

GRANDVIEW-WOODLAND COMMUNITY PLAN

Neighbourhood Planning through Dialogue
Workshop Series

.....

Arts and Culture Background Package



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Grandview-Woodland Community Plan
Neighbourhood Planning through Dialogue:
Arts and Culture Background Package

November, 2012

Cover Image by: Peggy Watkins
Cover Art: Monument for East Vancouver, Ken Lum, 2010

INTRODUCTION

Thank you for your interest in arts and cultural issues in Grandview-Woodland.

The City launched a Community Plan process for Grandview-Woodland in April 2012. When completed, the plan will set out a series of long-range directions (policies and priorities) for the neighbourhood. The new community plan will update an earlier neighbourhood plan that dates to 1979-82.

Grandview-Woodland is home to many artists, and people associated with the cultural sector through employment or participation. Arts & Culture has been identified as a key theme in the community planning work currently underway. Your input in this workshop will help us to shape a long-term (20-30 year) direction for the neighbourhood.

This backgrounder is divided five major sections - each reflecting a particular area of interest to Grandview-Woodland. These are:

- **Creation/production spaces** (studios & workshops)
- **Presentation spaces** (performance spaces, galleries)
- **Art in public spaces** (public art and street art: public art being use to define commissioned works of art situated usually in a permanent site and street art usually non-commissioned art that may or may not be permanent, usually temporary in nature. Street art may or may not be different from graffiti depending on its application and intention)
- **Cultural traditions and sites of memory or celebration**
- **Creative commercial** (commercially owned spaces that deliver significant cultural programming - cafes and commercial galleries for example)

In each of these sections, we will set out a number of items:

- What we've heard - ideas and input on this subject that we've gathered from the community to date
- Geography - Areas of consideration for present and future planning
- What we know - key stats on the neighbourhood
- Key City bylaws, policies and programs currently in place that shape and impact cultural spaces and programs in Vancouver
- Things to think about

INTRODUCTION

Community Planning and the City's role in arts and culture: the back-story

Before diving into Arts & Culture, you may want to know a little about the community planning process, as well as about how the City engages with arts and culture issues and activities.

The Grandview-Woodland Community Plan process was launched in the spring of this year - and will unfold in four phases. Phase One (completed in August) involved outreach and engagement, as well as the general identification of assets, issues and opportunities in the neighbourhood (that is, what people love about the community, and areas that they'd like to see changed). Phase Two, which we are in now, is focussed on the development of draft policy directions. This phase will last through to the summer of 2013.

Planning work will focus on six key planning themes, of which Arts & Culture is one. The others are:

- Housing
- Transportation
- Social Issues, Urban Health & Safety
- Heritage & Character
- Parks & Public Space

The planning process will develop policy directions for the whole neighbourhood ("neighbourhood-wide policy"), as well as key geographic areas of focus ("sub-area policy"). Some of the sub-areas that will be looked at are:

- Cedar Cove (north of Hastings)
- Hastings Street
- Commercial Drive
- Broadway/Commercial

Other geographic areas of focus may include:

- Nanaimo Street
- The area east of the Drive (where there are a high proportion of older heritage buildings)
- The area west of the Drive (including apartment and industrial uses)

When discussing arts & culture in Grandview-Woodland, it's important to keep in mind that this theme is interconnected with many of the other planning themes (parks are used as performance and event spaces, artists deal with space issues - housing, studios, etc - and art is a means of engaging community to effect positive social, environmental or economic changes in a neighbourhood or community).

INTRODUCTION

Furthermore, arts and culture are a significant part of the social and capital infrastructure of Grandview-Woodland, be it through the presence of studios, creative venues or key celebrations and festivals, or the design of neighbourhood streetscapes, parks or architecture.

Finally, when considering the City's role in these five planning themes, the City has an array of tools that can be used - which are defined through the *Vancouver Charter* - the provincial regulation that outlines the extent of the City's authority.

Land Use	Determining zoning & land-use considerations; transportation planning; design guidelines; development and rezoning processes
Taxation & borrowing	Annual property tax - which is then used to finance an array of City services. Borrowing powers (& debentures) used for capital projects
Bylaws	Development and enforcement of various regulations (e.g. Noise bylaw, Sign bylaw, Street & Traffic bylaw)
Licensing & Permits*	Administration of some (but not all) types of licenses - e.g. business licenses; permits for use of sidewalk, special events, filming.
Policy Development	Development of policy on a range of issues - cultural planning, social planning, housing, etc. Policy statements shape the City's approach to sustainability, growth & development, funding, , etc.
Funding, Grants & Awards	Capital, operating and program-related grants; awards of studio space; allocation of funding derived through development or rezoning process; community awards program (e.g. Book award)
Service delivery	Direct delivery of services through community centres and other city-owned facilities (e.g. Britannia) and parks
Connecting & Convening	Bringing stakeholders together; supporting community connections, etc. Partnerships - Leveraging the interests of other agencies, organisations and government to advance or address a particular issue or topic.
Advocacy	Advocating to senior levels of government (and other stakeholders) on key issues.

