



Artscape Live/Work Studios

900/910 Queen St. West, Toronto

Owner

Artscape Non-Profit Homes Inc.

Architect

Joe Lobko Architect Inc.

Development Consultant

Garrick & Assoc.

Contractor

Dasd Contracting Inc.

Funding Support

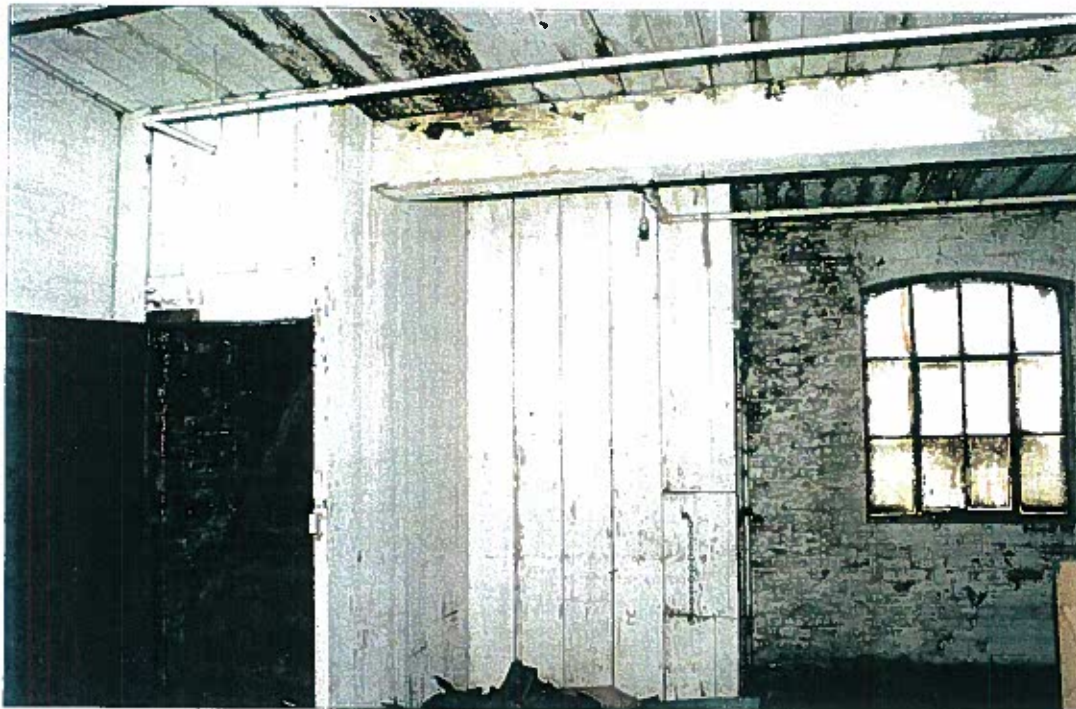
Ministry of Housing

Ministry of Citizenship, Culture and Recreation

City of Toronto



Exterior View Prior to Renovation



Interior View Prior to Renovation

Toronto Artscape is a non-profit organization with a mandate to provide affordable living and working accommodation for artists within the City of Toronto. The 900/910 Queen St. West project is their first "live/work" project, combining 22 live/work apartments on the upper three floors with 6 additional work only units in the level below grade.

The existing 3 storey industrial building (with basement), dating from the turn of the century, was fully renovated in order to accommodate artist's needs in a manner which went beyond current building code requirements. Desirable features of the existing heavy timber construction structure include tall ceiling heights, a deep floor plate allowing for generous unit sizes, generous existing window areas, a working freight elevator and a full sprinkler system.

Unit design is based on the provision of a service core within each unit, which includes a minimal kitchen, bathroom and a large storage room. These three elements are designed around a service stack providing for distribution of plumbing and an enhanced ventilation system which employs Heat Recovery Ventilation units within each suite. Further partitioning is kept to a minimum, in order to provide an overall sense of spaciousness, allowing for a range of layouts to accommodate various live/work arrangements. Allowance has been made in the unit for future bedroom/workroom partitioning.

