



CALL FOR IDEAS

GRANVILLE ISLAND ARTS + INNOVATION HUB

WHAT IS THE GRANVILLE ISLAND ARTS & INNOVATION HUB?

In 2017, the Emily Carr University of Art & Design (ECUAD) relocated to a new campus in east Vancouver, creating the most significant redevelopment opportunity at Granville Island since its modern redevelopment. CMHC-Granville Island has been working on a strategy to redevelop this space previously known as the ECUAD North Building (the “Building”). The Building is envisioned to be repurposed as the “Arts & Innovation Hub”. Based on extensive consultation with the public, stakeholders and the Granville Island community, including through the Granville Island 2040 process, the following vision for the Arts & Innovation Hub has been developed.

Current Vision for the Arts & Innovation Hub

A vibrant multi-tenant creative hub focusing on arts, innovation and technology:

- 123,850 square feet of diverse mixed-use space that will create a new destination and experience on Granville Island with a focus on arts & innovation within Vancouver and Canada
- Provide opportunities for animated creative, collaborative and interactive space, where the public will be inspired by, learn from, and engage with the arts community
- Where creatives, innovators and other entrepreneurs, from those just starting out to established individuals, societies and organizations, are able to demonstrate, share or practice their disciplines as part of a vibrant arts centre
- A place of opportunity for local First Nations to demonstrate First Nations arts & culture, gather as a community, or engage with the public
- A mix of non-profit as well as for-profit enterprises, including a balance of commercial market rate spaces for restaurant, retail and office to ensure overall financial viability of the project
- Space for “innovation”, which can include space for interdisciplinary arts-related technology development and commercial application, supports for early career individuals and organizations, and to foster growth in the local creative sector
- An active ground floor, street fronts and adjacent public spaces for day-to-night activation
- Include a focus on environmental sustainability, through programming and operations
- Fostering social inclusivity, by providing welcoming space and targeted programs for various groups, including diverse cultural communities, people with disabilities, seniors, youth, low-income individuals and others
- Financially self-sufficient and contributing to the economic well-being of Granville Island
- Potential uses could include, but would not be limited to:
 - Gallery & Exhibition space
 - Performance venue
 - Event space
 - Publicly-accessible / shared arts workshop space
 - Restaurant / Café
 - Brewery / Winery / Distillery
 - Pop-up retail & incubator space for new ventures
 - Arts-related retail
 - Arts and creative industry education
 - Indoor / outdoor public space and public art
 - Artist-in-residence program
 - Co-working space
 - Culinary arts / commissary kitchen / food production and development
 - Artist and maker studios
 - Arts and creative industry office
 - Arts and technology-related incubator space
 - Others

Building Features and Specifications

The gross floor area of the Building is an estimated 123,850 sf. The accompanying photos and plan drawings provide information on the current layout of the building. Under the current planning guidelines for Granville Island, buildings can be built to a maximum height of four storeys. Proposed ideas may envision significant renovation and/or expansion to the Building, which are permissible and achievable. See Appendix A for floor plans and elevation drawings.

Redevelopment Process

The redevelopment process for the Building is anticipated to be a multi-year and multi-phase process. The present Call for Ideas is a preliminary phase of the redevelopment process and will assist with the refinement of the vision for the Arts & Innovation Hub. An Expression of Interest process, where potential individuals, organizations and tenants will be identified, is expected to follow in 2019. CMHC-Granville Island reserves the right to modify the redevelopment process, or to add or delete phases in its sole discretion.



Purpose and Goals of the Call for Ideas

The purpose of the Call for Ideas is to refine the vision for the Arts & Innovation Hub. By learning about ideas for the utilisation of the building (each a “Submission”) from interested individuals and organizations (the “Participants”), CMHC-Granville Island will better understand the opportunities, challenges and potential gaps in the current vision for the Arts & Innovation Hub.

