessible to all. One group shouldn't be able to essentially own large portions of public land for their sole benefit

The only reason I am saying no, is that the "city has heard that" is not a meaningful reason. What has the City actually heard? And from whom has the City heard?

The deer are going to eat it all on the boulevard

City should create it - not community groups. Some community groups work - and are open. Other community groups are wanting it for their financial gain themselves (e.g. lifecycles)

#### Do you have any additional thoughts or comments about this potential change?

Response	Count
	22 responses



Again, as in my previous comment, there seems to be a disconnect between this proposed change and the city's position on volunteers in parks. I think this is something that should be explored.

Again, volunteers to develop and maintain these orchards will be needed.

Fruit trees on public lands is a bad idea. I note that you heard from only 1000 people in your previous survey. Likely, the majority of those are the food hippie type who, generally speaking, have big ideas that are not thought through and whose opinions do not represent those of the majority of us.

Support and work in conjunction with lifecycles project

An understory should be allowed to be planted underneath the fruit trees to embrace a more holistic way of growing that will benefit the trees and assist with maintenance.

Great community and neighborhood building exercise.

See note above.

I would encourage the City to consider the needs of wildlife, particularly small songbirds. These little guys thrive in hedgerows which are rare here. Please consider planting some hazelnut trees as when shaped into bush form provide the birds with a wonderful habitat. The spring flowers are also highly prized by bees; a wonderful choice for our environment and well-suited to our climate (the nuts are tasty too!)

Nice to pair this with canning or preserving workshops or events

Please include nut trees in this project.

Friends have a plot in an allotment garden. They tell us how difficult it is in their club to get people to share the workload beyond their own plot. There are no safeguards to ensure that the people gaining are carrying their wown weight - ther is no broader "community" benefit for many of these endeavors.

I think this proposal is more likely to be successful than the smaller groups of trees that may potentially lose their steward.

My concern is gaining access to land where 6+ fruit trees can be planted. Would these community orchards be in peoples's backyards? In vacant lots?

What is the purpose of an orchard? If the only real benefit is for a small number of people to participate in then granting this as a land use will prevent future beneficial use. The city of Victoria is a city with pressing need for affordable residential development. It is not a rural or farm land.

This is pretty much the same question you asked at the start, about expanding the definition, only now you are just focusing on one addition. There seems to be a lot less detail with regard to this idea in terms of how it must be undertaken. Maybe that's because there are pilot models?

Stop using decorative trees when you could be using productive trees.

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Same concern as above - what to do if community group interest wanes.

no

generally a great idea, but who will maintain the orchards when novelty wears off? or if the orchard becomes infested? what about undesirable produce - where will it go? nearby composts where wasps in particular will flourish and be a nuisance to neighbors?

Again, a great idea, but some plans need to be set in place to ensure ongoing success.

Again, additional food trees/community orchards needs to come with additional education for the public so they know where they can find the free food and know that they're allowed to harvest it so it doesn't get wasted.

Why do we have so many policies - just get on with it.

see above

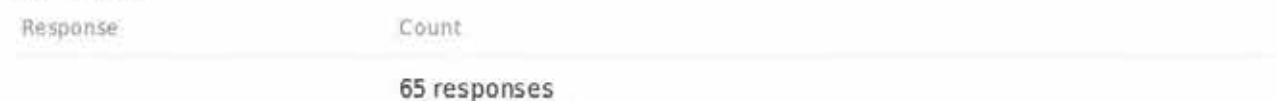
## Boulevard Gardening

Boulevard Gardening Guidelines: Potential Change #1 Garden Upkeep and Removal WHY? We heard that a way to deal with boulevard gardens that had been abandoned was important to you.

Is this a good idea?



If yes, why?



To strick what is the appeal process 30 days is to quick

Because there is sufficient notification to the homeowner and time to remedy the situation.

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Needs to be some kind of recourse

But what about those who rent?

Goes to enhanced food security, an increased sense of community, and a pragmatic use of public land otherwise unoccupied/unproductive.

people need to take responsibility..

Seems fair.

I believe this needs to be done - but make sure a garden in disarray is well defined! Not all gardens are perfectly manicured and some weeds are edible!

If a safety or maintenance concern is well-founded, then the adjacent homeowner ought to address it.

People who want only grass will complain about all Boulevard gardens

Seems fair

Please outline the benefits as much as if not more than the potential for problem.

If the land belongs to the City there should be a process for making sure it is clean and safe.

Incentive to maintain boulevard gardens

If it is unsafe or abandoned it's a great idea. I would want to make sure there's a provision where complaints can't be acted upon for aesthetic reasons provided the garden is maintained. I'm thinking of native plant gardens...etc which don't necessarily have the same neat and orderly look as a flower garden. They can often prompt complaints from neighbours because they don't share the same aesthetic views even though they're maintained.

Sounds fair. I have never seen a boulevard garden that was unkept or abandoned. I would be concerned that some people are prejudice against the look of a boulevard garden and feel a garden should be neatly trimmed grass and geraniums - these people could make complaints against food products boulevard gardens and restrict people from being able to grow food.

It's good to have a mechanism to deal with issues that can't be managed through neighborhood discussion.

Again, the more local food, the better. Sounds like good accountability as well, although may have winter-appropriate maintenance guidelines posted.

Keeping people accountable is a good idea.

Some boulevard gardens look pretty messy, depending on the season. It's good to tell the gardeners what's expected of them and to keep Victoria well groomed.

The gardens should be a source of satisfaction to the neighborhood, and all homeowners.

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Yes, providing complaints are anonymous. Complaints, if they come will come from my neighbours ... I don't want to know who they are, but I will want to know what is the specific thing I need to fix. I want my neighbours to love my garden...

Some of the gardens have been allowed to become a mess!

Abandoned boulevards need to be dealt with.

They should be kept tidy. The ones in my neighbourhood look great.

The City has to be well maintained. Nobody wants an eyesore.

Yes, qualified. Naturalizing boulevards may seem aesthetically unappealing. native species are not necessarily 'tidy'. There needs to be allowance for a less groomed appearance.

ensures gardens are not abandoned.

Maintain the beauty of our garden city

because boulevards are public property and if they aren't maintained by adjacent residents then the city needs to maintain them.

Private gardens in a state of disrepair effect everyone.

encourages garden owner to keep it in order

Well... How much of a problem is this really?

You gotta maintain, or give it to someone else

Keeping owners responsible puts onus where it belongs and monitoring is left to the community and not the city

Gardens are great but must be maintained

I like the idea of being able to garden on my boulevard, but I also understand that it is my responsibility to keep it up. The city should not be responsible for this.

You need to have rules, accountability and order.

This is a fair process now with these changes.

overdue.

but please use common sense when dealing with a complaint from a neighbour.

I am okay with having a mechanism to ensure that abandoned gardens can be dealt with. I would want to make sure that the 3 complaints were from different people (not just one cranky neighbour) and that the complaint was legitimate. I once had a neighbour that complained about the cherry blossoms from their

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complaint was legitimate. I once had a neighbour that complained about the cherry blossoms from their neighbour's tree falling on her lawn.

If not kept up boulevard gardens become unsightly and sometimes a hazard depending on what was grown in them. The cost of neglect should be borne by the homeowner, not the taxpayer.

The City must start to make those who create messes, or otherwise do not adequately fulfill their commitments, to be responsible. Other taxpayers are already subsidizing these initiatives in so many ways.

Abandoned or poorly maintained boulevards present hazards to neighbours and road users.

Boulevard gardening is only successful with maintenance.

Food produced

It has worked elsewhere like parts of East Van.

need more details as to what counts for disrepair; someone growing herbs on the boulevard is not going to look the same as a small traditional English garden and some noses may get out of joint; meaning that 3 complaints could come from the same person who did not like the 'look' of another gardener's concept of garden

Accountability is important. BUT new homeowners need to be given an option to remove the garden at the PREVIOUS homeowner's expense. It wouldn't be fair to charge them for something someone else did.

Accountability to neighbors. Lots of folks like the idea of gardening, but may not fully appreciate the work involved.

a maintained boulevard is like a common area at a communal living space. one should be required to keep their communal area tidy for the sake of others.

Within 30 days would enable the situation to be resolved quickly instead of dragging on.

I like for my street to look well maintained.

It puts the ownership on the homeowner and the community members. The city will step in as needed

I like that it is complaints based, but I worry that one cranky neighbour can complain a lot and get the garden removed just because they don't agree with it.

abandoned or neglected gardens need to be dealt with not ignored - in the case of renters, one may love the garden and the next renters not give a moment's care to a garden and have no interest; then a problem could arise with neglected space which pose potential safety and aesthetic problems

the process sounds fair enough

it keeps the onus on the people that started the garden to maintain it.

makes it all work better for everyone.

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responsibility is a good thing

In our neighbourhood the vast majority of boulevard gardens are very beat and tidy. I would not eat any veggies from a boulevard garden due to the constant urination by dogs and of course the deer will eat everything that is planted.

People start out with good intentions and then let weeds take over, and don't realize the work involved. Or move away and the garden is abandoned.

The general community is likely to be more supportive of these changes if they understand there is a process to deal with boulevards that have been abandoned or represent a health and/or safety hazard.

Good idea only if boulevard garden is immediately adjacent to the "gardener's" owned property or with the written approval of the landlord. Property owners and landowners should be wholly responsible for cleanup and restoration of abandoned, neglected, or hazardous failed gardens.

If no, why not?

Response

Count

36 responses

Hello 1938 Germany.

Way too easy for it to be abused by overly fussy neighbours. Needs to be some mechanism to ensure the reporting system is not abused.

At the recent open house at Oakland a number of speakers addressed the need to refine the complaint process, e.g. should 3 complaints from the same neighbour carry the same weight as complaints from a number(3) of different neighbours. Maybe there is a toxic relationship involved.

It very much depends on what neighbourhood you live in and how uptight your neighbours are. If you planted a herb garden and your neighbours like gardens that look like sterile tidy livingrooms then they will have your garden removed at the expense of your hard work, other neighbours that harvest from it and also the wildlife that rely on it as well. There should be some definition as to what disrepair means and have an appeal process to keep gardens in their best state. Also boulevard gardens around town may have no relation what so ever to the tenants in the houses in front of them so penalizing residents for gardens that are not of their doing is not fair. Neighbours should have to talk to each other before any formal process there should be a consultation process between residents.

Some people live in neighbourhoods with others who think anything but grass and very regimented gardening is messy. It's so subjective. I think the homeowner needs to be able to appeal, and that gardens

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should NOT be removed unless they are, in fact, abandoned, or deemed a hazard after the appeal and being given the chance to rectify the situation.

30 days may be too short to deal with the situation.

If a homeowner falls ill or has a crisis of some sort in their life, they may let the garden go. Maybe there could be volunteers that inquire about the state of an unkempt garden and work to remedy it with positive energy.

doesn't seem like the city has thought through all the pieces- are the complaints from the same person? is it just one year that the complaints are counted, or over seasons? how is poor maintenance being defined? some people just like the look of lawns and think everything else is unsightly (and maybe should be forced to live off grass clippings, if that's their stance)

Gardens are messy. Responsible parties should only be required to remedy the situation if they are violating a bylaw. One persons opinion (or 3), a vocal minority, may not accurately reflect the silent majority.

Can't foresee plants being safety hazard.

Supporting the garden if the original creators are no longer able to maintain. Create a network of gardeners and gardens. Not about ownership or power but about sharing and supporting for common goal. Removing a garden is the old paradigm

Safety risk is not clearly defined. What type of risk? There also seems to be no feedback mechanisms for the homeowner.

It depends on the process. Does the homeowner have a method of appealing etc?

I think this would be reasonable if there were a process for determining whether the neighbours' complaints are valid. Without that, it leaves boulevard gardeners vulnerable to complaints by grouchy neighbours who just have a tidier aesthetic preference, and may simply not understand what's being done with the garden (e.g, leaving the duff layer over winter is better for habitat for beneficial insects but may look messy).

People have different standards of "well-maintained", and soil improvement processes like mulching often look unattractive for a period of time, but are key to the overall health of the garden.

I think only one or two complaints should warrant a talk with the boulevard gardener. Many garden perennials are invasive and truly "weeds".

the homeowner may not have been the one to plant the garden but they will be penalized regardless, this clause would give homeowners reason to deny renters the opportunity to garden on the boulevard since they could be held responsible if the renter moved out and left the garden, it is difficult enough for renters to find garden space without giving home owners more reason to deny access

The boulevards are city property ... it is up to the city to maintain them ... to ask landowners to do city employees work, won't the union grumble?

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Prevents garden areas from falling into disrepair

Perhaps a better option to simply having the city remove the boulevard garden, would be to have another neighbour or perhaps the neighbourhood "adopt" said garden and maintain it.

Collection of the cost would be unlikely, this inflates responsibilities of bureaucracy...

This effectively grants permission to use public land in a way that could impact the enjoyment of two neighbours. Why do 3 people have to complain? Don't allow anyone to use public land for their individual enjoyment if it leads to any complaints at all

gardening is messy!!! the people across the street would call everyday as they would find it an eye sore not caring that gardening is messy.

Instead of removing, reassign the garden to another on a list. City planted for plants that will survive and member maintained.

Why would it need to be returned to grass?

Great for homeowners, terrible for landlords. I rent, and I garden. Were I to create a Boulevard garden and move, our landlord would be left with the bill if the next tenants weren't gardeners. How would I cover the cost if restoring the boulevard if I am living in poverty and had to move?

Why feed NIMBYism. Support freedom.

What about neighbourhood level stewardship? Helping out our friends? Sharing the work?

wait for someone to complain? Seriously? What if the area is already derelict and no one cares?

Most people don't clean up the plots. Seen many times when parks city staff have to clean up and return to grass. Have to think about the parks staff when its time to mow the boulevards, and garden plots are left behind. No NO NO boulevards garden plots.

I agree broadly with a process. But complaints are subjective-- someone might consider a boulevard garden unkempt even if it is being maintained and they could band together with others against it to tally up over 3 complaints. There should either be some effort to canvass other neighbours to see if they agree ( they may love it and not know about the complaints!) or have a city rep come take a look and decide if it is truly abandoned/ unsightly or just an untidy garden.

The 30-day window seems short. A person may be on vacation. 45 or 60 dAys is more reasonable.

30 days too short, action is too drastic and costly. Extend the window and be ready for compromise.

try posting a sign first to see if anyone else in the neighbourhood wants to take it over before removing it

I Do Not support boulevard gardens in any form



I think having a policy for removal and upkeep is a good idea. However, I think it needs to be more clear in terms of what "abandoned and unsightly" means. Unwatered and untended for four months? Otherwise you will get a string of calls from the type of folks who are more interested in seeing neat rows of petunias rather than some of the more productive yet messy garden types. If I've put in a tangle of fava beans to build up the soil over the winter in our boulevard garden (which is good and actually improving the health and longevity of a city asset!!), I'd feel pretty resentful if I then started having to take calls from by-law officers and explaining what I'm up to. The guidelines for when to call need to be clear and put right in the language above.

neighbours should not have to report neighbours. The City needs to somehow monitor boulevards.

#### Do you have any additional thoughts or comments about this potential change?

Response

Count

48 responses

Doesn't consider health or seasonal changes

The city should research the boulevard to ensure complaints are legit before ordering remediation.

But what about those who rent? It seems to be excluding those who are not homeowners. What about some sort of formal 'adopt a block' initiative?

The process flow chart is good, but there needs to be a further explanation of what is meant by the term "safety hazard". This would be needed by the homeowner in order to know what is expected of them.

Who decides what's potentially dangerous or what's merely creative?

Sites should be inspected and a permit issued to start with. Items like gas lines and trees might be affected by digging up the ground. Boulevard gardening should not be allowed until the adjacent property has been gardened to a require percentage. Say...at least 50% of the available landscape? Property owners must also show support in writing if a tenant wants to boulevard garden.

Clarify and refine the dispute resolution process. We were told you would but I see no refinement here from what we shown Dec. 2

The three complaints should #1 be from different parties, and I would expect the city had already trained professionals to deal with the validity of any "complaints" regardless

Complaints should be valid to be counted. It should be clear that a few complaints are not enough. One vindictive neighbour shouldn't be encouraged to lodge three frivolous complaints, and shut down a perfectly acceptable garden. If three valid complaints have been received in one growing season from three different

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people, then this approach holds appeal. Gardens tend to 'reset' each winter, so three complaints over ten years shouldn't be viewed the same way as three complaints during the same year.

Some people don't know what food looks like, what healthy ecosystems look like, what safe and habitable landscapes look like. Sometimes they just know what golf courses and bouchard gardens looks like.

I don't think boulevard gardens are a good idea but if we have them we need to regulate them. Again, the City is stepping into neighbour disputes, which is inevitably time consuming and expensive.

Would it be possible to incorporate the boulevard into the community garden plan? Ex. work with the homeowner to find a volunteer/steward (someone waiting for a community plot) to restore and maintain the boulevard?

Must be careful to verify legitimacy of complaints. Should not be returned to lawn, as it is wasteful, unappealing and requires city maintenance anyway.

Provided that the three complaints (unrelated to safety) are:

- from three different people (as opposed to one grumpy neighbour);
- received in the same growing season (three complaints over ten years are a very different thing); and
- valid, when measured against the Guidelines themselves (baseless complaints shouldn't count).

Perhaps there can be a resource for people who may have lost the capacity to care for their boulevard properly. There should be an opportunity for community to assist, especially for those who have become incapacitated for health reasons or who are experiencing other difficulties. Though this is an accountability measure, it should be dealt with in a sensitive matter.

I would never take vegetables from the garden because it's not my property and they've done all the work. It would feel like stealing. It doesn't seem like the best solution to gardening on a city-wide scale; the city would look like a slum. I would prefer longer grass on the verges to encourage butterflies.

If a homeowner elects to grow food on a boulevard which is city property and then moves not sure it is the responsibility of the new owner to maintain the garden or pay the cost of having it removed.

Potential for conflict here, but also opportunity for engagement of all parties concerned.

The same thing should apply to those who sign up for allotment gardens and other personal use of public land.

I am concerned about rental units doing these bullshit boulevard gardens that are unsightly, dangerously tall and block sight lines. Making homeowners accountable will make landlords put clauses in leases

Should not have to required 3 complaints to check out condition of a boulevard. In the end, it is the city's responsibility.

I'd say it's more important to change grass to shrubs or food!!

Maybe a possible group or person ready to take over responsibility if original applicant is unable

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maybe a possible group of person ready to take over responsibility if original applicant is unable.

PROCEED WITH CAUTION! Please follow up with a visit from the city to assess the actual disrepair. It might be that neighbours just don't like boulevard gardens! As well, the complaints should come from at least two different households so that the procedure isn't initiated by a personal vendetta.

There should be guidelines that the gardener has to follow so neighbours who just don't like boulevard gardens cannot complain and have the garden removed for no reason. Perhaps if a complaint is made, the garden in question could be reviewed?

The City is creating a very expensive program. Has all of this (meaning growing) initiative n=been costed out? If so, time to declare what full cost is, including executive resource costs.

See proviso.

This needs to be moderated however. The grass boulevards are a mess at times and when residents call the city, the city doesn't do anything about it so it needs to be balanced.

Perhaps boulevard gardens can transition to being public community garden space that is "adopted" by individual streets. This will not only increase food production, but could also foster a sense of community in neighbourhoods without access to a community garden.

Don't return the space to grass. Grass is so boring and expensive to maintain.

But city staff should inspect the offending Boulevard garden to ensure the complaints are actually founded. I think the city must set clearly the guidelines but also the maintenance standards for Boulevard gardens. Exceptions should be allowed in case of illness.

There should be an appeal process, e.g. If someone's garden fell into disrepair because they were undergoing cancer treatment, then the city should wait or offer help to clean it up but not remove it entirely. There is a difference between neglect and a short term crisis that makes the garden not the most important thing in the world.

Or perhaps offer the plot to someone else on the block that may have an interest in it before it's taken over or removed. With the understanding that if they abandon it, the plot will be re-offered to someone else or plowed under. The original owner of the plot may have to agree to allow others to use it, but really, it does belong to the city.....

Is there any way to debate "disrepair"? We have a neighbour who hates that we let our gardens mulch each winter. It's a natural way to preserve the soil, and we keep it as tidy as possible, but he would complain for sure...

Could these gardens be reallocated to a neighbor-in-need? Could partnerships between individuals and neighbors with land be established to increase the success and maintenance of these gardens?

how are landlords to handle it when it is tenants that create, then neglect, a boulevard garden? will they have recourse if they are fined by the city for their tenants actions?

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This needs more thought. Hopefully a way to make this happen will arise, because I do enjoy the maintained boulevard gardens.

Would it be possible for a neighbor or community group to step in and take responsibility for neglected boulevards? E.g. Change in ownership of property, prolonged illness or reduced mobility

Can anyone garden on the boulevard in front of my house or just the home owner? I would have real concerns about privacy and security if someone other than a family member were to garden there. What about the deer? I have stopped planting a garden because they eat everything.

Maybe 30 days is too short in some cases.

sounds reasonable to me

There is a high proportion of renters in Victoria. Sending a letter to the homeowner via this automated response process should not be the immediate go-to. How can the City encourage neighbour-to-neighbour communication first to remedy the situation? Too many people make complaints about their neighbours without ever speaking to them. This discourages trust and relationship building when you don't know which of your neighbours complained about you, or why.

concern around cost--is it very expensive to remove the garden? if so, then people should know the cost in advance; also, concerned that if someone is not able to care for the garden, maybe there are some other issues going on and should be considered in a decision

Boulevards are in reality small public parks. Their function is simply too complicated to be used as gardens. I am ADAMANTLY opposed to boulevard gardening.

I would just worry that some neighbours who are anti-boulevard garden would keep calling in to complain when the homeowner may not be doing anything wrong. The city will have to be able to double check on complaints to make sure they are valid and I think homeowners should be able to challenge complaints.

Before we do anything more relative to community gardens we need to eliminate the deer problem. We are constantly battling with the deer who constantly eat what we are trying to grow. There is a lot of work to maintain a food garden and it is all for nothing as in one night/day the deer eat it all.


these maintenance guidelines should also apply to fruit tree projects as well--fruit must be harvested and pick-up off the ground in order to avoid wildlife and pests like bears, deer, raccoons and rats

3 complaints should not be an automatic trigger for removal. City assessment needs to be done if 3 complaints received. It could simply be people who like grass better than plants, complaining. Food should not be grown on boulevards given car exhaust pollutants and dogs peeing on plants. Keep boulevards for pollinator gardens and ground bee havens. The latter require that they not be disturbed so can look a bit messy. Could encourage / demand a certain %age of native plants?

## Small-scale Commercial Urban Farming

**Small-Scale Commercial Urban Farming: Potential Change #1** Introduce small-scale commercial urban farming to the zoning bylaw **WHY?** We heard it would be helpful if small-scale commercial urban farming was recognized as a use in the City's zoning bylaw. We also heard that small-scale commercial urban farming includes a variety of activities beyond simply the growing of fruits and vegetables.

### Is this a good idea?

Response	Count	
<b>Yes</b>	141 89.2%	
<b>No</b>	17 10.8%	
Total: 158		

### If yes, why?

Response	Count
66 responses	

Because zoning is a terrible issue we have to deal with, and the more available zones, the better quality of life residents can strive for.

It would just need clear parameters about where/how it can be sold, if they are selling on the city's right of way then it needs to be clear what the requirements are if they are setting up a farm stand, money box, etc. Much like the boulevard garden requirements are clear.

It's a much more inclusive of the various ways that folks are supporting food security.

Locally grown protein products are a great way to increase local food security and nutrition. The proposed features need to deal with the animal bylaws concerning beekeeping and the raising of chickens. Currently, these bylaws are contained within in the city's animal control bylaws. This needs to change over to the urban farming bylaw. Such bylaws need to exist.

If we're looking for food security, these activities have to be allowed.

It would reduce the number of steps between people and locally produced food.

More opportunities for local food crops.

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Allows more room for urban farming.

'Cause I'm already doing it! And it's a great way to help beneficial insect (and other animals) populations.

In the big picture it increases health and decreases the carbon footprint we produce. In the small picture it encourages interactions between neighbours building safer communities.

More food in the city is better for everyone.

It will add much needed employment and local sustainability

Creates business and employment. Encourages young people to become involved in farming/gardening.

More local food = win.

Because I want to buy food in my neighbourhood!

It sounds like a good use of resources of all sorts, especially if the produce is sold locally. I imagine the neighbours would want to have a say in what happens next door.

This sounds wonderful!

Sets zoning and bylaws in an equal manner across the city, and possibly region wide.

Only on privately owned property by the owner/tenant

emphatically, yes.

Yes, it's important that people are legally permitted to have a garden without risk of being accused of a bylaw violation.

the closer the food is grown and the more diverse the gardening, the stronger is our food security and the more likely it is to be sustainable

Yes, with a caveat. Composting of waste. We have a community garden in our property and the members involved want to open compost. We also have a rat problem. Composting, a vital part of gardening, doesn't necessarily mean more pests, but if unattended (it needs turning several times a week) then open composts make sweet little nests.

This will help small businesses literally live off the land. It will create a way for people to make money. I'd buy their products.

Absolutely. Sustainability thru community is the goal

Helps to encourage people to expand into for production and build local economy.

Make food available in the neighbourhoods where it is grown. Best plan ever. A zoning amendment could allow for all related activities ie sales.



better community resource, better access to food, fresh food

Everyone would love to have a farm in their community. New-style subdivisions in the U.S. are being built around a small working farm, saw one such community portrayed on CBS Sunday morning a couple of weeks ago and it was a beautiful place to raise a family.

I don't know, probably no different than growing veggies

Its visible to the public, so becomes something they are forced to recognize and learn about

More food :)

Encourages small scale gardens

About time!

This is important for Victoria food security, and for children to be more familiar with where food comes from.

To be more sustainable, we need to have food right here in our backyards!

More food, better land use

Densification should not just be about building more apartments. We should have mixed use neighbourhoods with opportunities to grow and sell produce.

Diversity. And many folks as individuals don't have the knowledge/finances to do more robust projects like bee keeping or raising chickens. But I'd love to help an urban farmer and would certainly buy these products from a neighborhood urban farmer.

This is incredible, how amazing would it be to have a small scale urban farm down the street from you. What a great way to buy local produce, support your neighbours and community. Please change the by law.

In terms of food security we need all the help we can get. I am in favour of this if it helps to protect people who are trying to raise food for themselves and neighbours.

This would increase the amount of locally grown food available to city dwellers and should be recognized as a land use.

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If reasonable, commercial growing where possible should be encouraged. With a reduction of ALR, we need to increase our creativity in how to grow commercially where we otherwise wouldn't.

Keep the money local and gets people involved in food production which is good. It also gives people an opportunity to make some money from their efforts.

Rooftop gardening is a great way to reduce building climate control costs and to increase food production. Perhaps the city could create an action plan with businesses located in high rise buildings in the downtown core whereby community groups create gardens on their rooftops. All maintenance, planting, harvesting etc

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would be done by designated community groups in charge of said garden.

More fresh food made available

improves food security locally and teaches others how to do it for themselves

survival food. 100 mile diet etc.

It's already happening so might as well zone for it.

It's growing food, teaching children skills, feeding people, helping the city in general to be greener. What's not to like....

Innovative and important!

Best idea of all - zoning is at the root of food security. Remove all restrictions and enable food production. Fundamentally, green infrastructure would be incentivized!

we live on great farmland. why let it go to waste?

Actual commercial agriculture is critical to producing meaningful amounts of food in the city.

This vastly expands out arable land.

Many people would like to have a supplemental income since living here is very costly. If food production for driveway sales were permitted, it would provide hobby growers a way to move on their surplus to the local community. As well, many people do not want to buy produce from out of country, there is a trend to buy more local that doesn't have a long-distance journey to get here. And again, if there were a disaster here, we as islanders would not be so reliant on food aid coming from off-island.

People who sell seedlings, plants, etc won't have to hide it anymore,

Time to change the way people live and start looking after each other. Urban farming will work when its done right

But the zoning bylaw does not need any more zones!

Only over a certain level. Selling eggs to a neighbour or some flowers at a market or doing your own composting should fall within residential zoning. Truck deliveries and larger scale operations obviously exceeds commercial zoning.

I think zoning may provide certainty to those who do small-scale commercial agriculture; it provides an opportunity to have some standards, perhaps, without limiting opportunities?

local good food

promotes and encourages a broader umbrella for local sustainability

Food to expand

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Good to explain.

Its happening elsewhere & Victoria needs to get on board. SPIN farms are highly successful & provide opportunities for young farmers who cannot financially handle larger & more traditional farming styles. Victoria seems ideally situated for this.

This represents a logical step in the evolution of urban agriculture

If no, why not?

Response

Count

17 responses

Accumulation of a large number of chickens for egg production could get noisy and irritate neighbors, plus create unpleasant odors. Also, composting if not done correctly can create odors. Both of these acts are potentially trespass/nuisance creations and could end up in a court battle. Having customers arrive to purchase goods could also increase neighbor conflict an parking issues. Commercial farming is best done on the more-than ample farmland available on Vancouver Island.

Just thinking of the neighbours of these farms. What about pesticide use?

We don't need bird flu. China develops it by living with chickens. Vegetables and fruit is fine - chickens are a health hazard

Possibility of too much commercial activity in residential areas and smell of rotting compost next to houses. Selling should take place in existing farmer's markets with perhaps a smaller nominal table fee. Composting must be residential capacity only. Concerned about noise and smell from chickens, suitable only in limited situations.

Cit land is scarce - we need parkspace especially as more people moving in and more densely populated

farming creates farm waste and the city is not responsible enough to deal with it's current sewage situation let alone abujch of chicken shit and bees everywhere

"processing, packaging, storing, selling and delivery of products cultivated on-site; the composting of waste for on-site use; and the delivery of educational and volunteer programs" sounds like a small business operating in a residential neighbourhood. Not a good mix and is potential source of conflict and complaints..

Local food production is great, but not a "commercial" enterprise in the city.

The commercial garden acceptability depends on where it is situated and who may be impacted. This is a land-use matter and each should require full land-use system approval. So much depends on the experetise of the gardener, and the impacts on others. Question is too broad as is.

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If this is allowed, where will it stop and who is going to oversee and check if it becomes too big and out of control? not the homeowners!! the police? the city? the unions? where will the money come from? The city allows individuals garden small scale which is acceptable ... but commercial??? No WAY! No cows, pigs, horses, donkeys and 6 chickens is enough.

The survey does not identify what zoning is intended to be changed. Question is too open.

Small holdings are inappropriate for urban areas. This type of operation would be better for outlying municipalities with lower population density.

prioritise residential development to reduce pressure on housing costs, not so that a small number of people can make money growing food in a cost inefficient and unsustainable way. Food simply doesn't need to be produced in the city of Victoria. It is done far more sustainably in surrounding farmland

Too complicated. Sounds like beehives, ducks and chickens, composting etc. a recipe for neighbourhood unhappiness

Do we really need more laws. This constant creation of rules and regs seems to me to be make work projects for city bureaucrats.

People living in residential zoning don't expect a farm next door. Compost attracts urban wildlife creating a problem for the wildlife when people don't want them around. Could be hard to regulate the composting ie odours and how well it's done - more to it than throwing organics / kitchen scraps (to get away from paying for pickup) in a pile. No animals use for food production, ie eggs. It's passe. Even the UN has promoted a plant based diet.

Do you have any additional thoughts or comments about this potential change?

Response

Count

29 responses

I like the idea of going up the street to pick-up some eggs from a neighbour I don't currently know that may own chickens. There would need to be some thought given to what the restrictions will be for setting up a point of sale, as mentioned above, if it is a structure or on the city's right of way, etc.

concerned about smell from compost / growing  
 pests attracted to poorly managed composting / crop sites

Stick with the current process.

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ALWAYS OFFER INCENTIVES! Financial, educational and how to benefit. Show people to the light! Make these processes easy for encouragement.

I assume this does not mean a zoning change is needed (I hope not).  
 Consider other small livestock.

This is one of the proposed changes I'm most excited about!

What difference does it make?

I wonder how this will affect taxes if people claim to make a certain amount of money to allow farm status property tax.

It will be nice to see how varied, or how similar the gardening will be.

should be licensed, and odours and noise tightly regulated.

I am glad that you are including eggs, which means chickens. What about other poultry ... are they permitted?  
 How will the care, and resulting necessary slaughter, of animals occur? Can we require humane measures?  
 Will the animal control/SPCA be allowed to monitor?

As long as pesticides are not used and they don't get to big

If you want small scale farming in the city, I think you need a minimum size of lot established for the purpose and agreement among neighbours similar to when one applies for variance.

Only if it was kept under control. Farming is not pretty, curb appeal might be an issue. Perhaps back yard only for the "farm".

Would you add goats or sheep (maximum one or two)? Small breeds are no bigger or more harmful than large dogs.

I would not want to see it restricted to specific properties, or size of properties, so I am not sure exactly what you are proposing here.

No roosters

Often people who live in the downtown area do not have cars so are unable to take advantage of the products available in agricultural areas. It could also provide more access to healthy food to the local food banks and shelters.

There needs to be some way of distinguishing a farm intended for profit and a gardener offloading a few extras. If I end up with more carrots than I can use and sell some to my neighbour I don't want to get fined for doing small-scale commercial farming in an unloved area! Similarly if a neighbourhood garden holds a sale to raise funds that is not the same as if you buy a plot of land specifically to farm it for money. There

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needs to be a way of defining what counts and what doesn't.

Zoning needs to be more nimble and relevant - the City's zoning bylaw and entrenched administrators are the single greatest impediment to fostering progressive planning in the City!

1. in regards to rooftop gardens be subject to a load test to determine the strength of the roof?
- 2.. Will the raising of goats be allowed on urban farms in the near future?

I don't know about this. Maybe. Needs carefully written and clear guidelines about what's possible.

Concerned about when pot is legalized by the federal government. Consider what will happen then with this zoning.

Raising of ducks and chickens for sale as egg layers should be included.

urban land is usually more expensive than rural, so the foods grown in the city center will probably be more expensive than food in grocery stores. this is a great concept to encourage people to reconnect with food and have more variety than what is available in a grocery store. However, the cost of some of this produce may inhibit many from regular purchase. So could the city also find ways to lower operating costs for urban farmers so that their goods are comparable in price to grocery stores?

controls for noise, odour must be clearly defined when livestock is involved, also humane treatment of animals must be overseen

Don't push the envelope. Support growing food, have few chickens etc. and leave it at that. Commercial urban farming is a hornet's nest. The initiative here should be about community, healthy activity and together, growing healthy food.

I'd actually also bend the rules to include small goats and their milk. Given that some people have dogs twice the size, I don't see an issue. (Or include language somewhere that would enable the piloting of this at a couple locations if a resident had okay from neighbours).

New zoning may also allow for agri-parks.

**Small-Scale Commercial Urban Farming: Potential Change #2** Allow small-scale commercial urban farming as a permitted use in all land use zones in the City WHY? The proposed changes would increase the range of potential sites for small-scale commercial urban farming.

Is this a good idea?

Response	Count	
<b>Yes</b>	135 86.0%	
<b>No</b>	22 14.0%	
Total: 157		

#### If yes, why?

Response	Count
47 responses	

It would be good to allow it with proper regulations.

The new bylaw would reflect the current reality that one farmer tends many fields.

Yes, but additional parking should be required. There is insufficient parking in many neighbourhoods to accommodate business traffic.

Seems fair

yes but i dont agree with everything, farms sometimes require multiple deliveries a day depending on the season, one delivery per day is not realistic.

It's already happening, it's silly to prevent it. It's not practical to own land here. At all.

I just believe in this movement. Allow people to see the "smells" as healthy smells, or do they prefer tail pipe exhaust???

I'm so excited to see where small scale farming pops up. I would be aware that if you make guidelines too stringent to appease possible concerns from residents you may make it too difficult for people to actually participate in

Provides more opportunities for growing food, and employment.

More food! More community!

It puts a lot of land to use that would otherwise just be sitting there empty. It would encourage people to be productive/provide jobs. It would provide more green spaces and improve air quality. It may provide opportunities for out of work people (both food and work)

Nature is natural, gardening, animals, it is all natural. Farming should happen everywhere.

Once good guidelines for residential areas...

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Gives good guidelines for gardening practices.

Yes, it's important that people are legally permitted to have a garden without risk of being accused of a bylaw violation.

where people live, there needs to be food. let's get back to connecting people, food and land - if you read the book published by the Songhees about their history in Victoria, they report that the concept of the people was not distinguishable from the land they lived on. How great would it be to live in a community with that understanding?

Addresses a need of the farmers. I'm all for it

Respectful community

just good all around

The more farms the better!

As long as it is regulated as you state. More food and opportunity for entrepreneurship

Details what is acceptable

More food, better land use

These are good conditions, and people could make great use of all kinds of spaces in the city. A residential neighbourhood would be a lovely place for a small urban farm. People can grow a great deal of food in a small space and it would benefit the local economy if they could sell their bounty

this would ensure green areas in the city and allow for more locally grown food.

Restricting to limited zones cuts off access to many folk especially those without cars, older folk. All residents should enjoy the benefits of small scale urban farming regardless of age, finances, mobility, transportation etc.

but if you are going to make no additional parking needed, I think other businesses should be allowed the same grace. Really this city is so strict on its parking issues and i dont think it should only allow urban farms to not have a parking requirement.

We need to increase the ability of people to produce food for themselves and commercially. I think issues around compost and scale can be addressed as above.

The regulations seem reasonable

Farming activities are incompatible with urban living.

Provided the area is not too crowded with workers

Adherence to bylaws is key to success in my opinion.

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Put land to good use.

I think you have all the bases covered here; the more small farms the better !

survival food

Can't see anything wrong with it.

Local food growth is important, and this would allow restaurants and small grocery stores to be even more local

As above

makes sense

Why not. We all need to eat, and it is better if our food comes from closer.

While you are opening up zoning to reasonable uses, allow corner groceries in any zone.

Allow me suggest zoning be eliminated and replaced with performance requirements. Who cares if someone is running a business if it has no impact on the neighbourhood?

Stop being prescriptive, start demanding performance measures.

As above. ANYTHING that increases local food production (food security) and lowers carbon footprint is a good idea.

This will encourage small scale farming across the city.

Great land use. "Infill" is positive and can increase quality of life and neighbourhood.

provides certainty for the farmer(s); sets some boundaries of what is allowed/not allowed in neighbourhoods--rules should be flexible to address change over time

there will be more land available for production without changing more productive business ventures.

good local food, we must do this.

Awesome change. Go for it.

This is probably the one area that does need clear regulation - and the ability to provide enforcement.

If no, why not?

Response

Count

15 responses

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Again, I see numerous neighbor conflicts. Current owners purchased land with the knowledge that the neighboring properties had certain zoning restrictions and now these goalposts are being moved. It would be akin to putting a high-rise in a residential neighborhood.

As expressed on the last question, my experience tells me these start out well and often deteriorate into neighbourhood arguments and bureaucratic entanglements. The example of marijuana shops opening without permits or authority and the City unable and seemingly unwilling to do anything about makes me wonder what kind of nightmare a homeowner would have to go through to get some action on a complaint about a noisy, smelly farm next door, especially if the farmer doesn't have to live on the property. It becomes an absentee landlord type issue.

the proposed regulations do not go nearly far enough to protect the neighbourhoods.

It is a curious proposal. An absent farmer/operator? I don't think so.

not really clear on what "commercial urban farming" would look like, but that seems to be in a different category than home gardening.

There is a great risk of contaminated soil in all areas of Victoria. Soil testing would need to be a prerequisite.

The City has very weak bylaws regarding noise and odour, and does not have the will or capacity to enforce.

The deer, the trucks coming and going, and there is odour about already.

City does not respect need for noise/odour enforcement, and does not have the capability to enforce any rules, nor the will. Need to get meaningful bylaws foirst, and staff has never supported anything effective.

prioritise residential development to reduce pressure on housing costs, not so that a small number of people can make money growing food in a cost inefficient and unsustainable way. Food simply doesn't need to be produced in the city of Victoria. It is done far more sustainably in surrounding farmland

see above

There should be no commercial farming based on community gardens.

I think this needs to be assessed on a project by project basis.

Hold on to the ALR and provide transportation for farmers who want small plots.

A rezoning application and public hearing should be necessary to change the land use of any property.

The Province of British Columbia appears able to ignore land use restrictions based upon municipal zoning upon provincially owned properties (campground on Provincial Courthouse grounds).



City of Victoria Bylaw enforcement appears not to have the stomach to deal with this abuse.

Suitability of any property for urban farming should be subject to a rezoning and public hearing process.

Do you have any additional thoughts or comments about this potential change?

Response

Count

23 responses

There needs to be a regulation on manure usage as part of the odours. Only well composted manure should be used in the first place so there shouldn't be a strong smell but I think this needs to be stated. There has been a strong manure odour on Belmont north of Haultain for weeks now and I can only imagine this could be worse with a commercial growing enterprise if they didn't use fully composted materials as fertilizer.

I don't know what the "one off-site delivery a day" refers to. Excess traffic?

I would create another tier of business license - for small scale urban agriculture - that lessens the fee. If truly small scale, then there will likely not be much extra capital (esp in the beginning) to go toward licensing fees.

There need to be better resources available for testing soil contamination.

Small scale farming should be allowed in all zones. City should be able to help in informing farmers about previous use on sites and information concerning possible site contaminants.

Requiring a business license is tricky - I'm trying to figure out what I need to grow on my aunt's land and sell at market/to florists. There are NO clear rules for this. And what about one off-site delivery per day? What does that mean? What about delivery of things like flowers - you can't deliver ONE bouquet of flowers, or to one florist, per day. That isn't practical. Unless it doesn't apply to that - if it only applies to deliveries over a certain size/made by vehicle, that's different and needs to be specified.

Could be a source of pride and civility throughout the region.

See my note about raising poultry, care and slaughter above.

Not sure if I like this. Yes, if it can be insured that noise, smell etc. Can be mitigated

Are urban farms appropriate to raise pigs? Cattle? Just what is the vision of urban farms in the city?

Why only one off-site delivery allowed per day? That restriction could be problematic for some urban farmers, especially if they're trying to run a CSA.

My question would be - at what point do you require a business licence?

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I don't think it is necessary to have a business license, this added expense doesn't add to anything except perhaps to city revenues.

I don't understand how this fits with change #1. If it is permitted in all zones then why is a new zone for commercial small scale urban farming even required? That seems redundant. Also security needs to be added to your list of requirements if the farmer does not live on site.

As in any business, must be carefully monitored, especially in the beginning, so that there are no overly large, messy sites that other neighbours might find offensive. But of course, cannot please everyone. There will be some complaints to deal with!

As above!

Again, I don't know. Maybe. I wouldn't want employees parking on the street in front of my house. If it were my neighbours, they'd feign ignorance to any rules that don't suit their agenda, which puts me in the position of reporting them or putting up with them, possibly ruining relations from too much reporting? Their cavalier attitude to live music played in the wee hours has already been damaging.

Permaculture everything possible. Please.

I could see problems arising from areas that are strictly enforced as 'residential parking only'-some people are extremely irritated by non-residents in or around an area marked this way. And rules for composting must be adhered to in order for the operation to continue within an urban area that would not upset neighbours who don't understand urban farming.

You can't regulate odour....if people want the urban farming ,odour is going to happen. Wake up to reality. City can think about regulating their own noise. Don't need a business licence its farming

humane treatment of animals must be addressed

Bad idea

Hold on to the ALR and provide transportation for farmers who want small plots.

Small-Scale Commercial Urban Farming: Potential Change #3 Allow small farm stands in all land-use zones WHY? We heard that many people support growers being able to sell their produce on-site, with no restrictions.

Is this a good idea?

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Response	Count	
<b>Yes</b>	139 87.4%	
<b>No</b>	20 12.6%	
Total: 159		

#### If yes, why?

Response	Count
57 responses	

Duh

It is a nice option for others that live in the neighbourhood but maybe not on that street to partake in purchasing veggies, fruits, eggs, etc.

Less red tape and tax around selling one's local produce locally simply makes common sense.

Less red tape

We need food security. This will help

Seems fair

I dont agree with everything here.

FANTASTIC way to build community, interest in small business, agriculture, and food!

Why not! This boggles me at what the issue is??? If people are able to leave their lots in dismay, how can adding value to a community/neighbourhood be a bad thing??

We want to support and enable farmers to make a living.

GREAT idea!

I love being able to purchase goods grown or harvested in my neighbourhood. Any improvement to making food sustainability possible is an excellent idea

Provides fresh food to people in the community. Builds community. Provides income.

Again, I want to buy more food from my neighbours who have more time to garden than I do!

Densifies local traffic, improves community spirit and self-reliance. Is an alternative to the food industry.

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If someone has enough produce to sell, why not?

Less transportation of produce leads to lower carbon debt for the entire project.

Yes, it's important that people are legally permitted to have a garden without risk of being accused of a bylaw violation.

I could grocery shop from front yards? Fantastic! I like that it would only be food

We have one. Still too many rules. Why put away. Ours is permanent. No complaints. People stop and chat. Going to use as book exchange in winter. Why all the rules?

Builds community.

allows small scale business and the sharing of resources. great idea to develop local economy!

This would help islanders ensure food security and everyone wants to shop local, especially food.

Oh, now I see! Yes this would be great for individuals to sell their seasonal goods, much like a local market

So excited about this idea. I've thought several times about having a farm stand outside my own house in Rockland/Gonzales area. We produce so much food from our yard it would be a great opportunity for the neighbours we don't already know well to access some of it. Just another opportunity to enrich community, similar to having a book box in ones yard. I think it's a fantastic idea.

Better food access for the community, easier for farmer

Gives the public local access to fresh products

Neighbours having been asking for years if we sell our eggs, and we often have a surplus in the summer. It would be lovely to be able to contribute to the neighbourhood and make a bit of money this way.

People who are doing this good work need more ways to get paid for their work--i.e., more opportunities to sell their produce. And it's good for others to actually be able to see (and buy) the produce right where it's grown.

Local food from your neighbourhood.

Cost can often be prohibitive for small-scale farmers to rent a space to sell their goods. Allowing them to sell directly from their farm saves them money, and means that the farmers are being directly supported by their neighbours. The people buying the produce know exactly where their food came from!

But only if the immediate neighborhood had first access to the products. If we're supporting neighborhood urban farm with shared labor, our purchasing dollars, our patience with ie., the sounds of roosters early morning crowing - I'd for sure want first crack at buying the product!

Loves this idea. Why not be able to make a little extra money off selling your fruits and veg. however I think there should be have to be a design submitted to the city first. nothing complicated just to make sure it

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there should be have to be a design submitted to the City that needing complicated just to make sure it looks cute in the neighbour hood

I think a small stand is fine.

More access to the products for the average person.

I believe that properties with back lanes should allow stands in the laneways. Helps to create a community feel on all aspects of property.

Keeping this very local.

Yes, because this allows growers to sell their fresh fruits and vegetables, eggs and honey.

Because it reduces waste. Family gardens may produce 30 lbs of zucchini, which is more than one family can manage. So they should be able to sell the remainder.

HOWEVER, a licence should not be required, and more than one small sign should be allowed.

Neighbours feeding neighbours. What a great opportunity for a family to work together

benefits those who can't garden , no time, poor health etc and allows them the opportunity for fresh food and the opportunity to support local gardeners/farmers

availability of food.

I would love to be able to stop by a farm on my walk on the weekend and buy some fresh fruit or eggs for my meal that day. Right now we drive out to the Saanich farms, impacting the environment with our car, to do the same.

Promotes local business; good for kids to learn how to garden, retail sales, food production, etc.....and helps others supplement their income....

Love this - local food stands!

It is hard to believe I am answering this question in 2015.

Because freedom.

Because local food is good.

Because local business is good for us all.

Because it will reduce food waste.

Yes yes yes!! The closer to home people can get the food they need the better

Encourage community between neighbours and encourage people to grow their own food for trade

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encourage community between neighbours and encourage people to grow their own food for sale

Perfect, now you starting to get on the right track

Make local food available to locals

That sounds like a lovely idea.

Very reasonable. Enhances local shopping and community engagement.

I don't really know much about this, so it would make sense to monitor how these rules are working for farmers and neighbours

it will allow homes with enough yard space that are growing too much for their consumption to sell and encourage neighbours to purchase from neighbours - creating market diversity. I think baked or canned goods should be allowed. For example if someone has a plum tree bursting with fruit, why not sell some canned plums for pantry/winter storage?

again, making good local food more available.

encourages community ownership of local food production and procurement

People are doing this already. It also adds to sense of place, neighbourhood interaction.

#### If no, why not?

Response

Count

17 responses

Farm stands create parking and noise pollution issues, especially in residential areas. Also lack of control of cleanliness, etc.

It sounds idyllic, but as these structures age I fear ramshackle huts becoming unsightly and a liability issue. I also fear how much money it will cost the poor, long suffering tax payer for the bylaw officers who will have to manage this.

you have got to be fucking kidding me. every asshole setting up a vegetable stand is NOT the answer to making the city affordable. People shouldn't have to supplement their incomes by setting up stands everywhere.

A residential zone is residential ... If a property next door becomes a farm, for seniors living in their home for years, they should not be burdened with having to decide to move because of the happenings that happens on a farm, tractors ... the sit-down mowers are loud enough as well as the city leaf blowing ... too much noise pollution.

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Times are too broad. Open at 7 might mean outdoor set-up at 6. Tighten hours.

Farm gate sales should be restricted to rural areas not urban settings.

Increased traffic. Unsightly

This potential change disallows the selling of crafts, baked, or canned goods, but this seems like a difficult thing to enforce. Will there be a "farm stand task force" sent out to fine people who don't adhere?

prioritise residential development to reduce pressure on housing costs, not so that a small number of people can make money growing food in a cost inefficient and unsustainable way. Food simply doesn't need to be produced in the city of Victoria. It is done far more sustainably in surrounding farmland

These have the potential to be an eyesore.

Waters down the vital community initiatives like the Moss Street market. Individual producers should look toward small markets and shops to sell products.

Why not baked or canned goods?

See the above answer.

This conflicts with essence of residential neighbourhood 'streetscape' and what other home based business owners are allowed to do.

See above.

This is an area of urban farming that I would approach cautiously as it has the potential to affect neighbours more than any other aspect. It may be possible to allow limited direct sales in some zoned areas, but I would be reluctant to see this happen in residential areas in the first set of changes. There are other vehicles available for those who wish to market their produce.

See comment above regarding rezoning and public hearing process.

Do you have any additional thoughts or comments about this potential change?

Response

Count

26 responses

The major issue around these is going to be theft. Whether goods are taken or the money box. will the policy for the stands state what best practices would be for ensuring items aren't taken and who they should be reported to (would it necessarily be the police?).

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The guidelines seem a little restrictive.

I would want to look at parking ramifications, esp in smaller neighbourhoods around higher traffic volumes. In many neighbourhoods now, the price of housing has forced many homeowners to make a suite of a portion of their home. This creates far more traffic on the small streets -- these streets were not designed to take the increase volume during peak times of vehicle movement. The safety issue around this concern (i.e. children walking to and from school, parks, etc) would need study in particular neighbourhoods where street sizes are small, or where living density is higher.

farm stands should be able to be put up for neighbour to neighbour use, not just farm businesses. Stands should be able to stay in a permanent location as having a mobile unit would be prone to theft.

Stop regulating People and what they do!

Perhaps the stand could be kept back from the busy streets, for less distractions to drivers.

no totally sure about "no" restrictions, the City would need to be cognizant of existing health and food safety regulations

As long as signage and radix don't become a problem

Not 7 a.m. to 8 p.m. shorter hours and some restrictions on the size/design of the stand are necessary.

Great!

I think it's a neat concept. But realistically, it would mean potentially a lot of cars would be stopping and starting up and down a street to check if the stands are sold out of eggs, etc. Perhaps, one neighbourhood stand for a collective on the street?

Why not canned or baked goods? I understand that commercial sale means that these need to be produced in a commercial kitchen, but if the stand clearly states "does not meet commercial kitchen regulations" then people buy at their own risk and the producer gets value added revenue.

Any signage should be at the stand and very small and no lighting.

No need to be 20 ft long. 6 would suffice!

I don't think a business licence should be required for very small sales. For example I see a few people who have small flower stands in front yard. This goes along with previous question- at what point should a business licence be required?

Sounds amazing!!

Perhaps a better way around this would be to assist communities and neighbourhoods in the creation of local farmer's and producer's markets. Our city has seen great success with the Moss Street Market and the Esquimalt Farmer's market.

Food systems are just that, systems. Create policies that are nimble and can be tweaked to support market initiatives as they emerge. Put basic policy in place and continue to refine as the system evolves.

no crafts, baked or canned goods? why?

Maybe. Again the issue of heavier car traffic. I feel like this is why there's farmers markets for people to sell excess goods.

I don't see why baked goods would not be permitted, such as breads. Also, in our case, our front yard is mostly fenced off; we would have to place this stand close to the boulevard, which would make it awkward. I think there would have to be a little bit of leeway, per case, that would work with the the yard shape, since there are so many size differences in the city.

I don't see the need for a two-foot setback from the property line.

The rule that it must be put away if unused for 5 days seems draconia--that means selling one day a week is inadequate, and also doesn't allow for any falter in the schedule. 14 days or 30 days would be more reasonable, allowing producers to keep it in the summer and take down in fall.

It seems to me that the more permanent the structure, the more likely it is to be quality-made rather than ramshackle.

This should not require a business licence. The cost of the licence would make it barely worth the trouble to set up a farm stand!

Hours: why finish at 8pm in summer? If it's to do with darkness, make it an earlier end time in winter (5pm?) and later in summer (9-10pm?)

Why no crafts, baked or canned goods??? Selling jam seems like a great idea.

People should have more than 5 days for not using the stand. Gardening can be really unpredictable. Some people will have problems with moving their stands. Make it at least 7-14 days.


would increase responsibility of local health authorities to oversee that bylaws are followed

Not sure about this.

Local markets provide an excellent opportunity for sales and are important contributors to building community.

Small-Scale Commercial Urban Farming: Potential Change #4 Exempt rooftop greenhouses from height calculations and floor space ratio calculations WHY? Small-scale greenhouses on industrial, commercial, institutional and higher density residential buildings can enable year-round local food production and provide valuable educational opportunities within a dense urban environment. Limitations on floor area or building height have constrained opportunities for these facilities.

### Is this a good idea?

Response	Count	
<b>Yes</b>	134 87.0%	
<b>No</b>	20 13.0%	
Total: 154		

### If yes, why?

Response	Count
50 responses	

It is not living space

So many restrictions, wow

This idea would have the potential to offset the probable increases in community garden requirements, given downtown residents wouldn't have to leave downtown to garden.

Food production in wasted space helps food security

Seems fair

Just do it already

Greenhouses are great!

It makes excellent use of existing (and wasted) space

Allow more opportunities for food production.

Because it encourages food production even when space is limited.

It requires a lot of monitoring by the City but it's using waste space productively. Building users or renters could be involved; schools could maintain the garden.

Greenhouses and gardens are not an eyesore. Big grey buildings are though.

Good use of currently underused areas.

Yes, it's important that people are legally permitted to have a garden without risk of being accused of a bylaw violation.

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it's a brilliant idea - why not?

Sky gardens are a great idea for people with less space. I like the 15th max.

Some safety concerns so need proper construction. Possibly subsidies. Solar support. So much potential to explore. We don't need to invent the wheel. I. This she of the web we can learn from global examples. Lots to catchup on

just a great way to increase food production.

The more farms we have, the better the health of our committing both socially and physically.

Sure, another great way to support year round growing

Thank god it's about time. Let's utilize or underutilized urban spaces like rooftops!

Expands the growing habitat

makes sense

Rooftop gardens have the potential to combat urban warming effect and to act as carbon sinks, and cleaning city air. Taking down buildings to put in gardens makes no sense, but using space that already exists make lots of sense. Densify intelligently!

i love the idea of looking up to a building and seeing people growing their good

There are so many empty roofs downtown where nothing is happening.

This is especially good in densely populated core areas where land on the ground is not readily available.

Aesthetically incompatible with existing urban landscape.

This is my favourite project proposed. Those who reside in condos etc, especially downtown would be able to have a connection to the dirt.

Allows growing to happen all year long.

a great way to grow; be careful of the roof load and other engineering factors

more viable.

It would encourage more rooftop gardens which are a brilliant idea.

Love this too - makes it more possible for people

The zoning bylaw in the City is punitive and fails, consistently to respond to community change. This is just one example.

maybe its a good idea? Let the experts analyze this for impacts.

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building permit should be required for the safety of the building occupants!

Great for apartment dwellers or those without balconies. Effective use of space.

This would incentivize good things—growing local food.

But please remove the area limit. That is dumb, brute-force regulation. What are you trying to control? Aesthetics? Shading? Just say that.

And while you are removing disincentivizing regulations, please start measuring floor space ratios by the interior area, not the total footprint of the house. This disincentivizes thick insulation, which is terribly stupid.

As above

any options for people to grow their own food and be more connected with what they eat is a great idea

Great use of space. Should also be allowed for SFR and duplexes.

I think it is very important for the city to review and amend its bylaws to assist use of rooftops as garden areas... green roofs help control heat islands, filter rainwater, look nice, provide food, provide habitat, reduce energy use of homes

those with the means (i.e. a condo building strata) could greatly increase their property's value and residents well being with access to a garden. it also moves growing from city land to residential/commercial, where city staff will have no need to step in and maintain.

brilliant use.

rooftops offer ideal growing opportunities for those living in multi-family buildings

Seems okay, but need more info

A great way to expand growing capacity in the city.

good land (surface) use

Could provide an important source of growing produce on rooftops that do not have the structural capability to establish as a roof garden. Careful attention will need to be taken to ensure that these structures are located in areas and on buildings that are unlikely to negatively impact neighbours. In addition to height - whether or not the greenhouses use supplementary light or heating may have the potential to impact neighbours.

If no, why not?



Response

Count

15 responses

Why exempt farming? Why can I not put an additional unit on my home for residential purposes? Farming should not receive additional benefits.

Exempt from floor area makes perfect sense, but these things should definitely be included in height calculations.

Height restrictions particularly in residential areas should apply.

this should be aloud on single family homes. This is the type of people who would be more likely to be utilizing this technology. I larger density building is most likely not going to go to the effort to create this for their tenants, however if it is something for a larger building 300 sq feet would not be nearly enough space to yield enough produce to make it feasable for a larger group of people living there. The current space requirements proposed would make for a novel and expensive demonstration greenhouse, for larger building it is not adequate.

Roof top activity, be it gardens of decks, or BBQs have caused great angst. A land-use matter - would need full process.

These are often characteristics of development that have been considered by neighbourhood associations and support is often contingent upon minimal height. There may be view considerations to say nothing of aesthetics.

Crazy idea. Greenhouses are not a good idea on rooftops in a windy and well populated environment.

Do not agree with the assertion that building height restrictions have limited gardening.  
 Do you have ANY substantive evidence to support this statement? ils it merely an assertion?

It will start as a greenhouse, and then change its purpose without the city being aware of it.

I doubt that limitations on height have NOT constrained opportunities. I believe this is a non-substantiated assertion?

Forget the permit. Everything else ok.

prioritise residential development to reduce pressure on housing costs, not so that a small number of people can make money growing food in a cost inefficient and unsustainable way. Food simply doesn't need to be produced in the city of Victoria. It is done far more sustainably in surrounding farmland

Why should these be exempt when the city rakes everything else over 2 floors tall over the coals as a massive skyscraper that is going to blot out the sun?

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No commercial gardening.

Present zoning regulations are meant to limit heights of buildings to protect existing neighbours from loss of views and sunlight.

The rights of existing neighbours should not be sacrificed to the interests of a gardening lobby group.

Do you have any additional thoughts or comments about this potential change?

Response	Count
	15 responses

Caution blocking neighbors views!!!!

This could be more expansive.

we should allow this kind of development for smaller scale dwelling and also have different size requirements available for different size buildings and uses.

All these small-scale developments need constant care for them to flourish. There must be rewards for the workers involved.

Access and drainage concerns may be difficult in some locations, especially in heavy rainfall events.

Please restrict to the backyard, and cannot be immediately adjacent to property line. Someone's structure may block sun to a neighbour's yard.

Maybe. I think that buildings will have to be thoroughly assessed so that they are structurally sound to support rooftop gardens

how do you allow multiple high-rise buildings to be built and change our landscape no problem, but you want to restrict the height of a small roof-top garden to 15ft?!!!!

Pam Madoff will hate this :-)

Only certain kinds of roofs would work and can we assume the city will inspect to insure the integrity of the roof system?

These up in the air greenhouses might blow away. Need to be careful.

Could be done within current zoning heights.

This has proved successful in Vancouver and other cities. Other non-traditional areas could also be considered, such as unused viaducts (New York City has a great example) and other areas and installations which are no longer used for their original purposes

The proposed changes don't seem to lift many of the previous limitations. Building permits may still be required, no rooftop greenhouses on low-density housing, they must not exceed 15 feet in height etc.

We shouldn't need a permit for a greenhouse. If you have a yard you don't need a permit, so why would we need one just because we've chosen to live in high density environments instead?

The percentage should perhaps be calculated by the size of the roof....

Small-Scale Commercial Urban Farming: Potential Change #5 Exempt small-scale commercial urban farms from requiring a development permit for landscaping WHY? In some special parts of the City, a development permit is required for new or changed landscaping on a property, to give staff and/or City

Council more oversight of the design.

Is this a good idea?

Response	Count	
<b>Yes</b>	122 79.7%	
<b>No</b>	31 20.3%	
Total: 153		

If yes, why?

Response	Count
39 responses	

It costs so much to do anything these days

Less city resources tied up in bureaucracy.

Within limits, city council having more oversight on design, sounds a little tyrannical.

The cost of these things is prohibitive to some people - a lot, probably. It certainly was to me.

Always with incistance of sustainable practices please.

We need to remove barriers to small-scale farming.

Again it improves access to local food,decreases costs involved with city oversight and makes it easier for people to get involved in small scale farming

Cost is an issue. Farmer/gardens are not making a high income so they need all the help they can get. We need to keep costs down to encourage food production in our city.

For the reasons provided.

If the property maintenance bylaw is in place.

It's nice for things to look nice.

Keep the costs low, to give good opportunities to all.

Yes, reduce red tape!

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'landscaping' is a value laden term. beauty is in the eye of the beholder. I would so much rather look at food being grown, even if it's messy, than fine trimmed lawns and gardens.

Less red tape, more vegetables.

Cut down on red tape! If people want to farm, leave them in peace to do it.

may create more edible gardens

Eliminating any and all barriers to food security should be eliminated

Save public finds, reduce taxes, and provide greater incentive for farming operations

Allows more freedom still within the bylaw without strict landscaping requirements

More food, more farmers, less interference

Simple attracts more people to try something new.

Smart farmers rotate crops and plant companion crops to renew the soil and limit the external fertilizer that needs to be applied to plants. Also, sometimes experimentation is needed to find out what will grow best where, and how. Farmers have the knowledge to make these decisions and requiring them to constantly seek approval before making necessary changes to their land would be a waste of time and expensive for both the farmer and the tax payer.

Poorer and modest income people prevail in most neighborhoods. Money is a huge barrier to modest income families who really need healthy living food options.

I think there should have to be some sort of plan to submit to the city

Farmed land is supposed to look different in season and this could provide a good educational opportunity for school children and people in general.

So long as the property maintains maintenance and stays organized, the city should not be required to approve the landscaping. I understand the need for slightly yards but meeting landscaping requirements is old thinking. Gardening is beautiful, lawns unnecessary.

Land being put to better use than a lawn which is not watered I the summer

get rid of the barriers

grass is not edible.

City hall needs to get over itself anyway. You honestly do not need oversight into every little thing.

Certain areas are designed to be a certain landscape type; it does no harm to keep these pockets special....

Faster and less red tape is good!

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As above #4

NIMBYs are a giant pain.

Anything that speeds up bureaucratic processes is good!

Remove barrier, save city money.

overall, a good idea, but I think it is always important to retain some oversight for the greater good of the community -- maybe some overarching principles or guidelines should be developed?

cost must be considered to make urban gardening viable while maintaining landscaping standards of the community

If no, why not?

Response

Count

25 responses

DP's need to be required for other development, so why exempt farming? This smacks of favoritism.

streamline but do not eliminate

Bylaws are out of date and impede progress

City currently does NOT apply Maintenance Bylaw. neighbours already have several problems (without gardens).

They need oversight

No, there has to be some oversight to this construction. I am sorry if it is an extra step, but so be it.

Need special dept to support this growth not to discourage it

small scale urban farms have neighbours and should be required to adhere to certain criteria with regard to landscape. It need not be so onerous as to present barrier to a small scale grower.

don't know what the P. maintenance bylaw stipulates

I don't think the barrier of obtaining a development permit outweighs the the benefit of the permitting process in an urban environment. As long as consideration of the fact that an urban farm is different from traditional landscaping is in the process that should be sufficient.

The City demanded landscaping design constraints for a reason.

Removal of the landscape requirement without the safeguard of the same kind of review that put in

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restrictions, may counter the reason that the restriction was put in place..

A homeowner requires a permit to change a front porch ... therefore, a development permit is definitely necessary for a much more impacting project in the neighbourhood.

Should definitely need a landscape permit so that neighbours have a buffer zone.

The City should maintain control and oversight.

Some form of regulation is still required.

Perhaps still requiring a permit but making the application process cheaper and easier for farmers? I love the idea of having more urban farms, but for some people it can often be an aesthetic issue.

prioritise residential development to reduce pressure on housing costs, not so that a small number of people can make money growing food in a cost inefficient and unsustainable way. Food simply doesn't need to be produced in the city of Victoria. It is done far more sustainably in surrounding farmland

Why should there be special privileges and exemptions for one of Lisa Helps' pet projects?

I want to know more about the pros and cons of this.

This does need city oversight.

See above.

The landscape drawing addresses hydrology/drainage, existing vegetation, significant site features, habitat, climate adaptation, urban forest, views from neighbours to the site, circulation (safety) and many other things. Flexibility for the farming operation can be built into the plan.

See above - not in favour of urban farms.

I would prefer to see a streamlined process developed for small scale urban farms rather than a complete exemption.

City staff and City Councillors have an obligation to protect the interests of existing residents from excesses of overfed developers (often hailing from Oak Bay and Vancouver) and over zealous lobby groups, be they gardeners or bicyclists.

Ideally, each proposed development should benefit and not detract from neighborhood or community.

A development permit and rezoning process allows all affected individuals to demonstrate either support or objections to each specific development proposal.

Present City Council has demonstrated a nasty habit of "selling out" neighbourhood concerns in return for contributions to sundry housing, heritage preservation, and bicycle land funds.

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## Do you have any additional thoughts or comments about this potential change?

Response

Count

11 responses

The diversity of food types grown, means that some gardens will undoubtedly seem more unkempt than others. For instance, larger plants that grow vertically and have lots of foliage, might seem unmaintained to the uninformed eye. Making the new process complaint-driven for enforcement, may offset the lessened need for up front bureaucratic staff (permits), esp in the beginning when many residents may not yet be educated toward the new allowances.

Do not allow pesticides and unethical practices

Depends on the situation.

Checks need to be made that the land isn't a bio-hazard if it is an industrial area.

Current 'noxious weed' bylaws should be adequate to control most lots.

Depends on the location and the types of landscape changes

The term "small scale urban farm" is used without definition. Are we talking food production as well as animal based farming? If you approved the "processing" of produce might one end up with an abattoir next door. These questions are lacking comprehensive background.

Awesome.

It would have been helpful to have an example because right now I can't think why this is even an issue.

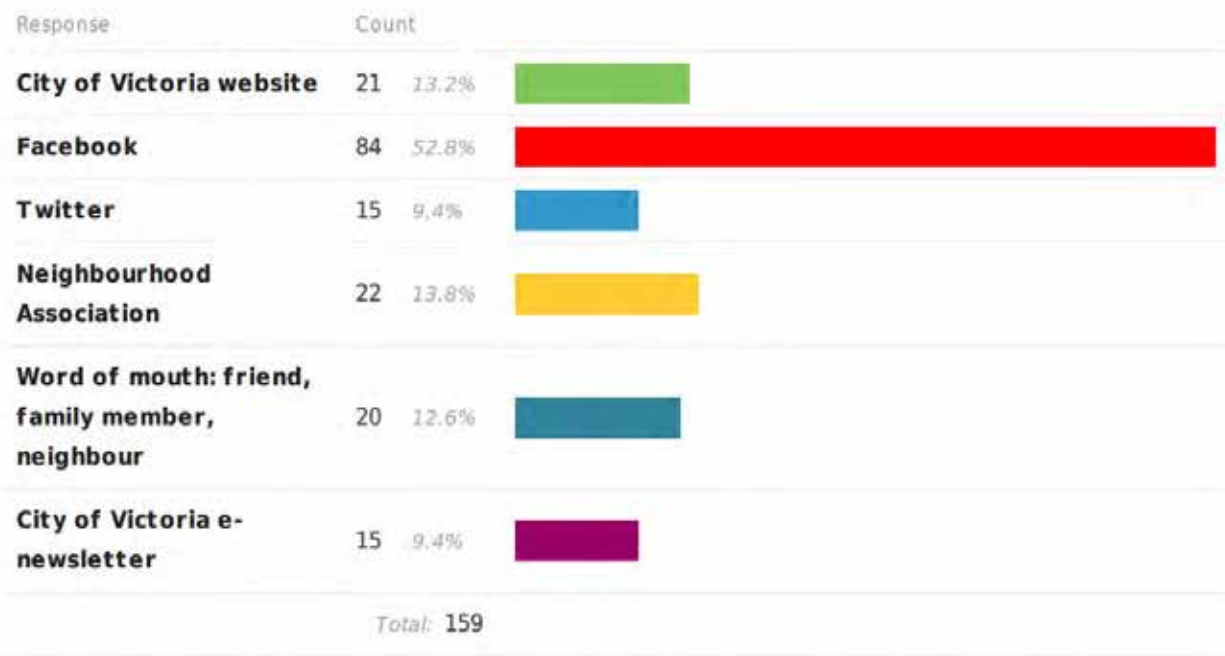
as long as this does not apply to rooftop gardens

in general a good idea, but what happens if the farm is not maintained to a standard that the neighbors agree with? there needs to be neighborhood involvement where these farms are going to start up.

Thank you for completing this 'Growing in the City' survey. Your feedback is very important to us as we work to get more people growing more food in our beautiful city. Thanks again for taking the time to share your feedback! The 'Growing in the City' Team

How did you hear about this survey?

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If you leave your email address below, we will send you updates relating to the 'Growing in the City' initiative.

Response	Count
89 responses	

Personal information



## Correspondence

Three pieces of correspondence were received during this phase of engagement.

### Correspondence

Three pieces of correspondence were received during this phase of engagement.

**From:** Linda Geggie [ **Section 22** ]  
**Sent:** Friday, December 11, 2015 12:45 PM  
**To:** Kristina Bouris; Alia Johnson  
**Cc:** **Section**  
**Subject:** Great work!

Hey ladies,  
I just wanted to say I heard very good things about the consultation night on Growing Forward at our Food Forward Forum that was held the next day.  
I sent Aaren on behalf of CRFAIR as I have been suffering from cold flu issues. He also said it was great, very engaging.  
I will send the results of the Food Forward Gathering along to you when we have the report done so you can stay in the loop, but I thought you might like to know that one of the **top 15 Highlights of 2015** that we mentioned at the Forum was the work of the staff at City of Victoria on moving forward the Growing in the City project and establishing the Food Systems Coord. Position.

We had a 100 attend the Food Forward Forum (max capacity! ) this year which was great, and one of the things that happened that you will want to know is that we agreed amongst the delegates to more formally establish a Food and Agriculture Network this might be something that will support the work of the Food Systems Coord alongside the Vic Urban Food Table.

I am excited to hear about the new Food Systems Coord. When the time is right-I hear we are getting close. Of course I will make time to meet with them when they are in place and ready!  
Excited about 2016!

Have a great weekend!

Linda



Linda Geggie

Coordinator, CRFAIR  
Capital Region Food and Agriculture Initiatives Roundtable



**From:** Section 22  
**Sent:** Thursday, Dec 10, 2015 1:55 AM  
**To:** Kristina Bouris  
**Subject:** Feedback on Small -scale Commercial Urban Farming bylaw changes

Hi, Kristina,

Here are my thoughts on this:

First, thank you for talking with urban farmers and for listening to us. It feels really good to have our opinions valued. Overall, the body of these proposed changes points the City in the right direction. Removing the requirement for development permits, allowing some rooftop greenhouses, and adding small scale commercial urban farming as a permitted use will certainly open doors for small growers to operate in the city, unencumbered by fear of bylaw violations or lengthy permitting processes. Limiting deliveries to by bike, or to one vehicle run per day is manageable. Small temporary farm stands, as described in item #3, will allow growers to sell to their neighbours on a scale that will help recover the cost of growing while increasing neighbourhood consumption of local food, and hopefully building community.

As the City opens the doors to more growers, especially inexperienced ones, there is an opportunity to require a high standard of farming practice, similar to those required for organic certification. A well-run organic farm will have very little negative aesthetic and no health impact on their neighbours, or on the surrounding ecosystem. Annual check-ins showing composting records, organic soil treatment records, organic pest management strategies, water usage and leachate/runoff prevention strategies go beyond permitting and move toward some sensible, supportive, but effective regulation that protects the environment and the safety of the food we are producing. And, a well-managed compost doesn't smell bad!

As commercial growers dedicated to working full time at growing food while educating the community and choosing to remain accessible to city dwellers, we need a few provisions that enable us to produce on the scale that earns us a living. Another point to consider is the effective use of the farmer's time. The 8 hour day involved in packing, loading, setting up, selling, and returning from market can be used so much more efficiently to rake, weed, sweep, paint, sort and tidy, while customers come and go from the farm/nursery stand. The farm is also the storefront, and gets the care and attention we give our home when expecting guests. When customers and neighbours come to the farm to find their food and plants (which have not been put through loading on and off a truck or trailer), they can see how they are growing, chat with farmers and workers about growing tips as they work, and even lend a hand. Our farmers' markets are a crucial part of our communities, connecting rural farms with the city, but the handful of true urban farms provide a unique experience for city dwellers. Allow farmers to sell from their farm and the concerns around aesthetics solve themselves.

What if a zone existed that distinguished one step up from the scenario described in the list of potential changes? In addition to what you have described in items 2 and 5:

- larger sites, up to 2 acres on either a single site or on a documented network of sites
- property maintenance bylaw applies but is relaxed to allow for:
  - storage of up to 60 yd of permitted materials like leaves, wood chips, sand, gravel, topsoil (not manure) for up to cumulative 6 months of the year
  - deer fencing: Urban Ag use added to section 5(2)b of Fencing bylaw

- no permit to build structures for permitted farm activities only: greenhouses, composting, potting, planting, washing, dehydrating, packing, storing, etc.
- or increase maximum size for unpermitted outbuildings by 25%
- composting for on site or within network of sites only
- full farm sales:
  - produce, eggs and honey from that site or network of sites only
  - Island Health Approved frozen, dehydrated, juiced or pickled produce of that site or network of sites only - this extends the revenue to year-round
  - plants and plant starts - also a crucial revenue generator
  - open up to 15 hrs/week, spread over up to 5 days per week(5x3hrs, 3x5hrs, 4x3.5hrs etc)
  - sales could take place from a temporary 10x10 farm stall or from an existing building such as the packing shed or or nursery, located an appropriate distance (7m?) from neighbouring property lines or letter of support from nearest residential neighbour outlining location, hours of operation etc.
- farm submits parking management plan: providing off-street parking, requiring/incentivizing bike use, managing regular customer attendance by appointment, etc.
- permission to post signage
- Also, support through subsidizing water/sewer and leaf mulch through the leaf collection program
- Possible tax exemption for landowners - did I hear that this is now in place?

This designation would enable the City to keep the broadly permitted use throughout all zones described in items 2 and 3 from being too permissive, while supporting serious full time commercial growers in responsibly scaling up to a sustainable business.

Thanks for reading this long email, and let me know if there's anything I can clarify or explain.

with thanks,  
Heather Parker  
City Harvest Co-operative

Section 22

**From:** Section 22  
**Sent:** Thursday, Dec 3, 2015 6:48 PM  
**To:** Kristina Bouris  
**Subject:** RE: Pyramid Garden

Hi Kristina,  
No problems.  
In regards to last night, my input that might be considered are lowering the costs for property taxes and water usage like any land zoned for agriculture. Perhaps a talk with North and Central Saanich might be advisable as how they administer it?

I can't remember the other thoughts I had but I think you wrote those down. ;)

Take care and if you ever need an opinion, feel free to contact me.

Take care,  
Allan



1 Centennial Square  
Victoria, British Columbia  
V8W 1P6  
[victoria.ca](http://victoria.ca)



## Community Gardens Policy (2016)

### What is a Community Garden?

The City of Victoria recognizes community gardening as a valuable community recreation activity that contributes to health and well-being, positive social interaction, neighbourhood building, food production, environmental education, habitat development, and connection to nature.

For the purposes of this policy, a community garden is a piece of land gardened collectively by members of the community, in partnership with a non-profit society.

Community gardening includes, but is not limited to, the following types of activities:

- Growing annual and perennial food plants, medicinal plants, and flowers
- Growing Indigenous, cultural and native plants
- Pollinator gardens and hobby beekeeping
- Permaculture projects
- Fruit and nut trees
- Demonstration farming
- Edible landscaping

### Types of Community Gardens

There are three main types of community gardens in Victoria:

1. **Commons Garden:** A commons garden is a communal garden area maintained and managed by community volunteers, where any harvest produced is available to the public.
2. **Allotment garden:** Allotment gardens consist of individual garden plots that are rented, maintained and harvested by individual member gardeners.
3. **Community Orchard:** A community orchard is a grove fruit or nut trees where a community organization is responsible for the care, maintenance and harvesting of trees, with food going to the community.

Community garden projects often include a mixture of these three types (for example, a garden may be a mixture of allotments and common garden areas.)

A community garden project may also have the following features:

- Compost bins, tool storage sheds, shared tools and other elements necessary for the operation of a community garden
- Educational opportunities to encourage the involvement of schools, youth groups, and citizens (who do not have assigned plots) in gardening activities
- Mechanisms for deer protection (tree fencing or perimeter fencing).



- Universal accessibility in garden design, to provide gardening opportunities to people with a variety of abilities.

#### **City support for community gardens**

The City of Victoria supports community gardens by working with non-profit societies and gardening organizations. Subject to available resources the City:

- Promotes community gardening and provide contact information to the public of existing community garden organizations (e.g. through the City of Victoria website).
- Provides a staff contact liaison for community garden projects.
- Provides access to information on the development and operation of community garden projects.
- Through City of Victoria grants, provides opportunities for funding to start, develop, and manage community gardens.
- Facilitates connections between project proponents and other potential partners.
- Assists interested groups in searching for suitable land for the development of community gardens.
- Where appropriate, assesses the suitability of City-owned land for food consumption and production through a Phase 1 Environmental Analysis (a historical search of the property to determine possible soil contamination from past land uses).
- Helps connect project proponents to appropriate landowner, if not the City of Victoria.
- Provides a municipal water hook-up and minimal fencing for new garden sites on City-owned land.
- Provides in-kind support where feasible (e.g. excess materials like compost and leaf mulch).

#### **Finding an appropriate site**

Appropriate sites for community gardens have the following features:

- Informed and supportive neighbours
- Year-round accessibility
- Good sun exposure (a minimum of 6 hours of sunlight per day)
- Easy access to municipal water
- Visible from surrounding uses to provide passive site surveillance
- Will not adversely impact other land uses

To assist with finding suitable land for community gardens, the City of Victoria has prepared an inventory of City-owned sites that may be suitable for future projects. This inventory can be viewed on the City's interactive mapping system 'VicMap', accessible from the City of Victoria website. Sites identified by the land inventory will still be subject to the public consultation requirements of this policy.

#### **Community garden projects on City-owned land**

The City of Victoria supports the creation of community gardens on City-owned land where neighbours have been consulted and are supportive, where a gardening group demonstrates an interest and commitment, and where the project meets the intent and objectives of this policy. Community garden projects on City-owned land will be subject to the following:

#### **A. Criteria for community garden projects**

Community garden projects on City-owned land will be operated by a non-profit society according to the following criteria:

1. Promotes urban agriculture, food production, education, and/or habitat enhancement.
2. Does not negatively impact surrounding land uses.
3. Is maintained to a minimum standard of aesthetics and orderliness. Year-round production is encouraged.
4. Expressions of art and creativity are welcomed and encouraged.
5. Operates at no cost to the City of Victoria, except through City of Victoria grants.
6. Provide public access to the garden at all times; locked gates are not permitted except through special approval from the City of Victoria.
7. The duration of a community garden is time-limited, according to the terms of the license agreement.
8. Groups are required to have liability insurance.
9. Produce grown on the site is not for private profit, unless through prior approval with the City of Victoria.
10. Contact information is posted on site for neighbours to support positive relationships.

#### **B. Public Consultation Process**

Community garden projects on City-owned sites are subject to a public consultation and approval process to ensure neighbours are informed and supported. Public consultation will be jointly facilitated by the City of Victoria and the proponent. Requirements for public consultation will be assessed on a case-by-case basis, determined by project size and anticipated project impact.

#### **C. License for use**

For community garden projects on lands owned by the City, a license of use agreement is required between the City of Victoria and the non-profit society for the purpose of developing and maintaining a community garden. Depending on site location, licenses may also be subject to Council approval.

License terms may vary based on project requirements. A standard license agreement for a community garden will be three (3) years. License agreements may be renewed for multiple terms providing the project continues to meet the criteria of this policy.

#### **D. User agreement between Non-profit Society and Garden Members**

The community garden organization and/or a neighbourhood association agrees to develop, manage and operate a community garden according to a user agreement with their members which specifies the terms of use, management responsibilities, user fees and access procedures which include the following:

- User agreement will not exceed three years, with an option to renew.
- Residents of the City of Victoria will be given priority for membership and the opportunity to garden.
- Participation must be made from a waiting list on a first-come, first-served basis.
- Membership in allotment gardens may not be restricted by neighbourhood.

- A list of regulations is developed for use of the site, and members are required to sign a contract indicating their compliance with regular maintenance and standards.
- Membership and use of the site can be revoked for non-compliance with the organization's bylaws and regulations.
- Pesticide use is not permitted on the site.
- Public access to the site is permitted and facilitated.

#### **Community garden projects on Private Lands**

The City of Victoria encourages the creation of community gardens on private lands where the project meets the intent and objectives of this policy and the vision of the Official Community Plan. The City of Victoria offers the following support for encouraging community gardens on private lands:

- Make connections between project proponents and potential funding partners.
- Help connect project proponents to appropriate landowners.
- Funding opportunities through City of Victoria grants.

## **Growing in the City – Part 1: Appendix D**

### **Overview of property reclassification process through BC Assessment**

The Strategic Plan directs staff to “learn from Vancouver’s success in creating a community garden on Davie Street private property and replicate the model on available private properties in Victoria, including downtown”. This appendix contains additional information on the reclassification of private properties by BC Assessment to a lower “recreational” tax class, which has encouraged the growth of community gardens on vacant and private lands in the City of Vancouver, including the community garden at Davie Street and Burrard Avenue.

BC Assessment assigns each property to a property class, in accordance with the *Assessment Act*. BC Assessment predominantly considers actual use of a property as of October 31 to assign classification, but may also consider zoning. Installing temporary or permanent gardens on a site make properties eligible for reassessment by the BC Assessment Authority to Class 8 (recreational) for as long as the garden is installed on the site.

This could result in a property tax reduction for lands currently held in the following categories:

- Class 4: Major Industry
- Class 5: Light Industry
- Class 6: Business Other (includes most commercial properties, and properties that don’t fall into any other categories.)

Reclassifying lands currently held in Class 1 (residential) to Class 8 (recreational) will not result in a property tax reduction, as residential properties pay a lower tax rate than recreational properties.

There are currently approximately 195 vacant taxable properties in the City of Victoria. Of these, 87 properties could potentially benefit from a temporary reclassification (2 properties are currently held in Class 2, and 85 are held in Class 6).

There is a potential tax impact when a property (or portion of a property) is reclassified to a lower property class, resulting in a tax increase for other business or commercial properties. For the most part, this impact is short term (only applicable while the temporary garden remains on the site). The median taxable assessment for vacant properties in the City of Victoria is \$331,000. A reassessment from Class 6 to Class 8 at this assessed value would result in an approximate decrease of \$7500 in total taxes (\$5000 in municipal taxes) for the property owner (to be made up by other properties in Class 6), with an approximate benefit of \$4000 total taxes (\$3000 municipal taxes) to be split between properties in Class 8. In the unlikely event that all of the vacant business and industrial class properties in this analysis became recreational, there would be an approximate decrease of \$625,000 in taxes under Class 6 (to be made up by other properties in Class 6), and approximately \$370,000 benefit to the recreational class tax payers to split.

The City of Vancouver has found the tax implications of reclassifications to be minimal; only 5-8 community gardens around the city are located on temporarily reclassified developable land. Generally, temporary activation of vacant sites as parkettes, community gardens, or for other public uses has a positive impact on urban areas while developers wait for market conditions to improve.





## 2016 Land Use Inventory of City-owned Land for Community Gardening Objective and Methodology

**Objective:** The objective of the inventory is to provide guidance in assessing the suitability of various sites for multiple and diverse community gardening uses. Sites not included in the inventory are not automatically excluded from hosting community gardening activities, and sites included in the inventory will still be subject to public consultation.

**Methodology:** The inventory considered all properties owned by the City, including both pervious and impervious surfaces, but excluding roof tops. Sites presenting the following features were also excluded:

- Leased by school board
- Natural area/sensitive ecosystem
- High exposure to salt spray and wind
- Rocky, uneven surfaces
- Sites with total areas < 126 sq. m

The following suitability ranking system was developed to classify sites according to the amenability of each site to host a wide range of community gardening activities. Sites with the largest open space areas (ranked "1") present the most community gardening options. Community gardening options include allotment gardens, commons gardens, community orchards, fruit trees, and vertical production.

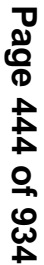
1. Open space >1000 sq. m
2. Open space > 100 sq. m and < 1000 sq. m
3. Open space < 100 sq. m
4. Open space > 1000 sq. m currently unavailable due to other community programming or use (i.e. off-leash areas, sports field and ball diamonds) or with land trust or heritage designations.

Sites part of the inventory may or may not be appropriate for community gardening, all depending on envisioned use. For example, small sites with lots of shade were included to encourage and maximize opportunities for the creative use of park space for community gardening (i.e. vertical production).

**Results:** Following Council approval of this land inventory, the information will be added to the City's VicMap program for public use.

Rank	Number of Sites
1. Open space >1000 sq. m	3
2. Open space > 100 sq. m and < 1000 sq. m	22
3. Open space < 100 sq. m	19
4. Open space > 1000 sq. m with other programming/use	16
Total sites	60





DRAFT

## # Parcel Name

- Projection: NAD 1983 CSRS UTM Zone 10N  
Name: CommunityGardenPotential\_tab030216  
Date: 2/4/2016



Inventory of City Land for Community Gardening: Site Data

Last updated: Wednesday, February 3rd 2016

	Location	Neighborhood	Address	Ranking	Growing conditions	Other considerations (land trust designations, other current uses, etc. )
1	Irving Park	James Bay	455, 461, 575, 481, 491 Michigan St, and 250 Menzies St	2	1. Some shading adjacent building and tree canopy; 2. Potential acidic needle fall from trees to north 3. Good SE opening	1. Some re-grading required 2. On-site public washrooms available
2	Beacon Hill Park	James Bay	All Weather Fields (North and South) at corner of Beacon and Douglas	4	1. Field gravel, amenable to container/box growing. 2. Potentially subject to some wind and salt spray 3. Excellent sun exposure	1. This is a Land Trust Designated Heritage site. This site designation presents specific and substantial (although not insurmountable) challenges, changing terms and conditions for land use would be a long process 2. Part of the field could be converted to a garden with other remaining a sports field 3.128 bookings for North field (rugby & soccer) and 86 bookings for South field (soccer and youth activity) in 2015
3	Beacon Hill Park	James Bay	Ball Diamond on Douglas St	4		1. Open space dominated by ball diamond 2. 17 bookings in 2015 (fastball and slow pitch)
4	Fisherman's Wharf	James Bay	300 St Lawrence St	1	1. Good sun exposure 2. Some hills could require regrading	
5	Belleville Street Green	James Bay	300 & 350 Belleville St	3	1. N facing slope site 2. Heavy shading from tree canopy	1.Tourist area 2. On David Foster Harbour Pathway
6	Centennial Park	James Bay	220 Belleville St	3	1. N facing slope site 2. Heavy shading from tree canopy	1. Site is secluded 2. Prime tourist area 3. On David Foster Harbour Pathway
7	Lewis Park	James Bay	32 Lewis St	3	1. Heavy shading from tree canopy	
8	Todd Playlot	James Bay		4	1. Some shading from large trees	1. Land Trust Designation, using this site would likely require a change to terms and conditions (long process).
9	Todd Park	James Bay	180 and 190 Niagara St, and 100 Montreal St	4	1. Heavy shading from tree canopy	1. Land Trust Designation, using this site would likely require a change to terms and conditions (long process).
10	Charles Redfern Park	James Bay	200 Quebec St	2	1. Shade from tree canopy	
11	Beacon Hill Park	Fairfield	Soccer field on Heywood Ave	4		1. 177 bookings in 2015
12	Bushby Park	Fairfield	160 Bushby St	2	1. Flat 2. Good sun exposure	
13	Chapman Park	Fairfield	1208, 1210, 1212 Chapman St, and 235 and 237 Linden Ave	2	1. Flat 2. Good sun exposure and SE opening	
14	Brooke Street Green	Fairfield	1425 Brooke St	4		1. Open space dominated by ball diamond
15	Robert J. Porter Park	Fairfield	1350 Fairfield Rd	2	1. Some hills and rock beds	
16	Hollywood Park	Gonzales	1700 Fairfield, 1645, 1635 Earle St	1	1. Open area beside equiment shelter and near ball diamond has good SEE opening, slight northern slope. 2. Open area beside playground (1645 & 1635 Earle St) has good sun exposure and is flat.	
17	Pemberton Park	Gonzales	1855 Richardson St	4		1. Open space dominated by ball diamond
18	Kings Park	Fernwood	1150, 1156 Caledonia St	3	1. Heavy shading from tree canopy and building 2. Small open curbside area slopes N	
19	Begbie Green	Fernwood	2020 Shelbourne St, 1675 Pembroke, 1401 Begbie St, 1425 Harrison St	3	1. Afew small sites, some have heavy shading from existing tree canopy.	1. Parts of Begbie Green are planted with fruit tree and berry bushes
20	Johnson Street Green	Fernwood	1355 Johnson St	3	1. Small site sloping North, shaded from adjacent buildings on SE side.	1. Difficult to access

21	Gower Park	Fernwood	2050 Fernwood St	3	1. Small site with heavy shading from tree canopy	1. Low power lines and man hole are limiting factors
22	Haegert Park	Fernwood	1202 Yukon Street, 1805, 1801 Chambers St	3	1. Shade from tree canopy	
23	Alexander Park	Fernwood	1325, 1345, 1355; 1365, 1375 Bay St; 2426, 2422 Oregon Ave; 1380; 1370, 1360, 1350, 1340,1330 Walnut St	4		1. Open space dominated by large off-leash area and volleyball posts
24	Wesley Place	Fernwood	2518 Wesley Pl	2	1. Shade from tree canopy	
25	Closed off street on Queens	Fernwood	1160 Queens Avenue	2	1. Closed off paved street, amenable to container gardening 2. Good S opening 3.Tall trees on E and W will shade.	
26	Scurrah Green	Fernwood	1580 Fort St	3	1. Shade from tree canopy	1. Adjacent to high traffic area
27	Red Fern Park	South Jubilee	1755 Redfern St	4		1. Open space dominated by large off-leash area
28	Fern Street Park	North Jubilee	1815 Fern Street	3	1. Limited space and shade from tree canopy	1. Adjacent park parcel (1827 Fern Street) is leased
29	Oswald Park	Oaklands	2955, 2945, 2935,2875, 2865, 2855,2845,2835,2825, 2930,2870,2860,2850, 2840,2830,2820 Oswald Rd	4		1. Open space dominated by large off-leash area
30	Clawthorpe Park	Oaklands	1615, 1623, 1631, 1635, 1639 Clawthorpe Ave	2	1. Shade from tree canopy	
31	Oaklands Park	Oaklands	1550 Kings Rd	2	1. Open space between sports field and playground is a good size and SE facing.	1. Majority of open space is dominated by sports field
32	Holly Green	Oaklands	1515 Holly St	3		1. Already gardened by community
33	Hillside Park	Oaklands	1280 Hillside Av	4		1. Open space dominated by ball diamond
34	Central Park	North Park	2275 Quadra St	4		1. Open space dominated by ball diamond, tennis fields, playground & other
35	Jackson Street Park	Hillside/Quadra	3183, 3173, 3185, 3193 Jackson St; 1111, 1121, 1131 Tolmie Ave	1	1. Good sun exposure, open space with SE slope, bowl.	
36	Topaz Park	Hillside/Quadra	2950 and 3050 Blanshard St	4		1. Open space dominated by ball diamond and sports field
37	Blackwood Park	Hillside/Quadra	2550 Cook St	3	1. Shade from tree canopy 2. Rock bed	
38	Quadra Heights Park	Hillside/Quadra	825 Villance St	2	1. Some shade from tree canopy	
39	MayFair Green	Hillside/Quadra		2	1. Some shade from tree canopy	1. Ajacent to high traffic area
40	Sumas Park	Burnside	524, 530, 534 Sumas St	2	1. Good sun exposure 2. Flat	
41	Arbutus Park	Burnside	2925 Washington Ave	2	1. Good SE orientation, slight SE slope 2. Area near water is flat	1. Finding nearby parking may be challenging
42	Selkirk Green	Burnside	Between Jackladder lane and Waterfront Crescent	2	1. Flat, open space with ok sun exposure	1. Subject to Master Development Agreement
43	Jutland Green	Burnside	505 Burnside Rd E	3		1. Adjacent to high traffic area
44	Arm Street Park	Victoria West	1455, 1465 Arm St	3	1. N facing slope 2. Shade from canopy cover	
45	Burleith Park	Victoria West	570 Selkirk Ave	2	1. Small area with SE opening	1. Area near road could be used for small garden

46	Banfield Park	Victoria West	521 Craigflower Rd	4		1. Open area dominated by sports field, dog off-leash and other uses.
47	Barnard Park	Victoria West	300 Barnard Ave, 710, 716 Sea Terr	3	1. Rocky 2. Heavy shade from tree cover	
48	Alston Green	Victoria West	190 Bay St	3	1. Shade from tree cover	1. High traffic area
49	Mary Street Park	Victoria West	400, 250 Milne St; 260, 270, 280 Catherine St	2	1. Good sun exposure	2. Site in front of Spinnakers (280 Catherine St) is steep but maybe suitable to fruit trees
50	Sitkum Park	Victoria West	200 Kimta Rd	2	1. Trees on SE side will shade	
51	Songhees Park	Victoria West	11 Esquimalt Rd; 49 Songhees Rd	2	1. A few pockets with good S opening/sun exposure. 2. Slight slope in some areas 3. Potentially subject to some wind and salt spray	1. Subject to Master Development Agreement
52	Rainbow Park	Victoria West	201 Robert St	2	1. Good sun exposure 2. Potentially subject to some wind and salt spray	
53	Vista Park	Victoria West	40 Saghalie Rd	2	1. Good sun exposure	1. Subject to Master Development Agreement
54	Lime Bay Park	Victoria West	10 Cooperage Pl	2	1. Good sun exposure 2. Potentially subject to some wind and salt spray 3. Slight slope	
55	Hereward Green	Victoria West	904, 908, 912, 916 Hereward St	3	1. Slope 2. Heavy shade from tree canopy	
56	Victoria West Park	Victoria West	155 Wilson St	4		1. Open area dominated by sports field and dog off-leash.
57	Triangle Park	Victoria West	150 Wilson St	3	1. N facing slope 2. Sun exposure limited by tall surrounding buildings	1. Subject to Master Development Agreement
58	Franklin Green	North Park	1045 Mason St	3	1. Shade from tree canopy	
59	Reeson Park	Downtown	1300 Wharf Street	2	1. Slopes WSW	1. On David Foster Harbour Pathway
60	Cridge Park	Downtown	730 Belleville St	4		1. Open area dominated by cricket pitch





## Urban Food Tree Stewardship Pilot Program

The City of Victoria recognizes food-bearing trees as valuable assets for promoting food security, food education, and the growth of the City's urban forest. The Urban Food Tree Stewardship Pilot Program enables residents, in partnership with a community organization, to plant and maintain small groupings up to a maximum of five fruit and/or nut trees in a park or greenspace in their neighbourhood.

### **Becoming a Food Tree Steward**

Food trees require ongoing maintenance, including watering, pruning, mulching and harvesting. Residents who wish to plant food-bearing trees in a neighbourhood greenspace or park must partner with a community organization to sign a maintenance agreement as a 'Food Tree Steward' with the City of Victoria to ensure the tree(s) will be kept healthy and well-cared for the duration of the life of the tree(s).

#### ***Food Tree Stewards are required to:***

- Select and purchase trees, as approved on tree location plan. To ensure tree health, trees must be inspected and approved by a City of Victoria arborist prior to purchase if in a local nursery. If being ordered and delivered, the tree must be inspected by staff on site at delivery.
- Plant the trees in accordance with the tree location plan approved by the City of Victoria and according to the City's tree planting specifications.
- Commit to daily maintenance of the site during the fruit bearing months, and at least weekly visits during the off months.
- Water, prune, weed, mulch and maintain the tree(s). This includes locating an accessible water source from which to water the trees.
- Ensure all fruit is picked during the harvest and ensure all windfall is gathered. No fallen fruit can be left on the site.
- Maintain the trees to the set standard, at no cost to the City of Victoria, including water, disposal fees from all debris including from pruning, and organizing supplies (including mulch).

#### ***Your application must include:***

- Contact information for the operating community organization, and Food Tree Steward(s).
- A description of the project.
- A tree location plan, including proposed tree species, cultivar and rootstock (where applicable), water location, site access, and any required tree support structures.
- Proof that immediate neighbours have been consulted and are supportive. Prior to approving an application under this program, the City may also erect signage on the site to solicit feedback from other park users.

### **Design considerations**

- Species should be selected for climate change resistance, ease of care and reasonable cost. A list of recommended species is attached as Appendix A.

- Trees should be spaced to accommodate lawn mowing between trees (at least 4 meters between tree wells).
- Once mature, trees should be pruned so that the lowest limbs are at least 2.5 meters above the ground, to accommodate pedestrian circulation and mowing under the trees.
- Trees should not be located where fallen fruit may be hazardous, including near playgrounds and streets.
- Trees should be located where fruit can be easily and safely harvested.
- Any physical structures, including deer fencing and tree supports, will require approval from the City of Victoria Parks Division prior to installation.

### **Restrictions**

- No additional plantings or garden plots are permitted as part of this pilot program. Fruit trees with additional plantings or garden plots are considered a type of 'Community Garden', and must adhere with the City of Victoria Community Gardens Policy.
- Trees may not be located over underground utilities, under power lines, or in locations that will make surrounding maintenance difficult.
- No ornamentation of trees is permitted.
- Pesticide use is not permitted. If a pest infestation or disease threatens tree health, the City of Victoria Parks Division will work with the steward(s) to establish a treatment plan.
- Produce grown on the site cannot be sold for private profit.
- Produce grown on the site must be available for the public to harvest.
- The City of Victoria reserves the right to remove trees for any reason, by providing 30 days written notice to the operating community organization.
- Trees must be maintained to the standards outlined in this document. Issues and complaints about trees received by the City of Victoria will be forwarded to the operating community organization. The City reserves the right to remove the trees if issues and complaints remain unresolved by the operating community organization after 30 days.

### **Evaluation of the pilot program**

The purpose of the Urban Food Tree Stewardship Pilot Program is to introduce and test a model for increasing the number of food bearing trees in City of Victoria parks and green spaces. As part of the City's adaptive management approach this program will be evaluated annually and at the end of five years, and practices and policies revised accordingly. Evaluation will include, but is not limited to:

- Complaint and/or comment calls
- Tree health
- Input from community organization
- Volunteer hours and individuals

## Food Tree Steward – Maintenance Agreement

### Applicant Contact Information:

Community Organization: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Food Tree Steward(s): (attach additional pages if necessary)

Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Name: \_\_\_\_\_ Contact: \_\_\_\_\_

**Description of the project** (Tell us why you would make a good Food Tree Steward, and why this project will be a positive addition to your neighbourhood park or green space)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### List of Attachments (Include all attachments listed below)

- ☐ Tree Location Plan (including placement of trees, water location, tree support structures if required, tree species, site access)
- ☐ Proof of neighbour support

**By signing below, the City of Victoria Department of Parks, Recreation and Facilities and \_\_\_\_\_ [Insert Name of Community Organization] agree with the terms and conditions of this agreement, as outlined in the Urban Food Tree Stewardship Pilot Program document.**

\_\_\_\_\_  
[INSERT NAME OF SIGNATORY]  
[Insert Name of Community Organization]

\_\_\_\_\_  
DATE

\_\_\_\_\_  
[INSERT NAME OF CITY OF VICTORIA REPRESENTATIVE]  
Parks Recreation & Facilities  
City of Victoria

\_\_\_\_\_  
DATE



# Boulevard Gardening Guidelines

The City of Victoria has adopted a set of Boulevard Gardening Guidelines. An increase in boulevard gardening will support the City's goal of creating healthy and diverse ecosystems, creating vibrant and attractive streets and improving local food security.

The Boulevard Gardening Guidelines have been designed to help beginners and experts garden on City of Victoria residential boulevards more confidently and responsibly.

Generally speaking, boulevards are the grassy strip of land between a property and the street and are owned by the City. The majority of boulevards have grass and trees between the sidewalk and the curb.

Boulevard gardens can create more beautiful, interesting and diverse streets, add character to neighbourhoods and increase feelings of community pride. They can also support environmental benefits such as increasing ecological diversity and providing bird, butterfly and pollinator habitats. Working on the boulevard can bloom into community building, traffic calming, and healthier living. Edible plants can improve the availability of fresh, local, and sustainable food sources. Not least of all, boulevard gardens can further cultivate Victoria's reputation as "The City of Gardens".

If you are thinking about transforming your boulevard into a garden of the edible or decorative variety, please read the following guidelines carefully.

Happy gardening!

## 1. Introduction

Property owners can transform or support the transformation of the boulevard immediately adjacent to their property into well-designed and well-maintained gardens. Examples of support includes giving permission to apartment or condo dwellers to garden on the adjacent boulevard, inviting others to help, and guiding their efforts.

Remember that the boulevard is a shared public space, so please be courteous of neighbours and passers-by by keeping your garden tidy, clear of the sidewalk and free of garbage. Also, remember that underground utilities share the boulevard. The City and utility companies may require occasional access to maintain these underground utilities, to build new sidewalks, install street signage, or prune boulevard trees, for example. The following Boulevard Gardening Guidelines aim to assist residents in transforming their streets in a way that is beautiful, manageable and safe. Kindly review this document in its entirety before you begin boulevard gardening, and if you've already begun, review these guidelines before you continue.

## FOR MORE INFORMATION:

Parks Department

T 250.361.0600

E [parks@victoria.ca](mailto:parks@victoria.ca)

1 CENTENNIAL SQUARE, VICTORIA, BC V8W 1P6 | [victoria.ca/boulevards](http://victoria.ca/boulevards)







## 2. Preparation and Design

### 2.1 Preparing the boulevard for planting:

- (a) Boulevards are corridors for utilities such as hydro and gas lines and must be maintained so there is always easy access to these services. Be aware that if road or utility work needs to happen on your boulevard, you may lose what you've planted. You may or may not receive advanced notification. In either event, work crews should be treated respectfully.
- (b) Adjacent property owners must confirm the location of underground utilities before disturbing the boulevard, and must ensure that no utility company objects to the property owner's gardening proposal, by phoning BC One Call at **1.800.474.6886**. Visit [www.bconecall.bc.ca](http://www.bconecall.bc.ca) for more information. Residents who plan to dig or disturb the boulevard must also contact the Engineering and Public Works Department at **250.361.0313**.
- (c) To avoid interference with underground utilities, be careful to comply with instructions provided by utility companies and the City, including instructions regarding where and how deep you may dig. Use hand tools only.
- (d) Keep utility covers clear of plants and soil. Work crews must be able to easily locate and access them. A pot of flowers on top of a utility cover is fine as long as it is easily moved by one person.
- (e) Remove existing grass and shake it well to ensure minimal soil loss. Sod that is removed should be composted. Alternatively, you can flip grass over. Better yet, place a layer of unwaxed cardboard (with any tape and staples removed) on top of the grass, and use layers of compostable materials (except food scraps) to create sheet mulch. Sheet mulching does less to disrupt soil ecology, and builds new soil by allowing the grass and other materials to decompose in place. In order to speed decomposition and help hold materials together,

water thoroughly before, during and after layering the mulch. For more information on sheet mulching, visit <http://compost.bc.ca/education/factsheets/>.

- (f) Mound up compost or soil up to 20cm high, or mulch up to 40cm high, measuring from the original ground level, to ensure there is adequate soil for plants to root and that underground utilities are not disturbed. (Mound up less material in the area above tree roots, as described below).
- (g) Use new, clean soil, compost or mulch to avoid weeds and toxins. Compost is available from some hardware and grocery stores, garden supply shops and other commercial sources in and around Victoria. Using soil from backyard composting is another excellent option. For more information on composting, visit [compost.bc.ca/education/factsheets/](http://compost.bc.ca/education/factsheets/).

### 2.2 Working around boulevard trees:

- (a) Boulevard trees are part of Victoria's urban forest and the City maintains them. More information about Victoria's urban forest can be found at [www.victoria.ca/urbanforest](http://www.victoria.ca/urbanforest).
- (b) Take care not to damage or cut roots, trunk, bark or branches when working around boulevard trees. Do not nail or tie signs, trellises or other fixtures to a boulevard tree.
- (c) Keep new soil, compost or mulch from contacting existing trees as holding moisture against bark or wood causes it to rot, threatening the health of the tree. Drought tolerant native plants are often the best choice for plantings under existing trees.
- (d) Do not place more than 10cm of compost or soil, or 20cm of mulch, in the area directly above underground tree roots as it may lead to shallow rooting, or deplete the roots of the moisture and oxygen they need. Healthy, deep-rooted trees are more likely to survive drought stress and are less susceptible to wind damage. You can estimate the extent of the area above underground tree roots by observing the 'drip line' of the canopy (i.e. the area of ground corresponding with the circumference of the densest part of the canopy above, errant branches excepted). In this area, use compost or soil with a sandy texture (at least 50% sand by volume) for good drainage, or rake sand into the area once your mulch has broken down to form soil.
- (e) If you have a tree on your boulevard, consider selecting plants which will work in collaboration with each other and with the tree. This approach is sometimes called companion planting, and the group of plants is sometimes called a guild. To find out about appropriate guilds for your boulevard tree, Google your tree's name, followed by "companion planting" or "guild." This should give you plenty of information about plants more beneficial to your tree than grass. For example, the Garry Oak Ecosystems Recovery Team offers valuable information regarding native plants well-suited as companions for Garry Oaks, at: [www.goert.ca/gardeners\\_restoration/index.php](http://www.goert.ca/gardeners_restoration/index.php).



- (f) When planting around trees, keep in mind that work crews may need access to trunk and branches, including enough room for ladders. Again, if work needs to happen on your boulevard, you may lose what you've planted.

### 2.3 Setbacks, access and mobility:

- (a) If there is no sidewalk, access along the boulevard must be provided so that pedestrians are not forced to resort to the street.
- (b) If parking is permitted along the curb, maintain a path of at least 60cm wide along the curb edge to allow pedestrians to easily open and close vehicle doors, and to reach the sidewalk from the street. Garden beds should be no longer than 8m without a break. If parking is permitted along the curb but is seldom used, it may be enough to leave periodic gaps or to place stepping stones in your boulevard garden. Alternatively, if you have observed people relying on the boulevard to unload mobility equipment (e.g. walkers, wheelchairs, strollers) or other large items, look for ways to ease mobility across the boulevard. For example, a pathway with a firmer surface than grass (e.g. fine gravel) could be used to make paths.
- (c) Maintain a 1.5m clearance around fire hydrants, utility poles, bus shelters, concrete bus pads, or other permanent structures. Make sure they are easily visible and accessible from both the street and the sidewalk, to avoid mobility issues, and in particular, to assist emergency workers and other work crews to carry out their duties.



### 2.4 Plant size:

- (a) Where sightlines or safety may be a concern, plants must be no taller than 1m, in order to allow drivers and pedestrians to see clearly over the tops of the plants. In these locations, choose plants that grow to a mature height of 1m or less or keep plants low by trimming.
- (b) Keep plants lower close to intersections, driveways, curbs, and sidewalk edges. Plants should be no taller than 60cm in these locations.
- (c) Ensure that plants do not hang over the sidewalk or into the street. If a plant threatens to obstruct or interfere with the free use of the sidewalk or the street, cut back or remove the plant.
- (d) Fire hydrants must be easily visible and accessible from both the street and the sidewalk. Maintain clearance to ensure that plants do not interfere with the operation of the hydrant.
- (e) If plants are deemed to be a visibility, mobility or safety concern by the City, or do not meet the above guidelines, the City reserves the right to ask that plants be trimmed, or to have them trimmed. If a plant remains a persistent problem, the City reserves the right to remove it.

### 2.5 Plant selection and maintenance:

- (a) Consider perennials, native plants, drought-tolerant plants and plants with winter interest. Aim to create a waterwise boulevard that looks great in all seasons. Ideas for plant selection are readily available on the internet, at the Victoria public library, and by talking to other neighbourhood gardeners. For example, the Habitat Acquisition Trust offers ideas in an online guide entitled "Gardening with Native Plants", available at: [hat.bc.ca/index.php/publications](http://hat.bc.ca/index.php/publications).
- (b) Consistent with the City's Official Community Plan, food producing plants are encouraged within the guidelines set out below. Many food producing plants offer colourful flowers, plentiful pollen, abundant nutrition, and great taste. Importantly, food producing plants enhance local food security and sustainability.
- (c) Do not plant trees. Trees may outgrow the space and become costly for removal in time. Only trees planted by the City are allowed on the boulevard. The exception: some varieties of dwarf fruit trees, when mature, are similar in size to standard berry bushes (e.g. thimble berries; red currants). Viewed as akin to berry bushes (with larger fruit), rather than akin to standard-sized trees, these dwarf varieties may be appropriate on the boulevard, provided that all guidelines applicable to other plants are followed. Take special note of the guidelines regarding plant height, setbacks, and trimming, and boulevard tidiness. In this way, the City encourages an increased number of food-bearing trees on public lands, consistent with the Official Community Plan.

- (d) For those interested in planting fruit trees in visible, public places, the City of Victoria offers the Urban Food Tree Stewardship Pilot program, and the Community Gardens Policy (for community orchards). More information about these opportunities can be found on the City's website: [www.victoria.ca/growing-in-the-city.html](http://www.victoria.ca/growing-in-the-city.html)
- (e) The non-essential use of outdoor pesticides (including insecticides, herbicides, and fungicides) on public land is generally prohibited in Victoria. To learn more about pest and weed management, visit [www.victoria.ca/EN/main/departments/parks-rec-culture/parks/natural-areas/pesticide-reduction.html](http://www.victoria.ca/EN/main/departments/parks-rec-culture/parks/natural-areas/pesticide-reduction.html).

## 2.6 Structures and ornaments:

- (a) Permanent installations such as in-ground irrigation systems and permanent structures and ornaments are not allowed as they interfere with public safety and the City's ability to quickly access underground services.
- (b) Temporary structures and ornaments are allowed within the parameters described below, provided they are easily movable and do not interfere with access or visibility.
- (c) All temporary structures and ornaments must be set back 1m from the curb, 30cm from the sidewalk and 1.5m from any pole, fire hydrant or other permanent structure.
- (d) Raised garden beds are considered temporary structures. The recommended height for a raised garden bed is between 15cm and 45cm. Raised garden beds must not exceed 45cm.
- (e) Provide a 1m wide path between raised garden beds and other temporary structures and ornaments to ensure easy access between the sidewalk and parked vehicles. Raised garden beds must be no longer than 8m.
- (f) Where plants must be no taller than 1m, please measure from the ground level, not the surface level of the raised garden bed. Where plants should be kept to a maximum of 60cm (i.e. closer to intersections, driveways, curbs, and sidewalk edges), please measure from ground level.



- (g) If you are building wood-sided raised beds to grow food, avoid treated lumber or creosoted timbers as they may be toxic. Use wood that is naturally rot-resistant such as cedar or juniper. For low garden beds, materials such as bricks, landscape pavers or rocks can be used to retain soil and define the garden edge. A preferable form of raised bed is a berm, a mound of earth in a distinct shape with no hard sides. Instead of using wood, rocks or other hard edges, plant ground cover around the sides of a berm to save materials and resist erosion. It is easier to create an interesting or artistic shape with a berm than with a wood-sided bed.
- (h) Stake plants that are vulnerable to falling over (e.g. sunflowers), or that might pose a tripping hazard. Top the stake with a bright colour (e.g. a brightly-coloured scrap of fabric, or a piece of brightly-coloured tape) to improve its visibility.
- (i) Be aware that you may lose any temporary structures or ornaments, if emergency or other work crews need to perform work on the boulevard. You may or may not receive advanced notification. In either event, work crews should be treated respectfully.

## 3. Growing Food on City Boulevards

Under its Official Community Plan, the City wishes to consider new and innovative approaches to urban food production that increase food security, in partnership with community members. The City also wishes to enhance the appearance of major roads through planted boulevards; sustainably grow a healthy share of Victoria's daily food supply within and around the city, and encourage food production activities in visible and suitable public places to foster a connection between people and the process of growing, harvesting and eating fresh produce. Cultivating food plants on city boulevards is a modest yet inspiring step along this policy pathway.

At the same time, growing food on the boulevard can present special challenges. In general, many food producing plants, annuals in particular, require good soil and regular watering, so extra attention to these elements and their cost may be important to you. Also, boulevards are public land, so passers-by are likely to stop and pick. On the bright side, sharing food and friendliness with passers-by can grow into a valuable community building experience. For this reason and many others, a sunny boulevard can be a great place for growing food. Boulevard gardening creates memorable places, for gardeners and passers-by alike.

### 3.1 Year-round interest and beauty:

Ensuring that your boulevard looks great in all seasons is a key consideration when planning your garden. Many food producing plants are annuals that die back in the winter. Planting these areas with a winter cover will ensure the garden looks well-maintained while also protecting the soil from winter erosion. Consider planting perennials in your garden, to lessen annual workload, prevent soil erosion, create a winter presence, and give your garden a jump-start in spring. Native perennials are particularly well-suited to our local conditions and climate.



### 3.2 Watering and maintenance:

City-owned infrastructure may not be used for watering. This includes boulevard water services and fire hydrants. Many food producing plants, annuals in particular, demand more water and maintenance. It may be challenging to water your boulevard, so determine how you will water your plants before you begin to ensure a successful harvest. Be careful not to leave tools on the sidewalk as they can be a tripping hazard for pedestrians. Be aware that garden hoses stretched across sidewalks can also be a tripping hazard. Take reasonable precautions such as brightly-coloured hazard cones or flags to alert pedestrians that the hose is there. Be sure your caution alerts do not block the sidewalk so much that two people walking abreast, or someone using a mobility device, cannot pass.

### 3.3 Neighbourhood pets and passers-by:

The boulevard is a public space where you have little control over the way people, pets and other animals interact with your garden. Again, plants and produce may be picked by passers-by; and pets and other animals often have little consideration for garden beds. A certain level of quality and contaminant control may be lost when you garden along the street.

