on[re]buildingdowntown

design framework for the core area

by

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AUTHOR'S DECLARATION

I hereby declare that I am the sole author of this thesis. This is a true copy of the thesis, including any required final revisions, as accepted by my examiners.

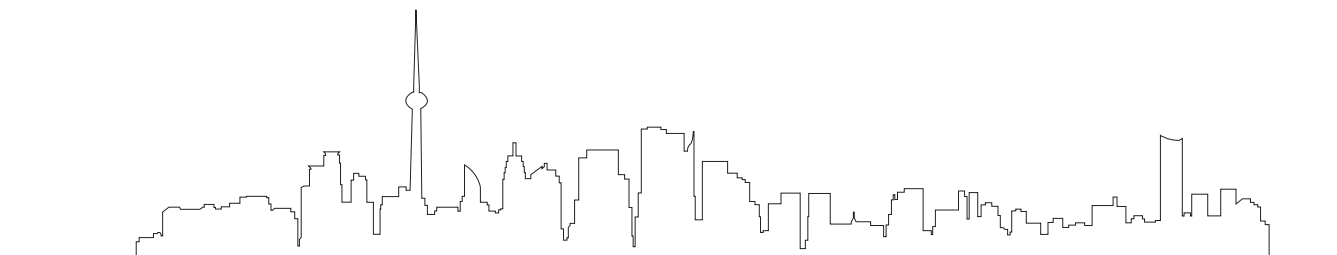I understand that my thesis may be made electronically available to the public.

ABSTRACT

Rapid condominium development in Toronto is consuming large areas of the ground plane in prominent corridors of the downtown core. This is the most popular development practice for Mixed-Use land use in Toronto. It is designed to maximize land values, turning these areas into commodified spaces for retail and chain stores. While rapid condominium development effectively provides much needed housing, it only supports public space as a space of consumption. This produces a social conflict with the needs of the residents above. An increasing population density in combination with a decreasing public space results in a lack of dedicated amenities for active recreation as well as diminished outlets for citizen expression.

On [Re]building Downtown is referring to On Building Downtown -- a report with design guidelines for the core area presented to the City of Toronto Planning Board in 1974. During this period, mayor David Crombie pushed to reform a rapidly developing Toronto towards a more socially responsible built environment.

