



ARTSCAPE
SHAW STREET CENTRE

REQUEST FOR EXPRESSIONS OF INTEREST

Issue Date: February 11, 2010
Submission Deadline: Before 10:00am on March 18, 2010



ARTSCAPE

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A. INTRODUCTION

The purpose of this Request for Expressions of Interest (REOI) is to assess the interest and needs of artists and not-for-profit arts and community organizations who are interested in ownership or rental opportunities at Artscape Shaw Street Centre. Responses to this REOI will aid Artscape in determining the nature and level of interest in space at Artscape Shaw Street Centre, help further shape the vision of the Centre and inform the beginning of the design process.

In January 2010, Toronto Artscape Inc. (Artscape) announced it had come to an understanding with Toronto Lands Corporation (TLC), as agent for the Toronto District School Board (TDSB), to purchase the century-old inner city Shaw Street School at 180 Shaw Street and repurpose it as Artscape Shaw Street Centre, a centre for arts and community programming with a focus on youth. Expected occupancy date is 2012.

The 75,000 sq. ft. Shaw Street School was declared surplus to the educational needs of the Toronto District School Board in 2001. Located on Shaw Street north of Queen Street West, the building is in the heart of an area long associated with Toronto's creative community and home to many artists.

Artscape Shaw Street Centre is intended to include artist studios and not-for-profit arts and community organizational space. A number of the units will be sold to artists and not-for-profit arts and community organizations through below-market non-residential condominium ownership and the remainder will be rented as below-market non-residential work spaces. This mix will allow Artscape to continue to address the needs of the arts community for long-term affordable rental space while also offering some artists and not-for-profit organizations the opportunity to own their work space permanently.

This is not an application for space. Subsequent to the completion of the REOI process, the sales process is expected to open in April 2010 and the rental process will begin in June 2010. Interested artists and not-for-profit arts and community organizations are not required to submit to this Request for Expressions of Interest in order to apply for either the ownership or rental opportunities.

SCHEDULE

	DATE	TIME
Request for Expressions of Interest Release	February 11, 2010	
Information Session #1	March 3, 2010	12:00pm
Information Session #2	March 3, 2010	3:00pm
Information Session #3	March 3, 2010	5:30pm
Submission Deadline	March 18, 2010	10:00am
Sales Process Launch	April, 2010	
Rental Process Launch	June, 2010	
Expected Occupancy	2012	

REGISTRATION







Respondents are strongly encouraged to register their intent to submit an expression of interest **by February 25, 2010** to Kelly Rintoul, Interim Manager of Tenant Services at kelly@torontoartscape.on.ca with the email subject: **Artscape Shaw Street Centre REOI**.

In your email, please include:

- Name of primary contact person
- Organization name (if applicable)
- Telephone number
- Email address
- Indicate whether you are an Artist or Not-for-Profit Arts or Community Organization
- Indicate interest in Ownership and/or Rental opportunities

INFORMATION SESSIONS FOR REOI RESPONDENTS

Information sessions will be held on **March 3, 2010 at 12:00pm, 3:00pm and 5:30pm**. The sessions will take place at the **Shaw Street School, 180 Shaw Street**. Sessions will consist of a 30 minute presentation on the Artscape Shaw Street Centre vision, a question and answer period about the REOI process followed by a guided tour of a portion of the building. Limited spaces are available and are intended for those planning to submit expressions of interest. To RSVP for an information session, please click on the appropriate link below:

INFORMATION SESSIONS:	MARCH 3: 12:00pm	CLICK HERE TO RSVP	 
	MARCH 3: 3:00pm	CLICK HERE TO RSVP	 
	MARCH 3: 5:30pm	CLICK HERE TO RSVP	 

SUBMISSION DEADLINE

Details of submission requirements can be found on **page 12**.

Submissions must be received by 10:00am on March 18, 2010.

Send **ONE** original copy and supporting documentation and **ONE** electronic copy and supporting documentation to:

Artscape Shaw Street Centre Expression of Interest
 Attn: Kelly Rintoul, Interim Manager of Tenant Services
 Artscape, 171 East Liberty Street, Suite 224
 Toronto, ON M6K 3P6
E: kelly@torontoartscape.on.ca
T: 416-392-1038 x 21

B. THE OPPORTUNITY

OPTIONS FOR INVOLVEMENT

Artscape Shaw Street Centre will include artist studios and not-for-profit arts and community organizational space. A number of the units will be sold to artists and not-for-profit arts and community organizations through below-market non-residential condominium ownership and the remainder will be rented as below-market non-residential work spaces.

