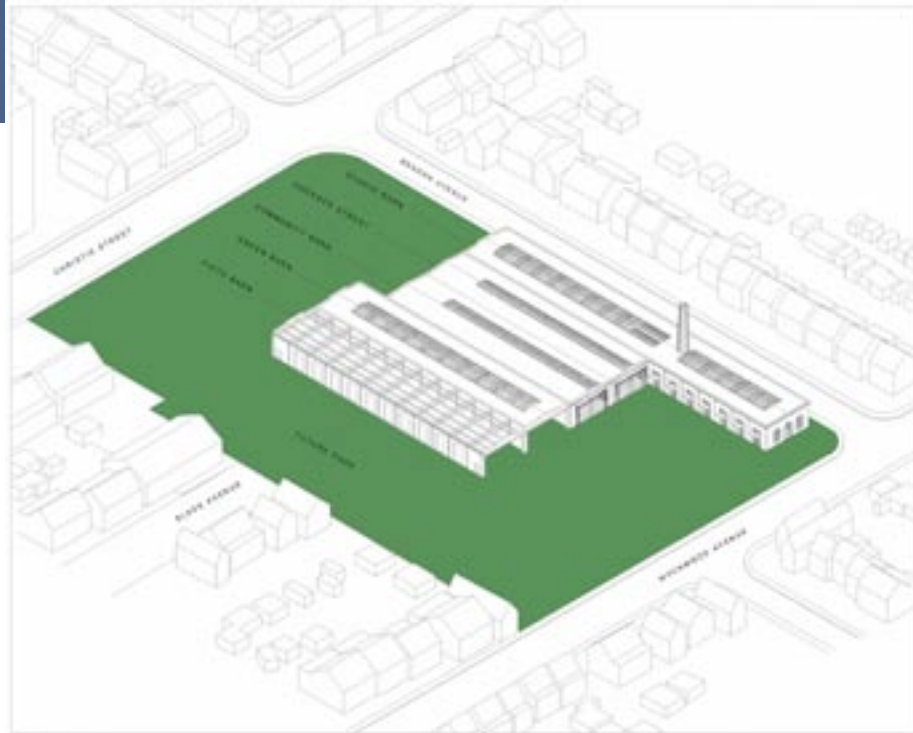




Innovating
Neighbourhood

GREEN
BARTS
BARN



The Green Arts Barns will catalyze arts and environmental innovation at a neighbourhood level

Located in the St. Clair and Bathurst neighbourhood, Artscape’s Green Arts Barns will transform Toronto’s historic Wychwood TTC streetcar repair barns into a 61,000 sq. ft. multi-tenant arts and environmental centre run by and for the community.

The Green Arts Barns will set a standard for sustainable, energy-efficient design principles and encourage community accessibility and collaboration. The barns will provide new homes for 12 non-profit arts and environmental organizations; year-round space for community events and festivals; operate a year-round temperate greenhouse, sheltered garden, outdoor bake oven and compost demonstration site; and include 15 artists’ work studios and 26 live/work studios.

Working in collaboration with the local community, the Green Arts Barns will become a multi-faceted community centre that encompasses the arts, environment, recreation, heritage preservation, food security and affordable housing. In addition, the Green Arts Barns will employ green technology and be the first heritage building in Toronto to seek LEED (Leadership in Energy and Environmental Design) certification.



**ARTSCAPE
FOUNDATION**



The Green Arts Barns is the redevelopment of the former TTC streetcar repair barns located at Wychwood and Benson Avenues into an arts and environmental convergence centre for the local community.

Artscape was selected by the City of Toronto to re-develop and manage the former TTC streetcar barns as a multi-tenant community centre. Artscape is responsible for re-developing four of the five streetcar barns, including The Studio Barn, The Covered Street

Barn, The Community Barn and The Green Barn. The project will employ green technology and encompass the arts, access to healthy food and affordable housing, and will be a showcase of heritage preservation.