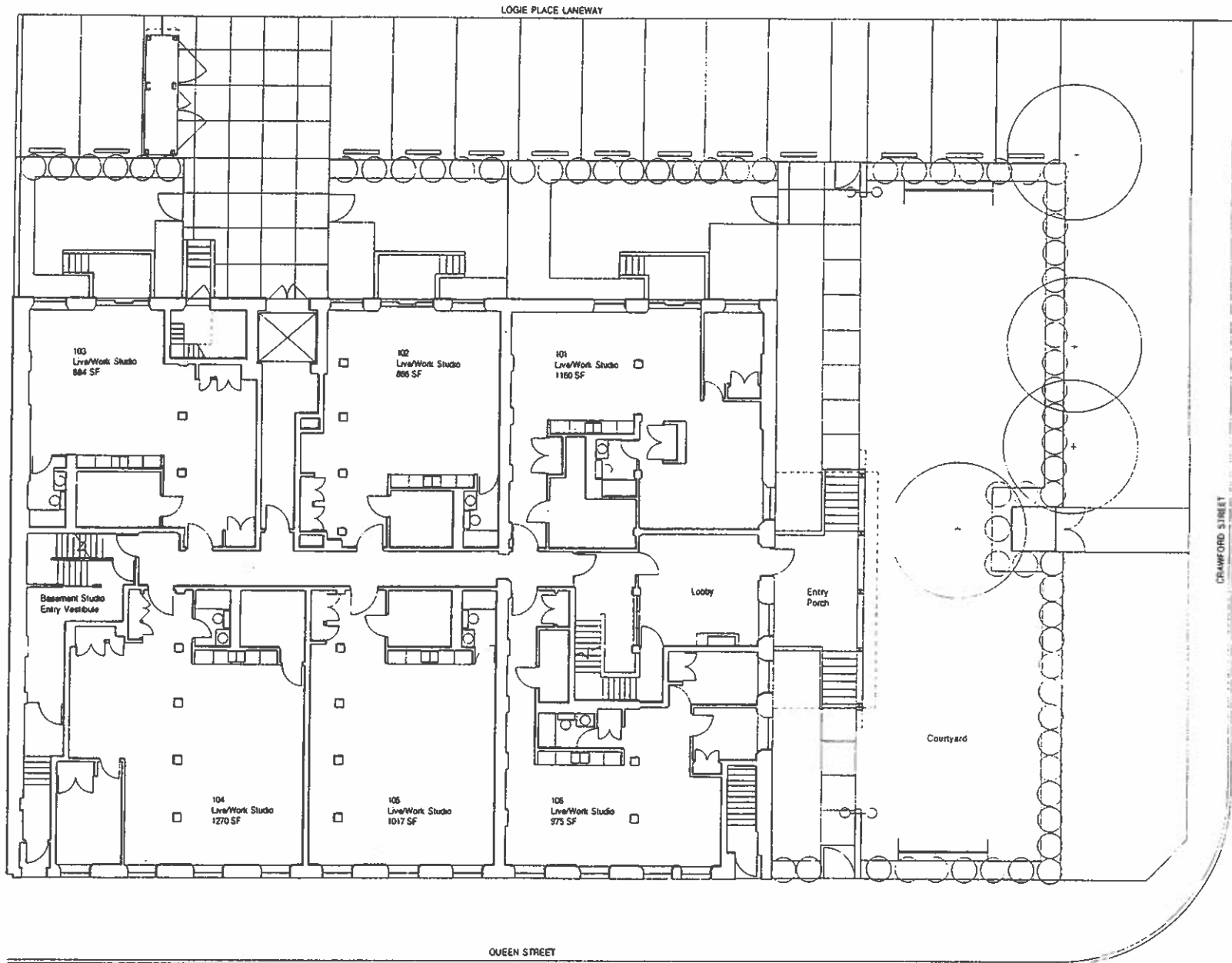
The design of the project was developed in a manner which would allow the existing heavy timber and masonry bearing wall construction, which provided the essential character of the existing structure, to be exposed as much as possible. New building materials were chosen and detailed to complement this existing character.



