

BY-LAW NO. _____

**A By-law to Amend
Zoning and Development By-law No. 3575
Regarding Artist Studio**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In the MC-1 and MC-2 Districts Schedule, Council strikes “, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area” from section 2.2.1C.
3. In the MC-1 and MC-2 Districts Schedule, Council strikes “Artist Studio – Class A, but only in sub-area A as shown in Figure 1.” and “Artist Studio – Class B, but only in sub-area A as shown in Figure 1.” from section 3.2.2.C, wherever they appear.
4. In the MC-1 and MC-2 Districts Schedule, Council strikes “, but only if the change of use applies to floor area existing as of February 26, 2013 and additions do not exceed a maximum of 10 percent of the existing floor area” from section 3.2.3 C, wherever they appear.
5. In the MC-1 and MC-2 District Schedule, Council strikes “Residential Unit associated with and forming an integral part of an Artist Studio – Class B” from section 3.2.3 DW and replaces it with “Residential Unit associated with and forming an integral part of an Artist Studio – Class B, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.”
6. In the M-1, M-1B, M-2, IC-1 and IC-2, IC-3, I-1, I-2, and I-3 District Schedules, Council strikes “, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area” from section 2.2.C, wherever they appear.
7. In the I-3 District Schedule, Council strikes “Artist Studio – Class A, but only in sub-area A as shown in Figure 1.” from section 2.2.C, wherever they appear.
8. In the M-1, M-1B, M-2, IC-1 and IC-2, I-1, I-2 and I-3 District Schedules, Council strikes “, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area” from section 3.2.C, wherever they appear.

9. In the M-1, M-1A, M-1B, M-2, I-1 District Schedules, Council strikes “Residential Unit associated with and forming an integral part of an Artist Studio – Class B.” from section 3.2.DW and replaces it with “Residential Unit associated with and forming an integral part of an Artist Studio – Class B, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.”

10. In the IC-1 and IC-2 Districts Schedule, Council strikes “Residential Unit associated with and forming an integral part of an Artist Studio.” from section 3.2.DW and replaces it with “Residential Unit associated with and forming an integral part of an Artist Studio, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.”

11. In the I-1A, I-1B, and I-4 District Schedules, Council strikes “Residential Unit associated with and forming an integral part of an Artist Studio – Class B.” from section 3.2.DW and replaces it with “Residential Unit associated with and forming an integral part of an Artist Studio – Class B, provided that the change of use applies to floor area existing as of May 2, 2017 and additions are limited to a maximum of 10 percent of the existing floor area.”

12. In the I-2 District Schedule, Council strikes “Residential Unit associated with and forming an integral part of an Artist Studio - Class B, but not in sub-area A or B as shown in Figure 1.” from section 3.2.DW and replaces it with “Residential Unit associated with and forming an integral part of an Artist Studio - Class B, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area, but not in sub-area A or B as shown in Figure 1.”

13. In the I-3 District Schedule, Council strikes “Residential Unit associated with and forming an integral part of an Artist Studio - Class B, but only in sub-area B as shown in Figure 1.” from section 3.2.DW and replaces it with “Residential Unit associated with and forming an integral part of an Artist Studio - Class B, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area, but only in sub-area B as shown in Figure 1.”

14. In the M-1A District Schedule, Council strikes “, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area” and “, provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of existing floor area” from section 3.2.C, wherever they appear.

15. In the I-1A and I-1B District Schedules, Council strikes “, the change of use must only apply to floor area existing as of May 2, 2017 and any additions are limited to no more than 10 % of existing floor area” from section 2.2.C, wherever they appear.

16. In the I-1A and I-1B District Schedules, Council strikes “, provided that the change of use applies to floor area existing as of May 2, 2017 and additions are limited to a maximum of 10% of the existing floor area” from section 3.2.C, wherever they appear.

17. In the I-4 District Schedule, Council strikes “and the change in use must only apply to floor area existing as of May 7, 2017 and any additions are limited to no more than 10 percent of existing floor area” from section 2.2.C, wherever they appear.

18. In the I-4 District Schedule, Council strikes “, including a Residential Unit and the change in use must only apply to floor area existing as of May 2, 2017 and any additions are limited to no more than 10 percent of existing floor area” from section 3.2.C, wherever they appear.

19. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.

20. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2021

Mayor

City Clerk