

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 be 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 with 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 4th, 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

Fiona Devereaux, Community Dietitian, Aboriginal Health Unit, Island Health, 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

Angela Moran, Owner, Mason Street City Farm, [personal information](#)

Maurita Prato, Executive Director, LifeCycles Project Society, maurita@lifecyclesproject.ca

Dr Jennifer Bagelman, Department of Geography, University of Victoria, bagelman@uvic.ca

Patti Parkhouse, Project Coordinator, Vic West Food Security Collective, Victoria West Community Association, 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"¹. 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.”² 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"*³ 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"*⁴? 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:

¹*Working Together, Doing Business in the Capital City*. 3rd Annual City of Victoria Development Summit presentation, June 13, 2016.

²*City of Victoria, Official Community Plan, July 2012* (Updated: June 23, 2016), Section 17 – Food Systems, p. 118.

³City 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.

⁴City 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

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

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 25th 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

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

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

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

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

<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>

From: Rainey Hopewell [[mailto:](#) personal information]
Sent: Sunday, August 21, 2016 1:29 PM
To: Citizen Engagement <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

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

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

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

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

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

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

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

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

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Rob Gordon

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.

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] 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.

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

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.

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 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



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.

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.

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) <mayer@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

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

Rob Gordon

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

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

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



For general info and to subscribe to the newsletter: info@crfair.ca

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Follow us on [facebook](#)

From: Aaren Topley [mailto: [personal information](#)]
Sent: September 1, 2016 1:02 PM
To: engage@victoria.ca; 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

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> wrote:

<image001.jpg>

Can't see this email? Visit victoria.ca/growinginthecity for more information and to Have Your Say

Rob Gordon

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

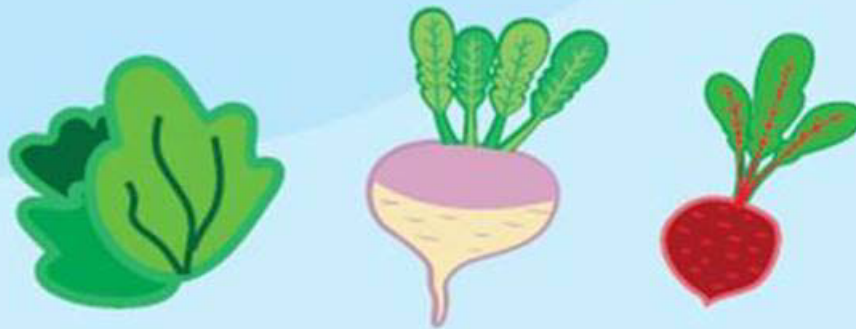
Follow Up Flag: Follow up
Flag Status: Flagged

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 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

Can't see this email? Visit victoria.ca/growinginthecity for more information and to Have Your Say

Rob Gordon

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

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

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

Rob Gordon

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

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-locavorm/article4396371/?service=mobile>

<http://www.theglobeandmail.com/opinion/great-global-greening-is-happening-now/article29717540/?service=mobile>

Chris Lawson
personal information

Rob Gordon

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

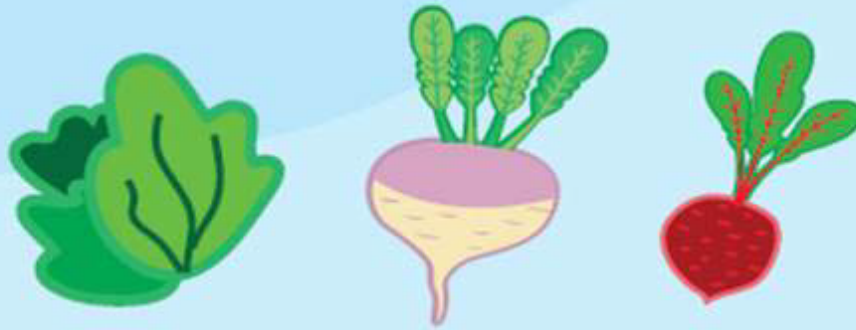
I agree with the proposals to reduce barriers to urban food production by removing zoning restrictions and development permits, and introducing business licenses. However, I do not support prioritizing built development over food production activities. I would rather see more gardens, food production 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> 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.

