

#### 4. Modernizing Home-Based Business Regulations

**Summary:** To amend the Zoning and Development By-law to modernize the City's home-based business regulations. This supports the implementation of the Vancouver Plan and the City's Employment Lands and Economy Review. The amendments seek to improve flexibility for small businesses by allowing a limited number of employees and customers into residences for the purpose of conducting business.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This relates to the report entitled "Modernizing Home-Based Business Regulations", dated June 11, 2024, ("Report"), referred to Public Hearing at the Council Meeting of July 9, 2024.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate the modernization of the City's home-based business regulations generally as presented in Appendix A of the Report;  
  
FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the various by-laws as presented in Appendix A of the Report;
- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval, amendments to the Artist Studio Guidelines, Arts and Culture Studios Technical Guidelines, and Live-Work Use Guidelines to permit customers and employees in Residential Units associated with an Artist Studio generally as presented in Appendix B of the Report;
- C. THAT Council request Mayor Ken Sim to send a letter on behalf of Council to the Ministry of Health and BC Centre for Disease Control advocating for a relaxation of the Food Premise Regulation to provide more flexibility for food-preparation businesses, similar to amendments made by the Alberta provincial government as described in the Report.

**[Modernizing Home-Based Business Regulations]**