Interior View of Typical Live/Work Studio



Lobby View

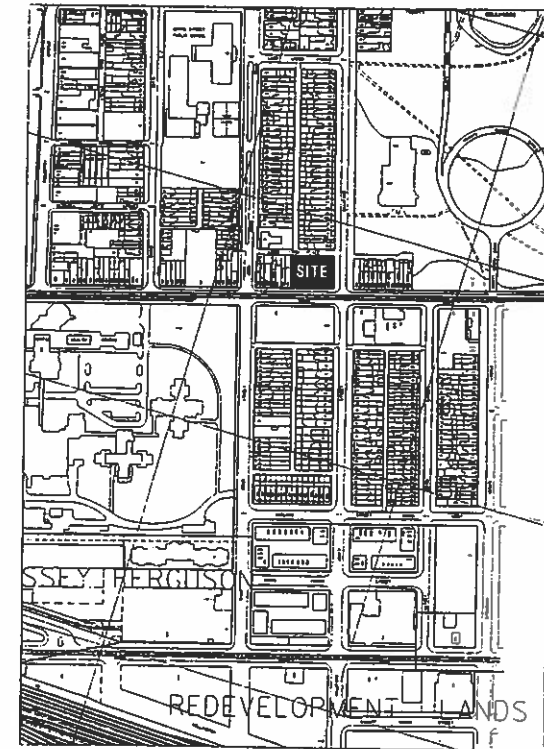
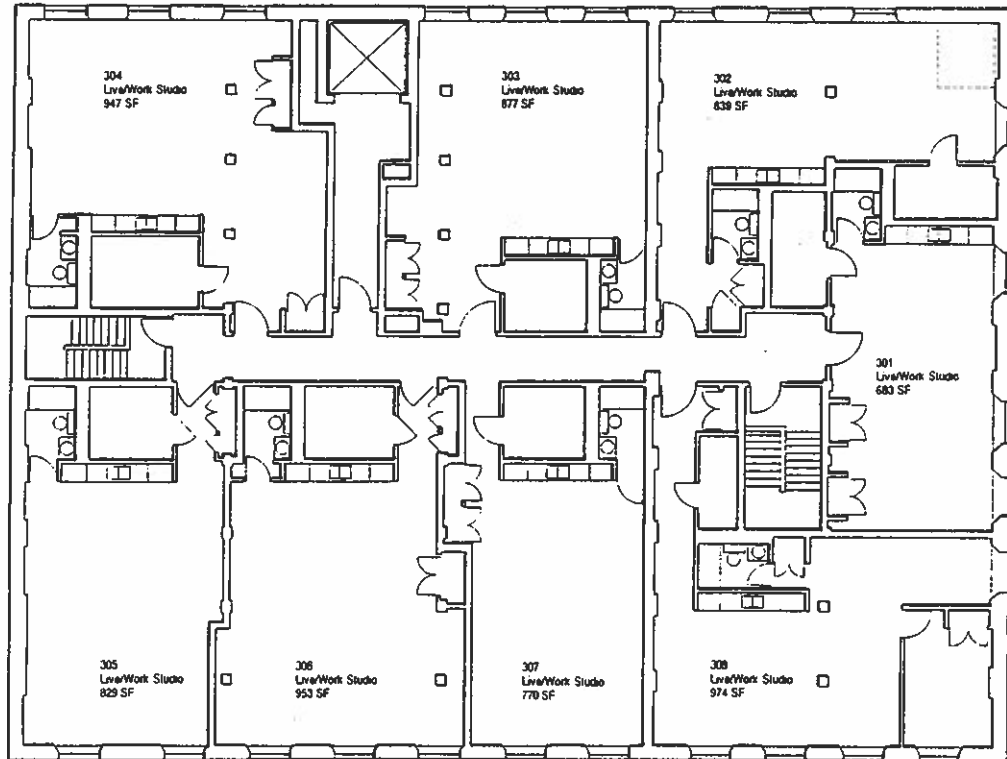


Site Plan

Project Credits

<i>Owner</i>	Artscape Non-Profit Homes Inc. (Toronto Artscape Inc.)
<i>Architect</i>	Joe Lobko Architect Inc.
<i>Structural Engineer</i>	Onen & Seckin Ltd.
<i>Mechanical/Electrical Engineers</i>	RCI International
<i>Landscape Architect</i>	Ferris + Quinn
<i>Development Consultant</i>	Garrick & Assoc.
<i>General Contractor</i>	Dasd Contracting Inc.

<i>Funding Support</i>	Ministry of Housing
	Ministry of Citizenship, Culture and Recreation
	City of Toronto



Typical (Third) Floor Plan and Location Plan

