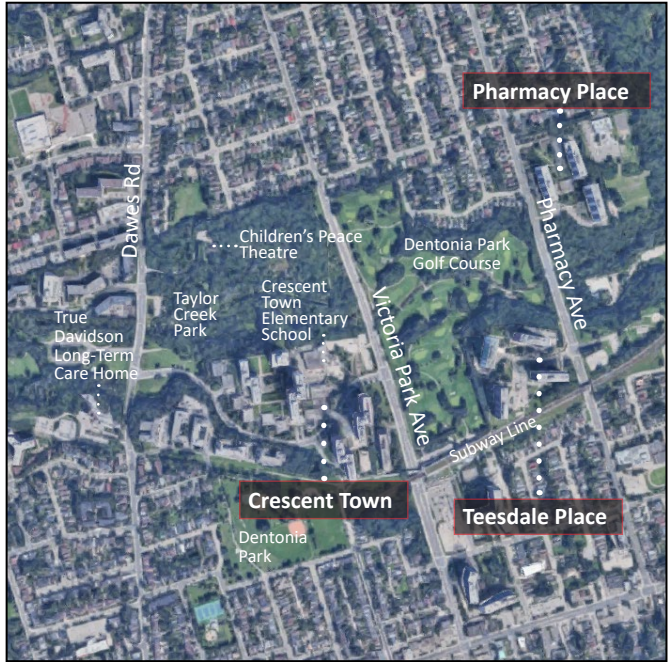


Patchwork Paradise

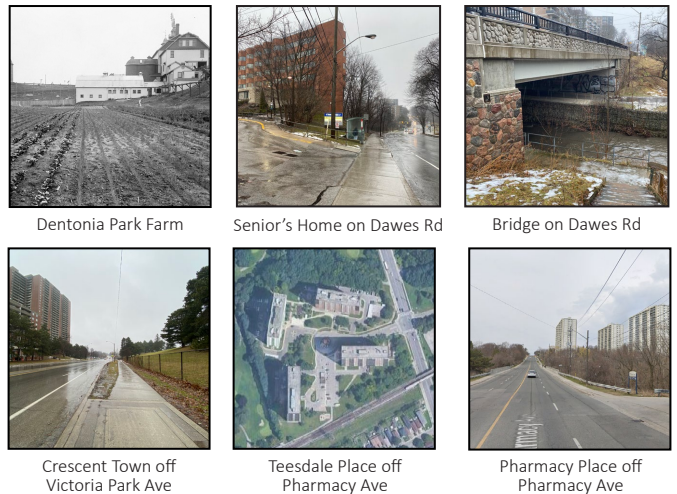
Boundaries in the Making

Crescent Town, Teesdale Place, and Pharmacy Place in Context

Aerial View of Study Site

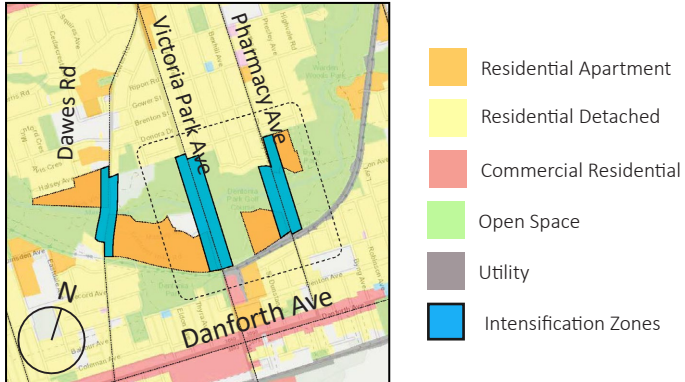


Existing Conditions & Historical Context



Built in the 1970's as self-contained "towns," the tower groupings of Crescent Town, Teesdale Place, and Pharmacy Place are highly isolated— from the street, from one another, from the adjacent single-family neighbourhoods, and from the surrounding parks and natural systems. We believe that there is tremendous opportunity in this under-realized, under-connected neighbourhood to create a "Patchwork Paradise," a new system of mixed-use apartments and connective infrastructure that will foster a vibrant, interwoven neighbourhood for generations.

Intensification Zones



Paradise Patchwork Site Plan (1/2)

"Pursuing an unrealistic dream was an insult to reality, as well as to dreamer and to dream."
 - Pico Iyer, *The Half Known Life: In Search of Paradise*

Paradise Patchwork Site Plan (2/2)

Urban Openness
 Paradise Patchwork has the connectivity, density, and amenities required for a major urban node, yet maintains a beautiful openness that complements the ravine park.



