

# **STREET TO SKY GUIDE:**

Information & Best Practices for Landowners, Developers and Strata Corporations when Working with Urban Farmers

Growing Food in Cities, From Street to Sky

A Project of FED (Food Eco District), Street to Sky aims to create more urban farms on our city streetscapes, under-utilized land, and rooftops.

# **Acknowledgements**

We are grateful to the following individuals who contributed to this guide and without whom it would not have been possible.

## Street to Sky Team:

Holly Dumbarton, FED
Chris Hildreth, TOPSOIL
Georgia Lavender, Synergy Foundation
Ellie Gilchrist, Synergy Foundation
Jill Doucette, Synergy Foundation







This guide was made possible with the funding from the Real Estate Foundation of British Columbia, The City of Victoria, and BC Hydro.

#### **Graphics and Design:**

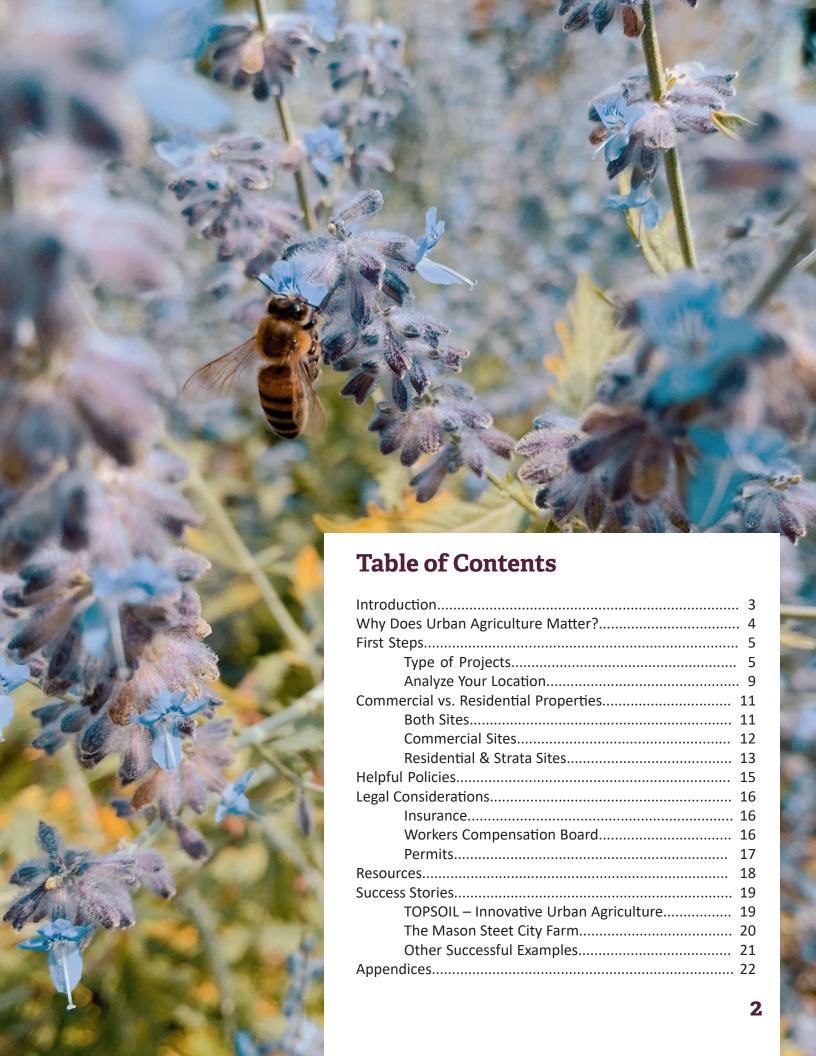
Jen Fraser, Synergy Foundation Holly Dumbarton, FED Josh Tanasichuk Kaylee Wallis

## **Steering Committee:**

Heidi Grantner, FED Board
Evan Peterson, FED Board
Hannah Roessler, FED Board
Ben Clark, FED Board
Alex Harned, City of Victoria
Virginie Lavallee-Picard, City of Victoria
Jayne Bradbury, Fort Properties Ltd.
Azja Jones Martin, Young Agrarians
Katie Underwood, Peas 'n Carrots Farm
Julia J. Ford, Mason Street City Farm

Thank you to all who participated in the interviews and gave valuable insight into this project.