The Barns will be a dynamic community-driven space and a home for experimentation and innovation where new ideas flourish. It will be a place where people from all walks of life will come together to make their community a better place to live, work and play.

The Community Barn will provide affordable programming, rehearsal, office and meeting space to not-for-profit community arts and environmental organizations.

Access to affordable, long-term and appropriate space is a key capacity issue for not-for-profit organizations. The Community Barn will enhance the capacity of 12 not-for-profit arts and environmental organizations including: B Current, Cahoots Theatre Projects, Citizens' Environment Watch, Images Festival, LEAF – Local Enhancement and Appreciation of Forests, Na-Me-Res/Tumivut Arts Workshop, Salvador Allende Arts Festival for Peace, The Storytellers School of Toronto, Toronto School of Art, Theatre Direct Canada, Theatre Gargantua and Women's Healthy Environments Network.



The Covered Street Barn will 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.



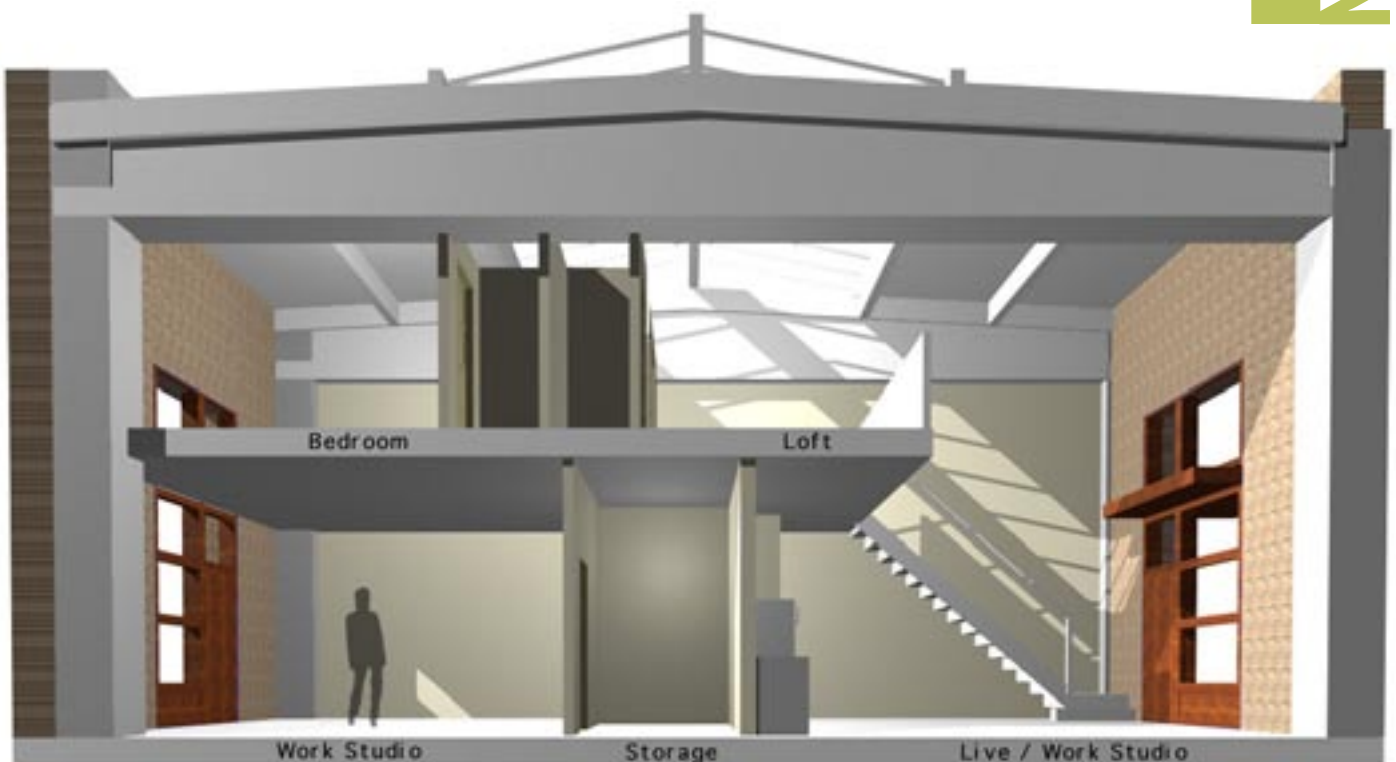
Operated by The Stop Community Food Centre, The Green Barn will house a year-round temperate greenhouse, sheltered garden, outdoor bake oven and compost demonstration site.