Artscape Shaw Street Centre will offer units ranging in size from 400 to 4,500 sq. ft. on four floors. Potential uses include space for artists and not-for-profit arts and community organizations, including but not limited to: work studios, exhibition, education, programming and administrative space. Please note: there will be no live/work studios at Artscape Shaw Street Centre.

OWNERSHIP OPPORTUNITY

A limited number of units will be available for sale to artists and not-for-profit arts and community organizations for strictly non-residential use. Units will be sold at a market price less a 25%, no-interest, no-payment 2nd mortgage held by Artscape. Purchasers are required to pay a deposit, payable on an instalment plan. Artscape will offer a vendor take-back mortgage for the remainder of the purchase price, on terms to be negotiated with purchasers.

Artscape Shaw Street Centre will be established as a commercial condominium corporation with a governing board that represents the owners, including Artscape. Owners are required to pay monthly condominium fees towards utilities, taxes, maintenance and a capital reserve fund. Specifics will be outlined in a disclosure document available during the sales process.

Long term affordability is secured through the second mortgage and a shared appreciation program. When an owner wishes to sell their unit, it must be sold (through Artscape) to another artist or not-for-profit arts or community organization. Artscape will manage the process of reselling the unit, ensuring that the unit remains affordable for artists and not-for-profit arts and community organizations relative to the local real estate market in perpetuity. The sales process is expected to open in April 2010.

RENTAL OPPORTUNITY

Artscape intends to rent a portion of the units at below-market rates to artists and not-for-profit arts and community organizations for strictly non-residential purposes. The rental process will launch in June 2010.

C. ABOUT The Project

Artscape Shaw Street Centre is being planned and designed as a multi-dimensional community centre for arts and community programming with a youth focus, a home for experimentation and innovation, a place where people from all walks of life will come together to make their community a better place to live, work and play.

In 2006, Toronto District School Board hired Artscape to conduct a feasibility study of the potential reuse of the former Shaw Street School, which included extensive community consultation. Outreach with local residents and the broader not-for-profit community conducted during this study indicated an opportunity for the centre to provide a hub for organizations working in the areas of arts and youth.

In addition, the study indicated that cultural assets, heritage preservation, environmental leadership, educational programming and community partnerships can be brought together in a unique way to transform the Shaw Street School into a dynamic centre of creative activity and learning.

In January 2010, Artscape announced it had come to an understanding with the Toronto Lands Corporation as agent for the Toronto District School Board, to purchase the Shaw Street School.

The management and governance framework for Artscape Shaw Street Centre, like the project itself, is designed to promote synergy, collaboration and community engagement. By combining the resources and expertise of Artscape with the voluntary stewardship, entrepreneurship and creativity of Artscape Shaw Street Centre owners, tenants, and community stakeholders in the neighbourhood, it will allow the project to benefit from the commitment and connections of local stakeholders and also ensure sound operational and fiscal management.

SHAW STREET SCHOOL AND THE SURROUNDING NEIGHBOURHOOD

The Shaw Street School is a 75,000 sq. ft. building located within the Trinity Bellwoods neighbourhood, adjacent to West Queen West and Trinity Bellwoods Park, just north of Queen Street West on Shaw Street. School operations formerly located within the Shaw Street School building continue within the adjacent Givins Shaw Public School, but the heritage Shaw Street School has remained vacant since it was closed in the year 2000.

The area is recognized as one of Canada's most important neighbourhoods for artists and creative workers, attracted by the dense concentration of cultural venues and lifestyle businesses located throughout the community. The Museum of Contemporary Canadian Art (MoCCA), Theatre Centre, Gladstone Hotel and Camera illustrate the richness of the area. While creatively vibrant, the area is also experiencing significant gentrification pressure as the pace of upmarket residential redevelopment challenges the affordability and diversity of the community's cultural organizations and individual artists.