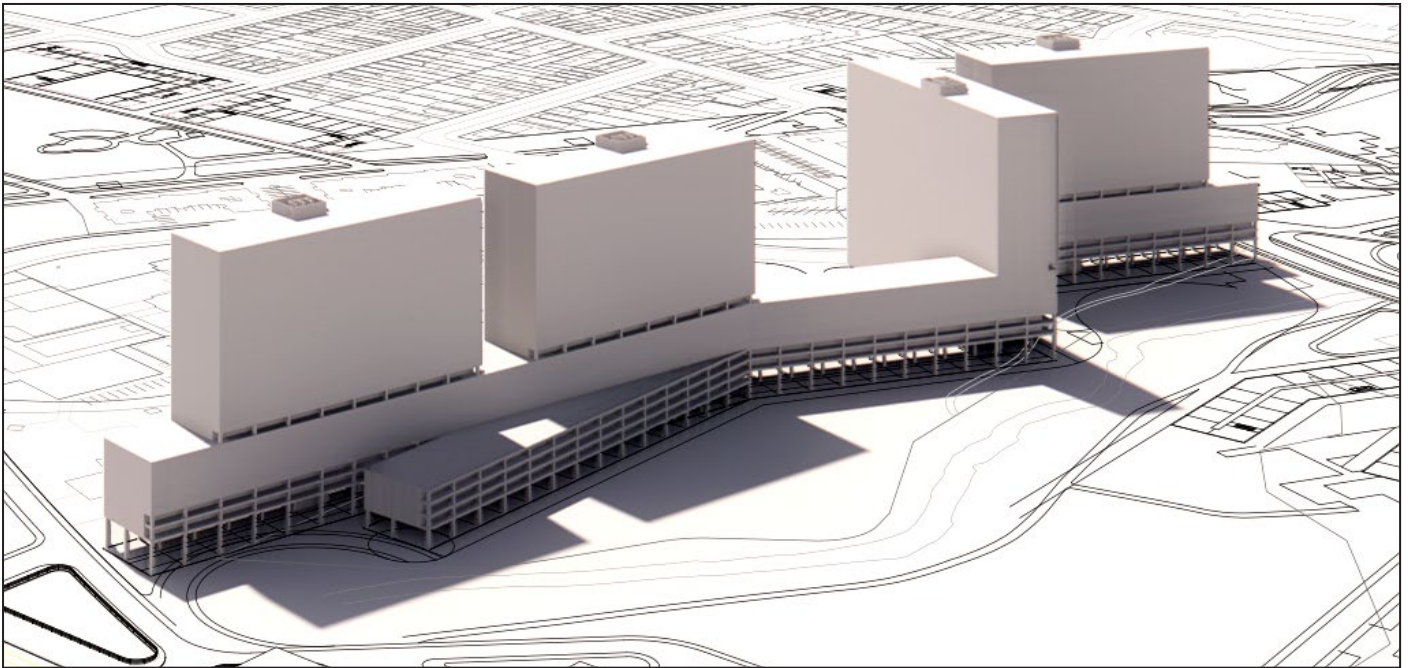
Key

- | | | | |
|-------------------------------|---|---|---|
| 1. Dawes Road | 10. Crescent Town Elementary School | 20. Public Washrooms | 29. Plaza Quilt/Raised Plinth with Recreational Amenities |
| 2. Victoria Park Avenue | 11. Children's Peace Theatre | 21. Allotment Gardens and Greenhouse | 30. Adult and Youth Soccer Fields |
| 3. Pharmacy Avenue | 12. True Davidson Long-Term Care Home | 22. Residential Courtyards | 31. Dog Off-Leash Area |
| 4. Danforth Avenue | 13. Victoria Park Subway Station | 23. Large-Scale Residential Garden Courtyards | 32. Skateboard Park |
| 5. Crescent Town | 14. Subway Line | 24. Bracketed/Multi-Use Building | 33. Swimming Pool & Shade Canopies |
| 6. Teesdale Place | 15. Taylor Creek Park/Taylor Massey Creek | 25. Shallow L-Shaped Courtyards | 34. Amphitheatre |
| 7. Pharmacy Place | 16. Pedestrian Fine-Grain Infrastructure | 26. Residential Garden | 35. Children's Play Area |
| 8. Dentonia Park | 17. Pedestrian Residential Streets/Rain Gardens | 27. Block as Building/Residential-Hotel | 36. Public Washroom/Park Maintenance Building |
| 9. Hydro Corridor Linear Park | 18. Public Commons | 28. Drift Housing | 37. Basketball Court |
| | 19. Bus Stops | | 38. Semi-Underground Parking |



Looking north on Victoria Park Avenue

The Bracketed Building: A People's Palace



The bracketed building creates a northern edge to Crescent Town where it encounters Taylor Creek Park, and provides a pedestrian linkage between Victoria Park Avenue and Dawes Road.

Building as Infrastructure

The bracketed building is a large-scale urban building whose primary function is to create a continuous linkage and physical edge to the northern edge of Crescent Town and Taylor Creek Park, and to provide a pedestrian linkage between Dawes Road and Victoria Park Avenue. It's a neutral yet provocative structure open to many diverse functions and future potentials, planned and unplanned.

The linear base of the bracketed building contacts both Dawes Road and Victoria Park, framing and completing the on-the-ground open spaces of Crescent Town. Located on the eight-storey base of the building are four towers that complement and align with the existing adjacent towers of Crescent Town.

In section, the bracketed building has a two-storey open base that houses a range of pavilion-like spaces that animate the linear walk and interact at grade with the adjacent courtyards and buildings within Crescent Town. This meshing of new and old program potentials gives a new life to the northern edge of Crescent Town and

the adjacent Taylor Creek Park.

