



Work-Live Call for Proposals

Daniels' Social Impact Exchange Program

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The Daniels Corporation and Black North Initiative are thrilled to announce this unique opportunity for Black-identifying artists and artist groups.

The Daniels Corporation

The Daniels Corporation (Daniels) is a builder/developer that builds with a passion for creating vibrant communities in every sense of the word. Understanding that quality of life is created by much more than physical buildings, Daniels goes above and beyond to integrate building excellence with opportunities for social, cultural and economic well-being. In so doing, value is created for everyone. Over the course of its 37-year history, Daniels has built more than 30,000 award-winning homes and apartments, master-planned mixed-use communities, and commercial and retail spaces.

The BlackNorth Initiative

The BlackNorth Initiative (BNI) was formed by the Canadian Council of Business Leaders Against Anti-Black Systemic Racism in 2020 in response to the ongoing exclusion of the Black community in corporate Canada. In addition to working to increase the representation of Blacks in boardrooms and executive suites across Canada, the BNI has also developed a diversity Playbook to support signatory organizations launch diversity, equity and inclusion efforts and developed a Homeownership Bridge Program to help build generational wealth and mobility for the Black community.

The Opportunity

Daniels and BNI are currently accepting proposals from Black-identifying artists and artist groups for three work-live studios in Phase 3 of the **Regent Park** revitalization. Located on the **Living Lane**, the work-live studios will be within Daniels' DuEast Condominium and Artworks Tower communities. The work-live studios (two one-bedroom + studio units and one two-bedroom + studio unit) will be available at a special rate through participation in Daniels' Social Impact Exchange and will be managed by Daniels Commercial Leasing. This program seeks to celebrate the existing arts community in Toronto and provide a unique opportunity that will support Black artists and creatives in developing their practice, showcasing their work, and building relationships in the community while working and living there.

This collaboration with BNI is part of Daniels' corporate commitment to advancing equity and addressing the historic and ongoing impact of anti-Black systemic racism. As such, the selection process will prioritize applications from Black-identifying artists and artist groups.

The Neighbourhood

Built in 1947, Regent Park was the first purpose-built social housing community in Canada. Comprised exclusively of approximately 2,083 units of rent-geared-to-income housing, the community housed over 7,500 residents prior to the revitalization.

Since 2006, Daniels has been Toronto Community Housing's (TCH's) development partner for Phases 1, 2 and 3 of the revitalization of Regent Park, a redevelopment being looked at around the world as a model by which urban communities experiencing economic and social marginalization can be re-imagined into inclusive, sustainable, and resilient neighbourhoods.

A key tenet of the revitalization is including both rent-geared-to-income and market units together in the same community along with a continuum of housing which includes purpose-built market-value rental and seniors' housing. The revitalization also restores a diversity of architecture that matches surrounding

neighbourhoods, reconnects Regent Park to Toronto's grid of streets and avenues, and includes the creation of new commercial spaces and community facilities.

Daniels understands that incorporating arts and cultural infrastructure is integral to this vision. Over the past 16 years, Regent Park has welcomed a whole host of arts, cultural and commercial uses, adding to the vitality of the community. For Daniels, the work-live studios are the next step in creating community-based arts spaces in Regent Park.

The Living Lane

Designed by Brook McIlroy landscape architects, the Living Lane is a landscaped laneway that was designed to be more than a service corridor. Lit by catenary lighting that will drape along the length of the laneway, the Living Lane will also feature tree clusters, seating areas and bespoke bike racks designed by Bike Arts. Work-live studios will front onto the Living Lane, adding to the vibrancy of the space. Each laneway element is meant to encourage pedestrian use, bicycle activity and opportunities for social connection.



The Studios

The work-live studios comprise a **workspace** on the ground level, and a **residential component** on an upper level. Each workspace is accessible by a standard entrance door, and a second bi-folding glass door that opens directly onto the Living Lane. The residential component is accessible through the

condominium's lobby entrance, but the workspace and residential components are also connected via closed staircase within the unit.

The workspace features 12 ft. ceilings in principal rooms, polished concrete flooring, pot lighting and stainless-steel wash space. The residential component includes a full kitchen with new appliances, washer/dryer, and wood laminate flooring. The studios have two washrooms, one on each level.