* (The City handles some aspects of licensing, but not all (e.g. Liquor licensing))

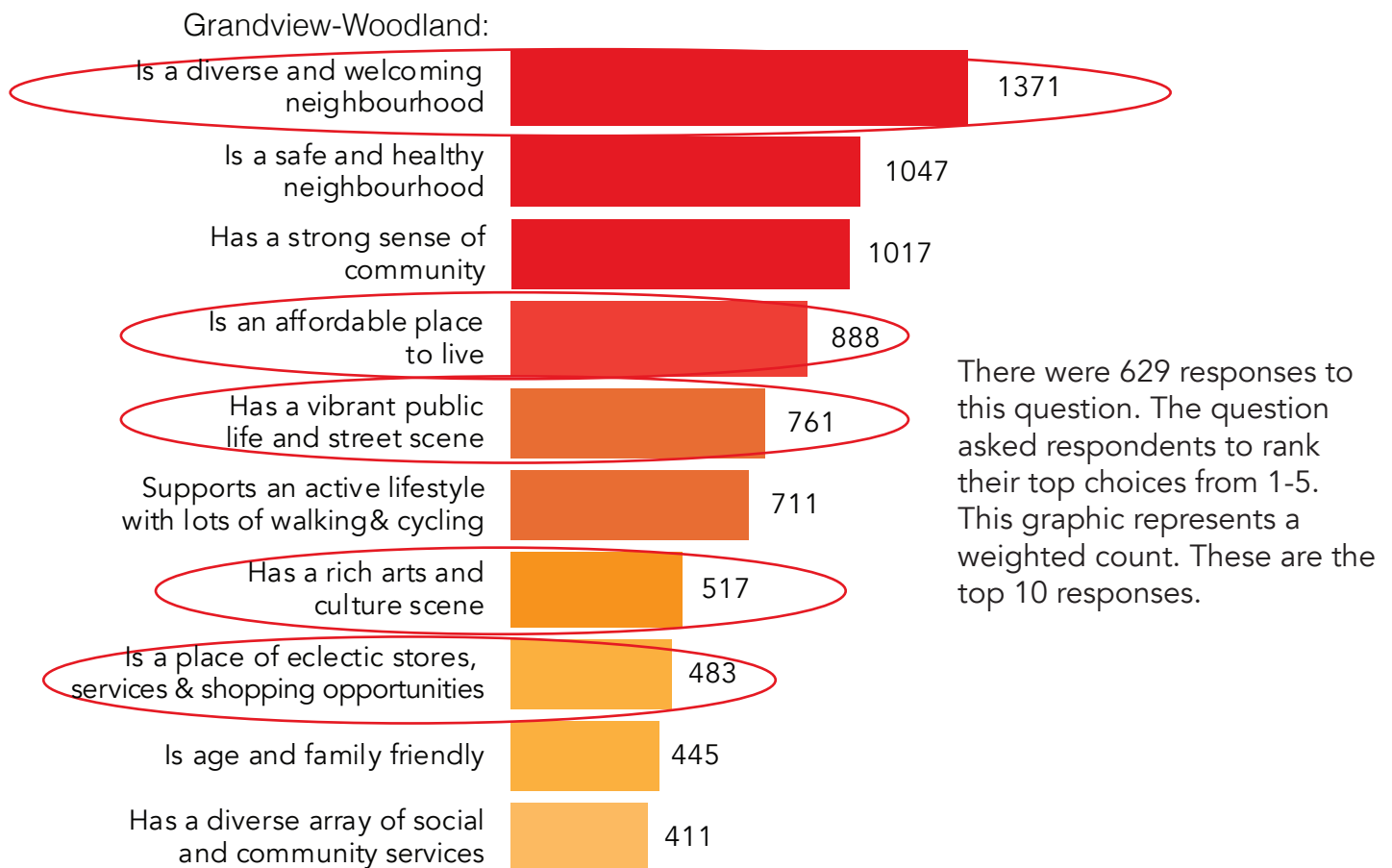
INTRODUCTION

Planning the neighbourhood: valuing arts and culture

During Phase One, we developed the Grandview-Woodland: Assets, Issues & Opportunities Questionnaire. Over 750 people responded to this survey - and while the process was not the same thing as a representative polling of the neighbourhood, the information gained is useful nonetheless.

From the Questionnaire:

What is your ideal picture of the Grandview-Woodland neighbourhood? What sort of neighbourhood should we be striving for?

