



## PUBLIC HEARING MINUTES

MARCH 8, 2016

A Public Hearing of the City of Vancouver was held on Tuesday, March 8, 2016, at 6:04 pm, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball\*  
Councillor Adriane Carr  
Councillor Melissa De Genova  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson\*

**ABSENT:** Councillor Raymond Louie (Leave of Absence)

**CITY CLERK'S OFFICE:** Maria Castro, Meeting Coordinator  
Leslie Tuerlings, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### COMMITTEE OF THE WHOLE

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed heritage and zoning amendments.

CARRIED UNANIMOUSLY  
(Councillors Ball and Stevenson absent for the vote)

1. **HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):**  
2088 Charles Street (Carlsen Residence) - WITHDRAWN
2. **HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):**  
22 East 5th Avenue (Cemco Electrical Manufacturing Company Factory)

An application by Nick Bray, Christopher Bozyk Architects Ltd., was considered as follows:

Summary: To add the existing building at 22 East 5th Avenue, known as the Cemco Electrical Manufacturing Company Factory, to the Vancouver Heritage Register in the 'B' evaluation category, designate its exterior north and west facades as protected heritage property, and construct a new industrial, manufacturing and office building on the site. A Heritage

Revitalization Agreement is proposed which varies the Zoning and Development By-law, including density, as set forth in Development Permit Application Number DE419206.

The Acting General Manager of Planning and Development Services, in consultation with the Director of Legal Services, recommended approval.

### **Summary of Correspondence**

The following correspondence was received since the application was scheduled to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 10 pieces of correspondence in support of the application; and
- 2 pieces of correspondence opposed to the application.

### **Staff Opening Comments**

James Boldt, Heritage Planner, Urban Design Division, presented the application and responded to questions.

### **Applicant Opening Comments**

David Fawley, PC Urban Properties, provided a brief introduction and responded to questions.

### **Speakers**

The Mayor called for speakers for and against the application.

Bryan Ward spoke in opposition to the application and expressed concerns regarding shadowing and its impact on solar panels. He also expressed concerns regarding parking issues and increased office uses in the area.

Leigh Cross spoke in opposition to the application and expressed concerns regarding the proposed parking areas, building height and increased office uses in the area.

The speakers list and receipt of public comments closed at 6:50 pm.

### **Applicant Closing Comments**

Christopher Bozyk, Boyzk Architects Ltd., addressed the concerns raised by the speakers.

### **Staff Closing Comments**

James Boldt, Heritage Planner, Urban Design Division, responded to questions.

## Council Decision

REFERRAL MOVED by Councillor Reimer

THAT the application "HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA): 22 East 5<sup>TH</sup> Avenue (Cemco Electrical Manufacturing Company Factory)", be referred to the Regular Council meeting on April 5, 2016, as Unfinished Business;

FURTHER THAT staff provide further technical analysis on the impact to the adjacent solar panels under the existing zoning and through the proposed building.

CARRIED UNANIMOUSLY

### **3. TEXT AMENDMENT: Amendments to Zoning and Development By-law and Business License By-law Regarding Urban Farming**

An application by the Acting General Manager of Planning and Development Services, in consultation with the Director of Legal Services, was considered as follows:

Summary: To introduce definitions and regulations to the Zoning and Development By-law for Urban Farm - Class A and Urban Farm - Class B, add Urban Farm - Class A as a permitted use in all residential districts except RA-1, and add Urban Farm - Class B as a permitted use in various commercial and industrial districts citywide. The changes will help legitimize urban farming and will contribute to achieving Greenest City, Healthy City, Vancouver Economic Action Plan and Food Strategy goals, including supporting the local green economy, creating green jobs, increasing food access, and shortening food supply chains.

#### Summary of Correspondence

The following correspondence was received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 1 piece of correspondence in support of the application.

#### Staff Opening Comments

James O'Neill, Social Planner, Social Policy and Projects, provided a presentation and responded to questions.

## Speakers

The Mayor called for speakers for and against the application.

Tara Moreau, Co-Chair, Food Policy Council, spoke in support of the application.