Unit Type	Unit Size	Availability	Rate
Studio workspace with 1-bedroom residential component Within DuEast Condominium	First Floor: 495 sq. ft. Second Floor: 529 sq. ft. Total: 1024 sq. ft.	Immediately	\$1800 +HST and utilities
Studio workspace with 1-bedroom residential component Within DuEast Condominium	First Floor: 487 sq. ft. Second Floor: 686 sq. ft. Total: 1173 sq. ft.	Early 2023	\$1800 +HST and utilities
Studio workspace with 2-bedroom residential component Within Artworks Tower	First Floor: 866 sq. ft. Second Floor: 886 sq. ft. Total: 1752 sq. ft.	Early 2023	\$2200 +HST and utilities

Intended Use

Work-live studios have been incorporated into the laneway design to complement and enhance the animation of the Living Lane. As such, the studios are intended to function principally as creation, production, and exhibition spaces.

To attract walk-in business, these work-live studios will be identified with laneway signage. The bi-folding doors at the ground-level entrance of the workspace has been designed to allow artists and artist groups to engage with passers-by in the warmer months, making creative production visible and accessible to the community.

Workspaces must be the artist or artist group's primary place of business and artists or members of the artist groups are intended to reside in the residential component. Subletting of either component will not be permitted.

Please note units can only accommodate practices that do not require special ventilation or additional acoustic measures.

Daniels' Social Impact Exchange Program

Daniels understands that we have a platform to be leaders and innovators in addition to a responsibility to do our best as city builders. Through our Social Impact practice, we seek out opportunities to build relationships in the communities in which we build – form grassroots groups to not-for-profit organizations, educational institutions, and businesses – we see power in partnership and collaboration. Over the past 37 years, we have partnered with a number of organizations, leveraging our business to create opportunities for social impact. Daniels' Social Impact Exchange Program has been developed within this context.

The program seeks to expand opportunities for eligible commercial tenants to participate in community engagement and social impact work within Daniels communities in exchange for value, such as special lease rates and a larger tenant inducement, if applicable. The program is based on the concept of energy exchange, and while these financial incentives provide tangible value for commercial tenants, the impact of community engagement – on the quality of life in communities, social cohesion, animation of public spaces, participation and local economic development – cannot be overstated.

How the Program Works

Daniels' Social Impact Exchange Program requires participating commercial tenants to contribute a minimum of eight (8) hours a month to the community. Applicants submitting Proposals or Expressions of Interest to Daniels' Social Impact Commercial Programs are required to include a Social Impact Exchange Plan that outlines a proposed community engagement strategy or approach. Social Impact Exchange Plans should include examples of specific engagement activities or initiatives and provide details on opportunities for collaboration with local residents or community organizations.

Work-live artists will sign a memorandum of understanding with Daniels and BNI when they execute their agreement, acknowledging the terms of the Daniels Social Impact Exchange Program. Their involvement with the program will begin at that time and will be a condition of tenancy. Daniels' Social Impact Exchange Program can include time spent in a number of ways, for example:

- Providing mentorship to youth in the community
- Participating in public events that engage the broader community
- Engagement with a local community service organization
- Participate in local employment, training, social procurement and/or other community economic development initiatives

As part of the program, participating commercial tenants will submit a quarterly summary of their activity, which will detail both the nature of the activities and initiatives they engaged in, and the time spent on them. Participating commercial tenants will be evaluated on the amount and quality of their engagement by Daniels and BNI.

Social Impact Exchange Requirement for this Work-Live Opportunity

Participation in Daniels' Social Impact Exchange Program is a requirement for all artists selected for the work-live studio opportunities outlined in this Call for Proposals. Respondents to this Call are required to submit a Social Impact Exchange Plan as part of their application.

Given the location of the work-live studios in the Living Lane, Daniels is asking respondents to prioritize laneway animation as part of their proposed Social Impact Plans. As such, respondents should be prepared to propose ideas that will engage with the Regent Park community through activities and initiatives in the Living Lane itself. The bi-folding door to the work-live studio, for example, offers opportunities for artists or artist groups to create engagement opportunities that “spill out” of the workspace into the laneway. In addition to considering the example activities and initiatives outlined in the section above, respondents are encouraged to build upon some of the following ideas: hosting or presenting artist talks, coordinating exhibitions in the studio workspace or in the laneway, providing mentorship to emerging artists from the neighbourhood, and live art demonstrations, among others.

Call for Proposals

Daniels is issuing this Call for Proposals in collaboration with BNI for Black artists and arts organizations for the work-live studio opportunity outlined above. To be considered for this opportunity, applicants are asked to submit a proposal containing the elements described below by **May 20, 2022**.

