



ADMINISTRATIVE REPORT

Report Date: November 9, 2017
Contact: Branislav Henselmann
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Meeting Date: November 28, 2017

TO: Vancouver City Council

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

SUBJECT: 2018 - 2021 Artist Studio Award Program

RECOMMENDATION

- A. THAT Council approve the following seven artists being recommended under the Artist Studio Award program for the 2018 - 2021 term, as tenants (the "Tenants") of the seven City-owned or City-leased artist studios (collectively, the "Premises" as described in Recommendation B):
- i. Studio 1 awarded to: Sebnem Ozpeta, visual artist;
 - ii. Studio 2 awarded to: Cole Schmidt, guitarist/composer/curator;
 - iii. Studio 3 awarded to: Anne Riley, multidisciplinary artist;
 - iv. Studio 4 awarded to: Richard Heikkilä-Sawan, visual artist;
 - v. Studio 5 awarded to: Carol Shillibeer, poet and artist;
 - vi. Studio 6 awarded to: Iona Dan (Paul)/Tsatsu Stalqayu (Coastal Wolf Pack), traditional Coast Salish multidisciplinary artist; and
 - vii. Studio 7 awarded to: Carlos Colín, visual artist;
- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease or sublease agreement (each a "Lease" and collectively, the "Leases") with each of the seven Tenants on the terms and conditions generally set out in the Summary of Lease Terms attached as Appendix C, and upon such other terms and conditions as are satisfactory to the Director of Legal Services

in consultation with the Director of Real Estate Services and the Managing Director of Cultural Services:

Term for all seven studios: approximately 3 years starting in Spring 2018.

- i. Studio 1 (City-owned live-work unit): 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;
- ii. Studio 2 (City-leased live-work unit): 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;
- iii. Studio 3 (City-owned live-work unit): having a civic address of 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;
- iv. Studio 4 (City-owned live-work unit): having a civic address of #102 - 8031 Nunavut Lane, and a legal description of PID: 029-767-661; Air Space Parcel 2, District Lot 323, Group 1 New Westminster District, Air Space Plan EPP50837;
- v. Studio 5 (City-owned live-work unit): having a civic address of #101 - 8031 Nunavut Lane, and a legal description of PID: 029-767-661; Air Space Parcel 2, District Lot 323, Group 1 New Westminster District, Air Space Plan EPP50837;
- vi. Studio 6 (City-owned work-only studio): 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; and
- vii. Studio 7 (City-owned work-only studio): 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.

As the rent under the Leases for the Premises will be below the applicable market rate and includes rent-in-lieu of property taxes, Recommendation B constitutes a grant valued at approximately \$132,625 per annum for the Premises based on the first year of the term, as shown in Appendix D.

- C. THAT Council approve the re-tenanting of any studio that becomes vacant for an extended period during the occupancy term to another eligible artist according to the prioritized ranking of short-listed artists identified through the 2018 - 2021 Artist Studio Award peer review assessment process, and as approved by the Managing Director of Cultural Services, on the same terms and

conditions as approved for the original artist recommended as the tenant of such studio, as provided for in this report.

- D. THAT no legal rights or obligations will arise or be created by Council's adoption of these Recommendations unless and until all legal documentation has been executed and delivered by the respective parties.

The grants in Recommendations B and C require the affirmative vote of 2/3 of all Council members, per section 206(1) of the Vancouver Charter.

REPORT SUMMARY

This Report seeks Council's approval of seven artists recommended for the 2018 - 2021 Artist Studio Award program. Through a peer adjudication process, seven artists were selected (a Musqueam artist and six Vancouver-based artists, many of whom are urban aboriginal artists and artists of historically underrepresented communities), and are being recommended to occupy seven City-owned or City-leased artist studios. All studios will have a lease term of approximately three years starting in Spring 2018, all at affordable below-market rates.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Vancouver's Culture Plan: Strategic Directions 2013-2018 (RTS 10309) provides the City's strategic framework to support a diverse, thriving cultural ecology. Some key objectives are to celebrate artistic excellence, expand support to emerging, innovative artistic practices, improve arts access for under-served communities, and develop arts and culture spaces.

On June 25, 2014, Vancouver City Council formally acknowledged that the City of Vancouver is situated on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations, and subsequently designated the City of Vancouver as a City of Reconciliation. The City of Reconciliation framework was adopted on July 8, 2014 to further strengthen the City's services and ongoing relationships with the Musqueam, Squamish, and Tsleil-Waututh First Nations, and urban aboriginal community.

Pursuant to Section 206(1)(a) of the Vancouver Charter, not less than two-thirds of all members of Council must approve a resolution for a grant. A lease of City-owned or City-leased property at less than market rent is considered to be a grant.

GENERAL MANAGER'S COMMENTS

The Artist Studio Award program is part of the active role the City is playing in the improvement of opportunities for artists living and working in Vancouver and artists of Musqueam, Squamish and Tsleil-Waututh First Nations. The Artist Studio Award program directly supports the sustainable creation and operation of vital creative spaces and contributes to Vancouver's vibrant creative community.

