

Report Date: December 5, 2014
Contact: Richard Newirth
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Meeting Date: December 17, 2014

TO: Standing Committee on City Finance and Services

FROM: General Manager of Community Services in consultation with the General Manager of Real Estate and Facilities Management

SUBJECT: Artist Studio Awards Program 2015 - 2018

RECOMMENDATION

- A. THAT Council approve the seven artists nominated under the Artist Studio Awards Program for the 2015 - 2018 term, as tenants (the “Tenants”) of the seven City-owned or City-leased artist studios (collectively, the “Premises”), as described below and further outlined in this report:
1. Studio 1 (City-owned, live-work): having a civic address of #303 - 272 East 4th Avenue, and a legal description of *PID 023-105-445; Strata Lot 17, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2013*; awarded to Fiona Rayher;
 2. Studio 2 (City-leased, live-work): having a civic address of #367 - 485 West 8th Avenue, and a legal description of *PID 027-526-143; Strata Lot 67, District Lot 302, Group 1 New Westminster District, Strata Plan BCS2922*; awarded to Osvaldo Ramirez Castillo;
 3. Studio 3 (City-owned, live-work): having a civic address of #106 - 1202 East Pender Street, and a legal description of *PID 024-375-047; Strata Lot 6, District Lot 182, Group 1 New Westminster District, Strata Plan LMS3800*; awarded to Colleen Heslin;
 4. Studio 4 (future City-owned air space parcel, live-work): having a civic address of #102 - 8031 Nunavut Lane, and a legal description of *PID 028-848-802; Lot 1, Blocks 1 and 2, District Lots 311 and 323, Group 1 New Westminster District, Plan EPP20227*; awarded to Daelik (Darin) Hackenbrook;
 5. Studio 5 (future City-owned air space parcel, live-work): having a civic address of #101 - 8031 Nunavut Lane, and a legal description of *PID 028-848-802; Lot 1, Blocks 1 and 2, District Lots 311 and 323, Group 1 New Westminster District, Plan EPP20227*; awarded to Carol A. Young;

6. Studio 6 (City-owned, work-only): having a civic address of 1571 West 6th Avenue, and a legal description of *PID 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021*; awarded to Soran Mardookhi;
 7. Studio 7 (City-owned, work-only): having a civic address of 1573 West 6th Avenue, and a legal description of *PID 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021*; awarded to Matthew Brown.
- B. THAT Council authorize the Director of Real Estate Services to negotiate and, in the case of Studios 4 and 5 upon the City obtaining ownership of the air space parcel containing Studios 4 and 5, to execute lease or sublease agreements (the "Leases") with each of the seven Tenants on the following terms and conditions and as set out in the basic lease terms attached as Appendix A, and upon such other terms and conditions as are satisfactory to the Director of Legal Services in consultation with the General Manager of Real Estate and Facilities Management and the Managing Director of Cultural Services:
1. Studio 1 (City-owned, live-work), #303 - 272 East 4th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: nominal rent of \$1.00 for the term payable in advance, plus applicable sales taxes;
 2. Studio 2 (City-leased, live-work), #367 - 485 West 8th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: \$375.00 per month payable in advance, plus applicable sales taxes, in accordance with the lease agreement with the head lessor;
 3. Studio 3 (City-owned, live-work), #106 - 1202 East Pender Street:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: \$440.00 per month (approximately \$4.90 per square foot per annum) payable in advance, plus applicable sales taxes;
 4. Studio 4 (future City-owned, live-work), #102 - 8031 Nunavut Lane:
 - Term: from date of occupancy expected in early 2016 to January 16, 2018
 - Total Rent: \$470.00 per month (approximately \$4.90 per square foot per annum) payable in advance, plus applicable sales taxes;
 5. Studio 5 (future City-owned, live-work), #101 - 8031 Nunavut Lane:
 - Term: from date of occupancy expected in early 2016 to January 16, 2018
 - Total Rent: \$375.00 per month (approximately \$4.90 per square foot per annum) payable in advance, plus applicable sales taxes;

6. Studio 6 (City-owned, work-only), 1571 West 6th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: nominal rent of \$1.00 for the term payable in advance, plus applicable sales taxes;
7. Studio 7 (City-owned, work-only), 1573 West 6th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: \$300.00 per month (approximately \$9.00 per square foot per annum) payable in advance, plus applicable sales taxes.