We acknowledge with gratitude and respect that we work and live on the traditional homelands of the Lekwungen peoples, specifically the Songhees and Esquimalt Nations, whose relationship with the land continues to teach and inspire us to this day.



# Introduction

### Ready to explore urban farming on your land, rooftop or underutilized space?

Urban farms can be community magnets, creating vibrant and animated spaces. As the Greater Victoria population continues to increase, so does our need for access to local food. Urban farms can create value in underutilized land while growing food for local restaurants or markets sales. Urban agriculture presents the region with a unique opportunity to turn underutilized spaces into thriving food gardens.

This guide was created to help landowners, developers and strata corporations navigate the process of integrating a commercial or community urban farm on your land, new development project or existing building. Although the term urban agriculture encompasses many modalities including beekeeping and pollinator gardens, as well as common and allotment gardens, this guide focuses on urban commercial and community fruit and vegetable farming.

As a landowner, you can assess your site for opportunities to transform your own underutilized land into flourishing permanent or temporary food-growing sites. By incorporating urban agriculture into one or more of your properties, you could be a part of the food security and urban agriculture movement and create benefits for your organization, the local community and the environment.

Climate change and the effects of COVID-19 have emphasized the need for local food and have revealed just how fragile our food system is. There is an increasing demand to support local growers and focus on the role of sustainable food systems as solutions to the climate crisis.

The information in this guide is based upon a consultation process with both urban farmers and local urban landowners, developers, and others in the real estate industry.





# Summary of Street to Sky Findings

Our top finding from this project's consultation process were that most landowners, developers and strata corporations in Victoria are supportive of including a food-growing site into their properties; however, in most cases, they require more detailed information on how to do so before leasing their land.

# Why Does Urban Agriculture Matter?

- Revitalizes and supports an area's food scene
- Builds resiliency in our food supply chain
- Can add value and/or revenue to your property
- Creates social and environmental capital for your property and/or company
- Increases foot traffic to your site
- Provides healthy, fresh food for the public

- Can become a top tourist attraction
- Mental health benefits for community
- Instills a greater sense of pride in residents
- Helps combat climate change
- Promotes a circular economy and a resilient food system
- Provides a unique aesthetic

# **First Steps**

There are several considerations when exploring whether a food-growing site is the right fit for your property, including the type of project and the site itself.

#### **STEP 1: TYPE OF PROJECT**

Determine the type of urban farming project you're interested in and learn about the pros and cons of each.



#### **Commercial Food Production:**

#### What it is:

Commercial food production, "...grow[ing] crops to sell, and the harvest is sold for profit. Some urban farms operate as social enterprises or non-profits offering educational, training or community building activities."

Growing Food andGardening in Mixed-Use,Multi-Unit ResidentialDevelopments

For more information about the regulations for selling food in Victoria, see the <u>City's Small-Scale</u> <u>Commercial Urban Food</u> <u>Production Handbook</u>

#### **Pros:**

- Easy to sell to local restaurants & markets due to proximity
- Increasing trend to buy local
- Increases local food production and food security
- Mutually beneficial relationship with the farmer
- Can be low impact
- City of Victoria has enabling policies in place to allow this
- Mitigates stormwater runoff (can reduce stormwater fees for the building owner)
- Reduces the island heat effect

#### Cons:

- Unless vertical methods are used, typically the minimum space of 10,000 sq ft needed to generate a profit
  - Possibility to combine multiple sites downtown to achieve this amount of space
  - Exception to this if focusing on vertical growing
- Lack of understanding city bylaws, permits and other requirements can result in a slower process with a steeper learning curve



### **Community Gardens:**

#### What it is:

Community gardens, "... can be private, meaning they are only available to building tenants, or they can be made available to the general public and create an attractive area for the neighbourhood... The harvest is available to garden members or the public, but is usually not sold for profit." – Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Developments

Note: an urban farmer can also partner with a non-profit to grow food for community organizations and/or food banks.