PROJECT VISION

Artscape Shaw Street Centre will be a place where:

- A passion for learning is fuelled by arts and culture
- Ideas are cultivated through a commitment to openness and diversity
- Connectivity is fostered through a strong sense of community interaction
- Environmental stewardship is encouraged through innovative design and operations

These characteristics will be nurtured through a program of spaces that:

- Facilitate cross-disciplinary collaboration and experimentation
- Respect and enhance the heritage integrity of the building
- Respect the flexibility required for the creative process
- Generate opportunities for community engagement

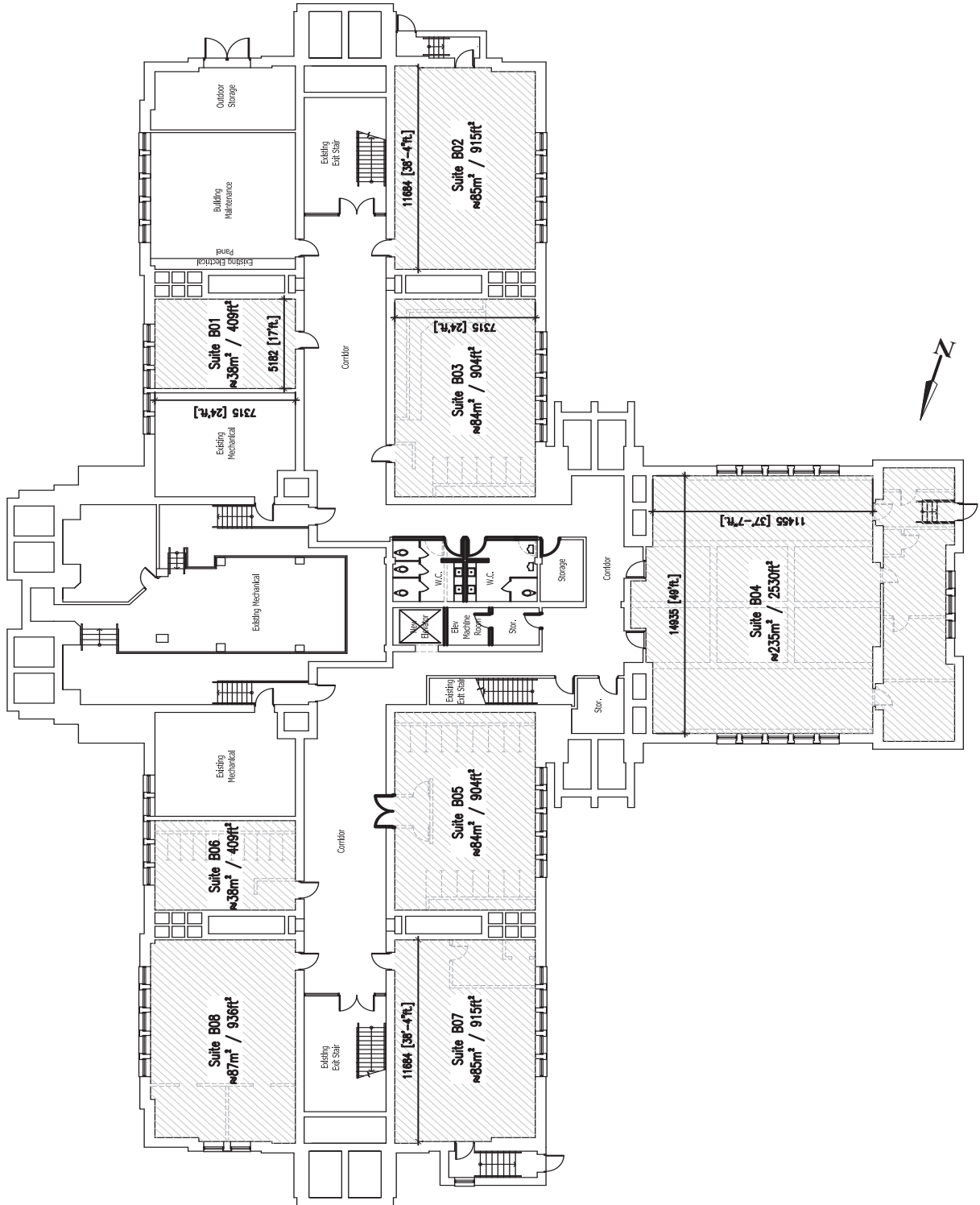
Community Stewardship

For the design and construction phase of the project, Artscape will establish a Community Liaison Committee that will consist of representatives from the Artscape Board of Directors, the local neighbourhood and West Queen West community, the Givins Shaw Public School Parent-Teacher Council, and the Toronto arts community at large. This committee will help inform the design of Artscape Shaw Street Centre, assist in selecting non-residential condominium purchasers and tenants and participate with Artscape in the dissemination of information on the project's progress.