REPORT

Background/Context

Vancouver-based and Indigenous artists of various disciplines have earned national and international reputations for their innovative leadership in artistic practice. Yet, despite their achievements, artists continue to earn lower average incomes and struggle significantly with Vancouver's affordability challenges.

The City of Vancouver offers the Artist Studio Award program to support low-income emerging artists. The program provides living and/or work space at below-market rates for approximately three years to enable the artists to focus on their practice at a critical moment in their careers. The program launched in 1995 with just a single award studio and has now grown to seven diverse studios (live-work, work-only, one-bedroom and lofts); yet, the demand continues to outpace the number of studios in the program. The artist studios were acquired from development permit and rezoning processes or transferred from the Property Endowment Fund. Previous artists of this program include Steven Shearer (1999-2002), Myfanwy MacLeod (2002-2005), Josh Beamish (2009-2012), and Amiel Gladstone (2011-2014).

Strategic Analysis

The current 2018-2021 Artist Studio Award program call for applications closed on September 13th with a total of 158 applications. The program is open to professional artists who are residents of Vancouver or community members of the Musqueam, Squamish, or Tsleil-Waututh First Nations, and can demonstrate financial need. Applicants were ranked based on artistic excellence by a peer adjudication committee comprised of four mid-career and senior artists. The committee shortlisted 15 artists and the top seven eligible artists are recommended as Tenants for the studios (*Recommendation A*). A summary of the assessment process and short biographies of the selected artists are provided in Appendix A. The eligibility and selection criteria are described in the *Program Information Guide* in Appendix B.

Each of the seven recommended artists is required to enter into either a lease agreement for City-owned studios 1, 3, 4, 5, 6, and 7, or sublease agreement for City-leased Studio 2. Should Council approve Recommendation B, the Director of Real Estate Services will negotiate and execute the Leases on the terms and conditions generally set out in the Summary of Lease terms provided in Appendix C, and upon such other terms and conditions to the satisfaction of the Director of Legal Services in consultation with the Director of Real Estate Services and the Managing Director of Cultural Services.

Term: approximately three years starting in Spring 2018

Rent: \$4.89-\$4.95 per square foot per annum (see Appendix D for the rental rate for each studio)

Comparable market rental value for the live-work studios is on average \$27.84 per square foot per annum inclusive of property tax. Comparable market rental value for work-only studios is approximately \$31.25 per square foot per annum, plus property tax. The value of the rental grant for the Premises is estimated at \$132,625 per annum based on the first year of the term, as more particularly described in Table 2 of Appendix D.

New to the program

This year, staff collected feedback on how the Artist Studio Award program can have more impact and grow. In response to the feedback, staff implemented the following changes:

- Explicitly tasked the peer assessment committee to select a diverse cohort of artists to support Vancouver as a City of Reconciliation;
- Expanded program eligibility to include artists of Musqueam, Squamish and Tsleil-Waututh First Nations, who may not reside in the city of Vancouver;
- Greater accommodation of applicants facing hardship to meet the program criteria in other ways than prescribed;
- Upgraded application submission and assessment to an online system, and reduced submission requirements;
- Shifted move-in/move-out cycle timing away from the busiest season for many artists;
- Recommendation to Council (*Recommendation C*) that enables the Managing Director of Cultural Services to approve re-tenanting of any studio that becomes vacant for an extended period to maximize the benefit of these studios.

An outcome of these program changes is the collective diversity of the seven artists (i.e. across culture, gender and practice) and the strong representation of Indigenous artists and artists of historically underrepresented communities (please see artists' short biographies in Appendix A). Staff is also exploring other improvements to serve the diverse needs of artists (e.g. family housing, space for dance and music rehearsal, professional development, etc.), as well as to add more studios to the program. When the next call for applications is made, staff plan to give artists more advanced notice to make the most of their residency (e.g. to apply for grants, etc.).

Financial Implications

The studios' below-market rental rates have been set on a cost-recovery basis, currently calculated to be \$4.89-\$4.95 per square foot per annum (approximately \$0.41 per square foot per month).

The combined total rent for the seven studios is \$26,460 per annum. The current comparable annual market rental value for all seven studios is estimated at \$152,340 per annum. In addition, the value of the 2017 property taxes for work-only studios (Studios 6 and 7), if the studios were not exempted from property taxes, is \$6,745.

As the rent under the Leases for the studios will be below the applicable market rate and includes rent-in-lieu of property taxes, Recommendation B constitutes a grant valued at approximately \$132,625 per annum for the Premises based on the first year of the term, as shown in Appendix D.

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, as well as routine systems maintenance. For the City-leased strata unit, there are no applicable strata fees as per 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. These costs will be funded by the combined total rents

collected and the two Facility Reserves (\$197,480.26 for Studios 4 and 5, and \$174,399.29 for Studios 6 and 7).