#### Pros:

- Supports community organizations
- Increases local food accessibility
- Decreases cost and time for distribution in a city
- Increases green space in cities
- Mitigates stormwater runoff (can reduce stormwater fees for the building owner)
- Reduces the island heat effect
- Partnering with a non-profit organization could increase access to subsidies and grants
- Supports vulnerable populations in the city

#### Cons:

- Requires a community partner and funding to maintain the garden space
- Less control over the aesthetic of the garden as it is a community project with many contributors





### **Commercial or Community Gardens on Rooftops:**

#### What it is:

Commercial or community gardens on rooftops are gardens that serve a business or community purpose.

For details on these considerations, see Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Developments

To build a rooftop greenhouse and enable growing food year-round, see the City of Victoria's resource on <u>Building a</u>
Rooftop Greenhouse Fact
Sheet

#### Pros:

- Green roofs can decrease building operating costs
  - Can provide natural cooling and higher insulation
- Puts underutilized space into production
- Low impact does not take away from the building's potential desirability with commercial tenants
- Potential for low lease rates and win-win partnerships with urban farmers
- Increases green space in cities
- Mitigates stormwater runoff (potential economic benefit for the building owner)
- Reduces the island heat effect

#### Cons:

- Large initial financial investment
- Farmer must have regular access to the building
- Considerations such as access, sun exposure, water access, and weight bearing capacity of roof can limit the amount of buildings where this is possible
- If repairs needed, they can be expensive (ie. roof membrane puncture)

# **Additional Types of Urban Agriculture Projects**

If you are not quite ready to take the leap into one of the projects listed above, there are other ways to get involved with urban agriculture that are less labour-intensive, including installing pollinator gardens, smaller common garden sites or allotment gardens.

#### A Pollinator Garden

Pollinators are essential to our food system and the overall food security of our region. An easy first step for many properties, there are many benefits to installing pollinator gardens. They are less expensive to install and maintain, with less infrastructure required, they provide habitat and food for critical pollinator species, and they beautify buildings and general urban areas. The downside to these types of gardens is that they typically do not make a profit (excluding your fee for service) and do not usually produce food for human consumption.

For more information on pollinator stewardship and creating this type of garden, check out the following resources:

- The City of Victoria's Pollinators webpage
- The Compost Education Centre's factsheet on <u>Pollinator Stewardship</u>
- Pollinator Partnership Canada
- Island Pollinator Initiative

#### **Common and Allotment Gardens**

Common gardens (also often referred to as community gardens) are usually tended to by volunteers and whatever food is grown is shared with the community, whereas allotment gardens are small plots cared for by individuals, and what is harvested belongs to them.

Some of the many benefits to these types of gardens include that they improve the wellbeing of community members, they are in high demand (there is currently a minimum two year waiting list for any community garden in Victoria), they increase local food security and can provide a desired community amenity to nearby buildings. However, the downsides to creating these gardens are that they require multiple people to have regular access to a site (can be a deterrent for a landowner), there are administrative complexities to them, and they can be harder to implement with stratas or on rooftops. They can also be seen as an additional amenity if on private multi-unit common property and if removed, could create tension within residential buildings.

For more information on common and allotment gardens, see the following resources:

- Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Developments
- The City's website on Community Gardens



# **STEP 2: ANALYZE YOUR LOCATION**

Next, you will need to analyze the potential site on your property. There are several considerations when determining whether your site is the right fit for an urban agriculture project. Here is a checklist of some of the main criteria to consider and questions to ask.