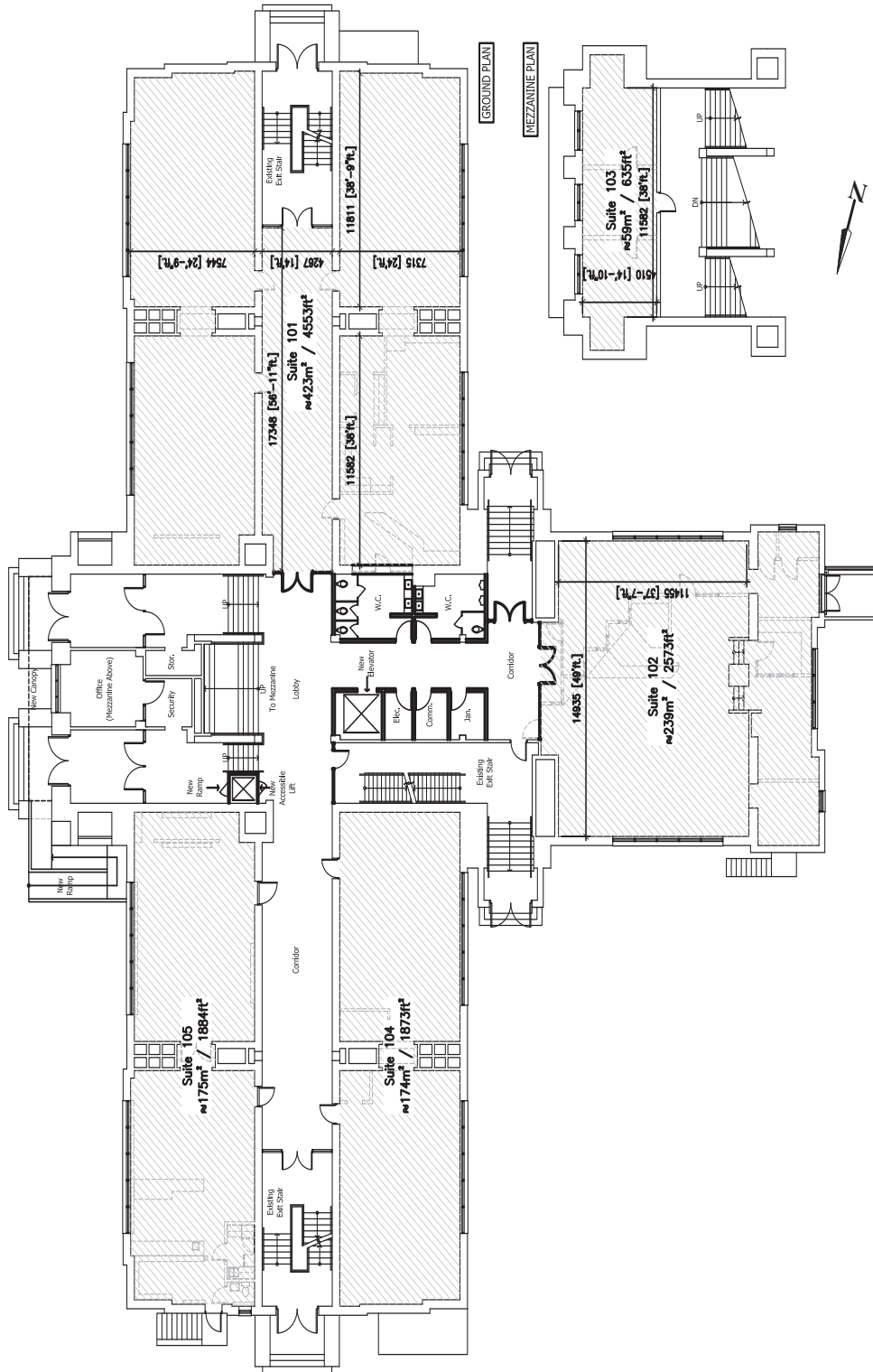
Floorplans

Draft floorplans of potential space sizes are indicated on the following pages. These floorplans are not considered final and are subject to revision based on the outcome of the REOI process as well as the ownership needs of artists and not-for-profit arts and community organizations who participate in the sales phase of the project.