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



The Studio Barn will provide 26 live/work studios and 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, artists from the local community as well as international artists.



While artists, culture makers and entrepreneurs in the creative industries play a key role in the regeneration and revitalization of communities and cities, they are often the victims of the gentrification that follows.

The vibrancy and dynamism that creative people bring to a neighbourhood often tends to make it impossible for them to continue to afford to live in those same neighbourhoods. A key and critical component of the health, prosperity and growth of communities is that creative people, who often live on relatively low levels of income, are anchored within their communities.

Affordable and long-term office, programming and performance spaces are a critical determinant of organizational capacity and sustainability for small and medium sized not-for-profit organizations. Appropriate space needs are often competing for miniscule resources against programming needs. This leaves these organizations constantly having to struggle to make ends meet. Artscape has responded to this problem by advocating for appropriate space and by leading the way in developing creative solutions for the

space needs of the sector.

New generations of Artscape projects tackle a host of developmental impediments and reframe them to achieve a broad set of cultural, economic, social and environmental objectives.

With the Wychwood TTC streetcar repair barns, the long list of problems included environmental contamination, lack of resources to develop the



municipally-owned site, a need for park space in one of the most park-deficient neighbourhoods in the City and a neighbourhood divided on what type of development was appropriate. The combination of these factors resulted in an industrial site sitting derelict in the heart of a residential neighbourhood for more than 30 years.

Through a rigorous examination of precedents from other communities in the UK, Europe and North America, ideas from the local community and its own experience in creative community building, Artscape has managed to forge consensus around a new vision for a project that not only addresses the aforementioned challenges but also speaks to affordable artist housing, sustainability of not-for-profit arts and environmental organizations, animation and engagement of the local community, promotion and showcasing of best practices in environmental design, honouring the legacy of public transit and preserving an important part of turn-of-the-century industrial architectural heritage.



There is increasing attention being paid to the benefit in employing the creative assets of a community and city towards economic, social and cultural regeneration. However, few examples currently exist that demonstrate how harnessing creativity can be put into practice. The Green Arts Barns will be a compelling and practical demonstration of this in Toronto and an example for other communities worldwide.

The excitement in the community for the Green Arts Barns is contagious. Some residents are excited about the host of arts and environmental organizations to be housed in The Community Barn, others are excited about the new park, and still others are excited about The Green Barn containing a sustainable food education centre and a community bake oven.

Twelve not-for-profit arts and environmental organizations will provide thousands of children and youth from the neighbourhood and across the city with opportunities to engage in:

- Theatre and performing arts
- Puppetmaking and crafts
- Film and visual arts
- Environmental education
- And a wide variety of other areas of education and interest



A Community Gallery will provide artistic and educational opportunities for the diverse residents of the neighbourhood and The Covered Street Barn will be used by the community to host cultural festivals, celebrations and artistic programming.

As a leader in sustainable food systems education, The Stop Community Food Centre will bring hands-on programming to The Green Barn. Children and community members of all ages

will learn about ecological growing practices and healthy eating through classroom visits, workshops, community kitchens and volunteering in the greenhouse and sheltered gardens.

