

**APPENDIX A: LIVE/WORK SUMMARY**

The concept of live/work has a long history that originated in Paris, in the mid 19th century as artist ateliers inhabited buildings where they both worked and lived, in order to make ends meet. By the turn of the 20th century the live/work movement had spread to New York City and other larger North American centres. The original live/work units were custom built studios with large paned windows and high ceilings suitable for over scale academic, painting, sculpting and various other uses.

Since the mid 1900's industry in the urban areas of North American cities has steadily moved away from manufacturing of goods to information technology. Further, due to changing economies of scale, the manufacturing that remains throughout North American (including Toronto) and European cities has moved out of urban areas and has relocated to the suburbs where the cost of land and taxes are more affordable. As a result, former industrial areas have been left vacant and undeveloped for some time, the KLV lands being one such example.

In large part the shift from a manufacturing to an information technology based economy, as well as smart growth principles (i.e. brownfield redevelopment) has focused attention to re-incorporating these former industrial buildings and land into the urban fabric. Former manufacturing buildings typically have a bulkier footprint, large paned windows, post and beam construction, and higher floor to floor heights all of which lends itself to be converted into "universal space" that can easily provide for a range of work uses, as well as providing an interesting place to live.

The simple and solid architecture of former manufacturing buildings, has also heavily influenced the design of new live/work loft (see Appendix B for examples) buildings. These new live/work loft buildings, like the former industrial buildings, for the most part contains "universal" space that can be transformed by its various users over time. Specifically, universal space is based on a permissive built form which contains the following features:

- Column structure allows for partition flexibility;
- High floor to floor heights allows multi level infill or mezzanine space within a unit;
- Large windows permits increased light penetration that provides for a favourable living space and is also conducive to several work related activities that could occur in these units;
- Higher floor loading capacity;
- Oversized corridors and elevators;
- Deeper floor plates (i.e. window to corridor depth, minimum 9 m/30');
- Flexible ventilation, which again will be conducive to various work activities;



*Dumbo, New York*

- Tenant fit-up: the idea of a “white box”, being another term for universal space, promotes the idea, that the space will adapt to its users and is easily transformed over time; and
- Result of all of the above is a bulkier building mass that provides for flexible tenancies.

Whereas a restrictive built form contains the following qualities:

- Purpose built residential buildings;
- Shear wall construction (+/- 20' o.c.);
- 9.0' foot floor to floor heights;
- Maximum 30' window to corridor depth;
- Maximum 750 sq.m. gross floor area; and
- Conversion potential of such buildings is difficult.

In summary our research on universal permissive space indicates the following principles are required in order to develop a successful live/work building:

- **Principle No.1:** Sustainable space, that can be adopted over time.
- **Principle No.2:** Permissive built form vs. restrictive built form is better; and
- **Principle No.3:** Efficient use of built space.

As a result of the indepth charette process related to Blocks 2B-8 it has been determined that the concept of universal permissive space can be applied to the new live/work buildings that will be erected on Blocks 2B/11A, 6 and 8 of the KLV lands. In terms of defining this live/work space City staff has advised that the current definition of a live/work unit as contained in the City of Toronto Zoning By-law 438-86, as amended will be applied to these buildings that being:

*A live/work unit means a dwelling unit that is also used for work purposes, provided the resident or residents of such accommodation work in the dwelling unit, and the dwelling unit may also be used for work purposes by any number of persons.*

It should also be noted that the aforementioned definition was also included in the recent (September 2004) approvals for the Irwin Toy Factory, 43 Hanna Avenue. The live/work units to be developed on Blocks 2B/11A, 6 and 8 of the KLV lands will contain universal permissive space that will allow its users the flexibility they require in order to work and live, and will have regard for the aforementioned definition. Further, 50% of the dwelling units to be located in the base/podium of Blocks 2B/11A, 6 and 8 (excluding common areas) shall have “studio” spaces (work rooms/living rooms) that are two storeys in height, and which comprise a minimum 50% of the lower floor area in such dwelling units. In order to understand what these live/work buildings will look like IBI Group reviewed several live/work examples that are summarized in Appendix B of these Guidelines.



Dumbo, New York

### APPENDIX B: LIVE/WORK EXAMPLES

#### 1. SoMa District: San Francisco, CA

The south market (SoMa) area of San Francisco became internationally recognized as a mecca for people with new ideas in the field of information technology and as a result these people needed somewhere to live. Developers keenly aware of this influx of young people with discretionary income began to promote live/work as a perfect solution. Live/work uses were seen as a good fit for this area as the only land available to develop near the growing information technology area was industrial. Another advantage to developing on industrial lands in the SoMa district was that there were less restrictive building standards and planning requirements.

As a result, live/work projects were built in an ad-hoc manner throughout the area. Before 1996, there were 425 live/work units in the SoMa community plan area. Since January 1996, almost 2,000 new units were completed. Most striking, however, is the fact that there are about 1,500 additional live/work units either currently under construction or approved to begin construction.

These units typically contain open concept floor plans: loft style apartments. These units have been targeted to small, adult households. The present day live/work interior layout evokes earlier live/work spaces that were warehouses divided into smaller spaces in which people could live and work. These loft style apartments are sold as condos or rented at market rate levels. Over the past five to six years, sale prices have escalated as the number of workers and residents has expanded with the economy and as a result a demand for these types of units has increased.



*SoMa District*

#### 2. Kleinpolderplein: Rotterdam, Germany

This scheme adds live/work uses to an existing employment area near Kleinpolderplein, a major traffic hub in Rotterdam Germany. The intent of this design is to allow an individual to work at home or live at the office. The basis for this design is to promote working and living space together that will increase the need and use of existing facilities. It also solves a number of the problems afflicting many older working premises, such as a dreary mono-functionality, lack of flexibility, and improve unsafe (underused) environments.

This design relates function to scales of access and gives those functions their place in the design. This means that all activities required locally can be concentrated at the place where all scales of access converge. The outcome is buildings that provide for work and habitation, plus the necessary communal facilities. Refining the scale of access within the building makes the functions more specific, more private and smaller in scale. So, for example living space can be provided above a business through a vertical separation of access. This design gives the dwelling component individuality and privacy. In this design the residents rise above the bustle of the street, with a view of the city, and a sense of its urbanity.



*Kleinpolderplein*

**3. Toronto, Ontario: Various Examples**

Over the past five years there have been several former industrial buildings that have been converted to lofts containing live/work uses including the District Lofts, the Merchandise Lofts, The Ideal Lofts, and the Toy Factory Lofts; some of these buildings are new construction that have incorporated some of the principles of universal permissive space.

All of these buildings (old or new) have the following characteristics in common;

- (i) higher floor to floor heights;
- (ii) larger windows;
- (iii) oversized corridors & elevators;
- (iv) deeper floor plates (i.e. window to corridor depth); and
- (v) column structure.

The high demand for this type of space resulted in all of these buildings being successfully marketed. Collectively, these spaces are transforming the neighbourhoods where they have been built as they are revitalizing these underused areas. We anticipate that the live/work space to be developed on Blocks 2B/11A, 6 and 8 of the KLV lands will transform these specific sites, will add character to the KLV development, and will be equally successful.



*District Lofts*



*245 Carlaw Avenue (Wrigley Lofts)*



*43 Hanna Avenue (Toy Factory Lofts)*



*333 Adelaide Street East (MoZo Lofts)*



*90 Sumach Street (Brewery Lofts)*