



# CALL FOR APPLICATIONS

## INTRODUCTION & FAQs

# GREEN ARTS BARN



**Deadline for submission: January 31<sup>st</sup>, 2008 by 5:00pm**



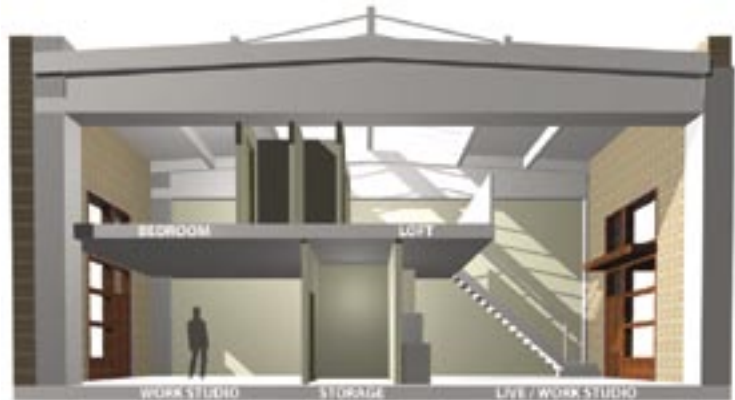
**ARTSCAPE**

UNLOCKING  
CREATIVE  
POTENTIAL



# INTRODUCTION

Artscape is a Toronto based, not-for-profit enterprise engaged in culture-led regeneration. Getting involved in an Artscape building is about more than just becoming a tenant. It is about joining its staff, Board and more than 300 existing tenants in furthering Artscape's work. It is also about working alongside these stakeholders to promote good governance, foster community engagement and support tenant relationships in your building. Artscape tenants help keep their site safe and clean – something we can all be proud of – and volunteer for committees and site animation projects. An Artscape project is not just about space, it is also about community.



*Typical representation of a Work Only studio and a Live/Work studio.*

Artscape is pleased to announce that the applications for the **Green Arts Barns** Work Only and Rent-Geared-To-Income (RGI) Live/Work studios for professional artists are now available. Tenants of the **Green Arts Barns** will contribute to the creative synergy, imagination and community that will transform these beautifully redesigned heritage buildings into a model for innovative creative redevelopment in North America.

There will be up to 15 artist Work Only studios at the **Green Arts Barns**, which will be leased to artists at below market rates. These studios will have ground floor access, natural light, roughed in water connection and drain (tenants will be responsible for the purchase and installation of a sink if they so choose), heating, air conditioning and ventilation, two light sockets, four electrical outlets (two 15 amp circuits) and conduits for phone/data (phone/data cable to be installed by tenants if they so choose). Studios will range in size from approximately 206 square feet to approximately 316 square feet. Tenants will have access to common washrooms and slop sinks and will have the option of upgrading studios at their own expense.

There will be 26 artist RGI Live/Work studios at the **Green Arts Barns** that will be managed by Artscape Non-Profit Homes Inc (ANPHI) according to the Social Housing Reform Act, 2000 and will be leased to artists and their families on an RGI basis. There will be ten ground-floor bachelor, artist RGI Live/Work studios – two of which will feature barrier-free access; ten second floor two bedroom, artist RGI Live/Work studios (stair access only); and six two-storey three bedroom, artist RGI Live/Work studios. All RGI Live/Work studios will have full galley-style kitchens, 3-piece bathrooms, heating, air conditioning and ventilation, phone/data connection (phone/data cable to be installed by tenant if they so choose) natural light with northern exposure and access to shared laundry facilities.