At the neighbourhood scale, it becomes a large-scale community facility, an *urban hub* and an "opportunity factory." The seemingly neutral architecture and spatial organization creates a degree of freedom for workspaces, educational facilities and other social institutions. It establishes the neighbourhood at a city scale. It unites Crescent Town and the surrounding major streets with an accessible, large-scale green space of public significance and accessibility.

The third and fourth levels of the bracketed building contain *worker spaces* that can respond to innovative new businesses and organizations. This space is also shared with the adjacent Crescent Town Elementary School, providing expanded education space that intermixes with small business, non-profits and more. Above, all floors become residential units that have access along the entire length of the bracketed building with access to the roof terrace that initiate the start of the four placed tower locations.

Bracketed Building Plans



Mixed-Use Precedents



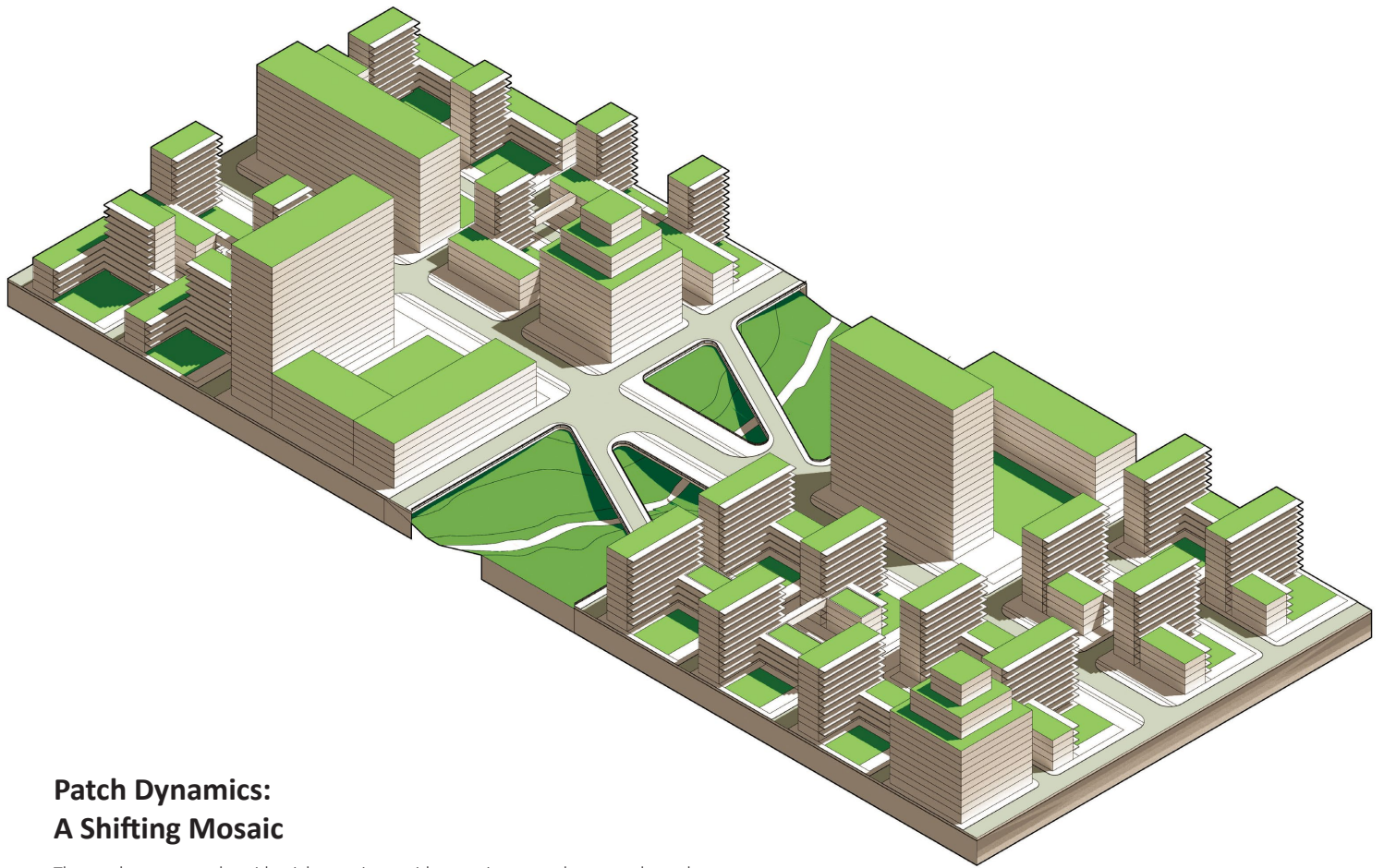
2 Fraser Ave/
"The Bakery"



"The Bakery" Interior



67 Mowat Ave/
"Toronto Carpet
Factory"



Patch Dynamics: A Shifting Mosaic

The garden courtyard residential type is a spatial and environmental modifier. It contains a courtyard with two enclosed sides and two open sides. It employs a strategy of *together/apart*, where the boundaries between the inner courtyard and the adjacent streets blur and are seen as porous *thresholds*. Boundaries as thresholds intra-act with adjacent courtyards in a patch boundary dynamic. The patch scale blocks of residential garden courtyards are properly sized to produce a non-hierarchical and democratic framework, where patches compete with each other and play out a dynamic in which the households living there are seen as *agential realists*.