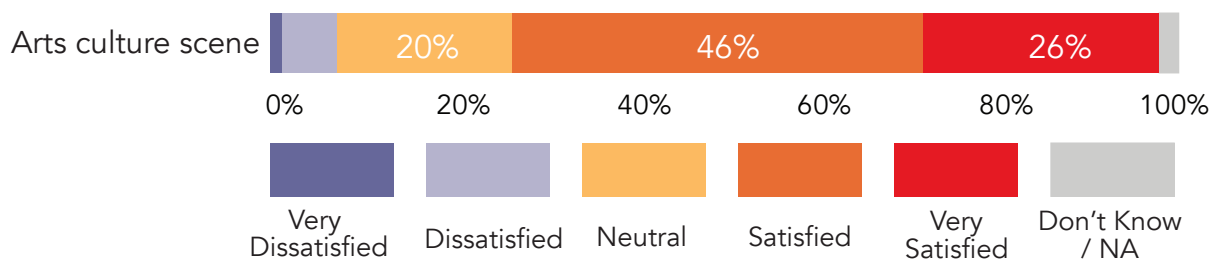


How should arts and culture fit into the overall identity of the neighbourhood? Not only is culture specifically named as a top value, but it also informs many of the other top values (including the idea of a vibrant public life, a sense of community, etc.)

INTRODUCTION

Degree of satisfaction with the current arts and culture scene in Grandview-Woodland

We asked a general question about the current state-of-affairs in Grandview-Woodland - which showed, no surprise, that people love the arts and culture scene in the neighbourhood. (There were 615 responses to this question).



However, when we asked about specific areas of improvement, four key issues rose to the surface:

- The need for more studio space
- A desire for more and performance areas (to accommodate a range of different types of artistic production)
- A call for more public art
- The need for better recognition of different cultural traditions, and the importance of gathering and celebration to the neighbourhood.

These key issues have helped to shape our present workshop.

Did You Know?

Grandview-Woodland is home to a large number of arts related offices. Supporting administrative office-related activities will also be part of the cultural planning work in the Community Plan.



PRESENTATION SPACES (PERFORMANCE SPACES, GALLERIES, CINEMAS, ETC.)



*Images [detail] by:
Top: The Rio - Photo by Robyn Hanson, 2012
Bottom: Doctor Vigari Gallery on Flickr, 2011*

PRESENTATION SPACES

Theatres, Cinemas, Galleries, Outdoor Performance and Event Spaces etc.

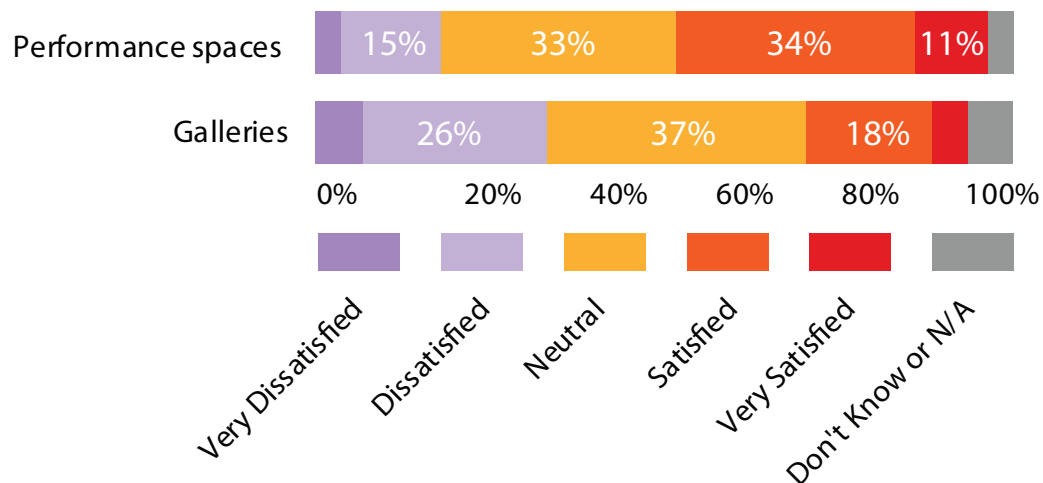
What We Heard from the Community

- In general - a desire for more galleries and performance spaces in the neighbourhood
- Live music venues, in particular, are of interest - and are a way to support local performers and enliven the neighbourhood commercial areas at night
- Considerations of size - an interest in seeing more small to medium size spaces, versus larger facilities (venues at a scale that can support visiting artists as well as local talent)
- Look for opportunities to use temporary or seasonal markets as a means to further show-case local artists
- Concern about licensing considerations attached to performance spaces - and a desire to see some of these requirements relaxed

From the Questionnaire:

Overall, how satisfied are you with the following aspects of arts and culture in Grandview-Woodland?