Considerations for all sites:	
□ Size:	
$\ \square$ Does the size of the site meet the requirements of this potential project (space for cultivation,	
harvesting, sorting, keeping, cleaning, packaging, & managing compost)	
$\ \square$ Does the vision of what you would like to see match what is possible in the space?	
$\square$ Is there space for storage of the gardening tools?	
☐ Can the farmer construct outbuildings or greenhouses?	
☐ Sun exposure:	
$\ \square$ A minimum of six to eight hours of sun a day is required to grow food	
$\ \square$ Are there any proposals for future development that may limit sun exposure?	
☐ Site access:	
☐ Is there vehicle access at the site and what is the size of the access?	
☐ Will larger vehicles such as delivery trucks need to access the site?	
☐ Are there limitations on days & times when a farmer can access the site?	
☐ Any restrictions on site access? Will volunteers, employees and/or customers be able to come on	
site if needed?	
□ Water access:	
☐ Is there a reliable source?	
<ul><li>☐ Is there an opportunity to capture rainwater to minimize water use?</li><li>☐ Slope:</li></ul>	
☐ Is the proposed space flat & well drained?	
□ Accessibility:	
☐ Do you have any specific accessibility needs? Will anyone else visiting the site have specific	
accessibility needs (wheelchair access, senior access, etc)?	
☐ For more information on making your site more accessible, see the City of Vancouver's <u>Accessible</u>	
Community Garden Guidelines	-
□ Organic Waste:	
☐ How will this be handled?	
☐ Initial Investment:	
$\square$ To what point are you willing to invest in helping to get the site ready? There are a range of	
materials and infrastructure you may need to start the urban agriculture project. Get clear with	
your grower on what is expected of them and what you would be willing to help provide (fencing	&
security, water access, soil, greenhouse(s), etc.)	
☐ Permit Process:	
☐ Will any structures be built that will require a permit?	
$\square$ See page 76 for more information on permits	
☐ Community Engagement:	
☐ Be sure to consult with existing site users, if applicable	
☐ It is important to contact the Community & Business Associations in your neighborhood to get the	≥ir
feedback and support. Speak with the lessee of the space to determine whose responsibility this	

should be for your site. You may wish to lead this process as a part of an overall development plan

Specific considerations for rooftops:
☐ Structural integrity of the roof:
☐ How much weight per square foot can be supported?
□ What is the beam and column spacing and strength?
☐ Roof deck material and membrane:
<ul> <li>You will need a durable roof membrane that cannot be easily punctured or damaged, as this will be very costly to repair</li> </ul>
☐ Some examples of good membranes include cement, raised cement tile and gravel
□ Rooftop access:
☐ What type of access is there?
<ul> <li>Elevator access is ideal. Stairs can work, but can add complexities to getting the right infrastructure and materials to the site</li> </ul>
☐ Building codes:
Does the rooftop have an existing railing system or protective wall that meets building codes to allow people to access the area?
☐ Does the building require a garden or structure to be set back from the edge of the roof? This could
reduce your growing area by a few meters on each side
□ Wind exposure:
<ul> <li>□ All farming infrastructure will need to be adequately anchored to the rooftop</li> <li>□ Crop consideration for windy areas: avoid tall crops or crops that need trellis' or high stakes</li> </ul>
Specific considerations for ground sites:
□ Fencing:
☐ What type of fencing is required to avoid theft, vandalism and deer?
☐ The Fence Bylaw regulates fence height and material in Victoria. For more info on fencing contact
Development Services at zoning@victoria.ca or 250.361.0382
☐ Site Remediation:
☐ What has the site been used for in the past? See the City of Vancouver's <u>Guide for Planting</u> ,
Growing and Harvesting Fresh Produce to Reduce Health Risks to determine indicators of concern
and best practices to ensure the health and safety of the produce grown on your site
□ Aesthetics of the Site:
☐ Be clear with the farmer if you expect the site to meet certain aesthetic requirements beyond
keeping a tidy, organized and well-managed site
1 0 1/1 - 0



# **Commercial vs. Residential Properties**

There are many benefits to including a food-growing site on your property, whether you own a commercial or residential building, or are part of a strata. However, there can be some risks associated with this as well.

Highlighted below are the significant advantages to including urban agriculture on your property and solutions to consider in order to mitigate the risks often associated with these sites.