Eligibility

To be eligible for tenancy for the opportunity outlined in this Call for Proposals, respondents must be a professional emerging or mid-career artist or belong to an arts group or organization. For the purposes of this proposal, a professional artist is someone who:

- has specialized training in the artistic field (not necessarily in academic institutions),
- is recognized as a professional by his or her peers (artists working in the same artistic tradition),
- demonstrates a commitment to devoting time to artistic activity,
- has a history of public presentation or publication,

Submission Requirements

Respondents are asked to submit a proposal outlining the studio use and a Social Impact Exchange Plan detailing activities or initiatives that will facilitate animation of the Living Lane and engage the Regent Park community. In addition, respondents are asked to provide an Artist CV.

Submissions should respond to the following requirements:

1. Email socialimpact@danielscorp.com expressing interest in the work-live studio opportunity to receive ongoing correspondence and updates
2. Submit a 3-5 page (maximum) Letter of Intent by the submission deadline date which sets out:
 - Which work-live studio unit you are interested in;
 - Key contact and contact information including: name, email address, phone number, mailing address, website and/or social media;
 - Description of your artistic or creative practice, including medium(s), the proposed use of the space and square footage required;
 - Description of your relationship to the Regent Park neighbourhood;
 - A Social Impact Exchange Plan that describes how the artist/artist group proposes to fulfill requirements of Daniels' Social Impact Exchange Program, including detailing any existing relationships with the Regent Park community, local organizations or other stakeholders
3. Submit an Artist CV by the submission deadline date which includes any professional qualifications, exhibitions/commission history, education, representation and other relevant experiences and major achievements to date.
4. Three references from any of the following: clients, mentors, mentees, community organizations

**Note: Shortlisted Respondents may be subject to a credit check prior to completion of the Proposal assessments and prior to the Work-Live Studio being offered to a potential artist.*

Submission Guidelines

All proposals are to be submitted in via email (PDF only) to: socialimpact@danielscorp.com

Information Session

A virtual Information Session will be hosted by Daniels with the participation of BNI to provide an opportunity for respondents to gather addition information and ask questions before submitting their Proposal. The Information Session will be held on:

- April 27 between 5:00PM-6:30PM via Zoom.

Applicants are strongly encouraged to attend the Information Session.

Selection Process

As this Call for Proposals is part of Daniels' corporate commitment to advancing equity and addressing the historic and ongoing impact of anti-Black systemic racism, the selection process will prioritize applications from Black-identifying artists and artist groups.

The following milestones outline the project timeline as currently defined:

Milestone	Date
Call for Proposals Release	April 14 th , 2022
Information Session	April 27 th , 2022
Proposal Deadline	May 20 th , 2022
Interviews with Shortlisted Respondents	Week of May 23 rd , 2022
Evaluation of Proposals Completed / Decision	Week of June 6 th , 2022

Following the evaluation of Proposal submissions, Daniels will notify shortlisted respondents of the next steps, which will include an interviews and further requests for information. All respondents will be notified of whether or not they have been shortlisted. The formal agreement structure and terms as well as operational expectations will be outlined in further detail with shortlisted respondents.

Submissions will be reviewed by members of Daniels' Social Impact and Commercial Leasing teams and BNI, and shortlisted respondents will be interviewed by a Panel made up of Daniels team members, representatives from the BNI and a local Black artist/artist group.

Proposal: Limitations

1. Submissions under this Proposal process does not confer any obligations by Daniels or BNI to the respondents in relation to subsequent processes related to the Proposal or the work-live studios.
2. The Proposal provides information to prospective artists only and does not constitute an agreement with respect to the work-live studios.
3. Daniels and BNI reserve the right to remove the offer from the market and to modify the Proposal process and/or timeline as described within the Proposal document.

Appendix A: Evaluation Criteria

The Evaluation Criteria will be used by Daniels, BNI and collaborators to review and assess proposals. Respondents should ensure that their proposal, including the Social Impact Exchange Plan and Artist CV address each of the Evaluation Criteria.

Summary of Evaluation Criteria

Artist CV

- Is the respondent an emerging or mid-career artist?
- Has the respondent
 - presented their artistic work, or participated in exhibitions, performances, screenings, readings, publications?
 - had specialized training in the artistic field?
 - been recognized as a professional by his or her peers?
 - demonstrated a commitment to devoting time to artistic activity

Proposed Use of the Space

- How will the respondent use the work-live space to engage in their artistic practice?
- How will this work-live studio provide an opportunity for the artist to grow/evolve their creative practice?