The following spoke in general support of the application but expressed concerns regarding the application process for a development permit and business licence, as well as the financial and social impacts associated with urban farming:

Marcela Crowe, Executive Director, Urban Farming Society  
Michael Ableman, Executive Director, Sole Food Street Farms  
Ilano Labow  
Michael Moll, Co-Founder, My Green Space  
Marc Schutzbank, Co-Executive Director, Fresh Roots

The speakers list and receipt of public comments closed at 8:37 pm.

## Staff Closing Comments

Mary Clare Zak, Director of Social Policy and Projects, Community Services, and James O'Neill, Social Planner, Social Policy and Projects, responded to questions.

## Council Decision

MOVED by Councillor Reimer

- A. THAT the amendments to the Zoning and Development By-law to allow Urban Farming - Class A in residential districts and Urban Farming - Class B in commercial and industrial districts, subject to regulations, generally in accordance with Appendix A of the Policy Report dated February 9, 2016, entitled "Amendments to the Zoning and Development By-law and Business License By-law regarding Urban Farming", be approved, with the following additional amendments as set out in the Memorandum dated March 1, 2016, from the Acting Assistant Director of Planning and Development Services, City-Wide and Regional Planning:
- i) To Section 11.29.6 (Urban Farm -Class A) the following clause is added:  
*"No on site sales are permitted, unless the primary use of the parcel is Institutional;"*
  - ii) The numbering is amended to correctly identify the sections in the District Schedules into which Urban Farm -Class A and Urban Farm - Class B are inserted: either section "3.2.AG" or "3.2.1.AG". The following content has also been changed:
    - Urban Farm -Class B is inserted into the HA-1 and HA-1A Districts Schedule in Section 3.2.AG as a permitted use. Both districts currently allow 'Greenhouse' as a permitted use. This amendment will allow a farm that is not contained in a greenhouse to also locate in these districts.

- Reference to 'CD' District Schedules is struck out and replaced with the individual CD Schedules to which urban farming is proposed to be added as a permitted use:
  - False Creek Comprehensive Development District: Urban Farm - Class A is added to Section 2;
  - BC/Place Expo District Schedule: Urban Farm - Class B is added to Section 2.1;
  - Downtown District: Urban Farm - Class B is added to Section 3;
  - Downtown Eastside Oppenheimer District: Urban Farm - Class B is added to Section 3;
  - Central Waterfront District: Urban Farm - Class B is added to Section 3.
  
- B. THAT subject to enactment of the amendments to the Zoning and Development By-law, the License By-law be amended to add a definition, regulations and license fee for urban farming, generally in accordance with Appendix B of the Policy Report dated February 9, 2016, entitled "Amendments to the Zoning and Development By-law and Business License By-law regarding Urban Farming".
  
- C. THAT subject to enactment of the amendments to the Zoning and Development By-law, Urban Farming Guidelines generally as set out in Appendix C of the Policy Report dated February 9, 2016, entitled "Amendments to the Zoning and Development By-law and Business License By-law regarding Urban Farming" be adopted for use in consideration of applications for urban farms, with the following additional amendments as set out in the Memorandum dated March 1, 2016, from the Acting Assistant Director of Planning and Development Services, City-Wide and Regional Planning:
  - i) The following change is made to the Urban Farm Guidelines in Appendix C:

"The following regulations from section 11.29 of the Zoning and Development By-law apply to urban farms in residential districts (Class A):

    - (vi) On-site sales are not permitted, *unless the primary use of the parcel is Institutional (e.g. school, church) and sales are limited to what is cultivated on the site;*"
  
  - ii) The following change to Section 2 of the Urban Farm Guidelines, in Appendix C, is made to clarify the Districts in which Urban Farm - Class B is permitted:

"Applicant to determine the type of urban farm based on the zoning for the proposed site:

- If the site is in a residential zone, the farm would be considered Urban Farm Class A
- If the site is in a commercial, industrial, or ~~heritage~~ *historic area zone (Chinatown, Gastown, Yaletown)*, the farm would be considered Urban Farm Class B"

- D. THAT subject to enactment of the amendments to the Zoning and Development By-law, the Managing Director of Social Policy and Projects be instructed to report back to Council on the effectiveness of these initiatives following the 2017 growing season.

amended

AMENDMENT MOVED by Councillor Carr

THAT the following be added as E:

THAT staff collaborate with the Vancouver Food Policy Council, Urban Farming Society and the Vancouver farming community in their proactive monitoring of this pilot project.

