

ARTSCAPE

Application

for

Artscape Artist Retail Studios
In The Distillery District

Application Deadline – August 30, 2002



ARTIST RETAIL STUDIOS IN THE DISTILLERY DISTRICT

A new kind of artist studio offered by Artscape

Designed for artists who would like to sell their work from the space they create it in, Artscape's new Artist Retail Studios will offer ground floor visibility at an affordable price in the heart of Toronto's most promising new retail development. A cluster of nine studios will share space with a new Artscape Gallery on the main floor of the Case Goods building. The Gallery will exhibit and sell the work of Artscape tenants.

Artscape's Artist Retail Studios offer a unique opportunity to enterprising visual artists and craftspeople who enjoy interacting with their customers in their workspace.

About Artscape's development in The Distillery District

Artscape has reached an agreement with the new owners of the former Gooderham & Worts Distillery to lease space in two buildings for 20 years at below market rates. With a move-in date of February 1, 2003, the Case Goods and Cannery buildings will be home to a diverse mix of 50 individual artist studios, rehearsal/performance spaces, galleries, and offices for non-profit arts organizations.

Artist Retail Studio features

Artist Retail Studios share the following features:

- Glazed storefront entrances from interior lobby
- Air conditioning
- Open air ventilation through windows
- Concrete floors
- Wooden ceilings
- Shared access to slop sinks and washrooms
- Basic lighting
- Four duplex outlets on two 15 amp circuits

The following additional amenities are available at a premium in some of the ground floor units: dedicated entrances to boardwalk or lane, rough in for plumbing, upgraded power service.

Studio sizes

The following Artist Retail Studio sizes are available:

- 2156 sq. ft.
- 726 sq. ft.
- 705 sq. ft.
- 672 sq. ft.
- 649 sq. ft.
- 610 sq. ft.
- 589 sq. ft.
- 317 sq. ft.
- 282 sq. ft.

Please note: the deadline to apply for all upper floor studios was April 30, 2002.

Rates

Artist Retail Studio rates begin at \$13.50 per square foot per annum plus hydro and G.S.T. In other words the monthly rent for a 589 square foot space would be \$663 plus hydro and G.S.T.

How to apply

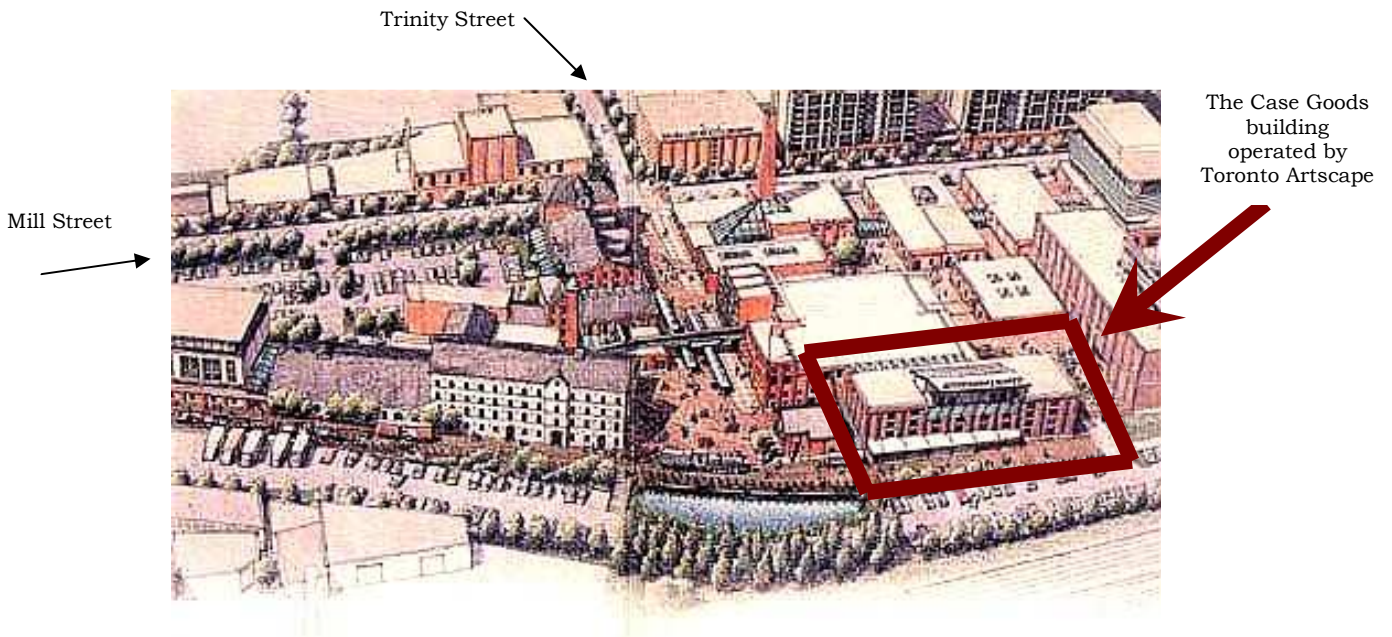
Please submit the attached application to:

