
MEMORANDUM

January 18, 2021

TO: Mayor and Council

CC: Paul Mochrie, Acting City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Gail Pickard, Acting Civic Engagement and Communications Director
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Susan Haid, Deputy Director, Long Range Planning, Planning, Urban Design and Sustainability
Sandra Singh, General Manager Arts, Culture and Community Services
Branislav Henselmann, Managing Director of Cultural Services
Alix Sales, Senior Planner Cultural Spaces, ACCS
Chris Robertson, Assistant Director, City-wide and Regional Planning
Lisa King, Senior Planner, City-wide and Regional Planning
Templar Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability
Jeff Greenberg, Assistant Director of Legal Services

FROM: Gil Kelley – General Manager
Planning, Urban Design and Sustainability

SUBJECT: Employment Lands and Economy Review Quick Start Actions - Zoning and Development By-law Amendments to Remove Barriers to New Work-only Artist Studios in Industrial Areas

On November 24, 2020 Council referred the above-noted Zoning and Development By-law amendments to a Public Hearing. This memo provides responses to questions that Council asked of staff:

Question 1: Is the need for more work-only artist space vs live-work space?

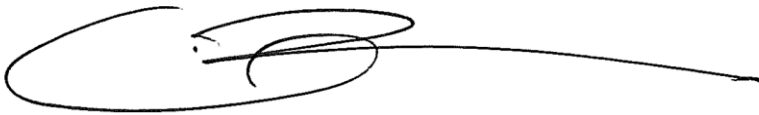
There is a need for both artist housing and production space as per *Making Space for Arts and Culture*, Vancouver's ten-year cultural infrastructure plan approved by Council September 11, 2019. The focus for provision of artist production and work space is on commercial and

industrial lands. With respect to affordable housing, staff are concentrating on providing 400 units of affordable artist housing and prioritizing neighborhoods where artists currently live such as the Grandview-Woodland, Strathcona, West End, and Mount Pleasant communities. These units are to be enabled in partnership with the Housing Vancouver Strategy's target for 12,000 social, supportive, and non-profit co-operative homes by 2027. The focus for artist housing is affordable rental units in collaborations with local non-profit arts and cultural organizations.

Question 2: Do these work-only spaces allow for on-site retail (for artists to sell their work from their space)?

On-site retail is permitted for work-only studios which allows artists to sell art produced in their studio. In 2017, Council approved changes to the Zoning and Development By-law to exclude artist studios from the requirement for a wall separating accessory retail from all other uses (<https://council.vancouver.ca/20180619/documents/rr1d.pdf>). This change was made to better enable artist studios to have accessory retail.

Thank you for your consideration. If you have questions or concerns, please do not hesitate to reach out to at alix.sales@vancouver.ca or lisa.king@vancouver.ca.

A handwritten signature in black ink, consisting of a large, sweeping loop on the left and a long, horizontal line extending to the right.

Gil Kelley, FAICP
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