

REGENT PARK ARTS & CULTURAL CENTRE

**REQUEST  
FOR EXPRESSIONS  
OF INTEREST**  
**Creativity Lab**

*Issue Date:* February 4, 2010

*Submission Deadline:* Proposals must be received before 10:00am on March 11, 2010



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# REQUEST FOR EXPRESSIONS OF INTEREST

## A. INTRODUCTION

Toronto Community Housing Corporation, The Daniels Corporation and Artscape are working collaboratively with the local community on the development and operation of a vibrant new arts and cultural centre in Regent Park.

In partnership with Artscape, the Centre for Social Innovation (CSI) is requesting expressions of interest for the **Creativity Lab** workspace hub within the Regent Park Arts & Cultural Centre. The objective of this Request for Expressions of Interest is to stimulate and assess interest in CSI's Creativity Lab workspace hub.

This document sets out the opportunity within the Creativity Lab, a description of the space, and submission requirements.

There is a concurrent Call for Proposals for **Anchor Tenant** and **Studio Operator** spaces within the Regent Park Arts & Cultural Centre (RPACC). Details for the Call for Proposals can be found at [www.regentparkarts.ca](http://www.regentparkarts.ca).

## SCHEDULE

	DATE	TIME	LOCATION
<b>REOI Released</b>	February 4		
<b>Information Session #1</b>	February 23	9:00-11:00am	500 Dundas Street East
<b>Information Session #2</b>	February 25	9:00-11:00am	500 Dundas Street East
<b>Centre for Social Innovation Tour #1</b>	March 3	3:30-4:30pm	215 Spadina Avenue
<b>Centre for Social Innovation Tour #2</b>	March 9	3:00-4:00pm	215 Spadina Avenue
<b>Submission Deadline</b>	March 11	10:00am	

## INFORMATION SESSIONS

Information sessions will be held on **February 23 and February 25, 2010**. The sessions will take place at the OneCole Presentation Centre located at **500 Dundas Street East**. Street parking is available in the area. Information sessions will be two hours in length. Those submitting responses are strongly encouraged to attend. To RSVP for an information session, please click on the appropriate link below:



## CENTRE FOR SOCIAL INNOVATION TOURS

Tours of the Centre for Social Innovation's flagship location will be held on March 3, 2010 (3:30 to 4:30pm) and March 9, 2010 (3:00 to 4:00pm). The tours will take place at 215 Spadina Avenue, Suite 400 in the Think Tank board room. Individuals and organizations submitting responses are encouraged to attend.

## B. THE OPPORTUNITY

The Centre for Social Innovation in partnership with Artscape will be developing the **Creativity Lab** – a new workspace hub in the Regent Park Arts & Cultural Centre. The vision for the Creativity Lab is a vibrant, dynamic community hub that meets the diverse needs of the community while creating a place where arts and culture entrepreneurs and groups will connect and thrive. This space will be a unique opportunity for residents and visitors to come together to share ideas, resources, advice and inspiration. The aim of the Creativity Lab is to foster the emerging creative entrepreneurs in the community.

## THE CREATIVITY LAB

The Centre for Social Innovation will operate a 10,000 square foot workspace hub – the Creativity Lab within the Regent Park Arts & Cultural Centre. The Creativity Lab will provide opportunities for up to 60 smaller organizations, many with roots in the Regent Park community. The primary focus for tenant selection will be on arts and cultural organizations, creative media organizations, youth, individual and group creative entrepreneurs.

The CSI will use the community requests and interests to further shape the vision of the space and inform the beginning of the design process. The following is a description of the different types of work space opportunities available in the Creativity Lab:

- **Private Office Space:** Private offices are lockable spaces that belong to a single organization or individual and cannot be used by others.
- **Permanent Desk Space:** Permanent desks are private desk spaces in an open environment, but which belong to one individual and cannot be used by another.
- **Hot Desks:** Hot desks are shared desks that are available to members based on packages of 5, 20, 60, or 100 hours per month.
- **Meeting rooms:** A variety of different sized meeting rooms that can be used by tenants or by the general community.