The **Green Arts Barns** has been designated as a non-smoking site in accordance with our LEED (Leadership in Energy and Environmental Design) Canada certification. **Smoking will not be permitted anywhere on the site.**

**Deadline for applications: January 31<sup>st</sup>, 2008 by 5:00 p.m.**



# INTRODUCTION

## THE GREEN ARTS BARN

The **Green Arts Barns** is a unique meeting place and a resource serving the arts, the environment and the diverse communities that make up the St. Clair and Bathurst neighbourhood. The **Green Arts Barns** will:

- Provide below market rate space for the arts and the environment
- Animate the adjacent park with programs and services
- Provide facilities for community-based educational and recreational activities
- Preserve an important part of our built heritage
- Honour the legacy of public transit in Canada
- Be the first designated heritage site in Toronto to seek LEED (Leadership in Energy and Environmental Design) Canada certification

The **Green Arts Barns** is a dynamic and creative place, a home for experimentation and innovation where new ideas will flourish and people from all walks of life will come together to make their community a better place in which to live, work and play. It allows us to imagine a future with a sustainable environment, a robust and richly diverse cultural life, a city that offers new solutions for affordable housing and communities that find common ground around neighbourhood issues and opportunities. More information about the **Green Arts Barns** is available in the FAQs section following on page 5.

## MANAGEMENT, GOVERNANCE AND COMMUNITY STEWARDSHIP OF THE GREEN ARTS BARN

The management and governance framework for the **Green Arts Barns**, like the project itself, is designed to promote synergy, collaboration and community engagement and will allow the project to grow and evolve under the direction of local stakeholders.

Artscape is the project developer and operator of the **Green Arts Barns**. As the leaseholder with the City of Toronto, it is financially and legally responsible for the operations, subleases and license agreements with all of the tenants of the **Green Arts Barns**. Artscape is also responsible for all property management and base building

operations including tenant selection and services, maintenance and capital repairs including finances, insurance, fire safety plans, taxes and utilities.

### GOVERNANCE AND COMMUNITY STEWARDSHIP

Artscape is managing the start-up of the governance framework for the community-operated space and is in the process of constituting an independent non-profit organization to ensure vibrant community engagement strategies and programming & stewardship of the Covered Street Barn and the Community Gallery. The non-profit organization will be governed by a volunteer Board of Directors comprised of **Green Arts Barns** tenants, community members and representatives from both Artscape and Artscape Non-Profit Homes Inc.

### ARTSCAPE NON-PROFIT HOMES INC.

Artscape Non-Profit Homes Inc. (ANPHI) is the developer and operator of the below market RGI Live/Work studio portion of the **Green Arts Barns**. The Rent Geared to Income Live/Work units will be managed, operated and governed by Artscape Non-Profit Homes Inc. in accordance with the Social Housing Reform Act, 2000.

### THE STOP COMMUNITY FOOD CENTRE

The STOP Community Food Centre is the **Green Arts Barns** co-developer and sole operator of The STOP's Green Barn.



# INTRODUCTION

## RENTAL RATES

Like other Artscape projects, the **Green Arts Barns** will operate on a cost-recovery basis. A nominal-sum head lease with the City will allow Artscape to offer below market rates. Rents will be based on administrative costs, insurance, utilities, maintenance and property tax. It is anticipated that rental rates will be in the range of \$15-\$17/sq. ft.

## HOW TO APPLY

If you are a professional artist interested in applying for a Work Only or RGI Live/Work studio at the **Green Arts Barns**, you will find the applications available on Artscape's website at [www.torontoartscape.on.ca/barns\\_call](http://www.torontoartscape.on.ca/barns_call). Please be sure to carefully read the entire application before you begin to fill it out. There is a Frequently Asked Questions (FAQs) section on page 5 of this document that will answer many of your questions regarding the application process. There are separate applications for Work Only and RGI Live/Work studios at the **Green Arts Barns**. Artists may apply for a Work Only studio, an RGI Live/Work studio only or both. However, please be advised that artists will only be able to occupy one studio and in the event that you are offered both a Work Only studio and an RGI Live/Work studio, artists will have to choose one or the other. Each application will ask you a series of questions – please be sure to answer all of the questions on the application(s). You must also submit a copy of your artistic Curriculum Vitae (CV), a Letter of Intent indicating the proposed use of space and an Artist Biography outlining your artist career, including artistic achievements and interests with your completed application(s).

Artists who are applying for RGI Live/Work space at the **Green Arts Barns** must also apply to Housing Connections. All 26 RGI Live/Work studios at the **Green Arts Barns** will be Rent-Geared-to-Income (RGI) units. Please see the FAQ section of this document for information regarding RGI units and the contact information for Housing Connections.