- C. THAT no legal rights or obligations be created or arise by Council's adoption of these Recommendations until the Leases have been executed by all parties.

REPORT SUMMARY

The Report seeks Council's approval of the 2015 - 2018 Artist Studio Awards. Through a blended peer and staff review process, seven Vancouver-based professional artists are to be awarded art studios, five of which will be live-work studios. Five of the studios will have terms running from February 1, 2015 to January 16, 2018. Two of the studios are currently under construction; these studios are expected to be occupied in January 2016 for a term that will run until January 16, 2018. Future terms for the seven studios will thereafter be aligned. The awardees for 2015 - 2018 are:

- Fiona Rayher (long-form documentary)
- Osvaldo Ramirez Castillo (drawing and animation)
- Colleen Heslin (painting on textiles)
- Daelik (Darin) Hackenbrook (dance)
- Carol A. Young (carving and sculpture)
- Soran Mardookhi (film)
- Matthew Brown (painting)

COUNCIL AUTHORITY/PREVIOUS DECISIONS

2014 Cultural Spaces Directions, June 11, 2014 Report Reference to Council highlighting achievements from the 2008 - RTS 7315 - *2008-2013 Cultural Facilities Priorities Plan* and directions forward for 2014 - 2018 including the Artist Studio Awards Program.

2013 Culture Plan Strategic Directions Report Reference to Council Oct 23, 2013 outlining the strategic directions for culture based on the 2008 - RTS 7313 - *2008-2018 Culture Plan*.

2012 - RTS 9418 - *CD-1 Rezoning - 8018-8150 Cambie Street* -including two artist studios with associated dwelling units as on-site amenity for use in the Artist Studio Awards Program.

2011 - RTS 9132 - *Artist Studio Regulatory Review Implementation Framework* - provides opportunities to improve artist studio creation, preservation and operation in the City.

2010 - RTS 08583 - *CD-1 Rezoning - 1569 West 6th Avenue* - including two work-only artist studios as an on-site amenity for use in the Artist Studio Awards Program.

2008 - RTS 7556 - *2009-2012 Artist Studio Awards* - Approval of a live/work studio at #367-485 West 8th Avenue and, transfer an artist live/work studio at 1202 East Pender Street from the

Property Endowment Fund to the Artist Studio Awards Program, and award of four artist live/work studios for three year residencies.

City of Vancouver Standing Authority allows the Director of Finance to approve leases where the total rental value is less than \$250,000 for terms (including renewal options) of no more than 10 years and where City standard documentation is not amended. However, leases that are provided at less than market rent are considered equivalent to a grant to the tenant and therefore require approval by eight affirmative votes of Council.

Recommendation B authorizes a grant requiring eight affirmative votes of Council.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Community Services and the General Manager of Real Estate and Facilities Management recommend approval of the foregoing.

REPORT

Background/Context

Since 1995, the City of Vancouver has offered Artist Studio Awards, which are designed to support Vancouver-based low-income emerging artists. The program provides living and work space to enable the growth of artists' practices at a critical moment in their careers. The Artist Studio Awards are recognized annually as part of the Mayor's Arts Awards and, while distinct from the Mayor's Arts Awards, they follow a similar process of application submission and peer-review jury. (See Appendix B for a summary of the selection process and short biographies of the selected artists).

