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**To:** "Direct to Mayor and Council - DL"

**CC:** "City Manager's Correspondence Group - DL"

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**Date:** 3/15/2019 4:32:42 PM

**Subject:** Memo - Broadway Subway and Equinox and Monte Clarke Galleries

**Attachments:** ENG - RTO - Memo to Mayor and Council - Broadway Subway and the Equinox ....pdf

Greetings Mayor and Council,

Please see attached the memo from Jerry Dobrovolny and Sandra Singh regarding the Monte Clarke and Equinox galleries that are located in the Great Northern Way Campus lands. The building currently leased by the Equinox and Monte Clark Galleries is owned by the Great Northern Way Trust (GNWT). The GNWT will be providing notification to the two galleries of the requirement to use the lands that their galleries currently occupy for the Broadway Subway Project which will be undertaking the construction of the extension of the Millennium Line Sky Train. A brief summary of the memo is as follows:

- The alignment of the SkyTrain through the Great Northern Way Trust Lands in its current position was changed from its original location to help achieve the goals of the Trust for redevelopment of their lands.
- The galleries moved to the building after the shift of the SkyTrain alignment that would require the demolition of the building. They have been able to take advantage of reduced lease rates due to the early termination clauses that were required to make the land available in the event that the Broadway Subway Project was to move forward.
- Although there are no direct support mechanisms for this commercial sector the City's Arts, Culture, and Community Services group will reach out to the galleries after they have been notified of the lease termination to discuss staff's recent work on Making Space for Art and to support the galleries' exploration of their future options, within the constraints of the Department's mandate.

For more information on Making Space for Arts and Culture or arts and culture sector generally, please contact Sandra Singh at 604.871.6858 or [sandra.singh@vancouver.ca](mailto:sandra.singh@vancouver.ca).

For more information related to the background of the Broadway Subway Project please contact Jerry Dobrovolny at 604.873.7331 or [jerry.dobrovolny@vancouver.ca](mailto:jerry.dobrovolny@vancouver.ca).

Best,  
Sadhu

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604.873.7627



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*

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## MEMORANDUM

March 15, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Katrina Leckovic, City Clerk  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Anita Zaenker, Chief of Staff, Mayor's Office  
Cheryl Nelms, Deputy General Manager, Engineering Services  
Karima Mulji, Director, Engineering Projects and Development Services  
Steve Brown, Manager, Rapid Transit Office  
Branislav Henselmann, Managing Director, Cultural Services  
Alix Sales, Senior Planner, Cultural Spaces

FROM: Jerry Dobrovlny, General Manager, Engineering Services  
Sandra Singh, General Manager, Arts, Culture and Community Services

SUBJECT: Broadway Subway and the Equinox and Monte Clarke Galleries

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### PURPOSE

This memo provides background related to the impacts of the Broadway Subway Project on the Equinox and Monte Clark Galleries located to the east of Thornton Street in the Great Northern Way Trust lands.

### BACKGROUND

The Great Northern Way Campus Trust was established in 2001 following the donation of the Great Northern Way campus lands from Finning International, Inc. The Trust is jointly owned by UBC, SFU, BCIT, and Emily Carr University. The original structure plan for the site was approved in 1999 and was based on the removal of the railyards to the north with the provision for the extension of the Millennium Line Sky Train located through the middle of the site. As the Trust began to develop the vision for the campus they determined that they would like to revise the structure plan to allow for a better block layout within the campus, preserve most of the

existing buildings, improve redevelopment potential and respond to the fact that the railyards were now expected to remain in the long term. This required the relocation of the right of way for the Sky Train extension to the north of the site adjacent to the BNSF yards. This alignment was updated through work undertaken in late 2011 and was adopted by Council in early 2012. The alignment that allowed for the development goals of the Trust meant that the building that the galleries currently occupy would be impacted when the Millennium Line was extended.

From 2012 to 2014 a revised Great Northern Way Structure Plan was developed in consultation with Great Northern Way Trust through a process that involved the community and key stakeholders. This process involved a series of open houses and workshops. The Structure Plan was approved by Vancouver City Council on February 5, 2014. Both galleries were involved in the Structure Plan process, and Andy Sylvester of the Equinox Gallery spoke in favour of the plan at Council on February 5, 2014. The plan guides the long term redevelopment of a new road network, open space, and development parcel configurations. The plan also outlines the Sky Train alignment that was discussed above on the north side of the site, where it is expected to best accommodate the long-term redevelopment of the campus lands. The Structure Plan specifies that the Equinox and Monte Clark Galleries are to be retained until the construction of the Millennium Line Broadway Extension. More information on this plan development can be found on the City website at <https://vancouver.ca/home-property-development/great-northern-way.aspx>. A comparison of the two structure plans is also attached to this memo in appendix A.

## **DISCUSSION**

The building currently leased by the Equinox and Monte Clark Galleries is owned by the Great Northern Way Trust (GNWT). On March 25, 2019, the GNWT will be providing notification to the two galleries of the requirement to use the lands that their galleries currently occupy for the Broadway Subway Project which will be undertaking the construction of the extension of the Millennium Line Sky Train.

