

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.

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ARTSCAPE

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ONTARIO MINISTRY OF CULTURE, TOURISM AND RECREATION CONFIRMS LIVE/WORK PROJECT SUPPORT

On January 20th Artscape received verbal confirmation from the Ministry of Culture, Tourism and Recreation of a grant for \$250,000 toward our 22 unit live/work project at 910 Queen St.W. This grant matches the City of Toronto's 1993 commitment of \$250,000 and, added to the Ministry of Housing's conditional mortgage guaranty commitment of 2.5 million dollars, completes the funding for this project. Artscape expects to receive final approval from the Ministry of Housing by the end of February.

This past fall was spent on a two phase environmental audit and the development of a remedial plan to remove a modest amount of soil contamination (asbestos and PCBs) which was found on the site. The industrial history of the site virtually guaranteed that some contaminants would be found and the clean-up bill, estimated at \$40,000, is considered affordable for a site and project of this nature. Live/work studio projects will undoubtedly have more environmental risks attached to them than regular housing projects because the zoning required for live/work drives the site search into mixed use and industrial areas. After the evaluation of more than 30 sites to find one with the right zoning

and of the right size, the environmental issue was the one last big threat to the project.

To be truthful, the fall was also spent lobbying. In fact, the process of bringing the 910 Queen St. W. project on stream will take almost four years from start to finish. This project has broken new ground in many areas (aside from the bore holes in the basement) including; zoning, Building Code, technical standards, and funding programmes.

Artscape has already submitted its next allocation request to the Ministry of Housing, and it is our hope that the channels which have been opened, especially the housing/cultural dollars funding partnership, will be used by others in Ontario to bring appropriate and affordable live/work studios into their arts community.

We anticipate that 910 Queen St. W. will be under construction by this summer (1994), with occupancy in the spring of 1995. We are currently maintaining a preliminary live/work listing which will eventually serve as the foundation for our formal waiting list. The current listing is not priority based, nor is it intended solely for this site, so adding your name now does not tie you to any specific project or place you at the end of the line. Once our application process is established and approved, individuals on this listing will be notified. If you would like more information about our 910 Queen St. W. project, or if you would like to add your name to the artists' live/work listing, please call the Artscape office at (416)392-1038.

EQUITY & OWNERSHIP THE NEXT STEP...

While many artists will be ecstatic with a large, clean, affordable and safe rental unit, over the years we have received quite a few calls from artists, with a modest amount to invest, looking for an opportunity to band together and buy their own space. Artscape's 1994 capital proposal to the City of Toronto is for the seed money to research and develop a limited equity artists' co-op. We are assuming some kind of limited equity model but, in fact, that will be determined by the group of interested artists who participate in the project.

We are looking for artists - singles and families - who are interested in pursuing the ownership model. Our initial target would be for approximately 12-20 units but it may be that these are split over two sites or that we can accommodate more. It is our hope/thought that the down payment for each unit would be \$5,000 - \$7,500 but in any case not more than \$10,000.

We have also received calls from developers who are interested in including live/work units in their sites. While most lose a lot of enthusiasm when we tell them that they have to be able to produce 1,200 sq.ft. for a market price of \$90,000, there are some who seem to think it possible. Should any of these discussions (cont'd next page)

bring a real opportunity forward, live/work studios (legally zoned and all) would be available and carry for under \$12 gross per sq.ft. per year and - they would be owned by the artists themselves.

So - we need to know the level of interest - both for our project and those being developed by others. If you are interested in being involved, please call the Artscape office and let us know. We will be holding our first meeting during the month of March so get in touch soon.

LIVE/WORK AND ZONING: TORONTO'S INDUSTRIAL AREAS

As we noted in our last newsletter, the City of Toronto has included in its new zoning by-law amendment, artists' live/work studios as a permitted as-of-right occupancy in light industrial (I1) and industrial/commercial (IC) areas, providing that the lot owner(s) agree(s) with the City to provide units for the purpose of a social housing program. A controlled equity model should be an acceptable means of meeting this condition. Since most residential and commercial activities are excluded uses in these industrial areas (without a formal rezoning), this zoning provision will give artists' live/work projects a distinct market advantage when shopping for space, which could result in substantial savings.

