

Services Provided By Toronto Artscape:

Property Acquisition, Funding, Development and Management:

Toronto Artscape's property management operations focus on the development or re-development, and management of buildings for artists' use, as private and semi-private studios, performance, rehearsal, or exhibition spaces.

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

Liaison/Information Services:

Toronto Artscape acts as a liaison and spokes agency on work, live/work and housing space issues at 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:

Our building at 60 Atlantic Avenue has a large studio space which is available for temporary rental on a daily, weekly or monthly basis for exhibitions or rehearsals.

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

Toronto Artscape Inc. gratefully acknowledges the generous support of the City of Toronto, the Toronto Arts Council, the Ministry of Culture and Communications, Canada Employment and Immigration, the Toronto Economic Development Corporation and the Federal Department of Communications.

ARTSCAPE

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November 19, 1992
Volume 3, Number 2

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ANOTHER FLOOR AT 96 SPADINA

Renovations were completed recently on our latest workspace project at 96 Spadina

and approximately 25 new tenants took occupancy on September 1. This brings the number of studio spaces at 96 Spadina to a total of 39, plus the Red Head gallery. A few very affordable, semi-private spaces are still available, so if you're interested please give us a call.

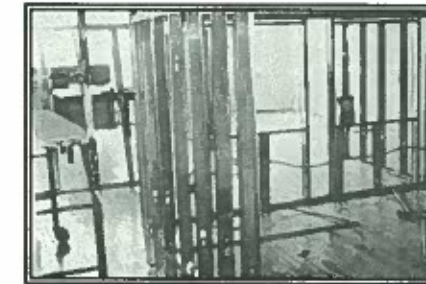
The official opening will be from 2:00pm until 5:00pm, Sunday December 6th. Drop around and meet the artists of the 7th floor.

We would like to thank the Toronto Arts Council for its financial contribution toward this project.

Before: Raw Open Space At 96 Spadina



Half Way: It begins to take shape



After: The Completed Studio



LIVE/WORK: A Foreseeable Future

As previewed in our June Newsletter, over the past 6 months Artscape has been working out the necessary underpinnings for a pilot live/work project. While we are by no means in the ground on this project, we are confident that Artscape live/work will become a reality within the next 12 months.

Several possible sites are being considered, architects are at work on drawings, requests have been submitted to the Ministry of Housing for financing guarantees to cover

the construction costs associated with the housing component of the projects and funding partnerships are being sought within the cultural funding sector to finance the work portion of these spaces.

With a live/work project now on the horizon, we are ready to launch an official live/work waiting list. At this preliminary stage, this simply means that starting December 1st, anyone interested in an Artscape live/work space should call our office at 392-1038 and register.

As soon as we confirm a specific project, information and application packages will be sent simultaneously to all those on our preliminary listing. An official waiting list will then be established from returned and

completed applications, set in the order in which they are received.

While there is still a long way to go until the ribbon cutting, we are confident that legal, safe, appropriate and affordable live/work will be a reality in Toronto within 1993.

Zoning Breakthrough

By making non-profit artist's live/work studios an allowable industrial use in certain areas of the city, the City of Toronto's new Cityplan will unravel the rather complex zoning issues which, up until now, have plagued potential live/work sites. (continued on next page)

In a draft Zoning By-Law amendment, artist live/work projects to be owned or operated by non-profit arts organizations can locate - **as of right** - in specific (I1 and IC) industrially zoned areas. What this means is that it will be unnecessary to go through the often lengthy and potentially costly process of rezoning.

Further amendments limit parking requirements for artists and studio visitors. With this shift away from the focus on parking, a greater portion of project costs can be allocated to building out the individual live/work spaces.

These proposed amendments represent a key breakthrough in the process of facilitating the development of live/work space for artists and are indicative of the commitment that the City of Toronto, and its Planning and Development Department, have shown in adequately and appropriately meeting the housing and workspace needs of Toronto's artists.

THE BUILDING CODE WORKING GROUP

The Building Code Working Group has made enormous strides over the past six months in isolating particular issues associated with live/work space and in researching possible compromise solutions.

During this past summer BCWG members researched the experiences of other municipal jurisdictions as well as the problems associated with building regulations encountered by three Metropolitan Toronto area live/work projects. Presently, the sub-committees of the BCWG are examining this research and are providing a number of models and precedents for the group to study in greater detail.

In addition, a sub-committee was struck during the fall session to discuss the many

related issues which, though not specifically code related, do have an impact on the development of live/work space. Property and business taxes, community services and amenities, the Landlord and Tenant Act, and telephone service charges were just some of the issues discussed and assessed in relation to the development and operation of live/work projects. A technical sub-committee has also been meeting and will be reporting back to the BCWG with possible Building Code compromises.

The work of these sub-committees, combined with collected research, will undoubtedly form a solid basis from which to make recommendations for amendments to the 1995 Ontario Building Code.

METROPOLITAN TORONTO CULTURAL FACILITIES INVENTORY

Work is now underway on the planning and development of a Metro Toronto cultural facilities database. Currently, there are several regularly updated cultural facility guides and listings available to the Metro Toronto arts community, covering different geographic areas and specific artistic disciplines. As far as they go, these directories provide a valuable resource for arts organizations and individual artists seeking appropriate rentable space. Their scope, the amount of information available and the frequency of updates vary, but more importantly, nowhere is there a complete and up-to-date picture of all of the spaces used for and by artists in Metro Toronto.

