



ADMINISTRATIVE REPORT

Report Date: September 27, 2011
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TO: Standing Committee on City Services and Budgets

FROM: Managing Director of Cultural Services, in consultation with the Directors of Licenses and Inspections, Planning, Real Estate Services; Acting Director of Development Services; Chief of Fire & Rescue Services and Assistant Director of Housing Policy.

SUBJECT: Artist Studio Regulatory Review

RECOMMENDATION

- A. THAT Council approve the *Artist Studio Regulatory Review Implementation Framework* as outlined in this report and attached in Appendix A.
- B. THAT Council approve the following actions for immediate implementation as outlined in the report and in the *Framework* attached in Appendix A;
 - opportunities for studio development
 - improvements to functionality of studios
 - timely issuance of permits and licences for studio development
 - identify known multi-tenant studios
 - implement "interim program" for artist studios
 - mechanism for ensuring artist tenure in newly approved studios
 - notification of approved uses for artist studio buildings
 - engagement and learning opportunities for artists.
- C. THAT Council thank members of the cultural community who aided in the development of this *Framework* through their participation in the Artist Studio Roundtables, studio tours and feedback on the draft *Framework*.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

In July 2011, Council approved the Housing and Homelessness Strategy 2012-2021 (RTS 9080), along with a three-year Action Plan 2012-2014, as a framework to respond to Council's priorities for increasing the variety of affordable housing options within the City and addressing street homelessness.

In January 2008, Council adopted *The Culture Plan for Vancouver 2008 - 2018* (RTS 6994), which defines the vision and key directions guiding the City's continuing support for Vancouver's creative sector.

In the same year, Council adopted the *Cultural Facilities Priorities Plan 2008 - 2023* (RTS 7315), which identified strategies and tactics for enabling the sustainable creation and operation of cultural spaces. One of the key recommendations in that plan was to address the City's regulatory system to better support cultural spaces.

In 2006, Council adopted the *Live-Work Guidelines* to encourage functional, liveable, and safe Live-Work units and developments. As part of the same report, Council also instructed the Director of Finance to report on potential solutions to the property assessment, classification and taxation issues on live-work use, and that no further expansion to live-work zoning be approved by Council until a solution has been implemented (RTS 4003).

In 1996, Council adopted "Live/Work and Work/Live: Vancouver Overview Including Strategic Directions" to guide the City's future actions regarding live-work use.

In 1996, Council adopted the *Artist Studio Guidelines* to encourage functional, liveable, affordable and safe artist live-work studios.

In 1996, Council adopted the *Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios* to encourage the provision of artist live-work studios that are affordable for low income artists through density bonuses, density provisions and housing agreements.

In 1996, Council adopted the *Artist Studios in Industrial Districts Strata Title Conversion Guideline* to restrict strata titling of artist studios in specific industrial zones.

In 1993, the *Zoning and Development Bylaw* and *Vancouver Building Bylaw* were amended to introduce artist "live-work" studios in new buildings in defined districts.

In 1987, the *Zoning and Development Bylaw* and *Vancouver Building Bylaw* were amended to introduce artist "live-work" studios in existing buildings in defined districts.

PURPOSE

The purpose of this report is to seek Council's approval of the *Implementation Framework* for the Artist Studio Regulatory Review, which will provide opportunities to improve artist studio creation, preservation and operation in Vancouver including eight actions for immediate action.

BACKGROUND

In 2008, Council adopted a new *Culture Plan* and a 15-year *Cultural Facilities Priorities Plan* that articulated the value of and need for cultural spaces in Vancouver. The *Cultural Facilities Priorities Plan* specifically noted the need to preserve and support creation, production and presentation spaces and highlighted the impact that the City's regulatory structures have on enabling the sustainable creation and operation of these spaces. One of the key recommendations in the *Cultural Facilities Priorities Plan* is to modernize and harmonize the City's regulatory systems (Zoning and Development By-law, Building By-law, Fire By-law, License By-law, etc.). The first Regulatory Review began in Fall 2009 and focused on Live Performance Venues (ongoing). The Artist Studio Regulatory Review began in Fall 2010.

Vancouver is fortunate to be the home to one of the highest concentrations of artists in Canada.¹ These artists have achieved world-wide renown in various disciplines including but not limited to visual/media arts, music, theatre, dance, literary arts and interdisciplinary arts. This is a significant achievement given the obstacles that come with living and working in Vancouver where the high cost of real estate, a lack of industrial/warehouse spaces (where artists commonly live and work) and marginal studio conditions impact artistic activity. Adding to the costs of operating a studio are the challenges of City permits and licenses and costs of Building By-Law upgrades, which can be substantial for conversion of older buildings. These issues are intensified by the marginal living wages of artists—in Canada the median annual earning for an artist in 2005 was \$17,400, 36% lower than the overall Vancouver labour force.² While there are many enticing qualities that draw artists to live and work in Vancouver, the lack of affordable artist studio space is also prompting artists to look to other cities and locales.

Very little data on the studio situation in Vancouver currently exists, in particular with regards to “work-only” artist studios. In the “live-work” category, the City of Vancouver, since 1987, has approved 1,900 units — 66% of those built in the mid-to-late 1990s. 89% were approved as stratified units. Although no recent data exists to indicate whether or not artists are actually using these spaces, staff are aware that many units are not being occupied by artists. The City has limited ability to ensure they are only being used by artists. One of the significant complicating issues is determining who is an “artist” and on what basis.

With over 8,000 artists in Vancouver (based on most recent available 2006 census data³), the limited supply of safe, functional and suitable artist spaces in Vancouver is extremely challenging. These challenges have real and visceral impacts on artists. Studios are continually lost to redevelopment, to more affluent renters and purchasers taking over studios (in particular live-work spaces), as well as City-enforced closures due to unsafe conditions. As places of employment, the functionality, safety, availability and affordability of studios are critical to an artist's development and accomplishments. The complexity of the regulatory systems and artists' limited ability and knowledge to navigate the systems have resulted in a crisis for studios in Vancouver. As an indication of the severity of the issue, approximately 40% of the regulatory enquiries received by Cultural Services in 2011 are artist studio related.

¹ Kelly Hill (Hill Strategies Research Inc.) 2010. *Mapping Artists and Cultural Workers in Canada's Large Cities*. Prepared for the City of Vancouver, the City of Calgary, the City of Toronto, the City of Ottawa and the Ville de Montréal.

² *Ibid.*

³ *Ibid.*

DISCUSSION

In late 2010, Cultural Services launched the Artist Studio Regulatory Review with the purpose of improving opportunities for artist studio creation, preservation and operation in Vancouver through a review of civic policies, regulations and programs. The recommendations presented in Appendix A, once approved by Council, will be implemented over the next several years, working with various departments, agencies and Vancouver's arts and culture community. Selected actions have been prioritized for immediate implementation (see below).

The *Artist Studio Regulatory Review* is modelled after the *Live Performance Venue Regulatory Review*, which launched in 2009. Using the staff-community consultation process and a framework model, issues and recommended actions are presented in an efficient and effective system for implementation.