In a similar way, this thesis proposes a new design framework to improve the social life of urbanites by addressing the challenges of Toronto's rapidly transforming public realm. This framework focuses on carving out designated spaces from condominium developments along high density corridors, framing the communication between buildings, and facilitating public engagement at multiple scales: the Core, the Street, the Room, and the Object. The resulting design introduces a new form of ground plane that considers activity and identity while giving purpose to public space by responding to surrounding density.
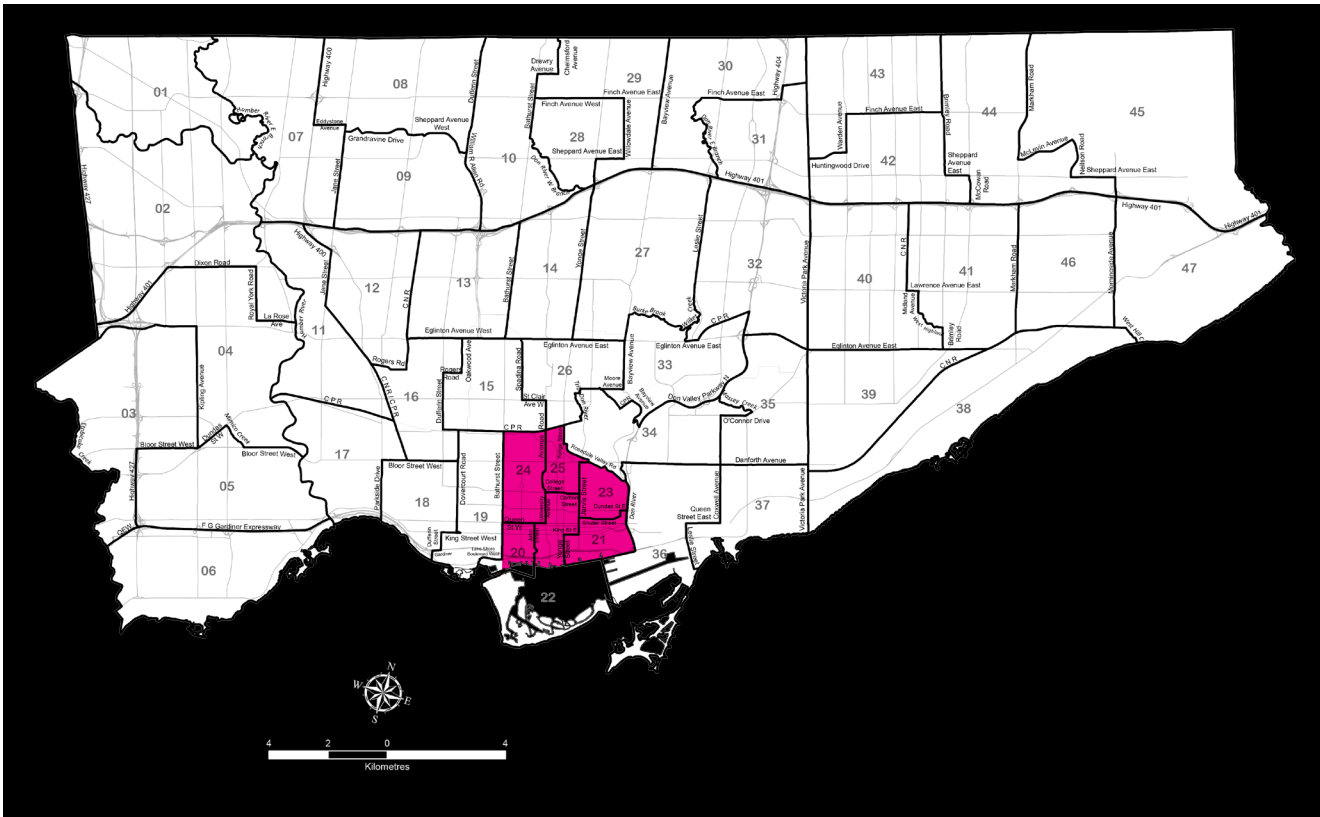
ACKNOWLEDGEMENTS

Fig. 0.1 Downtown Toronto Scope - Base image from the City of Toronto representing the 47 Electoral Wards for Dec. 2018.

TABLE OF CONTENTS

LIST OF FIGURES

Fig. 1.1 Looking at construction from 475 Yonge Street towards Yonge Street.

PART ONE:
DOWNTOWN TORONTO

Welcome to Toronto. Once referred to as Hog Town during its early days as a farming settlement has transformed into a global centre for business, finance, arts, and most recently ranked as one of the world's most livable cities. The scale of this transformation can be widely attributed to economy, immigration, and policy changes, amongst many other factors. One phenomenon that helped expedite this process in the last thirty years is rapid condominium development. A force that combines financial economy with reactionary planning in order to provide housing for a growing city.

Rapid condominium development is a persistent organism. In optimal financial conditions it roots itself into key communities with their streets acting as lifelines. It serves the primary function of providing an ideal living environment for Torontonians and the transition from the modern style into early stages of new urbanism has allowed its physical form to evolve. It spread within different areas of the downtown core as a shifting political landscape directed its growth away from vibrant neighbourhoods and into the heart of commercial zones.