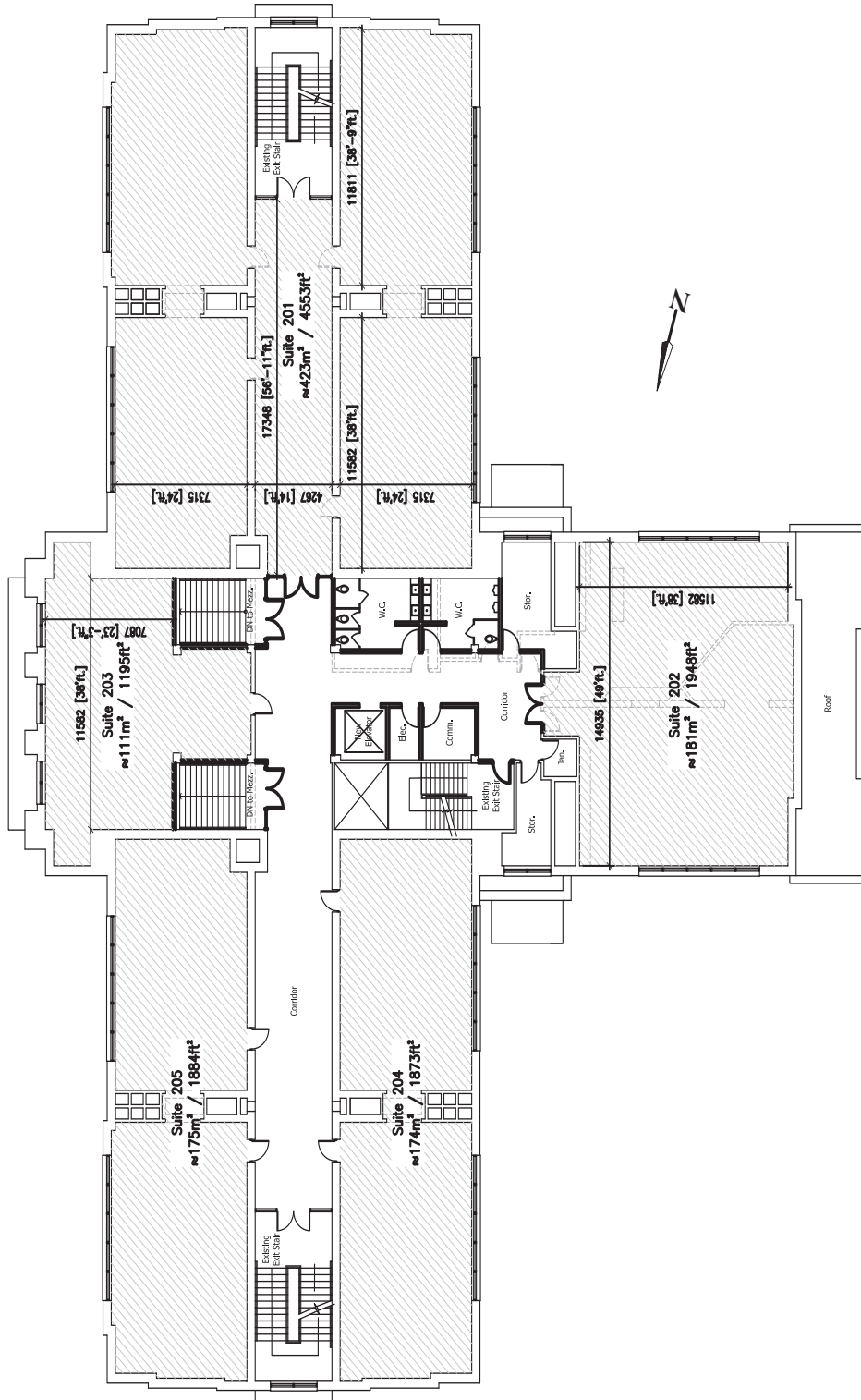
Basement Floor Plan



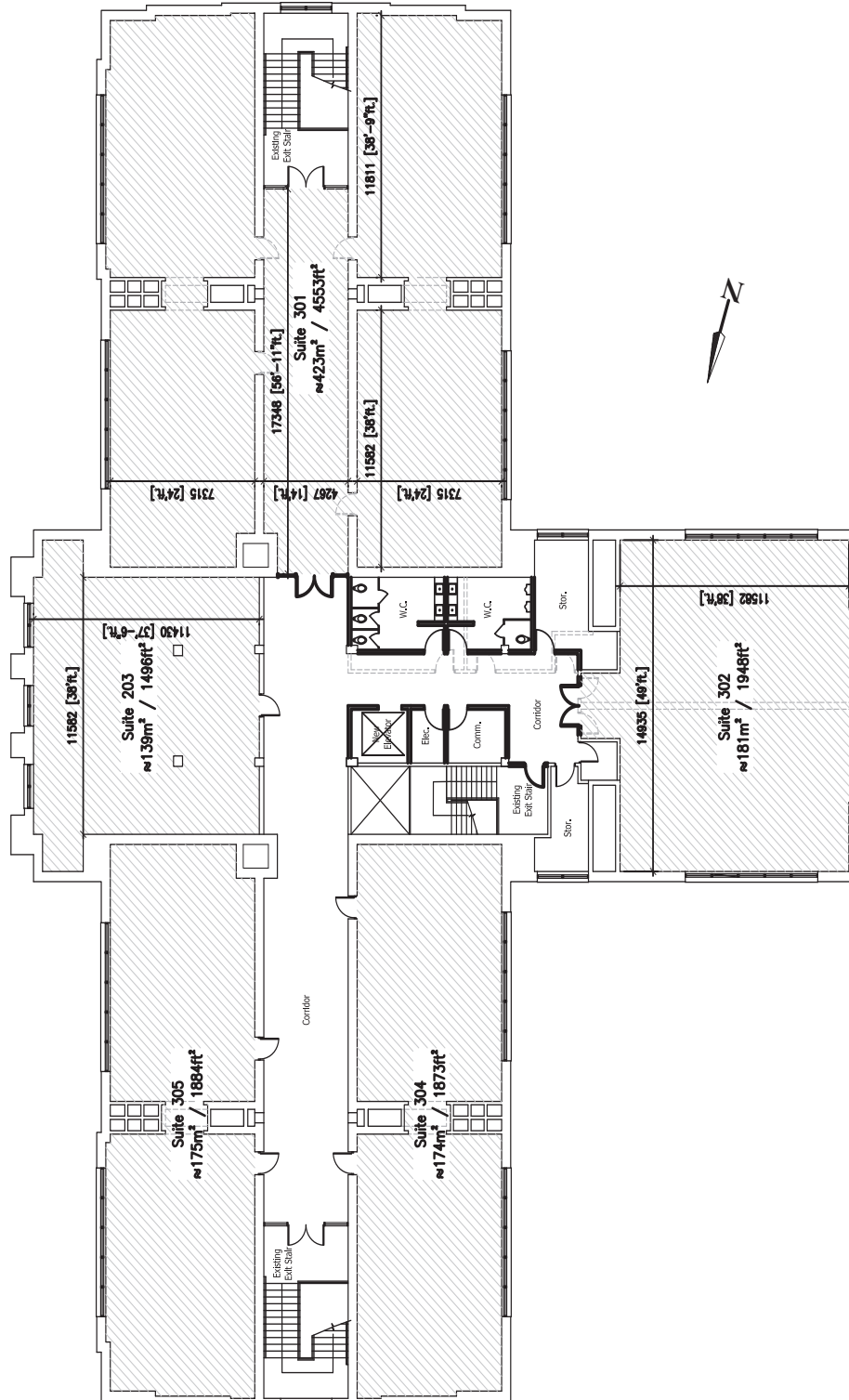
Ground Floor Plan



Second Floor Plan



Third Floor Plan



D. SUBMISSION REQUIREMENTS

STEP 1 – REGISTER YOUR INTENT TO SUBMIT AN EXPRESSION OF INTEREST

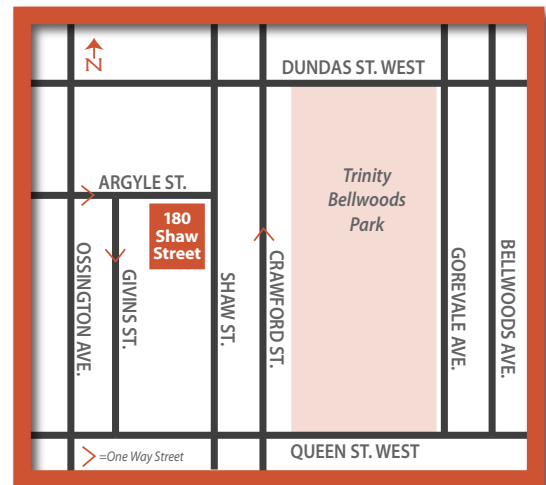
Respondents are strongly encouraged to register their intent to submit an expression of interest **by February 25, 2010** to Kelly Rintoul, Interim Manager of Tenant Services at kelly@torontoartscape.on.ca with the email subject: **Artscape Shaw Street Centre REOI**.

