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Subject: Little Mountain Galley - DP application

Hello Mayor and Council

Please find below some background information on the development application for 4185 Main Street which is home to Little Mountain Gallery (which is a comedy space). Little Mountain Gallery, which was awarded Best Comedy Room by Vancouver Comedy Awards, is recognized as an important venue for comedy in Vancouver with a mandate to program diverse and accessible shows and guide the management of independent, community arts and performance venues.

Little Mountain Gallery Key Points

- Recognized as an important venue for comedy in Vancouver serving equity-seeking communities
- Development application on the venue (4185 Main Street - DP-2019-00944) under existing C-2 Zoning received on November 19 2019, targeted decision by Planning for February 27
- There have been approximately 400 emails in opposition to this redevelopment

Little Mountain Gallery Context

- Little Mountain Gallery Community Arts Performance Association is a registered Non-Profit Society, providing a theatre/performance space (1377 sq ft) at 195 E 26th Avenue
- Programing runs at capacity for: comedy, stand-up, sketch, improv; and are partnered with NFP Blind Tiger, which is a comedy school providing classes and workshops at LMG
- Serves equity-seeking communities: BIPOC, trans, non-binary and gender diverse people, women, youth.
 - o Classes and shows targeted at specific groups: female-only identifying, BIPOC, trans people, non-binary people.

Development Application:

- Under the existing C-2 Zoning. 4-storey mixed-used building, retail ground floor, 10 secured market rental residential units floor 2-4.

Development Permit Process:

As is typical with the development process, the applicant sets the timeline for when an application is submitted to the City and what is being proposed. Once we receive an application, City staff will raise various questions and topics that will need to be addressed by the applicant team. The team will then take the time needed to revise the proposal and submit it back to the City. This back and forth process will continue until the applicant is ready to have the project presented for approval.

Details of this Application

The applicant has submitted a Development Application proposal under the existing C-2 Zoning and consists of a four-storey mixed use building with retail on the ground floor and residential on the second to fourth floor's, for a total of ten secured market rental dwelling units. The application was received on November 19, 2019 is currently under review by staff and seeking public feedback. A decision date by the Director of Planning is targeted for the end of February.

Relevant Council Decisions

On September 11, 2019 Vancouver City Council approved Vancouver's new 10 year culture plan *Culture | Shift* which included *Making Space for Arts and Culture*. In the report, we identified that while "arts and culture is vital to a city's identity, quality of life, economic prosperity, social cohesion, and sustainability, the most critical challenge facing arts and culture is affordability of space. With accelerated development and rapidly rising industrial and commercial land values, Vancouver is facing eminent loss of affordable places for artists to live, work, and share their work."

Making Space for Arts and Culture examines the current state of Vancouver's arts and cultural spaces in-depth, and lays out the City's long term vision and commitment to address our acute space challenges. The plan was developed to optimize City policies, tools, programs and investment priorities to secure, enhance, and develop vibrant, affordable, and accessible arts, and cultural spaces.

In addition to its target of 800,000 sq ft of new, repurposed or expanded, affordable City-owned, non-profit, and private space over the next ten years, the City is also prioritizing some key actions outlined in *Making Space for Arts and Culture* including:

- Setting Vancouver's first cultural infrastructure targets with an overall goal of 800,000 square feet of affordable, preserved, renewed, expanded, or new City-owned, non-profit, and private space over the next ten years. *This includes affordable artist housing, additional new and repurposed spaces, policies and incentives to work towards no net loss of cultural space, and prioritizing development of local and urban Indigenous cultural spaces. Identified priorities include shared production space such as artist studios, like Howe Street Studios.*
- Launching an Affordable Cultural Spaces grant stream to support non-profits providing subsidized affordable space for artists and cultural organizations
- Establishing a Vancouver Cultural Spaces Fund to support large scale community-led projects including non-profit ownership. *The fund will launch with \$4.8 million with a future funding goal of \$10 million over the next three years.*
- Exploring ways to support the development of a community created and led Cultural Land Trust, including: seed funding and new ways to partner and share ownership with the cultural community on affordable spaces secured through development.

Next Steps

In May 2019, City Council awarded Little Mountain Gallery a Cultural Spaces Grant of \$11,000 to support their space planning.

In *Making Space for Arts and Culture*, the City approved a target of no net loss. For projects that are currently at the development permit stage, this is very challenging. The City's next steps are working towards ways to implement policy change or develop incentives so that we can either preserve or replace these critical community spaces. City staff from the Cultural Services department will follow-up to explore if there are further options to support Little Mountain Gallery.

If you have any further questions regarding this matter, please connect with Sandra Singh.

Best,

Paul

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.