The *Artist Studio Regulatory Review* seeks to identify and address issues related to both artist "work-only" studios and artist "live-work" studios. It will include both multi-tenant and stand-alone studios used by all disciplines of artists including, but not limited to, visual, performing, media, literary, craft, interdisciplinary and cross-discipline arts. Other creation spaces such as recording, rehearsal and larger production studios were not included in this Review but may be the focus of future reviews.

Cultural Community Consultations

Similar to the *Live Performance Venue Regulatory Review* (RTS 8398 and RTS 8916), the Artist Studio Regulatory Review conducted a series of consultations with the cultural community in order to identify the key issues affecting this type of cultural space and strategies for addressing those issues.

Four community-staff Roundtables took place between December 2010 and March 2011. The first two were held with the artist community and a third with City staff to independently identify key barriers and explore opportunities for sustainable creation and operation of artist studios. The fourth and final Roundtable brought together community and staff participants to collectively prioritize key issues and suggested actions for the Review. See Appendix B for the Final Report on Community-Staff Roundtables.

The community participants consisted of approximately 40 artists from a wide range of artistic disciplines and practices including theatre, dance, design, film, magazines and zines, murals, music, painting, photography, printmaking, puppetry, sculpture, music, fibre and weaving, glass, wood, and metal work, writing, new and mixed media. Artist participants were nominated by umbrella and discipline-specific organizations. Staff participants included representatives from Development Services, Fire and Rescue Services, Licenses and Inspections, Planning, Real Estate Services and Cultural Services. See Appendix B (Final Report on the Community-Staff Roundtables) for full list of Roundtable participants.

In addition to the Roundtables, staff gathered feedback from the wider artistic community and general public through open houses, the Cultural Services website and a presentation to an umbrella arts organization. Two open houses were held in early June 2011 at Creekside Community Centre and The WISE Hall. The people who attended and provided feedback were primarily artists renting a studio (work only or live-work), followed by "artists looking for a studio", "artists working from homes or non-studio spaces" and supporters and studio owners who are not artists themselves.

The overall feedback on the proposed recommendations was very positive, especially with regard to proposed regulatory work and foundational research. Not all comments pertained specifically to artist studios nor could be addressed through this Review (e.g. some issues fall under other jurisdictions). For a summary of comments on the draft *Framework*, please see Appendix C.

Key Issues

Based on input from the Community and Staff Roundtables the following key issues were identified. They are presented in the order prioritized by the Roundtable participants.

1. Affordability, shortage and loss of studios

- Limited supply of affordable, safe, functional, suitably located, specialized studios, especially for industrial practices;
- Studio rents are increasing, as well as the costs of operating and renovations/upgrades;
- Artist studios are being occupied by non-artists (no controls in place to ensure artist studios remain in artist use);
- Redevelopment of existing spaces is increasing and resulting in a loss of studios;
- The private sector has limited motivation to provide artist studio spaces.

2. Clarity and flexibility of regulations

- By-laws and by-law interpretations may be inconsistent;
- Land use definitions are not reflective of contemporary artistic practices;
- Regulations are not flexible or accommodating of evolving multi-disciplinary and multi-use artistic practices;
- Studio upgrade requirements may not necessarily be in sync with specific uses or risks.

3. Artist tenure in their studios

- Many studio are rented month-to-month without any commitment, e.g. through a short or long term lease
- Capital costs are high to own and maintain;
- Limited ownership of artist studio spaces.

4. Knowledge, understanding and communication (artists and City staff)

- City staff have limited knowledge of artist space issues and requirements;
- City staff have limited knowledge of other models of studio creation and operation;
- Artists have a limited understanding of the regulations that govern studio spaces;
- Artists have limited abilities and motivation to create, lease, own and operate studios.

5. Functionality and safety

- Some studios do not meet all requirements of City By-laws (Building By-Law, Standard of Maintenance - e.g. fire protection features, egress and exiting, functional washrooms, pest control, etc.);
- Many new spaces are not suitable: inadequately designed, finished, sized and ventilated, etc., for artistic practices (or living in live-work situations);
- Developments approved for artist studio use are subsequently modified for non-artist uses.

Further to these key issues, the Community-Staff Roundtables also identified some broader concerns, namely, improving general support for the arts, the arts community's skills, connections and activities and arts advisory bodies. Please see the Final Report on the Community-Staff Roundtables for details (Appendix B).

Implementation Framework

Recommendations to address the Key Issues are presented in the *Implementation Framework for Artist Studio Regulatory Review* (Appendix A) in four phases. Implementation for Short, Medium and Long Term phases of work will begin in 2012, 2013 and 2014, respectively. In addition, eight actions are recommended for immediate implementation.

The Framework is modeled after and designed to be integrated with the established *Live Performance Venue Regulatory Review Framework*. Although different in specificity, the issues for artist studios are as complex as those for live performance venues and the Framework provides a format from which to make sense of these issues and recommended actions. Using a format that the staff and the community are already familiar with will allow for more efficient and effective implementation.

The short, medium and long term recommendations range from assessing city-wide policies and regulations to identifying and expanding resources to help artists develop and operate studio spaces, and possible new zoning and policies to encourage studio development by the private sector. A number of recommendations also include foundational research to learn from best practices of comparable cities as well as to improve the understanding of conditions within Vancouver (e.g. leasing rates and terms, inventory of multi-tenant studio buildings, etc.). The recommendations were developed by staff based on the results of the Roundtables, studio tours and feedback collected (via open houses, umbrella arts organizations and website).

Should implementation of the *Artist Studio Regulatory Review* result in potential impacts on neighbourhoods, the interdepartmental staff Oversight Committee will consider and recommend a consultation process.

Actions for Immediate Implementation

Responding to the urgent need for action on the issues facing artist studios, staff are recommending the following actions for immediate implementation. These actions present the best opportunity for successful immediate implementation.

- **Studio Development** - Identify opportunities for studio development through rezonings underway and City-controlled spaces;

- **Functionality of Studios** - Identify and pilot potential improvements to existing design guidelines and the development review process to ensure that studios are effectively designed and built to be functional as artist studios;
- **Studio Approvals** - Explore effective ways to issue permits and licences in a timely manner to lower barriers for studio development;
- **Inventories** - Partner with umbrella artist associations to identify known multi-tenant studios, which will enable staff to track future development proposal of those sites;
- **Artist Studio Interim Program** - Extend the "interim" program piloted under the Live Performance Venue Regulatory Review to assist artists in addressing by-law issues and enforcement actions during the course of the regulatory reviews;
- **Artist Tenure in Newly Approved Studios** - Explore requiring all new multi-tenant studio developments to have artist-led building management body to ensure artist occupants maintain control over the activities and occupancies of their building;
- **Approved Uses** - Require multi-tenant artist studio buildings to post City-approved uses in common areas of the property to ensure owners and occupants are aware of approved uses; and
- **Artist Skills, Knowledge, Abilities for Studio Procurement** - Offer engagement and learning opportunities for artists (e.g. mini workshops on topics such as leasing and navigating City Hall to expand the artists' toolbox on protecting their studio spaces).