#### **Both Sites**

#### **Business Case & Benefits:**

- Fosters community amongst residents, tenants, and guests
- Increases green space and food security in the local region
- Localizes food production, reducing greenhouse gas (GHG) emissions
- Green roofs can expand the lifespan of the roof by 10 to 15 years when designed properly, as they reduce UV degradation
- Green roofs help keep our buildings and cities cooler as they absorb less heat than concrete. See Appendix 1
- Potential to monetize underutilized spaces
- Provides learning opportunities for the community
- Successful models in our region include TOPSOIL and Mason St. Farm, more detail see Success Stories on pages 19 - 21

#### **Risks & Considerations:**

- Negotiate guidelines and responsibilities
   with the urban farmer or organization
   running the site that outlines security
   considerations, insurance, and a
   contingency plan for termination of site
  - See <u>Guide for Agricultural Lease</u>
    Agreements in BC
- Ease of operations: have one person who will be frequenting the site as your main contact
- Ensure the farmer has obtained both third party and Workers Compensation Board insurance that covers the site and their employees or subcontractors prior to operating. See Legal Considerations on page 16 for more information



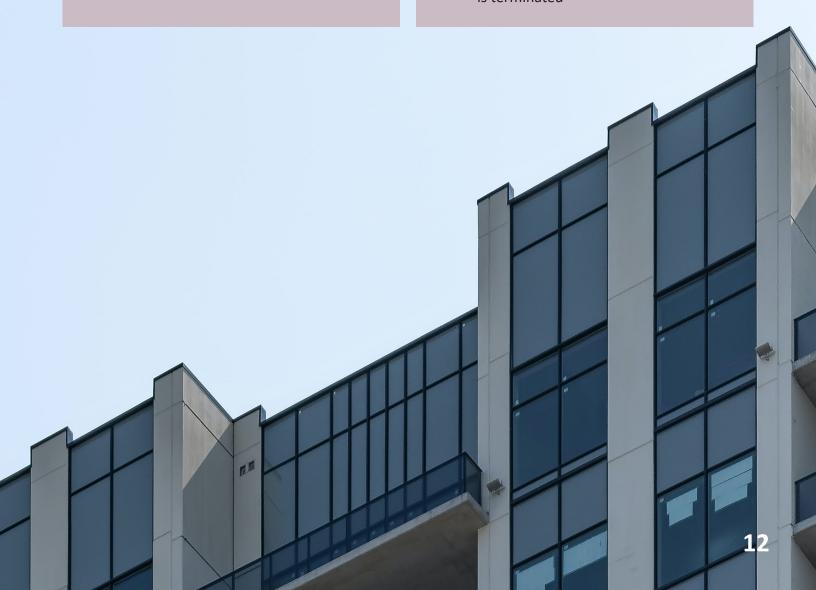
## **Commercial Sites**

# **Business Case & Benefits:**

- In Place Lease (IPL) agreements allow you to borrow against the income you are making from leasing the land to the farmer.
   Example in Appendix 2
- Monetizes underutilized space such as a vacant rooftop or land being held for remediation or future development
- Creates social capital and raises awareness about your property or building
- Provides promotional value
- Increases local food production

# Risks & Considerations:

- Project should not take away from building's character or desirability
- Project must not disrupt tenants and their businesses
- Prior to operation, clearly negotiate a plan with your farmer that outlines how you would like the facility to be maintained and any standards the farmer must follow
- If the site is temporary, clearly communicate this to the surrounding community from the beginning
  - Provide transparent marketing to avoid community pushback once growing site is terminated



#### **Residential & Strata Sites**

There are certain considerations you will take into account when implementing a food-growing site at a residential property, especially if this site is managed by a strata. You will need to determine whether you will be installing allotment gardens solely for your residents or if you are planning on having a commercial or community food-growing site on the property run by a separate entity.

### **General information for strata corporations:**

A member of the strata council will need to check the strata documents to see if there are any existing bylaws or policies on urban agriculture. They will then need to present a resolution that indicates the location of the garden, how it will be managed, and the roles and responsibilities around the finances and liabilities of the site at your next Annual General Meeting (AGM). A Special General Meeting (SGM) can be called if you would like to speak with the strata before this. You will likely need to receive 75% buy-in from strata owners on the resolution at the AGM or SGM meeting.

Note: even with strata buy-in, permission is still required from the building's landowner if the property is not exclusively owned by the strata.