Having grown from one studio in 1995, the program now numbers 5 live-work studios and 2 work-only studios of which two are awarded at nominal rents and five are awarded at reduced rents. This program is one of the key ways the City supports individual low-income emerging artists. By providing these studios, the 2015-2018 Awards will enable seven low-income emerging artists to explore and advance their practice within a context of having secure living and working spaces for up to a three-year term. The Artist Studio Awards further the City's objective to address affordable cultural spaces while recognizing the tremendous contributions of Vancouver artists.

The first City of Vancouver Artist Studio Award was established in 1995 with **Studio 1** at 272 East 4th Avenue. Like all the studios now in the program, Studio 1 was an amenity bonus created through a rezoning development process (Policy Report March 12, 1996). Two additional studios were created in redevelopments at 8th Avenue near Cambie Street: a studio at 428 West 8th Avenue (RTS 0430, 1999; now removed from the Artist Studio Award at the conclusion of the Head Lease with the owner) and another, **Studio 2** at 485 West 8th Avenue (DE 407357, 2004). Studio 2 is the only one bedroom unit in the program. **Studio 3** was built at 1202 East Pender Street (RTS 2261, 2001), **Studios 4 & 5** are currently under construction (RTS 9418, 2012) as part of the MC² development at Marine and Cambie, and **Studios 6 & 7** (RTS 08583) at 1571 and 1573 West 6th Avenue are also new to the program. All the studios are live-work studios except Studios 6 & 7, which are work-only. All the studios in the Artist Studio Awards program are owned by the City of Vancouver, except Studio 2, which is leased to the City until January 2024.

The term of occupancy will begin February 1, 2015 for all studios except 4 & 5, which are currently under construction and which will have terms starting soon after the date of occupancy in early 2016. All studio terms will end January 16, 2018. All artists are required to pay all utility costs and to enter into either a lease or sublease with the City depending on whether the City owns or leases the unit.

All of the units save one (Studio 3 at 485 West 8th Avenue) are Class B studios which may support artistic practices involving the use of toxic materials and/or amplified sound. While there is a shortage of all types of artist studio space in Vancouver, Class B spaces are particularly limited due to the industrial nature of the practices and restrictions for such activities in residential environments. Studio 3 is a one bedroom unit (unlike the others which are studio units) and, pending applications to the program and the jury process, may be made available to an artist with a child.

Strategic Analysis

Vancouver is known for its creative community – artists of various disciplines have earned local, national and international reputations for their innovative leadership in artistic practice. Across Canada, Vancouver is recognized as having the highest concentration of artists of all the major cities¹. However, many of these artists face challenges in Vancouver, including a rapidly changing real estate market that has led to low vacancy rates and high rental costs for both living and working spaces.

Previously, the rents charged to artists who were awarded reduced-rent studios were tied to BC Employment and Assistance guidelines for housing, typically set at \$375 per unit per month. However, since this is a cultural award program and not a social housing support program, it is being recommended that from now on the rents be set on a cost-recovery basis, currently calculated to be approximately \$4.90 per square foot per annum (approximately \$0.41 per square foot per month) for live-work studios, and \$9.00 per square foot per annum for work-only studios. Using a per square foot calculation allows the rents to reflect the relative size of the units while in all cases remaining very affordable. Due to the head lease terms of Studio 2, it will remain at \$375 per month.

The Artist Studio Awards are an opportunity for the City to support artists by providing space that enables them to focus on their practice and further their expertise. This Award program is part of the active role the City is playing in the improvement of opportunities for artists living and working in Vancouver. The Artist Studio Awards directly support Vancouver based artists, the sustainable creation and operation of vital creative spaces as well as the vibrant creative community within the City.

Implications/Related Issues/Risk (if applicable)

Financial

CAPITAL COSTS

Tenant Improvements, Fixtures & Equipment - The Premises will be leased to the Tenants on an as-is basis, and any tenant improvements to be made will be at the expense of the

¹ Kelly Hill (Hill Strategies Research Inc.) 2010. *Mapping Artists and Cultural Workers in Canada's Large Cities*. Prepared for the City of Vancouver, the City of Calgary, the City of Toronto, the City of Ottawa and the Ville de Montreal.