Work-Only versus Live-Work

Based on staff advice from all relevant departments, the *Artist Studio Regulatory Review* is recommending that the actions listed above focus as a priority on "work-only" studios over "live-work." The rationale for this recommendation is that the crisis in studio space in Vancouver concerns primarily "work space", and the issues related to "living space" will have the best opportunity for successful implementation through the City's recently approved *Housing and Homelessness Strategy 2012-2021*. Solutions for "work-only" studio space will have the broadest impact and applicability to the largest number of artists. Prioritizing the actions to focus on "single use" (i.e. the "work-only") will also serve to refine needs and solutions before taking on the more complicated "studio and residential combined use". The studio-and-residential use combinations ("live-work"), over the course of the last twenty years, have developed varying layers of policies that are difficult to distinguish, apply and enforce. Unwinding and revising these policies will delay opportunities to address other more critical issues related to the work space if "live-work" should take priority.

Prioritizing "work-only" studios will also enable the Review to address the critical need for creation/production spaces and access opportunities to align with other key City policies such as the provision of more employment diversity and job intensity in the industrial lands and Metro Core.

Although this review does not specifically address the affordable housing issue for artists, one of the strategic directions of the recently adopted *Housing and Homelessness Strategy 2012-2021* includes increasing the supply of affordable housing, which will include artists due to their lower median income. The City has identified a target of 5,000 social housing units and

5,000 purpose built market rental units as a way to help address an insufficient supply of rental housing that is affordable to low and moderate income households. Purpose built rental units are an important housing option as they provide better security of tenure for the tenant (as the units are less likely to change from rental units to ownership, even if the ownership of the building changes). Staff will work with the Housing Centre to ensure the artist living needs are understood and included in the City's *Housing and Homelessness Strategy*.

Oversight

Implementation of the *Framework* will be overseen by the same interdepartmental staff team as for the *Live Performance Venue Regulatory Review*, working with other relevant agencies, building industry representatives and the arts and culture community. An artist advisory group will be recruited as needed to assist in the review of studio and artist definitions as well as studio specifications.

The interdepartmental staff Oversight Committee currently oversees the Live Performance Venue Regulatory Review and will be expanding its responsibilities to oversee the implementation of the Artist Studio Regulatory Review. The Oversight Committee will ensure that the implementation process responds to evolving priorities, needs, available resources and opportunities. Please see Appendix D for a list of members of the Oversight Committee. The Oversight Committee will also report regularly to the Cultural Facilities Implementation Team (a community and staff joint advisory body) to ensure recommendations are implemented appropriately to meet the needs of artists. Through the oversight of both bodies, the Review will benefit from community representation and input, and be connected to current initiatives under the auspices of the Council-approved *Cultural Facilities Priorities Plan*. Please see Appendix E for a list of members of the Cultural Facilities Implementation Team.

FINANCIAL IMPLICATIONS

There are no anticipated new financial operating or capital cost implications with the implementation of the *Artist Studio Review Framework*. Should implementation of any recommendations propose additional financial responsibility for the City of Vancouver, this would be brought forward to Council for consideration in the context of a future Council Report.

CONCLUSION

Vancouver's role as a creative city depends on a strong arts and culture community that works, lives and presents in the city. Studio spaces have been an issue in Vancouver for many decades and the Artist Studio Regulatory Review seeks to provide opportunities for improving the sustainable creation and operation of these vital creative spaces. Developed in consultation with the cultural community, and modelled on the established Live Performance Venues Regulatory Review, the Artist Studio Regulatory Review recommends a multi-year *Implementation Framework*. The strategies and actions proposed in the *Framework* will result in changes to City practices and a better understanding, by artists and the City, of the value and state of artist studios in Vancouver.

* * * * *

IMPLEMENTATION FRAMEWORK: Artist Studio Regulatory Review

Recommendations are organized by start-of-work sequence: Immediate Action (Fall 2011), short term (2012), medium term (2013), and long term (2014). In general, the Framework will prioritize improvements to “work-only” studios (single use) before expanding to “live-work” studios (mixed use).

Key Issues	Objectives	RECOMMENDATIONS			
		Immediate Action	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	Identify and expand funding opportunities such as the Cultural Infrastructure Grant Expand the CoV Studio Award Program	Explore availability of existing spaces (civic and other) for studio use	
	Studio affordability, availability and retention: THROUGH ALTERNATIVE MODELS			Explore options for an arms-length studio development agency	Explore financing options/partners to develop artist studios Consider development of alternative types studios (e.g. modular/portable studios)

Key Issues	Objectives	RECOMMENDATIONS			
		Immediate Action	Short Term	Medium Term	Long Term
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 (MC-2, M and I zones) and offices	Consider amending by-laws to permit associated uses (such as retail) in artist studios	Explore other “use” classifications, such as office, to permit studio use
	Improved process & consistent interpretation		Launch “interim” program to assist artists to address by-law issues and enforcement actions during the course of the Review	Update definitions for artist studios ¹	
3 Artist Tenure in their Studios	Consistent use of artist designated space by artists	Explore effective ways to issue permits and licences in a timely manner	Develop Building By-Law requirements to industrial flex space while harmonizing with other City policies and regulations (e.g. land use policy)	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
		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 bodies to assist with artist occupancies and use		Explore the use of covenants and other tools to preserve studio spaces in artist studio buildings

¹ In collaboration with an artist advisory group as appropriate.

Key Issues	Objectives	RECOMMENDATIONS			
		Immediate Action	Short Term	Medium Term	Long Term
4 Knowledge, Understanding & Communication (artists & City staff)	Greater understanding of creating and operating studio spaces including regulations	Offer engagement and learning opportunities for staff and artists (e.g. mini workshops on topics such as leasing and navigating City Hall)		Provide opportunities for artist involvement and input into the City's artist studio programs and policies	Develop how-to and best practice guidelines
	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) ¹	Review and update all by-laws affected by Design Guidelines ¹	Implement and enforce Studio Design Guidelines in all City approvals
			Research and document studio design types in Vancouver		

¹ In collaboration with an artist advisory group as appropriate.