See <u>Starting a Food Garden: A Resource Guide for Strata Corporations</u> for more information on implementing food gardens on your property and a letter template to help draft a resolution.



#### **Business Case & Benefits:**

- Since COVID-19, more people are interested in growing their own food and increasing their personal food security, making living spaces with allotment gardens more attractive to new residents
- Improves the mental health and well-being of current residents
- If selecting a commercial food-growing site there is an opportunity to vastly reduce the cost of landscaping as explained in *Appendix 3*
- Allowing a commercial site run by an urban farmer would not require the same capital costs to the strata as community or allotment gardens used for residents as explained in Appendix 4
- Leasing the site to a farmer can generate some additional income for the strata property
- If the site is leased to a farmer, there is an opportunity for ancillary benefits such as delivering fresh produce to residents and/or provide a variety of learning opportunities.
   This would be agreed upon when creating the lease agreement

# Risks & Considerations:

- If a food garden is installed, it could be considered an amenity to the residents and should it be removed, they could demand a rent decrease
- Create an association that those who participate need to buy into each year to mitigate this risk
- Clearly state financial implications in resolution letter
  - Determine who is responsible for costs associated with garden including startup, on-going maintenance and removal
  - Can be a common strata expense, paid solely by those interested in participating or by the participating farmer of a commercial site
- Ensure gardening is covered by your insurance provider for the new use of common property





# **Helpful Policies**

The City of Victoria has many helpful policies and resources to support urban food production. For a list of these, please see the City of Victoria's Growing in the City resources on page 18.

# Highlights

- "A minimum of 30% of the required common landscaped areas should include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing (capable of being harvested for food and medicine) or that provide pollinator habitats" Design Guidelines for Multi-unit Residential Commercial and Industrial, page 9, section 5.8
- "Commercial urban food production is permitted in all City zones. You are not required to live on the site where the production activities take place. These activities can take place on a wide variety of sites, including vacant lots, rooftops, and residential yards." Small-Scale Commercial Urban Food Production Handbook, page 4
- Urban producers can grow and sell edible and non-edible products including unprocessed fruits and vegetables, flowers, herbs, fibre, seeds, nuts, seedlings, mushrooms, plant cuttings, eggs and honey."
   Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Developments, page 8



# **Legal Considerations**

Below are some of the key legal criteria to consider when negotiating with a potential urban grower:

#### **Insurance**

- Insurance must be obtained by the urban grower (licensee) from a separate third party reputable insurance company
- Common policy used for this purpose: Commercial General Liability (minimum \$2,000,000)
  - \$4,000,000 in the aggregate including the following extensions:
    - Owners and licensees protective limited pollution coverage endorsement
    - Products and completed operations
    - Personal injury
    - Occurrence basis property damage
    - Blanket contractual and non-owned automobile liability
- The licensor should be provided with the Certificate of Insurance prior to commencement date

# Worker's Compensation Board (WCB)

- The licensee must have all workers and subcontractors registered at all times and be in good standing with WorkSafe BC
- The licensee is entirely responsible for the conduct, safety and protection of all persons who enter upon the licensed area at the invitation of the licensee
- For the purposes of WCB, the licensee is the prime contractor in the licensed area while its staff
  and invitees are engaged in the licensed area relating to occupational health and safety to ensure
  compliance with WCB and its regulations

#### **Permits**

The following information is from the City of Victoria's Small <u>Scale Commercial Urban Food Production</u> Handbook:

- A Building Permit is required for the construction of a building or a temporary structure over 10 square metres
- An Electrical Permit is required for the installation, alteration, repair or maintenance of electrical equipment (e.g. lighting), with some exceptions for minor modifications
- A Plumbing Permit is required for any construction, extension, or repair of any plumbing system, or to make a connection to any sewer system
- A Sign Permit or a Portable Sign Permit is required to install permanent or temporary signage for signs over 0.185 square metre
- To know if a permit is needed to undertake a project, consult <a href="www.victoria.ca/permits">www.victoria.ca/permits</a> and contact Permits and Inspections at <a href="mailto:permits@victoria.ca">permits@victoria.ca</a>