## OTHER SPACES IN RPACC

### ANCHOR TENANTS

Up to 16,000 square feet of space on the second and third floors of the Regent Park Arts & Cultural Centre will be leased to anchor tenants: not-for-profit arts or cultural organizations interested in leasing and operating a significant amount of space (generally 4,000 square feet or more) for programming and administrative purposes.

### STUDIO OPERATORS

It is anticipated that the centre will include two ground floor studios (up to 2,500 square feet each) suitable for rehearsal, small scale performance (100 – 150 seats) or exhibition uses. Studio Operators may rent the studio space to other organizations, groups, and individuals.

Concurrently released with this Request for Expressions of Interest is a **Call for Proposals for Anchor Tenants and Studio Operators**. For more information and submission requirements please go to [www.regentparkarts.ca](http://www.regentparkarts.ca). Organizations may submit to both the Request for Expressions of Interest and the Call for Proposals. Both applications must be submitted separately and according to the specific submission requirements outlined.

## LARGE PERFORMANCE/EVENT SPACE

The ground floor of the Regent Park Arts & Cultural Centre will include a large flexible performance/event space to host performances, events, festivals and community gatherings. This space will be managed by Artscape on behalf of the community and made available on an affordable basis to a wide range of users. It is anticipated that anchor tenants and studio operators may contribute to the programming and animation of the performance/event space. A portion of the revenue derived from the rental of this space will be dedicated to support the free or subsidized use of the venue by non-profits who would otherwise not be able to afford it. The performance/event space will be approximately 7,000 square feet.

## OTHER SERVICES/AMENITIES

The Regent Park Arts & Cultural Centre will also include a publicly accessible lobby or reception area/public café with kitchen facilities/washrooms/dressing rooms/green rooms/loading bay/on-site facility management staff office/mechanical rooms.

## C. ABOUT The Centre for Social Innovation

### WHAT IS THE CENTRE FOR SOCIAL INNOVATION

Founded in 2004, the Centre for Social Innovation is a dynamic convergence space whose mission is to catalyze, inspire and support new ideas and initiatives that are changing the world. At its 215 Spadina Avenue location, CSI provides shared space to 180 social mission groups, acts as a community centre for social innovators and provides a home to a dozen incubated projects. <http://socialinnovation.ca/>

CSI provides shared workspace, meeting rooms and services (Internet, kitchen, copiers, printers, etc) to artists, small nonprofits, creative professionals, social entrepreneurs and more.

### Centre for Social Innovation Values

The Centre for Social Innovation is guided by a set of shared values which support the vision, inform programming and underpin the Creativity Lab workspace hub within the Regent Park Arts & Cultural Centre. These values are:

- **CREATIVITY**

The Creativity Lab is a creative space. A shared workspace devoted to creativity must establish the conditions that foster its growth. This means building creative thinking into the entire process, from community engagement and space design to management and programming. The Creativity Lab should harness the potential of every decision, feature, and activity to maximize the potential for creative outcomes that improve the experience of tenants and visitors, and which lead to social change.

- **DIVERSITY**

Diversity is a cornerstone of creativity and innovation, creating new connections and sparking new ideas for social change. The Creativity Lab will be a welcoming space for all members of the diverse Regent Park community and will encourage a diversity of tenant organizations (sectors, skills and organizational types). By developing a space that includes members with diverse interests, experiences and perspectives the Creativity Lab gives these groups the best possible chance of relevance and success.

- **ENTREPRENEURSHIP**

The lines between the for-profit and non-profit sectors are blurring. The Creativity Lab is a place that explores how to blend “the social” and “the profit” to create a vibrant and resilient economy that gives equal billing to environmental, social, cultural and financial well-being. The marketplace has incredible potential to be re-imagined to serve people, planet and profit.

CSI’s vision is a space that elicits, fosters, and accelerates the entrepreneurial spirit, blending creativity and entrepreneurship to prove that arts and cultural works can thrive in communities across our city.

