



Workspace, 2004, Kendall Anderson (Green Arts Barns pre-construction)

Win-Win-Win in Queen West Triangle

The City of Toronto, Landmark Development/Urbancorp, Active 18 and Artscape recently announced a groundbreaking partnership to settle an Ontario Municipal Board (OMB) appeal related to the Westside Gallery Lofts development at 150 Sudbury Street. Artscape and its partners are now set to pioneer a new self-financing model for affordable artist live/ work development.

The area known as the Queen West Triangle has been one of the most intense development battlegrounds in Toronto's recent history pitting developers against artists, community activists and the City. Objections for three separate development applications to build condominium towers in the heart of Toronto's alternative arts district were appealed to the OMB in 2006.

After a protracted and expensive hearing, the OMB ruled in favour of the development proposals. The City and Active 18 challenged these rulings first at the OMB and subsequently



Rendering: Baird Sampson Neuert Architects

in Divisional Court. Then, during the summer when the prospect of winning looked bleak, the City opted to settle two of the appeals.

Negotiations happened at a time when the City had little leverage and the results in terms of community benefits and design enhancements were predictably disappointing.

As a recognized participant in the OMB hearings, Artscape worked throughout the process to encourage creative partnerships and approaches.

After the City settled two of three OMB appeals, Artscape invited the other developer Alan Saskin, President of Landmark, to meet with members of Active 18 to explore whether better solutions could be found. Over a spirited two hour lunch at Mildred Pierce Restaurant, the fundamental aspects of the deal were worked out.

During the following weeks, Artscape and its partners put the proposal on paper and worked closely with Mayor David Miller, local

Councillor Adam Giambrone, as well as staff from the City's Legal, Planning and Culture departments to fashion a win-win-win scenario out of what had been a protracted, expensive and often bitter process.

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Green Arts Barns News

Construction of the Green Arts Barns is moving swiftly to meet next fall's completion date. We have successfully installed much of the underground services and the 50 wellholes in the geothermal field have been drilled. Elements of each building are currently

being refurbished for reinstallation such as wooden bi-fold doors and steel structures of beams and purlins in the Covered Street Barn. Excellent progress has been made in the Studio Barn along Benson Avenue where steel structures supporting the second floor have

been installed and the cement flooring has been poured. If you would like a more detailed update on construction, please email subscribe@torontoartscape.on.ca with "Green Arts Barns" in the subject line. •

Support the Green Arts Barns

Excited about the Green Arts Barns? What better way to show your support than by going shopping with your eco-friendly Green Arts Barns tote bag or serving dinner in your Green Arts Barns apron, or better yet, ringing in the new year with the 2008 Green Arts Barns calendar!

You can purchase these Green Arts Barns items from Artscape and all proceeds will support the Green Arts Barns. For only \$25, you can purchase a beautiful 2008 art calendar featuring photographs of the Barns taken pre-construction by artists Kendall Anderson, Barbara Astman, Edward Burtynsky and Susan

Dobson. This stunning calendar will help you to count down the days until the opening of the Barns in the fall of 2008. The apron (\$15) or tote bag (\$5) are the perfect gifts for the Green Arts Barns lover in your life.

If you prefer, you can make a donation to the Green Arts Barns campaign. Please visit www.torontoartscape.on.ca and click on the DONATE NOW link to make your donation online. If you would like more information on any of these options, contact Elizabeth Dalglish at elizabeth@torontoartscape.on.ca or **416-392-1038 x29**. •



Healthy Environmental Awareness

THE BARNs BY THE NUMBERS

The Impact of Women's Healthy Environments Network (WHEN)

332 Square footage of space in the Green Arts Barns

13 Years operating as registered charitable organization

200+ Subscribers to WHEN's electronic newsletter

60 Community workshops exploring the links between breast cancer and the environment

2,500 Viewers attend screenings of the *Toxic Trespass* documentary since launched in October 2007

Raising awareness about the links between health and the environment is the primary focus of Women's Healthy Environments Network (WHEN). This small non-profit, charitable organization with a working board has had considerable success in raising awareness and collaborating with other non-profit, community-based organizations to "take action for prevention".

In recent years, WHEN has used documentary film with facilitated workshops and accompanying resource materials to generate discussion and action on issues of wide concern. *Exposure* (a film that explores the environmental links to breast cancer) and *Toxic Trespass* (a film on children's health and the environment) have been screened for a wide

variety of audiences, providing the springboard for informed discussion and concrete action.

At the Green Arts Barns, WHEN will work to develop programming focusing on clean air, water and food and foster community engagement on the preventative measures we can all take in our daily lives. WHEN is also eager to work with the other tenants of the Green Arts Barns to reach new audiences, combine diverse strengths and support creative approaches to important issues.

WHEN relies on donations from individuals and foundations to keep it running. To learn more about WHEN, to make a donation or subscribe to their electronic newsletter, visit www.womenshealthyenvironments.ca. •

Win-Win-Win

(... continued from front cover)

The Westside Gallery Lofts deal was approved by Toronto City Council on October 30, 2007.