There were 561 responses to this question.



PRESENTATION SPACES

Geography - Areas of Consideration for Present and Future Planning

- Commercial areas - Commercial Drive and East Hastings (including the north-end of the Drive); Other arterials (Broadway, Nanaimo, etc.)
- Industrial areas - East Hastings, Cedar Cove (north of Hastings), West of the Drive
- Parks and other public spaces - utilized for seasonal performances

What We Know

- There are (+/-) 24 performance spaces and (+/-) 7 galleries and 1 cinema in Grandview-Woodland (including publicly-owned, non-profit and for-profit spaces)
- A number of licensing considerations (in particular relating to alcohol sales) are outside of the City's jurisdiction. In these areas, the City can only advocate (to the Province) for change
- Publicly owned gallery space in Grandview-Woodland is located in the Britannia Centre (VPL Britannia branch)
- Modest performance space has been integrated into the Grandview Park redesign. Other Park and School Board facilities are also available for community use

Key City Bylaws, Policies, Programs

- **Zoning & Development** - identifies areas where different types of presentation space are permitted throughout the neighbourhood. At present, various types of uses are permitted in Residential ("R" zoned), Commercial zoned ("C" zoned) and Light Industrial ("I" or "MC" zoned) areas
- **Licensing** - Requires presentation spaces to be licensed (either as non-profits, or as for-profit businesses). There are different licensing categories depending on the nature of the business
- **Cultural Grants** - are used to assist a number of non-profit arts and culture organizations. Funding is for operations (non-profit organizations) and programming, facility planning and capital infrastructure projects and capacity building. Six non-profit organizations have been funded for capital infrastructure projects since 2009
- **Special Events Office** - Operated by the City's Engineering Department, the Special Events Office helps to manage transportation and other logistics related to large events as well as filming projects
- **Park Board /Special Events** - Oversees special events programming in Parks areas, and the use of Park facilities
- **School Board Venue Rental** - The VSB makes school facilities available for presentations to the community during non-school hours and also acts as a partner for local creative initiatives
- **Live Performance Regulatory Review** - an initiative begun by the city in 2009 to overhaul the regulations that impact the creation and operation of live performance venues in Vancouver. Much like the artist studio regulatory review, the goal is to harmonize, streamline and modernize regulations and make the environment for creating and operating live performance venues more supportive and enabling

PRESENTATION SPACES

Things to Think About

- Grandview-Woodland has a wide range of artists and cultural groups working and performing and a variety of presentation spaces to support them. Of the spaces for presenting theatre, music, visual art, media art, interdisciplinary, festivals, etc... what are the key gaps in the existing presentation spaces that should be addressed? (i.e. what is Grandview-Woodland missing? Indoor spaces? Outdoor spaces?)
- What other issues affect the presentation of artwork and cultural productions in Grandview-Woodland?
- Is there a key area or areas in Grandview-Woodland where improved or new presentation spaces would be valuable?
- What emerging opportunities do you see in Grandview-Woodland for presentation spaces. What about evolving needs? If we think 20 years out, what will the artists and cultural groups of 2030 be seeking to meet their presentation needs?
- If you were to pick one thing to improve the situation for presentation space in Grandview-Woodland, what might that be?



CREATION AND PRODUCTION SPACES (STUDIOS AND WORKSHOPS)



Images [detail] by:
Top: Ruth and Dave on Flickr, 2012
Bottom: See-ming Lee on Flickr, 2009

CREATION AND PRODUCTION SPACES

Artist Studios, Production Spaces, Workshops, Media Studios and Rehearsal Spaces for Music, Theatre and Dance.

Creation/production spaces take many different forms and support many different types of cultural practices. Artists and cultural groups from all disciplines (music, theatre, dance, visual, media, interdisciplinary and others) seek out these types of space in which to create and to produce their works.

From single studios in homes, garages, offices, light and heavy industrial buildings to multi-tenant buildings, to warehouse type spaces with small or large scale production—these spaces are generally characterized as “working” spaces. Sometimes they have multiple uses, including offices or presentation spaces, but most often they are the “behind the scenes” work zone—the creative incubator where ideas germinate and are brought to life.

The range of studios, workshops and other creation/production spaces currently found in Grandview-Woodland are an enormous asset to the neighbourhood and underpin much of its creative, social and economic value. As with other areas of the city, there is much to be gained by supporting the presence of affordable, suitable and stable creation production spaces (stable in that they are owned or held in a manner that won’t see them disappear after just a few years of operation).

How best can we ensure the ongoing vitality and sustainability of these spaces ?