The two sides of the garden courtyard type that contact the pedestrian street and the courtyard take on a diversity of forms and material configurations, including screens, trellises, raised plinths, tree lines, hedges and car parking spots. They can be seen as “pop up” spaces for anything to happen. The open courtyards and framing building formations orient themselves to the south, maximizing sunlight for solar energy collectors.

The street space that aligns the multiple courtyards L-types allows the buildings to move back and forth from the filtering relational boundaries. The effect is to produce a variable volume of the street. Given each section of street’s specific profile, this widening and narrowing has the potential of patch possibilities for allowing for spatial and real material appropriations of this space for community uses.

When four or more groupings of garden courtyard apartments interact, they illustrate various kinds of patch dynamics and patch possibilities typical of a democratic non-hierarchical organization. Patches interact across their boundaries and are enacted by the households/ residents living there. The diffracted open and closed potentials illustrate *boundaries in the making*. Larger courtyard typologies create variations in the overall patchwork framework.

The L-shaped garden typologies and their loggia porches also have dynamic potentials for action and agency. Along

with environmental controls, these community porches express the social life of the courtyards. The face of the courtyard loggias act as modifiers with windows, curtains and screens that can be controlled to adjust to the weather by the households living there. The spatial potential of the porch loggias can also be extended to connect across adjoining streets at grade, crossing the rain garden as grating that allow passage across the street between courtyards.

The core elevators and single point access stairs are positioned adjacent these connecting passages ensuring no interference with services and access functions. The corridor loggia is the entry points for the household families and residents, it can be controlled, close or left open at their discretion and their sense of “neighbourhood-ness.” This ability to extend this loggia passage horizontally is a multiplier across the many groupings of tower courtyard patches.

The higher wing of the asymmetrical L-type courtyard building provides the extra density that would be found in a fully closed block. The higher volume makes the massing density of the block economical, while gaining openness over full enclosure. The two arms of the asymmetrical L-shaped structures can also be extended horizontally to adjust to various conditions, reduced, or eliminated. The entire type can also be neutralized or left blank as space open to new possibilities.

The vertical access to the roof takes advantage of the lower four-storey roof space as a new public space to be shared. This lower wing can be connected by bridges across the pedestrian street space below. The potential to connect four of these garden courtyard residential types creates a new *raised, horizontal public realm* in which the various roofscapes can share features and amenities. This shared grouping has beneficial attributes that allow the sharing of different program functions and avoids redundancy. The social aesthetic and architectural categories are all involved in an entangled agency. The L-type and its patchwork dynamics open up potentials and possibilities to a communal public.

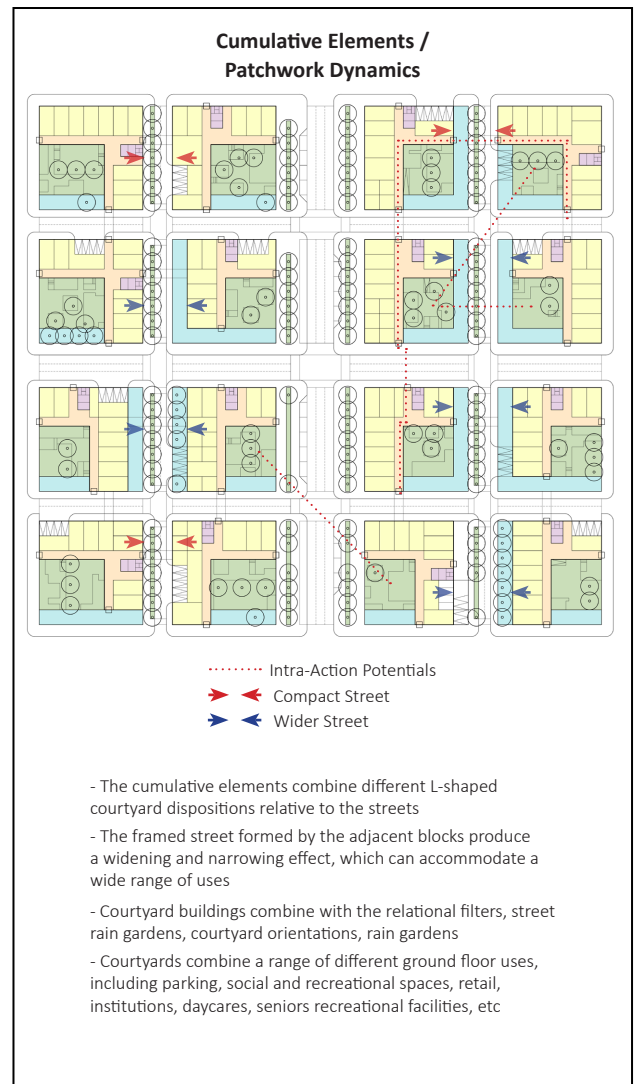
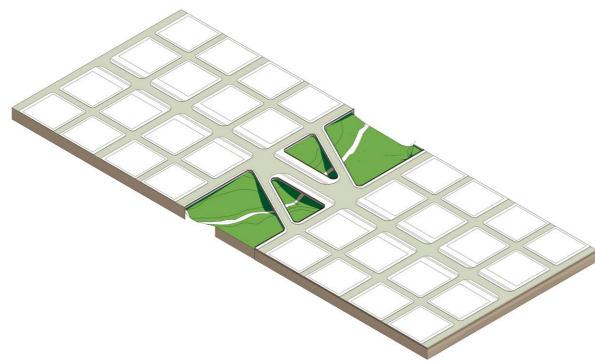
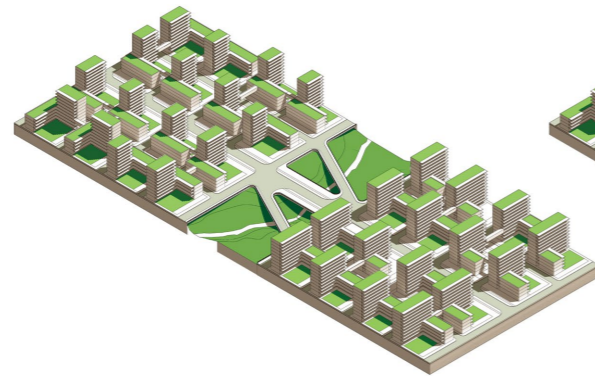