Connection to the Regent Park Community

- Does the respondent have an existing relationship with the Regent Park community?

Social Impact Exchange Plan

- How does the respondent plan to
 - make a meaningful contribution towards local hiring, local sourcing, local economic development?
 - create engaging animation opportunities in the Living Lane?
 - develop meaningful relationships and opportunities for engagement with residents in the community?

Appendix B: Floorplan – DuEast Condominium Work-Live Unit # 1

REGENT PARK, BLOCK 16S

Podium - East

Live/Work Unit

Unit Type: LW-1

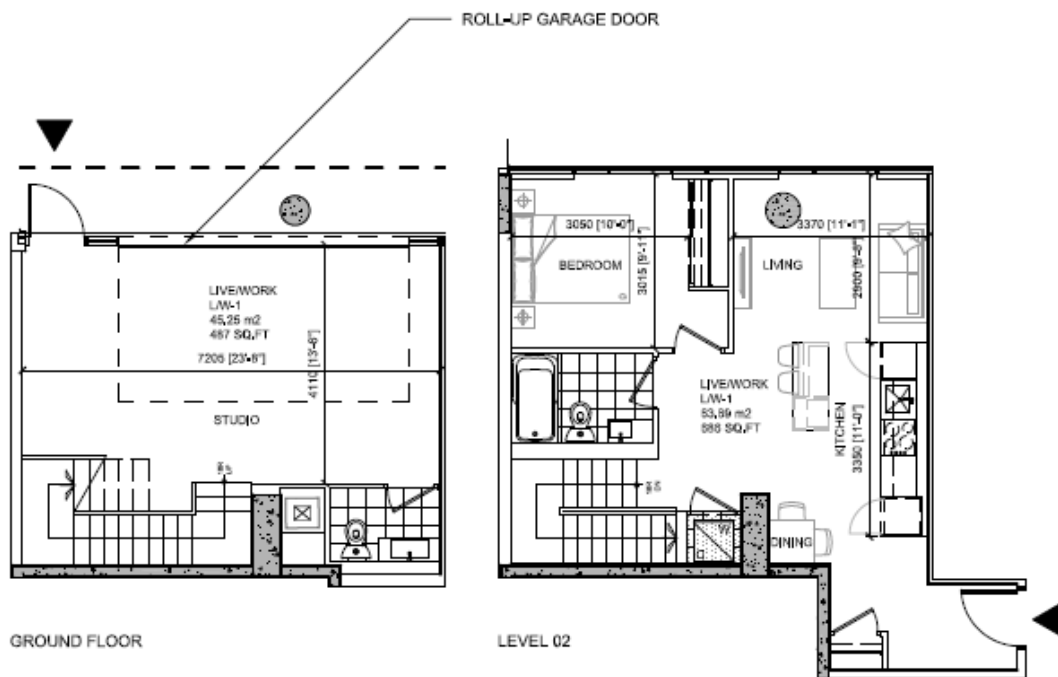
Kitchen Type: 11'-0" Linear, 5'-0" x 2'-0" Island

First Floor: 487 sq. ft.

Second Floor: 686 sq. ft.

Total: 1173 sq. ft.

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Drawings are not to scale. All areas and dimensions are approximate.
Floor areas are measured in accordance to Tareton Bulletin #22.
Size and location of windows may vary.