# Resources

- The City of Victoria's <u>Growing in the City website</u>:
  - Small Scale Commercial Urban Food Production Handbook
  - Urban Food Production Fact Sheet
  - Building a Rooftop Greenhouse
  - Building and Operating a Food Stand
  - Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Developments
  - Minimize Pesticide Use
  - Public Markets
  - Pollinators
  - Creating Community Gardens and Orchards
- The City of Vancouver & Vancouver Coastal Health:
  - Accessible Community Garden Guidelines
  - The Guide for Planting, Growing and Harvesting Fresh Produce to Reduce Health Risks
- Municipality of Saanich Policies and Regulaions
- Young Agrarians
  - BC Land Matching Program
  - Business Mentorship Program & Resources
  - Land Access Guide
  - Lease and License templates
  - Land Linking workshops
  - U-MAP
- Urban Agriculture Basics:
  - The Compost Education Centre:
    - Carry out year-round adult workshops on a range of topics relating to composting, organic gardening and sustainable living
    - They also have a series of factsheets on a range of related topics
  - The Horticulture Centre of the Pacific:
    - Offer a range of community workshops on a wide range of topics and a 10-month professional training program each January to acquire a landscape horticulture certificate



# **Success Stories**

# **TOPSOIL - Innovative Urban Agriculture**

<u>TOPSOIL</u> is a shining example of a successful urban farm here in Victoria, BC. Founded in 2015, their mission is to "sustainably utilize unused space by implementing productive farms. All the produce is sold directly to the surrounding restaurants and community."

Beginning on a rooftop at the Fort Common, they grew from a 400 sq ft pilot project to converting 20,000 sq ft of space at their flagship farm at Dockside Green. An environmentally conscious and socially responsible organization, they have also been able to create a financially viable urban agriculture business.

Currently employing five people (one full time production manager and four part time employees) and growing thousands of pounds of produce each season, TOPSOIL uses a container farming system which is modular, scalable and easily replicated.

TOPSOIL operates by five guiding principles:

- 1. Supply chefs and community members with fresh cut produce
- 2. Using minimal emissions, as most of the deliveries use an electric vehicle
- 3. Zero single-use plastic packaging
- 4. No chemical fertilizers or pesticides
- 5. Operate the farms in-sight and in-mind of the community in which they provide for





# The Mason Street City Farm

Operating for the past 30 years on a half-acre site in the heart of North Park neighbourhood in Victoria, the <u>Mason Street City Farm</u> is another example of how urban agriculture can positively transform our communities. A constant hub for community food access and social justice around food, they grow vegetables in the ground for local communities and restaurants using regenerative and organic practices "that help to heal the land, soil and water that passes through [their] hands."

#### Their mission is:

- To grow healthy food where people live
- To increase access to healthy food by offering practical ecological farming education
- To connect people with the food they eat, the people who grow it, and the community they are part of
- To provide legitimate solutions to meet today's social, economic and environmental food security challenges

The Mason Street City Farm is dedicated to teaching people about the food grown in our region and empowering local residents to actively participate in food security on Vancouver Island in order to build and strengthen the community. They also operate a CSA program and farmstand during the produce season and currently farm a smaller satellite site in partnership with Victoria High School.

# **Other Successful Examples**

#### **Sole Food Street Farms**

Located in Vancouver, the Sole Food project is one of North America's largest urban farming initiatives (transforming acres of vacant land) that has empowered dozens of individuals managing addiction and chronic mental health issues to become urban farmers and food lovers.

