

Services Provided by Toronto Artscape

Property Acquisition, Funding, Development and Management:

Toronto Artscape's operations focus on the acquisition, conversion or development of buildings for subsequent leasing or sub-leasing as studio, performance, rehearsal and exhibition spaces at affordable rates to artists and non-profit arts organizations.

In addition, Toronto Artscape provides consultation services to arts organizations looking to develop their own sites and interim project management to unincorporated artists groups.

Liaison/Information Services:

Toronto Artscape acts as a liaison and spokes agency on work, live/work and housing space issues with all levels of government. This is done in consultation with all sectors of the arts community.

Artscape also participates on City planning, urban development and housing committees and acts as the representative for the City of Toronto to other cities and countries with relation to arts space/facilities issues.

Research and Clearing House:

Artscape provides a two-fold referral service for artists looking for workspace and live/work space and landlords who have affordable space for rent. A listing in our

Clearing House database is free and all property owners and artists are encouraged to register with us.

Reference Library

Artscape maintains a comprehensive collection of reference and technical data pertaining to artists' space, collected from counterpart organizations world-wide. Our library is publicly accessible during regular office hours.

Short Term Space:

60 Atlantic Avenue has a 900 square foot space which is available on a daily, weekly, or monthly basis.

For information on any of the items in this newsletter please call the Artscape office at (416) 392-1038.

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ARTSCAPE

TORONTO ARTSCAPE INC.

141 Bathurst St.
Toronto
Ontario
M5V 2R2

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INTRODUCTIONS

There has been much change and growth at Artscape over the past year or so and, like all under-staffed and overly ambitious arts organizations, we have missed reporting on some very basic items. Our Newsletter circulation has doubled and we need to introduce some of the names behind the deeds that are reported. And so without further ado....

The Artscape Board of Directors

J.P.S. Mackenzie President
Garry Conway Vice-President

Directors: Frank Addario, John van Burek, Arthur Gelber, Ron Graham, Joyce Kofman, Dale Martin, Sarah Nind, Diane Pugen, Muriel Sherrin, Councillor Martin Silva, Margie Zeidler, Rita Davies (Honourary), Tom Fulton (Honourary).

The Artscape Staff

Billie Bridgman Executive Director

Sandra Cowan Project Manager

Richard D'Iorio Resource Centre
Co-ordinator

60 ATLANTIC AVENUE COMES TO LIFE

On Saturday May 23, 1992, 60 Atlantic Avenue officially opened its doors. With 60 tenants on three floors, the building stands out as a landmark achievement for the arts community.

Despite the forecast of rain, the ceremonial speeches and ribbon untying took place under a clear blue sky. The day turned out to be a complete success as artists and politicians were given the opportunity to see what Artscape is all about: the provision of secure and affordable spaces for the creation of art.

Many thanks go to the volunteers who worked so hard to organize and prepare for the occasion and to Councillor Barbara Hall and MPP Rosario Marchese for their encouraging speeches during this important event.

There are 48 studios in the building and as of the time of publication only four studios remain available. In addition to the long term leases, Artscape has put aside one 900 sq. ft. studio for individual artists, collectives and arts organizations which is to be made available on a daily, weekly or monthly basis.

The renovations of the building were made possible with the financial assistance of the

City of Toronto, the Ministry of Culture and Communications, and the Toronto Economic Development Corporation.

We look forward to seeing everyone at the opening of our next project!

MORE AT 96 SPADINA

Our next project is the expansion of our studio space at 96 Spadina Avenue. Presently Artscape leases 1 and 1/2 floors in the building, which have been renovated into 19 work spaces and a gallery (the renowned "Red Head Gallery").

In May we undertook an extension on our lease to include another floor and the architectural plans are now being drawn up. The renovations should be completed by late summer and the anticipated occupancy date is September 1.

Rental rates will range from \$8.25 to \$9.00 gross per square foot and the only extras will be GST and hydro.



