

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** s. 22(1) Personal and Confidential  
**Subject:** FW: Proposed Changes to LIA Zoning  
**Date:** Tuesday, February 05, 2013 10:03:20 AM  
**Attachments:** [ArtistsLIA Letter.doc](#)  
**Importance:** High

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Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)).

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For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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**From:** Claudia Laroye s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 05, 2013 8:49 AM  
**To:** Deal, Heather; Tang, Tony; Ball, Elizabeth; Robertson, Gregor; Carr, Adriane; Jang, Kerry; Stevenson, Tim; Affleck, George; Meggs, Geoff; Louie, Raymond; Reimer, Andrea; Correspondence Group, City Clerk's Office  
**Cc:** Nowlan, Paul; Ronalds, Lil; Jackson, Brian (CSG); Buckham, Catherine  
**Subject:** Proposed Changes to LIA Zoning  
**Importance:** High

Dear Mayor Robertson and Councillors,

Please find attached our letter and submission for consideration for the Public Hearing on February 5th, regarding proposed zoning changes to Light Industrial Areas for the purposes of expanding work-only artist studios.

Thank you for your consideration.

Best Regards,

Claudia

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Claudia M. Laroye  
Executive Director, Marpole Business Association (BIA)

s. 22(1) Personal and Confidential

I ♥ Marpole



February 4, 2013

Mayor Robertson and City Council  
City of Vancouver  
453 West 12<sup>th</sup> Ave.  
Vancouver, BC  
V5Y 1V4

Dear Mayor and Council;

**Re: Proposed Zoning Changes to Light Industrial Areas**

On behalf of the Marpole Business Association (BIA), I would like to outline some concerns regarding the proposed amendments to I-2 zones to expand opportunities for 'work-only' artist studios in all Industrial Districts.

We have concerns with the way in which these proposed changes have transpired. As in other areas containing I2 and M2 industrially zoned areas, the Marpole neighbourhood is in a Local Area Planning process. We were told at the outset of this process in 2011, that any discussion about any aspect of Marpole's industrial lands was off the table, notwithstanding if it related to changes either positive or negative. To read of City-initiated changes to these lands, once again points to a profound disconnect and lack of consultation between City Hall and the communities it purports to serve.

We were very involved in the strengthening (tightening) of Marpole's industrial zoning in 2006, by a previous City Planning administration. At that time the City canvassed owners, users and to some degree the community. The aim was clear, to retain these lands for industrial, 'job producing uses'. We accepted that, and continue to do so.

However, to date, no strategic plan for what those 'job producing uses' are has been unveiled, or seemingly exists. Is this strategic planning taking place, whether in Planning or at VEC? We are truly concerned and interested in the future of this critical issue. Instituting zoning changes as currently proposed does not a strategic plan make.

We renew our call from 2004, for the City to undertake a comprehensive, independent, city-wide economic feasibility study and strategic planning process for I-2 and M-2 zoned lands in the Marpole community, along the Fraser River waterfront, and the city as a whole.

We do not have issue with artists in our community. We are currently involved in a 5-year collaborative partnership with Emily Carr University to develop and explore the impact of public art projects and programming in Marpole. It's extremely exciting for everyone involved, and we are grateful for the City support we've received to date.

We appreciate the balance that the City is trying to bring through its Arts/Culture plan, but surely, more local input is required, and a wholistic view of industrial land planning a very much overdo necessity.

Respectfully Submitted,

THE MARPOLE BUSINESS ASSOCIATION

Claudia Laroye  
Executive Director

cc. Brian Jackson, General Manager, Planning and Development  
Lil Ronalds, Planner, City of Vancouver  
Kathy Buckham, Senior Planner, Community Planning Division

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** s.22(1) Personal and Confidential  
**Subject:** FW: Proposed Changes to Industrial Zoning for Artist Studios  
**Date:** Tuesday, February 05, 2013 12:36:59 PM  
**Attachments:** [Artist Studios in Industrial Areas.doc](#)  
**Importance:** High

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Thank you.

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**From:** Hastings North BIA s.22(1) Personal and Confidential  
**Sent:** Tuesday, February 05, 2013 12:29 PM  
**To:** Deal, Heather; Tang, Tony; Ball, Elizabeth; Robertson, Gregor; Carr, Adriane; Jang, Kerry; Stevenson, Tim; Affleck, George; Meggs, Geoff; Louie, Raymond; Reimer, Andrea; Correspondence Group, City Clerk's Office  
**Cc:** Nowlan, Paul; Jackson, Brian (CSG); Buckham, Catherine; Ballem, Penny  
**Subject:** Proposed Changes to Industrial Zoning for Artist Studios  
**Importance:** High

Mayor Robertson and Councillors,

Attached please find our submission for consideration at the Public Hearing on February 5th, regarding proposed zoning changes to Industrial Areas within the City of Vancouver for the purposes of including work-only artist studios in all areas.

Sincerely,

Tricia

Patricia Barnes, Executive Director  
Hastings North BIA

s.22(1) Personal and Confidential  
[Redacted]  
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## Hastings North Business Improvement Association

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February 4, 2013

Mayor and Council,

I am writing on behalf of the Hastings North BIA regarding the proposed zoning changes to allow artist studios in Industrial Zones. We have some concerns with this moving forward as our members and our BIA has not been consulted and nor do we believe that the possible impacts have been completely examined. We would like to be on record stating our support for the Arts and Culture Community in the City of Vancouver and our belief that they are important and vital elements of the City. However, we also note that the industrial lands and the businesses located therein are also important and vital elements of the City of Vancouver.

We have been calling for a complete strategic planning process including zoning bylaw re-examination of the industrial areas of the City for many years and still believe this is vitally important. We are also on record as being in complete support of the retention of the industrial areas within the City. We are concerned about the proposed zoning change as this could result in the division of space in industrial properties which could then impact their long term viability for industrial operations which could then have a negative impact on job growth in these areas. We have many companies that look to amalgamate industrial space to support their needs not to further divide space. We believe that it is important to support the growth and continuation of current industrial businesses within these areas and attract new industrial operations.

Furthermore Strathcona (the Downtown Eastside), Marpole and Grandview-Woodland are undergoing Planning Processes. It seems interesting timing to be considering a zoning change within these areas before these plans are completed and without consulting all of the affected stakeholders. Consequently I reiterate that although we support the Arts and Cultural community we believe that there needs to a long-term industrial lands strategy in place prior to moving ahead with changes to the zoning bylaws at this time.

We would like the City of Vancouver to publically state their support for the industrial lands and their commitment to maintaining them and actively moving forward with a proper industrial land policy to enable these areas to be used at their highest and best potential and to put an end to speculation about the future of these valuable lands.

Yours sincerely,

Patricia Barnes, Executive Director  
Hastings North BIA