## Michigan Urban Farming Initiative & Food Lab

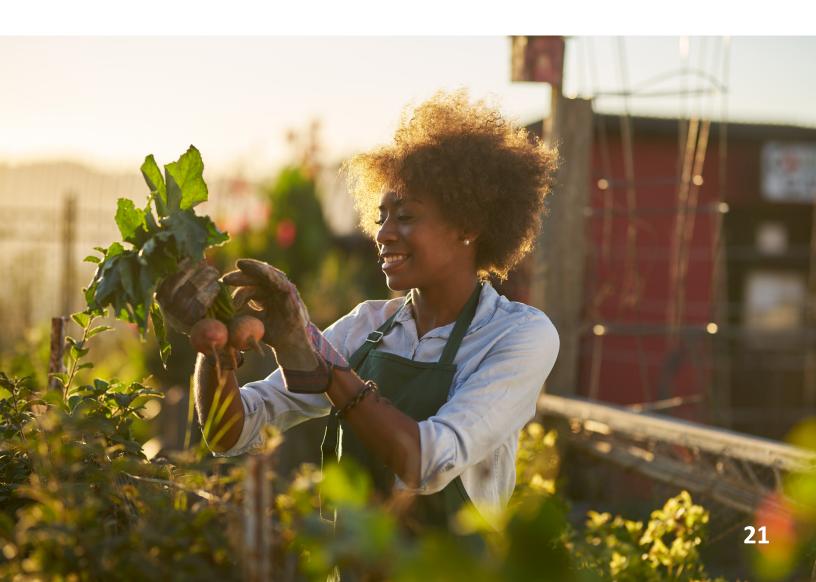
This non-profit organization has converted three acres of land in Detroit's North End into an urban farm and community resource centre. They use agriculture as a platform to promote education, sustainability, and community.

### **The Ron Finley Project**

Ron Finley converts unused urban spaces such as parkways and vacant lots into food gardens and community hubs in South Central, Los Angeles. These gardens have become tools for education, economic opportunity and social change.

### La Finca del Sur

A nonprofit farming cooperative in South Bronx, New York, La Finca del Sur is an urban farm that began on a vacant lot. Led by Latina and black women, this cooperative empowers healthy neighbourhoods by advocating for social and political equality, food justice in low-income communities and more!



# **Appendices**

# **Notes for Commercial vs. Residential Properties**

## **Appendix 1: Green Roof Resources**

## CRD Green Roof Information

- Green roofs are effective summer heat insulators, reducing the energy required for air conditioning buildings and in the winter they can reduce the energy used for heating by more that 10 percent
- Green roofs also help to mitigate the 'heat island effect'
  - "Thermal modelling has demonstrated that adding a percentage of green roofs to a city can reduce the ambient air temperature during hot days, reducing the need for air conditioning and improving livability"

### **Appendix 2: In Place Lease Agreement**

An In Place Lease Agreement (ILP) will allow you to go to the bank and borrow against the income you are earning from leasing the land to the farmer. This means that if you are leasing the space for \$1000/month on a 12 month term, you can then go to the bank and get \$12,000 towards a larger loan.

## Appendix 3: Commercial Food Production on a Strata Property - Landscaping Costs

If you choose to allow a commercial food growing site on a property you run that would be operated by an urban farmer, an option may be to ask whether they would be able to take on additional landscaping roles in order to drastically reduce your property's landscaping expenses. This may or may not be the right fit for your building, but could potentially be negotiated with the lessee if both parties are comfortable doing so.

#### Appendix 4: Commercial Food Production on a Strata Property - Water & Start Up Costs

If you choose to allow a commercial food growing site on a property you run that would be operated by an urban farmer, they would likely be responsible to cover most or all associated start-up costs and water use expenses for the farm. The details of this and who will cover additional maintenance costs should be negotiated upon signing the lease.





# **ABOUT FED**

FED (Food Eco District) is a Victoria-based non-profit inspiring food-focused communities and systems by connecting people to the food they eat while encouraging compelling solutions to increase climate action on Vancouver Island.

At FED, we believe we can accomplish more together than alone. We build green spaces to be used as gathering areas and educational hubs. We support and partner with other organizations where our mission aligns, and we recognize the power of small business and advocacy to drive change towards a greener economy.

With these values at our helm, we have created an urban learning garden, delivered food growing kits to our community, helped restaurants become more sustainable, connected growers to urban spaces, and transformed public areas into urban food gardens and beautiful spaces of connection.

Through the Street to Sky project, we are laying the groundwork for communities to create more urban farms on our city streetscapes, rooftops, and under-utilized land.

Learn more about FED and our other projects at www.get-fed.ca





@FoodEcoDistrict