

**Remedies to the Negative Effects of Gentrification on the Arts**

**Brainstorming Solutions**

**Community Land Trusts**

“A **community land trust** (**CLT**) is a non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community. “CLTs” balance the needs of individuals to access land and maintain security of tenure with a community’s need to maintain affordability, economic diversity and local access to essential services.”

**Zoning, By Law and Other Initiatives**

* Management of development proposals: height, location, mix, zoning
* Affordable/RGTI housing requirements
* Artists housing co-ops and/or housing/studio subsidies
* Creative spaces offset regulations
* Cultural area/zone/district/neighbourhood designation
* Creative spaces designations and development
* Creative/cultural hubs property tax incentives and public investments
* Music and other arts venues upgrade incentives ?
* 2nd and 3rd floor development incentives with arts/culture positive focus
* Heritage registers and designations need an actual plan with timelines, targets and deliverables
* Artists as small-scale property developers
* Support artists role in place-making
* Development charges: link to arts support
* Expand and refocus Community Improvement Programs (especially central area)
* Official Plan parameter broadened, also definition of downtown core
* Gentrification Tax