Diagram G

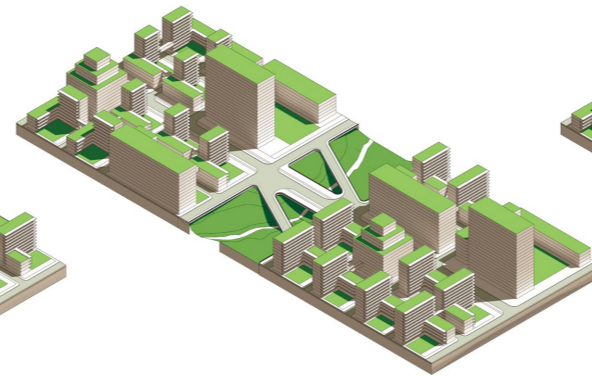
Urban Courtyard Mixture (1/2)



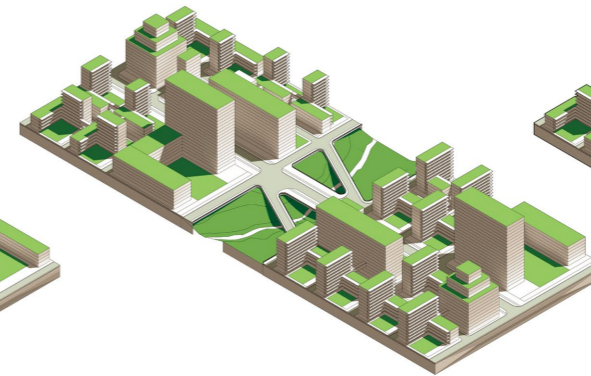
Patchwork Template
8 groups of 80x80m blocks
16 groups of 35x35m blocks



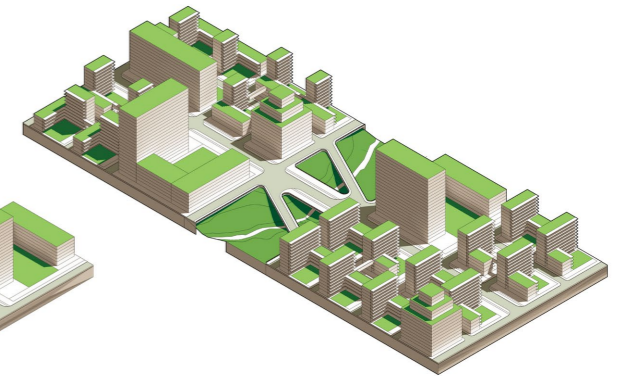
Starting Template:
Small L-Shaped Landscape Residential Courtyard Template



Variant 1
Placement of Larger Courtyard Typologies

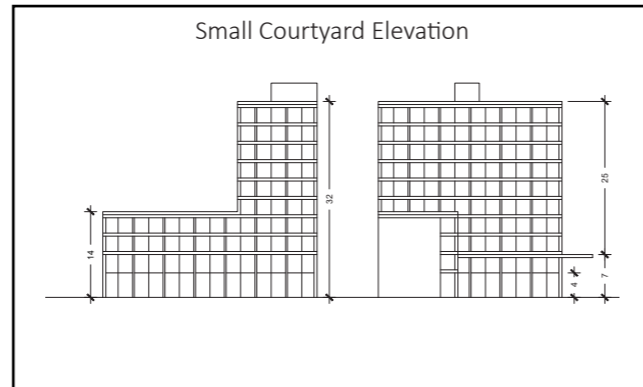
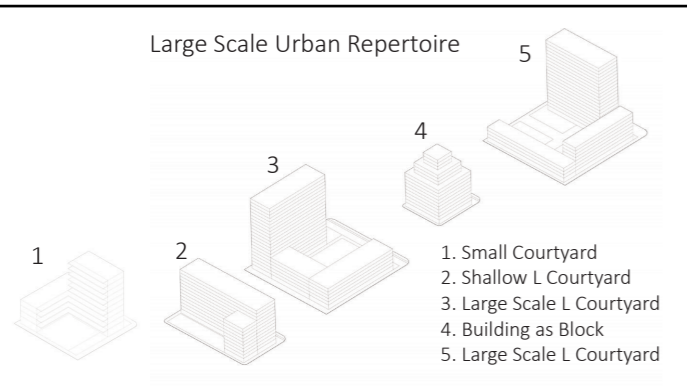