## D. ABOUT Regent Park Arts & Cultural Centre

### VISION, MISSION AND VALUES

The purpose and scope of the Regent Park Arts & Cultural Centre was developed and honed in an 18 month process with input from the community.

#### What is the Regent Park Arts & Cultural Centre?

The Regent Park Arts & Cultural Centre is a platform for cultural exchange and collaboration rooted in Regent Park and open to the world. It is a place where people come to be inspired, to learn, to share, to create.

#### The Centre is:

- A showcase for artistic talent
- An incubator of creative people and organizations
- A workshop for new artistic creations
- The social heart of the Regent Park Revitalization

#### What happens at the Regent Park Arts & Cultural Centre?

Regent Park Arts & Cultural Centre will foster and support:

- Performances, celebrations, festivals, public and community events
- Creation and production of a wide range of arts activities with a focus on the performing and visual arts
- Learning, skills development, participation and creation with a special commitment to young people
- Collaboration, exchange and dialogue between individuals, communities and organizations
- A sense of community, well-being and social engagement

#### Shared Values

The Centre and the arts and cultural organizations and individuals working there are guided by a set of shared values which support the Vision, inform programming and underpin the way we work together and with the community:

- Excellence in artistic creation
- Inclusivity, participation and learning
- Celebrating and serving our diverse community
- Collaboration, dialogue and social engagement
- A healthy, sustainable community

#### A Quadruple Bottom Line

The Regent Park Arts & Cultural Centre and the arts and cultural organizations working there will generate a quadruple bottom line:

- A diverse, dynamic cultural environment
- A richer, inclusive social fabric
- A stronger local economy
- A cleaner, greener environment

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## Community Stewardship

The Regent Park Arts & Cultural Centre will be owned by a not-for-profit organization comprised of community representation and operated by Artscape.

## Location

Located in Regent Park, a vibrant neighbourhood in Toronto's east downtown, the Regent Park Arts & Cultural Centre will be close to some of the city's most important cultural, community and entertainment assets. The Centre is ideally situated in close proximity to established areas such as Cabbagetown, Riverdale, Corktown, and Distillery District as well as to future communities in West Don Lands and East Bayfront. The Regent Park Arts & Cultural Centre will be located on Dundas Street East between Sumach Street and Sackville Street opposite a newly created park.

## E. STEPS TO SUBMIT AN EXPRESSION OF INTEREST

Respondents are asked to identify their space needs, scope of operation and programming and to explain why their organization/project would benefit from and contribute to the overall vision and values for the Creativity Lab within the Regent Park Arts & Cultural Centre.

Submissions should respond to the following requirements for information:

1. **A Letter of Interest responding to this opportunity** (*maximum 2 pages*)
2. **Completion of an Information Form available at [www.regentparkarts.ca](http://www.regentparkarts.ca)**

Submissions must be received **by 10:00 A.M on March 11, 2010**. Late or facsimile submissions will not be accepted or considered

All Expressions of Interest responses are to be submitted electronically to [saara@torontoartscape.on.ca](mailto:saara@torontoartscape.on.ca) and two hard copies to:

Regent Park Arts & Cultural Centre Request for Expressions of Interest  
Attn: Saara Siddiqi  
Stakeholder Relations Manager  
Artscape  
171 East Liberty Street, Suite 224  
Toronto ON M6K 3P6  
T: 416.392.1038 x.49  
E: [saara@torontoartscape.on.ca](mailto:saara@torontoartscape.on.ca)

### NEXT STEPS

The Centre for Social Innovation in partnership with Artscape will notify respondents of next steps on April 15th. It is anticipated that an application for tenancy will open in Fall 2010. The Centre for Social Innovation and Artscape reserve the right to further refine and develop the operating model.

### QUESTIONS

All questions concerning the Request for Expressions of Interest should be directed by email or telephone to Saara Siddiqi at: [saara@torontoartscape.on.ca](mailto:saara@torontoartscape.on.ca) or **416.392.1038 x.49**.