What We Heard from the Community

- Work to retain existing studio space in the neighbourhood
- Create more studio space to accommodate artists
- Ensure that current and new studio space remains affordable
- Support the creation of live/work opportunities (such as the Arc)
- Consider flexibility in new spaces - allow studios to also be used as galleries, performance spaces, retail, etc.
- Studio space, especially when clustered properly, should act as an incubator for local artists and arts businesses
- Affordable housing plays a big role in determining the affordability of studio space (42% of questionnaire respondents identified that more artist housing was needed in the neighbourhood)

CREATION AND PRODUCTION SPACES

Geography - Areas of Consideration for Present & Future Planning

- Areas zoned for Industrial purposes (I, M & MC zones) - where the majority of formal studios are currently found
- Laneways, in particular commercial or industrial laneways - as areas that could be enhanced with new studios and studio-related activity
- Commercial areas (Commercial Drive & Hastings) - as a way to blend studio and retail opportunities (e.g. 'open studio' approach used at Granville Island)

What We Know

- There are currently (+/-) 9 multi-unit work-only studio spaces in the neighbourhood
- There are 5 live/work studios in Grandview-Woodland
- It is difficult to enforce live/work requirements (i.e. 'artists-only') once they are created. The City wants to ensure that spaces created for artists remain for artists. The creation of studio spaces (without residential permitted) is the preferred means of achieving this objective

Key City Bylaws, Policies, Programs

- Zoning & Development - There are currently two classes of studios, depending on the type of artistic production. Class A permits low impact, low hazard artistic production (e.g. drawing, painting, and sculpture). Class "B" permits relatively higher impact and hazardous studio activities, which may involve amplified sound or toxic materials or processes. In Grandview-Woodland Artist Studios are allowed in "MC", "M", "I", and "C" zones
- Artist Live/Work Studio Award Program - The Program offers emerging and low-income artists a chance to access one of four live-work spaces. Studios are awarded for a three year period; three studios are provided at below-market rent and one is awarded rent free. One studio borders Grandview-Woodland.
- Field House Studio Residencies in Parks - the Park Board has opened up former field houses in selected parks throughout the city for artists and collectives, the closest one to Grandview-Woodland being the MacLean Park Field House residency.
- Artist Studio Regulatory Review - A program begun in 2010 to streamline, harmonize and modernize the regulations that impact the successful creation and operation of artist studios.

CREATION AND PRODUCTION SPACES

Things to Think About

- What other issues do you know of that impact creation/production spaces in Grandview-Woodland?
- What are the gaps in creation/production space in Grandview-Woodland? Is there a gap in the types of space available, location of spaces, operators for spaces? Other?
- What emerging opportunities do you see in Grandview-Woodland for creation/production spaces. What about evolving needs? If we think 20 years out, what will the artists and cultural groups of 2030 need to meet their creation/production needs?
- If you were to pick one thing to improve the situation for creation/production space in Grandview-Woodland, what might that be?



ART IN PUBLIC SPACES (PUBLIC ART AND STREET ART)



I ♥

Top: Peggy Watkins, artwork by Ken Lum - Monument to East Vancouver, 2010
Bottom: iHeart on Flickr, Artist Unknown, 2012

Images [detail] by:

ART IN PUBLIC SPACES

Public Art, Street Art, Murals, Street Performers, Artistic Street Furniture

Art in public spaces encompasses a wide range of work and applications. From commissioned pieces specifically targeted for a new development, to community expressions of culture and tradition, street art and graffiti - these are works that are placed in the public realm for citizens and visitors to enjoy, react to, experience. There is a strong desire for more public art in Grandview-Woodland - although this means different things to different people.

What We Heard from the Community

- Public art can be a means of show-casing the wide array of local talent, and the role that Grandview-Woodland plays in the larger cultural environment
 - » Related to this - a point of disagreement. Some members of the community are interested in seeing public art as part of a broader 'branding' of key areas - e.g. Commercial Drive. Others members of the community are not as keen on this idea.
- People are generally okay with the distinction between quality street-art vs. tagging (though not everyone is content with the distinction).
- There is a general desire for *quality* in all public art - different styles are welcome, but people want to see/hear them 'done well'
 - » Some tension around how this connects with regulation/licensing of public art - quality control vs. a desire to avoid red-tape
- There is interest in ensuring that Aboriginal cultural traditions are reflected in public art.
- Small interventions - such as the "book exchange" at Lakewood and Charles are appreciated - and help to reinforce the diverse nature of the art expression in the neighbourhood.
- There are opportunities to further integrate public art into traffic calming, street furniture, etc.

