

Additional Details for Rezoning Proposal

Type of Assembly Use Events and Programs:

Elder and Knowledge Carrier Story Telling, Collaborative Art Projects, Art Events, Shows, Installations, School, and Youth Programs

Description:

The Art Farm serves as a space for engagement and collaboration with Traditional Knowledge Carriers, Indigenous and Settler Artists, community members from diverse backgrounds, as well as school and youth groups. The Art Farm is a unique piece of land where nature and creativity intertwine; inviting guests to explore and express. We explore ways of sharing and celebrating cultural knowledge and experiences, while acknowledging the impact of colonialism and the need to re-imagine the de-colonial present/future. We hold space for the mess of creativity because there are fewer and fewer spaces to do so, and we honour this practice through ceremony and celebration.

Ticketing:

Members of Deer Crossing the Art Farm Society, and the general public are invited to attend events and participate in programs hosted at the Art Farm through online ticket sales and/or registration. Events and programs are marketed through social media, print media, e-newsletters, and on our website. Invites are sent to specific individuals or organizations. Participants will always be required to register for their experience at the Art Farm. Ticket sales will be limited based on the event and will be offered to Members of the Society first. A ticket limit for events that occur between 0900-1900 will be set at 40 and events that are running till 2200 (twice a month only) will be limited to 60 participants.

Parking and Traffic Flow:

On site parking for events is limited and designated areas are well marked on the Art Farm. Parking for a total of 18 cars* is centrally located on the property, away from the main driveway, on a secondary driveway where

there is sufficient space (>7.5m) to park away from the property line. There is a sound-mitigating fence located between this parking area and the property line, as well as a berm with laurel trees for additional sound mitigation and privacy. The flow of traffic is directed by way-finding signage. The driveway provides sufficient space for cars entering and exiting the designated parking areas.

A carpool or shuttle service area will be setup to limit onsite parking. All events will encourage carpooling, and, when necessary, a shuttle plan will be provided. Parking or carpool information will be provided to the registrants well in advance of the event.

Our onsite events and programs will be held no more than 10 times a month during the hours of 0900 and 1900. A maximum of two events monthly may run until 2200. This monthly number of events will not be averaged over the year.

* The total # of parking spots is based on a calculation of 6 car spots per 100 sq. meters (approximately 1075 sq ft) of assembly use space.

Buildings on Site for Assembly Use:

1. Cob Building: 103 sq. ft

Description: Cob uses no molds, forms, or bricks to create, it is a free-flowing claylike medium sculpted onto a foundation to create thick, load-bearing walls. The building is completely unique, with space to sit down, have a fire, meditate, reflect alone or with others. Located on the west edge of the property, nestled in the forested area of the Art Farm. The Cob can comfortably host 6 people around the warm fire for programming.

2. Studio and bathroom: 475 sq. ft

Description: This is a space for creative practice. Located near the Cob building, the studio provides a larger area protected from the elements for studio art making. This building can host small groups up to 10 for programs and events. There will be small wheelchair accessible bathroom added to accommodate participants in this part of the farm.

3. The Hub: 1100 sq. ft

Description: The hub is the main gathering area, with the largest square footage on the Art Farm. With access to creative equipment such as sewing machines, art supplies, fabric, recording equipment, and more. The hub is set up with an open concept, best for collaborating and creating. This space can host up to 15 guests for the purpose of event and programming.

4. Fire Pit by Camper bus: 270 sq. ft

Description: An outdoor area to gather around a fire to story tell and connect with each other. Located adjacent to the camper bus can host 20 people to maintain a reasonable social noise level during events/programs.

5. Camper bus Deck: 220 sq. ft

Description: A wooden deck that can host 8-10 people for specific events outdoors.

6. Maple Tree Gathering: 425 sq. ft

Description: A large maple tree is surrounded by a clearing and smaller trees. This clearing creates a unique atmosphere for live productions and events. Surrounded by the trees, this area can host up to 30 people.

7. Tent: 600 sq. ft

Description: Located south of the Hub – the Tent is an outdoor space allowing engagement and creative practices influenced by the surrounding nature. Tables and chairs can be added to the tent covered deck to support outdoor meals and hands-on programming. The tent area can host 20 people at one time for events.

Total square footage for assembly use: 3193 sq ft (297 sq m)

Buildings on site but not for assembly:

Barn/Workshop
Greenhouse
Camper Bus (office space and storage)
Recycling Shed
3-floor residence at eastern end of property (1940 sq ft)
1-floor rancher residence in middle of property (950 sq ft)

Proposed New (2) Residences

Basic descriptions:

- max 800 square feet, each
- one bedroom plus a den or two bedrooms
- In-suite laundry
- Access to garden area, hiking trails, and mountain views

The private rental market for a two-bedroom apartment as reported by CMHC in BC is \$1721/month average while the Vancouver average is around \$2000/month. CMHC doesn't offer statistics specific to the Sunshine Coast so our information for reference is based on research with local listings and current rental rates. The Sunshine Coast offers a private two-bedroom detached house on rural acreage for approximately \$2200/month + utilities.

With this research in mind, The Art Farm would set a flat rate rental price of \$1500/month to future tenants. The cost will include all utilities and maintenance fees (tenants will only be responsible for their internet and cable). This is in line with the Art Farm's mission of providing below-market affordable housing options for those working on the Sunshine Coast.