The Green Arts Barns will enhance the traditional concept of a park as “pleasure ground” by combining heritage preservation with current best practices in green technologies and environmental management.

The Green Arts Barns project embraces environmentally sustainable design by responding imaginatively to the issues of brownfield redevelopment, water/energy conservation and the reduction of greenhouse gas emissions. It will also be the first designated heritage site in Toronto to seek LEED (Leadership in Energy & Environmental Design) Canada certification.

Soil remediation for the site has already been completed. Artscape conducted a feasibility study on a Ground Source Heat Pump (GSHP) and has started test drilling. The GSHP will employ the thermal energy from the ground to heat and cool the Barns. A rainwater collection and recycling system will also be integrated into the Barns. These and a variety of

environmentally friendly enhancements – such as energy efficient lighting technology – will enable us to gain between 40% and 60% in efficiency, therefore, reducing our dependence on non-renewable fuel sources and lowering our energy costs.

Due to the east-west span of the buildings,



solar panels for generating electricity have also been considered. Although, currently the costs of solar panels that can be integrated into the building are prohibitive there is the possibility of adding solar panels to the building for energy generation in the future.

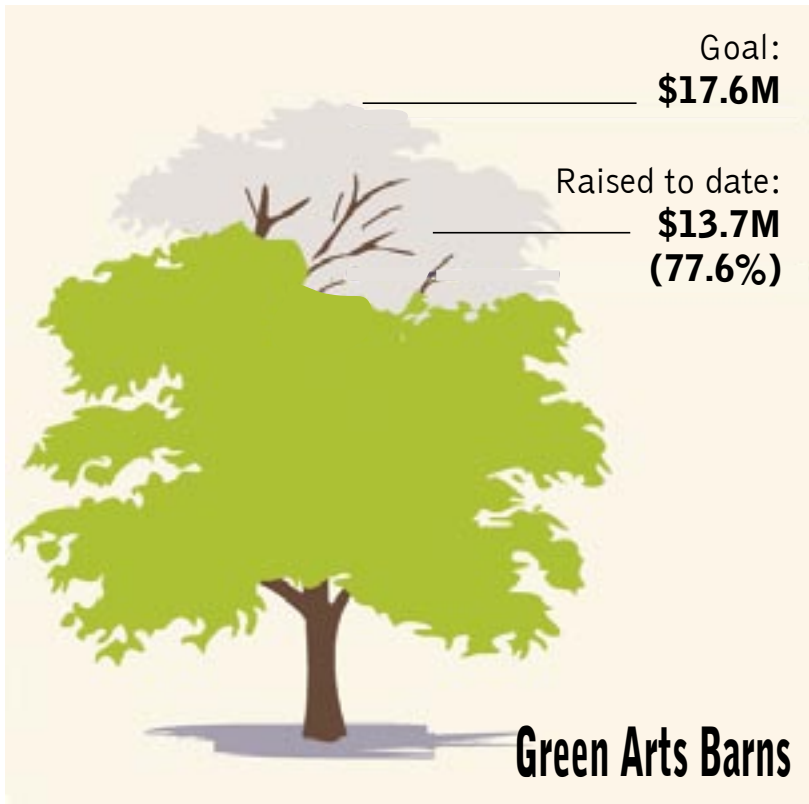


Tenants in the Green Arts Barns, including Women’s Healthy Environments Network, Citizen’s Environment Watch and LEAF – Local Enhancement and Appreciation of Forests, will involve thousands of schoolchildren, adults and area residents in environmental programming, such as naturalization and monitoring projects.

The Green Barn will specifically focus on the interconnectedness of food production and healthy environments. In addition to being a learning ground for community members, The Green Barn will grow healthy, local food using ecological methods for The Stop’s community food programs. As a cutting-edge urban agriculture facility, it will demonstrate how locally-produced food can cut down substantially on greenhouse gases and chemical pesticides and fertilizers.

The total construction budget for the Green Arts Barns is slated to be approximately \$17.6 million.