Tenants. The Tenants will be responsible for the acquisition of all tenant equipment, machinery, appliances, trade fixtures, furnishings, chattels and the like.

Capital Maintenance & Life Cycle Replacement - The City and either the Strata Corporation or the Remainder Owner, as applicable, will be responsible for the capital/life cycle replacement costs associated with the Premises including major systems and maintenance of these systems. Funding requirements will be determined and prioritized as part of the Capital Planning and budgeting processes.

Facility Condition and Capital Maintenance Costs

Three of the studios - Studios 1, 2, and 3 - had an on-site building condition audit conducted in 2014 by a team of professional consultants and reviewed by Facilities Planning and Development. The audits concluded that the studios are in good condition, with no capital maintenance costs expected for Studio 2 for the 3 year term. Studios 1 and 3 are forecast to have approximately \$4,500 and \$6,500 respectively, for a total of \$11,000, in capital costs over the three year term, primarily for appliance replacement and other minor repair costs. These costs are to be funded as part of the annual capital budgeting approval process.

OPERATING COSTS

Facility Costs - For the City-owned units, the City is responsible for either monthly strata fees or a proportionate share of common area maintenance (CAM) costs. For the City-leased strata unit, strata fees are not payable by either the City or the subtenant in accordance with the head lease. There may also be minor costs associated with turnover of the units at the end of the three year term in preparation for the next round of artist tenants.

Total operating costs for strata fees and CAM costs for all seven studios over the three year term are estimated to be approximately \$61,222 (2014\$). Combined total rents of \$46,552 payable to the City over the three year term (see Table 1 in Appendix D), along with funds available from two separate Facility Reserve Funds associated with each of Studios 4 and 5 (\$180,000), and Studios 6 and 7 (\$170,000), provide revenues sufficient to offset the City's obligations for payment of strata fees and CAM costs for the units, as well as minor repairs and maintenance.

The Tenants will be responsible for the operating, routine maintenance, minor repairs, liability and contents insurance, utilities, and janitorial costs for the Premises, as well as the operation, repair, maintenance and replacement for all specialized equipment and furnishings required for the Tenants occupation and operation of the Premises.

LEASE

Total Rent - Table 1 of Appendix D outlines the rental rates applicable for each of the seven studios. The current comparable annual market rental value for all seven studios is estimated at approximately \$146,820 per annum.

The total value of the rental grant being provided by the City over the three year term of the 2015 - 2018 award program is estimated at \$321,176, also shown in Table 1 of Appendix D.

For Studios 4 and 5, the City holds a registered Option to Purchase the air space parcel which is to be created once the building housing the two studios is built. The City will purchase the two studios, as a separate legal parcel, at a nominal cost by exercising its Option to Purchase once the two studios are complete to the City's satisfaction. Completion of construction is

estimated for early 2016, thus the term of the leases for each of these two units will be for approximately 2 years. Recommendation B requests approval to enter into individual leases at less than market rent with each of the two artists nominated and selected for occupancy of these two studios, however the leases will not be executed until the ownership of the air space parcel has been transferred to the City and registered in the Land Title Office.

CONCLUSION

The City of Vancouver Artist Studio Awards Program has now completed five successful terms of a combined fifteen years. By providing two studios at nominal rent and five studios at reduced rent, the 2015-2018 Artist Studio Awards will enable seven low income/emerging artists to explore and advance their practice within a context of having secure living and working spaces for a three-year term. The Artist Studio Awards Program furthers the City's objectives to address affordable cultural spaces while recognizing the tremendous contributions of Vancouver artists to the City.

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APPENDIX A

SUMMARY OF BASIC LEASE, SUBLEASE TERMS

- **Term:** the lease or award term for Studios 1, 2, 3, 6 and 7 is from February 1, 2015 until January 16, 2018; the term for Studios 4 and 5 is from the date of occupancy (expected in early 2016) until January 16, 2018.

