

project with municipal support. After a further nine months the necessary amendments to the Municipal Act were passed which will enable the City to follow through on its commitment of a loan to Toronto Artscape Inc.

As a result of these substantial delays projected renovation costs have increased. In the face of this we asked the City to commit to Artscape the entire 38,000 sq. ft. building (housing the originally committed 24,000 sq.ft), since it would be far more practical and efficient to renovate the whole structure and commit it entirely to arts community use. As well, to justify investment of the level of funds required to make this totally derelict building usable, we asked that the space be committed for longer than the previously agreed 'five-year plus five-year' terms which assured nominal rent to the City for only the first five years.

This past spring the City agreed to commit the entire 38,000 sq. ft. building to Toronto Artscape Inc. for 25 years. Toronto Artscape is slated to have access on March 1, 1990 following which renovations can commence. The first floor will be allocated for rental to non-profit arts organizations which are either exhibition-oriented or provide production facilities to artists and which have a significant component of public programming.

THE STRACHAN PROJECT: LOOKING TO THE FUTURE

Having now obtained incubator status and the City's 25-year commitment of 38,000 sq.ft. of space, as well as the necessary legislative amendment, we can get on with the work we set out to do. Canada Employment and Immigration has officially contracted with Toronto Artscape to commence release of the Innovations

Program grant they had committed to assist with start-up of the project. Terms of reference are being finalized for the feasibility study to review the entire 38,000 sq.ft. building and with that study targeted for completion in the fall, we will then proceed immediately with launching of our capital campaign.



photos: Rena Pinteric 53 Strachan Avenue.

We can now direct our attention to arts community participation in the planning process. While we would like to have done this long ago, it was apparent that until the basic legal and legislative issues had been resolved and the site secured on a long-term basis we would be wasting artists' time. Community participation at this stage is critical as it will enable us to ensure that the physical design of space, tenant selection processes and criteria, and operating policies are designed to address current community needs and views.

We welcome your ideas and comments.

THE CITY'S CULTURAL FACILITIES POLICY WORKING GROUP:

Looking beyond its role in the creation of new space for artists at 53 Strachan Avenue, Toronto Artscape has been working to encourage a favourable response, from the City, to the recommendations made in No Vacancy, a report which documents

CFPWG continued

the space crisis facing the City's arts community. (Copies of No Vacancy are available from the Toronto Arts Council at a nominal cost of \$7.00 including postage or \$5.00 if picked up.)

Toronto Artscape will be an active participant in the City's Cultural Facilities Policy Working Group (CFPWG) and is also working with the City's Housing Department as it commences its assessment of artists' living and work space needs.

The CFPWG, which includes representatives of the theatre, dance, music, literary and visual arts communities, as well as individual artists, the Toronto Board of Education, Separate School Board, and the Real Estate/Business community along with three City Councillors, will investigate and recommend programs and policies through which the City can most effectively work to resolve the City's arts accommodation crisis.

To assist the work of this committee Toronto Artscape is continuing to collect resource materials regarding arts-space-related programs, policies and projects initiated elsewhere. Your leads and suggested contacts in this regard are welcome as we collect further information and models from other cities for the committee to consider.

The consultant retained by the City to conduct an assessment of artists' living and workspace needs will be commencing work on the project in late August, and will be contacting artists to conduct interviews in the fall.

PLANNING FOR THE CITY'S FUTURE:

The recommendations of the Cultural Facilities Policy Working Group and findings of the Artists' Housing and

Workspace Needs Assessment are arising at a critical time when they can be constructively integrated into major planning processes being undertaken by the City.

In late May, the Cityplan '91 forum was held to mark the beginning of the process of creating a new Central Area Plan for the City of Toronto, to succeed the plan which has been in place since 1976. While the existing 1976 Plan says little with respect to facilities for the arts, this important issue will be addressed within the context of developing the new Plan. "A Framework for Preparing the 1991 Central Area Plan", published by the City's Planning and Development Department outlines the need to incorporate the Arts and Culture into the 1991 Plan and states: "In addition, the 1991 Plan should address ways of obtaining arts and cultural facilities through the City's development process, ways of setting priorities for obtaining facilities and ways of addressing the housing needs of artists."

For more information on Cityplan '91 please contact Rob Morrill, City of Toronto, Planning and Development Department, 392-7185.