The Artscape inventory will be drawing information from these existing sources as well as searching out new space data to create an integrated, complete and current analysis of Toronto's cultural facilities stock. In addition to serving the needs of artists as a one-stop referral service, such an inventory could be used by cultural funding agencies when evaluating capital funding applications and planning long term capital commitments.

The Federal Department of Communication's Cultural Innovations Program has awarded Toronto Artscape a start-up grant toward the preliminary hardware, software and training costs of this comprehensive database inventory project. We are confident that an inventory of this size and detail will contribute to a greater understanding of the space and facility needs of the arts community and a better appreciation of its economic and social impact.

ARTSCAPE IN THE INTERNATIONAL CONTEXT

In June Artscape's Executive Director Billie Bridgman spent three very full days participating in a conference in London, England entitled "The Artist in the Changing City". While the focus of the conference was wide enough to encompass the gamut of conditions facing artists in today's urban centres, inevitably space returned time and again as a key component to a healthy arts community. Billie participated on a panel with two other "developers" which focussed specifically on the issues surrounding artists' space development: building code, zoning, tax exemptions, tenant selection policies, financing and management. The time was too short to reach specific conclusions but what was obvious is that the problems (and hopefully the solutions) are the same everywhere.

Artscape also provided a display of Toronto-based artists' studio space projects which allowed all participants to see the scope of projects underway in Toronto.

As usual the detailed discussions were held over drinks, waiting for cabs and between sessions. If nothing else, we provided, to a City not terribly fond of Canadian developers at the moment, a 'good guy O & Y'.

DISTILLING PLANS AND MAKING A START

Toronto's downtown area is bordered on the east side by one of Canada's most unique and important historic sites. Dating from the 1830's, the Gooderham & Worts distillery offers a glimpse into the industrial processes of 150 years ago. Comprised of dozens of buildings, many with unusual structural features specific to the distilling industry of Victorian times, the site offers many interesting potential arts uses. Preliminary planning discussions between the owners of the site and the City of Toronto have concluded that not only are arts uses appropriate to the site and to the location, but in fact they may well serve as an early engine to focus other special uses and later development phases.

Artscape has been asked to assist in the development of ideas for appropriate arts uses. With arts space always at a premium, we have lots of suggestions but we would also like to hear from you. To make it challenging: ideas which are easy, cheap and quick and which produce permanent and at least partially publicly accessible space would be great! So, get in touch if you would like to participate.

MARKET VALUE ASSESSMENT AND THE ARTS

We have just gone through one of the most heated tax battles in Metro Toronto's history. Although it was much protested by small business and the arts, Market Value Assessment was passed by Metro Council and by the Province.

For those who are wondering, Market Value Assessment is an attempt to redress perceived property tax inequalities. The last time a full assessment took place for Metro was back in the late 1940's. Since the City of Toronto has kept much of its

infrastructure, many properties have not been reassessed and are felt to be paying taxes well below market value. Meanwhile suburban municipalities, with new built infrastructures, have had to pay at higher levels based on more recent values, hence the push for reform has come largely from the suburbs. Under the new plan they will be receiving modest decreases, while much of the City of Toronto will suffer substantial increases.

The repercussions for the Arts in the City of Toronto could be devastating. A survey of 14 arts organizations revealed that under full MVA, the average property tax increase could be as high as 134%. Although non-profits will come under the same 25% cap assigned to commercial properties, absorbing this unanticipated cost could put many organizations into financial difficulty, threatening their stability and, in some cases, their existence.

With less and less funding available to the arts community these days, this is clearly the worst possible time for a new Market Value Assessment.

LAKESHORE VILLAGE ARTISTS' COOPERATIVE

The four building, 92-unit Lakeshore Village Artists' Cooperative (LVAC) has attracted a great deal of attention, both as a landmark achievement for the housing and workspace needs of Metro Toronto artists and individually, as a prospective new home.

Most of LVAC's studios are designed to be flexible live/work spaces for artists and their families. Each unit has an appealing 2.8m ceilings height and residents will have access to laundry facilities, a common lounge, and a roof deck. Some studio units are specifically designed for sculpture, painting, and photography.

If you are interested in more information about LVAC, an Open House will be held

on Thursday, November 26 at Humber College (3199 Lakeshore Blvd. W.) from 6:00pm to 9:00pm in room B305.

60 ATLANTIC PUBLIC ART COMPETITION

When Toronto Artscape undertook the renovations of 60 Atlantic Avenue, 1% of the overall construction budget was set aside specifically to commission a piece of public art.

The work is to be displayed on the exterior of the building. A design which easily can be transferred to other TAI sites as a "signature" would be preferred. Submissions, if not in their design then in their imagery, should suggest the multi-discipline nature of Artscape's buildings.

The commission budget has been set at \$8500.00 which must cover all costs associated with the piece such as design fees, fabrication, installation, and any special servicing (ie. electrical, plumbing etc.) which might be associated with the work. Designs which require ongoing maintenance or servicing costs cannot be considered.

Competition application forms and instructions will be available at the Artscape office after December 1st. The deadline for submissions is January 29, 1993.

CONGRATULATIONS ARNAUD MAGGS!

Each year, the Toronto Arts Awards celebrates and honours those individuals whose creative achievements distinguish them in their respective fields. This year's 7th annual awards honoured Artscape tenant Arnaud Maggs under the Visual Arts category. Congratulations Arnaud!