### 3.4 Soil quality:

As with any other land in the city, it is possible for contaminants to be present in soils on boulevards. Contaminants may appear at potentially unsafe levels, particularly in older or more industrial neighbourhoods where paints and sprays were used before the ban of certain chemicals. In many boulevards, the likelihood of industrial soil contamination is unknown; therefore, the City cannot guarantee the suitability of your boulevard for growing food.

Another source of potential contamination is in runoff of water from the street that can contain oil and other residues. Boulevards typically have raised curbs that obstruct the flow of water into the planted area. Gardeners, however, are encouraged to take note of water flow around their gardens.

If you are not certain that your soil is safe, have a soil test done. They are relatively easy, inexpensive and may provide urban gardeners with confidence that their food is safe for consumption.



If you are concerned about soil contamination:

Use ornamental plants in your boulevard garden. Sustainable choices include native, drought-tolerant and/or pollinator-friendly species that will benefit the urban environment.

Create raised beds if you intend to grow food. Use new, clean soil, compost or mulch for planting. Make sure your raised beds fit within the applicable guidelines above.

Contaminant levels are higher in the soil than in the plant material and therefore, the risk of exposure is higher from direct contact with the soil (or soil particles on the surface of plants) rather than from the consumption of garden produce. Washing garden produce thoroughly will greatly reduce the risk of contaminant consumption. Gardeners should take care not to ingest soil or dust and wash hands, gardening clothes and tools well.

Adding compost helps bind metals such as lead and also assists with the breakdown of oil or pesticide residues, making the soil safer for food growing. Compost also offers many other benefits, like enriching soil, holding moisture, and fighting pests.

Fruiting crops like squash or berries are less likely to take up common contaminants than root crops or greens.

The Society for Organic Urban Land Care has developed an Organic Land Care Standard as a guide and resource. The Standard is available for download at: [www.organiclandcare.org/soul-organic-land-care-standard.html](http://www.organiclandcare.org/soul-organic-land-care-standard.html). Boulevard gardeners may find it challenging to comply with the entire Standard, because the historic use of your site may be unknown, airborne toxins along major streets may be excessive, and root barriers and row covers may be unaffordable to you, for example. Just the same, the principles, practices and products described in the Standard should be helpful to those who value working toward preserving and supporting the health of ecosystems and human communities. In particular, beware of unsafe levels of heavy metal contamination, and toxins generally, as described in the "Environmental Toxins" section of the Standard.

## 4. Cultivating Community along City Boulevards

### 4.1 Notions of Neighbourliness

A boulevard garden, cultivated courteously and consensually, can pull neighbours together; done recklessly, it can push people apart. Bear in mind notions of neighbourliness at every turn.

If you wish to establish a garden on a boulevard adjacent to your property, ask yourself: "How will my neighbours react to this boulevard garden?" If you are uncertain, why not ask them? One approach would be to canvas those neighbours who will be able to see your garden from their properties, aiming to get the 'ok' from a strong majority of them (say, 75%). Another approach would be to canvas immediate neighbours (those on either side of you, and directly across the street), aiming to get the 'ok' from all of them. Be sure to let your neighbours know how big the garden would be, and the kinds of plants you'd like to grow. Obtaining informed consent is the ethical way to go.

On the other hand, if boulevard gardens already dot your block, you may feel confident that those who have planted before you have helped stake out a new social norm in favour of boulevard gardening. Under these circumstances, you may believe that informed consent is implied by all concerned.

Under some circumstances, obtaining informed consent from your neighbours may be difficult or impossible. For example, your property may be adjacent to multi-unit buildings, occupied by large numbers of condo owners, tenants or both. Simply gaining access to these neighbours may be unworkable, and systematic canvassing may be unwelcome. In these kinds of situations, it is wise to start small. Establish your garden on only a portion of the boulevard adjacent to your property, with plants familiar to most people. While working in the new garden, you may recognize some passers-by as your neighbours. Observe how they react, listen to their comments. Consider shaping your subsequent gardening efforts based on the feedback you receive.

If you are a tenant, be sure to obtain the informed consent of your landlord before you begin gardening on the boulevard adjacent to your rental building. If you are a condo owner, you will want to approach your strata council. Boulevard gardeners who ignore the interests or objections of neighbouring stakeholders can expect to sow discord and discontent along the boulevard.

Major changes to a boulevard garden can be controversial, so consider renewing community-building efforts whenever garden expansions or redesigns are planned. Once it appears that support for establishing or expanding a garden is strong, aim to create a garden that you and your neighbours can be proud to show to visitors.

### 4.2 Neighbourhood Participation

Informed consent is one thing, active support is one better. You may be pleasantly surprised that your neighbours are eager to participate in your boulevard gardening project, in various ways. Neighbours may wish to help by propagating plants, pulling weeds, or watering while you are away. A neighbour may be inspired to establish their own boulevard garden, when they hear about your potential project. Consider declaring your boulevard garden to be an open one, where anyone can help and harvest.

Even if you don't, the boulevard is public space, so expect that some passers-by will walk the garden, admire it, even graze, and you would have no cause for complaint.

### 4.3 City Hall as Stakeholder

In Victoria, boulevards are public land, and the City is a key stakeholder. As a result, your garden will be vulnerable to public projects and purposes. You may find your garden limited in unexpected ways, in terms of time and space. For example, road reconstruction or block redevelopment may uproot your boulevard garden, and disrupt other street features. If the street is changed or widened, the new streetscape may include no boulevards at all. On the upside, the City gives advance notice of major construction projects to adjacent property owners. As a result, you should have an opportunity to transplant your favourite plants into pots, or over to other gardens.

### 4.4 Neighbourhood Maintenance Help

If you have a stake in a boulevard garden and see a need for help with maintenance, consider sending an email to the Compost Education Centre at [vicboulevardgardens@gmail.com](mailto:vicboulevardgardens@gmail.com). The Compost Education Centre keeps a list of neighbourhood volunteers who wish to work in local gardens. If the Centre is able to provide contact information to you regarding potential volunteers, it would be up to you to contact them, screen them, and work out some maintenance arrangement (including a basic understanding of the work involved, and how you might share seeds, cuttings, food or flowers, for example). Likewise, if you are interested in gardening but have no access to a garden plot, consider sending an email to the Compost Education Centre and include the name of the neighbourhood where you'd like to garden in the subject line. The Centre would add your name, neighbourhood and contact information to its list of potential garden volunteers.

## 5. Safer Gardening on City Boulevards

Gardens on City boulevards are close to vehicle traffic. You can keep yourself and others safer while gardening if you follow these tips.

### 5.1 Be visible

- (a) Garden during daylight hours and when the weather provides clear visibility. Garden when traffic is light rather than during peak traffic hours. Your experience will be safer and more enjoyable.
- (b) Wear a safety vest or other bright clothing when working in your boulevard garden.

### 5.2 Be alert

- (a) Pay special attention to passing bicycles and motor vehicles.
- (b) Access corner bulges from the sidewalk and not from the street. Avoid standing on the street or having your back towards traffic while tending your boulevard garden. Stand in the garden or along the sidewalk edge.



### 5.3 Be responsible

- (a) Make sure that children are closely supervised if they are helping with your boulevard garden.
- (b) Keep an eye on your personal belongings. Keep hoses, tools, and gardening supplies off the street. These items can be a hazard to pedestrians and cyclists. Do not leave open holes unattended.

## 6. Boulevard Taxes, Boulevard By-laws and Other Legalities

### 6.1 Boulevard Taxes:

In the City of Victoria, most of the boulevards are maintained by the property owners who own the land adjacent to the boulevard. If you are one of these property owners, feel free to simply switch from mowing to gardening, on all or part of the boulevard adjacent to your property. You may wish to leave a portion of the boulevard as grass, and continue to mow it, in order to maintain the setbacks and pathways described under these Guidelines. Another attractive alternative is creating and maintaining a wood-chip path.

Some boulevards are mowed, watered, fertilized, and edged by the City, as a maintenance service to adjacent property owners. A service fee is applied to the property owner's tax bill as a 'boulevard tax'. If you are one of these property owners, the City will no longer maintain those portions where there are boulevard gardens. If you wish to no longer pay the service fee, you will need to work with your neighbours to opt out of the boulevard tax, through the process described on the City of Victoria's website: [www.victoria.ca/EN/main/departments/parks-rec-culture/parks/boulevards-program.html](http://www.victoria.ca/EN/main/departments/parks-rec-culture/parks/boulevards-program.html).

### 6.2 Garden Maintenance and Upkeep

It is the homeowner's responsibility to keep their boulevard garden well-maintained and operating within the guidelines established by this document. The City of Victoria does not monitor the state of gardens on boulevards, and will respond to issues on a complaint-basis. If you feel that a boulevard garden in your neighbourhood poses a safety risk or has been abandoned, you may first wish to speak with the adjacent homeowner. Complaints about boulevard gardens can be directed to [parks@victoria.ca](mailto:parks@victoria.ca). Homeowners will be notified when a complaint is received about their boulevard garden.

If multiple (three or more) complaints are received by the City in a single calendar year, the homeowner will receive a thirty (30) day written notice to respond and remedy the situation. If the situation persists beyond the 30 day window, the City reserves the right to remove the boulevard garden, at the cost of the homeowner.



### 6.3 Liability and Indemnity

#### (IMPORTANT PROVISIONS THAT AFFECT YOUR LEGAL RIGHTS – PLEASE READ CAREFULLY)

With control comes responsibility. By assuming control of the boulevard adjacent to your property for gardening purposes, you and your helpers assume full and sole responsibility for any bodily injury, property damage, or other harm that is suffered by you, your helpers, or any third party, arising in any way from, or connected in any way to, your garden-related activities, and any related liabilities, damages, complaints or claims (collectively, "Claims") including, without limiting the generality of the foregoing, injury to anyone who may trip and fall in your garden, illness to anyone who may eat plants from your garden, and lost or damaged plants, structures or ornaments caused by anyone including the City.

The publication of these Guidelines and the granting of permission to engage in gardening on City boulevards is not intended to establish any agency or other relationship between the City and any person engaged in gardening on a boulevard. The City does not assume any responsibility or supervising authority for gardening on boulevards and will not inspect or manage boulevard gardens in any way.

By engaging in boulevard gardening, you agree, in return for permission to garden on City boulevards in accordance with these Guidelines, to comply with these Guidelines and to waive any and all claims against the City, its officers, employees, elected officials, contractors and agents (collectively, "Releases") in relation to any Claims and you further agree to indemnify and save harmless the Releases from any and all Claims including legal costs and expenses that may be based on or related to your action, omission or inaction.

Publication of these Guidelines and the granting of permission to garden on City boulevards is not intended to confer any legal or equitable interest or property right in the City boulevards. The City reserves the right to re-occupy the boulevards at any time and for any reason without notice to you or payment of any compensation for removal of the plants or other property from the boulevard or for the time and effort spent by you or anyone else in gardening or improving the boulevard in any way.



The capacity to prepare for and respond to change is a cornerstone of a sustainable and resilient community, and policies are developed with inherent uncertainties. These Guidelines are provided for information purposes only, are not exhaustive, and are no substitute for relevant experience, careful research, and sound judgment in relation to each specific site. These Guidelines reflect the City's position in light of the information available to it at the time of preparation, including the fact that informal street gardens have been sprouting up in Victoria for several years. While reasonable steps have been taken in preparing these Guidelines, any use that a gardener or any other person makes of them, or any reliance on or decisions based on them, are the responsibility of those parties. The City accepts no responsibility for Claims, if any, made or suffered by anyone as a result of decisions or actions based on these Guidelines.

## 7. Measuring and Sharing Success

Once you have sketched out a plan for a boulevard garden adjacent to your property, or even after the garden is established, kindly send an email to the City at [parks@victoria.ca](mailto:parks@victoria.ca). Tell us your name, your street address, and the nature of the garden (ornamental, food producing, or both). This is not an application or approval process. Rather, the City wishes to collect basic information about your boulevard garden, to help monitor and evaluate the progress of boulevard gardening and report on the success of these Guidelines. The City may contact you down the road with additional questions about your gardening experience. If you run into obstacles and decide to return the boulevard to grass, kindly send another email to the City, at the same email address, saying that you no longer count yourself as a boulevard gardener.

## 8. Conclusion

In light of the number of boulevard gardens already growing in Victoria, it is clear that many people stand ready to establish and maintain these potentially productive spaces. In part, this trend arises from people's recognition that maintaining grassy boulevards consumes time and energy in ways that may be unsustainable, yet grass offers no food or flowers. In part, this trend arises from the demand for allotment gardens exceeding supply due to the high number of people renting or living in multi-unit buildings who lack access to land.

The City's Official Community Plan acknowledges that local people should have access to the knowledge and resources needed to produce their own food in urban areas. These Guidelines aim to increase the opportunity for urban food production on public lands, along with encouraging other forms of gardening. With these Guidelines in hand, beginners and experts alike will have basic information to help them garden on boulevards more confidently and responsibly.

For decades, the City has taken care of boulevards for local people, and local people have taken care of boulevards for themselves. Under these Guidelines, conscientious care-taking can continue in a spirit of reciprocity and respect.

Questions, concerns and comments regarding these Guidelines can be directed to [parks@victoria.ca](mailto:parks@victoria.ca).





## Committee of the Whole Report For the Meeting of February 25, 2016

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**To:** Committee of the Whole **Date:** February 12, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** "Growing in the City" – Part 2: Regulatory Amendments to Support Small-Scale Commercial Urban Farming

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### RECOMMENDATION

That Council direct staff to:

1. Prepare a *Zoning Regulation Bylaw* amendment to:
  - a. Add "commercial agriculture" as a defined use to include the production of fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, eggs and honey;
  - b. Allow the production of compost and soil amendments for retail purposes in industrial zones only;
  - c. Exclude products regulated by the *Controlled Drug and Substances Act* from the definition of commercial urban agriculture;
  - d. Permit commercial urban agriculture in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting unreasonable levels of odour, noise or artificial lighting;
  - e. Remove the reference to urban agriculture as a home occupation;
  - f. Defining farm stand as a container which holds, shelves or otherwise displays products of commercial agriculture for retail purposes outdoors
  - g. Allow partially enclosed farm stands up to 1.85 m<sup>2</sup> and 3.35 m in height in all zones;
  - h. Permit farm stands in front yards only, set back at least 0.6 m from the lot line;
  - i. Permit farm stands to sell raw, unprocessed plant products, eggs and honey only
  - j. Require that farm stand products be grown on-site;
  - k. Permit the sale of products of commercial agriculture in all zones, regardless of whether retail use is permitted, provided it is done at a farm stand (or in accordance with another permitted use)
  - l. Require stands to be removed if not in use for more than seven days;
  - m. Limit the hours of operation of a farm stand to between 7 am and 8 pm on a weekday or Saturday, and from 10 am – 8 pm on a Sunday or holiday;
  - n. Allow no more than one farm stand per property;
  - o. Define greenhouse as a glass or clear translucent structure used for the cultivation or protection of plants;
  - p. Exempt rooftop greenhouses from the calculation of total floor area, height or storeys;
  - q. Do not permit rooftop greenhouses in low-density residential zones or on multi-unit developments with fewer than four units;



- r. Specify that a rooftop greenhouse must not exceed 3.35 m in height and 28 m<sup>2</sup> or 50% of the building's roof top area, whichever is less.
2. Prepare a *Business Licence Bylaw* amendment to:
  - a. Require a business licence for commercial urban agriculture for off-site retail purposes;
  - b. Require a business licence for on-site farm stand sales
  - c. Offer the option of a three-month farm stand business licence for \$25.00 or a year-long licence for \$100.00;
  - d. Permit the loading of commercial urban agriculture products into a delivery truck one time per day, between 7 am and 8 pm on a weekday or Saturday; and between 10 am and 8 pm on Sunday or a holiday.
3. Prepare an *Official Community Plan* Amendment Bylaw to:
  - a. Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the *Official Community Plan*.
  - b. Exempt commercial and non-commercial urban agriculture from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape features that requires a development permit.
4. Prepare a *Sign Bylaw* amendment to allow permanent signage for outdoor markets on City property.
5. Prepare a *Pesticide Regulation Bylaw* to restrict the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties.
6. Prepare outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing.
7. Prepare information for applicants on siting, appearance and design considerations to encourage compatibility of commercial urban agriculture operations, including rooftop greenhouses, farm stands and operations on vacant lands, with other land uses.
8. Prepare information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands.
9. Implement a process to monitor and evaluate the effectiveness and benefits of the proposed regulatory changes and report to Council after two years on the effectiveness of the changes, and recommend any adjustments that might be warranted.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with a series of proposed amendments to City regulations to better support small-scale commercial urban agriculture, as part of the "Growing in the City" project. These include proposed amendments to the *Zoning Regulation Bylaw*, *Business Licence Bylaw*, *Sign Bylaw*, *Pesticide Regulation Bylaw* and *Official Community Plan*, to:

1. Define commercial agriculture
2. Allow commercial agriculture in all zones
3. Restrict loadings of delivery trucks
4. Allow off-site retail sales
5. Allow on-site retail sales through farm stands



6. Limit odours, noise and light pollution
7. Exempt rooftop greenhouses from height calculations and floor space ratio calculations
8. Exempt urban agriculture from requiring a development permit for landscaping
9. Restrict the use of pesticides in commercial urban agriculture
10. Allow permaculture market signage

Commercial urban agriculture, which produces agricultural products for sale, is an emerging, expanding use that involves many different activities - growing, retailing, processing, packaging, warehousing, storage, wholesaling – but does not fit neatly into zoning and other City regulations. As a result, there has been uncertainty about where commercial urban agriculture is an appropriate use and how it should be regulated. The proposed changes take a balanced approach by introducing regulatory changes that support expanded small-scale commercial urban agriculture, with limits to minimize negative impacts on neighbouring properties, particularly in residential and commercial areas.

The proposed changes were identified and reviewed through two rounds of public engagement as part of the Growing in the City project, involving more than 1,300 interactions. Engagement techniques included one-on-one interviews with urban farmers, two on-line surveys and a workshop to review draft policies. Engagement results suggest strong support for expanding commercial urban agriculture activities in most areas of the city. Key regulatory barriers include a lack of clarity regarding where commercial urban agriculture is permitted, restrictive zoning and limits on retail sales. Despite the strong overall support for commercial urban agriculture, considerations for noise, odour, lighting, parking and the compatibility of agriculture with other land uses need to be managed as part of any regulatory changes.

Following Council's consideration of the proposed approach, staff will prepare the associated revisions for consideration by Council at a future meeting. Should Council approve the associated zoning amendments, it is recommended that staff report back to Council after two years to evaluate the effectiveness and benefits of the proposed regulatory changes.

## **PURPOSE**

The purpose of this report is to present Council with a series of proposed amendments to City regulations to better support small-scale commercial urban agriculture, as part of the "Growing in the City" project.

A separate report will provide Council with proposed updates to policies and guidelines to support urban food production in the public realm, including an updated Community Garden Policy, a land inventory of City-owned suitable land for community food growing, a pilot program to facilitate the increase in the number of food-bearing trees in City parks and a final set of Boulevard Gardening Guidelines.

## **BACKGROUND**

The City of Victoria recognizes urban gardening and food production as a valuable community activity that contributes to health and well-being, positive social interaction, connection to nature, environmental education, increasing healthy and diverse ecosystems, neighbourhood building, and food security. Small-scale commercial urban agriculture, which involves the production of agricultural products for sale, provides household and neighbourhood-scale economic opportunities and supports the region's food production and restaurant sectors.



The 'Growing in the City' project is a year-long initiative to update and expand policies, regulations and guidelines to support urban food production in the City of Victoria. The project will deliver six related initiatives intended to advance key directives in the City's *Official Community Plan* and 2015 – 2018 *Strategic Plan* towards a more sustainable local food system:

1. An inventory of City-owned land for community food growing.
2. A review and update of the Community Gardens Policy.
3. Voluntary guidelines for food production in multi-unit, mixed use developments and other types of housing.
4. Guidelines for food-bearing trees on City-held lands.
5. A review of City regulations and policies to explore the opportunity for, and implications of, supporting expanded small-scale commercial urban agriculture.
6. A final version of the Boulevard Gardening Guidelines.

The regulatory changes proposed in this report have been developed to address initiative five, described above.

### **Official Community Plan and Food Production**

Victoria's *Official Community Plan* (OCP) supports a shift towards a more sustainable urban food system, including expanded opportunities for small-scale commercial urban agriculture and other food-related economic development. Given Victoria's small land base and the City's commitment to accommodating a significant amount of the region's population growth, the use of land for food production should be balanced with the City's objectives for new housing and development. Food production will be supported on private lands where it is safe, suitable and compatible with density and other urban place guidelines in the OCP (17.10).

Specific to commercial urban agriculture, the City's OCP directs the City to:

- 17.14. Explore expanded small-scale commercial urban agriculture through a review of policy and regulations to consider the opportunities for, and implications of:
  - 17.14.1. Enabling infrastructure and human resources needed to support small-scale commercial urban agriculture as a home occupation.
  - 17.14.2. Using residential accessory buildings for commercial agricultural purposes.
  - 17.14.3. Allowing commercial urban agriculture uses, including greenhouses, in commercial and industrial zones.

### **Existing Regulations for Commercial Urban Agriculture**

Commercial urban agriculture is an emerging use that involves many different activities including growing, retailing, processing, warehousing, storage, wholesaling and, as such, does not fit neatly into the City's *Zoning Regulation Bylaw*. As a result, there has been uncertainty about where commercial urban agriculture should be permitted and how it should be regulated.

In 2008, the City introduced Urban Agriculture as a home occupation under the City's *Zoning Regulation Bylaw*. It allows up to two people living on site to engage in the production of fruit and vegetables for retail purposes on a portion of the parcel. As with other home occupations, no retail sales are allowed from the site. Staff have not been able to confirm the number of urban agriculture business licences obtained since 2008, but it is estimated to be less than five.



Commercial urban agriculture is not currently identified as a use elsewhere in the *Zoning Regulation Bylaw*. Operators wishing to establish a commercial urban agriculture operation away from their place of residence are directed to industrial areas, where activities analogous to food production such as manufacturing and warehousing are permitted. Most urban farmers would prefer not to be limited to industrial areas due to the limited availability of arable land, the risk of soil contamination, as well as limitations on retail sales.

## Overview of Public Engagement

### Phase 1 (June 2015 - October 2015)

From June 2015 – October 2015, the City conducted the first phase of public engagement for the 'Growing in the City' initiative to identify barriers and opportunities related to urban food production. The engagement consisted of the following opportunities to provide input:

- One-on-one interviews with urban farmers operating in Victoria
- An online survey with a short and long version
- 3 pop-up engagement stations at local farmers' markets
- A "round-table" event with representatives of the Urban Food Table (comprised of local stakeholders)
- A series of meetings between City staff and urban food system professionals, distributors and purchasers.

The City received over 800 responses to the online survey, and met with more than 30 experts involved in the local food system. The results from the engagement indicated a high level of support for increasing small-scale commercial urban agriculture activities, including:

- 87% support for small-scale urban agriculture activities in their neighbourhood
- Support for urban farms in residential areas (79%), in commercial areas (77%) and institutional/provincial public lands (70%)
- 71% support for food producers to sell produce on-site (e.g. farm stands) with no restrictions and also off-site at farmers markets or grocery stores
- The top concerns with commercial urban agriculture were noise, hours of operation, parking and pesticide use.

A complete engagement summary from Phase 1 is attached as Appendix A.

### *Concerns Related to Commercial Urban Agriculture*

Despite strong overall support expressed for commercial urban agriculture, participants identified a number of concerns related to impacts on neighbouring properties. These concerns are described in Appendix B, and include:

- Noise from machinery and deliveries
- Odour from compost, soil amendments and chickens
- Artificial lighting from greenhouses
- Parking for customers and employees
- Hours of sale
- Aesthetics and maintenance

- Compatibility of agricultural uses in residential areas
- Increased pesticide and synthetic fertilizers use.

### *Interviews with Urban Farmers*

Staff interviewed seven commercial urban farmers to better understand the characteristics and needs of commercial urban agriculture in Victoria. Urban farmers identified the following regulatory barriers, summarized in Appendix C:

- Lack of clarity about zones where commercial urban agriculture is permitted
- Restrictive requirements for urban agriculture as a home occupation
- Restrictions on commercial use of accessory buildings
- Need for development permits for landscaping, greenhouses and other structures
- Need for building permit for greenhouses or other accessory buildings
- Restrictions on commercial sales of animals and animal products
- Non-regulatory barriers including insecurity of tenure, lack of economic viability of urban farming, desire for preferential water pricing for urban farms, and need for more skills training and access to capital for new farmers.

### Phase 2 (November 2015 - January 2016)

The second phase of public engagement solicited feedback on the draft regulation changes through a roundtable meeting with food stakeholders, an open house, a policy review workshop, and an online survey. Approximately 80 participants attended the open house, with 60 participating in the workshop sessions. An additional 263 survey responses were received. Overall, responses indicated a high level of support for the potential changes recommended in this report:

- 89% support for introducing commercial urban agriculture as a use
- 86% support for allowing commercial urban agriculture in all zones
- 87% support for allowing farm stands in all zones
- 80% support for exempting commercial urban agriculture from requiring a development permit for landscaping (alteration of land)

Some revisions have been made based on Phase 2 input and staff review, including two additional proposed amendments:

- Allow signage for farmers markets outside market hours of operation
- Restrict pesticide and synthetic fertilizer use for commercial urban agriculture.

A complete engagement summary from Phase 2 is attached as Appendix D.

## **ISSUES & ANALYSIS**

Drawing on the results of public engagement, this report proposes a series of changes intended to support the expansion of small-scale commercial urban agriculture in the City of Victoria. The proposed changes take a balanced approach by introducing regulatory changes that support commercial urban agriculture, with limits to minimize negative impacts on neighbouring properties.

Backyard gardening is already practiced extensively in Victoria with few conflicts with adjacent properties. Commercial urban agriculture is anticipated to be similarly low-impact and small in size.



However, any expansion of commercial urban agriculture needs to carefully consider impacts on neighbours and surrounding land uses that may come with an increase in intensity of activities for commercial purposes. While some cities have limited the scale of commercial urban agriculture by restricting the size of operations, this approach is better-suited to cities where commercial urban agriculture is most likely to locate on large tracts of vacant land. As a built-out City, commercial urban agriculture operations in Victoria are more likely to use only a portion of a property and already be quite small in size.

The goal of the proposed amendments is to support commercial urban agriculture of a scale that is compatible with other urban land uses, particularly in residential and commercial areas. Staff propose that the scale of operations be limited through restrictions on commercial pick-ups, retail sales, hours of operation, noise, odour and artificial lighting. Large scale operations such as large commercial greenhouses play a vital role in a food secure community and will be encouraged to locate in industrial areas, subject to applicable zoning regulations, where there is a higher tolerance for industrial-scale impacts such as lighting, odour and noise.

Despite the proposed restrictions, there is still a risk that a larger-scale operation, such as a large greenhouse or an operation that cultivates an entire lot, may locate anywhere in the city, including residential areas.

#### *Public Feedback on Proposed Amendments*

Overall, engagement results indicated a high level of support for increasing opportunities for commercial urban agriculture in the City in both Phase 1 and Phase 2. Public feedback informed each of the proposed amendments, and is summarized by amendment in Appendix E.

### **1. Define Commercial Urban Agriculture in the Zoning Regulation Bylaw**

Both the public and City staff indicated a desire to recognize commercial urban agriculture as a use in the *Zoning Regulation Bylaw*. A new definition would include the range of activities involved in commercial urban agriculture such as harvesting, packaging, storing, selling and delivery of products; the composting of waste and preparation of soil amendments; and the delivery of educational programs.

The proposed definition would allow the commercial production of a range of products with low food safety risk including the cultivation of fruits, vegetables, flowers, fibres, nuts, seeds, seedlings, herbs, eggs and honey. Island Health sets the health standards and guidelines for food safety, production and sales. While there is interest in expanding the list to include other animals and animal products, it is recommended that this expansion be considered as part of a two-year review in January 2018 due to additional health and food safety considerations.

Staff recommend that products regulated by the *Controlled Drugs and Substances Act*, such as medical marijuana, not be permitted as commercial urban agriculture products.

Due to the cost and availability of land, many urban farmers in Victoria and other cities cultivate multiple sites. The proposed definition would not require the cleaning, packaging or storing of products to occur on the same site where they are cultivated or raised. Small-scale food processing would be permitted as a home occupation or through another use that has a food processing component, subject to zoning requirements. Island Health regulates the food safety and health aspects of small-scale food processing.



## 2. Allow commercial urban agriculture in all zones

Under the City's current *Zoning Regulation Bylaw*, small-scale commercial urban farming is limited to industrial zones and to residential zones where the farmer lives on-site. Results from the Phase 1 survey indicated strong public support for allowing commercial urban agriculture in all land use zones, with the exception of land used for parks.

The proposal is to allow commercial urban agriculture in all zones. This would expand the range of potential sites for new urban farms, to include commercial areas, vacant residential lots, rooftops, institutional properties and other underused sites. Allowing commercial urban agriculture in all zones would recognize the wide variety of uses, activities and geographic contexts that characterize commercial urban agriculture in Victoria.

This bylaw change does not affect use in City parks. Food production activities in City parks are regulated by the *Parks Regulation Bylaw*, which does not permit the activities captured in commercial agriculture without consent of Council or the Director Parks, Recreation and Facilities, depending on the situation.

There is some concern that allowing commercial urban agriculture in all zones may impede future development, particularly for new commercial mixed-use and residential properties in the downtown core where 50% of the City's growth is envisioned in the future. There is a risk that commercial urban agriculture could stifle future development if it turns out to be more lucrative than redevelopment in the core area. In many cities, commercial urban agriculture is most often an interim use for properties awaiting eventual redevelopment. Over the long-term, Victoria's economy will likely find higher value from redevelopment than from urban agriculture. The City is not proposing any financial incentives that would make long-term commercial urban agriculture competitive with redevelopment (see page 12).

There is also a risk that permitted commercial urban agriculture uses could be displaced by a new, adjacent development in the future. For example, an established farmer may object to a taller building due to the fear of losing their sunlight. As with other businesses, the onus will be on the farmer to understand the existing zoning entitlements on adjacent properties.

In the case of a rezoning, commercial urban agriculture is not intended to impede the achievement of future density and growth objectives, which would remain a higher priority. It is proposed that OCP policy 17.10 be amended to clarify that urban agriculture shall be subservient to other OCP objectives for form, place character, use and density provided in OCP policy 6.2 and Figure 8.

## 3. Restrict truck loadings for off-site sales

To minimize parking and traffic impacts in residential neighbourhoods, regulatory changes are proposed to restrict the frequency and hours of commercial loadings. The proposal is to allow only one delivery truck loading of commercial urban agriculture products per day, between the hours of 7 am and 8 pm on a weekday or Saturday, and from 10 am to 8 pm on a Sunday or holiday.

Following discussion with farmers and non-farmers at the draft policy review workshop, it is recommended that the restriction apply to delivery trucks over 907kg (a one ton truck) only, and not to lower-impact modes such as personal vehicles, bicycles or foot. Loading of delivery trucks would not be restricted where otherwise permitted by zoning.



#### 4. Allow off-site retail sales

Urban farmers indicated that direct sales to restaurants, farmers markets and subscription box programs provide a stable market and make up the majority of their business. Off-site retail sales of commercial urban agriculture products are currently only allowed as a home occupation, which requires producers to live on site.

The proposal is to permit the off-site retail sale of commercial urban agriculture products. An annual Business Licence would be required for off-site retail sales of commercial urban agriculture products, which will include a referral to Island Health for any high-risk food products.

Off-site retail sales would not be restricted where otherwise permitted by zoning.

#### 5. Allow on-site retail sales at farm stands

Farm stands can provide easy access to healthy, fresh food, as well as provide household economic opportunities. On-site sales of agricultural products are not currently allowed through existing City regulations. It is proposed that on-site sales at small farm stands be allowed with the following conditions to limit impacts on surrounding neighbours and businesses:

- Farm stand is limited to 6 m<sup>2</sup> (20 feet<sup>2</sup>) in area and 3.35 m feet in height
- Allowed in front yard only, set back at least 0.6 m (2 feet) from the lot line, to address privacy and security concerns
- Stand may be covered, and partially enclosed
- Products must be grown on-site
- Sale of raw products only, such as fresh fruits and vegetables, eggs and honey. No crafts, baked or canned goods.
- Stand must be stored out of front yard when not in use for more than 7 days
- Hours limited from 7 am and 8 pm on a weekday or Saturday, and from 10 am – 8 pm on a Sunday or holiday
- One small sign allowed (12 in \* 24 in), which is in accordance with the *Sign Bylaw*
- Maximum one farm stand per property.

The proposed changes seek to make farm stands suitable for both seasonal hobby growers who wish to sell surplus harvest, as well as year-round commercial urban farmers selling a portion of their products. The small size of the stands, and the requirement that products for sale must be grown on-site, aim to limit competition with surrounding shops and farmers markets. Staff acknowledge that the proposed size and origin restrictions may not meet the needs of year-round urban farmers. However, urban farmers can still continue to sell to other off-site retail locations where larger-volume sales are more appropriate.

As part of the business licence application, staff will distribute tips and other information on farm stand siting, appearance and design to encourage high-quality design and aesthetics of farm stands.

Farm stands would require a business licence for on-site retail sales of commercial agriculture products, distinct from the one required for off-site retail sales. Given the seasonal nature, it is proposed that the City pilot a new cost structure where applicants would have the option of obtaining a year-round farm stand licence for \$100 or a three-month licence for \$25.



## Health Regulations

In consultation with Island Health, it is proposed that products for sale at farm stands be restricted to raw, unprocessed fruit and vegetable products, eggs and honey. Island Health sets the health standards and guidelines for food safety, production and sales. Island Health staff have reviewed the proposed changes and recommend that sales be limited to foods with a low food safety risk. This would exclude processed products such as jams, jellies, canned goods and baked goods.

### 6. Limit odours, noise and light pollution

Public feedback indicated that noise, odour and light pollution from commercial urban agriculture could have negative impacts on neighbours and surrounding properties, particularly in residential areas. It is proposed that the *Zoning Regulation Bylaw* be amended to restrict commercial urban agriculture from creating unreasonable noxious or offensive odours, noise and light pollution. This amendment would be in addition to the *Nuisance (Business Regulation) Bylaw*, which would prohibit businesses from being a nuisance to neighbours or violating noise regulations. Commercial urban agriculture operations would also be required to comply with the *Property Maintenance Bylaw* in order to minimize visual impacts on neighbours and the public realm.

The proposed amendments to the *Zoning Regulation Bylaw* may pose a challenge for management and enforcement, particularly for odours, given the range of tolerance for what is “unreasonable”. Staff will encourage urban farmers to use proper management techniques through public education, and track complaints, calls for service and inquiries as part of the two-year review.

### 7. Exempt rooftop greenhouses from height calculations and floor space ratio calculations

Small-scale rooftop greenhouses on industrial, commercial, institutional and higher-density residential buildings present an emerging opportunity to enable high-yield, year-round local food production. In addition to structural limitations of some buildings, zoning regulations for building height and floor area have constrained opportunities for these facilities in Victoria and other North American cities. To encourage the development of greenhouse food production, the proposal is for rooftop greenhouses under a certain size to be exempted from zoning height calculations and floor space ratio calculations. This would apply to smaller commercial and non-commercial greenhouses.

Some members of the public expressed concern regarding the visual impact and potential for blocked views on adjacent properties. The recommended height exemption of rooftop greenhouses has been reduced to 3.35 m in height (12 feet) from 15 feet based on feedback from the public and staff. It is proposed that rooftop greenhouses be made of a translucent material and be limited to 28 m<sup>2</sup> (300 square feet) in area, or 50% of the roof area, whichever is less, to reduce further visual impacts on neighbours. Rooftop greenhouses would not be permitted in low-density residential zones, where views are of a particular concern.

All rooftop greenhouses would need to meet City requirements for building permits (including engineering studies), development permits, and heritage alteration permits, where applicable. Owners would be responsible for obtaining appropriate insurance.

The proposed limits aim to minimize visual impacts on neighbours and the public realm by keeping the greenhouses to a small size, particularly in commercial and mixed use areas. Larger rooftop greenhouses play an important role in urban food production but are more suitable for industrial



areas. Larger greenhouses in industrial areas would be subject to zoning regulations for height and floor area, although many industrial sites likely have excess capacity.

#### **8. Exempt urban agriculture from requiring a development permit for landscaping**

Under the OCP, a development permit is required in some areas for landscaping (the alteration of land). It is proposed that commercial and non-commercial (e.g. community gardens, community orchards and edible landscaping) urban agriculture be exempted from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape feature that requires a development permit.

While development permits serve important purposes in minimizing visual impacts on adjacent properties and the public realm, the time and cost involved in obtaining a development permit has been identified as a barrier, particularly on vacant lots. Gardening is already extensively practiced through the City with limited visual impacts on neighbouring properties and the public realm. The *Property Maintenance Bylaw* would continue to apply to address maintenance concerns.

#### **9. Restrict the use of pesticides in commercial urban agriculture**

One of the most common concerns that the public had regarding the expansion of commercial urban agriculture was the potential risk of increased pesticide and synthetic fertilizer use. It is proposed that the City's *Pesticide Reduction Bylaw* be amended to restrict the application of pesticides for commercial agricultural use, including on commercial, institutional or industrial properties. The City does not currently have a tool to limit the use of synthetic fertilizers, but this could be explored as part of the two-year review.

The issue of whether to restrict pesticides needs to be carefully considered. While there are numerous health and ecological benefits associated with reducing and regulating the use of pesticides and fertilizers, there are also practical considerations such as enforcement, restrictions on personal choice, and the effectiveness of some organic pest controls.

Additional public education would be required to help commercial urban farmers understand which commercial products are suitable for use. Enforcement of the regulation would be challenging due to the need to prove non-compliance. Contraventions of the Bylaw may result in fines.

#### **10. Allow farmers market signage**

Farmers markets are an important retail outlet for commercial urban agriculture. Through consultation, it was suggested that permanent directional signage for markets would improve awareness and attendance, but that City regulations restrict this type of signage. It is proposed that the *Sign Bylaw* be amended to allow signage for markets managed by non-profits on public property, outside market hours. This would apply only to outdoor markets managed by a non-profit organization. Because the signs would be on City property, City staff would review the placement and design of the signs.

### **Other Regulatory Issues Related to Commercial Urban Agriculture**

#### *Development permits for buildings and structures*

The need for a Development Permit for structures such as greenhouses, walk-in coolers and chicken coops in applicable areas was identified as a barrier to expanded commercial urban



agriculture. Nevertheless, such permits serve important purposes in regulating visual impacts from adjacent properties and the public realm. It is proposed that buildings and structures associated with commercial urban agriculture continue to require development permits, subject to OCP requirements. Later this month, Council will consider exemptions to certain types of development permits and delegation of approval authority. If approved, these changes may reduce the time and cost for the approval process for structures under 93 metres<sup>2</sup> (1000 square feet). Under the proposed changes, structures under 9.3 metres<sup>2</sup> (100 square feet) will not require a development permit.

### *Building permits*

Urban farmers identified the need for a building permit for agriculture-related buildings and structures as a barrier, particularly for temporary plastic hoopouses. Currently, a building over 9.3 metres<sup>2</sup> (107 square feet) in size requires a building permit. After consideration by staff, it is proposed that the City continue to require a building permit for agriculture-related buildings and structures. Even for temporary structures, there are risks to life safety due to snow collapse or materials blowing around in heavy winds. The building permit process would provide needed oversight and regulation. Individual buildings and structures under 9.3 metres<sup>2</sup> (100 square feet) do not require a building permit.

### *Tax implications*

Through consultation, some urban farmers have encouraged the City to adopt lower tax rates for commercial urban farms. In 2008, Council directed staff to amend the City's Revenue and Tax Policy so that farm class properties pay equivalent taxes as if they were residential class properties. This policy was introduced to mitigate the potential increase in tax burden to existing tax classes with commercial urban agriculture being added to the list of permitted home occupations in Schedule D of the *Zoning Regulation Bylaw*. Since 2008, no property in the City of Victoria has been classified as farm. After staff consideration, it is recommended that the City maintain the current policy with respect to farm class tax rates.

Properties under 8000m<sup>2</sup> with farm sales exceeding \$10,000 can be classified as a farm class property by BC Assessment Authority. Once classified as a farm, all land associated with farming, including the footprint of the farmer's dwelling (but not the dwelling itself), is classed as farm and valued solely based on soil capability, whether cultivated or not. While the assessment value is typically lower for farm class property, this can vary from property to property.

Urban farmers have encouraged the City to set a low farm tax rate to encourage the growth of commercial urban agriculture. However, more analysis is needed to carefully consider the tax impacts of expanded commercial urban agriculture, namely whether lower tax rates would indeed act as an incentive for more commercial urban farms, whether such an incentive is desirable and what the overall impact would be on other taxpayers, and to whom the tax burden would be redistributed.

### **Next Steps**

Following Council's consideration of the proposed changes, a third and final phase of the Growing in the City project is to prepare bylaws for Council consideration and provide public outreach and engagement to support the recommended changes. Specific to the amendments proposed in this report, the final phase of this project will include:



- Council consideration of proposed regulatory amendments, including public consultation and a public hearing where applicable
- Developing educational materials to support commercial urban agriculture, including:
  - A food program identity on the City of Victoria website, including online forms, educational materials, policies and additional resources
  - Outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing
  - Outreach materials and design examples that encourage compatibility of commercial urban agriculture operations with other land uses, such as rooftop greenhouses, farm stands and operations on vacant lands
  - Information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands, to be distributed as part of the business licence application process
  - Information regarding commercial urban agriculture opportunities and processes through the Business Hub
- Strengthening partnerships and aligning program goals, including:
  - Meeting with large landowners, including School District 61, Island Health, Greater Victoria Harbour Authority, faith-based organizations, and the Province of British Columbia to discuss opportunities and share information for encouraging community gardens or other urban agriculture initiatives in the City
  - Meeting with non-profit organizations and community groups with urban food agendas, to support networking, capacity-building, partnership development and program delivery goals.

### Monitoring and Two-Year Review

Many of the regulatory amendments proposed in this report are new to Victoria and unique in a Canadian context. Monitoring will be important to determine the effectiveness and impact of the proposed regulatory changes, and whether adjustments are needed. It is proposed that staff establish a system to track urban agriculture activities, inquiries, calls for service and complaints. Staff would report back to Council after two years on effectiveness and benefits of any regulatory changes and recommend any needed adjustments.

The two-year review would also provide an opportunity to consider additional changes to support commercial urban agriculture. This will provide staff with the opportunity to monitor the level of interest and uptake in commercial urban agriculture over the first two years and provide a more accurate basis upon which to analyse the potential impacts of any further changes.

### OPTIONS & IMPACTS

#### Option 1 (Recommended):

That Council direct staff to proceed with the amendments to the *Zoning Regulation Bylaw*, *Business Licence Bylaw*, *Sign Bylaw*, *Pesticide Regulation Bylaw* and *Official Community Plan*, as described in this report.

#### Option 2

That Council provide alternate direction to staff.

*2015 – 2018 Strategic Plan*

The recommended option is consistent with Objective 8: Enhance Public Spaces, Green Spaces and Food Systems, including the following actions:

2015 Actions

- Develop long-term policies for food security and boulevard gardening, including an inventory of City-owned land for food production and improved coordination of food systems resources and initiatives in the City.
- Allocate existing resources in Parks and other departments to implement food security initiatives.

2016 Actions

- Introduce new partnerships with citizens and groups to increase food cultivation on public and private land.

*Impacts to the Financial Plan*

Implementing the regulatory amendments associated with the recommended option will be completed using staff time and are not anticipated to result in impacts to the Financial Plan.

Permitting farm stands and commercial urban agriculture will require staff time for processing new Business Licence Applications. This will be met by existing staff capacity. New licences will generate nominal, incremental revenue.

The proposed regulations for commercial urban agriculture may create additional enforcement needs. While it is difficult to estimate how many people will be interested in establishing urban agriculture operations and the associated enforcement costs, it is anticipated that the impact will be low. Additional resource needs will be anticipated as part of the two year review.

*Official Community Plan Consistency Statement*

The proposed amendments support the OCP's objectives for a more food secure and sustainable urban food system. The proposed amendments seek to balance the desire for more commercial urban agriculture with restrictions that will limit impacts on adjacent land uses. The encouragement for commercial urban agriculture needs to consider the City's growth targets for new housing and development.

**CONCLUSIONS**

There is a strong desire by Victoria residents and urban farmers to enable and expand small-scale commercial urban agriculture. The proposed regulatory changes in this report are anticipated to remove barriers to small commercial urban agriculture operations, while imposing some restrictions to minimize the scale and potential negative impacts on neighbouring properties.



Respectfully submitted,



Kristina Bouris  
Senior Planner  
Community Planning Division

Att.



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development

Report accepted and recommended by the City Manager:



Date: Feb. 18, 2016

#### List of Attachments

- Appendix A: Engagement Summary Report (Phase 1)
- Appendix B: Concerns Related to Commercial Urban Agriculture
- Appendix C: Regulatory Barriers Identified Through Interviews with Urban Farmers
- Appendix D: Engagement Summary Report (Phase 2)
- Appendix E: Public Feedback on Specific Proposed Amendments to Support Commercial Urban Agriculture.

## **Appendix A: Engagement Summary Report (Phase 1)**

To see this appendix, please reference Appendix A in Growing in the City: Part 1 – Urban Food Production on City-Owned Lands.

## Appendix B: Concerns Related to Commercial Urban Agriculture

Despite the strong overall support expressed through public engagement for commercial urban agriculture, the public, urban farmers and City staff identified a number of specific concerns, primarily regarding impacts on neighbouring properties.

The engagement consisted of the following opportunities to provide input:

- One-on-one interviews with urban farmers operating in Victoria;
- An online survey with a short and long version;
- 3 pop-up engagement stations at local farmers' markets;
- A "round-table" event with representatives of the Urban Food Table (comprised of local stakeholders); and,
- A series of meetings between City staff and urban food system professionals, distributors and purchasers.

Specific concerns identified:

**Noise:** There is concern regarding the noise from farm machinery, deliveries, coolers and customers.

**Odour:** Compost, manure and other odorous soil amendments are commonly applied and stored outdoors for commercial urban agriculture. The keeping of chickens may also produce smells. Properties in the area may be impacted by smells depending on wind direction, air temperature and scale of production. Urban farmers note that well-managed compost and chicken coops should have minimal odour.

**Artificial lighting:** Commercial greenhouse operations may have artificial lighting after dark to stimulate plant growth. Depending on the intensity and orientation of the lights, this could have impacts on adjacent and surrounding neighbours.

**Parking:** Parking for customers and employees was commonly cited as a concern with expanding commercial urban agriculture, particularly in residential areas.

**Aesthetics and maintenance:** Some people expressed concerns that urban farms are not always well maintained and that aesthetic standards are important, particularly where operations are visible from adjacent properties or the public realm.

**Compatibility of agricultural uses in residential areas:** Commercial urban agriculture could introduce agricultural and retail uses into a range of zones. There are some concerns about the compatibility of these uses in residential areas.

**Use of pesticides and synthetic fertilizers:** Many people suggested that commercial urban agriculture practices should be limited to organic practices. The use of pesticides and synthetic fertilizers is of concern due to run-off, health and ecological impacts.

**Hours of Sale:** Many people felt that the hours of farm operations and farm stands should be limited to reduce impacts on neighbours.



## Appendix C - Regulatory Barriers Identified Through Interviews with Urban Farmers

In order to better understand the characteristics and needs of urban farming in Victoria, the City also interviewed past, present and potential urban farmers operating at sites in Victoria, to help inform the recommendations in this report. Farmers were interviewed about their needs for on-site infrastructure, their current range of products, their methods of production, and their perceived regulatory barriers. The anonymous interviews and site visits were supplemented with results from earlier interviews with urban farmers for a total of seven participants. Urban farmers identified the following barriers to commercial urban agriculture:

**Lack of clarity about where urban farming is permitted:** Some farmers were unclear about where urban agriculture was permitted through zoning (e.g. as an accessory use to an existing commercial use; on a vacant residential lot in a residential area).

### **Restrictive requirements for urban agriculture as a home occupation:**

- The requirement that farmers live on-site does not reflect the living/farming situation of most urban farmers, as many farm at multiple sites.
- The definition of urban agriculture does not include food packaging, processing or storage, activities typically associated with the cultivation of fruits and vegetables.
- Some farmers farm on vacant residential lots and are not eligible for a "home" occupation, as there is no house on-site.
- The *Home Occupation Bylaw* is limited to residential zones. Some ideal sites for urban farming are located in non-residential zones where the farmer does not live on-site.
- The limit on a maximum of two people farming at one site does not reflect the labour needs for urban farming as many rely on a pool of volunteers, apprentices and multiple part-time staff who live off-site.

**Commercial use of accessory buildings:** In most residential zones, greenhouses and other accessory buildings are not permitted to be used for commercial purposes. This is a barrier to year-round food production and restricts the types of crops that can be grown for sale.

**Development permits:** Requirements for applicable properties, the cost and time associated with obtaining a development permit for landscaping, greenhouses and other accessory structures was cited as a key barrier to the expansion of urban agriculture in commercial and industrial areas.

**Building permits:** The requirement for a building permit for greenhouses or other accessory buildings over 100 square feet in area, including temporary poly-sided hoopouses, was cited as a barrier to establishing year-round farming operations.

**Restrictions on commercial sales of animals and animal products:** Some farmers would like to be able to sell eggs, honey, meat and milk products.

**Non-regulatory barriers:** Urban farmers identified numerous barriers important to the growth of commercial urban agriculture. Although these fall outside the scope of the Growing in the City project, they include:

- insecurity of tenure (only one farmer owned their land)
- lack of economic viability of urban farming
- desire for preferential water pricing for urban farms
- the need for more skills training and investment support for new farmers.

#### **Appendix D: Engagement Summary Report (Phase 2)**

To see this appendix, please reference Appendix B in Growing in the City: Part 1 – Urban Food Production on City-Owned Lands.



## **Appendix E: Public Feedback on Specific Proposed Amendments to Support Commercial Urban Agriculture**

Overall, engagement results indicated a high level of support for increasing opportunities for commercial urban agriculture in the City in both Phase 1 and Phase 2. Public feedback informed each of the proposed amendments. Engagement results specific to each of the following ten proposed amendments are presented here.

### **1. Define Commercial Urban Agriculture in the *Zoning Regulation Bylaw***

The proposed definition would:

- Include the range of activities involved in commercial urban agriculture such as harvesting, packaging, storing, selling, delivery of products; the composting of waste and preparation of soil amendments; and the delivery of educational programs.
- Allow the commercial production of a range of products with low food safety risk including the cultivation of fruits, vegetables, flowers, fibres, nuts, seeds, seedlings, herbs, eggs and honey.
- Exclude products regulated by the *Controlled Drugs and Substances Act*, such as medical marijuana

Results from the Phase 2 of public consultation indicate 89% support for these changes.

### **2. Allow commercial urban agriculture in all zones**

The proposal is to allow commercial urban agriculture throughout the City, excluding land used as a City park. Results from the Phase 1 survey indicated strong public support for allowing commercial urban agriculture in all land use zones, with the exception of land used for parks:

- 87% of respondents support small-scale commercial urban agriculture in their neighbourhood
- The strongest support was for urban farms in residential areas (79%), commercial areas (77%) and institutional or provincial public lands (70%)
- Only 33% supported urban farms in parks

Results from the Phase 2 indicated 86% support for allowing commercial urban agriculture in all zones.

### **3. Restrict truck loadings for off-site sales**

Public feedback revealed that neighbours are concerned about parking and traffic from commercial urban agriculture. In response to discussion with farmers and non-farmers at the draft policy review workshop, it is recommended that the restriction apply to delivery trucks over 907kg (a one tonne truck) only, and not deliveries and pick ups made by foot, bike and personal vehicle.

### **4. Allow off-site retail sales**

Phase 1 survey respondents indicated strong support for off-site retail sales of urban agriculture products:

- 71% of survey respondents felt that food producers should be able to sell produce on-site (e.g. farm stands) with no restrictions and also off-site at farmers markets or grocery stores

Through interviews, urban farmers indicated that the majority of their retail sales are made off-site through direct sales to restaurants, farmers markets and subscription box programs. These off-site retail outlets provide a stable market for growers, especially for specialty agriculture products that may be custom-grown for retail customers.

## **5. Allow on-site retail sales at farm stands**

It is proposed that on-site sales at small farm stands be allowed with the following conditions to limit impacts on surrounding neighbours and businesses:

- Farm stand is limited to 6 m<sup>2</sup> (20 feet<sup>2</sup>) in size (approximately 4 feet \* 5 feet)
- Allowed in front yard only, set back at least 2 feet (0.6 m) from the lot line, to address privacy and security concerns
- Stand may be covered, and partially enclosed
- Products must be grown on site
- Sale of raw products only, such as fresh fruits and vegetables, eggs and honey. No crafts, baked or canned goods.
- Stand must be stored out of front yard when not in use for more than days
- Hours limited from 7am – 8pm
- One small sign allowed, in accordance with the *Sign Bylaw*
- Maximum one farm stand per property
- Farm stand would not be considered a home occupation

Both the general public and urban farmers expressed support for sales from farm stands, including in residential areas, in Phase 1:

- 87% of survey respondents feel that it is appropriate to have farm stands with on-site sales 10 % felt that food producers should only be allowed to sell off-site at farmers markets and grocery stores.
- hours of operation and parking were the two biggest concerns with allowing farm stands
- in interviews, urban farmers expressed concern about the cost of a Business Licence for a farm stand, particularly for a small, seasonal operation.

Results from Phase 2 indicated 87% support for allowing farm stands in all zones.

Hours of operation and parking cited most frequently as concerns with allowing farm stands. Urban farmers expressed concern about the cost of a Business Licence for a farm stand, particularly for a small, seasonal operation.

Some urban farmers disagreed with limiting the size or sales to on-site products as they farm multiple sites across the City and may have cold storage or a farm stand at only one site. While the proposed amendments would allow these multi-site farmers to have multiple farm stands, urban farmers indicated that this would likely be challenging and impractical to manage.



## **6. Limit odours, noise and light pollution**

Public feedback in Phase 1 indicated support for restrictions to minimize the impact of noise and odour from commercial urban agriculture on neighbours and surrounding properties, particularly in residential areas.

## **7. Exempt rooftop greenhouses from height calculations and floor space ratio calculations**

To encourage the development of greenhouse food production, the proposal is for rooftop greenhouses under a certain size to be exempted from zoning height calculations and floor space ratio calculations.

Public feedback indicated strong support for more rooftop greenhouses in Victoria. In Phase 2, 87% of survey respondents indicated support for exempting rooftop greenhouses from height and floor space ratio calculations. Despite the overall support, a number of respondents expressed concern regarding the impacts of height and blocked views on adjacent properties.

## **8. Exempt urban agriculture from requiring a development permit for landscaping**

It is proposed that commercial and non-commercial (e.g. community gardens, community orchards and edible landscaping) urban agriculture installations be exempted from requiring a Development Permit for landscaping purpose, unless the installation is being constructed in association with a building or structure that requires a Development Permit.

In Phase 2 consultation, 80% supported exempting commercial urban agriculture from requiring a Development Permit for landscaping.

## **9. Restrict the use of pesticides and synthetic fertilizers in commercial urban agriculture**

It is proposed that the City's *Pesticide Reduction Bylaw* be amended restrict the use of pesticides and synthetic fertilizers for commercial urban agriculture.

Public feedback expressed strong support for restrictions on pesticides and mixed support for restrictions on synthetic fertilizers:

- When asked what restrictions should be in place commercial urban agriculture, restrictions on pesticide use were one of the top three identified.
- 46% of survey respondents in Phase 1 felt that [synthetic] fertilizer use was appropriate for commercial urban agriculture; 37% of respondents had concerns about fertilizer use.
- Workshop participants in Phase 2 strongly supported a ban on both pesticide and fertilizer use for commercial urban agriculture due to health and ecological concerns.

- Other workshop participants wanted individual urban farmers, and the market, to decide whether to use pesticides and synthetic fertilizers or not.
- Urban farmers indicated that a ban on pesticide and synthetic fertilizer use would have little impact on their operations. Most operations are too small to warrant their use and customers generally prefer pesticide-free produce.

#### **10. Allow farmers market signage**

Feedback from a local farmers market society suggested that permanent directional signage for markets would improve awareness and attendance, but that City regulations restrict this type of signage. After consideration, it is proposed that the *Sign Bylaw* be amended to allow signage for markets managed by non-profits on public property, outside market hours.





Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing about the "Growing in the City" initiative and the four proposals currently under consideration outlined on the City website at <http://www.victoria.ca/.../main/comm.../growing-in-the-city.html>.

The Growing in the City initiative is an important one for our communities. I strongly agree with its aim of enhancing our local, urban food systems on both public and private land and agree with the City's position that "urban gardening and food production contribute positively to health and well-being, social interaction, connection to nature, and environmental education, while creating healthy and diverse ecosystems, building communities and our food security".

The four proposals currently under consideration are changes that would:

1. Allow small-scale commercial urban food production in all ones, not just an industrial ones or the residential property where the farmer lives and packages their food. This will be beneficial in reducing barriers to individuals who do not own or live on the land they are growing food on, and facilitate creative partnerships between urban farmers and individuals with land who want to share their growing space. It will also potentially enhance currently under-utilized spaces such as vacant lots, institutional properties, commercial areas, rooftops, etc. This proposed change is one that I support.
2. Eliminate the current requirement for a development permit for certain types of landscaping required for small-scale urban food production. This proposed change is one that I support. I believe it is unnecessary to require a development permit for edible landscaping and creation of community gardens or community orchards and that this process imposes unnecessary administrative and financial barriers to urban food production.
3. Require a business license to sell unprocessed food products. Appreciating that some form of regulation may be appropriate and helpful for higher volume production (e.g., off-site sales), I am concerned that the on-site license options may create barriers for low-income farmers. Is it appropriate to apply the same level of licensing to someone engaged in full commercial production as it is to someone who has a bit of extra kale and is conducting a \$20 transaction with a neighbour? This seems a level of administrative oversight and policing that is unhelpful. I encourage further discussion on this issue.
4. Changing the Official Community Plan to clarify that built development (described on the City website as for example housing, office and retail) will be considered as a higher priority than small-scale commercial food production. I strongly oppose this change and do not believe it is appropriate to frame this as part of the work of Growing in the City as it does not serve to advance the stated goals of enhancing our local urban food systems, but rather does the opposite by entrenching a vision of the City as a place where built development is a priority. This is an issue requiring much broader community discussion and consideration as it speaks to issues such as greenspace in the City (including parks as well as farms), gentrification, densification, and how to ensure that the priority is meeting real universal human needs such as housing, clean air and water, and food, over manufactured wants available only to people with high incomes such as luxury housing, luxury retail outlets, etc. I hope that you will separate out this proposed change from the others and engage in a different type of community consultation that will invite engagement by people most directly affected by this issue, i.e., people with low incomes,

particularly people with no land tenure and individuals who are homeless and rely on public spaces to get needs for food and shelter met.

Please keep me advised of Council's decision. I look forward to hearing from you.

In gratitude for the work you do to create a world where we all have food and housing.

Sincerely,

I am writing to provide my comments to the proposed Growing in the City proposal on which the City Council is going to vote on September 8.

I am a resident of Victoria. I own a home in an older part of Vic West where the lots tend to small and narrow. I am also a gardener, and in general support the concept of urban food gardening. But I do not support the proposed changes to which would allow commercial egg production on residential properties in within the city of Victoria. I do not object to local gardeners selling their extra zucchinis and tomatoes.

But chickens are another story. I understand Victoria is proud to have some of (if not the most) permissive chicken bylaws on the continent. And that, I think is the problem. My neighbours got about eight chickens last year. The chickens live in a coop that they built right up against the property line in my backyard and their side yard. I never had a rat problem before the chickens. Now I constantly have to deal to both rats and mice living in and under my tool shed and deck. The coop has attracted an entire flock of sparrows that leave excrement all over. The chickens themselves are fairly noisy. I work from home, and the chicken coop is only 20 feet from my office window. The chickens make noise for hours each and every morning. Living in the city, our neighbours are close and there are just some things we have to put up with. I have no problem with that. But the city would never expect neighbours to put up the a dog that made that much noise for that many hours each and every day. I don't see why chickens are any different.

As I understand the law now, Victoria allows any resident to keep a reasonable number of chickens on any lot – no matter how small the lot is and no matter how small the neighbouring lots are. As it currently stands the law is too vague and does too little to protect the chicken



farmers' neighbours from the stink and vermin infestation that invariable come with poultry production. I am not saying I oppose all chickens in city, but the current law is too lax as it is. Now I understand the Council is proposing liberalizing it even more. Right now a reasonable number of chickens is a number that provides sufficient eggs for personal consumption. But the proposed bylaw would expand that and apparently allow anyone on any lot no matter how small to produce an unspecified number of eggs which they can sell to the public from a food stand on their property. Such a move will only encourage people to keep greater numbers of chickens. I cannot support that. I can live within 20 feet of eight chickens, but not 80, and not even 20.

I urge the council not to approve the commercial production of eggs on residential lots until adequate safeguards are in place to protect neighbours from the negative side effects of urban poultry farming.

Hello, this is feedback for the proposed changes going to Victoria City Council on Thursday September 8 regarding Growing in the City.

Contrary to a Council Report dated July 14, 2016 authored by Brian Green and Jonathon Tinney regarding Growing in the City bylaw amendments, I am a Victoria resident that does not have a desire for these regulations without sufficient clarity and written language in a bylaw relating to the keeping of animals and food production. I do not think the new changes, while deemed positive for food safety in the region, provide sufficient safeguards for home owners and residents who live in a higher density neighbourhood and do not engage in farm production activity.

My home was developed as part of the City of Victoria's first introduction to small lot zoning. I now am experiencing negative impacts from the introduction of a chicken coop adjacent to my property. We have had a significant increase in vermin population, since the chicken coop was installed, causing us to require the services of an exterminator this summer and the problem requires constant vigilance to limit the number of mice and rats on our property. Further, the chickens are noisy, smelly and the presence of chicken feed has increased pest birds whose excrement is now soiling our driveway and back yard. This is new unwelcome vermin activity around our home and is a direct result of introducing the chickens.

I have reviewed many of the documents related to Growing in the City, the zoning bylaw for the neighboring property and, the Animal Control bylaws and my comments and requests follow:

1. The current City of Victoria animal control bylaw is silent in the area of keeping poultry. While there is a whole section related to bees, there appears to be no specific guidelines related to poultry. My concern is that the new Growing in the City proposal contains no restrictions on the number of animals (e.g. chickens) and there appears to be no clear guidelines related to the design, placement and appropriate set backs for structures required for housing the animals.

In my view, there is a need for a separate section or, a new regulation related to how many animals can be kept to facilitate food production and more clarity around where the animal structures can be sited on the property.

2. The proposed new changes include the wording "negatively impact neighbours with unreasonable levels of odour, noise or artificial lighting". I am unclear as to who on Municipal staff has jurisdiction for enforcement and what redress process is in place to hear and deal with concerns, given the current Animal Control bylaw.

3. The city has guidelines published in a document entitled *Small Lot House* which I believe is used to provide guidance when considering small lot rezoning. In Section 4 of the package there is a section referencing sensitivity to neighbor's values which includes a "good neighbor" design approach. In my view, I do not believe that introducing animals, including chickens, adjacent to small lot zones is in keeping with higher density principles.

I provide cautious support to some of the goals of food security in our community however I also believe that regulations have to be more robust and balanced as it relates to the keeping of animals.

I hope that Council and municipal staff will create safeguards in order to ensure these regulations don't unintentionally create conflict between neighbors and instead provide mechanisms that will assist residents in establishing and maintaining a good neighbour atmosphere.

All lots in Victoria are not created equal and should not be treated the same by the City. I do not support residents adjacent to small lots being able to establish small scale food production involving the use of animals particularly in light of the lack of clarity to around scale, siting of animal shelters, redress mechanisms and enforcement.

I appreciate your attention.

Terri Chyzowski

personal  
information

September 4<sup>th</sup>, 2016

To Mayor Helps and Victoria City Councilors,

I would like to thank you for developing Growing in the City, as well as the Urban Food Tree Stewardship Pilot Program, and am therefore responding to many years of community work around the topic of food security, and the many individuals who have enriched the city with their commitment to urban ecological food production.

I have long seen Victoria as a progressive city, compared to other cities in BC, in terms of its advancement in the practice and education of urban ecological food production and the introduction to permaculture design, through organizations such as Gaia College, Mason Street City Farm, LifeCycles Project, the Greater Victoria Compost Education Center, and the City Harvest Co-operative. I therefore believe that urban agriculture should be viewed as a fundamental asset to urban planning and development.

I am also writing to object the proposal to amend the Official Community Plan (OCP) to make explicit what is already implicit: that growing food is subordinate to capitalist development. Your proposal to “clarify that built development e.g housing, office and retail will be considered as a higher priority than small-scale commercial food production” would make it more difficult for urban farmers, such as myself, to find suitable spaces to grow amazing food. I have already found my biggest limitation in growing food in Victoria to be access to suitable land. Now I fear that it will only get more difficult for me and my fellow urban growers, if this amendment goes through.

The OCP also states in section 17, page 115 that: “Given the small land base available within Victoria, and the city’s commitment to accommodating a significant amount of regional population growth, **Victoria will continue to rely on agricultural lands outside the city and the greater global food market to supply a large share of its food.**” Does that sound like food security? Or sustainability?

“The policies in this plan aim to **encourage food production where safe and suitable**, to forge links to regional agriculture, and optimize the many recreational, health, civic and local economic benefits that flow from a stronger local food system.”

“Locally, several issues influence Victoria’s move towards food security and a more sustainable food system. **A growing number of residents and families are food insecure**, and rely on local charitable food services, such as food banks, for regular access to food. Within Victoria, many households with access to land grow a portion of their own food. **At the same time, the demand for allotment gardens exceeds supply due to the high number of people renting or living in multi-unit buildings who lack access to land.**”



**“Finally, Vancouver Island imports the vast majority of its food, creating additional concerns for the future cost and stability of the food supply in the face of rising energy costs and climate change.”**

So given the fact that Vancouver Island relies on agricultural land for most of its food, and that garden and agricultural space demand exceeds supply, how can we continue to make local food production secondary to urban development? We don't need Victoria to look and feel overcrowded like Vancouver.

Small-scale urban agriculture is a very small footprint in our urban setting and should be supported by city council over built development for its value in improving the quality of the urban environment through greening, edible productivity, and pollution reduction, to name a few.

Increased awareness about the negative health effects of food from the industrial food chain is itself a big reason why urban farmers grow their own food. Local food has more freshness, flavor, and [nutrient retention](#) because it goes through less transportation and processing. If urban farming continued to grow, it would mean more accessibility to nutritious local food and more time spent doing the healthy physical work of gardening. This could result in less obesity, less chronic disease, and decreased healthcare spending. It would cause a massive and positive economic disruption by introducing local food production that would compete with the corporate mainstream on price, quality and convenience.

In spite of this, there are many obstacles for young people who are entering into today's world of farming. I know first-hand that a huge obstacle is that of acquiring suitable land. Urban farming is something that has provided me with the ability to learn so much more than where our food comes from, but also the opportunity to be involved in an amazing community while practicing what I love and what sustains me. In my own community, I see the knowledge of how and what to grow is exchanged, seeds are swapped, labor is shared, and the harvest is traded. It has also taught me that we need to give back to the land and help regenerate it, instead of continuing to degrade it. If suitable land keeps getting bought for development, that leaves urban farmers with fewer and fewer opportunities to practice something they believe is not only good for the community, but extremely important in our food security.

Urban development brings major changes in demand for agricultural products. There will be rising demands for meat, dairy products, vegetables, and oils, and this implies more energy-intensive production and more imports. Urban development is also associated with dietary shifts towards more processed and pre-prepared foods. The dependence of large urban populations on long international supply chains for food, fuels and most intermediate and final goods makes them vulnerable to

disasters in locations that supply these or buy their products, and also to rising fuel prices.

Urban farming builds community in a strong and continuous way and it would be a shame to limit its possibilities and threaten the existing urban farm efforts in place. As it stands, urban agriculture accounts for such little land use in the urban setting and it seems quite clear that this is by no means a true threat to development. Many cities that have actively been supporting their urban agriculture have had great success attracting a more progressive crowd of individuals into this core area.

Any more development in Victoria is gross overdevelopment of our small city. A denser population will only increase our need for urban food production.

Overall, I feel the proposed amendment is not in the best interest of the people of Victoria. I urge you to reconsider these changes and listen to the wider community of Victoria and not development alone. This past year has proven to be very inspiring for a new food system, which has small-scale urban farming as a core element.

I look forward to seeing a plan where the City can find a real balance between the need for both affordable housing and urban agriculture space.

Sincerely,

Rosina Rodighiero

Hello, I would like to share my opinion to the Council on Thursday September 8 agenda regarding Growing in the City.

I have worked in the Horticulture field for over 10 years. When I worked in the retail side of the business I was a purchaser of fruit plants among other things. I would buy and sell over 500 fruit trees, a thousand blueberries alone, on top of the many other selections. I have seen a growing demand on grower your own foods. I am proud to have been a driving force at our store. I am also love gardening, even on my small lot.

I also, support the grow you own eggs and honey in the urban environment. I do believe there needs to be limits the number hens & the number of hives on lots. Along with clear rules & regulations on not only that but on animal care and safety and human safety. Those rules should be easy to find in one location and easy to understand, by not only the property owner/tenant but also staff that are involved in advising and regulating these rules.

For those reasons and a few more, I am asking Council to vote no on 16-064 & 065.

I will would to share with you my experience in the area of hens. I have had very little experience with bees, except that on the farm I was raised a separate farmer kept two houses on our 99 acres both close to the hay fields for the clover and alfalfa, but far from one another, because he felt the land did not possess enough food for hives.

I think after you read my experience you will understand why I believe there should be clear guidelines that everyone understands

A year ago my neighbour's son, installed a hen coup/pen on the shared property line. It is located five feet from my deck and 20 feet from my backdoor. The young man made himself aware of the rules regarding owning hens in Victoria before he started the project, which were only two at the time. The first was the number hens was limited by how many eggs the family consumed. The second was the coup/pen could be located in any all yards, front, back & side. The side of the yard the part they were not currently using as their personal space was where he decided to place the coup/pen. I was concerned, even though it would not impede on their personal space it very much would have and has had an impact on my personal space. I called Bylaw, they confirmed that the son was correct he could place it anywhere in their yard. I could only complain if there were vermin or offensive odour. Growing up on a farm, I know very well that the living quarters off all farm animals attracts rats and mice and odour. For that reason, we kept all of them a far distance from the residence. And that rule is the same in urban farms. Every friend that I have in town that owns chickens has that same rule for that same reason. I also discovered this year, they attract a lot of sparrow, an invasive species. In some ways they are worse than other vermin. The build nest in gutters and roof vents that often take professionals to remove. Also the only legal method of eradication available to homeowners and professionals is to live trap and kill them by hand. Odor of course also comes with the territory. Once, excrement has penetrated the ground the smell is stuck. The degree of odour is dependent on weather.

I love my neighbours. I even like the chickens. I donate my kitchen scraps collect egg cartons for them. I am disappointed in the location they chose for the coup/pen. I am furious at the city for putting me in this predicament.

In May after living eight months with more rats and a slow increase in odour, I was worried this was going to spoil our enjoyment of our deck in the upcoming summer. I wrote the city not about having the hens removed. I would never ruin a relationship with a neighbour by calling Animal Control. Especially since, they were trying to kill the rats. I think they fail to understand that rats & mice will always come and that I and the other two neighbours that also share that same property line will always be impacted by their decision. I just wanted someone to understand the lack of rules and regulations has a negative impact. The first reply I received was a tone of pride that the city had one of the most permissive chicken bylaws in all of North America. "At this time the Animal Control Bylaw is not being amended specific to the number of hens permitted, however in February Council directed staff to amend the Zoning Regulation Bylaw to allow for farm stands which could sell eggs, fruits and vegetables and herbs. Staff are also working on Urban Food Production guidelines which would provide guidelines for anyone involved in

urban food production.” I was in shock that on top of having few rules, they were going to allow people to have as many chickens as they wanted.

A month ago when I read about this coming to vote in the paper, I knew I had to do something and I knew I needed to have all my facts in order. I called the Bylaw office and asked if I wanted to have hens what were the rules. The lady informed me that there were no rules. If I had more specific questions to call Animal Control. Before I did this to read the Animal Control Bylaw. I did not realize that it had already been amended. The two rules in place last year had been removed. I called Animal Control and asked what rules they had on having hens. They quoted me the previous two rules. Someone had forgotten to tell them those rules no longer existed. They did say that the city does not permit the sales of eggs, so they would continue to enforce the old. They were also unaware of the near changes.

After doing more digging on this subject, I discovered there were setback rules after all for Accessory Buildings. According to my neighbour’s zoning rules, they were not suppose to install the coup/pen on our property line, not even in their side yard. Why was bylaw never aware of this when I called them a year ago about placement of the enclosure. I as I read further, I discovered even though they could not place a hen house in that location I could on my side according to my zoning rules.

So, I am asking the city to vote no on these proposed bylaws, because no one, not the home owner or the staff know what the rules are. They are scattered throughout and not easy to locate. On top of that there are different rules for different people. More research needs to be done on appropriate fair across the board set backs for everyone. The city need to decide what is a safe setback. Should a hen house be close to a daycare centre for an example. Also safety concerns of the hens. How much space should each hen be given? Current recommendation of commercial egg farming is about 1.5 sq ich for each hen. Do we want hens in those conditions? Hens make noise. How many hens is too many hens? That should be based on the size of the lot and the size of the pen. The current Animal Control Bylaw only specifies that animals be given enough space to turn around and make natural movements. 1.5 sq inch would probably suffice for that need. Are we going to allow people to have hens in their basement with no chance of outdoor activity? How about hen abandonment and disposal? A hen is past her prime for laying eggs after two years. She is then not worth the feed if a person wants a successful business. In Minneapolis there is rescue organization that saves 500 chickens each year from abandonment. Now that the rabbits have been removed from the Helmcken Road interchange, maybe there is room for some hens.

Before any of this begins there should be an engagement with the public about commercial farming of animal alone. The past engagement rarely directly addressed animals.

One question asked if small-scale commercial farming should be allowed. No direct question about animals.

Another if it should be allowed in all zones. Do you think public thinks it would be okay for me to keep an undefined number of hens on a 50’ x 50’ size lot. That is a very dense area that impacts many near by neighbours. The city actually applied and received a grant in the 1990 to build my house and three others as an experiment on small lots. The city studied other cities before embarking on this journey and engaged the public. The same city that is proud that it has one of the most impressive hen rules in North America. Maybe that is because the city has not studied other cities. And maybe because the city has failed to engage it’s current residents.

And a third whether people should be allowed to sell their own produce on farm stands. Webster defines produce as fruit and vegetables.

So please do not move forward on Animal Farming. The OCP is a 25 year plan. It does not all have to happen at once. By voting no, you are not inhibiting anyone from food production. You are just moving slower on expanding animal farming to make sure you are making the best decision for the people and the animals.

Thank you,

Mark C Dickerson

personal

The Victoria Urban Food Table

Re: Public Hearing September 8th on the Zoning and OCP Amendments related to the Growing in the City Initiative

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

Thank you for all the work that Growing in The City has done to move policy and planning into practice. We have appreciated how thorough your consultation process has been to date. We are writing to you about the policy changes that will be discussed at the September 8th city council meeting. The vast majority of the policy changes are great and the Urban Food Table supports these changes. We are however, concerned about the amendment to section 17 of the OCP with bylaw 2A. "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan."

The Urban Food Table guided the Growing in the City process, through consultation with Urban Food Table members and the communities our group represents, works with and supports. Bylaw 2a does not fit within the vision of urban food security that we have been building with the City; a vision that aims to "enhance our local, urban food systems on both public and private land". The Urban Food Table is not comfortable being perceived as supporting the amendment to bylaw 2A.

Sincerely,

Derek Powell, Organic Farmer, Barefoot Organics, personal information

Heidi Grantner, Project Manager, Food Eco District (FED), [heidi@synergyenterprises.ca](mailto:heidi@synergyenterprises.ca)

Fiona Devereaux, Community Dietitian, Aboriginal Health Unit, Island Health, [Fiona.Devereaux@viha.ca](mailto:Fiona.Devereaux@viha.ca)

Janet Strauss, Yates Street Community Garden Steering Committee, personal information

Linda Chan, Coordinator, Spring Ridge Commons, personal information

Rowena Locklin, Garden Coordinator, Wark Street Commons, Hillside Quadra Neighbourhood, [u harvest@quadravillagecc.com](mailto:u harvest@quadravillagecc.com)

Angela Moran, Owner, Mason Street City Farm, personal information

Maurita Prato, Executive Director, LifeCycles Project Society, [maurita@lifecyclesproject.ca](mailto:maurita@lifecyclesproject.ca)

Dr Jennifer Bagelman, Department of Geography, University of Victoria, [bagelman@uvic.ca](mailto:bagelman@uvic.ca)

Patti Parkhouse, Project Coordinator, Vic West Food Security Collective, Victoria West Community Association, [vicwestgarden@yahoo.ca](mailto:vicwestgarden@yahoo.ca)

Libby Seabrook, Victoria Gardener, personal information

Aaren Topley, Community Organizer, personal information

Mike Simpson, personal information

Alex Harned , personal information

Alysha Punnett, personal information



## CITY OF VICTORIA – URBAN FOOD PRODUCTION – PROPOSED BYLAW CHANGES

### 1. Context for Change:

Today, more than 80,000 residents inhabit 19.4 square km of land comprising the City of Victoria. And, more than 12,000 people live within the one square km boundary of one of the City's oldest and most densely-packed neighborhoods, James Bay.

Over the next 30 years, the City is expected to grow to 100,000 inhabitants. More than 10,000 will have to be accommodated in three areas: downtown, James Bay, and a portion of VicWest, while another 8,000 will be situated in walkable town centres and large urban villages, many of which are located in the same areas.

With soaring home prices, restricted land available for development, older rental stock needing repair, and a vacancy rate approaching zero, there is recognition that residents, almost 60 per cent of whom are tenants, are being displaced in favor of higher value property owners and well-heeled tourists seeking diverse amenities from parks and harbour pathways to upscale eateries and attractions.

With a growing diversity of demands on the public resources and funding, there is a greater need to address priorities that will serve the primary needs of residents, including their health and well-being.

Newspaper headlines almost daily reveal the lack of affordable housing in the city. Even more glaring was that the fact that no shelter was available for 1,300 of the city's most vulnerable citizens, obliging them to encamp on the provincial law court lawn for the past nine months.

During this time, the City streamlined its development-approval process for multi-million dollar residential condo projects. Council and staff hailed the soaring permit values worth \$140 million in June, up 115 per cent from last year, while endorsing its new Land Use Procedure Bylaw to change the rezoning application protocol. Why? To permit "shorter process with no public hearing"<sup>1</sup>. Is this the City's contribution to dismantling the citizen engagement process which gives residents a voice in policy development and decision-making to shape the City's landscape?

### 2. Where Does Urban Agriculture Fit into the City's Priorities?

The City of Victoria's Official Community Plan (2012) p. 33 underlines a *"forecast growth of approximately 20,000 additional residents by 2041 [ which] is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceeds that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted."*

Four pages of the OCP are devoted to “Food Systems”, with most of the emphasis on expanding recreational land use in the form of urban agriculture, by increasing the number of allotment gardens, community gardens, and edible landscapes on City-owned land as well as other publicly-held real estate and private land. The OCP also entertains the notion of revising land use policy and regulations to accommodate a broader definition of small-scale commercial urban agriculture, and p.118 “17.14.3 Allowing commercial urban agriculture uses, including greenhouses, in commercial and industrial areas.”<sup>2</sup> Four years later, a new Mayor and Council are now pushing a change to OCP and bylaws to permit small commercial urban farms to operate and market their produce in all zoned areas of the city.

The City of Victoria staff report, “*Growing in the City - Part 2: Proposed Bylaw Amendments to Support Small Scale Commercial Urban Food Production*”, presented to Council on July 14, 2016, fails to demonstrate to what degree small-scale commercial urban food production is compatible with urban land uses, particularly in residential and commercial zoned areas.

In high-density tenant population areas like James Bay, (with no restriction on the allocation of plots to neighbourhood residents), many residents will receive little or no benefit from these changes. It is likely that they will be negatively impacted in terms of even more congestion and parking problems not to mention offensive noise levels, noxious odours, and light pollution, increased pesticide and toxic fertilizer chemical use, or growing pest control issues. Does the neighbourhood really need an influx of temporary farm stands in addition to the existing the Saturday James Bay Market, Sunday Ogden Point Market, as well as local commercial operations like Niagara Grocery, and Red Barn which will open soon in the Capital Park complex?

### 3. Many Unanswered Questions Behind the Commercial & Recreational Urban Agriculture Issue

- What commercial interests and how many urban farmers are driving the demand for more accessibility to the limited land supply to grow and market their products outside the existing industrial and commercially-zoned use areas?

Apparently adding a garden feature on land classified as commercial, utility, and industrial, will allow the property owner to benefit from a reclassification under BC Assessment to “recreational use”. How many current property owners fit these classifications in the City of Victoria?

Likewise, an individual property owner who operates a small scale urban farm in Fernwood, under the new bylaw, might well be able to claim a benefit through qualifying for provincial farm tax status.

Urban farmers have asked the City to set a low farm tax rate to encourage growth of urban agriculture. No property in the City of Victoria has been classified as a farm since 2008. Why, therefore, is the City pushing for expansion of urban agriculture in the interests of a few while the potential for shifting the tax burden on the majority appears to be a likely outcome?

- How will the use of land for food production be balanced with the City's key objectives for new housing and development? Where is the policy on this matter, and which uses will take priority in this competitive land use landscape? How will urban agriculture be recognized as *"subservient to other OCP objectives for form, place character, use and density as provided in the OCP policy"*<sup>3</sup> if neither recreational nor commercial urban agriculture use require a developer permit?
- The Mayor has identified that the City's public assets are worth \$900 million? Where is the baseline inventory and map of City-owned land and its existing uses? What proportion and value of city-owned land is currently earmarked for *"food production and improved coordination of food systems resources and initiatives in the City"*<sup>4</sup>? Why is City of Victoria's land inventory and map listing 64 potential locations throughout the City for future community gardening projects not been made public? Have these city-owned sites been soil tested and are they contaminant free posing no health hazard to the public?

Since city-owned properties with gardening potential are not evenly distributed throughout the City, staff have recommended increasing the competition for this land by expanding eligibility to all Victoria residents and beyond. To respond to this alleged pressure for more agricultural land, does the public land inventory also include school district properties, health authority land, provincial and federal property and Greater Victoria Harbour Authority real estate that is accessible and available for use by members of the public?

- What are the costs associated with increasing the use of urban land for agricultural purposes: Additional water and sewage/storm water management, soil testing and remediation, provision of utilities and services, licensing and bylaw enforcement, contract management, liability insurance, signage, etc. in relation to the potential revenue generation from land rent, business licenses and development permits in the case of large-scale commercial agriculture projects?
- Certain industrial, commercial, utility and residential property-owners will be able to realize benefits from these changes, but the vast majority of renters who comprise almost 60 per cent of households in the City, will have little access to boulevard gardens in front of private residences. They will enjoy no tax savings and likely receive no noticeable increase in distribution of low-cost, home-grown food from these city-owned properties.

- Staff may not be recommending that regulated products like medical marijuana be permitted as commercial agriculture products, but with the elimination of the development permit process and possible revision of Federal government legislation, the door is still open to sell such plants to interested consumers. How will this enhance the common good of the community?
- What are the guidelines regarding the allocation and number of permits/business licenses to be issued for farm stands for onsite retail sales of commercial agriculture products, and those required for offsite retail sales?
- If Council considers exemptions to certain types of development permits and delegation of approval authority to staff, how can residents express their concerns and resolve their conflicts related to urban agriculture issues if there is no transparency, accountability and dispute resolution mechanism? Has Council considered increased expenses that will be incurred with enforcing the new urban agriculture bylaw and increased property maintenance costs?

#### 4. The Conclusion

One wonders if the rush to repurpose the city's surplus of small vacant properties, by encouraging fruit and vegetable production, is designed to prevent their use as temporary accommodation to meet the needs of the growing homeless population of Victoria?

Or, are the new urban agriculture policies and bylaw changes designed to reward certain property owners interested in reducing their tax bill, or offering yet another density bonus "green" amenity opportunity for multi-storey residential developers?

In light of the preceding questions, Mayor and Council should reconsider the proposed Urban Agriculture policy changes, particularly amendments to bylaws to promote small scale commercial urban agriculture. Is this truly a priority in the face of pressing social issues such as providing affordable housing and other services needed by thousands of low to moderate income households in the city?

#### Sources:

<sup>1</sup>*Working Together, Doing Business in the Capital City*. 3<sup>rd</sup> Annual City of Victoria Development Summit presentation, June 13, 2016.

<sup>2</sup>*City of Victoria, Official Community Plan, July 2012* (Updated: June 23, 2016), Section 17 – Food Systems, p. 118.

<sup>3</sup>City of Victoria, Committee of the Whole Report, "Growing in the City" – Part 2: Regulatory Amendments to Support Small-Scale Commercial Urban Farming, February, 12, 2016. p. 8.

<sup>4</sup>City of Victoria, Council Report, "Growing in the City" – Part 2: Proposed Bylaw Amendments to Support Small-Scale Commercial Urban Food Production, July 14, 2016. p. 7.

**Rob Gordon**

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**From:** Sherry Scheideman personal information  
**Sent:** Monday, Aug 22, 2016 10:49 AM  
**To:** Councillors; Citizen Engagement  
**Subject:** Growing in the City

To Whom It May Concern:

I would like to see Section 2a of Bylaw 16-063 decoupled and voted down. To have it written in law that food production land is subservient to built development would serve unhealthy priorities.

Sincerely,

Sherry Scheideman, MA, RCC  
personal information

*Connected by Motorola*



**Rob Gordon**

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**From:** Chris Fretwell personal information  
**Sent:** Monday, Aug 22, 2016 11:39 AM  
**To:** Councillors; Citizen Engagement  
**Subject:** Letter re: GITC proposed changes

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing to you about the upcoming policy changes that will be discussed at the upcoming August 25<sup>th</sup> council meeting in regards to the Growing in The City initiative. I have been following urban food production issues in Victoria for a number of years and have been glad to see that the City has been dedicating resources to develop practical measures to make it easier to grow food in the city. The majority of the changes are great, but I am concerned about the proposed amendment to section 17 of the OCP with bylaw 2A. "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan."

It has been my understanding the GITC initiative is in support of urban agriculture. I see an obvious disparity between this goal and the proposed amendment to section 2A, and am concerned to see this amendment mixed in with other helpful changes that I do support. Given that this batch of changes are being put forward by GITC I would request that the amendment to section 2A be removed.

I have noted the statement posted on the GITC website (<http://www.victoria.ca/growinginthecity>) clarifying the amendment's intention, and I do not agree that making "built development" a higher priority than small-scale food production balances food security with the need for sufficient housing and development. By definition it makes food-growing subservient, and I fear it would be used to ensure that development always takes precedence. We need to drastically reorient away from the model of remote food production to sustain sprawling cities, and look at planning that is in line with long-term environmental and economic sustainability.

Given that this batch of policy changes is put forth by an initiative whose aim is to support and expand small scale commercial agriculture my request is that you pass the first three amendments and vote down the changes to section 2A. Thank you for all you do in support of urban agriculture!

Sincerely,

Chris Fretwell

**Rob Gordon**

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**From:** Jenny Frances < [personal information](#) >  
**Sent:** Monday, Aug 22, 2016 12:20 PM  
**To:** Citizen Engagement; Councillors  
**Subject:** Growing in the City

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing about the "Growing in the City" initiative and the four proposals currently under consideration outlined on the City website at <http://www.victoria.ca/.../main/comm.../growing-in-the-city.html>.

The Growing in the City initiative is an important one for our communities. I strongly agree with its aim of enhancing our local, urban food systems on both public and private land and agree with the City's position that "urban gardening and food production contribute positively to health and well-being, social interaction, connection to nature, and environmental education, while creating healthy and diverse ecosystems, building communities and our food security".

The four proposals currently under consideration are changes that would:

1. Allow small-scale commercial urban food production in all ones, not just an industrial ones or the residential property where the farmer lives and packages their food. This will be beneficial in reducing barriers to individuals who do not own or live on the land they are growing food on, and facilitate creative partnerships between urban farmers and individuals with land who want to share their growing space. It will also potentially enhance currently under-utilized spaces such as vacant lots, institutional properties, commercial areas, rooftops, etc. This proposed change is one that I support.
2. Eliminate the current requirement for a development permit for certain types of landscaping required for small-scale urban food production. This proposed change is one that I support. I believe it is unnecessary to require a development permit for edible landscaping and creation of community gardens or community orchards and that this process imposes unnecessary administrative and financial barriers to urban food production.
3. Require a business license to sell unprocessed food products. Appreciating that some form of regulation may be appropriate and helpful for higher volume production (e.g., off-site sales), I am concerned that the on-site license options may create barriers for low-income farmers. Is it appropriate to apply the same level of licensing to someone engaged in full commercial production as it is to someone who has a bit of extra kale and is conducting a \$20 transaction with a neighbour? This seems a level of administrative oversight and policing that is unhelpful. I encourage further discussion on this issue.
4. Changing the Official Community Plan to clarify that built development (described on the City website as for example housing, office and retail) will be considered as a higher priority than small-scale commercial food production. I strongly oppose this change and do not believe it is appropriate to frame this as part of the work of Growing in the City as it does not serve to advance the stated goals of enhancing our local urban food systems, but rather does the opposite by entrenching a vision of the City as a place where built development is a priority. This is an issue requiring much broader community discussion and consideration as it speaks to issues such as greenspace in the City (including parks as well as farms), gentrification, densification, and how to ensure that the priority is meeting real universal human needs such as housing, clean air and water, and food, over manufactured wants available only to people with high incomes such as luxury housing, luxury retail outlets, etc. I hope that you will separate out this proposed change from the others and engage in a different type of

community consultation that will invite engagement by people most directly affected by this issue, i.e., people with low incomes, particularly people with no land tenure and individuals who are homeless and rely on public spaces to get needs for food and shelter met.

Please keep me advised of Council's decision. I look forward to hearing from you.

In gratitude for the work you do to create a world where we all have food and housing.

Sincerely,

Jenny McCartney

**Rob Gordon**

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**From:** Carina Foran < [personal information](#) >  
**Sent:** Monday, Aug 22, 2016 2:13 PM  
**To:** Citizen Engagement; Councillors  
**Subject:** Growing Food in the City

Dear Counsellors,

I'm writing to express my support for 2 of the 3 proposed changes that were outlined in the poster "Lettuce Turn Up the Beet".

I support the elimination of the development permit for urban food production. Great work!

I do not support the prioritization of development over food production without more nuance given to the amendment. Re: "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan." and in the poster "clarify that built development (housing, office, retail, etc) will be considered as a higher priority than small-scale commercial urban food production, to balance food security and production with the City's objectives for new housing and development."

**I would only support such an amendment change for low-income or transition housing** (not for retail, office, general housing or any other build development).

**I do not support the proposed by law as it is currently proposed.**

I do appreciate the city and council's work to increase food security and urban food production. I would not want to see a new bylaw that would work against the OCP.

Thank you,  
Carina Foran

**Rob Gordon**

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**From:** Dylan Sherlock < personal information  
**Sent:** Monday, Aug 22, 2016 2:44 PM  
**To:** Citizen Engagement; Councillors  
**Subject:** re: Growing Food in the City Proposal

Dear Mayor and Councillors,

I am writing to support urban farming in Victoria. Urban farming may be small scale, but its impact can be outsized in terms of food security, economic development, education for children and adults alike, urban place-making and creating livable communities. In particular, the proposed development permit exemption is an excellent policy shift to enable urban farming integrated with existing developments.

However, **I do not support the proposed amendment to the Official Community Plan Bylaw** that "balances" food security versus development. Reading the proposed amendment, the language is anything but balanced. Despite the policy not being fully binding, the language of "development superceding urban farming" gives a strong direction to present and future councils that the intent of policy is to always side with development over urban farming in any future land use decision. As it sits currently, council does favour development over urban farming (ex: St. Andrews/Mason St Farm). There should be no anxiety from the development community about the status quo - because they have always won out in that status quo.

**The question that council should consider when voting on the OCP bylaw amendment is "should there ever be an instance in which an urban farm would win out in a land-use conflict in Victoria?"** I believe that there are - and that council should be within the OCP thinking into the future carefully about future land-use conflict scenarios. I am not proposing that every conflict should go towards urban farms - just that the city should continue to hold balanced, considered votes on each issue, considering the context of the proposal and impact on the Official Community Plan. Prioritization of land uses is a complex question - one that in the case of a complex issue like urban farming, is best dealt with on a case by case basis, rather than packaged into an oversimplified OCP bylaw statement.

New development brings obvious benefits - increased tax revenue, housing, commercial and non-commercial amenities. As a member of last-year's Task Force on Affordable Housing, I certainly think of affordable housing development as a land-use with extremely high priority relative to the current issues our city faces. But the amendment does not speak to specific high-priority built developments, rather it assumes that a built development will always be of greater value to Victoria's future than an urban farm.

But urban farming sites not only provide commercial amenities in terms of the food they produce, they also provide community amenities in terms of green space, educational opportunities, food security and (however elusive and intangible) provide urban residents with a deeper connection to their food. Listing all these benefits (and contrasting them to other land uses that provide community amenities but are better protected in the OCP - such as a educational institutions, private green space, viewsapes, etc) I have a hard time imagining that council would want to pre-determine that an urban farming site might never be considered to providing higher value than *any* built structure.

The rest of the proposed amendment package is excellent - a huge step forward for urban food. Amending the package to remove (or at a minimum, table) the OCP Bylaw amendment would be simple, and would allow council to hold a more nuanced and fruitful conversation about the priority of land use in our city (in the appropriate venues, with more thoughtful research and input from the larger community!).



Thank you for your continued advancement of balanced land use in the city - balance that includes innovative land uses like urban farming!

Cheers,  
Dylan

**Rob Gordon**

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**From:** Rainey Hopewell personal information  
**Sent:** Monday, Aug 22, 2016 3:52 PM  
**To:** Brian Green  
**Cc:** Citizen Engagement; Councillors  
**Subject:** Re: Food&Development

Dear Brian,

Thank you for your reply to my letter of concern. Although you didn't answer some of my questions, I appreciate the information you shared with me. It's always helpful to the sense-making process to know more of the back-story, & why other players are behaving as they are. You've provided some of that information for me, including the source for this suggested amendment. I've read your email very carefully several times to make sure I understand your concerns. Thank you very much for taking the time to write to me in such detail. Deeply appreciated.

I understand more now about the concerns motivating the proposed modification to the OCP. Where my heart quails is in the spirit of the language itself, & the possibility of entrenching *that* spirit in the OCP: that urban agricultural endeavours *will be subservient* to built development, *period*. I experience this to mean, "in all cases."

If this is so, my concern actually skyrockets, because I don't experience all built development as equal in terms of its social value. And I quail a bit as well, because the proposed language reminds me of stories I've read, heard & experienced personally about what happens when greater & lesser social powers engage with each other; about who usually wins & who usually loses.

Since food & shelter are both birthrights for all earth-life (including even humans of even the urban kind), we have a conundrum, don't we? Clearly, both food & shelter are vital for the well-being of Victoria's entire human population. However, I notice that shelter is not the only accommodation being built downtown. And even though there are some among us whose needs for food & shelter are dire, I've not yet heard that shelter for those who have none is this amendment's main concern.

I notice that, in Abraham Maslow's venerable Hierarchy of Needs, the most compelling are air, water, food & shelter, in that order. Even though shelter is a primordial need, food almost always comes first, as even more of us may yet discover someday.

I'd be more comfortable with decisions about the allocation of land resources downtown, if they were decided on a case-by-case basis. Observably, not all "built development" proposals are equal in terms of fulfillment of basic humans needs, or even in terms of their wider social value.

Sincerely, Rainey Hopewell

On 2016-08-22, at 1:47 PM, Brian Green wrote:

Thank you for your email and questions regarding the OCP amendment regarding small scale commercial urban food production.

In 2015 the City undertook extensive engagement with stakeholders. Overall, engagement results indicated a high level of support for increasing opportunities for commercial urban agriculture in the City in both Phase 1 and Phase 2. That being said, there was concern from some stakeholders that allowing commercial urban agriculture in all zones may impede future development, particularly for new commercial mixed-use and residential properties in the downtown core where 50% of the City's growth is envisioned in the future as outlined in the Official Community Plan (OCP).

The aim of this policy is to support food production as an ancillary activity within the urban fabric (i.e. utilizing underutilized spaces within the City). The basis of the OCP is that the development of the regional core is the best way to meet sustainability goals including through the preservation of food producing lands outside the City where yields are higher, costs are lower, and production more directly contributes to food security.

There is a risk that permitted commercial urban agriculture uses could be displaced by new adjacent development in the future. For example, an established farmer may object to a taller building due to the fear of losing their sunlight. As with other businesses, the onus will be on the farmer to understand the existing zoning entitlements on adjacent properties. In the case of a rezoning, commercial urban agriculture is not intended to impede the achievement of future density and growth objectives, which would remain a higher priority. The wording is in the plan to ensure that businesses are aware of this priority so that they can site their businesses appropriately. In addition, landowners and developers of sites may be unwilling to allow commercial urban food production on a temporary basis while they finalise their redevelopment options for the site for fear that the use may become permanent and prevent the long term redevelopment of the site in accordance with OCP policies. Similar policies also exist in rural areas albeit to ensure the protection of farming and farmland and to ensure built development objectives are subservient to farming and agriculture.

This is a similar approach that the OCP takes to views. The OCP makes it clear that private views are subservient to other goals within the OCP so that buyers, builders and designers can make decisions appropriately.

That said this is only a policy and cannot bind Council, and so in the future Council is free to make their decisions for rezonings based on the details of the application and its impacts.

It was for these reasons that staff are proposing that OCP policy 17.10 be amended to clarify that urban agriculture shall be subservient to other OCP objectives for form, place character, use and density provided in OCP policy 6.2 and Figure 8 to ensure a balanced approach is taken. The policy change will provide certainty and clarity for all those involved in both developing properties for new housing as well as those seeking to undertake food production and in providing clarity for decision makers including staff and Council when reviewing development applications.

Following the phase 1 and 2 engagement staff took a report to Council on February 25, 2016. This report outlined the process to date and made recommendations to Council. A copy of the report can be found here, see item 7 : <https://victoria.civicweb.net/filepro/documents?expanded=96211,96214,96416&preview=99120>

Staff are recommending that Council give third reading on the day of the public hearing for the OCP amendment bylaw, zoning bylaw amendment and business license bylaw amendment. However, Council does have the ability just to give third reading to the zoning bylaw and business license bylaw and postpone giving third reading to the OCP amendment bylaw.

I trust this answers your questions which you have raised but please do not hesitate to contact me if you have further questions. Please note that the public hearing has now been moved to September 8, 2016.

Cheers

Brian

Brian Green MCIP, RPP, MRTPI  
Senior Planner  
Sustainable Planning and Community Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0362 F 250.361.0557 E [bgreen@victoria.ca](mailto:bgreen@victoria.ca)

<image001.gif> <image002.png><image003.gif> <image004.gif> <image005.gif>

Get involved in the:  
Fairfield-Gonzales Neighbourhood Plan  
<http://www.victoria.ca/fairfield-gonzales>

Vic West Neighbourhood Plan  
<http://www.victoria.ca/vicwest>

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**From:** Rainey Hopewell [<mailto:> personal information] ]  
**Sent:** Sunday, August 21, 2016 1:29 PM  
**To:** Citizen Engagement <[engage@victoria.ca](mailto:engage@victoria.ca)>  
**Subject:** Food&Development

Dear Mayor Helps and Counsellors All,

Rainey Hopewell here, checking in with you. I'm writing from the edge of the Haultain Common, to share my mind & heart with you concerning the dynamic tension between "small-scale urban food production" & "built development."

Thank you for eliminating the development permit for food-producing landscaping. Yea for more community gardens, orchards & edible landscaping. And yea for the venerable, traditional street-front stand, allowing folks to sell their "unprocessed produce" to one another. I experience these changes as exciting, forward-looking attitudes & energies for food sovereignty & security in Victoria. As with legalizing boulevard gardening, well done, City Council. These are the changes I expect from the Council Victorians elected. Thank you so much!

Oh. But wait a minute. What's this about a proposed change in the Official Community Plan, to ensure that "built development" receives higher priority than "small-scale commercial food production?" What the heck is this about? When I read this, I feel confused, disappointed, concerned, anxious & angry about this proposal to ensure that "built development" still reigns supreme, even though we still can't eat it. In the classic sense of a questionable sale, the announcement supporting "small-scale urban food production" sounds so good... until you read the small print, & discover you've been had.

I've lived in Victoria for 17 years, & have watched "built development" devour land voraciously for all of that time. "Built development" has already gobbled most of the land that could have been used to ensure our urban food security. And the bit left? I'm reading that we can use it to grow food in the city, so long as no developer ever wants that bit of land, or wants to develop something near-by in a fashion incompatible with food production in proximity to that new development.

I'm experiencing this whole wee piece of interaction as giving with one hand & taking back with the other. If I'm wrong about this, please tell me what it is you're saying here.

Please answer these specific questions:

- Given the widespread social consultation concerning the creation of the current Official Community Plan, what is the stipulated social process for amendment of that Plan?

- Concerning the current proposed amendment to the OCP, have you so far (& are you now) following that process?
- If "small-scale commercial food production" isn't secure *in its longevity*, why bother with it at all?
- *Who* do you think will bother with it, if their investment can be swept away by any arising attraction to "built development" on or adjacent to the food-production site?
- Why isn't "small-scale commercial food production" & the infrastructures that endeavour entails, considered to be "built development" of high social & ecological value?
- \* Why is "built development" considered more worthy than our access to secure, local sources of food?
- What is your suggested explanation for our children & grandchildren, for granting preferential status to "built development" over "small-scale commercial food production?"
- Considering that a difference that makes no difference is no difference, does your announcement about "small-scale urban food production" contain any new information that will make a *real* difference to our food sovereignty & security?
- If so, what is that difference please, & how robust & enduring will that difference be?

And if not, well then, meet me at the newest building being built. Bring your own plate & cutlery. Concrete foundations on rye today, so please pass the mustard.

Sincerely, Rainey Hopewell, Commoner & Concerned Victorian



**Rob Gordon**

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**From:** personal information  
**Sent:** Tuesday, Aug 23, 2016 9:19 AM  
**To:** Citizen Engagement  
**Cc:** Councillors  
**Subject:** Urban agriculture bylaw change

Hello, I am concerned about the proposed change to bylaw 16-063 that makes urban agriculture subservient to built development. As a Victoria resident committed to supporting our local economy as a means of environmental and social justice, I believe it is critical that we foster a thriving network of food security in our city through by heartily supporting urban agriculture. I am worried that this bylaw change will have a negative impact upon local urban farmers and the overall food security of Victoria.

Please remove the proposed change to bylaw 16-063 that makes urban agriculture subservient to built development.

Thank you,  
Chaim Sisson  
personal information  
Victoria BC, V8S 1A4

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**Rob Gordon**

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**From:** amber holman personal information  
**Sent:** Tuesday, Aug 23, 2016 11:52 AM  
**To:** Citizen Engagement  
**Subject:** Re: Growing in the City

My name is Amber Holman and I am a long standing resident of Victoria. I am unable to attend the public hearing but wanted to voice my complete support behind the proposals to increase opportunities for urban gardening/selling of produce in Victoria. I would love to be able to buy produce from my neighbours and community. This is the kind of change this city needs!!

Thanks for your time,  
Amber.

**Rob Gordon**

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**From:** Holland Gidney personal information  
**Sent:** Tuesday, Aug 23, 2016 3:36 PM  
**To:** Citizen Engagement  
**Subject:** Growing in the City - feedback

Hi there,

Thank you for the opportunity to provide feedback on the following four proposed "Growing in the City" bylaw changes. My comments are listed below.

**1. Allow small-scale food production in all areas of the city**

Comment: Allowing small-scale commercial urban food production in all zones, provided it does not negatively impact neighbours with unreasonable levels of odour, noise or artificial lighting, is a great idea. It would be helpful if there was a phone number to call if neighbours have concerns over nearby food production and/or a mediation service to resolve problems between neighbours who disagree over food production (example, Neighbour A thinks Neighbour B has too many chickens).

**2. No longer require a development permit for small-scale commercial urban food production**

Comment: This removes unnecessary red tape. Another great idea.

**3. Require a Business Licence to sell food products**

Comment: While I think that introducing a business licence to sell unprocessed food products off-site and on-site is a good idea, I think the cost for the year-long on-site licence is too high and the 3-month option is too short. I would like to be able to purchase a licence for 6 or 9 months and to not have to spend more than \$50. It also needs to be clear if you need the licence only during the sales period or if the licence needs to cover the growing/manufacturing period as well. It would also be nice if there was a combined licence option that would cover on-site AND off-site sales.

**4. Update the Official Community Plan**

Comment: I don't think that changing the Official Community Plan to prioritize built development over small-scale commercial food production actually "balances" food security and production with the City's objectives for new housing and development. Rather, it *preferences* built development OVER food production. I think housing is important but I'd like to see developers encouraged to provide space for food production, particularly if a development is slated to occupy a space currently used for food production. It would also be great if developers had to consider (and possibly mitigate) the impact of any new developments on existing food producing spaces (for example, tall building casting a community garden into shadow).

Thank you for the opportunity to provide some feedback on these exciting bylaw changes! Please don't hesitate to contact me if you have any questions or require clarification.

Holland Gidney  
personal information

Victoria BC V8T 1N3  
personal information

**Rob Gordon**

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**From:** Daryl E-K personal information  
**Sent:** Wednesday, Aug 24, 2016 9:45 AM  
**To:** Citizen Engagement  
**Subject:** Growing the in city

Hello,

I have some feedback.

As far as the four proposals...

1. Allow small-scale food production in all areas of the city

Great!

2. No longer require a development permit for small-scale commercial urban food production

Great.

3. Require a Business Licence to sell food products

It would be worth offering a free / discounted trial licence, for the smallest scale operations. Some folks might not be willing to put up cash if they're unsure if they'll make their money back.

4. Update the Official Community Plan

I believe food production and housing should be considered equally, and both should be prioritised over office and retail space (as there is a plethora of both in the city).

As far as other areas not covered in the proposals...

While facilitating the growing of food is important, the city ought to also encourage the harvesting of said food. The Life Cycles fruit tree project is an example of something that could be widely expanded; many of the city's fruit trees simply generate compost when home owners / renters don't harvest.

The city should encourage the planting of protein sources. It's a shame that the vast majority of Victoria's chestnut trees are the non-edible variety.

It would be worth allowing communities to make temporary use of unused private land, especially for gardens with plants that benefit insects like bees and butterflies.

Thank you very much for your consideration.

Daryl Elving-Klassen  
personal information

Victoria BC



**Rob Gordon**

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**From:** Mary Chudley  
**Sent:** Wednesday, Aug 24, 2016 10:03 AM  
**To:** Michael Fraser  
**Cc:** Lisa Helps (Mayor)  
**Subject:** RE: Vic City Bylaw Amendments  
**Attachments:** Amendment.docx; image001.gif; image002.png; image003.gif; image004.gif; image005.gif

Dear Michael,

On behalf of Mayor, thank you for your feedback. Your email and its attachment will be added to the file of correspondence and will be shared with Council before the Public Hearing (details below).

As I know you are aware, the City is considering changes to allow individuals to grow, harvest, package, store and sell a range of food, flowers and fibres in Victoria, while limiting impacts to neighbours. In 2015 the City engaged the public and a number of stakeholders and found a high level of support for increasing food production opportunities within our city. There were also concerns that allowing commercial food production in all areas of Victoria could limit future development, particularly in the downtown core. The Official Community Plan (OCP) envisions 50% of the City's future growth in the downtown core.

Therefore, one of the changes the City is considering is an OCP amendment to clarify that built development will be considered as a higher priority than small-scale commercial food production. The aim of this amendment is to support food production in underutilized spaces within the City. However the basis of the OCP is that development in the downtown core is the best way to meet sustainability goals. This includes encouraging food-producing lands outside the City where yields are higher, costs are lower, and production more directly contributes to food security.

The public is also invited to provide feedback to Mayor and Council on the OCP amendment and the other proposed changes at the Public Hearing on September 8, starting at 6:30 p.m. in City Hall (please note the new Public Hearing date.)

More information can also be found at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity)

Thank you again for sharing your comments with the Mayor and with the City.

Sincerely,

Mary Chudley  
 Correspondence Coordinator  
 Citizen Engagement and Strategic Planning  
 City of Victoria  
 1 Centennial Square, Victoria BC V8W 1P6



**From:** Michael Fraser [mailto: personal information]  
**Sent:** Sunday, August 21, 2016 9:53 PM  
**To:** Councillors <Councillors@victoria.ca>  
**Subject:** Vic City Bylaw Amendments

To whom it may concern,

Please see the attached letter with respect to the City of Victoria's recent decision to amend its agricultural bylaws.

Best,

Michael Fraser

**Rob Gordon**

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**From:** Mary Chudley  
**Sent:** Wednesday, Aug 24, 2016 10:09 AM  
**To:** Dorothy Field  
**Cc:** Lisa Helps (Mayor)  
**Subject:** RE: Bylaw 16-063  
**Attachments:** image001.gif; image002.png; image003.gif; image004.gif; image005.gif

Dear Dorothy,

On behalf of Mayor Helps, thank you for your feedback. Your email will be added to the file of correspondence and will be shared with Council before the Public Hearing (details below).

As you are aware, the City is considering changes to allow individuals to grow, harvest, package, store and sell a range of food, flowers and fibres in Victoria, while limiting impacts to neighbours. In 2015 the City engaged the public and a number of stakeholders and found a high level of support for increasing food production opportunities within our city. There were also concerns that allowing commercial food production in all areas of Victoria could limit future development, particularly in the downtown core. The Official Community Plan (OCP) envisions 50% of the City's future growth in the downtown core.

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More information can also be found at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity)

Thank you again for sharing your comments with the Mayor and with the City.

Sincerely,

Mary Chudley  
 Correspondence Coordinator  
 Citizen Engagement and Strategic Planning  
 City of Victoria  
 1 Centennial Square, Victoria BC V8W 1P6



-----Original Message-----

From: Dorothy Field [mailto: [personal information](#)]  
 Sent: Saturday, August 20, 2016 4:46 PM  
 To: Councillors <Councillors@victoria.ca>  
 Subject: Bylaw 16-063

Dear City Councillors:

I am writing to encourage a wording change to Bylaw 16-063 that makes urban agriculture subservient to built development. I strongly suggest you delete the following phrase "and subservient to the density, built form, place character, and land use objectives in this plan." Here are my reasons. In my small backyard, I raise apples, plums, peaches, raspberries, blueberries, and many kinds of vegetables. I was just in Kitsilano visiting my daughter and passed at least two "farms" selling produce raised in backyards to their neighbours. This is the future. Each of these plots, some very small, some like the Mason Street farm quite large, are the wave of the future. Agriculture at every scale increases food security, cuts out the costs of transporting produce, eggs, etc. makes generally organic products available at reasonable prices. This is the Victoria that many, many of us support. To privilege development over agriculture is not the direction I want Victoria to move in.

Yours sincerely,

Dorothy Field

personal information

Victoria V8R1S5

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

**Rob Gordon**

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**From:** Mary Chudley  
**Sent:** Wednesday, Aug 24, 2016 10:14 AM  
**To:** Tee Bee  
**Cc:** Lisa Helps (Mayor)  
**Subject:** RE: proposed Bylaw 16-063  
**Attachments:** image001.gif; image002.png; image003.gif; image004.gif; image005.gif

Dear Tom,

On behalf of Mayor Helps, thank you for your feedback. Your email will be added to the file of correspondence and will be shared with Council before the Public Hearing (details below).

As you are aware, the City is considering changes to allow individuals to grow, harvest, package, store and sell a range of food, flowers and fibres in Victoria, while limiting impacts to neighbours. In 2015 the City engaged the public and a number of stakeholders and found a high level of support for increasing food production opportunities within our city. There were also concerns that allowing commercial food production in all areas of Victoria could limit future development, particularly in the downtown core. The Official Community Plan (OCP) envisions 50% of the City's future growth in the downtown core.

Therefore, one of the changes the City is considering is an OCP amendment to clarify that built development will be considered as a higher priority than small-scale commercial food production. The aim of this amendment is to support food production in underutilized spaces within the City. However the basis of the OCP is that development in the downtown core is the best way to meet sustainability goals. This includes encouraging food-producing lands outside the City where yields are higher, costs are lower, and production more directly contributes to food security.

The public is also invited to provide feedback to Mayor and Council on the OCP amendment and the other proposed changes at the Public Hearing on September 8, starting at 6:30 p.m. in City Hall (please note the new Public Hearing date.)

More information can also be found at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity).

Thank you again for sharing your comments with the Mayor and with the City.

Sincerely,

Mary Chudley  
 Correspondence Coordinator  
 Citizen Engagement and Strategic Planning  
 City of Victoria  
 1 Centennial Square, Victoria BC V8W 1P6



-----Original Message-----

From: Tee Bee [mailto:[teebee@victoria.ca](mailto:teebee@victoria.ca)] **personal information**  
 Sent: Saturday, August 20, 2016 3:31 PM  
 To: Citizen Engagement <engage@victoria.ca>; Councillors <Councillors@victoria.ca>  
 Subject: proposed Bylaw 16-063

Hello,



Regarding: "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan." — this is a wonderful idea. Thank you for this.

Regarding: "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan." — I don't understand this. But it sounds like you will make urban food production so far down then list of priorities in your decision making that it won't really matter. That doesn't sound useful.

Tom Baker

**Rob Gordon**

---

**From:** Mary Chudley  
**Sent:** Wednesday, Aug 24, 2016 10:17 AM  
**To:** Deirdre Gotto  
**Cc:** Lisa Helps (Mayor)  
**Subject:** RE: Growing food in the city - amendment to OCP  
**Attachments:** image001.gif; image002.png; image003.gif; image004.gif; image005.gif

Dear Deirdre,

On behalf of Mayor Helps, thank you for your feedback. Your comments are comprehensive and thoughtful. Your email will be added to the file of correspondence and will be shared with Council before the Public Hearing (details below).

As you are aware, the City is considering changes to allow individuals to grow, harvest, package, store and sell a range of food, flowers and fibres in Victoria, while limiting impacts to neighbours. In 2015 the City engaged the public and a number of stakeholders and found a high level of support for increasing food production opportunities within our city. There were also concerns that allowing commercial food production in all areas of Victoria could limit future development, particularly in the downtown core. The Official Community Plan (OCP) envisions 50% of the City's future growth in the downtown core.

Therefore, one of the changes the City is considering is an OCP amendment to clarify that built development will be considered as a higher priority than small-scale commercial food production. The aim of this amendment is to support food production in underutilized spaces within the City. However the basis of the OCP is that development in the downtown core is the best way to meet sustainability goals. This includes encouraging food-producing lands outside the City where yields are higher, costs are lower, and production more directly contributes to food security.

The public is also invited to provide feedback to Mayor and Council on the OCP amendment and the other proposed changes at the Public Hearing on September 8, starting at 6:30 p.m. in City Hall (please note the new Public Hearing date.)

More information can also be found at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity).

Thank you again for sharing your comments with the Mayor and with the City.