Artscape has agreed to purchase 56,000 square feet within the development at \$150 p.s.f. The price includes the cost of construction but no profit or soft costs such as architectural fees. The City has granted free density to the site to accommodate Artscape's units effectively taking land value out of the equation. In effect, Artscape will purchase an asset for \$8.4 million that has been independently appraised at \$19 million.



One of the major challenges in building affordable housing or live/work units in Canada is the unreliability of federal and provincial funding. In order to make the Queen West Triangle deal work, Artscape needed to create a new self-financing model for affordable housing development. Artscape's space within the Westside Gallery Lofts development will be subdivided into 70 units.

Despite the very low purchase price of the space, additional resources are required to bring the rents down to an affordable level for artists. Artscape's goal is to offer rents

equivalent to 80% of average market rent for Toronto or about \$725 per month for a one bedroom live/work unit. To achieve this target, Artscape plans to sell 20 or more units within the development at below-market rates to artists under an affordable ownership program. The proceeds of these sales will then be used to reduce the remaining mortgage on the property so that rents on the balance of the units will be within the target range.

Provisions will be written into sales agreements to ensure that these units will be preserved for artists at affordable rates over the long term. This approach allowed Artscape to make the deal without requiring government grants.

Artscape owes a debt of gratitude to members of Active 18 whose tireless advocacy helped make the deal possible. We also salute Alan Saskin and Landmark

for their commitment to the visionary proposition of incorporating affordable arts space within a condominium development. And last but not least, we applaud the efforts of Mayor Miller, Councillor Giambrone and the Culture, Planning and Legal staff who helped make it all happen. We believe that this new approach will stand out internationally and we are committed to replicating it in areas across Toronto where gentrification threatens to displace creative people from their neighbourhoods. •

Ontario Trillium Foundation Award

Artists can rejuvenate places and spaces that have long been neglected. The original Toronto Island Public School was one such space, suffering from age and lack of redevelopment resources. A partnership built on entrepreneurial vision and creativity meant a dynamic second life for these historic buildings and the Gibraltar Point Centre for the Arts (GPCA) was born.

Originally built in 1888, the Toronto Island Public School later integrated the island Natural Sciences program and enjoyed a long history of educating children of islanders and mainlanders alike. In its 120 year history, it survived several changes to the landscape of Toronto Island including a period of extensive development and subsequent demolition on both Hanlan's Point and Centre Island. In 1999, both school programs moved to a newly



Kathleen Sharpe, President of the Artscape Board of Directors and Tim Jones, President and CEO of Artscape (centre) accept the 25th Anniversary Award on behalf of The Gibraltar Point Centre for the Arts from (far left) Vice Chair of the Board of Directors, Hugh O'Neil, and Ontario Minister of Culture Aileen Carroll, and (far right) Helen Burstyn, Chair of the Ontario Trillium Foundation and OTF CEO, L. Robin Cardozo

Artscape Programs + Services Update



Artscape is accepting applications for the Green Arts Barns Work-Only Studios and RGI Live/Work Studios for professional artists. Tenants will contribute to the creative synergy, imagination and community of the repurposed barns. Applications are due January 31, 2008.



Open year-round, Artscape Lodge is a unique service for professional artists working in all disciplines that provides affordable short-term studio rentals & accommodation at the Gibraltar Point Centre for the Arts on Toronto Island. Gift certificates are also available.



The Culture-Led Regeneration Program's recent Creative Placemaking Workshop in Kingston, Ontario convened a diverse group of over 40 participants hailing from 32 different municipalities across Ontario and outside of the province.

For more information + services, be sure to visit our website at

ards GPCA

In The Development Pipeline

built island school and the historical Gibraltar Point buildings were at risk of demolition. It was the steadfast determination of a group of islanders who wanted to save the site for future generations that encouraged Artscape to revive Gibraltar Point. This would only be possible with an extensive capital investment. The Ontario Trillium Foundation (OTF) was the first to support this project with a grant of \$150,000. This donation allowed for extensive capital improvements at GPCA and initial operating costs. Artscape transformed the school into a world-renowned centre giving the artistic community an affordable place to think, experiment and share ideas. GPCA offers 35,000 sq. ft. of multi-use space where more than 800 artists have experimented and created art; more than 600 charitable and not-for-profit groups have convened to build their organizational capacity; and 79 artists from around the world have taken residence at GPCA as part of the GPCA International Artist Residency Program.