Total Rent:

- Studios 1 and 6 - nominal rent of \$1.00 for the term payable in advance, plus applicable sales taxes;
 - Studio 2 - \$375.00 per month payable in advance, plus applicable sales taxes, payable directly to the head landlord in accordance with the head lease agreement;
 - Studio 3 - \$440.00 per month payable in advance, plus applicable sales taxes;
 - Studio 4 - \$470.00 per month payable in advance, plus applicable sales taxes;
 - Studio 5 - \$375.00 per month payable in advance, plus applicable sales taxes;
 - Studio 7 - \$300.00 per month payable in advance, plus applicable sales taxes.
- **Maintenance and Repairs:** the Tenants shall be responsible for all costs, obligations and expenses related to the operation, minor repairs and routine maintenance of the Premises, as well as for major maintenance and repairs to the Premises or to appliances which are required by reason of the act or omission of the Tenants or his or her invitees or fellow occupant.

The City, the Strata Corporation, or the Remainder Owner, as applicable per unit, shall be responsible for major repairs and maintenance for the Premises, and for all structural and building envelope elements.

- **Capital/Life Cycle Replacement Costs:** the City and either the Strata Corporation or the Remainder Owner, as applicable, will maintain responsibility for the capital/life cycle replacement costs associated with the Premises including major systems and maintenance of these systems.
- **Other Expenses/Utilities:** all Tenants are responsible for any and all other expenses related to their occupancy including utilities, heat, hydro, gas, water, garbage and recycling collection, internet, cable, phone, security system monitoring, and any other user (artist) related costs.
- **“As Is”:** while the City endeavors to provide the studios in as good a condition as possible, the studios are leased as is. Should the Tenants wish to make any changes, additions, renovations or improvements to the space, such work will be done at the Tenants expense. It is the responsibility of the Tenants to obtain all necessary approvals and permits for such work and the work is subject to the prior approval of the Director of Facilities Planning and Development and the Managing Director of Cultural Services, such approval not to be unreasonably withheld.
- **Damage/Renovations:** the Tenants shall pay the applicable security deposit to the unit owner (varies per unit) as outlined in Table 1 of Appendix D. As per “As Is” above, any additions, renovations, alterations, painting, decoration, or redecoration including floor, wall and ceiling finishes shall not be carried out without the prior written consent of the City, and shall be wholly at the expense of the Tenants.

- **Use:** the Premises are designated as either live-work or work-only. Live-work studios must be used as both a residence and a work studio; use solely for one or the other is not permitted. Residence in the work-only studios is not permitted.
- **Property Taxes:** for the City-owned units, property taxes are not applicable as City-owned property is exempt from property taxes. For the City-leased unit property taxes are not payable by either the City or the subtenant during the term of the City's lease with the landlord in accordance with the terms of the head lease.
- **Vacancies During Term:** while the City wishes to provide flexibility to artists within the Artist Studio Awards Program, it also wishes to see the seven units fully utilized during the lease terms. As such, any artist who is to be absent from the studio for 4 consecutive months or longer will be requested to discuss the vacancy with the City to determine options for another artist subletting the studio or taking an assignment of the lease during the vacancy period (as may be permitted under the terms of the head lease in the case of Studio 2).
- **Sub-Letting or Assignment:** except as provided under "Vacancies During Term" above, the Tenants may not assign the lease/sub-lease the Premises, or provide any third party occupation other than one family member that may reside with a Tenant in a live/work studio. There may be no more than two people residing in the live-work studios, and no more than two artists working in the work-only studios.
- **Insurance:** the Tenants shall maintain insurance coverage, in the amounts and types of coverage to the Landlord's satisfaction, for: either Personal Liability (in the case of live/work units) or Commercial General Liability (in the case of work/only units), for a minimum limit of not less than \$2,000,000 per occurrence, and with a limit of deductibility not greater than \$2,000. The policy shall include All-Risk (Broad Form) Tenant's Legal Liability insurance equal to the full replacement cost of the Premises, as well as Tenant's Contents Insurance equal to 90% of replacement cost. The City and its personnel, as well as either the Strata Corporation and its personnel or the Remainder Owner and its personnel, as applicable per unit, shall be named as additional insured's.
- **Compliance With Laws:** the Tenants must abide by all of the strata corporation by-laws and any other laws, by-laws and lawful orders concerning the Premises.
- **Acknowledgement:** the Tenant gives permission to the City to use his or her name, his or her photograph, and photographs of his or her artistic work in publicizing the City of Vancouver Artist Studio Awards.
- **Additional Operating Covenants:** all other terms and conditions as required by the Director of Legal Services in consultation with the Managing Director of Cultural Services and the Director of Real Estate Services.