Sincerely,

Mary Chudley  
 Correspondence Coordinator  
 Citizen Engagement and Strategic Planning  
 City of Victoria  
 1 Centennial Square, Victoria BC V8W 1P6



-----Original Message-----

From: Deirdre Gotto [mailto: [personal information](#) ]  
 Sent: Thursday, August 18, 2016 4:50 PM  
 To: Citizen Engagement <engage@victoria.ca>  
 Cc: Councillors <Councillors@victoria.ca>  
 Subject: Growing food in the city - amendment to OCP

I support facilitating urban agriculture, as proposed in the city's Growing Food in the City bulletin, by eliminating development permits in certain situations and introducing a business licence. What I think is unnecessary is the third

point: updating the OCP to spell out that built development is a higher priority than urban food production; in fact, that food production is "subservient" to density, built form, etc., as stated in proposed bylaw No. 16-063.

Why does this need spelling out? This council made it clear in the 6-3 vote approving Bosa's St. Andrew's plan in October 2015 that development was its priority over urban agriculture and neighbourhood opposition (pace Councillors Madoff, Isitt and Loveday). Is this council now thoroughly convinced that in no situation would food security be a pressing priority when faced with redevelopment? Does this need to be enshrined in a bylaw updating the OCP?

The city can pick and choose between which contradictory elements of the OCP it finds convenient to cite in a land use decision -- the motherhood, feel-good elements versus the pro-development bent of this council -- but is it not possible that in the future the density mantra of this council might be detrimental to the liveability and sustainability of Victoria? It's not hard to imagine killing the goose that lays the golden eggs. What we love and value about Victoria might very well be lost in the rush to develop. Keeping neighbourhoods neighbourly and desirable places to live always means balancing growth with less developer-centric values. Why risk that by determining ahead of time that built development will always trump urban agriculture?

I certainly object to this enshrining of built development over food security in the form of urban agriculture. We live on an island where importing food could become problematic in the future. Our food security is decreasing decade by decade as our population grows. This is one very clear rationale for why council must keep an open mind and make decisions on the merits of individual redevelopments. Also, hiding behind the OCP as the last word is not fair to citizens, who should have their arguments and priorities heard and weighed accordingly. The fact that council faced down opposition to Bosa's St. Andrew's plan -- 1,200 signatures on a petition; 80 speakers at an epic three-day public hearing against the project to 40 for, many of whom did not live or work in the neighbourhood - makes it clear that they are not afraid to disappoint the public. Why would council need to bolster its pro-development stance by enshrining it into the future in the OCP at the expense of a possible looming food security crisis?

Thank you for your attention. I hope council will see fit to abandon the proposed amendment to the OCP .

Deirdre Gotto

personal information

**Rob Gordon**

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**From:** Mary Chudley  
**Sent:** Wednesday, Aug 24, 2016 10:21 AM  
**To:** Sammy Weiser Novak  
**Cc:** Lisa Helps (Mayor)  
**Subject:** RE: Proposed changes to growing food in the city  
**Attachments:** image001.gif; image002.png; image003.gif; image004.gif; image005.gif; image008.jpg

Dear Sammy,

On behalf of Mayor Helps, thank you for your feedback. Your email will be added to the file of correspondence and will be shared with Council before the Public Hearing (details below).

Here is the link to the [Official Community Plan](#), as you cited you found it difficult to access the information.

The public is also invited to provide feedback to Mayor and Council on the OCP amendment and the other proposed changes at the Public Hearing on September 8, starting at 6:30 p.m. in City Hall (please note the new Public Hearing date.)

As you are aware, the City is considering changes to allow individuals to grow, harvest, package, store and sell a range of food, flowers and fibres in Victoria, while limiting impacts to neighbours. In 2015 the City engaged the public and a number of stakeholders and found a high level of support for increasing food production opportunities within our city. There were also concerns that allowing commercial food production in all areas of Victoria could limit future development, particularly in the downtown core. The Official Community Plan (OCP) envisions 50% of the City's future growth in the downtown core.

Therefore, one of the changes the City is considering is an OCP amendment to clarify that built development will be considered as a higher priority than small-scale commercial food production. The aim of this amendment is to support food production in underutilized spaces within the City. However the basis of the OCP is that development in the downtown core is the best way to meet sustainability goals. This includes encouraging food-producing lands outside the City where yields are higher, costs are lower, and production more directly contributes to food security.

More information can also be found at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity).

Thank you again for sharing your comments with the Mayor and with the City.

Sincerely,

Mary Chudley  
 Correspondence Coordinator  
 Citizen Engagement and Strategic Planning  
 City of Victoria  
 1 Centennial Square, Victoria BC V8W 1P6



**From:** Sammy Weiser Novak [mailto: [personal information](#) ]  
**Sent:** Thursday, August 18, 2016 4:18 PM

**To:** Councillors <Councillors@victoria.ca>

**Subject:** Fwd: Proposed changes to growing food in the city

As a resident of the North Park neighborhood, am responding to the flyer distributed soliciting community opinions (attached).

Firstly, in terms of the layout and content, I find your presentation of the proposed changes totally disingenuous. Pruning the development permitting process and initiating a distribution licencing program - that seems like a sensible enough change that might protect consumers and encourage distributed small scale food production.

However, pairing those proposed changes with a proposed change to an Official Community Plan (there is no clear link to find this document) to prioritize further built development over small scale urban agriculture seems at best contradictory. At worst, it appears that the city plan is a bait-and-switch: offer short-term changes that make it more challenging for the producers that have already fulfilled city requirements to produce and distribute food, while undermining long-term sustainable investments in urban agriculture by explicitly prioritizing development.

I appreciate you appeal for opinions, I hope you find a more far-reaching means of soliciting stake holders and community members. I hope you revise your proposed changes to reflect the communities' desires for self-sufficiency and community-based prosperity, health and welfare over the interests of profiteering, short-sighted development.

I hope you reach to community organizations and stakeholders like Life Cycles Project and Mason Street Farm and prioritize their visions of community and health over built development and urban food deserts.

Best,  
Sammy Weiser Novak



## Growing Food in the City

### Lettuce Turnip the Beet



Did you plant more kale than you know what to do with? Are your bees producing so much honey that you are thinking of packaging and selling it? The proposed bylaw changes would allow you to grow, harvest, package, store and sell a range of food anywhere in the city while limiting negative impacts to your neighbours.

**What is being proposed?**

- Eliminating the development permit for certain types of landscaping required for commercial and non-commercial urban food production (e.g. community gardens, community orchards and edible landscaping.)
- Introducing a business licence to sell unprocessed food products offsite (retail, restaurants, etc.) and on-site (food stand, CSA pick-up, etc.)
- Updating the Official Community Plan to clarify that built development (housing, office, retail, etc.) will be considered as a higher priority than small-scale commercial urban food production, to balance food security and production with the City's objectives for new housing and development.

**Lettuce know what you think!**

- Share your thoughts on these proposed changes by emailing [engage@victoria.ca](mailto:engage@victoria.ca) by Monday, August 22.
- All feedback will be shared with City Council for their consideration prior to the Public Hearing on August 25.
- 'Turnip' to speak at the Public Hearing on Thursday, August 25, 2016 starting at 6:30 p.m. inside City Hall.
- Find more information at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity)




**Rob Gordon**

---

**From:** Mary Chudley  
**Sent:** Wednesday, Aug 24, 2016 10:24 AM  
**To:** Victoria E. Adams  
**Cc:** Lisa Helps (Mayor)  
**Subject:** FW: URBAN AGRICULTURE - PROPOSED POLICY & BYLAW AMENDMENTS  
**Attachments:** VICTORIA - URBAN AGRICULTURE.docx; image001.gif; image002.png; image003.gif; image004.gif; image005.gif

Dear Victoria,

On behalf of Mayor Helps, thank you for your feedback and for your comprehensive and thoughtful comments you attached. Your email and the attachment will be added to the file of correspondence and will be shared with Council before the Public Hearing (details below).

The public is also invited to provide feedback to Mayor and Council on the OCP amendment and the other proposed changes at the Public Hearing on September 8, starting at 6:30 p.m. in City Hall (please note the new Public Hearing date.)

As you are aware, the City is considering changes to allow individuals to grow, harvest, package, store and sell a range of food, flowers and fibres in Victoria, while limiting impacts to neighbours. In 2015 the City engaged the public and a number of stakeholders and found a high level of support for increasing food production opportunities within our city. There were also concerns that allowing commercial food production in all areas of Victoria could limit future development, particularly in the downtown core. The Official Community Plan (OCP) envisions 50% of the City's future growth in the downtown core.

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More information can also be found at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity).

Thank you again for sharing your comments with the Mayor and with the City.

Sincerely,

Mary Chudley  
 Correspondence Coordinator  
 Citizen Engagement and Strategic Planning  
 City of Victoria  
 1 Centennial Square, Victoria BC V8W 1P6




---

**From:** Victoria E. Adams [mailto: [personal information](#)]

**Sent:** Tuesday, August 23, 2016 8:27 AM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Geoff Young (Councillor)

<gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>

**Subject:** URBAN AGRICULTURE - PROPOSED POLICY & BYLAW AMENDMENTS

Madam Mayor and Council Members,

I attach a copy of my comments and questions regarding the proposed changes to the City's Urban Agriculture policy and bylaw amendments to permit small scale commercial food production in all zones.

Although supportive of exploring urban agriculture opportunities, I have serious reservations about the capacity of the City to handle additional enforcement issues and costs. Increasing commercial food production in already densely-populated neighborhoods is, in my view, not a wise use of limited land resources.

Advancing urban agriculture, particularly commercial interests, at the expense of resolving pressing issues such as housing affordability and availability affecting thousands of low and middle-income Victoria residents is not a positive step to take on the part of local government.

Sincerely,

Victoria Adams  
James Bay Resident

**Rob Gordon**

---

**From:** Isaac Rosenberg personal information  
**Sent:** Wednesday, Aug 24, 2016 8:51 PM  
**To:** Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Cc:** Citizen Engagement

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

As somebody who owns property in Victoria and feels strongly about using available urban space to grow food, the Growing in the City initiative is an important one for me personally and I believe for our community broadly. I am writing about the four proposals for this initiative currently under consideration outlined on the City website at <http://www.victoria.ca/.../main/comm.../growing-in-the-city.html>.

I strongly agree with the initiative's aim of enhancing our local, urban food systems on both public and private land and agree with the City's position that "urban gardening and food production contribute positively to health and well-being, social interaction, connection to nature, and environmental education, while creating healthy and diverse ecosystems, building communities and our food security".

The four proposals currently under consideration are changes that would:

1. Allow small-scale commercial urban food production in all ones, not just an industrial ones or the residential property where the farmer lives and packages their food. This will be beneficial in reducing barriers to individuals who do not own or live on the land they are growing food on, and facilitate creative partnerships between urban farmers and individuals with land who want to share their growing space. It will also potentially enhance currently under-utilized spaces such as vacant lots, institutional properties, commercial areas, rooftops, etc. **This proposed change is one that I support.**
2. Eliminate the current requirement for a development permit for certain types of landscaping required for small-scale urban food production. **This proposed change is one that I support.** I believe it is unnecessary to require a development permit for edible landscaping and creation of community gardens or community orchards and that this process imposes unnecessary administrative and financial barriers to urban food production.
3. Require a business license to sell unprocessed food products. Appreciating that some form of regulation may be appropriate and helpful for higher volume production (e.g., off-site sales), I am concerned that the on-site license options may create barriers for low-income farmers. Is it appropriate to apply the same level of licensing to someone engaged in full commercial production as it is to someone who has a bit of extra kale and is conducting a \$20 transaction with a neighbour? **This seems a level of administrative oversight and policing that is unhelpful. I encourage further discussion on this issue.**
4. Changing the Official Community Plan to clarify that built development (described on the City website as for example housing, office and retail) will be considered as a higher priority than small-scale commercial food production. **I strongly oppose this change and do not believe it is appropriate to frame this as part of the work of Growing in the City, as it does not serve to advance the stated goals of enhancing our local urban food systems. Rather, it does the opposite by entrenching a vision of the City as a place where built development is a priority.** This is an issue requiring much broader community discussion and consideration as it speaks to issues such as greenspace in the City (including parks as well as farms), gentrification, densification, and how to ensure that the priority is meeting real universal human needs such as housing, clean air and water, and food, over manufactured wants available only to people with high incomes such as luxury housing, luxury retail outlets, etc. I hope that you will separate out this proposed change from the others and engage in a different type of

community consultation that will invite engagement by people most directly affected by this issue, i.e., people with low incomes, particularly people with no land tenure and individuals who are homeless and rely on public spaces to get needs for food and shelter met.

Please keep me advised of Council's decision. I look forward to hearing from you.

Sincerely,

Isaac Rosenberg



**Rob Gordon**

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**From:** Barbara Newton personal information  
**Sent:** Thursday, Aug 25, 2016 1:07 PM  
**To:** Citizen Engagement  
**Subject:** Promote 'Growing Food in the City' through the Victoria MidLife Show  
**Attachments:** image002.png; 2016 Victoria MidLife Show Exhibitor Application.pdf; 2016 Victoria MidLife Show Exhibitor-Sponsor Info.pdf; 2016 Victoria MidLife Show VCC Floor Plan .pdf

**To: City of Victoria 'Growing Food in the City' Program**  
**Attention: Community Relations Department**

Hello !

This email is to connect with you about the City of Victoria promoting the Growing in the City program by participating in the 2016 Victoria MidLife Show. The event is targeting people in their 50s and 60s who are often landowners, and now have the time for gardening and food growing. There is also an interest in chickens and bees, and I can suggest a tie-in that would also promote these forms of urban animal husbandry.

The City of Victoria is already participating to promote recreation facilities and programs, but this would be quite different.

The Victoria MidLife Show is intended to create an exciting, interactive showcase of the many opportunities available to people over 50 who are planning Phase 3 of their lives. The event will include exhibits, main stage entertainment and food and drink sampling in the break out areas. Exhibitors are being challenged to interact with the public in their exhibit spaces in interesting ways and are certainly rising to this challenge. The event is planned for the Victoria Conference Centre on October 29.

The Victoria MidLife Show is all about what people can do once they have more time, and focus on actively creating the third phase of their lives. This often includes a renewed interest in community involvement, social responsibility and mucking around in their gardens.

Looking forward to connecting with you about this; I am usually at my desk on Tuesdays and Thursdays and will be here all day today.

Please have a look at the Info package first and let me know what works for you in terms of a conversation.

Looking forward to a conversation.

250-479-8061  
 Barbara

**BARBARA NEWTON**

Producer • Show Manager



250.479.8061

bnewton@midlifeshow.com

victoria.midlifeshow.com



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

**Rob Gordon**

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**From:** Gerald Harris personal information  
**Sent:** Monday, Aug 29, 2016 11:54 AM  
**To:** Citizen Engagement  
**Subject:** OCP ammendment on food production

Please do not weaken the OCP statement 17.10 on food production on private land. Leave the statement as it is.

Anybody using the OCP understands that the City has many objectives, that they are sometimes in conflict, and will be weighed in each case. The proposed change to 17.10 will put food production out of the discussion from the start.

Thanks,

Gerald Harris  
personal information

The proposed Bylaw 16-063 (attached) contains an amendment to the Official Community Plan that would change this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan."

into this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines **and subservient to the density, built form, place character, and land use objectives in this plan.**"

**Rob Gordon**

---

**From:** Aaren Topley personal information  
**Sent:** Wednesday, Aug 31, 2016 2:14 PM  
**To:** Citizen Engagement; Councillors; Lisa Helps (Mayor)  
**Cc:** Vic Urban Food Table  
**Subject:** Letter Re: Public Hearing September 8th on the Zoning and OCP Amendments related to the Growing in the City Initiative  
**Attachments:** Urban Food Table\_Regarding Bylaw 2A.docx

Dear Mayor and Council,

Please find attached a letter from the Urban Food Table regarding the amendments to Section 17. We encourage you to think about the ramifications this amendment would have on our future food security.

Kind regards,  
Aaren

**Rob Gordon**

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**From:** sheena bellingham personal information  
**Sent:** Thursday, Sep 1, 2016 9:33 AM  
**To:** Citizen Engagement; Councillors  
**Subject:** late objection to Bylaw 16-063

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Honourable Mayor and City of Victoria Councillors:

Please remove the section of Bylaw 16-053 that makes urban agriculture subservient to built development. We do not feel that this is in our beautiful City's best interests. It erodes community-minded, healthy lifestyles in favour of short-term financial gain. In this day and age when we are supposedly trying to encourage local food production, "Happy Cities" and the like, this takes an enormous step back to the dark ages we are trying to emerge from.

Sheena Bellingham  
Don Hutton

Victoria Residents



**Rob Gordon**

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**From:** Linda Geggie < [personal information](#) >  
**Sent:** Thursday, Sep 1, 2016 1:43 PM  
**To:** 'Aaren Topley'; Citizen Engagement; Councillors  
**Subject:** RE: Letter from CRFAIR Re: Section 17  
**Attachments:** image003.jpg; image004.png; City of Victoria letter from CRFAIR re current Bylaw Ammendments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Just in case you can't open the google drive attachment from Aaren, here is the letter as a pdf for you.

Thank you for providing this avenue for providing feedback

Linda



Linda Geggie  
Executive Director, CRFAIR  
Capital Region Food and Agriculture Initiatives Roundtable  
250-896-7004

[www.crfair.ca](http://www.crfair.ca)



For general info and to subscribe to the newsletter: [info@crfair.ca](mailto:info@crfair.ca)

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**From:** Aaren Topley [mailto: [personal information](#)]  
**Sent:** September 1, 2016 1:02 PM  
**To:** [engage@victoria.ca](mailto:engage@victoria.ca); [Councillors@victoria.ca](mailto:Councillors@victoria.ca)  
**Cc:** Linda Geggie  
**Subject:** Letter from CRFAIR Re: Section 17

Dear Council,

Please find attached a letter from CRFAIR regarding the changes propopsed to section 17.

Thanks,  
Aaren

Send from Mobile Device



[City of Victoria letter from CRFAIR re current Bylaw Ammendments.docx](#)

**Rob Gordon**

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**From:** Forrest personal information  
**Sent:** Friday, Aug 5, 2016 12:19 PM  
**To:** Citizen Engagement  
**Subject:** Re: Have Your Say on Growing Food in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I love the play on words, well done and I fully support what is being proposed. We need to free up people to grow healthy food for themselves. Not only is such food likely to be more healthy (less chemical use potentially) it will be more sustainable (locally sourced) and enhance our ability as an island to feed ourselves, an issue that will be critical if there is a significant earthquake.

Let us have more of this kind of progressive action.

Forrest  
personal information

On Aug 5, 2016, at 12:11, Citizen Engagement <[engage@victoria.ca](mailto:engage@victoria.ca)> wrote:

<image001.jpg>

Can't see this email? Visit [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity) for more information and to Have Your Say

## Rob Gordon

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**From:** Don Monsour < [personal information](#) >  
**Sent:** Friday, Aug 5, 2016 4:54 PM  
**To:** Citizen Engagement  
**Subject:** RE: Have Your Say on Growing Food in the City  
**Attachments:** image002.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

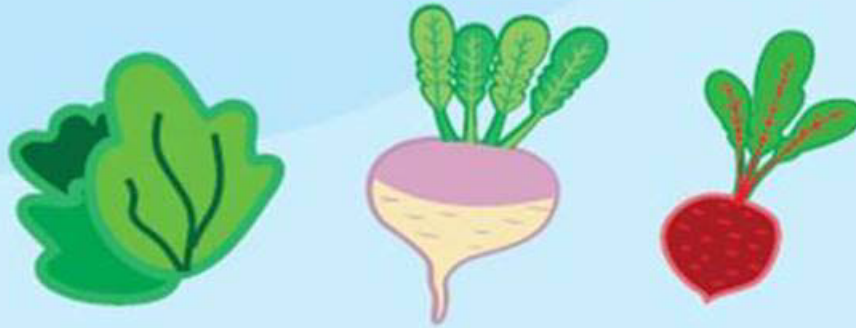
Fantastic Idea. Wow wow and wow  
Thank you  
'Don Monsour

---

**From:** Citizen Engagement [mailto:engage@victoria.ca]  
**Sent:** August 5, 2016 11:56 AM  
**To:** Citizen Engagement <engage@victoria.ca>  
**Subject:** Have Your Say on Growing Food in the City

# Growing Food in the City

## Lettuce Turnip the Beet



Did you plant more kale than you know what to do with? Are your bees producing so much honey that you are thinking of packaging and selling it? The proposed bylaw changes would allow you to grow, harvest, package, store and sell a range of food anywhere in the city with limiting negative impacts to your neighbours.

### What is being proposed?

- Eliminating the development permit for certain types of landscaping required for commercial and non-commercial urban food production (e.g. community gardens, community orchards and edible landscaping.)
- Introducing a business licence to sell unprocessed food products offsite (retail, restaurants etc.) and on-site (food stand, CSA pick-up, etc.)
- Updating the Official Community Plan to clarify that built development (housing, office, retail etc.) will be considered as a higher priority than small-scale commercial urban food production, to balance food security and production with the City's objectives for new housing and development.

### Lettuce know what you think!

- Share your thoughts on these proposed changes by emailing [engage@victoria.ca](mailto:engage@victoria.ca) by Monday, August 22.
- All feedback will be shared with City Council for their consideration prior to the Public Hearing on August 25.
- 'Turnip' to speak at the Public Hearing on **Thursday, August 25, 2016** starting at 6:30 p.m. inside City Hall.
- Find more information at [victoria.ca/growinginthecity](http://victoria.ca/growinginthecity)



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**Rob Gordon**

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**From:** Anne Lomas personal information  
**Sent:** Monday, Aug 8, 2016 8:01 AM  
**To:** Citizen Engagement  
**Subject:** Growing in the City - inclusion of flowers to increase habitat for local pollinators

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I'd like to express my support for the new Growing in the City proposal that would allow residents of Victoria to sell their extra produce at farm stands throughout the city.

I'd also like to suggest that flowers be included in the proposal. Encouraging residents to grow and sell flowers will:

- Increase much needed habitat for pollinators, particularly bees (which in turn will assist in building productive and healthy food garden spaces)
- Like growing and selling food, will encourage community building opportunities
- Help beautify neighbourhoods

Please consider allowing Victoria residents to sell flowers in addition to produce. I believe this would be an excellent addition to the proposal.

Thank you,  
Anne Lomas

**Rob Gordon**

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**From:** Susan Davidson personal information  
**Sent:** Tuesday, Aug 9, 2016 9:18 AM  
**To:** Citizen Engagement  
**Subject:** business licence to sell food products

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello

I have in recent past experienced difficulty with a neighbour pursuing a home based food business. I had to move because his actions caused personal information. I approached him myself to alert his effect early on, as did many other neighbours to no effect.

This neighbour moved in with a guard dog which was kept outside 24/7 barking. Landscape fabric was attached to the fence so the dog could not see passers by. Then an out door cook shack was erected. This person would talk outside on a cell as early as 6:30 in a loud talking voice waking us up. The extended family constructed a shack to cook tacos in which were sold at a market. The pots and pans and talking commenced early and music played as he cooked. The open windows overlook our yard which we no longer could enjoy. The man and his wife taking to each other in loud voices across the yard and personal information. Many evening we are treated to loud talking and music.

The CRD finally stepped up after I documented an - trailer like - smoke house that the neighbour was smoking mushrooms a period of over a week which were for his business. I had to go on personal information. We moved to the next house down.

This was my experience. Currently this vendor has purchased a food truck so it appears the food processing is done primarily in the truck now. The guard dog is gone. The other dog which was not a guard dog still occasionally tours the neighbourhood to poop; it is not walked in the neighbourhood. The vendors direct neighbour is an personal information who continues to be occasionally tormented by loud voices and music which when he complains to me I tell him I cannot do anything about.

I would like the city to take into consideration the number of hours when people are allowed to conduct business outside, including preparation time and selling time.

I think building needs inspection as any food out let. Including the storage areas.

Parking should be considered. Not everyone is going to bike or walk by a vendor city stand. What about vendors in residential areas.

I do not think it is necessary to have a dog guard.

**Rob Gordon**

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**From:** Kathryn Foster personal information  
**Sent:** Tuesday, Aug 9, 2016 5:56 PM  
**To:** Citizen Engagement  
**Subject:** regarding food production on City property.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,  
 As the long-time Chair of the Spirit Garden Committee and one of the founding members of the North Jubilee Neighbourhood Association, I would like to express some concern about the impact of this proposal on *existing* community projects such as the Spirit Garden.

Our local community was identified as one of the most poorly served for greenspace in the City of Victoria. When my neighbours and I petitioned for and won sufficient support to keep the lots comprising the Spirit Garden from being sold, we looked very carefully of what the best use for this precious land would be. At the time, over 20 years ago, a considerable amount of controversy swirled around the concept of allotment gardens. Certain individuals were allotted parcels of land on City property to garden for their own benefit. While in and of itself, this is a laudable idea, what frequently happened is that people began to feel as if they 'owned' the land they were growing food and started to treat it quite possessively. This meant that other members of the public were excluded from land that they were equal "owners" of. Some debates over trespass and theft (of foods) ensued that were heated and made news headlines. In North Jubilee, we did not need more exclusive use of land, we needed a place where all well-intended visitors were welcome and could share the space so we quite purposefully set out to create a project that could involve all neighbours who chose to be involved and that could provide access to greenspace for all those who chose simply to visit. As styles change, so does thinking about self-sustaining food production; it goes in and out of practice and popularity. Increasingly, over the years, I have received many requests from people desirous of creating a plot within the Spirit Garden to grow their own food. They want to replace flowers or shrubs with tomatoes or various other crops to be used for their own purposes. We have always steadfastly said no to these requests because first and foremost we wanted to create a space that was accessible to all our neighbours and not just a lucky few who may have aspirations to garden and harvest on the site.

As an area of green respite or as a pocket park, the Spirit Garden provides far more access and benefit to the populace than food production for an exclusive handful of allotment gardeners ever would. Yet, what you are proposing is very likely to give some people the idea that the SG can and should be used for food production. North Jubilee is still poorly served for greenspace with common access and as a long time 'manager' of this property I can tell you hundreds of stories about how much people appreciate it the way it is.

I am asking that you carefully word the policy to grandfather existing spaces like the Spirit Garden as they were originally purposed: accessible green respite for all visitors.

This would afford it some protection against those who would see this policy and practice as a right to disrupt the careful thoughtful planning and thousands of hours of volunteer work that has gone into making the Garden a beloved feature of the North Jubilee neighbourhood.

Thank you,  
 Kathryn Foster

*Kathryn Foster*

personal information



**Rob Gordon**

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**From:** Sheila < [personal information](#) >  
**Sent:** Wednesday, Aug 10, 2016 10:41 AM  
**To:** Citizen Engagement  
**Subject:** food production in victoria

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern:

my two cents worth on the issue of food production in the urban arena is this: obviously food production should be our first priority coupled with housing for seniors, the homeless and also those on limited budgets. To suggest that housing and commercial development should be considered a higher priority over urban food production is ludicrous. We already have many vacant commercial buildings and offices in Victoria, surely we don't need to be adding to that mix. We need to pay attention to two really essential services, housing and food production -everything else pales beside those two requirements.

As a homeowner and tax payer, I feel it is incumbent upon the city to take an innovative approach and to not be coerced into co-operation with developers; yes, this implies more funds in the city coffers, but please recognize the needs of this entire city. Remember we only have a three day supply of food for this island if there were a major catastrophe affecting all the citizens.

Yours truly  
Sheila Watson

**Rob Gordon**

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**From:** Chris Lawson personal information  
**Sent:** Saturday, Aug 13, 2016 1:21 PM  
**To:** Citizen Engagement  
**Subject:** Growing more food in the city

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

If the purpose of this initiative is to enable sellers to make a bit of extra money and buyers to buy local food that's one thing. But why food?

Why not bobbles and widgets? Why not artwork? Locally crafted beer and wine?

And what is wrong with the street fairs that currently exist in various areas of the city on various days of the week where local food sellers already flog their wares?

The notion of locally produced food as somehow relieving a scarce food supply, being somehow better for the environment and more sustainable is bunk. Margaret Wentz of the Globe and Mail brilliantly documents this in at least two articles with links below.

This initiative is based on a romantic notion not based in reality nor science. Can we please move on and focus on other initiatives that will have a real positive impact on the city. Economic development, revitalization and densification of the downtown comes to mind.

<http://www.theglobeandmail.com/opinion/take-the-romance-out-of-farming-and-ditch-localism/article4396371/?service=mobile>

<http://www.theglobeandmail.com/opinion/great-global-greening-is-happening-now/article29717540/?service=mobile>

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Chris Lawson  
personal information

**Rob Gordon**

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**From:** Libby Seabrook personal information  
**Sent:** Sunday, Aug 14, 2016 8:16 AM  
**To:** Citizen Engagement  
**Subject:** Re: Have Your Say on Growing Food in the City  
**Attachments:** image001.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

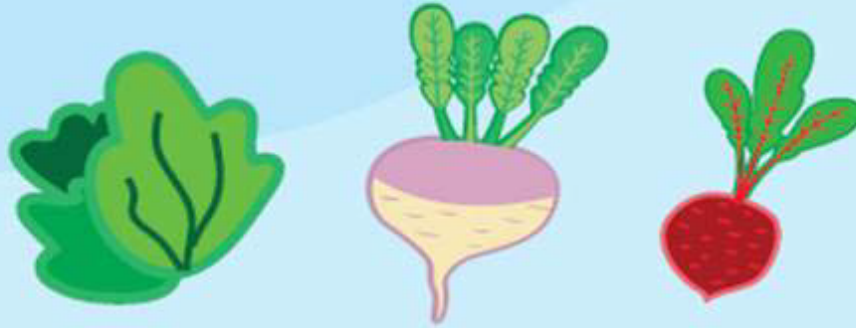
I agree with the proposals to reduce barriers to urban food production by removing zoning restrictions and development permits, and introducing business licenses. However, I do not support prioritizing built development over food production activities. I would rather see more gardens, food production and green spaces in our city, than more buildings. I do think low income housing should be very highly prioritized though, but it would be ideal to convert existing buildings whenever possible rather than adding new buildings.

Libby Seabrook  
Victoria resident

On Fri, Aug 5, 2016 at 12:11 PM, Citizen Engagement <[engage@victoria.ca](mailto:engage@victoria.ca)> wrote:

# Growing Food in the City

## Lettuce Turnip the Beet



Did you plant more kale than you know what to do with? Are your bees producing so much honey that you are thinking of packaging and selling it? The proposed bylaw changes would allow you to grow, harvest, package, store and sell a range of food anywhere in the city with limiting negative impacts to your neighbours.

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**Rob Gordon**

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**From:** Doug Boyd personal information  
**Sent:** Monday, Aug 15, 2016 11:29 AM  
**To:** Citizen Engagement  
**Subject:** Growing in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am in complete agreement with the 4 items being proposed to facilitate growing in the city. I feel strongly that more should be done to encourage residents to grow food and also to give them an opportunity to sell what they grow that is surplus to their needs. There are many benefits - local food, healthy food, revenue opportunities, and positive environmental outcomes. I do have one suggestion - the \$100 annual licence fee seems a little high for on-site sales - perhaps \$50 would be more reasonable.

Doug Boyd  
personal information

**Rob Gordon**

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**From:** charles joerin personal information  
**Sent:** Wednesday, Aug 17, 2016 12:49 PM  
**To:** Citizen Engagement  
**Subject:** Growing Food in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Councillors:

"The OCP is not the only plan that the City approves and updates but it has the highest legal status. In the hierarchy of City plans (Figure 1), the OCP is adopted as a City bylaw and the local Government act requires that all subsequent bylaws enacted and works undertaken must be consistent with it. It therefore has a guiding role by providing policy direction for all City departments whose activities have, or may have, an impact on present and future development in Victoria." - **Section 2 Purpose, Scope and Linkages**

I would like to voice my objection to the amendment to the OCP as proposed for Council's consideration at its next meeting. I am referring to Schedule A of Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, to be amended as follows: (a) "and subservient to the density, built form, place character, and land use objectives".

This insertion into Policy 17.10 would then read as follows: Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives.

I believe this proposed change is inconsistent with the OCP and therefore not permitted as stated in the above quote from the OCP, Section 2 "Purpose, Scope and Linkages." It calls into question whether the OCP would then be fulfilling its legal requirement regarding Food Systems (Commercial, industrial, institutional, agricultural, recreational and public utility land uses - Figure 1: Plan Sections and OCP Requirements)

Apart from any legal considerations I would respectfully ask Council to consider the social implications of creating a 'subservient' category in any of its by-laws. Subservient means useful as a means (to an end) or subordinate in capacity or function. In any case it creates a class system that can be used to justify division rather than unity of purpose. If we look, for example, at a common challenge in Victoria - homelessness, we do not label the homeless person as subservient, a means to an end. People are not means to ends or commodities to be used as political pawns. Food security is essential to a healthy society. So too is thoughtful "built development". The freedom and ability to feed ourselves, build housing and other examples of "built development", I believe, are partners that together can continue to contribute to our community. Lets create laws, policies and guidelines that promote collaboration rather than separation and alienation.

Charles Joerin  
personal information

## Rob Gordon

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**From:** Virginie Lavallee-Picard  
**Sent:** Wednesday, Aug 17, 2016 2:50 PM  
**To:** Monica Dhawan; Brian Green  
**Subject:** FW: Growing in the City Initiative - proposed bylaw 16-063  
**Attachments:** 1\_Report\_Growing in the City\_Regulatory Amendments.pdf; image001.gif; image002.png; image003.gif; image004.gif; image005.gif

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Brian and Monica,

Please see below for an email about the OCP amendment and next week's public hearing, and the short answer I provided.

Other than this email I am forwarding, I received two additional enquiries about the OCP amendment in relation to the GIRC project. These other two enquiries were more general, their authors were looking for background info.

Thanks,

Virginie

---

**From:** Virginie Lavallee-Picard  
**Sent:** Wednesday, August 17, 2016 2:36 PM  
**To:** 'Julia J Ford' < [personal information](#) >  
**Cc:** Jeanette Sheehy <je [personal information](#)>  
**Subject:** RE: Growing in the City Initiative - proposed bylaw 16-063

Hi Julia,

Thanks for connecting about the proposed OCP amendment.

Because most of your questions pertain to protocol and future implications, I will defer to our Citizen Engagement and Strategic Planning team to answer your enquiry.

In terms of background information, it might be helpful to know that this bylaw amendment was part of the Growing in the City recommendations approved by the Committee of the Whole (COTW) on February 25<sup>th</sup>, 2016.

For context on why the amendment is seen as needed, please see p. 4 and p. 8 of the COTW report (attached), and consult the sections "Official Community Plan and Food Production", and "2. Allow commercial urban agriculture in all zones".

The COTW report and Appendix A to E (not attached) can be downloaded [here](#), please see agenda item 7.

Cheers,

Virginie Lavallee-Picard  
Food Systems Coordinator

Parks, Recreation and Culture  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0621 C 778.533.2934



From: julia j ford [mailto: personal information ]

Sent: Tuesday, August 16, 2016 3:23 PM

To: Virginie Lavallee-Picard <VLavallee-Picard@victoria.ca>

Cc: Jeanette Sheehy <j personal information>

Subject: Growing in the City Initiative - proposed bylaw 16-063

Hi Virginie,

I hope this email finds you well. personal information recommended that we get in touch with you directly about some concerns we have about some of the proposed policy changes under the Growing in the City initiative. I work for a number of urban food organizations in the City, you would most likely recognize me as the Welland Legacy Park coordinator for LifeCycles. Jeanette Sheehy is cc'd on this email, and is a long-time food activist in the city. While she did also once serve as the personal information I should probably clarify that we are not acting in any official capacity here, just inquiring as concerned citizens.

Please also be advised that we have circulated these same questions to Mayor & City Councillors, as well as Citizen Engagement and Strategic Planning. Apologies if this is redundant but given the tight deadline we are working to get information as quickly as possible.

Our questions and concerns are as follows:

Proposed Bylaw 16-063 would change this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan."

into this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines **and subservient to the density, built form, place character, and land use objectives in this plan.**"

In the cheerful graphic (attached) that the City has sent around, they say that this change is to "clarify that built development (housing, office, retail, etc) will be considered as a higher priority than small-scale commercial urban food production, to balance food security and production with the City's objectives for new housing and development."

This raises some concerns for me, and I'm hoping that you can give me some insight into these proposed changes. Specifically, I'm wondering:

- where this proposed change came from? The regulatory changes are supposedly meant to expand and support small-scale commercial urban agriculture, and this amendment seems to directly undermine the long-term viability of any such enterprise. Were any small-scale commercial urban growers consulted? Who chose this wording?

- how is an amendment like this expected to be used? My understanding is that Council is meant to use the OCP to guide their interpretation and give various sections weight on a case-by-case basis. To direct that one section is wholly subservient to another seems overly prescriptive.
- why is this amendment considered necessary? Council has already shown that it will preference development over the security and viability of small-scale commercial urban agriculture in cases it deems necessary (e.g. in the St. Andrew's development decision last year). It seems strange to feel the need to enshrine that specific position in a broad policy document.
- are there other parts of the OCP where one section is explicitly made subservient to another? Is there precedence for this?
- what is the protocol for an amendment of this magnitude? Given that the creation of the OCP involved huge amounts of public input and time, is there a specific process for making a change that substantially impacts its interpretation and use?
- will a final decision be made on this Bylaw amendment on the same day as the public hearing? Is there a way to decouple the first part of the bylaw amendment from the second? The first part is the change outlined above, which I'm opposed to; the second part I'm in favour of. I'd hate to throw the baby out with the bath water.

Thanks so much for your time on this, I'd be very grateful to hear your response.

Best wishes,

Julia Ford

Nursery Manager, Mason St. City Farm  
Greenhouse Manager, City Harvest  
Orchard Coordinator, LifeCycles Project Society  
Avid Gardener, Victoria



**Rob Gordon**

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**From:** Miles Belokrinicev-Ransaw personal information  
**Sent:** Wednesday, Aug 17, 2016 6:04 PM  
**To:** Citizen Engagement  
**Subject:** Citizen's Feedback about Growing Food in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I'm concerned about local food security and believe that housing and development are also important. However, I think that any new housing or development should be high-density because urban sprawl does not serve us well. Instead, it increases transportation costs and makes the city less accessible to tourists and locals alike. We should develop densely, making use of vertical space. This allows quicker and easier access to all developments while also conserving space to allow for natural attractions (i.e. parks, forests, edible landscapes) near the city centre. Please keep efficiency in mind and humanity's best interests at heart.

Thank you,  
Miles Ransaw

**Rob Gordon**

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**From:** julia j ford < [personal information](#) >  
**Sent:** Wednesday, Aug 17, 2016 11:20 PM  
**To:** Citizen Engagement  
**Subject:** Proposed Bylaw 16-063  
**Attachments:** lettuce turnip the beet.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I'm writing to enquire specifically about the proposed Bylaw 16-063 that is part of the Growing in the City initiative. I've circulated the questions below to Mayor & Council, as well as Virginie. I intended to send the questions to this email address earlier this week, but when I looked back at my email history it seems I missed you. I work for several organizations that are engaged in small scale commercial urban agriculture, and many of my colleagues are also quite curious about this proposed Bylaw. Our questions and concerns are as follows:

Proposed Bylaw 16-063 would change this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan."

into this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines **and subservient to the density, built form, place character, and land use objectives in this plan.**"

In the cheerful graphic (attached) that you sent around, you state that this change is to "clarify that built development (housing, office, retail, etc) will be considered as a higher priority than small-scale commercial urban food production, to balance food security and production with the City's objectives for new housing and development."

This raises some concerns, and I'm hoping that you can provide some insight into these proposed changes. Specifically::

- where this proposed change came from? The regulatory changes are supposedly meant to expand and support small-scale commercial urban agriculture, and this amendment seems to directly undermine the long-term viability of any such enterprise. Were any small-scale commercial urban growers consulted specifically on this amendment? Who chose this wording?
- how is an amendment like this expected to be used? My understanding is that Council is meant to use the OCP to guide their interpretation and give various sections weight on a case-by-case basis. To direct that one section is wholly subservient to another seems overly prescriptive.
- why is this amendment considered necessary? Council has already shown that it will preference development over the security and viability of small-scale commercial urban agriculture in cases it deems necessary (e.g. in

the St. Andrew's development decision last year). It seems strange to feel the need to enshrine that specific position in a broad policy document.

- are there other parts of the OCP where one section is explicitly made subservient to another? Is there precedence for this?

- what is the protocol for an amendment of this magnitude? Given that the creation of the OCP involved huge amounts of public input and time, is there a specific process for making a change that substantially impacts its interpretation and use?

- will a final decision be made on this Bylaw amendment on the same day as the public hearing? Is there a way to decouple the first part of the bylaw amendment from the second? The first part is the change outlined above, which I'm opposed to; the second part I'm in favour of. I'd hate to throw the baby out with the bath water.

Thanks so much for your time on this, I'd be very grateful to hear your response.

Best wishes,

Julia Ford

Nursery Manager, Mason St. City Farm  
Greenhouse Manager, City Harvest  
Orchard Coordinator, LifeCycles Project Society  
Avid Gardener, Victoria

**Rob Gordon**

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**From:** Brian Green  
**Sent:** Thursday, Aug 18, 2016 9:45 AM  
**To:** Virginie Lavallee-Picard; Monica Dhawan  
**Subject:** FW: Urban Farming

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For info,.

Brian

**From:** Mark Dickerson [mailto: [personal information](#)]  
**Sent:** Thursday, August 18, 2016 9:31 AM  
**To:** Brian Green <BGGreen@victoria.ca>  
**Subject:** Urban Farming

Hello Ben,

I read over part the meeting and the proposed changes to Urban Farming. And I could not read anymore. I felt so upset that [personal information](#) I want a peaceful life and a peaceful life with my neighbours. But, I can not live by a Chicken Farm. I grew up around Chickens in a rural environment and I know there is no to eliminate odor and vermon. On our farm and on neighboring farms, we kept animal barns and pens away from the house to avoid impacting our lives. This helped us avoid vermon in our houses and odors drifting in while we are trying to enjoy sitting on our porches.

I currently have 8 Chickens, not mine, with in 20 feet if my backdoor and five feet from my deck. I have to spend time killing rats and mice. And having to pay someone to remove sparrow nest in my gutters. And of course be woke up in the morning by these chickens, because my house is so small anything that goes on by my backdoor can be heard and smelled from my sleeping areas.

I work with my neighbour to eliminate the pest. I do not make complaints, because I will do everything in my power to maintain good relations with all my neighbours. And most of us do. We do not call bylaw when there is a winnebago parked on the street for months at a time. But chickens that is another matter all together. I can do my best to live with 8 Chickens, but a chicken farm is something else. I bought my little piece of my paradise and I want to continue to do so, without more odors, which can not be controlled when you have lots of chicken. I want to not have to spend my money paying someone to remove even more sparrow nest. My friends, that raise a few chickens say that sparrows are apart of farming with chickens.

I can not do this. I am completely overwhelmed knowing my neighbours will be able to raise even more chickens to sell at their new farm stand. [personal information](#) but no one really seems to care about the people negatively impacted by these proposals. Why does not Victoria limit chickens numbers by size of lot and proximity to neighbours houses? Most cities do. Why does Victoria think they have a better answer than most of North America?

[personal information](#) without having to sell. Having a small lot/house limits my resale value. Having a chicken farm reduces it even more.

Mark

On Aug 18, 2016 8:14 AM, "Brian Green" <[BGreen@victoria.ca](mailto:BGreen@victoria.ca)> wrote:

>

> Hi Mark

>

>

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> Thanks for the email.

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> Sure if you have any questions on the food production bylaws please let me know.

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> The two reports which went to Council may also assist and they can be found here at item J3.

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> <https://victoria.civicweb.net/filepro/documents/95064?preview=110180>

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> Regards

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> Brian

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> Brian Green MCIP, RPP, MRTPI

>

> Senior Planner

> Sustainable Planning and Community Development

> City of Victoria

> 1 Centennial Square, Victoria BC V8W 1P6

>

> T [250.361.0362](tel:250.361.0362) F [250.361.0557](tel:250.361.0557) E [bgreen@victoria.ca](mailto:bgreen@victoria.ca)

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> Get involved in the:

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> Fairfield-Gonzales Neighbourhood Plan

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> <http://www.victoria.ca/fairfield-gonzales>

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> Vic West Neighbourhood Plan

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> <http://www.victoria.ca/vicwest>

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> **From:** Mark Dickerson [mailto: [personal information](mailto:personal information) ]

> **Sent:** Wednesday, August 17, 2016 4:25 PM

> **To:** Brian Green <[BGreen@victoria.ca](mailto:BGreen@victoria.ca)>

> **Subject:** Re: FW: Vic West Neighbourhood Working Group #1

>

>

>

> Hello Brian

>

> Thank you for the invitation. I plan to be there.

>

> Funny thing is Pamela Martin called and emailed me yesterday. She suggested I call you about some questions I had on the Farm Stands bylaw. She was a very sweet and helpful.

>

> Since, this email is about a different topic, I will ask on this response. If you are the one to ask the questions to, please send me a line. I do plan on attended the meeting on the 25th and want to give my input, but want to make sure I am more informed, so that my input to council will be relevant.

>

> Thank you. Look forward to developing a neighbourhood plan,

>

> Mark Dickerson

> [personal information](mailto:personal information)

>

>

>

> On Aug 17, 2016 2:31 PM, "Brian Green" <[BGreen@victoria.ca](mailto:BGreen@victoria.ca)> wrote:

>>  
>> Hi all  
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>>  
>>  
>> Your application to join the Vic West Neighbourhood Working Group was successful.  
>>  
>>  
>>  
>> I'd now like to invite you to the first Vic West Neighbourhood Plan - Neighbourhood Working Group Meeting #1 on Thursday 1 September at 6.00. An agenda and meeting location for the meeting will be circulated closer to the date.  
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>>  
>> We will organize some snacks (sandwiches or pizza) so if you have any dietary requirements please let me know.  
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>>  
>> Hope to see you all on the 1st. If you could RSVP back to me that would be great so that I have an idea of numbers for catering. I will also send a meeting request through as well.  
>>  
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>>  
>> Background on the project to date can be found here  
>>  
>> <http://www.victoria.ca/EN/main/community/neighbourhoods/vic-west/victoria-west-neighbourhood-plan.html>  
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>> The Council approved project plan can be found here. See item 2.  
>>  
>> <https://victoria.civicweb.net/document/109148/Committee%20of%20the%20Whole%20-%202014%20Jul%202016.docx?referer=granicus&handle=98221A64ED7A4A2596770E86CC08CB75>  
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>> Regards  
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>> Brian  
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>> Brian Green MCIP, RPP, MRTPI  
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>> Senior Planner  
>> Sustainable Planning and Community Development  
>> City of Victoria  
>> 1 Centennial Square, Victoria BC V8W 1P6  
>>  
>> T [250.361.0362](tel:250.361.0362) F [250.361.0557](tel:250.361.0557) E [bgreen@victoria.ca](mailto:bgreen@victoria.ca)  
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>> Get involved in the:  
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>> Vic West Neighbourhood Plan  
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>> <http://www.victoria.ca/vicwest>  
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**Rob Gordon**

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**From:** Zack Simon <j [personal information](#) >  
**Sent:** Thursday, Aug 18, 2016 11:13 AM  
**To:** Citizen Engagement  
**Subject:** Growing in the City (Feedback)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hey, gang.

Just wanting to drop my ballot into the "hell, yes" box regarding lowered barriers to small-scale foods production and sales.

While I don't have much to say on the subject, my endorsement comes with three plus years of carbon accounting and business sustainability work in tow, as well as being a life-long Victoria resident and gardening/local food/regenerative economy enthusiast.

Keep up the good work, and thank you for proposing/implementing this. ♡

- Zack

**Rob Gordon**

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**From:** Deirdre Gotto < [personal information](#) >  
**Sent:** Thursday, Aug 18, 2016 4:50 PM  
**To:** Citizen Engagement  
**Cc:** Councillors  
**Subject:** Growing food in the city - amendment to OCP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I support facilitating urban agriculture, as proposed in the city's Growing Food in the City bulletin, by eliminating development permits in certain situations and introducing a business licence. What I think is unnecessary is the third point: updating the OCP to spell out that built development is a higher priority than urban food production; in fact, that food production is "subservient" to density, built form, etc., as stated in proposed bylaw No. 16-063.

Why does this need spelling out? This council made it clear in the 6-3 vote approving Bosa's St. Andrew's plan in October 2015 that development was its priority over urban agriculture and neighbourhood opposition (pace Councillors Madoff, Isitt and Loveday). Is this council now thoroughly convinced that in no situation would food security be a pressing priority when faced with redevelopment? Does this need to be enshrined in a bylaw updating the OCP?

The city can pick and choose between which contradictory elements of the OCP it finds convenient to cite in a land use decision -- the motherhood, feel-good elements versus the pro-development bent of this council -- but is it not possible that in the future the density mantra of this council might be detrimental to the liveability and sustainability of Victoria? It's not hard to imagine killing the goose that lays the golden eggs. What we love and value about Victoria might very well be lost in the rush to develop. Keeping neighbourhoods neighbourly and desirable places to live always means balancing growth with less developer-centric values. Why risk that by determining ahead of time that built development will always trump urban agriculture?

I certainly object to this enshrining of built development over food security in the form of urban agriculture. We live on an island where importing food could become problematic in the future. Our food security is decreasing decade by decade as our population grows. This is one very clear rationale for why council must keep an open mind and make decisions on the merits of individual redevelopments. Also, hiding behind the OCP as the last word is not fair to citizens, who should have their arguments and priorities heard and weighed accordingly. The fact that council faced down opposition to Bosa's St. Andrew's plan -- 1,200 signatures on a petition; 80 speakers at an epic three-day public hearing against the project to 40 for, many of whom did not live or work in the neighbourhood - makes it clear that they are not afraid to disappoint the public. Why would council need to bolster its pro-development stance by enshrining it into the future in the OCP at the expense of a possible looming food security crisis?

Thank you for your attention. I hope council will see fit to abandon the proposed amendment to the OCP .

Deirdre Gotto  
[personal information](#)



**Rob Gordon**

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**From:** Michael Turner < [personal information](#) >  
**Sent:** Thursday, Aug 18, 2016 6:23 PM  
**To:** Citizen Engagement  
**Subject:** Urban Agriculture Bylaws - proposed amendments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Bullet point #3 is unclear in its stated intention. Housing and something called "development" (could be anything) will always take priority over the other stuff in order to create "balance."

The city is likely to strangle a good idea — to make the best use of local food resources and cut down waste by enabling people to convey fresh produce, on a modest scale, directly to those who want it — with its obsession with rules. This food initiative isn't going to bankrupt Sobey's or prevent yet another unfilled high rise.

There has to be a way to keep this simple.

—Michael Turner

Victoria, BC

**Rob Gordon**

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**From:** christine brennenstuhl < [personal information](#) >  
**Sent:** Friday, Aug 19, 2016 8:20 AM  
**To:** Citizen Engagement  
**Subject:** Lettuce

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it may concern,

Version:1.0 StartHTML:0000000167 EndHTML:0000002656 StartFragment:0000000454  
 EndFragment:0000002640

As a young farmer in Victorias urban heart I would like to express my concern for newly proposed legislation. This legislation is said to make small scale urban agriculture subservient to built development. This is particularly alarming and concerning as it seems as though small scale urban agriculture is a very small footprint in our urban setting and should be supported by city council for its value. In order to be a progressive city I think urban agriculture should be given higher priority than currently and be recognized for its extensive benefits of an urban area.

There are many obstacles for young people who are entering into todays world of farming. A marked obstacle is that of acquiring land. Urban farming is something which has provided me with the ability to be young and involved in a community while also practicing what I love and what sustains me. Urban farming builds community in a strong and continuous way and it would be shame to limit these possibilities and threaten the existing urban farm efforts in place. As it stands urban agriculture accounts for such minuscule land use in the urban setting and it seems quite clear that this is by no means a true threat to development. Many cities who have actively been supporting their urban agriculture have had great success attracting a more progressive crowd of individuals into this core area.

I urge you to reconsider these changes and listen to the wider community of Victoria and not development alone. This past year, the interest of people, and the international farming community, have been very inspiring for a new food system which has small scale urban farming as a core element.

Wishing you strength in this paramount time of policy making,  
 Christine Brennenstuhl  
 Worker Member- City Harvest Co Operative

**Rob Gordon**

---

**From:** Musgrove, Kate MEM:EX < [personal information](#)  
**Sent:** Friday, Aug 19, 2016 3:11 PM  
**To:** Citizen Engagement  
**Subject:** Growing More food in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for the opportunity to express my thoughts regarding growing food within the City. The changes to the bylaw, while welcome, do not address the situation of having to travel distances to obtain food sources. The fact that new housing and 'development' will take precedence over green areas for food growth are not in our best interest. There must be a mix of available areas within the City that we can grow food for the population. To have urban areas – green – within City limits is very important. These areas are and should be maintained as education areas for children to see where their food actually comes from, along with maintaining a balance from the overabundance of development we seem caught up in at the moment.

Kate Musgrove  
[personal information](#)

**Rob Gordon**

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**From:** Tee Bee <t personal information >  
**Sent:** Saturday, Aug 20, 2016 3:31 PM  
**To:** Citizen Engagement; Councillors  
**Subject:** proposed Bylaw 16-063

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Regarding: "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan." — this is a wonderful idea. Thank you for this.

Regarding: "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan." — I don't understand this. But it sounds like you will make urban food production so far down then list of priorities in your decision making that it won't really matter. That doesn't sound useful.

Tom Baker

**Rob Gordon**

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**From:** Dorothy Field personal information  
**Sent:** Saturday, Aug 20, 2016 4:43 PM  
**To:** Citizen Engagement  
**Subject:** re: Bylaw 16-063

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to encourage a wording change to Bylaw 16-063 that makes urban agriculture subservient to built development. Here are my reasons. In my small backyard, I raise apples, plums, peaches, raspberries, blueberries, and many kinds of vegetables. I was just in Vancouver visiting my personal information and passes at least two "farms" selling produce raised in backyards to their neighbours. This is the future. Each of these plots, some very small, some like the Mason Street farm quite large are the wave of the future. Agriculture at every scale increases food security, cuts out the costs of transporting produce, eggs, etc. makes generally organic products available at reasonable prices. This is the Victoria that many, many of us support. To privilege development over agriculture is not the direction I want Victoria to move in.

Yours sincerely,

Dorothy Field  
personal information

Victoria V8R1S5

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>



**Rob Gordon**

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**From:** Margot Johnston < [personal information](#) >  
**Sent:** Sunday, Aug 21, 2016 1:49 PM  
**To:** Citizen Engagement; Councillors  
**Subject:** Growing Food in the City proposals  
**Attachments:** 20160821\_123945.jpeg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Victoria Mayor and Council,

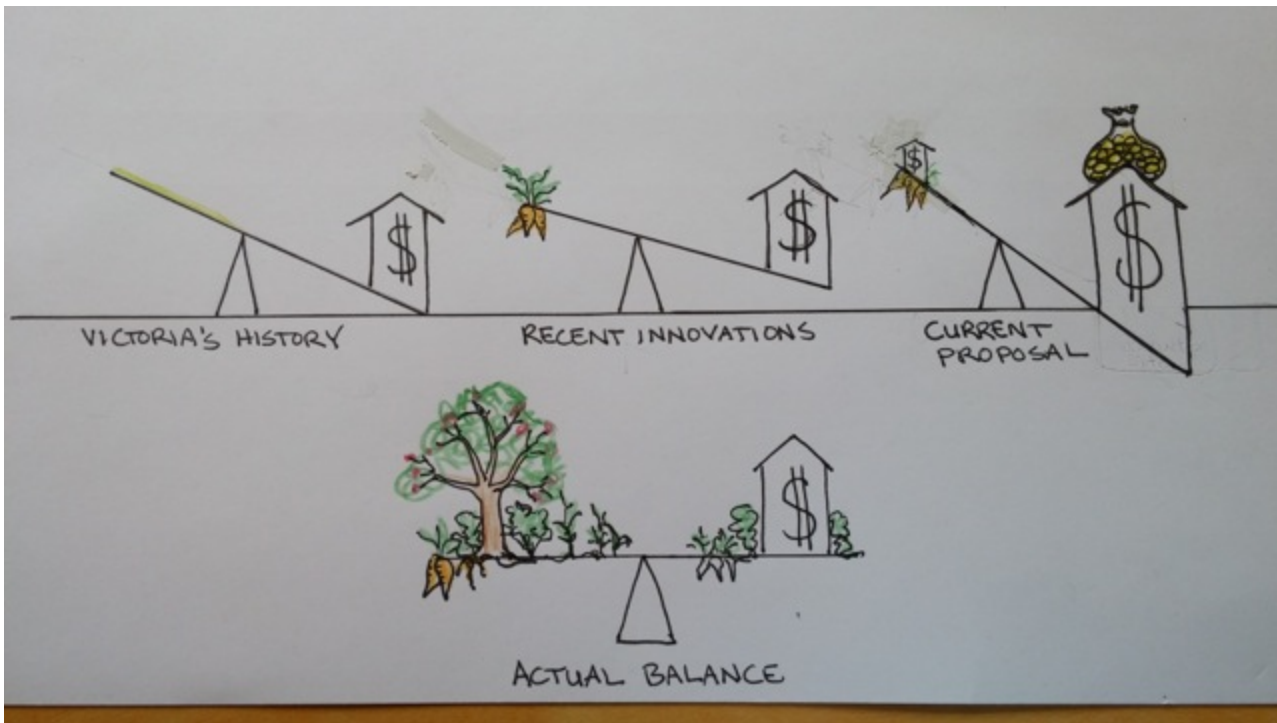
Regarding the Growing Food in the City initiative, I applaud and I thank you and the previous council so very much for the great progress that is being made in this area. In the past 10 years, Victoria has gone from a culture in which city staff regularly demolished citizens' boulevard gardening initiatives, to a culture in which the importance of food security and food sovereignty is acknowledged and supported by city staff, mayor and council. The proposed changes to allow small-scale commercial urban food production and sale, and to continue to support food initiatives on public land are wonderful to see. They work toward addressing the long-standing *imbalance* in Victoria between built development and the need for food security on our island.

So, it was with dismay that I read "3.a Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the Official Community Plan". I understand that people need places to live and that Victoria's increasing population will require more built development. However, to suggest that this proposed amendment will create "balance" seems like going backward and fast! This is not balance. Balance is when the needs of food security and *affordable* housing are considered EQUALLY. Yes, I'm yelling here, but respectfully, more like raising my voice. For many years, the desires of developers have far outweighed the need for food security. Built development has usually meant building the most and selling it for the highest, thereby creating imbalance and making the new housing unaffordable to much of the population that would like to live and eat here.

I strongly oppose this amendment and I see no reason why food security should be entrenched in the community plan as "subservient" ( a very loaded and offensive term, by the way) to built development. I believe conflicts of need in these matters should be decided on a case-by-case basis, depending on the circumstances. For instance, I do not believe that another new condo development that will not be affordable for most Victorians, should automatically take precedence over the needs of Victorians for food security and sovereignty. This is not balance. This is old-style business as usual and we already know the consequences of that, as our children and families move away because they cannot afford to live here. On the other hand, I would support truly, *really truly* affordable housing being built on land that might impact urban agriculture, and I would want to see the development outcome include alternate urban agriculture initiatives to replace those lost to development.

I have summarized my view in the attached image. Thank you for taking the time to hear and see my views.

Regards,  
 Margot Johnston



**Rob Gordon**

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**From:** Ashley Mollison personal information >  
**Sent:** Sunday, Aug 21, 2016 2:56 PM  
**To:** Citizen Engagement  
**Cc:** Councillors; Lisa Helps (Mayor)  
**Subject:** Growing Food in the City: Feedback on proposed bylaw changes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

First off, thank you for all the work that “Growing in the City” has done to move forward policy and planning around urban farming. The majority of the policy changes are great.

I am writing with concern about a proposed bylaw amendment to section 17 of the OCP with bylaw 2A. "17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines **and subservient to the density, built form, place character, and land use objectives in this plan.**" I am concerned that this bylaw amendment will allow development to ALWAYS take precedence over urban farming and local food production rather than ensuring that all development proposals carefully consider the impact of the development on urban farming and local food production. I am concerned that this bylaw amendment removes the power that urban farming advocates have in challenging development. I am concerned that this amendment will go against the City’s own priorities, hurt urban farmers, and that fresh, nutritious vegetables will continue to be out of reach for members of our community.

I work closely with people who experience poverty and homelessness. Food security is a major issue for people in the street community. While the saying is often thrown around: “you can’t go hungry in Victoria!” that is simply not the case. People may have access to a lot of cheap food products that go a long way (e.g., peanut butter and jelly sandwiches), the quality of food that people are receiving is severely lacking. People are often not getting nutritious food or fresh vegetables. This reality is complicated when people have health conditions like diabetes where they have restricted diets. For example, sometimes there is no food available that does not have high sugar content. My hope is that by allowing long term, sustainable, local food production, initiatives will occur to ensure people in the street community access to more nutritious food at affordable prices.

The housing crisis in Victoria is real. There is an extreme lack of affordable housing, and there is an urgent need to build affordable housing. However, I’m concerned that this bylaw amendment will not make it easier for affordable housing developments, but rather business and housing developments (e.g., condos) that are not affordable to those who are allotted \$375 for shelter. Last year, anti-poverty activists and urban farming advocates mobilized to resist the Bosa development that took zero consideration of the needs of community members including those who grow food and those in the street community who need affordable housing at

welfare rates. Despite the approval of the Bosa development, this section of the OCP was used to fight the development. Modifying this wording so that urban farming is always “subservient” weakens community power and strengthens the power of developers, many of whom care about profits over people.

Given that this batch of changes are being put forward by GITC my request is that you pass the three amendments and vote down section 2A.

Thank you,

Ashley Mollison

**Rob Gordon**

---

**From:** karl < [personal information](#) >  
**Sent:** Sunday, Aug 21, 2016 8:03 PM  
**To:** Citizen Engagement; Councillors  
**Subject:** Bylaw changes under the Growing in the City initiative

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern;

Urban agriculture in Victoria should be promoted and not made subservient to the interests of commercial development. Urban agriculture positively contributes to the unique culture of this city and enhances our urban environment. There is resilience in diversity.

Proposed Bylaw 16-063 would change this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan."

into this:

"17.10 Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan."

I don't understand the rationale for this change of wording and I see no need for it. Thus, please know that I am opposed to changing this section of the bylaw.

Kind regards,  
Karl Hardin

--

Karl Hardin  
[personal information](#)



**Rob Gordon**

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**From:** Michael Fraser < [personal information](#) >  
**Sent:** Sunday, Aug 21, 2016 9:52 PM  
**To:** Citizen Engagement  
**Subject:** City of Vic Food Meeting  
**Attachments:** Amendment.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

Please see the attached letter with respect to the City of Victoria's recent decision to amend its urban agriculture bylaws.

Best,

Michael Fraser

**Rob Gordon**

---

**From:** Allan Gallupe < [personal information](#) >  
**Sent:** Monday, Aug 22, 2016 10:32 AM  
**To:** Citizen Engagement  
**Cc:** Councillors  
**Subject:** Aug 25 proposed amendment to OCP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I share the same concerns as the Urban Farmers Alliance on the amendment coming forward on August 25. Changing the OCP from "Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines in this plan" to "Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan" is not supportable.

The City Council has ample ability to choose buildings over urban farms. They don't need this amendment. They have fully demonstrated that prerogative with the St. Andrew's development, which will impact the Mason Street City Farm.

The OCP should never be changed with a simple rider on top of a separate by-law change. The OCP is a very important document about our city's future. The OCP gets its authority from the fact that it was created by extensive community consultation. It should never have big changes like this made except through a large scale consultation on the OCP as a whole.

This change would remove council's ability to respond to the community's needs for access to food growing and education about food growing. It would severely hamper the development of Victoria's fledgling urban agriculture industry.

Thanks for your attention.

Allan Gallupe  
[personal information](#)

**Rob Gordon**

---

**From:** Mary Chudley  
**Sent:** Tuesday, Sep 6, 2016 10:18 AM  
**To:** Monica Dhawan  
**Subject:** FW: Feedback regarding Growing in the City

did you get this one?

**From:** Wulfgang Zapf [mailto: [personal information](#)]  
**Sent:** Tuesday, September 6, 2016 8:35 AM  
**To:** Councillors <Councillors@victoria.ca>  
**Subject:** Feedback regarding Growing in the City

To: Victoria Mayor and Council

Greetings,

I support greater food security in the city.

I do not support the Fourth change outlined in on the City website  
<http://www.victoria.ca/EN/main/community/growing-in-the-city.html>.

I am not in support of the ongoing housing development that is creating condos in poor neighbourhoods. I am not in support of prioritizing any kind of building/development over the creation of healthy food in the city.

I am watching my neighbours in North Park get pushed out of the community by the development of condos that they could never afford. I to will likely be one of these people. I am watching developments which will only serve the rich push out the possibilities of further urban agriculture and community projects that could make our lives better. I rely on neighbourhood urban agriculture. It is vital to my relationship to the earth in an urban cement hell and also to my ability to eat real food (since the city's food banks give out mostly candy). The building of office, retail and housing does nothing to support the people of this city except those who line their pockets as developers and business owners who make their wealth off of the exploitation of other people. Prioritizing these things over food is absurd and short sighted.

Wulfgang

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"It is possible to be autonomous and interdependent in ways that are liberating for all people"

## Rob Gordon

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**From:** Mary Chudley  
**Sent:** Tuesday, Sep 6, 2016 10:00 AM  
**To:** Monica Dhawan  
**Subject:** FW: Regarding: "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 15)".

This is the only one in mayor and council over the weekend. More to come from the Mayor's box.

-----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Saturday, September 3, 2016 9:15 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Regarding: "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 15)".

From: Stuart Munro  
Email : personal information  
Reference :  
Daytime Phone : personal information

Regarding: "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 15)".

There is obviously much more to the following words than meets the eye!

"and subservient to the density, built form, place character, and land use objectives."

Mayor Helps has stated that she wants to bring Victoria into the 21st century. In architectural terms, it's recently become painfully obvious that absolutely nothing must ever be allowed to become old here in Victoria.

However, by the mid century, top academics in the field of conservation and science predict that if we don't change to renewables, half of the life forms we know will be gone from earth. (somewhere around 800,000 life forms) The growing of local food should therefor take full precedence over development. I contend that it would be much more appropriate to take Victoria to the mid 17th century rather than continue building completely unsustainable buildings one after another.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: personal information

**Rob Gordon**

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**From:** Wayne VanTassel personal information  
**Sent:** Tuesday, Sep 6, 2016 8:40 AM  
**To:** Citizen Engagement  
**Subject:** Fwd: Growing in the City Vote

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to provide my comments to the proposed Growing in the City proposal on which the City Council is set to vote on September 8.

I am a resident of Victoria. I own a home in an older part of Vic West where the lots tend to small and narrow. I am also a gardener, and in general support the concept of urban food gardening. But I do not support the proposed changes to which would allow commercial egg production on residential properties in within the city of Victoria. I do not object to local gardeners selling their extra fruits and vegetables, but I oppose the commercial farming of animals, including egg production, in the residential areas.

I understand Victoria is proud to have some of (if not the most) permissive chicken bylaws on the continent. And that, I think is the problem. My neighbours got about eight chickens last year. The chickens live in a coop that they built right up against the property line in my backyard and their side yard. I never had a rat problem before the chickens. Now I constantly have to deal to both rats and mice living in and under my tool shed and deck. The coop has attracted an entire flock of sparrows that leave excrement all over. The chickens themselves are fairly noisy. I work from home, and the chicken coop is only 20 feet from my office window. The chickens make noise for hours each and every morning. Living in the city, our neighbours are close and there are just some things we have to put up with. I have no problem with that. But the city would never expect neighbours to put up the a dog that made that much noise for that many hours each and every day. I don't see why chickens are any different.



As I understand the law now, Victoria allows any resident to keep a reasonable number of chickens on any lot – no matter how small the lot is and no matter how small the neighbouring lots are. As it currently stands the law is too vague and does too little to protect the chicken farmers’ neighbours from the stink and vermin infestation that invariable come with poultry production. I am not saying I oppose all chickens in city, but the current law is too lax as it is. Now I understand the Council is proposing liberalizing it even more. Right now a reasonable number of chickens is a number that provides sufficient eggs for personal consumption. But the proposed bylaw would expand that and apparently allow anyone on any lot no matter how small to produce an unspecified number of eggs which they can sell to the public from a food stand on their property. Such a move will only encourage people to keep greater numbers of chickens. I cannot support that. I can live within 20 feet of eight chickens, but not 80, and not even 20.

I urge the council not to approve the commercial production of eggs on residential lots until adequate safeguards are in place to protect neighbours from the negative side effects of urban poultry farming.

Wayne Van Tassel

personal information

Victoria, BC

**Rob Gordon**

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**From:** Heather Murphy < [personal information](#) >  
**Sent:** Monday, Sep 5, 2016 8:22 PM  
**To:** Citizen Engagement; Councillors; Brian Green  
**Cc:** [personal information](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am curious to know the rationale for the proposed OCP bylaw amendment regarding Small-Scale Commercial Urban Food Production. Specifically what new developments or information came to light that warranted changing, “the use of land for food production should be **balanced** with the City’s objectives for new housing and development” to “urban agriculture should be **subservient** to density, built form, place character and use objectives...”

The OCP section on Food Systems gives good reasons for “balancing” food production with density but none are given in the Council Report, Growing in the City—Part 2: for changing the relationship between density and urban agriculture to one of subservience.

Thank you for considering my request for clarification. And, thank you for all of the good work you do independently and collaboratively to make Victoria liveable.

Sincerely,  
Heather Murphy

**Rob Gordon**

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**From:** Terri Chyzowski personal information  
**Sent:** Monday, Sep 5, 2016 10:14 AM  
**To:** Citizen Engagement  
**Cc:** Jeremy Loveday (Councillor); president@victoriawest.ca  
**Subject:** Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, this is feedback for the proposed changes going to Victoria City Council on Thursday September 8 regarding Growing in the City.

Contrary to a Council Report dated July 14, 2016 authored by Brian Green and Jonathon Tinney regarding Growing in the City bylaw amendments, I am a Victoria resident that does not have a desire for these regulations without sufficient clarity and written language in a bylaw relating to the keeping of animals and food production. I do not think the new changes, while deemed positive for food safety in the region, provide sufficient safeguards for home owners and residents who live in higher density neighbourhood and do not engage in farm production activity.

My home was developed as part of the City of Victoria first introduction to small lot zoning. I now am experiencing negative impacts from the introduction of a chicken coop adjacent to my property. We have had a significant increase in vermin population, since the chicken coop was installed, causing us to require the services of an exterminator this summer and the problem requires constant vigilance to limit the number of mice and rats from our property. Further, the chickens are noisy, smelly and the presence of chicken feed has increased pest birds whose excrement is now soiling our driveway and back yard. This is new unwelcome vermin activity around our home and is a direct result of introducing the chickens.

I have reviewed many of the documents related to Growing the City and, the zoning bylaw for the neighboring property and the Animal Control bylaws and my comments and requests follow:

1. The current City of Victoria animal control bylaws is silent in the area of keeping poultry. While there is a whole section related to bees, there appears to be no specific guidelines related to poultry. My concern is that the new Growing in the City Proposal contains no restrictions on the number of animals (e.g. chickens) and there appears to be no clear guidelines related to the design, placement and appropriate set backs for structures required for the housing animals.

In my view, there is a need for a separate section or, a new regulation related to how many animals can be kept to facilitate food production and more clarity around where the animal structures can be sited on the property.

2. The proposed new changes include the wording "negatively impact neighbours with unreasonable levels of odour, noise or artificial lighting". I am unclear as who on Municipal staff has jurisdiction to enforce and what redress process is in place to hear and deal with concerns, given the current Animal Control bylaws.

3. The city has guidelines published in a document entitled *Small Lot House* which I believe is used to provide guidance when considering small lot rezoning. In Section 4 of the package there is a section referencing sensitivity to neighbor's values which includes a "good neighbor" design approach. In my view, in areas where commercial food production is contemplated, the person who desires to introduce animals, including poultry should be required to produce evidence of the consultation and it should inform any approvals to erect structures.

I provide cautious support to some of the goals of food security in our community however I also believe that regulations have to be more robust and balanced as it relates to the keeping of animals.

I hope that Council and municipal staff will create safeguards in order to ensure these regulations don't unintentionally create conflict between neighbors but rather will assist in residents establishing and maintaining a good neighbour atmosphere.

All lots in Victoria are not created equal and should not be treated the same by the City. I do not support residents adjacent to small lots being able to establish small scale food production involving the use of animals particularly in light of the lack of clarity to around scale, siting of animal shelters, redress mechanisms and enforcement.

I appreciate your attention.

Terri Chyzowski

personal information

**Rob Gordon**

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**From:** Tim Boulton personal information  
**Sent:** Monday, Sep 5, 2016 2:40 AM  
**To:** Citizen Engagement  
**Subject:** feedback on urban agriculture

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps and City of Victoria Councillors,

I want to congratulate you on your idea of allowing farming and farm stands throughout Victoria.

As someone who has worked on a few farms, has a couple of gardens and is concerned about food security and climate change, I think your idea is a step in the right direction. In fact, I would love to see more inner city farms. For example, a small farm on the Dockside property would be wonderful. Inner city farms would very likely cut down on driving. Quite often, my family buy our produce at a farm on Oldfield road. Last week, owing to construction and traffic conditions, it took my son and I almost an hour to drive from our home here in Vic West to the farm!

Having lived in Victoria for 51 years, I have seen many changes to the city. With development, less land is available for growing locally yet, growing food within our city is likely to become even more important as other food sources, such as California, face droughts. Besides – does it make sense to import garlic from places like China when we can grow garlic here?

Several years ago, my son and I won a DVD in a balcony garden contest initiated by LifeCycles. The DVD is called Island on the Edge and it documents food production here on Vancouver Island. While I have not viewed the documentary in a while, I recall being amazed to learn that less than 100 years ago, we produced over 80% of our food, while today, we produce about 3%. The DVD is available through DV Cuisine (I'll even lend any of you my copy!!).

Given that we need food to live, it makes sense to control where our food comes from and to do this, we need to support local production. I believe that what you are considering is a step in recognizing and encouraging this. I hope that it is one of many steps that Council will take in addressing food security and that in the not so distant future, I will not have to sit in my car for an hour in order to buy local, GMO free produce such as blueberries, herbs – and garlic!!

Thank-you,  
 Tim Boulton

P.S. I am serious about lending my DVD Island at the Edge if you cannot find a copy!



**Rob Gordon**

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**From:** Susan personal information  
**Sent:** Sunday, Sep 4, 2016 2:03 PM  
**To:** Citizen Engagement  
**Subject:** growing in the city

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

do you guys realize what this will do to anyone's home insurance ?!  
i have a friend (not in Victoria) who sold his excess produce until his insurance company found out and gave him 3 days to cease and desist or they would cancel his policy. They even come out and did a home inspection.  
most people would not want to pay for the expensive products liability if they can even get it.

**Rob Gordon**

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**From:** Paul McNair < personal information  
**Sent:** Sunday, Sep 4, 2016 12:06 PM  
**To:** Citizen Engagement  
**Subject:** Growing in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Council

I am not opposed to Growing in the City as I feel citizens should be able to pursue activities that benefit the community.

My opposition comes in licensing - a business is a business. As a business owner a license is \$100 PERIOD. If you operate one day, one week or year round license fees need consistency. My business opened only on Sat & Sun and there was no part-time license for me. It is based in my home, which is like growing produce on your property.

Simply create a level playing field for people who operate businesses. A B&B may only operate during the summer but it requires a license. So not start creating "classes" it is unfair to the amrketplace and discourages everyone. \$100 is not a huge amount but it illustrates that the City views operating businesses on an equal playing field.

The other concern I have is hours of operation. People moved into neighbourhoods not expecting mini farms to pop up. A more reasonable approach would be 12 to 6 and 10 to 6 on wekeends. At least maintain neighbourhoods, traffic and noise.

It's a good idea but one that seems to be rushed. When marijuana shops are taking forever this "trendy" opportunity is being pushed through. Just a bit more thought. Launching this for next year's growing season seems wiser.

Paul McNair  
 Fisgard St  
 Victoria

**Rob Gordon**

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**From:** Joshua Goldberg personal information  
**Sent:** Saturday, Sep 3, 2016 7:41 PM  
**To:** Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Citizen Engagement  
**Cc:** Eko Goldberg  
**Subject:** Growing in the City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I recently became aware that as part of the work done by Growing in the City, Victoria City Council is considering changes to bylaws with the intention of increasing small-scale commercial urban food production. To find out more I went to the Growing in the City website and read the report linked from that page that was submitted to Council by Jonathan Tinney, Director, Sustainable Planning and Community Development on July 14, 2016.

As part of reading the background materials I noticed that the report recommends changes to multiple bylaws that will affect what happens on Lekwungen lands, but also recommends no consultation with Songhees or Esquimalt First Nations as such a consultation "would not be required" under section 475(2)(b) of the Local Government Act.

Although my initial interest in the issue related to issues pertaining to food security and housing security, in reading this recommendation I realized that there is a more fundamental problem: the abject lack of respect and regard for the Indigenous people whose territories these are and whose lands, waters, and communities are so greatly impacted by what settlers have done and continue to do here. Until this is addressed, every decision, no matter how good or bad it might be for settlers, rests on a rotten foundation of harm to Indigenous communities.

How can any land use planning decisions be made in absence of consideration of how what settlers do on the land will affect Lekwungen people? How can Council have the arrogance to consider whether the "built environment" should take priority with zero discussion with Lekwungen communities whose lands these are?

In Mayor Helps' words, "Reconciliation means changing our practices and the landscape of the city to honour the past and create the future with our First Nations partners." (from the June 30 press release declaring 2017 a Year of Reconciliation) These are empty words if decisions about use of Esquimalt and Songhees lands do not involve Esquimalt and Songhees people. That local settler laws have been written to seek to limit settler accountability is totally irrelevant to what is the moral and ethical obligation of right relationship, not to mention the legal obligations set out in international covenants that Canada is a signatory to.

We can't just keep going with business as usual and simultaneously be saying "we want reconciliation". What that actually means in the absence of a change in communication and decision making is "we want you to assimilate because we don't want to have to change anything about how we are working because it's inconvenient for us".

The time is long past for decolonization. We have to stop. Stop! Stop making decisions in this way. Stop planning a future that treats Lekwungen people as an afterthought. We have to be willing to really face colonialism, stop business as usual, and turn things around so we are developing relationships of genuine care and respect for each other. We have to uproot the colonizer mentality of profit above all else and keeping the corporate machine going, and have real conversations, very difficult conversations, about how to transform Victoria from being a colonial nightmare to a place of reconciliation, of right relationship.

I would like to know what protocols are being established between the City of Victoria and Lekwungen peoples to take into consideration that this is Lekwungen territory and to ensure that no decisions about community planning are made that

affect Lekwungen people and Lekwungen lands and waters without the full, free, prior informed consent of Lekwungen people, and taking into account what will best address the harms caused by colonization.

Please let me know how Council intends to transition its current process for decision making to one that is consistent with the principles of reconciliation and free, prior informed consent.

Sincerely,

Joshua Goldberg  
personal information

## Rob Gordon

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**From:** Steve Cooley personal information  
**Sent:** Saturday, Sep 3, 2016 6:44 PM  
**To:** Citizen Engagement  
**Subject:** Urban farms

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The business license fees proposed are too high. These small scale operations are in the league of lemonade stands. They should be subservient to nothing and they should supersede nothing.

Steve Cooley  
personal information  
Campbell River, B C, personal information



## Rob Gordon

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**From:** personal information  
**Sent:** Saturday, Sep 3, 2016 2:25 PM  
**To:** Citizen Engagement  
**Subject:** Fwd: Urban farmstand bylaws...

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Chris Hvid personal information  
**Date:** 2016-09-03 11:49 AM (GMT-08:00)  
**To:** mayor@victoria.ca  
**Subject:** Urban farmstand bylaws...

Dear Mayor Helps.

I am a resident of Victoria, born and raised, who strongly supports the intent of the new urban farmstand proposal.

May I note the widespread benefits of the proposals?

- strong incentive to local vegetable production, enhancing food security.
- excellent sustainable contribution to the retirement income of local residents (currently precluded, albeit occurs "under the table").
- enhances neighbourhood conviviality and liveability - "know your neighbours"...
- lower food prices for all - which benefits all citizens' well-being.
- ecological benefits to local species - promoting species diversity
- benefits to tourists enhancing the attractiveness of the city as they "forage" their way around Victoria neighbourhoods.

I have market-gardened from our yard in Fairfield, with my parents, for many years, including the Moss Street Market and the James Bay Market.

My parents and I have also engaged in selling "the odd fruit and

vegetables" to the neighbourhood, from our year, upon occasion, incurring the ire of the very rare complainant of violations of the existing bylaw which precludes card-tables in the driveway with fruit and vegetables direct from our garden on them. Our yard in Fairfield is a seasonal wetland and has very productive vegetable potential aside from the deer, which we negate with a vegetable compound.

I would like to see the existing regulatory framework revamped as proposed, and do not foresee any increase in social conflict or any particular incremental social harm as a result of neighbour interactions related to the vegetable selling activity.

I also think it is wise to have a small annual fee for homeowners who set up their own "farmstands" on their property, suitably governed to some sensible maximum size (as proposed).

I do not believe that any conceivable downsides to the proposals outweigh the general enhancement in social and ecological well-being.

Sincerely,

Christopher Hvid  
personal information

Thanks for this opportunity for input.

-

**Rob Gordon**

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**From:** Sara Stallard personal information  
**Sent:** Saturday, Sep 3, 2016 2:00 PM  
**To:** Citizen Engagement  
**Subject:** Growing Food in the City bylaw

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Councillors,

I applaud the intent to open up Urban Farm product sales in downtown Victoria, but am puzzled that it is in tandem with an obvious aim to restrict Urban Farming at the same time.

This seems like a blatant fallout from the Bosa development public hearings for Mason Street. However, the majority of counsellors were able to find that the OCP still allowed them to override neighbourhood wishes, without adding this new weapon in the form of Section 2 (a) of the Bylaw 16-063.

I highly oppose adding to the already sufficient arsenal that some at City Hall have to promote all development over the wishes and quality of living of residents in their own neighbourhoods.

Sincerely,  
 Sara Stallard, BSc, ASCT, Envr.Tech.

personal information

Victoria, BC V8T 1A5

personal information

**Rob Gordon**

---

**From:** Chris Hvid personal information  
**Sent:** Saturday, Sep 3, 2016 11:49 AM  
**To:** Lisa Helps (Mayor)  
**Subject:** Urban farmstand bylaws...

Dear Mayor Helps.

I am a resident of Victoria, born and raised, who strongly supports the intent of the new urban farmstand proposal.

May I note the widespread benefits of the proposals?

- strong incentive to local vegetable production, enhancing food security.
- excellent sustainable contribution to the retirement income of local residents (currently precluded, albeit occurs "under the table").
- enhances neighbourhood conviviality and liveability - "know your neighbours"...
- lower food prices for all - which benefits all citizens' well-being.
- ecological benefits to local species - promoting species diversity
- benefits to tourists enhancing the attractiveness of the city as they "forage" their way around Victoria neighbourhoods.

I have market-gardened from our yard in Fairfield, with my parents, for many years, including the Moss Street Market and the James Bay Market.

My parents and I have also engaged in selling "the odd fruit and vegetables" to the neighbourhood, from our year, upon occasion, incurring the ire of the very rare complainant of violations of the existing bylaw which precludes card-tables in the driveway with fruit and vegetables direct from our garden on them. Our yard in Fairfield is a seasonal wetland and has very productive vegetable potential aside from the deer, which we negate with a vegetable compound.

I would like to see the existing regulatory framework revamped as proposed, and do not foresee any increase in social conflict or any particular incremental social harm as a result of neighbour interactions related to the vegetable selling activity.

I also think it is wise to have a small annual fee for homeowners who set up their own "farmstands" on their property, suitably governed to some sensible maximum size (as proposed).

I do not believe that any conceivable downsides to the proposals outweigh the general enhancement in social and ecological well-being.

Sincerely,

Christopher Hvid  
personal information

Thanks for this opportunity for input.

-



**Pamela Martin**

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**From:** Alcina Scratch [REDACTED]  
**Sent:** Tuesday, September 06, 2016 2:22 PM  
**To:** Public Hearings  
**Subject:** Proposed Changes to Section 17 of the Official Community Plan

Section 17.10 (change highlighted in bold): *Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan.*

I am a resident of James Bay (corner of Simcoe and Oswego) and have some concerns regarding the proposed changes to the above section. I am unable to attend the Public Meeting on September 8 and would like to add my views here instead.

I think the proposed change is unnecessary as inappropriate land use is already prohibited by the current wording of section 17.10. I think adding that urban farm initiatives are subservient to density, built form, place character, and land use objectives can and probably would be used to make James Bay a less vibrant and unique community.

I love seeing wise use of land in my neighbourhood and the variety of building styles and expression of individual personalities in that land use. I definitely don't want to see community stability and personal initiatives unnecessarily stifled.

Victoria is a unique and beautiful city and our tourism trade bears that out. I hear many comments every year from tourists about our unique and expressive way of life and I would hate for that to disappear. Personal garden stalls and even small livestock can only enhance our appeal.

Thank you for your time.

Sincerely,  
Alcina Scratch

**Pamela Martin**

---

**From:** Aerin Jacob [REDACTED]  
**Sent:** Tuesday, September 06, 2016 2:32 PM  
**To:** Public Hearings  
**Cc:** Councillors  
**Subject:** Comments re: food production in Official Community Plan

Dear Mayor Helps and Victoria City Councilors,

I am a Victoria resident and I write with feedback on the Official Community Plan, specifically about food production.

I applaud the many progressive steps taken recently to encourage food production on private land, like Boulevard gardening and planting fruit trees. These steps can help improve food security and foster a sense of community in the city; as a gardener myself, I have seen firsthand how Boulevard gardening and sharing food has improved connections amongst my neighbours.

However, I am concerned about changes to Section 17.10 that explicitly make food production "*subservient to the density, built form, place character, and land use objectives*". I think this changes both the tone and spirit of the bylaw. While acknowledging other uses is critical, we should not a priori put food production below other uses; rather, I encourage a flexible approach that allows us to evaluate dynamics among multiple uses and perspectives.

**I ask you to decouple that section of bylaw 17.10 and vote it down.** Food production is of great importance to me, my family, and my neighbourhood in Victoria. When I am tending my Boulevard garden, numerous people stop and ask questions about plants, share gardening tips, and chat about other issues. It's created a really lovely feeling of community and I hope others can share in it.

Thank you for your time and attention.

Sincerely,

Aerin Jacob

Fernwood, Victoria, BC

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Sent from my iThingamajig

**Pamela Martin**

---

**From:** Ashley Whelan [REDACTED]  
**Sent:** Tuesday, September 06, 2016 3:56 PM  
**To:** Councillors  
**Cc:** Public Hearings  
**Subject:** Growing in the City Initiative

Hello,

Thank you for your continued efforts to support local food growth and its support for more sustainable communities.

I do, however, believe that this action should not be considered “subservient to the density, built form, place character, and land use objectives in this plan”. Although these characteristics are also valuable, it is time that local food growth is encouraged, and given an equal playing field to other methods of development.

Thank you for your time and consideration,

Sincerely,

Ashley Whelan  
Fernwood, Victoria

**Pamela Martin**

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**From:** julia j ford [REDACTED]  
**Sent:** Wednesday, September 07, 2016 10:58 PM  
**To:** Councillors; Public Hearings  
**Subject:** Comments re: Growing in the City for Sept 8th Public Hearing  
**Attachments:** letter re Growing in the City initiative.PDF

Dear Mayor & Council,

I'm writing in regards to the Growing in the City initiative. I'd like to commend City staff, the Mayor and Council for putting time and energy into crafting these policies and moving them forward. On the whole I think they represent a positive move, and as someone who is deeply engaged in growing food as a backyard gardener, urban farmer, and rural farm worker it is heartening to see that these issues have your attention.

A local, sustainable and just food system weaves together innovative small scale urban agriculture, a strong culture of backyard, balcony and rooftop gardening, and protected rural farmlands to provide fresh, nutritious and affordable food for all. Affordable food, like affordable housing, is an essential component of creating healthy communities where everyone has what they need to grow and thrive. We can choose to build these systems, and to prioritize people and community health, or we can choose to undermine them in the pursuit of narrowly defined 'development' goals.

Many of the proposed policy changes do help small scale urban agriculture, by removing zoning restrictions, and increasing opportunities to sell excess produce that is not traded or preserved. These are necessary steps in freeing up opportunities for people to get creative in addressing the very serious issues we are facing in our current food system, and to become more resilient. I'm pleased to see these changes and support them moving forward.

Unfortunately, there is one proposed change in particular that casts a shadow over what is otherwise good news. Section 2 a) of proposed Bylaw 16-063 does not have any place in a suite of policies whose stated intent is to "support and expand" the small scale commercial urban agriculture sector. I'd like to ask that this section be decoupled and voted down; not delayed to discuss more or to have the language softened, but voted down immediately. I'm in favour of the remainder of Bylaw 16-063 being passed.

I see this proposed amendment as wholly unnecessary, as it doesn't grant Mayor & Council any powers or options that don't already exist, and in fact reduces Councils ability to make decisions on a case-by-case basis. It contradicts the intent of the Growing in the City initiative originally put forward by Councillors Isitt & Loveday in February 2016, has no grounding in the public consultation process around the initiative and it severely undermines the Broad Objectives in Section 17 of the OCP (specifically, 17 b), c) and d) on p. 116).

This policy would also undermine the political power of urban farmers and their advocates. It is not sheer coincidence that Section 17 was used last year to strengthen the position of urban farmers in the debates around the St. Andrew's site. In email correspondence, not only did a senior City staffer say this change was to reassure developers and warn farmers, he also mentioned a hypothetical situation in which a development may be challenged by a community due to the shading out of an urban farm. This, despite the fact that residents of Victoria overwhelmingly support urban agriculture, as evidenced by the City's own public consultation process on this very initiative. This policy proposal



would entrench a particular political view of what 'development' looks in a document that is supposed to be based on and reflect broad public input, and it's entirely inappropriate for it to move forward.

Comments from City staff have also attempted to deflect the urgency of developing a strong urban component to our food system by stating in emails to me that the supposed "preservation of food producing lands outside the City where yields are higher, costs are lower, and production more directly contributes to food security," makes it unnecessary to grant urban farmers more substantial support and recognition as contributors to local food security.

These comments do not reflect the reality of agriculture in Southern Vancouver Island. Access to land is a well-documented and serious barrier to new farmers, and existing ALR land is not being adequately protected or fully farmed in the regions surrounding Victoria due primarily to development pressures and land prices. There is also no substantial evidence to support these claims of higher yields and lower costs in rural and peri-urban areas vs urban areas.

Perhaps staff are referring to perceptions of economies of scale in large conventional agriculture operations, but this is not relevant on the island as parcels of land here are much smaller than in say, Idaho or the Okanagan. Industrial agriculture also externalizes enormous social and environmental costs, in the form of extremely exploitive labour practices, and serious damage to ecosystems that support life in order to realize those "high yields" and "low costs". These are not practices that contribute to a sustainable food system, and this is not sound reasoning on which to base policy.

Finally, the comments on a healthy food system that I made above have a single issue at their heart: access to land. People need access to land to live on, and access to land to grow on; both food and shelter are basic human needs. Given that the City of Victoria operates on Lekwungen and W\_SÁNEC territory, and that the destruction of indigenous food systems is a well-documented tool of colonisation, I'd like to encourage Council to reconsider staff recommendations that Esquimalt and Songhees nations not be consulted on these policies and pursue avenues to do so.

Thanks very much for your time and consideration of my comments.

Best wishes,

Julia Ford  
Resident, North Park

**Pamela Martin**

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**From:** Jenni Schine [REDACTED]  
**Sent:** Thursday, September 08, 2016 9:12 AM  
**To:** Public Hearings; Councillors  
**Subject:** Having my voice heard on City of Victoria Food Policy

Dear Mayor Helps and Victoria City Councilors,

I am a Victoria resident and I write with feedback on the Official Community Plan, specifically about food production.

I applaud the many progressive steps council has taken recently to encourage food production on private and city land, like Boulevard gardening and planting fruit trees. These steps can help improve food security and foster a sense of community in the city; as a gardener myself, I have seen firsthand how Boulevard gardening and sharing food has improved connections amongst my neighbours.

However, I am concerned about changes to Section 17.10 that explicitly make food production "*subservient to the density, built form, place character, and land use objectives*". I think this changes both the tone and spirit of the bylaw. While acknowledging other uses is critical, we should not a priori put food production below other uses; rather, I encourage a flexible approach that allows us to evaluate dynamics among multiple uses and perspectives.

**I ask you to decouple that section of bylaw 17.10 and vote it down.** Food production is of great importance to me, my family, and my neighbourhood in Victoria. When I am tending my Boulevard garden, numerous people stop and ask questions about plants, share gardening tips, and chat about other issues. It's created a really lovely feeling of community and I hope others can share in it.

Thank you for your time and attention.

Sincerely,

Jennifer Schine

Fernwood, Victoria, BC

**Pamela Martin**

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**From:** Public Hearings  
**Subject:** FW: Growing in the City

**From:** caitlin gallupe [REDACTED]  
**Sent:** Wednesday, September 07, 2016 9:05 PM  
**To:** Lisa Helps (Mayor) <[mayor@victoria.ca](mailto:mayor@victoria.ca)>  
**Subject:** Growing in the City

To Whom It May Concern,

I support facilitating urban agriculture, as proposed in the city's Growing Food in the City bulletin, by eliminating development permits in certain situations and introducing a business licence. What I think is unnecessary is the third point: updating the OCP to spell out that built development is a higher priority than urban food production; in fact, that food production is "subservient" to density, built form, etc., as stated in proposed bylaw No. 16-063.

This newly proposed legislation is said to make small scale urban agriculture subservient to built development. This is particularly alarming and concerning as it seems as though small scale urban agriculture is a very small footprint in our urban setting and should be supported by city council for its value. In order to be a progressive city I think urban agriculture should be viewed as a fundamental aspect of urban planning and development. Growing food can complement expansion of accessible housing, including new development.

Most development in the city is individual unit ownership- mixed use condos and commercial/office space that, even if it becomes rentals, would be un-affordable for supposedly "low- to middle-income" earners as opposed to adding significantly to the most needed tier of housing stock. We need community plans and related bylaws that not only encourage urban food production, but encourage it in tandem with the need for more affordable low-income housing. This can be new builds, social/subsidized housing, truly low-income market housing, secondary suites, laneway housing, conversions etc.

Urban food production should not come second to development, but should be in parallel with accessible (affordable) housing development. Urban farming builds community in a strong and continuous way and it would be shame to limit these possibilities and threaten the existing urban farm efforts in place. As it stands urban agriculture accounts for such minuscule land use in the urban setting and it seems quite clear that this is by no means a true threat to development.

I strongly oppose this proposed change in legislation change in the Official Community Plan that clarifies that built development (described on the City website as for example housing, office and retail) will be considered as a higher priority than small-scale commercial food production. I and do not believe it is appropriate to frame this as part of the work of Growing in the City as it does not serve to advance the stated goals of enhancing our local urban food systems, but rather does the

opposite by entrenching a vision of the City as a place where built development is a priority. I urge you to reconsider these changes and listen to the wider community of Victoria and not development alone. This past year has proven to be very inspiring for a new food system which has small scale urban farming as an element.

Caitlin Gallupe

**Pamela Martin**

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**From:** Kayla Siefried [REDACTED]  
**Sent:** Thursday, September 08, 2016 11:59 AM  
**To:** Public Hearings; Councillors  
**Subject:** Victoria Food Policy

Hi there,

Please accept this letter as a concern for the wording in Section 17 of the Official Community Plan. The tone and spirit of the following statement in the section is concerning:

*Support food production on private land where it is safe, suitable and compatible with the Urban Place Guidelines and subservient to the density, built form, place character, and land use objectives in this plan.*

The wording in bold is unnecessary, and will bind decision makers to favor development projects, exactly contrary to what the Growing Food in the City policies are making an effort towards! Please reconsider this wording!

Thank you,  
Kayla

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environmental educator - cycling enthusiast - yoga teacher - gardener - fermenter  
[REDACTED]



**Pamela Martin**

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**From:** Public Hearings  
**Subject:** FW: Growing in the City Feedback

**From:** Terri Chyzowski [REDACTED]  
**Sent:** Tuesday, September 06, 2016 8:03 AM  
**To:** Councillors <[Councillors@victoria.ca](mailto:Councillors@victoria.ca)>  
**Cc:** Brian Green <[BGreen@victoria.ca](mailto:BGreen@victoria.ca)>  
**Subject:** Growing in the City Feedback

Good morning, I appreciate the municipality providing me an opportunity to provide feedback on their website regarding the Growing in the City changes coming before Council on Thursday. In addition, I respectfully submit my feedback to you directly as I'm worried that the issue of poultry and the sheltering of poultry is not being sufficiently considered and addressed.

Thank you for your attention.

Terri Chyzowski  
[REDACTED]

**Pamela Martin**

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**From:** Public Hearings  
**Subject:** FW: Query re. Small Scale Commercial Urban Food Production Bylaws

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**From:** Natasha Caverley [REDACTED]  
**Sent:** Tuesday, September 06, 2016 9:14 AM  
**To:** Lisa Helps (Mayor) <[mayor@victoria.ca](mailto:mayor@victoria.ca)>; Marianne Alto (Councillor) <[MAalto@victoria.ca](mailto:MAalto@victoria.ca)>; Chris Coleman (Councillor) <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>; Ben Isitt (Councillor) <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>; Jeremy Loveday (Councillor) <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>; Margaret Lucas (Councillor) <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>; Pam Madoff (Councillor) <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>; Charlayne Thornton-Joe (Councillor) <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>; Geoff Young (Councillor) <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>  
**Subject:** Query re. Small Scale Commercial Urban Food Production Bylaws

Dear Mayor Helps and Victoria City Council:

After reading the September 3, 2016 Times-Colonist article entitled, *Victoria's urban agricultural proposals go to public hearing next week*, I respectfully inquire as to the extent to which Victoria City Council and staff have or will consider a corresponding deer and geese management strategy as the City explores its urban agriculture proposal (small scale commercial urban food production).

As a resident on the Saanich Peninsula, I am cognizant that wildlife damage management issues often arise for small and mid-sized Peninsula farms as they endeavour to advance sustainable food production in their fields and orchards.

In closing, all the best with your deliberations on this matter later this week.

Respectfully,  
Natasha Caverley  
North Saanich, BC

NO. 16-064

## A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by adding definitions for small-scale commercial urban food production, foodstand and greenhouse, amending the definition of home occupation, amending Schedule D – Home Occupation, to remove urban agriculture as a home occupation, as well as amending the general regulations by adding a Schedule L.

The Council of the Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1072)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
  - (a) in the Introduction and General Regulations, by adding the following sections 42-44 immediately after section 41:
    - “42. Small-scale commercial urban food production is permitted in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting odor, noise or artificial lighting, and is subject to the regulations contained in Schedule “L”,
    43. A rooftop greenhouse is not to be included in the calculation of total floor area, height or number of storeys, except when located on a lot which contains:
      - (a) a single family dwelling;
      - (b) an attached dwelling;
      - (c) a semi-attached dwelling;
      - (d) a house conversion; or
      - (e) a multiple dwelling containing fewer than four self-containing dwelling units.
    44. A rooftop greenhouse must not exceed:
      - (a) 3.65m in height; or
      - (b) 28m<sup>2</sup> or 50% of the building’s roof area, whichever is less.”
  - (b) in Schedule A – Definitions:
    - (i) by adding the following definition immediately after the definition of “sleeping unit”:
 

“ ‘Small-scale commercial urban food production’ means:

      - (a) cultivating and harvesting plants or fungi;
      - (b) beekeeping and harvesting honey;
      - (c) keeping poultry to collect eggs; and
      - (d) sorting, cleaning and packaging the items noted above

for retail purposes, as well as selling and storing harvested products on the premises.”



MAYOR





## SCHEDULE L – SMALL SCALE COMMERCIAL URBAN FOOD PRODUCTION

### 1. Products

- a. Subject to subsection (b), only the following items may be cultivated, harvested, kept, sorted, cleaned and packaged as part of small-scale commercial urban food production:
  - i. fruits
  - ii. vegetables
  - iii. flowers
  - iv. fibre
  - v. seeds
  - vi. nuts
  - vii. seedlings
  - viii. herbs
  - ix. eggs
  - x. honey
  - xi. mushrooms
  - xii. plant cuttings
- b. In addition to the products in subsection (a), compost and other soil amendments produced as a result of small-scale commercial urban food production may be produced for retail purposes in zones listed in Part 7 - Industrial And Service Zones.
- c. Notwithstanding subsection (a), products regulated by the *Controlled Drug and Substances Act* (Canada) may not be produced as part of small-scale commercial urban food production.

**SCHEDULE L – SMALL SCALE COMMERCIAL URBAN FOOD PRODUCTION****2. Sale on Lot**

Sale of products of small-scale commercial urban food production is permitted on a lot on which small-scale commercial urban food production occurs, regardless of whether retail use is permitted, provided it occurs:

- a. within a foodstand located in the front yard; or
- b. as a component of the following uses, where permitted:
  - i. retail
  - ii. restaurant
  - iii. free standing food sales outlet
  - iv. other use which permits the sale of the items in section 1(a)

**3. Foodstand**

A foodstand must not:

- a. Exceed an area of 1.85m<sup>2</sup> or height of 3.35m
- b. Be located within 0.60m of a lot boundary
- c. Be fully enclosed
- d. Remain on the front yard without items for sale in excess of eight consecutive days
- e. Hold, shelve or otherwise display an item unless it:
  - i. is listed in section 1(a) of this Schedule;
  - ii. was harvested on the lot on which the foodstand is located; and
  - iii. is displayed and sold in raw, unprocessed form.
- f. No more than one foodstand may be used or erected on one lot.

NO. 16-065

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the provisions of the Business Licence Bylaw to regulate and set fees for small-scale commercial urban food production.

Under its statutory powers, including section 18 of the *Victoria City Act, 1919* and section 8(6) of the *Community Charter*, the Council of the Corporation of the City of Victoria enacts the following provisions:

**Title**

- 1** This Bylaw may be cited as the “BUSINESS LICENCE BYLAW, AMENDMENT BYLAW (NO. 31)”.

**Business Licence Bylaw**

- 2** Bylaw No. 89-71, the Business Licence Bylaw, is amended:

- (a) in section 2(2)

- (i) by adding the following definitions immediately after the definition of “automatic teller machine”:

“‘delivery truck’ means a motor vehicle which is designed or used primarily for the transportation of property and weighs in excess of 907 kg;

‘foodstand’ has the same meaning as foodstand in the Zoning Regulation Bylaw”;

- (ii) by striking out the period after “trust company” and replacing it with a semi-colon;

- (iii) by adding the following definitions immediately after the definition of “financial institution”:

“‘small-scale commercial urban food production’ has the same meaning as small-scale commercial urban food production in the Zoning Regulation Bylaw.”

- (b) by inserting the following section 35 immediately after section 34:

“35 A licenced small-scale commercial urban food production business must not have or permit, in non-commercial or non-industrial zones,

- (b) the loading of products of small-scale commercial urban food production into a delivery truck at the small-scale commercial urban food production site outside the hours of

- (i) 10 a.m. and 8 p.m. on Sundays and holidays; or
  - (ii) 8 a.m. and 7 p.m. on any other day;
- (c) more than one loading of products of small-scale commercial urban food production into a delivery truck at the small-scale commercial urban food production site per day; or
- (d) the selling of products of small-scale commercial urban food production on a foodstand outside the hours of:
  - (i) 10 a.m. and 8 p.m. on Sundays and holidays; or
  - (ii) 7 a.m. and 8 p.m. on any other day.”;
- (c) in the Schedule of Licence Fees by adding the following sections 55 and 56 immediately after section 54:

“55.	Any person carrying on a small-scale commercial urban food production business for off-site retail purposes	100.00
56.	Any person carrying on a small scale urban food production business for on-site retail purposes	100.00, or 25.00 for three months”

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A THIRD TIME the		day of		2016.
ADOPTED on the		day of		2016.

CITY CLERK

MAYOR



NO. 16-063

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to clarify that food production on private land is subservient to the density, built form, place character and land use objectives in the *Official Community Plan*.

Under its statutory powers, including sections 477 of the *Local Government Act*, the Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 15)".
- 2 Schedule A of Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended as follows:
  - (a) in Policy 17.10, by adding the following words after "Urban Place Guidelines":
 

"and subservient to the density, built form, place character, and land use objectives";
  - (b) in section 2(a) of Appendix A – Development Permit Areas and Heritage Conservation:
    - (i) by adding a semicolon at the end of subparagraph (v);
    - (ii) by adding the following subparagraph (vi) after subparagraph (v):
 

“(vi) altering land for small-scale commercial urban food production, provided the alteration is not done in association with another alteration of building or land which requires a Development Permit. For the purposes of this paragraph, small-scale commercial urban food production has the same meaning as the Zoning Regulation bylaw.”

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
Public hearing held on the		day of		2016.
READ A THIRD TIME the		day of		2016.
ADOPTED on the		day of		2016.

CITY CLERK

MAYOR



NO. 16-064

## A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by adding definitions for small-scale commercial urban food production, foodstand and greenhouse, amending the definition of home occupation, amending Schedule D – Home Occupation, to remove urban agriculture as a home occupation, as well as amending the general regulations by adding a Schedule L.

The Council of the Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1072)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
  - (a) in the Introduction and General Regulations, by adding the following sections 42-44 immediately after section 41:
    - “42. Small-scale commercial urban food production is permitted in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting odor, noise or artificial lighting, and is subject to the regulations contained in Schedule “L”,
    43. A rooftop greenhouse is not to be included in the calculation of total floor area, height or number of storeys, except when located on a lot which contains:
      - (a) a single family dwelling;
      - (b) an attached dwelling;
      - (c) a semi-attached dwelling;
      - (d) a house conversion; or
      - (e) a multiple dwelling containing fewer than four self-containing dwelling units.
    44. A rooftop greenhouse must not exceed:
      - (a) 3.65m in height; or
      - (b) 28m<sup>2</sup> or 50% of the building’s roof area, whichever is less.”
  - (b) in Schedule A – Definitions:
    - (i) by adding the following definition immediately after the definition of “sleeping unit”:
 

“ ‘Small-scale commercial urban food production’ means:

      - (a) cultivating and harvesting plants or fungi;
      - (b) beekeeping and harvesting honey;
      - (c) keeping poultry to collect eggs; and
      - (d) sorting, cleaning and packaging the items noted above

for retail purposes, as well as selling and storing harvested products on the premises.”



MAYOR





## SCHEDULE L – SMALL SCALE COMMERCIAL URBAN FOOD PRODUCTION

### 1. Products

- a. Subject to subsection (b), only the following items may be cultivated, harvested, kept, sorted, cleaned and packaged as part of small-scale commercial urban food production:
  - i. fruits
  - ii. vegetables
  - iii. flowers
  - iv. fibre
  - v. seeds
  - vi. nuts
  - vii. seedlings
  - viii. herbs
  - ix. eggs
  - x. honey
  - xi. mushrooms
  - xii. plant cuttings
- b. In addition to the products in subsection (a), compost and other soil amendments produced as a result of small-scale commercial urban food production may be produced for retail purposes in zones listed in Part 7 - Industrial And Service Zones.
- c. Notwithstanding subsection (a), products regulated by the *Controlled Drug and Substances Act* (Canada) may not be produced as part of small-scale commercial urban food production.

**SCHEDULE L – SMALL SCALE COMMERCIAL URBAN FOOD PRODUCTION****2. Sale on Lot**

Sale of products of small-scale commercial urban food production is permitted on a lot on which small-scale commercial urban food production occurs, regardless of whether retail use is permitted, provided it occurs:

- a. within a foodstand located in the front yard; or
- b. as a component of the following uses, where permitted:
  - i. retail
  - ii. restaurant
  - iii. free standing food sales outlet
  - iv. other use which permits the sale of the items in section 1(a)

**3. Foodstand**

A foodstand must not:

- a. Exceed an area of 1.85m<sup>2</sup> or height of 3.35m
- b. Be located within 0.60m of a lot boundary
- c. Be fully enclosed
- d. Remain on the front yard without items for sale in excess of eight consecutive days
- e. Hold, shelve or otherwise display an item unless it:
  - i. is listed in section 1(a) of this Schedule;
  - ii. was harvested on the lot on which the foodstand is located; and
  - iii. is displayed and sold in raw, unprocessed form.
- f. No more than one foodstand may be used or erected on one lot.

NO. 16-065

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the provisions of the Business Licence Bylaw to regulate and set fees for small-scale commercial urban food production.

Under its statutory powers, including section 18 of the *Victoria City Act, 1919* and section 8(6) of the *Community Charter*, the Council of the Corporation of the City of Victoria enacts the following provisions:

**Title**

- 1** This Bylaw may be cited as the “BUSINESS LICENCE BYLAW, AMENDMENT BYLAW (NO. 31)”.

**Business Licence Bylaw**

- 2** Bylaw No. 89-71, the Business Licence Bylaw, is amended:

- (a) in section 2(2)

- (i) by adding the following definitions immediately after the definition of “automatic teller machine”:

“‘delivery truck’ means a motor vehicle which is designed or used primarily for the transportation of property and weighs in excess of 907 kg;

‘foodstand’ has the same meaning as foodstand in the Zoning Regulation Bylaw”;

- (ii) by striking out the period after “trust company” and replacing it with a semi-colon;

- (iii) by adding the following definitions immediately after the definition of “financial institution”:

“‘small-scale commercial urban food production’ has the same meaning as small-scale commercial urban food production in the Zoning Regulation Bylaw.”

- (b) by inserting the following section 35 immediately after section 34:

“35 A licenced small-scale commercial urban food production business must not have or permit, in non-commercial or non-industrial zones,

- (b) the loading of products of small-scale commercial urban food production into a delivery truck at the small-scale commercial urban food production site outside the hours of

- (i) 10 a.m. and 8 p.m. on Sundays and holidays; or
  - (ii) 8 a.m. and 7 p.m. on any other day;
- (c) more than one loading of products of small-scale commercial urban food production into a delivery truck at the small-scale commercial urban food production site per day; or
- (d) the selling of products of small-scale commercial urban food production on a foodstand outside the hours of:
  - (i) 10 a.m. and 8 p.m. on Sundays and holidays; or
  - (ii) 7 a.m. and 8 p.m. on any other day.”;
- (c) in the Schedule of Licence Fees by adding the following sections 55 and 56 immediately after section 54:

“55.	Any person carrying on a small-scale commercial urban food production business for off-site retail purposes	100.00
56.	Any person carrying on a small scale urban food production business for on-site retail purposes	100.00, or 25.00 for three months”

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A THIRD TIME the		day of		2016.
ADOPTED on the		day of		2016.

CITY CLERK

MAYOR



NO. 16-066

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the provisions of the Pesticide Use Reduction Bylaw to regulate pesticide uses which constitute noxious or offensive business activities in connection with small-scale commercial urban food production.

Under its statutory powers, including section 8(3) and 64(j) of the *Community Charter*, the Council of the Corporation of the City of Victoria enacts the following provisions:

### Title

- 1 This Bylaw may be cited as the "PESTICIDE USE REDUCTION BYLAW, AMENDMENT BYLAW (NO. 1)".

### Pesticide Use Reduction Bylaw

- 2 Bylaw No. 07-061, the Pesticide Use Reduction Bylaw, is amended:

- (a) by adding the following to the end of the preamble:

"The purpose of this Bylaw is also to regulate pesticide uses in connection with small-scale commercial urban food production which constitute noxious or offensive business activities.";

- (b) in the Contents by:

- (i) inserting the following after PART 3 – PERMITS:

"PART 4 – SMALL-SCALE COMMERCIAL URBAN FOOD PRODUCTION

13 Pesticide use in small-scale commercial urban food production";

- (ii) striking out the words "PART 4 – GENERAL" and substituting the words "PART 5 – GENERAL";

- (ii) renumbering "13 Inspections" as "14 Inspections";

- (iii) renumbering "14 Offences and Penalties" as "15 Offences and Penalties";

- (iii) striking out the word "and" after the words "section 8(3)(j)" and substituting it with a comma;

- (iv) inserting the words "and section 64(j)" before the words "of the *Community Charter*";

- (c) in section 2, by inserting the following definition immediately after the definition of "sensitive ecosystem":

““small-scale commercial urban food production” has the same meaning as small-scale commercial urban food production in the Zoning Regulation Bylaw”.

- (d) in section 3(2), by:
  - (i) striking out the upper case “T” in “This” and substituting a lower case “t”;
  - (ii) inserting the words “Subject to Part 4,” before the words “this bylaw”;
- (e) by inserting the following Part 4 immediately after PART 3 – PERMITS:

**“PART 4 - SMALL-SCALE COMMERCIAL URBAN FOOD PRODUCTION**

**Pesticide use in small-scale commercial urban food production**

- 13 (1) A person must not apply or otherwise use any pesticides, other than permitted pesticides, on public land or private land in connection with small-scale commercial urban food production, unless that person first obtains a permit.
- (2) A person may apply to the Director for a permit to apply or otherwise use pesticides on public land or private land in connection with small-scale commercial urban food production in accordance with section 9 and must pay the permit fee set out in section 10.
- (3) The Director may either:
  - (a) issue a permit for the use of pesticides in connection with small-scale commercial urban food production if the Director is satisfied that it will not constitute a noxious or offensive business activity; or
  - (b) refuse to issue a permit for the use of pesticides in connection with small-scale commercial urban food production where the Director determines that paragraph (a) does not apply.
- (4) The Director may issue a permit for the use of pesticides in connection with small-scale commercial urban food production without conditions, or with conditions relating to the following:
  - (a) the pest or the species of plant to which the pesticide may be applied;
  - (b) the area of land on which the pesticide may be applied; and
  - (c) the period of time in which the pesticide may be applied.
- (5) The owner or occupier of real property that is subject to a decision of the Director to issue or refuse a permit, or to impose conditions on a permit, pursuant to this section is entitled to apply to Council to have the decision reconsidered.

- (6) An application for reconsideration pursuant to subsection (5) must be made in writing to the City's City Clerk within 30 days of receiving notice of the Director's decision.”;
- (f) by striking out the words “PART 4 – GENERAL” and substituting the words “PART 5 – GENERAL”;
- (g) by renumbering section 13 as section 14; and
- (h) by renumbering section 14 as section 15.

READ A FIRST TIME the **28<sup>th</sup>** day of **July** 2016

READ A SECOND TIME the **28<sup>th</sup>** day of **July** 2016

READ A THIRD TIME the **28<sup>th</sup>** day of **July** 2016

ADOPTED on the day of 2016.

CITY CLERK

MAYOR



NO. 16-067

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Sign Bylaw to allow permanent signage for outdoor markets on City property.

Under its statutory powers, including sections 8(4) and 65 of the *Community Charter*, section 526 of the *Local Government Act* and section 14 of the *Victoria City Act*, 1919 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "SIGN BYLAW, 1992, AMENDMENT BYLAW (NO. 13)".

Sign Bylaw

- 2 Bylaw No. 14-097, the Sign Bylaw, is amended by striking out from section 7(m)(i) the words "while that property is being used for the operation of an outdoor market".

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A THIRD TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
ADOPTED on the		day of		2016.

CITY CLERK

MAYOR





NO. 16-068

## **STREETS AND TRAFFIC BYLAW, AMENDMENT BYLAW**

### **A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to update the provisions of the Streets and Traffic Bylaw to permit and regulate gardening on boulevards.

