

DUEAST WORK-LIVE

CALL FOR PROPOSALS



Deadline: October 10, 2023

All illustrations are artist's concepts and may not be representative of the final product. E. & O. E.

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BLACKNORTH

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, masterplanned 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 one work-live studio in Phase 3 of the Regent Park revitalization. Located on the Living Lane, the work-live studios will be within Daniels' DuEast Condominium. The work-live studio (one-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 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.

The Studio

The work-live studio comprises a workspace on the ground level, and a residential component on an upper level. The 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 appliances, washer/dryer, and wood laminate flooring. The studios have two washrooms, one on each level.

Unit Type	Unit Size	Availability	Rate
Studio Space with 1-bedroom residential component within DuEast Condomonium	First Floor: 487 sq. ft. Second Floor: 686 sq. ft. Total: 1173 sq. ft.	As early as November 2023	\$1800 + 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 studio 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 – from 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.

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, or has a history of public presentation or publication,

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.

Submission Requirements

Submissions should respond to the following requirements:

1. Email socialimpact@danielscorp.com expressing interest in the Work-Live opportunity to receive ongoing correspondence and updates.
2. Submit a 2-3 page (maximum) Social Impact Exchange Plan describing how the artist/artist group proposes to fulfill Daniels' Social Impact Exchange Program requirements, including detailing any existing relationships with the Regent Park community, local organizations or other stakeholders.
3. Submit an Artist CV that includes any professional qualifications, exhibitions/commission history, education, representation and other relevant experiences and significant 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 before completion of the Proposal assessments and before the Artist in Residence is offered to a potential artist.

APPLY TODAY!

Only one submission per artist or artist group will be accepted.
The deadline for submissions is 11:59 p.m. on, October 10, 2023. For any other questions, please contact socialimpact@danielscorp.com

Appendix 1: Summary of Evaluation Criteria

1. Artist CV

- a. Is the respondent an emerging or mid-career artist?
- b. Has the respondent
 - presented their artistic work, or participated in exhibitions, performances, screenings, readings, and 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

2. Proposed Use of the Space

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

3. Connection to the Regent Park Community

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

4. Social Impact Exchange Plan

- How does the respondent plan to
 - create engaging animation opportunities in the Living Laneway?
 - develop meaningful relationships and opportunities for engagement with residents in the community?

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:

October 10, 2023: Submission Deadline

October 16-20, 2023: Applicant Interviews

By October 27, 2023: Artist notified

Appendix 2: Floorplan - Work-Live Unit #1

REGENT PARK, BLOCK 16S

Podium - East

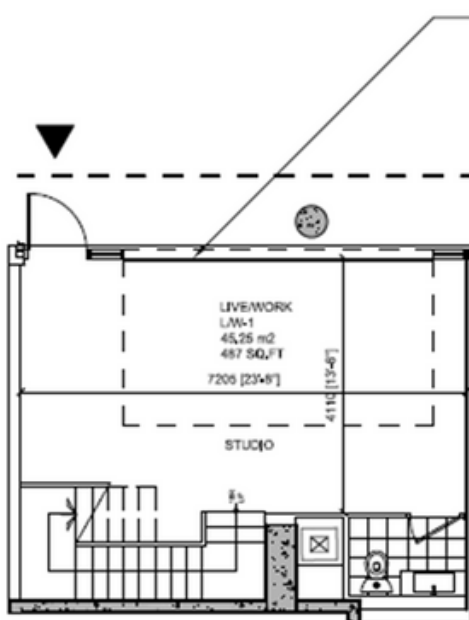
Live/Work Unit

Unit Type: LW-1

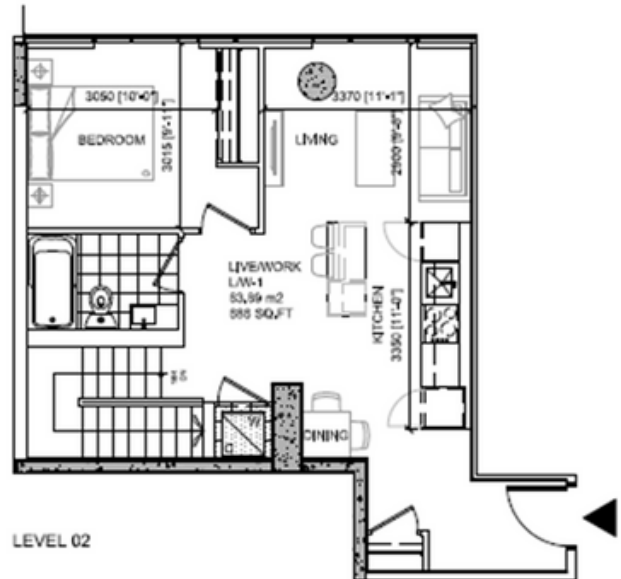
Kitchen Type: 11'-0" Linear, 5'-0" x 2'-0" Island

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First Floor: 487 sq. ft.
Second Floor: 686 sq. ft.
Total: 1173 sq. ft.



GROUND FLOOR



LEVEL 02



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

