

## Multi-Tenant Facilities

### 900 Queen Street West, Toronto

This property was a former warehouse that was renovated in 1995 and was the first legal artist live/work building in Toronto. It comprised 22 subsidized and market housing units and 6 artist work studios. From 1996 to 2001 the demographic character of the area experienced significant change. The labour force in the local community became dominated by white collar (54%), arts, culture and sports and recreation (25%) and management occupations (18%). The proportion of the population with a university degree increased by 129% to 31% of the resident population. These changes were associated with a corresponding increase in total household income of 69%. Business in the area also changed. There was an increase in art galleries and artist supply store (+4) as well as restaurants and bars (+3). The retail composition of the area experienced a predictable sequence of galleries and facilities, followed by restaurants and bars followed by specialty retail.

### 1313 Queen Street West, Toronto

This old police station was redeveloped in 1998 as a multi-tenant project of 9 artist live/work units and a series of community based office. It is located in Parkdale, a neighbourhood that has had many local challenges including the drug and sex trades. Since the establishment of the Artscape facility, the neighbourhood has undergone substantive change. While the average total household income in the area increased by 12.3% over the 1996 to 2001 period, 44% of the households were categorized as low income according to the Low Income Cut Off (LICO) Index and 88% of the housing in the area was rental. There was a modest increase in retail sales in the area, 12.9% over the 1997-2000 period with retail sales reported at \$115 million. Between 1998 and 2002 there were 116 retail closures that were offset by 118 new store openings. More importantly, over this five-year period, the number of culturally related businesses increased from 25 to 62. The retail employment data suggests that the retail character of the area has experienced two types of redevelopment. Between 1997 and 1999, increases in retail employment were associated with lounges and bars (+18%) and supermarkets (+20%), while in the 2000 to 2002 period retail employment showed increased in restaurants and taverns (+8%), fashion retailers (+7%) and specialty stores including galleries (+40%).

**The Laurel Packinghouse, Kelowna BC****[www.kelownamuseum.ca/laurel/](http://www.kelownamuseum.ca/laurel/)**

Built in 1918 out of locally manufactured Knox Mountain brick, the historic Laurel Packinghouse is Kelowna's oldest remaining packinghouse and the City of Kelowna's first designated heritage building. Used as a fruit packinghouse up until the 1970s, it has been restored and reborn as a community centre for arts and culture while at the same time maintaining strong ties to the Okanagan's agricultural heritage. Operated by the Kelowna Museum Association, it is used throughout the year for hundreds of annual community and regional events. The Laurel is home to The Wine Museum & VQA Wine Shop, the British Columbia Orchard Industry Museum (the very first of its kind in Western Canada) and over a dozen not-for-profit and commercial tenants including the Sunshine Theatre Company, the Kelowna and District Arts Council and the Viva Musica Society. Most of the Laurel's income is self-generated through tenant rent and public event rentals.

**Artspace Inc. Winnipeg Manitoba [www.art-space.ca](http://www.art-space.ca)**

Artspace Inc. houses 25 arts organizations including a movie theatre, photo based and mixed media art galleries, two publishing houses, two lending libraries, a live-in studio apartment, film and video distribution systems, studios for video and filmmakers, painters, writers, playwrights and publishers. Artspace Inc. is a renovated historic building in Winnipeg's Exchange District, designed to provide affordable space to artists and arts groups. Its facilities enable member groups to exchange ideas and information and to give the arts in Manitoba greater visibility and impact. Collectively, the diverse groups in the Artspace building comprise thousands of new and established cultural creators who, along with the general public, regularly visit our space to view, learn about and create art. Artspace Inc. is owned by The Manitoba Centennial Centre Corporation, and is operated and cooperatively managed by a Board of Directors comprised of representatives from member groups in the building and the community. Artspace Inc. serves as an anchor for cultural events in the heart of the Exchange.