Geography - Areas of Consideration for Present & Future Planning

- General desire for more public and street art throughout neighbourhood, with some specific areas identified by type of art:
 - » Public performance spaces in parks and other public gathering areas (for music, movies, etc.)
 - » More busking and street performers in commercial areas
 - » Murals and street art - blank walls (including commercial alleys, industrial areas)

ART IN PUBLIC SPACES

What We Know

- Grandview-Woodland is home to (+/-) 33 pieces of public art on the City of Vancouver's public art Park Board registries
- There is no complete inventory of street art or murals; however 4 murals are documented on City registries 20+ have been documented as part of the Community Planning Process
- There are 16+ totems or house-posts in the neighbourhood
- Grandview-Woodland is home to one cenotaph/memorial (Grandview Park)

Key City Bylaws, Policies, Programs

- **Street and Traffic Bylaw** - Governs placement of various installations on Vancouver streets and sidewalks
- **Public Art Program** - An annual budgetary allocation that is used to support public art throughout the city. Also:
 - » **Public Art Committee** - Civic committee that advises Council on matters related to public art in the city
 - » **Development process** - Private sector rezonings greater than 100,000 square feet are required to contribute \$1.81 per buildable foot to a public art project approved by the City
- **Park Board - Arts Policy** - Governs placement of public art in City parks, includes Mural Guidelines, environmental art program, and community art walks (e.g. Britannia Community Arts Walking Tour)
- **Mural Guidelines (non-Park land)** - used in conjunction with development applications involving murals. It offers guidance around mural placement and outlines objectives around the use of murals to enhance buildings, walls or fences or hoarding, and overall neighbourhood character
- **Viva Vancouver** - Administered by the Engineering Department, Viva seeks to enable temporary animations of public space. It has recently been expanded to include street murals
- **Graffiti Bylaw & Integrated Graffiti Management Program** - Administered by the Engineering Department - Graffiti bylaw - defines graffiti as vandalism (and attaches a penalty for anyone caught writing graffiti). Requires property owners to have graffiti removed

ART IN PUBLIC SPACES

Things to think about

- What should we be trying to accomplish with public art in Grandview-Woodland? (Enabling conversations between artists and citizens/visitors; expressing the spirit, vision and poetry of a place; affirming or creating neighbourhood identity; branding; showcasing local talent)?
- What issues affect the creation of public and street art in Grandview-Woodland?
- What emerging opportunities do you see in Grandview-Woodland for public and/or street art?
- Considering the current public and street art in Grandview-Woodland, are there key gaps in the placement of installations, or gaps in representative themes ?
- Are there key areas in Grandview-Woodland where public and/or street art would be particularly suitable?



CULTURAL TRADITIONS AND SITES OF MEMORY OR CELEBRATION



*Images [detail] by:
Top: Kim Graham
Bottom: Elena Doyle Photography, 2012*

CULTURAL TRADITIONS AND SITES OF MEMORY OR CELEBRATION

Festivals, Special Events, Memorials, Sacred Spaces ...

The Grandview-Woodland neighbourhood is strengthened by the contributions of many traditions. Culture - the broad umbrella under which many attributes are collected - is about the arts, language, tradition, memory and experience. In many ways the intangible aspects of a society, cultural traditions may also be linked to physical sites - places of memory or spaces of celebration.

What We Heard from the Community

- Residents of Grandview-Woodland are proud of the diverse cultural traditions that are present in the neighbourhood - the large Aboriginal population, a variety of European cultures, including the Italian and Portuguese communities that arrived after WWII, and the present day demographic 'mix' that also includes Chinese, Vietnamese, Philipino, Spanish and many others
- Neighbourhood celebrations - including Car Free Day, Italian Days, Eastside Cultural Crawl, Parade of Lost Souls - are popular events. They are generally supported, with some concerns raised about logistical issues (in particular, the impact on transit and traffic, parking and the proximity of events to one-another)
- A desire for more events - not necessarily at the same scale (e.g. pow-wow, other cultural traditions, LGTBQ2S, etc.). Different opinions on whether or not these need to be car-free, or whether they could take place in parks and other gathering places.

From the Questionnaire:

What's your favourite festival or special event?