## E. BACKGROUND

### REGENT PARK REVITALIZATION

Regent Park was one of the oldest publicly funded housing communities in Canada prior to Phase One of the revitalization initiative. Regent Park was first redeveloped over 50 years ago on 69 acres of land bounded by Parliament, Shuter, Gerrard and River Streets in Toronto's east downtown neighbourhood. Today, Regent Park is in the midst of a \$1 billion, 6-phase revitalization. Almost all of the existing social housing, which was originally developed to provide housing to low-to-moderate-income households within a 'garden city', park-like setting, will be demolished and replaced with a mix of social and market housing (both rental and ownership), in a mixed-income, mixed-use, mixed-tenure community.

In 2002, Toronto Community Housing initiated revitalization through consultations with more than 2,000 residents, neighbours and agencies. During that process, participants developed the community principles that would guide revitalization. One of those principles endorsed that arts and culture should continue to play an important part in the neighbourhood.

Revitalization is about building a great neighbourhood. The revitalization will include the development of over 5,500 units of housing, new retail, new streets and community facilities, and employment opportunities for residents. Since Phase One started in 2006, hundreds of new housing units have been constructed, new streets have been built to connect Regent Park with the surrounding area, new retail spaces have been built, and substantial public investment has been committed to community facilities and amenities.

Phase Two of the revitalization is now underway. In Phase Two alone, a new community centre, a new indoor pool, a new central neighbourhood park and a new children and youth hub are under design or construction.

One of the most exciting investments is the announcement of Infrastructure Stimulus Funding by the Federal and Provincial governments to support the construction of a Regent Park Arts & Cultural Centre. Taken together, these investments, both public and private, are transforming Regent Park and will contribute to the ongoing renaissance of the east downtown.

Regent Park is a very diverse community that has an especially high number of new immigrants. Residents of Regent Park come from China, Bangladesh, Sri Lanka, Jamaica, Somalia, and Vietnam, among other countries. All told, there are 47 languages spoken in the area, which is also reflected in the diversity of ethno-cultural activities that occur throughout the year. Regent Park is also a 'young' neighbourhood, with significantly higher numbers of children and youth per household than the city-wide average. Together, the diversity in the population and the high percentage of young people are important drivers in the types of investment that revitalization is generating, such as new community facilities and employment programs.

### REGENT PARK ARTS & CULTURAL CENTRE

The development of a new arts and cultural centre as part of the on-going revitalization is a long standing ambition for Toronto's east downtown and key element in the revitalization vision. The Regent Park Arts & Cultural Centre represents a unique opportunity to anchor culture as a primary driver in the community's revitalization, both physically and symbolically. The integration and celebration of Regent Park's cultural richness in the revitalization will play a central role in its success and in the creation of a socially inclusive, livable, healthy, safe and vibrant neighbourhood.

Regent Park already has a vibrant, diverse and ever-growing cultural community – a 'soft infrastructure' of significant size and scope. Regent Park residents have expressed the desire to celebrate and sustain their cultural traditions both for

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each other and the larger community. In addition to resident-led celebrations, a number of not-for-profit arts and cultural organizations are also based in the Regent Park area. A number of these organizations have been active for many years developing and providing arts and cultural programs which explicitly serve – and reflect – the local community. To date, however, there has been no ‘hard infrastructure’ within which to focus this large body of work and to create the milieu within which collaboration and cross-pollination naturally occur.

A community-based Steering Committee, working hand in hand with Toronto Community Housing and The Daniels Corporation, has guided the process through initial research and consultations through to the creation of a Case for Support and application for Infrastructure Stimulus Funding in spring 2009.

Toronto Community Housing and the Daniels Corporation issued a formal Request for Proposals for the facility operator of the Regent Park Arts & Cultural Centre in 2009. Artscape replied to the request in July 2009 and was selected as the lead proponent on the project. Artscape, under a management contract with the new non-profit organization that will own the facility, will be responsible for overseeing the development and ongoing operation of the Regent Park Arts & Cultural Centre. Artscape, Toronto Community Housing and the Daniels Corporation all share a strong commitment to the principal of community stewardship of the Regent Park Arts & Cultural Centre and will be working with the successful proponents to ensure they have a strong voice in the development and operation of the Centre.

