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To: ["Direct to Mayor and Council - DL"](#)

Date: 3/4/2022 3:59:20 PM

Subject: [Update on the City of Vancouver Artist Studio Award Program](#)

Attachments: [ACCS - GM - Memo \(Council\) - Artist Studio Awards Update \(2022-03-04\).pdf](#)

Dear Mayor and Council,

The attached memo from Sandra Singh, General Manager, Arts, Culture and Community Services, provides an update regarding the City of Vancouver Artist Studio Award Program. Key points include:

- November 2021 Council approved the 2022 to 2025 Artist Studio Award Program
- This included seven studios at below-market rates to low income Vancouver-based artists for terms of approximately three years (RTS 14658)
- The Artist Studio Awards adjudication coincidentally took place at the same time as the tenanting of a new City of Vancouver social housing project for artists. An artist who was selected for studio 2 withdrew their application at the last minute as they secured the longer-term City housing. Staff was not able to confirm the new artist's name for studio 2 until after the report went to Council.
- Staff are also reassigning two identical work-only studios amongst existing awardees.
- The current lease agreements ended on Feb 28, 2022 and new lease agreements begin on approximately April 1, 2022.

Should you have any questions, please don't hesitate to contact Sandra directly and she will ensure responses are provided through the weekly Q&A.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish), and səliłwətał (Tseil-Waututh) Nations.

MEMORANDUM

March 4, 2022

TO: Mayor & Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Katrina Leckovic, City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Branislav Henselmann, Managing Director of Cultural Services
Alix Sales, Senior Planner Cultural Spaces and Infrastructure

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

SUBJECT: Update for Council of 2022-/2025 Artist Studio Award Program

RTS #: Relates to 14658

PURPOSE

The purpose of this memo is to provide Council with information and background on updated artist placements for three of seven artist studio allocations, as part of 2022-2025 City of Vancouver Artist Studio Award Program.

BACKGROUND

Cultural Services' Artist Studio Award Program removes financial barriers for artists and supports the development of their cultural and art practice at a critical point in their career by providing critical subsidized housing and studio spaces¹.

On November 16, 2021 Council approved the 2022 to 2025 Artist Studio Award Program for seven studios at below-market rates to low income Vancouver-based artists for terms of approximately three years (RTS 14658)².

¹ <https://vancouver.ca/people-programs/artist-studio-award-program.aspx>

² <https://council.vancouver.ca/20211116/documents/r4.pdf>

In line with Council direction outlined in Culture|Shift and Making Space for Arts and Culture, all seven 2022 to 2025 studios were dedicated to low-income Vancouver-based artists who are Indigenous and/or racialized, and prioritizing eligible Musqueam, Squamish, and Tsleil-Waututh artists. Fifty-five applications were received and assessed for eligibility, cultural practice, peer recognition and impact, with a distinct goal to support diversity of disciplines, genders, sexualities, ages, religions, physical abilities, neurological identities, races and ethnicities represented in Vancouver's artistic communities. See Appendix B for artist bios.

DISCUSSION

During the fall of 2021, at the same time that the Artist Studio Awards process was underway, the City completed its first artist housing project at 187 E 3rd providing 30 non-market rental housing units for low-to-moderate income artists and their families, with an associated shared arts production studios. 221A Artist Housing Society in collaboration with the Community Land Trust operates this housing project on City's behalf.

Tenancing of the 187 E 3rd housing units and the Artist Studio Awards adjudication took place along parallel timelines. Several artists who were selected for the Artist Studio Awards Program withdrew their applications for the Studio Awards Program, as they secured longer-term housing at 187 E 3rd. Staff has been able to assign new artists for the remaining Studio Awards Program spaces however were not able to confirm the new artist for studio 2 until after the report went to Council. Furthermore, due to scheduling conflicts with incoming and outgoing artist, staff are in the process of reassigning two identical work-only studios amongst existing awardees.

Staff have allowed for approximately four weeks in between the outgoing and incoming cohort to accommodate maintenance and other unforeseen situations, and if possible will try to reasonably accommodate the outgoing artists who may require flexibility around timing of vacating the studios.

NEXT STEPS

As outlined above, and per Council approved artists and lease term outlined in RTS 14658, the updated changes to studio allocations include:

1. Studio 2 award to: Roxane Nesbitt, multidisciplinary artist.
2. Studio 6 award to: Emad Armoush, musician and sound artist.
3. Studio 7 award to: Naomi Gracechild, visual, multidisciplinary artist.

The current lease agreements end on Feb 28, 2022 and new lease agreements begin on approximately April 1, 2022. For detailed, updated information on sublease terms, please see Appendix A.

FINAL REMARKS

ACCS staff will continue to work with 2022-2025 City of Vancouver Artist Studio awardees, as well as the outgoing artist cohort to ensure a smooth transition.

If Council has any further questions or needs additional information, please feel free to contact Sandra Singh directly at sandra.singh@vancouver.ca.

A handwritten signature in black ink, appearing to read "Sandra Singh". The signature is fluid and cursive, with the first name "Sandra" written in a larger, more prominent script than the last name "Singh".

Sandra Singh, General Manager
Arts, Culture, and Community Services

sandra.singh@vancouver.ca

Appendix A: Updated Artist Studio Award Lease and Sub-Lease Terms

Term: the lease and sublease term for each of the seven studios currently in the Artist StudioAward program (the “Leases”) will begin in the Spring of 2022 for a term of approximately three years with the exception of Studio 2 which also will start Spring 2022 but end after twoyears on December 31, 2023.