At this stage of the organism's development, it is imperative to look at the effect it has on the city and its people. Rapid condominium development spawned the face of the public realm we have today. Although semi-frequent political measures and community initiatives have been made to ensure a certain level of regulation on safety and beauty, the current impact of its physical presence on the ground plane remains unfavourable.
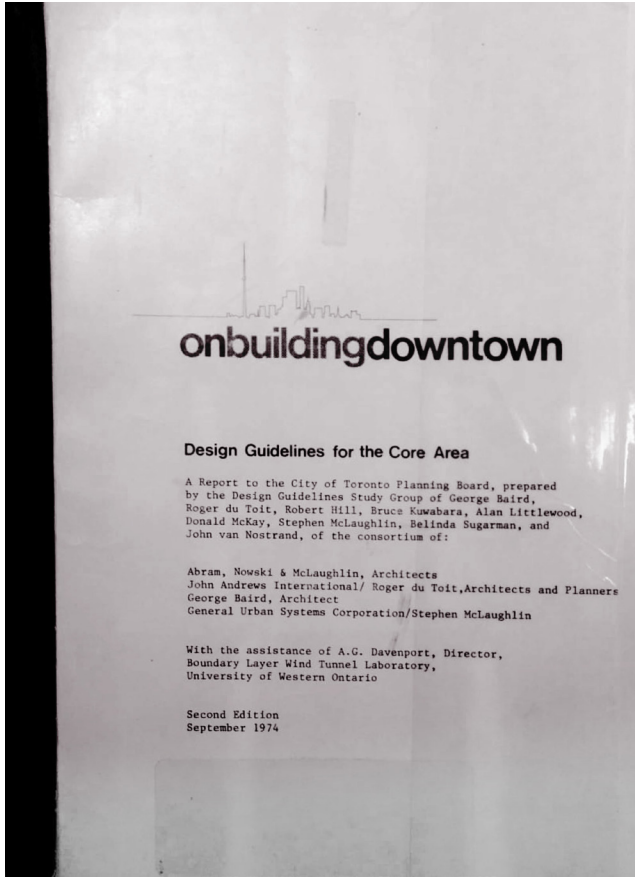
Fig. 1.2 On Building Downtown report published in 1974.
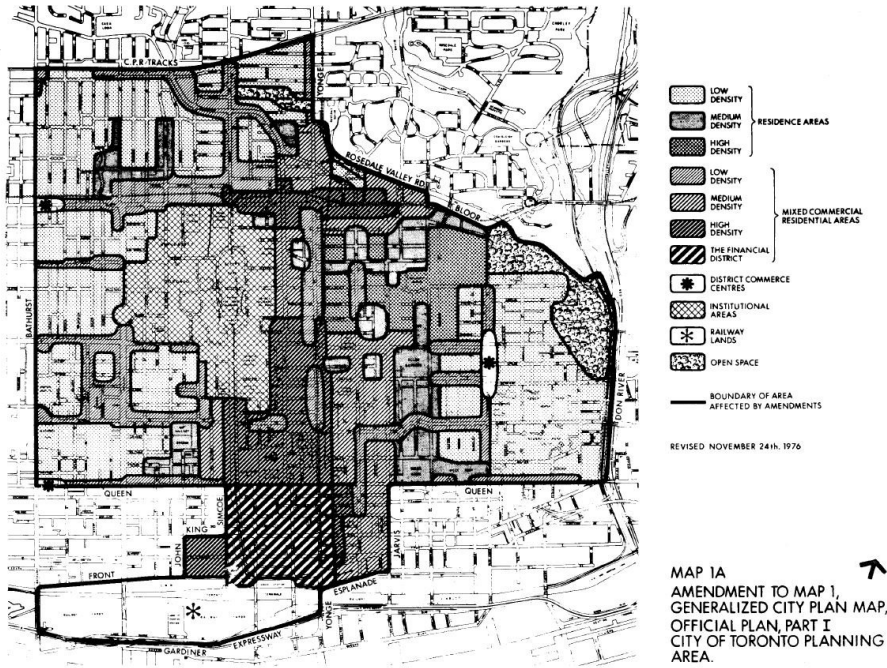
Fig. 1.3 1976 Central Area Plan.

Directing Growth

High-density building projects in Toronto can be traced back to as early as the late 1950s when post-war city planning encouraged large-scale high-rise apartments to be the predominant form of housing in today's inner-suburbs. Several years later, these towers began to appear in the core under the designation: *urban renewal*. This was a modern planning ideology with the goal of razing neighbourhoods and replacing them with isolated high rise apartment buildings distanced from the sidewalks. This modern style meant to provide economical yet still beautiful mass-production of housing to the city. After the revitalization of St. Jamestown, the *rejection of modern planning*[1] began. Inspired by Jane Jacobs, this community movement pushed to reform a rapidly developing Toronto towards a more socially responsible built environment.

In the mid-1970's, reformist mayor David Crombie initiated a shift in municipal planning policy which produced two major catalysts for the built environment of Toronto that we know today. One was an official report with new design guidelines for the downtown in 1974 called *On Building Downtown*. The second was the 1976 *Central Area Plan* which promoted growth by building housing in the midst of office areas and discouraging segregated use of land.

