

ARTSCAPE TRIANGLE LOFTS are now 50% Sold! **Affordable. For The Arts. Forever.**

Appointments available now for artists and non-profit arts professionals – register today for your chance to live in the heart of the arts

www.artscapetrianglelofts.ca

Artscape Triangle Lofts – a new condominium development of 70 units created with the specific purpose of preserving vital artist work and living space in the Queen West Triangle neighbourhood. Scheduled for occupancy in Summer 2010, a portion of these live/work units are still available at substantially below-market rates, with the balance available for rent at affordable rates in Fall/Winter 2009.

LOCATION

Located at Sudbury and Abell Streets Artscape Triangle Lofts is situated in the heart of the arts: close to The Theatre Centre, Gladstone Hotel, Drake Hotel, The Great Hall, Museum of Contemporary Canadian Art (MOCCA) and the largest concentration of art galleries in Toronto. Other features include:

- Occupancy scheduled for Summer 2010
- Constructed to achieve LEED-certification (Leadership in Energy and Environmental Design) and environmentally sensitive in its materials and design

THE BENEFITS

- Below-market ownership: substantially lower monthly carrying costs compared to other new-build loft condominiums in Toronto
- Occupancy scheduled for Summer 2010
- Artscape requires only 5% deposit at the time of purchase
- Purchasers may complete the purchase of their unit by paying 75% of the purchase price and giving Artscape a payment-free second mortgage (the Artscape Mortgage) worth 25% of the purchase price (see our Finance Centre section for more information on the Artscape Mortgage)
- Conventional first mortgages for 70% of the purchase price are available for qualified purchasers from many sources, including from Creative Arts Savings & Credit Union at competitive rates
- Exclusive to artists and non-profit arts professionals

AFFORDABLE. FOR THE ARTS. FOREVER.

A key goal of Artscape Triangle Lofts is to create a live/work development which provides both ownership and rental housing opportunities for a range of incomes to artists and non-profit arts professionals in perpetuity, and ensures that the units in the development remain below market price. A community of and for the arts – forever!

QUALIFICATION PROCESS

In order to purchase at Artscape Triangle Lofts, you must qualify as an artist or non-profit arts professional as determined by the Artscape Artist Advisory Committee. During your online registration you will be asked to submit your artist CV or non-profit arts professional resume and a Letter of Intent, describing how you intend to use your space, to determine your status as a artist and/or non-profit arts professional. Please see [Artscape's Qualifier](#) for Artists and Non-Profit Arts Professionals for more detailed information.

AFFORDABLE RENTAL APPLICATION LAUNCH: FALL/WINTER 2009

Details regarding the tenanting process for affordable rental units will be available in Fall/Winter 2009. To ensure that you are contacted about this process, please join the [subscriber list](#).

Artscape Triangle Lofts is a non-profit initiative to create a new self-sustaining development model that permits opportunities for both live/work ownership and rental housing, encourages a mixed-use community and supports a range of incomes in the arts community in perpetuity. Artscape is excited to launch the sales process for Artscape Triangle Lofts and acknowledges the tremendous leadership of the City of Toronto, and project partners Urbancorp and Active 18, in developing this new model. Without their support and commitment, this project would not be possible.

Full information on Artscape Triangle Lofts is available at www.artscapetrianglelofts.ca