Once you have completed your application package, you may email it to [gab@torontoartscape.on.ca](mailto:gab@torontoartscape.on.ca). You may also mail or drop off your application package to Artscape. **No faxes please.** Please see the RGI Live/Work and Work Only application(s) for the correct address information. Applications are due by **January 31<sup>st</sup>, 2008 at 5:00pm**. We regret that we are unable to accept late applications.

## ABOUT ARTSCAPE

Artscape is committed to building a world that engages art, culture and creativity as catalysts for community transformation, sustainability, prosperity and livability. It is a not-for-profit enterprise dedicated to culture-led regeneration with a focus on: a) anchoring creative communities within sustainable and affordable spaces, b) building authentic and dynamic places by connecting creative and cultural resources, and c) creating tools, expanding thinking and inspiring action. Artscape's work unlocks the creative potential of people and places to build vibrant, resilient and inclusive communities.



Artscape has played a catalytic role in the regeneration of some of Toronto's most important creative communities including: The Distillery Historic District, Queen Street West, Liberty Village and Toronto Island.

Additional information about Artscape can be found at [www.torontoartscape.on.ca](http://www.torontoartscape.on.ca)

## KEY CONTACT

WENDY CAMPBELL, ASSISTANT MANAGER OF TENANT SERVICES, ARTSCAPE  
 Tel: 416-392-1038 x27 [gab@torontoartscape.on.ca](mailto:gab@torontoartscape.on.ca)

## ABOUT THE GREEN ARTS BARNs

### ABOUT THE TORONTO TRANSIT COMMISSION WYCHWOOD STREETCAR BARNs SITE

The TTC Wychwood Barns are an excellent example of early 20th century industrial architecture. The complex is located on a 4.3-acre site between Wychwood and Christie Avenues, south of St. Clair Avenue West along Benson Avenue. The facility consisted of five attached, brick buildings that range from 198 to 326 feet long and 38 to 44 feet wide. Built between 1913 and 1921, the barns were the hub of the Toronto Civic Railway. From 1921 to 1978, it was one of seven streetcar houses operated by the TTC. At their peak, the barns serviced ten routes and 167 streetcars. During the 1980s, the Wychwood Barns served as a testing and development facility for new streetcars and for the retrofitted Scarborough RT trains. Since completion of the retrofit project in the mid 1980s, the barns have been vacant.

In January 2004, Artscape was selected by the City of Toronto as the preferred proponent for the redevelopment of the former TTC Barns. Artscape's vision for the reuse of the barns was developed through an extensive process of community consultations and a feasibility study published in May of 2002.

### ABOUT THE PARK

City of Toronto Parks, Forestry and Recreation will develop the park area that surrounds the barns on three sides. Park features include a children's play area with swings, slides, climbing toys, a splash pad for water play and a sand play area; an open sports field with a natural ice rink in winter; a fenced in off-leash dog area; a beach volleyball court; and game tables and picnic tables. In addition, approximately 150 trees, 1,500 shrubs and 900 perennials and grasses will be planted. There will be



circulation paths in the park aligned with the surrounding streets, such as Helena Avenue between Wychwood and Christie on the east-west axis and Slade Avenue on the north-south axis, as well as meandering paths, some of which follow the former streetcar tracks. It is important to emphasize that while the City is the park developer, the creation of the new park and the restoration and redevelopment of the barns are linked in concept, design and consultation. The layout and uses of these two elements of the project are intended to complement each other and create as few barriers as possible, both physical and conceptual between tenants and the community, between the park and the buildings and between indoor and outdoor environments.

# FAQs

## **WHO ARE ARTSCAPE'S PARTNERS IN THE GREEN ARTS BARNs?**

The **Green Arts Barns** is an \$18 million capital project managed by Artscape. The City of Toronto and the STOP Community Food Centre are partners. A Community Liaison Committee comprised of local residents is providing advice and support for the project.



## **GREEN ARTS BARNs DEVELOPMENT PARTNERS**

*Developer and Operator:* Artscape

*Co-developer and Operator of the Green Barn:* The STOP Community Food Centre

*Lead Consultant and Architect:* du Toit Architects Ltd.

*Construction Manager:* The Dalton Company Ltd.