The Tenants will be responsible for minor repairs and maintenance, 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.

Capital costs

Capital Maintenance and 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.

Capital Maintenance Costs - For Studios 1, 2 and 3, should any funds for capital maintenance be required it will be requested through the Capital Planning and Budgeting process. In the past, the total costs for Studios 1, 2 and 3 did not exceed \$11,000 in a three-year term.

Studios 4, 5, 6, and 7 are newly built (2015 and 2013) and no capital maintenance costs are anticipated for these units over the three year period of the term. Should any capital costs arise for these units during this term it will be funded by the two Facility Reserves dedicated to these units.

CONCLUSION

The City of Vancouver's Artist Studio Award program has now completed seven successful terms over two decades. By continuing to provide studios at below-market rent, the 2018-2021 Artist Studio Award program will enable seven low-income, emerging artists to explore and advance their practices within a context of having secure living and working spaces for a three-year term. The Artist Studio Award program furthers the City's objectives to address the need for affordable and sustainable cultural spaces while recognizing the tremendous contributions of Vancouver, Musqueam, Squamish and Tsleil-Waututh artists to Vancouver's cultural vitality.

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ARTIST SELECTION PROCESS AND SHORT BIOGRAPHIES OF SELECTED ARTISTS

Artist Selection Process: The Artist Studio Award recommendations were determined through an open call to artists who are residents of Vancouver or community members of the Musqueam, Squamish or Tsleil-Waututh First Nations. Applicants had to satisfy the residency and financial need eligibility requirements, and were assessed on artistic merit through a peer review adjudication process managed by the City's Cultural Services department.

Studio descriptions, program eligibility and criteria, application process, and submission requirements were made available in the information guide (see Appendix B), the August 31, 2017 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 studios on September 7th and 9th, 2017 so that potential applicants could assess first hand whether the studios would meet the needs of their artistic practice.

The submission deadline for the online applications was September 13, 2017 and a total of 158 applications were received. The assessment committee met on October 18, 2017 to determine a short-list of approximately 15 artists. From that prioritized list, the top seven artists were offered a studio, in order of specific needs (such as one-bedroom for artists with children) then followed by artist ranking.

Staff would like to thank the assessment committee members for their thoughtful and enthusiastic participation. The committee members were:

- T'uy't'tanat Cease Wyss, interdisciplinary media and community-engaged artist
- Colleen Heslin, textile-based painter and City of Vancouver 2015-2018 Artist Studio Award recipient
- Laiwan, interdisciplinary visual artist, writer and educator
- Russell Wallace, composer, writer, producer and a traditional Lil'wat singer

Artist Biographies: The assessment committee selected the following seven artists for the 2018 - 2021 Artist Studio Award program:

- **Anne Riley**
Anne Riley is a multidisciplinary artist based in Vancouver, BC. Her work explores different ways of being and becoming, touch, and Indigeneity. Riley is Cree and Slavey Dene from Fort Nelson First Nation, and received her BFA from the University of Texas at Austin in 2012. She has exhibited both in the United States and Canada.
- **Carlos Colín**
Born in Mexico, Carlos Colín currently lives and works in Vancouver since 2011. He is a visual artist and a PhD candidate in the Interdisciplinary Studies Graduate Program at UBC. Carlos' research explores and connects the manifestations of baroque as a colonial legacy in Latin America and its diasporas. Represented by Fazakas Gallery in Vancouver, Colín was awarded the 2016 Emerging Artist, Mayor's Arts Awards for the City of Vancouver in Visual Arts.
- **Carol Shillibeer, poet and artist**
Carol Shillibeer is a poet and artist living in the Salishan Territories of western North America. Part of her family are Interior Salish. She publishes image and text in a

variety of journals under a number of names. You can find some of them at carolshillibeer.com.