Artscape at 60 Atlantic Avenue:

Photo by: Richard D'Iorio

ARTSCAPE ADDRESSES HOUSING

We are presently proceeding with discussions which could lead to the development of a non-profit artist housing site in the west end of Toronto, at **2252 Dundas Street West**. The project would be funded through the social housing program of the Ontario Ministry of Housing. The process has a few more obstacles to overcome, but we are optimistic that we will see a favourable outcome.

This would be a small development - probably 20 units - with a mixture of bachelor, one and two bedroom apartments. We feel strongly that there are many dancers, actors, writers, visual artists and musicians in serious need of affordable low-rental housing. This project could offer a secure home to approximately 30 of them, serving as an important first step in fulfilling the housing needs of our arts community.

Although the scale may be small, 2252 Dundas Street West would function as a model for developments to come, allowing Artscape to test various mechanisms of financing and management in a residential environment.

We have also submitted an application to the Ministry of Housing for an allocation of 80 residential units to be applied toward the development of a live/work site - a new development or a retrofit of an old industrial building. This certainly will be a more substantial undertaking, requiring a larger time frame for development, but when its time does come, the experience on the smaller 20 unit building will be invaluable.

THE BOILER ROOM PROJECT: Communal Studio Space

Last fall Susan Patrick, founder of "The Art Garden", approached the Artscape Board with a proposal for Artscape to assume management of her project. This facility offered affordable, short term, communal

studio space on a membership basis and was particularly appealing to younger artists and students.

While Artscape was not able to assume the Art Garden per se, the Board recognized that a facility of this nature was desperately needed by the arts community. In response, they decided to set aside a space in our newest project at 60 Atlantic Avenue and the "Boiler Room" studio was immediately identified as the appropriate setting for this type of workspace.

The "Boiler Room" is, in fact, the most unique studio space within the 60 Atlantic project. It measures 800 square feet, has 18 foot ceilings, 10' windows, brick walls, and a concrete floor. The space has been affectionately named the "Boiler Room" in commemoration of its' former life as the original mechanical room which housed an old steam boiler.

The room has been completely overhauled and all of the mechanical systems removed, so for those of you who envisioned working alongside running pipes and ominous metal tanks, we can assure you the space is completely cleared of its' former attributes.

Artscape is planning to start-up the Boiler Room project in July of this year. Memberships will cost \$90.00 per month, which allows 24 hour/7 day a week access. Anyone interested in becoming a member should contact Sandy at the Artscape office.

THE BUILDING CODE WORKING GROUP: The need for change

Currently, many Toronto artists live in "illegal" live/work studios, outside of the regulatory requirements of the Ontario Building Code. These artists live in continual uncertainty about their tenancy, without the benefit of residential rent control or the protection of the Landlord & Tenant Act. Dislocation is more often the rule than the exception. When they are forced to leave their homes, they suffer not only their dislocation, but also the loss of their labours, as they have typically transformed raw industrial space into habitable and agreeable

environments. The health and safety of these artists is compromised and their political representation, having no fixed residential address, is unaccounted for. In addition, it would be very difficult to imagine these distractions not adversely affecting the creative process, which is partially or entirely the source of income.

In the interest of public health and safety, the Ontario Building Code sets out standards for construction and renovations. Unfortunately, the Code is structured to allow for the development of safe single use spaces. When multiple uses - ie. residential/commercial or residential/industrial - are combined in one space however, the Building Code has no efficient or cost effective way of facilitating this type of development. The lack of appropriate and affordable Code compromises has been a hinderance in the development of safe and affordable live/work projects.

In order to address this problem, a working group, jointly co-ordinated by the Buildings Branch of the Ontario Ministry of Housing and Toronto Artscape, in co-operation with the Ministry of Culture & Communications and with representatives from CARO, the National Home Business Institute, the City of Toronto Buildings and Inspections Department, Cityhome, the Ministry of Housing, the Solicitor General and the City of Toronto Housing and Planning Department, as well as private sector developers, architects and artists, has been convened. It is hoped that through the Working Group's recommendations, compromises can be reached to lessen development requirements, and the attendant financial implications, without seriously compromising safety. The objective is to adapt the current Code or create a new live/work section for the 1995 round of Building Code revisions.