Variant 2
Alternative Placement of Larger Courtyard Typologies



Variant 3
Alternative Placement of Larger Courtyard Typologies

Urban Courtyard Mixture (2/2)



Site & Household Apartment Statistics

Site area = Full Combined Block
80x80 metres = 6400m / 0.64 hectares
Two Pedestrian Streets at 10-metre Width
10x150=1500m² / 0.15 hectares
Site Area for Smaller L-Shaped Blocks
35m x 35m = 1225m² / 0.1225 hectares
Courtyard Space (Varies)
192m²
Roof Terrace
260m²
Relational Threshold/Filter Area
325m²
Total Open Space= 777m²
Percentage of Open Space: 63%
Percentage Built Space: 37%
(This includes the roof terrace as open space)

Building Footprint
Minimum: 585.0m²
Maximum: 780m²
Net Building Footprint
37%
Total Building Area
Four-Storey Wing
20x13=200 m² x 4 storeys = 1040m²
Ten-Storey Wing
35x13=455m² x 10 storeys = 4550m²
Combined Net Area = 5590m²
Floor Space Index: 4.56%
Grouping of 4 L-Shaped Garden Courtyards
5.59m² x 4 = 22360m²
Total building floor space index: 3.49%

Courtyard Space (varies)
12x16=192m² x 4 = 768m²
Total Building Footprint
4900m² = 1.30 coverage
Total site area
6400m²
Percentage of Open Space/Courtyard
12% of total area
Households
Total single L-shaped courtyard footprint: 768m²
Net floor area minus core + stair: 4840m²
Porch space: 1350m²
Household Apartments
5mx10m = 50m² (bachelor)
8mx10m = 80m² (1 bed)
13mx10m = 130m² (2 bed)
15mx10m = 150m² (3 bed)