The announcement of Infrastructure Stimulus Funding in December 2009 has enabled the investment of ‘hard infrastructure’ to provide a home for the cultural activities occurring in the Regent Park neighbourhood and cultural organizations operating in the east downtown. The size of the building will also enable arts and cultural organizations with a broader base to find a home in Regent Park.

Construction is scheduled to begin in late spring 2010. The building is scheduled to open March 2011. The Regent Park Arts & Cultural Centre is expected to be in the range of 65,000 square feet in total. The building is being designed by Diamond and Schmitt Architects Inc., an internationally recognized designer of successful arts and cultural facilities, and constructed by The Daniels Corporation.

## ARTSCAPE

Artscape is a not-for-profit organization that makes space for creativity and transforms communities. Established in 1986, Artscape has played a catalytic role in the revitalization of some of Toronto’s most important creative communities including The Distillery Historic District, Queen Street West, Liberty Village and Toronto Island; and most recently opened the award-winning Artscape Wychwood Barns. Artscape projects provide affordable space for creativity while generating positive cultural, economic, social and environmental impact. While Artscape’s real estate development activities are focused in Toronto, Artscape also shares its knowledge with other communities and urban centres across Toronto, Canada and around the world. [www.torontoartscape.on.ca](http://www.torontoartscape.on.ca).

## TORONTO COMMUNITY HOUSING

Toronto Community Housing is Canada’s largest landlord. Toronto Community Housing’s sole shareholder is the City of Toronto. Toronto Community Housing owns 58,500 rental housing units across Toronto, providing housing for more than 164,000 tenants with low and moderate incomes – about six per cent of the City of Toronto’s population. Toronto Community Housing initiated the revitalization of Regent Park based on long standing tenants’ desire for investment and change to the neighbourhood. Prior to Phase One of the revitalization, Toronto Community Housing owned all of the 2,083 housing units and all streets in the Regent Park neighbourhood. During the revitalization, Toronto Community Housing will replace the social housing that currently exists with new apartment buildings and townhouses that are designed to high standards of sustainability and architectural design. Through partnerships with all three orders

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of government, its developer partner, The Daniels Corporation, and local not-for-profit agencies and organizations, Toronto Community Housing will also introduce new community facilities and retail with the aim of building a great neighbourhood at Regent Park. [www.torontohousing.ca](http://www.torontohousing.ca)

## THE DANIELS CORPORATION

Founded in 1982, The Daniels Corporation is one of Canada's leading and most diversified residential builders and developers. Daniels has built more than 18,000 homes and apartments in a diverse range of award-winning communities throughout the Greater Toronto Area. Daniels has partnered with Toronto Community Housing as the developer and construction partner for all six phases of the Regent Park revitalization. Daniels has a long history of building homes to high-energy performance standards. In Regent Park, Daniels' OneCole Condominiums will set a new benchmark for environmental sustainability. The Daniels Corporation is the development and construction partner for all phases of the Regent Park revitalization plan and will manage the construction of the Regent Park Arts & Cultural Centre.

[www.danielshomes.ca](http://www.danielshomes.ca)

## CITY OF TORONTO - TORONTO CULTURE

Toronto Culture is proud to play a vital role in the cultural life of the City of Toronto. Responding to a long standing community desire to see arts and culture at the heart of the revitalization of Regent Park neighbourhood, the City helped facilitate two years of research in collaboration with the Regent Park Neighbourhood Initiative (RPNI), Toronto Community Housing, The Daniels Corporation and Artscape. The City of Toronto was successful in securing \$24 million in Infrastructure Stimulus Funding for this project. [www.toronto.ca/culture](http://www.toronto.ca/culture)

## THE COMMUNITY STEERING COMMITTEE

The Steering Committee is comprised of locally-based arts, cultural and community leaders:

