

September 1, 2019

1265 Howe Street

Frequently Asked Questions

Application Information

- **I face barriers to the written application process, can I receive support to make an application through an alternative method?**

221A has set aside limited funding and in-kind staff support to assist applicants facing barriers that make a written application unfeasible. For more information on alternative methods for application please call 604 568 0812 or email 1265@221a.ca and a staff member will be in touch.

- **How can I apply for an artist studio at 1265 Howe Street?**

All artists who meet the eligibility criteria can apply for the 1265 Howe Street artist studios during the intake period. For information on eligibility, please consult the Application Form.

- **How will artists be selected for the artist studios?**

221A will select a panel of five (5) Vancouver-based artists, designers and cultural workers who will constitute a Peer Assessment Committee. This committee will review and rank all applicants on the basis of published criteria relating to overall economic need, material suitability of practice, quality of artistic practice, and impact on community and field.

- **How will economic needs be assessed?**

221A requires all eligible applicants to either indicate household income below the Stats Canada 2017 Median Income of \$99,600 in the City of Vancouver OR be making an application as an incorporated non-profit Society. In the event the applicant is an

incorporated business, principal users of the facility are expected to fulfill the income declaration.

- **Can I share my studio?**

Yes. You may apply collectively to sublease an artist studio.

- **Can I live abroad on a full-time basis while having an artist studio at 1265 Howe Street?**

No. As part of the application process, you must declare an intention to live full time in the Metro Vancouver region for the duration of the 3-year sublease.

- **Why did 221A determine three-year long sublease agreements?**

As the total number of subsidized spaces are limited in scope, the organization chose to restrict sublease length to allow for new occupants to use the facility. A three-year period was considered to be long enough in length to make an impact on an individual artist.

- **Will I be able to renew my sublease agreement at the end of the three-year term?**

In order to allow for prolonged engagement with a material practice beyond three-years, all sublease holders in good standing will be welcome to re-apply in a competitive process for a renewal. The Peer Assessment committee will be expected to take into consideration the rationale for renewals as part of its ranking process.

Studio Features

- **How Big is the Artist Studios?**

Artist studios are approximately 200–350 ft².

- **What kind of practice is appropriate for the space?**

Visual art including painting, drawing, furniture making, textiles, print practices and sculpture, ceramics (2 units equipped for kiln installation), music and sound (2 sound-proofed units) and media arts.

- **What kind of features are there in the facility?**

The building is equipped with significant electrical capacity, mechanical/ventilation, oversized elevator, plumbing (incl. sediment trap industrial sinks) and fire safety systems to support an Artist Studio Class B zoning. Additionally, the building includes a small shared kitchenette and four bathrooms and an oversized shower stall. The facility shares a waste management system with the neighbouring residential development.

- **Is there Parking available?**

Unfortunately, while the building is equipped with two parking spaces, these spaces are not available for individual use. However, a dedicated loading area is available at the rear of 1265 Howe Street for 221A's subtenants.

- **What hours can I access my studio?**

1265 Howe Street is anticipated to allow keyed access to the facility 24/7. As the location of the building is within a mixed use area with significant residential towers nearby; occupants will be expected to conform to all municipal bylaws, including noise/nuisance bylaws.

- **Will there be any way of communicating with other tenants in the facility?**

221A will establish a building-specific tenants email listserv used for sharing information and communicating between tenants.

Rental Rates & Studio Management

- **How are artist studio rental rates determined?**

221A will set artist studio rental rates in accordance with a 'cost-recovery' model, whereby all costs associated with the operation of the facility are used as a basis for setting the rates of the artist studios.

- **Will there be GST on the rental rates?**

No. 221A is a registered Canadian charitable organization and is therefore exempt from collecting GST.

- **Aside from rent, what other costs will I be expected to pay?**

The rental rates include the majority of costs for the function of the facility. The sublease requires that all subtenants carry Commercial General Liability Insurance. This CGL insurance provides basic coverage for businesses and can cost up to \$1,500 per annum. However, 221A anticipates having in place an insurance certificate that can be purchased at a lower rate. In the past, 221A has been able to provide these certificates for approximately \$300 per year per studio.

In addition, you will be expected to pay for the costs of your own practice, including purchasing materials, furnishings and equipment, hiring subcontractors or staffing related to your practice.

- **How much of the Artist Studio rental rate is going towards 221A staffing costs?**

221A aims to be efficient with the operation of 1265 Howe Street while also compensating employees to the minimum standards of the Living Wages for Families certification. 221A's total estimated annual salary cost for the facility for Year 1 of operation is \$44,365, including all Peer Assessment Fees, Production and Technical salaries, Facility Operating salaries, Administrative salaries and legal, accounting and auditing fees.

- **Who will be managing the Howe Street Artist Studios?**

At this time, the following roles have been assigned to 1265 Howe Street:

- Governance – Board of Directors (Space/Land Committee)
- Management – Executive Director
- Tenancy selection process – Head of Strategy
- Subleasing and Accounts – Head of Finance & Equity
- Facilities Maintenance – Head of Facilities & Production
- Support Staff – Tenancy Relations Coordinator, Admin Assistant

Legal & Head Lease Terms

- **How long is the Head Lease that 221A has with the City of Vancouver?**

221A holds a 10 + 10year lease agreement with the City of Vancouver. Each subtenant will be granted authority to view the entirety of the Head Lease as part of their sublease. In addition to the lease agreement, a cash reserve has been established to cover the costs of major building and equipment renewal over the course of the terms. The cash reserve will

help ensure that the 1265 Howe Street Artist Studios are not directly exposed to the costs of major asset renewal.

- **What authority does the City of Vancouver have over 221A?**

221A is required to receive approval from the City of Vancouver for its form of sublease to ensure it is consistent with the Head Lease.

- **What happens if 221A dissolves?**

In the event that 221A were to dissolve, the Head Lease and all Subleases would be transferred to a qualified Canadian charitable organization. 221A is a registered charitable organization under the Income Tax Act and has the following dissolution clause in its bylaws: “62. Upon dissolution and after payment of all debt and liabilities, all remaining assets will be given to a qualified donee described in subsection 149.1(1) of the Income Tax Act.”