Under its statutory powers, including:

- (a) sections 8,35 to 36, 39, 40, 62 and 64 of the *Community Charter*;
- (b) sections 124 of the *Motor Vehicle Act*; and
- (c) section 14 of the *Victoria City Act, 1919*

the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

#### **Title**

- 1 This Bylaw may be cited as the "STREETS AND TRAFFIC BYLAW, AMENDMENT BYLAW (NO. 6)".

#### **Streets and Traffic Bylaw Amendments**

- 2 Section 103A of Bylaw No. 09-079, the Streets and Traffic Bylaw is amended as follows:

- (a) in subsection (3), by adding the following paragraph (d) after paragraph (c):

"(d) boulevard gardening to the extent permitted pursuant to subsection (10)";

- (b) by adding the following subsection (10) after subsection (9):

"(10) A person may plant or maintain a garden on a boulevard, provided:

- (a) the person owns or occupies the property immediately adjacent to the portion of boulevard which the person is gardening,
- (b) the person provides the City's Director of Parks and Recreation written notice of that person's intention to garden in the boulevard 30 days prior to commencing any gardening activities,
- (c) the notice set out in paragraph (b) includes the person's full name, address and telephone number where that person can be contacted,
- (d) the person does not
  - (i) install any permanent structures on the boulevard, including but not limited to irrigation systems and affixed ornaments,

- (ii) cut or otherwise damage the roots, trunks, bark or branches of the boulevard trees, or
    - (iii) affix signs, trellises or other objects to a boulevard tree,
  - (f) none of the garden beds:
    - (i) exceed 8m in length or width, or
    - (ii) are raised in excess of 45cm,
  - (g) all plants and garden beds are at least:
    - (i) 60cm from any curb adjacent to a permitted parking area, and
    - (ii) 1.5m from fire hydrants, utility poles, bus shelters, concrete bus pads,
  - (h) none of the garden plants:
    - (i) impede sightlines for pedestrians or vehicles.
    - (ii) hang over or grow into a street or sidewalk,
  - (i) upon receiving notice from the City's Director of Parks and Recreation that any or all of the garden obstructs or interferes with the sight-lines, mobility or safety of vehicles or pedestrians, the person trims, alters or removes the boulevard garden, or portions thereof, to the satisfaction of the City's Director of Parks and Recreation,
  - (j) the person keeps the garden well-maintained, and
  - (k) that when the garden maintenance stops, that person removes the garden and returns the area to the state it was in immediately before the garden was planted.
- (11) If a person who planted or maintained a boulevard garden does not comply with subsection (10), the City may, at any time, cause the boulevard garden area to be brought into compliance, and that person shall pay to the City the fee specified in Schedule "F" of this bylaw."
2. Schedule F of Bylaw No. 09-079, the Streets and Traffic Bylaw is amended by adding the following before "107, 109(1)(b)":
- " 103A(11) All expenses incurred by the City to bring the boulevard garden into compliance with this bylaw "

READ A FIRST TIME the **28<sup>th</sup>** day of **July** 2016

READ A SECOND TIME the **28<sup>th</sup>** day of **July** 2016

READ A THIRD TIME the **28<sup>th</sup>** day of **July** 2016

ADOPTED on the day of 2016.

CITY CLERK

MAYOR







## Committee of the Whole Report

For the Meeting of July 28, 2016

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**To:** Council **Date:** July 21, 2016  
**From:** Chris Coates, City Clerk  
Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Bylaws for Marijuana-Related Businesses

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### RECOMMENDATION

That Council:

1. Give first and second reading to the proposed:
  - a. Zoning Regulation Bylaw Amendment, attached as Appendix A,
  - b. Marijuana-Related Business Regulation Bylaw, attached as Appendix C.
2. Give three readings to the proposed
  - a. Land Use Procedures Bylaw Amendment, attached as Appendix B, and
  - b. Ticket Bylaw Amendment, attached as Appendix D.
3. Schedule a public hearing on the bylaw amendments, and invite comments on the additional proposed regulations for businesses via notice to affected businesses in accordance with section 59 of the *Community Charter*.
4. Direct staff to amend the proposed Marijuana Storefront Retailer Rezoning Policy, attached as Appendix E, to remove the buffer zone around child care facilities, and
5. Direct staff to
  - a. Bring forward an amendment to the Five Year Financial Plan Bylaw, 2016 to increase expenditures by \$187,500 for Sustainable Planning and Community Development for temporary additional staffing offset by an equal amount in rezoning fee revenue,
  - b. Include in the 2017-2021 Financial Plan an additional FTE for a bylaw officer and the associated salary and benefits costs offset by an equal amount in business licence fee revenue.

### EXECUTIVE SUMMARY

There has been a significant increase in the number of marijuana-related businesses in the city. There are currently 38 known medical marijuana-related businesses operating in Victoria. These include businesses that sell marijuana paraphernalia, provide medical advice or consulting relating to the use of medical marijuana and produce products containing marijuana. 35 of these businesses are currently known to be selling medical marijuana in contravention of federal laws.

On May 12, 2016, Council approved to move forward with a set of regulations for medical marijuana-related businesses that are designed to address concerns related to health and safety, security and neighbourhood impacts. Those regulations were informed by two phases of public engagement and a best practices review. At that time, Council directed staff to bring forward the bylaws necessary to put those regulations into place. The bylaws attached to this report implement this Council direction.

Rezoning applications will follow the Storefront Marijuana Retailer Rezoning Policy (Appendix E) and will begin to be adopted three months out from the adoption of the proposed Zoning Regulation Bylaw Amendments (Appendix A) in order to give the department time to staff up and prepare the necessary processes. The cost of the rezoning process is \$7500. Business Licences will not be issued until the rezoning has been resolved. The proposed Marijuana-Related Business Regulation Bylaw (Appendix C) includes a business licence fee of \$5,000 for storefront retailers and \$500 for marijuana-related businesses. In order to limit operations to the single purpose of medical marijuana related business, only one business licence will be issued per location. The fees were determined on a cost-recovery basis using the estimated cost of the resources required to administer and enforce the new regulatory scheme

The recommendation is to give readings to the planning, land use and business licence bylaws and policy that provide a regulatory scheme for the City to consider permitting marijuana-related businesses on a site-by-site basis. The proposed business bylaws will undergo required public consultation, the zoning bylaw will undergo a required public hearing, and the land use bylaw amendments and rezoning policy will be considered by Council and have an opportunity for public comment. The public input will be brought forward to Council before the new regulations and bylaws are adopted. The financial and resource impacts of the new regulatory scheme are to be added to the appropriate financial plans; the fees for the new business licences and the rezoning process will offset the costs of the additional staff resources required by the regulations.

## PURPOSE

The purpose of this report is to bring forward bylaws and related supporting documents for Council consideration that will bring into effect regulations for marijuana-related businesses.

## BACKGROUND

Over the course of the last two years, there has been a significant increase in the number of marijuana-related businesses in the city. The Victoria Police Department reports there were only four marijuana-related businesses operating in the city on April 1, 2014. There are currently 38 known marijuana-related businesses operating in Victoria. These include businesses that sell marijuana paraphernalia, provide medical advice or consulting relating to the use of marijuana and/or manufacture products containing marijuana. 35 businesses are known to be selling medical marijuana in contravention of federal regulations. It is not known the degree to which these businesses are selling marijuana related to addressing health concerns or for other purposes. Only eight possess business licences that allow for the sale of paraphernalia or the provision of medical advice. These licences do not authorize the sale of marijuana. The proposed regulatory scheme addresses the retail sale of marijuana regardless of whether for health or other reasons.

The storefront sale of medical marijuana is currently prohibited by federal law, however the federal government has announced an intention of legalizing and regulating marijuana sales in the future. The recommended regulations fall within the City's authority to regulate business activities and land use within its jurisdiction, however the City may be perceived as legitimizing illegal activities.

Complaints have been received by the City and the Victoria Police Department regarding marijuana-related businesses. These include:

- increased foot traffic surrounding businesses
- nuisance to other nearby businesses, potentially impacting their customers
- odour, food safety and other health issues
- exposure of young persons to the sale of marijuana
- infiltration of organized crime, and
- sale to persons without medical need.

The Victoria Police Department is also concerned about the lack of effective or reasonable security measures at these businesses for both the protection of employees and robbery prevention.

On May 14, 2015 Council directed staff to consult with the existing member-based medical cannabis dispensaries in the City of Victoria and bring forward for Council's consideration:

1. Proposed bylaw amendments aimed at mitigating community impacts and concerns associated with the operation of medical marijuana-related businesses at a town hall meeting prior to the consideration of proposed bylaws.
2. A proposed compliance and enforcement strategy consistent with the proposed new regulations.

Since Council direction was received in May of 2015, two phases of engagement and a best practices review have occurred. After considering a set of recommended regulations based on that work, Council gave the following direction to staff on May 12, 2016:

1. Direct staff to bring forward for Council consideration amendments to the Zoning Regulation Bylaw that will prohibit the following uses in any zone of the City unless expressly permitted:
  - a) storefront marijuana retailers, and
  - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council consideration a proposed new Medical Marijuana-Related Business Regulation Bylaw that includes the following regulations:
  - a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.
  - b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.
  - c) Storefront medical marijuana retailers must post health and safety warning signs on the premises.
  - d) Medical marijuana-related businesses must not allow consumption of marijuana on the premises.
  - e) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.
  - f) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.
  - g) The premises of a storefront medical marijuana retailer can only be used for the sale of medical marijuana and accessory uses.
  - h) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:
    - a security plan
    - police information checks for the applicant and every on-site manager
    - proof of a security alarm contract, and

- proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.
  - i) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:
    - at least two employees must be on duty, and
    - windows must not be blocked.
  - j) Any business that keeps marijuana on the premises must implement the following security measures:
    - video surveillance cameras must be installed and monitored
    - a security and fire alarm system must be installed and monitored at all times, and
    - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
  - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
  4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.
  5. That staff prepare an amendment to prohibit advertising, except for minimal store front signage.
  6. That staff prepare an amendment to include licensed child-care facilities in the list of those places requiring a 200 meter buffer zone.
  7. That staff provide a list and map of licensed child care facilities in the City of Victoria when the Bylaw comes forward as well as suggested language relating to a 200 meter buffer zone around child care facilities.

The bylaws attached to this report as Appendices A through D bring into effect items 1(a), 2, 3, and 5. Items 4, 6 and 7 are included in this report and in the Appendices E and F. Item 1(b) will come forward in time for the adoption of the other bylaws.

## ISSUES & ANALYSIS

### 1. *Licensed child care facilities*

As directed by Council, the proposed Storefront Marijuana Retailer Rezoning Policy included as Appendix E has been revised to specify that retailers must be at least 200 m from an established licensed child care facility. Underlining in policy statement 2 highlights the change.

Approximately six current retailers are within 200 m of a licensed childcare facility. The currently licensed child care facilities are included on the map in Appendix F. The data has been compiled from those with current business licences in the City.

The addition of the daycares significantly reduces the number of possible locations for storefront marijuana retailers and does not necessarily address concerns about minors gaining access to marijuana. Given the impacts it has to potential businesses and the minimal exposure of the children given the lack of advertising and on-site consumption, Council may wish to consider amending the policy to remove the buffer zone around licensed child care.

## 2. *Advertising restrictions*

Council direction from May 12, 2016 included additional restrictions on advertising. Council directed staff to prepare an amendment prohibiting advertising, except for minimal store front signage. Section 6 of the proposed Marijuana-Related Business Regulation Bylaw brings this Council direction into effect by limiting the number, size and design of the sign displaying the business name. These regulations are in keeping with similar Provincial rules for tobacco advertising. The section also prohibits any other form of advertising.

## 3. *Compassion Clubs*

There has been some suggestion that "compassion clubs" or storefront retailers operating on a non-profit basis should be categorized as a distinct type of medical marijuana-related business. There are two long-standing non-profit societies that have been operating as compassion clubs within the City of Victoria at their current locations for at least the past ten years. There appears to be no significant difference in the type of activities conducted at these businesses compared to other storefront medical marijuana retailers; therefore, regulations designed to minimize health and safety concerns, security concerns and neighbourhood impacts should equally apply.

If Council wishes to treat the two longstanding compassion clubs separately in light of their history in the community and their medical focus, Council may wish to consider one of the following options:

- a) allow them to operate as marijuana-related businesses with no storefront retail (e.g. no sales), but they may continue to offer consultation and advocacy,
- b) provide them with a revenue neutral \$5,000 grant to offset their costs associated with Business Licenses, or
- c) initiate their rezoning to save them the rezoning and land use fees, with the understanding that both organizations will need to provide all the required documentation to advance a rezoning application.

Providing a separate category for non-profit businesses would likely not be effective as many other operators would likely find ways to operate as non-profits also, thereby reducing their requirements to follow bylaw regulations and having an unknown impact on forecasted business licence fee revenue. Staff are aware of at least four current businesses that claim to operate on a non-profit basis.

Under s.25 of the *Community Charter*, local governments are precluded from providing assistance to business; therefore, Council may consider option (a), which would allow the compassion clubs to continue to operate in an advisory capacity and operate as a medical marijuana-related business under the new bylaws. If the two compassion clubs would like to operate as storefront retailers, they will be required to undergo the same process and follow the same safety requirements as all other storefront retailers, including rezoning.

## 4. *Rezoning process and potential Community Association Land Use Committee referral*

The possibility of Community Association Land Use Committee (CALUC) involvement in storefront marijuana retailer rezonings was canvassed with CALUC representatives at a recent meeting.



Concerns regarding the ability of CALUCs to host these meetings were expressed. Many representatives felt that existing CALUC meeting venues and security arrangements would be insufficient to accommodate the large crowds that would likely wish to attend these meetings; in addition it was felt that additional support may be required at these meetings to discuss health and legal issues. Concerns were also expressed regarding the value of these meetings because proposed rezoning applications would typically be located in existing buildings, therefore there would be little for CALUCs to comment on, other than whether attendees felt the new use was appropriate or not, which would also be the focus of a Public Hearing.

In light of these concerns, staff are recommending a revision to the proposed Storefront Marijuana Retailer Rezoning Policy included as Appendix F that will waive the requirement for a Community Meeting for storefront marijuana retailer rezoning applications, unless the rezoning proposal includes construction of a new building. Underlining in policy statement 6 highlights the proposed change.

Some members of Council have expressed concerns with a "first-come, first-served" approach to storefront marijuana retailer rezonings. Under the Land Use Procedures Bylaw, 2016, Council has a great deal of discretion with regard to how it manages the rezoning process. Council is not obligated to consider each application in the order in which it is submitted to the City. For instance, if Council wishes to consider multiple applications from a certain area or neighbourhood at the same time, it can schedule concurrent public hearings for those applications. Applications would not be managed other than on a first come, first served basis unless further policy was established.

#### *5. Staff resources and fees*

Both ongoing and one-time resources are required to implement both the recommended regulations and the Council-approved compliance and enforcement strategy. One permanent additional FTE in the Bylaw and Licensing Services will be required starting in 2017 in order to process business licence applications and monitor compliance through routine inspections. On a temporary basis, the Development Services Division will require additional resources to review and process rezoning applications. These additional resources will be funded on a cost recovery basis through business licensing and rezoning application fees.

A proposed amendment to the Land Use Procedures Bylaw attached as Appendix B includes a storefront marijuana retailer-specific rezoning application fee of \$7,500. This fee would cover the anticipated costs associated with the review of these types of applications and would facilitate the temporary establishment of additional resources. The timeframe for requiring these additional resources will be in direct relation to the number of rezoning applications received. Rezoning applications will begin to be accepted three months out from the adoption of the Zoning Regulation Bylaw Amendments in order to give the department time to staff up and prepare the necessary processes. This will additionally provide potential applicants with time to gather the necessary documentation.

The proposed Marijuana-Related Business Regulation Bylaw attached as Appendix C includes a business licence fee of \$5,000 for storefront retailers and \$500 for marijuana-related businesses. The fees were determined on a cost-recovery basis using the estimated cost of the resources required to administer and enforce the new regulatory scheme. Business Licences will not be issued until the rezoning has been resolved.

#### *6. Compliance and enforcement strategy*

On May 19, 2016 in a closed meeting Council approved rising and reporting through this staff report

on a proactive approach towards enforcement of zoning, business licensing and operating requirements for medical marijuana-related businesses. Upon adoption of the necessary bylaws, medical marijuana-related businesses will be formally informed of the new regulations and routine inspections to monitor compliance with new operating requirements will commence.

Storefront retailers will need some time to come into compliance with new zoning and business licensing requirements. Storefront retailers will not be able to begin the process to obtain a rezoning and business licence until after the necessary bylaws come into effect. Additionally, there will be a period of time required in order to "staff-up" in order to be able to begin fully processing these extra rezoning applications. From the point staff are in place and trained, the rezoning process takes at least six months and a business licence will not be issued until the appropriate zoning is in place; however, it is worth noting that given that an influx of applications is anticipated, even with additional staff, it will not be possible to advance all applications simultaneously, so some operators may take longer than others to come into full compliance. No action to enforce zoning and business licensing requirements will be initiated against storefront retailers that have begun operations before the date that new bylaws come into effect, so long as the storefront retailer is demonstrating progress towards obtaining a rezoning and subsequent business licence. Enforcement of operating requirements will begin immediately once the necessary bylaws come into effect. However, as with all bylaw enforcement, voluntary compliance is the first goal and there will be an initial grace period of 30 days while the changes are communicated to businesses and prior to more forceful enforcement.

Storefront retailers that begin operations without the appropriate zoning and business licence in place after the date that new zoning and business licensing requirements come into effect will be directed to immediately cease operations. As soon as possible, staff will seek Council approval for an injunction application if a storefront retailer continues to operate after being directed to cease operations. Should business operations continue, Council could consider a Supreme Court injunction to enforce the business cessation order. Tickets may be seen as "the cost of doing business" and are likely not an effective enforcement tool for this business sector on an ongoing basis.

#### *7. One Business Licence per Location*

In order to limit operations to the single purpose of medical marijuana related business, only one business licence will be issued per location. The business will not be able to share space with any other land use, for example operate as a coffee shop, restaurant, lounge or entertainment venue, for example. As part of this single business licence regulation, no vending machines (including cash ATMs) will be permitted inside any medical marijuana related business, as these machines are each required to have their own business licence. Some existing storefront retailers currently have vending machines and cash machines. Vending machines can be difficult to supervise to ensure their use only by those who have been screened by staff.

#### *8. Next steps*

Before the proposed amendments to the Zoning Regulation Bylaw can be adopted, a public hearing is required. Because their content is related, staff are recommending that comments on the amendments to the Zoning Regulation Bylaw and Land Use Procedures Bylaw, as well as the proposed Storefront Marijuana Retailer Rezoning Policy, all be solicited at the same public hearing. As the proposed bylaw changes would take effect City-wide, no Community Association Land Use Committee meetings or mail-outs are required. Notice of the public hearing would be provided to all community associations. All of these opportunities for comment will be widely promoted.

In accordance with section 59 of the *Community Charter*, before adopting a bylaw that regulates business, Council must give notice of its intention and provide an opportunity for persons who consider they are affected to make representation to Council. This required consultation can be done "in the form and manner, at the times and as often as the council considers reasonable". Since the widespread consultation conducted August-September 2015 and February-March 2016, the only changes is the addition of the advertising prohibition. Given the extensive consultation already to date on this project and the minor nature of the changes since that consultation, Council may wish to consider that outreach consisting of posting the updated proposed regulations and draft bylaw sections on our website, through social media, media releases and E-news to be sufficient. Members of the public and businesses could submit written feedback, which will be presented to Council before third reading and adoption of the business regulations. Consultation efforts will focus on the outreach and communication requirements for businesses once the new regulations come into effect.

## OPTIONS & IMPACTS

### Option 1 – Give the attached bylaws two readings (*recommended*)

Under this option, Council would give readings to the following bylaws:

- Proposed Zoning Regulation Bylaw Amendment (Appendix A)
- Proposed Land Use Procedure Bylaw Amendment (Appendix B)
- Proposed Marijuana-Related Business Regulation Bylaw (Appendix C)
- Proposed Ticket Bylaw Amendment (Appendix D)

The impacts of this option include:

- Proposed bylaws should mitigate concerns related to health and safety, neighbourhood impacts and security.
- Some businesses will need to modify current practices in order to comply with the new bylaws; however, customers should not be significantly impacted.
- Implementation of business licensing requirements for medical marijuana-related businesses will maintain integrity of the City's business licensing scheme, respond to concerns from licensed businesses and generate revenue that can be used to fund the implementation and enforcement of regulations for this business sector. It is acknowledged that the City is issuing business licences to businesses that are operating in contravention of federal laws. However, the city has no authority to regulate the sale of controlled substances such as marijuana; accordingly this report recommends land use and business regulations and does not seek to regulate the product itself.
- Implementing the bylaws in advance of anticipated changes to federal marijuana laws may have both positive and negative impacts. With regulations already in place, the City will be able to quickly and effectively manage impacts should the federal government decide to legalize storefront sales of marijuana and/or medical marijuana; however, future changes to City regulations may be required to respond to elements of any new federal regulatory scheme.

The next steps of this option include:

- A public hearing will be scheduled for the proposed amendments to the Zoning Regulation Bylaw and the Land Use Procedures Bylaw, likely for September 8.
- Further consultation with businesses would be conducted on the additional proposed changes to the regulations of marijuana-related businesses, with the ability to provide written or electronic comments. This feedback will be provided to Council prior to the bylaw being brought forward for third reading in September.

- The Proposed Storefront Marijuana Retailer Rezoning Policy would be brought forward for adoption with the land use bylaw amendments in September following the public hearing.

Option 2 – Provide additional direction to staff before consideration of the proposed bylaws

Alternatively, Council may wish to provide additional direction to staff before it gives readings to the proposed bylaws.

*2015 – 2018 Strategic Plan*

The proposed bylaws support Objective 7 from the 2015 – 2018 Strategic Plan: Facilitate Social Inclusion and Community Wellness.

*Impacts to Financial Plan*

Should Council consider moving forward with the recommended regulatory process, there are a number of impacts to the Financial Plan. Ongoing resources for Bylaw Services will be required starting in 2017 offset by a new business licence fee, and one-time resources will be required in Development Services which will be offset by rezoning application fees.

An amendment to the 2016 Financial Plan will be required for the Development Services resources and the additional bylaw resources would be included in the 2017-2021 Financial Plan.

*Official Community Plan Consistency Statement*

The proposed bylaws are consistent with various policies outlined in Section 15 of the Official Community Plan: Community Well-Being. These include policy 15.20 (Collaborating with partners to encourage a safe and thriving Downtown and Neighbourhoods) and policy 15.24.2 (Reducing harm to individuals and communities from the sale and use of both legal and illegal substances).

**CONCLUSIONS**

The proposed bylaws and supporting documents are designed to continue to allow customers access to medical marijuana, while mitigating some of the community impacts and concerns associated with the operation of these businesses in Victoria.

There are risks in proceeding with regulations and business licensing for this sector, as the storefront sale of medical marijuana is currently prohibited by federal law. Although the recommended regulations fall within the City's authority to regulate business activities and land use within its jurisdiction, the City may be perceived as legitimizing illegal activities. The federal government has announced an intention of legalizing and regulating marijuana sales in the future, which means that the City's regulations if enacted may need to be changed in response to a new federal regime.

However, there are also benefits to be achieved in proceeding with regulations at this time. Allowing storefront retailers to continue operations without valid business licences is contrary to the City's overall business licensing scheme. The City will be able to more effectively manage concerns related to health and safety, neighbourhood impacts and security once regulations and business licensing for this sector is in place. With regulations in place, the City will also be able to quickly and effectively manage impacts should the federal government decide to legalize storefront sales of medical marijuana.

Respectfully submitted,



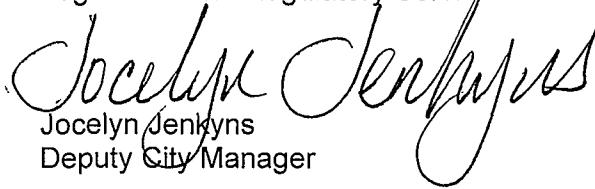
Emilie Gorman  
Policy Analyst  
Legislative and Regulatory Services



Chris Coates  
City Clerk  
Legislative and Regulatory Services



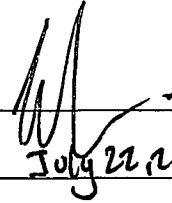
Jonathan Tinney  
Director, Sustainable Planning  
and Community Development



Jocelyn Jenkins  
Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

  
July 21, 2016

**List of Attachments:**

- Appendix A – Proposed Zoning Regulation Bylaw Amendment
- Appendix B – Proposed Land Use Procedure Bylaw Amendment
- Appendix C – Proposed Marijuana-Related Business Regulation Bylaw
- Appendix D – Proposed Ticket Bylaw Amendment
- Appendix E – Proposed Storefront Marijuana Retailer Rezoning Policy
- Appendix F – Map of Known Storefront Medical Marijuana Retailers with 200 m Buffer Zones



## Appendix A

NO. 16-058

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw to define "storefront marijuana retailer" as a use and to restrict the location of this use.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1070)".
- 2 The Zoning Regulation Bylaw No. 80-159 is amended in the General Regulations by adding the following as section 17 (3) of the general regulations:
 

"(3) Without limiting the generality of subsection (1), storefront marijuana retailer, whether as a principal or accessory use, is prohibited in all zones except where expressly permitted under this bylaw."
- 3 The Zoning Regulation Bylaw No. 80-159 is amended in Schedule "A" – Definitions by:
  - (a) adding the following definition after the definition of "**Lowest Storey**":
 

"**Marijuana**" means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis.
  - (b) adding the following definition after the definition of "**Split Level Dwelling**":
 

"**Storefront Marijuana Retailer**" means premises where marijuana is sold or otherwise provided to a person who attends at the premises."

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2016
Public hearing held on the	day of	2016
READ A THIRD TIME the	day of	2016
ADOPTED on the	day of	2016

CITY CLERK

MAYOR

## Appendix B

NO. 16-059

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Land Use Procedures Bylaw to impose application fees for certain types of applications.

The Council of the Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as "LAND USE PROCEDURES BYLAW, 2016, AMENDMENT BYLAW (NO 1)"
2. Bylaw No. 16-028, the Land Use Procedures Bylaw, is amended as follows:

Schedule A, Section 2, base application fee, by adding the following after Subsection (7):

- (8) Notwithstanding subsection (1), the application fee to allow any "storefront marijuana retailer" use is \$7500.

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2016
READ A THIRD TIME the	day of	2016
ADOPTED on the	day of	2016

CITY CLERK

MAYOR

Appendix C

NO. 16-061

**MARIJUANA-RELATED BUSINESS REGULATION BYLAW**

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to provide for the regulation of marijuana-related businesses to minimize any adverse effects that operation of such businesses may have on the safety, health and well-being of the community in anticipation of changes to the federal laws regarding distribution of marijuana.

**Contents**

**PART 1 - INTRODUCTION**

- 1 Title
- 2 Definitions
- 3 Application of this Bylaw

**PART 2 - BUSINESS LICENCES**

- 4 Business licences required for marijuana-related businesses
- 5 Licence Inspector's authority to refuse a licence

**PART 3 - OPERATING REQUIREMENTS**

- 6 Requirements for all marijuana-related businesses
- 7 Requirements for businesses that keep marijuana on the premises
- 8 Requirements for storefront marijuana retailers

**PART 4 – GENERAL PROVISIONS**

- 9 Offences
- 10 Severability
- 11 Transition provisions

**PART 1 – INTRODUCTION**

**Title**

- 1 This Bylaw may be cited as the "Marijuana-Related Business Regulation Bylaw".

**Definitions**

- 2 In this Bylaw:

"marijuana"

means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

"marijuana-related business"

means carrying on of activity where

- (a) the use of marijuana for medical or any other purposes is advocated or promoted;
- (b) marijuana or paraphernalia used in the consumption of marijuana are sold or otherwise provided to persons for any purpose;
- (c) marijuana is stored for a purpose of sale or distribution; or
- (d) marijuana is consumed in any form;

"shareholder"

means a shareholder with a 10% or greater interest;

"storefront marijuana retailer"

means a marijuana-related business where marijuana is sold or otherwise provided to a person who attends at the premises.

### **Application of this Bylaw**

- 3 The provisions of this Bylaw do not apply to production and distribution of marijuana licensed by Health Canada under the Marihuana for Medical Purposes Regulations or the Marihuana Medical Access Regulations of the *Controlled Drugs and Substances Act* (Canada).

## **PART 2 - BUSINESS LICENCES**

### **Business licences required for marijuana-related businesses**

- 4 (1) A person must not carry on marijuana-related business unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to carry on a marijuana-related business where marijuana is kept or present on the premises must:
- (a) make application to the Licence Inspector on the form provided for that purpose
  - (b) pay to the City the applicable licence fee prescribed under subsection (3)
  - (c) provide a security plan for the premises that, in the opinion of the Licence Inspector, describes adequate security measures to mitigate risk of theft or robbery at the premises;
  - (d) provide proof of a security alarm contract that includes monitoring at all times during the period for which the licence is being sought, and
  - (e) provide proof of ownership or legal possession of the premises, and



- (f) provide a current police information check for:
  - (i) the applicant
  - (ii) if the applicant is a corporation, each shareholder, officer and director, and
  - (iii) each on-site manager.
- (3) The licence fee for purposes of subsection (2)(b) is:
  - (a) \$5,000 for a storefront marijuana retailer, and
  - (b) \$500 for all other businesses where marijuana is kept on the premises.

#### **Licence Inspector's authority to refuse a licence**

- 5 (1) The Licence Inspector may suspend or refuse to issue or renew a licence for a business where marijuana is kept on the premises if:
  - (a) the applicant or licensee, or a shareholder, officer, director or on-site manager of the applicant or licensee:
    - (i) was convicted anywhere in Canada of an offence involving dishonesty
    - (ii) was convicted, found guilty of, or liable for any contravention or offence relating to the conduct of a business similar to that to which the licence relates
    - (iii) was convicted, found guilty of, or liable for any contravention or offence, in Victoria, against this bylaw or against any bylaw authorizing the issuance of a business licence or regulating the conduct of a business, or
    - (iv) was guilty of misrepresentation, nondisclosure or concealment of any material fact, relating to the subject matter of the licence or required to be stated in, the application.
- (2) A decision of the Licence Inspector under subsection (1) may be appealed to Council by submitting a request in writing to the City Clerk within 30 days of the decision.

### **PART 3 - OPERATING REQUIREMENTS**

#### **Requirements for all marijuana-related businesses**

- 6 A person carrying on a marijuana-related business must not:
  - (a) allow a person under the age of 19 on the premises



- (b) advertise or promote the use of a marijuana to a person under the age of 19
- (c) allow a person to smoke, vape, consume or otherwise ingest marijuana or products containing marijuana on the premises, or
- (d) display any advertising or sign that is visible from outside of the premises except for a maximum of two signs which display no images and contain only:
  - (i) alpha-numeric characters,
  - (ii) the business name, and
 is in a size as permitted under the *Sign Bylaw*.

#### **Requirements for businesses that keep marijuana on the premises**

- 7 In addition to the requirements of section 6, a person carrying on a business where marijuana is kept or present on the premises must:
- (a) install video surveillance cameras that monitor all entrances and exits and the interior of the business premises at all times
  - (b) retain video camera data for at least 21 days after it is gathered
  - (c) install a security and fire alarm system that is, at all times, monitored by a licenced third party
  - (d) not allow marijuana, products containing marijuana or other valuables to remain on the premises when the business is not open to the public, unless the marijuana, products and other valuables are securely locked in a safe on the premises, and
  - (e) install and maintain an air filtration system that effectively minimizes odour impacts on neighbouring properties.

#### **Requirements for storefront marijuana retailers**

- 8 In addition to the requirements of sections 6 and 7, a person carrying on the business of a storefront marijuana retailer must:
- (a) prominently display a sign on the premises indicating that no persons under 19 years of age are permitted on the premises;
  - (b) ensure that two employees are present on the premises at all times when the business is open to the public, including one manager;
  - (c) not use the premises to carry on business other than the marijuana-related business and accessory uses;

- (d) ensure that windows on any street frontage of the premises are not blocked by translucent or opaque material, artwork, posters, shelving, display cases or similar elements;
- (e) not be open for business between the hours of 8 p.m. and 7 a.m. the next day;
- (f) promptly bring to the attention of the Licence Inspector:
  - (i) the name of any new on-site manager, officer, director or shareholder of the licensee, and
  - (ii) any criminal charge brought against the licensee or an on-site manager, officer, director or shareholder of the licensee, and
- (g) promptly provide to the Licence Inspector a current police information check for any new on-site manager, officer, director or shareholder of the licensee.

#### **PART 4 – GENERAL PROVISIONS**

##### **Offences**

- 9 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, and the *Offence Act* if that person
  - (a) contravenes a provision of this Bylaw,
  - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw, or
  - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each day that a contravention of a provision of this Bylaw continues is a separate offence.

##### **Severability**

- 10 Each section of this Bylaw shall be severable. If any provision of this Bylaw is held to be illegal or invalid by a Court of competent jurisdiction, the provision may be severed and the illegality or invalidity

##### **Transition Provisions**

- 11 (1) Notwithstanding section 4(1), a storefront marijuana retailer that was in existence in the same location on the date this bylaw received first reading may continue to operate without a business licence while an application for a rezoning to permit a storefront marijuana retailer use at its location is actively pursued and has not be denied by Council.
- (2) A marijuana-related business that was in existence on the date this bylaw received first reading is not subject to the requirements of section 7 until 60 days after

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

CITY CLERK

MAYOR

Appendix D

NO. 16-069

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Ticket Bylaw to reflect the new offences created under the Medical Marijuana- Related Business Regulation Bylaw.

Under its statutory powers, including sections 260 and 264 to 273 of the *Community Charter*, and B.C. Regulation 425/2003, the Council of the Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "TICKET BYLAW, AMENDMENT BYLAW (NO. 9)".
- 2 Bylaw No. 10-071, the Ticket Bylaw, is amended by adding Schedule S.1 and updating the Schedule A to include the new bylaw and offences attached to this bylaw.

READ A FIRST TIME the	day of	2016.
READ A SECOND TIME the	day of	2016.
READ A THIRD TIME the	day of	2016.
ADOPTED on the	day of	2016.

CITY CLERK

MAYOR



## Schedule A

## Bylaws &amp; Enforcement Officers

Item Number	Column 1 - Bylaws	Column 2 - Bylaw Enforcement Officers
1	Abandoned Properties Bylaw	Bylaw Officer; Police Constable
2	Animal Control Bylaw -sections 17, 36, 37, 38, 39, 48 and 49	Animal Control Officer; Bylaw Officer; Police Constable
3	Animal Control Bylaw -all provisions except those listed in Item 2	Animal Control Officer; Manager of Bylaw and Licensing Services; Police Constable
4	Bicycle Courier Bylaw	Bylaw Officer; Police Constable
5	Blasting (Construction) Operations Bylaw	Building Inspector; Bylaw Officer
6	Boulevard Tree Lighting Bylaw	Bylaw Officer; Electrical Inspector
7	Building Bylaw	Building Inspector; Bylaw Officer
8	Business Licence Bylaw	Bylaw Officer
9	Commercial Vehicle Licensing Bylaw	Bylaw Officer; Police Constable
10	Dance (All-Night Event) Bylaw	Bylaw Officer; Police Constable
11	Dance (Club) Bylaw	Bylaw Officer; Police Constable
12	Electrical Safety Regulation Bylaw	Bylaw Officer; Electrical Inspector
13	Escort and Dating Service Bylaw	Bylaw Officer
14	Fence Bylaw	Bylaw Officer
15	Fire Prevention and Regulation Bylaw	Bylaw Officer; Fire Prevention Officer; Police Constable
16	Fireworks Bylaw	Bylaw Officer; Fire Prevention Officer; Police Constable
17	Idling Control Bylaw	Bylaw Officer; Police Constable
18	Litter Prohibition Bylaw, 1977	Bylaw Officer
19	Marijuana-Related Business Regulation Bylaw	Bylaw Officer, Police Constable
20	Noise Bylaw	Bylaw Officer; Police Constable
21	Nuisance (Business Regulation) Bylaw	Bylaw Officer
22	Outdoor Market Bylaw	Bylaw Officer
23	Parking Lot Bylaw	Bylaw Officer
24	Parks Regulation Bylaw -sections 6(j), 6(k), 12(3), 12(4) and 17	Animal Control Officer; Bylaw Officer; Police Constable
25	Parks Regulation Bylaw - all provisions except those listed in Item 23	Bylaw Officer; Police Constable
26	Pesticide Use Reduction Bylaw	Bylaw Officer
27	Plumbing Bylaw	Bylaw Officer; Plumbing Inspector
28	Property Maintenance Bylaw	Bylaw Officer; Police Constable
29	Residential Properties Parking Bylaw	Bylaw Officer; Police Constable
30	Ross Bay Cemetery Bylaw	Bylaw Officer; Police Constable
31	Sanitary Sewer and Stormwater Utilities Bylaw	Bylaw Officer



32	Second Hand Dealers Bylaw	Bylaw Officer; Police Constable
33	Sidewalk Cafes Regulation Bylaw	Bylaw Officer
34	Sign Bylaw	Bylaw Officer
35	Solid Waste Bylaw	Bylaw Officer
36	Street Collections Bylaw	Bylaw Officer; Police Constable
37	Street Vendors Bylaw	Bylaw Officer; Police Constable
38	Streets and Traffic Bylaw - sections 20 to 44 inclusive	Manager of Bylaw and Licensing Services; Police Constable
39	Streets and Traffic Bylaw - all provisions except those listed in Item 36	Bylaw Officer; Police Constable
40	Towing and Immobilizing Companies Bylaw	Bylaw Officer; Police Constable
41	Tree Preservation Bylaw	Bylaw Officer
42	Vehicles For Hire Bylaw	Bylaw Officer; Police Constable
43	Zoning Regulation Bylaw	Bylaw Officer

**Schedule S.1**  
**Marijuana-Related Business Regulation Bylaw**  
**Offences and Fines**

Column 1 –Offence	Column 2 – Section	Column 3- Set Fine	Column 4 – Fine if paid within 30 days
Operate without a valid licence	4 (1)	\$1000	\$1000
Submit false or misleading documents	4 (2)	\$1000	\$1000
Allow person under 19 on premises	6 (a)	\$500	\$500
Advertise or promote to person under 19	6 (b)	\$250	\$250
Allow onsite consumption	6 (c)	\$500	\$500
Display or advertise prohibited sign	6 (d)	\$250	\$250
Failure to install and maintain required surveillance	7 (a)	\$500	\$500
Failure to retain required data	7 (b)	\$500	\$500
Failure to install and maintain security and or fire system	7 (c)	\$500	\$500
Failure to remove or secure product after hours	7 (d)	\$250	\$250
Failure to install and maintain air filtration system	7 (e)	\$500	\$500
Failure to post notice	8 (a)	\$500	\$500
Failure to provide required staff	8 (b)	\$500	\$500
Secondary business not permitted	8 (c)	\$1000	\$1000
Cover windows contrary to regulations	8 (d)	\$250	\$250
Operate outside of permitted hours	8 (e)	\$250	\$250
Fail to report new required personnel	8 (f)	\$500	\$500

## Appendix E – Proposed Storefront Marijuana Retailer Rezoning Policy

	<b>COUNCIL POLICY</b>	
	No.	Page 1 of 2
<b>CHAPTER:</b>		
<b>SECTION:</b>		
<b>SUBJECT:</b> Storefront Marijuana Retailer Rezoning		
<b>AUTHORIZED BY:</b>		
<b>EFFECTIVE DATE:</b>		<b>REVISION DATE:</b>

**A. PURPOSE**

The purpose of this policy is to outline the criteria that may be considered by City Council as part of a rezoning application to allow for a storefront marijuana retailer at a particular location. This policy is intended to guide applicants and City staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual rezoning applications, each of which will be evaluated on its own merits.

This policy was established in response to the anticipated legalization, or partial legalization, of marijuana by the federal government and the unregulated proliferation of storefront marijuana retailers. It is intended to address potentially adverse community impacts of storefront marijuana retailers, including inappropriate exposure of minors to marijuana and undesirable concentration of storefront marijuana retailers.

**B. DEFINITIONS**

**Applicant** means an applicant for a rezoning that would allow for a storefront marijuana retailer at a particular location.

**Storefront marijuana retailer** means premises where marijuana is sold or otherwise provided to a person who attends at the premises.

**C. POLICY STATEMENTS*****Rezoning Considerations***

1. A storefront marijuana retailer should be in an established or planned retail location to minimize nuisance to nearby residential neighbours. This may be within a large urban village or town centre as identified in the Official Community Plan, within a commercial area identified in a neighbourhood plan or in a location zoned for other retail use.
2. A storefront marijuana retailer should be at least 200 m (in a straight line from closest lot line to closest lot line) from a public or independent elementary or secondary school or an established licensed child care facility.

3. A storefront marijuana retailer should be at least 200 m (in a straight line from closest lot line to closest lot line) from another lot where a storefront marijuana retailer is permitted, whether or not a storefront marijuana retailer is active or not. A reduced distance may be warranted in locations such as a large urban village, town centre or Downtown.
4. The off-street parking requirements applicable to retail stores as outlined in Schedule C of the Zoning Regulation Bylaw will apply to storefront marijuana retailers.
5. Only one storefront marijuana retailer will be allowed per lot.

***Application Process***

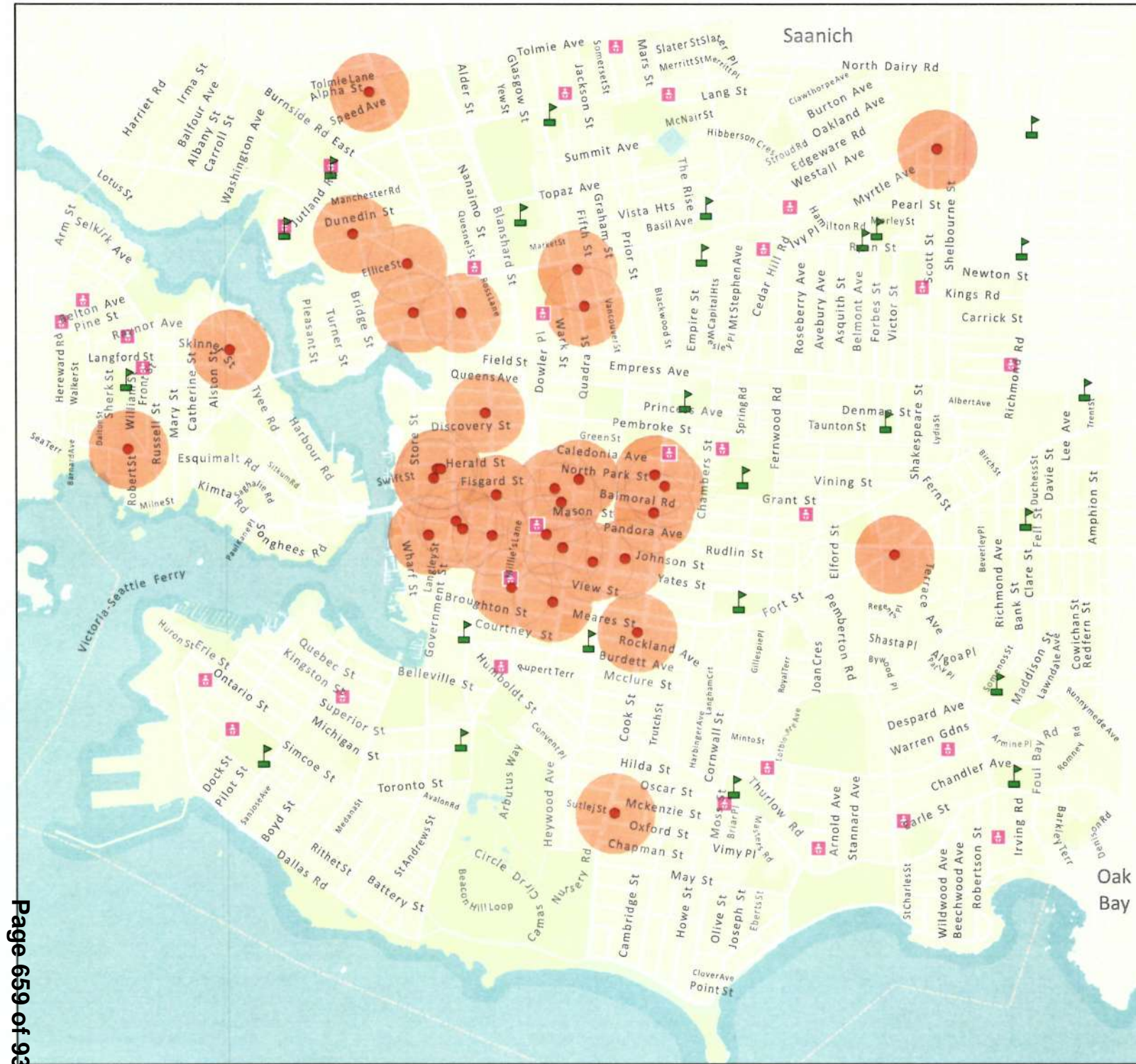
6. The applicant must undertake all of the standard processes required for a rezoning application, except that the requirement to arrange and participate in a Community Meeting in relation to a rezoning application is waived unless it involves the construction of a new building, as allowed under section 8 of the Land Use Procedures Bylaw, 2016.
7. The City will refer the application to School District #61 and Victoria City Police for up to 30 days to ensure that their comments are considered in Council's decision.

**D. REFERENCES**

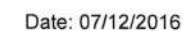
City of Victoria Land Use Procedures Bylaw, 2016, Bylaw No. 16-028  
City of Victoria Zoning Regulation Bylaw, Bylaw No. 80-159

**E. REVISION HISTORY**





- Medical Marijuana Retailer
- 🚩 Schools
- 🏠 Daycare Centres
- 200m buffer





# Bylaws for Marijuana-Related Businesses



## Background

May 12<sup>th</sup> Council Direction:

- Proceed with Zoning Bylaw Amendment Prohibiting marijuana retailers and businesses that allow consumption of marijuana in all zones.
- Bring forward Bylaws to establish regulations pertaining to marijuana-related businesses.
- Bring Forward proposed Ticket Bylaw fines for the proposed regulations.
- Provide further details on staffing implications.
- Prepare additional amendments concerning advertising prohibitions and a 200 metre buffer from Licensed Daycare facilities



Title of powerpoint presentation – access on master slide

## Advertising

**Council directed to prohibit advertising except for minimal storefront signage**

### Proposed

- 2 signs max
- No images
- Alpha-numeric only
- Business name only
- In accordance with Sign Bylaw

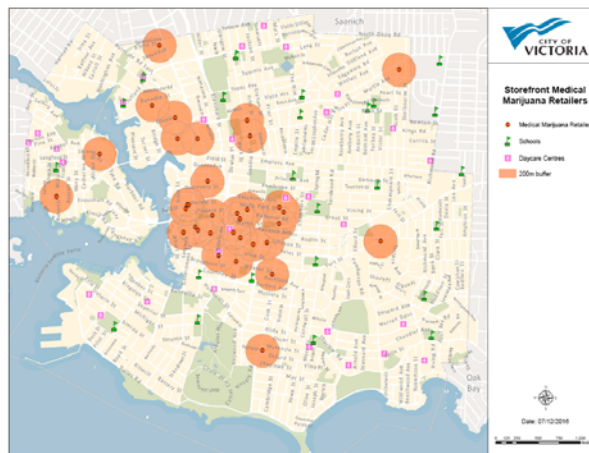


Title of powerpoint presentation – access on master slide

## Daycare – Proposed 200 m Buffer Zone

**Council directed adding 200 m buffer zone for licenced childcare facilities**

- Greatly reduces possible locations
- Minimal exposure risk to children – outdoor advertising restriction, no consumption
- Suggest consider removing the Licensed Child Care buffer in policy



Appendix F - Map



Title of powerpoint presentation – access on master slide

## Other changes

### Compassion Clubs

- May either operate as consultant only, or go through same process as other marijuana-related businesses

### One Business Licence

- To stop related businesses, one BL per location – this also means no vending machines (including ATMs)

### CALUCs

- No community meeting required unless new building proposed



Title of powerpoint presentation – access on master slide

## Next Steps

- **Bylaws & Policy: Given readings/approval in principle**
  - Zoning Regulations Bylaw Amendment
  - Marijuana-Related Businesses Regulation Bylaw
  - Land Use Procedures Bylaw Amendment
  - Ticket Bylaw Amendment
  - Storefront Marijuana Retailer Rezoning Policy
- **Consultation**
  - Public Hearing scheduled
  - Consult with Businesses
- **Financial & Staffing implications**
- **Back to Council in September for PH, consultation results**



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## 6. STAFF REPORTS

### 6.1 Regulations for Medical Marijuana-Related Businesses

Committee received a report dated April 28, 2016, regarding the most recent public engagement information and making further recommendations to Council on regulations for medical marijuana-related businesses.

Committee discussed:

- Enforcement and compliance of the proposed regulations for medical marijuana-related businesses.
- The potential need for stronger language in relation to the businesses' proximity to minors in places such as youth facilities, daycares and schools.
- The medical advice received on edibles.

*Councillor Young withdrew from the meeting at 12:04 p.m. and returned at 12:06 p.m.*

- The effect that licencing medical-marijuana related businesses may have for the City's resources with staff and enforcement.
- The importance of clearly defining the difference between a non-profit group versus a compassion club.

**Motion:** It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council:

1. Direct staff to bring forward for Council consideration amendments to the Zoning Regulation Bylaw that will prohibit the following uses in any zone of the City unless expressly permitted:
  - a) storefront marijuana retailers, and
  - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council consideration a proposed new Medical Marijuana-Related Business Regulation Bylaw that includes the following regulations:
  - a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.
  - b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.
  - c) Storefront medical marijuana retailers must post health and safety warning signs on the premises.
  - d) Medical marijuana-related businesses must not allow consumption of marijuana on the premises.
  - e) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.
  - f) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.

- g) The premises of a storefront medical marijuana retailer can only be used for the sale of medical marijuana and accessory uses.
  - h) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:
    - a security plan
    - police information checks for the applicant and every on-site manager
    - proof of a security alarm contract, and
    - proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.
  - i) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:
    - at least two employees must be on duty, and
    - windows must not be blocked.
  - j) Any business that keeps marijuana on the premises must implement the following security measures:
    - video surveillance cameras must be installed and monitored
    - a security and fire alarm system must be installed and monitored at all times, and
    - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
  - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.

*Councillor Loveday withdrew from the meeting at 12:28 p.m. and returned at 12:29*

**Amendment:** It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that the motion be amended by adding a point five (5), as follows:

5. **Staff prepare an amendment to prohibit advertising, except for minimal store front signage.**



On the amendment:  
CARRIED UNANIMOUSLY 16/COTW

**Amendment:** It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that the regulation of a 200 meter distance between store fronts be removed from the zoning regulations.

Committee discussed:

- How zoning applications will be processed.

On the amendment:  
DEFEATED 16/COTW

For: Councillors Coleman and Young  
Against: Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, and Thornton-Joe

**Amendment:** It was moved by Councillor Young, seconded by Councillor Lucas, that staff prepare amendments to the edible product regulations to address the health impacts identified from the provincial health officer.

Committee discussed:

- That regulations regarding edibles should be provided by Island Health.

On the amendment:  
DEFEATED 16/COTW

For: Councillors Coleman and Young  
Against: Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, and Thornton-Joe

**Postpone:** It was moved by Mayor Helps, seconded by Councillor Young, that the motion be postponed.

On the motion to postpone:  
CARRIED UNANIMOUSLY 16/COTW

**Motion:** It was moved by Mayor Helps, seconded by Councillor Young, that Council direct the Mayor to write to the Chief Medical Officer to request that Island Health ensure that food safe requirements and medical concerns are met for the sale of edible marijuana products.

CARRIED UNANIMOUSLY 16/COTW

**Motion:** It was moved by Mayor Helps, seconded by Councillor Young, that the motion on Regulations for Medical Marijuana-Related Businesses be lifted from the table.

CARRIED UNANIMOUSLY 16/COTW

**Amendment:** It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that the motion be amended by adding a point six (6), as follows:

6. That staff prepare an amendment to include licenced child-care facilities in the list of those places requiring a 200 meter buffer zone.

On the amendment:  
CARRIED UNANIMOUSLY 16/COTW

**Main motion as amended:**

That Council:

1. Direct staff to bring forward for Council consideration amendments to the Zoning Regulation Bylaw that will prohibit the following uses in any zone of the City unless expressly permitted:
  - a) storefront marijuana retailers, and
  - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council consideration a proposed new Medical Marijuana-Related Business Regulation Bylaw that includes the following regulations:
  - a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.
  - b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.
  - c) Storefront medical marijuana retailers must post health and safety warning signs on the premises.
  - d) Medical marijuana-related businesses must not allow consumption of marijuana on the premises.
  - e) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.
  - f) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.
  - g) The premises of a storefront medical marijuana retailer can only be used for the sale of medical marijuana and accessory uses.
  - h) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:
    - a security plan
    - police information checks for the applicant and every on-site manager
    - proof of a security alarm contract, and
    - proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.

- i) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:
    - at least two employees must be on duty, and
    - windows must not be blocked.
  - j) Any business that keeps marijuana on the premises must implement the following security measures:
    - video surveillance cameras must be installed and monitored
    - a security and fire alarm system must be installed and monitored at all times, and
    - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
  - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.
5. That staff prepare an amendment to prohibit advertising, except for minimal store front signage.
6. That staff prepare an amendment to include licenced child-care facilities in the list of those places requiring a 200 meter buffer zone.

On the main motion as amended:  
CARRIED UNANIMOUSLY 16/COTW

*Committee recessed from 1:25 p.m. until 1:55 p.m.*

*Mayor Helps advised that agenda item #12 – Councillors Overview of Current Issues would be deferred to the May 12, 2016 Committee of the Whole Meeting.*

## **6.2 Review of Pedicab Regulations**

Committee received a report dated April 28, 2016, presenting results of a review of selected pedicab-related regulations.

**5. Enhanced Bike Network and Proposed Implementation**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Approve the recommended bike network as outlined in this report, subject to further refinement of the Government/Gorge and Harbour corridors (Figure 13).
2. Direct staff to proceed with developing detailed designs and the associated consultation and work plans for constructing All Ages and Abilities protected bike lanes on the following corridors and neighbourhood connections by the end of 2018:
  - 1) Fort Street (Wharf Street to Cook Street)
  - 2) Government Street (Pandora Avenue to Humboldt Street) or Wharf Street (Pandora Avenue to Government Street), and Humboldt/Pakington (Government Street to Cook Street), based on targeted engagement with the Downtown, James Bay and Burnside-Gorge neighbourhood associations, and Government Street and Wharf merchants and property owners;
  - 3) Cook Street (Pandora Avenue to Pakington Street)
  - 4) Pedestrian and cyclist-controlled signalized crossings at the intersections of Haultain Street/Cook Street, Hillside Avenue/Graham Street and Blanshard Street/Kings Road, to provide near-term safety improvements pending completion of these Phase 2 corridors (Haultain/Kings and Vancouver/Graham).
3. Direct staff to undertake value-engineering on the identified corridors and identify resourcing strategies and timelines for completion of detailed design, associated consultation, and construction of remaining identified corridors in the bike network by the end of 2018, and report back to Council on a priority basis with options, recommendations and next steps and direct staff to undertake further consultation with stakeholders on network segments requiring further consideration identified in the staff report including Oak Bay Avenue Village, or an alternative route, Cook Street Village, North Park Village, and corridor identification in James Bay.

**Carried Unanimously**

**6. Regulations for Medical Marijuana-Related Businesses**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Direct staff to bring forward for Council consideration amendments to the *Zoning Regulation Bylaw* that will prohibit the following uses in any zone of the City unless expressly permitted:
  - a) storefront marijuana retailers, and
  - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council consideration a proposed new Medical Marijuana-Related Business Regulation Bylaw that includes the following regulations:
  - a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.
  - b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.
  - c) Storefront medical marijuana retailers must post health and safety warning signs on the premises.
  - d) Medical marijuana-related businesses must not allow consumption of marijuana on the premises.
  - e) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.
  - f) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.
  - g) The premises of a storefront medical marijuana retailer can only be used for the sale of medical marijuana and accessory uses.
  - h) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:
    - a security plan
    - police information checks for the applicant and every on-site manager
    - proof of a security alarm contract, and
    - proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.
  - i) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:
    - at least two employees must be on duty, and
    - windows must not be blocked.
  - j) Any business that keeps marijuana on the premises must implement the following security measures:
    - video surveillance cameras must be installed and monitored
    - a security and fire alarm system must be installed and monitored at all times, and
    - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
  - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.
5. That Staff provide an amendment to prohibit advertising, except for minimal store front signage.
6. That staff provide an amendment to include licenced child-care facilities in the list of those places requiring a 200 meter buffer zone.

**Amendment:**

It was moved by Councillor Loveday, seconded by Councillor Madoff, that the motion be amended:

**Direct staff to report back with a list of licenced child care facilities in the City and implications of the amendment to include licenced child cares requiring a 200 meter buffer zone.**

**Amendment to amendment:**

It was moved by Councillor Isitt, seconded by Councillor Madoff, that the amendment be amended:

**That staff provide a list and map of licenced child care facilities in the City of Victoria when the Bylaw comes forward as well as suggested language relating to a 200 meter buffer zone around child care facilities.**

*Council discussed with staff the process for the bylaw and report coming to Committee of the Whole before the bylaw receives readings at Council.*

**On the amendment to the amendment:**  
**Carried Unanimously**

**On the amendment:**  
**Carried Unanimously**

*Council discussed issues related to edible marijuana products.*

**On the main motion as amended:**

That Council:

1. Direct staff to bring forward for Council consideration amendments to the Zoning Regulation Bylaw that will prohibit the following uses in any zone of the City unless expressly permitted:
  - a) storefront marijuana retailers, and
  - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council consideration a proposed new Medical Marijuana-Related Business Regulation Bylaw that includes the following regulations:
  - a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.
  - b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.
  - c) Storefront medical marijuana retailers must post health and safety warning signs on the premises.
  - d) Medical marijuana-related businesses must not allow consumption of marijuana on the premises.
  - e) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.
  - f) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.
  - g) The premises of a storefront medical marijuana retailer can only be used for the sale of medical marijuana and accessory uses.
  - h) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:
    - a security plan
    - police information checks for the applicant and every on-site manager
    - proof of a security alarm contract, and
    - proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.
  - i) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:
    - at least two employees must be on duty, and
    - windows must not be blocked.
  - j) Any business that keeps marijuana on the premises must implement the following security measures:
    - video surveillance cameras must be installed and monitored
    - a security and fire alarm system must be installed and monitored at all times, and
    - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
  - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.
5. That Staff provide an amendment to prohibit advertising, except for minimal store front signage.
6. That staff provide an amendment to include licenced child-care facilities in the list of those places requiring a 200 meter buffer zone.
7. That staff provide a list and map of licenced child care facilities in the City of Victoria when the Bylaw comes forward as well as suggested language relating to a 200 meter buffer zone around child care facilities.

**On main motion as amended:**  
**Carried Unanimously**



**7. Regulations for Medical Marijuana-Related Businesses**

It was moved by Councillor Young, seconded by Councillor Coleman, that Council direct the Mayor to write to the Chief Medical Officer to request that Island Health ensure that food safe requirements and medical concerns are met for the sale of edible marijuana products.

**Carried Unanimously**

**8. Regulations for Medical Marijuana-Related Businesses**

It was moved by Councillor Young, seconded by Councillor Coleman, that Council direct the Mayor to write the Prime Minister and other appropriate Federal Ministers to request an update regarding the progress towards the legalization of marijuana in Canada and to request an ongoing intergovernmental dialogue on this issue to allow the City of Victoria to make decisions regarding the regulation of medical marijuana dispensaries.

**Carried Unanimously**

**9. Review of Pedicab Regulations**

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council:

1. Direct staff to bring forward amendments to the *Vehicles for Hire Bylaw* that would:
  - a) increase the total number of pedicab licences to 35,
  - b) limit the total number of pedicabs that a person can operate to 28,
  - c) require an applicant for a pedicab licence to demonstrate to the satisfaction of the Licence Inspector that the person has procedures in place to ensure that persons operating the pedicab will do so in a safe manner,
  - d) that the name of the company be clearly displayed on the pedicab, and
  - e) that the current licence holders can hold 28 pedicab licences, but the cap for any individual licence holder to hold or operate in the future would be 15 pedicabs licences.
2. Direct staff to invite comments from pedicab operators in the City on the proposed bylaw amendments as outlined in the November 12, 2015 Council motion.

*Council discussed the option of removing a cap on the number of licences permitted.*

**Amendment:**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended:

**That subsection 1(a) be amended to read: “remove the restriction on the total number of pedicab licenses” and**

**That sub-section 1 (b) be deleted and sub-sections 1(c), 1(d) and 1 (e) be renumbered to 1(b), 1(c) and 1(d).**

*Council discussed the following:*

- *The possibility that an absence of a cap on licences would result in poor behaviour and if licences could then be revoked.*
- *Noting that there is a cap on motorized taxicabs in the region.*
- *Concerns that this amendment brings an entirely different proposal for Council and the public to consider.*

**Motion to Refer:**

It was moved by Councillor Young, seconded by Councillor Isitt, that the matter be referred back to staff for a further report on the implications of removing the cap on pedicab licences.

**Carried Unanimously**

**10. My Great Neighbourhood Grant Policy**

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council approve the My Great Neighbourhood grant policy and outlined program approach.

*Council discussed with staff the timeframe to complete the projects.*

**Amendment:**

It was moved by Councillor Loveday, seconded by Councillor Isitt, that the motion be amended:

**That the timeframe to complete projects be amended to one year from six months.**

**On the amendment:**  
**Carried Unanimously**

*Council discussed with staff the timeline for the intake period for applications.*

**Amendment:**

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the motion be amended:

**That the intake period be extended from one month to two months.**

**On the amendment:**  
**Carried Unanimously**

**To:** Committee of the Whole **Date:** April 28, 2016  
**From:** Chris Coates, City Clerk  
**Subject:** Regulations for Medical Marijuana-Related Businesses

## Page 671 of 934



- windows must not be blocked.
  - j) Any business that keeps marijuana on the premises must implement the following security measures:
    - video surveillance cameras must be installed and monitored
    - a security and fire alarm system must be installed and monitored at all times, and
    - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
  - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.

## EXECUTIVE SUMMARY

There has been a significant increase in the number of marijuana-related businesses in the city. There are currently 35 known medical marijuana-related businesses operating in Victoria. These include businesses that sell marijuana paraphernalia, provide medical advice or consulting relating to the use of medical marijuana and produce products containing marijuana. 32 of these businesses are currently known to be selling medical marijuana in contravention of federal laws.

Only eight possess business licences that allow for the sale of paraphernalia or the provision of medical advice. These licences do not authorize the sale of marijuana.

In May of 2015, initial direction from Council was to consult with existing dispensaries and bring forward recommended regulations as well as a compliance and enforcement strategy. A first phase of feedback was collected from affected businesses, residents and other stakeholders through an online survey, site visits and in-person meetings. The survey showed strong support for a regulatory scheme including age restrictions, security measures, signage and advertising restrictions, odor control and limits on the number and location of businesses.

After the first phase of engagement and conducting a best practices review, a set of proposed regulations for medical marijuana-related businesses was developed and presented to Council in November 2015. At that time, Council directed staff to communicate the proposed regulations broadly to the public and invite feedback. This second phase of engagement occurred during February and March of 2016, involving an online survey and a town hall meeting at City Hall.

Informed by public feedback, staff have developed a revised set of recommended regulations for Council consideration that are both responsive to the specific issues and concerns associated with the operation of these businesses and consistent with the City's regulatory authority. The majority of the regulations being proposed were supported by the public who responded to the survey and are recommended. Based on the feedback received, the following two proposed regulations have not been carried forward as recommended regulations:

- storefront medical marijuana retailers must not sell any food products, other than tinctures, capsules or edible oils, and



- storefront medical marijuana retailers must not deliver or mail products to customers.

If Council approves proceeding with regulations, the bylaws necessary to bring the regulations into effect could be brought forward for Council consideration by June 2016.

## PURPOSE

The purpose of this report is to bring forward the most recent public engagement and make further recommendations to Council on regulations for medical marijuana-related businesses.

## BACKGROUND

Over the course of the last two years, there has been a significant increase in the number of marijuana-related businesses in the city. The Victoria Police Department reports there were only four marijuana-related businesses operating in the city on April 1, 2014. There are currently 35 known medical marijuana-related businesses operating in Victoria. These include businesses that sell marijuana paraphernalia, provide medical advice or consulting relating to the use of medical marijuana and/or manufacture products containing marijuana. 32 businesses are known to be selling medical marijuana in contravention of federal regulations. Only eight possess business licences that allow for the sale of paraphernalia or the provision of medical advice. These licences do not authorize the sale of marijuana.

Complaints have been received by the City and the Victoria Police Department regarding medical marijuana-related businesses. These include:

- increased foot traffic surrounding businesses
- nuisance to other nearby businesses, potentially impacting their customers
- odour, food safety and other health issues
- exposure of young persons to the sale of marijuana
- infiltration of organized crime, and
- sale to persons without medical need.

The Victoria Police Department is also concerned about the lack of effective or reasonable security measures at these businesses for both the protection of employees and robbery prevention.

On May 14, 2015 Council directed staff to consult with the existing member-based medical cannabis dispensaries in the City of Victoria and bring forward for Council's consideration:

1. Proposed bylaw amendments aimed at mitigating community impacts and concerns associated with the operation of medical marijuana-related businesses at a town hall meeting prior to the consideration of proposed bylaws.
2. A proposed compliance and enforcement strategy consistent with the proposed new regulations.

Since Council direction was received last May, the following actions occurred:

- A first phase of feedback was collected from affected businesses, residents and other stakeholders through an online survey, site visits and in-person meetings. The survey showed strong support for a regulatory scheme including age restrictions, security measures, signage and advertising restrictions, odor control and limits on the number and location of businesses. A link to the summary of the feedback from the first phase of engagement is included with this report on the electronic Committee of the Whole Agenda.
- A best practices review was also completed. This included a review of the regulations that other agencies and jurisdictions have put in place, including Health Canada, the City of



Vancouver, the City of Portland and the City of Denver. Best practices suggested by industry associations were also reviewed.

Informed by these, a set of proposed regulations were presented to Council in November 2015. A link to that Governance and Priorities Committee report is included with this report on the electronic Committee of the Whole Agenda. After considering that report, Council directed staff to:

1. Communicate regulations being considered broadly to the public, and invite feedback online and at an engagement event by early February 2016.
2. That the City share their public engagement feedback with the Federal Government for their consideration as they move forward with the legalization and regulation of marijuana.
3. Bring back results of consultation and proposed bylaws for consideration after the public engagement.

Broad public feedback on the proposed regulations was collected through a second phase of engagement that included an online survey, open house and town hall meeting. 1,414 surveys were completed and over 250 people attended the open house and town hall on February 22, 2016. Written submissions were also received.

Respondents were supportive of the majority of the proposed regulations. When asked if they supported the general approach towards regulation, 65% of survey respondents indicated "yes." Speakers at the town hall and individuals submitting written feedback were also generally supportive of the City taking a regulatory approach towards medical marijuana-related businesses. A summary and analysis of the engagement feedback is attached as Appendix A. A compilation of all of the feedback received during the second phase of engagement is attached as Appendix B.

#### *Federal Government*

##### 1. Recreational marijuana

Prime Minister Trudeau listed "working with the Ministers of Public Safety and Emergency Preparedness and Health to create a federal-provincial-territorial process that will lead to the legalization and regulation of marijuana" as a top priority. Bill Blair, parliamentary secretary to the Minister of Justice, will be working with a federal-provincial task force to develop the new regime.

On December 17, 2015, Mayor Helps and Bill McKay, the Mayor of Nanaimo wrote to the Prime Minister asking for clarification on whether and when the new federal government intends to implement the legalization and regulation of cannabis in Canada, and proposing that the federal/provincial/territorial task force described in federal Liberal policy include a representative of the Federation of Canadian Municipalities, to reflect the concerns and interests of municipalities. No response has been received.

On April 20, 2016, Health Minister Jane Philpott told a special session of the United Nations General Assembly that the federal government will introduce legislation in spring 2017 to legalize marijuana. The legislation will ensure that marijuana is kept out of the hands of children and profits out of the hands of criminals.

##### 2. Medical marijuana

On March 24, 2016, Minister of Health, Jane Philpott, issued a statement indicating that the Government of Canada would be amending the *Marihuana for Medical Purposes Regulations* (MMPR) to give effect to the recent decision of the Federal Court in *Allard v. Canada*. She indicated that the Government's intention is to have completed the amendment process by August 24, 2016.



It is unknown at this time whether the changes to the MMPR might allow for the sale of medical marijuana through storefront retailers. Currently under the MMPR, medical marijuana may only be obtained from a producer licensed by Health Canada. Storefront retail sales are prohibited.

### *Compliance and Enforcement Strategy*

A compliance and enforcement strategy will come forward in a subsequent report. Each regulation will have a specific fine for non-compliance established under the City's Ticket Bylaw. Fine amounts will be established in accordance with the City's standard criteria for assessing Municipal Ticket Information fines. Proactive management and enforcement of the regulatory scheme, if implemented, would require additional staff resources in the Bylaw and Licensing Services Division.

## **ISSUES & ANALYSIS**

A detailed analysis of the proposed regulations is provided in Appendix C. In brief, the proposed regulatory regime being recommended is as follows:

1. Business locations 200 metres from similar businesses and schools.
2. Consumption on premises prohibited.
3. Hours of operation 7 am to 8 pm.
4. Other business on premises only to be accessory to medical marijuana retail.
5. Licence fee \$4,000 to \$5,000 (to be further refined in establishing Bylaw).
6. Age limit on premises 19 and older.
7. No advertising to minors.
8. Require posting of health and safety warnings.
9. Require air filtration system.
10. Require Security Plan.
11. Require minimum of two employees.
12. Require video surveillance cameras.
13. Require secure storage of valuables on premises.

## **OPTIONS & IMPACTS**

### **1. Zoning Bylaw Regulations**

The recommended zoning regulations will have significant time and resource impacts for applicants and staff in the Sustainable Planning and Community Development Department. If Council wishes to proceed with this recommendation, additional staff resources will be required in Development Services. A draft Rezoning Policy is attached for information. A communications strategy will also be required. In view of this, staff present two options for consideration.

#### Option 1 - Direct staff to proceed with the recommended regulations, with rezoning applications for retailers following the City's typical rezoning process (recommended)

Under this recommended option, by June 2016, staff would bring forward for Council consideration the bylaws necessary to bring into effect the recommended regulations. Proposed amendments to the Zoning Regulation Bylaw would be brought forward for consideration of first and second readings and for scheduling of a public hearing. As the proposed bylaw changes would take effect City-wide, no Community Association Land Use Committee meetings or mail-outs are required. Notice of the public hearing would be provided to all community associations. Individual rezoning applications for storefront retailers will follow the City's typical rezoning process, which includes Community Association Land Use Committee meetings.

Option 2 – Direct staff to proceed with the recommended regulations, including a City-initiated rezoning process for existing retailer locations

This option is largely the same as Option 1, but rezonings would be managed using a single City-initiated rezoning process. This means that the proposed amendments to the Zoning Regulation Bylaw would include both:

- a general prohibition against the use of property for storefront marijuana retailers or businesses that allow the consumption of marijuana on site, and
- provisions allowing storefront marijuana retailers as a permitted use at the business locations currently occupied by storefront medical marijuana retailers.

This option may reduce some degree of time and effort required from City staff but City Council may consider community consultation and less detailed staff analysis of individual site conditions to be impacted adversely.

## 2. Business Regulation Bylaw

The new proposed Medical Marijuana-Related Business Regulation Bylaw and proposed amendments to the Ticket Bylaw would be brought forward for consideration of first and second readings, with a subsequent opportunity for business comment as required under Section 59(2) of the *Community Charter*. Because of the extensive consultation opportunities to date, Council may consider that a notice distributed to all known medical marijuana-related businesses soliciting written comments is sufficient opportunity for comment.

The impacts of the Business Regulations being proposed can be summarized as follows:

- proposed regulations should mitigate concerns related to health and safety, neighbourhood impacts and security
- some businesses will need to modify current practices in order to comply with the new regulations; however, customers should not be significantly impacted
- implementation of business licensing requirements for medical marijuana-related businesses will maintain integrity of City's business licensing scheme, respond to concerns from licensed businesses and generate revenue that can be used to fund the implementation and enforcement of regulations for this business sector. It is acknowledged that the City is issuing business licences to businesses that are operating in contravention of federal laws.
- implementing the recommended regulations in advance of anticipated changes to federal marijuana laws may have both positive and negative impacts. With regulations already in place, the City will be able to quickly and effectively manage impacts should the federal government decide to legalize storefront sales of marijuana and/or medical marijuana; however, future changes to City regulations may be required to respond to elements of any new federal regulatory scheme

## *2015 – 2018 Strategic Plan*

The proposed regulations support Objective 7 from the 2015 – 2018 Strategic Plan: Facilitate Social Inclusion and Community Wellness.

## *Impacts to Financial Plan*

Should Council proceed with implementing the recommended regulations, there would be impacts on the Financial Plan in terms of staff resources.



Additional resources in the Sustainable Planning and Community Development Department would be necessary to process an expected influx of more than 30 rezoning applications in a short period of time. The alternative to that would be substantially slower processing of applications, which Council may consider unacceptable. Should Council proceed with implementation of the recommended regulations, a business case would be brought forward providing details of these impacts and options for cost recovery through a special land use application fee for these types of rezoning applications.

As well, on the business licence management and enforcement side, current resources could not effectively administer a proactive monitoring and enforcement regime without significant impacts on other service levels within the Bylaw and Licensing Services Division. Once Council has made decisions on the suite of regulations, as well as the compliance and enforcement strategy, a business case for resourcing could come forward. A previous report to Council on this issue discussed business licensing fees designed around full cost recovery for all city resources that may be required to manage the proposed regime, including police.

#### *Official Community Plan Consistency Statement*

The recommended regulations are consistent with various policies outlined in Section 15 of the Official Community Plan: Community Well-Being. These include policy 15.20 (Collaborating with partners to encourage a safe and thriving Downtown and Neighbourhoods) and policy 15.24.2 (Reducing harm to individuals and communities from the sale and use of both legal and illegal substances).

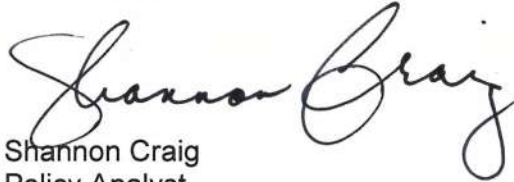
## **CONCLUSIONS**

Council has directed this approach and to bring forward proposed regulations. Should Council decide to move forward, the approaches noted in this report provide the administrative framework to enact this policy direction.

The storefront sale of medical marijuana is currently prohibited by federal law. Although the recommended regulations fall within the City's authority to regulate business activities and land use within its jurisdiction, the City may be perceived as legitimizing illegal activities. The federal government has announced an intention of legalizing and regulating marijuana sales in the future, which means that the City's regulations if enacted may need to be changed in response to a new federal regime.

Allowing storefront retailers to continue operations without valid business licences is contrary to the City's overall business licensing scheme. The City will be able to more effectively manage concerns related to health and safety, neighbourhood impacts and security once regulations and business licensing for this sector is in place. With regulations already in place, the City will also be able to quickly and effectively manage impacts should the federal government decide to legalize storefront sales of medical marijuana.

Respectfully submitted,



Shannon Craig  
Policy Analyst  
Legislative and Regulatory Services



Chris Coates  
City Clerk  
Legislative and Regulatory Services



Jonathan Tinney  
Director, Sustainable Planning  
and Community Development

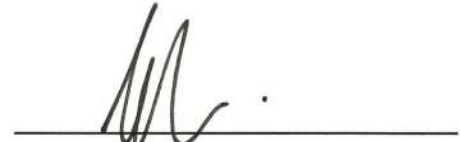


Jocelyn Jenkyns  
Deputy City Manager



Katie Hamilton  
Director, Citizen Engagement and  
Strategic Planning

Report accepted and recommended by the City Manager:



Date:

Apr. 1 29.2016

**List of Attachments:**

- Appendix A – Phase Two Engagement Summary
- Appendix B – Compilation of all Phase Two Engagement Feedback (provided as separate document)
- Appendix C – Issues and Analysis
- Appendix D – Proposed Storefront Marijuana Retailer Rezoning Policy
- Appendix E – Maps of Known Storefront Medical Marijuana Retailers with 200 m Buffer Zones

Appendix A – Phase Two Engagement Summary

Engagement Summary

# Proposed Regulations for Medical Marijuana-Related Businesses in Victoria

February-March 2016





## Purpose of Engagement

The City of Victoria is currently exploring potential regulations for the operation of medical marijuana-related businesses. The purpose of the regulations is to reduce community impacts of these businesses, while maintaining access to medical marijuana.

During this phase of engagement the focus was to collect feedback from the broader community, on the proposed regulations for medical marijuana related businesses. An online survey, open house and town hall and correspondence were used to collect this feedback.

## About Medical Marijuana

Medical marijuana is regulated by Health Canada. Under current Health Canada regulations medical marijuana can be prescribed and then ordered from a licensed producer. Mail order is the only approved way to purchase medical marijuana.

Although some storefront retailers are currently selling marijuana, none have a Health Canada licence that permits this. The federal government has indicated that they will be exploring options to legalize marijuana during their term.

Over the course of the last year, there has been a significant increase in the number of marijuana-related businesses operating in the City of Victoria. It is estimated that there are currently 30 medical marijuana-related businesses in Victoria, with approximately 26 of these operating as storefront medical marijuana retailers.

## Previous Public Input

In the fall of 2015 the City of Victoria asked existing medical marijuana-related businesses, other local businesses and some residents about community concerns and benefits relating to the storefront sale of medical marijuana.

Over 80% of survey respondents seemed generally supportive of moving towards the regulation of medical marijuana-related businesses.

There was strong support for: age restrictions, standard security measures, discreet signage and advertising, odor control, limiting the number and location of storefronts selling medical marijuana and focusing on customers with a medical need. There was some concern about developing regulations for an activity that is currently not legal in Canada.

The full engagement summary is available at [www.victoria.ca](http://www.victoria.ca).

## Phase Two Engagement

In February and March the focus was to collect feedback from the broader community, on the proposed regulations for medical marijuana-related businesses.

An online survey, open house and town hall were used to collect this feedback. 1,414 surveys were completed and over 250 people attended the open house and town hall. Written submissions, including letters and emails were also received. Full survey results, town hall speaker notes and copies of written submissions received are presented in a separate document.

It is important to note that this topic was of interest to the broader region and not just Victoria residents. Vic West, Downtown, Fernwood and Fairfield had the highest participation rates within the City of Victoria. 34% of all survey responses came from people who live outside of the City of Victoria, predominately from other municipalities within the CRD.

### Analysis of Information Obtained Through the Second Phase of Engagement

Engagement participants were supportive of the majority of the proposed regulations. When asked if they supported the general approach towards regulation, 65% of survey respondents indicated "yes." Speakers at the town hall and individuals submitting written feedback were also generally supportive of the City taking a regulatory approach towards medical marijuana-related businesses.

Proposed regulations that were supported by a majority of survey respondents are shown in the table below, in decreasing order of support:

	<b>Proposed Regulation</b>	<b>% Support</b>	<b>% Did not support</b>	<b>% Unsure</b>
1.	Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal: <ul style="list-style-type: none"> <li>• a security plan</li> <li>• police information check for the applicant and every on-site manager</li> <li>• proof of a security alarm contract, and</li> <li>• proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.</li> </ul>	78	13	9
2.	Any business that keeps marijuana on the premises must implement the following security measures: <ul style="list-style-type: none"> <li>• video surveillance cameras must be installed and monitored</li> <li>• a security and fire alarm system must be installed and monitored at all times, and</li> <li>• valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.</li> </ul>	78	13	9
3.	Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.	77	16	7
4.	Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public: <ul style="list-style-type: none"> <li>• at least two employees must be on duty, and</li> <li>• windows must not be blocked.</li> </ul>	74	14	12



	<b>Proposed Regulation</b>	<b>% Support</b>	<b>% Did not support</b>	<b>% Unsure</b>
5.	Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.	68	21	11
6.	Storefront medical marijuana retailers must post health and safety warning signs on the premises, such as: - Marijuana is not an approved drug or medicine in Canada. - Products have not been authorized for sale under the Food and Drugs Act. They have not been assessed for safety or efficacy to treat or prevent any disease or symptom. - Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of marijuana products. - For use only by adults 19 and older. Keep out of reach from children.	67	22	11
7.	Storefront medical marijuana retailers must be at least 200 m from schools and other storefront medical marijuana retailers. (In practice, this would be accomplished through changes to the City's zoning regulation bylaw. There are a number of factors that would impact whether or not rezoning would be required for existing retailers.)	52	33	15
8.	Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage. Minors should not be able to determine that a business is selling medical marijuana based on signage, displays or advertising that can easily be viewed by a minor.	51	39	11
9.	Storefront medical marijuana retailers must pay an annual licence fee of between \$4,000 and \$5,000	51	26	23

As shown in the table below, two of the proposed regulations had no clear majority either in support or in opposition among survey respondents. Some speakers at the town hall also expressed opposition to a ban on consumption of marijuana on the premises of a medical marijuana-related business.

	<b>Proposed Regulation</b>	<b>% Support</b>	<b>% Did not support</b>	<b>% Unsure</b>
10.	Medical marijuana-related businesses must not allow the consumption of marijuana on the premises.	46	41	13
11.	No other business can be conducted on the premises of a storefront medical marijuana retailer.	38	41	21

A majority of survey respondents were not in support of the following three proposed regulations:

	<b>Proposed Regulation</b>	<b>% Support</b>	<b>% Did not support</b>	<b>% Unsure</b>
12.	Storefront medical marijuana retailers must not sell any food products other than tinctures, capsules or edible oils.	18	74	8
13.	Storefront medical marijuana retailers must not deliver or mail products to customers.	29	57	14
14.	Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.	37	53	11

Speakers at the town hall also commonly spoke in opposition to the ban on edible products and the restriction on mail and delivery of products.

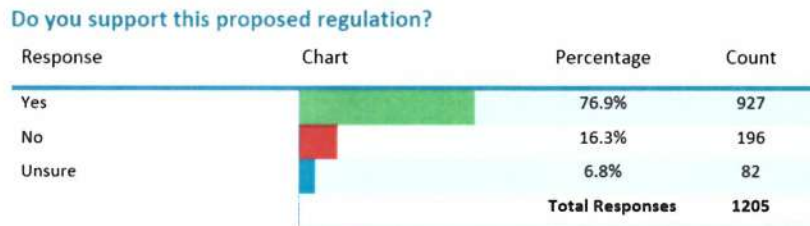
## What Was Asked and What Was Heard

The proposed regulations were developed based upon community feedback and research about best practices. Below is an overview of what was heard in this second round of engagement about each proposed regulation.

### ***Topic: Proposed regulations to address health and safety concerns:***

- a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.

Survey results:



Comments in support:

- marijuana consumption may be harmful to minors
- aligns with age restrictions for consumption of tobacco and alcohol
- minors shouldn't be exposed to, or have access to, marijuana

Comments in opposition:




- minors should be allowed if accompanied by a parent or guardian; a parent can take a minor into a liquor store
- customers may not be able to make child care arrangements
- minors can benefit from learning about medical marijuana
- the age at which you can enter a retailer should be raised to 21 or 25
- minors may benefit from the use of medical marijuana
- the age at which you can enter a retailer should be lowered to 18 or 16
- it shouldn't matter if minors are in a store as long as they are not allowed to purchase products
- regulations aren't appropriate; retailers are illegal and should be shut down



- b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage. Minors should not be able to determine that a business is selling medical marijuana based on signage, displays or advertising that can easily be viewed by a minor.

Survey results:

#### Do you support this proposed regulation?

Response	Chart	Percentage	Count
Yes		50.8%	611
No		38.7%	465
Unsure		10.5%	126
		<b>Total Responses</b>	<b>1202</b>

Comments in support:

- marijuana consumption may be harmful to minors; promoting its use by minors should not be allowed
- aligns with tobacco and alcohol advertising laws
- there is no need to advertise if the product is being sold for medical purposes; those who need access will know where to find it


Comments in opposition:

- customers will be unable to identify retailers if their signs aren't explicit
- businesses need to advertise in order to survive
- the proposed regulation is too vague; it will be difficult to comply with and/or enforce
- minors can benefit from learning about medical marijuana; there is no need to hide it from them
- will not be effective in limiting access to marijuana; minors know where to buy it
- is stricter than regulations in place for liquor stores
- the proposed regulation doesn't go far enough; no advertising should be permitted
- minors will know what is being sold even if this regulation is in place

- c) Storefront medical marijuana retailers must not sell any food products other than tinctures, capsules or edible oils.

Survey results:

**Do you support this proposed regulation?**

Response	Chart	Percentage	Count
Yes		18.2%	219
No		74.2%	893
Unsure		7.6%	91
<b>Total Responses</b>			<b>1203</b>

Comments in support:

- avoids children ingesting marijuana inadvertently
- food safety is an issue with edible products
- customers can make their own food products at home
- candies and baked goods are not consistent with medical use; other medicines are not sold in this form
- dosage in baked goods can be hard to determine; easy to ingest too much marijuana in edible products
- limiting edible products will make consumption less appealing to minors
- edible products sold at retailers are not regulated




Comments in opposition:

- many customers prefer to consume marijuana in edible products; many do not want to smoke or are unable to smoke in their homes
- restricting the sale of edibles is contrary to a recent Supreme Court decision
- customers may not be able to bake their own food products
- the City should not allow the sale of any marijuana products; storefront retailers are illegal
- edible products are a more effective form of medication for some customers
- smoking is damaging to the lungs
- a range of products allows customers to have variety

- d) Storefront medical marijuana retailers must post health and safety warning signs on the premises, such as:
- Marijuana is not an approved drug or medicine in Canada.
  - Products have not been authorized for sale under the Food and Drugs Act. They have not been assessed for safety or efficacy to treat or prevent any disease or symptom.
  - Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of marijuana products.
  - For use only by adults 19 and older. Keep out of reach from children.

#### Survey results:

##### Do you support this proposed regulation?

Response	Chart	Percentage	Count
Yes		67.3%	806
No		22.0%	263
Unsure		10.8%	129
<b>Total Responses</b>			<b>1198</b>

#### Comments in support:

- ensures customers are informed regarding the risks of these products; allows customers to make informed choices
- in line with regulations for tobacco and alcohol
- protects retailers from liability




#### Comments in opposition:

- the proposed statements aren't true
- posted warnings are insufficient
- posted warnings are unnecessary or will be ineffective; customers either already know this or won't read the signs
- if products aren't authorized for sale under the Food and Drug Act then they shouldn't be sold; retailers are illegal and should be shut down
- similar warnings aren't found in other businesses or on other potentially harmful products

e) Storefront medical marijuana retailers must not deliver or mail products to customers.

Survey results:

#### Do you support this proposed regulation?

Response	Chart	Percentage	Count
Yes		29.3%	350
No		57.2%	684
Unsure		13.5%	162
<b>Total Responses</b>			<b>1196</b>

Comments in support:

- delivery or mailing means there is no control over who receives the product; minors may be able to access without proving their age
- mail order of marijuana is already available through Federally-licensed producers; storefront retailers would be competing against them
- pharmacists don't mail drugs to customers
- storefront sales allow for face to face consultation
- mailing or delivering marijuana is illegal and could be considered as trafficking
- greater risk of theft

Comments in opposition:




- customers in remote areas may have no other source of products
- some customers may be too ill or otherwise unable to attend at a retailer to purchase products
- mail order is the only legal way to distribute medical marijuana
- pharmacies and liquor stores offer delivery
- no distribution of marijuana should be allowed



**Topic: Proposed regulations to address neighbourhood impacts:**

f) Storefront medical marijuana retailers must be at least 200 m from schools and other storefront medical marijuana retailers. (In practice, this would be accomplished through changes to the City's zoning regulation bylaw. There are a number of factors that would impact whether or not rezoning would be required for existing retailers.)

Survey results:

Response	Chart	Percentage	Count
Yes		52.0%	606
No		32.9%	384
Unsure		15.1%	176
<b>Total Responses</b>			<b>1166</b>

Comments in support:

- reduces exposure of minors to marijuana; makes marijuana less accessible to minors
- there are too many existing storefronts; this proposed regulation may lower the numbers
- appropriate that proposed regulation is similar to process for liquor stores
- gives the community a voice in the rezoning process
- may prevent overabundance of stores in some neighbourhoods; a diversity of retail uses in a neighbourhood is preferred

Comments in opposition:

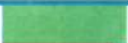


- retailers should be a lesser/greater distance from schools and/or each other
- marijuana shouldn't be sold from retail storefronts; these businesses are illegal
- inconsistent with rules in place for bars, pharmacies and/or tobacco retailers, which aren't required to be a certain distance from schools or each other
- if there is an age restriction to enter retailers, then proximity to schools is not an issue
- clustering of businesses is preferable to having them spread out
- not fair to existing businesses that are too close to schools or other retailers
- should also include a minimum distance from other locations frequented by minors, such as recreation centres, parks, daycares and/or playgrounds
- minors should be exposed to marijuana
- rezoning process will be onerous and expensive
- customers may be impacted if businesses have to relocate or close
- number of available licences should be limited instead
- interferes with the free market economy
- distance should be measured by road, not as the crow flies



g) Medical marijuana-related businesses must not allow the consumption of marijuana on the premises.

Survey results:

**Do you support this proposed regulation of not allowing the consumption of marijuana on the premises?**

Response	Chart	Percentage	Count
Yes		46.1%	538
No		41.3%	482
Unsure		12.5%	146
<b>Total Responses</b>			<b>1166</b>

Comments in support:




- similar to rules in place at liquor stores for consumption of alcohol
- similar to rules in place for smoking tobacco in public or in a workplace
- consumption on the premises will promote loitering
- consumption on the premises poses a health and safety risk to workers
- other customers/neighbours shouldn't be exposed to marijuana smoke or odours
- consumption in a public place is illegal
- medicine should be consumed at home
- customers may become impaired and then drive
- staff on site will not be able to control consumption, side effects

Comments in opposition:

- a safe place for consumption is necessary for some people; some people cannot smoke at home
- people have a right to use medications wherever they are
- consumption on site will prevent people from consuming on the streets
- there are supportive/social benefits associated with consuming with others
- customers should be allowed to try products before buying
- alcohol can be consumed on site at bars and pubs
- consumption on site can allow staff to demonstrate safe and appropriate usage and monitor customers
- consumption should be allowed as a separate type of business
- people in pain may need to medicate immediately and won't be able to wait until they get home

h) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.

Survey results:

Response	Chart	Percentage	Count
Yes		68.0%	796
No		21.3%	249
Unsure		10.7%	125
<b>Total Responses</b>			<b>1170</b>

Comments in support:

- marijuana has a strong odour
- the odour may be unacceptable to some neighbours and they should not be forced to smell it
- children shouldn't be exposed to the smell of marijuana
- odour may affect patrons or staff of neighbouring businesses; could drive customers of neighbouring businesses away
- odour may be enticing to minors
- odour may reduce neighbouring property values
- staff and customers of the retailer should have clean air to breathe

Comments in opposition:


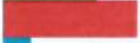

- other businesses that produce odours aren't subject to this type of requirement (e.g., coffee roasters, soap shops, breweries, restaurants)
- there is no odour coming from retailers
- the odour of marijuana is not offensive/harmful
- not necessary if smoking isn't allowed on the premises
- proposed regulation is too vague
- compliance will be too expensive

**Topic: Proposed regulations to address security concerns:**

- i) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.

Survey results:

**Do you support this regulation that medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.?**

Response	Chart	Percentage	Count
Yes		36.7%	422
No		52.6%	606
Unsure		10.7%	123
<b>Total Responses</b>			<b>1151</b>

Comments in support:

- late night sales are probably for recreational purposes, not medical purposes
- reduces potential neighbourhood impacts from late night traffic
- may assist with robbery and crime prevention
- ensures safety of employees
- allows sufficient opportunity for working customers to obtain their marijuana
- don't want to attract "the bar crowd" with late night hours

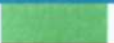


Comments in opposition:

- make opening hours even stricter
- it's illegal; retailers shouldn't be open at all
- closing time should be extended to 10 or 11 pm
- should follow same rules as liquor stores/pharmacies
- patients should be able to access marijuana whenever they want; some people may not be able to get to a retailer during these hours
- businesses should be able to set their own hours based on market demand
- other businesses can stay open as long as they want
- there is no harm in being open past 8 pm
- if hours aren't convenient, customers will have to access marijuana through street dealers

j) No other business can be conducted on the premises of a storefront medical marijuana retailer.

Survey results:

**Do you support this regulation that no other business can be conducted on the premises of a storefront medical marijuana retailer?**

Response	Chart	Percentage	Count
Yes		38.3%	440
No		40.9%	469
Unsure		20.8%	239
<b>Total Responses</b>			<b>1148</b>

Comments in support:

- harder to regulate if more than one business on the premises
- other businesses may lead to access by minors
- no need to sell other products
- health and safety/contamination could be concerns if another business conducted on the premises
- same model as liquor stores
- retailers are there to serve patients; specialization leads to better informed staff and better products

Comments in opposition:

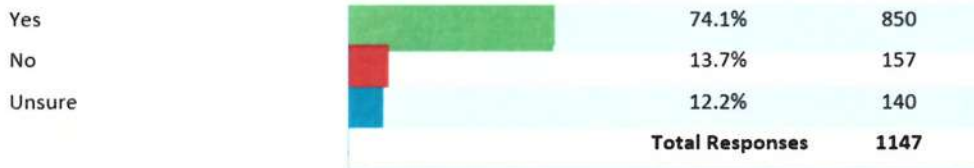
- other businesses can create a more inviting environment
- health services/paraphernalia sales/art sales/consulting/cafes should be allowed
- similar restrictions aren't in place for pharmacies
- should be no restriction on what businesses want to sell; limits economic growth/free market economy
- proposed regulation is unclear; need for regulation is unclear



k) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:

- At least two employees must be on duty, and
- Windows must not be blocked

Survey results:



Comments in support:

- enhances safety of employees, customers and neighbourhoods
- robberies have occurred at Victoria dispensaries
- unblocked windows allow the public to see into the establishment
- will deter criminal activity
- blocked windows are aesthetically unappealing/bad for downtown vitality

Comments in opposition:

- similar rules are not in place for liquor stores, pharmacies, tobacco retailers
- if windows are unblocked, children will be able to see inside
- lack of privacy for purchasers
- financial impacts on businesses to have two staff on duty
- businesses would be safer if windows were blocked
- more security requirements should be in place, e.g., security guards
- unlikely that these measures will deter criminal activity






I) Any business that keeps marijuana on the premises must submit the following as part of their initial business licence application and on each renewal:

- A security plan
- Police information check for the applicant and every on-site manager
- Proof of a security alarm contract
- Proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased

Survey results:

**Do you support the above four measures relating to security?**

Response	Chart	Percentage	Count
Yes		77.5%	889
No		13.4%	154
Unsure		9.1%	104
<b>Total Responses</b>			<b>1147</b>

Comments in support:

- minimizes risk of criminal activity/involvement
- will improve the safety of the business owners, employees, patrons and landlords
- retailers are high risk establishments; high risk for robberies
- reflect best practices/common sense for any business

Comments in opposition:




- pharmacies/liquor stores/other businesses aren't subject to these regulations
- too much red tape for businesses
- will reduce access for customers
- police information checks should not be required/are discriminatory; business owners may have marijuana-related convictions
- police information checks should be expanded to all employees
- individual businesses can make their own decisions about security

m) Any business that keeps marijuana on the premises must implement the following security measures:

- Video surveillance cameras must be installed and monitored.
- A security and fire alarm system must be installed and monitored at all times.
- Valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.

Survey results:

**Do you support the above three measures relating to security?**

Response	Chart	Percentage	Count
Yes		78.4%	898
No		12.5%	143
Unsure		9.1%	104
<b>Total Responses</b>			<b>1145</b>

Comments in support:

- will deter robberies and break-ins
- sale of marijuana is particularly open to illegal activity
- similar to requirements for other types of businesses; reflect best practices
- will ensure the safety of customers, staff and neighbourhood
- robberies have occurred at retailers

Comments in opposition:

- increases the cost of operations, which will affect customers
- individual businesses can make their own decisions about security
- not required for other types of businesses
- video surveillance is invasive/presents privacy issues

**Topic: Proposed Business Licence Fee**

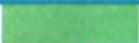


The proposed business licence fee range for storefront medical marijuana retailers has been determined based upon an estimate of the costs required to administer this type of licence, on a cost recovery basis.

Proposed annual licence fee:

At this time, it is anticipated that the annual licence fee for storefront medical marijuana retailers would likely be between \$4,000 and \$5,000.

Survey results:

**Do you support this proposed business licensing fee for storefront medical marijuana retailers?**

Response	Chart	Percentage	Count
Yes		51.1%	663
No		26.4%	343
Unsure		22.5%	292
<b>Total Responses</b>			<b>1298</b>

Comments in support:

- all businesses operating in the City need to obtain business licences and pay a reasonable fee
- the fee seems appropriate given the type of product sold and the profits that are being made
- the fee will be a good source of revenue for the City that can be re-invested in the community
- the fee will cover the extra costs of policing
- the fee may discourage some retailers from opening

Comments in opposition:




- fee is too low
- fee is too high compared to what other businesses pay
- the City shouldn't be licensing these businesses; they are illegal
- prices for products will increase because businesses will need to recover the fee from their customers
- fee should be lower for non-profits



**Topic: General Approach**

After reading through the proposed regulations for medical- marijuana related businesses in Victoria, do you support this general approach of regulation?

Survey results:

Response	Chart	Percentage	Count
Yes		65.3%	742
No		19.5%	221
Unsure		15.2%	173
<b>Total Responses</b>			<b>1136</b>

Comments in support:

- regulation is required/better than the current situation
- attempts to keep children, neighbourhoods and the public safe
- allows local government to have some control
- reflects normal business practices
- represents public opinion
- will help to legitimize the industry
- strikes appropriate balance between ensuring access and protecting minors, customers and staff
- most regulations are reasonable

Comments in opposition:

- the City shouldn't be regulating an illegal substance; shut these businesses down
- businesses should be treated like other businesses selling medications or alcohol; marijuana businesses are being singled out
- regulations should go further
- regulations should do more to limit the number of stores
- regulations are too strict/may limit access or increase prices, or drive customers to black market
- perpetuates stigmatization of marijuana and its users
- doesn't address concerns including quality control, product source
- some of the proposed regulations are not within the City's jurisdiction
- many of the requirements aren't justified; concerns are perceived rather than evidence-based; no concerns with current operations
- many of the requirements should be at the discretion of individual businesses
- many have the potential to have negative impacts on the most disadvantaged customers
- educating youth is a better answer than some of the proposed regulations
- appears to be a money grab
- doesn't make sense to regulate now if federal government will be legalizing

**Appendix B – Compilation of all Phase Two Engagement Feedback**

(provided as separate document)

Engagement Feedback

# Proposed Regulations for Medical Marijuana-Related Businesses in Victoria

February-March 2016



**Contents:**

Town Hall Written Submissions – 8 pages  
Town Hall Speaker Presentations -  
Email Submissions  
Phase 2 Complete Survey Results





## Appendix C – Issues and Analysis

### *Definition of Terms Used in the Regulations*

The recommended regulations outlined in this report distinguish between several different types of medical marijuana-related businesses:

- “storefront medical marijuana retailers,” which includes any business distributing medical marijuana to customers directly from a retail storefront. These include non-profit compassion clubs and for-profit businesses.
- “businesses that keep marijuana on the premises,” which includes bakeries and other production facilities and storefront medical marijuana retailers. It does not include Health Canada-authorized licensed producers, which are already subject to stringent federal regulations regarding facility construction and security.
- “businesses that allow consumption of marijuana on site,” which includes any business, whether or not it distributes marijuana, which allows for the consumption of marijuana or products containing marijuana on site. This would include smoking lounges and vapour lounges.

References to “medical marijuana-related businesses” includes all medical marijuana-related business types, regardless of whether they keep or sell marijuana on the premises. This includes paraphernalia shops, medical marijuana consulting services, storefront medical marijuana retailers and medical marijuana bakeries or production facilities.

### *Analysis of Proposed Regulations*

#### 1. Sale of edible products

Many medical marijuana-related businesses operating in Victoria sell capsules, oils, baked goods, candy and other food products containing marijuana. Many of these edible products appear to come from unregulated production facilities. Labelling and packaging varies significantly. Product labels may include the amount of active ingredients (i.e., THC and CBD), the number of doses in the product, a list of other ingredients, dosing instructions and/or health and safety warnings. Some come in child-proof or opaque packaging.

Customers may prefer to purchase and ingest marijuana in edible products for a variety of reasons. Marijuana has different medicinal effects depending upon whether it is inhaled, consumed sublingually or consumed orally. Inhalation may cause irritation of the throat and lungs. Some customers may be too ill or otherwise unable to prepare their own food products using cannabis oils or extracts.

The recent Supreme Court of Canada decision in *R. v. Smith* confirmed that persons with medical authorizations can possess and use cannabis derivatives, including edible products, for medical purposes. Health Canada has responded by allowing licensed producers to produce and sell cannabis oil and fresh marijuana buds and leaves, in addition to dried marijuana.

The primary concerns associated with the sale of edible products containing marijuana are that consumers will overestimate the required dosage or that others will accidentally ingest the products. Some edible products for sale in Victoria retailers are not labelled with information regarding recommended dosage or active ingredients. Products that appeal to children, such as candies, are of particular concern. Anecdotal information provided by the Chief Medical Health Officer with Island Health indicates that hospitalizations due to accidental ingestion of edible products containing marijuana have increased with the increase in medical marijuana-related businesses.



A secondary concern associated with the sale of edible products is food safety. Food products that are not properly prepared, stored and handled may become contaminated or produce toxins or disease-causing microorganisms. Island Health's Environmental Health Officers currently have no involvement with storefront medical marijuana retailers, because the products sold are pre-packaged and would be considered to be low-risk from a food safety perspective. A bakery producing medical marijuana products would be inspected by Island Health for compliance with sanitation and safe food handling practices applicable to any bakery business. Island Health does not regulate marijuana content, packaging or labelling of baked products. Because these products are being produced and sold outside of the federal regulatory regime for medical marijuana, usual federal oversight in areas such as product labelling is lacking.

During the first phase of engagement, the Chief Medical Health Officer with Island Health expressed support for a ban on edible products that is consistent with the City of Vancouver's approach to the issue. The majority of participants in the second phase of engagement were opposed to a ban on the sale of medical products. 74% of survey participants were opposed, as were speakers at the town hall. Comments in opposition included:

- many customers prefer to consume marijuana in edible products; many do not want to smoke or are unable to smoke in their homes
- customers may not be able to bake their own food products
- edible products are a more effective form of medication for some customers
- smoking is damaging to the lungs, and
- a range of products allows customers to have variety.

The City has no authority to implement many of the measures that could effectively address the health and safety concerns associated with edible products, such as requirements for mandatory testing, labelling and packaging. However, the majority of engagement participants have expressed their opinion that the benefits associated with the availability of edible products are significant and outweigh any health and safety concerns. For this reason, a restriction on the sale of edible products is not recommended. Recommended regulations regarding health and safety warning signs may mitigate some concerns.

## 2. Regulation of business locations

Storefront medical marijuana retailers are not currently a defined use under the Zoning Regulation Bylaw because storefront sale of marijuana is illegal under federal laws. Other types of medical marijuana-related businesses are also not specifically defined uses under the Zoning Regulation Bylaw. It is anticipated that the federal government will be amending marijuana laws in the near future but it is unlikely that such amendments will fully address issues that are traditionally a concern for local governments. Therefore, it is important for the City to enact regulations that properly manage any potential negative community impacts of marijuana related businesses so that these regulations are in place should storefront distribution of marijuana become legal in Canada.

Concerns regarding minors' access or exposure to marijuana can be mitigated by regulations that restrict storefront medical marijuana retailers from operating close to schools or other locations where minors gather. Many jurisdictions that allow medical marijuana-related businesses use this approach. For example, Vancouver prohibits businesses from locating within 300 metres of schools, community centres or neighbourhood houses. In Portland, medical marijuana businesses must be at least 1000 feet (approximately 300 metres) from schools. In Denver, medical marijuana businesses must be at least 1000 feet from schools and child care establishments.



Some jurisdictions also regulate the proximity between medical marijuana businesses. These type of business proximity restrictions may be used to mitigate neighbourhood impacts, avoid clustering of businesses and limit the total number of businesses. In Vancouver, businesses must be at least 300 metres from one another. In Portland and Denver, businesses must be at least 1000 feet apart.

The only other business type in Victoria that is regulated in terms of its proximity to schools and other businesses of the same type are liquor retail stores. Under the Zoning Regulation Bylaw and the City's recently amended Liquor Retail Store Rezoning Policy, new liquor retail stores require a zoning amendment in order to permit that use and should be located at least 200 metres from an elementary or secondary school or an existing liquor retail store.

Access by minors has been a commonly expressed concern during both phases of engagement. During the first phase of engagement, the Greater Victoria School District No. 61 indicated that they would like to see a zoning policy in place for medical marijuana-related businesses that is similar to that for liquor retail stores. During the second phase of engagement, 52% of survey respondents were in favour of a 200 m distance requirement between retailers and schools and between retailers. Comments in support of the proposed regulation from engagement participants included:

- reduces exposure of minors to marijuana; makes marijuana less accessible to minors
- there are too many existing storefronts; this proposed regulation may lower the numbers
- gives the community a voice in the rezoning process, and
- may prevent overabundance of stores in some neighbourhoods; a diversity of retail uses in a neighbourhood is preferred.

Comments in opposition included:

- retailers should be a lesser/greater distance from schools and/or each other
- if there is an age restriction to enter retailers, then proximity to schools is not an issue
- clustering of businesses is preferable to having them spread out
- not fair to existing businesses that are too close to schools or other retailers
- should also include a minimum distance from other locations frequented by minors, such as recreation centres, parks, daycares and/or playgrounds
- minors should be exposed to marijuana
- rezoning process will be onerous and expensive, and
- customers may be impacted if businesses have to relocate or close.

In keeping with the feedback from a majority of survey respondents, an amendment to the Zoning Regulation Bylaw is recommended that prohibits storefront marijuana retailers as a use in all zones unless expressly permitted. A proposed policy to guide rezoning applications is attached as Appendix D. The policy indicates that retailers should be at least 200 m from public or independent elementary or secondary schools, and other retailers. Although there is no intention at this time to licence or allow storefront sales of marijuana for recreational purposes in Victoria, in preparation for any future legalization of marijuana sales, the recommended Zoning Regulation Bylaw amendment and policy have been drafted to apply to any retail storefront sales of marijuana.

This recommendation could impact current storefront retailers. Each business location would need to be rezoned to allow marijuana sales as a permitted use. Appendix E includes two maps: the first shows the locations of the 32 known storefront medical marijuana retailers operating in Victoria, as well as the locations of elementary and secondary schools. 200 m "buffer zones" are drawn around each business location. The second map is an enlarged view that shows only the downtown area. Although these maps do not provide sufficient detail for precise distance calculations, it appears that no businesses are currently operating within 200 metres of an active public or private



school; however, particularly in the downtown area, at least one-half of businesses are operating within 200 metres of one another.

The rezoning process for current storefront retailers could be managed in several ways. One possible approach would mirror the City's typical rezoning process. Each storefront retailer would have to apply for a rezoning, which would include a community meeting hosted by the appropriate Community Association Land Use Committee (CALUC) and a public hearing before Council. Based on experience with liquor retail store rezoning applications, it is estimated that each of these applications will take an average of 70 to 100 hours of staff time and take at least six months to complete. Similar to liquor retail store rezoning applications, storefront marijuana retailer rezoning applications will likely involve considerable discussion and liaison with senior governments and other City departments. There is also typically a significant amount of community involvement and questions regarding liquor retail store rezoning applications both before and at the Public Hearing. CALUCs often need a significant amount of staff support.

Alternatively, Council could undertake a City-initiated rezoning process of all locations with existing storefront retailers. If Council chooses this approach, amendments to the Zoning Regulation Bylaw to allow storefront marijuana retailers as a permitted use at all current business locations would be brought forward for two readings at the same time as the general bylaw amendments that would prohibit storefront marijuana retailers as a permitted use in all zones. A public hearing would be scheduled, at which time individuals could present their views to Council on the general amendments and/or one or more of the locations being considered for a rezoning. Although all CALUCs would be provided with notice of the public hearing and the proposed bylaw amendments, no individual CALUC meetings for each business location would be required. This approach would require significantly less overall time and effort from both applicants and staff but would provide less opportunity for community input (e.g., no individual CALUC meetings) and less staff analysis of unique circumstances of each site.

Although it will require additional time and resources to implement, the recommended approach is to use the typical rezoning process for management of storefront retailer rezoning because it would provide for proper neighbourhood consultations and full staff analysis of each application.

### 3. Mailing and delivering products

A medical marijuana retailer loses the ability to screen customers and prevent purchases by minors if sales are conducted via mail or other form of delivery. Vancouver's regulations include a prohibition against the mailing or delivery of products. Denver and Portland also prohibit mailing of products from medical marijuana retailers.

Several storefront retailers have indicated that they do provide delivery service to members that are unable to attend at the business premises because of illness or mobility challenges. Others have indicated that they mail products, including to members who have moved out of town.

57% of survey respondents were opposed to a prohibition against mailing and delivery of products. Several speakers at the town hall were also opposed. Comments in opposition to this proposed regulation included:

- customers in remote areas may have no other source of products
- some customers may be too ill or otherwise unable to attend at a retailer to purchase products
- mail order is the only legal way to distribute medical marijuana, and
- pharmacies and liquor stores offer delivery.



The health and safety concerns associated with the mailing or delivery of products appear to be outweighed by the benefits that a mail or delivery service may provide to customers who are unable to attend at a storefront retailer. For this reason, a prohibition against the mailing or delivery of products is not recommended.

#### 4. Consumption on the premises

Marijuana can impair concentration, coordination, and judgment. Consumption of marijuana at a business can impair an individual's ability to safely drive or otherwise travel from the business. Liquor consumption poses similar concerns and a similar prohibition against consumption on the premises is in place for BC liquor retail stores. Consumption of liquor is only allowed at licensed establishments where staff are trained and available to monitor consumption and any resulting impairment.

Smoking marijuana at a business is of particular concern. Current CRD prohibitions against smoking in or near a building apply only to tobacco. Smoke from any source is harmful to lung health and second-hand marijuana smoke will be an irritant to some customers. Marijuana smoke can also exacerbate odour concerns.

Participants in the second phase of engagement expressed differing views regarding consumption on the premises. 46% of survey respondents supported the proposed regulation prohibiting consumption on site. 41% were opposed. A number of individuals presenting at the town hall spoke in favour of allowing consumption on-site at storefront retailers.

Comments from engagement participants in support of a prohibition against consumption on the premises included:

- consumption on the premises will promote loitering
- consumption on the premises poses a health and safety risk to workers
- other customers/neighbours shouldn't be exposed to marijuana smoke or odours
- consumption in a public place is illegal
- customers may become impaired and then drive, and
- staff on site will not be able to control consumption and manage side effects.

Comments in opposition included:

- a safe place for consumption is necessary for some people; some people cannot smoke at home
- consumption on site will prevent people from consuming on the streets
- there are supportive/social benefits associated with consuming with others
- customers should be allowed to try products before buying
- consumption on site can allow staff to demonstrate safe and appropriate usage and monitor customers, and
- people in pain may need to medicate immediately and won't be able to wait until they get home.

While there appear to be some benefits to allowing the consumption of products on site at a storefront retailer, the potential impacts to staff, other customers and neighbours are of concern. Vancouver, Portland and Denver prohibit consumption on site for medical marijuana retailers. The vast majority of storefront retailers currently operating in Victoria do not allow consumption on site. Staff are aware of only one business that has an on-site smoking/vaping room.



It is recommended that consumption of marijuana on-site at all medical marijuana-related businesses be prohibited. This would include a prohibition against consumption at businesses that distribute marijuana, as well as a prohibition against the operation of stand-alone smoking or vaping lounges. To bring these regulations into effect, it is recommended that:

- a prohibition against consumption on-site be included in the proposed new Medical Marijuana-Related Business Regulation Bylaw, and
- the Zoning Regulation Bylaw be amended to include a prohibition against “businesses that allow consumption of marijuana on site” as a use in any zone of the City.

If Council wishes to allow consumption on-site, the preferred approach would be to consider allowing consumption on a case-by-case basis as part of a rezoning process. Consumption on the premises is properly considered as a land use matter, because it may raise concerns with neighbours and fundamentally alter the nature of the business being conducted at a particular location.

## 5. Opening hours

Late night hours raise concerns regarding both neighbourhood impacts and security. The three recent armed robberies at storefront medical marijuana retailers have occurred between 8 and 9 p.m. at night. Late night hours are also not consistent with a focus on medical, rather than recreational, marijuana.

A restriction on opening hours for storefront medical marijuana retailers is consistent with best practices from other jurisdictions. Vancouver’s regulations prohibit businesses from operating between 10 p.m. and 8 a.m. In Denver, marijuana retailers can’t be open past 7 p.m. Portland recently amended its permitted hours of operation for marijuana retailers. Retailers in Portland may now be open between 8 a.m. and 10 p.m.

A majority (53%) of survey respondents did not support a proposed regulation that restricted retailers from opening between 8 p.m. and 7 a.m. Comments in opposition included:

- make opening hours even stricter
- closing time should be extended to 10 or 11 p.m.
- patients should be able to access marijuana whenever they want; some people may not be able to get to a retailer during these hours
- businesses should be able to set their own hours based on market demand, and
- if hours aren’t convenient, customers will have to access marijuana through street dealers.

Comments from engagement participants who supported the proposed restriction included:

- late night sales are probably for recreational purposes, not medical purposes
- reduces potential neighbourhood impacts from late night traffic
- may assist with robbery and crime prevention
- ensures safety of employees, and
- allows sufficient opportunity for working customers to obtain their marijuana.

Based on the current opening hours of storefront retailers operating in the city, there would appear to be little impact on businesses and customers from the proposed restriction on opening hours. Many storefront retailers who participated in the first phase of engagement close by 8 p.m. Some indicated they were open until 10 p.m. As the impact appears to be minimal when compared to the potential benefits, a regulation restricting storefront retailers from opening between 8 p.m. and 7 a.m. is recommended.



## 6. Other business on the premises

The proposed regulations relating to minors on the premises, consumption and opening hours will be difficult for both businesses and enforcement agencies to monitor and enforce if multiple business activities are occurring on the premises. Vancouver prohibits the operation of any other business on the premises of a medical marijuana-related business. A similar restriction was proposed for storefront retailers operating in Victoria.

Survey respondents were not clearly in support or opposed to this proposed regulation. 41% of respondents did not support the proposed regulation; 38% did support, and 21% were unsure. Many respondents indicated that they required more details on the types of businesses that would be prohibited.

The intention of the proposed regulation is not to restrict business activities that are related to the retail sale of medical marijuana, such as the sale of paraphernalia, the provision of medical marijuana consulting advice or the production of products containing marijuana. As the term is defined in the Zoning Regulation Bylaw, these could be considered as "accessory uses" that are normally incidental or normally associated with the principal use. Businesses of particular concern would include:

- coffee shops, restaurants or other similar types of businesses, where customers may wish to consume marijuana that they have purchased on the premises, and
- businesses that cater to, or are frequented by, minors.