Even though modern planning set out to produce desirable cities, building with disregard for surroundings quickly lead to questioning the practice. *On Building Downtown* focused on placing new buildings in more appropriate contexts. The proposed guidelines looked at public amenities as well as sun, wind, noise, public views, historic buildings, and linkages between the public and private realms. It can be argued that this report commenced the initial stages for the discourse concerning the public and private line.

The 1976 *Central Area Plan* introduced the policy to mix residential development in commercial zoning. This was the birth of mixed-use development in Toronto and the intended purpose was to ensure a vibrant urban environment. Retail use was encouraged and sometimes even required at grade. There was stronger economic support when buildings had more than just one primary use and helped Toronto avoid the inner city deterioration experienced in other urban centres across North America.

[1] Sewell, John. *The Shape of the City: Toronto Struggles with Modern Planning.* Toronto: University of Toronto, 1993.
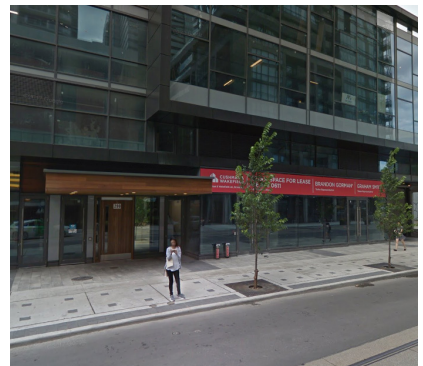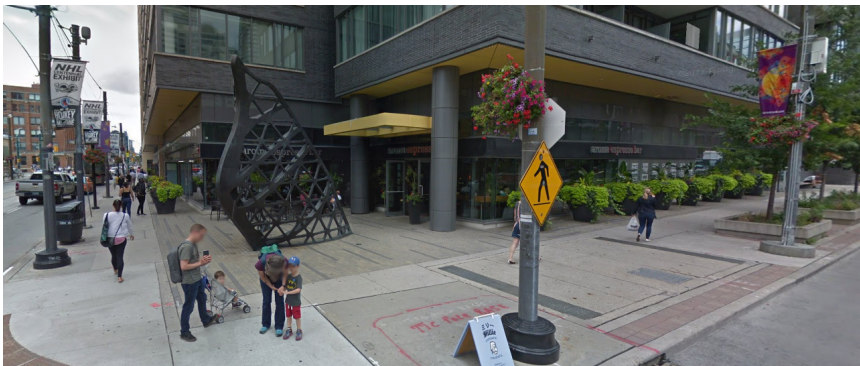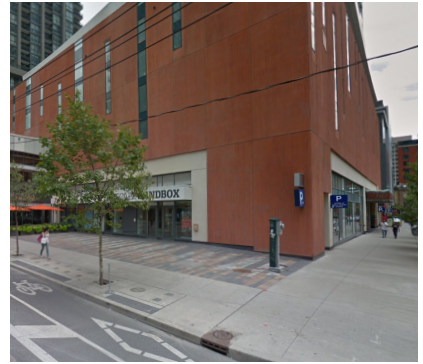
Fig. 1.4 *Examples of downtown Toronto's public realm at condominium bases.*

Podium Base and the Public Realm

By the late 1990's, the podium-tower typology had replaced the tower in the park and began to generate an even higher population density. Smaller units meant more units per building and since the towers can be distanced suitably from each other on the podium itself, there were more people living per square foot in the downtown core than ever before.

This new housing typology in Toronto, pioneered in Vancouver[2], has become the most common form of tall-building design in the downtown core as well as the most desired form of high density building in many other North American cities. The original product came from Hong Kong as a result of extracting the maximum density allowed by the city's building code. The introduction to British Columbia was due to land ownership deals, planning developments, and heavy real estate investments tracing back to Hong Kong after the lands used for EXPO 86 were sold off to Concord Pacific developments.[3] The podium that originated in Hong Kong allowed for one hundred percent coverage of the site at the base for retail activity similar to its Canadian successor, however, it also catered extensively into the public realm.[4]

The public realm is an important resource meant to provide safety, utility, and benefit pedestrians in a socially positive way. If done correctly, it should also render spaces as places of belonging through opportunities presented in the built form and programme. Since the built form in Toronto mostly consists of condominium developments, these conditions need to be supplied in the podiums. Downtown Toronto's public realm is composed of banally furnished linear sidewalks hugging high density developments at commercial bases. Sometimes there is an occasional artistic sculpture contributed by the developer in order to enhance the public realm. Nonetheless, the opportunities that are allowed to arise in these circumstances are mostly limited to consumerism. This sets the precedent for the public realm to be used as a threshold for private revenue and not as spaces that would contribute to identity.

