

Table 1: Land Access

Exercise #1 -Idea Generation

What are the issues and opportunities associated with urban farming?

- Tax incentives for land owners, reduce a barrier to accessing land by creating opp.
- Tax incentives for residents to make their land accessible for farming
- You can currently apply for agriculture tax, zoned ag.
- Class 6 vs. class 8 license, bringing tax incentives to residential properties, and making landowners aware of these things
- Making it open to “for profit business”, as well as non-profit
- City expand vision of what their definition of acceptable use, say what they really mean by non-profit vs. profit
- In order to produce enough food to actually meet food sovereignty, we need to remove the stigma that there can be no profit made from city owned land.
- City could take the initiative for farming, city could grow crops instead of ornamentals, could get unused or underused land into production, maybe even donate
- Get large areas of land...small parcels here and there are inefficient
- Large property owners, paying a maintenance company to maintain landscaping...urban farmers could use land around apartments, etc. for crops...could charge less than landscapers
- project management and service
- handout from Seattle, city subsidized soil testing, huge barrier right now, unknown contamination, we want subsidized soil testing
- city should do more education on why urban farming is good...Greenest 2020 Initiative...should be part of this initiative, also providing soil testing, if they won't subsidize- do a public education campaign around soil contamination, break down barriers to education
- city owns a lot of land (ex. Railways, Main/Terminal, Arbutus/Broadway) that isn't park land, open this up? This is an area where the city can allow access to land, those not zoned for rec...
- Need to be able to extend the growing season, brownfields-throw up a greenhouse, need to live close to the greenhouse...
- “Not for profit” farms do nothing for food sustainability...gone when funding dried up, for profit farmers will continue to be there year after year, if they city supports this profession, can stay in the business for years,
- Non profit don't produce as much food as for profit, not as much motivation to produce
- Restaurants can't get enough local food...it is a top ten initiative in Vancouver, yet there isn't a single urban farmer on the city's payroll
- Honey farms on top of buildings- we should be doing this!
- School yards, difficult for farms to get into VSB,...barriers need to be removed
- non-profits are currently the only groups that have access to school land and education programs
- How can we move forward to bring commercial food production into partnership with non-profit, and educational systems.

- Maybe we should just offer money for the land, could help us secure our business
- We aren't asking for free land, and not doing this for free...
- We have to beg/borrow/steal because we aren't making enough money, because we aren't efficient enough,
- Some groups have had to change their business model in order to get land and "pay the bills" they have done social/educational programs in order to have access to grants
- How to secure tenured land?
- what is the appropriate time frame allowed on land?
- Having something from the city, having a lease, legitimizes the operation. In the city is it completely mainstream. They city needs to help us be accepted.
- 2020 initiative, if more dvp. in city, if city wants to feed itself, then city needs to mandate that every. New dvps. need to have food producing capacity
- Mandate land access/food producing capacity into new residential developments, city currently mandates \$\$ for new condos to have a parking spot for everyone, why not mandate food producing capacity
- tax/property taxes, fund that goes to promoting or giving land access , we currently have it for gasoline...money goes to transit expansion
- Vancouver does have an ALR, and yummy yards is the only business growing food... southlands has a lot of horse ranches...pay same taxes as farms, should say that they have to grow food on that land...ALR might disappear if not being farmed, more and more is going to housing developments...need to start planting crops
- City should have an interest in maintaining our only Ag. Zoned land- the ALR
- City golf course within the ALR- convert to farming?

Exercise #2 – Idea Addition and Refinement

What are the issues and opportunities associated with urban farming?

- There is a carbon tax being collected currently for some things, why not a carbon tax for green waste from property management (ornamental)
- Reserve funds set aside for apartment buildings?
- 50 metric tonnes of green waste a month that is shipped offsite, residential property management, type of use on your land that is generating carbon...partner with urban agriculture for closing the carbon cycle, through partnering have access to land, provide incentive to land owners for this to happen
- Misconception that urban farmers are money grabbing, capitalizing on public land, stigma associated...city should help urban farmers be accepted as an asset
- greenhouses, important, how access? Buy a piece of plastic, reduce level of technology required! Make it easy! Glass is constantly being thrown away, simple to turn it in to growing structures.
- How do we change the way we think about farms. We don't always have to have a huge amount of land, we can go vertical. Promenade farming, south side of an apartment building, parking lots, schools golf courses,take away issues of contaminated soil, put in a structure that is moveable

- It is a pain to lose stuff, don't lose investment in soil if your growing beds are portable.
- Transforming our perceptions of what urban agriculture is, to make best use of space.
- Foot traffic on boulevard, what about issues of theft of equipment and also produce...?
- Misconception of people who are growing food for profit, on public land...people think that they are getting something for nothing, exploiting... pushback about the monopolization of land...
- How to get around that...teaming up with soup kitchens, or provide community value
- A million competing resources for all city land, how can more than one group benefit from the land (soccer field, and food growing plot)
- Focus on underutilized lands, and lands that the city isn't maintaining themselves!!!!!! – Cost of maintenance by city anyways, urban farmer would be doing this instead, urban gardens reduce crime in public lands-a cost saver for city
- city should plant urban orchards instead of ornamentals
- city should have community kitchens, greenhouses, providing services on underused land
- What if city employed people to grow food? Who is directly benefiting from the produce? What if grown by city staff?
- Agriculture should have a place of value, like any city property use, should be as much of a priority as parks, or business areas.
- Who do we need to convince, city or constituents? Rising interest in local food, passing information back and forth, with public awareness/education will come support from the citizens of Vancouver.
- Emissions targets, BC, if we can show that farming can help to help the city to meet its targets.
- Land use model, city can covenant land, environmental. covenant to protect use, do this legally, - city takes a leadership role in this land covenant project
- ALR- currently ambiguous, redefine what ALR means, or redefine in context of agriculture
- Reduce long-distance ownership of properties for better land stewardship
- public health/population health- provincial matter, for a lot of people to get a little bit of access to garden, physical fitness, horticultural therapy

Exercise #3 – Idea Clarification

How can we be as precise as possible in naming the opportunities and issues present with urban farming?

- Legislation for new development and home owners, that there should be some food crops on the property.
- Combining for-profit and educational/non-profit models
- The city can lease to people that are running “for-profit” businesses
- Land for parks/rec/ social...shouldn’t be used for profit urban farming...really takes away from the value.

**How do we make underutilized city/public lands available for urban farming?

- Carbon tax credits, reserve fund, if you are reducing your carbon footprint, you can draw funds from that...asking for financial incentives from cities/subsidies to encourage land owners to put their land up for availability.
- Begin to create an urban “ALR”
- Tax incentives to donate land for agricultural use
- Rooftop/landscaping- relationships between land owners
- High density housing to create space for food, instead of landscaping, - provide incentives...
- green tax incentives! We want to be the greenest city.
- homeowners need to feel like an urban farmer using their yard are backed by the city!

Exercise #4 – Idea Prioritization

What are the top three priorities from each table? What is the top idea?

- Clarification: How do we identify land, and then free it for use?
Underutilized/residential city land.
- tenant/landlord situation of establishing leases for use of land for profit-urban ag... getting backing from the city is important, makes the operation legitimate, a way to get more people open to leasing
- legal structure, needed to legitimize, private property is a shaky ground...may not feel empowered to have urban farming on property, unless it is legitimized by city...but what about if your lease runs out, or someone wants you to not farm next year, variety of agreement currently, anywhere from landowners wanting to pay for all farming inputs so they can keep them when farmer leaves, oppositely, want the land to return to its natural state
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