APPENDIX B

ARTIST SELECTION PROCESS AND SHORT BIOGRAPHIES OF SELECTED ARTISTS

Artist Selection Process: The Artist Award studios are awarded through an open call to artists currently living and working in the City of Vancouver. Applicants are pre-qualified based on Vancouver residency and financial need, then assessed for artistic merit through a blended staff/peer review selection process. This process was managed by the Cultural Services Department.

Studio descriptions, program eligibility and criteria, application process, and submission requirements were advertised in the July 24, 2014 edition of the *Georgia Straight* and via the City's website and social media, as well as through postings to the VanCulture listserv. City staff held open houses for the units on July 24, 2014 and August 16, 2014 so that potential applicants could assess first hand whether the studios would meet the needs of their artistic practices.

Interested artists were invited to submit an application and supporting documentation including demonstration of financial need, samples of their art (electronic image and video files), references, and a statement of intent indicating how the work produced during the residency term would benefit the artist and the community.

Cultural Services staff pre-qualified candidates with respect to financial need using BC Housing's 2014 Housing Income Limits (HILs), which is \$35,000 total household income for a studio and \$39,500 for a one bedroom unit (Studio 2). Candidates were required to meet the financial need test and provide proof of Vancouver residency, before their applications were forwarded to a blended staff / peer assessment committee which evaluated the artistic merit of the applications.

The deadline for application submission was September 5, 2014 and the assessment committee met for two days on November 6 and 7, 2014. Staff would like to thank the committee members for their thoughtful and enthusiastic participation. The 2014 jury members were:

- Elizabeth Zvonar, artist and 2012-2015 studio award recipient
- Vanessa Kwan, artist and curator
- Cecily Nicholson, writer, activist and arts administrator.

For the 2014 intake, 131 applications were received of which 1 was deemed ineligible due to not meeting the residency requirement.

Artist Biographies: Of the 130 applications evaluated, the jury selected the following seven artists for the Studio Awards:

- Fiona Rayher is a long-form documentary filmmaker and is the artistic director and co-founder of Gen Why Media, a social enterprise. Her films have been extensively reviewed by the CBC, *Globe and Mail*, *Huffington Post* and others. Fiona has a Graduate Diploma in Social Innovation from the University of Waterloo.
- Osvaldo Ramirez Castillo draws and makes prints. He has exhibited across Canada as well as in the United States, Europe and South America. He studied printmaking at the Ontario College of Art and Design and has a Master of Fine Arts degree from Concordia.