Top 5 Responses during our May Questionnaire:

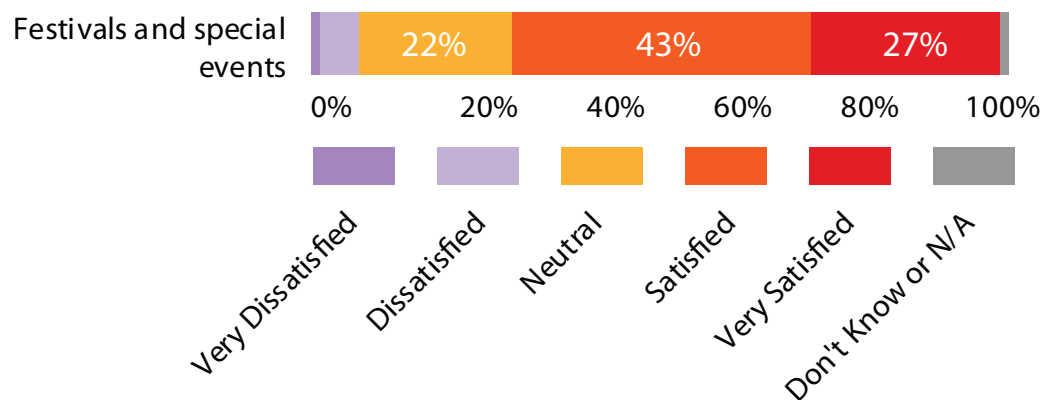
1. Car Free Day
2. Italian Days
3. Parade of Lost Souls
4. Illuminaries
5. Culture Crawl



CULTURAL TRADITIONS AND SITES OF MEMORY OR CELEBRATION

From the Questionnaire:

Overall, how satisfied are you with the following aspects of arts and culture in Grandview-Woodland? (561 people responded to this question)



Geography - Areas of Consideration for Present & Future Planning

- Cultural traditions are represented throughout Grandview-Woodland, and also in key areas, including:
 - » The Drive - known as Vancouver's "Little Italy" at various points in its history and today known for its diverse and eclectic mix of international shops and services
 - » Various architectural traditions found in different parts of the neighbourhood
- Key celebration spaces: Commercial Drive, Grandview Park, Aboriginal Friendship Centre
- Aboriginal Programming - various organisations, including:
 - » Grandview Elementary School/ḫuuqinak'uuh
 - » Vancouver Aboriginal Friendship Centre
 - » Urban Native Youth Association
 - » Knowledgeable Aboriginal Youth Association
- A number of sites of memory also exist in the neighbourhood:
 - » Grandview Cenotaph
 - » Vancouver's "second" Chinatown - Commercial & Franklin area
 - » Khupkhahpay'ay - "Cedar Tree" - North end of Grandview-Woodland, and the Burrard Inlet

CULTURAL TRADITIONS AND SITES OF MEMORY OR CELEBRATION

What We Know

Cultural Traditions

- Approximately one in every ten residents identifies as Aboriginal
- There are 16+ totems and house posts in the neighbourhood
- Approximately 12% of residents reported a Chinese mother tongue (Cantonese, Mandarin and other languages)
- Between 2.0% and 2.3% of residents indicated their mother tongue is Italian, French or Spanish
- There are several facilities in and near to the neighbourhood built around cultural traditions - including, the Aboriginal Friendship Centre, Urban Native Youth Association, the Portuguese Club, the Korean Community Centre, Croatian Cultural Centre

Places of Memory

- Aboriginal presence in the area that is now Grandview-Woodland dates from 'time out of mind.'
- Grandview-Woodland has 143 sites listed on the heritage register. 141 buildings, one monument (the Grandview Cenotaph), and one heritage landscape (Grandview Park)

Places of Celebration

- Grandview-Woodland is home to several festivals throughout the year, attracting a large number of participants from the neighbourhood and beyond
- Large festivals requiring the closure of the street are popular, but impact area businesses in different ways

Key City Bylaws, Policies, Programs

- **Cultural Grants** - Provide funding for a limited number of signature events throughout the year (Pride, Festival of Lights, Diwali), as well as a range of festivals
- **Special Events Office** - Operated out of Engineering Services, the Special Events office helps to manage transportation and other logistics related to large events as well as filming projects
- **Park Board /Special Events** - Oversees special events programming in Parks areas, and the use of Park facilities
- **Heritage Register** - A program that inventories sites in Vancouver that have historical, cultural, aesthetic, scientific, or educational worth. "Sites" could be buildings, parks, trees, monuments and archaeological sites. Buildings on the register are classified according to their heritage value

CULTURAL TRADITIONS AND SITES OF MEMORY OR CELEBRATION

Things to Think About

- Cultural traditions are never static and are constantly evolving. What issues or opportunities are available in Grandview-Woodland to enable the continued celebration, practice and respect for various cultural traditions?
- What are some of the most effective ways to support cultural traditions in Grandview-Woodland?



CREATIVE COMMERCIAL BUSINESSES INCLUDING SUPPLIERS AND SERVICES

*Image [detail] by:
Clay Larson on Flickr, 2011*

CREATIVE COMMERCIAL BUSINESSES INCLUDING SUPPLIERS AND SERVICES

Private Businesses and Entrepreneurs that deliver a cultural service or product

We often speak of the arts and culture as “non-profit.” This technical term refers to those organizations that are specifically mandated to not run a profit and which are registered as “non-profit” with the Provincial BC Register of Companies. This is only part of the picture! Complementing non-profits in the overall creative ecology are *businesses* and *entrepreneurs* that deliver a cultural service or product.