Appendix C: Floorplan – DuEast Condominium Work-Live Unit # 2

REGENT PARK, BLOCK 16S

Podium - East

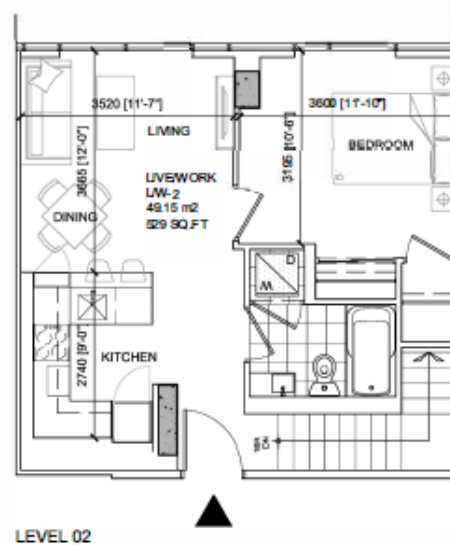
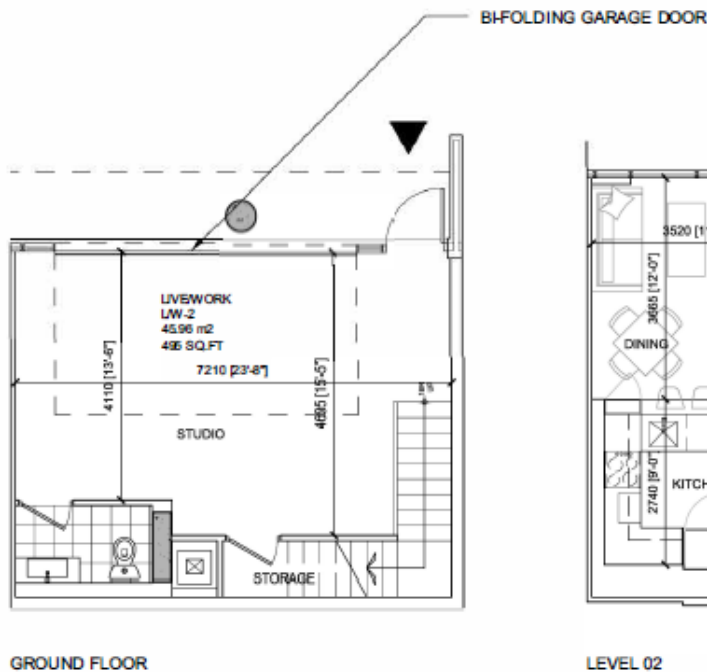
Live/Work Unit

Unit Type: LW-2

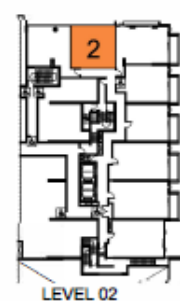
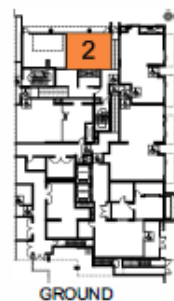
Kitchen Type: C-Form

First Floor: 495 sq. ft.
Second Floor: 529 sq. ft.
Total: 1024 sq. ft.

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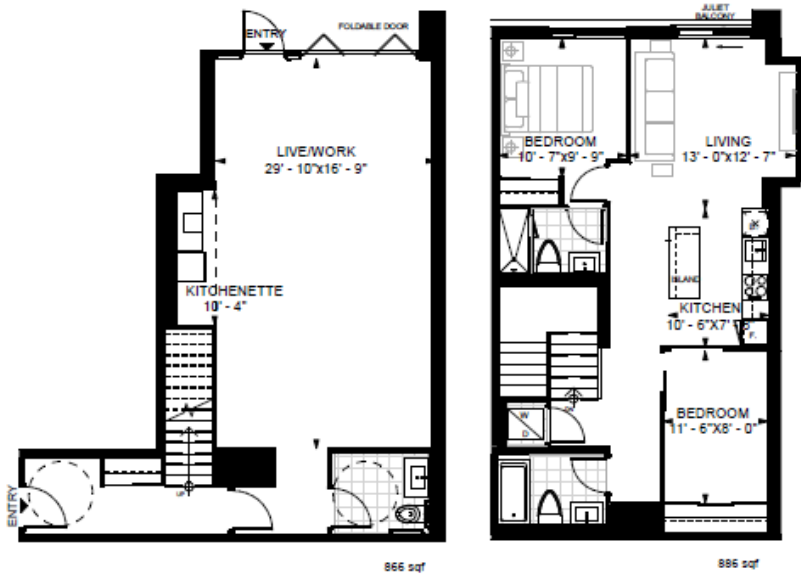


Drawings are not to scale. All areas and dimensions are approximate.
Floor areas are measured in accordance to Tarion Bulletin #22.
Size and location of windows may vary.



Appendix D: Floorplan – Artworks Tower Work-Live Unit # 2

ARTWORKS
TOWER



LW2 WEST

Suite Area:	1752 sq.ft.
Balcony Area:	0 sq.ft.
Total Area:	1752 sq.ft.



LEVEL 1-2

Drawings are not to scale. All areas and stated room dimensions are approximate.
Floor areas measured in accordance with Teton Warranty Corporation Bulletin #22.
Actual living area may vary from stated floor areas.
Floor area measurements were calculated on the middle levels, such that the units on
the lower levels may have less floor space due to structural members, mechanical
rooms, etc., while units on higher levels may have additional floor space.
The purchaser acknowledges that the actual unit purchased may be a reversed layout to
the plan shown.