- Colleen Heslin is a textile-based painter who has exhibited her work nationally and internationally. Her most recent solo exhibition was at the Monte Clark Gallery in Vancouver in the spring of 2014. Colleen has a Bachelor of Fine Arts from Emily Carr University of Art and a Master of Fine Arts degree from Concordia University.
- Daelik (Darin) Hackenbrook is a dancer, choreographer and founder and co-artistic director of MACHiNENOiSY Dance Society. He has performed with many of Vancouver's most prominent dance companies and as a guest artist for companies across Canada, and choreographed several full length pieces. Daelik completed his basic training at Main Dance Place in 1996.
- Carol A. Young is a wood sculptor and painter. She has exhibited extensively along the West Coast. In 2014 the Canadian Mint released a limited edition collectors' coin of her mask, *Matriarch Moon*. Carol has a diploma from the Freda Diesing School of Northwest Coast Art.
- Soran Mardookhi is a film and video maker. He has completed two feature films, three short films and several documentaries. He has won several awards, including Best Short Film at the Bochum Film Festival and Best Experimental Film at the Irpen Film Festival, both in Tehran, Iran in 2009. Soran has a Bachelor of Fine Arts in Cinematic Film Directing from Tehran Soreh University.
- Matthew Brown is a painter. He has exhibited widely in Vancouver (including the Vancouver Art Gallery, Tracey Lawrence Gallery, and Access Gallery), throughout Canada and internationally. Matthew has been short listed twice for the RBC Painting Competition and won as a runner up for Western Canada. He has a Bachelor of Fine Arts (Honours) from the University of Victoria and a Master of Fine Arts degree from Concordia University.

APPENDIX C

ARTIST AWARD STUDIO DETAILS

Artist Live/Work Studio 1

Address: #303 - 272 East 4th Avenue, Vancouver, B.C.

Legal Description: PID 023-105-445; Strata Lot 17, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2013

Owner: City of Vancouver

Lease Agreement: with City of Vancouver

Zoning: CD-1 (338)

Class: B

This studio is a 528 square-foot single-level, strata unit. This third-floor studio has a large northeast-facing window and concrete floors, and is equipped with a fridge, stove and washer/dryer. There is no associated parking stall in the building. There is a common roof deck area and amenity room.

Artist Live-Work Studio 2

Address: #367 - 485 West 8th Avenue, Vancouver, B.C.

Legal Description: PID 027-526-143; Strata Lot 67, District Lot 302, Group 1 New Westminster District, Strata Plan BCS2922

Owner: 654570 British Columbia Ltd. (Grosvenor Canada Limited)

Sublease Agreement: with City of Vancouver

Zoning: C-3A

Class: A

This unit offered for lease to the City by the developer is located on the fifth floor. It is a 912 square foot split-level, one bedroom unit with approximately 140 square feet of deck and balcony space as well as the use of one parking stall. It is equipped with a fridge, stove and washer/dryer. Amenities include an exercise room, green roof and common gallery space.

Artist Live-Work Studio 3

Address: #106 - 1202 East Pender Street, Vancouver, B.C.

Legal Description: PID 024-375-047; Strata Lot 6, District Lot 182, Group 1 New Westminster District, Strata Plan LMS3800

Owner: City of Vancouver

Lease Agreement: with City of Vancouver

Zoning: CD-1 (411)

Class: B

The unit is a 1,075 square-foot strata unit with a 300 square foot loft area owned by the City of Vancouver. It has a fridge and stove.

Artist Live-Work Studio 4

Address: #102 - 8031 Nunavut Lane, Vancouver, B.C.

Legal Description: PID 028-848-802; Lot 1, Blocks 1 and 2, District Lots 311 and 323, Group 1
New Westminster District, Plan EPP20227

Owner: City of Vancouver (early 2016)

Lease Agreement: with City of Vancouver

Zoning: CD-1 (535)

Class B

This studio is currently under construction, with expected occupancy in early 2016. When finished, it will be a 1,150 square foot split level studio and will include a 410 square foot loft. It has a roughly 500 square foot patio. When completed, this studio will be the largest in the Artist Studio Awards Program. It has one associated parking stall.

Artist Live-Work Studio 5

Address: #101 - 8031 Nunavut Lane, Vancouver, B.C.