To address these concerns, it is recommended that business on the premises of a storefront medical marijuana retailer be restricted to the sale of medical marijuana and accessory uses.

## 7. Business licence fee

The proposed regulations included an estimated annual business licence fee for storefront medical marijuana retailers of between \$4,000 and \$5,000. That proposed fee range was determined on a cost-recovery basis using the estimated cost of the resources required to administer and enforce the new regulatory scheme. A slight majority (51%) of survey respondents were supportive of the proposed fee. This proposed regulation had the highest number of "unsure" responses from survey respondents (23%). Many survey respondents indicated that they required further information on typical business licence fees in order to form an opinion.

The exact business licence fees applicable to the various types of medical marijuana-related businesses cannot be determined until Council direction on the recommended regulations and the proposed compliance and enforcement strategy is received. Recommended business licences fees will be brought forward for Council approval after this direction is received.

## 8. Other proposed regulations

The remainder of the proposed regulations received support from a majority of engagement participants and generated few significant concerns. These regulations are all recommended. The rationale for each of these recommended regulations is described in the table below.

Recommended regulation	Rationale
<p>a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.</p>	<p>There are health concerns associated with the consumption of marijuana by youth. A prohibition against minors on the premises is one way of limiting their access to marijuana. This is already standard practice among many medical marijuana-related businesses operating in Victoria. Vancouver's regulations include a similar provision. Denver and Portland also prohibit minors on the premises of medical marijuana retail businesses, unless the minor has a state-issued authorization to use marijuana for medical purposes.</p> <p>Some businesses allow minors on the premises if accompanied by a parent or guardian. Although a prohibition against minors on the premises may be inconvenient for some customers, an absolute prohibition is practical for both businesses and enforcement agencies to monitor and enforce.</p>
<p>b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.</p>	<p>There are health concerns associated with the consumption of marijuana by youth. Consumption by minors can be discouraged by minimizing their exposure to advertising that promotes use of marijuana. Of particular concern are any advertisements, promotions and product displays geared towards minors and suggesting that products are being sold for recreational, rather than medical, use.</p>
<p>c) Storefront medical marijuana retailers must post health and safety warning signs on the premises, such as:</p> <ul style="list-style-type: none"> <li>• Marijuana is not an approved drug or medicine in Canada.</li> <li>• Products have not been authorized for sale under the Food and Drugs Act. They have not been assessed for safety or efficacy to treat or prevent any disease or symptom.</li> <li>• Marijuana can impair concentration, coordination, and judgment. Do not operate a vehicle or machinery while under the influence of marijuana products.</li> <li>• For use only by adults nineteen and older. Keep out of the reach of children.</li> </ul>	<p>Signs will help to raise awareness among customers regarding health and safety risks associated with marijuana use. Similar "responsible use" programs are in place for liquor stores and other liquor licensed establishments in BC.</p> <p>Signs will also make it clear that products sold in storefront medical marijuana retailers have not been inspected or approved by any government agency. It will be important for customers to understand that a City business licence does not guarantee the safety or efficacy of the products sold.</p> <p>Other jurisdictions impose similar requirements on medical marijuana-related businesses. Under Health Canada regulations, licensed producers must provide customers with similar safety information. Washington State requires similar warnings in any marijuana-related advertising.</p>




Recommended regulation	Rationale
<p>d) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.</p>	<p>Dried marijuana emits a strong odour that many individuals find unpleasant. For some individuals, it can cause headaches or other physical symptoms. The odour can be detected upon entering most storefront medical marijuana retailers. Many businesses already utilize charcoal filter systems but, at some locations, the odour can also be detected outside the business premises.</p> <p>The City has received odour complaints from businesses and residents located near storefront medical marijuana retailers. Proper air filtration systems can effectively eliminate marijuana odour from outside of these businesses. Neighbouring businesses, their customers and residents should not be unnecessarily exposed to smells that they find offensive.</p>
<p>e) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:</p> <ul style="list-style-type: none"> <li>• a security plan</li> <li>• police information checks for the applicant and every on-site manager</li> <li>• proof of a security alarm contract, and</li> <li>• proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.</li> </ul>	<p>Medical marijuana-related businesses are likely to become a target for criminal activity or the involvement of organized crime. The best opportunity to screen for criminal involvement and ensure that businesses have appropriate security measures in place is at the time of licence application.</p>
<p>f) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:</p> <ul style="list-style-type: none"> <li>• at least two employees must be on duty, and</li> <li>• windows must not be blocked.</li> </ul>	<p>The possibility of theft of other criminal activities is minimized when passersby are able to see into a business from the exterior and multiple employees are on site. Vancouver's regulations include similar provisions.</p> <p>These proposed regulations will impact many existing storefront retailers, as many currently have opaque film on their windows, which will need to be removed. Most businesses who provided input indicate that they have at least two staff members on site at any time. Smaller businesses, which may have only one staff person on duty, will be impacted.</p>

Recommended regulation	Rationale
<p>g) Any business that keeps marijuana on the premises must implement the following security measures:</p> <ul style="list-style-type: none"> <li>• video surveillance cameras must be installed and monitored</li> <li>• a security and fire alarm system must be installed and monitored at all times, and</li> <li>• valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.</li> </ul>	<p>The consequences of a break-in or other security incident can be minimized by the use of video surveillance cameras and security alarm systems and by limiting access to marijuana and other valuables. Vancouver, Denver and Portland have similar regulations in place.</p> <p>The impact on business from these regulations is expected to be minimal. Many storefront medical marijuana retailers operating in Victoria have already implemented these types of security measures.</p>



## Appendix D – Proposed Storefront Marijuana Retailer Rezoning Policy

	<b>COUNCIL POLICY</b>	
	No.	Page 1 of 2
<b>CHAPTER:</b>		
<b>SECTION:</b>		
<b>SUBJECT:</b> Storefront Marijuana Retailer Rezoning		
<b>AUTHORIZED BY:</b>		
<b>EFFECTIVE DATE:</b>		<b>REVISION DATE:</b>

**A. PURPOSE**

The purpose of this policy is to outline the criteria that may be considered by City Council as part of a rezoning application to allow for a storefront marijuana retailer at a particular location. This policy is intended to guide applicants and City staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual rezoning applications, each of which will be evaluated on its own merits.

This policy was established in response to the anticipated legalization, or partial legalization, of marijuana by the federal government and the unregulated proliferation of storefront marijuana retailers. It is intended to address potentially adverse community impacts of marijuana-related businesses, including inappropriate exposure of minors to marijuana and undesirable concentration of marijuana-related businesses.

**B. DEFINITIONS**

**Applicant** means an applicant for a rezoning that would allow for a storefront marijuana retailer at a particular location.

**Storefront marijuana retailer** means a premises where marijuana or a product containing marijuana is distributed to customers directly from a retail storefront, whether done for profit or not.

**C. POLICY STATEMENTS*****Rezoning Considerations***

1. A storefront marijuana retailer should be in an established or planned retail location to minimize nuisance to nearby residential neighbours. This may be within a large urban village or town centre as identified in the Official Community Plan, within a commercial area identified in a neighbourhood plan or in a location zoned for other retail use.
2. A storefront marijuana retailer should be at least 200 m (in a straight line from closest lot line to closest lot line) from a public or independent elementary or secondary school.

3. A storefront marijuana retailer should be at least 200 m (in a straight line from closest lot line to closest lot line) from another lot where a storefront marijuana retailer is permitted, whether or not a storefront marijuana retailer is active or not. A reduced distance may be warranted in locations such as a large urban village, town centre or Downtown.
4. The off-street parking requirements applicable to retail stores as outlined in Schedule C of the Zoning Regulation Bylaw will apply to storefront marijuana retailers.
5. Only one storefront marijuana retailer will be allowed per lot.

***Application Process***

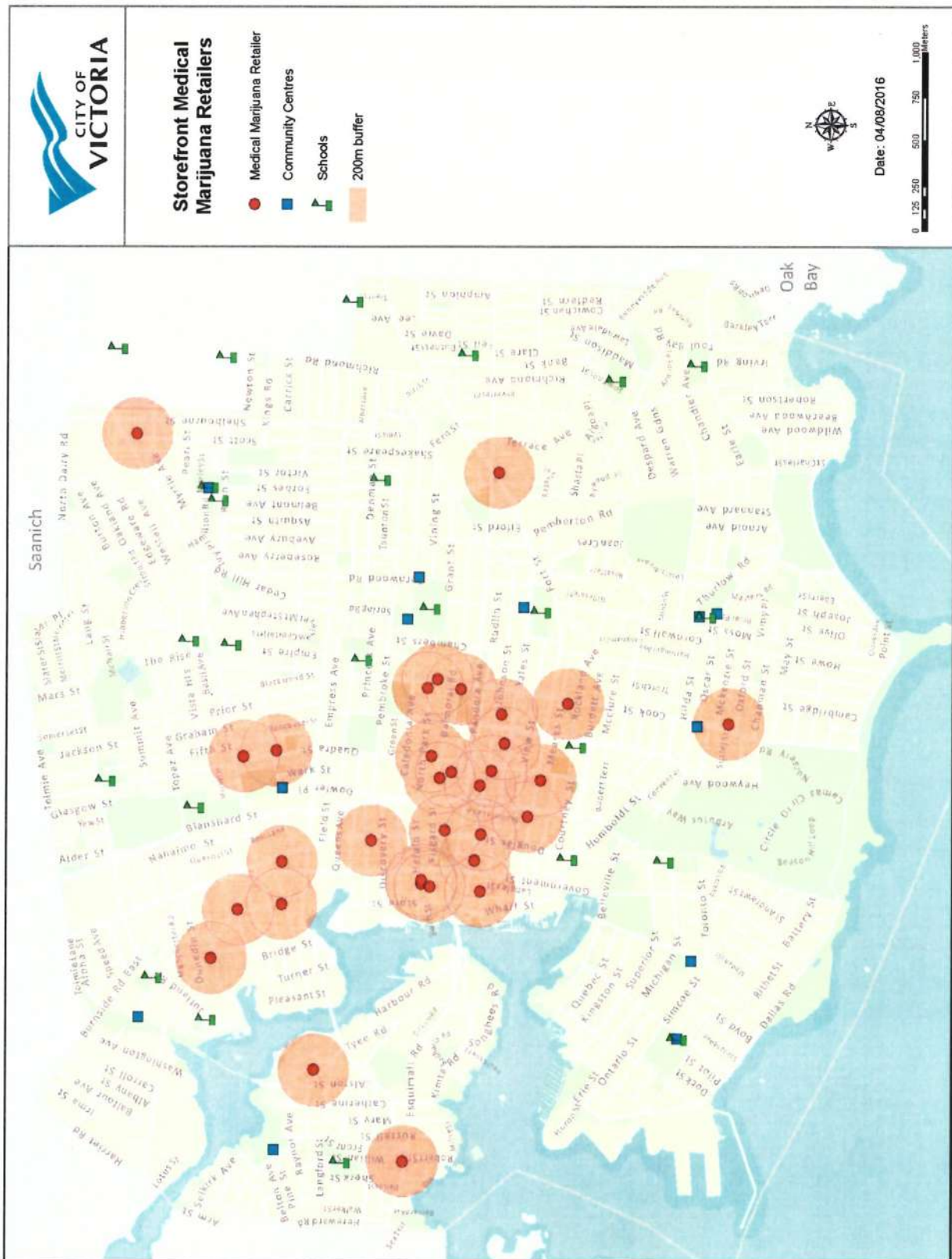
6. The applicant must undertake all of the standard processes required for a rezoning application. This will include participation in a Community Association Land Use Committee meeting (CALUC) prior to the submission of the application.
7. The City will refer the application to School District #61 and Victoria City Police for up to 30 days to ensure that their comments are considered in Council's decision.

**D. REFERENCES**

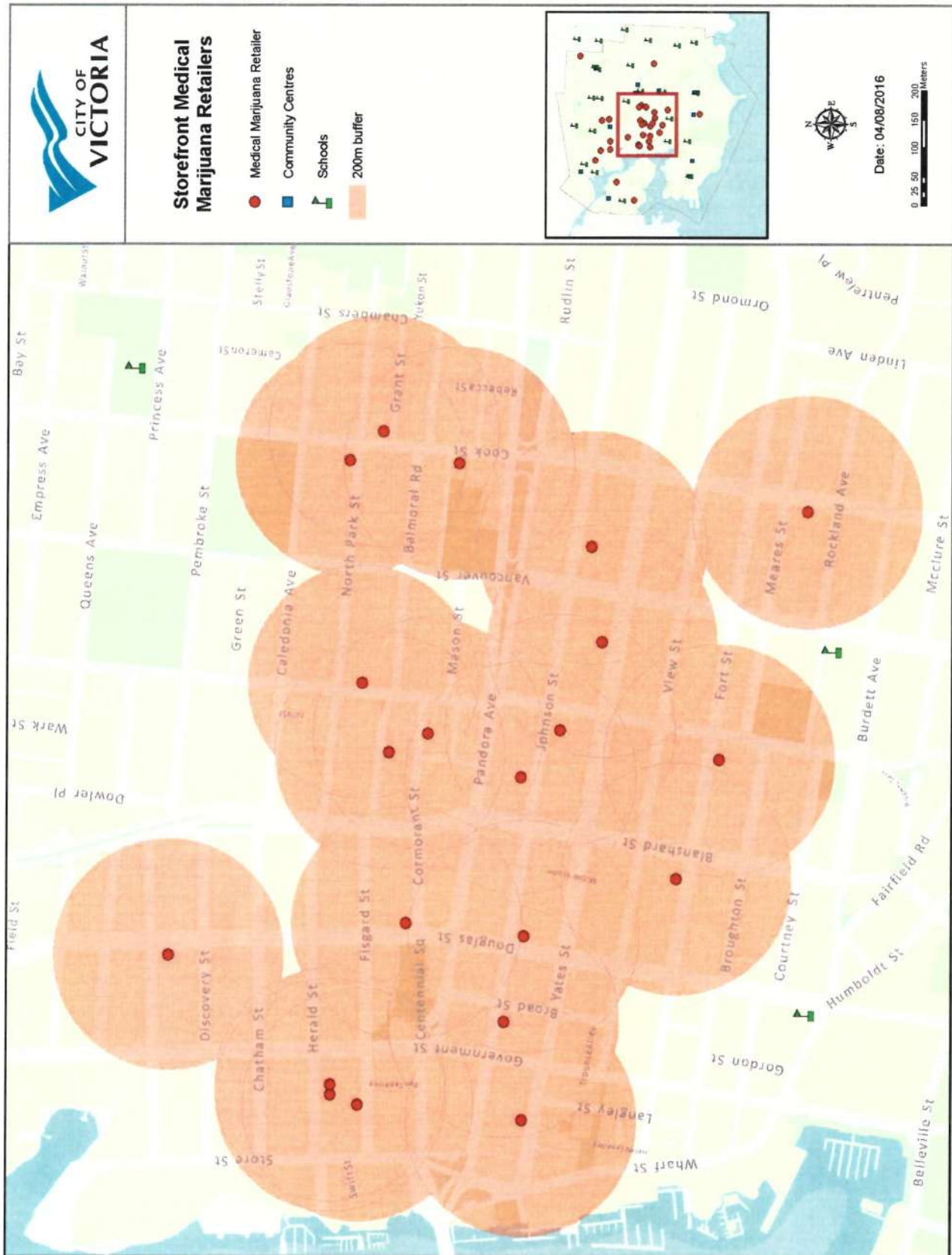
City of Victoria Zoning Regulation Bylaw, Bylaw No. 80-159

**E. REVISION HISTORY**

# Appendix E – Maps of Known Storefront Medical Marijuana Retailers with 200 m Buffer Zones









1054250

May 2, 2016

Mayor Lisa Helps (mayor@victoria.ca)  
and Councillors (see attached list)  
City Hall  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mayor Helps and Councillors:

I read with great concern your proposal to permit cannabis dispensaries to provide edible cannabis containing products to their clientele. While I understand that this position was supported by a majority of those in the community who were consulted- on the basis that they felt the benefits would outweigh the harms-such a conclusion is not based on the evidence. Nor is this position supported by public health officials in British Columbia and is directly contrary to the advice presented to you by Dr. Richard Stanwick, Chief Medical Health Officer for Vancouver Island Health.

I am attaching an evidence review provided by Dr. Patty Daly, Chief Medical Health Officer for Vancouver Coastal Health. She provided this letter to the then City Manager for the City of Vancouver. It lays out the rationale for prohibiting the sale of edible products containing cannabis derivatives, and supports the policy direction taken by that City, which was, and is, to ban edibles, but to permit the sale of cannabis oils.

I write to urge you and Victoria City councillors to reconsider this recommendation.

Respectfully,

P.R.W. Kendall  
OBC, MBBS, MHSc, FRCPC  
Provincial Health Officer

Attachments

pc: Dr. Richard Stanwick, Chief Medical Health Officer, Island Health  
Dr. Patty Daly, Chief Medical Health Officer, Vancouver Coastal Health



Council:

Councillor Marianne Alto [malto@victoria.ca](mailto:malto@victoria.ca)

Councillor Chris Coleman [ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)

Councillor Ben Isitt [bisitt@victoria.ca](mailto:bisitt@victoria.ca)

Councillor Jeremy Loveday [jloveday@victoria.ca](mailto:jloveday@victoria.ca)

Councillor Margaret Lucas [mlucas@victoria.ca](mailto:mlucas@victoria.ca)

Councillor Pam Madoff [pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)

Councillor Charlayne Thornton-Joe [cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)

Councillor Goeff Young [gyoung@victoria.ca](mailto:gyoung@victoria.ca)

June 22, 2015  
Dr. Penny Ballem  
City Manager  
[Penny.Ballem@vancouver.ca](mailto:Penny.Ballem@vancouver.ca)

Dear Dr. Ballem,

**Re: Regulation of Medical Marijuana Retail Outlets in Vancouver – Edible Products**

Thank you for the opportunity to provide advice to Mayor and Council on June 10, 2015 regarding the proposal to regulate medical marijuana retail outlets in Vancouver. As I indicated in my presentation of June 10 2015, I support the plan to permit sale of dried marijuana and marijuana oil (including in the form of labelled tinctures or capsules) in licensed retail outlets, but no other edible products.

In light of the Supreme Court of Canada decision regarding access to various forms of marijuana for those holding Health Canada licenses for medical marijuana, and to respond to questions from members of the public regarding edible marijuana products, I am providing additional background information that may be of benefit as this issue is considered by City staff, Mayor and Council.

There are three reasons why the sale of edible marijuana products in retail outlets is a public health concern:

1. Marijuana products in the form of candies and baked goods are palatable and appeal to children, and as a result are an increasing cause of childhood marijuana poisonings due to inadvertent consumption.
2. The pharmacokinetics of edible marijuana are different than smoked marijuana, increasing the risk of intoxication and prolonged impairment among adults.
3. Edible marijuana products should be considered a form of marketing and promotion of a psychoactive drug to the general population by the marijuana industry, to expand sales and general use.

**Risk of Childhood Poisoning**

The most significant and important risk of edible marijuana products is that edibles in the form of candies, baked goods and sweetened beverages are appealing and palatable to children. Emerging and growing evidence from the United States, where these products are legally available in several states for medical or recreational use, is that they have caused an alarming increase in childhood marijuana poisonings.

Calls to Poison Control Centres can provide a signal of the increase in childhood poisonings related to marijuana. A study published this month (June 2015) examined reports of marijuana poisonings in children under 6 years of age in the U.S. National Poison Data System, which collects data from poison control centres across the country

(Onders et al, *Clinical Pediatrics* 2015). The study found that while there was no significant increase in reports from 2000 to 2006, there was an increase of 147.5% from 2006 to 2013. Most of this increase was from states that had legalized medical marijuana prior to 2000; in those states, the increase in calls over this period was a steep **609.6%**, or 25-30% per year, and the increase does not appear to be leveling off. The median age of exposure was 1.58 years. Of concern is that marijuana poisoning at this young age can cause serious consequences, including coma, respiratory depression and seizures. Of the nearly 2,000 case reports in the study, 7% required admission to a critical care unit. More than 76% of all cases ingested the marijuana, and the authors noted this high percentage was associated with the increasing popularity of marijuana food products, such as candy, cookies and brownies, which look and taste similar to their non-marijuana containing counterparts.

Also of concern, the authors noted that the rate of marijuana poisonings among children is associated with the prevalence of marijuana use in the adult population, which had risen to 7.5% among those 12 years of age and older in the U.S. in 2013. Prevalence of marijuana use among adults in B.C. is much higher, at 12.1% of those 15 years and older based on the 2011 Canadian Alcohol and Drug Use Monitoring Survey.

An earlier U.S. study of nearly 1,000 poison control centre reports of exposures in children up to age 9 years found very similar results, with a median age of exposure of under 2 years of age and 78% exposed by ingestion (Wang et al, *Annals of Emergency Medicine* 2014). In this earlier study, authors noted childhood poisonings in those states that had decriminalized marijuana were more likely to have moderate to major clinical effects and require critical care admission, which they attributed, in part, to the higher potency of THC, the active ingredient in marijuana, in edible products that are usually the source of childhood poisonings.

Finally, a published report from the emergency department of a Children's Hospital in Colorado before and after the expansion in medical marijuana licenses in October 2009 found no reported marijuana ingestions in children under 12 years of age in the 5 years prior to that date, but 14 cases in the 2 years following (Wang et al, *JAMA Pediatrics* 2013). Of the 14 cases, 8 required hospital admission and 2 were admitted to the intensive care unit. Of the 11 children where route of ingestion was known, 9 were exposed from food products. The authors noted that proponents of marijuana suggest it is safer than alcohol, but during the same study period only 2 children were seen in the same emergency department for ethanol ingestion; an 11-year-old who intentionally consumed alcohol, and a 2-year-old who consumed a household product containing ethanol. The authors attribute the increase in pediatric marijuana poisonings to the marketing and sale of medicinal marijuana in the form of edible products that are attractive and palatable to children; no other pharmaceutical agent, tobacco or ethanol is available in these forms.

These reports from the United States are early warning signals that the very recent but dramatic increase in marketing and sale of edible marijuana products poses a serious risk to young children, and that the risk is increasing every year. In BC, the provincial

Poison Control Centre received 203 reports of marijuana exposures from January 1, 2014 to June 10, 2015, and 14 (7%) were in children 0-5 years of age and a further 46 (23%) in children 6-19 years of age (Personal communication, Dr. Tom Kosatsky).

#### Pharmacokinetics of Edible Marijuana

The second public health concern regarding edible marijuana products is that the pharmacokinetics and metabolism of marijuana consumed in an edible form is different than when smoked, and can increase the risk of intoxication and impairment at *all* ages. Experts from the Colorado Department of Public Health, where medical marijuana was legalized in 2000 and recreational marijuana in 2014, have studied and reported on the issue of edible products (Ghosh et al, *New England Journal of Medicine* 2015). They note that there is great individual variability in the effects of ingested marijuana because of its absorption, making it difficult to know how much to consume, and that the peak psychoactive effects can be delayed up to 4 hours after ingestion, compared to seconds or minutes after inhalation of marijuana smoke. The effects of edible marijuana can also last much longer, up to 8 hours, impairing judgment and coordination in any activities undertaken during that period of time, including driving. Several researchers have noted the lack of standardized dosing and potency for edible marijuana products, and the tendency for producers of these products to increase their potency over time.

Robust surveillance systems for marijuana overdoses and poisonings do not yet exist in Vancouver, but an analysis of cases of marijuana toxicity seen at St. Paul's Hospital on the evening of April 20, 2015 (following a 4:20 demonstration in downtown Vancouver where marijuana products were widely marketed) provide compelling evidence of the risk of edible products after consumption by adults. Of 63 patients seen in the St. Paul's Emergency Department that evening with a diagnosis of marijuana intoxication or poisoning, 54 had a known route of exposure in their chart: 36 had consumed edible marijuana products alone, 5 had consumed edibles and smoked marijuana, and 13 had smoked alone. In summary, of those with a known route of exposure, **76% had consumed edible marijuana products.**

#### Edible Marijuana is a form of advertising and marketing

Finally, several researchers and public health experts have warned that the dramatic increase in the marketing and sale of edible marijuana products mirrors the growth of the tobacco industry more than a century ago (Levy 2013, Wang et al 2014, Volkow et al 2014, Ghosh et al 2015). In its early days, tobacco was available in loose-leaf format that people rolled into their own cigarettes; the mass marketing of manufactured, machine-rolled cigarettes dramatically increased tobacco use in the general population, when coupled with heavy marketing by the tobacco industry. Marijuana is already big business in North America and is expanding rapidly – it has been estimated in the U.S. that the marijuana industry had \$1.5 billion in sales in 2011 and will have reached \$3.3 billion by this year. With edible products, the industry has a drug format that is increasingly popular with the public and more socially acceptable than smoking, and is now being heavily marketed. And the marijuana industry, learning a lesson from the

history of tobacco, is increasing the concentration of the active drug (THC) in these products, just as the tobacco industry increased the content of nicotine in cigarettes in the mid 20<sup>th</sup> century.

While I have outlined some of the early warning signals of the harms associated with the increasing availability of edible marijuana products, it may take many years before these harmful effects are clear, and in the interim the industry has a window of product promotion unchecked by regulation. The history of the tobacco and alcohol industry has taught public health experts that it is very difficult to regulate these products after the fact, when they are already widely available and sold in the market place. The marijuana industry understands this history too, which is why they lobbied heavily in Colorado and Washington State for modest regulation of edible products – and they were successful.

In the absence of a regulatory framework for marijuana in Canada, Vancouver City Council has the opportunity to learn from the experiences in the United States and set the standard for a thoughtful regulatory approach to marijuana dispensaries, which will ultimately protect public health far better than either prohibition or unchecked sale and marketing. Prohibiting the sale of edible products is the most prudent approach to protect the health of the population, particularly of our children, and I strongly support this approach.

Sincerely,

Patricia Daly MD, FRCPC  
Chief Medical Health Officer



# Regulations for Medical Marijuana- Related Businesses in Victoria



## Background

- Significant increase in medical marijuana related-businesses since 2014
- Now at least 35 businesses, with 32 storefront retailers
- Some businesses having community impacts that are creating concerns for members of the public, VicPD and the City
- Federal government will introduce legislation in spring 2017 to legalize marijuana
- Changes to federal medical marijuana regime expected by end of August 2016



## Council Direction

In May 2015, direction to consult and bring forward for Council's consideration:

- proposed bylaw amendments aimed at mitigating community impacts and concerns associated with the operation of medical marijuana-related businesses, and
- a proposed education and enforcement strategy.



Regulations for Medical Marijuana-Related Businesses in Victoria

## Phase One Consultation

- First phase of feedback collected
- Survey showed strong support for regulatory scheme including age restrictions, security measures, signage and advertising restrictions, odor control and limits on number and location of businesses
- Best practices review completed
- Proposed regulations presented to Council in November 2015
- At that time, Council directed staff to communicate regulations and invite feedback online and at an engagement event



Regulations for Medical Marijuana-Related Businesses in Victoria

## Phase Two Consultation

- Focus was to collect feedback from the broader community on the proposed regulations
- 1,414 online surveys completed
- Over 250 attendees at open house and town hall
- Engagement participants were generally supportive of the proposed regulatory approach



Regulations for Medical Marijuana-Related Businesses in Victoria

## Regulations Proposed for Council's Consideration



Regulations for Medical Marijuana-Related Businesses in Victoria

## Edible Products

- Primary concerns are that consumers will overestimate the required dosage, or that others will accidentally ingest products
- Island Health supports ban on edibles
- Public feedback indicates strong opposition to ban on edibles
- Regulations regarding health and safety warning signs may mitigate some concerns
- Based on feedback received, a restriction on the sale of edible products is not being proposed



Regulations for Medical Marijuana-Related Businesses in Victoria

## Mail and Delivery

- Retailer loses the ability to screen customers and prevent purchases by minors if sales are conducted via mail or other form of delivery
- Survey respondents and town hall speakers were generally opposed to a prohibition against mail or delivery of products
- Mail and delivery service provides significant benefits to customers who are unable to attend at a storefront retailer
- Based on feedback received, a prohibition against mail and delivery of products is not being proposed



Regulations for Medical Marijuana-Related Businesses in Victoria

## Zoning Regulations

- Amendment to Zoning Regulation Bylaw recommended that will prohibit storefront retailers unless expressly permitted
- Proposed rezoning policy indicates storefront retailers should be at least 200 m from schools and other retailers
- Many current businesses are within 200 m of one another
- Typical rezoning process recommended
- Information on Development Services staff resource impacts to follow Council decision



Regulations for Medical Marijuana-Related Businesses in Victoria

## Business Regulations

- Storefront retailers must not be open between 8 p.m. and 7 a.m.
- Storefront retailers can only conduct “accessory uses” on the premises (intention is not to restrict related activities)
- No individuals under the age of 19 on the premises
- No advertising or promoting the use of marijuana to a minor
- Health and safety warning signs must be posted on the premises
- No consumption of marijuana on the premises



Regulations for Medical Marijuana-Related Businesses in Victoria



## Business Regulations

- An air filtration system must be installed and maintained
- Businesses must submit the following as part of their business licence application and annually:
  - a security plan
  - police information checks for the applicant and every on-site manager
  - proof of a security alarm contract, and
  - proof of ownership or legal possession of the premises.
- The following measures must be implemented while the business is open to the public:
  - at least two employees must be on duty, and
  - windows must not be blocked.



Regulations for Medical Marijuana-Related Businesses in Victoria

## Business Regulations

- Businesses must implement the following security measures:
  - monitored video surveillance cameras
  - monitored security and fire alarm system, and
  - valuables must be removed or locked in a safe at all times when the business is not in operation.



Regulations for Medical Marijuana-Related Businesses in Victoria

## Recommendations

1. Direct staff to bring forward for Council's consideration a Zoning Regulation Amendment Bylaw that prohibits in any zone of the City unless expressly permitted:
  - a) storefront medical marijuana retailers, and
  - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council's consideration a Medical Marijuana-Related Business Regulation Bylaw incorporating the approved regulations.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.



NO. 16-058

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw to define “storefront marijuana retailer” as a use and to restrict the location of this use.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1070)”.
- 2 The Zoning Regulation Bylaw No. 80-159 is amended in the General Regulations by adding the following as section 17 (3) of the general regulations:
 

“(3) Without limiting the generality of subsection (1), storefront marijuana retailer, whether as a principal or accessory use, is prohibited in all zones except where expressly permitted under this bylaw.”
- 3 The Zoning Regulation Bylaw No. 80-159 is amended in Schedule “A” – Definitions by:
  - (a) adding the following definition after the definition of “**Lowest Storey**”:
 

“**Marijuana**” means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis.
  - (b) adding the following definition after the definition of “**Split Level Dwelling**”:
 


“**Storefront Marijuana Retailer**” means premises where marijuana is sold or otherwise provided to a person who attends at the premises.”

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
Public hearing held on the		day of		2016
READ A THIRD TIME the		day of		2016
ADOPTED on the		day of		2016

CITY CLERK

MAYOR



	<b>COUNCIL POLICY</b>	
	No.	Page 1 of 2
<b>CHAPTER:</b>		
<b>SECTION:</b>		
<b>SUBJECT:</b> Storefront Marijuana Retailer Rezoning		
<b>AUTHORIZED BY:</b>		
<b>EFFECTIVE DATE:</b>		<b>REVISION DATE:</b>

## A. PURPOSE

The purpose of this policy is to outline the criteria that may be considered by City Council as part of a rezoning application to allow for a storefront marijuana retailer at a particular location. This policy is intended to guide applicants and City staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual rezoning applications, each of which will be evaluated on its own merits.

This policy was established in response to the anticipated legalization, or partial legalization, of marijuana by the federal government and the unregulated proliferation of storefront marijuana retailers. It is intended to address potentially adverse community impacts of storefront marijuana retailers, including inappropriate exposure of minors to marijuana and undesirable concentration of storefront marijuana retailers.

## B. DEFINITIONS

**Applicant** means an applicant for a rezoning that would allow for a storefront marijuana retailer at a particular location.

**Storefront marijuana retailer** means premises where marijuana is sold or otherwise provided to a person who attends at the premises.

## C. POLICY STATEMENTS

### *Rezoning Considerations*

1. A storefront marijuana retailer should be in an established or planned retail location to minimize nuisance to nearby residential neighbours. This may be within a large urban village or town centre as identified in the Official Community Plan, within a commercial area identified in a neighbourhood plan or in a location zoned for other retail use.
2. A storefront marijuana retailer should be at least 200 m (in a straight line from closest lot line to closest lot line) from a public or independent elementary or secondary school.
3. A storefront marijuana retailer should be at least 200 m (in a straight line from closest lot line to closest lot line) from another lot where a storefront marijuana retailer is permitted, whether or not a storefront marijuana retailer is active or not. A reduced distance may be warranted in locations such as a large urban village, town centre or Downtown.



4. The off-street parking requirements applicable to retail stores as outlined in Schedule C of the Zoning Regulation Bylaw will apply to storefront marijuana retailers.
5. Only one storefront marijuana retailer will be allowed per lot.

***Application Process***

6. The applicant must undertake all of the standard processes required for a rezoning application, except that the requirement to arrange and participate in a Community Meeting in relation to a rezoning application is waived unless it involves the construction of a new building, as allowed under section 8 of the Land Use Procedures Bylaw, 2016.
7. The City will refer the application to School District #61 and Victoria City Police for up to 30 days to ensure that their comments are considered in Council's decision.

**D. REFERENCES**

City of Victoria Land Use Procedures Bylaw, 2016, Bylaw No. 16-028  
City of Victoria Zoning Regulation Bylaw, Bylaw No. 80-159

**E. REVISION HISTORY**



## James Bay Neighbourhood Association

jbna@vcn.bc.ca

September 8<sup>th</sup>, 2016

Mayor and Council,  
City of Victoria.

**Re: Marijuana-related businesses: Policies and Proposed Bylaw**

Dear Mayor Helps and Council,

We wish to reiterate concerns previously stated with regards to the approach the City is taking regarding the legitimizing of the marijuana operations and activities in Victoria.

Many of these concerns, and positions, were raised by several CALUC representatives at a discussion hosted by Alison Meyers during the recent CALUC process review.

- Any rezoning bylaw to permit marijuana operations is premature while the sale of marijuana, under federal statute, is not permitted. Indeed, the legality of the City's proposal may be in question.
- Forwarding a rezoning prior to the establishment of federal, and perhaps provincial regulations and guidelines, may set the City onto a path that could not be easily reversed. Once rezoning takes place, it is very difficult, and usually very costly, to down-zone a property.
- Although we appreciate the attention paid to daycares and schools, we believe that if and when federal and provincial governments legalize and regulate the distribution and sale of marijuana, that more restrictive "buffer" zones will be obligatory.
- Recent national "surveys" undertaken by higher levels of government have suggested that an approach taken to the legalization of marijuana may follow the framework used for the distribution of alcohol and or prescription drugs.

The staff report identifies several concerns, and identifies problems experienced with the marijuana outlets that have sprung up throughout the city. But it does not adequately describe the social cost to our society, to residents who are being asked to pay the unintended costs of the normalization of drug use that is being proposed. On September 2<sup>nd</sup>, at the Mayor's Friday Drop-in, participants were introduced to a young couple's awful – awful – experience with a

... 2

- 2 -

marijuana business. They described being harassed and threatened, and how they now live in fear. Another resident spoke of parents who are worried, and need to decide whether they should continue living in Victoria; and whether they are introducing their children to a debilitating way of life, to drug culture.

JBNA recognizes its role in the CALUC process. The licensing, and rezoning of property to accommodate the distribution and sale of marijuana may greatly affect any neighbourhood; hence JBNA does not support the staff recommendation that the CALUC process, with the requirement for a local community meeting, be waived. Any rezoning would be a significant departure or change in use and demands full community review, at the neighbourhood level.

We suggest that, if Council wishes to continue on its path of liberalizing the use of drugs, it should support the position suggested at the CALUC-City discussions, namely one of "Temporary Use Permits" as a band-aid, providing the City the flexibility which may be needed months or years from now when the Federal and Provincial governments complete their review of the distribution and sale of marijuana.

Rather than discuss "mitigation" of the negative consequences of Council supporting this liberalization of drug use, we ask Council to apply the *Precautionary Principle*. There is no immediate need to legalize the distribution of marijuana, but there is a need to protect our residents who are already feeling the negative impacts of the City's approach to date.

Respectfully submitted,

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a horizontal line.

Marg Gardiner  
President, JBNA



1715 Government Street  
Victoria, BC  
V8W 1Z4

Mayor and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC  
V8W 1P6

September 7, 2016

**Re: Bylaws for Marijuana-Related Businesses**

Dear Mayor Helps and Council,

The federal government made public plans to legalize marijuana and subsequently the Provincial Government will be responsible for providing regulations regarding licensing for its distribution and sale. It would be reasonable to expect that a regulatory framework will be put in place that resembles the current Liquor Distribution and Licensing regulations.

The DRA LUC has reviewed the drafts for the proposed Bylaws for Marijuana related businesses and have made the following observations and recommendations:

- A rezoning bylaw at this point in time that prohibits the sale of marijuana in all zones in preparation for legalization and the establishment of a regulatory framework by senior government would be good public policy;
- Proceeding with rezoning of specific properties or accepting applications for such prior to legalization would be poor public policy;
- Until the Federal Government actually repeals the prohibition, the distribution and sale of Marijuana remains illegal. There is a strong indication that organized crime may be involved with some of these operations and there is currently no regulatory body or framework that administers criminal record checks for the operators;
- Proposed City bylaw may be offside with forthcoming regulations from Province particularly the proposed proximity of 200m;
- Liquor retailers are justifiably subject to proximity rules of 1000m and it is conceivable that this rule would not be different for future Marijuana regulations. The proposed proximity of 200m would adversely effect the Downtown and Harris Green

Neighbourhood by allowing a Marijuana retailer on every city block in the East West direction and every second block in the North South direction allowing for a total of well over 25 retailers within this single neighbourhood. The DRA strongly recommends the proposed proximity rules be amended to be more in line with current liquor retail proximity rules;

- DRA members feel uneasy creating a special zoning bylaw that allows this use in perpetuity before provincial regulations are established; and,
- Suggest that zoning bylaw prohibiting the sale of Marijuana be enacted but refrain from rezoning of properties until the Province creates regulations. "Temporary Use Permits" can be issued in the interim to achieve what Council intends until the Province acts.

The DRA recognizes the need for immediately implementing an amendment to the Zoning Regulation Bylaw that provides a definition of "storefront marijuana retailer" and corresponding restrictions on that use so as to not "Grandfather" the current operations contrary to future Provincial regulations. We strongly urge Council not to proceed with the actual rezoning of individual properties until the sale of Marijuana is legal and a regulatory system that includes criminal record checks are in place for the operators.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

cc COV Planning





## Council Report

For the Meeting of September 8, 2016

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**To:** Council **Date:** August 29, 2016  
**From:** Chris Coates, City Clerk  
**Subject:** Consultation Results - Marijuana-Related Business Regulation Bylaw

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### RECOMMENDATION

That Council:

1. Pass the motion included in Appendix A, to make two changes to the Marijuana-Related Business Regulation Bylaw, and
2. Give third reading to the amended Marijuana-Related Business Regulation Bylaw as amended.

### EXECUTIVE SUMMARY

On July 28, 2016, Council gave two readings to the proposed Marijuana-Related Business Regulation Bylaw, attached as Appendix B.

Council has directed the bylaw amendments contained in the proposed Marijuana-Related Business Regulation Bylaw. Extensive consultation on the proposed regulations has been done with businesses, however the addition of the advertising restrictions proposed by Council on May 12, 2016 had not been included. As required in s. 59 of the *Community Charter*, comments were invited from August 9-22, 2016. 14 email responses were received.

The consultation results are difficult to quantify, as the response topics varies; some comments were on the specific business regulations proposed, some on City regulating marijuana at all and others on the subject of marijuana generally. In general the responses indicate that people are opposed to the sign/advertising restrictions.

As a result of the comments heard through consultation and as a result of further discussion with stakeholders, two changes to the new bylaw are proposed. These changes will make the fees more equitable and will remove any ambiguity regarding on-site consumption of marijuana by prohibiting it at all businesses in the City.

### PURPOSE

The purpose of this report is to provide Council with the results of the required consultation with businesses on the proposed Marijuana-Related Business Regulation Bylaw.

### BACKGROUND

On July 28, 2016, Council passed a motion that directed the following actions:

1. Give first and second reading to the proposed Marijuana-Related Business Regulation Bylaw.
2. Invite comments on the additional proposed regulations for businesses via notice to affected businesses in accordance with section 59 of the *Community Charter*.

As required in s. 59 of the *Community Charter*, comments were solicited from existing medical marijuana related businesses through email, and generally through the City's website and social media, from August 9-22, 2016. The opportunity to comment was also included in the newsletter sent to community associations. Interested individuals were directed to the website where the proposed bylaw amendments were summarized and the bylaw amendments available for review. The advertising restrictions were the specific item highlighted for public comment. 14 Email responses were received. One social media discussion is also included.

As a result of the comments heard through consultation and as a result of further discussion with stakeholders, two changes to the new bylaw are proposed. These changes will make the fees more equitable and will remove any ambiguity regarding on-site consumption of marijuana by prohibiting it at all businesses in the City.

## ISSUES & ANALYSIS

### Consultation Results

Consultation was conducted from August 9-22, 2016. 14 responses were received, with responses divided up as follows:

- On the proposed business regulations
  - 9.5 opposed
  - 0.5 in favour
- On marijuana generally and the City's role in regulation
  - 1 in favour
  - 2 opposed
- 1 neutral response

Given the range of responses and the variety of topics that were addressed, the comments are summarized in the following table. The responses are included in their entirety in Appendix C.

Position	Summary of comments
In Favour of Proposed Business Regulations	<ul style="list-style-type: none"> <li>• Approves of sign restrictions</li> </ul>
Opposed to Proposed Business Regulations	<ul style="list-style-type: none"> <li>• Want to be able to have ATMs</li> <li>• Rezoning too time consuming</li> <li>• Call it cannabis</li> <li>• Signage restrictions too severe</li> <li>• Have same regs as all businesses, not more</li> <li>• Should encourage more businesses; should limit the number downtown</li> <li>• How do we control for criminal element</li> <li>• Should only be in pharmacies</li> <li>• Opposed to 8 pm closing time – should allow for later hours</li> <li>• Allow businesses to operate during rezoning</li> <li>• Do not allow accessory uses</li> </ul>
In Favour of Marijuana	<ul style="list-style-type: none"> <li>• Against marijuana being illegal but in support of age restrictions and quality control</li> </ul>

Opposed to Marijuana	<ul style="list-style-type: none"> <li>• Legal liability for the City of Victoria</li> <li>• Impacts of smoke and the new Cana Mall</li> </ul>
Neutral	<ul style="list-style-type: none"> <li>• Largely beneficial to dispensaries but may need to adapt to new federal regs</li> </ul>

The City promoted the opportunity to provide comments on social media, and some discussion was generated. That discussion is included in Appendix D, and consisted of a comment in favour of the rezoning policy buffer of 200 m from schools.

### Proposed Changes to the Bylaw

The following amendments to the *Marijuana-Related Business Regulation Bylaw* are proposed in Appendix A:

- Fee clarification
  - As enforcement and staff resources for marijuana-related businesses that have marijuana on the premises is similar to the storefront marijuana retailers, the proposed amendment will set both business licence fees at \$5,000. This will also ensure that businesses that offer delivery (e.g. through mail) have similar business licence fees to storefront retail operations.
- Prohibit consumption at all businesses
  - An amendment to the current Business Licence Bylaw is proposed to ensure that no marijuana consumption occurs at any business located in the City.

### New Federal Regulations

Some concern was expressed over the general legality of the City's role in regulating these businesses. The Federal Government introduced new regulations for medical marijuana on August 24, 2016, the Access to Cannabis for Medical Purposes Regulations. As part of announcing the new regulations, Health Canada restated their position that storefront sales, including dispensaries and compassion clubs – whether medical or non-medical sales – remain illegal. Despite this announcement, the City's position remains that the enforcement of these regulations is the responsibility of the Federal Government. Due to the proliferation of these stores, the City's regulatory approach is intended to address potentially adverse community impacts of storefront marijuana retailers, including inappropriate exposure of minors to marijuana and undesirable concentration of storefront marijuana retailers.

### Cannabis Versus Marijuana

During the previous discussion on this issue, some questions were raised about the use of the term 'marijuana' in the proposed regulations, as opposed to the word 'cannabis'. Generally, cannabis refers to the plant itself, while marijuana refers to the drug preparation from the plant. The main reason for the use of marijuana in the City's regulatory scheme include:

- It is the commonly used word, most widely used by the public
- It is a term in use by the industry
- It is the term used in other regulations, including Vancouver
- Consultation and all work done to date has been for marijuana.

Until recently, the federal regulations also referred to the product as marijuana. The most recent regulations refer to medical cannabis, and marihuana ("h" not "j"). The federal task force that is tasked with providing advice on the new system to legalize, strictly regulate and restrict access to marijuana does continue to refer to marijuana and not cannabis. Provided that the Bylaw definition captures the intent, the actual term used to describe the product is not technically significant.

## OPTIONS & IMPACTS

### 1. Give the bylaw third reading (*Recommended*)

Council has directed the bylaw amendments contained in the proposed Marijuana-Related Business Regulation Bylaw, attached. Consultation has indicated that the majority of respondents were opposed to certain elements of the proposed business regulations for medical marijuana, while others expressed more general views on the topic. This latest consultation was focused on one specific regulation – the advertising restriction – however extensive consultation to date has already been conducted on all other elements of the issue and the proposed regulations. Given the very fluid nature of this subject at the moment, and the expected changes to the federal legislation in the spring, the City is in the role of regulating a subject that is legally, socially, culturally and economically shifting. Regulating the aspects within our authorities (business and land use) helps to mitigate the impacts to the community.

By passing a motion to make two changes to the proposed bylaw prior to giving it third reading, the *Marijuana-Related Business Regulation Bylaw* will be more equitable related to fees and include a prohibition on consumption at all businesses in the City.

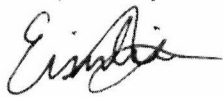
### 2. Direct staff to conduct further work

The delay in the adoption of this bylaw will result in a delay in the implementation of the proposed marijuana-related businesses regulatory scheme, including the operational requirements that come into effect immediately and 60 days after adoption. Impacts to the land use regulations will be limited as the process of rezoning will take many months.


## CONCLUSIONS

The consultation conducted on the proposed marijuana-related business bylaw amendments indicate that the majority of respondents felt opposed to certain elements of the proposed regulations, although the advertising restrictions were not overwhelmingly opposed. Council has previously indicated a desire to regulate marijuana-related business including through their business licensing authority, and therefore it is recommended that the proposed bylaw amendment be given third reading, after passing a motion to make two proposed changes.

Respectfully submitted,



Emilie Gorman  
Policy Analyst



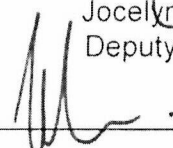
Chris Coates  
City Clerk



Jocelyn Jenkyns  
Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

  
September 1, 2016

## List of Attachments

- Appendix A: Motion to Amend Marijuana-Related Business Regulation Bylaw
- Appendix B: Proposed Marijuana-Related Business Regulation Bylaw
- Appendix C: Consultation Submissions
- Appendix D: Social Media Discussion

**Appendix A: Motion to Amend Marijuana-Related Business Regulation Bylaw (No. 16-061)**

That Council direct that the Marijuana-Related Business Regulation Bylaw (No. 16-061) be amended as follows:

1. By striking out section 4(3) and replacing it with the following section 4(3)

“(3) The licence fee for purposes of subsection (2)(b) is:

- (a) \$5,000 for a storefront marijuana retailer and a marijuana-related business where marijuana is kept on the premises, and
- (b) \$500 for all other marijuana-related businesses where marijuana is not kept on the premises.”

2. By adding the following new section after section 11:

**“Consequential Amendment**

- 12 That the Business Licence Bylaw (No. 89-071) be amended to prohibit marijuana consumption on site at any licenced business in the City by adding the following new section 35:

- 35 No consumption of marijuana, as defined in the Marijuana-Related Business Regulation Bylaw, shall be permitted at any business licensed under the Business Licence Bylaw.”





NO. 16-061

## **MARIJUANA-RELATED BUSINESS REGULATION BYLAW**

### **A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to provide for the regulation of marijuana-related businesses to minimize any adverse effects that operation of such businesses may have on the safety, health and well-being of the community in anticipation of changes to the federal laws regarding distribution of marijuana.

#### ***Contents***

#### **PART 1 - INTRODUCTION**

- 1 Title
- 2 Definitions
- 3 Application of this Bylaw

#### **PART 2 - BUSINESS LICENCES**

- 4 Business licences required for marijuana-related businesses
- 5 Licence Inspector's authority to refuse a licence

#### **PART 3 - OPERATING REQUIREMENTS**

- 6 Requirements for all marijuana-related businesses
- 7 Requirements for businesses that keep marijuana on the premises
- 8 Requirements for storefront marijuana retailers

#### **PART 4 – GENERAL PROVISIONS**

- 9 Offences
- 10 Severability
- 11 Transition provisions

#### **PART 1 – INTRODUCTION**

##### **Title**

- 1 This Bylaw may be cited as the "Marijuana-Related Business Regulation Bylaw".

##### **Definitions**

- 2 In this Bylaw:

"marijuana"

means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

"marijuana-related business"

means carrying on of activity where

- (a) the use of marijuana for medical or any other purposes is advocated or promoted;
- (b) marijuana or paraphernalia used in the consumption of marijuana are sold or otherwise provided to persons for any purpose;
- (c) marijuana is stored for a purpose of sale or distribution; or
- (d) marijuana is consumed in any form;

"shareholder"

means a shareholder with a 10% or greater interest;

"storefront marijuana retailer"

means a marijuana-related business where marijuana is sold or otherwise provided to a person who attends at the premises.

#### **Application of this Bylaw**

- 3 The provisions of this Bylaw do not apply to production and distribution of marijuana licensed by Health Canada under the Marihuana for Medical Purposes Regulations or the Marihuana Medical Access Regulations of the *Controlled Drugs and Substances Act* (Canada).

### **PART 2 - BUSINESS LICENCES**

#### **Business licences required for marijuana-related businesses**

- 4 (1) A person must not carry on marijuana-related business unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to carry on a marijuana-related business where marijuana is kept or present on the premises must:
- (a) make application to the Licence Inspector on the form provided for that purpose
  - (b) pay to the City the applicable licence fee prescribed under subsection (3)
  - (c) provide a security plan for the premises that, in the opinion of the Licence Inspector, describes adequate security measures to mitigate risk of theft or robbery at the premises;
  - (d) provide proof of a security alarm contract that includes monitoring at all times during the period for which the licence is being sought, and
  - (e) provide proof of ownership or legal possession of the premises, and

- (f) provide a current police information check for:
  - (i) the applicant
  - (ii) if the applicant is a corporation, each shareholder, officer and director, and
  - (iii) each on-site manager.
- (3) The licence fee for purposes of subsection (2)(b) is:
  - (a) \$5,000 for a storefront marijuana retailer, and
  - (b) \$500 for all other businesses where marijuana is kept on the premises.

#### **Licence Inspector's authority to refuse a licence**

- 5 (1) The Licence Inspector may suspend or refuse to issue or renew a licence for a business where marijuana is kept on the premises if:
  - (a) the applicant or licensee, or a shareholder, officer, director or on-site manager of the applicant or licensee:
    - (i) was convicted anywhere in Canada of an offence involving dishonesty
    - (ii) was convicted, found guilty of, or liable for any contravention or offence relating to the conduct of a business similar to that to which the licence relates
    - (iii) was convicted, found guilty of, or liable for any contravention or offence, in Victoria, against this bylaw or against any bylaw authorizing the issuance of a business licence or regulating the conduct of a business, or
    - (iv) was guilty of misrepresentation, nondisclosure or concealment of any material fact, relating to the subject matter of the licence or required to be stated in, the application.
- (2) A decision of the Licence Inspector under subsection (1) may be appealed to Council by submitting a request in writing to the City Clerk within 30 days of the decision.

### **PART 3 - OPERATING REQUIREMENTS**

#### **Requirements for all marijuana-related businesses**

- 6 A person carrying on a marijuana-related business must not:
  - (a) allow a person under the age of 19 on the premises

- (b) advertise or promote the use of a marijuana to a person under the age of 19
- (c) allow a person to smoke, vape, consume or otherwise ingest marijuana or products containing marijuana on the premises, or
- (d) display any advertising or sign that is visible from outside of the premises except for a maximum of two signs which display no images and contain only:
  - (i) alpha-numeric characters,
  - (ii) the business name, and
 is in a size as permitted under the *Sign Bylaw*.

#### **Requirements for businesses that keep marijuana on the premises**

- 7 In addition to the requirements of section 6, a person carrying on a business where marijuana is kept or present on the premises must:
- (a) install video surveillance cameras that monitor all entrances and exits and the interior of the business premises at all times
  - (b) retain video camera data for at least 21 days after it is gathered
  - (c) install a security and fire alarm system that is, at all times, monitored by a licenced third party
  - (d) not allow marijuana, products containing marijuana or other valuables to remain on the premises when the business is not open to the public, unless the marijuana, products and other valuables are securely locked in a safe on the premises, and
  - (e) install and maintain an air filtration system that effectively minimizes odour impacts on neighbouring properties.

#### **Requirements for storefront marijuana retailers**

- 8 In addition to the requirements of sections 6 and 7, a person carrying on the business of a storefront marijuana retailer must:
- (a) prominently display a sign on the premises indicating that no persons under 19 years of age are permitted on the premises;
  - (b) ensure that two employees are present on the premises at all times when the business is open to the public, including one manager;
  - (c) not use the premises to carry on business other than the marijuana-related business and accessory uses;



- (d) ensure that windows on any street frontage of the premises are not blocked by translucent or opaque material, artwork, posters, shelving, display cases or similar elements;
- (e) not be open for business between the hours of 8 p.m. and 7 a.m. the next day;
- (f) promptly bring to the attention of the Licence Inspector:
  - (i) the name of any new on-site manager, officer, director or shareholder of the licensee, and
  - (ii) any criminal charge brought against the licensee or an on-site manager, officer, director or shareholder of the licensee, and
- (g) promptly provide to the Licence Inspector a current police information check for any new on-site manager, officer, director or shareholder of the licensee.

#### **PART 4 – GENERAL PROVISIONS**

##### **Offences**

- 9 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, and the *Offence Act* if that person
  - (a) contravenes a provision of this Bylaw,
  - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw, or
  - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each day that a contravention of a provision of this Bylaw continues is a separate offence.

##### **Severability**

- 10 Each section of this Bylaw shall be severable. If any provision of this Bylaw is held to be illegal or invalid by a Court of competent jurisdiction, the provision may be severed and the illegality or invalidity

##### **Transition Provisions**

- 11 (1) Notwithstanding section 4(1), a storefront marijuana retailer that was in existence in the same location on the date this bylaw received first reading may continue to operate without a business licence while an application for a rezoning to permit a storefront marijuana retailer use at its location is actively pursued and has not be denied by Council.
- (2) A marijuana-related business that was in existence on the date this bylaw received first reading is not subject to the requirements of section 7 until 60 days after

adoption of this bylaw.

READ A FIRST TIME the **28<sup>th</sup>** day of **July** 2016.

READ A SECOND TIME the **28<sup>th</sup>** day of **July** 2016.

READ A THIRD TIME the day of 2016.

ADOPTED on the day of 2016.

CITY CLERK

MAYOR

**Emilie Gorman**

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**From:** PAMELA MCCOLL <personal information >  
**Sent:** Tuesday, August 09, 2016 1:03 PM  
**To:** Legislative Services email  
**Subject:** Re: Medical Marijuana - Business input sought from the City of Victoria  
**Attachments:** Aug 9th. document.docx

Here is a discussion paper that is circulating in the international medical community.

You may want to review it and your legal liability carefully as you involve the taxpayers of Victoria in the exposure to the harms related to the use of marijuana for medical or non-medical purposes.

Pamela McColl  
The Marijuana Victims' Association Canada

**From:** "Legislative Services email" <LegislativeServices@victoria.ca>  
**Sent:** Tuesday, August 9, 2016 12:53:44 PM  
**Subject:** Medical Marijuana - Business input sought from the City of Victoria

Good Afternoon,

The City of Victoria is exploring regulations for medical marijuana related businesses operating in Victoria. The purpose of the regulations will be to reduce community impacts while maintaining access to medical marijuana for residents.

On July 28, 2016, staff presented several bylaws to Council that would regulate the business licence and land use aspects of these businesses. The meeting webcast can be [viewed here](#) (item #5), and the report can be [read here](#) (item #5).

The City welcomes the opportunity to hear from the business community. While extensive consultation has been done on the majority of the proposed regulations, we are looking for feedback specifically on the following items:

- Advertising restrictions for marijuana-related businesses and storefront marijuana retailers which include a maximum of two signs, with alpha-numeric text and no images, and in accordance with the Sign Bylaw

Share your thoughts on the proposed changes by email to [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca) by Monday, August 22, 2016.

The feedback received on the proposed changes will be presented to Council on September 8, 2016, prior to third reading of the Marijuana-Related Business Regulation Bylaw. The community is also invited to speak at the Public Hearing on proposed amendments to the Zoning Regulation Bylaw related to medical marijuana businesses, scheduled for September 8 at 6:30 p.m. at City Hall.

Please be advised that the responses will be made public, in accordance with the *Freedom of Information and Protection of Privacy Act*.

More information, including the proposed regulations, can be found at [www.victoria.ca/medicalmarijuana](http://www.victoria.ca/medicalmarijuana)

Sincerely,

Emilie Gorman  
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Legislative and Regulatory Services  
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T 250.361.0529

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## **The Marijuana Conundrum in North America**

### **A recognized deficiency: Inadequate protective protocols**

An evaluation of risk applied to marijuana products for medical purposes concludes that advanced mitigation strategies and new protective delivery protocols are necessary to adequately protect the public from harm. The Risk Evaluation and Mitigation Strategies (REMS) program is already an approved protocol in the United States (US) by the US Food and Drug Administration and in Canada a similar controlled distribution program is in place including RevAid®.<sup>1,2</sup> These programs are intended to assure patients are monitored to prevent or minimize major side effects and or reactions. There are a number of medications that fall into existing REMS restrictions include thalidomide, clozapine, isotretinoin, and lenilidomide. In both of these programs only prescribers and pharmacists who are registered or patients who are enrolled and who have agreed to meet all the conditions of the program are given access to these drugs.<sup>1,2</sup>

### **Current Government-approved Cannabinoid Products**

Dronabinol (Marinol®, generic), nabilone (Cesamet®, generic) and nabiximols (Sativex®) are synthetic cannabinoid to mimic delta-9-THC and a combination of delta-9-THC and cannabidiol, respectively. They all lack the pesticides, herbicides and fungicides placed on marijuana plants during growth. The longest approved agents, dronabinol and nabilone are indicated for short term use in nausea and vomiting due to chemotherapy and appetite stimulation.<sup>3,4</sup> Long term data does not exist. Nabiximols is used as a buccal spray for multiple sclerosis and as an adjunct for cancer pain.<sup>5</sup> The maximum delta-9-THC strengths available are 10 mg for dronabinol and 2.7 mg/spray of nabiximols.<sup>3,5</sup> Cannabidiol (CBD), a non-psychoactive compound, is one of many cannabinoids found in marijuana. CBD is currently available for free from the U.S. National Institute of Health in government-sponsored clinical trials as potential treatment of resistant seizures (Dravet's Syndrome and Lennox-Gastaut Syndrome).<sup>6</sup>

### **“Medical” Marijuana products**

All marijuana products, including marijuana for medical purposes, fit the prerequisites for a REMS program. The average potency of marijuana more than doubled between 1998 and 2009.<sup>7</sup> In 2015 common leaf marijuana averaged 17.1% THC in Colorado.<sup>8</sup> Examples of oral marijuana products contain 80 mg of THC in chocolates, cookies and drinks and even 420 mg of THC in a “Dank Grasshopper” bar.<sup>9</sup> Butane hash oil (BHO) is a concentrated THC product used in water bongs and/or e- cigarettes and contains upwards of 50 – 90% THC with a Colorado average of 71.7 % THC.<sup>8</sup> One “dab” (280 mg) of 62.1% BHO is equal to 1 gram of 17% THC in marijuana leaf form.<sup>8</sup> These extremely elevated levels of THC make true scientific research with these products incapable of passing Patient Safety Committee standards.<sup>10</sup>

### **The Thalidomide Parallel**

The risks are so severe for thalidomide, in terms of use in pregnancy that a special protocol that educates, evaluates, mitigates and monitors has been made obligatory.<sup>11</sup>

Thalidomide (Contergan®) was developed by a German company, Chemie Gruenthal, in 1954 and approved for the consumer market in 1957.<sup>12</sup> It was available as an over-the-counter drug for



the relief of "anxiety, insomnia, gastritis, and tension" and later it was used to alleviate nausea and to help with morning sickness by pregnant women. Thalidomide was present in at least 46 countries under a variety of brand names and was available in "sample tablet form" in Canada by 1959 and licensed for prescription on December 2, 1961. Although thalidomide was withdrawn from the market in West Germany and the UK by December 2, 1961, it remained legally available in Canada until March of 1962. It was still available in some Canadian pharmacies until mid-May of 1962.<sup>12</sup>

**Canada had permitted the drug onto the Canadian market when many warnings were already available**

An association was being made in 1958 of phocomelia (limb malformation) in babies of mother's using thalidomide. A trial conducted in Germany against Gruenenthal, for causing intentional and negligent bodily injury and death, began in 1968 ending in 1970 with a claim of insufficient evidence. Later, the victims and Gruenenthal settled the case for 100 million dollars.<sup>11</sup>

In 1962 the American pharmaceutical laws were increased by the *Kefauver-Harris Drug Amendment* of 1962 and proof for the therapeutic efficiency through suitable and controlled studies would be required for any government approved medication.<sup>13</sup> According to paragraph 25 of the Contergan foundation law, every 2 years a new report is required to determine if further development of these regulations are necessary.<sup>13</sup>

In 1987 the War Amputations of Canada established The Thalidomide Task Force, to seek compensation for Canadian-born thalidomide victims from the government of Canada.<sup>12</sup>

In 1991, the Ministry of National Health and Welfare (the current Health Canada) awarded Canadian-born thalidomide survivors a small lump-sum payment.<sup>12</sup>

In 2015 the Canadian government agreed on a settlement of \$180 million dollars to 100 survivors of thalidomide drug exposure and damage.<sup>14</sup> Through Rona Ambrose, in her capacity as the Health Minister for the government of Canada at the time of the negotiations, an attempt was made to involve the drug companies related to the thalidomide issue in the survivor's settlement agreement. Negotiations with the drug companies failed. The Canadian taxpayer alone paid to amend the survivors by way of monetary award.

Thalidomide continues to be sold under the brand name of Immunoprin<sup>®</sup>, among others in a REMS program. It is an immunomodulatory drug and today, it is used mainly as a treatment of certain cancers (multiple myeloma) and leprosy.<sup>11</sup>

**Question: If the drug thalidomide included psychotropic properties and offered the "high" of marijuana would it be prudent or responsible to allow it to be legally sold and marketed for non-medical purposes - acknowledging thalidomide's record for toxicity in pregnancy?**

**Marijuana Risk Assessment and Government Acknowledgement**

Risks demonstrated in the scientific literature include genetic and chromosomal damage.<sup>15, 16</sup>

When exposure occurs in utero, there is an association with many congenital abnormalities including cardiac septal defects, anotia, anophthalmos, and gastroschisis. Marijuana use can disrupt foetal growth and the development of organs and limbs and may result in mutagenic alterations in DNA. Cannabis has also been associated with foetal abnormalities in many studies including low birth weight, foetal growth restriction, preterm birth spontaneous miscarriage, spina bifida and others.<sup>15</sup>

Phocomelia has been shown in testing in a similar preclinical model (hamster) to that which revealed the teratogenicity of thalidomide.<sup>15</sup>

THC has the ability to interfere with the first stages in the formation of the brain of the fetus; this event occurs two weeks after conception. Exposure to today's high potency marijuana in early pregnancy is associated with anencephaly, a devastating birth defect in which infants are born with large parts of the brain or skull missing.<sup>15</sup>

The existence of specific health risks associated with marijuana products are acknowledged by national and various local governments and a plethora of elected officials in both Canada and the United States.<sup>16, 17, 18</sup>

Warnings and the contraindications for use by specific populations and in association with identified conditions, have been publicized by the Federal Government of Canada and the Federal Government of the United States of America through their respective health agencies.<sup>16, 17, 18</sup>

A government of Canada leaflet produced by Health Canada and updated in December 2015: Consumer Information – Cannabis (Marihuana, marijuana) reads<sup>19</sup>:

*"The use of this product involves risks to health, some of which may not be known or fully understood. Studies supporting the safety and efficacy of cannabis for therapeutic purposes are limited and do not meet the standard required by the Food and Drug Regulations for marketed drugs in Canada."*<sup>19</sup>

*"Using cannabis or any cannabis product can impair your concentration, your ability to think and make decisions, and your reaction time and coordination. This can affect your motor skills, including your ability to drive. It can also increase anxiety and cause panic attacks, and in some cases cause paranoia and hallucinations."*<sup>19</sup>

*"When the product should not be used: under the age of 25, are allergic to any cannabinoid or to smoke, have serious liver, kidney, heart or lung disease, have a personal or family history of serious mental disorders such as schizophrenia, psychosis, depression, or bipolar disorder, are pregnant, are planning to get pregnant, or are breast-feeding, are a man who wishes to start a family, have a history of alcohol or drug abuse or substance dependence."*<sup>19</sup>

*"A list of health outcomes related to long term use includes the following:*



*Increased risk of triggering or aggravating psychiatric and/or mood disorders (schizophrenia, psychosis, anxiety, depression, bipolar disorder), decrease sperm count, concentration and motility, and increase abnormal sperm morphology. Negatively impact the behavioural and cognitive development of children born to mothers who used cannabis during pregnancy.* <sup>19</sup>

In Canada, the College of Family Physicians has issued guidelines for issuing marijuana prescriptions.<sup>20</sup>

*"Dried cannabis is not appropriate for patients who: a) Are under the age of 25 (Level II) b) Have a personal history or strong family history of psychosis (Level II) c) Have a current or past cannabis use disorder (Level III) d) Have an active substance use disorder (Level III) e) Have cardiovascular disease (angina, peripheral vascular disease, cerebrovascular disease, arrhythmias) (Level III) f) Have respiratory disease (Level III) or g) Are pregnant, planning to become pregnant, or breastfeeding (Level II)"*<sup>20</sup>

*"Dried cannabis should be authorized with caution in those patients who: a) Have a concurrent active mood or anxiety disorder (Level II) b) Smoke tobacco (Level II) c) Have risk factors for cardiovascular disease (Level III) or d) Are heavy users of alcohol or taking high doses of opioids or benzodiazepines or other sedating medications prescribed or available over the counter (Level III)"*<sup>20</sup>

In February 2013 The College of Family Physicians of Canada issued a statement advancing the position that physicians should sign a declaration rather than write a prescription as the potential liability, as well as the ethical obligations, for health professionals prescribing marijuana for medical purposes appears not to have been adequately addressed by Health Canada.<sup>21</sup>

*"In our view, Health Canada places physicians in an unfair, untenable and to a certain extent unethical position by requiring them to prescribe cannabis in order for patients to obtain it legally. If the patient suffers a cannabis-related harm, physicians can be held liable, just as they are with other prescribed medications. Physicians cannot be expected to prescribe a drug without the safeguards in place as for other medications – solid evidence supporting the effectiveness and safety of the medication, and a clear set of indications, dosing guidelines and precautions."*<sup>21</sup>

Representatives of the government of the United States held a press conference at the Office of National Drug Policy (ONDCP) in 2005. Mental health experts and scientists joined high-ranking government officials to discuss an emerging body of research that identified clear links between marijuana use and mental health disorders, including depression, suicidal thoughts and schizophrenia.<sup>22</sup>

The US Substance Abuse and Mental Health Service Administration (SAMHSA) report about the correlation between age of first marijuana use and serious mental illness; and an open letter to parents on "Marijuana and Your Teen's Mental Health," signed by twelve of the Nation's leading mental health organizations, ran in major newspapers and newsweeklies across the country.<sup>23</sup>

Included were the following announcements:

*"Regular use of the drug has appeared to double the risk of developing a psychotic episode or long-term schizophrenia."*<sup>23</sup>

*"Research has strongly suggested that there is a clear link between early cannabis use and later mental health problems in those with a genetic vulnerability - and that there is a particular issue with the use of cannabis by adolescents."*<sup>23</sup>

*"Adolescents who used cannabis daily were five times more likely to develop depression and anxiety in later life."*<sup>23</sup>

In 2016 the Obama Administration steadfastly opposes legalization of marijuana and other drugs because legalization would increase the availability and use of illicit drugs, and pose significant health and safety risks to all Americans, particularly young people.<sup>24</sup> The US government still maintains marijuana is classified as a Schedule I drug, meaning it has a high potential for abuse and no currently accepted medical use in treatment in the United States.<sup>17, 18</sup>

### **Risk Evaluation and Mitigation Strategy for Marijuana Products**

The dispensing of marijuana for medical purposes must follow a strict dispensing and monitoring protocol; no less arduous than that used for the delivery of drugs such as thalidomide.

**Recommendation** - The implementation of a REMS for marijuana products (REMSMP).

1. The first order for a government is to protect the public. As such, it befits a government approving marijuana for medical purposes to implement a REMS program.
2. Medical cannabis/marijuana dispensaries/stores/delivery systems will be required to comply with all necessary components of a rigorous REMS program prior to selling and dispensing marijuana products.
3. Governmental regulatory organizations must be responsible for the cannabis/marijuana for medical purposes programs and obtain the required evaluations [(i.e. laboratory tests (pregnancy, HCG, etc.), physical and mental health examination documentation], signed patient consent, provider contract and education forms - performed in the required time frames both before initiation, during and after continued usage of marijuana products for medical purposes.
4. Quarterly audits will be performed, by the government regulatory organization, on each medical marijuana/cannabis dispensary for compliance. Failure to comply with the REMSMP program will result in fines and other appropriate penalties to the marijuana dispensaries.

### **A REMS for Marijuana Product Potential Framework:**

#### **EMBRYO-FETAL TOXICITY & BREASTFEEDING**



- Marijuana causes DNA damage in male and female patients.<sup>15</sup> If marijuana is used during conception or during pregnancy, it may cause birth defects, cancer formation in the offspring, Downs Syndrome or embryo-fetal death.<sup>15, 16, 18</sup>
- Pregnancy must be ruled out before the start of marijuana treatment. Pregnancy must be prevented by both the male and female patients during marijuana treatment by the use of two reliable methods of contraception.
- When there is no satisfactory alternative treatment, females of reproductive potential may be treated with marijuana provided adequate precautions are taken to avoid pregnancy.
- Females of Reproductive Potential: Must avoid pregnancy for at least 4 weeks before beginning marijuana therapy, during therapy, during dose interruptions and for at least 4 weeks after completing therapy. Females must commit to either abstain continuously from heterosexual intercourse or use two methods of reliable birth control as mentioned. They must have two negative pregnancy tests prior to initiating marijuana therapy and monthly pregnancy test with normal menses or two months with abnormal menses and for at least 1 month after stopping marijuana therapy.
- Males (all ages): DNA damage from marijuana is present in the semen of patients receiving marijuana.<sup>15</sup> Therefore, males must always use a latex or synthetic condom during any sexual contacts with females of reproductive potential while using marijuana and for up to at least 28 days after discontinuing marijuana therapy, even if they have undergone a successful vasectomy. Male patients using marijuana may not donate sperm.
- Blood Donation: Patients must not donate blood during treatment with marijuana and for at least 1 month following discontinuation of marijuana because the blood might be given to a pregnant female patient whose fetus should not be exposed to marijuana.
- Marijuana taken by any route of administration may result in drug-associated DNA damage resulting in embryo-fetal toxicity. Females of reproductive potential should avoid contact with marijuana through cutaneous absorption, smoke inhalation or orally.
- If there is contact with marijuana products topically, the exposed area should be washed with soap and water.
- If healthcare providers or other care givers are exposed to body fluids of a person on marijuana, the exposed area should be washed with soap and water. Appropriate universal precautions should be utilized, such as wearing gloves to prevent the potential cutaneous exposure to marijuana.
- Several psychoactive cannabinoids in marijuana are fat soluble and are found to concentrate in breast milk. Nursing mothers must not be receiving marijuana.<sup>16</sup> Consult the primary care provider about how long to be off of marijuana before considering breast feeding.

#### NON-SEMINOMA TESTICULAR GERM CELL CARCINOMA

- Marijuana use is a known risk factor in the development of non-seminoma testicular germ cell carcinoma in males.<sup>25 - 28</sup>
- The presence of non-seminoma testicular germ cell carcinoma must be excluded before the start of marijuana treatment. The patient's primary care provider must perform a testicular examination and review the patient's human chorionic gonadotropin (HCG) blood test



before starting marijuana. Male patients must perform weekly testicular self-evaluations while receiving marijuana. They are also required to have their primary care provider perform a testicular evaluation and a HCG blood test performed every 4 months while receiving marijuana.<sup>29, 30</sup>

#### MENTAL HEALTH:

- Short term high dose and chronic marijuana usage is a known risk factor for the development of multiple mental health disorders.<sup>16, 18, 20, 31 - 34</sup> Depression, paranoia, mental confusion, anxiety, addiction and suicide potential are all associated with acute and chronic exposure to marijuana.<sup>16, 18</sup> Decline in intelligence is a potential risk of adolescent-onset marijuana exposure.<sup>16, 18, 35</sup>

The presence of these mental health disorders must be evaluated by a licensed psychiatrist or psychologist by use of the Mini International Neuropsychiatric Interview or equivalent validated diagnostic instrument before marijuana is started. The diagnostic mental health evaluation tool will be completed every 1 month by an independent licensed psychiatrist or psychologist for a minimum of 6 months until unchanging and then every 4 months thereafter while receiving marijuana ending 4 months after the last exposure to marijuana.<sup>36</sup>

#### PSYCHIATRIC EVALUATIONS:

History of Substance Abuse Disorder: As the prevalence of substance use disorders amongst those patients requesting medical authorization of marijuana products is known to be extremely high the patient population must be screened prior to dispensing marijuana products for risk of a substance use disorder. Substance use must be monitored prior to onset of marijuana with the World Health Organization, Smoking and Substance Involvement Screening Test (WHO-ASSIST, V3.0), and repeated at monthly intervals until unchanging and every 3 months thereafter while receiving marijuana, ending 6 months after the last exposure to marijuana.<sup>37</sup>

#### Conclusion

The evidence that thalidomide and tobacco products were harmful was known to the manufacturers/distributors before government and the populous acknowledged these dangers. To date, there continue to be legal repercussions to said manufacturers/distributors/government for knowingly placing the public at risk. We believe that the same will happen for marijuana products and that it is our responsibility to assist the Canadian government to protect the public from a similar outcome. Since the government is fully aware of the marijuana harms, the government must not be complicit in risking Canadian health/lives, but rather must mitigate any and all such risk to current and future generations.<sup>38, 39</sup> The REMSMP program described assists in providing patient education, provider education and required patient monitoring before any marijuana products are allowed to be dispensed. The program also requires on-going data collection and analysis, to determine the actual hazards from marijuana use and whether the program should even continue. As the stewards of the country's human and financial resources, it is critical that government protect the public from potential irreversible harm and itself from litigation risk by

harmed individuals knowing that, in the context of marijuana use, harm is not only possible but probable.

### Endorsements

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Emilie Gorman

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**From:** PAMELA MCCOLL personal information >  
**Sent:** Tuesday, August 09, 2016 1:05 PM  
**To:** Legislative Services email  
**Cc:** personal information  
**Subject:** Fwd: Ottawa should warn Canadians about the risks of marijuana

- 9 Aug 2016
- *The Vancouver Sun*

# Ottawa should warn Canadians about the risks of marijuana

The online discussion paper in which the Canadian government outlines its rationale for the legalization of marijuana for non-medical purposes fails to offer Canadians critical scientific findings including that phocomelia (malformation of limbs) has been shown in testing in a similar preclinical model to that which revealed the teratogenicity of thalidomide.

A Health Canada document lists a plethora of risks, and cites 1,000 references that substantiate claims of harm. A condensed consumer version of this document is required by Health Canada to be sent out with all legally obtained marijuana through the legal MMPR licensees. Of special note is a warning that men planning on starting a family should not use marijuana for medical purposes. This warning is not shared in the public consultation document.

Since the government is fully aware of the marijuana harms, it must not be complicit in risking the health of the public. It is critical that the government protect itself from litigation risk by informing individuals that harm is not only possible but probable.

**Pamela McColl, The Marijuana Victims' Association, Vancouver**



Emilie Gorman

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**From:** PAMELA MCCOLL personal information >  
**Sent:** Tuesday, August 09, 2016 4:49 PM  
**To:** Legislative Services email  
**Subject:** Fwd: articles  
**Attachments:** MJ for Pain Relief J of Pain letter to Editor critique Oct 2013.pdf; Genome wide Assoc study of cannabis depend 2016 Sherva.pdf; Impact MJ Dispens on ABuse Depend 2015 Mair Drug Alco Depend.pdf; Med Board Expectns for Physic Recommending MJ JAMA 2016.pdf

Reference materials submitted to the City of Victoria who are exploring the idea of involving itself in Canadian drug policy.

Pamela McColl  
The Marijuana Victims' Association



RESEARCH  
EDUCATION  
TREATMENT  
ADVOCACY



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Available online at [www.jpain.org](http://www.jpain.org) and [www.sciencedirect.com](http://www.sciencedirect.com)

## Letters to the Editor

### Marijuana for Pain Relief: Don't Jump to Conclusions

#### *To the Editor:*

The title of Wilsey et al's recent study "Low-Dose Vaporized Cannabis Significantly Improves Neuropathic Pain"<sup>24</sup> piqued our interest, as did the abstract that compared the calculated numbers-needed-to-treat of 2.9 to 3.2 favorably to "traditional neuropathic pain medications." The abstract describes minimal psychoactive effects and deems the overall results as "a clinically significant outcome." Unfortunately, these conclusions are not borne out by careful examination of this study and contrasting it with other available treatments.

The study involves inhaling cannabis vapor (2 concentrations) or placebo vapor under a hood (4 puffs) and then a second treatment 120 minutes later of 4 to 8 puffs. Outcomes are assessed up to 300 minutes after baseline measurements, which is 240 minutes after initial treatment. The subjects were exposed to all 3 treatments separated by a minimum of 3 days to allow adequate recovery. There was significant reduction in pain following the inhalation of both concentrations of cannabis vapor. All subjects had neuropathic pain (including complex regional pain syndrome) with a median duration of 9 years of symptoms.

This study accurately represents pilot, preliminary data suggestive of a potential beneficial effect. However, it is clear that vaporized cannabis lacks sufficient data to be compared in any way to "traditional neuropathic medications." When the authors make such a comparison to standard treatments, they must provide evidence that they are comparing apples to apples. Without even looking at the literature, many problems with the authors' overreaching conclusions are evident.

First, many treatments have initial effects that are not sustained. For subjects with 9 years of pain, how meaningful is pain relief 240 minutes after administering a treatment? Does the effect persist for a day, a week, a month, or 9 years? Does it provide around-the-clock relief? How many times a day must a person administer the cannabis to provide consistent relief? If cognitive effects reportedly diminish with chronic use, does a tolerance to the analgesic effects also develop over time? Are

there any other salutary effects that appear or disappear over time? Are there any placebo controlled data of comparable duration to the typical pharmaceutical trial (4–12 weeks)?

Second, how does this laboratory experiment translate to real-life treatment? For a pill or capsule, patients can store the medication in a secure medicine cabinet and take it in essentially any setting. How does use under a hood of a carefully prepared vapor translate to home, work, or public use?

Third, function is becoming an increasingly important outcome measure for pain treatment studies. The subjects in this study were preselected to have had previous cannabis exposure to "reduce the risk of adverse psychoactive effects in naive individuals," a requirement that is typically not required in other pain treatment efficacy studies and degrades the quality of the reported adverse effects. Additionally, all participants were "accompanied home by a responsible adult," experienced a significant dose effect for "bad drug effect," and cannabis produced a "general cognitive decline as indicated by the difference of scores between treatment groups on all tests over time." Would these effects lessen, worsen, or remain the same over time? Would repeated dosing lead to more impact on function and cognition? It would appear that cognition and the ability to drive are important functional correlates of a favorable clinical outcome. The authors' conclusion is that the effect sizes seen with learning and memory are "unlikely to have significant impact on daily functioning," but is this supported by research? The reassurances that nonprospective data for recreational and "medical" users of marijuana reveals fewer negative effects with chronic use falls short of answering these questions. The U.S. Food and Drug Administration wouldn't allow such data to fill in for prospective data. For the noncontrolled studies, how aware are the patients of the cognitive impairment? Is the patient the best judge of any impairment?

Fourth, for most medications, there is an established therapeutic window, meaning a dose range that is associated with a clinically meaningful response with minimal or controlled adverse effects. What is that window for cannabis? How easy is it for a person to exceed the minimum analgesic dose and end up with more cognitive effects? The researchers were not even able to report on the actual amount of cannabis each patient consumed in the study, aside from numbers of puffs.

None of the authors has any institutional or personal conflicts of interest. Address reprint requests to Brett R. Stacey, MD, Oregon Health & Science University, Comprehensive Pain Center, CH4P, 3303 SW Bond Ave, Portland, OR 97239. E-mail: [staceyb@ohsu.edu](mailto:staceyb@ohsu.edu)  
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Letter to the Editor

The Journal of Pain 1251

Finally, a quick review of the literature reveals many areas of controversy: mental illness correlates with cannabis use,<sup>4,10,14,15,18</sup> impairment of driving ability,<sup>1,2,6,8,9,13,22,23</sup> cannabis use associated with drugs of abuse,<sup>16,19,21</sup> impacts on work,<sup>12</sup> and other health issues associated with cannabis.<sup>4,5,7,11,17,20</sup> Cannabis isn't just another experimental medication or treatment.<sup>3</sup> It has a cultural and scientific context that is unique in our society, and new data are needed to move beyond emotional-based discussions. The burden on researchers to publish valid conclusions is high and was not met in this study.

Sincerely,

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## Original Investigation

# Genome-wide Association Study of Cannabis Dependence Severity, Novel Risk Variants, and Shared Genetic Risks

Richard Sherva, PhD; Qian Wang, MS; Henry Kranzler, MD; Hongyu Zhao, PhD; Ryan Koesterer, MS; Aryeh Herman, PsyD; Lindsay A. Farrer, PhD; Joel Gelernter, MD

**IMPORTANCE** Cannabis dependence (CAD) is a serious problem worldwide and is of growing importance in the United States because cannabis is increasingly available legally. Although genetic factors contribute substantially to CAD risk, at present no well-established specific genetic risk factors for CAD have been elucidated.

**OBJECTIVE** To report findings for *DSM-IV* CAD criteria from association analyses performed in large cohorts of African American and European American participants from 3 studies of substance use disorder genetics.


**DESIGN, SETTING, AND PARTICIPANTS** This genome-wide association study for *DSM-IV* CAD criterion count was performed in 3 independent substance dependence cohorts (the Yale-Penn Study, Study of Addiction: Genetics and Environment [SAGE], and International Consortium on the Genetics of Heroin Dependence [ICGHD]). A referral sample and volunteers recruited in the community and from substance abuse treatment centers included 6000 African American and 8754 European American participants, including some from small families. Participants from the Yale-Penn Study were recruited from 2000 to 2013. Data were collected for the SAGE trial from 1990 to 2007 and for the ICGHD from 2004 to 2009. Data were analyzed from January 2, 2013, to November 9, 2015.


**MAIN RESULTS AND MEASURES** Criterion count for *DSM-IV* CAD.

**RESULTS** Among the 14 754 participants, 7879 were male, 6875 were female, and the mean (SD) age was 39.2 (10.2) years. Three independent regions with genome-wide significant single-nucleotide polymorphism associations were identified, considering the largest possible sample. These included rs143244591 ( $\beta = 0.54$ ,  $P = 4.32 \times 10^{-10}$  for the meta-analysis) in novel antisense transcript *RP11-206M11.7*; rs146091982 ( $\beta = 0.54$ ,  $P = 1.33 \times 10^{-9}$  for the meta-analysis) in the solute carrier family 35 member G1 gene (*SLC35G1*); and rs77378271 ( $\beta = 0.29$ ,  $P = 2.13 \times 10^{-8}$  for the meta-analysis) in the CUB and Sushi multiple domains 1 gene (*CSMD1*). Also noted was evidence of genome-level pleiotropy between CAD and major depressive disorder and for an association with single-nucleotide polymorphisms in genes associated with schizophrenia risk. Several of the genes identified have functions related to neuronal calcium homeostasis or central nervous system development.

**CONCLUSIONS AND RELEVANCE** These results are the first, to our knowledge, to identify specific CAD risk alleles and potential genetic factors contributing to the comorbidity of CAD with major depression and schizophrenia.

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 Author Audio Interview at [jamapsychiatry.com](http://jamapsychiatry.com)

 Supplemental content at [jamapsychiatry.com](http://jamapsychiatry.com)

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After nicotine, cannabis is the most widely abused drug worldwide.<sup>1</sup> In the United States, the accelerated decriminalization of cannabis is based on the erroneous perception that it is relatively harmless.<sup>2</sup> In fact, cannabis use produces craving,<sup>3</sup> dependence,<sup>4</sup> and drug-seeking behavior,<sup>5</sup> as with the use of other substances. Despite these risks, the prevalence of cannabis use and cannabis use disorders has dramatically increased since 2001,<sup>6</sup> and the political momentum to increase availability has continued. Use of cannabis early in life is associated with an increased risk for schizophrenia (SCZ),<sup>7</sup> and sets of SCZ-associated risk alleles predict cannabis use.<sup>8</sup> Cannabis use is also a risk factor for depressive symptoms,<sup>9</sup> and a twin study showed cannabis dependence (CAD) to be associated with an elevated risk for major depressive disorder (MDD).<sup>10</sup> Substance use and other psychiatric illnesses may share common genetic risk factors; or reverse causation, self-medication, or confounding by other factors may explain their co-occurrence.

Despite knowledge of the neurobiology of the endocannabinoid system and its response to tetrahydrocannabinol, little is known about specific genetic factors influencing susceptibility to CAD or cannabis abuse. A twin study showed that several aspects of cannabis use are heritable, including an early opportunity to use ( $h^2 = 72\%$ ), early onset of use ( $h^2 = 80\%$ ), lifetime use of cannabis 11 or more times ( $h^2 = 76\%$ ), and cannabis abuse or dependence ( $h^2 = 21\%-72\%$ ), where  $h^2$  is heritability.<sup>11-13</sup> Possible evidence of linkage of CAD on chromosome 16<sup>14</sup> and linkage and association encompassing the neuregulin 1 gene (*NRG1* [OMIM 142445]; known as a possible SCZ risk gene<sup>15</sup>) on chromosome 8<sup>16</sup> have been found. Despite several genome-wide association studies (GWAS) on cannabis-related traits, no genome-wide significant (GWS) associations were observed for initiation of use<sup>17</sup> or for CAD.<sup>18</sup> Herein we report on findings for *DSM-IV* CAD criteria from association analyses performed in large cohorts of African American and European American participants from 3 studies of substance use disorder genetics who underwent genotyping with genome-wide microarrays. The primary cohort has been used in previous studies to identify genes associated with opioid (OD),<sup>19</sup> cocaine (CD),<sup>20</sup> alcohol (AD),<sup>21</sup> and nicotine (ND) dependence<sup>22</sup> and posttraumatic stress disorder.<sup>23</sup>

## Methods

### Participants and Diagnostic Procedures

The samples included 6000 African American and 8754 European American participants (race was assigned based on genetic data; eMethods in the Supplement) from the following 3 studies: (1) the Yale-Penn Study cohort of small nuclear families and unrelated individuals (2020 individuals in 850 families and 6951 unrelated individuals), collected to study the genetics of substance dependence<sup>19-21</sup>; (2) the GWAS data set from the Study of Addiction: Genetics and Environment (SAGE),<sup>24-27</sup> collected to study the genetics of AD, ND, and CD (183 individuals in 89 families and 3707 unrelated individuals); and (3) the GWAS International Consortium on the Genetics of Heroin Dependence (ICGHD),<sup>28,29</sup> a collaboration

## Key Points

**Question** What specific genetic variants contribute to cannabis dependence risk?

**Findings** Three regions had genome-wide significant evidence of association with cannabis dependence and evidence of genetic overlap between cannabis dependence and schizophrenia and major depressive disorder.

**Meaning** Cannabis dependence has a genetic risk component that may overlap with other psychiatric disorders.

formed to identify genes associated with heroin dependence risk (66 individuals in 33 families and 1827 unrelated individuals). The SAGE and ICGHD data sets are publicly available via application. The present study received institutional review board approval from all participating institutions, and written informed consent was obtained from all study participants.

Participants from the Yale-Penn Study were recruited from 2000 to 2013. These participants were administered the Semi-Structured Assessment for Drug Dependence and Alcoholism<sup>30</sup> to derive *DSM-IV* diagnoses of lifetime CAD and other major psychiatric traits. Data were collected for the SAGE trial from 1990 to 2007, and participants underwent phenotyping with the Semi-Structured Assessment for the Genetics of Alcoholism.<sup>31</sup> Data were collected for the ICGHD from 2004 to 2009, and participants completed a comprehensive psychiatric diagnostic interview based on the Semi-Structured Assessment of the Genetics of Alcoholism-Australia.<sup>31</sup> The method of phenotyping was similar across the 3 samples. Additional information about recruitment, genotyping, imputation, and quality control for the study cohorts is provided in eMethods in the Supplement.

### Statistical Analysis

Data were analyzed from January 2, 2013, to November 9, 2015. Association analyses were performed using a count of *DSM-IV* CAD criteria (0-7) as the outcome variable and the imputed minor allele dosage (adjusted for sex, age, and the first 3 ancestry principal components) as a predictor variable. This ordinal trait model has greater power to detect genetic associations than a univariate model based on disease status because of greater information content and improved specificity of the dependence measure. Association tests were performed using linear association models embedded in generalized estimating equations to correct for correlations among related individuals.<sup>32</sup> Analyses were performed separately within each data set and population group, and the results were combined by meta-analysis using the inverse variance method implemented in the program METAL.<sup>33</sup> Genomic inflation factors ( $\lambda$ ) were calculated within each subpopulation, and *P* values were corrected accordingly. We performed a second correction for the  $\lambda$  factor calculated after the meta-analysis.

For the primary analysis, individuals were included regardless of cannabis exposure. As secondary analyses, individuals who reported never having used cannabis were excluded, and the primary model was repeated adjusting for the



Table 1. Demographic Characteristics of the Study Cohorts

Sample <sup>a</sup>	Age, Mean (SD), y	Female Sex, No./Total No.	DSM-IV CAD Criterion Count, Mean (SD)	CAD Diagnosis, No./Total No. of Participants	Correlation With DSM-IV CAD Criterion Count, $r^2$			
					AD	CD	ND	OD
Yale-Penn African American	41.3 (9.7)	2209/4750	1.7 (2.2)	1296/4750	0.40	0.30	0.36	0.15
Yale-Penn European American	38.6 (11.5)	1712/4221	2.0 (2.3)	1388/4221	0.27	0.32	0.31	0.23
SAGE African American	39.9 (7.3)	638/1250	1.4 (2.2)	276/1250	0.43	0.43	0.39	0.17
SAGE European American	38.4 (9.7)	1478/2640	1.0 (1.9)	434/2640	0.51	0.61	0.40	0.41
ICGHD	36.2 (9.1)	838/1893	3.2 (2.5)	1062/1893	0.24	0.24	0.25	0.33

Abbreviations: AD, alcohol dependence; CAD, cannabis dependence; CD, cocaine dependence; ICGHD, International Consortium on the Genetics of Heroin Dependence; ND, nicotine dependence; OD, opioid dependence; SAGE, Study of Addiction: Genetics and Environment.

<sup>a</sup> Samples are described in the Participants and Diagnostic Procedure subsection of the Methods section.

criterion counts for AD, CD, and OD. Participants from 2 genotyping batches in the Yale-Penn cohort (Yale-Penn 1 and Yale-Penn 2) were combined with the SAGE sample to form a discovery data set. A sample consisting of the ICGHD data and additional samples from the Yale-Penn cohort who did not undergo genotyping at the time of the discovery analyses (Yale-Penn 3) were used to replicate the top associations.

#### Genetic Analysis Incorporating Pleiotropy and Annotation

We attempted to uncover shared genetic variation between CAD and 5 psychiatric disorders, including SCZ, MDD, bipolar affective disorder, attention-deficit/hyperactivity disorder, and autism spectrum disorder using the GWAS analysis reported herein and publicly available GWAS results from the Psychiatric Genomics Consortium (<http://www.med.unc.edu/pgc/>).<sup>34</sup> To explore cross-disorder genetic relationships, we used stratified quintile-quintile (QQ) plots to evaluate the relative enrichment of single-nucleotide polymorphisms (SNPs) associated with both disorders. The QQ plots, which contrast the observed distribution of  $P$  values with the expected distribution under the null hypothesis (uniform in GWAS), were used to assess  $P$  value inflation in the GWAS results. Grouping associated SNPs for one disorder and comparing (across groups) the QQ plots of another disorder, however, could also reveal the enrichment of GWAS signals between disorders, which made them suitable for cross-disorder enrichment screening.

We also applied a statistical framework for pleiotropy analysis, Genetic Analysis Incorporating Pleiotropy and Annotation (GPA).<sup>15</sup> The GPA was built as a mixture model with parameters estimated using an efficient expectation-maximization algorithm, where associated SNPs were modeled with a  $\beta$  [0, 1] distribution and unassociated SNPs with a uniform [0, 1] distribution. A likelihood ratio test assessed the significance of pleiotropy between disorders. The GPA also detected the SNPs that were pleiotropic by calculating the posterior probability of association with both disorders.

## Results

Participant demographic characteristics and the correlation between the criterion counts for CAD and other substance use disorder traits are shown in Table 1. The DSM-IV CAD criterion counts were significantly ( $P < .05$ ) correlated with the cri-

teria counts for AD, CD, OD, and ND. The correlations varied by sample and population and ranged from  $r^2 = 0.15$  for OD to  $r^2 = 0.61$  for CD criteria. The CAD criterion counts were significantly heritable in European American (19%-25%;  $P = .006$ ) but not African American (10%-11%;  $P = .08$ ) participants. eFigure 1 in the Supplement shows a histogram of the CAD criterion count in African American and European American participants in each cohort; 3 or more criteria indicate a diagnosis of CAD. The criterion count distribution is very similar in African American and European American participants. In the Yale-Penn sample, where comorbid psychiatric diagnoses were available, CAD was significantly associated with MDD in African American participants (odds ratio, 1.07;  $P = .006$ ) but not SCZ, bipolar affective disorder, attention-deficit/hyperactivity disorder, or autism spectrum disorder. Cannabis dependence was not associated with any of these disorders in European American participants.

#### GWAS Results

Manhattan and QQ plots for the meta-analysis discovery GWAS results for African American and European American Yale-Penn 1 and 2 and SAGE cohorts are displayed in eFigures 2 and 3 in the Supplement. We found little evidence of  $P$  value inflation. Table 2 shows associations in the discovery sample with  $P < 1.0 \times 10^{-5}$  in African American or European American participants or the combined meta-analysis, trimmed for linkage disequilibrium. eTable 1 in the Supplement shows the same results, together with additional information about each SNP, including the results within each discovery sample subgroup, after excluding individuals with no cannabis exposure, and after adjusting for comorbid substance use disorders. We identified GWS associations with reliably imputed SNPs in 3 distinct regions (Table 2), 2 specific to African American participants and 1 in the combined sample. First, rs186825689 ( $P = 1.86 \times 10^{-8}$  for the African American meta-analysis) is located 12.4 kb upstream from the gene encoding S100 calcium binding protein (S100B) with contributions from both informative African American samples. Second, rs13244594 ( $P = 2.18 \times 10^{-8}$  for the African American meta-analysis) maps to a novel antisense transcript RP11-206M11.7 (Havana gene: OTTHUMG00000159583) located in the gene of the same name on chromosome 3 with at least nominally significant evidence in each of the 3 African American samples. Third, rs77078371 ( $P = 2.76 \times 10^{-8}$  for the European American meta-analysis) is an intronic SNP in the CUB



Table 2. SNPs Associated With DSM-IV CAD at  $P < 1.0 \times 10^{-5}$  in the Discovery Meta-analysis Trimmed for SNPs in Linkage Disequilibrium

Chromosome	Base Pair Position <sup>a</sup>	Effect Allele	Reference Allele	SNP	Gene	Effect Allele Frequency		P Value for Meta-analysis		
						African American Cohort	European American Cohort	African American Cohort	European American Cohort	All Participants
1	88729683	C	T	rs74823926	NA	0.96	0.97	$5.26 \times 10^{-7}$	$6.36 \times 10^{-1}$	$1.40 \times 10^{-5}$
2	39166173	T	G	rs114383460	ARHGEF33	0.96	NA	$1.09 \times 10^{-6}$	NA	NA
2	78028838	T	A	rs12621150	NA	0.85	0.90	$7.67 \times 10^{-1}$	$1.05 \times 10^{-6}$	$2.91 \times 10^{-4}$
2	100451676	T	C	rs7586604	AFF3	0.39	0.16	$4.15 \times 10^{-5}$	$6.19 \times 10^{-3}$	$1.06 \times 10^{-6}$
2	103764414	G	A	rs144605126	NA	0.96	NA	$8.67 \times 10^{-7}$	NA	NA
2	118490901	G	A	rs150064803	NA	0.95	NA	$3.41 \times 10^{-7}$	NA	NA
2	167214714	G	A	rs143020225	SCN9A	0.95	NA	$7.19 \times 10^{-7}$	NA	NA
3	149013935	G	A	rs143244591 <sup>b</sup>	RP11-206M11.7	0.96	NA	$2.18 \times 10^{-8b}$	NA	NA
4	25201318	A	T	rs73252553	PI4K2B	0.96	0.90	$1.18 \times 10^{-3}$	$2.28 \times 10^{-5}$	$1.66 \times 10^{-7}$
4	119716950	A	C	rs28595532	SEC24D	0.92	0.94	$2.02 \times 10^{-7}$	$1.08E-01$	$1.13 \times 10^{-6}$
5	11892384	T	C	rs114311699	CTNND2	0.96	NA	$3.78 \times 10^{-7}$	NA	NA
5	177746600	G	C	rs10066744	COL23A1	0.96	NA	$4.82 \times 10^{-7}$	NA	NA
6	51221457	A	G	rs17665889	NA	0.94	0.90	$1.51 \times 10^{-1}$	$9.41 \times 10^{-8}$	$2.58 \times 10^{-4}$
7	84952631	A	G	rs12534830	NA	0.88	0.66	$7.76 \times 10^{-1}$	$1.54 \times 10^{-5}$	$4.52 \times 10^{-7}$
8	3073489	A	G	rs77378271 <sup>b</sup>	CSMD1	0.96	0.94	$2.13 \times 10^{-1}$	$2.76 \times 10^{-8b}$	$4.60 \times 10^{-8b}$
9	29364327	G	T	rs10969106	NA	NA	0.97	NA	$7.39 \times 10^{-8}$	NA
10	31981385	T	C	rs115553536	NA	0.94	NA	$6.46 \times 10^{-7}$	NA	NA
10	43592809	G	C	rs74400468	RET	0.96	0.97	$5.53 \times 10^{-2}$	$1.59 \times 10^{-11}$	$6.46 \times 10^{-7}$
10	70490106	A	T	rs12218439	CCAR1	0.96	0.96	$1.01 \times 10^{-6}$	$2.01 \times 10^{-1}$	$1.13 \times 10^{-4}$
10	95659958	A	G	rs146091982	SLC35G1	0.95	NA	$1.95 \times 10^{-7}$	NA	NA
11	20561010	C	G	rs73443003	NA	0.75	NA	$1.31 \times 10^{-6}$	NA	NA
11	81433204	A	AAAG	rs200453611	NA	0.91	0.84	$9.43 \times 10^{-7}$	$6.24 \times 10^{-1}$	$6.81 \times 10^{-4}$
11	108899423	GTA	G	rs200391037	NA	0.96	0.88	$1.02 \times 10^{-1}$	$3.72 \times 10^{-6}$	$1.32 \times 10^{-6}$
12	56274155	T	C	rs193047854	NA	0.97	NA	$7.06 \times 10^{-7}$	NA	NA
20	21706604	A	AT	rs199783889	NA	0.94	NA	$3.32 \times 10^{-7}$	NA	NA
21	18019319	T	C	rs78068107	NA	0.96	NA	$1.02 \times 10^{-6}$	NA	NA
21	48006053	A	C	rs186825689 <sup>b</sup>	NA	0.96	NA	$1.86 \times 10^{-8b}$	NA	NA

Abbreviations. CAD, cannabis dependence; NA, not applicable. SNP, single-nucleotide polymorphism.

<sup>a</sup> Indicates in human genome assembly build 37.<sup>b</sup> Indicates genome-wide significant SNPs and P values.

and Sushi multiple domains 1 gene (*CSMD1* [OMIM 608397]) with evidence of association in 3 of the 6 samples. We also identified consistent, non-GWS evidence of association in the combined sample of European American and African American participants with a large block of SNPs in and around the phosphatidylinositol 4-kinase type 2 $\beta$  gene (*PI4K2B* [OMIM 612101]), with consistent effect direction in every European American and African American population tested (minimum  $P = 1.74 \times 10^{-7}$  for the meta-analysis). This signal was GWS when individuals without cannabis exposure were excluded (minimum  $P = 2.98 \times 10^{-8}$  for the meta-analysis).

#### Replication Results

The SNPs in Table 2 were tested for CAD association in the 2 replication samples (ICGHD and Yale-Penn 3). Table 3 shows the replication cohort-specific results for these SNPs, with the meta-analysis results from the discovery phase and the discovery + replication phase. The smallest P value in the ICGHD cohort among the 13 SNPs that could be reliably imputed and analyzed (this cohort was European Australian) was at

rs74823926 ( $P = .064$ ) in an intergenic region on chromosome 1. Several associations, however, were replicated in the Yale-Penn 3 sample (Table 3). The P values for 2 of the 3 GWS SNPs improved after meta-analysis with the replication cohorts (rs143244591 in *RP11-206M11.7*, from  $1.38 \times 10^{-8}$  to  $4.32 \times 10^{-10}$ ; rs77378271 in *CSMD1*, from  $2.84 \times 10^{-8}$  to  $2.13 \times 10^{-8}$ ), as did the P value for another SNP, rs146091982 in the solute carrier family 35 member G1 (*SLC35G1* [Ensembl ENSG00000176273]) (from  $1.31 \times 10^{-6}$  to  $1.33 \times 10^{-6}$ ). The signal in *PI4K2B* also improved ( $P = 5.57 \times 10^{-8}$  for the full meta-analysis). However, rs186825689 near *SIOOB* was no longer GWS ( $P = 8.27 \times 10^{-8}$ ) in the full meta-analysis. The Figure shows Manhattan plots for the regions encompassing *RP11-206M11.7* (Figure, A), *SLC35G1* (Figure, B), *CSMD1* (Figure, C), and *PI4K2B* (Figure, D) in the discovery sample and after meta-analysis with the replication samples.

#### Cross-Disorder Analysis Results

The QQ plots of 5 Psychiatric Genomics Consortium traits (SCZ, bipolar affective disorder, autism spectrum disorder,

Table 3. Association Results in the Discovery and Replication Samples for the SNPs Shown in Table 2

SNP	P Value for Replication Cohort			P Value for Meta-analysis					All Participants	Direction <sup>d</sup>
	Yale-Penn 3 Cohort <sup>a</sup>			Discovery Cohort <sup>b</sup>		Discovery + Replication Cohort <sup>c</sup>				
	African American	European American	ICGHD Cohort	African American	European American	African American	European American			
rs74823926	9.40 × 10 <sup>-3</sup>	7.54 × 10 <sup>-1</sup>	6.36 × 10 <sup>-2</sup>	5.26 × 10 <sup>-7</sup>	6.36 × 10 <sup>-1</sup>	3.34 × 10 <sup>-6</sup>	1.59 × 10 <sup>-1</sup>	8.62 × 10 <sup>-6</sup>	+X+-----+	
rs114383460	7.22 × 10 <sup>-1</sup>	NA	NA	1.09 × 10 <sup>-6</sup>	NA	1.93 × 10 <sup>-6</sup>	NA	1.93 × 10 <sup>-6</sup>	+X+XXX-X-XX	
rs12621150	9.68 × 10 <sup>-1</sup>	1.15 × 10 <sup>-1</sup>	3.61 × 10 <sup>-1</sup>	7.67 × 10 <sup>-1</sup>	1.05 × 10 <sup>-6</sup>	7.75 × 10 <sup>-1</sup>	7.92 × 10 <sup>-6</sup>	5.13 × 10 <sup>-4</sup>	+++++---+	
rs7586604	2.80 × 10 <sup>-1</sup>	2.78 × 10 <sup>-1</sup>	6.04 × 10 <sup>-1</sup>	4.15 × 10 <sup>-5</sup>	6.19 × 10 <sup>-1</sup>	1.76 × 10 <sup>-5</sup>	1.69 × 10 <sup>-2</sup>	1.81 × 10 <sup>-6</sup>	-----+--	
rs144605126	1.18 × 10 <sup>-1</sup>	NA	NA	8.67 × 10 <sup>-7</sup>	NA	3.84 × 10 <sup>-6</sup>	NA	3.84 × 10 <sup>-6</sup>	+X+X+X-X-XX	
rs150064803	1.74 × 10 <sup>-1</sup>	NA	NA	3.41 × 10 <sup>-7</sup>	NA	1.41 × 10 <sup>-6</sup>	NA	1.41 × 10 <sup>-6</sup>	+X+X+X-XX	
rs143020225	1.53 × 10 <sup>-1</sup>	NA	NA	7.19 × 10 <sup>-7</sup>	NA	1.95 × 10 <sup>-7</sup>	NA	1.95 × 10 <sup>-7</sup>	+X+XXX+XX	
rs143244591	3.24 × 10 <sup>-1</sup>	NA	NA	2.18 × 10 <sup>-6</sup>	NA	4.32 × 10 <sup>-10</sup>	NA	4.32 × 10 <sup>-10</sup>	+X+X+X+XX	
rs73252553	6.40 × 10 <sup>-1</sup>	8.32 × 10 <sup>-2</sup>	4.10 × 10 <sup>-1</sup>	1.18 × 10 <sup>-3</sup>	2.28 × 10 <sup>-5</sup>	2.25 × 10 <sup>-4</sup>	5.45 × 10 <sup>-6</sup>	5.57 × 10 <sup>-6</sup>	+++++---	
rs28595532	8.06 × 10 <sup>-1</sup>	6.07 × 10 <sup>-2</sup>	2.24 × 10 <sup>-1</sup>	2.02 × 10 <sup>-7</sup>	1.08 × 10 <sup>-1</sup>	1.89 × 10 <sup>-7</sup>	1.52 × 10 <sup>-1</sup>	3.60 × 10 <sup>-6</sup>	+++++---	
rs114311699	7.30 × 10 <sup>-1</sup>	NA	NA	3.78 × 10 <sup>-7</sup>	NA	2.75 × 10 <sup>-7</sup>	NA	2.75 × 10 <sup>-7</sup>	+X+X+X+XX	
rs10066744	3.89 × 10 <sup>-1</sup>	NA	NA	4.82 × 10 <sup>-7</sup>	NA	2.27 × 10 <sup>-7</sup>	NA	2.27 × 10 <sup>-7</sup>	+X+XXX+XX	
rs17665889	2.17 × 10 <sup>-1</sup>	1.17 × 10 <sup>-1</sup>	7.65 × 10 <sup>-1</sup>	1.51 × 10 <sup>-1</sup>	9.41 × 10 <sup>-6</sup>	2.69 × 10 <sup>-1</sup>	5.39 × 10 <sup>-6</sup>	8.41 × 10 <sup>-4</sup>	-----+--	
rs12534830	5.85 × 10 <sup>-1</sup>	8.67 × 10 <sup>-1</sup>	3.99 × 10 <sup>-1</sup>	7.76 × 10 <sup>-1</sup>	1.54 × 10 <sup>-5</sup>	1.05 × 10 <sup>-2</sup>	3.40 × 10 <sup>-5</sup>	1.12 × 10 <sup>-6</sup>	+++++---	
rs77378271	9.25 × 10 <sup>-2</sup>	4.19 × 10 <sup>-2</sup>	7.95 × 10 <sup>-1</sup>	2.13 × 10 <sup>-1</sup>	2.76 × 10 <sup>-6</sup>	1.07 × 10 <sup>-1</sup>	5.16 × 10 <sup>-6</sup>	2.13 × 10 <sup>-6</sup>	++X+++++	
rs10969106	NA	5.50 × 10 <sup>-1</sup>	8.47 × 10 <sup>-1</sup>	NA	7.39 × 10 <sup>-5</sup>	NA	1.74 × 10 <sup>-7</sup>	1.74 × 10 <sup>-7</sup>	X+X+X+XX+	
rs115553536	1.80 × 10 <sup>-1</sup>	NA	NA	6.46 × 10 <sup>-7</sup>	NA	2.14 × 10 <sup>-6</sup>	NA	2.14 × 10 <sup>-6</sup>	+X+X+X-XX	
rs74400468	3.49 × 10 <sup>-2</sup>	6.61 × 10 <sup>-1</sup>	5.66 × 10 <sup>-1</sup>	5.53 × 10 <sup>-2</sup>	1.59 × 10 <sup>-6</sup>	1.22 × 10 <sup>-2</sup>	2.46 × 10 <sup>-5</sup>	9.82 × 10 <sup>-7</sup>	++-----	
rs12218439	2.29 × 10 <sup>-1</sup>	1.01 × 10 <sup>-1</sup>	3.21 × 10 <sup>-1</sup>	1.01 × 10 <sup>-6</sup>	2.01 × 10 <sup>-1</sup>	4.91 × 10 <sup>-6</sup>	2.13 × 10 <sup>-1</sup>	4.20 × 10 <sup>-4</sup>	X++---+	
rs146091982	8.84 × 10 <sup>-4</sup>	NA	NA	1.95 × 10 <sup>-7</sup>	NA	1.33 × 10 <sup>-9</sup>	NA	1.33 × 10 <sup>-9</sup>	+X+X+X+XX	
rs73443003	2.53 × 10 <sup>-1</sup>	NA	NA	1.31 × 10 <sup>-6</sup>	NA	1.20 × 10 <sup>-7</sup>	NA	1.20 × 10 <sup>-7</sup>	-X-X-X-XX	
rs200453611	7.29 × 10 <sup>-1</sup>	5.20 × 10 <sup>-1</sup>	9.40 × 10 <sup>-1</sup>	9.43 × 10 <sup>-7</sup>	6.24 × 10 <sup>-1</sup>	1.56 × 10 <sup>-6</sup>	5.34 × 10 <sup>-1</sup>	1.12 × 10 <sup>-1</sup>	+++++---	
rs200391037	9.28 × 10 <sup>-1</sup>	3.09 × 10 <sup>-2</sup>	4.19 × 10 <sup>-1</sup>	1.02 × 10 <sup>-1</sup>	3.72 × 10 <sup>-6</sup>	1.04 × 10 <sup>-1</sup>	4.32 × 10 <sup>-5</sup>	1.10 × 10 <sup>-5</sup>	+++++---	
rs193047854	6.74 × 10 <sup>-1</sup>	NA	NA	7.06 × 10 <sup>-7</sup>	NA	5.51 × 10 <sup>-7</sup>	NA	5.51 × 10 <sup>-7</sup>	+X+XXX+XX	
rs199783889	4.38 × 10 <sup>-1</sup>	NA	NA	3.32 × 10 <sup>-7</sup>	NA	1.12 × 10 <sup>-6</sup>	NA	1.12 × 10 <sup>-6</sup>	+X+XXX-XX	
rs78068107	2.90 × 10 <sup>-2</sup>	NA	NA	1.02 × 10 <sup>-6</sup>	NA	1.31 × 10 <sup>-5</sup>	NA	1.31 × 10 <sup>-5</sup>	+X+XXX-XX	
rs186825689	4.51 × 10 <sup>-1</sup>	NA	NA	1.86 × 10 <sup>-6</sup>	NA	8.27 × 10 <sup>-6</sup>	NA	8.27 × 10 <sup>-6</sup>	+X+XXX-XX	

Abbreviations: ICGHD, International Consortium on the Genetics of Heroin Dependence; NA, not applicable; SAGE, Study of Addiction: Genetics and Environment; SNP, single-nucleotide polymorphism.

<sup>a</sup> Indicates participants in the Yale-Penn cohort who did not undergo genotyping at the time of the discovery analyses.

<sup>b</sup> Indicates participants in the Yale-Penn cohort (Yale-Penn 1 and 2) who underwent genotyping for the discovery analysis and in the SAGE cohort.

<sup>c</sup> Indicates all cohorts.

<sup>d</sup> For the effect direction, the order of the symbols is the Yale-Penn 1 African American cohort, Yale-Penn 1 European American cohort, SAGE African

American cohort, SAGE European American cohort, Yale-Penn 2 African American cohort, Yale-Penn 2 European American cohort, Yale-Penn 3 African American cohort, Yale-Penn 3 European American cohort, and the ICGHD European American cohort. + Indicates effect allele (listed in Table 2) is associated with an increase in cannabis dependence (CAD) criterion count, - effect allele is associated with a decrease in CAD criterion count, and x, a valid effect estimate could not be obtained. See the Statistical Analysis subsection of the Methods section for an explanation of Yale-Penn 1, 2, and 3.

<sup>e</sup> Indicates genome-wide significant P values.

<sup>f</sup> Indicates  $P < .05$  in the replication sample.

attention-deficit/hyperactivity disorder, and MDD) were stratified based on our CAD GWAS results at significance levels of  $P < .05$ ,  $P < .01$ ,  $P < 1 \times 10^{-1}$ , and  $P < 1 \times 10^{-4}$ . We observed enrichment of the MDD GWAS signal in the CAD GWAS (eFigure 4 in the Supplement) in European American participants, but no clear enrichment for the other 4 psychiatric disorders in either population group (eFigure 5 in the Supplement).