***Final Report
Artist Studio Regulatory Review***

COMMUNITY and STAFF ROUNDTABLES

***Held on December 7 and 9, 2010, January 27 and
March 7, 2011***

Conducted for Cultural Services, City of Vancouver

June 10, 2011

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BACKGROUND

In 2008 the City of Vancouver adopted a 10 year culture plan, *Culture Plan 2008-2018* (the Culture Plan). The central vision of this Plan is to promote and enhance the culture and creative diversity of the City of Vancouver to the benefit of its citizens, creative community, and visitors. The Culture Plan builds upon Vancouver's current diverse and plentiful artistic and cultural offerings to create a new dynamism and pride in the cultural life of the City. Strategic themes identified in the Culture Plan are:

- [innovation](#)
- [learning](#)
- [connecting people, ideas and communities](#)
- [neighbourhoods](#)
- [valued and valuable.](#)

Recognizing that spaces for arts, culture, and creativity are vital to the City, the City, working in collaboration with the cultural community and consultants Toronto Artscape, undertook a cultural facilities study in 2007/2008. The study delivered a [Facilities Priorities Plan](#) that articulated strategies and tactics for enabling the sustainable creation and operation of cultural spaces in Vancouver. On June 26, 2008, Vancouver City Council approved the recommendations outlined in the report on [Phase I of the 2008-2023 Cultural Facilities Priorities Plan](#) as part of the implementation of the 2008-2018 Culture Plan.

One of the key recommendations in the Cultural Facilities Priorities Plan is to address the City's regulatory systems (e.g. zoning and development, building and licensing by-laws) to harmonize and modernize these systems to better support cultural spaces. In early 2009, Council recommended focusing on live performance spaces for arts and culture as the first priority for the regulatory review. Recommendations from this review were presented to Council in January 2010 and February 2011. Artist studios form the second regulatory review.

COMMUNITY and STAFF ROUNDTABLES

In late 2010 and early 2011, Cultural Services conducted a series of roundtable discussions with members of the community and City staff involved with artist studios. Four community roundtable discussions were held: two in December 2010 for members of the arts and culture community; one in January 2011 for City staff; one in March 2011 for the groups to come together.

The roundtable discussions were intended to provide an opportunity for participants to share their experiences, identify issues, and suggest action, opportunities and priorities to improve the climate for artist studio (both work-only and live-work) creation and operation in Vancouver.

The first three roundtables, two for the artist community and one for City staff, were held as separate discussions. Members of the artist community that participated in the discussions represented a wide variety of disciplines. City staff included participants from Development Services, Fire and Rescue, Building Inspections, Business Licenses, Planning, Real Estate and Cultural Services. These three roundtables focused on identifying current barriers, opportunities and options for enabling the creation and operation of artist studios.

The fourth roundtable involved a combined group of artists and City staff. The goals for the fourth roundtable were to: 1) rank in order of importance of impact the key issues affecting creation and sustainable maintenance of artist studio spaces identified from the first three roundtable discussions; 2) make suggestions for action to address these issues; 3) identify the priority suggestions for action.

This document provides a summary of the results of the discussions from the four roundtables. The discussions were facilitated and this document was prepared by The YES Resolution Group Inc. (YES). YES has endeavoured to be thorough, accurate and helpful in presenting the discussion results while maintaining a commitment to confidentiality for individual comments made or stories shared at the Community and Staff Roundtables.

ROUNDTABLE DISCUSSION COMMENTS

Overall comments from participants at the roundtable discussions included:

- *“There is a lack of general education about arts and artists among the public and among City staff.”*
- *“The current regulatory framework is difficult to understand and costly to navigate.”*
- *“Affordability, suitability, location and maintenance of appropriate space are key issues.”*
- *“Artist spaces need to be created being mindful of not contributing to gentrification while recognizing the contribution that artist studios make to the community.”*
- *“There are few, if any, incentives to initiate and maintain legal studio space”.*
- *“There is a lack of “business acumen” and resources among artists and the arts and culture community for negotiating leases and working within the regulatory framework.”*

“Artists bring vitality to a neighbourhood.”

Roundtable Participant

- *“Proven successful models in the City and from other jurisdictions need to be adapted and repeated.”*
- *“Regulatory change needs to be transformative for both the City and the arts and culture community.”*

It was noted during the roundtable discussions that:

1. the City is demonstrating a commitment to a proactive stance on the current situation and is working on solutions to make a difference;
2. the City cannot fix the problems alone;
3. collectively a difference can be made (partnerships between government, funders, the private sector and the arts community).

“We need to get beyond anecdotes and make real changes.”

Roundtable Participant

SUMMARY OF FINDINGS

1. BARRIERS AND OPPORTUNITIES IMPACTING ARTIST STUDIOS

Barriers and opportunities for creating and maintaining sustainable artist studios were identified by community and staff participants during the first three roundtables (Dec. 7 and 9, 2010, Jan. 27, 2011). Themes that arose from the discussions during the roundtable discussions included:

	BARRIERS	OPPORTUNITIES
RESULTS FROM COMMUNITY ROUNDTABLES	Clarity, Flexibility and Enforcement of Regulations	Regulations and Enforcement
	Availability, Affordability and Marginalization of Studio Space	Creating and Maintaining Spaces
	Maintaining Space	Direct City Support
	Insufficient City Support and Initiatives	Indirect City Support
	Public Perception	Public Perceptions
	Skills and Connections of the Arts Community	Activities of the Arts Community
RESULTS FROM STAFF ROUNDTABLES	Clarity and Flexibility of Regulations	Regulations and Enforcement
	Inspections and Life Safety	Creating and Maintaining Spaces
	Availability and Affordability of Studio Space	Direct City Support
	Information and Awareness	Indirect City Support
		Information and Education

2. REVIEWING AND RANKING KEY ISSUES

The Barriers and Opportunities identified in the first three roundtable discussions were consolidated by YES into nine Key Issues affecting creation and maintenance of artist studios. These Key Issues were presented to participants at the fourth roundtable discussion (March 7, 2011). Roundtable participants were divided into five groups and asked:

“How would you rank the KEY ISSUES in terms of importance and impact affecting creation and operation of artist studios (both work-only and live-work)?”

Participants ranked the following KEY ISSUES, with 1 being the issue with the greatest importance and impact.

KEY ISSUES	RANKING BY IMPORTANCE and IMPACT
Affordability of Artist Studios	1
Shortage of Artist Studios/Preserving Existing Studios	2
Clarity and Flexibility of Regulations	3
Artist Tenure in Studios	4
Knowledge, Education, and Communication	5
Staff Tools and Knowledge	6
Life Safety, Design and Functionality	7
Support for the Arts	7
Activities, Skills and Connections of the Arts Community	8

3. SUGGESTIONS FOR ACTION BY KEY ISSUE

Participants at the fourth roundtable discussion were then asked to respond to the following question.

“What are suggestions for action for the KEY ISSUES to support creation and operation of artist studios?”

This was a brainstorming process so participants were encouraged to use each others ideas to build suggested actions rather than editing or discussing why suggestions could or could not be achieved. Ideas and suggestions generated by roundtable participants are listed by Key Issues in a table on page 8.

4. SUGGESTIONS FOR PRIORITY ACTION BY KEY ISSUE

Roundtable participants were also asked to respond to the following question:

“What are the priority suggestions for action developed during your discussion for each of the KEY ISSUES?”

Through a “dotmocracy” process, participants indicated the following suggestions as the greatest priority for action. The following table reflects the list of suggested priority actions organized by Key Issues.

