
MEMORANDUM

March 1, 2016

TO: Mayor and Council

CC: Sadhu Johnston, Acting City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Mike Magee, Chief of Staff, Mayor's Office
Kevin Quinlan, Deputy Chief of Staff, Mayor's Office
Braeden Caley, Director, Policy and Communications, Mayor's Office
Kathleen Llewellyn-Thomas, General Manager of Community Services
Jane Pickering, Acting General Manager of Planning and Development Services

FROM: Randy Pecarski, Acting Assistant Director of Planning, City-Wide and Regional Planning

SUBJECT: Amendments to the Zoning and Development By-law regarding Urban Farming

Staff have prepared the posted by-law for the above item generally in accordance with Appendix A of the Policy Report dated February 9, 2016, entitled "Amendments to Zoning and Development By-law and Business License By-law regarding Urban Farming", except for the following changes to the posted by-law:

1. 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;*"

In response to requests received from urban farmers to allow limited on-site sales in residential districts for Urban Farm - Class A, it is proposed that on-site sales be permitted on parcels that are used for institutional uses (e.g. schools, churches). As the sales are limited to fruits and vegetables grown on-site, additional impacts on neighbouring properties are not anticipated.

A corresponding 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;*”

2. 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.

3. The following change to Section 2 of the Urban Farm Guidelines, in Appendix C, is proposed 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”

No action is required by Council, as the by-law posted for this item contains the changes explained in the memorandum.



Randy Pecarski
Acting Assistant Director of Planning, City-Wide and Regional Planning