

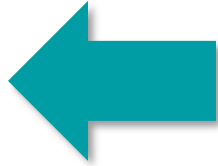
# Planning Vancouver Together

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

January 21, 2021

# Employment Lands & Economy Review

**Emerging Directions**  
for consideration through the  
Vancouver Plan



**Quick Start Actions**  
to support small business,  
non-profits and community-  
wellbeing

# ELER Quick Start Actions

*Referred to Public Hearing at November 24, 2020 Council Meeting:*

- a) Zoning and Development By-law Amendments to Remove Barriers to New Work-only Artist Studios in Industrial Areas (RTS 14083)**
- b) Mount Pleasant I-1 Amendment and New I-1C District Schedule (RTS 14082)
- c) Downtown-Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses (RTS 14081)
- d) Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores (RTS 14080)

# Previous Council Decisions

**Employment Lands  
and Economy Review**  
Phase 2

**Culture|Shift**  
and  
Making Space for Arts and Culture

Implementation

**Amendments to Remove Barriers  
to New Work-Only Artist Studios in  
Industrial Areas**

# Context

*Making Space for Arts and Culture* targets 800,000 sq ft of arts and cultural space over 10 years

- Includes policy to support no net loss of space
- Arts production space that requires industrial space (work only) one of the most at risk

Currently new work only artist studios cannot be developed in new buildings in industrial districts schedules



# Recommended Changes

- Remove the conditions restricting **new** work-only artist studios
- Retain conditions for residential units associated with artist studios (support affordable artist housing in partnership with the Housing Vancouver Strategy)
- Creates opportunities for replacement and new work-only artist studios
- On-going implementation of Making Space for Arts and Culture and ELER



A person is riding a bicycle away from the camera on a city street. They are wearing a dark long-sleeved shirt with a logo on the back and light-colored pants. The street is busy with other pedestrians, including one with a suitcase, and cars. Buildings and trees line the street. The entire image has a warm, orange-red color cast.

# THANK YOU

# Proposed Amendments - Example

**Outright Approval**      **Section 2.2.C [Cultural and Recreational]**

Artist Studio – Class A, provided that the use must not be combined with a Residential Unit, ~~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.~~

**Conditional Approval**      **Section 3.2.C [Cultural and Recreational]**

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.~~



**Section 3.2.DW [Dwelling]**

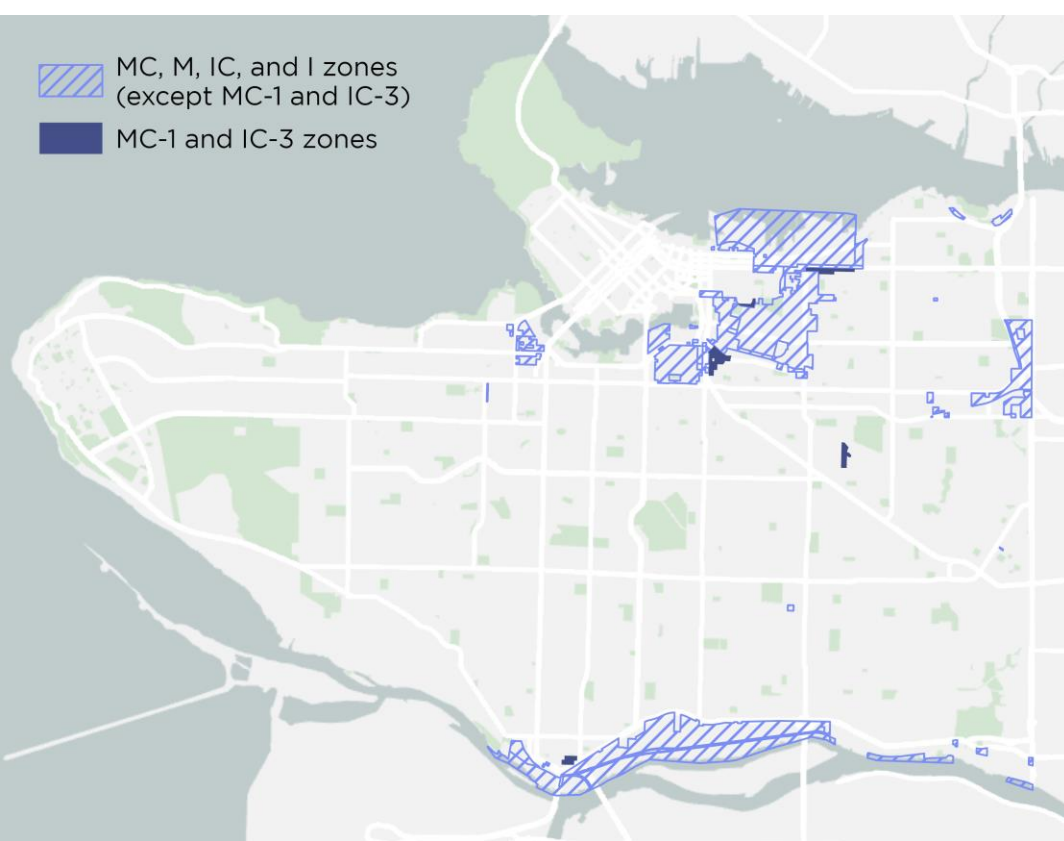
Residential Unit associated with and forming an integral part of an Artist Studio - Class B, **provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.**

District Schedules	Remove Condition from Cultural and Recreational Use	Add Condition to Dwelling Use
MC-1 and MC-2	✓	✗ (add to MC-1 only)
M-1	✓	✓
M-1A	✓	✓
M-1B	✓	✓
M-2	✓	✓
IC-1 and IC-2	✓	✓
IC-3	✓	✗
I-1	✓	✓
I-1A	✓	✓
I-1B	✓	✓
I-2	✓	✓
I-3	✓	✓
I-4	✓	✓



# Affected District Schedules

 MC, M, IC, and I zones (except MC-1 and IC-3)  
 MC-1 and IC-3 zones



District Schedules	Remove Condition from Cultural and Recreational Use	Add Condition to Dwelling Use
MC-1 and MC-2	✓	✗ (add to MC-1 only)
M-1	✓	✓
M-1A	✓	✓
M-1B	✓	✓
M-2	✓	✓
IC-1 and IC-2	✓	✓
IC-3	✓	✗
I-1	✓	✓
I-1A	✓	✓
I-1B	✓	✓
I-2	✓	✓
I-3	✓	✓
I-4	✓	✓