

Wall Production Centre | 162 West 1st Avenue

Cultural Amenity Lease Approval and Capital Grant

Presentation to Mayor and Council

RTS: 10258

November 5, 2013

Context | Cultural Amenity Space

162 West 1st venue

48,330 gross
square feet

250 Seat theatre
and atrium/lobby

4 Rehearsal halls

Costume and props
shops

Offices



Culture Plan | Strategic Directions

Vision

Diverse, thriving cultural ecology

Goals

1. Foster Leadership
2. Increase Participation Engagement
3. Sustainable Support Programs
4. Optimize Investment in Assets
5. Invest in Creative Economy

Objective

Partner with the community to support affordable, suitable, sustainable arts and cultural spaces

Tenant | Arts Club

50th season - largest theatre company in Western Canada

\$13 M operating budget
3 theatres: own 1, lease 2

700 performances to audiences of 250,000 per annum



Tenant | Bard on the Beach

24th season 2nd largest theatre company in Western Canada

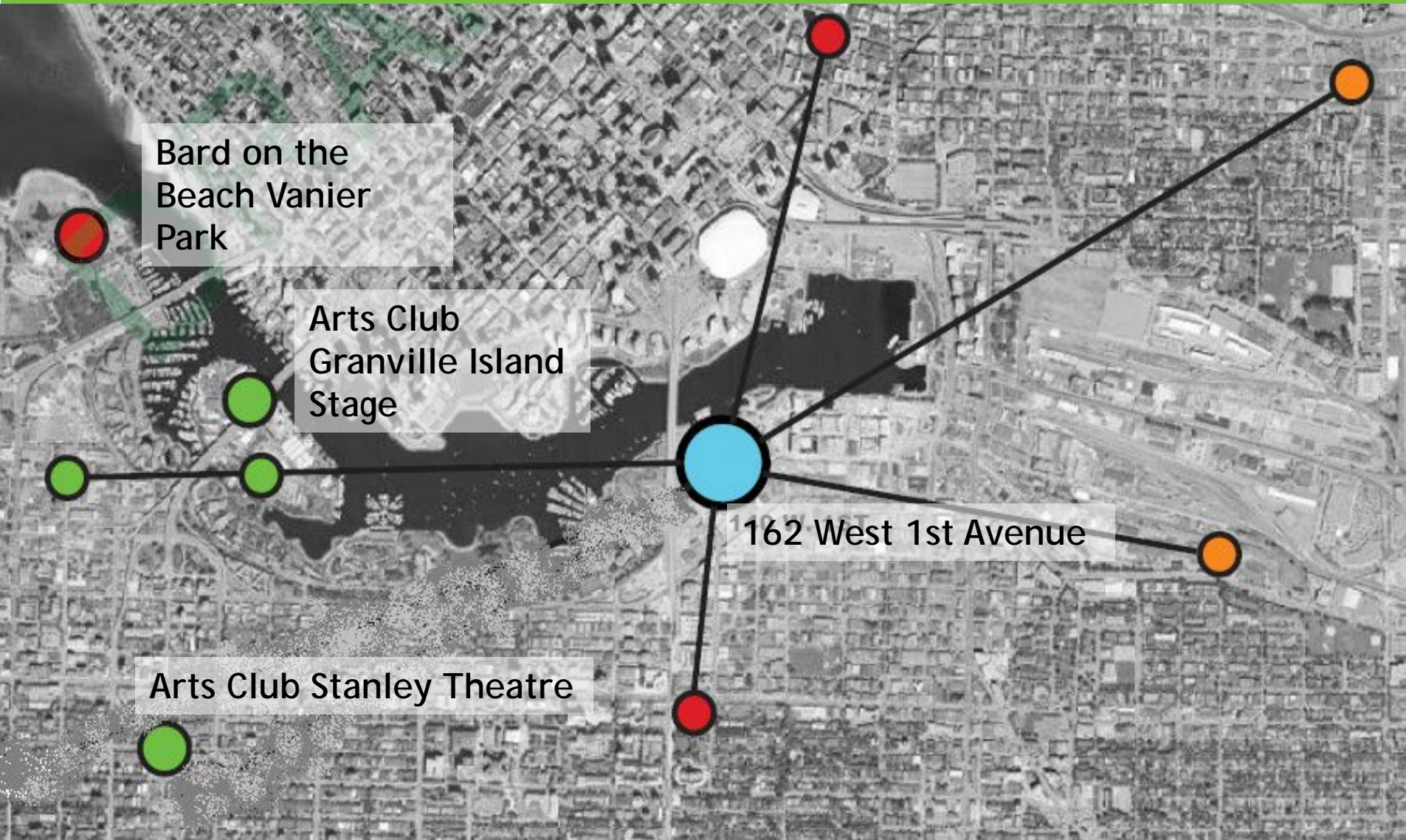
\$4 M operating budget, major Outdoor Shakespeare Festival

208 performances to audiences of 85,000 per annum



Bard Festival Site
Aerial Blimp Photography

Consolidation of Existing Spaces and Integrated Shared Services



Tenants' Vision for 162 West 1st Avenue

Vibrant Creative Performing Arts Hub

Community Use

- Theatre, rehearsal halls, lobby available 50% of time for other performing arts organizations
- Access to vast costume collection and prop shop

Vibrant Community Programming

- New work by emerging and established artists
- Arts Club and Bard - 3-4 plays per year
- 80-150 staff

Expanded public and youth

- Public workshops, lectures, open rehearsals
- Youth programs
- New play workshops

Costs | Funding Strategy

Capital Costs	\$ 20.4m
Shell Building (in kind by developer)	\$7.6m
Capital Infrastructure Improvements	\$12.8 m
Capital Funding Sources	
City of Vancouver	
- Shell Building (in kind by developer)	\$7.6M
- Capital Infrastructure Improvements	Up to \$7.0M
Arts Club & Bard	
- Senior Governments & Private Donations/Sponsorships	\$5.8M
Common Area Maintenance Costs (annual estimate)	\$100K-130K

Recommendations for 162 West 1st Avenue

2 nominal leases for each tenant

- Shared integrated services
- Vibrant performing arts hub
- Community access to rehearsals halls/theatre/costumes/etc..

\$7 M Capital Improvements

- Grant leverages other funding
- Not-for profit Tenants have capacity to provide community benefit, develop site, raise funds and operate sustainably