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- Telephone number
- Email address
- Indicate whether you are an Artist or Not-for-Profit or Community Organization
- Indicate interest in Ownership and/or Rental opportunities

STEP 2 – INFORMATION SESSIONS FOR REOI RESPONDENTS

Information sessions will be held on **March 3, 2010 at 12:00pm, 3:00pm and 5:30pm**. The sessions will take place at the **Shaw Street School, 180 Shaw Street**. Sessions will consist of a 30 minute presentation on the Artscape Shaw Street Centre vision, a question and answer period about the REOI process followed by a guided tour of a portion of the building. Limited spaces are available and are intended for those planning to submit expressions of interest. To RSVP for an information session, please click on the appropriate link below:



INFORMATION SESSIONS:

MARCH 3: **12:00pm**

CLICK HERE TO RSVP



MARCH 3: **3:00pm**

CLICK HERE TO RSVP



MARCH 3: **5:30pm**

CLICK HERE TO RSVP



STEP 3 – COMPLETE AN INFORMATION FORM

Please complete the Information Form available at www.artscapeshawcentre.ca. There are two Information Forms available on the website, one for artists and one for organizations. Information Forms must be included with your submission.

STEP 4 – PREPARE & SUBMIT AN EXPRESSION OF INTEREST

There are separate submission requirements for artists and not-for-profit arts and community organizations. All submissions will be considered confidential. Please prepare a submission which addresses the areas outlined below:

FOR ARTISTS

A 3 – 5 page (maximum) submission which sets out:

- An outline of your space requirements, including how many square feet you require and any technical specifications and needs for the space (ie. lighting, sound, plumbing, ventilation)
- Describe how you will use the space, providing detail on your artistic practice
- A professional artist CV. Artscape defines a professional artist as an individual who receives, or has received, professional recognition as defined by the criteria outlined in the Draft Canadian Artists' Code. *(Please see Artscape's Qualifier for Artists on page 16 of this document for more details)*

FOR ORGANIZATIONS

1. Organization History *(1 page maximum)*

- Mission statement
- A brief history of the organization including years of operation
- Describe the organization's current programs and services
- Provide information on any awards, successes and relevant impact statistics
- What is the size of your current location and how much is the rent?

2. Statement of Interest and Experience *(2 pages maximum)*

- Why is the organization interested in space at Artscape Shaw Street Centre?
- What is the organization's experience working in the Artscape Shaw Street Centre community or similar communities?
- How does the organization service youth either through programming or outreach activities?

3. Vision for the Space *(3 pages maximum)*

- How many square feet do you require and how is the space going to be used?
- Describe the technical specifications and needs (i.e lighting/ sound/ floor etc) of the organization for the space?
- Please provide a description of program plans/curatorial vision including how the space will involve the community
- Will this be a primary location for the organization or a satellite?

4. Financials

- Please provide your organization's most recent audited financial statements

SUBMISSION DEADLINE

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Artscape Shaw Street Centre Expression of Interest
Attn: Kelly Rintoul, Interim Manager of Tenant Services
Artscape, 171 East Liberty Street, Suite 224
Toronto, ON M6K 3P6
E: kelly@torontoartscape.on.ca
T: 416-392-1038 x 21

FAQS

During the Request for Expressions of Interest period, answers to frequently asked questions will be published at www.artscapeshawcentre.ca and updated regularly.

NEXT STEPS

After you have submitted your Expression of Interest, Artscape will use your information to determine the nature and level of interest in space at Artscape Shaw Street Centre, help further shape the vision of the Centre and inform the beginning of the design process. Updates to the status of the project will be available at www.artscapeshawcentre.ca. Please ensure you have subscribed to receive regular updates about Artscape Shaw Street Centre.