As part of the OTF's 25th anniversary celebrations this year, they recognized the "excellence, innovation and leadership" role that GPCA and Artscape have played in building healthy communities in Ontario. This impact and success would not have been possible without the support of OTF. Artscape looks forward to many more impactful partnerships with OTF that will invigorate Toronto's aging heritage spaces, boost the creative community and support the artists that make this city so vibrant and dynamic. •

Photos: Reid Henry/Chris Higgins



The Retreat Centre at Artscape's Gibraltar Point Centre for the Arts on Toronto Island welcomes winter special event and meeting room rentals from non-profit, education, government and corporate groups along with individuals looking for a unique venue.

tion on Artscape's programs
www.torontoartscape.on.ca

At any given time, Artscape has as many as 10 projects at different stages in the development pipeline; the Shaw Street Building and Artscape Westside Gallery Lofts are two such projects and others can be found on the Artscape website. While the Creative Convergence Project is not a capital development initiative, its study of the reality and the need for creative places in Toronto may very well inform the long term vision of Artscape's development pipeline.



Creative Convergence Project ▲

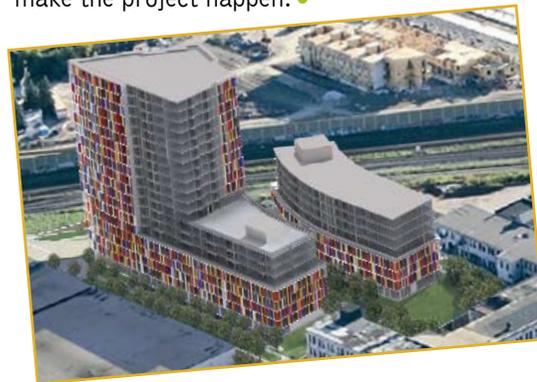
The Creative Convergence Project is a consortium led by Artscape that is working to develop an integrated, place-based approach to develop Toronto's creative sector. This partnership with Ontario College of Art & Design, Canadian Film Centre, Evergreen Foundation, MaRS Discovery District and Toronto International Film Festival is funded by the Ontario Creative Clusters Partnership Fund, City of Toronto, TEDCO and Waterfront Toronto.

The Creative Convergence Project includes a major research and community engagement exercise designed to better understand the space and qualities of place that artists, designers, and creative entrepreneurs need to thrive. The process has involved an intensive series of interviews, world café sessions, roundtable discussions and meetings with policy makers. The consortium anticipates it will release its report and recommendations in February of 2008. •



Shaw Street Building ▲

Artscape has completed a preliminary feasibility study on the adaptive re-use of the Shaw Street Building (part of the Givins/Shaw School) as a community arts hub with a strong educational focus. The report projected capital costs for the project to be \$10 million including the purchase of the property. Artscape is encouraged by the findings of the study and intends to enter into discussion with the Toronto District School Board. Next steps will include assessing the viability of raising the funding and financing to make the project happen. •



Artscape Westside Gallery Lofts ▲

Artscape's Westside Gallery Lofts is scheduled to break ground in early 2008 with completion expected in the first few months of 2010. Over the next few months, Artscape will be consulting potential purchasers and renters about design issues, unit sizes and layouts, and the mix of affordable ownership and rental units. Artists interested in participating in this process are invited to contact Artscape's Tenant Services Department at **416 392-1038 ext 27**. •

Artscape On The Road

Artscape's consulting arm continues to be busy at home and across the country with recent projects in the GTA, Saskatoon and Vancouver. As part of a larger team lead by Toronto's Office for Urbanism, Artscape is contributing its knowledge around urban creativity to generate a new vision for the future of Mississauga. Recognized as one of Canada's Cultural Capitals, Saskatoon is emerging as an economically and artistically vibrant city. Artscape worked with a downtown planning team from the U.S. on strategies to bring

Saskatoon's three business districts together under one cultural district framework – the Crescent.

Artscape has been engaged by the City of Vancouver to produce a Cultural Facilities Priorities Plan to address the unique challenges/opportunities in this diverse and creative community. Artscape CEO, Tim Jones was keynote speaker at the Brownfield Conference in Montreal in October and Artscape was also back in the U.K. to present at the Creative Clusters Conference in November. •

Thank You!

As the Artscape Foundation nears its 2nd birthday, we proudly thank our donors for their spirit and faithful support of Artscape's mission.

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Take Home a Piece of the Green Arts Barns

An artist's lens has the ability to re-imagine cold steel, crumbling brick or broken windows into beautiful, theatrical images of meticulous colouring, thrilling formations and three dimensional textures. Inspired by the industrial ingenuity of the former Wychwood TTC Streetcar Repair Barns, a group of photographers including **Barbara Astman, Edward Burtynsky, Susan Dobson, Vid Ingelevics, Geoffrey James, Katherine Knight** and **Hugh Martin** worked with Artscape to produce a limited number of photographic images depicting the Barns to support fundraising initiatives. Images range in price from \$1,500 to \$15,000 and can be viewed in complete catalogue format by contacting Elizabeth Dalglish at **416-392-1038 x 29** or elizabeth@torontoartscape.on.ca. All proceeds from the purchase of these photographs will support the capital development of the Green Arts Barns. •



Hugh Martin, *Wychwood Streetcar Barns #1*, Toronto
27"x28", Chromogenic Colour Photography, edition 1/5



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Celebrating its 20th anniversary this year, Artscape is a not-for-profit enterprise engaged in culture-led regeneration

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