

ARTIST STUDIO REGULATORY REVIEW



Jacquie Gijssen & Diana Leung
Cultural Services



CULTURAL FACILITIES REGULATORY REVIEW

Vision / Goals

- Creative City
- Sustainable creation & operation of cultural spaces
- Modernized, harmonized, streamlined regulatory processes

Current Reviews

- Live Performance Venue
- Artist Studio

Focus: Artist Studio Review

- artist studios: “work-only” & “live-work”
- multi-tenant & stand-alone
- all disciplines including performing, literary, media, visual, craft and inter-disciplinary arts



ARTIST STUDIO REGULATORY REVIEW



ARTIST STUDIO REGULATORY REVIEW

Summary of Key Issues

1. Affordability, shortage & loss of studios
2. Clarity & flexibility of regulations
3. Artist tenure in their studios
4. Knowledge, understanding and communication
5. Functionality & safety

Vancouver has

- one of the highest concentration of artists
- artists achieving world-wide renown

Artists in Vancouver

- median annual earning is 36% lower than the overall Vancouver labour force
- median annual earning is \$17,400 in Canada



ARTIST STUDIO REGULATORY REVIEW

Immediate Actions

- Opportunities for studio development
- Improvements to functionality
- Timely issuance of permits/licences
- Identify known multi-tenant studios
- Implement “interim program” for studios
- Mechanism for aiding artist tenure in new studios
- Require posting of approved uses for studio buildings
- Engagement and learning opportunities for artists



ARTIST STUDIO FRAMEWORK

Key Issues	Objectives	RECOMMENDATIONS			
		Immediate Actions	Short Term	Medium Term	Long Term
#1 Affordability, Shortage & Loss of Studios	Studio affordability, availability and retention: THROUGH POLICIES	Explore requiring all new multi-tenant studio developments to have artist-led building management body	Assess existing policies and their effectiveness (e.g. artist studios policies, industrial policies)	Explore other policies, incentives and strategies to increase opportunities for studios	Comprehensively update policies and ensure policies are coordinated throughout the City of Vancouver
	Studio affordability, availability and retention: THROUGH PROGRAMS	Partner with umbrella artist associations to identify known multi-tenant studios	Identify opportunities for studio development through rezonings underway and City-controlled spaces		
		Studio affordability, availability and retention: THROUGH ALTERNATIVE MODELS			Explore options for an arms-length studio development agency
#2 Clarity & Flexibility of Regulations	Updated by-laws with broader, flexible, "future-friendly" classifications		Expand work-only, non-stratified, low impact Artist Studio use in industrial zones and offices	Consider amending by-laws to permit associated uses in artist studios	Explore other "use" classifications, such as offices, to permit studio use
			Update definitions for artist studios	Review and improve interpretation and application of current by-laws	
	Improved process & consistent interpretation	Launch "interim" program to assist artists to address by-law issues and enforcement actions during the course of the Review	Clarify existing permit application processes	Ensure by-laws are applied correctly and consistently, and improve protocols for City inspections (e.g. site access)	Streamline and bundle permits and licence processes, where possible

Streamline and bundle permits and licence processes, where possible



ARTIST STUDIO FRAMEWORK

Key Issues	Objectives	RECOMMENDATIONS			
		Immediate Action	Short Term	Medium Term	Long Term
#3 Artist Tenure in their Studios	Consistent use of artist designated space by artists	Require multi-tenant artist studio buildings to post City-approved uses in common areas of the property	Encourage and support artist studio buildings to create artist-run advisory boards and artist occupancy agreements		Explore the use of covenants and other tools to preserve artist studios
	Greater understanding of creating and operating studio spaces including regulations	Offer engagement and learning opportunities for staff and artists (e.g. mini workshops)		Develop programs and policies to support artist studios	
#4 Knowledge, Understanding & Communication (artists & City staff)	Informative, up-to-date resources		Create "one stop" resources to make it easier to access information	Explore online access options for inventory of multi-tenant studio buildings	
	Foundational research		Develop an inventory of multi-tenant studio buildings	Research best practices and models for affordability and improving studio stock	Consider a studio needs assessment review
			Research studio rental terms, rates and ownership		
#5 Functionality & Safety	Functional and safe studios	Identify and pilot potential improvements to existing design guidelines and the development review process	Update Design Guidelines for Artist Studios (e.g. ventilation)	Review and update all by-laws affected by Design Guidelines	Implement and enforce Studio Design Guidelines in all City approvals
			Research and document studio design types in Vancouver		

Review and update all by-laws affected by Design Guidelines

ARTIST STUDIO REGULATORY REVIEW

Oversight

Cultural Facilities Advisory Team

- Alliance for Arts & Culture
- Arts Festivals of Metro Vancouver
- Association of Book Publishers of BC
- BC Museums Association
- Eastside Culture Crawl Society
- Greater Vancouver Professional Theatre Alliance
- Music BC Industry Association
- Pacific Association for Artist Run Centres
- Vancouver Economic Development Commission
- Safe Amplification Site Society
- Interdepartmental staff representatives

Staff Oversight Committee

- Culture Services
- Development Services
- Film & Special Events (Engineering)
- Fire & Rescue Services
- Licenses & Inspections
- Park Board
- Planning
- Vancouver Police Department

Community advisory teams (ad hoc as needed)



ARTIST STUDIO REGULATORY REVIEW

- Fall 2010
 - Launch of Artist Studio Regulatory Review
 - Community Roundtables
 - Winter 2010/2011
 - Staff Roundtable
 - Artist Studio Tour for staff
 - Spring 2011
 - Community + Staff Joint Roundtable
 - Community Consultation on draft Framework
 - Fall 2011
 - Present Artist Studio Review Framework to Council
- Fall 2011
 - Implement Immediate Actions
 - 2012
 - Implement Short term Actions
 - 2013
 - Implement Medium term Actions
 - 2014
 - Implement Long term Actions





PHOTO CREDITS

- Arnt Artzen, photo: Wendy D Photography, courtesy Eastside Culture Crawl
- Clayton Cooper/Jessica Bell, photo: Wendy D Photography, courtesy Eastside Culture Crawl
- Donna Cowan-Alan, photo: Wendy D Photography, courtesy Eastside Culture Crawl
- Goby Catt, photo: Wendy D Photography, courtesy Eastside Culture Crawl
- Janna Hurtzig/Astrosatchel, photo: Michael Scales, courtesy Eastside Culture Crawl
- Jerry Whitehead, photo: Michael Scales, courtesy Eastside Culture Crawl
- Kathryn Young, photo: Wendy D Photography, courtesy Eastside Culture Crawl
- Michelle Sirois-Silver, photo: Michelle Sirois-Silver
- Noel Hodnett, photo: Wendy D Photography, courtesy Eastside Culture Crawl
- Ralph Moscovitch, photo: Wendy D Photography, courtesy Eastside Culture Crawl