Ownership Sales Process

The sales process will launch with an Ownership Call for Proposals in April 2010 and all respondents to the initial REOI will be notified of this process via email. To purchase at Artscape Shaw Street Centre, you will need to submit a proposal and completed application with all necessary supporting documentation as requested in the Ownership Call for Proposals.

Rental Process

The rental process will launch with a Tenant Call for Proposals in June 2010 and all respondents to the initial REOI will be notified of this date via email. Those interested in renting will be required to submit a proposal and application with all necessary supporting documentation as outlined in the Tenant Call for Proposals.

E. ABOUT **Artscape**

Established in 1986, Artscape is a not-for-profit, urban development organization that revitalizes buildings, neighbourhoods, and cities through the arts. Artscape projects provide affordable space for creativity while generating positive cultural, economic, social, and environmental impact. Artscape currently operates seven multi-tenant creative complexes in Toronto including the award-winning Artscape Wychwood Barns and studios in the Queen Street West, Liberty Village, Toronto Island and The Distillery Historic districts. Artscape's current development projects include Artscape Triangle Lofts, a residential condominium project for artists and not-for-profit arts professionals in the West Queen West neighbourhood and the Regent Park Arts & Cultural Centre, located in the heart of the Regent Park community revitalization project. www.torontoartscape.on.ca

F. ARTSCAPE'S Qualifier for Artists

Artscape defines a professional artist as an individual who receives, or has received, professional recognition as defined by the following criteria:

1. Has presented his/her work to the public by means of exhibitions, publications, performance, readings, screenings, or by any other means appropriate to the nature of his/her work;
2. Is represented by a dealer, publisher, agent or similar representative appropriate to the nature of his/her work;
3. Devotes a reasonable proportion of his/her professional time as an artist to promoting or marketing his/her work, including but not limited to: presenting him/herself for auditions; seeking sponsorship, agent or engagements; or similar activities appropriate to the nature of his/her work;
4. Receives or has received compensation for his/her work, including but not limited to: sales; fees; commissions; royalties; residuals; grants and awards, any of which may reasonably be included as professional or business income;
5. Has record of income or loss relevant to the exploitation of his/her work and appropriate to the span of his/her artistic career;
6. Has received professional training, either in an educational institution or from a practitioner or teacher recognized within their profession;
7. Has received public or peer recognition in the form of honours, awards, professional prizes, or by publicly disseminated critical approval;
8. Has membership in a professional association appropriate to his/her artistic activity whose membership or categories of membership are limited under standards established by the association; or which is a trade union or is its equivalent appropriate to his/her artistic ability.

NOTE: *Artists are not required to meet all the criteria in order to be considered professional; however, Artscape's Tenant Advisory Committee members will use the criteria as a guide to make the determination of eligibility.*

G. LIMITATIONS

Any Respondent making a submission in response to this Request for Expressions of Interest (REOI) does so fully accepting the following provisions:

This is a REOI only; it is not a procurement document. The information contained in this REOI is intended for information purposes only to assist interested parties in assessing whether or not to respond to such request. No representation or warranty express or implied, is made by Artscape or any of its agents, as to the accuracy or completeness of such information. Neither Artscape nor its 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 REOI, the Respondent must disclose to the Artscape, any potential conflict of interest that might compromise this process. If such a conflict of interest does exist, Artscape may, at its discretion, refuse to consider the response in question.

The Respondent must also disclose whether it is aware if any Artscape employee or member of the Board of Directors has a financial interest in the Respondent and the nature of that interest. If such an interest exists or arises at any point leading to the selection of the successful Respondent, Artscape may, at its discretion, refuse to consider the response, or proceed with the Respondent any further in this process unless and until the matter is resolved to Artscape's sole satisfaction. All information provided by or obtained at any time from Artscape or its agents in any form in connection with this REOI 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 REOI; (iii) must not be disclosed to any other person without the prior written authorization of Artscape; and (iv) shall be returned to Artscape immediately upon the request of Artscape.

This exercise is not a request for tenders. This is a request for information only and no legal obligations will arise hereunder in any circumstances. Artscape reserves the right to amend the scope of this REOI, and to carry out discussions with one or more prospective Respondents at any time, or from time to time, for the purpose of attempting to finalize an acceptable agreement, at all times without recourse against Artscape and its agents, should no such agreement be concluded.

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