	KEY ISSUE	PRIORITY SUGGESTIONS FOR ACTION
1	Affordability of Artist Studios	<ul style="list-style-type: none"> • Implement requirements, incentives, bonuses for developers and landlords to support provision of more affordable space • Support creative financial solutions (e.g. rent to own, share purchase, income-tested)
2	Shortage of Artist Studios/Preserving Existing Studios	<ul style="list-style-type: none"> • Create City owned and operated affordable space • Assign designated artist zones (e.g. Artscape) • Adopt policy to protect industrial space from conversion • Strike an Advisory Council for arts to be included in development permit approval • Allow discretionary zoning to trade height and density for artist use
3	Clarity and Flexibility of Regulations	<ul style="list-style-type: none"> • Create a legal definition of artist that is usable • Update definitions of live/work space and enforcement
4	Artist Tenure in Studios	<ul style="list-style-type: none"> • Provide incentive for management companies and developers to keep studio spaces • Enforce consistent use of artist designated space for use by artists
5	Knowledge, Education, and Communication	<ul style="list-style-type: none"> • Assist in creation of a “how to” manual for creating artist co-ops
6	Staff Tools and Knowledge	<ul style="list-style-type: none"> • Study models that work and share this knowledge with staff and Council (e.g. case studies)

7	Life Safety, Design and Functionality	<ul style="list-style-type: none"> Establish a basic level of safety requirements that does not cause artist to leave or hide their studio space
8	Support for the Arts	<ul style="list-style-type: none"> Establish an arts council as the voice of the arts community and as the body between the City and the arts community.
9	Activities , Skills and Connections of the Arts Community	<ul style="list-style-type: none"> Support the arts community to create an organization similar to Artscape in Toronto that can lobby for artists and their interests

USE OF FINDINGS

The results of the Community and Staff Roundtables will form the first step of research for the regulatory review related to artist studios. From information gleaned through the roundtable discussions and additional research conducted by City staff, initial recommendations will be prepared for Council. The full regulatory review is expected to take place over the next few years, working with various departments, agencies and Vancouver’s arts and culture community.

APPENDIX A: Suggestions for Action by Key Issues

KEY ISSUE: AFFORDABILITY OF ARTIST STUDIOS
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Implement requirements, incentives, bonuses for developers and landlords to support provision of more affordable space
<ul style="list-style-type: none"> ▪ Support creative financial solutions (e.g. rent to own, share purchase, income-tested)
<ul style="list-style-type: none"> ▪ Duplicate successful models to support artists to purchase a space and convert to studios (e.g. Panoficio, CORE)
<ul style="list-style-type: none"> ▪ Provide government subsidized artist spaces with access based on income level rather than “perceived talent” or market value of work
<ul style="list-style-type: none"> ▪ Define affordability of space for an artist based on income testing
<ul style="list-style-type: none"> ▪ Actively facilitate satisfaction of code regulations for artist groups, co-ops, collectives
<ul style="list-style-type: none"> ▪ Implement system to facilitate upgrades (e.g. reasonable timelines, “interim” option)
<ul style="list-style-type: none"> ▪ Maintain affordability of designated artist spaces
<ul style="list-style-type: none"> ▪ Provide financial incentives to retain affordable artist studio space
<ul style="list-style-type: none"> ▪ Provide seed money for change of use, upgrading, development costs for artist studios
<ul style="list-style-type: none"> ▪ Implement payment plans to support artists to finance zoning changes and required upgrades
<ul style="list-style-type: none"> ▪ Allow instalment payments for space costs
<ul style="list-style-type: none"> ▪ Pool resources to create both structured and unstructured artist collectives
<ul style="list-style-type: none"> ▪ Make unused City space available to artists at reduced rents
<ul style="list-style-type: none"> ▪ Make City owned buildings more affordable and accessible for artists’ creative spaces
<ul style="list-style-type: none"> ▪ Transfer tax benefits to artists
<ul style="list-style-type: none"> ▪ Provide tax breaks for designated studio spaces
<ul style="list-style-type: none"> ▪ Review availability of affordable industrial and repurposed land
<ul style="list-style-type: none"> ▪ Explore a rental rate cap
<ul style="list-style-type: none"> ▪ Help reduce insurance fees

KEY ISSUE: AFFORDABILITY OF ARTIST STUDIOS
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Provide incentives for environmentally responsible spaces
<ul style="list-style-type: none"> ▪ Work with province to review property tax regime for artist studios

KEY ISSUE: SHORTAGE OF ARTIST STUDIOS/PRESERVING EXISTING STUDIOS
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Create City owned and operated affordable space
<ul style="list-style-type: none"> ▪ Provide incentives and coordination at all levels of government to create and protect artist spaces
<ul style="list-style-type: none"> ▪ City build or subsidize artist co-ops and spaces (all types) in all areas of the City
<ul style="list-style-type: none"> ▪ Build an “incubator” space designated for artist use in perpetuity with potential for lease to own space
<ul style="list-style-type: none"> ▪ Set targets/mandate for the City for creation of a defined number of spaces or a defined amount of total square feet of space
<ul style="list-style-type: none"> ▪ Utilize empty spaces (both private and City owned); maximize opportunities from other available spaces (e.g. parks, schools)
<ul style="list-style-type: none"> ▪ Use city incentives to fill empty buildings with artist studios
<ul style="list-style-type: none"> ▪ Assign designated artist zones (e.g. Artscape)
<ul style="list-style-type: none"> ▪ Adopt policy to protect industrial zones from conversion
<ul style="list-style-type: none"> ▪ Allow discretionary zoning to trade height and density for artist use
<ul style="list-style-type: none"> ▪ Complete “pilot projects” to look at ways to establish the artist as “good” (professional) tenant
<ul style="list-style-type: none"> ▪ Create a developer levy that funds a coordinator for development of artist co-ops
<ul style="list-style-type: none"> ▪ Provide bonuses/incentives for landlords to include artist spaces and keep studio spaces as part of their portfolio (e.g. tax break for affordable space)
<ul style="list-style-type: none"> ▪ Change zoning to allow backyard or garage space as creative space
<ul style="list-style-type: none"> ▪ Create zoning to allow homeowners to build infill studio space
<ul style="list-style-type: none"> ▪ Utilize vacant industrial zones
<ul style="list-style-type: none"> ▪ Identify zones to use for artist co-ops
<ul style="list-style-type: none"> ▪ Connect the arts community to planning activities
<ul style="list-style-type: none"> ▪ Designate site specific cultural spaces