CARRIED UNANIMOUSLY

The amendment having carried, the main motion as amended was put and CARRIED UNANIMOUSLY.

FINAL MOTION AS APPROVED

- A. THAT the amendments to the Zoning and Development By-law to allow Urban Farming - Class A in residential districts and Urban Farming - Class B in commercial and industrial districts, subject to regulations, generally in accordance with Appendix A of the Policy Report dated February 9, 2016, entitled "Amendments to the Zoning and Development By-law and Business License By-law regarding Urban Farming", be approved, with the following additional amendments as set out in the Memorandum dated March 1, 2016, from the Acting Assistant Director of Planning and Development Services, City-Wide and Regional Planning:
- i) To Section 11.29.6 (Urban Farm -Class A) the following clause is added: "No on site sales are permitted, *unless the primary use of the parcel is Institutional;*"
  - ii) The numbering is amended to correctly identify the sections in the District Schedules into which Urban Farm -Class A and Urban Farm - Class B are inserted: either section "3.2.AG" or "3.2.1.AG". The following content has also been changed:

- Urban Farm -Class B is inserted into the HA-1 and HA-1A Districts Schedule in Section 3.2.AG as a permitted use. Both districts currently allow 'Greenhouse' as a permitted use. This amendment will allow a farm that is not contained in a greenhouse to also locate in these districts.
  - Reference to 'CD' District Schedules is struck out and replaced with the individual CD Schedules to which urban farming is proposed to be added as a permitted use:
    - False Creek Comprehensive Development District: Urban Farm - Class A is added to Section 2;
    - BC/Place Expo District Schedule: Urban Farm - Class B is added to Section 2.1;
    - Downtown District: Urban Farm - Class B is added to Section 3;
    - Downtown Eastside Oppenheimer District: Urban Farm - Class B is added to Section 3;
    - Central Waterfront District: Urban Farm - Class B is added to Section 3.
- B. THAT subject to enactment of the amendments to the Zoning and Development By-law, the License By-law be amended to add a definition, regulations and license fee for urban farming, generally in accordance with Appendix B of the Policy Report dated February 9, 2016, entitled "Amendments to the Zoning and Development By-law and Business License By-law regarding Urban Farming".
- C. THAT subject to enactment of the amendments to the Zoning and Development By-law, Urban Farming Guidelines generally as set out in Appendix C of the Policy Report dated February 9, 2016, entitled "Amendments to the Zoning and Development By-law and Business License By-law regarding Urban Farming" be adopted for use in consideration of applications for urban farms, with the following additional amendments as set out in the Memorandum dated March 1, 2016, from the Acting Assistant Director of Planning and Development Services, City-Wide and Regional Planning:
- i) The following change is made to the Urban Farm Guidelines in Appendix C:

"The following regulations from section 11.29 of the Zoning and Development By-law apply to urban farms in residential districts (Class A):

    - (vi) On-site sales are not permitted, *unless the primary use of the parcel is Institutional (e.g. school, church) and sales are limited to what is cultivated on the site;*"
  - ii) The following change to Section 2 of the Urban Farm Guidelines, in Appendix C, is made to clarify the Districts in which Urban Farm - Class B is permitted:

“Applicant to determine the type of urban farm based on the zoning for the proposed site:

- If the site is in a residential zone, the farm would be considered Urban Farm Class A
- If the site is in a commercial, industrial, or ~~heritage~~ *historic area zone (Chinatown, Gastown, Yaletown)*, the farm would be considered Urban Farm Class B”

- D. THAT subject to enactment of the amendments to the Zoning and Development By-law, the Managing Director of Social Policy and Projects be instructed to report back to Council on the effectiveness of these initiatives following the 2017 growing season.
- E. THAT staff collaborate with the Vancouver Food Policy Council, Urban Farming Society and the Vancouver farming community in their proactive monitoring of this pilot project.

#### RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ball

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

#### ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Jang

SECONDED by Councillor Ball

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments for items 2 and 3.

CARRIED UNANIMOUSLY



**ADJOURNMENT**

MOVED by Councillor Ball  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:59 pm.

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