- **Cole Schmidt, musician/composer**
Cole Schmidt, is an active participant in Vancouver's creative music scene. As a composer, Cole spends the majority of his time writing and recording with Juno Award winners Pugs & Crows and newly formed group SICK BOSS. He can also be heard alongside other local artists such as Marin Patenaude, Copilots, ITISYSM, and Peggy Lee's Echo Painting. In 2013, he received the Vancouver Mayor's Arts Award for Emerging Artist in Music. Cole has toured extensively throughout North America and Europe, including a 5 week tour with Drip Audio's DarkBlueWorld in Eastern Europe and Russia, and participating in the Vilnius Jazz Festival.
- **Iona Dan (Paul), Tsatsu Stalqayu (Coastal Wolf Pack)**
Iona Dan (Paul) is a Coast Salish singer, dancer, weaver and textile worker who has been working in traditional First Nations' women's arts since the age of 16, and is also the artistic leader of the Coast Salish dance group Tsatsu Stalqayu (Coastal Wolf Pack). Along with maintaining her traditional practice, she has also collaborated with Dana Claxton on the children's television show, Wakenheja, and more recently with Mortal Coil Performance Society on their live theatrical productions, including co-designing their 12' Coast Salish puppet. Tsatsu Stalqayu members include Joseph Paul, Iona's son, who is a carver, painter and performer. With the support of Mortal Coil, Iona Dan/Tsatsu Stalqayu will be continuing their traditional and non-traditional work in the awarded studio space.
- **Richard Heikkilä-Sawan, visual artist**
Richard is a Two-Spirit Finnish, Cree, Mohawk, Ojibwa, Sioux, and French artist. Building upon notions of identity, race, religion, spirituality, and social/cultural ideologies juxtaposed with his perceived individuality and sexual expression, allusions of his unique personal narrative are evident in his work. He is the recipient of the BMO 1st Art Award 2015 (BC) and the IDEA Award 2014. Three of his art projects are included in the prestigious Vancouver General Hospital Art Collection.
- **Sebnem Ozpeta, visual artist**
Sebnem Ozpeta is a Vancouver-based visual artist, videographer and editor. She studied graphic design in Turkey, where she was born and raised. She also completed the digital film program at The Art Institute of Vancouver. She has produced short films and video installations that have been screened and exhibited in festivals in Europe, Canada and Turkey. She is currently works at Emily Carr University.

ARTIST STUDIO AWARD PROGRAM (2018-2021) INFORMATION GUIDE

Deadline: Wednesday, September 13, 2017 at 4:00pm

This guide provides information about the objectives, criteria and application process for the City of Vancouver's Artist Studio Award program. The Artist Studio Award program is one of many programs, awards and services that the City's Cultural Services department offers to advance the vision and goals of the Culture Plan for Vancouver. Other civic programs, awards and services are detailed on the City's web page at: <http://vancouver.ca/people-programs/arts-and-culture-grants.aspx>

CULTURE PLAN FOR VANCOUVER

<http://vancouver.ca/culture-plan>

VISION

A diverse and thriving cultural ecology that enriches the lives of residents and visitors.

GOALS

- Diversity, innovation, artistic excellence
- Community engagement and participation
- Vibrant, creative neighbourhoods and public spaces
- Dynamic robust creative economy

STRATEGIC DIRECTIONS 2014-2018

- Foster cultural leadership
- Increase participation and engagement
- Provide sustainable support programs
- Optimize City investment
- Invest in creative economy

If this guide does not help you with your questions about the program or application process, please direct questions to staff well in advance of the deadline.

CONTACT INFORMATION

Staff: Diana Leung, Cultural Planner
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ARTIST STUDIO AWARD PROGRAM (2018-2021)

Objectives and Description

The City of Vancouver's Artist Studio Award program aims to support low-income, emerging professional artists working in any artistic discipline at a critical moment in their career. A program goal is to improve opportunities for artists living and working in Vancouver and those who are community members of the Musqueam, Squamish or Tsleil-Waututh First Nations. As a City of Reconciliation and in efforts to promote equity, diversity and inclusion, this program aims to achieve a diverse cohort of artists with priority to members of Indigenous and historically underrepresented communities. Priority for the one-bedroom live-work studio will be given to an artist with a child.

Applicants must be able to demonstrate artistic excellence and financial need. Of the seven (7) studios in the program, five (5) are live-work studios and two (2) are work-only studios. All studios are offered at affordable rents and are available for terms of approximately three years.

The studios are awarded through a peer assessment review process organized by the City of Vancouver's Cultural Services department.

Terms

Recipients of an Artist Studio Award are required to sign a lease and pay a security deposit. All award recipients are also required to pay all associated occupancy costs such as utilities, phone, insurance (liability and contents), moving expenses and charges, basic maintenance and small repairs. The City will do its best to prepare the studios for the new occupants (i.e. cleaned and made suitable for occupancy) but otherwise all studios will be rented in "as is" condition.

Information on previous grant awards and recipients is located on our website:

<http://council.vancouver.ca/20160406/documents/pspc6.pdf>

Eligibility

Professional artists who are residents of Vancouver or community members of the Musqueam, Squamish or Tsleil-Waututh First Nations, whose work shows exceptional talent and who can demonstrate financial need are eligible to apply. Artists involved in the production of art, including but not limited to community arts, dance, interdisciplinary, literary, media, multidisciplinary, music, theatre, and visual arts will be considered eligible. Professional artists are defined as those having specialized training or records of accomplishment in their field(s) or who are recognized as artists by artistic peers and other arts professionals. Emerging artists are defined as being in the early stages of their professional career, and having a body of work beyond their educational experience.

A. Residency or Community Membership

Residents of Vancouver or community members of the Musqueam, Squamish or Tsleil-Waututh First Nations are eligible to apply. Follow instructions for question ASA 1.6 - *Proof of Community Membership or Residency* in the application form.