Tenant Services
Toronto Artscape
60 Atlantic Avenue, Suite 111
Toronto, Ontario M6K 1X9

Application deadline: **August 30, 2002**

For more information contact: Bruce Rosensweet 416-392-1038, ext 21
Carol-Ann Ryan 416-392-1038, ext 27

Artscape Artist Retail Studios ~ Building Location



APPLICATION

I am (we are) interested in leasing a _____ square foot Artscape Artist Retail Studio on the ground floor of the Case Goods Building.

- I have attached my artist curriculum vitae (The experience that establishes an individual as a professional artist/craftsperson, e.g. education, exhibition history, representation, grants, awards, etc.) along with information regarding any experience I have in gallery operation and/or retail.
- I have attached a letter describing my practice and what I intend to create and sell in my studio.
- I have an existing retail studio at _____.

Special Requirements:

- 1) Do you use toxic materials in your practice? Do you require special ventilation? Artscape will provide opening windows, standard heating, and air conditioning.
- 2) Do you use power machinery? Do you have special electrical or other energy requirements?
- 3) Do you require roughed in plumbing in your unit? Artscape will provide slop sinks in the hallways.
- 4) Will you be making loud or an unusual amount of noise? Will you require special acoustic separation?

(Attach additional page if necessary)

Print name _____

Signature _____ Date _____

Address _____

Phone _____ Email _____

Website _____

Please return this to our office by mail, in person or by fax by 5:00 p.m., August 30, 2002.

**Tenant Services
Toronto Artscape
60 Atlantic Avenue, Suite 111
Toronto, Ontario M6K 1X9
Tel: 416-392-1038, ext 21 or 27
Fax: 416-392-1059**

ABOUT TORONTO ARTSCAPE

Toronto Artscape is a non-profit organization that creates space for the arts while building communities and revitalizing neighbourhoods. Since 1985, Artscape has developed a unique portfolio of properties that include low-cost artist studios, offices, programming spaces, live/work units, and an artist retreat centre at the following Toronto locations:

60 Atlantic Avenue
7th and 8th floors of The Darling Building - 96 Spadina Avenue
900 Queen Street West
Parkdale Arts and Cultural Centre - 1313 Queen Street West
Gibraltar Point Centre for the Arts - Toronto Islands

For more information please visit: www.torontoartscape.on.ca

ABOUT THE DISTILLERY HISTORIC DISTRICT



The Gooderham & Worts Distillery was founded in 1832 by brothers-in law William Gooderham and James Worts. Situated on the shores of Lake Ontario and adjacent to Ontario's first parliament building, it serviced the bustling three thousand person Toronto market. The Distillery thrived, growing to become the largest in the British Empire. It operated on the site until 1990.

Set on 13 acres and located in downtown Toronto, just minutes from the Gardiner Expressway, the Don Valley Parkway, and Union Station, the Distillery is the best preserved example of Industrial Victorian architecture in Canada. It has been the setting for countless movies and is the number one film location in the country.

Cityscape Holdings Inc. purchased the Gooderham & Worts Distillery District in December 2001. It is redeveloping the Distillery as a pedestrian-oriented centre for arts, culture and entertainment. It will house numerous artists' studios, galleries, restaurants, cafés and boutique retail stores and will be the site of cultural and arts festivals.

The Distillery will be open to the general public for the first time in one hundred and seventy years this summer. Torontonians and tourists alike will be permitted to discover the architectural gem that exists in the heart of the city. More information on The Distillery Historic District is available at www.thedistillerydistrict.com.

Cityscape is a privately owned commercial and residential development company, which has a special focus on heritage sites. Its properties include the Historic Stewart Building at College Street and University Avenue, the Massey lands on Jarvis Street and Wellesley Street, as well as Cityscape Terrace and Portland Park Village. More information on Cityscape may be obtained at www.cityscapedevelopment.com.