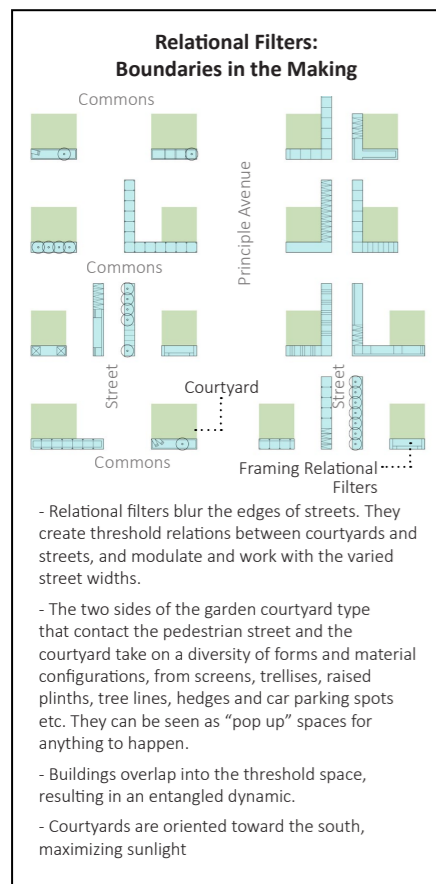


Diagram A

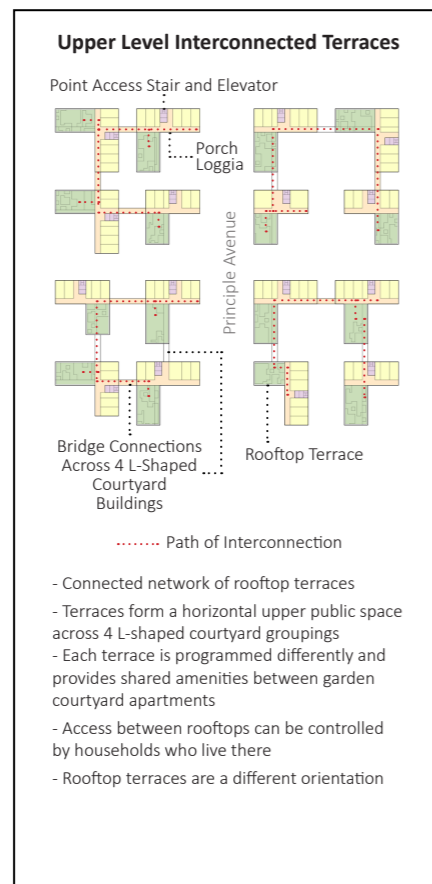


Diagram B

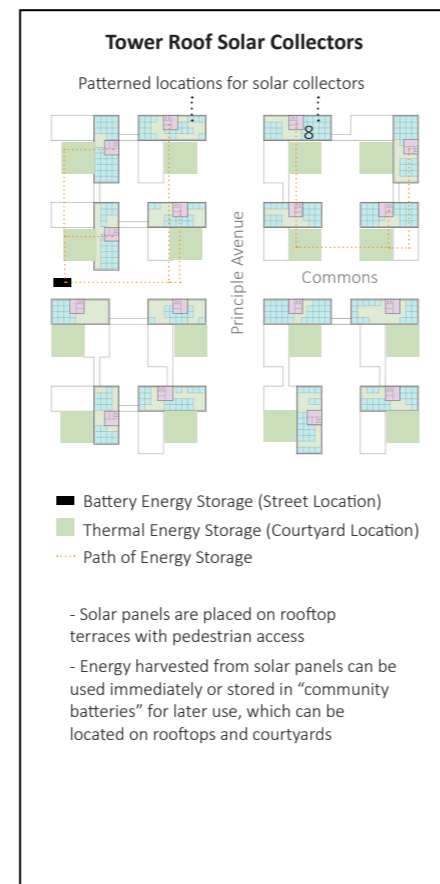


Diagram C

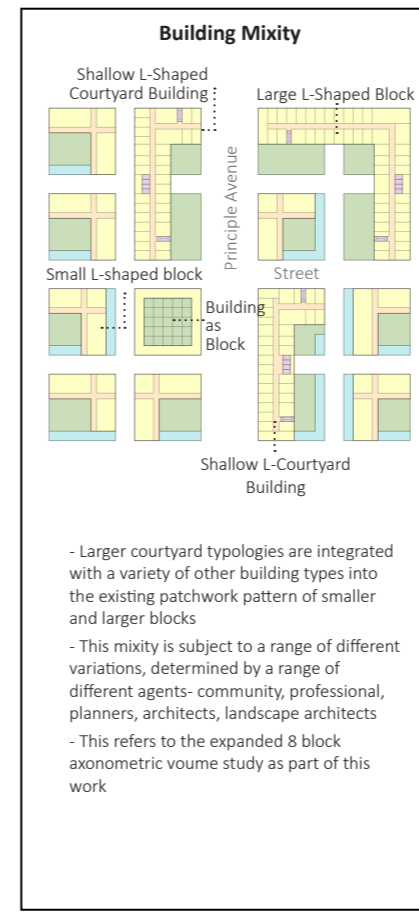


Diagram D

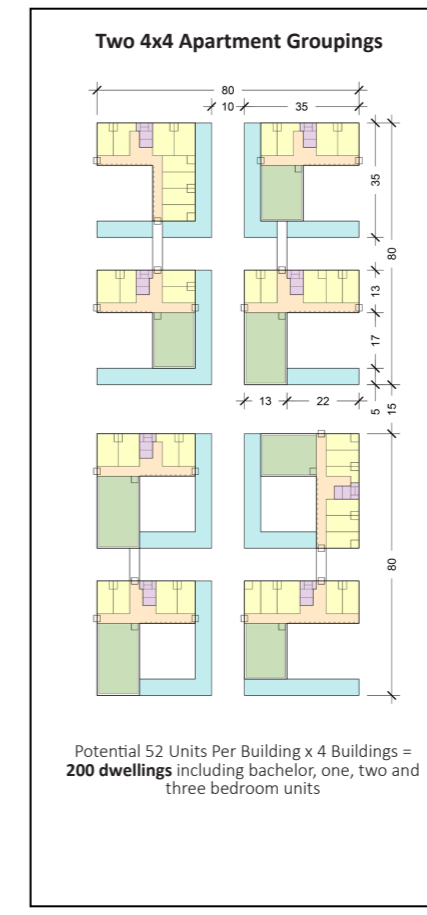


Diagram E

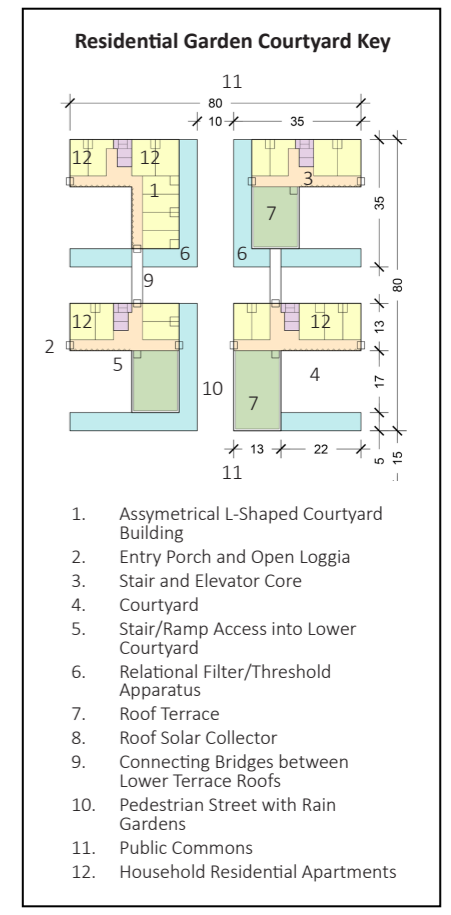


Diagram F

Overall Aerial View



A robust range of building types and sizes provide a variety of mixed-tenure, high-density housing options, with a balance of market-rate and affordable dwellings. Mixed-use buildings also include spaces for grocery stores, healthcare, daycare, and other social institutions. A porous system of new buildings, including L-shaped courtyard buildings, create lively street frontages with a dynamic patterning of interconnected built form and open space.