We used GPA to test the significance of pleiotropy between CAD and the same 5 psychiatric disorders (eMethods in the Supplement). For each disease pair, we estimated the percentage of SNPs shared by 2 diseases and tested the significance of pleiotropy (eTable 2 in the Supplement). The European American population yielded significant evidence of CAD-MDD pleiotropy ( $P = 2.39 \times 10^{-4}$ ); genome wide, 1.7% of all imputed SNPs

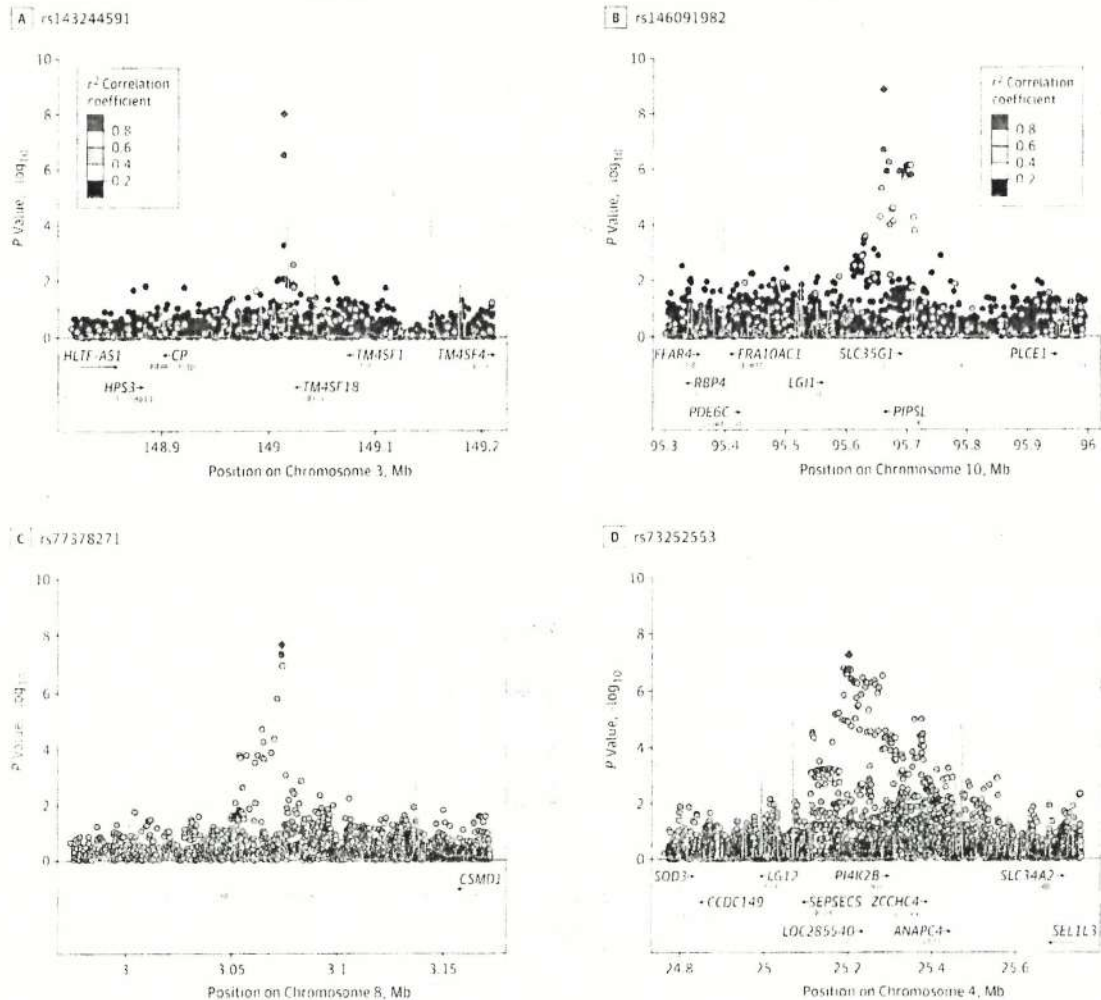
were estimated to be associated with both CAD and MDD. Of these, rs10954732 in P450 oxidoreductase (*POR* [OMIM 124015]) had the largest posterior probability (although not significant) of association with both traits ( $P = 2.59 \times 10^{-6}$  for CAD;  $P = .02$  for MDD; posterior probability, 0.70).

## Discussion

We report herein the first GWS results for CAD to our knowledge. The sample includes a large proportion (18%-36%, depending on race and cohort) of individuals with CAD from 2 ancestral populations in 3 independent cohorts. We identified 3 regions with GWS SNPs imputed to the 1000 Genomes



Figure. Regional Manhattan Plots of Association Results for DSM-IV Cannabis Dependence Criterion Count in 4 Genomic Regions



Association results from single-nucleotide polymorphisms (SNPs) in 4 regions. A, The 148.8- to 149.2-Mb region encompassing *RP11-206M11.7* on chromosome 3 in the Yale-Penn and Study of Addiction: Genetics and Environment (SAGE) African American participants. B, The 95.3- to 96-Mb region encompassing *SLC35G1* on chromosome 10 in the Yale-Penn and SAGE African American participants. C, The 2.8- to 4.8-Mb region on chromosome 8 encompassing *CSMD1* in the Yale-Penn, SAGE, and International Consortium on the Genetics of Heroin Dependence (ICGHD) African American and European American participants. D, The 25.07- to 25.43-Mb region encompassing *PI4K2B* on chromosome 4 in the Yale-Penn, SAGE,

and ICGHD African American and European American participants. In A and B, the SNPs are color coded according to the correlation coefficient ( $r^2$ ) in the 1000 Genomes African samples with the most significant SNP. In C and D, results from the African American and European American participants were combined, and no linkage disequilibrium information was displayed. The light purple circle represents the  $-\log_{10}$  P value for the most significant regional SNP in the meta-analysis of the discovery samples; the purple diamond, the result for that SNP after meta-analysis with the replication sample(s). The light blue line and right y-axis show the observed recombination rate.

reference panel that implicate several biological processes and provide insight into the biology of CAD, including evidence of an inflammatory component in the disorder, which may also mediate risk for SCZ<sup>36</sup> and MDD.<sup>47,48</sup> The smallest P value observed ( $P = 4.32 \times 10^{-10}$ ) was at rs143244591 in *RP11-206M11.7*. Little is known about this antisense transcript or which, if any, genes it regulates. Minor alleles were protective. The next most significant locus was *SLC35G1* (rs146091982,  $P = 1.33 \times 10^{-8}$ ), a potential member of the drug/metabolite transporter superfamily (EamA, previously DUF6). Ubiquitously expressed, *SLC35G1* binds stromal interaction molecule 1, a calcium sensor that com-

municates the calcium load within the endoplasmic reticulum to store-operated channels in the plasma membrane<sup>49</sup> when calcium stores in the endoplasmic reticulum are depleted.<sup>40</sup> The *SLC35G1*-stromal interaction molecule 1 complex likely regulates the activity of the transporters that coordinate cytosolic calcium through modulation of pump activities.<sup>40</sup> The third GWS locus, *CSMD1* (rs77378271;  $P = 2.13 \times 10^{-8}$ ), is highly expressed in the growth cones of developing central nervous system neurons, where it likely acts as a regulator of complement activation and inflammation.<sup>41</sup> Different SNPs in *CSMD1* have been associated with SCZ at the GWS level.<sup>42</sup> Thus, *CSMD1* is the second



gene to be implicated in both disorders (after *NRG1*<sup>16</sup>) and may explain at least part of their shared genetic susceptibility.

Two other established SCZ risk genes, *RIMS1* (OMIM 606629) (minimum SNP,  $P = 1.59 \times 10^{-7}$ ) and *MEF2C* (minimum SNP,  $P = 5.22 \times 10^{-7}$ ), showed suggestive association with CAD. *MEF2C* is highly expressed in developing mammalian neurons and is thought to mediate calcium-dependent survival of neurons that have made the appropriate synaptic connections.<sup>43</sup> From a biological perspective, *RIMS1* is immediately relevant; *RIMS1* acts as a scaffold protein that regulates synaptic vesicle exocytosis, affecting cannabinoid receptor 1 (*CRI*)-mediated long-term suppression of  $\gamma$ -aminobutyric acid release, ultimately mediating presynaptic forms of long-term plasticity.<sup>44</sup> Minor alleles at rs14230709 in *RIMS1* were associated with fewer CAD criteria in African American participants. We observed at least a nominally significant signal in both Yale-Penn African American analysis subsets and a non-significant trend in SAGE African American participants.

Limitations of the GWAS findings should be noted. One of the significant SNPs identified (rs143214591 on chromosome 3) has little supportive evidence for association from other SNPs in the region, possibly owing to low linkage disequilibrium. However, despite stringent imputation quality thresholds for including SNPs in the analysis ( $r^2 \geq 0.8$ ) and evidence of an association in the replication sample, this signal may represent an imputation artifact. Second, although none of the GWS SNPs identified in the full GWAS analysis are rare, they could be described as infrequent, with minor allele frequencies in a range sometimes associated with false-positive results (4%-6%). Also, of the GWS regions, only *CSMD1* showed evidence of associations in European American and African American participants. The region containing *PI4K2B*, which became GWS after excluding unexposed individuals (see below), was also at least nominally associated with CAD in both populations. The 2 African American-specific SNPs were rare or monomorphic in European American participants. The lack of association in European American participants could be owing to different linkage disequilibrium patterns or the absence of causal variants. The Yale-Penn samples who underwent genotyping on the HumanOmni1-Quad and Human Core Exome chips showed more consistent results than the corresponding SAGE population, which is not surprising insofar as SAGE participants were recruited from different areas and ascertained using different criteria (AD, CD, and OD in Yale-Penn and primarily AD and ND in SAGE). The difference in ascertainment criteria (use of licit vs illicit drugs) across studies likely explains the fact that the proportion of cannabis-exposed individuals varied significantly across cohorts (2293 in SAGE population [76.9%] and 7626 in the Yale-Penn population [85.0%]). The limitations of phenotypic distribution and population differences are more relevant to the Australian ICGHD replication cohort and may explain the lack of replication in this cohort. Despite this, we obtained statistically significant evidence for formal replication for the SNP in *SLC35G1* and stronger evidence for association at many of the top SNPs after including the replication samples. Finally, these cohorts have higher rates of polysubstance dependence than the general population and may not be generalizable to individuals who only use cannabis.

#### Effect of Exposure Status and Comorbidity

Because the inclusion of genetically at-risk individuals who never initiated cannabis use might have influenced our results, we repeated the primary analyses in the discovery cohort after removing unexposed individuals. Two of the 3 regions identified remained GWS (eTable 1 in the Supplement). The  $P$  value for rs143214591 on chromosome 3 improved slightly ( $P = 1.13 \times 10^{-8}$ , meta-analysis exposed) and was associated at  $P \leq .02$  in each of the African American subgroups. The signal at rs77378271 in *CSMD1* was almost identical ( $P = 2.95 \times 10^{-8}$ , meta-analysis exposed) and showed association at  $P < 5.07 \times 10^{-4}$  in 2 of the 3 European American subgroup and at  $P = 4.46 \times 10^{-1}$  in 1 of the African American subgroups. In addition, the block of SNPs in and around *PI4K2B* became GWS with a consistent effect direction (minor alleles being protective) in every European American and African American population tested and became GWS (minimum  $P = 2.98 \times 10^{-8}$ , meta-analysis exposed, at rs147170184). The evidence for pleiotropy between CAD and MDD was attenuated substantially ( $P = .60$ ) after excluding unexposed participants. That the removal of unexposed individuals from the analysis had a relatively minor effect on the primary findings and actually improved the strength of some suggests that any loss in power owing to the smaller sample was offset by an increase in phenotypic precision. In the pleiotropy analysis, which relies on genome-level association results and is not limited to the most significantly associated SNPs, the power loss apparently outweighed any increase in precision. The significance of each of the top SNPs was modestly attenuated after adjusting for the DSM-IV criterion counts for AD, CD, and OD (eTable 1 in the Supplement).

#### Ion Homeostasis and Addiction

The previously published GWAS of OD<sup>19</sup> and CD<sup>41</sup> in a subset of this sample each identified risk genes and pathways involved in the regulation of neuronal calcium and potassium, and the pathway involving synaptic long-term potentiation was also identified for OD. Also, a cross-disorder analysis identified calcium signaling in neurons as a pathway mediating 5 psychiatric diseases, including SCZ and MDD.<sup>45</sup> The GWS association in *SLC35G1* and GWS (in the discovery sample only) associations in and around *SIOOB* suggest ion homeostasis may play a role in CAD risk.

#### Shared Risk for CAD and Other Psychiatric Disorders

Many previous studies<sup>7,8,46,46</sup> have focused on the relationship between CAD and SCZ, whereas the correlation between CAD and MDD has received much less attention. Although depressive disorders are highly comorbid with CAD in clinical settings,<sup>47</sup> to our knowledge no previous genomics study has explored CAD-MDD pleiotropy. We found some evidence for genetic correlation between the risks for CAD and MDD. The existence of shared genetic factors for CAD-MDD is supported by the overlap in SNPs nominally associated with both traits, although we found no significant evidence of pleiotropy at any single SNP. We also found limited support for the possibility that such a relationship exists for CAD and SCZ based on relatively strong signals for both traits with variants in *CSMD1* (although not the same variants). Nongenetic explanations such as



patients with SCZ or MDD mediating the symptoms of these disorders with cannabis use might also explain the comorbidity. These analyses are exploratory, and follow-up studies to validate and extend these findings are necessary.

## Conclusions

This study provided the first GWS evidence to our knowledge for SNPs associated with CAD via GWAS in 3 distinct genomic

locations. These findings will lead our understanding of genetic vulnerability to CAD in new directions that can inform our understanding of the biology of CAD. We obtained entirely novel evidence of genetic overlap between CAD and MDD and conclude that *CSMD1* may be a candidate gene that affects the risk for CAD and SCZ, a topic of considerable research interest.

These results also suggest that common pathways (nervous system development, inflammation, and ion homeostasis) mediate the risk for multiple psychiatric disorders and dependence on multiple substances, including cannabis.

## BRIEF INFORMATION

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**Author Contributions:** Dr Sherva had full access to all the data in the study and takes responsibility for the integrity of the data and the accuracy of the data analysis.

**Study concept and design:** Kranzler, Koesterer, Farrer, Gelernter.

**Acquisition, analysis, or interpretation of data:** All authors.

**Drafting of the manuscript:** Sherva, Wang.  
**Critical revision of the manuscript for important intellectual content:** Sherva, Kranzler, Zhao, Koesterer, Herman, Farrer, Gelernter.  
**Statistical analysis:** Sherva, Wang, Zhao, Koesterer, Farrer.

**Obtained funding:** Kranzler, Gelernter.

**Administrative, technical, or material support:** Kranzler, Farrer, Gelernter.

**Study supervision:** Kranzler, Zhao, Farrer, Gelernter.

**Conflict of Interest Disclosures:** Dr Kranzler reports being a consultant or an advisory board member for Alkermes, Indivior, Lundbeck, and Otsuka (unrelated to the present study) and being a member of the American Society of Clinical Psychopharmacology's Alcohol Clinical Trials Initiative, which is supported by AbbVie, Ethypharm, Lilly, Lundbeck, and Pfizer. No other disclosures were reported.

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**Role of the Funder/Sponsor:** The funding sources had no role in the design and conduct of the study; collection, management, analysis, and interpretation of the data; preparation, review, or approval of the manuscript; and decision to submit the manuscript for publication.

**Additional Information:** The publicly available datasets used for analysis were obtained from dbGaP (<http://www.ncbi.nlm.nih.gov/gap/>) through

accession numbers phs000092.v1.p and phs000277.v1.p1.

**Additional Contributions:** Work in recruitment and assessment was performed at Yale University School of Medicine and the APT Foundation by James Poling, PhD, at McLean Hospital by Roger Weiss, MD, at the Medical University of South Carolina by Kathleen Brady, MD, PhD, and Raymond Anton, MD, and at the University of Pennsylvania by David Oslin, MD. Genotyping services for a part of our genome-wide association study were provided by the Center for Inherited Disease Research and Yale University (Center for Genome Analysis), which is fully funded by Federal contract N01-HG-65403 from the NIH to The Johns Hopkins University. Ann Marie Labobelle, BS, Catherine Aldi, BS, and Christa Robinson, BS, provided technical assistance. The Semi-structured Assessment for Drug Dependence and Alcoholism interviewers, led by Yari Nuñez and Michelle Slivinsky, devoted substantial time and effort to phenotype the study sample. John Farrell, PhD, Section of Biomedical Genetics, Boston University School of Medicine, provided database management assistance. None of these individuals were compensated for this contribution to this study. Assistance with phenotype harmonization, genotype cleaning, and general study coordination was provided by the Gene Environment Association Studies Coordinating Center (supported by grant U01 HG004446 from the NIH). Assistance with data cleaning was provided by the National Center for Biotechnology Information.

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## Appendix D: Social Media Discussion

**City of Victoria - Local Government**

Like Page

August 10 at 1:30pm

The City of Victoria is exploring regulations for medical marijuana-related businesses, to reduce community impacts while maintaining access to medical marijuana.

Council has considered several bylaws that would regulate these businesses. We are now asking for your feedback on two of the proposed regulations.

Learn more at [victoria.ca/medicalmarijuana](http://victoria.ca/medicalmarijuana)

2 738 people reached

Boost Post



12

1 Comment 2 Shares



Like

Comment

Share

Chronological ▾



**Kevin Stevenson** both ideas are terrible and this is a stupid moralistic waste of time, prohibit one from existing 200 meters from schools and move on

I've been playing a game where I try to figure out if somewhere is a dispensary, so far I've noticed that I haven't seen any problems, and I walk around the entire city a fair bit, but someone ought to do something about those annoying bike lanes and transit costs for riders  
you might just be trying to do too much in general, one good reason trudeau is better than harper is because he isn't doing a lot

Like Reply Message August 10 at 8:46pm Edited





NO. 16-058

## A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw to define “storefront marijuana retailer” as a use and to restrict the location of this use.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1070)”.
- 2 The Zoning Regulation Bylaw No. 80-159 is amended in the General Regulations by adding the following as section 17 (3) of the general regulations:
 

“(3) Without limiting the generality of subsection (1), storefront marijuana retailer, whether as a principal or accessory use, is prohibited in all zones except where expressly permitted under this bylaw.”
- 3 The Zoning Regulation Bylaw No. 80-159 is amended in Schedule “A” – Definitions by:
  - (a) adding the following definition after the definition of “**Lowest Storey**”:
 

“**Marijuana**” means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis.
  - (b) adding the following definition after the definition of “**Split Level Dwelling**”:
 

“**Storefront Marijuana Retailer**” means premises where marijuana is sold or otherwise provided to a person who attends at the premises.”

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
Public hearing held on the		day of		2016
READ A THIRD TIME the		day of		2016
ADOPTED on the		day of		2016

CITY CLERK

MAYOR



NO. 16-059

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Land Use Procedures Bylaw to impose application fees for certain types of applications.

The Council of the Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as "LAND USE PROCEDURES BYLAW, 2016, AMENDMENT BYLAW (NO 1)"
2. Bylaw No. 16-028, the Land Use Procedures Bylaw, is amended as follows:

Schedule A, Section 2, base application fee, by adding the following after Subsection (7):

- (8) Notwithstanding subsection (1), the application fee to allow any "storefront marijuana retailer" use is \$7500.

READ A FIRST TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A SECOND TIME the	<b>28<sup>th</sup></b>	day of	<b>July</b>	2016
READ A THIRD TIME the		day of		2016
ADOPTED on the		day of		2016

CITY CLERK

MAYOR



NO. 16-061

## **MARIJUANA-RELATED BUSINESS REGULATION BYLAW**

### **A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to provide for the regulation of marijuana-related businesses to minimize any adverse effects that operation of such businesses may have on the safety, health and well-being of the community in anticipation of changes to the federal laws regarding distribution of marijuana.

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- 7 Requirements for businesses that keep marijuana on the premises
- 8 Requirements for storefront marijuana retailers

#### **PART 4 – GENERAL PROVISIONS**

- 9 Offences
- 10 Severability
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#### **PART 1 – INTRODUCTION**

##### **Title**

- 1 This Bylaw may be cited as the "Marijuana-Related Business Regulation Bylaw".

##### **Definitions**

- 2 In this Bylaw:

"marijuana"

means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

" marijuana-related business"

means carrying on of activity where



- (a) the use of marijuana for medical or any other purposes is advocated or promoted;
- (b) marijuana or paraphernalia used in the consumption of marijuana are sold or otherwise provided to persons for any purpose;
- (c) marijuana is stored for a purpose of sale or distribution; or
- (d) marijuana is consumed in any form;

"shareholder"

means a shareholder with a 10% or greater interest;

"storefront marijuana retailer"

means a marijuana-related business where marijuana is sold or otherwise provided to a person who attends at the premises.

### **Application of this Bylaw**

- 3 The provisions of this Bylaw do not apply to production and distribution of marijuana licensed by Health Canada under the Marihuana for Medical Purposes Regulations or the Marihuana Medical Access Regulations of the *Controlled Drugs and Substances Act* (Canada).

## **PART 2 - BUSINESS LICENCES**

### **Business licences required for marijuana-related businesses**

- 4 (1) A person must not carry on marijuana-related business unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to carry on a marijuana-related business where marijuana is kept or present on the premises must:
- (a) make application to the Licence Inspector on the form provided for that purpose
  - (b) pay to the City the applicable licence fee prescribed under subsection (3)
  - (c) provide a security plan for the premises that, in the opinion of the Licence Inspector, describes adequate security measures to mitigate risk of theft or robbery at the premises;
  - (d) provide proof of a security alarm contract that includes monitoring at all times during the period for which the licence is being sought, and
  - (e) provide proof of ownership or legal possession of the premises, and

- (f) provide a current police information check for:
  - (i) the applicant
  - (ii) if the applicant is a corporation, each shareholder, officer and director, and
  - (iii) each on-site manager.
- (3) The licence fee for purposes of subsection (2)(b) is:
  - (a) \$5,000 for a storefront marijuana retailer and a marijuana-related business where marijuana is kept on the premises, and
  - (b) \$500 for all other marijuana-related businesses where marijuana is not kept on the premises.

#### **Licence Inspector's authority to refuse a licence**

- 5 (1) The Licence Inspector may suspend or refuse to issue or renew a licence for a business where marijuana is kept on the premises if:
  - (a) the applicant or licensee, or a shareholder, officer, director or on-site manager of the applicant or licensee:
    - (i) was convicted anywhere in Canada of an offence involving dishonesty
    - (ii) was convicted, found guilty of, or liable for any contravention or offence relating to the conduct of a business similar to that to which the licence relates
    - (iii) was convicted, found guilty of, or liable for any contravention or offence, in Victoria, against this bylaw or against any bylaw authorizing the issuance of a business licence or regulating the conduct of a business, or
    - (iv) was guilty of misrepresentation, nondisclosure or concealment of any material fact, relating to the subject matter of the licence or required to be stated in, the application.
- (2) A decision of the Licence Inspector under subsection (1) may be appealed to Council by submitting a request in writing to the City Clerk within 30 days of the decision.

### **PART 3 - OPERATING REQUIREMENTS**

#### **Requirements for all marijuana-related businesses**

- 6 A person carrying on a marijuana-related business must not:

- (a) allow a person under the age of 19 on the premises
- (b) advertise or promote the use of a marijuana to a person under the age of 19
- (c) allow a person to smoke, vape, consume or otherwise ingest marijuana or products containing marijuana on the premises, or
- (d) display any advertising or sign that is visible from outside of the premises except for a maximum of two signs which display no images and contain only:
  - (i) alpha-numeric characters,
  - (ii) the business name, and
 is in a size as permitted under the *Sign Bylaw*.

#### **Requirements for businesses that keep marijuana on the premises**

- 7 In addition to the requirements of section 6, a person carrying on a business where marijuana is kept or present on the premises must:
- (a) install video surveillance cameras that monitor all entrances and exits and the interior of the business premises at all times
  - (b) retain video camera data for at least 21 days after it is gathered
  - (c) install a security and fire alarm system that is, at all times, monitored by a licenced third party
  - (d) not allow marijuana, products containing marijuana or other valuables to remain on the premises when the business is not open to the public, unless the marijuana, products and other valuables are securely locked in a safe on the premises, and
  - (e) install and maintain an air filtration system that effectively minimizes odour impacts on neighbouring properties.

#### **Requirements for storefront marijuana retailers**

- 8 In addition to the requirements of sections 6 and 7, a person carrying on the business of a storefront marijuana retailer must:
- (a) prominently display a sign on the premises indicating that no persons under 19 years of age are permitted on the premises;
  - (b) ensure that two employees are present on the premises at all times when the business is open to the public, including one manager;
  - (c) not use the premises to carry on business other than the marijuana-related business and accessory uses;

- (d) ensure that windows on any street frontage of the premises are not blocked by translucent or opaque material, artwork, posters, shelving, display cases or similar elements;
- (e) not be open for business between the hours of 8 p.m. and 7 a.m. the next day;
- (f) promptly bring to the attention of the Licence Inspector:
  - (i) the name of any new on-site manager, officer, director or shareholder of the licensee, and
  - (ii) any criminal charge brought against the licensee or an on-site manager, officer, director or shareholder of the licensee, and
- (g) promptly provide to the Licence Inspector a current police information check for any new on-site manager, officer, director or shareholder of the licensee.

#### **PART 4 – GENERAL PROVISIONS**

##### **Offences**

- 9 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, and the *Offence Act* if that person
  - (a) contravenes a provision of this Bylaw,
  - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw, or
  - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each day that a contravention of a provision of this Bylaw continues is a separate offence.

##### **Severability**

- 10 Each section of this Bylaw shall be severable. If any provision of this Bylaw is held to be illegal or invalid by a Court of competent jurisdiction, the provision may be severed and the illegality or invalidity

##### **Transition Provisions**

- 11 (1) Notwithstanding section 4(1), a storefront marijuana retailer that was in existence in the same location on the date this bylaw received first reading may continue to operate without a business licence while an application for a rezoning to permit a storefront marijuana retailer use at its location is actively pursued and has not been denied by Council.
- (2) A marijuana-related business that was in existence on the date this bylaw received first reading is not subject to the requirements of section 7 until 60 days after

adoption of this bylaw.

- 12 That the Business Licence Bylaw (No. 89-071) be amended to prohibit marijuana consumption on site at any licenced business in the City by adding the following new section 35:

- 35 No consumption of marijuana, as defined in the Marijuana-Related Business Regulation Bylaw, shall be permitted at any business licensed under the Business Licence Bylaw.

READ A FIRST TIME the **28<sup>th</sup>** day of **July** 2016.

READ A SECOND TIME the **28<sup>th</sup>** day of **July** 2016.

AMENDED on the day of 2016.

READ A THIRD TIME the day of 2016.

ADOPTED on the day of 2016.

CITY CLERK

MAYOR





## Committee of the Whole Report

### For the Meeting of July 14, 2016

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**To:** Planning and Land Use Committee      **Date:** June 23, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00004 for 1421 Fairfield Road

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### RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

#### Proposed Lot D

- i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2.

#### Proposed Lot E

- i. Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- iii. Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.

3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1421 Fairfield Road. The proposal is to subdivide the existing lot and construct three single family dwellings. This Development Permit with Variances is for two proposed Panhandle Lots. A Development Variance Permit is required for the third lot located on Fairfield Road and is discussed in a separate report.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives for sensitive infill in Development Permit Area 15B: Intensive Residential – Panhandle Lot of the *Official Community Plan* (OCP)
- the proposal is generally consistent with the design specifications of the *Small Lot House Design Guidelines (2002)*
- the proposed variances relate to height, number of storeys, and site coverage. These variances reflect the context across the lane and do not have a substantial impact on the privacy of the adjacent properties.

## BACKGROUND

### Description of Proposal

The proposal is to construct three single family houses. Lot D and Lot E, the subjects of this application, are Panhandle Lots and therefore are in Development Permit Area 15B: Intensive – Panhandle Lot. Lot F is not a Panhandle Lot but would require variances which are reviewed under a separate report. Similarly, although all three lots would be in the R1-B Zone, Single Family Dwelling District, Schedule H – Panhandle Lot Regulations would apply only to Lot D and Lot E.

Specific details include:

- two storey buildings with basements
- one of the houses (Lot D) has a Secondary Suite in the basement
- design elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows
- the exterior materials include stone veneer siding, painted fibre cement panel siding, wood siding, acrylic stucco siding, and aluminium guard rails with glass inserts
- new hard and soft landscaping would be introduced, including permeable paving stone driveways, trees, shrubs and ground cover.

### Sustainability Features

As indicated in the applicant's letter dated November 4, 2015 the following sustainability features are associated with this application:

- energy Efficiency: New construction to pursue Energuide 80 (or equivalent)
- renewable energy: solar / PV provisions
- water: low flow fixtures
- site permeability: permeable paving stones for hard landscaping
- landscaping: no net loss in number of trees.



### Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

### Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

### Existing Site Development and Development Potential

The site is presently in the R1-B Zone, Single Family Dwelling District. Under this zone, the site could be subdivided and three single family homes with secondary suites could be built, subject to Council's approval of a Panhandle Development Permit Application.

### Data Table

The following data table compares the proposal with the R1-B Zone and the Panhandle Regulations. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal Lot D	Proposal Lot E	Zone Standard R1-B Zone
Site area (m <sup>2</sup> ) - minimum	600.00	600.00	600.00
Lot width (m) - minimum	21.74	20.94	18.00
Total floor area (m <sup>2</sup> ) - maximum	279.50	279.90	280.00
Secondary Suite floor area (m <sup>2</sup> ) - maximum	58.34	NA	90.00
Secondary Suite floor area ratio (%) - maximum	20.85	NA	40.00
Height (m) - maximum	<b>6.80 *</b>	<b>7.50 *</b>	5.00
Storeys - maximum	<b>2 *</b>	<b>2 *</b>	1
Site coverage % - maximum	24.13	<b>27.40 *</b>	25.00
Setbacks (m) - minimum			
Front (Moss Rock Pl.)	8.10	7.50	7.50
Rear (south)	7.80	7.80	7.50
Side (east)	4.20	4.00	4.00
Side (west)	4.00	4.00	4.00
Parking - minimum	1	1	1

### Relevant History

The three single family dwellings located across Moss Rock Place were constructed prior to revisions to the Panhandle Lot Regulations and therefore the Panhandle Lot Regulations did not apply at the time.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 16, 2015 the application was referred for a 30-day comment period to the Fairfield and Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15B: Intensive – Panhandle Lot. The Design Guidelines for a Small Lot House (2002) apply to Panhandle Lot Development.

#### Proposed Lot D – New Single Family Dwelling

The proposal is for a two-storey house with a secondary suite in the basement. The design of the house incorporates architectural elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows. The exterior design, materials, form and character are in keeping with the buildings across the lane, and the proposed Lot F.

#### Proposed Lot E – New Single Family Dwelling

The proposal is for a two-storey house with a secondary suite in the basement. The design of the house incorporates architectural elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows. The exterior design, materials, form and character are in keeping with the buildings across the lane, and the proposed Lot F.

### Regulatory Considerations

The single family dwellings across Moss Rock Place were not subject to the Panhandle Regulations at the time of their construction. This application proposes variances to permit equal height and number of storeys to these houses.

#### Proposed Lot D – New Single Family Dwelling

The applicant is requesting variances for the house on Lot D as follows:

- increasing the height from 5.0m to 7.5m
- increasing the number of storeys from 1 to 2

A new fence and new trees are proposed to mitigate potential privacy impacts on the adjacent house (1470 Faircliff Lane) which may result from an increased building height. The proposed house is offset and the rear setback is 7.8m so that the existing house will see past it. The other adjacent property (311 Masters Road) will not be substantially impacted because it is at a much higher elevation due to a steep grade change.



Proposed Lot E – New Single Family Dwelling

The applicant is requesting variances for the house on Lot E as follows:

- increase the height from 5.0m to 6.8m
- increase the number of storeys from 1 to 2
- increase the site coverage from 25% to 27.4%

These variances will not have a substantial impact because the adjacent existing house does not have any windows on the rear elevation and there are existing trees on the adjacent lot that will screen the view between the two buildings. The increase in site coverage is a small amount and there is still adequate usable outdoor space.

**CONCLUSIONS**

This proposal to construct three new houses requires a Development Permit with Variances for the two Panhandle Lots. Although the application is not in compliance with Schedule H, which provides regulations related to height, number of storeys and site coverage, the proposal is generally consistent with Development Permit 15B: Intensive Residential – Panhandle Lot. The new houses will fit in with the existing neighbourhood and the variances will not have a substantial impact on the privacy of the adjacent lots. Staff recommend that Council consider supporting this application.

**ALTERNATE MOTION**

That Council decline Development Permit with Variances Application No. 00004 for the property located at 1421 Fairfield Road.

Respectfully submitted,



Rob Bateman  
Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



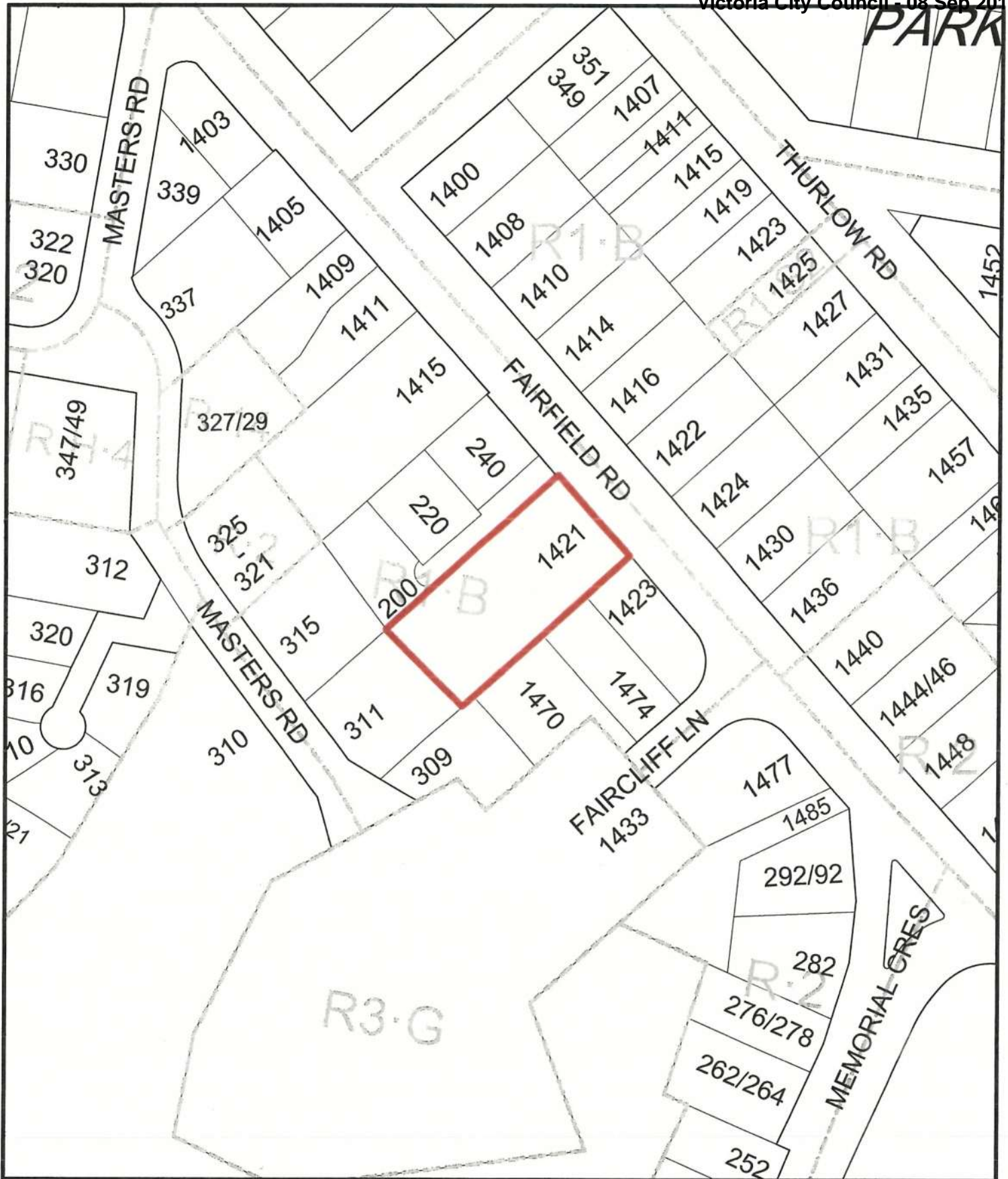
Date:

July 6, 2016

**List of Attachments:**

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated November 4, 2015
- Plans dated April 29, 2016.

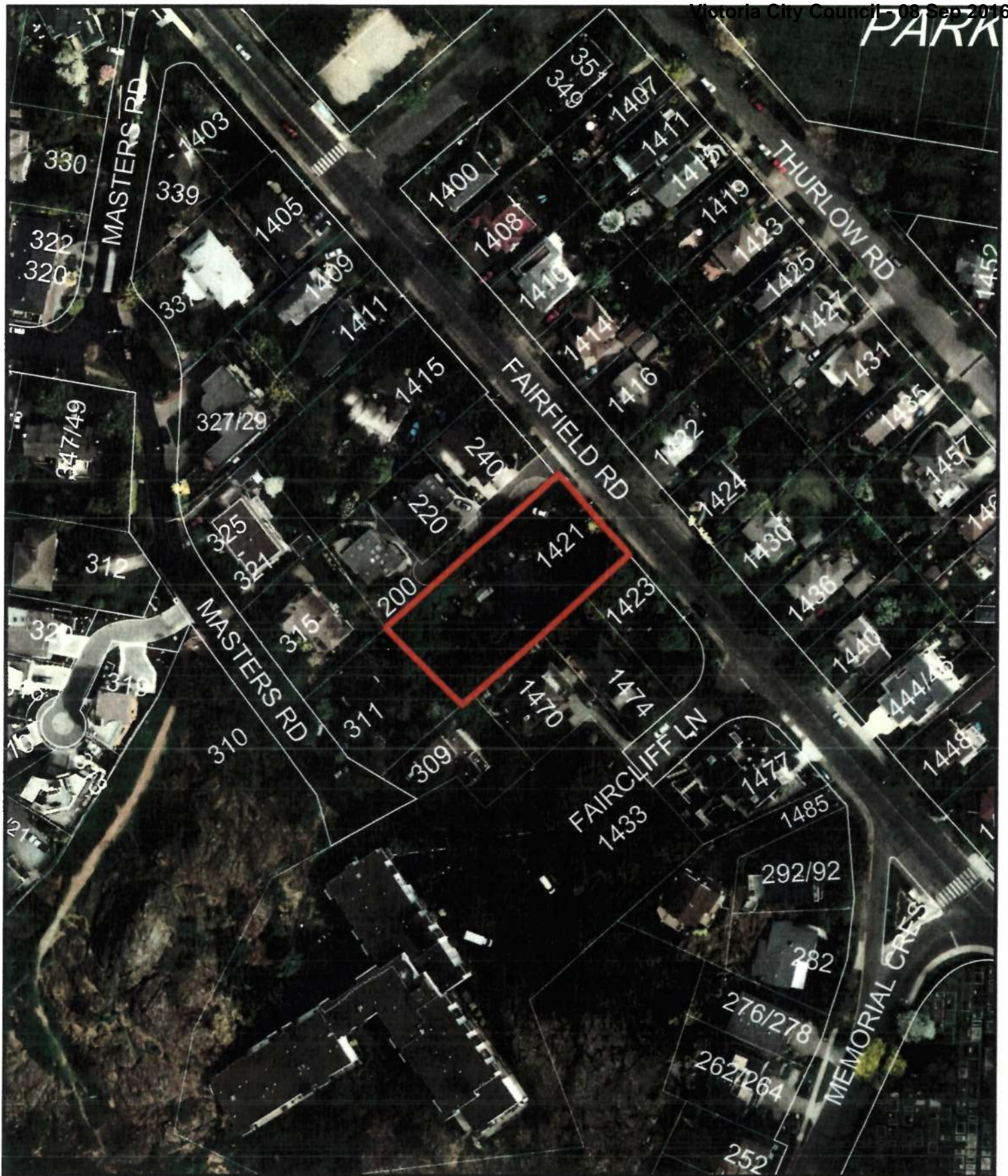




1421 Fairfield Road  
Development Permit with Variances #00004



PARK



1421 Fairfield Road  
Development Permit with Variances #00004





November 04, 2015

Mayor & Council  
**City of Victoria**  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor & Council,

**RE: Development Permit Application - 1421 Fairfield Road - Victoria, BC**

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Development Permit application (the Proposal) with variances for a three (3) lot subdivision at 1421 Fairfield Road (the Property). The following information outlines the details of this proposal.

**1.0 BACKGROUND**

The Property is located on the SW side of Fairfield Road just before Memorial Crescent and Fairfield Road fork around the Ross Bay Cemetery. The Property is currently zoned R1-B (Residential Single Family) with an existing Single Family Dwelling currently on the Property. The existing parcel size is 1704m<sup>2</sup>.

The existing single family dwelling on the Property suffered a fire recently (prior to the purchase of the Property by the Owner) and remains in disrepair, while the Site has been overgrown and rather unsightly for some time now.

**2.0 LOCATION**

Bordering the Property are:

- One R1-B (Single Family) lot to the West (address on Masters Road above),
- Four R1-B (Single Family) lots to the South (addresses on Faircliff Lane)
- Three R1-B (Single Family) lots to the North (addresses on Moss Rock Place)

The three lots noted above with addresses on Moss Rock Place were created by subdivision circa 2008. The original parcel (1419 Fairfield Road) was of comparable size to the subject Property.

### 3.0 THE OWNERS

The Owner's of the Property, Moss Rock Developments Ltd., are majority Owners of the properties on Moss Rock Place.

Prior to purchasing the Property, the Owners were aware of multiple parties who explored the development potential of the Property, many of which that contemplated the existing private road (Moss Rock Place) as the ideal access for a proposed subdivision. As concerned property owners, the Owners secured ownership of the Property in an effort to retain some control over the impending change of use of this adjacent parcel and the obvious effect it would have on their existing residences.

The Owners are seeking approval to develop this parcel in a manner that is in-keeping with the subdivision created circa 2008, to render Moss Rock Place a comprehensive development of sorts.

### 4.0 DEVELOPMENT IMPLICATIONS

The Proposal does not require a rezoning application. The size of the existing parcel is such that three (3) R1-B lots can be created within the parameters of the City of Victoria Zoning and Subdivision bylaw.

The existing bare land strata will be amended to include the three new parcels, while Moss Rock Place will serve as the driveway access for all six Strata Lots.

Because Moss Rock Place is a Private Road, the two (2) westerly lots proposed by this subdivision do not have direct 'highway access' as defined by the City of Victoria, thus they are considered Panhandle Lots and subject to the regulations as outlined in the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations.

Furthermore, the subdivision of land which creates a panhandle lot is subject to the City of Victoria Development Permit Area DPA 15B - Intensive Residential - Panhandle Lot, for the purpose of establishment of objectives for the form and character. The OCP Guidelines applicable are the "Design Guidelines for Small Lot House (2002)".

### 5.0 SUBDIVISION & ZONING DETAILS

The creation of new lots in the R1-B zone requires a minimum lot area of 460m<sup>2</sup>, while the creation of new panhandle lots require a minimum lot area of 600m<sup>2</sup>. The proposed subdivision of the Property proposes three new Strata lots, with lot sizes as follows:

Strata Lot D: 600m<sup>2</sup>  
Strata Lot E: 600m<sup>2</sup>

Strata Lot F: 504m<sup>2</sup>

The existing lot sizes on Moss Rock Place:

Strata Lot A: 460m<sup>2</sup>

Strata Lot B: 460m<sup>2</sup>

Strata Lot C: 468m<sup>2</sup>

The current Proposal does not require space dedicated to the Private Road, which reflects the increase in lots sizes vs. the original subdivision plan. This retains more open site space vs. a proposal that could not utilize the existing private road.

The Schedule H - Panhandle Lot Regulations further limits development opposed to standard R1-B zoning, with key parameters summarized as follows:

Height:	R1-B:	7.6m
	Schedule H:	5.0m
Storeys:	R1-B:	2-Storeys
	Schedule H:	1-Storey
Site Coverage:	R1-B:	40%
	Schedule H:	25%

The existing development on Moss Rock Place (completed circa 2008) was approved prior to the introduction of the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations, and thus the approved constructions already in-situ along Moss Rock Place would not comply with the Schedule H - Panhandle Lot Regulations today as they all are at least 2-storeys, with heights exceeding 5.0m, and Site Coverage exceeding 25%.

The overall goal of the Proposal is to achieve three (3) new single family dwellings that 'round out' Moss Rock Place, with comparable styling, massing, and density, such that years following the development it will appear less as a phased or uncoordinated development.

To achieve this goal, variances are required, as summarized in the following section.

## 6.0 PROPOSED VARIANCES

The Proposal includes a total of seven (7) variances requested. In general, these variances seek to permit all three lots to construct 2 storeys, and achieve overall height of a standard R1-B lot (to match the massing of the existing houses on Moss Rock Place). Furthermore, two modest Site Coverage variances are proposed for the two (2) panhandle lots, to permit an overall footprint and gross floor area comparable



to the existing houses, but to remain well below a the Site Coverage allowance of a typical R1-B lot.

Finally, setback variances are proposed for Strata Lot F (along Fairfield Road) to mimic the frontage and private road driveway access of the opposing lot on Moss Rock Place.

It is important to appreciate that the proposed Strata Lot F, is not subject to Schedule H - Panhandle Lot Regulations, and therefore can build 2-storeys, up to 7.6m in height, and up to 40% Site Coverage without variance.

A detailed breakdown of the proposed variances is as follows:

1. Lot D: Height variance from 5.0m to 7.6m
2. Lot D: Increase from 1 storey to 2 storey.
3. Lot E: Lot Coverage variance from 25% to 27.4%
4. Lot E: Height variance from 5.0m to 7.6m
5. Lot E: Increase from 1 storey to 2 storey.
6. Lot F: Front Setback 7.5m to 6.25m
7. Lot F: Rear Setback: 7.5m to 3.5m

## 7.0 NEIGHBORHOOD IMPACT

We feel this Proposal provides positive impact on the neighborhood. The Property in its current state is unsightly and needs to be re-purposed. The existing density exceeds that of the surrounding parcels, and represents an excellent opportunity for tasteful infill.

The most significant impact of the Proposal will be realized by the homes already along Moss Rock Place. Having the Owners of these existing properties coming forward to propose this development reflects their keen interest to enhance the neighborhood positively.

Utilizing Moss Rock Place to access the additional lots is the best-case scenario for the neighborhood, avoiding any additional Private Road easements, or separate panhandle driveways onto an already busy traffic thoroughfare.

The impact for properties on the opposing side of Fairfield Road should be limited when considering the development potential of the Property despite any subdivision. The massing of the proposed dwelling along Fairfield Road (Lot F) is indicative of what could be built (short of a setback variance) regardless of this subdivision / DP application.

The impact for properties adjacent along Masters should be minimal, considering the large elevation change between the Property and Masters Road. Even with height variances, the massing of the proposed dwellings will not impact views from Masters Road.

The impact for properties along Faircliff Lane is apparent. The increase in density will provide some impact, although the Property in it's current form does hold potential for re-purposing without DP or subdivision that would also have potential impacts on these adjacent parcels.

The Proposal includes the provision of a new fence along the South Property line (abutting the Faircliff properties), along with some tasteful landscaping to limit the impact of the new houses. A typical rear yard setback distance of 7.5m exists for all three proposed Strata lots where they abut their Faircliff neighbors.

While with any subdivision comes potential scrutiny from neighbors who have become accustomed to the existing under-utilization of the Property, the current zoning of this parcel does support an increase in density, such that opposition should not be considered from a density standpoint, but rather form and character alone.

On this front, we feel the Proposal will provide three (3) distinct, attractive homes that complement those surrounding the Property, and that will surely provide a positive impact to the neighborhood.

## 8.0 CLOSURE

Thank you for the opportunity to submit this Proposal. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,

**Ryan Hoyt Designs Inc.**



Ryan Hoyt, ASCT, RBD, LEED®AP  
Principal

November 04, 2015

Mayor & Council  
**City of Victoria**  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor & Council,

**RE: Green Features - 1421 Fairfield Road - Victoria, BC**

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Development Permit application with variances for a proposed 3 lot subdivision at 1421 Fairfield Road (the Property). The following 'green features' are considered for this project:

<b>Building Retention and Reuse:</b>	The existing building suffered a fire and is in disrepair. All demolition waste will be recycled where possible.
<b>Transportation:</b>	Required parking does not exceed the minimum number of off-street spaces
<b>Energy Efficiency:</b>	New Construction to pursue Energuide 80 (or equivalent)
<b>Renewable Energy:</b>	Solar / PV provisions
<b>Water:</b>	Low flow fixtures
<b>Site Permeability:</b>	Permeable paving stones for hard landscaping
<b>Landscaping:</b>	No net loss in number of trees

Yours truly,

**Ryan Hoyt Designs Inc.**

  
Ryan Hoyt, ASCT, RBD, LEED®AP  
Principal



# PROPOSED SUBDIVISION OF: 1421 Fairfield Road

VICTORIA, BC



## PROJECT INFORMATION:

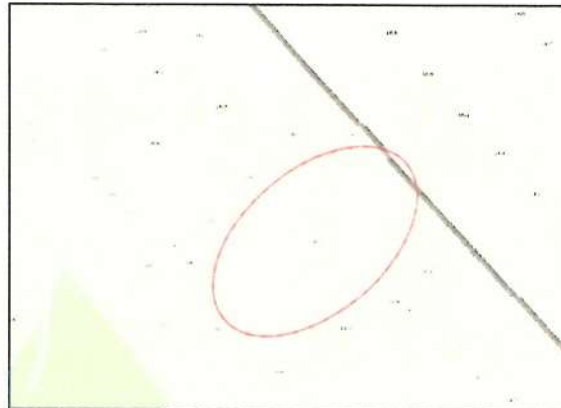
**SITE ADDRESS:** 1421 FAIRFIELD ROAD  
LOT A, PLAN VP17481,  
LAND DISTRICT 57,  
FAIRFIELD FARM ESTATE

**OWNER:** MOSS ROCK DEVELOPMENT LTD.

## SCOPE OF WORK:

SUBDIVISION OF EXISTING R1-B  
PARCEL INTO 3 R1-B STRATA LOTS

## KEY PLAN:



## SHEET INDEX:

- A0.0 COVER SHEET
- A1.1 EXISTING NEIGHBORHOOD PLAN
- A1.2 PROPOSED NEIGHBORHOOD PLAN
- A1.3 EXISTING SURVEY
- A1.4 PROPOSED SUBDIVISION PLAN
- A1.5 PROPOSED SITE PLAN
- A1.6 PROPOSED SITE SERVICING PLAN
- A1.7 PROPOSED LANDSCAPE PLAN
- A1.8 PROPOSED TREE PLAN
- A1.9 EXISTING SITE IMAGES
- A1.10 EXISTING SITE IMAGES
- A1.11 EXISTING SITE IMAGES
- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLAN & SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D6.1 STRATA LOT D - PERSPECTIVES
- E0.0 STRATA LOT E - COVER SHEET
- E2.1 STRATA LOT E - FLOOR PLANS
- E2.2 STRATA LOT E - FLOOR PLAN & SECTION
- E4.1 STRATA LOT E - ELEVATIONS
- E4.2 STRATA LOT E - ELEVATIONS
- E5.1 STRATA LOT E - PERSPECTIVES
- F0.0 STRATA LOT F - COVER SHEET
- F2.1 STRATA LOT F - FLOOR PLANS
- F2.2 STRATA LOT F - FLOOR PLAN & SECTION
- F4.1 STRATA LOT F - ELEVATIONS
- F4.2 STRATA LOT F - ELEVATIONS
- F5.1 STRATA LOT F - PERSPECTIVES
- A6.1 DEVELOPMENT ELEVATIONS
- A7.1 DEVELOPMENT PERSPECTIVES
- A7.2 DEVELOPMENT PERSPECTIVES

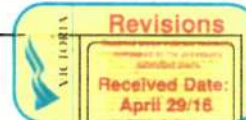
## PROJECT DIRECTORY:

**DESIGNER:** RYAN HOYT DESIGNS INC.  
250 999 9893  
INFO@RYANHOYTDIGNS.COM

**GENERAL CONTRACTOR:** TBD

**STRUCTURAL ENGINEER:** TBD

**SURVEYOR:** WEY MAYENBURG LAND SURVEYING INC.  
250 656 5155



Date	Description	By	No	Comments
15Oct21	Issue for Dev. Permit	RH	1	
15Oct16	Dev. Permit Resubmission	RH	2	
15April15	Dev. Permit Resubmission	RH	3	
15April22	Dev. Permit Resubmission	RH	4	

Date	Description	By	No	Comments
15Oct21	Issue for Dev. Permit	RH	1	
15Oct16	Dev. Permit Resubmission	RH	2	
15April15	Dev. Permit Resubmission	RH	3	
15April22	Dev. Permit Resubmission	RH	4	

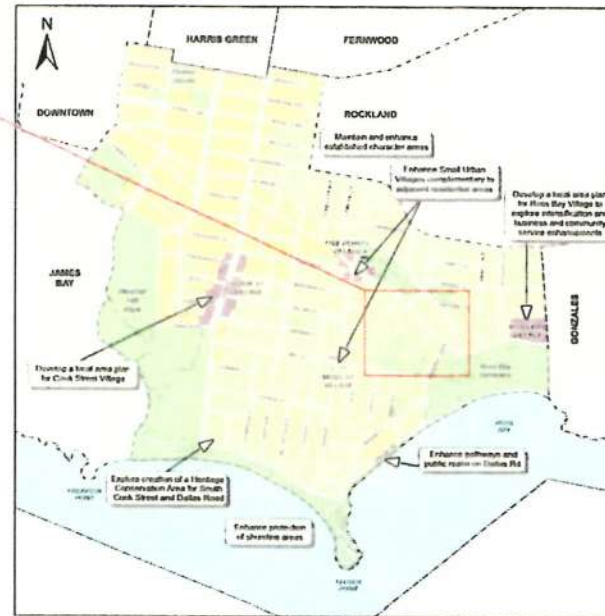
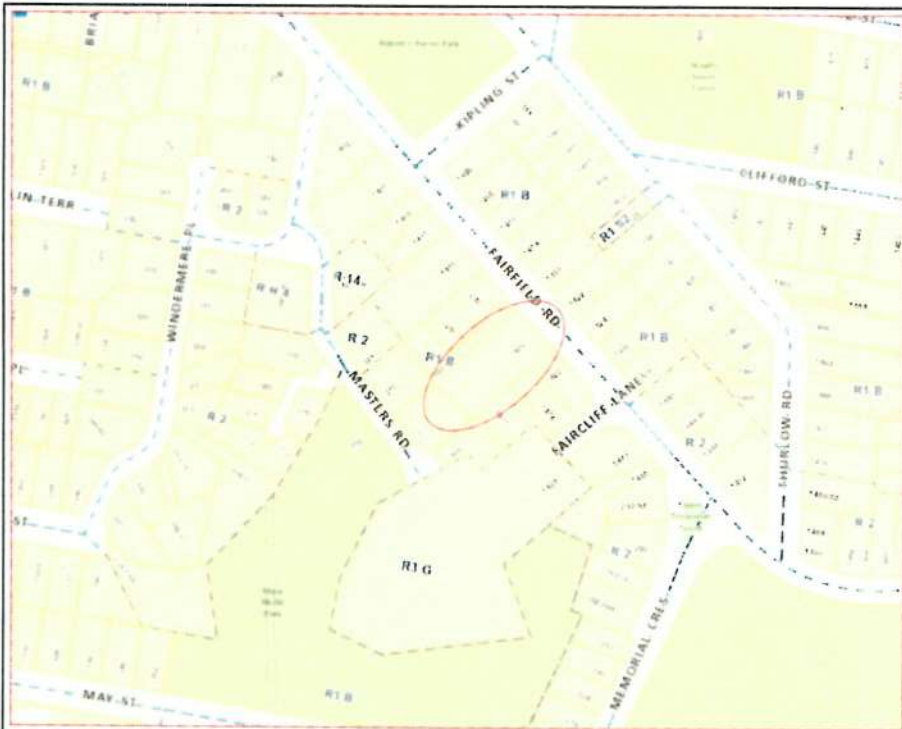


1421 Fairfield Rd.  
Sheet 1111

Project No  
15115


Sheet  
A0.0

Victoria City Council - 08 Sep 2016  
jeffs jacob



- MAP 21**  
Fairfield  
Strategic Directions
- Urban Place Designations\***
- Core Residential
  - Large Urban Village
  - Small Urban Village
  - Urban Residential
  - Traditional Residential
  - Public Facilities, Institutions, Parks and Open Space
  - Marine
- Public Facilities**
- Existing Public School
  - Community Centre

\*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



**Revisions**

Received Date:  
**April 29, 18**

Revisions to this document shall be made in accordance with the following table:

Date	Description	By	No.	Comments
15/01/21	Issue for Dev. Permit	RH	1	
15/01/21	Dev. Permit Resubmission	RH	2	
15/01/21	Dev. Permit Resubmission	RH	3	
15/01/21	Dev. Permit Resubmission	RH	4	

**Project**  
1421 Fairfield Rd.

**Project No.**  
15115

**Sheet**  
A1.1

**Client**  
RYAN HOYT

**Address**  
1421 Fairfield Rd.

**City**  
Victoria

**Province**  
BC

**Country**  
Canada

**Phone**  
250.688.8888

**Email**  
info@ryanhoyt.com

**Project**  
1421 Fairfield Rd.

**Project No.**  
15115

**Sheet**  
A1.1

**Client**  
RYAN HOYT

**Address**  
1421 Fairfield Rd.

**City**  
Victoria

**Province**  
BC

**Country**  
Canada

**Phone**  
250.688.8888

**Email**  
info@ryanhoyt.com

Victoria City Council - 08 Sep 2016



① Proposed Neighbourhood Plan  
1 300



**Revisions**  
 Approved by the proponent:  
 Received Date:  
 April 29/16

1. [Illegible text]  
 2. [Illegible text]  
 3. [Illegible text]  
 4. [Illegible text]

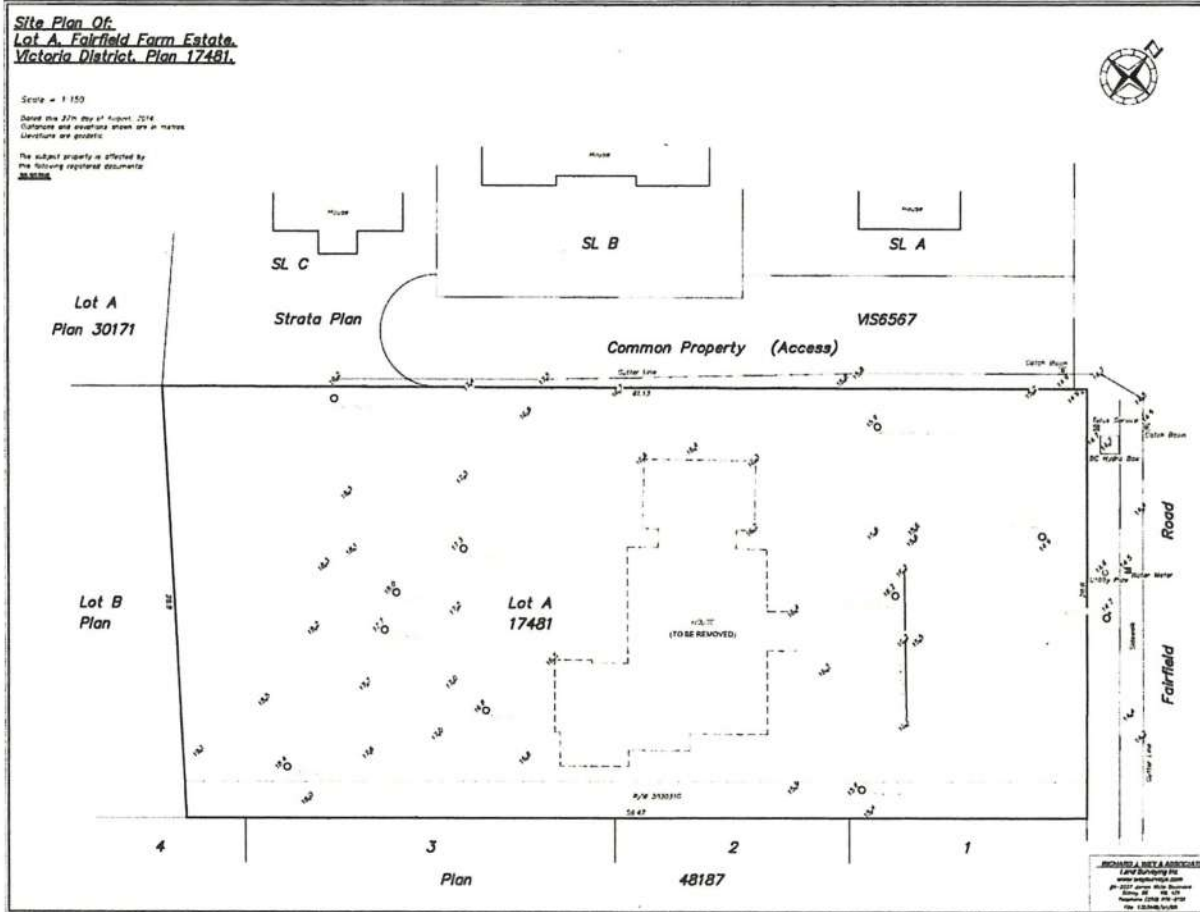
Date	Description	By	No.	Comments
15Oct11	Issue for Dev. Permit	SH	1	
15Oct16	Dev. Permit Resubmission	SH	2	
16April15	Dev. Permit Resubmission	SH	3	
16April15	Dev. Permit Resubmission	SH	4	

**ch**  
 RYAN HOYT  
 Ryan Hoyt Designs Inc.  
 100 St. John Street  
 Victoria, BC V8T 2A8  
 250.699.0883  
 ryan@ryanhoytdesigns.com

Project:  
 1421 Fairfield Rd.  
 Sheet Title:  
 Proposed  
 Victoria City Council - 08 Sep 2016

Project No.:  
 15115

Sheet:  
 A1.2



Existing Survey  
 1:150

**Revisions**

Received Date:  
**April 29/15**

1. The subject property is affected by the following registered documents:  
 VS6567

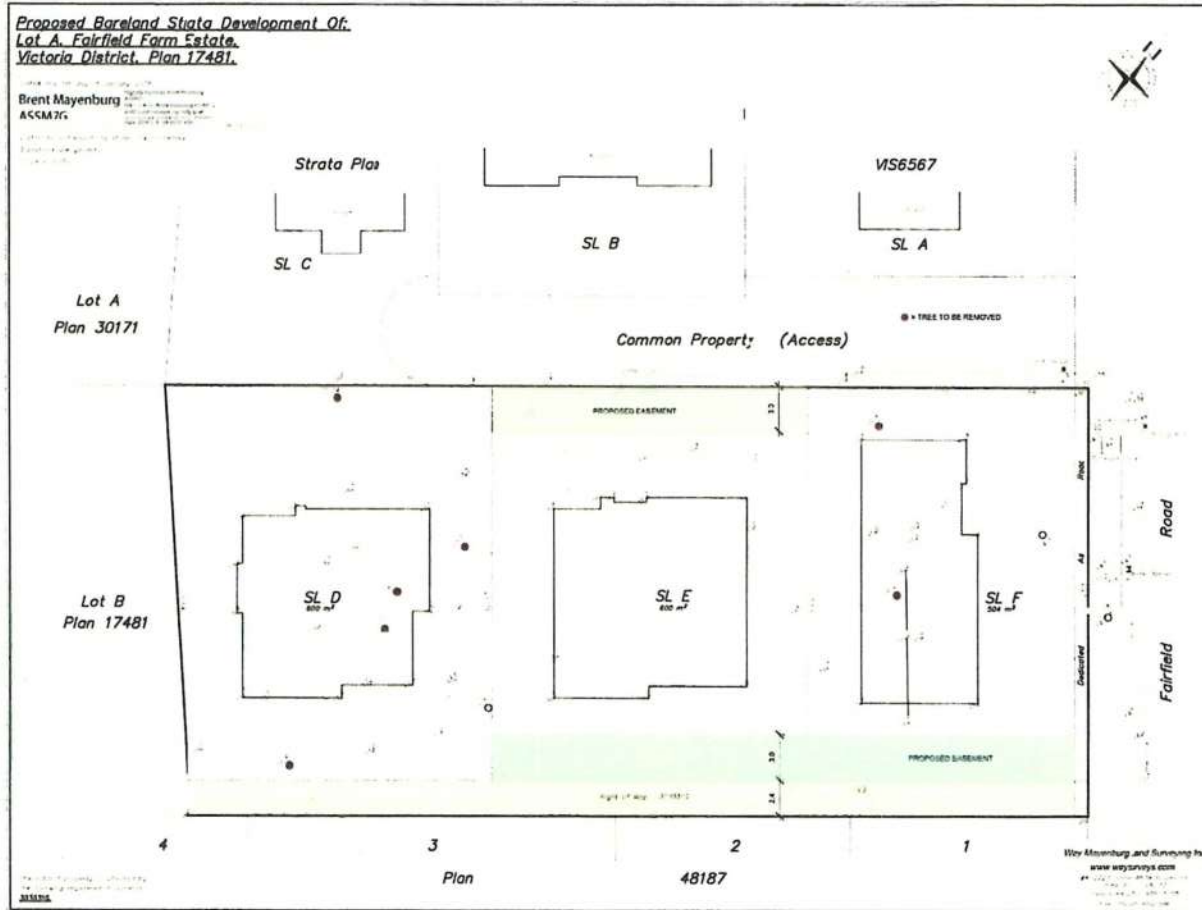
Date	Description	By	No
15Oct11	Issue for Dev. Permit	DN	1
15Dec18	Dev. Permit Reapplication	DN	2
15Apr15	Dev. Permit Reapplication	DN	3
15Apr15	Dev. Permit Reapplication	DN	4

**RYAN HOYT**  
 Ryan Hoyt Incorporated  
 1421 Fairfield Rd.  
 Victoria, BC V8Z 4L8  
 Phone: 250.688.5822  
 Fax: 250.688.5823  
 www.ryanhoyst.com


**Project:**  
 1421 Fairfield Rd.

**Sheet No.:**  
 15115


**Sheet Title:**  
 A1.3



1 Proposed Subdivision Plan  
1:100

**Revisions**  
Indicated by the previously submitted plans.  
**Received Date:**  
**April 29/18**

Date	Description	By	No	Comments
15/02/17	Issue for Dev. Permit	RH	1	
15/02/17	Dev. Permit Resubmission	RH	2	
15/02/17	Dev. Permit Resubmission	RH	3	
15/02/17	Dev. Permit Resubmission	RH	4	

**PCH**  
PLAN CITY  
Ryan May Engineering Inc.  
155-155-155-155  
Victoria, BC V8Z 2L8  
www.pchsurveying.com

**Project**  
1421 Fairfield Rd.  
**Sheet Title**  
unispipns pasedod

**Project No**  
15115

**Sheet**  
A1.4

**Victoria City Council - 08 Sep 2016**



**Revisions**

Received Date: April 29/16

Comments:

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Dec18	Dev. Permit Re-submission	RH	2
18Apr15	Dev. Permit Re-submission	RH	3
16Apr22	Dev. Permit Re-submission	RH	4

**Project:** 1421 Fairfield Rd.

**Project No.:** 15115

**Sheet:** A1.5

**Plan Title:** ut dils pasodod

**Sheet Title:**

**Scale:**

**RYAN HOYT**

RYAN HOYT DESIGN INC.

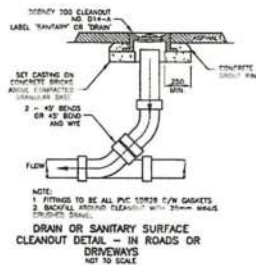
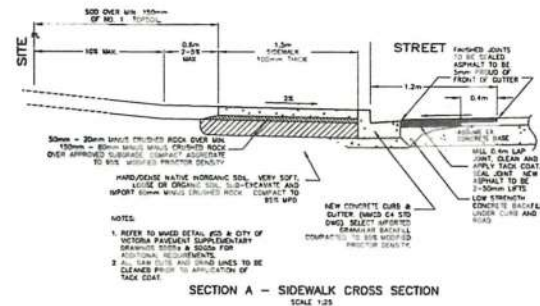
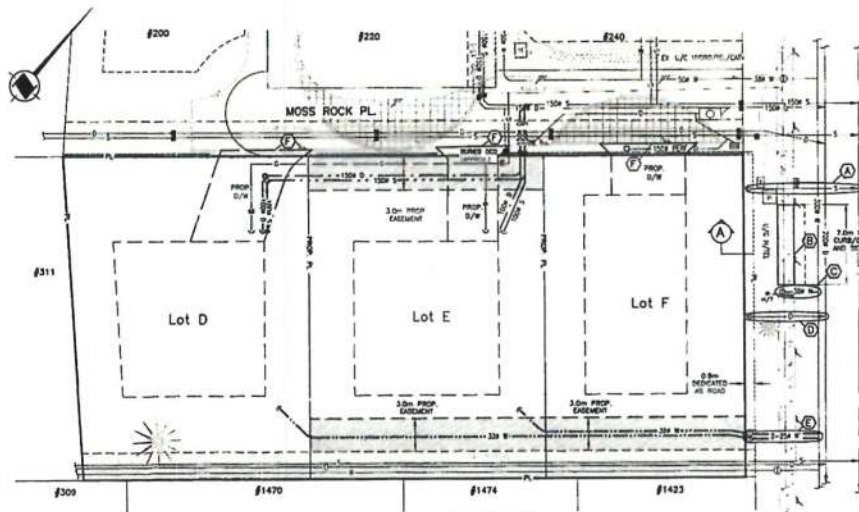
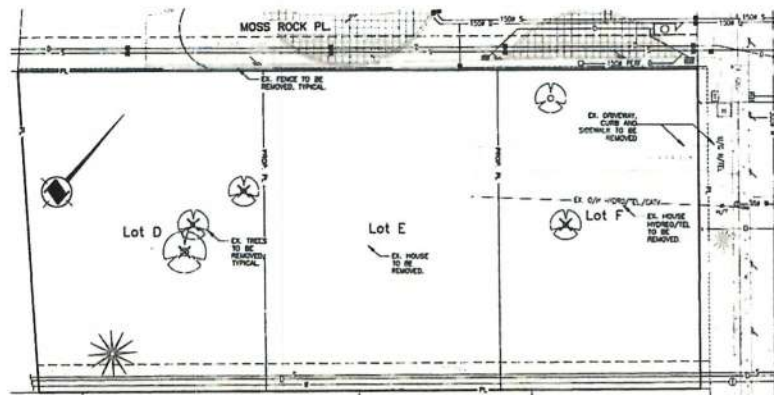
1000 10th Street, Suite 100

Victoria, BC V8W 2A8

Phone: 250.686.8888

www.ryanhoym.com





**GENERAL NOTES**

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS, STANDARD SPECIFICATIONS AND STANDARD LATEST VERSION OF THE B.C. PLANNING ACT, 1996.
2. ALL EXISTING SERVICES ARE TO BE EXPOSED AT CROSSING OR CONNECTION POINTS PRIOR TO ANY CONSTRUCTION.
3. ALL WORK IS TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT, SOIL, SAND AND OTHER MATERIALS INTO THE ADJACENT STREET OR ANY WATERCOURSE.
4. ALL EXISTING SERVICES ARE TO BE EXPOSED AT CROSSING OR CONNECTION POINTS PRIOR TO ANY CONSTRUCTION.
5. ALL EXISTING SERVICES ARE TO BE EXPOSED AT CROSSING OR CONNECTION POINTS PRIOR TO ANY CONSTRUCTION.
6. REFER TO HOUSE PLANS AND LEGAL SURVEYOR'S PLANS FOR ADDITIONAL REQUIREMENTS AND DIMENSIONS.
7. ELECTRICAL/TELEPHONE/CABLE SERVICE IS SHOWN CONCEPTUALLY ON THIS DRAWING AND WILL CHANGE AFTER OBTAINED SERVICE. CONTRACTOR TO REVIEW ELECTRICAL SERVICES TO ENSURE THERE ARE NO CONFLICTS.
8. REQUIREMENTS TO EXISTING LOCATIONS OF PROPOSED UNDERGROUND SERVICES AND EXISTING WITHIN APPLICABLE DISTRICTS PRIOR TO INSTALLATION OF ANY OF THESE SERVICES.
9. CONTRACTOR TO PROVIDE ENGINEER WITH A PROFESSIONAL QUALITY AS COMPLETED SECTION OF WORK, SHOWING EXISTING LOCATIONS OF THE WORK, FOR THE SERVICE CONNECTION RECORD.
10. ALL EXISTING RESTORATION WORKS SHALL BE COMPLETED IN A MANNER SUITABLE TO MAINTAIN LOCAL DRAINAGE.
11. REFER TO OFFICERS FOR EXISTING INFORMATION. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER LAYOUT OR DESIGN.
12. CONTRACTOR TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
13. NEW UNDERGROUND SERVICES TO BE EXPOSED PRIOR TO ANY CONSTRUCTION. MINIMUM GRADE TO BE 2.0% FOR DRAIN AND 1.0% FOR SANITARY AND 1.0% FOR CONCRETE SURFACES.
14. SETBACK FROM THE CITY FOR ANY WORK UNDER OR ADJACENT TO A PUBLIC PROPERTY. TREE CANOPY WILL NEED TO BE MAINTAINED TO MAINTAIN AND PROTECT EXISTING CONSTRUCTION METHODS ALIGNED TO PROTECTED TREE. A TREE REMOVAL WILL BE REQUIRED FOR EXISTING NEAR TREES OR FOR PROTECT.
15. DRAINAGE DESIGN TO COMPLY WITH HIGHWAY ACTS BY-LAW.
16. CONTRACTOR TO COMPLETE ALL LAYOUT FOR SERVICES BY PRECISE SURVEY ENGINEER MAY PERFORM CHECKS.
17. CONTRACTOR TO BE RESPONSIBLE TO PROVIDE EXISTING SERVICES AT THE PROPOSED LOCATIONS. THE CONTRACTOR TO PROVIDE SERVICES TO THE CITY AND TO THE PUBLIC PROPERTY. EXISTING ARE TO BE MAINTAINED. CONTRACTOR TO MAINTAIN AND COMPLY WITH ALL CITY AND PROV. LAWS. BE RESPONSIBLE FOR MAINTAINING SAFE WORKING OF PROPOSED AND EXISTING CONSTRUCTION TO ENSURE ALL EXISTING SERVICES ARE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS.
18. CONTRACTOR TO EXPOSE EXISTING SERVICES AT THE END OF EACH WORKING DAY. ALSO CONTRACTOR TO PROVIDE TRAFFIC CONTROL, WHICH WORKING IS OF CRITICAL TO THE PUBLIC PROPERTY. EXISTING ARE TO BE MAINTAINED TO THE CITY OF VICTORIA SPECIFICATIONS.
19. FOR ANY WORK UNDER OR ADJACENT TO A PUBLIC PROPERTY. EXISTING ARE TO BE MAINTAINED TO THE CITY OF VICTORIA SPECIFICATIONS.
20. A ROAD WORKS PERMIT TO CONSTRUCT WORKS IN THE ROAD ALIGNED TO BE OBTAINED FROM THE CITY PRIOR TO WORK.
21. ALLOW 48 HOURS FOR ENGINEER TO PERFORM CHECKS AND MAKE ANY ADJUSTMENTS TO ANY CURB CORNER.
22. QUALIFIED PERSONNEL AND VICTORIA CITY PERMITS TO MAINTAIN ALL WORK AROUND TREES.
23. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL MATERIALS MEET CITY OF VICTORIA STANDARDS.
24. FINAL DESIGN, GRADING AND TOOL WORK TO BE COMPLETED WITH CONTRACTOR, CITY AND ENGINEER MAIL. 24 HOURS BEFORE POUR.

CONTRACTOR TO SET HYDRO, TELUS, SHAW AND FIBRE TO CONTACTS AT CONSTRUCTION START. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COORDINATE THESE SERVICES.

PROPOSED SERVICES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE NEW SITE SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COORDINATE THESE SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE WORKING OF PROPOSED AND EXISTING CONSTRUCTION TO ENSURE ALL EXISTING SERVICES ARE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS.



**NEW UNDERGROUND SERVICE INFORMATION**

Information is at PROPOSED PROPERTY LINE	Storm Drain	Sanitary
PROPOSED DEPTH TO POINT AT PL (m)	1.5	1.5
PROPOSED DEPTH TO POINT AT PL (m)	1.5	1.5
MAX. DEPTH REDUCED	NO YES	NO YES

**WORKS AND SERVICES CHECK TABLE**

PLAN CHECKER	APPROVED REPRESENTATIVE
NAME	SIGNATURE
SEE HYDRO	
TELUS	
SHAW CABLE	
CONTRACTOR	
ENGINEER	
DESIGN & DEVELOPMENT	

**PRELIMINARY**  
 Not for Construction



**KEY NOTES**

1. CITY OF VICTORIA TO TEST FOR REUSE THE EX. SANITARY SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE WITHIN CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL, SEE WORK IS AT DEVELOPER'S COST.
2. CITY OF VICTORIA TO TEST FOR REUSE THE EX. DRAIN SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE WITHIN CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL, SEE WORK IS AT DEVELOPER'S COST.
3. CITY OF VICTORIA TO TEST FOR REUSE THE EX. WATER SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE WITHIN CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL, SEE WORK IS AT DEVELOPER'S COST.
4. CITY OF VICTORIA TO TEST FOR REUSE THE EX. WATER SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE WITHIN CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL, SEE WORK IS AT DEVELOPER'S COST.
5. CITY OF VICTORIA TO TEST FOR REUSE THE EX. WATER SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE WITHIN CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL, SEE WORK IS AT DEVELOPER'S COST.
6. CONTRACTOR TO CAREFULLY CUT BARRIER CURBS AND INSTALL MOUNTABLE CURB. EXISTING DRAINAGE IS CONTAINED IN THE STRIP ROAD AND NOT ENTER THE NEW LOTS.

**LEGEND**

EXISTING	PROPOSED
WATER	WATER
SEWER	SEWER
DRAIN	DRAIN
GAS	GAS
WATER	WATER
SEWER	SEWER
DRAIN	DRAIN
GAS	GAS
WATER	WATER
SEWER	SEWER
DRAIN	DRAIN
GAS	GAS

**REVISIONS**

REV	DATE	BY	APPROVED
-----	------	----	----------

Subdivision At 1421 Fairfield Rd.  
 Site Servicing, Grading Plan & Profile  
 Client: Moss Rock Developments

GARY CARROTHERS  
 CONSULTING



204-2750 QUINCY ST.  
 VICTORIA, B.C. V8N 4A9  
 Phone: 250-364-8888  
 Fax: 250-364-8888  
 gcarrothers@comcast.net

588-01

SHALL PRINT BEARING EARLIER LETTER





1 Proposed Landscape Plan  
T. 100

LANDSCAPE LEGEND

PROPOSED STRUCTURES	[Blue fill]
PERMEABLE SURFACE (PAVING STONE)	[Light grey fill]
EXISTING ASPHALT	[Dark grey fill]
GRASS	[Green fill]
TREES 100mm Ø	[Green circle]

**Revisions**

Received Date: April 29/16

No.	Description	By	Date
1	Issue for Dev. Permit	RH	15Oct/11
2	Dev. Permit Resubmission	RH	15Oct/16
3	Dev. Permit Resubmission	RH	18Apr/15
4	Dev. Permit Resubmission	RH	18Apr/22

No.	Description	By	Date
1	Issue for Dev. Permit	RH	15Oct/11
2	Dev. Permit Resubmission	RH	15Oct/16
3	Dev. Permit Resubmission	RH	18Apr/15
4	Dev. Permit Resubmission	RH	18Apr/22

**RYAN HOYT**

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1000-1000 Westmount Avenue  
Suite 200 Westmount, QC H3T 2B2  
Tel: 514 341-1111  
www.ryanhoytdesigns.com

**Victoria City Council**

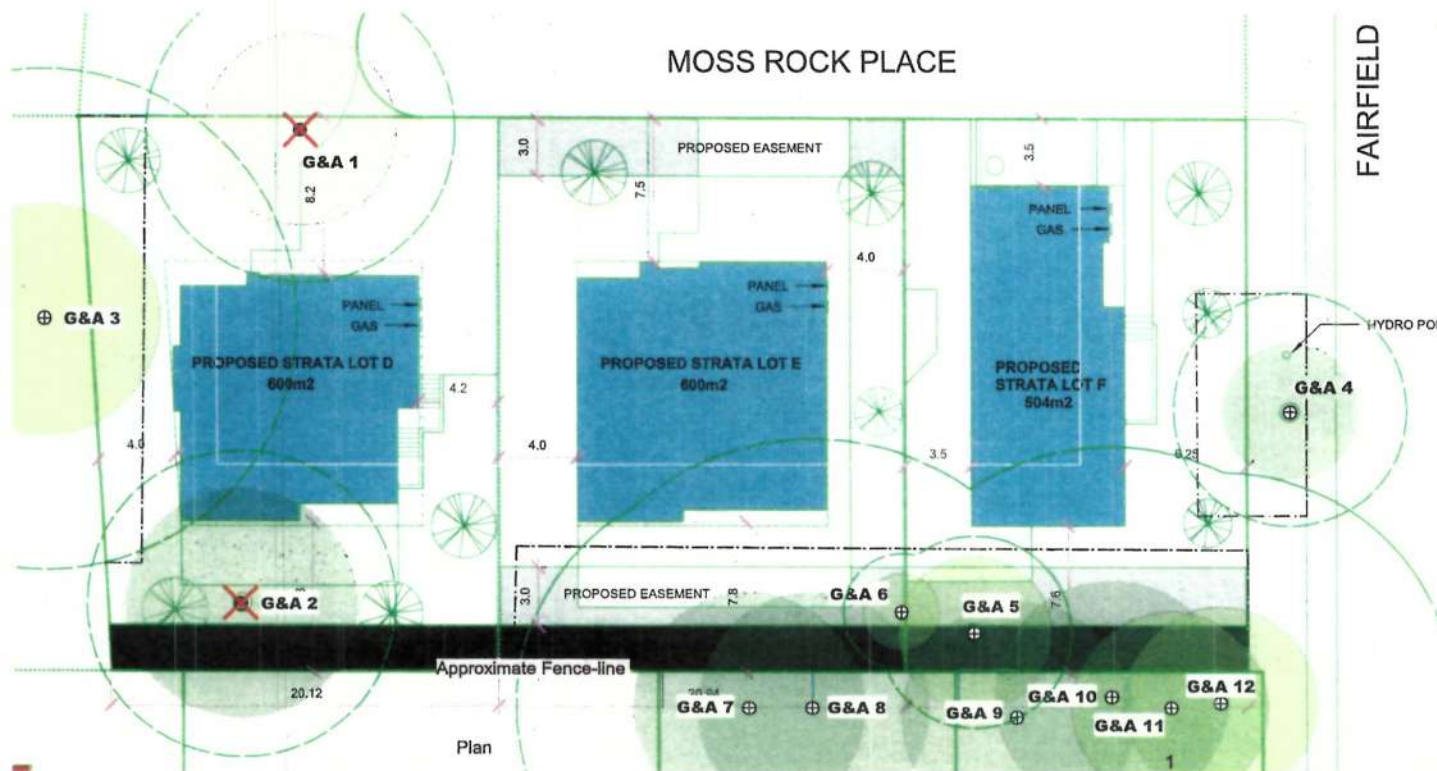
1421 Fairfield Rd.  
Project No.: 15115  
Sheet: A1.7

**Victoria City Council**

15115  
A1.7

# MOSS ROCK PLACE

FAIRFIELD

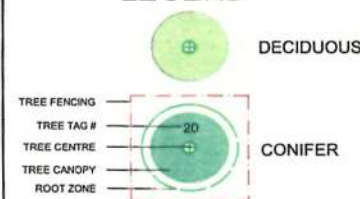


Plan

Tree #	Common Name	DBH (cm)	PRZr (m)	Structural Condition	Health	Action
1	Bigleaf maple	45	8	Fair	Good	Remove
2	Lawson cedar	45	8	Good	Good	Remove
3 (off-site)	Bigleaf maple X2	70/50	13	Fair	Good	Retain
4 (Boulevard)	Lawson cedar (golden)	35	6	Good	Good	Retain
5	Liquid amber (Sweet-gum)	25	5	Good	Good	Retain
6	Japanese maple	15	3	Good	Good	Retain
7 (off-site)	Red cedar	65	12	Good	Good	Retain
8 (off-site)	Red cedar	75	14	Good	Good	Retain
9 (off-site)	Red cedar	45	8	Good	Good	Retain
10 (off-site)	Red cedar	70	13	Fair- Good	Good	Retain
11 (off-site)	Lombardi poplar	55	10	Good	Good	Retain
12 (off-site)	Lombardi poplar	65	12	Good	Good	Retain

NOTE: Off-site trees are not tagged.

## LEGEND



**G** GyeandAssociates.ca

PROJECT  
1421 Fairfield Rd,  
Victoria, BC

SHEET TITLE  
Tree Plan (for Development Permit App.)

REV NO	DESCRIPTION	DATE
0	FOR REVIEW	OCT 31 2015

PROJECT NO.	15-04
DATE	October 31, 2015
SCALE	1:25
DRAWN BY	J
SHEET NO.	T -

**Revisions**  
Received Date: April 29/15

- Grubbing of site vegetation and house demolition will both be completed under the supervision of the project arborist during the Demolition phase of redevelopment. Tree protection fencing will be erected after demolition is complete and before further site preparation. Tree fencing must remain in good condition throughout the duration of the project.
- Any excavation, blasting or trenching within 4m of the fenced Tree Protection Areas must be supervised by the project arborist.
- Tree roots impacted by excavation must be pruned back to undamaged wood by the Project Arborist.
- No dumping of fill, concrete or any other construction materials or debris within TPAs.
- Limited storage of materials within the TPA may be conditionally permitted if authorized by the project arborist.

## Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.





**Revisions**

Received Date: April 29/18



PHOTO #1  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (NORTH)  
NOTE: EXISTING HOUSE NOT VISIBLE



PHOTO #2  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (NORTH EAST)  
NOTE: EXISTING HOUSE DRIVEWAY AND PORTIONS OF HOUSE VISIBLE



PHOTO #3  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (EAST)  
NOTE: EXISTING HOUSE NOT VISIBLE, EXISTING DEVELOPMENT ON MOSS ROCK PLACE VISIBLE



PHOTO #4  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (EAST)  
NOTE: EXISTING HOUSE NOT VISIBLE, LIMITED VISIBILITY OF EXISTING DEVELOPMENT AT MOSS ROCK PLACE

Date	Description	By	No.	Comment
15Oct11	Issue for Dev. Permit	RH	1	
15Dec18	Dev. Permit Resubmission	RH	2	
16Apr15	Dev. Permit Resubmission	RH	3	
16Apr22	Dev. Permit Resubmission	RH	4	

**RYAN HOYT**

Ryan Hoyt Design Inc.  
Suite 207, 4425 Vancouver Avenue  
Vancouver, BC V6N 1C6  
Tel: 604.431.1234  
Fax: 604.431.1235  
Email: ryan@ryanhoytdesign.com

**Project**  
1421 Fairfield Rd.  
sebdaw1e1s dntjstpx

**Project No**  
15115

**Sheet**  
A1.9





PHOTO #5  
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)  
NOTE: THREE EXISTING SINGLE FAMILY DWELLINGS, 240 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #6  
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)  
NOTE: TWO EXISTING SINGLE FAMILY DWELLINGS, 220 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #7  
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)  
NOTE: EXISTING SINGLE FAMILY DWELLING, 200 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #8  
VIEW OF EXISTING LOT (1421 FAIRFIELD) FROM THE TOP OF MOSS ROCK PLACE (WEST)  
NOTE: EXISTING DWELLING VISIBLE FROM TOP OF CUL-DE-SAC



**Revisions**

Received Date:  
**April 29/16**

**Revisions**

1. [illegible]

2. [illegible]

3. [illegible]

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99. [illegible]

100. [illegible]

Date	Description	By	No	Comments
15Oct21	Issue for Dev. Permit	RH	1	
15Oct16	Dev. Permit Finalization	RH	2	
15Oct16	Dev. Permit Finalization	RH	3	
15Oct22	Dev. Permit Finalization	RH	4	



**BYRON HOLT**

Project Manager

250.899.8888

1421 Fairfield Rd.

Victoria, BC V8S 6L8

www.victoriacityimages.com

Project: **1421 Fairfield Rd.**

Sheet: **A1.10**

Project No.: **15115**

Existing Site Images



PHOTO #9 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).  
NOTE TREE COVERAGE OF NEIGHBOUR TO THE EAST OF LOT F.



PHOTO #10 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).  
NOTE HEIGHT DIFFERENCE OF NEIGHBOUR TO THE WEST OF LOT D.



PHOTO #11 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).  
NOTE TREE COVERAGE OF NEIGHBOURS TO THE SOUTH.



**Revisions**  
Revisions to the project's  
submitted plans  
**Received Date:**  
**April 29/16**

No.	Revision	Date
1	1	
2	2	
3	3	
4	4	

Comments:

By:

No.:

Description:

Date:

**PHY**  
 RYAN HOYT  
 Ryan Hoyt Design Inc.  
 1000 West 10th Avenue  
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 Tel: 250.688.5885  
 Fax: 250.688.5886  
 Email: ryan@ryanhoytdesign.com  
 Website: www.ryanhoytdesign.com

Project:

1421 Fairfield Rd.

Project No.:

15115

Sheet:

A1.11

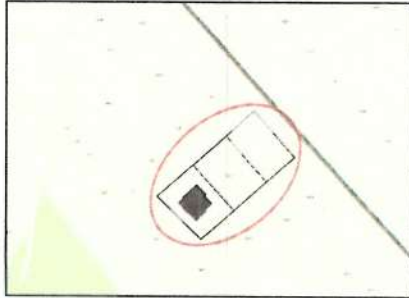
Victoria City Council - 08 Sep 2016  
 seaburn@vcc.ca  
 Street View



# NEW CUSTOM HOME: STRATA LOT D

1421 FAIRFIELD ROAD  
VICTORIA, BC

## KEY PLAN:



## ZONING ANALYSIS:

<b>ZONE:</b>	R1-B
<b>LOT AREA:</b>	800.0m <sup>2</sup>
<b>GRADES:</b>	AVERAGE GRADE: 17.6m
<b>F.S.R.:</b>	<b>ALLOWABLE</b> NO RESTRICTION
<b>GROSS FLOOR AREA: ALLOWABLE</b>	<b>PROPOSED</b>
SECOND FLOOR:	104.8m <sup>2</sup>
MAIN FLOOR:	91.1m <sup>2</sup>
BASEMENT:	5.2m <sup>2</sup>
BASEMENT SUITE:	58.4m <sup>2</sup>
GARAGE:	39.0m <sup>2</sup> (18.6m <sup>2</sup> EXEMPT)
<b>TOTAL:</b>	<b>280.0m<sup>2</sup></b>
<b>LOT COVERAGE:</b>	<b>ALLOWABLE</b> 25%
<b>HEIGHT:</b>	<b>ALLOWABLE</b> 5.0m
<b>STOREYS:</b>	<b>ALLOWABLE</b> 1 STOREY (5.0m HEIGHT)
<b>SETBACKS:</b>	<b>ALLOWABLE</b>
FRONT (F):	7.5m
REAR (R):	7.5m
SIDE (S):	4.0m
SIDE (W):	4.0m

## PROJECT INFORMATION:

**SITE ADDRESS:** PROPOSED STRATA LOT D  
1421 FAIRFIELD ROAD  
LOT A, PLAN V1P17481,  
LAND DISTRICT ST,  
FAIRFIELD FARM ESTATE

## SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

## PROJECT DIRECTORY:

**DESIGNER:** RYAN HOYT DESIGNS INC.  
250.999.9853  
INFO@RYANHOYTDIGNS.COM

**GENERAL CONTRACTOR:** TBD

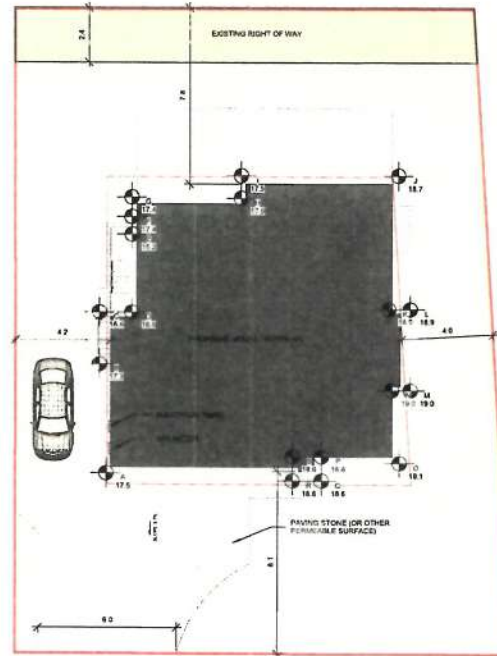
**STRUCTURAL ENGINEER:** TBD

**SURVEYOR:** WEY MAYENBURG LAND SURVEYING INC.  
250.696.5165

## SHEET INDEX:

- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLAN & SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D5.1 STRATA LOT D - PERSPECTIVES

## PROPOSED STRATA LOT D 600m<sup>2</sup>



Site Plan  
1:100

AVG GRADE CALC. PROPOSED GRADE	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.5m	A-B (17.5 + 17.5) / 2	X 5.0m = 87.5
POINT "B"	17.5m		
POINT "C"	17.5m	C-D (17.5 + 17.5) / 2	X 1.1m = 18.2
POINT "D"	17.5m	D-E (17.5 + 17.5) / 2	X 4.0m = 63.4
POINT "E"	17.5m		
POINT "F"	17.5m	F-G (17.5 + 17.5) / 2	X 1.0m = 17.5
POINT "G"	17.5m	G-H (17.5 + 17.5) / 2	X 4.8m = 85.9
POINT "H"	17.5m	H-I (17.5 + 17.5) / 2	X 0.5m = 18.1
POINT "I"	17.5m	I-J (17.5 + 17.5) / 2	X 6.4m = 112.0
POINT "J"	17.5m	J-K (17.5 + 17.5) / 2	X 5.7m = 100.0
POINT "K"	17.5m	K-L (17.5 + 17.5) / 2	X 0.4m = 7.2
POINT "L"	17.5m	L-M (17.5 + 17.5) / 2	X 3.3m = 59.1
POINT "M"	17.5m	M-N (17.5 + 17.5) / 2	X 0.4m = 7.2
POINT "N"	17.5m	N-O (17.5 + 17.5) / 2	X 3.3m = 59.1
POINT "O"	17.5m	O-P (17.5 + 17.5) / 2	X 4.4m = 82.5
POINT "P"	17.5m	P-Q (17.5 + 17.5) / 2	X 0.7m = 12.3
POINT "Q"	17.5m	Q-R (17.5 + 17.5) / 2	X 0.7m = 12.3
POINT "R"	17.5m	R-S (17.5 + 17.5) / 2	X 0.2m = 3.6
POINT "S"	17.5m	S-A (17.5 + 17.5) / 2	X 6.3m = 148.6
<b>TOTAL</b>			<b>49.5m = 878.5</b>
<b>GRADE CALCULATION</b>			<b>878.5 / 49.5m = 17.7m</b>

AVG GRADE CALC. EXISTING GRADE	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.5m	A-B (17.5 + 17.5) / 2	X 5.0m = 87.5
POINT "B"	17.5m		
POINT "C"	17.5m	C-D (17.5 + 17.5) / 2	X 1.1m = 18.2
POINT "D"	17.5m	D-E (17.5 + 17.5) / 2	X 4.0m = 63.4
POINT "E"	17.5m		
POINT "F"	17.5m	F-G (17.5 + 17.5) / 2	X 1.0m = 17.5
POINT "G"	17.5m	G-H (17.5 + 17.5) / 2	X 4.8m = 85.9
POINT "H"	17.5m	H-I (17.5 + 17.5) / 2	X 0.5m = 18.1
POINT "I"	17.5m	I-J (17.5 + 17.5) / 2	X 6.4m = 112.0
POINT "J"	17.5m	J-K (17.5 + 17.5) / 2	X 5.7m = 100.0
POINT "K"	17.5m	K-L (17.5 + 17.5) / 2	X 0.4m = 7.2
POINT "L"	17.5m	L-M (17.5 + 17.5) / 2	X 3.3m = 59.1
POINT "M"	17.5m	M-N (17.5 + 17.5) / 2	X 0.4m = 7.2
POINT "N"	17.5m	N-O (17.5 + 17.5) / 2	X 3.3m = 59.1
POINT "O"	17.5m	O-P (17.5 + 17.5) / 2	X 4.4m = 82.5
POINT "P"	17.5m	P-Q (17.5 + 17.5) / 2	X 0.7m = 12.3
POINT "Q"	17.5m	Q-R (17.5 + 17.5) / 2	X 0.7m = 12.3
POINT "R"	17.5m	R-S (17.5 + 17.5) / 2	X 0.2m = 3.6
POINT "S"	17.5m	S-A (17.5 + 17.5) / 2	X 6.3m = 148.6
<b>TOTAL</b>			<b>49.5m = 878.5</b>
<b>GRADE CALCULATION</b>			<b>878.5 / 49.5m = 17.7m</b>

AVG GRADE CALC. LOWEST GRADE	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.5m	A-B (17.5 + 17.5) / 2	X 5.0m = 87.5
POINT "B"	17.5m		
POINT "C"	17.5m	C-D (17.5 + 17.5) / 2	X 1.1m = 18.2
POINT "D"	17.5m	D-E (17.5 + 17.5) / 2	X 4.0m = 63.4
POINT "E"	17.5m		
POINT "F"	17.5m	F-G (17.5 + 17.5) / 2	X 1.0m = 17.5
POINT "G"	17.5m	G-H (17.5 + 17.5) / 2	X 4.8m = 85.9
POINT "H"	17.5m	H-I (17.5 + 17.5) / 2	X 0.5m = 18.1
POINT "I"	17.5m	I-J (17.5 + 17.5) / 2	X 6.4m = 112.0
POINT "J"	17.5m	J-K (17.5 + 17.5) / 2	X 5.7m = 100.0
POINT "K"	17.5m	K-L (17.5 + 17.5) / 2	X 0.4m = 7.2
POINT "L"	17.5m	L-M (17.5 + 17.5) / 2	X 3.3m = 59.1
POINT "M"	17.5m	M-N (17.5 + 17.5) / 2	X 0.4m = 7.2
POINT "N"	17.5m	N-O (17.5 + 17.5) / 2	X 3.3m = 59.1
POINT "O"	17.5m	O-P (17.5 + 17.5) / 2	X 4.4m = 82.5
POINT "P"	17.5m	P-Q (17.5 + 17.5) / 2	X 0.7m = 12.3
POINT "Q"	17.5m	Q-R (17.5 + 17.5) / 2	X 0.7m = 12.3
POINT "R"	17.5m	R-S (17.5 + 17.5) / 2	X 0.2m = 3.6
POINT "S"	17.5m	S-A (17.5 + 17.5) / 2	X 6.3m = 148.6
<b>TOTAL</b>			<b>49.5m = 878.5</b>
<b>GRADE CALCULATION</b>			<b>878.5 / 49.5m = 17.7m</b>

## Revisions

Received Date:  
April 29/18

Rev.	Date	Description
1	15/04/18	Issue for Dev. Permit
2	15/04/18	Dev. Permit Resubmission
3	15/04/18	Dev. Permit Resubmission
4	15/04/18	Dev. Permit Resubmission

Date	Description	By	No.	Comments
15/04/18	Issue for Dev. Permit	SH	1	
15/04/18	Dev. Permit Resubmission	RH	2	
15/04/18	Dev. Permit Resubmission	RH	3	
15/04/18	Dev. Permit Resubmission	RH	4	

**RYAN HOYT**  
250.999.9853  
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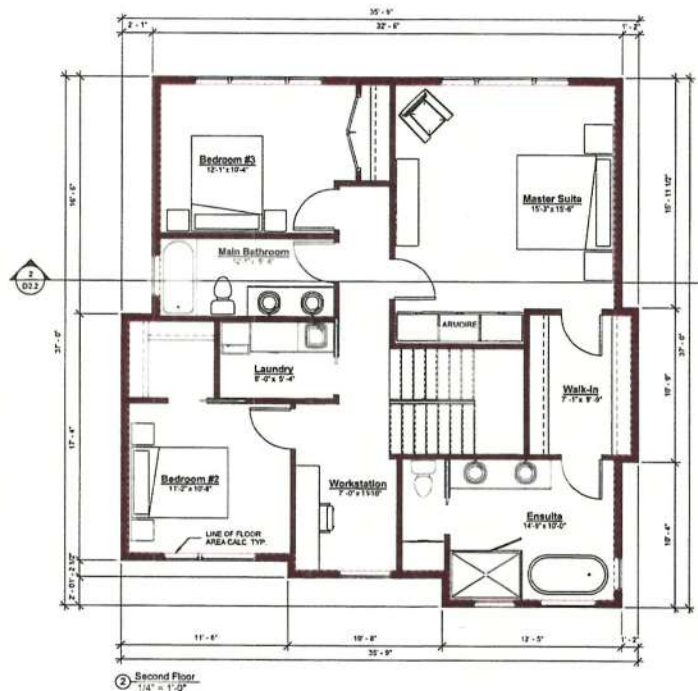
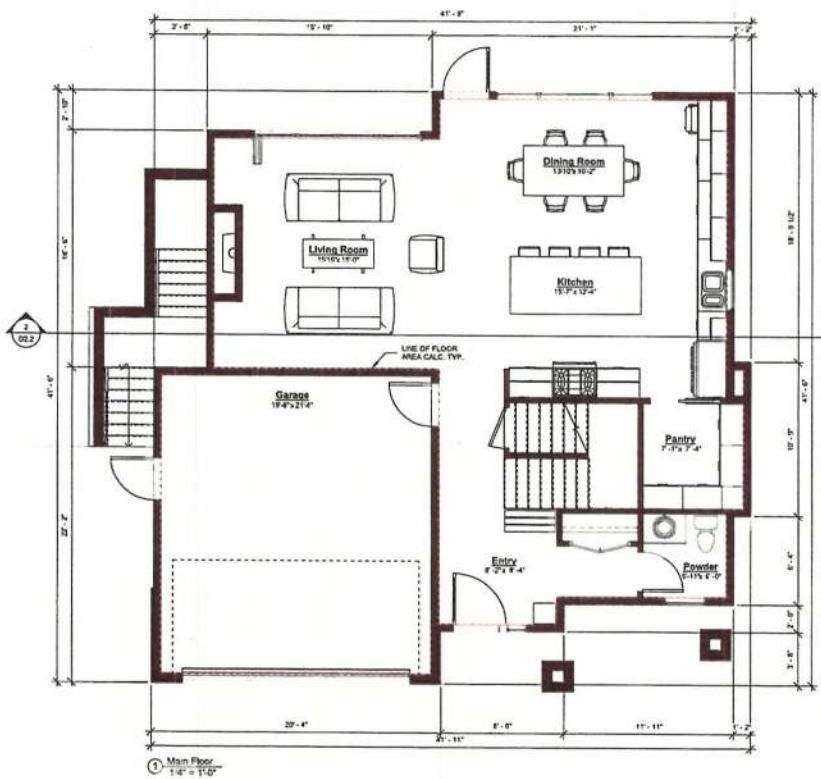
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1421 Fairfield Rd.

Sheet Title:  
Strata Lot D - Cover

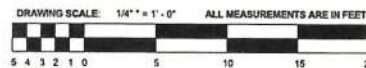
Project No.:  
15115


Sheet:  
D0.0

Victoria City Council - 08 Sep 2016



FLOOR AREA	
MAIN	680 SF
UPPER	1128 SF
BASEMENT	50 SF
BASEMENT SUITE	111 SF
TOTAL	2362 SF
GARAGE	420 SF





**Revisions**  
Received Date:  
April 29/16

No.	Description	By	Date
1	Issue for Dev. Permit	RA	15Oct15
2	Dev. Permit Resubmission	RA	15Oct15
3	Dev. Permit Resubmission	RA	15Apr16
4	Dev. Permit Resubmission	RA	15Apr16

No.	Description	By	Date
1	Issue for Dev. Permit	RA	15Oct15
2	Dev. Permit Resubmission	RA	15Oct15
3	Dev. Permit Resubmission	RA	15Apr16
4	Dev. Permit Resubmission	RA	15Apr16

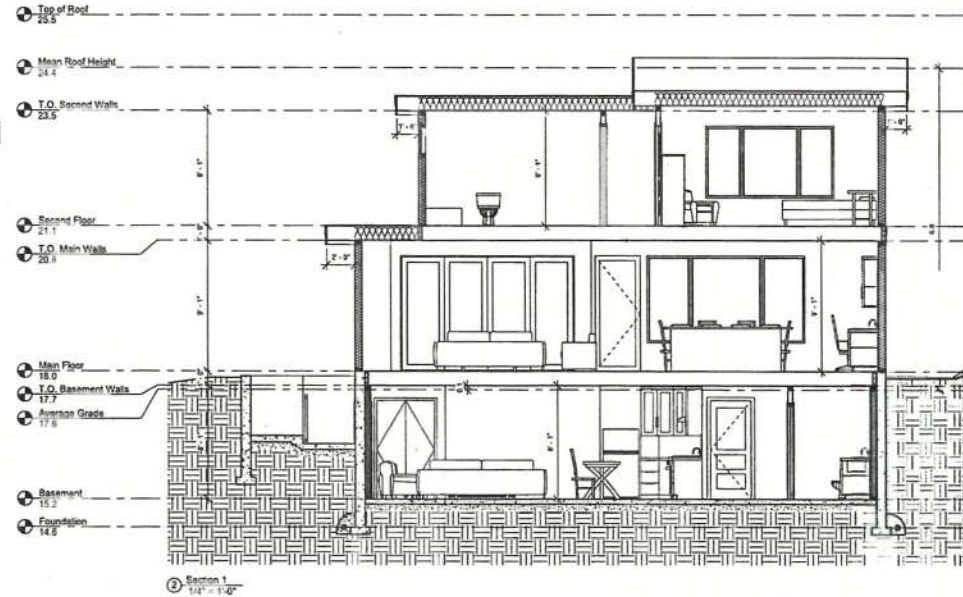
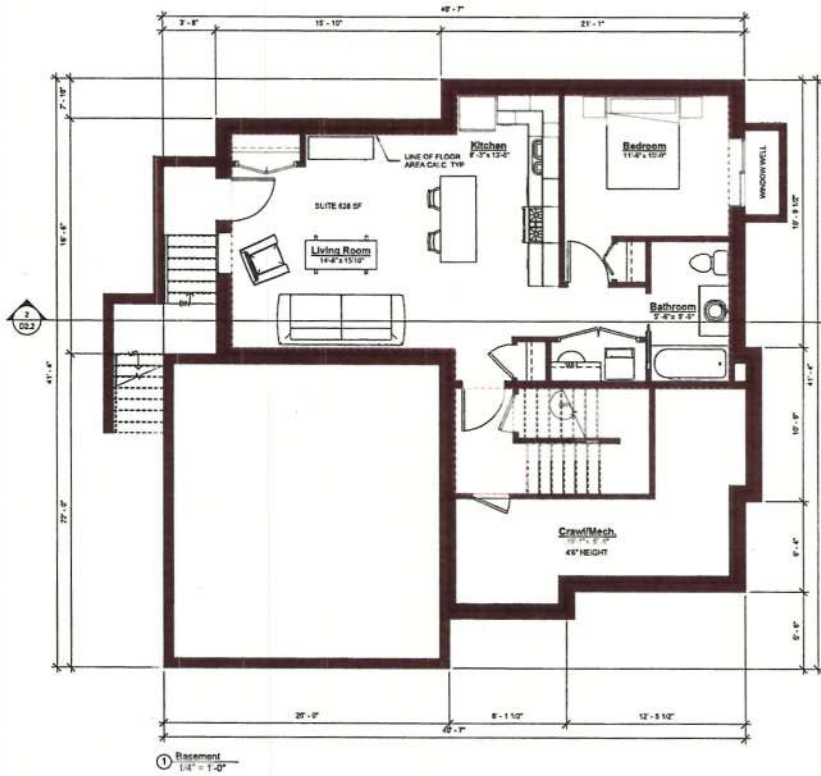


**RYAN HOYT**  
Ryan Hoyt Designs Inc.  
255 West 10th Avenue  
Victoria, BC V8S 4A8  
www.ryanhoytdesigns.com

Project:  
1421 Fairfield Rd.  
Sheet Title:  
Strata Lot D to Lot E strata

Project No.:  
15115

Sheet:  
D2.1



FLOOR AREA	
15115	680 SF
UPPER	1124 SF
BASEMENT	50 SF
BASEMENT SUITE	628 SF
TOTAL	2292 SF
CORNER	429 SF



### Revisions

Received Date: April 29/18

No.	By	Date	Description
1	RH	15Oct21	Issue for Dev. Permit
2	RH	15Dec18	Dev. Permit Resubmission
3	RH	16Apr15	Dev. Permit Resubmission
4	PC	15Apr22	Dev. Permit Resubmission

No.	By	Date	Description
1	RH	15Oct21	Issue for Dev. Permit
2	RH	15Dec18	Dev. Permit Resubmission
3	RH	16Apr15	Dev. Permit Resubmission
4	PC	15Apr22	Dev. Permit Resubmission

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 Fax: 250.686.8883  
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Project:

1421 Fairfield Rd.

Sheet Title:

Strata Lot D - Floor

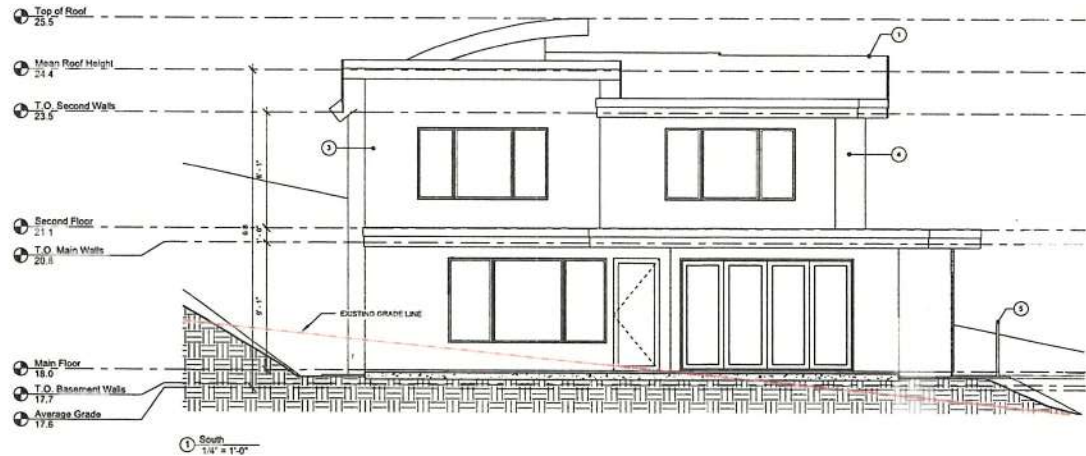
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D2.2





**Revisions**

Received Date: April 29/15

No.	Description	By	Date
1	Issue for Dev. Permit	RH	15Oct21
2	Dev. Permit Resubmission	RH	15Dec18
3	Dev. Permit Resubmission	RH	16Apr15
4	Dev. Permit Resubmission	RH	16Apr22

No.	Description	By	Date
1	Issue for Dev. Permit	RH	15Oct21
2	Dev. Permit Resubmission	RH	15Dec18
3	Dev. Permit Resubmission	RH	16Apr15
4	Dev. Permit Resubmission	RH	16Apr22

**RYAN HOYT**

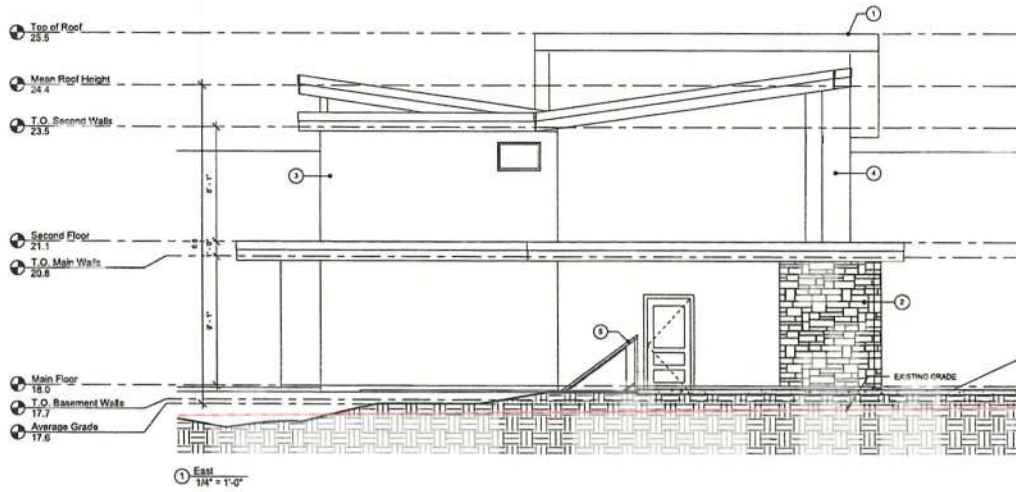
Ryan Hoyt Design Inc.  
 205-4495 Vancouver Avenue  
 Suite 204  
 200-666-6666  
 www.ryanhoymdesign.com

**Victoria City Council**

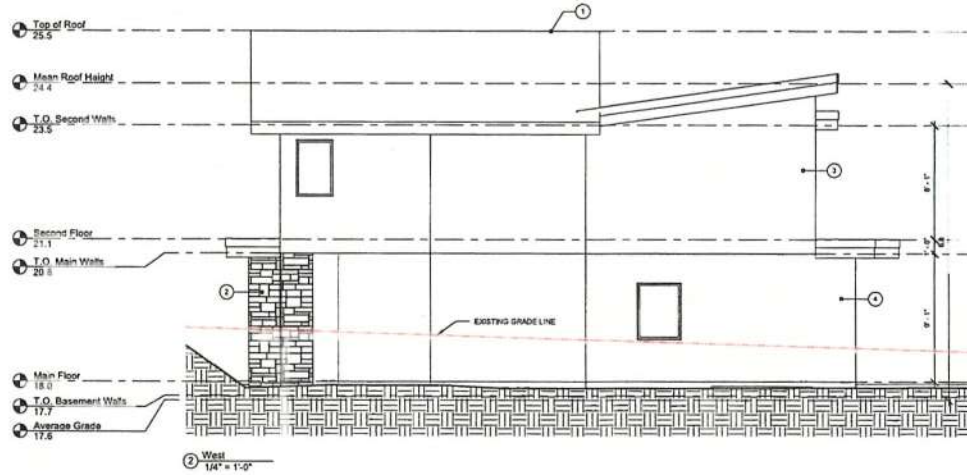
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 Street File: Strata Lot D -


Project No.: 15115

Sheet: D4.1




ELEVATION NOTES LEGEND			
1	2 FLY MODIFIED BITUMEN ROOFING		
2	K2 ASHLAR STONE VENEER		
3	PANED FIBRE CEMENT PANEL		
4	PAINELINE WOOD SIDING		
5	ALUMINUM GUARD RAIL WITH GLASS INFILLS		





Revisions  
Received Date:  
April 29/18

Rev.	By	No.	Description
1	RH	1	Issue for Dev. Permit
2	RH	2	Dev. Permit Resubmission
3	RH	3	Dev. Permit Resubmission
4	RH	4	Dev. Permit Resubmission



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Project  
1421 Fairfield Rd.

Project No.  
15115

Sheet  
D4.2

Sheet Title  
Strata Lot D - 08

08 Sep 2016





① 3D View 1



③ 3D View 3



② 3D View 2

**Revisions**

**Received Date:**  
April 29/18

No.	Revision	Date
1	Issue for Dev. Permit	16Oct11
2	Dev. Permit Re-submission	16Oct11
3	Dev. Permit Re-submission	16Oct11
4	Dev. Permit Re-submission	16Apr12

Date	Description	By	No.	Comments
16Oct11	Issue for Dev. Permit	RH	1	
16Oct11	Dev. Permit Re-submission	RH	2	
16Oct11	Dev. Permit Re-submission	RH	3	
16Apr12	Dev. Permit Re-submission	RH	4	

**RYAN HIDDY**

Plan Insp Services Inc.

