

2026

The Beaumont Studios

A Case for Support

Dear Friends of The Beaumont,

As The Beaumont enters its 23rd year, we're working to buy a permanent home.

When I signed our first lease in Mount Pleasant in 2004, artists needed a place where they could afford to work. I told two friends, they told two friends, and together we built a place I could never have imagined.

People come here to make things, hear live music, dance, teach and learn. Some come simply to find kindred spirits. The friendships that have formed here, and the work people have gone on to do together, have helped shape this neighbourhood.

Our landlord plans to redevelop the property. If we can't secure a permanent home, **The Beaumont will cease to exist.**

We've spent years working out what it would take to buy a home for The Beaumont. That work has convinced me it's within reach. We're bringing together the partners and early supporters who can help us get there, and I'd love to talk with you about being part of that.

Help us put down roots deep enough to outlast any one of us.

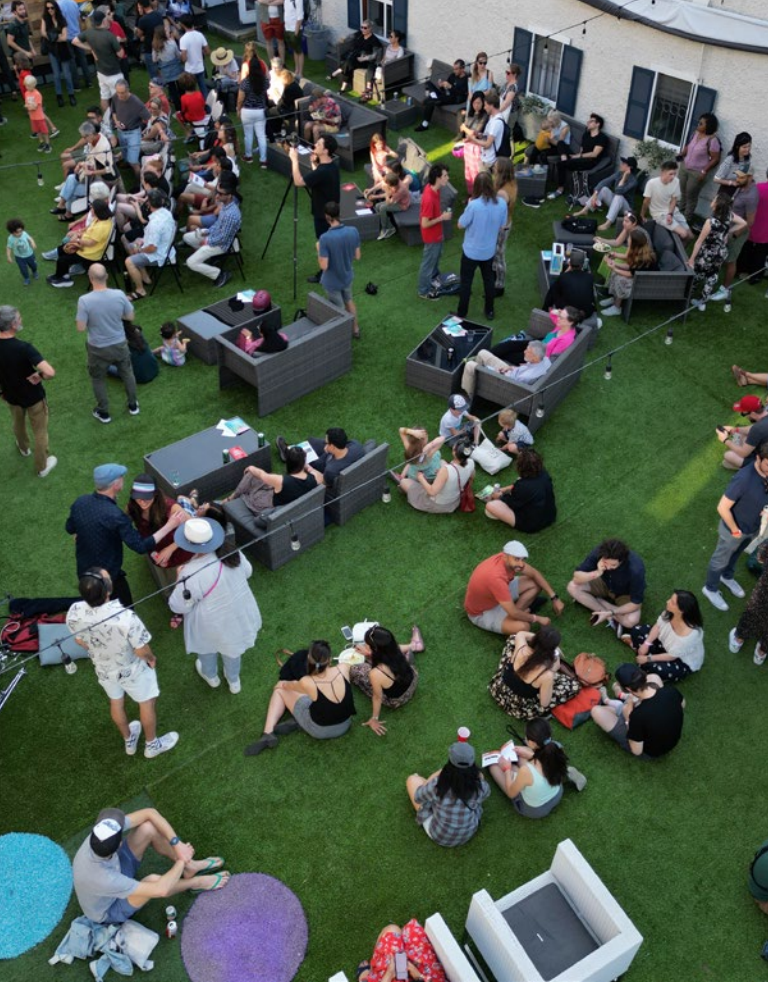
Jude Kusnierz
Executive Director

The Beaumont began with one artist who needed a place to land and a conviction that creatives would be stronger together.



In 2004, a fire displaced Jude Kusnierz and other artists from their former studios. Faced with having to begin again, Jude imagined something different from typical closed-door artist buildings: studios with windows; a gathering place where community could experience the creative process as well as the finished work; performance alongside visual art; and above all, a community designed for creative cross-pollination.

What began as one artist's response to displacement grew into a home for hundreds of creatives and a model for what shared cultural space could make possible.



For more than two decades, The Beaumont has opened its doors to possibility. It was the pioneer in Vancouver's cultural-space movement, creating the conditions for artists, ideas and communities to collide, connect and grow.

Its model has helped demonstrate the value of shared creative space, contributing to a broader movement of artist-led and interdisciplinary spaces across the city.

Here, creativity multiplies.

One conversation sparks a collaboration.
One introduction opens a door.
One opportunity changes
the course of a career.



Marcus Coldeway, on guitar, and Matt Dauncey (DJ Neighbour) at Beaumont Open Studios, March 2022.

Photo by Deborah Betts

The Beaumont is more than a cluster of studios; it is an incubator where individual possibility becomes collective momentum.

