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CALL FOR APPLICATION FOR SHORT-TERM TENANCY
in the old Cycle Building on Alberta Ave (9131-118 Ave)
Phase One



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Application Formdownload separately as a Word document.



A. OPPORTUNITIES FOR SPACE

Space is available in the old Alberta Cycle Building (9131-118 Ave) in an **AS-IS CONDITION** while plans to fully revitalize the building as an arts facility develop. Minimal renovations to improve the building to health and safety codes are underway, and are projected to be complete by or before April 2011, at which time Arts Habitat Association will license space to professional artists and compatible non-profit organizations for short-term use until the project is ready to proceed with full renovations. Licenses are available for one year with possible extensions.

Potential and strictly non-residential uses include but are not limited to a range of studio, performance, gallery, office, meeting, classroom, and rehearsal spaces for artists, cultural industries and social enterprises. Space areas will be taped off, or partitioned only where partitions pre-exist or where tenants provide partitions. We are looking for applicants to present us with creative ideas on how to use this space!

THE SPIRIT OF THE PROJECT responds to the needs of the arts community for affordable creative workspace as well as the Community's need for the building to be brought to life and to begin contributing to the important revitalization of the neighbourhood. When it opens in 2013, the **REVITALIZED CYCLE BUILDING ON ALBERTA AVE** will be a vibrant and *sustainable* multi-use/multi tenant arts facility where the creative life in the building spills onto the street and visa versa, building a vibrant and holistic sense of community. Hosting an atmosphere that encourages creative exchange, the revitalized Cycle Building will be an incubator, a workshop and a showcase.

There will be a commitment for tenants to engage in the spirit of the project including participation in AOTA's two signature festivals.

THIS IS **NOT** A CALL FOR APPLICATION FOR SPACE IN THE FULLY REVITALIZED BUILDING and users of the interim space will not necessarily be prioritized for space in the fully revitalized building. Those interested should also apply with the Request for Expressions of Interest and the Call for Proposals for Tenancy.

WHO CAN APPLY?

Professional Artists and not-for-profit organizations whose missions and mandates promote the arts and/or social enterprise in the Edmonton area and who will actively commit and contribute to the spirit of the project.

COST

The rate to license space will be below market rates. The intention is to recover operating costs for the building, not to incur a profit. Cost for space will include a percentage of common space, such as washrooms, kitchen, boardroom, and hallways. Currently, and subject to change, rent for interim space is estimated to be between \$6 - 10 / ft per annum.

SCHEDULE

Request for Applications for short term Tenancy Launch
Three Information Sessions @ the Cycle Building
(located at the corner of 118Ave & 92St – entrance mid block)
Application Deadline

Friday October 15, 2010
Saturday Nov 06 – Noon & 4pm AND
Monday Nov 08 - Noon, 4:00 & 7:30pm
Friday November 19, 2010 - 2:00pm

B. PROJECT BACKGROUND

The former Alberta Cycle Building was originally built in 1927 as a family run bicycle repair and sales shop, additions were added in the 40's and last in 1962 when the building gained its reputation as the Alberta Cycle motorcycle showroom and store. The building is situated in one of Edmonton's oldest urban neighbourhoods. Still affordable, the area is attracting new families, couples and artists who are committed to seeing the neighbourhood develop and thrive.

Since being rezoned in 2008 to encourage development as a pedestrian oriented shopping and arts district momentum for change on the Avenue itself has been unstoppable: the lively Carrot Café hosts local visual and performing artists; unique new boutiques, bakeries and the farmer's market attract shoppers; and several community arts festivals attract thousands of visitors year round. The Nina Haggerty Centre for the Arts with new Artist Housing Co-op above add to the growing artistic energy. Street and façade improvements continue to transform the Avenue into a vibrant, community-focused district. The Cycle Building redevelopment into a vibrant centre for arts and community is a perfect fit for this neighbourhood.

The creative reuse of the former Alberta Cycle Building has incredible potential to restore and enhance its historic role on the Avenue and in the neighbourhood. Sitting empty or underutilized as it has in the past 4 years, the need for active, community centred facilities in the neighbourhood is underscored. The aspirations of an artistically minded and engaged community, a supportive property owner, and a committed redevelopment team all support an arts-led development approach.



As early as 2007 Arts on the Ave was receiving calls from artists living in the neighbourhood for gallery, studio, performance and festival spaces. The empty building posed a potential home for some of these needs. The Mayor, the City of Edmonton Revitalization Initiative and Arts on the Avenue all strongly supported this concept. Initial consultations were held as a part of a larger revitalization process in 2007, followed by a feasibility study in 2008. A visioning workshop led by Arts Habitat and Arts on the Ave was held in 2009. During the overall consultation process there has continually been a broad consensus to convert the Alberta Cycle Building into a multi-use arts facility.

In late 2009, the City of Edmonton purchased the old Cycle Building on Alberta Ave with the express intention that Arts Habitat Association of Edmonton, in partnership with Arts on the Ave Edmonton Society, would lease the property and repurpose it as a multi-use, multi/tenant arts facility.

The building purchase marks an exciting new 'cycle of evolution' for the CYCLE BUILDING ON ALBERTA AVE. At 18,000 ft² the building holds a significant presence and history on the Avenue and in the heart of an area that is home to many artists. The revitalization of this landmark will contribute substantially toward the urban revitalization underway along Alberta Avenue, and provide much needed space for the arts in Edmonton.

COMMUNITY STEWARDSHIP

A Community Advisory Committee consisting of representatives from both Boards, neighbourhood stakeholders and the arts community will help inform the design of the revitalized Cycle Building as it progresses, assist in selecting tenants for Development Phases One and Two, and will participate in sharing information on the project's progress.

