



MABELLEarts Use of Mabelle Park: Q3/4 2021 Update

Item 2F

March 8, 2022

Building Investment, Finance and Audit Committee

Report: BIFAC:2022-31

To: Building Investment, Finance and Audit Committee
("BIFAC")

From: Sheila Penny, Chief Operating Officer

Date: February 11, 2022

PURPOSE:

On April 15, 2021, BIFAC followed by the Board on April 27, 2021 approved the following:

1. Approve the execution of the attached binding MOU between Toronto Community Housing Corporation and MABELLEarts;
2. Approve the execution of a lease of part of Mabelle Park for the clubhouse and an operating agreement for the balance of the park to MABELLEarts, each with a term of twenty years and otherwise substantially on the terms set out in the MOU or as agreed to by Toronto Community Housing Corporation;
3. Direct TCHC Management to report back to the BIFAC, on a quarterly basis, on the progress finalizing the agreement, construction of the clubhouse and implementation of program offerings; and
4. Authorize the Vice President of Facilities Management, or his designate, to take all actions and execute all necessary documents or agreements, on behalf of Toronto Community Housing Corporation, to implement the above recommendations.

The purpose of this report, in accordance with item 3 above, is to provide the 2021 Q3 and Q4 update on our work with MABELLEarts for the long-term lease of part of the TCHC owned Mabelle Park to operate, maintain and manage the clubhouse.

RECOMMENDATION[S]:

It is recommended that the Board receive this report for information.

REASONS FOR RECOMMENDATION[S]:

The BIFAC requested bi-annual reports on the Mabelle Arts Park Space and lease; this report will be followed by updated reports outlining project progress.

BACKGROUND

MABELLEarts is an award-winning community arts organization in Central Etobicoke. Since 2007, MABELLEarts has worked with over 70 professional artists and over 3000 Etobicoke residents of all ages and backgrounds to create free performances, workshops and community events in parks and public spaces. MABELLEarts has worked in the Dundas Mabelle TCHC communities for over 12 years and has built lasting relationships with local residents and the larger community.

Over the past 4 years, MABELLEarts has secured over \$800,000 in Section 37 investments from the City of Toronto to transform Mabelle Park, which is TCHC owned and across from 3 TCHC buildings. Once approved for development, the group will launch a fundraising campaign to secure the additional funds required to complete the space.

The plan is to build a proposed clubhouse to offer year-round programming to TCHC residents. The investment will include a \$1.6 million capital investment with a minimum of 50hrs of programming per month provided to TCHC tenants, valued at \$500,000+ per year. The transformation includes the development of a small, multi-purpose arts and culture 'clubhouse' that will consist of two universal washrooms and an indoor/outdoor multi-purpose art and performance space. The clubhouse will serve as a space

for tenants to come together, build leadership skills and continue to positively impact their community. It will also allow residents to benefit from new infrastructure while accessing economic opportunities, including micro-business development and employment opportunities.

The project has been openly discussed with the community through an extensive community engagement process. The project includes the support of regional staff and the local City Councillor and the support of tenants in both TCHC and private buildings.

Q3/ Q4 2021 UPDATES

In the spring of 2021, MABELLEarts and TCHC signed a twenty-year legally binding MOU outlining the next phase of community-led park transformation and animation. Core to this agreement is the formation of a shared governance platform. The long-term lease for the grounds operation was signed on September 27, 2021. That same month, the group launched a fundraising campaign to secure \$1.2 million in additional funds required to complete the space.

As outlined in the MOU, the Mabelle Park Governance Committee has been established. Due to COVID-19, the first formal meeting initially scheduled for September 2021 has been rescheduled to February 2022 and will be held virtually. The group will be comprised of seven members: two TCHC tenants, two members of MABELLEarts staff, two staff appointed by TCHC, and one member representing our City Councillor, Mark Grimes. The Park Committee will meet at least three times a year. The Committee will have the overall responsibility for selecting the location, services, and programming offered and addressing any complaints/concerns arising from activities/programming that will be carried out in a manner that serves the residents well, reflects community priorities, and adheres to TCHC guidelines. Members of the community have committed time and effort towards this goal and are excited to see the project moving forward. MABELLEarts' overarching philosophy is that many points of view coming together to work on a joint goal/project instills a sense of community, wellbeing and inclusiveness.

MABELLEarts provided a report to TCHC on December 17, 2021, outlining progress on the Park's redesign. Progress includes ongoing community consultations held from September to December 2021, with over 200 residents, of which 70% are TCHC tenants. These efforts led to the creation of four pillars that guide the Park's redesign: connecting to nature, local economic development, social connection, and care. A Values document was previously developed, meant to be a living document governing the work, and will be shared with all professionals working on the project. The document is currently being revised to include the latest results from the community consultations and will be available by the end of February.

In addition to the report, a Schedule of Deliverables was submitted. Two potential completion dates are proposed, Option A allows for completion in 2022 and Option B in 2023, depending on how quickly the remaining funds can be raised. The TCHC regional teams confirm that the plan is on schedule and that the project is progressing well. The group's architectural firm, LGA, has begun preparing the schematic drawings, and it is expected that by March 2022, these will be 50% complete.

MABELLEarts proposed a meeting in February following the Park Committee meeting to update stakeholders on progress and discuss pathways for ongoing reporting and approvals from TCHC.

NEXT STEPS:

1. The Mabelle Park Governance Committee will hold its first meeting in February 2022.
2. MABELLEarts/ TCHC to hold a meeting in February 2022 to discuss pathways for reporting and approvals.

IMPLICATIONS AND RISKS:

To date, MABELLEarts has raised \$867,000 of the \$1.6 million budget projected for this phase. With the approved MOU, lease and the Performance Preliminary Project Review submission, MABELLEarts will finalize the fundraising commitment to complete the space development.

SIGNATURE:

“Sheila Penny”

Sheila Penny
Chief Operating Officer

STAFF CONTACT[S]:

Allen Murray, Vice President Facilities Management
416-981-6955
Allen.Murray@torontohousing.ca

Marilyn Lee, Senior Legal Counsel, Real Estate
416-981-4228
Marilyn.Lee@torontohousing.ca

Nadia Gouveia, Director, Programs and Partnerships
416-981-4090
Nadia.gouveia@torontohousing.ca