Suite 201, 4475 Vennart Avenue

Victoria, BC V8S 6L8

250-604-8993

www.ryanhiddy.com

**Project**

1421 Fairfield Rd.

**Sheet Title**

Strata Lot D -

**Project No**

15115

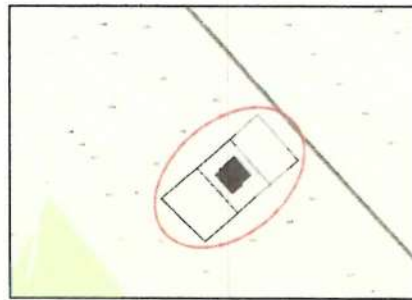
**Sheet**

D5.1

# NEW CUSTOM HOME: STRATA LOT E

1421 FAIRFIELD ROAD  
VICTORIA, BC

## KEY PLAN:



## ZONING ANALYSIS:

ZONE:	R1-B
LOT AREA:	600.0m <sup>2</sup>
GRADES:	AVERAGE GRADE: 16.1m
F.S.R:	ALLOWABLE NO RESTRICTION
GROSS FLOOR AREA: ALLOWABLE	PROPOSED
SECOND FLOOR:	92.3m <sup>2</sup>
MAIN FLOOR:	111.0m <sup>2</sup>
BASEMENT:	51.4m <sup>2</sup>
GARAGE:	43.8m <sup>2</sup>
TOTAL:	279.9m <sup>2</sup>
LOT COVERAGE:	ALLOWABLE 25%
HEIGHT:	ALLOWABLE 5.0m
STOREYS:	ALLOWABLE 1 STOREY (5.0m HEIGHT)
SETBACKS:	ALLOWABLE FRONT (N): 7.5m REAR (S): 7.5m SIDE (E): 4.0m SIDE (W): 4.0m

## PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT E  
1421 FAIRFIELD ROAD  
LOT A, PLAN VPI7481,  
LAND DISTRICT S7,  
FAIRFIELD FARM ESTATE

## SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

## PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.  
250 555 5555  
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

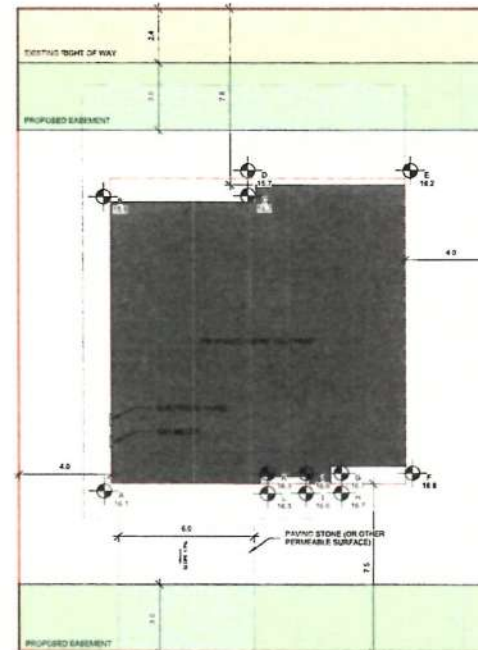
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.  
250 658 5155

## SHEET INDEX:

E0.0 STRATA LOT E - COVER SHEET  
E2.1 STRATA LOT E - FLOOR PLANS  
E2.2 STRATA LOT E - FLOOR PLAN & SECTION  
E4.1 STRATA LOT E - ELEVATIONS  
E4.2 STRATA LOT E - ELEVATIONS  
E5.1 STRATA LOT E - PERSPECTIVES

## PROPOSED STRATA LOT E 600m<sup>2</sup>



① Site Plan  
1 : 100

AUG GRADE CALC (PROPOSED GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT 'A'	16.3m	A-B (16.3 + 16.3)/2	X 12.6m = 205.4
POINT 'B'	16.3m	B-C (16.3 + 16.3)/2	X 8.4m = 104.5
POINT 'C'	16.3m	C-D (16.3 + 16.3)/2	X 9.8m = 121.0
POINT 'D'	16.3m	D-E (16.3 + 16.3)/2	X 6.5m = 106.0
POINT 'E'	16.3m	E-F (16.3 + 16.3)/2	X 12.6m = 205.4
POINT 'F'	16.3m	F-G (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'G'	16.3m	G-H (16.3 + 16.3)/2	X 9.8m = 121.0
POINT 'H'	16.3m	H-I (16.3 + 16.3)/2	X 9.8m = 121.0
POINT 'I'	16.3m	I-J (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'J'	16.3m	J-K (16.3 + 16.3)/2	X 2.2m = 35.9
POINT 'K'	16.3m	K-L (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'L'	16.3m	L-A (16.3 + 16.3)/2	X 8.4m = 104.5
TOTAL			827.2 / 53.2m = 16.3m
GRADE CALCULATION			

AUG GRADE CALC (EXISTING GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT 'A'	16.1m	A-B (16.1 + 16.1)/2	X 12.6m = 199.7
POINT 'B'	15.9m	B-C (15.9 + 15.9)/2	X 8.4m = 102.2
POINT 'C'	15.7m	C-D (15.7 + 15.7)/2	X 9.8m = 121.6
POINT 'D'	15.7m	D-E (15.7 + 15.7)/2	X 6.5m = 103.7
POINT 'E'	16.2m	E-F (16.2 + 16.2)/2	X 12.6m = 207.7
POINT 'F'	16.8m	F-G (16.8 + 16.8)/2	X 3.3m = 55.3
POINT 'G'	16.7m	G-H (16.7 + 16.7)/2	X 9.8m = 133.4
POINT 'H'	16.7m	H-I (16.7 + 16.7)/2	X 9.8m = 133.4
POINT 'I'	16.8m	I-J (16.8 + 16.8)/2	X 3.3m = 55.3
POINT 'J'	16.8m	J-K (16.8 + 16.8)/2	X 2.2m = 35.2
POINT 'K'	16.3m	K-L (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'L'	16.3m	L-A (16.3 + 16.3)/2	X 8.4m = 104.5
TOTAL			827.2 / 53.2m = 16.3m
GRADE CALCULATION			

AUG GRADE CALC (LOWEST GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT 'A'	16.1m	A-B (16.1 + 16.1)/2	X 12.6m = 199.7
POINT 'B'	15.9m	B-C (15.9 + 15.9)/2	X 8.4m = 102.2
POINT 'C'	15.7m	C-D (15.7 + 15.7)/2	X 9.8m = 121.6
POINT 'D'	15.7m	D-E (15.7 + 15.7)/2	X 6.5m = 103.7
POINT 'E'	16.2m	E-F (16.2 + 16.2)/2	X 12.6m = 207.7
POINT 'F'	16.3m	F-G (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'G'	16.3m	G-H (16.3 + 16.3)/2	X 9.8m = 121.0
POINT 'H'	16.3m	H-I (16.3 + 16.3)/2	X 9.8m = 121.0
POINT 'I'	16.3m	I-J (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'J'	16.3m	J-K (16.3 + 16.3)/2	X 2.2m = 35.9
POINT 'K'	16.3m	K-L (16.3 + 16.3)/2	X 3.3m = 53.8
POINT 'L'	16.3m	L-A (16.3 + 16.3)/2	X 8.4m = 104.5
TOTAL			854.1 / 53.2m = 16.1m
GRADE CALCULATION			

Revisions

Received Date: April 29/18

No.	By	Description	Date
1	RM	Issue for Dev. Permit	15Oct17
2	RM	Dev. Permit Resubmission	15Oct17
3	RM	Dev. Permit Resubmission	15Apr18
4	RM	Dev. Permit Resubmission	15Apr18

No.	By	Description	Date
1	RM	Issue for Dev. Permit	15Oct17
2	RM	Dev. Permit Resubmission	15Oct17
3	RM	Dev. Permit Resubmission	15Apr18
4	RM	Dev. Permit Resubmission	15Apr18

RYAN HOYT

RYAN HOYT DESIGNS INC.

250 555 5555

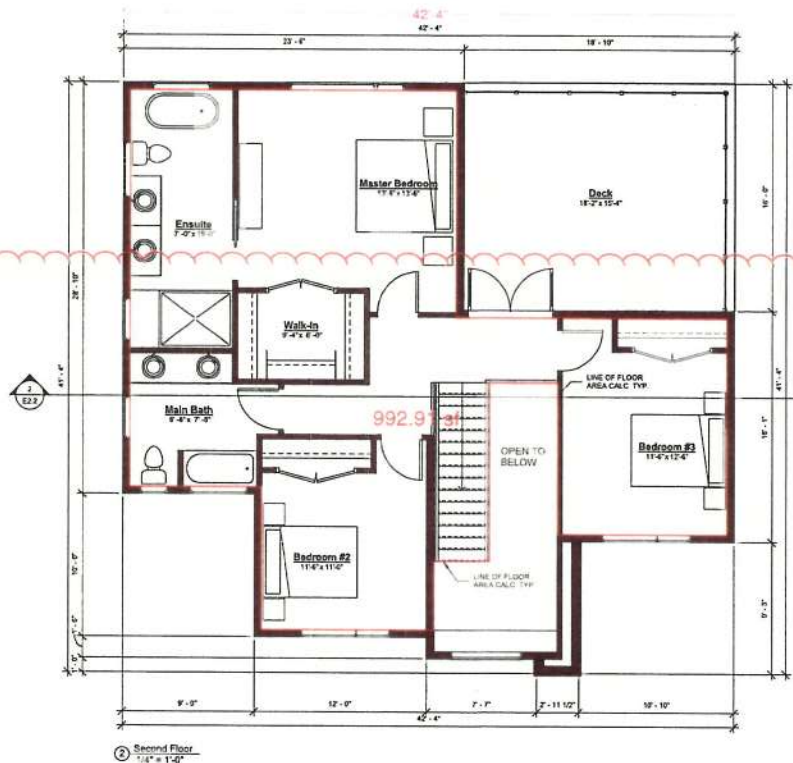
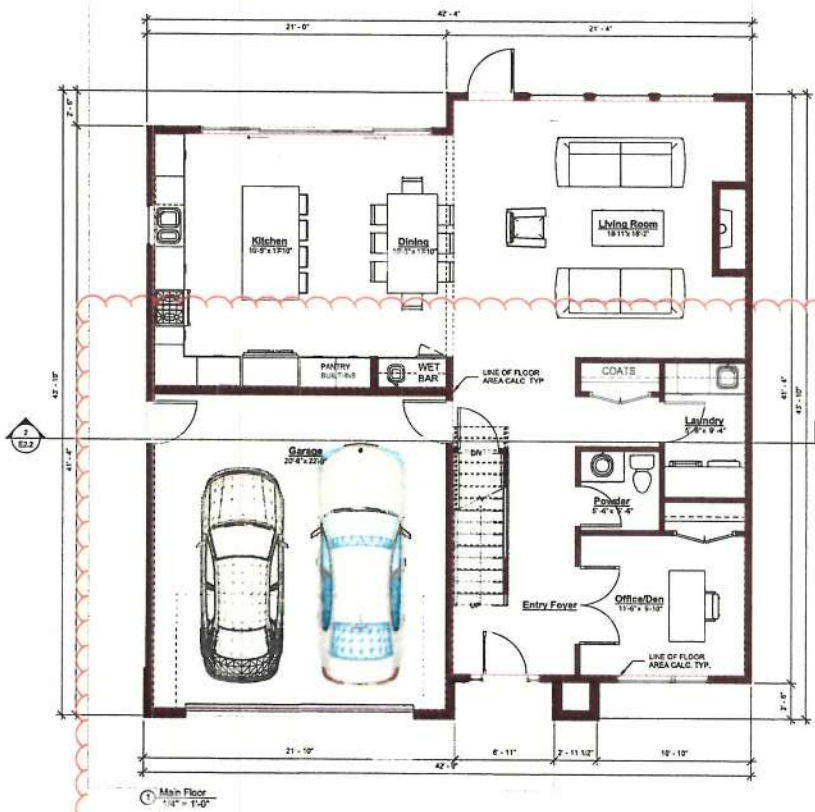
INFO@RYANHOYTDIGNS.COM

Project: 1421 Fairfield Rd.

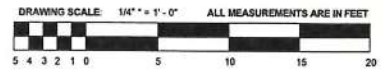
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Project No.: 15115

Sheet: E0.0



FLOOR AREA	
BASEMENT	315 SF
MAIN	1154 SF
UPPER	1229 SF
TOTAL	2708 SF
GARAGE	471 SF



**Revisions**

Received Date: April 29/18

No.	Description	By	Date
1	Issue for City Permit	RH	15Oct17
2	Der Permit Resubmission	RH	15Oct17
3	Der Permit Resubmission	RH	15Apr18
4	Der Permit Resubmission	RH	15Apr18

No.	Description	By	Date
1	Issue for City Permit	RH	15Oct17
2	Der Permit Resubmission	RH	15Oct17
3	Der Permit Resubmission	RH	15Apr18
4	Der Permit Resubmission	RH	15Apr18

**rh**

WILLIAMSON & CO. LTD.

Project Manager: Rhonda H. Williamson  
1421 Fairfield Rd., Suite 101  
Victoria, BC V8L 6L8  
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Project: 1421 Fairfield Rd.

Sheet: E2.1

Project No.: 15115

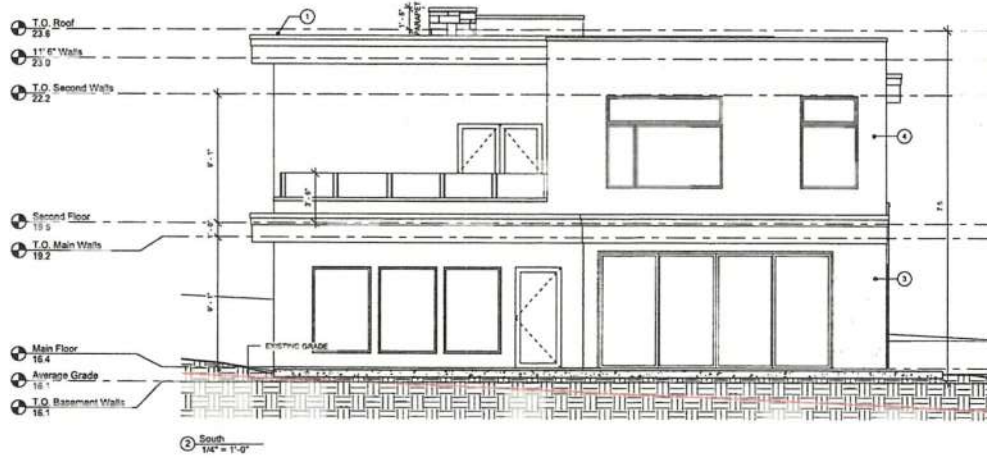
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ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING
2	R2 ASHLAR STONE VENEER
3	ACRYLIC STUCCO
4	PRIME WOOD SIDING



### Revisions

Received Date:  
April 29/18

Revisions to the drawings shall be indicated by the following:

No.	Description	Date
1	Issue for Dev. Permit	15Oct18
2	Dev. Permit Resubmission	15Dec18
3	Dev. Permit Resubmission	15Apr15
4	Dev. Permit Resubmission	15Apr22

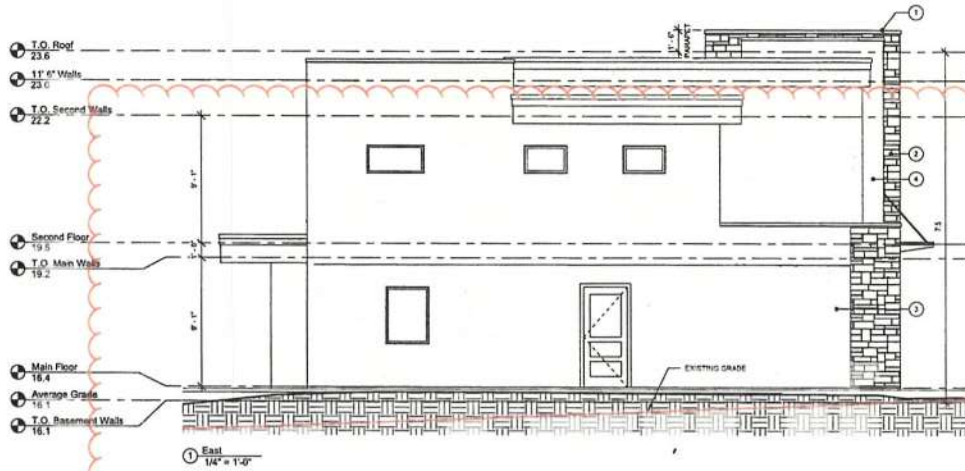
Comments:	

**RYAN HOYT**  
Ryan Hoyt Design Inc.  
1000 West 10th Avenue  
Victoria BC V8S 4A8  
250.699.8883  
ryan@ryanhoytdesign.com

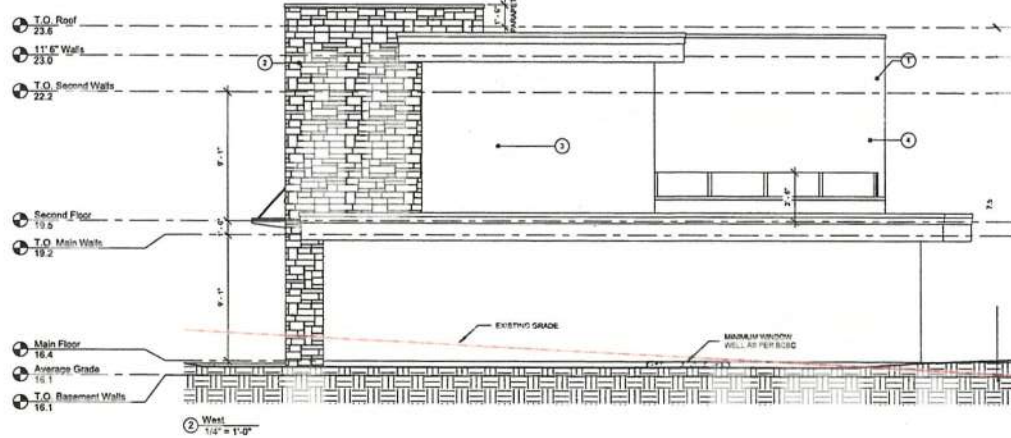
Project	1421 Fairfield Rd.
Project No.	15115
Sheet	E4.1

Victoria City Council - 08 Sep 2016





ELEVATION NOTES LEGEND	
①	2 PLY IMPROVED BITUMEN ROOFING
②	K2 ASHLAR STONE VENER
③	ADRYLIC STUCCO
④	FINE LINE WOOD SIDING



**Revisions**

Received Date: April 29/15

No.	Description
1	Issue for Div. Permit
2	Div. Permit Resubmission
3	Div. Permit Resubmission
4	Div. Permit Resubmission

Date	Description	By	No.
15Oct21	Issue for Div. Permit	RH	1
15Oct15	Div. Permit Resubmission	RH	2
15Apr15	Div. Permit Resubmission	RH	3
15Apr22	Div. Permit Resubmission	RH	4

**RYAN HOYT**

RYAN HOYT INC.

1421 Fairfield Rd.

Victoria, BC V8L 2L8

250.668.8823

www.ryanhoyt.com

**Project:** 1421 Fairfield Rd.

**Sheet:** E4.2

**Project No.:** 15115

**Strata Lot E -**

**Victoria City Council - 08 Sep 2016**



3D View 1



3D View 2



3D View 3

VICTORIA
Revisions

Received Date  
 April 29/16

Revisions to the project shall be made in accordance with the following schedule. Revisions shall be made in accordance with the following schedule. Revisions shall be made in accordance with the following schedule.

Date	Description	By	No	Comments
15Oct21	Issue for Dev. Permit	RBH	1	
15Dec16	Dev. Permit Resubmission	RBH	2	
15Apr15	Dev. Permit Resubmission	RBH	3	
15Apr07	Dev. Permit Resubmission	RBH	4	

rhp

**RYAN HOFF**  
 Project Architect  
 Ryan Hoff Design Inc.  
 1000 West 10th Avenue  
 Victoria, BC V8S 4L8  
 Tel: 250-686-0000  
 www.ryanhoffdesign.com

Project: 1421 Fairfield Rd.  
 Sheet Title: Strata Lot E -

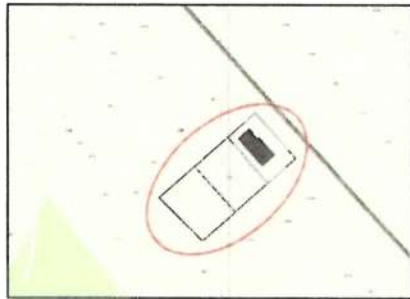
Project No: 15115

Sheet: E5.1

# NEW CUSTOM HOME: STRATA LOT F

1421 FAIRFIELD ROAD  
VICTORIA, BC

## KEY PLAN:



## ZONING ANALYSIS:

ZONE:	R1-B	
LOT AREA:	504.0m2	
GRADES:	AVERAGE GRADE: 15.4m	
F.S.R:	ALLOWABLE NO RESTRICTION	PROPOSED N/A
GROSS FLOOR AREA: ALLOWABLE	PROPOSED	
SECOND FLOOR:	123.6m2	
MAIN FLOOR:	75.1m2	
BASEMENT:	70.1m2	
GARAGE:	40.3m2	
TOTAL:	300.0m2	290.5m2 (123.6+75.1+70.1+40.3=18.6)
LOT COVERAGE:	ALLOWABLE 40%	PROPOSED HOUSE: 132.6m2 (132.6/504 = 26.3%)
HEIGHT:	ALLOWABLE HOUSE: 7.6m	PROPOSED 7.6m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (W):	7.5m	6.25m (VARIANCE REQUIRED)
REAR (E):	7.5m	3.5m (VARIANCE REQUIRED)
SIDE (S):	3.0m	7.6m
SIDE (N):	3.5m	3.5m
PROPOSED COVENANT IN FAVOR OF C.O.V.:	MAINTAIN MIN. SIDE YARD INT. (SOUTH) AT 7.5m	

## PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT F  
1421 FAIRFIELD ROAD  
LOT A, PLAN VIP17481,  
LAND DISTRICT 57,  
FAIRFIELD FARM ESTATE

## SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

## PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.  
250.989.9893  
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

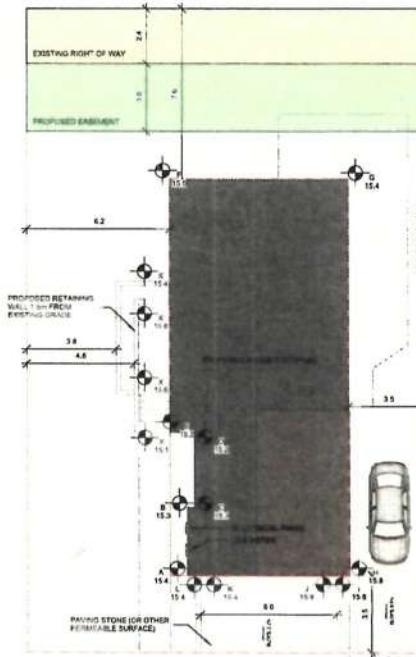
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND  
SURVEYING INC.  
250.659.5155

## SHEET INDEX:

- F0.0 STRATA LOT F - COVER SHEET  
F2.1 STRATA LOT F - FLOOR PLANS  
F2.2 STRATA LOT F - FLOOR PLANS & SECTION  
F4.1 STRATA LOT F - ELEVATIONS  
F4.2 STRATA LOT F - ELEVATIONS  
F5.1 STRATA LOT F - PERSPECTIVES

## PROPOSED STRATA LOT F 504m<sup>2</sup>



Site Plan  
1:100

AVG. GRADE CALC. PROPOSED GRADE					AVG. GRADE CALC. EXISTING GRADE					AVG. GRADE CALC. EXISTING GRADE				
GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT "A"	15.9m	A-B (11.9 + 15.9) / 2	X 3.0m	= 47.7	POINT "W"	15.4m	A-B (11.9 + 15.9) / 2	X 3.0m	= 46.1	POINT "W"	15.4m	A-B (11.9 + 15.9) / 2	X 3.0m	= 46.1
POINT "B"	15.9m	B-C (15.9 + 15.9) / 2	X 0.5m	= 4.8	POINT "E"	15.3m	B-C (15.3 + 15.3) / 2	X 0.5m	= 4.8	POINT "E"	15.3m	B-C (15.3 + 15.3) / 2	X 0.5m	= 4.8
POINT "C"	15.9m	C-D (15.9 + 15.9) / 2	X 3.4m	= 53.9	POINT "G"	15.3m	C-D (15.3 + 15.3) / 2	X 3.4m	= 51.9	POINT "G"	15.3m	C-D (15.3 + 15.3) / 2	X 3.4m	= 51.9
POINT "D"	15.9m	D-E (15.9 + 15.9) / 2	X 1.1m	= 17.4	POINT "I"	15.2m	D-E (15.2 + 15.2) / 2	X 1.1m	= 16.7	POINT "I"	15.2m	D-E (15.2 + 15.2) / 2	X 1.1m	= 16.7
POINT "E"	15.9m	E-F (15.9 + 15.9) / 2	X 11.3m	= 179.0	POINT "J"	15.2m	E-F (15.2 + 15.2) / 2	X 11.3m	= 170.8	POINT "J"	15.2m	E-F (15.2 + 15.2) / 2	X 11.3m	= 170.8
POINT "F"	15.7m	F-G (15.7 + 15.7) / 2	X 7.9m	= 127.2	POINT "K"	15.0m	F-G (15.0 + 15.0) / 2	X 7.9m	= 120.1	POINT "K"	15.0m	F-G (15.0 + 15.0) / 2	X 7.9m	= 120.1
POINT "G"	15.6m	G-H (15.6 + 15.6) / 2	X 17.7m	= 292.1	POINT "L"	15.0m	G-H (15.0 + 15.0) / 2	X 17.7m	= 276.1	POINT "L"	15.0m	G-H (15.0 + 15.0) / 2	X 17.7m	= 276.1
POINT "H"	15.6m	H-I (15.6 + 15.6) / 2	X 0.6m	= 9.9	POINT "M"	15.0m	H-I (15.0 + 15.0) / 2	X 0.6m	= 8.8	POINT "M"	15.0m	H-I (15.0 + 15.0) / 2	X 0.6m	= 8.8
POINT "I"	15.7m	I-J (15.7 + 15.7) / 2	X 6.1m	= 83.6	POINT "N"	15.0m	J-K (15.0 + 15.0) / 2	X 6.1m	= 82.2	POINT "N"	15.0m	J-K (15.0 + 15.0) / 2	X 6.1m	= 82.2
POINT "J"	15.7m	J-K (15.7 + 15.7) / 2	X 0.6m	= 8.5	POINT "O"	15.0m	K-L (15.0 + 15.0) / 2	X 0.6m	= 8.2	POINT "O"	15.0m	K-L (15.0 + 15.0) / 2	X 0.6m	= 8.2
POINT "K"	15.9m	L-A (15.9 + 15.9) / 2	X 0.6m	= 8.5	POINT "P"	15.0m	L-A (15.0 + 15.0) / 2	X 0.6m	= 8.2	POINT "P"	15.0m	L-A (15.0 + 15.0) / 2	X 0.6m	= 8.2
TOTAL			52.0m	= 836.3	TOTAL			52.0m	= 800.0	TOTAL			52.0m	= 800.0
GRADE CALCULATION			836.3 / 52.0m = 16.1m		GRADE CALCULATION			800.0 / 52.0m = 15.4m		GRADE CALCULATION			800.0 / 52.0m = 15.4m	

Revisions  
Received Date: April 29/18

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Oct18	Dev. Permit Resubmission	RH	2
15Apr18	Dev. Permit Resubmission	RH	3
15Apr18	Dev. Permit Resubmission	RH	4

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Oct18	Dev. Permit Resubmission	RH	2
15Apr18	Dev. Permit Resubmission	RH	3
15Apr18	Dev. Permit Resubmission	RH	4

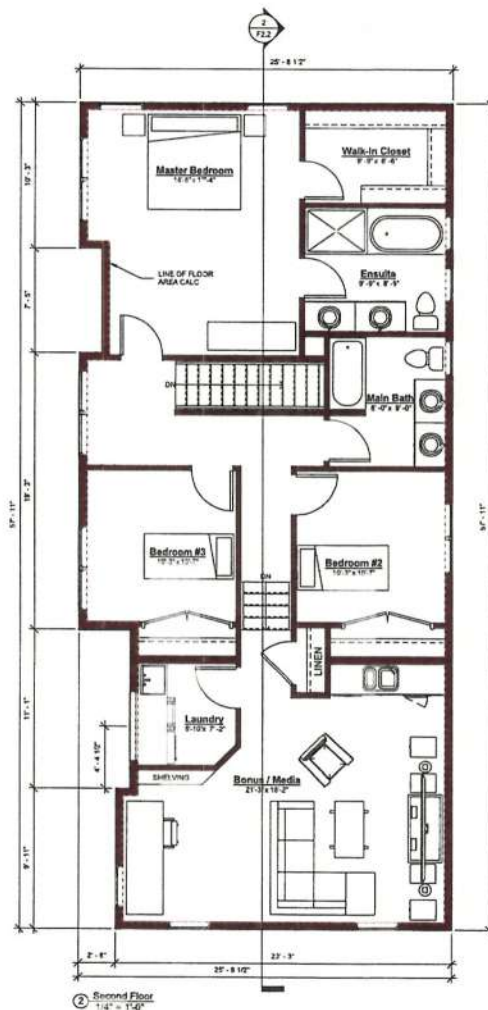
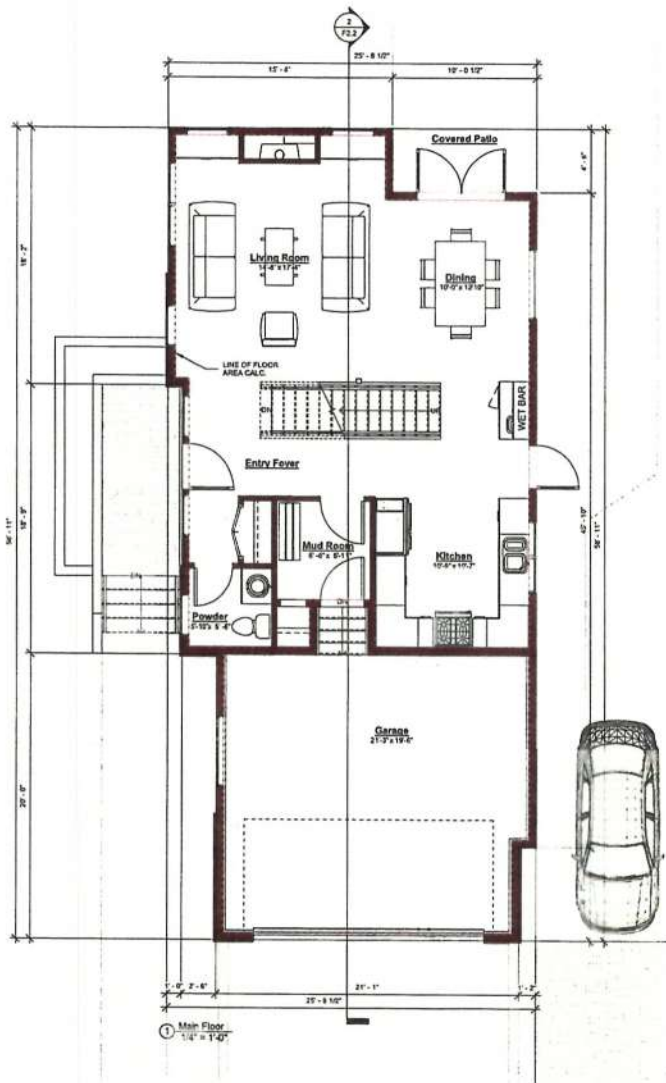
RYAN HOYT DESIGNS INC.  
250.989.9893  
INFO@RYANHOYTDIGNS.COM

Project: 1421 Fairfield Rd.  
Sheet Title: Strata Lot F - Cover

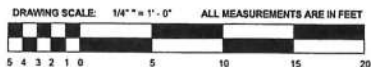
Project No.: 15115

Sheet: F0.0





FLOOR AREA	
BASEMENT:	889 SF
UPPER:	823 SF
TOTAL:	1712 SF
GARAGE:	408 SF



**Revisions**

Received Date:  
**April 29/16**

No.	Description	By	Date
1	Issue for Dev. Permit	RH	15Oct15
2	Dev. Permit Re-submission	RH	15Dec15
3	Dev. Permit Re-submission	RH	16Apr15
4	Dev. Permit Re-submission	RH	16Apr15

No.	Description	By	Date
1	Issue for Dev. Permit	RH	15Oct15
2	Dev. Permit Re-submission	RH	15Dec15
3	Dev. Permit Re-submission	RH	16Apr15
4	Dev. Permit Re-submission	RH	16Apr15

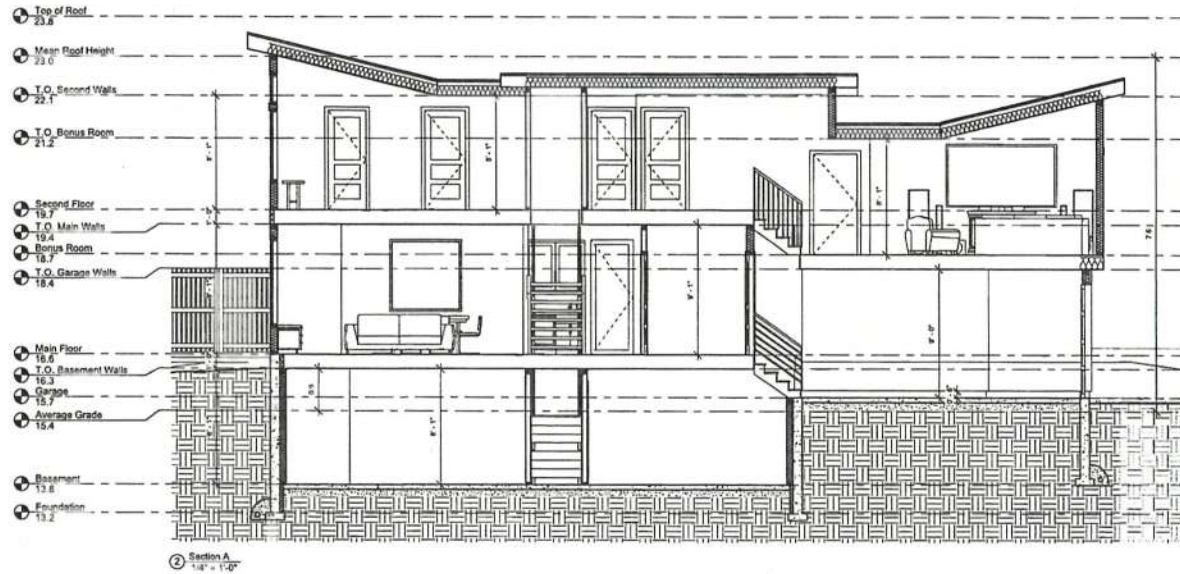
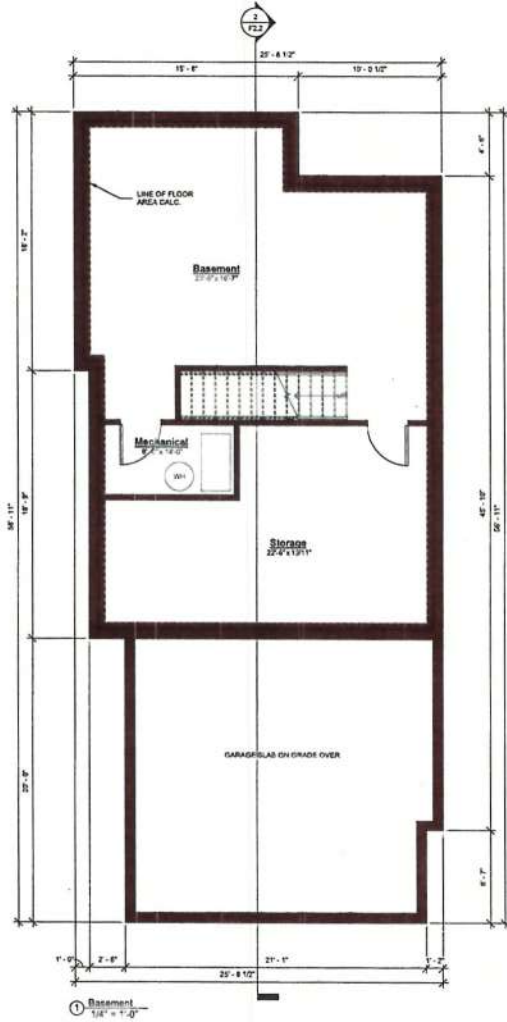
**R Y A H H O Y T**

Residential Planning Inc.  
June 2011, 4475 West 10th Avenue  
Victoria, BC V8E 6L8  
www.rhphome.com

Project: 1421 Fairfield Rd.  
Sheet Title: Strata Lot F - Floor

Project No.: 15115

Sheet: F2.1



FLOOR AREA	
BASEMENT	100 SF
MAIN	722 SF
LOFT	1204 SF
TOTAL	2000 SF
GARAGE	408 SF



**Revisions**

Received Date: April 29/18

No.	Description
1	Revised to show the proposed building footprint.
2	Revised to show the proposed building footprint.
3	Revised to show the proposed building footprint.
4	Revised to show the proposed building footprint.
5	Revised to show the proposed building footprint.
6	Revised to show the proposed building footprint.
7	Revised to show the proposed building footprint.
8	Revised to show the proposed building footprint.
9	Revised to show the proposed building footprint.
10	Revised to show the proposed building footprint.

Date	Description	By	No.
15Oct16	Issue for Dev. Permit	RH	1
15Dec16	Dev. Permit Resubmission	RH	2
15Apr17	Dev. Permit Resubmission	RH	3
15Apr17	Dev. Permit Resubmission	RH	4
15Apr17	Dev. Permit Resubmission	RH	5

**RYAN HOYT**

Professional Engineer

1000 West 10th Avenue  
Suite 207, 4473 Vermont Avenue  
Victoria, BC V8Z 6L8

250.979.0885  
www.ryanhoys.com

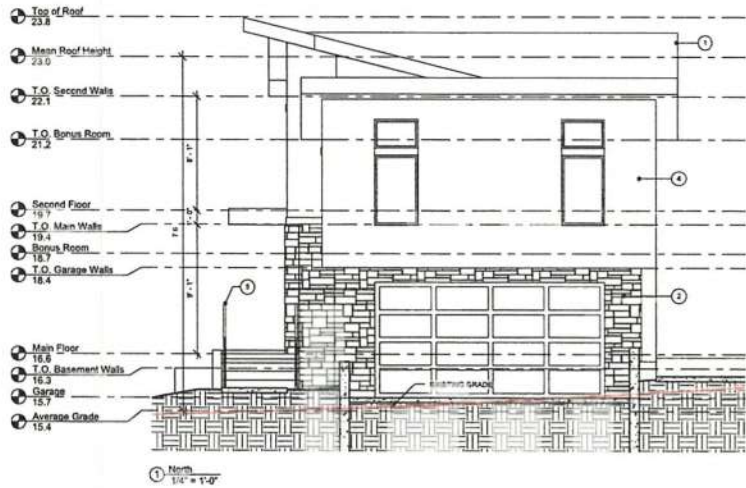
Project: 1421 Fairfield Rd.

Sheet Title: Strata Lot F - Floor

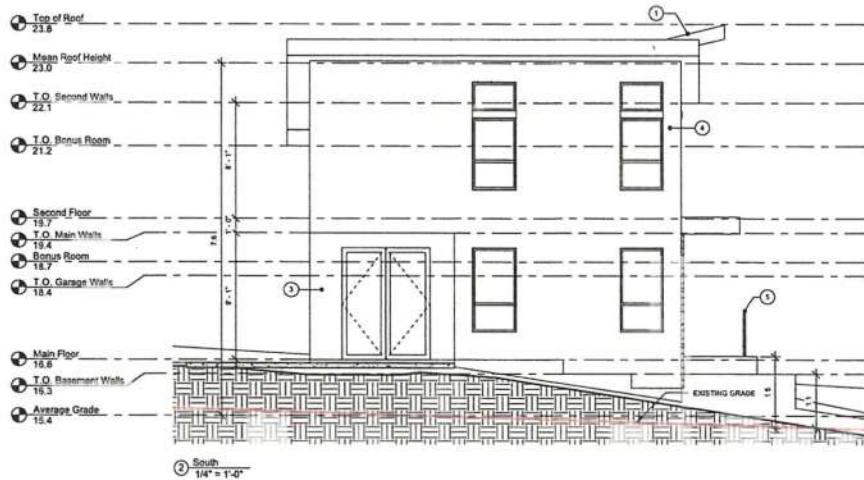
Project No.: 15115

Sheet: F2.2





ELEVATION NOTES LEGEND	
1	2 PLY MOVIED BITUMEN ROOFING SYSTEM
2	K2 ASHLAR STONE VENEER
3	PAINTED FIBRE CEMENT PANEL
4	FINELINE WOOD SIDING
5	ALUMINUM GUARD RAIL WITH GLASS INSERTS
6	FENCE



### Revisions

Received Date:  
April 29/16

No.	By	Date	Description	Comments
1	RM	15 Oct 11	Issue for Dev. Permit	
2	RM	15 Oct 11	Dev. Permit Resubmission	
3	RM	15 Apr 15	Dev. Permit Resubmission	
4	RM	15 Apr 22	Dev. Permit Resubmission	

No.	By	Date	Description	Comments
1	RM	15 Oct 11	Issue for Dev. Permit	
2	RM	15 Oct 11	Dev. Permit Resubmission	
3	RM	15 Apr 15	Dev. Permit Resubmission	
4	RM	15 Apr 22	Dev. Permit Resubmission	

RYAN HOYT

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Suite 202, 4435 Richmond Avenue  
Victoria, BC V8N 2A2  
Tel: 250.688.1111  
www.ryanhoymdesign.com

Project:

1421 Fairfield Rd.

Sheet Title:

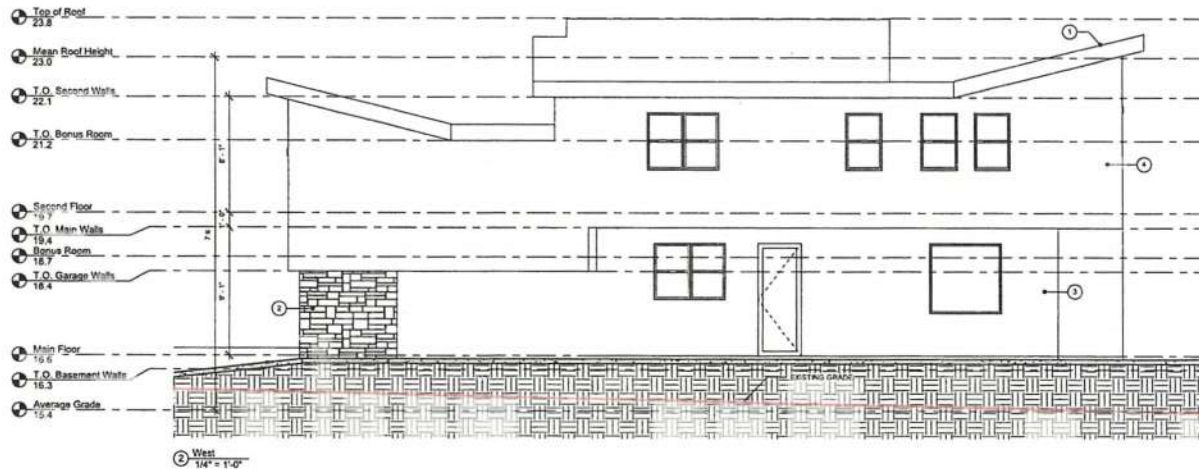
Strata Lot F -

Project No.:

15115

Sheet:

F4.1



ELEVATION NOTES LEGEND

- 2 PLY MODIFIED BITUMEN ROOFING SYSTEM
- K2 ASHLAR STONE VENEER
- PAINTED FIBRE CEMENT PANEL
- FINELINE WOOD SINGLES
- ALUMINUM CLAUDED RAIL WITH GLASS INFILLS
- FENCE

**Revisions**

Received Date: April 29/16

No.	By	Date	Description
1	RH	15Oct11	Issue for Dev. Permit
2	RH	15Dec18	Dev. Permit Resubmission
3	RH	16Apr15	Dev. Permit Resubmission
4	RH	16Apr22	Dev. Permit Resubmission

No.	By	Date	Description
1	RH	15Oct11	Issue for Dev. Permit
2	RH	15Dec18	Dev. Permit Resubmission
3	RH	16Apr15	Dev. Permit Resubmission
4	RH	16Apr22	Dev. Permit Resubmission

**RYAN HIGGINS**

RYAN HIGGINS INC.

2500 16th Ave S. Suite 100  
 Victoria, BC V8M 1A8  
 Tel: 250-688-8888  
 Fax: 250-688-8889  
 Email: ryan@ryanhiggins.com

**Victoria City Council**

1421 Fairfield Rd.

Project No.: 15115

Sheet: F4.2

Strata Lot F -

Sheet Title:

08 Sep 2016



1999) is a significant factor in the design of the system. The following are the main design considerations for the development of a system for the management and control of a system:

1. The system must be able to handle the complexity of the system. This is achieved by the use of a modular design, which allows the system to be developed in a series of stages, each of which can be tested and validated independently of the others.
2. The system must be able to handle the uncertainty of the system. This is achieved by the use of a robust design, which allows the system to be developed in a series of stages, each of which can be tested and validated independently of the others.
3. The system must be able to handle the variability of the system. This is achieved by the use of a flexible design, which allows the system to be developed in a series of stages, each of which can be tested and validated independently of the others.
4. The system must be able to handle the complexity of the system. This is achieved by the use of a modular design, which allows the system to be developed in a series of stages, each of which can be tested and validated independently of the others.

Date	Description	By	No	Comments
5/20/21	Issue for Dev. Permit	RM	1	
5/20/21	Dev. Permit Reintroduction	RM	2	
5/20/21	Dev. Permit Reintroduction	RM	3	
5/20/21	Dev. Permit Reintroduction	RM	4	

**rh**  
STAN HOY  
DESIGNS

Ryan Hoyt Designs Inc.  
Suite 207, 4475 Viewmont Avenue  
Victoria, BC V8Z 5L8  
250-995-9993  
ryan@ryanhoytdesigns.com  
www.ryanhoytdesigns.com

Project  
1421 Fairfield Rd.

Sheet Title  
Strata Lot F -  
Victoria City

15115

Sheet **F5.1** 80

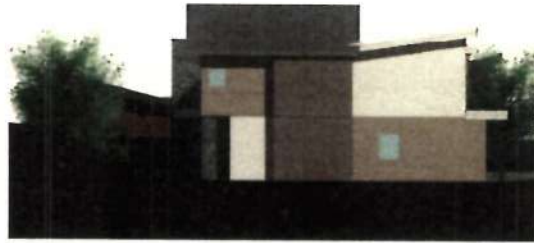




① North  
1/8" = 1'-0"



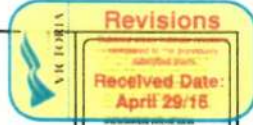
② South  
1/8" = 1'-0"



③ West  
1/8" = 1'-0"



④ East  
 $1/8" = 1'-0"$



6. The following are the steps in the process of the formation of a new species:  
a. A population of individuals of a species is isolated from the rest of the population.  
b. The isolated population is subjected to a change in the environment.  
c. The isolated population is subjected to a change in the genetic composition.  
d. The isolated population is subjected to a change in the physical characteristics.  
e. The isolated population is subjected to a change in the behavior.
7. The following are the steps in the process of the formation of a new species:  
a. A population of individuals of a species is isolated from the rest of the population.  
b. The isolated population is subjected to a change in the environment.  
c. The isolated population is subjected to a change in the genetic composition.  
d. The isolated population is subjected to a change in the physical characteristics.  
e. The isolated population is subjected to a change in the behavior.

Date:	Description:	By:	No.:	Comments:
15Oct21	Issue for Dev. Permit	RH	1	
15Dec18	Dev. Permit Re-submission	RH	2	
15Apr15	Dev. Permit Re-submission	RH	3	
15Apr12	Dev. Permit Re-submission	RH	4	



Project:  
1421 Fairfield Rd.

Sheet Title:  
Development  
Victoria City Council

Project No.: 15115



3 NORTH EAST PERSPECTIVE



1 NORTH PERSPECTIVE #1



2 NORTH PERSPECTIVE #2

**Revisions**

Received Date: April 29/15

1. The owner has requested that the design be updated to reflect the current market conditions. The design team has reviewed the request and has determined that the design is still valid. The design team has updated the design to reflect the current market conditions. The design team has updated the design to reflect the current market conditions.

Date	Description	By	No.	Comments
15Oct11	Issue for Dev. Permit	RH	1	
15Dec18	Dev. Permit Resubmission	RH	2	
15Apr15	Dev. Permit Resubmission	RH	3	
15Apr22	Dev. Permit Resubmission	RH	4	

**h**  
P.A. H. O. Y. T.  
Ryan Hoyt Design Inc.  
Suite 207, 4475 Vancouver Avenue  
Victoria, BC V8N 1K6  
Phone: 250-475-1111  
Fax: 250-475-1112  
www.ryanhoytdesign.com

Project: 1421 Fairfield Rd.	Sheet Title: Development
Project No.: 15115	
Sheet: A7.1	Victoria City Council - 08 Sep 2016





① EAST AERIAL PERSPECTIVE #1

REV.#19



② EAST AERIAL PERSPECTIVE #2



③ NORTH AERIAL PERSPECTIVE

**Revisions**

Received Date: April 29/16

No.	By	Date	Description
1	RA	15Oct1	Issue for City Permit
2	RA	15Oct16	City Permit Resubmission
3	RA	15Apr15	City Permit Resubmission
4	RA	15Apr15	City Permit Resubmission

No.	By	Date	Description
1	RA	15Oct1	Issue for City Permit
2	RA	15Oct16	City Permit Resubmission
3	RA	15Apr15	City Permit Resubmission
4	RA	15Apr15	City Permit Resubmission

**RYAN HUY**

RYAN HUY  
Ryan Huy Architects Inc.  
1000 West 10th Avenue  
Vancouver, BC V6H 4L8  
250.608.3923  
www.ryanhuynh.com

**Project:** 1421 Fairfield Rd.  
**Development:** Development  
**Project No.:** 15115  
**Sheet:** A7.2

## Alicia Ferguson

---

**From:** Public Hearings  
**Subject:** RE: Development Permit with Variance Application No. 00004 for property known as 1421 Fairfield Road

**From:** Ben and Sandy  
**Sent:** Monday, September 05, 2016 7:59 PM  
**To:** Public Hearings <PublicHearings@victoria.ca>  
**Cc:** Chris Coleman (Councillor) <ccoleman@victoria.ca>; Rob Bateman <rbateman@victoria.ca>; plandandzone@fairfieldcommunity.ca  
**Subject:** Re: Development Permit with Variance Application No. 00004 for property known as 1421 Fairfield Road

To Whom It May Concern

We are writing with regards to the Development Permit with Variance Application No. 00004 for property known as 1421 Fairfield Road. We received a letter from the City of Victoria dated August 26, 2016 giving us notice of opportunity for public comment.

My wife and I own and reside at 1474 Faircliff Lane, a property immediately adjacent to 1421 Fairfield Road. We strongly oppose the request for the multiple variances of the Zoning Regulation Bylaws that the developer has requested.

In specific, we oppose the following variances requested:

We oppose the request to increase the height from 5.0 m to 6.8 m and to increase the number of storeys from 1 to 2 on proposed Lot D

We oppose the request to increase the height from 5.0 m to 7.5 m, to increase the number of storeys from 1 to 2 and to increase the site coverage from 25% to 27.4% on proposed Lot E

We oppose the request to reduce the front setback from 7.5 m to 6.25 m and to reduce the rear setback from 7.5m to 3.5m on proposed lot F.

We oppose the above requested variances for the following reasons:

Previously there was only one heritage detached single family dwelling located on 1421 Fairfield Road. It mysteriously burned to the ground after a developer purchased it. The lot that occupied 1421 Fairfield Road had many mature trees and had a large garden. Unfortunately without any public consultation, the current developer bulldozed all this greenery taking down most of the mature trees. It now looks like a wasteland. The removal of these trees have had a negative impact on our environment by reducing the amount of carbon that is removed from the atmosphere. The developer should not be rewarded for this travesty by granting him the variances he has requested.

According to the letter we received, it appears the developer is now allowed to put three houses on the lot, one of which will have a secondary suite. This will substantially increase the density on that lot. This in itself will have a negative impact on our privacy. Increasing the height of the proposed buildings and allowing them to become two stories, will further reduce our privacy, as the occupants of these much larger proposed homes will be able to look directly into our back yard. This will similarly negatively affect the two other homes on either side of us that are also adjacent to 1421 Fairfield Road. I must strenuously object to the request for a variances to setback on lot F. This would put this new house far too close to the house located on 1423 Fairfield Rd. and would encroach on our house as well. It also goes counter to the character of our neighborhood.

The increased density that will result from this proposal will further aggravate the excessive traffic and parking problems in this neighborhood. There is a public park close to this development, and the added traffic from this development will pose a threat to the children playing in this park.

The only reason the developer has requested these variances is so that he can ask much more money for the homes that are planned for this property. Why should City hall agree to these variances which only benefits the developer financially, and has only negative affects to the residents who live adjacent to this development? I have spoken to several other neighbors who have many of the same concerns as ours. We know they will also be submitting letters in opposition to these variances.

Please keep in mind that my wife and I have lived at 1474 Faircliff Lane for 29 years, have duly paid our fair share of property taxes for all those years, and have been good citizens of the Fairfield community as well as the city of Victoria. We believe that it is incumbent on the city councillors to consider our needs over and above a developer, whose only concern is to make a profit. The developer will not, like my wife and I, live and contribute to the community as we do daily. Remember, city councillors have a solemn duty to represent their citizens.

Finally, I note that the developer has made no attempt to consult with ourselves nor any of our neighbors affected by this development. He clearly has no respect for the people living in this area.

For all the reasons above, I respectfully request that the city councillors consider their duty to represent their citizens and reject all the variances requested.

Benjamin How and Sandra Dennis, Property owners of 1474 Faircliff Lane

Cc: Chris Coleman, City of Victoria Planner, and Fairfield Community Association Land Use Committee.

City of Victoria  
1 Centennial Square  
Victoria, BC, V8W 1P6

Mayor Lisa Helps and Council,

**Re: Development Permit with Variance**  
**DVP 000004 1421 Fairfield Road**

Your Worship

We are the owners of a bare land strata property located at 240 Moss Rock Place, directly opposite the proposed development property.

The applicant, Moss Rock Developments have been in consultation with us over the past year and have provided conceptual drawings of the proposed development and houses.

We are in favor of the proposed development and have no objection to the requested variances.

We are supportive of the concept that the proposed development property should become part of the existing strata property.

We urge you and your Councillors to support and approve this development proposal and the requested variances in order that what is currently a vacant lot can be developed into attractive residential properties.

Yours truly,



Kane Scott



Heather Robson

**Pamela Martin**

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**From:** Sandra Smith [REDACTED]  
**Sent:** Tuesday, September 06, 2016 12:57 PM  
**To:** Public Hearings  
**Subject:** DVP00004-1421 Fairfield-Sept.08

September 06, 2016

To: City of Victoria Council

Re: Development Permit with Variances Application No. 00004, 1421 Fairfield Road

I ask that you reject this permit being considered by Council on September 08 for the following five reasons:

1. **Notification:** We are within 100 metres of the proposed development and have not been notified by letter. We are directly affected by both viewscape and increased traffic and parking. We are particularly concerned about the effect on the neighbourhood.
2. **No public consultation:** While public consultation is optional, this is 2016. Although Jane Jacobs died 10 years ago, surely we have not forgotten her concept of community.
3. **Density:** The proposed development is the antithesis of the conditions established for DPA 15B, as shown below:

DPA 15B: INTENSIVE RESIDENTIAL – PANHANDLE LOT

...3. The special conditions that justify this designation are: (a) Victoria's Traditional Residential areas are primarily characterized by low density single-family dwellings, some on relatively large lots with ample green space. (b) These neighbourhoods each have a unique sense of place, traditional lot configuration, consistent pattern of building placement oriented towards the adjoining streets, and consistent pattern of building separation. (c) Subdivision of land into panhandle lot configurations within these Traditional Residential areas create a more intensive use than anticipated and a non-traditional housing pattern that may result in negative impacts to neighbourhood character and create privacy issues.

The proposals' increased density is unacceptable. We specifically object to the 2-storey exemption – the tripling of single family dwellings is enough without doubling the height. We object to the secondary suite – that's 4 homes where one used to be. What community amenities are being offered in exchange for tripling or quadrupling (with the secondary suite) the density?

1. **Heritage trees and screening:** The poplar on the lot to the west of the subject property is an iconic marker of this area and a joy at every season. This development will likely affect this and other trees. The proposed relaxation of the front yard setback on Lot F does not allow for adequate landscape screening.
2. **Traffic and parking** are a continuous problem in this block of Fairfield. Have the sight lines been checked for access/egress out of the private road for westbound traffic coming around the corner from Moss Street? Could a parking and traffic study be done to address neighbourhood concerns? Could four more off-street parking spaces be provided to compensate for the increased density?

Thank you for giving serious consideration to our concerns.

Sandra and Peter Smith  
1436 Fairfield Road, Victoria, BC, V8S 1E5 (Please obscure email address)



**Pamela Martin**

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**From:** Maria Abbott [REDACTED]  
**Sent:** Wednesday, September 07, 2016 7:59 AM  
**To:** Public Hearings  
**Subject:** Re: Variances Application No. 00004

To whom this will concern:

As being immediately affected by the changes demanded by the developer, I will state here that I object to the request of all the variances, height and foot print.

I am the owner of 311 Masters Road. This is the property above 1421 Fairfield Road. ABOVE is the important word here. The land, Moss Rocks, falls steeply from Masters Road to Fairfield Road. The houses will affect the view, privacy and air circulation and make this corner a dark and damp place.

I went to City Hall to look at the plans and to match them visually with the words used in the application. The houses on the plans are VERY big. They reach into the sky and as shown, will cut out light and circulation of air above and on the ground. The plans appear to belie the implications of the description, of the words. When speaking of increasing the number of storeys from 1 to 2, the fact that the basements are above ground is not said. And how high are the ceilings of those storeys. To state again, the roofs reach into the sky and will throw my property to a large degree into darkness since the plans show that there is very little space left between our properties and the houses below as well.

As to foot print, the plans show that all land is pretty much taken up. What will be left, is hardly worth mentioning. It felt like deception when I read that the coverage for Lot E, for instance goes from 25% to 27.4%. The important information, of how large in percentages within the whole property is lot E. If it is 30% of the whole, the increase from 25% to 27.4% is very great.

As confirmed by the Underground section of Public Works, there is a Right of Way along the whole property, therefore the set back close to that strip should stay as legally stated in the Bye laws. There might be repairs and maintenance and there is little land left as is. (Legal contract on file at City Hall.)

My comments: To the ordinary citizen of Victoria such houses are simply a riddle. What is the purpose of them? They will not ease the housing shortage that we daily read about. They will be so big that they may, as are the houses opposite them, constantly changing hands or, while being owned by someone, will be little lived in. Such large houses, while fashionable are visually changing the picture which Fairfield is. They also change the landscapes and and hinder what little wild life there still may be. I put some hope into the remark our Mayor made recently, when she said that this city governs for the good of the majority not the EXCEPTIONS.

Thank you for your attention.

M. K. Abbott



**Alastair-Terresa**

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**To:** City of Victoria Council  
**Subject:** Development Permit with Variances Application No0004,1421 Fairfield Road.Victoria.

**We are completely in agreement with the submissions from Ben How and Sandra Dennis of 1474 Faircliff Lane and Sandra and Peter Smith of 1436 Fairfield Road in rejecting the variances of subject property.**

**We are especially concerned with the increase in height of lot E as it will result in loss of light and privacy for our home and garden located adjacent to this lot.**

**We have also seen an increase in parking on Fairfield Road and Faircliff Lane resulting in safety issues when exiting Faircliff Lane onto Fairfield Road.**

**Your consideration in rejecting the proposed variances will be very much appreciated.**

**Alastair and Teresa Cousland  
1470 Faircliff Lane  
Victoria.B.C.V8S5L2**

**Pamela Martin**

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**From:** MURRAY BRYANT [REDACTED]  
**Sent:** Thursday, September 08, 2016 2:27 PM  
**To:** Public Hearings; Chris Coleman (Councillor); rbatement@victoria.ca  
**Subject:** 1421 Fairfield Rd.

I live directly across the street from the proposed development and have some concerns about the plans and process.

1. I have canvassed my neighbors and could only find one other than me who received notification.
2. The three existing homes adjacent to the proposal share the same strata lane.
3. Two of the three owners of these homes bought the lot and have since sold and apparently the third owner has been paid to grant access for the lane thus increasing the size of the lot for development.
4. The homes in this area except for a few duplexes are single dwelling. This proposal includes suites according to the plans and the increased heights proposed.
5. Most home owners have at least two cars. Has there been any consideration if suites are included. We would be looking at a minimum of 12 vehicles.

Please understand I am not against development and progress but I am concerned about all of the above. I realize that the Notice indicated to correspond but since I am not able to attend I hope you will allow my email.

Thank you for your consideration.

Muzz Bryant  
1416 Fairfield Rd.

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: DVP00004-1421 Fairfield-Sept. 08 hearing

**From:** David Biltek [REDACTED]  
**Sent:** Tuesday, September 06, 2016 2:58 PM  
**To:** Marianne Alto (Councillor) <[MAlto@victoria.ca](mailto:MAlto@victoria.ca)>; Ben Isitt (Councillor) <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>; Jeremy Loveday (Councillor) <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>; Margaret Lucas (Councillor) <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>; Charlayne Thornton-Joe (Councillor) <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>; Geoff Young (Councillor) <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>; Pam Madoff (Councillor) <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>; Chris Coleman (Councillor) <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>; Lisa Helps (Mayor) <[mayor@victoria.ca](mailto:mayor@victoria.ca)>  
**Subject:** DVP00004-1421 Fairfield-Sept. 08 hearing

Your Worship Mayor Helps and Councillors

Following is a letter the FGCA CALUC received today about the aforementioned development permit.

As this is a development permit this matter was not discussed at CALUC and the letter from the residents is being forwarded to you as per their request.

**David Biltek**  
**632 Cornwall St.**  
**Victoria, BC V8V4L1**  
 [REDACTED]

**Yes I know it is an Alberta number but some things just take more time to change**

September 06, 2016

To: City of Victoria Council

Re: Development Permit with Variances Application No. 00004, 1421 Fairfield Road

I ask that you reject this permit being considered by Council on September 08 for the following five reasons:

1. **Notification:** We are within 100 metres of the proposed development and have not been notified by letter. We are directly affected by both viewscape and increased traffic and parking. We are particularly concerned about the effect on the neighbourhood.
2. **No public consultation:** While public consultation is optional, this is 2016. Although Jane Jacobs died 10 years ago, surely we have not forgotten her concept of community.
3. **Density:** The proposed development is the antithesis of the conditions established for DPA 15B, as shown below:

DPA 15B: INTENSIVE RESIDENTIAL – PANHANDLE LOT

...3. The special conditions that justify this designation are: (a) Victoria's Traditional Residential areas are primarily characterized by low density single-family dwellings, some on relatively large lots with ample green space. (b) These neighbourhoods each have a unique sense of place, traditional lot configuration, consistent pattern of building placement oriented towards the adjoining streets, and consistent pattern of building separation. (c) Subdivision of land into panhandle lot configurations within these Traditional Residential areas create a more intensive use than anticipated and a non-traditional housing pattern that may result in negative impacts to neighbourhood character and create privacy issues.

The proposals' increased density is unacceptable. We specifically object to the 2-storey exemption – the tripling of single family dwellings is enough without doubling the height. We object to the secondary suite – that's 4 homes where one used to



be. What community amenities are being offered in exchange for tripling or quadrupling (with the secondary suite) the density?

1. **Heritage trees and screening:** The poplar on the lot to the west of the subject property is an iconic marker of this area and a joy at every season. This development will likely affect this and other trees. The proposed relaxation of the front yard setback on Lot F does not allow for adequate landscape screening.
2. **Traffic and parking** are a continuous problem in this block of Fairfield. Have the sight lines been checked for access/egress out of the private road for westbound traffic coming around the corner from Moss Street? Could a parking and traffic study be done to address neighbourhood concerns? Could four more off-street parking spaces be provided to compensate for the increased density?

Thank you for giving serious consideration to our concerns.

Sandra and Peter Smith  
1436 Fairfield Road, Victoria, BC, V8S 1E5

**Pamela Martin**

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**From:** John and Vanetia Walter [REDACTED]  
**Sent:** Wednesday, September 07, 2016 3:40 PM  
**To:** Public Hearings  
**Subject:** Developmentt Permit with Variance Application No.00004, 1421 Fairfield Road

City of Victoria Council

We wish to support strongly the submission about this activity submitted by Sandra and Peter Smith, 1424 Fairfield Road, Victoria, BC, V8S 1E5. We would have liked to have attended the public meeting but are unable to because of ill health for both of us.

If this proposed project is allowed to proceed as planned it will forever change the character of Fairfield/Rockland, one of the nicest residential and living areas of Greater Victoria.

Thank you for your consideration in this matter.

John and Vanetia Walter  
1424 Fairfield Road  
Victoria, BC V8S 1E5

Dear Mayor and Council,

I am writing with regard to the Application No 0004 - Development Variance Permit for the property known as 1421 Fairfield Road, Victoria, BC. I am an owner of the adjacent property at 1423 Fairfield Road and as such am impacted significantly by the developer's requested variances.

I am opposed to all the proposed variances, including:

- a) the request to increase the height and number of storeys on the buildings on Lots D & E;
- b) the request to reduce the front and rear setbacks on proposed Lot F;
- c) the increase in the site coverage from 25% to 27.4 percent for Lot E.

The reasons that I oppose these variances are as follows:

Firstly, the increase in height of these proposed buildings is not in keeping with the character of the Fairfield neighbourhood. Secondly, the increased density and height of the buildings will seriously impact the privacy of the neighbouring residents. Also, the group of buildings all at a two storey height will block sunlight in our gardens and what was a beautiful garden with many species of mature trees will be replaced by a wall of buildings. The urban canopy which the City endorses has already been seriously compromised by the developer mostly clearcutting the lot. I am against the developer removing any further trees.

The increased density that the developer proposes will also impact parking on the adjacent streets and increase the potential for accidents and risk to children utilizing the nearby park and Sir James Douglas School.

The mature Lombardy Poplar on my property which is located immediately adjacent to proposed Lot F would be at risk of damage by the proposed development, particularly the digging of foundations or the siting of underground services next to it, which would involve trenching in the root zone of my tree. I suggest that these services instead be relocated to underneath the private panhandle roadway called Moss Rock Place.

The developer's motivations are simply financial and the City surely recognizes that citizens of the neighbourhood should be considered foremost, as we live in the area and wish to preserve the nature of Fairfield. Having grown up in Fairfield and spent the bulk of my life here I am concerned about the erosion of its character.

I appeal to the civic sensibilities of the Mayor and Council and ask that you deny these variances.

Thank you for your consideration.

Yours truly,

Gail Harris

1423 Fairfield Road

**Pamela Martin**

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**From:** Jim Morris [REDACTED]  
**Sent:** Thursday, September 08, 2016 3:36 PM  
**To:** Public Hearings  
**Subject:** Hello

In regards to the public meeting re the proposed development at 1421 Fairfield Road we have concerns about Lot E - Schedule H height variance which is an increase from 5.0m to 6.8m. The roof design would have a negative visual impact on 311 and to a lesser degree 315 Masters Road residents. A contemporary flat roof with a lower roof line would be better than the massive curved roof that would show a mass of shingles to surrounding residents.

Thank you for the opportunity to provide comments.

Sincerely, Jim Morris  
315 Masters Road, Victoria. V8S 1C9

Sent from my iPhone







## Committee of the Whole Report For the Meeting of July 14, 2016

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**To:** Planning and Land Use Committee      **Date:** June 23, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Variance Permit Application No. 00004 for 1421 Fairfield Road

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### RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00004 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- b. Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m;

3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at Fairfield Road. The proposal is to subdivide the existing lot and construct three single family dwellings. This Development Variance Permit is for Lot F, the proposed lot adjacent to Fairfield Road. A Development Permit with Variances is required for the two Panhandle Lots which are being proposed in conjunction with this application and is discussed in a separate report.

The requested variances are to reduce the front and rear setbacks. These variances are due to the short depth of the proposed lot and do not have a substantial impact on shading and privacy of the adjacent lots. The proposed front setback is approximately in line with the adjacent houses on Fairfield Road.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct three single family houses. Lot D and Lot E are Panhandle Lots and therefore are in Development Permit Area 15B: Intensive – Panhandle Lot which are reviewed under a separate report along with associated variances. Lot F is not a Panhandle Lot but would require variances. Similarly, although all three lots would be in the R1-B Zone, Single Family Dwelling District, Schedule H – Panhandle Lot Regulations would apply only to Lot D and Lot E.

### **Sustainability Features**

As indicated in the applicant's letter dated November 4, 2015 the following sustainability features are associated with this application:

- energy efficiency: new construction to pursue Energuide 80 (or equivalent)
- renewable energy: solar / PV provisions
- water: low flow fixtures
- site permeability: permeable paving stones for hard landscaping
- landscaping: no net loss in number of trees.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit Application.

### **Existing Site Development and Development Potential**

The site is presently in the R1-B Zone, Single Family Dwelling District. Under this zone, the site could be subdivided and three single family homes with secondary suites could be built.

### **Data Table**

The following data table compares the proposal with the R1-B Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.



Zoning Criteria	Proposal Lot F	Zone Standard R1-B Zone
Site area (m <sup>2</sup> ) - minimum	504.00	460.00
Lot width (m) - minimum	28.60	15.00
1st & 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) - maximum	216.00	280.00
Total floor area (m <sup>2</sup> ) - maximum	290.50	300.00
Height (m) - maximum	7.60	7.6
Storeys - maximum	2	2
Site coverage % - maximum	26.30	40.00
Setbacks (m) - minimum		
Front (Fairfield Rd.)	<b>6.25 *</b>	7.50
Rear (south)	<b>3.50 *</b>	7.50
Side (east)	3.50	2.86
Side (west)	7.60	3.00
Combined side yards	11.10	4.50
Parking - minimum	1	1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 16, 2015 the application was referred for a 30-day comment period to the Fairfield and Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

### ANALYSIS

#### Regulatory Considerations

The applicant is requesting variances as follows:

- reducing the front yard setback from 7.50m to 6.25m
- reducing the rear yard setback from 7.50m to 3.50m.

These variances are the result of the proposed house being sited towards the side lot line (Moss Rock Place) instead of the front lot line (Fairfield Road is defined as the front in accordance with the *Zoning Regulation Bylaw*). The requested setback variances would be reduced if Moss Rock Place was considered to be the front lot line. The setbacks do not have a substantial impact on the adjacent lot and usable outdoor space is provided in the side yard. Additionally, the proposed front setback is approximately in line with the adjacent houses on Fairfield Road.

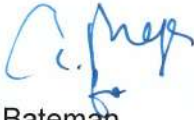
## CONCLUSIONS

The proposal to construct three new houses requires variances associated with the house on Fairfield Road (Lot F). The variances are supportable because they will not have a substantial impact on the privacy of the adjacent house. Staff recommend that Council consider supporting this application.

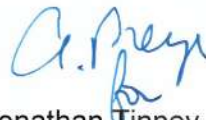
## ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00004 for the property located at 1421 Fairfield Road.

Respectfully submitted,



Rob Bateman  
Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

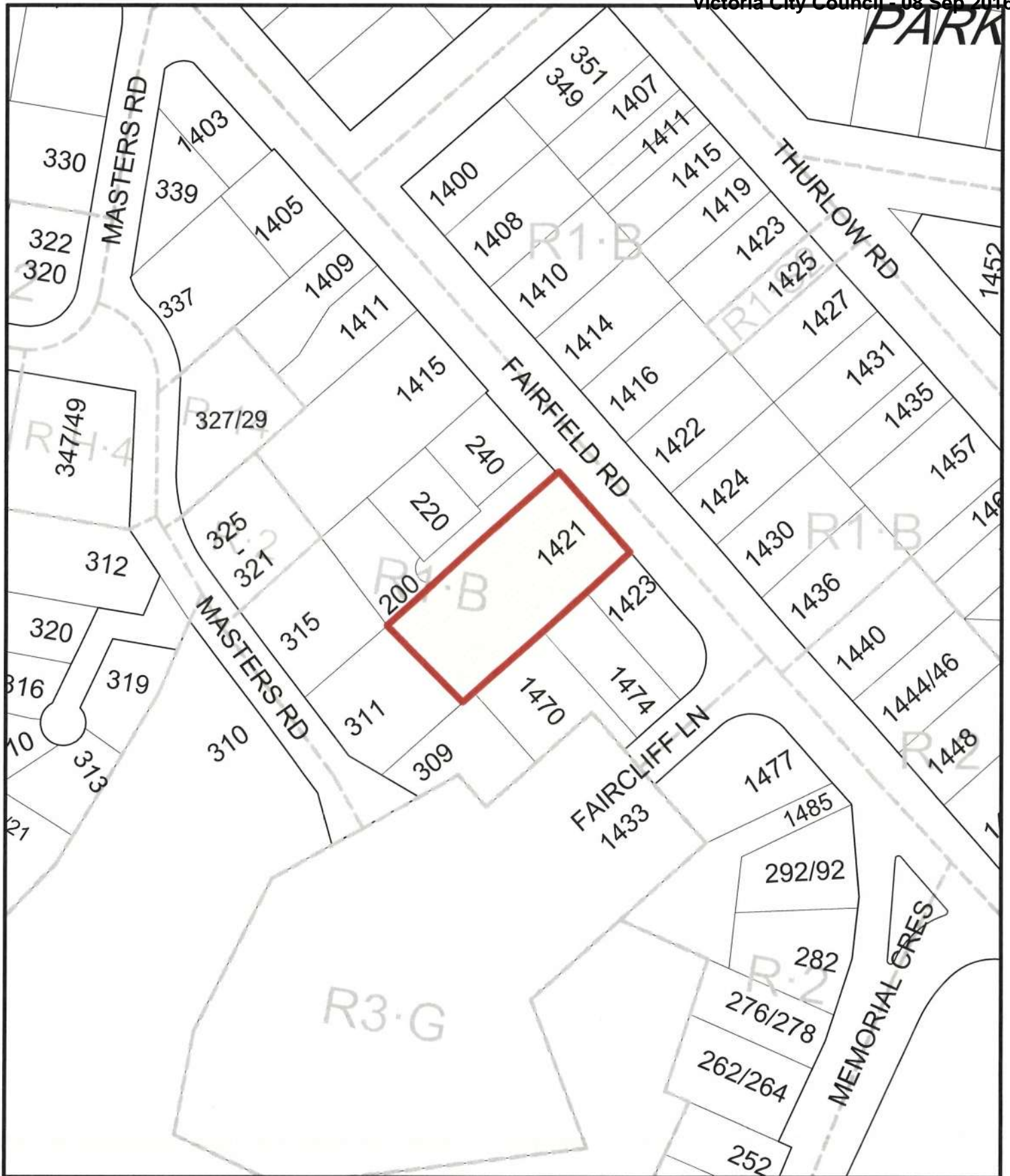
Report accepted and recommended by the City Manager:



Date: July 6, 2016

## List of Attachments:

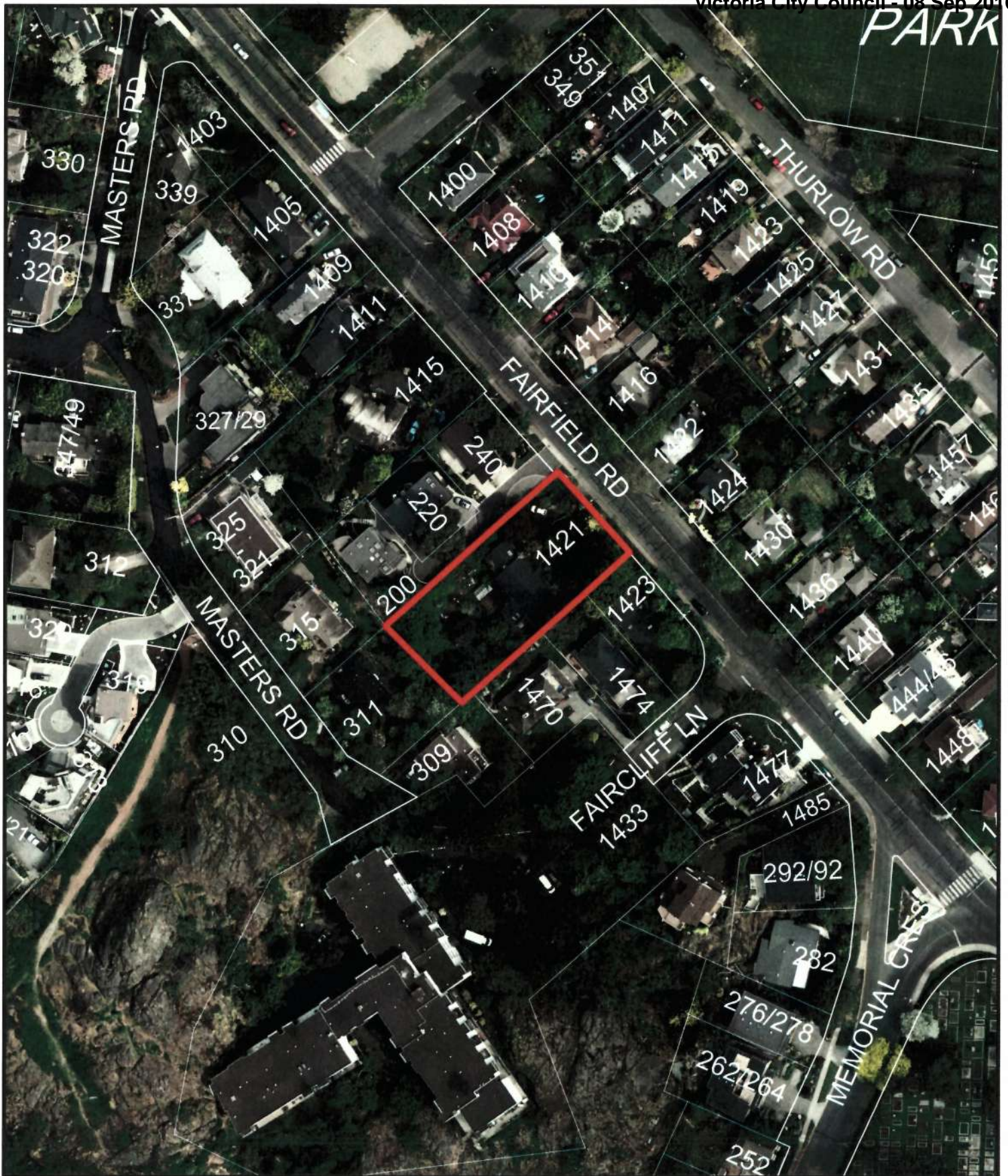
- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated November 4, 2015
- Plans dated April 29, 2016.



1421 Fairfield Road  
Development Permit with Variances #00004



PARK



1421 Fairfield Road  
Development Permit with Variances #00004





November 04, 2015

Mayor & Council  
**City of Victoria**  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor & Council,

**RE: Development Permit Application - 1421 Fairfield Road - Victoria, BC**

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Development Permit application (the Proposal) with variances for a three (3) lot subdivision at 1421 Fairfield Road (the Property). The following information outlines the details of this proposal.

**1.0 BACKGROUND**

The Property is located on the SW side of Fairfield Road just before Memorial Crescent and Fairfield Road fork around the Ross Bay Cemetery. The Property is currently zoned R1-B (Residential Single Family) with an existing Single Family Dwelling currently on the Property. The existing parcel size is 1704m<sup>2</sup>.

The existing single family dwelling on the Property suffered a fire recently (prior to the purchase of the Property by the Owner) and remains in disrepair, while the Site has been overgrown and rather unsightly for some time now.

**2.0 LOCATION**

Bordering the Property are:

- One R1-B (Single Family) lot to the West (address on Masters Road above),
- Four R1-B (Single Family) lots to the South (addresses on Faircliff Lane)
- Three R1-B (Single Family) lots to the North (addresses on Moss Rock Place)

The three lots noted above with addresses on Moss Rock Place were created by subdivision circa 2008. The original parcel (1419 Fairfield Road) was of comparable size to the subject Property.

### 3.0 THE OWNERS

The Owner's of the Property, Moss Rock Developments Ltd., are majority Owners of the properties on Moss Rock Place.

Prior to purchasing the Property, the Owners were aware of multiple parties who explored the development potential of the Property, many of which that contemplated the existing private road (Moss Rock Place) as the ideal access for a proposed subdivision. As concerned property owners, the Owners secured ownership of the Property in an effort to retain some control over the impending change of use of this adjacent parcel and the obvious effect it would have on their existing residences.

The Owners are seeking approval to develop this parcel in a manner that is in-keeping with the subdivision created circa 2008, to render Moss Rock Place a comprehensive development of sorts.

### 4.0 DEVELOPMENT IMPLICATIONS

The Proposal does not require a rezoning application. The size of the existing parcel is such that three (3) R1-B lots can be created within the parameters of the City of Victoria Zoning and Subdivision bylaw.

The existing bare land strata will be amended to include the three new parcels, while Moss Rock Place will serve as the driveway access for all six Strata Lots.

Because Moss Rock Place is a Private Road, the two (2) westerly lots proposed by this subdivision do not have direct 'highway access' as defined by the City of Victoria, thus they are considered Panhandle Lots and subject to the regulations as outlined in the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations.

Furthermore, the subdivision of land which creates a panhandle lot is subject to the City of Victoria Development Permit Area DPA 15B - Intensive Residential - Panhandle Lot, for the purpose of establishment of objectives for the form and character. The OCP Guidelines applicable are the "Design Guidelines for Small Lot House (2002)".

### 5.0 SUBDIVISION & ZONING DETAILS

The creation of new lots in the R1-B zone requires a minimum lot area of 460m<sup>2</sup>, while the creation of new panhandle lots require a minimum lot area of 600m<sup>2</sup>. The proposed subdivision of the Property proposes three new Strata lots, with lot sizes as follows:

Strata Lot D: 600m<sup>2</sup>  
Strata Lot E: 600m<sup>2</sup>

Strata Lot F: 504m<sup>2</sup>

The existing lot sizes on Moss Rock Place:

Strata Lot A: 460m<sup>2</sup>

Strata Lot B: 460m<sup>2</sup>

Strata Lot C: 468m<sup>2</sup>

The current Proposal does not require space dedicated to the Private Road, which reflects the increase in lots sizes vs. the original subdivision plan. This retains more open site space vs. a proposal that could not utilize the existing private road.

The Schedule H - Panhandle Lot Regulations further limits development opposed to standard R1-B zoning, with key parameters summarized as follows:

Height:	R1-B:	7.6m
	Schedule H:	5.0m
Storeys:	R1-B:	2-Storeys
	Schedule H:	1-Storey
Site Coverage:	R1-B:	40%
	Schedule H:	25%

The existing development on Moss Rock Place (completed circa 2008) was approved prior to the introduction of the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations, and thus the approved constructions already in-situ along Moss Rock Place would not comply with the Schedule H - Panhandle Lot Regulations today as they all are at least 2-storeys, with heights exceeding 5.0m, and Site Coverage exceeding 25%.

The overall goal of the Proposal is to achieve three (3) new single family dwellings that 'round out' Moss Rock Place, with comparable styling, massing, and density, such that years following the development it will appear less as a phased or uncoordinated development.

To achieve this goal, variances are required, as summarized in the following section.

## 6.0 PROPOSED VARIANCES

The Proposal includes a total of seven (7) variances requested. In general, these variances seek to permit all three lots to construct 2 storeys, and achieve overall height of a standard R1-B lot (to match the massing of the existing houses on Moss Rock Place). Furthermore, two modest Site Coverage variances are proposed for the two (2) panhandle lots, to permit an overall footprint and gross floor area comparable



to the existing houses, but to remain well below a the Site Coverage allowance of a typical R1-B lot.

Finally, setback variances are proposed for Strata Lot F (along Fairfield Road) to mimic the frontage and private road driveway access of the opposing lot on Moss Rock Place.

It is important to appreciate that the proposed Strata Lot F, is not subject to Schedule H - Panhandle Lot Regulations, and therefore can build 2-storeys, up to 7.6m in height, and up to 40% Site Coverage without variance.

A detailed breakdown of the proposed variances is as follows:

1. Lot D: Height variance from 5.0m to 7.6m
2. Lot D: Increase from 1 storey to 2 storey.
3. Lot E: Lot Coverage variance from 25% to 27.4%
4. Lot E: Height variance from 5.0m to 7.6m
5. Lot E: Increase from 1 storey to 2 storey.
6. Lot F: Front Setback 7.5m to 6.25m
7. Lot F: Rear Setback: 7.5m to 3.5m

## 7.0 NEIGHBORHOOD IMPACT

We feel this Proposal provides positive impact on the neighborhood. The Property in its current state is unsightly and needs to be re-purposed. The existing density exceeds that of the surrounding parcels, and represents an excellent opportunity for tasteful infill.

The most significant impact of the Proposal will be realized by the homes already along Moss Rock Place. Having the Owners of these existing properties coming forward to propose this development reflects their keen interest to enhance the neighborhood positively.

Utilizing Moss Rock Place to access the additional lots is the best-case scenario for the neighborhood, avoiding any additional Private Road easements, or separate panhandle driveways onto an already busy traffic thoroughfare.



The impact for properties on the opposing side of Fairfield Road should be limited when considering the development potential of the Property despite any subdivision. The massing of the proposed dwelling along Fairfield Road (Lot F) is indicative of what could be built (short of a setback variance) regardless of this subdivision / DP application.

The impact for properties adjacent along Masters should be minimal, considering the large elevation change between the Property and Masters Road. Even with height variances, the massing of the proposed dwellings will not impact views from Masters Road.

The impact for properties along Faircliff Lane is apparent. The increase in density will provide some impact, although the Property in it's current form does hold potential for re-purposing without DP or subdivision that would also have potential impacts on these adjacent parcels.

The Proposal includes the provision of a new fence along the South Property line (abutting the Faircliff properties), along with some tasteful landscaping to limit the impact of the new houses. A typical rear yard setback distance of 7.5m exists for all three proposed Strata lots where they abut their Faircliff neighbors.

While with any subdivision comes potential scrutiny from neighbors who have become accustomed to the existing under-utilization of the Property, the current zoning of this parcel does support an increase in density, such that opposition should not be considered from a density standpoint, but rather form and character alone.

On this front, we feel the Proposal will provide three (3) distinct, attractive homes that complement those surrounding the Property, and that will surely provide a positive impact to the neighborhood.

## **8.0 CLOSURE**

Thank you for the opportunity to submit this Proposal. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,

**Ryan Hoyt Designs Inc.**



Ryan Hoyt, ASCT, RBD, LEED®AP  
Principal

November 04, 2015

Mayor & Council  
**City of Victoria**  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor & Council,

**RE: Green Features - 1421 Fairfield Road - Victoria, BC**

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Development Permit application with variances for a proposed 3 lot subdivision at 1421 Fairfield Road (the Property). The following 'green features' are considered for this project:

<b>Building Retention and Reuse:</b>	The existing building suffered a fire and is in disrepair. All demolition waste will be recycled where possible.
<b>Transportation:</b>	Required parking does not exceed the minimum number of off-street spaces
<b>Energy Efficiency:</b>	New Construction to pursue Energuide 80 (or equivalent)
<b>Renewable Energy:</b>	Solar / PV provisions
<b>Water:</b>	Low flow fixtures
<b>Site Permeability:</b>	Permeable paving stones for hard landscaping
<b>Landscaping:</b>	No net loss in number of trees

Yours truly,

**Ryan Hoyt Designs Inc.**

  
Ryan Hoyt, ASCt, RBD, LEED®AP  
Principal

# PROPOSED SUBDIVISION OF: 1421 Fairfield Road VICTORIA, BC



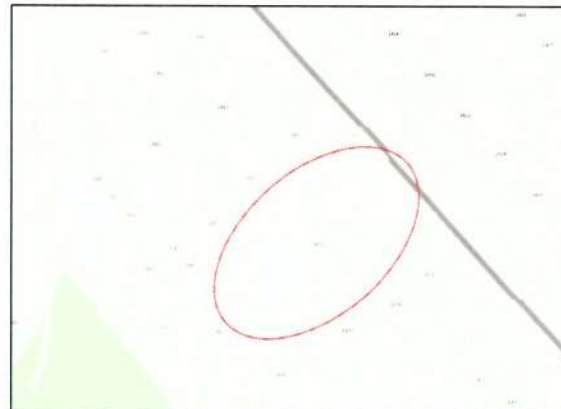
## PROJECT INFORMATION:

**SITE ADDRESS:** 1421 FAIRFIELD ROAD  
LOT A, PLAN V17481,  
LAND DISTRICT 57,  
FAIRFIELD FARM ESTATE  
**OWNER:** MOSS ROCK DEVELOPMENT LTD.

## SCOPE OF WORK:

SUBDIVISION OF EXISTING R1-B  
PARCEL INTO 3 R1-B STRATA LOTS

## KEY PLAN:



## SHEET INDEX:

- A0.0 COVER SHEET
- A1.1 EXISTING NEIGHBORHOOD PLAN
- A1.2 PROPOSED NEIGHBORHOOD PLAN
- A1.3 EXISTING SURVEY
- A1.4 PROPOSED SUBDIVISION PLAN
- A1.5 PROPOSED SITE PLAN
- A1.6 PROPOSED SITE SERVING PLAN
- A1.7 PROPOSED LANDSCAPE PLAN
- A1.8 PROPOSED TREE PLAN
- A1.9 EXISTING SITE IMAGES
- A1.10 EXISTING SITE IMAGES
- A1.11 EXISTING SITE IMAGES
- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLAN & SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D5.1 STRATA LOT D - PERSPECTIVES
- E0.0 STRATA LOT E - COVER SHEET
- E2.1 STRATA LOT E - FLOOR PLANS
- E2.2 STRATA LOT E - FLOOR PLAN & SECTION
- E4.1 STRATA LOT E - ELEVATIONS
- E4.2 STRATA LOT E - ELEVATIONS
- E5.1 STRATA LOT E - PERSPECTIVES
- F0.0 STRATA LOT F - COVER SHEET
- F2.1 STRATA LOT F - FLOOR PLANS
- F2.2 STRATA LOT F - FLOOR PLAN & SECTION
- F4.1 STRATA LOT F - ELEVATIONS
- F4.2 STRATA LOT F - ELEVATIONS
- F5.1 STRATA LOT F - PERSPECTIVES
- A6.1 DEVELOPMENT ELEVATIONS
- A7.1 DEVELOPMENT PERSPECTIVES
- A7.2 DEVELOPMENT PERSPECTIVES

## PROJECT DIRECTORY:

**DESIGNER:** RYAN HOYT DESIGNS INC.  
250.999.9893  
INFO@RYANHOYTDISIGNS.COM  
**GENERAL CONTRACTOR:** TBD  
**STRUCTURAL ENGINEER:** TBD  
**SURVEYOR:** WEY MAYENBURG LAND  
SURVEYING INC.  
250.656.5155

**Revisions**  
Revisions to the previously submitted plans  
**Received Date:**  
**April 29/16**

Date	Description	By	No.	Comments
15Oct21	Issue for Dev. Permit	RH	1	
15Dec16	Dev. Permit Resubmission	RH	2	
15Apr15	Dev. Permit Resubmission	RH	3	
15Apr12	Dev. Permit Resubmission	RH	4	

**RYAN HOYT DESIGNS INC.**  
250.999.9893  
INFO@RYANHOYTDISIGNS.COM  
1421 Fairfield Road  
Victoria, BC V8S 4L8

**Project:** 1421 Fairfield Rd.

**Project No.:** 15115

**Sheet:** A0.0

**Sheet Title:** 1421 Fairfield Rd.

**Sheet No.:** 15115

**Sheet Title:** 1421 Fairfield Rd.





FIGURE 1: NEIGHBOURHOOD DIRECTIONS



MAP 21  
Fairfield  
Strategic Directions

- Urban Place Designations\***
- Core Residential
  - Large Urban Village
  - Small Urban Village
  - Urban Residential
  - Traditional Residential
  - Public Facilities, Institutions, Parks and Open Space
  - Marine
- Public Facilities**
- Existing Public School
  - Community Centre

\*Urban Place Designations are provided for information purposes only. Please refer to Map 7 and Figure 8 for designation information.

**Revisions**

Received Date: April 29/18

15115

Date	Description	By	No.	Comments
15Oct21	Issue for Dev. Permit	RH	1	
15Oct21	Dev. Permit Resubmission	RH	2	
15Apr21	Dev. Permit Resubmission	RH	3	
15Apr22	Dev. Permit Resubmission	RH	4	

**chp**

CHAPMAN & COY

Urban Design Inc.

200-666-8888

200-666-8888

www.chapmanandcoy.com

**Victoria City Council**

1421 Fairfield Rd.

Existing

Sheet Title

Project No.

15115

Sheet

A1.1

Proposed Neighborhood Plan  
1:200



**Revisions**  
 Prepared by: [Name]  
 Checked by: [Name]  
 Received Date: April 29/16

1. The proposed development is a residential development consisting of six strata lots, each with a maximum area of 500m<sup>2</sup>. The development is located on a site of approximately 2.5 hectares. The development is proposed to be constructed on a site that is currently used for agricultural purposes. The development is proposed to be constructed on a site that is currently used for agricultural purposes. The development is proposed to be constructed on a site that is currently used for agricultural purposes.

Date	Description	By	No.	Comments
15/03/21	Issue for Dev. Permit	RH	1	
15/03/21	Dev. Permit Resubmission	RH	2	
16/04/15	Dev. Permit Resubmission	RH	3	
16/04/22	Dev. Permit Resubmission	RH	4	

**rh**  
 RYAN H O Y T  
 Ryan Hoyt Design Inc.  
 235-699-6996  
 Victoria, BC V8Z 4L8  
 www.ryanhoitdesign.com

Project: 1421 Fairfield Rd.  
 Proposed  
 Sheet Title: Proposed

Project No.: 15115

Sheet: A1.2



[illegible]

Date	Description	By	No.	Comments
8Oct21	Issued for Dev Permil	RH	1	
16Dec16	Dev Permil Reevaluation	RH	2	
9Apr15	Dev Permil Reevaluation	RH	3	
1EApr22	Dev Permil Reevaluation	RH	4	

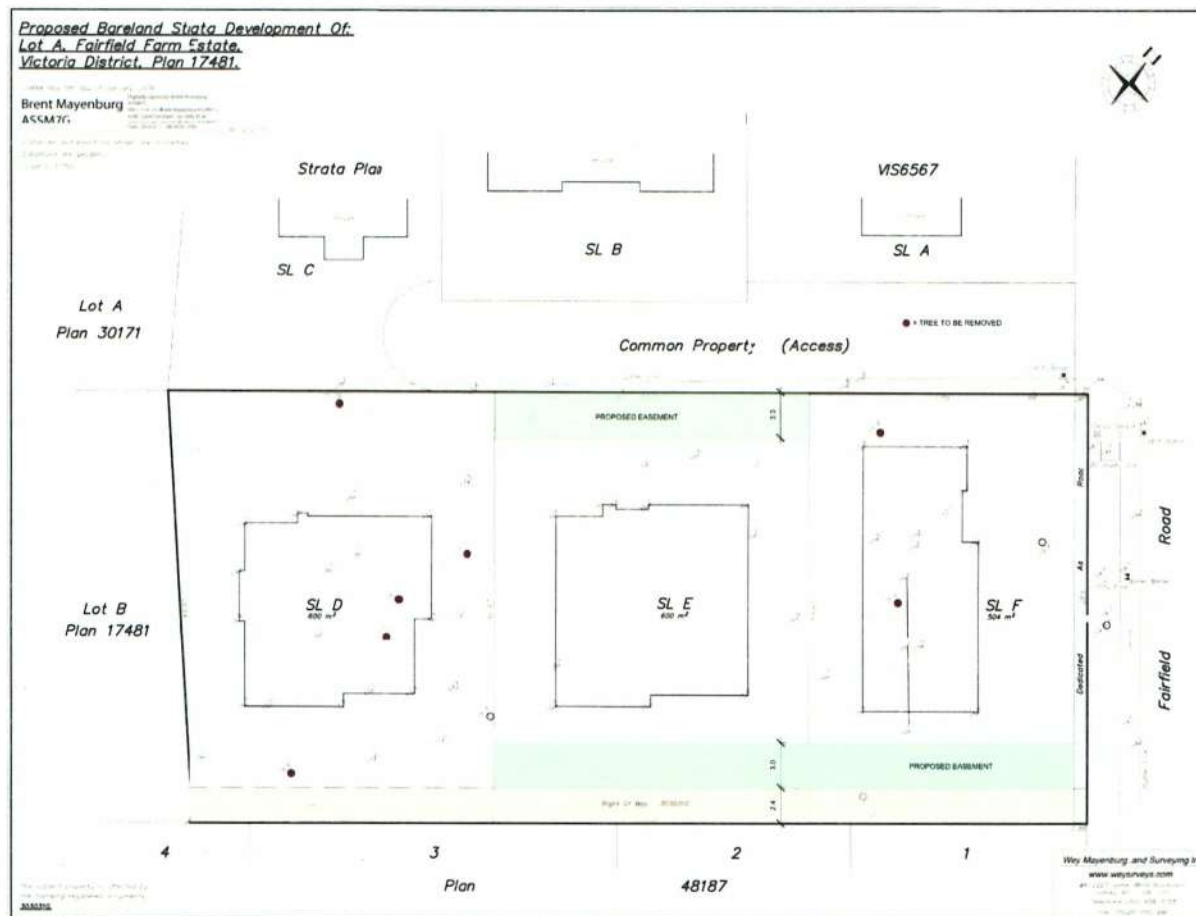
**rh**  
RYAN HOYT  
DESIGNS INC.

Ryan Hoyt Designs Inc.  
Suite 207, 4675 Viewmont Avenue  
Victoria, BC V8Z 6L8  
250.999.9893  
[ryan@ryanhoytdesigns.com](mailto:ryan@ryanhoytdesigns.com)

Project: 1421 Fairfield Rd.	Sheet Title: Existing Survey
--------------------------------	---------------------------------

Project No.: 15115

Sheet A1.3 8



① Proposed Subdivision Plan  
1. 150

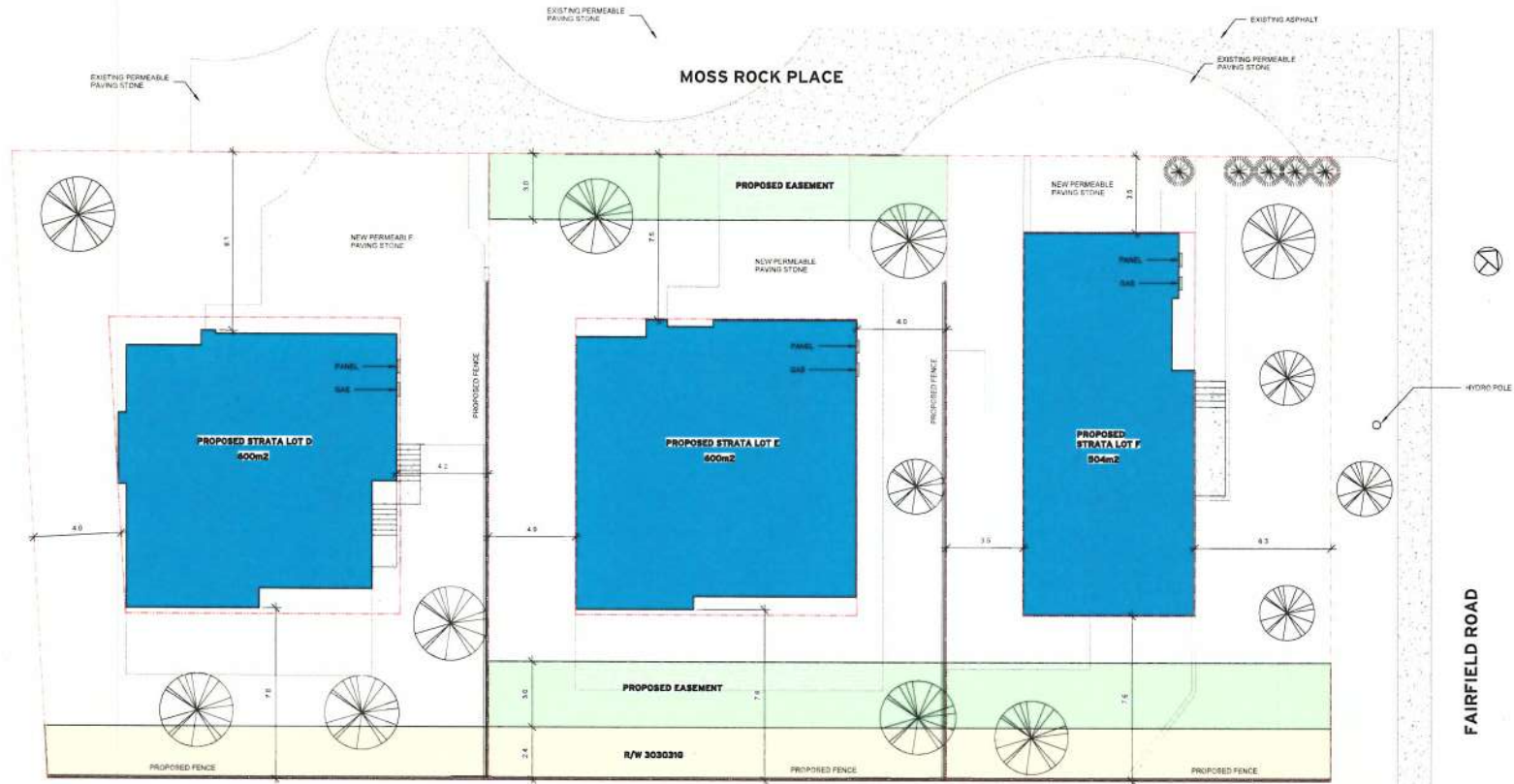
Date	Description	By	No.	Comments
5/20/06	Issue for Dev. Permit	RM	1	
5/22/06	Dev. Permit Reauthorization	RM	2	
5/24/06	Dev. Permit Reauthorization	RM	3	
5/26/06	Dev. Permit Reauthorization	RM	4	

**rh** **RYAN HOYT**  
DESIGN

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ryan@ryandesigns.com

**Victoria City Council**

Project No.	15115
Sheet:	A1.4
Project:	1421 Fairfield Rd.
Sheet Title:	Proposed Subdivision



1 Proposed Site Plan  
1:100

**Revisions**

Revised to the previously submitted plans

**Received Date:**  
April 29/18

Comments:

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	REI	1
15Dec16	Dev. Permit Re-submission	REI	2
19Apr15	Dev. Permit Re-submission	REI	3
15Apr12	Dev. Permit Re-submission	REI	4

**Project:**  
1421 Fairfield Rd.

**Project No.:**  
15115

**Sheet Title:**  
Proposed Site Plan

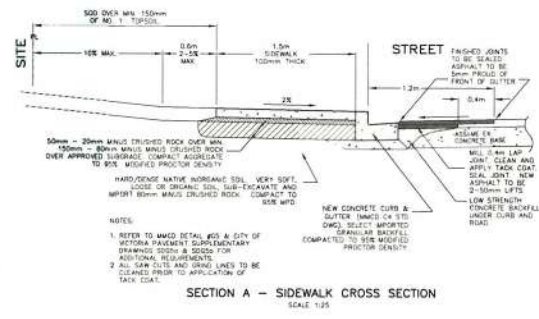
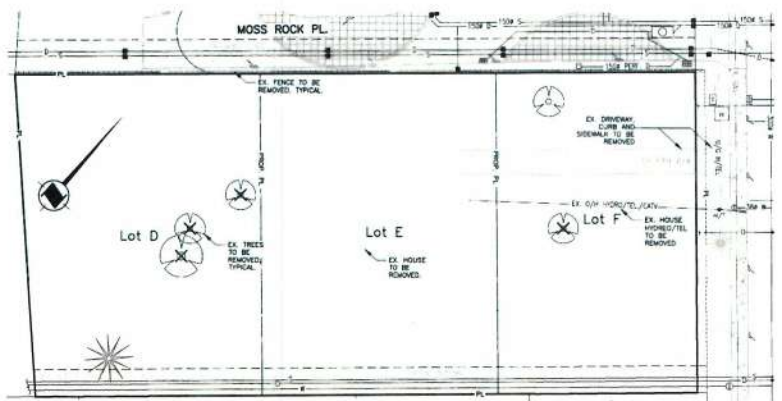
**Sheet No.:**  
A1.5

**chp**  
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www.chpdesign.com

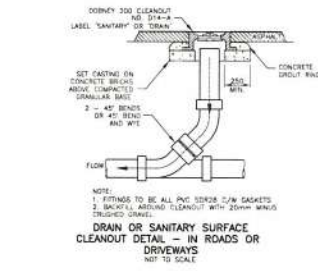
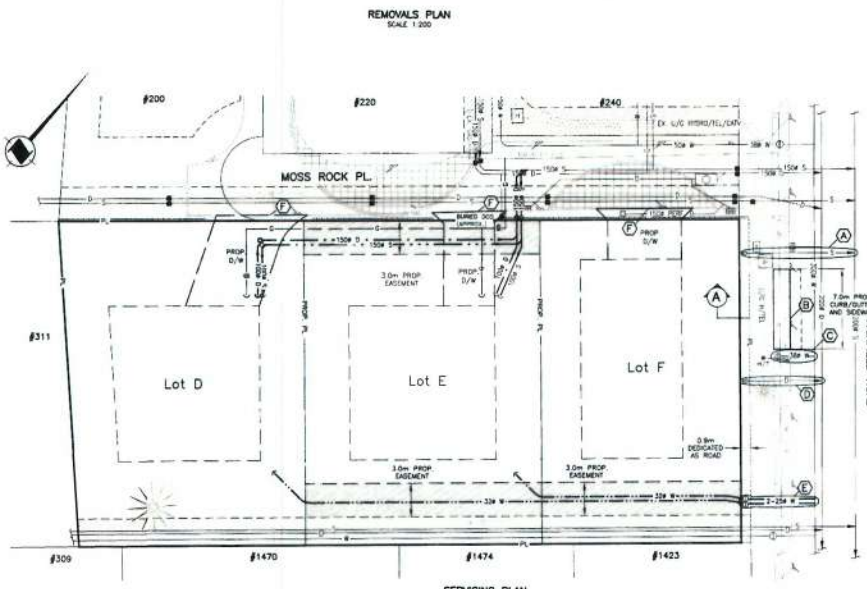


**Revisions**  
(Submittal sheets indicate revisions compared to the previous submitted plans)

**Received Date:**  
**April 29/16**



- GENERAL NOTES**
1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPEED AND STANDARD, MAINT SPECIFICATIONS AND STANDARDS, AND LATEST EDITION OF THE B.C. PLANNING CONTRACTOR.
  2. ALL LOTTERY AREAS AFFECTED BY THE WORK ARE TO BE REHABILITATED TO ORIGINAL OR BETTER CONDITION.
  3. ALL EXISTING SERVICES ARE TO BE EXPOSED AT CROSSING OR CONNECTION POINTS PRIOR TO ANY CONSTRUCTION.
  4. ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEGMENT LADEN WATER INTO THE AREA DRAIN OR ANY WATERCOURSES.
  5. ALL DIMENSIONS ARE IN MM AND ALL ELEVATIONS ARE IN M UNLESS NOTED OTHERWISE.
  6. REFER TO HYDRO PLANS AND LEGAL SURVEYING PLANS FOR ADDITIONAL REQUIREMENTS AND DIMENSIONS.
  7. ELECTRICAL, TELEPHONE/CABLE SERVICE IS SHOWN ESSENTIALLY ON THE SHADING AND WALL SHADING AFTER UTILITIES DESIGN. CONTRACTOR TO REVIEW ELECTRICAL DRAWINGS TO ENSURE THERE ARE NO CONFLICTS.
  8. CONTRACTOR TO CONFIRM LOCATION OF PROPOSED UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THESE WORKS.
  9. CONTRACTOR TO PROVIDE ENGINEER WITH A PROFESSIONAL QUALITY AS CONSTRUCTED SECTION OF WATER, SEWER AND DRAIN LOCATIONS AT THE PL FOR THE SERVICE CONNECTIONS RECORD.
  10. ALL OFFICE RESTORATION WORKS SHALL BE COMPLETED IN A MANNER TO MINIMIZE LOCAL DISRUPTION.
  11. REFER TO OTHERS FOR ON-SITE INFORMATION. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE OR DESIGN.
  12. CONTRACTOR TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
  13. VERY IMPORTANT: THE CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL HAVED ASPHALT PAVED DRIVEWAYS, PARKING AREAS AND SIDEWALKS PRIOR TO ANY APPURTENANCE. MINIMUM GRADE TO BE 2.0% FOR DRIVEWAYS AND 1.0% FOR SIDEWALKS AND 1.0% FOR DRIVEWAYS.
  14. DRIVEWAY PERMIT FROM THE CITY FOR ANY WORK UNDER OR ADJACENT TO BY-LAW PROTECTED TREES. UNDER PERMIT A TREE FORMER WILL BE REQUIRED FOR EXCAVATION NEAR TREES FOR PROTECTING PROTECTED TREES. A TREE FORMER WILL BE REQUIRED FOR EXCAVATION NEAR TREES FOR PROTECTING PROTECTED TREES.
  15. DRIVEWAY DESIGN TO COMPLY WITH HIGHWAY ACCESS BY-LAW.
  16. CONTRACTOR TO COMPLETE ALL LAYOUT FOR SERVICES BY PRECISE SURVEY. ENGINEER MAY PERFORM CHECKS.
  17. CONTRACTOR TO BE RESPONSIBLE TO PROVIDE TEMPORARY SIDEWALK ACCESS AT THE FRONTAGE DURING THE PROJECT. THIS WILL INCLUDE FINISHING THE WORK AND CONSTRUCTION TEMPORARY SIDEWALK ON THE SITE. CONTRACTOR TO PROVIDE BARRIERS AND SIGNALS AT THE OFFICE WORK AREAS TO CITY OF VICTORIA SAFETY. CONTRACTOR TO IDENTIFY AND COMPLY WITH ALL CITY AND WORK AREA BY-LAWS REGARDING SAFE MOVEMENT OF PEDESTRIANS AND TRAFFIC DURING CONSTRUCTION AND TO ENSURE ALL GOVERNING AGENCIES ARE IN RECEIPT OF APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
  18. CONTRACTOR TO SUPERVISE PUBLIC WORKS AT THE END OF EACH WORKING DAY. ALSO CONTRACTOR TO PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE PUBLIC HIGHWAY. SIGNALS ARE TO BE USED TO PROTECT WORKERS AND PASSENGERS.
  19. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
  20. A ROAD WORKS PERMIT TO CONSTRUCT WORKS IN THE ROAD ALLOWANCE TO BE OBTAINED FROM THE CITY PRIOR TO WORK.
  21. ALLOW 48 HOURS FOR ENGINEER TO PERFORM CHECKS AND MAKE ANY ADJUSTMENTS BEFORE TO ANY COMMENCE.
  22. QUALIFIED APPROVED AND VICTORIA CITY PERMITS TO WITHIN ALL WORK AROUND TREES.
  23. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL MATERIALS MEET CITY OF VICTORIA STANDARDS.
  24. FINAL SIDEWALK GRADING AND TOOL MARKS TO BE CONFIRMED WITH CONTRACTOR, CITY AND ENGINEER WITH 24 HOURS BEFORE POUR.



**NEW UNDERGROUND SERVICE INFORMATION**

INFORMATION IS AT PROPOSED PROPERTY LINE	STORM DRAIN	SANITARY
PROPOSED DEPTH TO INVERT AT PL (m)	1.0	1.0
PROPOSED INVERT ELEV. (m)	1.0	1.0
MAX. DEPTH REQUESTED	30 YES NO	30 YES NO

**WORKS AND SERVICES CHECK TABLE**

PLAN CHECKER	AUTHORIZED REPRESENTATIVE	DATE
BC HYDRO		
TELUS		
PORTS CAN		
SNOW CABLE		
UNDERGROUND UTILITIES		
TRANSDUCER/PROF DESIGN & INSTALLATION		
LAND DEVELOPMENT		

PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES SHALL BE INSTALLED AND SURVEYED PRIOR TO ANY BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

**BC 1 CALL**  
1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING UTILITIES SERVICED PRIOR TO ANY CONSTRUCTION.

**BENCHMARK**  
VICTORIA INTERIOR SURVEY MONUMENT 15-1234, ELEVATION 25.755m

**LEGAL DESCRIPTION**  
PROPOSED BAYLEIGH STREET DEVELOPMENT SIT LOT 4, FAIRFIELD FARM ESTATE, VICTORIA (SITING PLAN 17481)

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are other accurate or complete.

**KEY PLAN**  
SIT OF 100

- KEY NOTES**
1. CITY OF VICTORIA TO TEST FOR REUSE THE EX. SANITARY SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE BEFORE CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL S.C. WORK IS AT DEVELOPER'S COST.
  2. DEVELOPER'S CONTRACTOR TO REMOVE CURB DRAIN AND CONSTRUCT NEW CURB & GUTTER AND SIDEWALK C/W REGRADING RESTORATION.
  3. CITY OF VICTORIA TO REVIEW THE SIZE OF THE EXISTING WATER SERVICE AND METER SIZE.
  4. CITY OF VICTORIA TO TEST FOR REUSE THE EX. DRAIN SERVICE. DEVELOPER TO UNDERTAKE SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE BEFORE CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL S.C. WORK IS AT DEVELOPER'S COST.
  5. CITY OF VICTORIA TO INSTALL 2-254 WATER SERVICES WITH 254 METERS. WORK IS AT DEVELOPER'S COST. IF A LARGER SERVICE IS REQUIRED TO LOT F, A THIRD 254 WATER SERVICE AND METER TO BE INSTALLED AT THIS LOCATION.
  6. CONTRACTOR TO CAREFULLY CUT BARRIER CURB AND INSTALL WEATABLE CURB. EXISTING DRAINAGE IF CONTAINED IN THE STREET ROAD AND DOES NOT ENTER THE NEW LOTS.