Creative commercial facilities play an important role in Grandview-Woodland. These sites are privately owned - commercial ventures - but are focused, at least in part on providing cultural service. From commercial galleries and cinemas, cafes with a cultural program, to carpentry, metal work, framing shops and conservators - these together with artists themselves, make up the creative commercial sector.

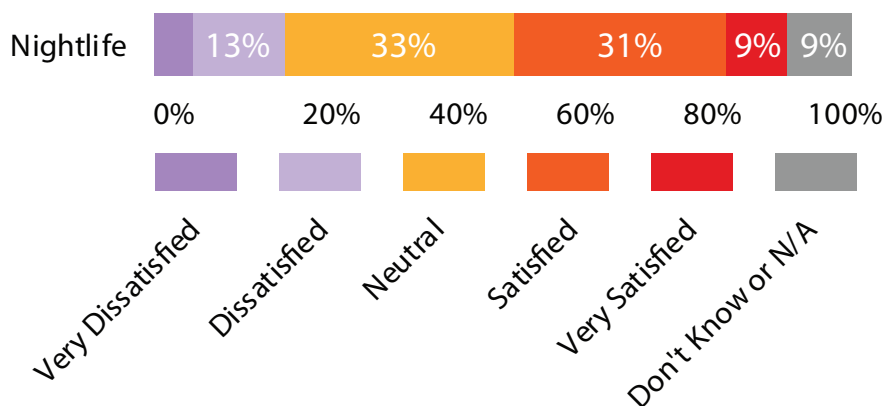
What We Heard from the Community

- Support, in general, for creative commercial enterprises - but concern that some businesses, particularly performance spaces, can pose a challenge for local artists - either because they are expensive spaces to book, or because they don't pay very much
- Related to this - there is a general concern about high commercial rent/lease rates and the difficulty this poses for arts related businesses
- Strong desire for better night-life - performance spaces, dancing, family-friendly (or not) activities and a review of licensing considerations (later hours, liquor, dancing) that will support improvements in this regard
- Strong interest in creative/commercial initiatives that can support public life in the neighbourhood, e.g.:
 - » Pop/up businesses
 - » An art-market
 - » Patio culture
 - » 'Open' production and manufacturing areas (where you can watch goods being made)
- Missing creative/commercial services in the neighbourhood? A place to get arts supplies!

CREATIVE COMMERCIAL BUSINESSES INCLUDING SUPPLIERS AND SERVICES

From the Questionnaire:

Overall, how satisfied are you with the following aspects of arts and culture in Grandview-Woodland? There were 561 responses to this question.



Geography - Areas of Consideration for Present & Future Planning

- Commercial areas - in particular Commercial Drive, Hastings St., and other main streets
- Possible micro-zones - small scale commercial activity located off of commercial high streets and woven into the residential areas
- Laneways - suggested as an opportunity area for small businesses (connected with nearby studios and performance spaces)
- Industrial areas for the "back of house" creative businesses and suppliers

What We Know

- There are no statistics on creative commercial businesses in Grandview-Woodland and the City's business license system is not set up to track creative commercial business and entrepreneurs.
- Liquor Licensing is controlled by the Province. Several classes of liquor license exist, including Food Primary ("for selling liquor by the glass at restaurants where the primary purpose is to serve food") and Liquor Primary ("for selling liquor by the glass at pubs, bars, lounges, or nightclubs" where the primary purpose is to sell liquor)

CREATIVE COMMERCIAL BUSINESSES INCLUDING SUPPLIERS AND SERVICES

Key City Bylaws, Policies, Programs

- Zoning & Development - identifies areas where different types of commercial activities are permitted. At present, various types of uses are permitted in Residential ("R" zoned) Commercially zoned ("C" zoned) and Light Industrial ("I" or "MC" zoned) areas.
- Licensing - Different types of creative/commercial business are licensed by the city.
- Live Performance Regulatory Review - an initiative begun by the City in 2009 to overhaul the regulations that impact the creation and operation of live performance venues in Vancouver. The goal is to harmonize, streamline and modernize regulations and make the environment for creating and operating live performance venues more supportive and enabling.

Things to Think About

- **Given the difficulty in maintain affordable spaces and the inability to control private lease or rental rates, what strategies might be worth considering to preserve existing and create new creative commercial space?**
- **What locations in Grandview-Woodland are best suited to support creative commercial businesses?**
- **What emerging opportunities or evolving trends in creative entrepreneurship should be considered in the plan? And might have an impact on types of space and location?**