*Structural Consultant:* Blackwell Bowick Partnership Ltd.

*Mechanical, Electrical & Sustainability Consultant:* Stantec Consulting Ltd.

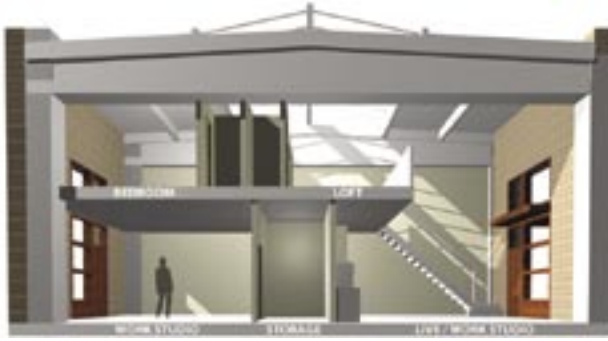
*Landscape Architect:* The Planning Partnership

*Heritage Architect:* E.R.A. Architects Inc.

## **GREEN ARTS BARNs DEVELOPMENT SUPPORTERS**

- City of Toronto
- Government of Canada
- Government of Ontario
- The George Cedric Metcalf Foundation
- Ontario Trillium Foundation
- Hamilton Community Foundation – The Young Fund
- Federation of Canadian Municipalities' Green Municipal Fund
- TD Bank Financial Group
- Trifield Construction Company Ltd.
- Toronto Atmospheric Fund
- McCarthy Tétrault LLP





## ← THE STUDIO BARN

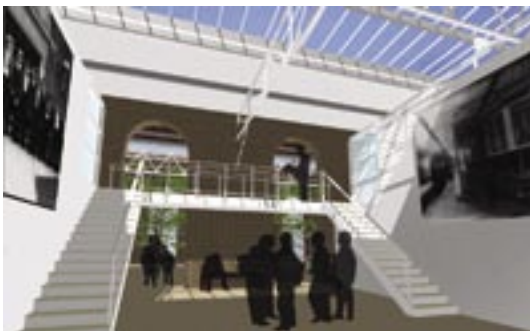
will provide 26 Live/Work studios and up to 15 Work Only studios to professional artists as well as host a Community Gallery.

The Studio Barn will provide an alternative to traditional housing and create a sense of community where artists can live, work and interconnect with their neighbourhood. The Community Gallery component will feature the work of artists living and working in the Barns and artists from the local community.

## THE COVERED STREET BARN →

will be managed by the Green Arts Barns Community Association and provide affordable community use space. This will include year-round access for community events, exhibitions, festivals, etc.

The Covered Street Barn will provide an area for vendors to create a hub of economic activity in the neighbourhood and the artist studios and community groups in the adjacent barns will have their entrances open onto the space.



## ← THE COMMUNITY BARN

will provide programming, rehearsal, office and meeting space to not-for-profit community arts and environmental organizations where access to affordable, long-term and appropriate space is often a key issue. The Community Barn will enhance the capacity of not-for-profit arts and environmental organizations including: B Current, Cahoots Theatre Projects, Citizens' Environment Watch, Planet in Focus International Environmental Film & Video Festival, LEAF – Local Enhancement

and Appreciation of Forests, Latin American-Canadian Arts Projects, The Storytellers School of Toronto, Toronto School of Art, Theatre Direct Canada, Theatre Gargantua, Association for Native Development in the Performing and Visual Arts and Women's Healthy Environments Network.

## THE GREEN BARN →

Operated by The STOP Community Food Centre, The Green Barn will house a year-round temperate greenhouse, sheltered garden, outdoor bake oven and compost demonstration site.

It will be a place where people of all ages and backgrounds can grow, eat, celebrate and learn about healthy, sustainable food.



# FAQs

## SMOKING AT THE GREEN ARTS BARNs

All Work Only studios and RGI Live/Work studios at the **Green Arts Barns** have been designated as non-smoking units. The RGI Live/Work studios are designated non-smoking in accordance with our LEED (Leadership in Energy and Environmental Design) Canada certification. The Work Only studios are designated non-smoking in accordance with the Smoke Free Ontario Act, 2006. The provincial Act prohibits smoking in enclosed workplaces and public places to protect workers and the public from the hazards of second-hand smoke.