KEY ISSUE: SHORTAGE OF ARTIST STUDIOS/PRESERVING EXISTING STUDIOS
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Use “discretionary uses” to support development of artist spaces
<ul style="list-style-type: none"> ▪ Create cultural zones with pockets of more flexible zoning (e.g. “overlay zones in Seattle and Portland)
<ul style="list-style-type: none"> ▪ Provide density bonus points for developers that provide artist studio space
<ul style="list-style-type: none"> ▪ Use community amenity contribution tool as a way to incentivize studio space
<ul style="list-style-type: none"> ▪ Designate required percentage of artist space in new developments (similar to 20% solution for affordable housing)
<ul style="list-style-type: none"> ▪ Require provision of artist space in developments that are over certain square feet in size
<ul style="list-style-type: none"> ▪ Require provision of artist housing in overall development of City or provision of funds directed to another art project in lieu
<ul style="list-style-type: none"> ▪ Provide density transfer (similar to heritage transfer) for retention of artist studios
<ul style="list-style-type: none"> ▪ Enhance zoning requirements for designated studio spaces to use by active artists
<ul style="list-style-type: none"> ▪ Adopt process to help artist to come together as legal co-op to acquire, lease and manage buildings
<ul style="list-style-type: none"> ▪ Adopt a conversion policy for industrial areas that requires provision of artist spaces
<ul style="list-style-type: none"> ▪ Require replacement space for artist space that is lost when old buildings are torn down
<ul style="list-style-type: none"> ▪ Implement a system to track artist studios and flag these spaces to other City departments when considering redevelopment or rezoning applications
<ul style="list-style-type: none"> ▪ Support more models such as CORE Co-op to support security of tenure
<ul style="list-style-type: none"> ▪ Support models such as Artscape in Toronto
<ul style="list-style-type: none"> ▪ Use the STIR Program (short-term incentives for rentals) to create artist space
<ul style="list-style-type: none"> ▪ Provide visual map of all artist studio space in City (legal and illegal)

KEY ISSUE: CLARITY AND FLEXIBILITY OF REGULATIONS
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Review and update regulations for artists studios, including developing a useful definition of “artist”, clear definitions and differentiation between all studio types, and create more building classes – not just A and B – classify according to level of

KEY ISSUE: CLARITY AND FLEXIBILITY OF REGULATIONS
SUGGESTIONS FOR ACTION
risk
<ul style="list-style-type: none"> ▪ Convene artists “review” group to define studio spaces
<ul style="list-style-type: none"> ▪ Define basic neighbourhood impacts allowable
<ul style="list-style-type: none"> ▪ Live/work regulatory designations need to have the word “artist” in the name
<ul style="list-style-type: none"> ▪ Include flexibility in the regulations to allow for flexible use of artist space (e.g. creation, displays, events); Allow regulatory relaxations for spaces used by artists or provide temporary permits for multi-use spaces (e.g. work space used for openings or small assemblies)
<ul style="list-style-type: none"> ▪ Write regulations to include adaptive use/repurposing of existing spaces
<ul style="list-style-type: none"> ▪ Explore improving artist use opportunities in industrial areas (e.g IC-3)
<ul style="list-style-type: none"> ▪ Allow strata titling in industrial zones
<ul style="list-style-type: none"> ▪ Simplify the regulatory application and approval process; Have an approval process that takes no more than one year
<ul style="list-style-type: none"> ▪ Simplify language in regulations - convert regulatory requirements to “plain language” format
<ul style="list-style-type: none"> ▪ Tighten up use regulations
<ul style="list-style-type: none"> ▪ Provide clear guidelines between residential and commercial jurisdictions;
<ul style="list-style-type: none"> ▪ Building permits to have more specific information regarding intended use
<ul style="list-style-type: none"> ▪ Enforce regulations; Require landlords to honour regulations regarding space designated for artist use; Ensure artist live-work designations are not abused by residential uses/development
<ul style="list-style-type: none"> ▪ “Approved use” needs to be better defined and easier to determine for inspectors (e.g. shell space, higher ventilation, slop sinks)
<ul style="list-style-type: none"> ▪ Post legal use for space so everyone knows when actual use is consistent with legal use
<ul style="list-style-type: none"> ▪ Provide designated City staff to check on standards in new buildings and renovations; Require building standards for noise pollution, ventilation , smells, etc.
<ul style="list-style-type: none"> ▪ Hold off on enforcement of by-laws while artists are working with staff to rectify violations
<ul style="list-style-type: none"> ▪ Clarify and streamline the appeal process
<ul style="list-style-type: none"> ▪ Peer-review adjudication process; Implement a process of appeal or dialogue so

KEY ISSUE: CLARITY AND FLEXIBILITY OF REGULATIONS
SUGGESTIONS FOR ACTION
that artist can be involved in determining or appeal the designation of a space
<ul style="list-style-type: none"> ▪ Explore designating units for studio use within a building
<ul style="list-style-type: none"> ▪ Support favourable lease arrangements for artist spaces
<ul style="list-style-type: none"> ▪ Require a mandatory disclosure of studio space so that City staff can offer assistance with regulatory issues
<ul style="list-style-type: none"> ▪ Consider “customer impact” issue in reviewing regulations (e.g. coming and going of artists’ customers)
<ul style="list-style-type: none"> ▪ Better integrate City systems and departments involved with artist spaces

KEY ISSUE: ARTIST TENURE IN STUDIOS
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Support the arts community to create an organization similar to Artscape in Toronto that can lobby for artists and their interests
<ul style="list-style-type: none"> ▪ Use 901 Main Street and Portside Studios as templates for fostering creation of artist co-ops
<ul style="list-style-type: none"> ▪ Assist in creation of a “how to” manual for creating artist co-ops
<ul style="list-style-type: none"> ▪ Enforce consistent use of artist designated space for use by artists
<ul style="list-style-type: none"> ▪ Provide incentives to managers of cultural spaces and for commercial landlords to rent to artists
<ul style="list-style-type: none"> ▪ Support a model of property management for artists such as the Olympic Village units
<ul style="list-style-type: none"> ▪ Require a “management body” of artists for zoned artist live/work spaces
<ul style="list-style-type: none"> ▪ Conduct post-occupancy surveys to ensure space is used for designated purpose
<ul style="list-style-type: none"> ▪ Protect against displacement from (disappearing) low rent areas
<ul style="list-style-type: none"> ▪ Require purpose built artist studios to be maintained as artist spaces (e.g. require covenants on title)
<ul style="list-style-type: none"> ▪ Develop arts designated areas across the City
<ul style="list-style-type: none"> ▪ Create a public art fund for subsidized live/work and studio space
<ul style="list-style-type: none"> ▪ Adopt clear rules regarding resale of artist designated spaces to protect the space (e.g. require a covenant on title)
<ul style="list-style-type: none"> ▪ Require developers to provide a dedicated percentage of new units be developed

KEY ISSUE: ARTIST TENURE IN STUDIOS
SUGGESTIONS FOR ACTION
as artist space to receive development approval
<ul style="list-style-type: none"> ▪ Provide benefits/bonuses for “social capital” landlords
<ul style="list-style-type: none"> ▪ Relax business licence requirements
<ul style="list-style-type: none"> ▪ Maximize available City space
<ul style="list-style-type: none"> ▪ Do not consider improvements made by the artist (e.g. kiln) as a capital improvement in rental commercial space
<ul style="list-style-type: none"> ▪ Complete a needs assessment to count and describe potential tenant pool for rental creative space
<ul style="list-style-type: none"> ▪ Develop mechanism to support legal artist studios against complaining neighbours
<ul style="list-style-type: none"> ▪ Support security of tenure legislation for artist studios space
<ul style="list-style-type: none"> ▪ Support artists to control occupancy of strata units in buildings with artist spaces