Legal Description: PID 028-848-802; Lot 1, Blocks 1 and 2, District Lots 311 and 323, Group 1
New Westminster District, Plan EPP20227

Owner: City of Vancouver (early 2016)

Lease Agreement: with City of Vancouver

Zoning: CD-1 (535)

Class B

This studio is adjacent to Studio 4 above, and is the same in all respects except it is smaller: 910 square feet, including an approximately 295 square feet loft.

Artist Work-Only Studio 6

Address: 1571 West 6th Avenue, Vancouver, B.C.

Legal Description: PID 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New
Westminster District, Air Space Plan EPP32021

Owner: City of Vancouver

Lease Agreement: with the City of Vancouver

Zoning: CD-1 (508)

Class B

This 400 square foot work-only studio has windows on three sides. It features an industrial slop sink and a ventilation system. It has one associated parking stall.

Artist Work-Only Studio 7

Address: 1573 West 6th Avenue, Vancouver, B.C.

Legal Description: PID 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New
Westminster District, Air Space Plan EPP32021

Owner: City of Vancouver

Lease Agreement: with the City of Vancouver

Zoning: CD-1 (508)

Class B

This work-only studio is adjacent to Studio 6 above and is identical in every respect except it has windows on only two sides.

APPENDIX D

Table 1: Studio Award Rental Rates and Values

No	Civic Address	Ownership; Studio Type; Year Built	Size (Sq Ft)	Monthly Rent*	Annual Rent*	Total Term Rent* (A)	Annual Market Rental Value***	Total Term Market Rental Value (B)	Total Term CoV Rental Grant Value (C) (C = B - A)	Scty Dep
1	#303 - 272 E. 4 th Ave.	City-owned strata lot; L/W; 1995	528	N/A	N/A	\$1 for the term	\$14,400	\$42,600	\$42,599	\$375
** 2	#367 - 485 W. 8 th Ave.	City-leased strata lot; L/W; 2009	912	\$375**	\$4,500**	\$13,312**	\$27,000	\$79,875	\$66,563	\$375
3	#106 - 1202 E. Pender St.	City-owned strata lot; L/W; 1999	1,075	\$440	\$5,280	\$15,620	\$25,800	\$76,325	\$60,705	\$440
4	#102 - 8031 Nunavut Lane	Future City-owned ASP; L/W; 2016	1,150	\$470	\$5,640	\$11,280 (2 yrs)	\$31,050	\$62,100	\$50,820	\$470
5	#101 - 8031 Nunavut Lane	Future City-owned ASP; L/W; 2016	910	\$375	\$4,500	\$9,000 (2 yrs)	\$24,570	\$49,140	\$40,140	\$375
6	1571 W. 6 th Ave.	City-owned ASP; W/O; 2013	400	N/A	N/A	\$1 for the term	\$12,000	\$35,500	\$35,499	\$300
7	1573 W. 6 th Ave.	City-owned ASP; W/O; 2013	400	\$300	\$3,600	\$10,650	\$12,000	\$35,500	\$24,850	\$300
		Totals:	5,423	\$1,585*	\$19,022*	\$46,552*	\$146,820	\$381,040	<u>\$321,176</u>	

(Note: for Studio Type, “L/W” = live-work; “W/O” = work-only).

* Rents payable by the Tenants are calculated at \$9.00 per square foot per year for the work-only rental studio (Studio 7) and at \$4.90 per square foot per year for the live-work studios.

** For Studio 2, in accordance with the City’s lease with the owner, the rent is set at \$375 per month and is payable directly to the head landlord. Thus the Totals for the columns “Monthly Rent”, “Annual Rent”, and “Total Term Rent” *do not* include the amounts shown for Studio 2. However, the rental grant value for Studio 2 is included in the Total of column (C).

*** Comparable market rental values range from \$24.00 to \$29.60/sf/annum (or \$2.00 to \$2.47/sf/month) for the five live-work studios (1 - 5), depending on variables such as size, location and age, and approximately \$30.00/sf/annum for the two work-only studios (6 & 7).