CMHC-Granville Island will not use the Call for Ideas to evaluate Participants. The primary outcome of the Call for Ideas is an understanding of what should be in the Arts & Innovation Hub, rather than who. Submissions by Participants will be used to confirm interest in the various uses proposed as part of the current vision for the Arts & Innovation Hub. CMHC-Granville Island will use the submissions to help model various redevelopment options for the Arts & Innovation Hub, which will include analysis of the viability of specific uses within the building, overall tenant mix options, financial feasibility, and other key considerations that will help to create an informed EOI process in 2019.

The goals of the Call for Ideas are:

Open process. We have received many unsolicited ideas to date, and the Call for Ideas will provide for an open process to ideas from all who may have an interest.

Community engagement and information sharing. The Call for Ideas allows CMHC-Granville Island to actively engage the community and reach as many potentially interested parties as possible. As part of this, CMHC-Granville Island will host information sessions and site tours to help facilitate informed submissions. Details about the Call for Ideas process, including about these information sessions/site tours, will be made publicly available online at artsandinnovation.com

Fostering potential collaborations. An important role CMHC-Granville Island can play is in helping to connect potential individuals, organizations and tenants. In some cases, interested individuals, organizations and tenants may be able to strengthen their respective ideas by working together.

Refinement of the redevelopment vision. The vision for the Arts & Innovation Hub will next be tested and refined with the input of ideas, both for financial viability of the project as a whole, as well as to ensure the overall mix of uses within the Building and Granville Island as a whole are symbiotic and cohesively deliver on the vision.



The Call for Ideas will provide for an open process to ideas from all who may have an interest.

Submission Requirements

Submissions should include the following information:

1. Name

Submissions should include the name of the individual or organization, as well as any potential collaborators.

2. Primary use

Submissions should indicate the primary use envisioned by the proposed concept, indicating all of the following uses that apply, and including any additional proposed uses.

Arts & Creative

- Arts studio (private)
- Arts studio (semi-private)
- Arts studio (co-working)
- Arts studios, as part of incubator
- Presentation space, such as gallery
- Live performance venue
- Artist-in-residence program
- Other (please describe)

Institutional

- Arts-related educational
- Arts-related
- Other (please describe)

Industrial

- Arts-related industrial production
- Commissary kitchen
- Other (please describe)

Office

- Arts-related not-for-profit
- Arts-related for-profit

- Technology not-for-profit
- Technology for-profit
- Co-working space
- Tech-related incubator program
- Other (please describe)

Restaurants & Entertainment

- Restaurant / Café
- Brewery / Winery
- Other (please describe)

Retail

- Pop-up retail
- Arts-related retail
- Other (please describe)

3. Proposed Lease Category

Submissions should include a description of the lease category the proposed idea would most likely fall under, from one of the following:

- Leasing turn-key space
- Leasing as-is space and completing all necessary renovation work
- Redeveloping all or significant portion of the building
- Other arrangement (please describe)

4. Description of Idea

Description of the proposed idea for the Arts & Innovation Hub and how the idea aligns with the vision for the Arts & Innovation Hub, with reference to any and all of the following that apply:

- Major attraction
- New visitors to Granville Island, by demographic or cultural group
- Night-time activation

- Arts-related production space
- Arts-related presentation space
- Education opportunities, formal
- Education opportunities, informal
- Opportunities for arts-related early-career development
- Opportunities for public to engage with and be inspired by master artists and creators
- Opportunities for First Nations
- Independent businesses (no chains or franchises)
- Non-profit organizations
- For-profit enterprises
- Arts and tech related incubator
- Active ground floor, street fronts
- Unique arts-related retail
- Environmental sustainability
- Social inclusivity
- Other (please describe)

5. Capital Investment/Funding Contributions

The Submission should indicate whether the proposed idea assumes capital improvements being made by the Participant or by another party, and whether the proposed idea would be revenue generating and financially self-sustainable or would require any support, financial or otherwise, from CMHC-Granville Island or any other parties, in order to be executed as envisioned. In the event that the idea is not financially self-sustainable, elaborate on the source of funding and the extent of the investment required (i.e., private sector investment, or federal, provincial, municipal grants).