## HOW WERE THE NON-PROFIT COMMUNITY ARTS AND ENVIRONMENTAL ORGANIZATIONS SELECTED?

A Tenant Selection Committee composed of current Artscape tenants and board members, representatives of the Green Arts Barns Community Liaison Committee and members of the community at large assessed all applications. To qualify, potential tenants had to be non-profit organizations with an arts or environmental mandate and a history of service in the community.

## HOW WILL THE GREEN ARTS BARNs PROMOTE ENVIRONMENTAL SUSTAINABILITY?

The **Green Arts Barns** will be a model of environmental sustainability. It has been submitted for LEED (Leadership in Energy & Environmental Design) Canada certification and will try to achieve maximum credits in the various categories that make up LEED, such as Sustainable Sites, Water Conservation, Energy Conservation, Materials and Resources and Indoor Environmental Quality. Some of the **Green Arts Barns'** LEED features include a geo-thermal heating, ventilation and air conditioning system with ground source heat pumps, a storm water harvesting and reuse system, energy efficient lighting and appliances and water conserving plumbing fixtures. Through the use of green energy and energy efficient resources, the **Green Arts Barns** will provide significant and positive contributions toward improving the environment in the community and help to improve air quality, champion clean water initiatives and be an environmental quality improvement project.



## WILL THE GREEN ARTS BARNs OFFER PROGRAMS FOR CHILDREN, YOUTH AND FAMILIES?

The **Green Arts Barns** will provide a safe place for children and youth to explore, create and learn and will provide hands-on environmental education programs for school-aged children. The site will integrate heritage, culture and arts into after school, March Break programs and summer camps. The Community Oven and Green Barn composting projects, including nutrition and recycling will help provide life skills. The **Green Arts Barns** site will increase opportunities for social, sport and cultural interaction in a neighbourhood setting. The **Green Arts Barns** will also provide an opportunity for volunteer service hours for local high school students.

## COMMUNITY MEETINGS

Artscape will be hosting two meetings for prospective tenants and **Green Arts Barns** community members to provide information and updates on the site and to answer questions. The first meeting will be held on **Nov. 1<sup>st</sup>, 2007** from 7-9pm at Holy Rosary Church, 354 St. Clair Avenue West. For those unable to attend the Nov. 1<sup>st</sup> meeting, a second meeting will be held on **Nov. 22<sup>nd</sup>, 2007**. The location and time of the second meeting will be posted on our website at [www.torontoartscape.on.ca/barns\\_call](http://www.torontoartscape.on.ca/barns_call)



## ABOUT THE APPLICATION PROCESS

### WHEN WILL THE GREEN ARTS BARNs BE READY FOR MOVE-IN?

Construction began on March 5<sup>th</sup>, 2007 and is scheduled to be completed in the fall of 2008. Successful applicants will be notified with a formal offer for studio space by early 2008. If a successful applicant does not respond to Artscape's offer in a timely manner, the offer will be withdrawn and Artscape will offer the studio to another applicant.

### HOW WILL ARTSCAPE CHOOSE TENANTS FOR THE WORK ONLY STUDIOS AT THE GREEN ARTS BARNs?

A Tenant Selection Committee composed of current Artscape tenants, Artscape Board members and members of the neighbourhood will assess all applications from individual artists. To qualify, potential tenants must be professional working artists. The Tenant Selection Committee defines a professional artist as an individual who receives, or has received, professional recognition as defined by the Draft Canadian Artist Code (*see page 4 of Work Only Studio Application*). After reviewing all eligible applications, the Tenant Selection Committee will schedule interviews with prospective Work Only studio tenants.



