Artscape Live/Work Studios
900/910 Queen St. West, Toronto

Owner
Artscape Non-Profit Homes Inc.

Architect
Joe Lobko Architect Inc.

Development Consultant
Garrick & Assoc.

Contractor
Dasd Contracting Inc.

Funding Support
Ministry of Housing
Ministry of Citizenship, Culture and Recreation
City of Toronto
Toronto Artscape is a non-profit organization with a mandate to provide affordable living and working accommodation for artists within the City of Toronto. The 900/910 Queen St. West project is their first "live/work" project, combining 22 live/work apartments on the upper three floors with 6 additional work only units in the level below grade.

The existing 3 storey industrial building (with basement), dating from the turn of the century, was fully renovated in order to accommodate artist's needs in a manner which went beyond current building code requirements. Desirable features of the existing heavy timber construction structure include tall ceiling heights, a deep floor plate allowing for generous unit sizes, generous existing window areas, a working freight elevator and a full sprinkler system.

Unit design is based on the provision of a service core within each unit, which includes a minimal kitchen, bathroom and a large storage room. These three elements are designed around a service stack providing for distribution of plumbing and an enhanced ventilation system which employs Heat Recovery Ventilation units within each suite. Further partitioning is kept to a minimum, in order to provide an overall sense of spaciousness, allowing for a range of layouts to accommodate various live/work arrangements. Allowance has been made in the unit for future bedroom/workroom partitioning.

The design of the project was developed in a manner which would allow the existing heavy timber and masonry bearing wall construction, which provided the essential character of the existing structure, to be exposed as much as possible. New building materials were chosen and detailed to complement this existing character.
Project Credits

Owner
Artscape Non-Profit Homes Inc. (Toronto Artscape Inc.)

Architect
Joe Lobko Architect Inc.

Structural Engineer
Onen & Seckin Ltd.

Mechanical/Electrical Engineers
RCI International

Landscape Architect
Ferris + Quinn

Development Consultant
Garrick & Assoc.

General Contractor
Dasd Contracting Inc.

Funding Support
Ministry of Housing
Ministry of Citizenship, Culture and Recreation
City of Toronto