Artscape has successfully raised more than \$13 million of the total construction budget with the remainder left to be raised by June of 2007. This will enable Artscape to develop the Green Arts Barns in a single phase, allowing tenants to occupy the space as early as Spring 2008.



Historically, many publicly-owned community, recreation and arts centres have been developed and operated at significant government expense. By contrast, Artscape has extensive experience in developing a range of properties in various forms of partnership with the City and other levels of government that are capable of operating on a basis that is financially self-sustainable without requiring ongoing grants to support building operating costs.

For further details on giving opportunities for the Green Arts Barns, please contact Elizabeth Dalglish, Annual Giving Coordinator at the Artscape Foundation at **416-392-1038 Ext. 29** or **elizabeth@torontoartscape.on.ca**.



EAST YARD

- 1** Swings & Climbers in Sand
- 2** Sand/Water Play
- 3** Water Play Splash Pad
- 4** Seating Platform
- 5** Garden Walk
- 6** Community Garden (Artscape)
- 7** Community Gathering Area
- 8** Garden Walk

WEST YARD

- 9** Service (Artscape)
- 10** Garden Walk
- 11** Beach Volleyball (sand)
- 12** Swings
- 13** Hammock
- 14** Platform (stage)
- 15** Chess Tables
- 16** Festival/Market Walk
- 17** Bosc
- 18** Entry Court

SOUTH YARD

- 19** Play Field/ Skating
- 20** Oak Grove
- 21** Off Leash Dog Area
- 22** Maze

BARN 1

The Studio Barn

BARN 2

The Covered Street Barn

BARN 3

The Community Barn

BARN 4

The Green Barn

**ARTSCAPE FOUNDATION
BOARD OF DIRECTORS**

Chair: **Sarmite Bulte**
 Directors: **Johanne Brossard, Peter Caldwell,
 Barbara Hejduk, John Honderich, Michael Kainer,
 Kathleen Sharpe**

CAMPAIGN STAFF

CEO: **Tim Jones**
 Director of Properties: **Bruce Rosensweet**
 Coordinator of Project Planning: **Praveen Kulkarni**
 Director of Communications: **Liz Kohn**
 Marketing/Production Coordinator: **Chris Higgins**
 Foundation Executive Director: **Dawood Khan**
 Annual Giving Coordinator: **Elizabeth Dagleish**
 Director of Community Development: **Susan Serran**
 Community Development Coordinator: **Danielle Anisef**

Artscape Foundation
 60 Atlantic Avenue, Suite 111
 Toronto, Ontario M6K 1X9
 t: 416-392-1038
 f: 416-392-1059
www.torontoartscape.on.ca



**GREEN ARTS BARN
CAMPAIGN CABINET**

Chair: **Sarmite Bulte** former MP for Parkdale-High Park

Members:
Jeannie Baxter Managing Director of
 Toronto Image Works

Edward Burtynsky Photographer

Carol McLaughlin Realtor, Forest Hill Realty Inc.

Danny Roth Principal,
 Brandon Communications

Alex Spiegel Director of
 Development, Context
 Development Inc.



**ARTSCAPE
FOUNDATION**

DEVELOPER

Artscape

LEAD CONSULTANT AND ARCHITECT

Joe Lobko Architect Inc.

STRUCTURAL CONSULTANT

Blackwell-Bowick Partnership Ltd.

**MECHANICAL/ELECTRICAL/
SUSTAINABILITY CONSULTANT**

Stantec Consulting Ltd.

LANDSCAPE CONSULTANT

The Planning Partnership

HERITAGE CONSULTANT

ERA Architects Inc.

TRANSPORTATION CONSULTANT

BA Group

PLANNING CONSULTANT

Frank Lewinberg

Photos courtesy of: Joe Lobko, Ed Burtynsky, Susan Dobson, Vid Ingelevics, David Zapparoli, Neil Kinnear & Lesley Chung