At The Beaumont, painters work alongside jewellers, musicians share a home with tattoo artists, and performers and writers exchange ideas with creative entrepreneurs. A gallery, immersive theatre, radio station, vintage store and coffee shop offer countless ways to arrive, explore and feel welcome, while every hallway, stairwell, nook and cranny has been curated with creative work waiting to be discovered.

No two people experience The Beaumont in quite the same way. Everyone who comes through its doors brings a community of their own, and together, they create ours: a rare, evolving ecosystem that powers both social and economic impact.



Dom Duchamp behind the decks and Jamal Hamadeh holding the record sleeve at Bside radio.



Priscilla Costa as Audrey II in the *Little Shop of Horrors* scene from *Theatre of the Damned* (2025).

Photo by David Jacklin Photography

Tehya Mackenzie (resident artist since 2019)

"The B is a home to so many of us for whom creativity is our livelihood, but also is a community for us to create connections."



Behfar (Sohl)

"This isn't just a studio; it's a genuine community. Management champions the artists here, helping us grow our individual brands alongside the collective identity of the space. It's rare to find anything similar in Vancouver."

The Beaumont in a Year

That impact extends far beyond the walls of The Beaumont. Community is a multiplier in every sense: one studio supports an artist's livelihood; one event employs staff and local suppliers; one performance brings audiences into the neighbourhood; and one creative connection can generate opportunities that continue for years. Every exhibition, performance and project creates another ripple, circulating people, ideas and investment through Vancouver's economy.

98	artists in residence (500+ over time)
100%	occupancy with a growing waitlist
533	workshops, events, and gatherings
20,000+	attendees
5+	gallery exhibitions
1,322	radio shows
2,821	Broadcast Hours
140	volunteers



Tien Neo Eamas, goldsmith and Beaumont artist-in-residence since 2004.

Photo by Kahani Pictures

More Than a Studio

As a non-profit, The Beaumont keeps rents as accessible as its operating reality allows, charging only what is needed to cover costs. That matters in a city where suitable creative space continues to disappear at an alarming rate.

But a door and four walls are only the beginning of what artists discover here. The Beaumont's open, interdisciplinary design encourages people to know one another and their work. Creators share knowledge, suppliers and contacts. They hire and refer to one another, test ideas, exhibit their work, meet audiences and develop the practical skills needed to sustain a creative career.



Laura Zerebeski

"I've been at The Beaumont for eighteen years, and for an artist in Vancouver, that kind of stability is almost unheard of. Artists here share tools, furniture, advice, and encouragement. Pets wander through, kids visit, and no one pretends that making art happens in isolation. In a city where creative space is fragile, The Beaumont is one of the few places that truly support artists, practically, emotionally, and structurally."

Affordable creative workspace is the foundation. Community is the multiplier.

Much of this exchange is informal, and that is precisely its power. At The Beaumont, proximity becomes possibility: a hallway conversation becomes a referral, a neighbour becomes a collaborator and a visitor becomes a client, investor or future team member. Each connection creates the conditions for another, carrying creativity and opportunity outward into the city.

Marcia Martinez

"Being able to teach and share the dying practice of hat-making is only possible because I have studio space at The Beaumont. Over the last 18 years, the Beaumont has been more than a place of creativity. I have found friendship, compassion, loss, and comfort. I found my Beaumont family."



Monique Skelton

"Nine years ago, at 32 years old, my husband passed away. I was at the biggest turning point in my life and with the encouragement of my family and close friends, I made the huge leap to turn my ceramics passion into a full-time vocation. From the beginning, the Beaumont was a place of comfort, security and community, somewhere I could go to heal while I poured myself into building my pottery business. Nine years later and I'm still here, still making art, and ever so grateful for the community and inspiration I get daily from being surrounded by other creatives."



Xhalida performing at Patricia Sparks's exhibition *Duende*.

Photo by Alistair Michael James Sinclaire

How Culture Shapes a City

Art gives people a voice, draws strangers into conversation, and turns shared experiences into belonging.

In artistic spaces, people do more than create. They learn, take risks, build confidence and discover new possibilities in themselves and one another. Places like The Beaumont bridge differences, reduce isolation, and strengthen the fabric of neighbourhoods. They sustain creative careers, enliven local businesses and give a city its character, reflecting its stories, nurturing civic pride and creating moments of beauty, connection and joy.

But that value does not begin when a work reaches a stage, screen, gallery or marketplace. It begins much earlier, in the places where artists have room to experiment, meet collaborators, develop ideas and build lives around their creative practice.

It begins in places like The Beaumont, where artists and communities come together, creativity takes root and its impact multiplies far beyond the walls.



Marcus Coldeway

"Every city needs a place where artists can create, connect, and dream bigger. The Beaumont has helped shape my career, and its impact reaches far beyond its walls through the artists and ideas it continues to inspire."

