AFFORDABLE. FOR THE ARTS. FOREVER.

ARTSCAPE
TRIANGLE LOFTS

OWNERSHIP OVERVIEW
We’re more than happy to answer your questions regarding the ownership wait list and rental opportunities at Artscape Triangle Lofts. Please contact Kelly Rintoul, Interim Manager of Tenant Services at kelly@torontoartscape.on.ca or 416-392-1038 ext 21.

Prices, mortgage information and specifications are subject to change without notice. E & O.E.

Artscape and Artscape Triangle Lofts are registered business names of Toronto Artscape Inc.
Artscape recently completed the sales process for Artscape Triangle Lofts, an innovative project created exclusively for qualified artists and non-profit arts professionals. As of January 2010, all sales units were sold, however you can add your name to the wait list, should a unit become available.

To add your name to the Artscape Triangle Lofts wait list, please visit www.torontoarts.on.ca/community/apply-online/live-work-space-request to complete the online application form. In addition to the online form, you will be asked to submit an up-to-date curriculum vitae detailing your professional qualifications and a letter of intent describing how you propose to use the space. Your application will be reviewed by Artscape’s Tenant Advisory Committee to ensure that you meet our criteria for professional artists, as outlined by the Draft Canadian Artist Code. If these criteria are met, we will email you a letter confirming our approval and your name will be added to the Artscape Triangle Lofts wait list. You will be notified when a unit at Artscape Triangle Lofts comes available for purchase in the future. Units will be offered in chronological order according to application date.

If you have questions about the ownership wait list for Artscape Triangle Lofts please contact Kelly Rintoul, Interim Manager of Tenant Services at kelly@torontoartscape.on.ca or 416-392-1038 ext 21.

Artscape Triangle Lofts is a non-profit initiative to create a new self-sustaining development model that permits opportunities for both rental housing and live/work ownership, encourages a mixed-use community, and supports a range of incomes in the arts community in perpetuity. Artscape acknowledges the tremendous leadership of the City of Toronto, and project partners Urbancorp and Active 18, in developing this new model. Without their support and commitment, Artscape Triangle Lofts would not be possible.

THE PROJECT

- Below-market ownership: substantially lower monthly carrying costs compared to other new-build loft condominiums in Toronto
- A non-profit initiative that encourages a mixed-use community, supporting a range of incomes in the arts community
- Purchasers of units may complete the purchase of their unit by paying 75% of the purchase price and giving Artscape a payment-free second mortgage (the Artscape Mortgage) worth 25% of the purchase price (see our Finance Centre section for more information on the Artscape Mortgage)
- Conventional first mortgages for 70% of the purchase price are available for qualified purchasers from many sources, including Creative Arts Savings & Credit Union at competitive rates
- Unlike other developments, Artscape requires only 5% deposit at the time of purchase
- Open exclusively to artists and non-profit arts professionals
- Developed for the arts community, governed by the arts community, owned by the arts community – forever
- Unit sizes ranging from 500 to 1,010 sq.ft.
- Created by a not-for-profit organization with 24 years experience
- In the heart of the arts: situated in the Queen West Triangle area close to The Theatre Centre, Gladstone Hotel, Drake Hotel, Museum of Contemporary Canadian Art (MoCCA) and the largest concentration of art galleries in Toronto
- Short move-in wait time: currently under construction with occupancy scheduled for Summer 2010
- 10 foot ceiling height on floors, as per plan
- Constructed to achieve LEED-certification (Leadership in Energy and Environmental Design) and environmentally sensitive in its materials and design
- Limited parking may be available for purchase
In 2007, Artscape, the City of Toronto, Urbancorp and Active 18 announced this pioneering new below-market live/work development for the arts community within Urbancorp’s Westside Gallery Lofts condominium development.

The goal of Artscape Triangle Lofts is to permanently preserve vital artist work and living space in the Queen West Triangle neighbourhood. Artscape Triangle Lofts will serve as a model across Toronto and internationally, where gentrification threatens to displace creative people from their neighbourhoods. Sales for the ownership units opened in August 2009 and were 100% sold by January 2010. The tenanting process for the rental units at Artscape Triangle Lofts will commence in March 2010.

Established in 1986, Artscape is a not-for-profit, urban development organization that revitalizes buildings, neighbourhoods and cities through the arts. Artscape projects provide affordable space for creativity while generating positive cultural, economic, social and environmental impact.

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. Most recently, Artscape was responsible for the creation of the award-winning Artscape Wychwood Barns, named by the Globe and Mail as “one of the top five architectural sights in the past 175 years” of City of Toronto history. Additional information on Artscape can be found at www.torontoartscape.on.ca
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LOCATION + AMENITIES
GENERAL FEATURES

- 10 foot ceiling height on floors, as per plan
- Exposed concrete ceiling and sealed high gloss concrete floor
- Thermal glazed aluminum windows, as per plan
- Glazed aluminium ground floor entry door, as per plan
- Wood veneer finish solid core entry door 36” width with privacy viewer
- In-suite individually controlled HRV fan coil heating and cooling system
- Interior free-standing drywall walls 7’0” high
- Exposed ducts for heating and cooling and all service connections, including pipes and conduits
- Homes pre-wired for high speed cable internet and cable ready for HDTV
- Individual 100 AMP electrical service panel
- All walls between units have a minimum STC rating of 50
- Handicap suites will be designed as full handicap accessible units
- Wire lockers in bicycle rooms

KITCHEN

- Contemporary kitchen cabinetry and colour coordinated laminate countertop
- Stainless steel sink with single lever faucet
- Halogen track lighting with 3 lights
- Appliance package includes white finish 30” range/oven and 30” refrigerator and 24” dishwasher
- Range hood vented to exterior

BATHROOM

- One four (4) piece bathroom as per plan
- Ceramic tile on floor and tub surround as per plan
- Mirror over sink with light
- Smooth ceiling in bathroom 7’0” height
- Temperature controlled mixing valve to tub/shower
- Ceiling exhaust fan vented to exterior

LAUNDRY ROOM/CLOSET

- Rough-in for washer
- Rough-in for dryer exhaust vented to exterior
- Rough-in for plumbing for laundry sink
- Lockable doors
- Ceiling 7’0” height
EXAMPLE SHOWN:
500 sq ft

All floor plan dimensions are approximate.
Floor plans may be reversed.
EXAMPLE SHOWN:
620 sq ft

All floor plan dimensions are approximate. Floor plans may be reversed.
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SUDBURY FACING SOUTH
RANGE OF SUITE AREAS .................. 655-790 sq ft

EXAMPLE SHOWN:
730 sq ft

All floor plan dimensions are approximate.
Floor plans may be reversed.
EXAMPLE SHOWN:
795 sq ft

All floor plan dimensions are approximate.
Floor plans may be reversed.
EXAMPLE SHOWN:
840 sq ft

All floor plan dimensions are approximate.
Floor plans may be reversed.
EXAMPLE SHOWN:
930 sq ft

RANGE OF SUITE AREAS ........................ 630-1,010 sq ft

All floor plan dimensions are approximate. Floor plans may be reversed.
EXAMPLE SHOWN:
945 sq ft

All floor plan dimensions are approximate.
Floor plans may be reversed.
EXAMPLE SHOWN: 1,010 sq ft