The needs of artists and their families for safe, healthy, affordable and appropriate living and working space is apparent. Based on the energy and interest demonstrated by all who attended the first meeting of the Building Code Working Group, we are anticipating a positive outcome - the establishment of a clear, step-by-step process to facilitate economical, safe and secure live/work studios.

WE HAVE MOVED TO 60 ATLANTIC AVENUE

Although our Newsletter may clearly read 141 Bathurst, we have most certainly moved to our new site at 60 Atlantic Avenue. After weighing the pros and cons of on-site building management, Artscape decided to move its offices into our new building at 60 Atlantic. We felt that on-site problem solving and tenant liaison was the most effective way to create a well integrated community while learning the tools of our trade.

As a cost saving measure Artscape double printed our last Newsletter masthead, not anticipating a relocation. Confronted with the choice of wasting the old headings and paying for the new, we have opted to reuse (in the spirit of the three r's) and direct funds toward more pressing needs.

Knowing how hard it is to keep mailing lists up to date - we offer our sincere apology for moving twice in 14 months. We'll try to stay put for a few years now.

R & D ON THE ROAD

In February, Toronto artist Ric Amis and I spent four very busy and productive days with colleagues at Artspace in Minneapolis. Ric has been engaged to write our arts space development handbook (known as the Procedures Manual - for lack of a drier title!) and we felt that much could be learned from the projects which Artspace has developed, or assisted, to date and has planned for the future. We contacted them and asked if they would share their experience and growing base of knowledge. Their enthusiastic response on the telephone was surpassed only by the level of energy and generosity which we experienced in person as Artspace executive staff put us in touch with all the "players" and outlined all the elements which facilitate arts space development in the Twin Cities. Visiting sites (up-and-running and in the rough) alternated with detailed discussions of funding mechanisms, building management structures, organizational funding and development models, zoning, building code

and municipal participation. We were privileged to see individual artists' spaces and talk in detail with tenants about their needs, expectations and participation in creating space. It was a full and rewarding four days for which we thank Kelly, Tom and everyone else who gave so much to making it so informative.

In a couple of weeks I will be in London, England for a conference entitled "The Artist in the Changing City" sponsored by the British American Arts Association. Representatives from many countries around the world will meet to discuss the issues facing cities and their artists. I am looking forward to seeing some of the arts space projects in and around London and to discussing space-related problems and solutions with colleagues from a wide variety of different urban centres. More in the next Newsletter.....

Billie Bridgman, Executive Director

TWO THINGS YOU SHOULD KNOW ABOUT ARTSCAPE

Who is eligible for an Artscape studio?

As a non-profit arts agency which receives public funding to develop its projects, Artscape must ensure that our studios are made available to non-commercial artists and non-profit arts organizations only. In order to identify qualified applicants,

individual resumes or articles of incorporation are collected and presented to a tenant selection committee for review and verification.

If you are interested in applying for an Artscape studio, send us a copy of your artist resume or incorporation papers, along with a covering letter outlining the following information:

- your medium or discipline
- how much space you require
- your monthly rental budget
- any special requirements

Our current projects are work spaces only

Although we are working toward developing live/work projects in the future, due to zoning restrictions it is not possible for us to allow any residential use of spaces within our current projects.

If you are looking for a live/work space we can put you in touch with private sector landlords through our Clearing House service. Contact Richard at 392-1038.

ROUND UP '92

Artscape is proud to be part of the fifth annual "Round-up" open studio art fair. Several artists in our building at 60 Atlantic will be participating in this city-wide event and we hope our Toronto readers will make it a point to come on down to see their work and our studios!



An example of an Artscape studio, featuring the work of artist Walter Bachinski.

Photo by: Sarah Bacinski