This past spring the City also initiated planning for Ataratiri: a project which will create a new neighbourhood on more than 65 acres of land located between the St. Lawrence Neighbourhood and the Don River Valley. Ataratiri offers another valuable opportunity to develop a plan which, from the outset, integrates facilities for the arts along with artists housing and workspace within the overall plan for the neighbourhood.

For more information regarding Ataratiri please contact Barry Chavel, City of Toronto, Housing Department, 392-0060.

FEASIBILITY OF A RESOURCE GROUP ON ARTS COMMUNITY WORKSPACE PROJECTS

Toronto Artscape Inc. is currently exploring the feasibility of establishing a resource group which could provide advice on real estate, legal, architectural, funding, financing and contracting issues to arts groups as they contemplate buying or building premises. The group could potentially assist with many issues: incorporation as a non-profit corporation or housing co-operative; assessment of a particular building or site available or potentially available for sale; examination of the implications of existing zoning on a site; estimating the costs of improvements required; the potential for investment of 'sweat equity' as a means of minimizing cash outlay.

Please contact us with your ideas regarding the services required and with the names of professionals in any of these fields with whom you have worked successfully and whom you would recommend to others.

As there are a number of resource groups already providing assistance on the creation of co-op housing we will explore with them the potential for creating collaborative resource teams effectively to address artists' living and work space needs.

Over the next few weeks we will be investigating the feasibility of creating such a service and investigating ways in which these services can be delivered in a cost-efficient and timely manner.

AVAILABLE SPACE CLEARINGHOUSE:

Although we don't have the resources to establish a full-fledged space clearinghouse, Toronto Artscape Inc. periodically has contact with

property owners who have space and are interested in renting to artists and arts organizations. When we receive information about such listings we retain it on file in the Artscape office for referral purposes and as well post listings of available space on the Community Bulletin Board outside the offices of Canadian Artists' Representation Ontario (183 Bathurst Street, 1st floor).

SPACES FOR RENT: (Please refer to the code number)

003 Gerrard & Jones
1000 sq ft open space, zoned residential, \$750/month gross

004 College & Henry (U of T)
170 sq. ft., 2nd flr. zoned resid./commerc. \$350/month gross

007 Dundas & Bloor
Shared space 1st fl.; 1000 sq.ft. within 4000 sq.ft. area;
\$5.50/sq.ft.
2nd flr: 7000 sq. ft. \$5.50/sq. ft.

008 College and Euclid
offices or studios 750 sq.ft. and up \$8.00/sq.ft/year net; basement location; 2 - 5 year lease.

To register your need for space, be added to our mailing list or for information please contact:
Judy Stephens-Wells 392-6800

TORONTO ARTSCAPE INC.'S BOARD OF DIRECTORS:

Garry Conway, Rita Davies, Tom Fulton, Arthur Gelber, Ken Greenberg, Philip Greey, April Hickox, Joyce Kofman, Dale Martin, Ben Martin, Diane Pugen, Jean Riley, Patricia Rubin, Muriel Sherrin.

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T O R O N T O

COMMUNITY INFORMATION RELEASE

IN THE BEGINNING...Three years ago it seemed so simple, especially with strong municipal support (in the form of a building at Strachan and Wellington), to contemplate a pilot project that would offer secure, affordable workspace to professional visual artists. We wanted to quickly get the pilot project started and then move on to develop other sites for artists and arts organizations in other disciplines. That was three years ago.

STRACHAN PROJECT BACKGROUND:

In December of 1986 the City agreed to provide two floors (24,000 sq. ft.) at 53 Strachan Avenue to launch Artscape's first project. The launch fizzled when provincial government legislation was encountered that precluded municipal support of commercial enterprise. (For legal purposes artists are viewed as "commercial enterprise" despite the fact that few are able to generate substantial income through their work as artists.) After reviewing the problem with provincial and municipal authorities we agreed to seek "incubator project" status. This special status would enable the agreed-upon municipal support, and we urged passage of a provincial order-in-council designating the 53 Strachan site as an incubator project.

When the City agreed to commit space to the project it also promised a \$280,000 loan to help with the renovations. Provincial legislation prevented that necessary assistance because municipalities can give grants to "incubator" projects but not loans.

Now the 'simple' task of getting the Strachan site renovated and available to the community was dependent on Artscape acquiring incubator status and an amendment to the Municipal Act allowing municipalities to loan money to "incubator" projects.



photos: Rena Pinteric 53 Strachan Avenue.

AND FINALLY SOME PROGRESS:

Seems easy? After nineteen months of lobbying we were successful in having the province pass the order-in-council designating the 53 Strachan project as an incubator