CONTROLLED EQUITY

As mentioned above, one of the ways of complying with the social housing requirements for a live/work project in an I1 and IC zoning, is to establish a controlled equity arrangement. In all likelihood, similar requirements would also be a condition for any public sector funding and participation. This means that the project would have a mechanism to ensure that units will remain affordable for future occupants, by strictly regulating the resale of units according to a prescribed formula to eliminate speculative profits. A number of controlled equity models are currently in use or being developed, here in Toronto and in other jurisdictions. The appropriate model will

have to be determined by the project participants, funding partners and the City's Planning & Development Department staff.

SWEAT EQUITY

While there has been much talk about the role of sweat equity in reducing costs of construction and operation of various types of projects around Toronto, the arts community has a significant advantage in this area. Many artists have a great deal of building expertise and knowledge that can go a long way in decreasing the cost of a project. The participation of occupants in non-Building Code driven work on the construction site and co-operative participation in the maintenance and upkeep of the finished product, could bridge the gap between the project being beyond reach and the doable.

Construction & Renovation: In terms of the construction phase, sweat equity could also constitute part of the initial occupants' downpayment on their units. The actual value of an occupant's contribution could be fairly determined by the level of expertise and the actual number of hours worked. Renovations and improvements made beyond the initial construction period might be factored into the individual unit value, providing that this work is deemed to be appropriate and acceptable by the building's other occupants.

Operating: Currently, Artscape's 96 Spadina project depends upon the participation of artists in general maintenance and cleaning to reduce the overall operating cost of the site. The model has proven to be effective and has also served to increase tenant interaction and self-reliance. A similar model should be just as successful in an equity ownership development.

OTHER FACTORS

Of course there are many other considerations for a live/work project, including, but certainly not limited to: Bell rates, Hydro charges, Taxes (GST and municipal), and perhaps most importantly the Ontario Building Code. Artscape continues to pursue all of these issues, and we can say that progress is being made.

The Ministry of Housing's Building Code Changes for Live/work Occupancies

by Michael Heitshu, Policy Advisor
Housing Development and Buildings Branch
Ontario Ministry of Housing

A proposal has been made to the Ministry of Housing to change the Building Code to make it easier to create arts and crafts live-in studios. This live/work space proposal was developed through a process that was jointly sponsored by Toronto Artscape, the Ministry of Housing and the Ministry of Culture, Tourism and Recreation. A Working Group was formed, made up of artists and representatives of arts organizations, planners, developers, designers and Building Code specialists.

The final proposal would reduce the frustrations that the Code currently presents for live/work space. If accepted, the proposal would allow low hazard work activities to be combined with living space without significant additional health and safety requirements having to be met, apart from those for normal living space. Currently, a fire separation would often be required between living and working spaces. In addition to medium and high hazard activities being prohibited, unit sizes would be limited to between 500 and 1,500 square feet. As well, employees would not be allowed, because of the concern that work activities would grow larger than intended.

As with all proposals the Ministry of Housing receives, the live/work space proposal is being reviewed to make sure it is workable. If changes are required, it will come back to the Working Group for refinement. If all goes well, it will become the law within the next 2 years.

If you would like more information concerning these changes please contact the Artscape office or the Housing Development and Buildings Branch of the Ontario Ministry of Housing at (416)585-6666.

Artists of All Disciplines We Need Your Input

Toronto Artscape is conducting an anonymous general survey of artists and arts related activity in the King and Dufferin area. The information gathered in this survey will be used to demonstrate the extent of the arts community within this neighbourhood.

The City of Toronto and the municipality of Metropolitan Toronto both keep information on industrial employment in order to effectively plan long term land use policies for their industrial areas. Their current classification system does not specifically define the full range of arts activities. This informal survey will help to develop a better picture of the working artists in these areas, which in turn will help to ensure that arts activities are better recognized and accommodated in future land use plans.

Eventually, Artscape would like to conduct a more detailed study in this area and around the City. If you work in the King/Dufferin industrial area and are interested in getting involved in this project, please contact our office. Your participation in this effort is vital to the future development of Toronto's arts community.

60 ATLANTIC AVENUE PUBLIC ART WINNER

Pictured below is the installation of a large sculpture by Toronto artist Mitchell Fenton atop Artscape's 60 Atlantic Avenue project. The piece, entitled "Can You See What I Hear", was the winner of our building's public art competition.