**Debra Dineen**, Board Member, Regent Park Neighbourhood Initiative

**Adonis Huggins**, Program Director, Regent Park Focus Youth Media Arts Centre

**Leslie Lester**, Executive Director, Souleppper Theatre Company

**Lori Martin**, Senior Cultural Affairs Officer, City of Toronto

**Carol Moore-Ede**, Chair, Cabbagetown Regent Park Museum

## DIAMOND AND SCHMITT ARCHITECTS

Diamond and Schmitt Architects is based in Toronto with a practice that is worldwide. The firm has achieved an international reputation for design excellence with unremitting attention to user needs and innovative and sustainable design solutions. Buildings for the arts, universities, health care, civic and commercial and residential builders are among the projects completed by the practice. Significant cultural facilities include the Shakespeare Theatre, Washington, DC; the Garter Lane Cultural Centre, Ireland; the new Mariinsky Opera House, St. Petersburg, Russia; Toronto's Four Seasons Centre for the Performing Arts and the Detroit Symphony Orchestra and Music Education Centre. The Agnes Etherington Art Centre at Queen's University, the Kinnear Centre for Innovation at the Banff Centre and community centres such as the LEED Platinum Evergreen at the Brickworks are included in the firm's significant portfolio. <http://www.dsai.ca/>

## F. LIMITATIONS

Submission under this Request for Expressions of Interest process does not confer obligations by CSI/Artscape to the Respondents in relation to subsequent processes related to the Centre.

Any Respondent making a submission in response to this Request for Expressions of Interest does so fully accepting the following provisions:

This is a Request for Expressions of Interest; it is not a procurement document. The information contained in this Request for Expressions of Interest is intended for information purposes only to assist interested parties in assessing whether or not to respond to such request. No representation or warranty express or implied, is made by CSI/Artscape or any of its agents, as to the accuracy or completeness of such information. Neither CSI/Artscape nor its agents will be responsible for, and hereby expressly disclaim, any and all liability for any errors, omissions or inaccuracies in connection therewith. In its response to this Request for Expressions of Interest, the Respondent must disclose to the CSI/Artscape, any potential conflict of interest that might compromise this process. If such a conflict of interest does exist, CSI/Artscape may, at its discretion, refuse to consider the response in question.

The Respondent must also disclose whether it is aware of any CSI/Artscape employee or Board of Trustees member has a financial interest in the Respondent and the nature of that interest. If such an interest exists or arises at any point leading to the selection of the successful Respondent, CSI/Artscape may, at its discretion, refuse to consider the response, or proceed with the Respondent any further in this process unless and until the matter is resolved to CSI/Artscape's sole satisfaction. All information provided by or obtained at any time from CSI/Artscape or its agents in any form in connection with this Request for Expressions of Interest that is not publicly available (i) must be treated in a highly confidential manner; (ii) is not to be used for any other purpose other than responding to this Request for Expressions of Interest; (iii) must not be disclosed to any other person without the prior written authorization of CSI/Artscape; and (iv) shall be returned to CSI/Artscape immediately upon the request of CSI/Artscape.

This exercise is not a request for tenders. This is a request for information only and no legal obligations will arise hereunder in any circumstances. CSI/Artscape reserves the right to amend the scope of this Request for Expressions of Interest, and to carry out discussions with one or more prospective Respondents at any time, or from time to time, for the purpose of attempting to finalize an acceptable agreement, at all times without recourse against CSI/Artscape and its agents, should no such agreement be concluded.

CSI/Artscape may proceed as it determines in its sole discretion, including to discontinue or invalidate this Request for Expressions of Interest and including to re-issue or proceed with a further Request for Expressions of Interest and CSI/Artscape will not be responsible for any losses or costs incurred by any Respondent as a result thereof. CSI/Artscape has the right not to respond to any report or request made by a Respondent and not to distribute copies of any reports or requests received from a Respondent and responses thereto, to the other Respondents. Where CSI/Artscape, in its discretion, considers that such report or request necessitates a change to this Request for Expressions of Interest, CSI/Artscape will prepare and issue an appropriate addendum to this Request for Expressions of Interest. CSI/Artscape reserves the right to terminate this Request for Expressions of Interest at any time for any reason.