What Vancouver Stands to Lose

Vancouver's artists help make the city distinctive, expressive, and vibrant. Yet the very neighbourhoods they animate often become places they can no longer afford.

Vancouver has lost more than

560,000

square feet of studio space over the past 15 years.

Rising rents, insecure tenancy, and the shrinking supply of older industrial buildings due to redevelopment continue to push artists and cultural organizations out. Vancouver's creative infrastructure is being dismantled, piece by piece.

Vancouver's cultural sector generates **over $6 billion in GDP** and supports **more than 24,000 jobs.** Despite this contribution, the arts and culture receive **just 4%** of the City's operating budget.[1]

The City of Vancouver recognizes cultural spaces as essential to a thriving community and has adopted a long-term strategy to secure, enhance and develop affordable, accessible places where artists can create and share their work. But the bleeding hasn't stopped. The pressure continues, and every space that disappears makes those that remain more important.

1 Source: City of Vancouver, Standing Committee on City Finance and Services (23 July 2025). *Urgent Investment in Vancouver's Arts and Culture Infrastructure: Strengthening Vancouver's Cultural Sustainability and Economic Impact*, p. 2, clause 7. GDP and jobs: Metro Vancouver (2022). Budget share: City of Vancouver.

For us, this threat is not theoretical: we have lived with this precarity for more than two decades.

As a commercial tenant, we carry the cost and complexity of sustaining a major cultural space without the security, control, or long-term value that ownership provides. Property taxes and occupancy costs continue to climb while we absorb the gap to keep rents affordable for our tenants. This is a deliberate, values-based choice not to pass those rising costs on to artists. Between 2021 and 2025, our operating costs rose by 14.5%, while long-term tenants experienced a typical increase of just 3%, well below Vancouver's cumulative inflation rate of 16.5%.

Between 2021 and 2025,

our operating costs



14.5%

long-term tenants



3%

a typical increase

Vancouver's cumulative inflation rate



16.5%

When a creative space like The Beaumont disappears, the loss also multiplies.

An ecosystem built over 20 years cannot simply be reassembled somewhere else. Relationships scatter, collaborations end, and decades of accumulated knowledge, trust and community are lost.

If The Beaumont disappeared, Vancouver would lose far more than studios and performance space. Artists would lose collaborators, audiences, and a trusted place to take risks and grow. Communities would lose a welcoming home for forms of expression that do not always fit within conventional institutions.

From Survival to Legacy



Photo by Deborah Betts

Too many beloved creative spaces disappear when a lease ends, a building is sold or a neighbourhood changes around them.

We know this vulnerability firsthand. Our current home depends on a lease, and our landlord has made their redevelopment intentions clear. In a volatile real estate market, circumstances can change quickly, and waiting until the space is threatened would leave too little time and too few choices.

That is why we are actively pursuing a pathway to ownership.

With support from M3 Development Management Ltd., we have completed a feasibility study and are now working toward a property-specific, financeable acquisition plan.

The study found that not only is ownership financially achievable with the right structure, but it also represents the most efficient pathway that structurally eliminates rent exposure while building equity in a mission-critical asset.

Our vision is ambitious: to secure a permanent home held and controlled by The Beaumont's charitable organization, protected for artists and community use across future generations.

Early modelling points to a project approaching

$15 million

supported through a combination of financing, partnerships, and philanthropy.

financing **partnerships** **philanthropy**

Securing that capital will take time. By strengthening philanthropic relationships now, we can assemble the support required to act when the right property becomes available.

This is more than a real estate transaction. It is a transformational investment in Vancouver's cultural future: an opportunity to protect the conditions that allow creativity, connection and economic activity to multiply. A large-scale, artist-led space dedicated to creative production, collaboration and community would offer something the commercial market cannot guarantee: the security of knowing our home will remain rooted in arts and culture.



Grizzlies in Wonderland by Sarah Hammond, shown in her Beaumont studio.
Photo by Deborah Betts

Ownership would allow us to move from managing uncertainty to building a legacy.

Ownership would stabilize occupancy costs, safeguard affordability, and unlock greater investment in artists, programs, and community impact.

Every dollar no longer absorbed by rising occupancy costs could be redirected toward the people and programs that multiply our impact.

The world we want to build is one where artists do not have to leave Vancouver or abandon their practice to find room to create.

Where emerging makers work alongside established practitioners.

Where art forms, cultures, and communities meet.

Where an unexpected introduction can change the course of a career.

And where an organization built from nothing can put down roots strong enough to outlast any one founder, lease or moment in time.



That world already exists inside The Beaumont.

Your support does more than protect a place.

It multiplies what artists, communities and a city can make possible together.



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LEADERSHIP GIVING

thebeaumontstudios.com/
leadership-giving

THE B 20 Years ANNIVERSARY

The Beaumont Studios Artist Society
Registered charity 825045685RR0001

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