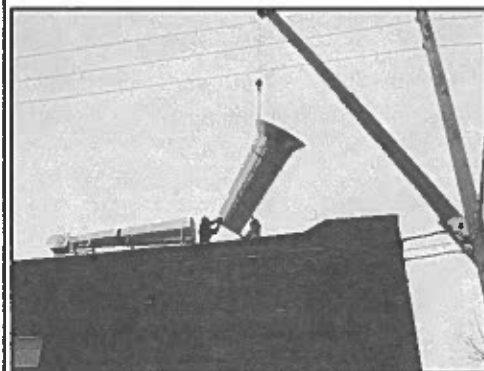


Photo courtesy of Mitchell Fenton

TORONTO ARTSCAPE'S CURRENT PROJECTS

□ 60 Atlantic Avenue

Location: The Atlantic Site is located in Toronto's old west/central industrial area, near the intersection of King & Dufferin.

Gross Sq. Footage: 33,000 sq. ft.
Number of Studios: 48
Studio Sizes: 200-2000 sq. ft.

Funded By: - The City of Toronto
- The Ministry of Culture and Communications
- The Toronto Economic Development Corporation

Rental Cost: \$6-\$8.90 per sq. ft. (gross)*

□ 96 Spadina Ave.

Location: Artscape's Spadina project is on 2 1/2 floors of the Darling Building, near the intersection of Queen & Spadina.

Gross Sq. Footage: 25,000 sq. ft.
Number of Studios: 40
Studio Sizes: 150-1618 sq. ft.

Funded By: -The Toronto Arts Council
-The City of Toronto

Rental Cost: \$8-\$9 per sq. ft (gross)*

❖ 179 Richmond St. W.

Artscape currently holds a ten year leasing agreement for the 10,000 square foot Music Gallery Building in downtown Toronto. Renovations were completed in the Fall of 1993, and the site now provides a new focus for Toronto's contemporary music community. For information about bookings and events contact the Music Gallery at (416)204-1080.

❖ 910 Queen St. W.

Representing the City of Toronto's first official and legal live/work project for artists, the 910 Queen Street West project will soon be under construction. It is anticipated that new tenants will be able to take occupancy by the spring of 1995. Further information can be obtained by contacting the Artscape office at (416)392-1038. Those interested in occupancy information are encouraged to register on our preliminary artists' live/work listing.

TENANT EVENTS CALENDAR

ARRAYMUSIC - On March 21, "One For The Road", featuring music by Estager, Kucharzyk, Smith and Wolff, at the DuMaurier Theatre Centre, Harbourfront. Call 793-4000 for ticket information.

DANNY GROSSMAN DANCE THEATRE - From March 30-April 3, a mixed rep programme, featuring a remount of "Flurry and Bebop Meet Sideslip and the Muse". At the Premiere Dance Theatre, Queen's Quay. For ticket information, call 793-4000.

MARIPOSA - On March 16, Stephen Fearing at the DuMaurier Dance Theatre; on March 18, Utah Phillips at the Tranzac Club; on May 5, Ani DiFranco at the Phoenix Concert Theatre. And of course, August 11-14 is the 34th Annual Mariposa Festival, so mark it down on your calendar. For information about these and other upcoming events, call the Mariposa office at 778-9063.

THE MUSIC GALLERY - On March 19, CEE presents Bradyworks - Revolutionary Songs; on April 13, Dreaming of Beauty; on April 29, Hemispheres; on May 18, Graeme Kirkland and the Wolves. All shows are at 8:00pm at the Music Gallery, 179 Richmond Street West. For information about these and other upcoming events, call the Music Gallery at 204-1080.

TAPESTRY MUSIC THEATRE - From March to May, the Canadian musical "Colours In The Storm" is touring to 28 communities in Ontario. On May 2, a "Colours In The Storm" Fundraising Gala at Hart House Theatre. Performance and Reception, \$50 (only Toronto performance). For information, call Tapestry at 537-6066.

THE RED HEAD GALLERY - From March 1-26, Lorna Mills; from March 29-April 23, Gunilla Josephson; from April 26-May 21, Gary Spearin; from May 24-June 18, Lee Paquette. 96 Spadina, 8th Floor. Hours: Tuesday-Saturday, 12:00pm-5:00pm. For information, call the gallery at 863-1654.

PETER MACCALLUM - From April 2-30, Documentary Photos at 96 Spadina Avenue, Studio 801A. Hours: Thursday-Saturday, 12:00pm-5:00pm. For information, call 363-7878.

DAVID URBAN - From April 2-26, Recent Paintings at the Sable-Castelli Gallery, 33 Hazelton Avenue. For information, call the gallery at 961-0011.