KEY ISSUE: KNOWLEDGE, EDUCATION, AND COMMUNICATION
KEY ISSUE: STAFF TOOLS AND KNOWLEDGE
SUGGESTIONS FOR ACTION
<ul style="list-style-type: none"> ▪ Translate legal requirements into plain language for better understanding and ease of use
<ul style="list-style-type: none"> ▪ Provide “frequently asked questions” on City website regarding opening and operating an artist studio
<ul style="list-style-type: none"> ▪ Develop an effective means to get information on resources to people with means
<ul style="list-style-type: none"> ▪ Identify “specialists” in the arts community to assist with translation and dissemination of regulatory information
<ul style="list-style-type: none"> ▪ Develop an on-line forum for information sharing (to keep this process going)
<ul style="list-style-type: none"> ▪ Artist outreach to community at large to better understand each other (e.g. culture crawls)
<ul style="list-style-type: none"> ▪ Study models that work and share this knowledge with staff and Council (e.g. case studies)
<ul style="list-style-type: none"> ▪ Provide more City staff to make the vision for arts and culture a reality
<ul style="list-style-type: none"> ▪ Require Cultural Services to be included in all City planning projects and reviews
<ul style="list-style-type: none"> ▪ Provide an Arts Advocate in City Hall

<p>KEY ISSUE: KNOWLEDGE, EDUCATION, AND COMMUNICATION</p> <p>KEY ISSUE: STAFF TOOLS AND KNOWLEDGE</p> <p>SUGGESTIONS FOR ACTION</p>
<ul style="list-style-type: none"> ▪ City establish advisory body or arts council (e.g. Winnipeg, Harrison) to review planning for the arts and development permits
<ul style="list-style-type: none"> ▪ Create a “go to” department for arts/Enhance capacity and use of Cultural Facilities Implementation Team
<ul style="list-style-type: none"> ▪ Provide greater education for staff
<ul style="list-style-type: none"> ▪ Sponsor opportunities for bureaucrats and artist interaction and mutual education (e.g. a “Studio Pro D Day” for City staff)
<ul style="list-style-type: none"> ▪ Support an “attitude change” toward interpretation of regulations (e.g. fire codes, designated use)
<ul style="list-style-type: none"> ▪ Create a registry of “available studios”
<ul style="list-style-type: none"> ▪ Provide an avenue to allow artist to find out if a studio is legal
<ul style="list-style-type: none"> ▪ Sponsor workshops for artists to learn about the regulatory framework and process
<ul style="list-style-type: none"> ▪ Create a manual for artists on how to work with the City and the regulatory requirements (e.g. permit applications)
<ul style="list-style-type: none"> ▪ Build capacity in arts community for space creation and maintenance
<ul style="list-style-type: none"> ▪ Create “pro bono” resource bank for support with City requirements (e.g. change of use process)

<p>KEY ISSUE: LIFE SAFETY, DESIGN AND FUNCTIONALITY</p> <p>SUGGESTIONS FOR ACTION</p>
<ul style="list-style-type: none"> • Establish a basic level of safety requirements that does not cause artists to leave or hide their studio space
<ul style="list-style-type: none"> • Improve protocols for inspections/inspection access

KEY ISSUE: SUPPORT FOR THE ARTS

SUGGESTIONS FOR ACTION

- Establish an arts council
- Ensure that all decisions and actions are taken in concert with artists (e.g. regulatory review, creation of artist use specific zones, use of industrial lands)
- Recognize and promote artist work as “green jobs” that contribute to civic priorities
- Support artist advocacy groups
- Get the developers “at the table”

KEY ISSUE: ACTIVITIES , SKILLS AND CONNECTIONS OF THE ARTS COMMUNITY

SUGGESTIONS FOR ACTION

5. Create an artist advocacy and negotiating body
6. Artists speak/ask for consideration early in development processes
7. Create and maintain a registry of studio spaces
8. Provide an exchange platform to link those with needs to those who have what they need

APPENDIX B: Current Zoning & Development Definitions of Artist Studios

Both work studios and live-work studios were included in the roundtable discussions covered by this review. Artist studios and live work studios are defined as:

Artist Studio, which means where used without a qualifier both an **Artist Studio - Class A** and an **Artist Studio - Class B**;

Artist Studio - Class A, which means the use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under Artist Studio - Class B;

Artist Studio - Class B, which means the use of premises for the production of dance or live music involving electronically amplified sound, moving or still photography (excluding video) involving on-site film processing, paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics.

Live-Work Use means the use of premises for:

- (a) a Dwelling Unit,
- (b) General Office, Health Care Office, Barber Shop or Beauty Salon, Photofinishing or Photography Studio, or Artist Studio – Class A,
- (c) any use referred to in subsection (b) in conjunction with a Dwelling Unit use, but does not include:
 - (d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector, or
 - (e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority.*

* City of Vancouver, Zoning & Development By-law

APPENDIX C: Participant List

Artists:

Participants include artists from 901 Artist Co-op, Red Gate, ACCESS Studio, 1000 Parker, CORE Artist Live-Work, and ARC.

1. Anne Marie Slater
2. Barb Cole
3. Bonnie Nash
4. Brian McBay
5. Chris Dikeakos
6. Daelik Hackenbrook
7. Daniel Zomparelli
8. Dennis Brown
9. Eri Ishii
10. Gail Fromson
11. James Culham
12. Jane Wolsak
13. Jeff Burnette
14. Jim Carrico
15. Jin Han Ko
16. Karin Lee
17. Laura Lamb
18. Leona Finlayson
19. Louise Bunn
20. Mia Weinberg
21. Michael Bean
22. Michelle Allard
23. Michelle Sirois-Silver
24. Moshe Denburg
25. Peter Kiss
26. Quin Martins
27. Richard Tetrault
28. Sonja Hebert
29. Tom Burrows
30. Tomoyo Ihaya
31. Trish Kostian
32. Winston Hauschild
33. Diane Lefroy
34. Jeffrey Boone
35. Wendy D
36. Amir Ali Alibhai, Alliance for Arts and Culture
37. Kevin McKeown,
Alliance for Arts and
Culture

Staff:

38. Dale Morgan, Planning – Development
39. Debra Bodner, Cultural Services – Facilities
40. Diana Leung, Cultural Services – Facilities
41. Dino DiFonzo, Real Estate Services
42. Gayle Roberts, Development Services – Enquiry Centre
43. Hean Chiang, Licenses & Inspections – Business Licenses
44. Heather Burpee, Planning – Citywide & Regional
45. Heike Roth, Planning – Regulation Policy
46. Jacqueline Gijssen, Cultural Services – Facilities
47. Lorraine Roberts, Licenses & Inspections – Building Inspection
48. Michael Gordon, Planning – Central Area
49. Mike Collister, Licenses & Inspections – Building Inspection
50. Paul Nowlan, Planning – Industrial Lands
51. Rick Cheung, Development Services & Licenses & Inspections
52. Rick Critchlow, Fire & Rescue Services – Fire Prevention