B. Financial Eligibility

The studios are only available to artists who can demonstrate financial need. City staff will determine financial need using the City and BC Housing's Housing Income Limits (maximum total annual income from all sources of \$40,000 for the studio-sized and work-only units, and \$45,000 for the one bedroom unit). Applicants are asked to submit financial documentation for the past three years which will then be averaged

to determine the average gross annual income (see *Definitions* below for more details). Acceptable documentation includes either copies of Income Tax Assessments for the past three (3) years or a copy of a recent statement from the Ministry of Social Development showing shelter allowance.

Suggestion: Vancouver Public Library Free Scanning and Computing

If you don't have access to your own private computer, we suggest you use the Vancouver Public Library's computers to scan and upload documents. Scanning and computer use are provided to library users at no cost. Any record of your documents is deleted once you log out of the VPL computer.

(See: <https://www.vpl.ca/policy/public-internet-and-computer-usage>)

Please note that the requested financial documents and all supporting confidential documentation will be destroyed after the application review process has concluded.

Assessment Criteria

Tenancy for all seven studios will be determined through a peer review assessment process.

Applicants will be assessed on the basis of artistic merit by an assessment committee made up of Vancouver-based arts and culture professionals. Responses and examples/documentation of recent work will be assessed against the criteria corresponding to the questions. Applications are assessed in the following four areas:

1. Professional Qualifications/Artistic Excellence (20%)
Criteria: Evidence of depth and breadth in either formal or informal training; high quality of dissemination of work; evidence of public recognition of work as demonstrated by awards, reviews, critical analyses, etc.
2. Recent Work/Artistic Excellence (40%)
Criteria: Evidence of how the artist's work contributes to a diverse and thriving cultural ecology; evidence that the artist has embraced innovation and risk-taking that demonstrates a strong artistic vision.
3. Statement of Intent: Impact on Applicant (20%)
Criteria: Clear articulation of the potential benefits of a studio residency to the artist's specific artistic practice and career development.
4. Statement of Intent: Impact on Community (20%)
Criteria: Clear articulation of potential benefits of a studio residency on the artist's engagement with and impact on both Vancouver's artistic and broader community, e.g. fostering connection within the artistic community, nurturing of emerging artists, advancing equity and diversity, or improving arts access for new and underrepresented communities.

Assessment Committee Review

Cultural Services will use a peer review assessment process that relies on members of the arts and cultural community (peers) who assess applications. The Assessment Committee members review applications in advance, meet in person to discuss the applications, and make recommendations for City Council's consideration and approval.

Assessment Committee nominations are accepted year-round from community members who may complete this form: <http://vancouver.ca/people-programs/grant-application-and-assessment-process>.

Application Process and Timeline

Interested artists should submit an online application form before the deadline with all supporting documents. For the online application and program updates, visit: <http://vancouver.ca/people-programs/artist-studio-award-program.aspx>

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| Guidelines and Application available: | Early August |
| Application Walk-through: | August 23 at 10:00 am (registration opens August 10) |
| Studio Open Houses: | September 7 - 9 (exact schedule TBD) |
| Application deadline: | September 13, 2017 at 4:00 pm |
| Assessment Committee Review: | Mid October |
| Notification of Recommendation: | Mid November |
| Council Approval and Notification: | Late November/December |
| Studios Available for Move-in: | March/April 2018 |

Recommendations and Report to City Council

Assessment Committee recommendations are brought forward in a report to City Council for consideration and approval. Applicants receive an email notification from the City Clerk's office generally a week in advance of the report going forward for the Council meeting date. The report is also made public on the City's website at approximately the same time. Names of the peer Assessment Committee members are made public in this report. Once the Council report is approved, successful applicants will receive a confirmation notification by email.

To find reports online go to:

1. vancouver.ca
2. Under "Your Government", click on "Council meetings and decisions"
3. Click on "Get Agenda and Minutes"
4. Navigate to the appropriate Regular Council or City Finance and Services meeting date and click on "Agenda and Minutes"
5. Scroll down to locate the appropriate Administrative Report - often called *20XX Cultural Grant Allocations*

About the Studios

All of the studios are approved for the production of dance, music, creative writing, painting, drawing, pottery, sculpture, video and moving or still photography. Welding and glassblowing are not permitted. None of the studios has venting for toxic fumes. Soundproofing varies so the use of amplified music is generally not permitted. All live-work artist studios have a maximum occupancy of two persons including children. For further information including photos of the studios visit:

vancouver.ca/people-programs/about-the-artist-studios.aspx

Studio Details

Studio 1) Artist Live-Work Affordable Rental Award Studio **Rent: \$215/mo.**
272 East 4th Avenue (528 square feet), Built: 1995

This third-floor studio in “The Mecca” building is a single-level strata unit with a large northeast-facing window and concrete floors. The studio is equipped with a full four piece bathroom, fridge, stove, and washer/dryer. There is no associated parking stall in the building. There is a common roof deck area and amenity room.