**LEGEND**

EXISTING	PROPOSED	EX. PROP.	PROPOSED
WATER	WATER VALVE ON MAIN	WATER VALVE ON MAIN	WATER VALVE ON MAIN
SEWER	HYDRANT	HYDRANT	HYDRANT
SEWER	CATCH BASIN	CATCH BASIN	CATCH BASIN
SEWER	CAP OR PLUG	CAP OR PLUG	CAP OR PLUG
SEWER	WATER METER	WATER METER	WATER METER
SEWER	FLUSH VALVE	FLUSH VALVE	FLUSH VALVE
SEWER	MANHOLE	MANHOLE	MANHOLE
SEWER	CLEANOUT	CLEANOUT	CLEANOUT
SEWER	SEWER PUMP STATION	SEWER PUMP STATION	SEWER PUMP STATION
SEWER	SALT BASIN	SALT BASIN	SALT BASIN
SEWER	CATCHER	CATCHER	CATCHER
SEWER	SEWER	SEWER	SEWER
SEWER	HYDRO/TEL. POLE	HYDRO/TEL. POLE	HYDRO/TEL. POLE
SEWER	HYDRO ANCHOR	HYDRO ANCHOR	HYDRO ANCHOR

**PRELIMINARY**  
Not for Construction

Subdivision At 1421 Fairfield Rd.  
Site Servicing, Grading Plan & Profile  
Client: Moss Rock Developments

**GARY CARROTHERS CONSULTING**

200-2750 QUADRA ST.  
VICTORIA, B.C. V8T 4G9  
PHONE (250) 382-6889  
FAX (250) 381-8885  
gcarrothers@shaw.ca

Drawn By: [Signature]  
Checked By: [Signature]  
Approved By: [Signature]  
Designated By: [Signature]

Date: Oct. 19, 2015  
Project #: 1508  
Scale: As Noted  
Designated: [Signature]

588-01

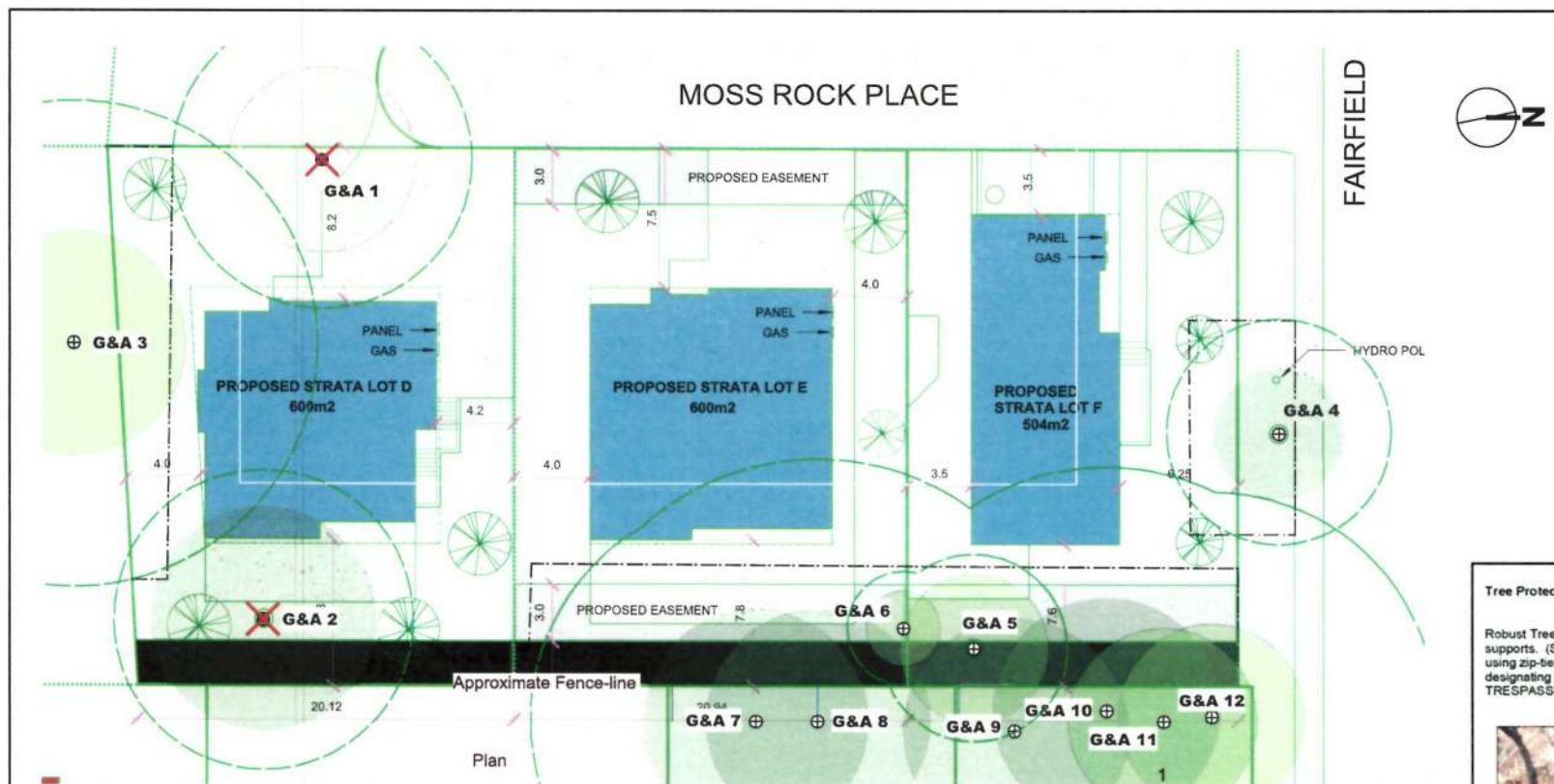
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**ryan** **hoyt**  
DESIGN

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Victoria, BC V8Z 6A8  
250.999.9893  
ryan@ryanhoytdesigns.com  
www.ryanhoytdesigns.com

Project: 1421 Fairfield Rd.	Sheet Title: Proposed Landscape	Victoria City Co.
--------------------------------	------------------------------------	----------------------





**Revisions**

**Received Date:**  
April 29/16

1. Grubbing of site vegetation and house demolition will both be completed under the supervision of the project arborist during the Demolition phase of redevelopment. Tree protection fencing will be erected after demolition is complete and before further site preparation. Tree fencing must remain in good condition throughout the duration of the project.
2. Any excavation, blasting or trenching within 4m of the fenced Tree Protection Areas must be supervised by the project arborist.
3. Tree roots impacted by excavation must be pruned back to undamaged wood by the Project Arborist.
4. No dumping of fill, concrete or any other construction materials or debris within TPAs.
5. Limited storage of materials within the TPA may be conditionally permitted if authorized by the project arborist.

**Tree Protection Fencing Detail**

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.



**LEGEND**

DECIDUOUS

CONIFER

TREE FENCING

TREE TAG #

TREE CENTRE

TREE CANOPY

ROOT ZONE

Tree #	Common Name	DBH (cm)	PRZr (m)	Structural Condition	Health	Action
1	Bigleaf maple	45	8	Fair	Good	Remove
2	Lawson cedar	45	8	Good	Good	Remove
3 (off-site)	Bigleaf maple X2	70/50	13	Fair	Good	Retain
4 (Boulevard)	Lawson cedar (golden)	35	6	Good	Good	Retain
5	Liquid amber (Sweet-gum)	25	5	Good	Good	Retain
6	Japanese maple	15	3	Good	Good	Retain
7 (off-site)	Red cedar	65	12	Good	Good	Retain
8 (off-site)	Red cedar	75	14	Good	Good	Retain
9 (off-site)	Red cedar	45	8	Good	Good	Retain
10 (off-site)	Red cedar	70	13	Fair- Good	Good	Retain
11 (off-site)	Lombardi poplar	55	10	Good	Good	Retain
12 (off-site)	Lombardi poplar	65	12	Good	Good	Retain

NOTE: Off-site trees are not tagged.

**GyeandAssociates.ca**

PROJECT  
**1421 Fairfield Rd,  
Victoria, BC**

SHEET TITLE  
**Tree Plan (for Development Permit App.)**

PROJECT NO.		15-06
DATE		October 31, 2015
SCALE		1:2
DRAWN BY		
SHEET NO.		T - 08
0	FOR REVIEW	OCT 31 2015
REV NO	DESCRIPTION	DATE



PHOTO #1  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (NORTH)  
NOTE: EXISTING HOUSE NOT VISIBLE




PHOTO #2  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (NORTH EAST)  
NOTE: EXISTING HOUSE DRIVEWAY AND PORTIONS OF HOUSE VISIBLE



PHOTO #3  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (EAST)  
NOTE: EXISTING HOUSE NOT VISIBLE, EXISTING DEVELOPMENT  
ON MOSS ROCK PLACE VISIBLE



PHOTO #4  
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (EAST)  
NOTE: EXISTING HOUSE NOT VISIBLE, LIMITED VISIBILITY OF EXISTING  
DEVELOPMENT AT MOSS ROCK PLACE




**Revisions**  
Reviewed by the previously  
submitted Staff  
**Received Date:**  
**April 29/16**

**Revisions**

1. The applicant has submitted a revised site plan showing the proposed development. The revised site plan shows the proposed development is consistent with the surrounding area and the existing development. The revised site plan also shows the proposed development is consistent with the surrounding area and the existing development.

2. The applicant has submitted a revised site plan showing the proposed development. The revised site plan shows the proposed development is consistent with the surrounding area and the existing development. The revised site plan also shows the proposed development is consistent with the surrounding area and the existing development.

Date	Description	By	No.	Comments
15Oct11	Issue for Dev. Permit	RH	1	
15Dec16	Dev. Permit Resubmission	RH	2	
16Apr15	Dev. Permit Resubmission	RH	3	
16Apr15	Dev. Permit Resubmission	RH	4	



**RYAN HOYT**  
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1000 West 10th Avenue  
Victoria, BC V8S 4L6  
Phone: 250-686-5002  
www.ryanhoytdesign.com

**Project:**  
1421 Fairfield Rd.

**Sheet Title:**  
seawall site analysis

**Project No.:**  
15115

**Sheet:**  
A1.9

**Victoria City Council** - 08 Sep 2016





PHOTO #5  
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)  
NOTE: THREE EXISTING SINGLE FAMILY DWELLINGS, 240 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #6  
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)  
NOTE: TWO EXISTING SINGLE FAMILY DWELLINGS, 220 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #7  
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)  
NOTE: EXISTING SINGLE FAMILY DWELLING, 200 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #8  
VIEW OF EXISTING LOT (1421 FAIRFIELD) FROM THE TOP OF MOSS ROCK PLACE (WEST)  
NOTE: EXISTING DWELLING VISIBLE FROM TOP OF CUL-DE-SAC

### Revisions

Revised to this document  
submitted plans

**Received Date:**  
**April 29/18**

No.	By	Date	Description	Comments
1	RH	15Oct21	Issue for Dev. Permit	
2	RH	15Dec16	Dev. Permit Re-submission	
3	RH	15Apr18	Dev. Permit Re-submission	
4	RH	15Apr22	Dev. Permit Re-submission	

No.	By	Date	Description	Comments
1	RH	15Oct21	Issue for Dev. Permit	
2	RH	15Dec16	Dev. Permit Re-submission	
3	RH	15Apr18	Dev. Permit Re-submission	
4	RH	15Apr22	Dev. Permit Re-submission	

**RYAN HOYT**

Ryan Hoyt Design Inc.

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Project

**1421 Fairfield Rd.**

Sheet Title

**Existing Site Images**

Project No

**15115**

Sheet

**A1.10**



PHOTO #9 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).  
NOTE TREE COVERAGE OF NEIGHBOUR TO THE EAST OF LOT F.




PHOTO #10 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).  
NOTE HEIGHT DIFFERENCE OF NEIGHBOUR TO THE WEST OF LOT D.



PHOTO #11 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).  
NOTE TREE COVERAGE OF NEIGHBOURS TO THE SOUTH.






**Revisions**  
— compared to the previously submitted plans —  
**Received Date:**  
**April 29/16**

1. The applicant has submitted a revised plan for the proposed development. The revised plan shows a change in the layout of the proposed development and a change in the proposed landscaping. The revised plan also shows a change in the proposed parking area. The revised plan is submitted for the Council's consideration.

2. The applicant has submitted a revised plan for the proposed development. The revised plan shows a change in the layout of the proposed development and a change in the proposed landscaping. The revised plan also shows a change in the proposed parking area. The revised plan is submitted for the Council's consideration.

3. The applicant has submitted a revised plan for the proposed development. The revised plan shows a change in the layout of the proposed development and a change in the proposed landscaping. The revised plan also shows a change in the proposed parking area. The revised plan is submitted for the Council's consideration.

Date	Description	By	No.
15Oct11	Issue for Dev. Permit	RM	1
15Dec16	Dev. Permit Re-submission	RM	2
15Apr15	Dev. Permit Re-submission	RM	3
15Apr12	Dev. Permit Re-submission	RM	4



**RYAN HOVT**  
 Real Estate Development Inc.  
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 Victoria, BC V8S 4L8  
 250.696.9883  
 www.ryanhovt.com

**Project:** 1421 Fairfield Rd.

**Sheet Title:** sewage site layout

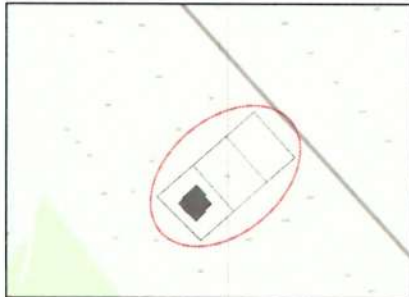
**Project No:** 15115

**Sheet:** A1.11

# NEW CUSTOM HOME: STRATA LOT D

1421 FAIRFIELD ROAD  
VICTORIA, BC

## KEY PLAN:



## ZONING ANALYSIS:

<b>ZONE:</b>	R1-B
<b>LOT AREA:</b>	600.0m <sup>2</sup>
<b>GRADES:</b>	AVERAGE GRADE: 17.6m
<b>F.S.R.:</b>	<b>ALLOWABLE</b> NO RESTRICTION
<b>GROSS FLOOR AREA: ALLOWABLE</b>	<b>PROPOSED</b>
SECOND FLOOR:	104.6m <sup>2</sup>
MAIN FLOOR:	91.1m <sup>2</sup>
BASEMENT:	5.2m <sup>2</sup>
BASEMENT SUITE:	58.4m <sup>2</sup>
GARAGE:	39.0m <sup>2</sup> (18.6m <sup>2</sup> EXEMPT)
<b>TOTAL:</b>	<b>279.5m<sup>2</sup></b>
	(104.8+91.1+58.4+5.2+38.6-18.6)
<b>LOT COVERAGE:</b>	<b>ALLOWABLE</b> 25%
	<b>PROPOSED</b> HOUSE: 144.8m <sup>2</sup> (144.8/600 = 24.1%)
<b>HEIGHT:</b>	<b>ALLOWABLE</b> 5.0m
	<b>PROPOSED</b> 6.8m (VARIANCE REQUIRED)
<b>STOREYS:</b>	<b>ALLOWABLE</b> HOUSE: 1 STOREY (5.0m HEIGHT)
	<b>PROPOSED</b> 2 STOREY (6.8m HEIGHT) VARIANCE REQUIRED
<b>SETBACKS:</b>	<b>ALLOWABLE</b>
FRONT (N):	7.5m
REAR (S):	7.5m
SIDE (E):	4.0m
SIDE (W):	4.0m

## PROJECT INFORMATION:

**SITE ADDRESS:** PROPOSED STRATA LOT D  
1421 FAIRFIELD ROAD  
LOT A, PLAN V17481,  
LAND DISTRICT S1,  
FAIRFIELD FARM ESTATE

## SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

## PROJECT DIRECTORY:

**DESIGNER:** RYAN HOYT DESIGNS INC.  
250 999 9893  
INFO@RYANHOYTDIGNS.COM

**GENERAL CONTRACTOR:** TBD

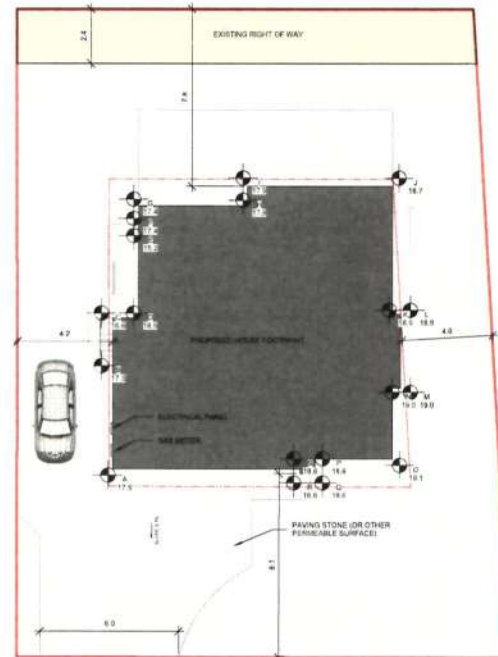
**STRUCTURAL ENGINEER:** TBD

**SURVEYOR:** WEY MAYENBURG LAND  
SURVEYING INC.  
250.656.5155

## SHEET INDEX:

- D0.0 STRATA LOT D - COVER SHEET  
D2.1 STRATA LOT D - FLOOR PLANS  
D2.2 STRATA LOT D - FLOOR PLAN & SECTION  
D4.1 STRATA LOT D - ELEVATIONS  
D4.2 STRATA LOT D - ELEVATIONS  
D5.1 STRATA LOT D - PERSPECTIVES

## PROPOSED STRATA LOT D 600m<sup>2</sup>



Site Plan  
1:100

AVG. GRADE CALC. (PROPOSED GRADES)			
GRADE POINTS	PAVS. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A" 17.8m	A-B (17.8 + 17.8) / 2	X 5.0m	= 89.5
POINT "B" 17.8m			
POINT "C" 16.4m	C-D (16.4 + 16.5) / 2	X 1.1m	= 18.2
POINT "D" 16.5m	D-E (16.5 + 16.2) / 2	X 4.0m	= 63.4
POINT "E" 15.2m			
POINT "F" 17.8m	F-G (17.8 + 17.8) / 2	X 1.0m	= 17.8
POINT "G" 17.8m	G-H (17.8 + 17.8) / 2	X 4.4m	= 80.9
POINT "H" 17.8m	H-I (17.8 + 17.8) / 2	X 0.3m	= 16.1
POINT "I" 17.8m	I-J (17.8 + 17.8) / 2	X 4.4m	= 114.6
POINT "J" 17.8m	J-K (17.8 + 17.8) / 2	X 5.7m	= 102.0
POINT "K" 17.8m	K-L (17.8 + 17.8) / 2	X 0.4m	= 7.2
POINT "L" 17.8m	L-M (17.8 + 17.8) / 2	X 3.3m	= 69.1
POINT "M" 17.8m	M-N (17.8 + 17.8) / 2	X 0.4m	= 7.2
POINT "N" 17.8m	N-O (17.8 + 17.8) / 2	X 3.2m	= 67.3
POINT "O" 17.8m	O-P (17.8 + 17.8) / 2	X 3.4m	= 60.9
POINT "P" 17.8m	P-Q (17.8 + 17.8) / 2	X 0.7m	= 12.5
POINT "Q" 17.8m	Q-R (17.8 + 17.8) / 2	X 0.7m	= 12.5
POINT "R" 17.8m	R-S (17.8 + 17.8) / 2	X 0.2m	= 3.6
POINT "S" 17.8m	S-T (17.8 + 17.8) / 2	X 8.3m	= 148.6
<b>TOTAL</b>			<b>875.5 / 45.5m = 17.7m</b>
GRADE CALCULATION			
			875.5 / 45.5m = 17.7m

AVG. GRADE CALC. (EXISTING GRADES)			
GRADE POINTS	PAVS. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A" 17.8m	A-B (17.8 + 17.8) / 2	X 5.0m	= 89.5
POINT "B" 17.8m			
POINT "C" 16.4m	C-D (16.4 + 16.5) / 2	X 1.1m	= 18.2
POINT "D" 16.5m	D-E (16.5 + 16.2) / 2	X 4.0m	= 63.4
POINT "E" 15.2m			
POINT "F" 17.8m	F-G (17.8 + 17.8) / 2	X 1.0m	= 17.8
POINT "G" 17.8m	G-H (17.8 + 17.8) / 2	X 4.4m	= 80.9
POINT "H" 17.8m	H-I (17.8 + 17.8) / 2	X 0.3m	= 16.1
POINT "I" 17.8m	I-J (17.8 + 17.8) / 2	X 4.4m	= 114.6
POINT "J" 17.8m	J-K (17.8 + 17.8) / 2	X 5.7m	= 102.0
POINT "K" 16.8m	K-L (16.8 + 16.8) / 2	X 0.4m	= 7.6
POINT "L" 18.9m	L-M (18.9 + 18.9) / 2	X 3.3m	= 62.5
POINT "M" 18.9m	M-N (18.9 + 18.9) / 2	X 0.4m	= 7.6
POINT "N" 18.9m	N-O (18.9 + 18.9) / 2	X 3.2m	= 62.4
POINT "O" 19.1m	O-P (19.1 + 18.6) / 2	X 3.4m	= 64.1
POINT "P" 18.6m	P-Q (18.6 + 18.6) / 2	X 0.7m	= 13.0
POINT "Q" 18.6m	Q-R (18.6 + 18.6) / 2	X 0.7m	= 13.0
POINT "R" 16.6m	R-S (16.6 + 16.6) / 2	X 0.2m	= 3.3
POINT "S" 18.6m	S-T (18.6 + 17.5) / 2	X 8.3m	= 148.8
<b>TOTAL</b>			<b>884.9 / 45.5m = 18.1m</b>
GRADE CALCULATION			
			884.9 / 45.5m = 18.1m

AVG. GRADE CALC. (LOWEST GRADES)			
GRADE POINTS	PAVS. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A" 17.8m	A-B (17.8 + 17.8) / 2	X 5.0m	= 89.5
POINT "B" 17.8m			
POINT "C" 16.4m	C-D (16.4 + 16.5) / 2	X 1.1m	= 18.2
POINT "D" 16.5m	D-E (16.5 + 16.2) / 2	X 4.0m	= 63.4
POINT "E" 15.2m			
POINT "F" 17.8m	F-G (17.8 + 17.8) / 2	X 1.0m	= 17.8
POINT "G" 17.8m	G-H (17.8 + 17.8) / 2	X 4.4m	= 80.9
POINT "H" 17.8m	H-I (17.8 + 17.8) / 2	X 0.3m	= 16.1
POINT "I" 17.8m	I-J (17.8 + 17.8) / 2	X 4.4m	= 114.6
POINT "J" 17.8m	J-K (17.8 + 17.8) / 2	X 5.7m	= 102.0
POINT "K" 16.8m	K-L (16.8 + 16.8) / 2	X 0.4m	= 7.6
POINT "L" 17.8m	L-M (17.8 + 17.8) / 2	X 3.3m	= 59.1
POINT "M" 17.8m	M-N (17.8 + 17.8) / 2	X 0.4m	= 7.2
POINT "N" 17.8m	N-O (17.8 + 17.8) / 2	X 3.2m	= 67.3
POINT "O" 17.8m	O-P (17.8 + 17.8) / 2	X 3.4m	= 60.9
POINT "P" 17.8m	P-Q (17.8 + 17.8) / 2	X 0.7m	= 12.5
POINT "Q" 17.8m	Q-R (17.8 + 17.8) / 2	X 0.7m	= 12.5
POINT "R" 17.8m	R-S (17.8 + 17.8) / 2	X 0.2m	= 3.6
POINT "S" 17.8m	S-T (17.8 + 17.8) / 2	X 8.3m	= 148.5
<b>TOTAL</b>			<b>872.3 / 45.5m = 17.8m</b>
GRADE CALCULATION			
			872.3 / 45.5m = 17.8m

### Revisions

Completed in the previously submitted draft.

**Received Date:**  
April 29/18

No.	By	Description	Date
1	BSH	Issue for Dev. Permit	15/04/18
2	BSH	Dev. Permit Resubmission	16/04/18
3	BSH	Dev. Permit Resubmission	16/04/18
4	BSH	Dev. Permit Resubmission	16/04/18

No.	By	Description	Date
1	BSH	Issue for Dev. Permit	15/04/18
2	BSH	Dev. Permit Resubmission	16/04/18
3	BSH	Dev. Permit Resubmission	16/04/18
4	BSH	Dev. Permit Resubmission	16/04/18

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Project

1421 Fairfield Rd.

Sheet Title

Strata Lot D - Cover

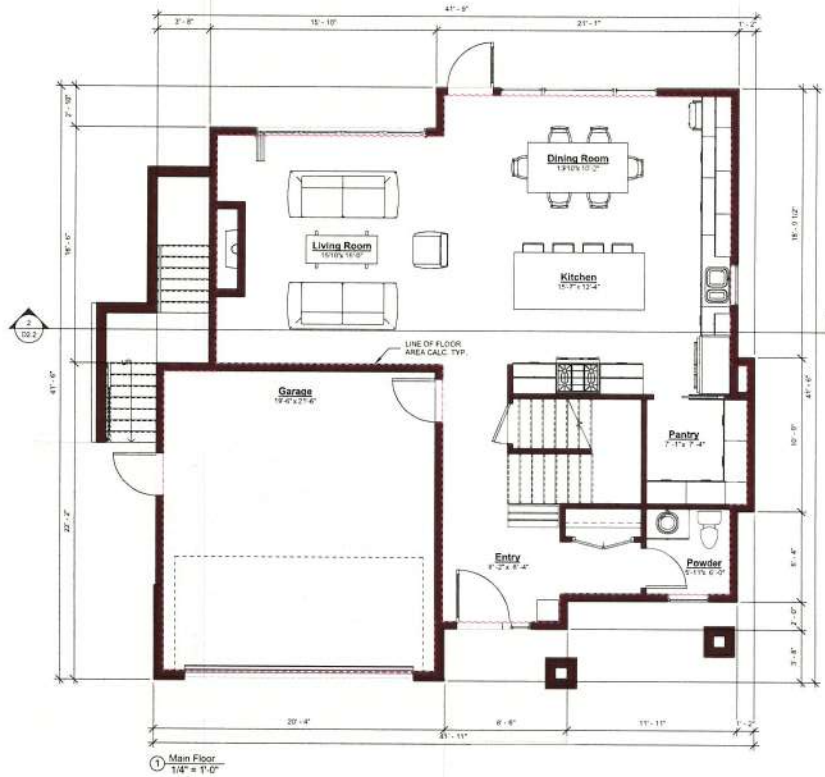
Project No.

15115

Sheet

D0.0





FLOOR AREA	
MAIN	580 SF
UPPER	1128 SF
BASEMENT	95 SF
BASEMENT SUITE	630 SF
TOTAL	2793 SF
GARAGE	420 SF



**Revisions**  
Received Date: April 29/18

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Dec16	Dev. Permit Re-submission	RH	2
15Apr15	Dev. Permit Re-submission	RH	3
15Apr12	Dev. Permit Re-submission	RH	4

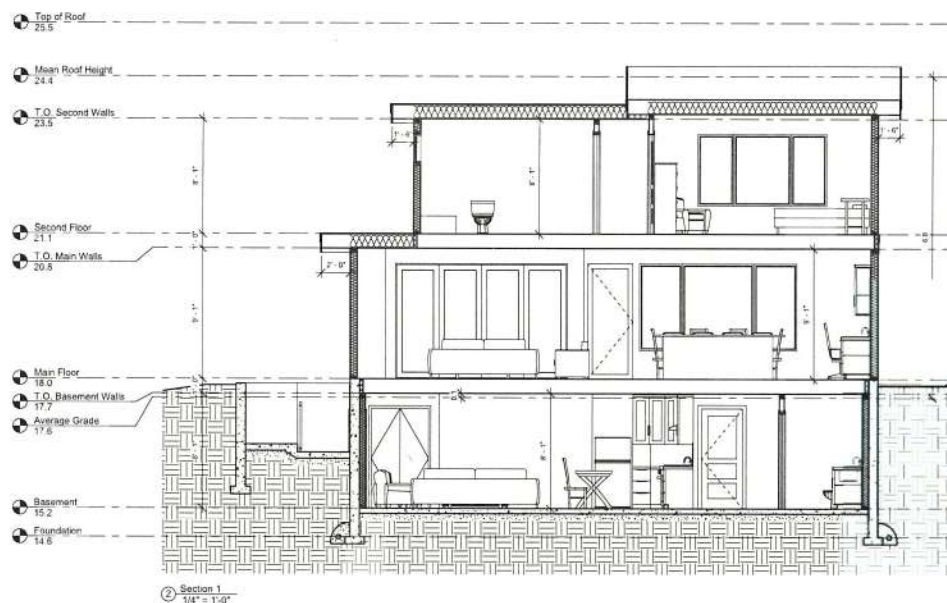
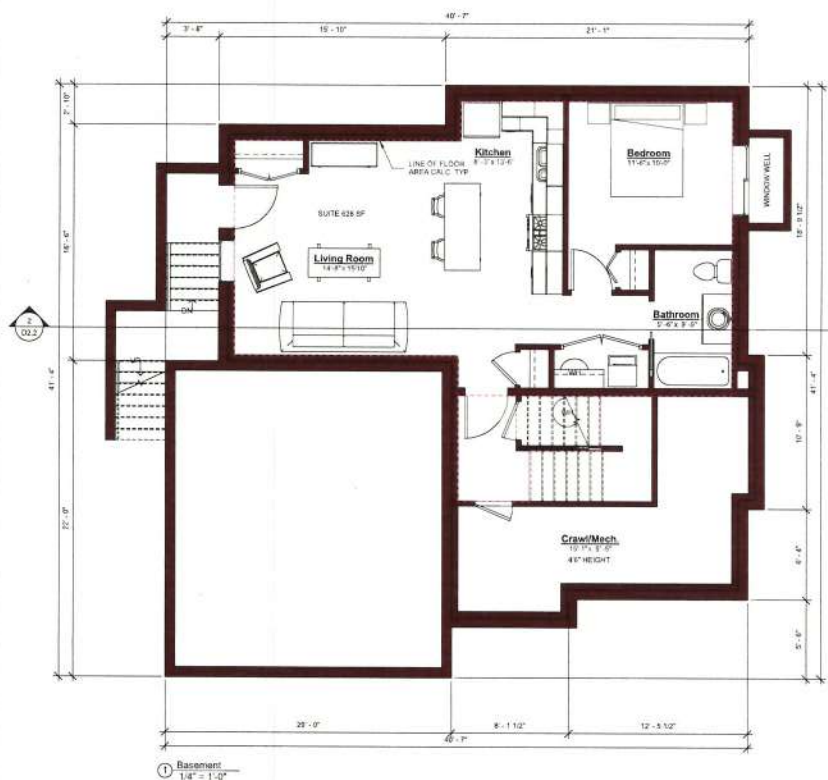
**RYAN HOYT**  
Professional Engineer  
P. Eng. License No. 4472  
Victoria, BC V8Z 4L8  
604.689.0522  
www.ryanhoyt.com

Project: 1421 Fairfield Rd.

Sheet Title: Sirata Lot D - Floor

Project No.: 15115

Sheet: D2.1


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**rh**  
RYAN ROY  
DESIGNS INC.

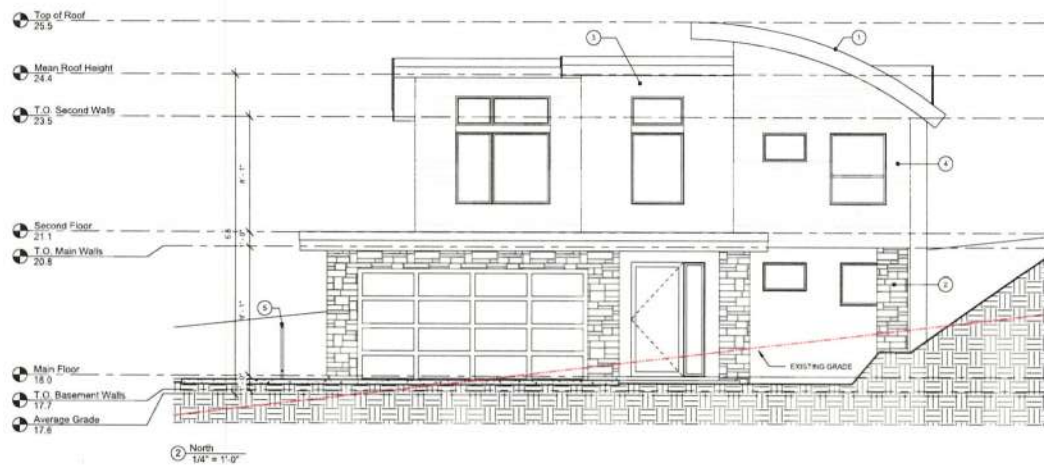
Ryan Royt Designs Inc.  
Suite 207, 4375 Viewmont Avenue  
Victoria, BC V8Z 6L8  
250.999.0893  
ryan@ryanroyt-designs.com

Project: <b>1421 Fairfield Rd.</b>	Sheet Title: <b>Strata Lot D - Floor Plan &amp; Section.</b>
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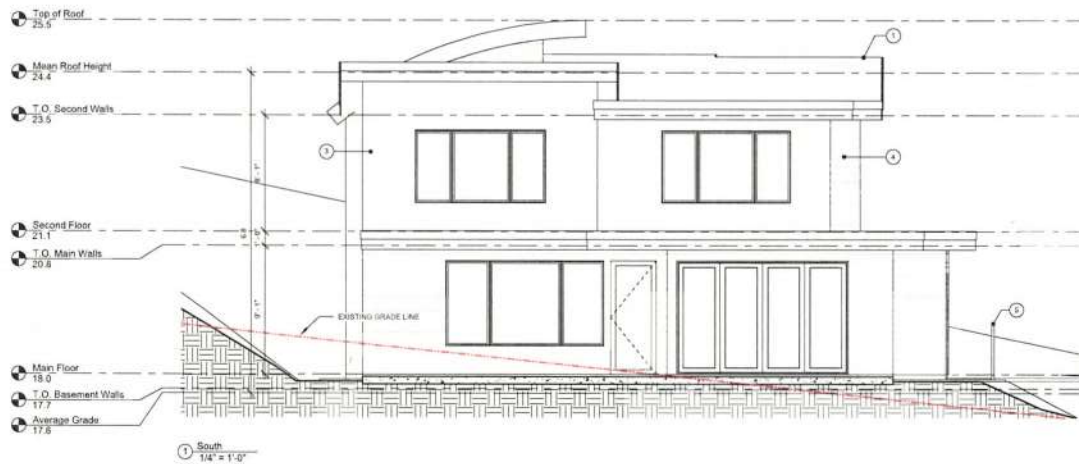
Project No.: 15115

Sheet: D2.2 

Victoria City Council - 08 Sep 2016



ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING
2	K2 ASHLAR STONE VENEER
3	PAINTED FIBRE CEMENT PANEL
4	FINE LINE WOOD SIDING
5	ALUMINUM CLAD RAIL WITH GLASS INSERTS



VICTORIA

Revisions

Revised to the previously submitted plans.

Received Date: April 29/18

No.	Description	By	Date
1	Revised to the previously submitted plans.	DB	15-Dec-18
2	Revised to the previously submitted plans.	DB	15-Dec-18
3	Revised to the previously submitted plans.	DB	15-Dec-18
4	Revised to the previously submitted plans.	DB	15-Dec-18

No.	Description	By	Date
1	Issue for Dev. Permit	DB	15-Dec-18
2	Dev. Permit Head/Inspection	DB	15-Dec-18
3	Dev. Permit Head/Inspection	DB	15-Dec-18
4	Dev. Permit Head/Inspection	DB	15-Dec-18

chd

CHAYN H D V T

Plan Dept Design Inc.

Suite 207, 4475 Vancouever Avenue

Victoria, BC V8B 4L8

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Project:

1421 Fairfield Rd.

Sheet Title:

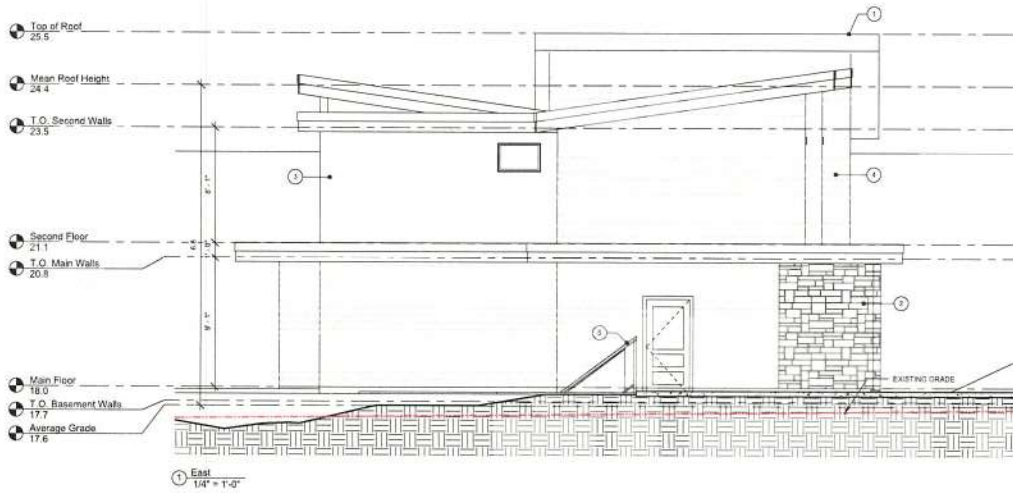
Strata Lot D -

Project No.:

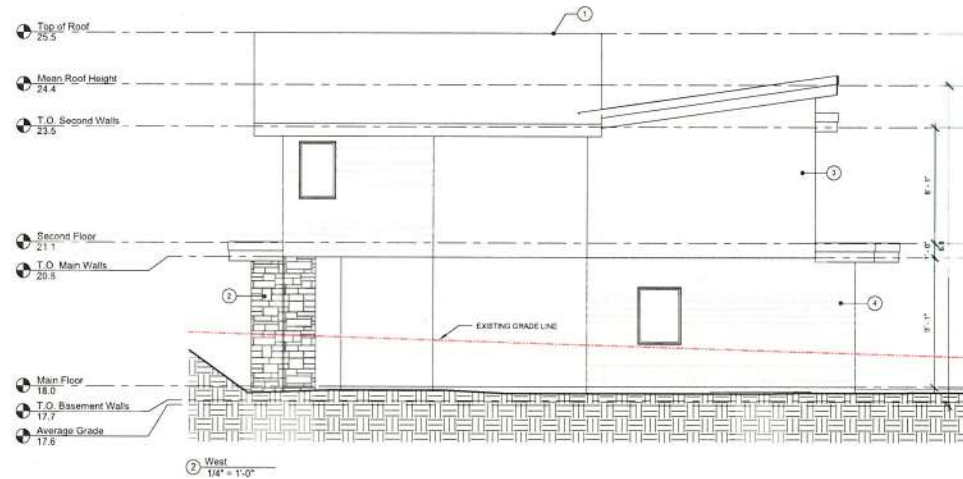
15115

Sheet:

D4.1



ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING
2	K2 ASHLAR STONE VENEER
3	PAINTED FIBRE CEMENT PANEL
4	HIMLINE WOOD SIDING
5	ALUMINUM GUARD RAIL WITH GLASS INSERTS



**Revisions**

Revised to the previously submitted plans

**Received Date:**  
April 29, 18

Date	Description	By	No.	Comments
15Oct17	Issue for Dev. Permit	RH	1	
15Dec18	Dev. Permit Resubmission	RH	2	
16Apr19	Dev. Permit Resubmission	RH	3	
10Jun22	Dev. Permit Resubmission	ROT	4	

**RYAN HOYT**  
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**Project:** 1421 Fairfield Rd.

**Project No.:** 15115

**Sheet:** D4.2

**Sheet Title:** Strata Lot D -

**08 Sep 2016**





1 3D View 1



3 3D View 3



2 3D View 2

**Revisions**

Completed to the previously submitted plans

**Received Date:**  
April 29/16

1. The following revisions were made to the plans as submitted on 12/22/15:

1. The following revisions were made to the plans as submitted on 12/22/15:
2. The following revisions were made to the plans as submitted on 12/22/15:
3. The following revisions were made to the plans as submitted on 12/22/15:
4. The following revisions were made to the plans as submitted on 12/22/15:

Date	Description	By	No.	Comments
15Oct11	Issue for Dev. Permit	RE	1	
15Dec16	Dev. Permit Resubmission	RE	2	
15Dec16	Dev. Permit Resubmission	RE	3	
16Apr17	Dev. Permit Resubmission	RE	4	

**RYAN DAY DESIGN INC.**

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779-899-8803  
www.rdaydesigninc.com

**Project:**  
1421 Fairfield Rd.

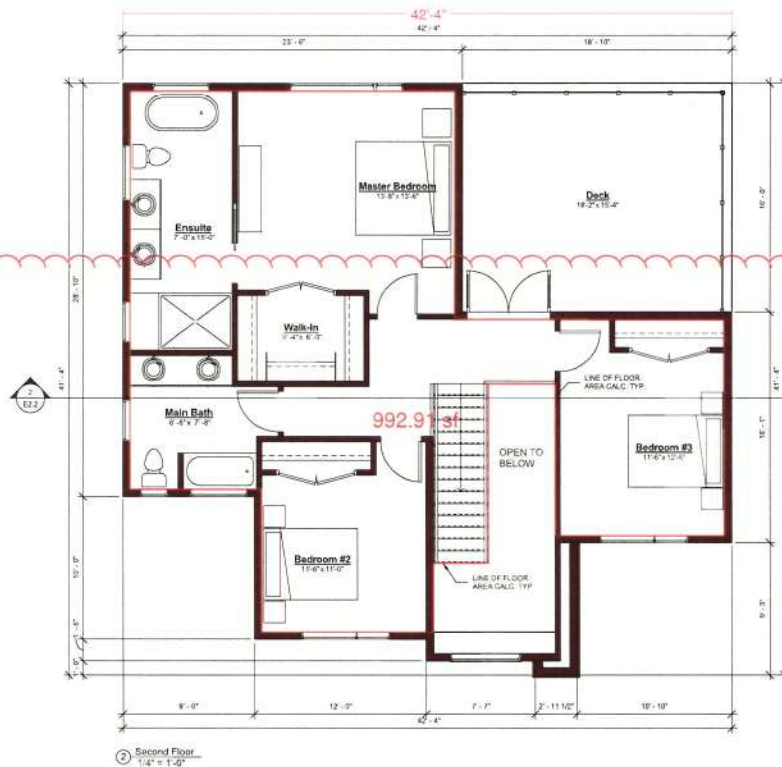
**Sheet Title:**  
Strata Lot D -

**Project No.:**  
15115

**Sheet:**  
D5.1







FLOOR AREA	
BASEMENT	315 SF
MAIN	1194 SF
UPPER	1229 SF
TOTAL	2738 SF
GARAGE	471 SF



**Revisions**

Revised to the previous submitted plans.

**Received Date:**  
April 29/18

1. No structural changes have been made to the existing structure. The existing structure is in good condition and no structural repairs are required. The existing structure is in good condition and no structural repairs are required.

2. No other changes have been made to the existing structure. The existing structure is in good condition and no structural repairs are required. The existing structure is in good condition and no structural repairs are required.

**Comments:**

Date	Description	By	No.
15Oct21	Issues for Dev. Permit	RM	1
15Oct21	Dev. Permit Re-submission	RM	2
15Oct21	Dev. Permit Re-submission	RM	3
15Oct22	Dev. Permit Re-submission	RM	4

**Project:**  
1421 Fairfield Rd.

**Project No.:**  
15115

**Sheet:**  
E2.1

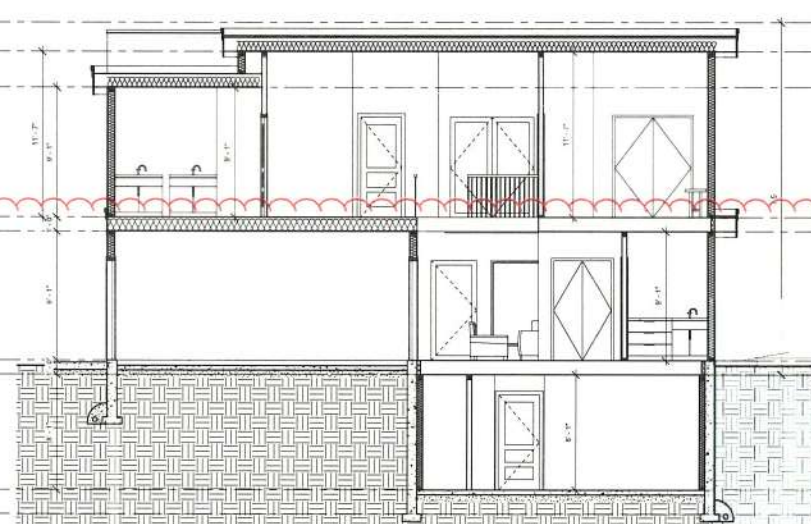
**Client:**  
Strata Lot E - Floor 08

**Client Title:**  
Strata Lot E - Floor 08

**Client Address:**  
1421 Fairfield Rd.  
Victoria, BC V8Z 4L8

**Client Phone:**  
250.688.9922

**Client Email:**  
info@chp.ca


[illegible]

Date	Description	By	No.	Comments
5/20/21	Issue for Dev. Permit	RM	1	
5/20/21	Dev. Permit Re-submission	RM	2	
5/20/21	Dev. Permit Re-submission	RM	3	
5/20/21	Dev. Permit Re-submission	RM	4	



Project <b>1421 Fairfield Rd.</b>	Sheet Title <b>Strata Lot E - Floor Plan &amp; Section.</b>
--------------------------------------	--

Project No.: 15115

Sheet: E2.2 

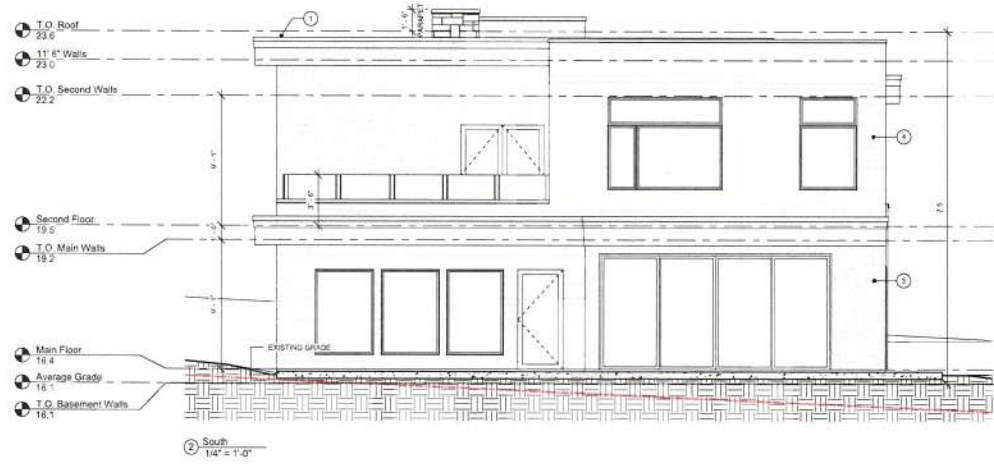
FLOOR AREA	
BASEMENT:	315 SF
MAIN:	1194 SF
UPPER:	1229 SF
TOTAL:	2738 SF
GARAGE:	471 SF







ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING
2	K2 ASHLAR STONE VENEER
3	ACRYLIC STUCCO
4	FINE LINE WOOD SIDING



### Revisions

Received Date:  
**April 29/18**

Date	Description	By	No.	Comments
15Oct16	Issue for Dev. Permit	RM	1	
15Oct16	Dev. Permit Resubmission	RM	2	
15April15	Dev. Permit Resubmission	RM	3	
15April15	Dev. Permit Resubmission	RM	4	

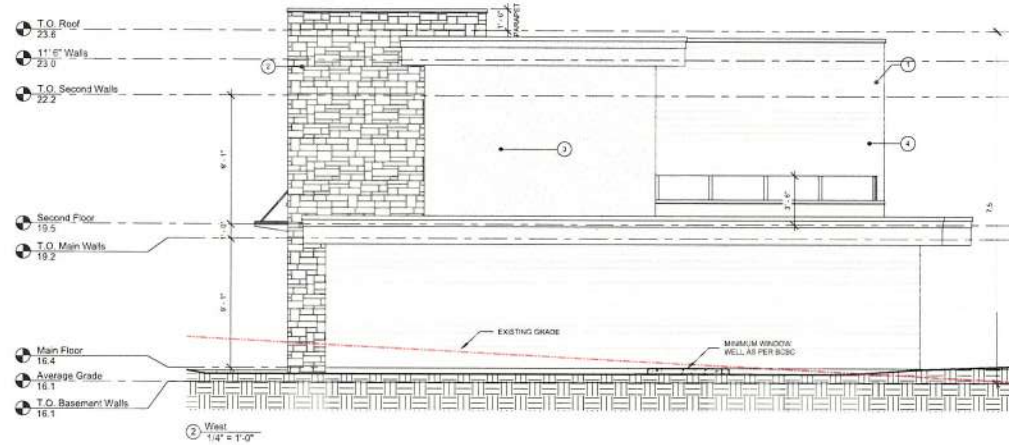
**BYRON HOYT**  
Architectural Services Inc.  
Suite 207, 4475 Vase Road  
Victoria, BC V8B 6L8  
Tel: 250.686.8888  
www.byronehoyt.com

**Project:** 1421 Fairfield Rd.

**Sheet Title:** Srata Lot E -

**Project No.:** 15115

**Sheet:** E4.1

[illegible][illegible]

**rh** **RYAN HOYT**  
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ryan@ryandesigns.com  
www.ryandesigns.com

Project: 1421 Fairfield Rd.	Sheet Title: Strata Lot E - Elevations
--------------------------------	--

Project No.: 15115

Sheet: E4.2





# NEW CUSTOM HOME: STRATA LOT F

1421 FAIRFIELD ROAD  
VICTORIA, BC

## KEY PLAN:



## ZONING ANALYSIS:

<b>ZONE:</b>	R1-B
<b>LOT AREA:</b>	504.0m <sup>2</sup>
<b>GRADES:</b>	AVERAGE GRADE: 15.4m
<b>F.S.R.:</b>	<b>ALLOWABLE</b> NO RESTRICTION
<b>GROSS FLOOR AREA: ALLOWABLE</b>	<b>PROPOSED</b>
SECOND FLOOR:	123.6m <sup>2</sup>
MAIN FLOOR:	75.1m <sup>2</sup>
BASEMENT:	70.1m <sup>2</sup>
GARAGE:	40.3m <sup>2</sup>
<b>TOTAL:</b>	<b>209.1m<sup>2</sup></b>
<b>LOT COVERAGE:</b>	<b>ALLOWABLE</b> 40%
<b>HEIGHT:</b>	<b>ALLOWABLE</b> 7.6m
<b>SETBACKS:</b>	<b>ALLOWABLE</b> 7.5m 7.5m 3.0m 3.5m
FRONT (W):	7.5m
REAR (E):	7.5m
SIDE (S):	3.0m
SIDE (N):	3.5m

PROPOSED COVENANT  
IN FAVOR OF C.O.V.: MAINTAIN MIN. SIDE  
YARD INT. (SOUTH) AT 7.5m

## PROJECT INFORMATION:

**SITE ADDRESS:** PROPOSED STRATA LOT F  
1421 FAIRFIELD ROAD  
LOT A, PLAN V1P17481,  
LAND DISTRICT 57,  
FAIRFIELD FARM ESTATE

## SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

## PROJECT DIRECTORY:

**DESIGNER:** RYAN HOYT DESIGNS INC.  
250.999.9893  
INFO@RYANHOYTDISIGNS.COM

**GENERAL CONTRACTOR:** TBD

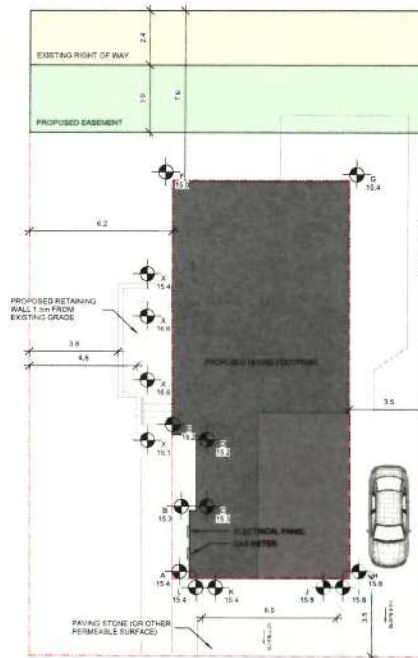
**STRUCTURAL ENGINEER:** TBD

**SURVEYOR:** WEY MAYENBURG LAND  
SURVEYING INC.  
250.666.5155

## SHEET INDEX:

- F0.0 STRATA LOT F - COVER SHEET
- F2.1 STRATA LOT F - FLOOR PLANS
- F2.2 STRATA LOT F - FLOOR PLANS & SECTION
- F4.1 STRATA LOT F - ELEVATIONS
- F4.2 STRATA LOT F - ELEVATIONS
- F5.1 STRATA LOT F - PERSPECTIVES

## PROPOSED STRATA LOT F 504m<sup>2</sup>



① Site Plan  
1:100

AVG. GRADE CALC. (PROPOSED GRADE)				AVG. GRADE CALC. (EXISTING GRADE)				AVG. GRADE CALC. (LOWEST GRADE)			
GRADE POINT	Avg. of Points	DIST. BETWEEN	TOTALS	GRADE POINT	Avg. of Points	DIST. BETWEEN	TOTALS	GRADE POINT	Avg. of Points	DIST. BETWEEN	TOTALS
POINT "A"	15.9m	A-B (15.9 + 15.9) / 2	X 3.0m = 47.7	POINT "A"	15.8m	A-B (15.8 + 15.8) / 2	X 3.0m = 46.1	POINT "A"	15.4m	A-B (15.4 + 15.4) / 2	X 3.0m = 46.1
POINT "B"	15.9m	B-C (15.9 + 15.9) / 2	X 3.0m = 46.8	POINT "B"	15.9m	B-C (15.9 + 15.9) / 2	X 3.0m = 46.8	POINT "B"	15.4m	B-C (15.4 + 15.4) / 2	X 3.0m = 46.8
POINT "C"	15.9m	C-D (15.9 + 15.9) / 2	X 3.4m = 53.9	POINT "C"	15.9m	C-D (15.9 + 15.9) / 2	X 3.4m = 53.9	POINT "C"	15.4m	C-D (15.4 + 15.4) / 2	X 3.4m = 53.9
POINT "D"	15.9m	D-E (15.9 + 15.9) / 2	X 1.1m = 17.4	POINT "D"	15.9m	D-E (15.9 + 15.9) / 2	X 1.1m = 17.4	POINT "D"	15.4m	D-E (15.4 + 15.4) / 2	X 1.1m = 17.4
POINT "E"	15.9m	E-F (15.9 + 15.9) / 2	X 1.1m = 17.4	POINT "E"	15.9m	E-F (15.9 + 15.9) / 2	X 1.1m = 17.4	POINT "E"	15.4m	E-F (15.4 + 15.4) / 2	X 1.1m = 17.4
POINT "F"	15.9m	F-G (15.9 + 15.9) / 2	X 7.9m = 127.2	POINT "F"	15.9m	F-G (15.9 + 15.9) / 2	X 7.9m = 127.2	POINT "F"	15.4m	F-G (15.4 + 15.4) / 2	X 7.9m = 127.2
POINT "G"	15.9m	G-H (15.9 + 15.9) / 2	X 1.7m = 29.2	POINT "G"	15.9m	G-H (15.9 + 15.9) / 2	X 1.7m = 29.2	POINT "G"	15.4m	G-H (15.4 + 15.4) / 2	X 1.7m = 29.2
POINT "H"	15.9m	H-I (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "H"	15.9m	H-I (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "H"	15.4m	H-I (15.4 + 15.4) / 2	X 0.8m = 9.9
POINT "I"	15.9m	I-J (15.9 + 15.9) / 2	X 6.1m = 83.6	POINT "I"	15.9m	I-J (15.9 + 15.9) / 2	X 6.1m = 83.6	POINT "I"	15.4m	I-J (15.4 + 15.4) / 2	X 6.1m = 83.6
POINT "J"	15.9m	J-K (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "J"	15.9m	J-K (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "J"	15.4m	J-K (15.4 + 15.4) / 2	X 0.8m = 9.9
POINT "K"	15.9m	K-L (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "K"	15.9m	K-L (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "K"	15.4m	K-L (15.4 + 15.4) / 2	X 0.8m = 9.9
POINT "L"	15.9m	L-A (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "L"	15.9m	L-A (15.9 + 15.9) / 2	X 0.8m = 9.9	POINT "L"	15.4m	L-A (15.4 + 15.4) / 2	X 0.8m = 9.9
<b>TOTAL</b>			<b>52.0m = 896.0</b>	<b>TOTAL</b>			<b>52.0m = 896.0</b>	<b>TOTAL</b>			<b>52.0m = 896.0</b>
GRADE CALCULATION				GRADE CALCULATION				GRADE CALCULATION			
630.3 / 52.0m = 16.1m				630.3 / 52.0m = 16.1m				630.3 / 52.0m = 16.1m			

**Revisions**  
Revised to the previously submitted plans.  
**Received Date:**  
April 29/18

1. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.

2. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.

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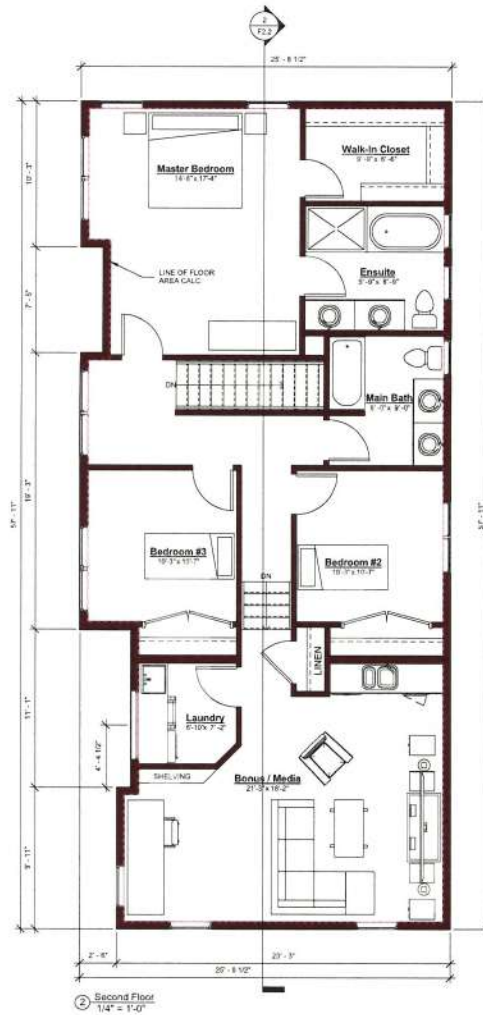
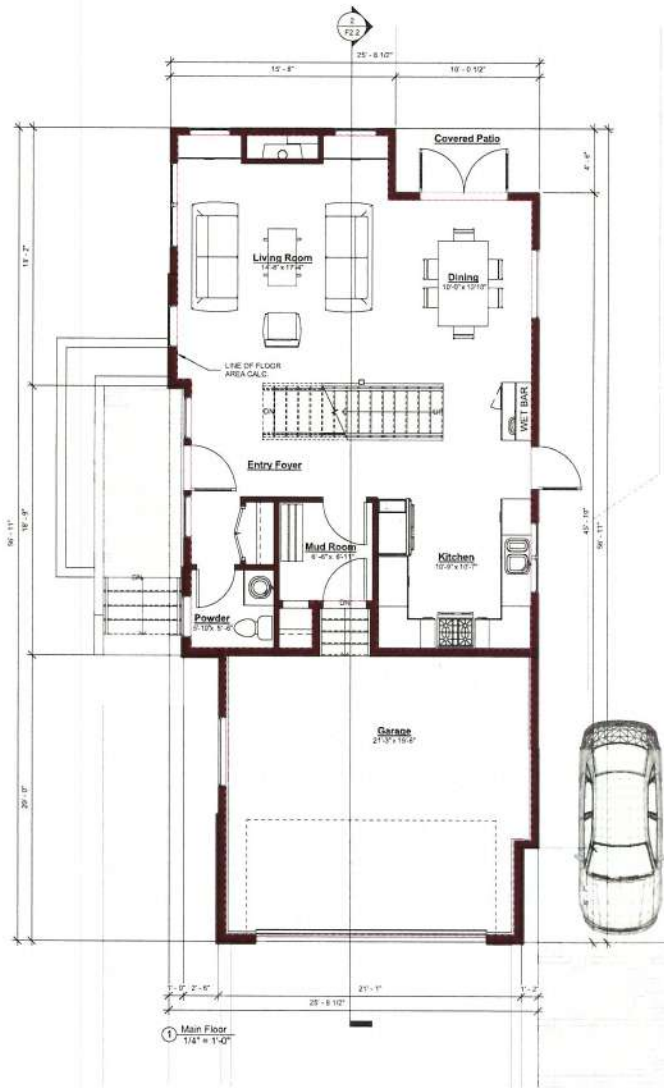
5. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.

6. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.

7. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.

8. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.

9. The proposed site plan was reviewed and approved by the City of Victoria on April 29, 2018. The plan was approved subject to the following conditions: The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval. The plan must be submitted to the City of Victoria for review and approval.



FLOOR AREA	
BASEMENT:	688 SF
MAIN:	3275 SF
UPPER:	1234 SF
TOTAL:	2855 SF
GARAGE:	408 SF



### Revisions

Approved by the previously  
Submitted Plans:

**Received Date:**  
**April 29, 18**

1. The proposed plan was submitted to the City of Victoria on April 29, 2018. The City of Victoria has approved the plan for the Main Floor and the Second Floor. The City of Victoria has also approved the plan for the Basement. The City of Victoria has also approved the plan for the Garage. The City of Victoria has also approved the plan for the Covered Patio. The City of Victoria has also approved the plan for the WET BAR. The City of Victoria has also approved the plan for the LINE OF FLOOR AREA CALC.
2. The proposed plan was submitted to the City of Victoria on April 29, 2018. The City of Victoria has approved the plan for the Main Floor and the Second Floor. The City of Victoria has also approved the plan for the Basement. The City of Victoria has also approved the plan for the Garage. The City of Victoria has also approved the plan for the Covered Patio. The City of Victoria has also approved the plan for the WET BAR. The City of Victoria has also approved the plan for the LINE OF FLOOR AREA CALC.
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Date	Description	By	No.
15/02/17	Issue for Dev. Permit	Ret	1
15/02/18	Dev. Permit Resubmission	Ret	2
15/02/18	Dev. Permit Resubmission	Ret	3
15/02/22	Dev. Permit Resubmission	Ret	4

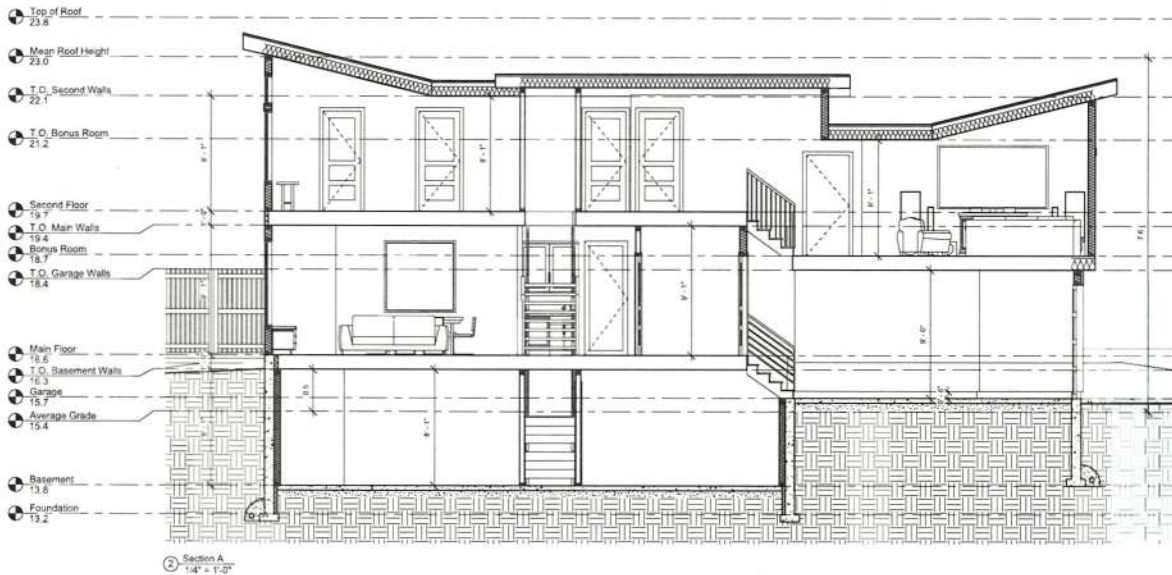
**RYAN HOYT**  
Ryan Hoyt Design Inc.  
Suite 207, 4475 Vancouver Avenue  
Victoria, BC V8B 6L8  
Tel: 250-555-5555  
www.ryanhoytdesign.com

Project: 1421 Fairfield Rd.  
Sheet Title: Strata Lot F - Floor

Project No.: 15115

Sheet: F2.1





FLOOR AREA	
BASEMENT	688 SF
MAIN	623 SF
UPPER	1284 SF
TOTAL	2595 SF
GARAGE	408 SF



**Revisions**

Received Date: April 29/18

Rev	By	Date	Description
1	RL	15Oct21	Issue for Dev. Permit
2	RL	15Dec16	Dev. Permit Resubmission
3	RL	15Apr22	Dev. Permit Resubmission
4	RL	15Apr22	Dev. Permit Resubmission

Rev	By	Date	Description
1	RL	15Oct21	Issue for Dev. Permit
2	RL	15Dec16	Dev. Permit Resubmission
3	RL	15Apr22	Dev. Permit Resubmission
4	RL	15Apr22	Dev. Permit Resubmission

**chd**

RYAN HOYT

Ryan Hoyt Design Inc.

Suite 207, 4475 Vernet Avenue

Victoria, BC V8B 6L8

250.669.9883

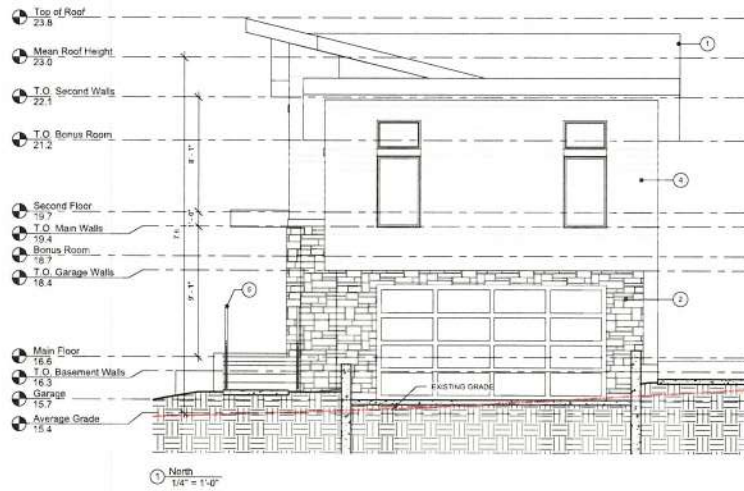
www.ryanhoytdesign.com

Project: 1421 Fairfield Rd.

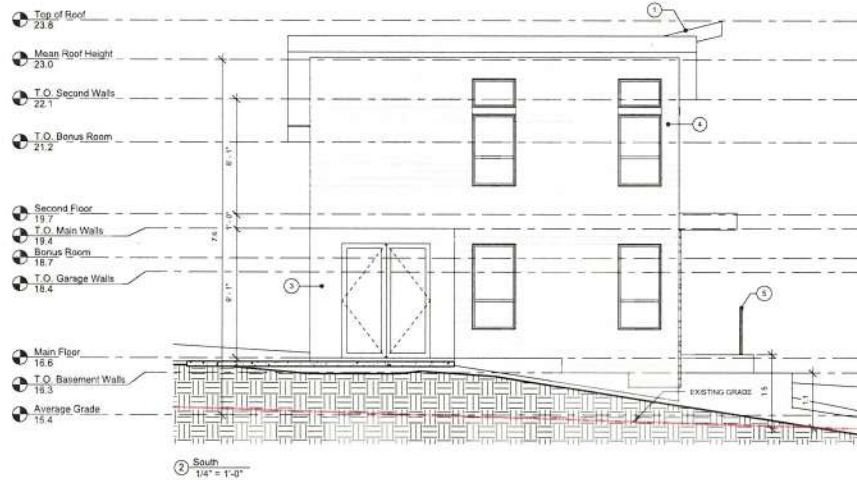
Sheet: F2.2

Project No.: 15115

Sheet Title: Sirata Lot F - Floor



ELEVATION NOTES LEGEND	
1	2-PLY MODIFIED BITUMEN ROOFING SYSTEM
2	K2 ASHLAR STONE VENEER
3	PAINTED FIBRE CEMENT PANEL
4	FIBRELINE WOOD SIDING
5	ALUMINUM GUARD RAIL WITH GLASS INSERTS
6	FENCE



### Revisions

Revised to the previously submitted plans.

**Received Date:**  
April 29, 18

1. The proposed building is a two-story structure with a gabled roof. The building is located on a lot that is 100 feet wide and 150 feet deep. The building is situated on a lot that is adjacent to a residential area. The building is proposed to be constructed on a lot that is adjacent to a residential area. The building is proposed to be constructed on a lot that is adjacent to a residential area.

Date	Description	By	No.	Comments
15-Oct-17	Issue for Dev. Permit	Ret	1	
15-Dec-17	Dev. Permit Resubmission	Ret	2	
15-Feb-18	Dev. Permit Resubmission	Ret	3	
16-Apr-18	Dev. Permit Resubmission	Ret	4	

**RYAN HOYT**  
Ryan Hoyt Design Inc.  
Suite 207, 4475 Veneda Avenue  
Victoria, BC V8B 4L8  
780.999.8883  
www.ryanhoytdesign.com

Project:  
**1421 Fairfield Rd.**

Sheet Title:  
**Strata Lot F -**

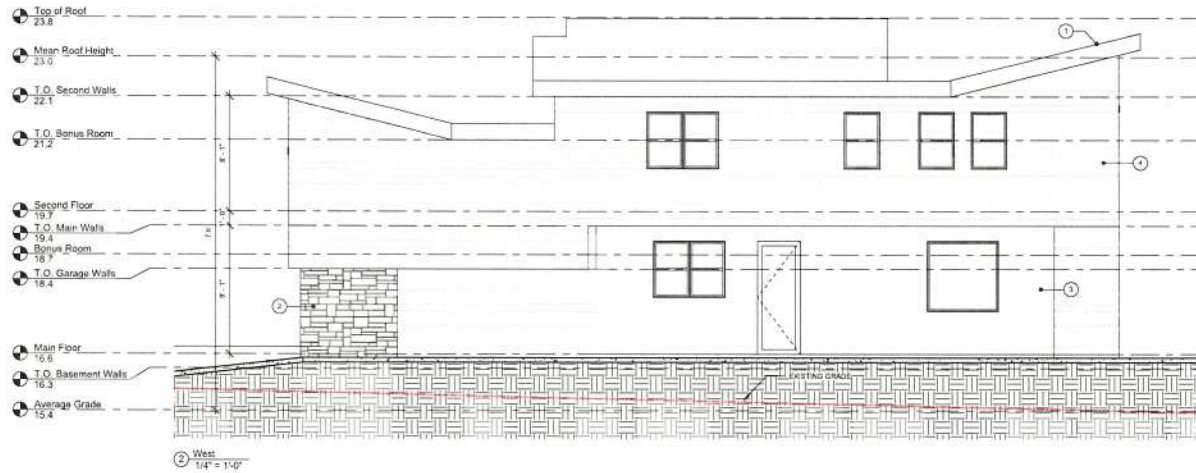
Project No.: 15115


Sheet: **F4.1**





ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING SYSTEM
2	#2 ASHLAR STONE VENEER
3	PAINTED FIBRE CEMENT PANEL
4	FINE LINE WOOD SIDING
5	ALUMINUM GUARD RAIL WITH GLASS INSERTS
6	FENCE





**Revisions**  
Revised to the previously submitted plans:  
**Received Date:**  
**April 29, 18**

**Comments:**

Date	Description	By	No.
16 Oct 21	Issue for Dev. Permit	RH	1
16 Oct 21	Spec. for Dev. Permit	RH	2
16 Oct 21	Dev. Permit Resubmission	RH	3
16 Oct 21	Dev. Permit Resubmission	RH	4



**RYAN LLOYD DESIGN INC.**  
 Suite 207, 4473 Viewmont Avenue  
 Victoria, BC V8E 6L8  
 ryanlloyddesign.com

**Project:**  
 1421 Fairfield Rd.

**Sheet Title:**  
 Strata Lot F -

**Project No.:**  
 15115

**Sheet:**  
 F4.2

**Victoria City Council**  
 08 Sep 2016




1 3D View 1



2 3D View 2



3 3D View 3



**VICTORIA**

**Revisions**

Revisions to the previously submitted plans:

**Received Date:**  
**April 29/18**

Date	Description	By	No.	Comments
15/04/18	Issue for Dev. Permit	RH	1	
15/04/18	Dev. Permit Resubmission	RH	2	
15/04/18	Dev. Permit Resubmission	RH	3	
15/04/18	Dev. Permit Resubmission	RH	4	


**Project:**  
1421 Fairfield Rd.

**Project No.:**  
15115

**Sheet:**  
F5.1

**Sheet Title:**  
Strata Lot F -

**Revised:**  
08 Sep 2016



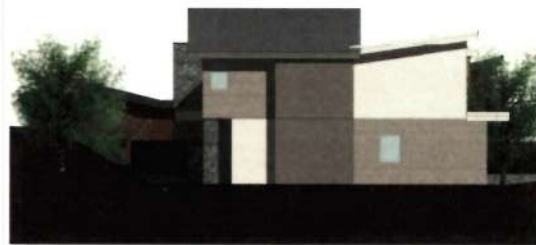
**RYAN HUNT**  
Ryan Hunt Design Inc.  
Suite 207, 4425 Viewmont Avenue  
Victoria, BC V8E 1L6  
Phone: 250-383-1111  
Email: ryan@rhdesign.com



1 North  
1/8" = 1'-0"




2 South  
1/8" = 1'-0"



3 West  
1/8" = 1'-0"



4 East  
1/8" = 1'-0"



VICTORIA

**Revisions**

Revised to the previously submitted plans.

**Received Date:**  
April 29/18

The following revisions were made to the plans:

1. The existing site plan was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces.
2. The existing site plan was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces.
3. The existing site plan was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces.
4. The existing site plan was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces. The building footprint was revised to show the proposed building footprint and parking spaces.

Date	Description	By	No.	Comments
15Oct17	Issue for Dev Permit	RM	1	
15Dec16	Dev Permit Re-submission	RM	2	
15Apr17	Dev Permit Re-submission	RM	3	
15Apr17	Dev Permit Re-submission	RM	4	

**ch** BY A H H O Y T

Ryan Hoy Design Inc.  
Suite 207, 4475 Viewmont Avenue  
Victoria, BC V8B 4L8  
250.599.9999  
www.ryanhoydesign.com

**Project:**  
1421 Fairfield Rd.

**Project No:**  
15115

**Sheet:**  
A6.1

**Sheet Title:**  
Development Elevations

**Project:**  
1421 Fairfield Rd.






3 NORTH EAST PERSPECTIVE



1 NORTH PERSPECTIVE #1



2 NORTH PERSPECTIVE #2



Revisions

Revised in the previously submitted draft

Received Date: April 29/18

1

2

3

4

Issue for Dev. Permit

Dev. Permit Resubmission

Dev. Permit Resubmission

Dev. Permit Resubmission

15 Oct 21

15 Dec 16

15 Apr 17

15 Apr 22

By

No.

Ref

Ref

Ref

Ref

Comments

chd

RYAN HOYT

Ryan Hoyt Design Inc.

Suite 207, 4475 Vancouver Avenue

Victoria, BC V8E 6L8

250.699.9895

www.ryanhoymdesign.com

Project

1421 Fairfield Rd.

Development

Project No.

15115

Sheet

A7.1

Street Title

Victoria City Council - 08 Sep 2016









## Council Report

### For the Meeting of September 8, 2016

---

**To:** Council **Date:** August 24, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** **Development Permit with Variances Application No. 00004 for 1421 Fairfield Road**

---

### EXECUTIVE SUMMARY

The purpose of this report is to amend the Council motion for Development Permit with Variances Application No. 00004 for 1421 Fairfield Road to state that the authorization be conditional on subdivision approval. Approval of a Development Permit with Variances Application does not imply subdivision approval. The proposed development contemplates subdivision of the property and it would not be supportable otherwise. Therefore, authorization of issuance of the permit should explicitly be made conditional on subdivision of the property. This addition to the motion is highlighted in bold below.

### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - Proposed Lot D
    - i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
    - ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2.
  - Proposed Lot E
    - i. Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
    - ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
    - iii. Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.
3. The Development Permit lapsing two years from the date of this resolution.

**This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."**

Respectfully submitted,



Rob Bateman  
Senior Process Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: September 8, 2016



## Council Report

### For the Meeting of September 8, 2016

**To:** Council **Date:** August 24, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** **Development Variance Permit Application No. 00004 for 1421 Fairfield Road**

### EXECUTIVE SUMMARY

The purpose of this report is to amend the Council motion for Development Variance Permit Application No. 00004 for 1421 Fairfield Road to state that the authorization be conditional on subdivision approval. Approval of a Development Variance Permit Application does not imply subdivision approval. The proposed development contemplates subdivision of the property and it would not be supportable otherwise. Therefore, authorization of issuance of the permit should explicitly be made conditional on subdivision of the property. This addition to the motion is highlighted in bold below.

### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00004 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:  
Proposed Lot F
  - a. Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
  - b. Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m;
3. Development Permit lapsing two years from the date of this resolution.

**This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."**

Respectfully submitted,

Rob Bateman  
Senior Process Planner  
Development Services Division

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: September 8, 2016 Page 893 of 934







## **Council Report**

**For the Meeting of September 8, 2016**

---

**To:** Council **Date:** August 26, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Temporary Use Permit Application No. 00001 for 1400 Vancouver Street and 952 Johnson Street

---

### **RECOMMENDATION**

That Council replace the previous motion from the Committee of the Whole meeting of August 18, 2016 with the following motion (removal of the variance):

That Council after giving notice and allowing an opportunity for public comment at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00001 for 1400 Vancouver Street and 952 Johnson Street in accordance with:

1. Plans date stamped July 21, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary Use Permit lapsing three years from the date of this resolution."

### **BACKGROUND**

The proposal is to temporarily allow commercial use for the purpose of establishing a marketing suite within the existing building at 1400 Vancouver Street and 952 Johnson Street (commonly referred to as the McCall Funeral Home). The existing building would be retained and no modifications to the exterior of the building are proposed as part of this application.

In the report presented to Committee of the Whole on August 18, 2016, a parking variance was identified. Recent information has come to light that has confirmed the property has existing non-conforming rights in relation to parking. In addition, the parking requirements under the current S-2 Special District Zone are greater than the requirements under Schedule C for retail use, which negates the requirement for the parking variance. The motion has been updated to reflect the removal of the parking variance which was originally envisaged.

Respectfully submitted,



Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: August 30, 2016

Office of the Minister of  
Families, Children and  
Social Development



Cabinet du ministre de  
la Famille, des Enfants et  
du Développement social

Ottawa, Canada K1A 0J9

AUG 05 2016

Her Worship Lisa Helps  
Mayor of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Madam Mayor:

On behalf of the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development, I acknowledge receipt of your letter, which the Honourable Jane Philpott, Minister of Health, forwarded to him on July 12, 2016. You wrote regarding the City of Victoria's support for a basic income guarantee for all Canadians.

Please be assured that your correspondence will be given due consideration.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Daniel Boudria".

Daniel Boudria  
Director  
Parliamentary Affairs



**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD SEPTEMBER 8, 2016**

For the Council Meeting of September 8, 2016, the Committee recommends the following:

**1. Development Permit with Variances Application No. 00014 for 715 Princess Avenue**

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00014 for 715 Princess Avenue, in accordance with:

1. Plans date stamped July 25, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. Part 7.2.9: remove loading space requirement from one space to nil.
3. The Development Permit lapsing two years from the date of this resolution."

**2. Development Permit with Variances Application No. 00015 for 202 Edward Street**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00015 for 202 Edward Street, in accordance with:

1. Plans date stamped August 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Existing Dwelling (Proposed Lot A)

- i. reduce the rear yard setback from 7.50m to 4.30m.

Small Lot House (Proposed Lot B)

- i. reduce the front yard setback from 6.00m to 5.76m;
- ii. reduce the rear yard setback from 6.00m to 5.16m for building only and from 6.00m to 3.00m to allow a retaining wall;
- iii. reduce the side yard (north) setback from 2.40m to 1.50m to allow for a habitable room with a window and to 1.04m to allow a projection for a fireplace;

3. The Development Permit lapsing two years from the date of this resolution."

**3. Development Variance Permit Application No. 00175 for 56 Gorge Road East**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00175 for 56 Gorge Road East, in accordance with:

1. Plans date stamped August 22, 2016
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:



- i. Schedule J, Secondary Suite Regulations, Exterior Changes, increase the maximum enclosed floor area added within 5 years of installing a secondary suite from 20m<sup>2</sup> to 206.64m<sup>2</sup>
  - ii. A 4.92m statutory right-of-way registered on title as per the plans date stamped August 22, 2016
3. The Development Permit lapsing two years from the date of this resolution."

**4. Update on the Douglas Street Pilot Project**

That Council receive this report for information.

**5. Development Permit with Variances Application No. 00009 for 456 Chester Avenue**

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

- "That Council authorize the issuance of Development Permit Application No. 00009 for 456 Chester Avenue, in accordance with:
1. Plans date stamped June 30, 2016.
  2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
    - i. Part 2.3.8 - Reduce the minimum landscaped area from 45% to 33.20%;
    - ii. Part 2.3.19 - Increase the maximum third-storey floor area from 60% to 100%.
  3. The Development Permit lapsing two years from the date of this resolution."

**6. 2017-2019 Permissive Exemptions**

1. That Council:
  1. Direct staff to bring forward 2017-2019 permissive tax exemption bylaw for the properties including the following applications:
    - a) Renewal applications listed in Appendix A.1
2. That Council:
  1. Direct staff to bring forward 2017-2019 permissive tax exemption bylaw for the properties including the following applications:
    - b) Renewal applications listed in Appendix A.2
3. That Council:
  1. Direct staff to bring forward 2017-2019 permissive tax exemption bylaw for the properties including the following applications:
    - c) New Applications (Appendix B):
      - i. *John Howard Society, folio 10734011, 548 Cecilia Road*
      - ii. *Ross Bay Villa Society, folio 03260032, 1490 Fairfield Road*
4. That Council:
  1. Direct staff to bring forward 2017-2019 permissive tax exemption bylaw for the properties including the following applications:
    - d) City of Victoria – Proposed James Bay Library Branch – Capital Park

5. That Council approve the following motion:  
That the broader discussion of permissive tax exemption policy be referred to the 2017 budget discussions.

**7. Banking Services Climate Action Prequestionnaire**

That Council receive this report for information.

**8. Support for a BC-Wide Youth Cycling Education Framework**

WHEREAS the transportation sector represents the largest part of British Columbia's total greenhouse gas emissions (GHG), with individuals generating over half of their own GHG emissions through transportation activities;

WHEREAS the City of Victoria has committed to a target of reducing GHG emissions by 80% by 2050;

WHEREAS studies have shown that the number of cyclists increases significantly when investments in cycling infrastructure are complemented by education; and awareness programming;

WHEREAS existing cycling education programs in British Columbia rely on local funding and are therefore unevenly available across the province, and do not have consistent, formally-instituted teaching standards or oversight;

AND WHEREAS emerging evidence suggests that consistent, comprehensive and effective cycling skills training for young people influences their future transportation decisions towards increased cycling;

THEREFORE BE IT RESOLVED THAT Council ask the Mayor to write to the Province of British Columbia requesting that they implement and fund a province-wide cycling education framework for children and youth as proposed by BC Bike Right Network.



## Pamela Martin

---

**From:** webforms@victoria.ca  
**Sent:** Thursday, August 25, 2016 11:49 AM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Lesley Valour

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council

I am concerned about the proposed development at 456 Chester Ave.

I live immediately next to it at 460B Chester, along with my neighbour at 460A. If the proposed variances are approved then my neighbour and I will permanently live in:

- shadow throughout winter;
- shadow during most of the spring and fall since there will be no sunlight at noon over our properties; and
- reduced sunlight during summer.

Due to the proposed height and expansion of the building, our two properties and our ability to enjoy our homes and gardens will be permanently impeded.

In addition, my backyard will be overlooked by two separate units' balconies. The balconies will be located at the top rear of the building and will directly overlook my backyard, resulting in the elimination of my privacy.

The look-and-feel of the neighbourhood will be changed as one of the last remaining houses on the street will be torn down and replaced with a four story building which does not complement the architecture of the other dwellings on the street.

The developer did not consult me or my neighbour during the design phase of his proposed building but instead notified us afterwards of his plans. When I raised my concerns regarding the reduced sunlight his only comment was to tell me that he was not going back to the drawing board again and my only option was to decide if I wanted less sunlight in my backyard or front yard.

My garden is very important to me and I continue to invest considerable time and money into making it beautiful. The significant reduction in sunlight will negatively impact what I can grow and permanently hinder my enjoyment of it.

I respectfully ask the Mayor and Council to reject the developer's request for a variance to ensure my privacy, and me and my neighbours' enjoyment of our properties.

Thank you  
Lesley Valour  
460B Chester Ave.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.







**Council Member Motion**  
**For the Council Meeting of September 8, 2016**

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**Date:** September 1, 2016

**From:** Councillor Ben Isitt

**Subject:** Local Government Consultation on Trans-Pacific Partnership

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**Background:**

The Trans-Pacific Partnership (TPP) is a proposed multi-lateral trade and investment agreement that involves 12 countries in the Pacific Rim. Canada has participated in negotiations since 2012.

Civil society organizations including the Council of Canadians have expressed concern over the implications of the TPP on democratic governance, local procurement practices, worker rights, environmental regulations, the agricultural sector, social programs much as Medicare, and regulation of financial institutions. Citizen objections to the TPP also centre on the process, with an apparent lack of transparency in the negotiations and Canada's role within these negotiations.

In 2012, the City of Victoria placed itself on record calling on the Government of Canada to guarantee municipal autonomy in the Canada-European Union Comprehensive Economic and Trade Agreement (CETA) and provide the opportunity for municipalities to be exempted from the provisions of the agreement relating to public services (see Appendix 1).

It is therefore recommended that the City of Victoria place itself on record requesting that the Government of Canada provide for meaningful consultation with local government and the public on the draft terms of the proposed Trans-Pacific Partnership, to ensure that local government autonomy is recognized and protected prior to any further steps being taken toward Canada becoming a signatory to this agreement.

**Recommendation:**

That Council request that the Mayor, on behalf of Council, write to the Prime Minister of Canada, requesting that the Government of Canada undertake meaningful consultation with local government on the draft terms of the proposed Trans-Pacific Partnership, to ensure that local government autonomy is recognized and protected prior to any further steps being taken toward Canada becoming a signatory to this agreement.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ben Isitt".

Councillor Ben Isitt

**Attachment:**

Council Resolution on Canada-European Union Comprehensive Trade Agreement (2012)

2. That BC Transit continues to pursue provincial funding for the implementation of rapid transit on the Douglas corridor.
3. That Council request BC Transit to make the Downtown to Uptown phase of rapid transit the first priority for the route.
4. That BC Transit obtains funding for analysis and interim measures which result in near-term improvements to transit travel times.
5. That Victoria staff work with BC Transit, Saanich, and the Ministry of Transportation and Infrastructure on the development and implementation of interim measures to improve transit operations on the Douglas corridor.

Carried Unanimously

**2. Motion – Canada – European Union Comprehensive Trade Agreement and its Impact on the City of Victoria**

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council endorse the following motion:

WHEREAS the Canadian government will soon conclude negotiations with the European Union (EU) on a Comprehensive Economic and Trade Agreement (CETA); and

WHEREAS the City of Victoria recognizes the importance of trade to local, provincial, territorial and national economies; and

WHEREAS, as an integral part of the CETA, the EU is requiring full access to municipal procurement; and

WHEREAS the CETA would increase municipal administrative costs by requiring additional reporting and contract management; and

WHEREAS the CETA, unlike previous international trade agreements, explicitly includes access to water rights and services; and

WHEREAS disputes by private firms against local policy decisions could be taken before private trade tribunals that lack transparency and have the authority to impose fines; and

WHEREAS these and other clauses of the CETA diminish the capacity of local government to hire or buy locally so as to use public spending as a tool for local economic development; and

WHEREAS the CETA will thus limit the powers of local governments to act in the best interest of its residents; and

WHEREAS it is not the international norm for municipal governments to be covered by procurement agreements such as the one proposed in the CETA; and

WHEREAS the federation of Canadian Municipalities has recently secured Federal Government support for seven fair trade principles; therefore

BE IT THUS RESOLVED THAT:

1. City Council ask the Province of British Columbia for a clear, permanent exemption for the City of Victoria from the Canada-European Union (EU) Comprehensive Economic and Trade Agreement (CETA); and
2. City Council ask the Federal Government to protect the autonomous powers of the City of Victoria - to create local jobs, protect the environment, and provide services and programs as it sees fit - from any restrictions to those powers in the CETA; and
3. City Council ask the Federal Government to further exempt from the CETA any municipality that so requests; and
4. City Council encourage and support the Federation of Canadian Municipalities in its work with the Federal Government to change the terms of the draft CETA to protect the autonomy of municipal governments.

Carried Unanimously

**3. Federation of Canadian Municipalities (FCM) Election to the National Board of Directors**

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council endorse the following motion:

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM's National Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government; and

WHEREAS FCM's 75<sup>th</sup> Annual Conference and Municipal Expo will take place June 1 to 4, 2012, during which the Annual General Meeting will be held and followed by the election of FCM's National Board of Directors; and

BE IT RESOLVED that Council of the City of Victoria, British Columbia endorse Councillor Chris Coleman to stand for election as Third Vice-President of the FCM's National Board of Directors; and



## Victoria Chapter of The Council of Canadians

August 25, 2015

Dear Mayor Helps and Council,

On Thursday, Sept. 8<sup>th</sup>, 2016 the Victoria Chapter of The Council of Canadians we will be presenting our concerns regarding the **Trans-Pacific Partnership Agreement (TPP)** and the effect it will have on the ability of local governments to serve their constituents.

As details of the proposed agreement emerge, citizens and elected officials are beginning to have concerns with the TPP that they are communicating to the federal government.

Some of the concerns that have been raised include the following:

- **The TPP has been negotiated in complete secrecy**
- **The TPP is not really a trade agreement**
- **It may violate our most fundamental principles of democracy**
- **The TPP will likely impact city planning, a major function of city government**
- **Increase global warming and costly extreme weather events**
- **Create a new regulatory bureaucracy that overrides local laws**
- **May rob local government of the ability to protect local jobs**
- **Could inflate healthcare costs**

For a quick preview of the TPP, we ask you and council members to view the following link by Senator Elizabeth Warren on the TPP. Her five-minute presentation is crucial and very applicable to Canada. In fact she cites examples particular to Canada on two occasions.

<https://www.youtube.com/watch?v=YmLHwZkonwY>

Please also find enclosed information that includes: the spring 2016 magazine Canadian Perspectives and three information items for your perusal.

You are also invited to visit our website for more information on the TPP:

[www.canadians.org/tpp](http://www.canadians.org/tpp)

Related material:

<http://canadians.org/sites/default/files/publications/TPP-factsheet-0416.pdf>

<http://canadians.org/sites/default/files/tpp-and-you-infographic.pdf>

<http://canadians.org/sites/default/files/publications/cp-spring16-trade.pdf>

<http://canadians.org/sites/default/files/publications/cp-spring16.pdf>

**Additional information will be emailed to you by Thursday, Sept. 1st, 2016.**

Respectfully submitted by:

Ted Woynillowicz, Co-chair Victoria Chapter of the Council of Canadians

Neil Mussell, Board Member, Victoria Chapter of The Council of Canadians

Contact: Ted at [REDACTED] or [REDACTED]



**Council Report**  
**For the Meeting of September 8, 2016**

**To:** Council  
**From:** C. Coates, City Clerk  
**Subject:** Heritage Designation Bylaw No. 16-070

**Date:** September 2, 2016

**RECOMMENDATION**

That Council consider first and second readings of Bylaw No. 16-070

**BACKGROUND**

Attached for Council's initial consideration is a copy of the proposed of Bylaw No. 16-070.

The Heritage Designation application came before Council on July 14, 2016, 2016, where the following resolution was passed:

**Heritage Designation Application No. 000159 for 539 / 545 ½ Fisgard Street and 16-20 Fan Tan Alley**

That Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 539-545/4 Fisgard Street and 16-20 Fan Tan Alley pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site and that first and second reading of the Heritage Designation Bylaw be considered by Council and a public hearing date be set.

Respectfully submitted,

Handwritten signature of Christine Havelka.

Christine Havelka  
Deputy City Clerk

Handwritten signature of Chris Coates.

Chris Coates  
City Clerk

Handwritten signature of Jocelyn Jenkyns.

Jocelyn Jenkyns  
Deputy City Manager

Report accepted and recommended by the City Manager:

Handwritten signature of the City Manager.

Date: Sept. 6, 2016











**Council Report**  
For the Meeting of September 8, 2016

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**To:** Council  
**From:** C. Coates, City Clerk  
**Subject:** Heritage Designation Bylaw No. 16-071

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**Date:** September 2, 2016

**RECOMMENDATION**

That Council consider first and second readings of Bylaw No. 16-071

**BACKGROUND**

Attached for Council's initial consideration is a copy of the proposed of Bylaw 16-071.

The Heritage Designation application came before Council on July 14, 2016, where the following resolution was passed:

**Heritage Designation Application No. 000160 for 564-572 Fisgard Street and 1706-1708 Government Street**

That Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 564-572 Fisgard Street and 1706-1708 Government Street pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site and that first and second reading of the Heritage Designation Bylaw be considered by Council and a public hearing date be set.

Respectfully submitted,

Handwritten signature of Christine Havelka.

Christine Havelka  
Deputy City Clerk

Handwritten signature of Chris Coates.

Chris Coates  
City Clerk

Handwritten signature of Jocelyn Jenkyns.

Jocelyn Jenkyns  
Deputy City Manager

Report accepted and recommended by the City Manager: \_\_\_\_\_

Date: Sept. 6, 2016













## Archives Licensing Agreement

City of Victoria Archives ■ 1 Centennial Square, Victoria, BC V8W 1P6  
T: 250-361-0375 ■ F: 250-361-0367 ■ archives@victoria.ca ■ www.victoria.ca/archives

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By signing this form, you agree to the following terms and conditions:

1. The City of Victoria grants the user the non-exclusive right to use the material indicated in the Application for Permission.
2. Use of the material is limited to what is outlined in the Application for Permission.
3. Use of the material requires identifying each item as sourced from the City of Victoria Archives.
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8. Reproduction of the material is limited to what is necessary for your final project.

Signature of applicant	Date
Signature of CVA staff	Date

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Email: archives@victoria.ca ■ Fax: 250-361-0367 ■ Mail: 1 Centennial Square, Victoria, BC V8W 1P6



## Archives Licensing Fee Schedule

City of Victoria Archives ▪ 1 Centennial Square, Victoria, BC V8W 1P6  
T: 250-361-0375 ▪ F: 250-361-0367 ▪ archives@victoria.ca ▪ www.victoria.ca/archives

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### Fees

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#### General

Fees apply to commercial use of archival material and are per image unless indicated otherwise.

Fees are not charged for non-commercial use. However, a license agreement is required for any use other than personal research and enjoyment.

#### Definitions

**Commercial:** engaged in or connected with commerce or commercial enterprises.

**Non-commercial:** includes personal, government, educational, non-profit, and local media use; also includes limited runs of works or items created in or for the local market (Victoria and Vancouver Island).

**Educational:** being part of a program or project of an educational institution. Does not include textbooks or academic presses.

#### Fees

<b>Books / e-Books</b>	\$20.00 (promotional use included)
<b>Magazines / Journals / Newspapers</b>	\$20.00 (online use included)
<b>Exhibitions / Displays</b>	\$20.00
<b>Internet</b>	\$20.00
<b>Brochures / Flyers / Newsletters / Posters</b>	\$10.00
<b>Slide Shows / Presentations</b>	\$10.00 (per event, not per image)
<b>Television / Movies</b>	\$40.00
<b>Merchandise</b>	\$40.00

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NO. 16-072

# **HOUSING AGREEMENT (1032 NORTH PARK STREET) BYLAW**

## **A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to authorize an agreement for the availability of rental housing for the lands known as 1032 North Park Street, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria enacts the following provisions:

### **Title**

- 1** This Bylaw may be cited as the "HOUSING AGREEMENT (1032 NORTH PARK STREET) BYLAW".

### **Agreement authorized**

- 2** The Mayor and the City's City Clerk are authorized to execute the Housing Agreement
  - (a) substantially in the form attached to this Bylaw as Schedule A;
  - (b) between the City and Dhoolpur Holdings Ltd. or other registered owners from time to time of the lands described in subsection (c); and
  - (c) that applies to the lands known as 1032 North Park Street, legally described as:  
  
PID: 009-325-557  
The Easterly 35 feet of Lot 22, Suburban Lot 13, Victoria City, Plan 26.

READ A FIRST TIME the                      **25<sup>th</sup>**      day of                      **August**                      2016.

READ A SECOND TIME the                      **25<sup>th</sup>**      day of                      **August**                      2016.

READ A THIRD TIME the                      **25<sup>th</sup>**      day of                      **August**                      2016.

ADOPTED on the    day of    2016.

CITY CLERK

MAYOR

## Schedule A

### HOUSING AGREEMENT

(Pursuant to Section 483 of the *Local Government Act*)

BETWEEN:

**THE CORPORATION OF THE CITY OF VICTORIA**

#1 Centennial Square  
Victoria, B.C. V8W 1P6

(the "City")

OF THE FIRST PART

AND:

**DHOLPUR HOLDINGS LTD. (Inc. No. BC0891361)**

c/o 4566 Cordova Bay Road  
Victoria BC V8X 3V5

(the "Owner")

OF THE SECOND PART

### WHEREAS:

- A. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 1032 North Park Street, Victoria, B.C. and legally described as:  
  
PID: 009-325-557  
The Easterly 35 feet of Lot 22, Suburban Lot 13, Victoria City, Plan 26  
  
(the "Lands");
- C. The Owner intends to operate eleven (11) housing units on the Lands in accordance with this Agreement.
- D. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner to provide low income rental housing, and that all Dwelling Units within the Development on the Lands will be used and held only as rental housing.

**NOW THIS AGREEMENT WITNESSES** that pursuant to section 483 of the *Local Government Act*, and in consideration of \$1.00 and other good and valuable consideration now paid by the City to the Owner and the premises and covenants contained in this agreement (the "Agreement"), the parties agree each with the other as follows:

## 1.0 DEFINITIONS

### 1.1 In this Agreement:

**"BC Housing"** means the British Columbia Housing Management Commission;

**"CPI"** means the All-items Consumer Price Index for Victoria, B.C. published from time to time by Statistics Canada, or its successor in function.

**"Development"** means the new 11 unit building consisting of residential housing and related facilities on the Lands;

**"Dwelling Units"** means any or all, as the context may require, of the eleven (11) self-contained residential dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and

**"Dwelling Unit"** means any of such residential dwelling units located on the Lands;

**"HILs"** means the annual Housing Income Limits that are determined from time to time by BC Housing and that apply to a particular Low Income Unit, for example depending on whether the Low Income Unit is a Bachelor, 1 Bedroom or 2 Bedroom Dwelling Unit. The parties agree that for 2016, the HILs are: bachelor = \$30,500, 1 bedroom = \$35,500, 2 bedroom = \$46,000, 3 bedroom = \$64,000 and 4+ bedroom = \$71,500;

**"Immediate Family"** includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew;

**"Low Income Unit"** means a Dwelling Unit that is designated as a Low Income Unit in accordance with Article 3.0 of this Agreement;

**"Market Rent"** means the rent (as determined by a professional appraiser acceptable to the City in the City's sole and absolute discretion) that a willing tenant would pay to a willing landlord to rent the Dwelling Unit in question pursuant to a Tenancy Agreement, on the open market in Victoria, British Columbia, having regard to any utility or other services or amenities available to the tenant or provided by the Owner as landlord;

**"Non-owner"** means a person other than the Owner and other than a member of the Owner's Immediate Family, who occupies a Dwelling Unit for residential purposes;

**"Owner"** includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3;

**"Subdivision"** means the division of land into two (2) or more parcels, whether by plan, strata plan, or otherwise, and includes subdivision under the *Strata Property Act*, and

**"Subdivide"** has the corresponding meaning; and

**"Tenancy Agreement"** has the same meaning as under the *Residential Tenancy Act*.

**1.2 In this Agreement:**

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

**2.0 DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS**

**2.1** The Owner covenants and agrees that the Dwelling Units shall only be used as rental housing in perpetuity, and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner who occupies the Dwelling Unit.

**2.2** Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not Subdivide nor make application for the Subdivision of the Lands or the Development,.

**3.0 LOW INCOME HOUSING**

**3.1** The Owner covenants and agrees that a total of eleven (11) Dwelling Units shall be designated as Low Income Units and shall only be occupied and used as Low Income Units.

**3.2** Each of the Low Income Units shall only be occupied by a Non-owner or Non-owners under the terms of a Tenancy Agreement with a combined annual household income that is equal to or less than the HILs that apply to the particular Low Income Unit being occupied by such Non-owner or Non-owners. In the event that BC Housing ceases to determine HILs and such determination is not replaced by a similar publication, then the income limit with respect to a Low Income Unit shall be determined by reference to the last published HILs which shall be increased annually by an amount equal to the increase in the CPI commencing January 1 following the year BC Housing ceased determining HILs.

**3.3** Monthly rent for each Low Income Unit shall not exceed:

- (a) thirty percent (30%) of the HILs that apply to a particular Low Income Unit; or
- (b) in the event that BC Housing ceases to determine HILs, eighty percent (80%) of the Market Rent for a particular Low Income Unit.

**3.4** For the purpose of section 3.3(a) where rent is payable on a monthly basis and HILs are reported or determined as an annual amount, either the rent or the income figures shall be adjusted to a monthly or annual amount so that an appropriate comparison can be made.

**3.5** The Owner may Subdivide or make application for the Subdivision of the Lands to the City provided that the Owner covenants and agrees that it will not Subdivide or make application to Subdivide the Development under the *Strata Property Act* (British Columbia).



**4.0 REPORTING**

**4.1** The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, on the 1<sup>st</sup> day of February in each calendar year, a report in writing confirming the following:

- (a) all Dwelling Units are being rented to Non-owners; and
  - (b) eleven (11) Low Income Units are being rented in accordance with Article 3.0; and
- along with such other information as may be requested by the Director from time to time.

**4.2** The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**4.3** The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

**5.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE**

**5.1** Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

**6.0 LIABILITY**

**6.1** The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

**6.2** The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

**7.0 GENERAL PROVISIONS**

**7.1 NOTICE.** If sent as follows, notice under this Agreement is considered to be received

- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and

5

(b) on the date of delivery if hand-delivered,

to the City:

City of Victoria  
#1 Centennial Square  
Victoria, BC V8W 1P6

Attention: Director of Sustainable Planning and  
Community Development  
Fax: 250-361-0386

to the Owner:

Dholpur Holdings Ltd.  
c/o 4566 Cordova Bay Road  
Victoria, BC V8X 3V5

Attention: Rajinder Sahota  
Fax: 250-881-0255

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow down, force majeure, or other cause,

- (b) notice sent by the impaired service is considered to be received on the date of delivery, and
- (c) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

**7.2 TIME.** Time is of the essence of this Agreement.

**7.3 BINDING EFFECT.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

**7.4 WAIVER.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

**7.5 HEADINGS.** The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

- 7.6 LANGUAGE.** Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 7.7 EQUITABLE REMEDIES.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement
- 7.8 CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.9 ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.10 FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 7.11 AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 7.12 LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 7.13 NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
  - (b) relieves the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.
- 7.14 JOINT AND SEVERAL.** The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.
- 7.15 COUNTERPARTS.** This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

**7.16 EFFECTIVE DATE.** This Agreement is effective as of the date of the signature of the last party to sign.

**IN WITNESS WHEREOF** the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF )  
VICTORIA by its authorized signatories: )

\_\_\_\_\_)  
MAYOR \_\_\_\_\_)

\_\_\_\_\_)  
CITY CLERK \_\_\_\_\_)

Date signed: \_\_\_\_\_)

DHOLPUR HOLDINGS LTD. )  
by its authorized signatory(ies): )

\_\_\_\_\_)  
Print Name: RATINDER SINGH )

\_\_\_\_\_)  
Print Name: \_\_\_\_\_)

Date signed: 18 - August - 2016.



**Mission**

*Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.*

July 29, 2016

Mayor and Council  
City of Victoria  
1 Centennial Square, Victoria BC

Dear Mayor and Council:

**Re: Structure and accountability for community engagement**

The City of Victoria has established a very ambitious agenda over the last couple of years, from small-scale improvements for pedestrian safety to city-wide projects such as the Biketoria bicycle path network and much more. Concurrent with these initiatives, City Council has made a serious commitment to engage citizens in planning and decision making processes. Oaklands Community Association (OCA) wishes to extend our sincere appreciation of the City's efforts but we also recognize the challenges for all involved with such enormous undertakings.

Victoria conducted 25 consultation processes in 2014 and 86 in 2015, as stated by a City planner. The effort required to keep track of and respond to such a high increase in city announcements, invitations and requests for engagement is just not sustainable for community-based organizations with as broad a mandate as ours. However, OCA recognizes the importance of our continued involvement in civic engagement with the City of Victoria and its citizens. Thus, in addition to the letter of June 5, 2016 sent to you from several neighbourhood associations, OCA would like to contribute our perspectives and comments on the above-noted topic.

Oaklands Community Association echoes other neighbourhood associations' concerns with recent community engagement processes for public policy, land use and infrastructure projects in Victoria. In reference to the City's Civic Engagement Strategy (2012), as well as OCA's recent experiences with both city-wide and specific public initiatives in Oaklands, we would greatly appreciate the City Council's consideration of the following in your deliberations on future engagements:

- Recognize and support the recommended role of neighbourhood associations in civic engagement as outlined in your Civic Engagement Strategy (p.20). We have a broad community mandate with membership comprised of all who live, work, volunteer or own property in the Oaklands neighbourhood.
- Assist neighbourhood associations to shift from reactive mode to proactive mode. Over the past year, OCA and its members have experienced multiple frustrations with municipal consultations and communications mishaps associated with: Biketoria, Doncaster pathway development, Ryan Street repaving and sidewalk construction, establishing the Department of Civic Engagement and Strategic Planning, Doncaster Street upgrades and proposed Higgins Street upgrades.
- Consult specific neighbourhood associations on civic engagement planning when a public initiative directly affects our respective neighbourhoods. In addition to incorporating local insights and networks, this directive will engage neighbourhood associations early in the process and avoid the last minute scramble that occurred under the Biketoria initiative earlier this spring.

Oaklands Community Centre  
2827 Belmont Ave #1, Victoria BC V8R 4B2

Oaklands Neighbourhood House  
2629 Victor Street, Victoria BC V8R 4E3



- Allocate adequate staff/consultant time and associated resources to ensure successful engagement outcomes. Neighbourhood associations can help mobilize networks, communicate with members of the community, and support city efforts. Two weeks' notice may be enough time for a Board, CALUC or staff member to attend a public meeting but it is not enough time to represent the interests, concerns and suggestions of our members. To ensure that OCA involvement and participation is representative of our neighbourhood, and to fit within our meeting and communication schedules, the Board and Land Use Committee need 4-6 weeks' notice at a minimum, depending on the scale of our involvement.
- Ensure City staff members and consultants have the tools, time and resources needed to successfully complete all components of a consultation process, including timely reporting to stakeholders and citizens on how their contributions are being considered or incorporated into recommendations and decisions. For example, this year OCA Land Use Committee invited City staff to report back to the community on the Doncaster Path consultations and final plan. Although this happened very late in the process (only a couple of days before construction began), the staff explained how each community concern and suggestion was accounted for in the pathway design and why some suggestions couldn't be adopted. Despite the overall frustration with gaps in communication and consultation for this local project, this final step was appreciated immensely and the staffs' responsiveness has contributed toward building better relations between the City, its citizens and OCA.

In the letter of June 5, seven neighbourhood associations invited the City to take advantage of Victoria's existing system of neighbourhood organizations and CALUCs as an avenue for civic engagement. Concerned residents of our neighbourhood have also expressed their interest in OCA as a consultation conduit for public development proposals. Although we have limited capacity, with anticipated improvements resulting from the CALUC Review and the Public Engagement Road Map, OCA will do its best to participate in and support City engagement efforts. However, we cannot do this without thoughtful consideration from Council and City staff on issues related to proper assignment of timelines, and your respective roles and decisions that affect our ability to engage.

It is clear that everyone is working hard to build collective capacity for community engagement. The City of Victoria's Civic Engagement Strategy is a good baseline, with an accurate assessment of the challenges of engagement and recommendations to address these challenges. The document reminds us of the need to be patient as the City implements the Strategy. Ongoing reflection and learning from front-line experiences is also a necessary part of this process.

This letter is respectfully submitted by the Oaklands Community Association in the hope that our comments and suggestions will help improve the City's efforts in engaging neighbourhood associations and members of our community.

Sincerely,



Kim Walker  
President, Oaklands Community Association  
[board@oaklandsca.com](mailto:board@oaklandsca.com)

/cc Jason Johnson, Community Associations/CALUCS, Traci Fontana-Wegelin

Oaklands Community Centre  
2827 Belmont Ave #1, Victoria BC V8R 4B2

Oaklands Neighbourhood House  
2629 Victor Street, Victoria BC V8R 4E3



Canadian Cancer Society  
Société canadienne  
du cancer

August 12, 2016

Her Worship, Mayor Helps of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Victoria Council,

On behalf of the Canadian Cancer Society, BC and Yukon, we are writing to invite the City of Victoria to endorse the Society's recommendation that the BC government expand the scope of BC's *Tobacco and Vapour Products Control Act* to prohibit use in outdoor public places province-wide. We recommend that the province prohibit smoking and vaping at patios, parks, playgrounds and beaches, and include guidelines for post-secondary campuses.

We know that many BC municipalities are in favour of amendments to provincial tobacco legislation, as evidenced by the 68 communities, such as yours, currently sheltered with municipal or regional district tobacco bylaws, along with Resolution B92, endorsed by UBCM in 2012. Presently, a report is underway to evaluate the successes, issues and costs associated with BC's tobacco bylaws.

Outside of your community's boundaries, more than 1 million British Columbians in 125 communities do not have bylaws that prohibit smoking in outdoor public places, and for those communities with bylaws, the level of protection varies. This patchwork contributes to tobacco-related health inequities; across the province, smoking rates in the various health service delivery areas vary from a low of 8.9% to a high of 33.6%. This exposure differential contributes to both health inequities and a larger provincial economic burden. In BC, the annual economic burden attributed to tobacco is \$2 billion.

In addition to protecting citizens from second-hand smoke exposure, smoke and vape-free outdoor places support people who want to quit smoking and provide positive role modeling for children and youth. A comprehensive provincial policy would help change social norms about tobacco use and provide equitable protection from second-hand smoke and vapour. Effective tobacco control measures save lives, financial resources and are vital to protecting the integrity of BC's healthcare system.

The Society believes that preventing half of all cancers is within our grasp and together we can support the vision to stop cancer before it starts. We appreciate your commitment to your community's health, and ask that you send us your endorsement (found on the back side of this letter) to protect the health of all British Columbians by October 31, 2016.

Sincerely,

Megan Klitch  
Tobacco Lead  
Canadian Cancer Society, BC and Yukon

Jenny Byford  
Advocacy Lead  
Canadian Cancer Society, BC and Yukon



Canadian Cancer Society  
Société canadienne du cancer

### **Endorsement of Smoke and Vape-free Outdoor Public Places in BC**

Smoke and vape-free outdoor public places legislation would prohibit smoking and vaping in BC's outdoor public places, including restaurant and bar patios, playgrounds, parks and beaches, with ministry guidelines legislated for post-secondary campuses. "Smoking" would include burning a cigarette or cigar, or burning any substance using a pipe, hookah pipe, lighted smoking device or electronic smoking device, with some exemptions for the ceremonial use of tobacco in relation to traditional aboriginal cultural activities.

- ☐ Our community endorses a requirement in British Columbia for smoke and vape-free outdoor public places, as outlined above.

Or

- ☐ Our community endorses a requirement in British Columbia for smoke and vape-free outdoor public places, as outlined above, but with the following modifications (please list):

Name of Community: \_\_\_\_\_

Name of Mayor (or representative): \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name, phone and email for community contact: \_\_\_\_\_

\_\_\_\_\_

The names of communities that endorse this policy will be shared with the provincial government and may be used in communications with stakeholders and mass communications. Endorsement letters will be received by Megan Klitch, Tobacco Lead, Canadian Cancer Society, BC and Yukon Division, until October 31, 2016 via fax, email or mail.





### PREVENT CANCER THROUGH HEALTHY PUBLIC POLICY

#### Key Facts

- Tobacco is a major health issue that needs the attention of political leaders.
- Almost 70 BC communities and three-quarters of BC's population are sheltered from tobacco modeling and exposure in outdoor public places. More than one million British Columbians remain unprotected.
- The Union of BC Municipalities supports smoke-free outdoor public places.

#### Rationale for outdoor smoke and vape-free policy

##### Protection from second-hand smoke

Secondhand smoke is extremely toxic. Studies of particulate matter have shown that in an outdoor setting, second-hand smoke can be as concentrated as in an indoor setting. Children experience greater impacts from second-hand smoke due to their developing immune and respiratory systems. Every year, more than 800 Canadians who don't smoke die from second-hand smoke exposure.

##### Increase motivation to quit smoking

People who smoke tend to respond to restrictions by cutting back or quitting. The majority (85.7%) of British Columbians do not smoke. Of the minority who do smoke, two-thirds want to quit and are looking for tools to help them. Several studies have shown that when smoking bans have been implemented, smokers have chosen to quit or cut back and that smoke-free patio regulations may help former smokers avoid relapse.

##### Equitable access to clean air for all British Columbians

To date, 68 communities in BC are sheltered by tobacco bylaws with stronger protections than BC's *Tobacco Control Act*. Approximately three quarters of these communities fall within the Lower Mainland and Southern Vancouver Island. Outside of these boundaries, more than 1 million British Columbians in 125 communities, many of which are rural and remote, remain unprotected from tobacco related exposure and role-modelling.

#### Recommended bylaws prohibit smoking and vaping:

- on restaurant and bar patios
- on city-managed properties: parks, playgrounds, trails, plazas, beaches, playing fields, recreation facilities and venues
- within a buffer zone of 7.5 metres of the above mentioned, as well as the doors, windows and air intakes of public buildings



Canadian Cancer Society  
Société canadienne du cancer

### Positive role modelling

Tobacco use is started and established primarily during adolescence. Since most smokers start before the age of 18, it is important to model healthy behaviours. Youth who do not see adults smoking or vaping will be less likely to view these as normal social behaviors and, thereby, are less likely to start themselves.

### Consistency can improve compliance

With universal provincial policy and broad awareness measures, BC residents and tourists will be more aware of smoking restrictions. Research tells us that when people understand what tobacco restrictions are in place and why they have been implemented, they are more likely to comply, and are also more likely to speak up, encouraging others to comply. Evaluations have found that the fear of compliance issues exceeds the actual number of compliance issues that occur.

### Canadian precedent

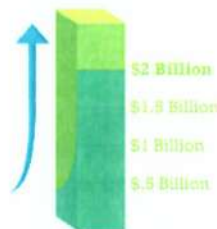
The majority of Canadian provinces and territories ban smoking on bar and restaurant patios and a growing number have recently expanded restrictions to other public outdoor places. Ontario, for example, banned smoking on restaurant/bar patios, playgrounds and sports fields, effective January 1, 2015. Smoking behaviour and exposure to secondhand smoke decreased within the first year of implementation at all affected venues, and compliance was perceived to be moderate to high with variations observed by the type of outdoor venue.

### Public Support

A 2013 Angus Reid poll conducted on behalf of the Canadian Cancer Society revealed the following support for smoke-free places policy by British Columbians:

- **Bar and restaurant patios:** 66% of adults and 79% of youth
- **Children's playgrounds:** 91% of adults and 96% of youth
- **Parks and beaches:** 66% of adults and 80% of youth

Preventable risk factors such as **tobacco use and exposure**  
cost **\$2 billion** per year in BC.



Canadian Cancer Society  
Société canadienne du cancer

cancer.ca