Regrets:

Carmen Rosen

Dori Luthy-Harrison

Kim Nguyen

Rena del Pieve Gobbi

Rob Squire

Dan Garrison, Housing Policy

Doug Robinson, Development Services

Kira Gerwing, Planning, Downtown Eastside

Marcia Belluce, Cultural Services – Public Art

Rick Michaels, Development Services

Ron Dyck, Licenses & Inspections – Building Inspection

Scot Hein, Planning – Urban Design

APPENDIX D: Agenda for Community Roundtable Discussions

December 7 and 9, 2010

10:00 am	Introductions and Objectives
10:30 am	Small group discussion: Barriers to creation and operation of artist studios
11:30 am	Report back to the whole group
12:00 am	Lunch
12:30 pm	Small group discussion: Opportunities for creation and operation of artist studios
1:15 pm	Report back to the whole group
1:45 pm	Questions/Next Steps
2:00 pm	Conclusion

APPENDIX E: **Agenda for Staff Roundtable Discussion**

January 27, 2011

OBJECTIVE

To hear from City staff regarding current regulatory barriers and opportunities for the creation and operation of artist studios.

AGENDA

- | | |
|----------|--|
| 12:00 pm | Lunch |
| 12:15 pm | Welcome and Introductions |
| | Background for the Discussion |
| | Process/Next Steps |
| | Questions |
| 12:30 pm | Large Group Discussion: |
| | <ul style="list-style-type: none">• What has been your experience with the regulations regarding creation and operation of artist studios? |
| 12:40 pm | Small Group Discussion: |
| | <ul style="list-style-type: none">• What are the BARRIERS to creation and operation of artist studios that result from the regulations? |
| 1:10 pm | Report back to the whole group |
| 1:20 pm | Small Group Discussion: |
| | <ul style="list-style-type: none">• What are the possible OPPORTUNITIES for creation and operation of artist studios that could result from the regulations? |
| 2:00 pm | Report back to the whole group |
| 2:20 pm | Questions |
| 2:30 pm | Conclusion |

APPENDIX F: Agenda for Community and Staff Roundtable Discussion
March 7, 2011

1:00 pm	Welcome/Overview
	Background on the Roundtables
	Participant Introductions
1:25 pm	Overview of the Discussion
1:35 pm	Roundtable Round Introductions
1:45 pm	Roundtable Discussion: Reviewing and ranking key issues
2:05 pm	Roundtable Reports
2:25 pm	Roundtable Working Session: Recommendations for improving climate of creating and operating artist studios
3:10 pm	Roundtable Reports
3:30 pm	Break
3:45 pm	Roundtable Discussion: Identifying the key recommendations
4:10 pm	Roundtable Reports
4:20 pm	Questions/Next Steps/Concluding Comments
4:30 pm	Conclusion

Prepared for: Cultural Services
City of Vancouver

By:



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(604) 688-9377 www.yes.bc.ca

We help build productive agreements and working relationships.

June 10, 2011

CULTURAL COMMUNITY CONSULTATION Artist Studio Regulatory Review

Staff presented the proposed *Framework* recommendations for community feedback at two open houses held June 8th and 9th, 2011, at the Creekside Community Centre and the WISE Hall. An additional consultation opportunity hosted by Eastside Culture Crawl Society took place on June 28th, 2011.

Respondents

24	Artist renting a studio (“work only” or “live-work”)
0	Artist owning a studio
6	Artist looking for a studio
4	Artist working from home or elsewhere
2	Owner of artist studio (not artist)
3	Support of artists (not artist)

General comments from the consultations

Overall, the response was positive, especially with regard to the proposed regulatory work and foundational research. Some of the comments re-affirmed the significance of the key issues discussed in this report (see page 4). Other suggestions and comments are summarized as follows:

- Difficulty for artists to obtain financial documentation for tenancy and legal status for their businesses and studios
- A concentration of arts and related activities in a part of the city to help develop public interest for the arts
- Online resources to support artists connections/network (e.g. listing of available studios and equipment)
- Concerns with impact (or lack of impact) of the Province of British Columbia’s Residential Tenancy Act and Commercial Tenancy Act
- Concerns with insurance policies for artists and studios
- Assess appropriate research approaches to yield most accurate responses
- Concern that timing of the regulatory reviews may delay implementation of proposed changes

OVERSIGHT COMMITTEE
Cultural Services Regulatory Reviews

This committee oversees both the Artist Studio Regulatory Review and the Live Performance Venue Regulatory Review.

Diana Leung, Cultural Planner (Chair)	Cultural Services
Jacque Gijssen, Senior Cultural Planner	Cultural Services
Rick Michaels, Assistant Director	Development Services
John Greer, Manager	Development Services
Muriel Honey, Manager	Engineering - Film and Special Events
Mike Knapp, Fire Captain	Fire and Rescue Services
Will Johnston, Chief Building Official & Director	Licensing and Inspections
Rick Cheung, Acting Assistant Director	Licenses and Inspections
Lucia Cumerlato, Policy Analyst	Licensing and Inspections - Liquor
Dave Rieberger, Film and Events Officer	Park Board
Heather Burpee, Planning Analyst	Planning
Heike Roth, Senior Planner	Planning
Alex Clarke, Liquor Coordinator	Vancouver Police Department
Mike Purdy, Sergeant	Vancouver Police Department

CULTURAL FACILITIES IMPLEMENTATION TEAM
Cultural Facilities Priorities Plan 2008 - 2023

Community Members

Amir Ali Alibhai, Executive Director
Alliance for Arts and Culture

Jeffrey Boone, Executive Director
Eastside Culture Crawl Society

Bob D'Eith, Executive Director
Music BC Industry Association

Kathy Gibler, Executive Director
Dr. Sun Yat-Sen Garden Society of Vancouver /
BC Museums Association

Jonathan Middleton, Director/Curator
Or Gallery/Pacific Association of Artist Run
Centres

Sue Porter, Executive Director
Greater Vancouver Professional Theatre
Alliance

Margaret Reynolds, Executive Director
Association of Book Publishers of BC

Camilla Tibbs, General Manager
Vancouver International Writers Festival /
Arts Festivals of Metro Vancouver

John Tylee, Director - Policy &
Communications
Vancouver Economic Development

COV Staff Members

Brent Toderian, Director
Dwayne Drobot, Planning Liaison
COV Planning Department

jil weaving, Coordinator - Arts & Culture
COV Parks Board

John Breckner, Associate Director
COV Real Estate Services

Rich Newirth, Managing Director
Jacqueline Gijssen, Senior Cultural Planner
COV Cultural Services

Additional COV Cultural Services staff

Diana Leung, Cultural Planner II

Debra Bodner, Cultural Planner I

Chisaki Muraki, Planning Assistant