Studio 2) Artist Live-Work Affordable Rental Award Studio **Rent: \$375/mo.***
485 West 8th Avenue (911 square feet), Built: 2008

The studio (provided for lease to the City by the developer) in “The Rise” building is a split-level, one bedroom strata unit with approximately 235 square feet of deck and balcony space, as well as the use of one parking stall. It is equipped with a full four piece bathroom, fridge, stove and washer/dryer. Amenities include an exercise room and green roof.

This is the only one-bedroom unit in the Studio Award program; priority will be given to an artist with a child.

* The rental rate for Studio 2 is based on the shelter rate listed by the BC Employment & Assistance’s Income Assistance, currently at \$375/month (note: rental rates are subject to increase in accordance with any increase to the shelter rate).

Studio 3) Artist Live-Work Affordable Rental Award Studio **Rent: \$440/mo.**
1202 East Pender Street (1,075 square feet); Built: 1999

This split-level strata unit in “The Workshop” building includes a 300 square foot loft area, and the use of one parking stall. It is equipped with a fridge, dishwasher, stove, washer/dryer and security alarm.

Studio 4) Artist Live-Work Affordable Rental Award Studio **Rent: \$470/mo.**
#102 - 8031 Nunavut Lane (1,150 square feet); Built: 2016

This large studio includes a 410 square foot loft. Close to major transit lines, it is equipped with a fridge, stove and washer/dryer and has a west-facing garden patio. It also includes self-contained storage and a parking stall.

Studio 5) Artist Live-Work Affordable Rental Award Studio **Rent: \$375/mo.**
#101 - 8031 Nunavut Lane (910 square feet); Built: 2016

This studio is a smaller version of, and adjacent to, Studio 4 above. It includes a 295 square foot loft

Studio 6) Artist Work-Only Affordable Rental Award Studio **Rent: \$165/mo.**
1571 West 6th Avenue (400 square feet); Built: 2013

This work-only studio has windows on three sides and is equipped with a two piece washroom, and a slop sink and counter. It has one parking stall.

Studio 7) Artist Work-Only Affordable Rental Award Studio **Rent: \$165/mo.**
1573 West 6th Avenue (400 square feet); Built: 2013

Same as Studio 6 above, except it has windows on two sides.

DEFINITIONS and FREQUENTLY ASKED QUESTIONS

Definitions

Housing Income Limits or **HILs** is the maximum annual gross income below which the provincial government considers a household (including single person households) to be eligible for housing subsidy to occupy a particular type of unit. BC Housing produces annual Housing Income Limit tables for each community. HILs tables set maximum income levels for different sized units in different areas of the province.

Gross Annual Income means the total income or payments in your household from all sources received at any time during the previous calendar year regardless of whether taxable including wages, salary, self-employment net income, rents, fees, interest, dividends, pension payments, annuity payments, awards and payments in compensation for lost income, capital gains, bequests, and lottery winnings and winnings from gambling and wagering.

Frequently Asked Questions (FAQs)

What costs would I be responsible for?

Recipients of all seven studio awards are responsible for monthly rent, minor repairs and routine maintenance of the unit, and all associated occupancy costs such as heat, hydro, gas, internet, cable, telephone, security system monitoring (optional), a security deposit, and appropriate insurance for liability and contents.

How much is the security deposit?

The security deposit amount for Studios #2, 6 and 7 is equivalent to a full month's rent, and for Studios #1, 3, 4 and 5 is equivalent to half a month's rent.

Can I see the studios before I submit an application?

You are welcome to view the studios during the open house only. Open houses will be held on Thursday, September 7th from 4 to 8 p.m. and Saturday, September 9th from 10 a.m. to 7 p.m. (by appointment only). Please do not disturb the current studio artists by asking to view the studios at any other time. Additionally, photos and floor plans of the studios are available at: vancouver.ca/artist-studio

How many people can live in the studio?

Occupancy is limited to two persons (including children) in the live-work studios No one may live in the work-only studios.

What is meant by professional artist?

Someone who has specialized training in their artistic field (not necessarily in academic institutions), who is recognized as such by their peers (artists working in the same artistic tradition), who is committed to devoting a significant amount of time to their artistic activity if financially feasible, and who has a history of public presentation.

I am a musician. Can I apply?

Yes, the production of music is permitted in the studios; however, these studios do not have sufficient sound proofing to accommodate loud acoustic or amplified sound.

I don't want to share my financial information with the City. Are there other ways to prove my income level?

No, copies of income tax assessments or Ministry of Social Development statement are required; however, Privacy Legislation ensures that your financial information will be protected against unauthorized access, collection, use, disclosure or disposal. All financial statements are reviewed by City of Vancouver staff only, and will be destroyed following that review.

My net income is less than \$40,000 per year. Am I eligible?

Total gross household income from all sources must be \$40,000 or less to be eligible for the six open-plan units and \$45,000 or less for the one bedroom unit. This means the full annual amount earned before expenses for all

wage earners in your household (you, your spouse or partner, etc.) combined must be less than \$40,000 or 45,000.