Detail Aerial View



Flexible, Mixed-Use Courtyards Adapt to Changes Over Time



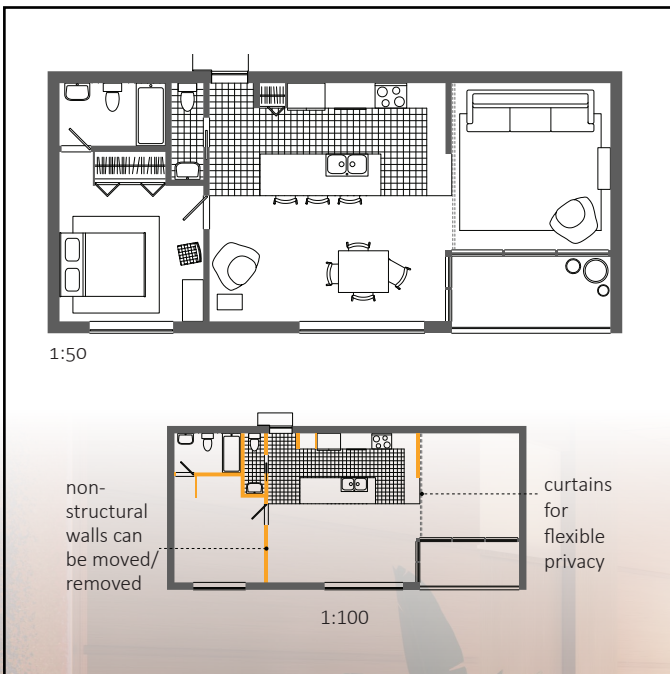
This plan uses the garden courtyard apartment type to illustrate how courtyard buildings can house a variety of unit types and social institutions.



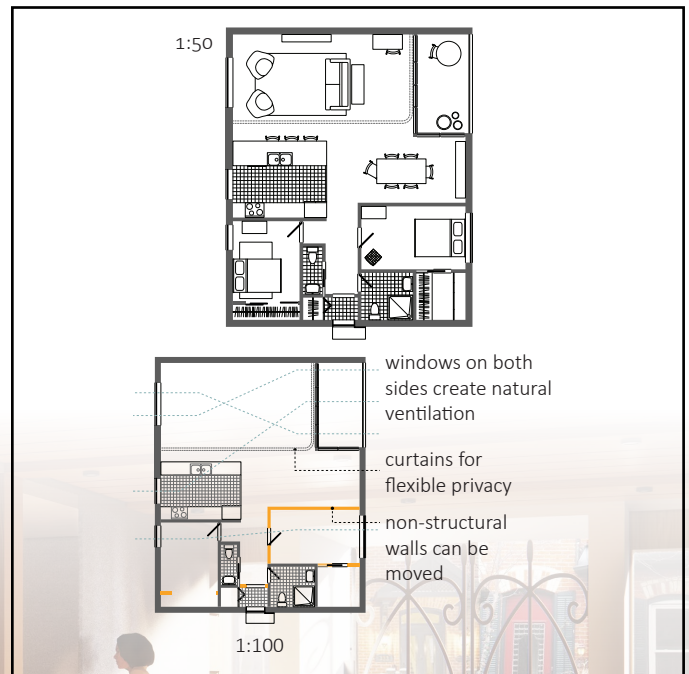
Courtyard buildings create a dynamic patterning of built form and open space along the streets. Wider areas of the street provide additional space for bicycle parking, pop-up markets, and other expansions.

expansion opportunities

Modular Units Adapt to Changing Family Needs



sample dwelling: two bedroom



sample dwelling: two bedroom with terrace

The apartment structures can take on a range of different sizes and configurations subject to the evolving needs of families. Dwellings are large enough to allow a variety of layouts, and a modular system means the apartments can easily adapt as the demands and demographics of the community change over time. For example, residents can switch between a one-bedroom apartment and a two-bedroom by adding or removing non-structural walls.

Views of Courtyard Apartments



Ten-metre wide pedestrian streets create an intimate neighbourhood atmosphere conducive to play, small business, and active transportation. A green strip provides a permeable surface for stormwater absorption, pollinator gardens, and shady lines of trees.



Porch loggias, where residents access their homes, string units together around the courtyard. Porches are environmental modifiers with screens and windows that can be adjusted by the households living there according to weather conditions. They can connect across adjoining streets at grade to allow passage between courtyards.



Upper-floor bridges between L-shaped buildings interconnect roofs, allowing for sharing of amenities between buildings. Rooftops can be accessed by stairs and elevators and provide another layer of public realm with potentials for gardens, parks, markets, and events.



Courtyards are accessed by ground floor porch loggias and adjacent commons and streets. They are the heart of the community and offer a more social way of living based on shared amenities.

