

# CONDO LIVING

## TRENDS



The Carlaw offers a selection of live-work townhomes so that someone could have their studio on the ground floor and actually live upstairs.



Canary District will offer a series of townhomes along Mill Street that feature a street-level work area with second-floor living quarters.

# Live-work spaces coming on strong

Entrepreneurs and artists alike are drawn to new loft-style condos

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Special to QMI Agency

There are many advantages to working from home. First and foremost, it's a quick commute. The coffee is always good and it affords a quieter, more private work experience. But working at home may not be for everyone. It requires a degree of self-discipline and not all businesses are practical for a home-based head office.

Toronto is experiencing a growth in lofts and townhomes that cater to the work-at-home enterprise. Lofts and towns with a live-work designation can be used for a home business as well as for purely residential purposes.

Areas like Toronto's Fashion District and Carlaw Avenue are prime locations for converted industrial spaces. These units suit a studio, micro-office or computer-based business and are popular with the creative and tech sectors. Liberty Village, King Street and Queen Street West have always been popular live-work zones and together, comprise one of the largest clusters of high-tech media, arts and digital economic centres in the country.

One unique example of live-work space is the Liberty Mar-

ket Lofts. The innovative, 14-storey building by award-winning Toronto architect Rudy Wallman offers two-level lofts that enable residents to zone the bedroom separately from the main floor living and work space. The common amenities appeal to entrepreneurs seeking to live and work in a creative and productive environment that includes a business centre with multiple meeting rooms, a work room

with photocopy, fax and cutting facilities, a computer and internet access.

Live-work spaces are popping up in the Film District, such as the statuesque Worklofts and Flatiron Lofts by Lamb Development Corp. Forged from steel and concrete and finished with brick and glass, Flatiron Lofts is the second phase of Worklofts and was finished in 2012 to complete the transformation

at Dundas and Carlaw. The 153 units of fully-finished commercial lofts were designed to be used for live or work.

On the east side of the downtown, Streetcar Developments is playing a major role in the rejuvenation of the former industrial area of South Riverdale, with a campus of new condo residences, live-work townhomes and street-level amenities. The Carlaw offers a selection of live-

work townhomes. "The whole project is actually live-work, so that someone could have their studio on the ground floor and actually live upstairs," says Streetcar spokesperson, Harley Nakelsky.

To the west, Streetcar has announced a new phase to their modern, master-planned community in the Art and Design District, which serves as an incubator for local creative entrepre-

neurs and artists. The TWENTY at 20 Gladstone will soon take its place at the heart of the eclectic Queen Street West scene. "Along the sides at ground level in both the Carnaby and 20 Gladstone, there will be working space," explains Nakelsky. "We are hoping to have many artists decide to make it their homes. We're working with a couple of local community artists' shops right now to try and set up a whole community program there."

Krystal Koo is the director of sales and marketing for the Canary District condominiums, the sprawling West Don Lands project by Dundee Kilmer Developments, soon to be the future home for the 2015 Pan-American Games. Canary District will offer a series of townhomes along Mill Street that feature a street-level work area with second-floor living quarters.

"Given how we've designed the spaces, we've tried to tuck the kitchens off to a place where you can't see them when you first walk in the front door — it won't look like somebody's living room," explains Koo. "We've also made them a little bit more industrial, so it looks more businesslike and loft-style than it does as a traditional townhome."



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