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 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

Can't see this email? Visit victoria.ca/growinginthecity for more information and to Have Your Say

Rob Gordon

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

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

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 GITC 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 25th, 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

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

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

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> 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

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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]

> **Sent:** Wednesday, August 17, 2016 4:25 PM

> **To:** Brian Green <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

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> On Aug 17, 2016 2:31 PM, "Brian Green" <BGreen@victoria.ca> wrote:

>>
>> Hi all
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>> Your application to join the Vic West Neighbourhood Working Group was successful.
>>
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>>
>> 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
>>
>> Senior Planner
>> Sustainable Planning and Community Development
>> City of Victoria
>> 1 Centennial Square, Victoria BC V8W 1P6
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>> T [250.361.0362](tel:250.361.0362) F [250.361.0557](tel:250.361.0557) E 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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Rob Gordon

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

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

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

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

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

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

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Rob Gordon

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

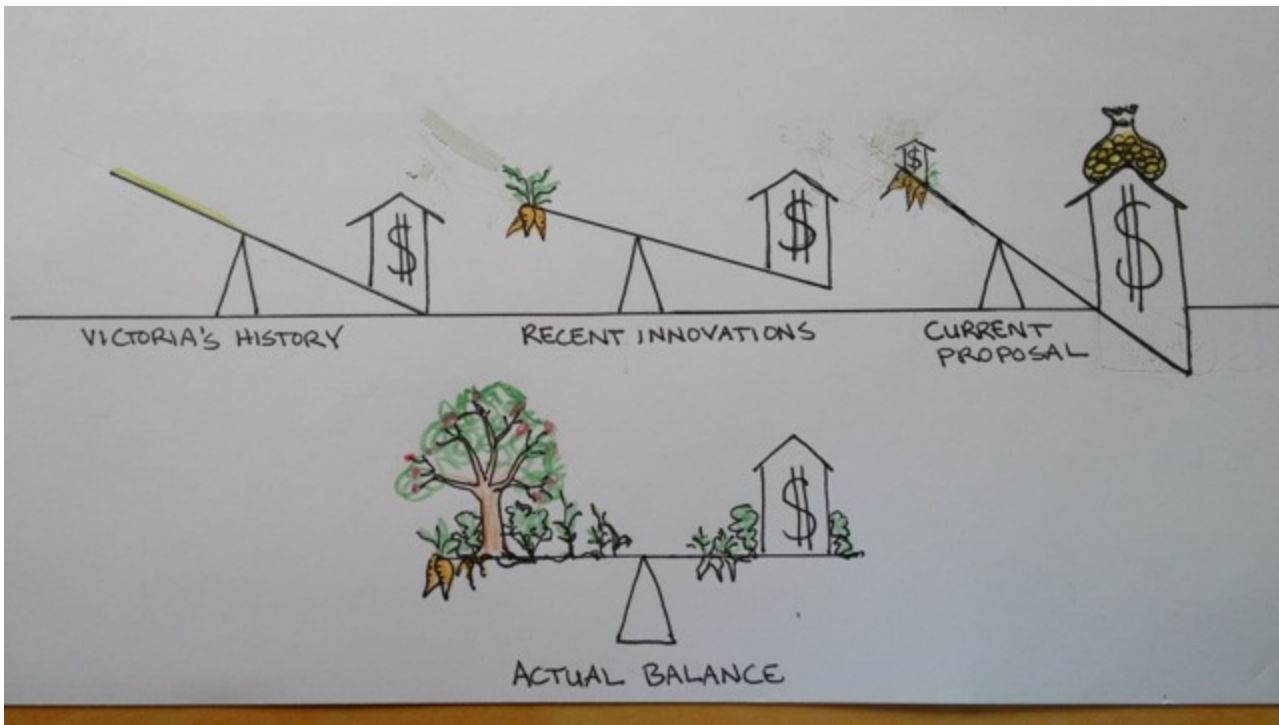
To Victoria Mayor and Council,

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

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

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

--

"It is possible to be autonomous and interdependent in ways that are liberating for all people"

Rob Gordon

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. Thank you.

IP Address: personal information

Rob Gordon

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

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

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 to 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

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

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

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, trafic 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

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

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

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

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...

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Sincerely,

Christopher Hvid
personal information

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