### HOW WILL ARTSCAPE CHOOSE TENANTS FOR THE RGI LIVE/WORK STUDIOS AT THE GREEN ARTS BARNs?

Artists who are applying for RGI Live/Work space at the **Green Arts Barns** must successfully complete the following two processes to be eligible for tenancy:

**Please note that Housing Connections, as per the Social Housing Reform Act, 2000, manages a centralized waitlist for all RGI housing in Toronto. Eligible tenants will get on Housing Connections' GAB waitlist on a first-come, first-served basis. Subsequently, all RGI Live/Work tenants will be selected from this list in chronological order.**

1. **APPLY IMMEDIATELY FOR RGI HOUSING THROUGH HOUSING CONNECTIONS.** *Important* – Applicants do not have to wait for ANPHI to confirm that they qualify as professional artists to begin the process of applying for RGI housing. Please contact Housing Connections directly by phone at **416-981-6111** or **www.housingconnections.ca** or visit the Housing Connections Resource Centre at 176 Elm Street, Toronto, ON M5T 3M4 for applications, instructions and eligibility requirements.

**Note:** if you are already on Housing Connections waitlist and would like to be added to the **Green Arts Barns** waitlist, please contact Housing Connections directly to update your status and then complete step 2 (below) as soon as possible.

2. **FILL OUT ANPHI'S GREEN ARTS BARNs RGI LIVE/WORK STUDIO APPLICATION FORM.** The applicant must be a professional artist to be eligible for a space in the **Green Arts Barns**. Please note that artist's partners and family members do not need to qualify as professional artists. A Tenant Advisory Committee composed of current Artscape tenants and Artscape Board members will confirm that applicants are professional artists. The Tenant Advisory Committee defines a professional artist as an individual who receives, or has received, professional recognition as defined by the Draft Canadian Artist Code (*see page 5 of RGI Live/Work Studio Application*). Once ANPHI has confirmed that the applicant is a professional artist, ANPHI will notify Housing Connections that the applicant is eligible to join Housing Connections' **Green Arts Barns'** waitlist.

# FAQs

## WHAT IS RENT-GEARED-TO-INCOME HOUSING?

Rent-geared-to-income housing means that studio rents are subsidized by the City of Toronto's Social Housing Unit, so that the tenant's rent is equal to 30 per cent of their income before taxes. ANPHI performs an annual income review for all RGI tenants to assess eligibility throughout your tenancy. Once you have been confirmed by the Tenant Advisory Committee to be a professional artist, ANPHI will forward Housing Connections a special mandate form informing Housing Connections that you are eligible for the **Green Arts Barns** waitlist. You can reach Housing Connections by phone at **416-981-6111** or **[www.housingconnections.ca](http://www.housingconnections.ca)** or visit the Housing Connections Resource Centre at 176 Elm Street, Toronto, ON M5T 3M4 for further application instructions.

## WHAT IS HOUSING CONNECTIONS?

Housing Connections is the point of access to apply for rent-geared-to-income housing in Toronto. They determine financial eligibility and maintain a centralized waiting list for all rent-geared-to-income housing in the city.



## WHAT SHOULD I DO IF I AM NOT OFFERED A WORK STUDIO AT THE GREEN ARTS BARNs?

Applicants who are not initially offered an artist Work studio at the **Green Arts Barns**, but were approved by the Tenant Selection Committee, will be added to Artscape's general waitlist for future artist work studio vacancies at the **Green Arts Barns**. If you wish to apply for any of Artscape's other properties, you must fill out Artscape's general waitlist application (available at **[www.torontoartscape.on.ca/tenant\\_application](http://www.torontoartscape.on.ca/tenant_application)**) and indicate the other buildings you are interested in.

## WHAT IF I AM NOT PLACED IN AN ARTIST RGI LIVE/WORK STUDIO AT THE GREEN ARTS BARNs?

Once you have been approved by Housing Connections for RGI housing and meet ANPHI's mandate of being a professional artist, Housing Connections will allocate the 26 artist Live/Work units based on the following criteria:

- Housing Connections' chronological waitlist
- Available space at the **Green Arts Barns**
- Applicants' special needs

Housing Connections will maintain a waitlist of successful applicants who were not immediately placed at the **Green Arts Barns** and you can continue to contact Housing Connections for updates on your status and availability of space.

You may also fill out Artscape's general waitlist application and apply for space at any of our other buildings. You will find the Artscape general waitlist applications for Work Only studios, Live/Work studios and RGI Live/Work studios at **[www.torontoartscape.on.ca/tenant\\_application](http://www.torontoartscape.on.ca/tenant_application)**