I had one “good year” where I made more than \$40,000. Am I no longer eligible?

You are asked to submit financial information for the past three years. City of Vancouver staff will review and determine if the average annual gross income over the three year period is less than \$40,000 (or in the case of the one bedroom unit, \$45,000).

Will the jury see my financial information?

No. Your confidential financial information will be reviewed by City staff only to determine financial eligibility.

Who is on the jury?

The jury will be composed of professional artists familiar with the Vancouver arts and culture community selected by staff from the City of Vancouver’s Cultural Services. The names of the jury will be released after the award of the studios is made public.

Who are the past and current recipients of studio awards?

(2015-2018) Matthew Brown, Osvaldo Ramirez Castillo, Daelik (Darin) Hackenbrook, Colleen Heslin, Soran Mardookhi, Fiona Rayher, Carol A. Young; (2011-2014) Amiel Gladstone, Kelly Lycan, Sarah Shamash, Elizabeth Zvonar; (2009-2012) Michelle Allard, Josh Beamish, Kristen Roos, Althea Thauberger; (2005-2008) Kevin Schmidt, Rhonda Weppler; (2002-2005) Myfanwy MacLeod, Alex Morrison; (1999-2002) Alison MacTaggart, Steven Shearer; (1996-1999) Teresa Marshall.

How many artists applied in the last round?

For the 2015-2018 call, we received 131 applications for 7 studios.

My partner and I are both artists. Should we submit a joint application?

Each application is evaluated on its own merits. If you are both eligible artists, you should apply separately.

I still have questions...

We would like to share the same information with all applicants, so please email questions to Diana Leung (diana.leung@vancouver.ca) or Doug Durand (douglas.durand@vancouver.ca).

CONDITIONS OF ASSISTANCE

If you receive an Artist Studio Award, the following terms and conditions will apply:

- Enter into a lease agreement that shall include, but not be limited to, the following conditions:
 - To not sublet or assign the studio without prior written approval from the City of Vancouver.
 - To be responsible for all occupancy costs (e.g. utilities, cable, phone, insurance, etc.).
 - To abide by all City and strata council by-laws, and be responsible for any fines levied by the City or strata council for by-law violations.
 - To leave the premises in good condition at the conclusion of the term.
 - To make no structural changes, or cause damage to the unit.
 - To pay the rent in a timely manner.
- Appropriately acknowledge the City’s support through the Cultural Services Department in all information materials, including online, publications, programs and any other collateral produced related to funded and supported activities. Such recognition must be commensurate with that given to other funding agencies. Artist Studio Award recipients can contact Cultural Services to receive the recognition marks electronically.
- To participate in an “exit interview” with City staff at the conclusion of the term.

CONFIDENTIALITY

All documents submitted by Applicants to the City become the property of the City. The City will make every effort to maintain the confidentiality of each application and the information contained therein except to the extent necessary to communicate information to staff and peer Assessment Committee members for the purposes of evaluation and analysis. The City will not release any of this information to the public except as required under the Province of British Columbia *Freedom of Information and Protection of Privacy Act* or other legal disclosure process.

ADDITIONAL CITY RESOURCES

Access to Vancouver Civic Theatres Space

<http://vancouver.ca/people-programs/theatre-rental-grant-program.aspx>

The Theatre Rental Grant program provides subsidized access to venues owned by the City at reduced costs (Orpheum and Annex, Queen Elizabeth Theatre and Plaza, Vancouver Playhouse Theatre).

Promotional Support

<http://vancouver.ca/people-programs/advertising-for-arts-culture-non-profit-groups.aspx>

Communicate your message widely through one of the many opportunities available through the City of Vancouver! These include the popular Outdoor Promotional programs, messaging at libraries and community centres, and inclusion of your event(s) in the civic/community on-line calendar.

Cultural Infrastructure Grant

<http://vancouver.ca/people-programs/cultural-infrastructure-grant-program.aspx>

For organizations planning for or embarking on facility upgrades, renovations or development, this grant program can support both planning and implementation phases.

Arts Event Licence

<http://vancouver.ca/doing-business/arts-event-licence.aspx>

Host pop-up performances in unconventional spaces including: studios, warehouses, factories, shops and wholesale spaces. Hold events at your location up to three days per month for up to 250 people, depending on the size of your venue. One application, one desk, one licence, and one low fee.

Permit Fee Assistance

<http://vancouver.ca/people-programs/permit-fee-assistance-for-cultural-spaces.aspx>

Cultural Services will pay up to \$1,500 towards development and building permit fees for cultural space projects. Offered on a first-come, first-served basis until the annual \$10,000 budget is spent.

VIVA Vancouver

<http://vancouver.ca/streets-transportation/reducing-cars-on-city-streets.aspx>

In collaboration with community groups, local businesses, and regional partners, this program transforms road spaces into vibrant pedestrian spaces through short-term street closures.