Submissions must be concise and contained within a maximum of 5 pages.



Information Sessions

CMHC-Granville Island will be hosting a series of information sessions and building tours over the summer. These sessions will be opportunities to learn more about the Call for Ideas and the overall redevelopment process, as well as a chance to see the building. Sessions have been tentatively scheduled for the following dates and times:

- **Wednesday July 4, 1:00 – 2:30pm**
- **Thursday July 19, 1:00 – 2:30pm**
- **Wednesday August 22, 1:00 – 2:30pm**
- **Thursday September 13, 1:00 – 2:30pm**

All sessions will be held at the Arts & Innovation Hub. If you are interested in attending an information session/building tour, please visit artsandinnovation.com to register.

How to Submit Your Ideas

Pre-register at artsandinnovation.com to stay updated on information sessions, read Q&As, and be alerted once the formal submission form is open.

- Submissions will be accepted between September 1st and September 30th, 2018.
- Submissions should be sent to artsandinnovation@granvilleisland.com with the subject line “Call for Ideas.” Only electronic submissions will be accepted.

These sessions will be opportunities to learn more about the Call for Ideas and the overall redevelopment process.

ADDITIONAL TERMS AND CONDITIONS

Non-Binding Relationship

The Participant agrees that, save as set out with respect to Intellectual Property Rights, making a Submission in the Call for Ideas does not create a legal binding relationship between CMHC-Granville Island and the Participant, and the Call for Ideas is not intended to create such a relationship.

Intellectual Property Rights

The Participant acknowledges and agrees that:

- CMHC-Granville Island is under no obligation to accept all or any part of a Submission
- CMHC-Granville Island is free to (but is not obligated to) use the Submission for purposes of shaping the vision of the Arts & Innovation Hub

The Participant has identified as confidential, by way of yellow highlight, all personal information or commercially sensitive information within the Submission the Participant wishes not be made public by CMHC, without prior consent.

Next steps

The next step following the Call for ideas will be a Request for Expressions of Interest (RFEOI). The RFEOI will involve the evaluation of submissions using predetermined criteria and will result in the identification of potential organizations, individuals and/or tenants. The RFEOI process is expected to be initiated in 2019.

For more information

Please visit artsandinnovation.com to register and stay informed about the process.

For any questions about the Call for Ideas or the Arts & Innovation process, please contact Sebastian Lippa, at slippa@cmhc.ca or 604-666-8767.

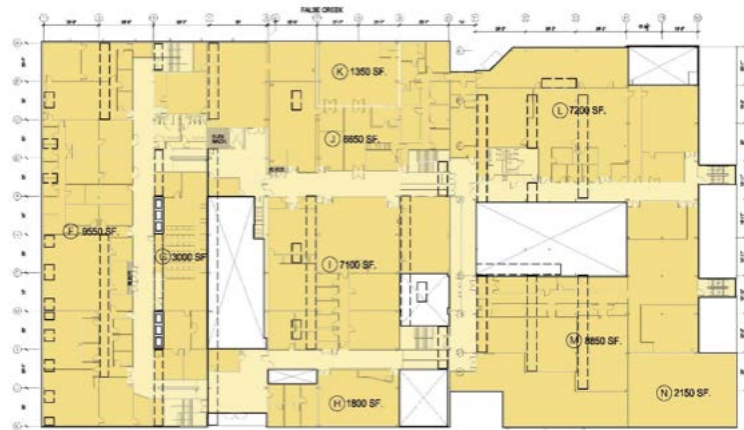


APPENDIX A

Arts + Innovation Hub Floor Plan – First Floor



Arts + Innovation Hub Floor Plan – Second Floor



Arts + Innovation Hub Elevation