C. APPLICATION PROCESS

STEP 1 - ATTEND AN INFORMATION SESSION!

This will consist of a brief discussion on the vision for the project, question and answers about the Short-Term Tenancy and REOI process, followed by a tour of the building. Attendance is not required to apply for space but we'd love to see you there!

STEP 2 – APPLY

Download, complete and submit the Cycle Building Short-Term Tenant Application Form with all requested attachments.

STEP 3 – TENANT SELECTION

After you have submitted your Application Short-Term Space, the Community Advisory Committee will curate applications for suitability as interim tenants for the Cycle Building in its AS-IS condition for the 2011 year, (possibly extending into 2012) before the building is closed for full renovations. Applicants considering space for this interim phase must agree to these conditions and to engage in the spirit of the project.

APPLICANT REQUIREMENTS

ORGANIZATIONS eligible for space in the OLD CYCLE BUILDING ON ALBERTA AVE will be not-for-profit organizations whose missions and mandates promote the arts and/or social enterprise in the Edmonton area.

INDIVIDUALS eligible for space in the OLD CYCLE BUILDING ON ALBERTA AVE will be professional artists* and arts focused, cultural industry and designer/makers.

* **Arts Habitat defines a professional artist** as "an emerging or established professional artist who resides in the City of Edmonton, has completed training, an apprenticeship or a recognized body of work in an arts discipline and meets the requirements of one or more of the following:

- is dedicated to the professional practice of the art, as evidenced by a significant investment of time and resource
- receives payment for artistic work (i.e. artist fees)
- has received public exposure, through professional showings, screenings, publication, or performances where selection was carried out by an objective, arm's length body such as a jury or publisher
- enjoys peer recognition through: critical reviews, participation in community activities and membership in professional associations.



CRITERIA FOR SELECTION

The following set of criteria will be used by the Community Advisory Committee to evaluate applications:

- Vision for the space
- Community contribution
- Leadership and financial capacity
- Fit with Professional Artist or non-profit requirements.

SUBMISSION DEADLINE

Submissions must be received by **2:00pm on Friday November 19, 2010.**

D. ABOUT THE DEVELOPMENT PARTNERS

ARTS HABITAT ASSOCIATION OF EDMONTON www.artshab.com

Arts Habitat Association is a not-for-profit arts organization working with the power of the arts to catalyze neighbourhood and community development, and is an active partner in city revitalization projects. Arts Habitat's mandate is to find, develop and manage space for the arts. Building projects include *Artshab 1*, an artist live/work studio in the heart of downtown, and *ArtsHabit Alberta Ave*, a co-op artist residence located on 118 Ave atop the *Nina Haggerty Centre for the Arts*.

ARTS ON THE AVE EDMONTON SOCIETY www.artsontheave.org

Arts on the Ave is a community based, grassroots initiative engaged in developing 118th Avenue as a community arts district. The coalition is comprised of over 200 multi-disciplinary artists and artisans. *Arts on the Ave* produces two annual festivals on the Avenue, and owns and operates the Carrot Community Arts Coffeehouse. The Carrot is a volunteer run multi-purpose facility that hosts an art gallery, art and workshop studio space, performance venue, espresso bar and café.

E. LIMITATIONS

Any applicant making a submission in response to this Call for Applications for Short-Term Tenancy (CASTT) does so fully accepting the following provisions:

No representation or warranty express or implied, is made by Arts Habitat, Arts on the Ave or any of their agents, as to the accuracy or completeness of such information. Neither Arts Habitat, Arts on the Ave nor any of their agents will be responsible for, and hereby expressly disclaim, any and all liability for any errors, omissions or inaccuracies in connection therewith. In its response to this CASTT, the applicant must disclose any potential conflict of interest that might compromise this process. If such a conflict of interest does exist, Arts Habitat with Arts on the Ave may, at its discretion, refuse to consider the response in question.

The applicant must also disclose whether it is aware if any Arts Habitat or Arts on the Ave employee or member of the Boards of Directors has a financial interest in the applicant and the nature of that interest. If such an interest exists or arises at any point leading to the selection of the successful applicant, Arts Habitat with Arts on the Ave may, at its discretion, refuse to consider the response, or proceed with the applicant any further in this process unless and until the matter is resolved. All information provided by or obtained at any time from Arts Habitat, Arts on the Ave or any of their agents in any form in connection with this CASTT that is not publicly available (i) must be treated in a highly confidential manner; (ii) is not to be used for any other purpose other than responding to this CASTT; (iii) must not be disclosed to any other person without the prior written authorization of Arts Habitat with Arts on the Ave; and (iv) shall be returned to Arts Habitat with Arts on the Ave upon the request of the same.

Arts Habitat with Arts on the Ave reserves the right to amend the scope of this CASTT, and to carry out discussions with one or more prospective applicants at any time, or from time to time, for the purpose of attempting to finalize an acceptable agreement, at all times without recourse against Arts Habitat, Arts on the Ave or any of their agents, should no such agreement be concluded.

Arts Habitat with Arts on the Ave may proceed as it determines in its sole discretion, including to terminate, discontinue or invalidate this CASTT and including to re-issue or proceed with a further CASTT, and Arts Habitat with Arts on the Ave will not be responsible for any losses or costs incurred by any applicant as a result thereof. Arts Habitat with Arts on the Ave has the right not to respond to any report or request made by an applicant and not to distribute copies of any reports or requests received from an applicant and responses thereto, to the other applicants. Where Arts Habitat with Arts on the Ave, in its discretion, considers that such report or request necessitates a change to this CASTT, Arts Habitat with Arts on the Ave will prepare and issue an appropriate addendum.