The Equinox and Monte Clark Galleries relocated to the area in late 2012 taking advantage of the lower lease rates due to the early termination clauses that were required to make the land available in the event that the Broadway Subway Project was to move forward. The designs of the Broadway Subway and the Great Northern Way Campus have both been planned around the eventual removal of the building that currently houses the two galleries. The space to the west of the Emily Carr University of Art and Design, that includes the gallery site, is required as a key construction staging site. In addition, it would be the launch site of the tunnel boring machine and the location of the future Great Northern Way Station. Unfortunately, there are no alternative locations that can be used. The Great Northern Way Trust requires the sale of this lot, after construction is complete, to fulfill its goals and make improvements to the Great Northern Way Campus.



In 2017 a meeting was held at the galleries to discuss the Subway Project including the galleries, TransLink CEO and staff, the Mayor, City Manager and Engineering project staff, GNW Trust and Emily Carr University. This meeting provided a recap of the process and that it was not possible to make any changes to the alignment of the Broadway Subway due to the constraints of the rail yards to the North and the recent development of the GNWT lands.

## ***Arts and Culture Spaces***

As outlined above, the galleries have been aware of the long term vision for the spaces they moved into and were participants in the development of the vision. The City of Vancouver has no mechanisms to support commercial galleries, and in line with other recent developments in the commercial sector, a way forward would be to work with realtors to find a new space where we hope that they can continue to thrive.

Although Cultural Services staff has been kept informed on conversations with the galleries, in the absence of direct support mechanisms for the commercial sector, they have not been part of the negotiations. However, staff note that the galleries are important community assets and appreciate their recognition and stature as two of the most important venues for the visual arts sector in Vancouver.

As a global City with rapidly increasing property values and the pace of development that has significantly impacted artists and the cultural sector through loss of affordable commercial and not-for-profit studio, presentation, exhibition and production space, Cultural Services has been developing more comprehensive policies, strategies and tools to address these issues.

In July 2018, Council approved the Making Space for Arts and Culture. Informing the larger Creative City Strategy, the plan aims to optimize City policies, tools, programs, and investment priorities that enable affordable and accessible space for arts and culture (View the presentation  and read the full report ). Staff will be returning for an update in 2019.

GNWT has requested that Arts, Culture, and Community Services reach out to the galleries after they have been notified of the imminent lease end. Once GNWT has served notice, Cultural Spaces staff will connect with the galleries to discuss staff's recent work on Making Space for Art and to support the galleries' exploration of their future options, within the constraints of the Department's mandate.

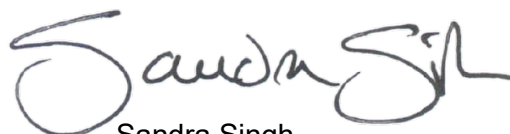
For more information on Making Space for Arts and Culture or arts and culture sector generally, please contact Sandra Singh at [sandra.singh@vancouver.ca](mailto:sandra.singh@vancouver.ca).

For more information related to the background of the Broadway Subway Project please contact Jerry Dobrovlny at [jerry.dobrovlny@vancouver.ca](mailto:jerry.dobrovlny@vancouver.ca).

Regards,



Jerry W. Dobrovlny, P.Eng., MBA  
General Manager, Engineering Services



Sandra Singh  
General Manager, ACCS

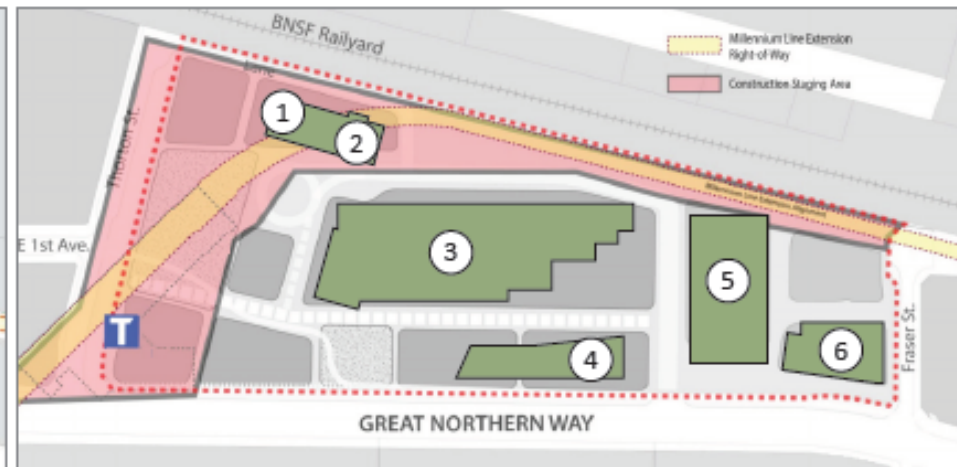
# Appendix A: Great Northern Way Original and Revised Structure Plan

Original Structure Plan (1999)



- Original structure plan approved by Council in 1999 under an assumption that BNSF railyards would be removed

Revised Structure Plan (2013)



- |                        |  |
|------------------------|--|
| ① Monte Clarke Gallery | ④ Office and Retail (under construction) |
| ② Equinox Gallery      | ⑤ Centre for Digital Media               |
| ③ Emily Carr           | ⑥ Great Northern Way Trust               |

- Council endorsed a modified Broadway Subway alignment in 2012
- A new structure plan was needed to support the viability and function of the Campus Lands and relocation of Emily Carr

**Consultation:**

- Open House in October 2013 attended by 1500 people
  - Questionnaire in Fall 2013
- ➔ Revised Structure Plan approved by Council in 2014