- 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, 528 sq. ft, \$215 permonth inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
- 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, 911 sq. ft, \$375 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
- 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, 1,075 sq.ft, \$440.00 permonth inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
- 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, 1,150 sq.ft, \$470.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
- 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, 910 sq.ft, \$375.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
- vi. Studio 6 - City-owned work-only studio, having a civic address of Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021, 400 sq.ft, \$165.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;
- 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, 400 sq.ft, \$165.00 per month inclusive of payment in lieu of property taxes, payable in advance, plus applicable sales taxes if any;

For the following Tenants:

- Studio 1 awarded to: Jazzmin Whitford, multidisciplinary artist;
- Studio 2 awarded to: Roxanne Nesbitt, multidisciplinary artist;
- Studio 3 awarded to: Jonas Jones, carver, dancer, drummer, singer;
- Studio 4 awarded to: Eric Cheung, dancer;
- Studio 5 awarded to: Sally Jirjees, musician and content creator;
- Studio 6 awarded to: Emad Armoush, musician and sound artist; and,
- Studio 7 awarded to: Naomi Gracechild, visual, multidisciplinary artist.

SUMMARY OF LEASE, SUBLEASE TERMS

- Comparable market rental value for live-work and work only studios in neighbourhoods outside of Downtown is on average \$38.51/sf/annum, inclusive of property tax.
 - 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.
- 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 Tenant's 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, unless otherwise approved in Writing by Cultural Services. 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 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 their name, their photograph, and photographs of their 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.

Appendix B: Updated Artist Bios

Live/Work Studios

Eric Cheung is a second-generation Chinese Canadian contemporary / street dance artist exploring different mediums to expand the boundaries of street dance in film, theatre, new media, fashion, and Virtual Reality (VR). Eric is most notably known for his film entitled “E_GO”, which reached international acclaim in film festivals, receiving a Vimeo Staff pick, Nowness and Booooooom feature. Eric is currently pursuing dance in VR in collaboration with the Museum of Other Realities (MoR) to form a new decolonize platform for dance creation.

Jonas Jones comes from the village of Átsnach (Tseil-Waututh) with strong bloodlines running from Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) as well. His kwshámin (ancestral name) TsuKwalton comes from the Squamish village of Ch’iyákmesh. He is learning and apprenticing under the guidance of Ses siyam (Ray Natraoro), and indulging within the Coast Salish laws of art, a system that is passed down from master carver to apprentice. He is honoured to be practicing this craft, as this foundation of art and way of life has been running through his blood for thousands of years.

Roxanne Nesbitt is a designer and sound artist of Indo-Caribbean and European ancestry. Her research explores radical instrument design, the hinge between composition and improvisation, and participatory sound installation. Her latest work, “Death and the Rest,” features the nine-piece chamber ensemble Modelo 62 playing Nesbitt’s original ceramic instruments recently premiered at Gadeamus Music Week (NL). Roxanne celebrates process making work that is intimate, inquisitive, and exploratory.

Jaz Whitford is a Secwepemc two spirit interdisciplinary artist. Jaz works with a range of materials, forms and mediums to investigate and express their lived experience and understanding of spirituality, indigeneity and community care. They have worked under the mentorship of T’uy’t’tanat Cease Wyss, gaining knowledge about ethnobotany and multi-media arts centred in Indigenous revitalization. They work care-taking at xaw s shew áy, an Indigenous rewilded plant space, as part of an ongoing project by T’uy’t’tanat at gallery 221A. They are currently artist-in-residence at Vines Art Festival, an arts organization and festival that is responsive to and nurturing of artists who are working toward land, water, and relational justice.

A transgender Iraqi raised in the U.A.E. and different parts of “Canada,” Sally Zori (They/Them) is a session musician, percussionist, and content creator. They have played stages and theatres in North America, Europe, and Australia with different bands, orchestras, musicals, theatre shows, and once was the percussionist for Aretha Franklin. Today, they are a session musician, percussionist, and content creator, and is working on a project that will share the story of their experience as a third culture kid and finding Home, combining theatre with film and live musical underscoring.

Work Studios

Emad Armoush is a Syrian/Canadian multi-instrumentalist musician and singer, active in the Arabic, flamenco, world and creative music scene of Vancouver since 2000. Inspired to bring his roots from Arabic traditions into his current musical life and influences, and awarded grants from the BC and Canada Arts Councils, Emad released his debut album with the members of his group Rayhan, some of Canada's top world music improvisers. He is motivated and now busy composing and arranging new music for their planned sophomore album. Emad has performed in many music festivals across Canada and Europe in a multitude of collaborations.

Naomi Grace (she/they) is an interdisciplinary artist and medicine maker of Afro-Caribbean and European ancestry born and currently residing on the unceded ancestral territories of the Musqueam, Squamish and Tsleil-Waututh nations. With a professional creative practice spanning two decades, Naomi's work is centered around reclaiming sacred medicine in its many forms, which she expresses through painting, mixed media, music, text, culinary arts and sculpture. Naomi's work is a form of visual storytelling and reflects her identity as a woman of the African diaspora, exploring creativity as our birthright. Creativity is not exceptional; creativity is being.