Greening Your Event

vancouver.ca/doing-business/greening-your-event

Greenest City 2020 aims to position Vancouver as the greenest city in the world by 2020. The City encourages the cultural community to consider how to minimize the environmental impacts of cultural—especially outdoor—events.

Capacity Building - Vantage Point

<http://www.thevantagepoint.ca/>

The City in partnership with Vantage Point offers leadership development and planning workshops and labs to grantees at no cost. Workshops and advanced learning labs in the areas of leadership development, strategic planning and non-profit lifecycles are available as needed.

SUMMARY OF LEASE, SUBLEASE TERMS

Term: the lease and sublease term for each of the seven studios currently in the Artist Studio Award program will begin in Spring 2018 and continue for approximately three years.

Total Rent:

- Studio 1 - \$215.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
 - Studio 2 - \$375.00¹ per month payable in advance, payable directly to the head landlord in accordance with the head lease agreement;
 - Studio 3 - \$440.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
 - Studio 4 - \$470.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
 - Studio 5 - \$375.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
 - Studio 6 - \$165.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
 - Studio 7 - \$165.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any.
- **Tenant Improvements, Fixtures & Equipment** - The Premises will be leased to the Tenants on an as-is basis, and any tenant improvements to be made (upon written consent of the City) will be at the expense of the Tenants. The Tenants will be responsible for the provision of all tenant equipment, machinery, appliances (if additional to those already included in any particular studio), trade fixtures, furnishings, chattels and the like.
 - **Maintenance and Repairs:** the Tenants shall be responsible for all costs, obligations and expenses related to the minor repairs and maintenance of the Premises, as well as for major maintenance and repairs to either 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.

¹ The rental rate for Studio 2 is based on the shelter rate listed by the BC Employment & Assistance's Income Assistance, currently at \$375/month (note: rental rates are subject to increase in accordance with any increase to the shelter rate).

- **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 which are directly billed to the Tenant including utilities, heat, hydro, gas, water, garbage and recycling collection, internet, cable, phone, security system monitoring, and any other user (artist) related costs, except where such costs are already included in either the monthly strata fees or CAM costs for any particular studio.
- **“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 per the “As Is” section 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, subject to Council approval the Tenants will not be required to pay real 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 Award program, all seven units should be fully utilized during the term of each Lease. As such, any artist who is planning to be absent from the studio is required to discuss the vacancy with the City to determine options for another artist (drawn from the prioritized ranking of short-listed artists) to sublet the studio or take an assignment of the lease during the vacancy period (subject to the terms of the head lease in the case of Studio 2).
- **Sub-Letting or Assignment:** except as provided under the “Vacancies During Term” section above, the Tenants may not assign the lease/sub-lease for 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.
- **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

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- 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 insureds.
 - **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 Award program. The tenant will acknowledge the City's support through the Artist Studio Award program in all information materials, including online publications, programs and any other collateral produced by the artist during the tenancy period.
 - **Additional Terms:** 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.

Table 1: Studio Award Rental Rates

| Studio | Address | Artist Studio type | Ownership | Size (Sq Ft) | Monthly Rent* |
|--------------|--------------------------|------------------------|-------------------------------|--------------|----------------|
| 1 | #303 - 272 East 4th Ave | Live-Work Studio | City-owned (strata lot) | 528 | \$215 |
| 2** | #367 - 485 West 8th Ave | Live-Work, one-bedroom | City-leased (strata lot) | 911 | \$375 |
| 3 | 1202 East Pender Street | Live-Work Studio | City-owned (strata lot) | 1,075 | \$440 |
| 4 | #102 - 8031 Nunavut Lane | Live-Work Studio | City-owned (Air Space Parcel) | 1,150 | \$470 |
| 5 | #101 - 8031 Nunavut Lane | Live-Work Studio | City-owned (Air Space Parcel) | 910 | \$375 |
| 6 | 1571 West 6th Ave | Work-only | City-owned (Air Space Parcel) | 400 | \$165 |
| 7 | 1573 West 6th Ave | Work-only | City-owned (Air Space Parcel) | 400 | \$165 |
| Total | | | | | \$2,205 |

Table 2: Combined Studio Award Grant Values

| | Totals for all seven studios |
|---|------------------------------|
| Monthly Rent | \$2,205 |
| Annual Rent (A) | \$26,460 |
| Approximate Annual Market Rent (B) | \$152,340 *** |
| Estimated Property Taxes (work-only studios), if they were applicable (C) | \$6,745 |
| Approximate Total Grant Value per year (B) + (C) minus (A) | \$132,625 |

* Rents payable by the Tenants are \$4.89-\$4.95 per square foot per annum.

**Studio #2 rents are paid directly to the head landlord. City holds the head lease for this studio.

*** Comparable market rental value for live-work studios in neighbourhoods outside of Downtown is on average \$27.84/sf/annum, inclusive of property tax. Comparable market rental value for work-only studios is approximately \$31.25/sf/annum plus property tax.