[2] Ibelings, Hans and PARTISANS. *Rise and Sprawl: The Condominiumization of Toronto*, edited by Spunt, Nicola. Montreal ; Amsterdam: Montreal ; Amsterdam : The Architecture Observer, 2016.

[3] Boddy, Trevor. *New Urbanism: "The Vancouver Model"*, Places Journal. Volume 16, Issue 2, 2004.

[4] Shelton, Barrie. Justyna Karakiewicz, and Thomas Kvan, *The Making of Hong Kong: From Vertical to Volumetric*. New York, NY: Routledge, 2011.
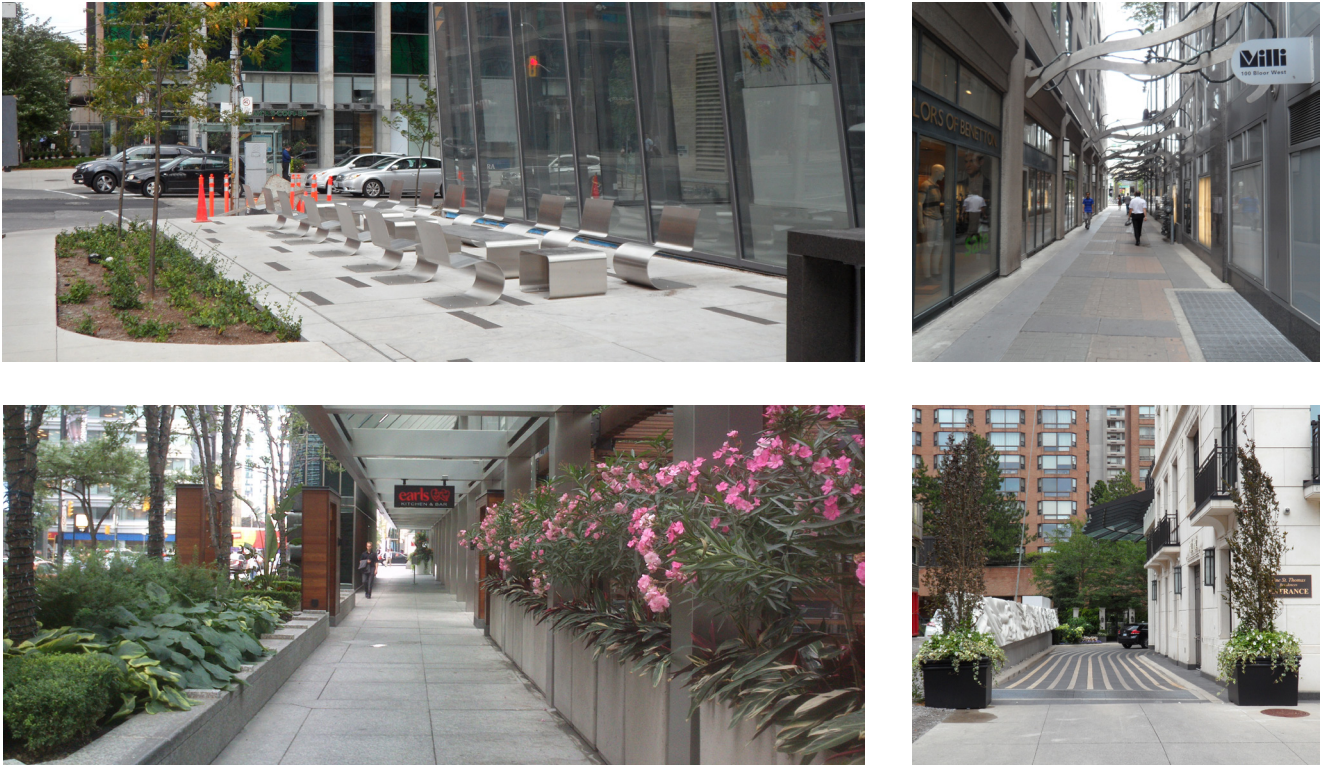
Fig. 1.5 Examples of Privately-Owned Publicly Accessible Spaces (POPS) in the Downtown Core.
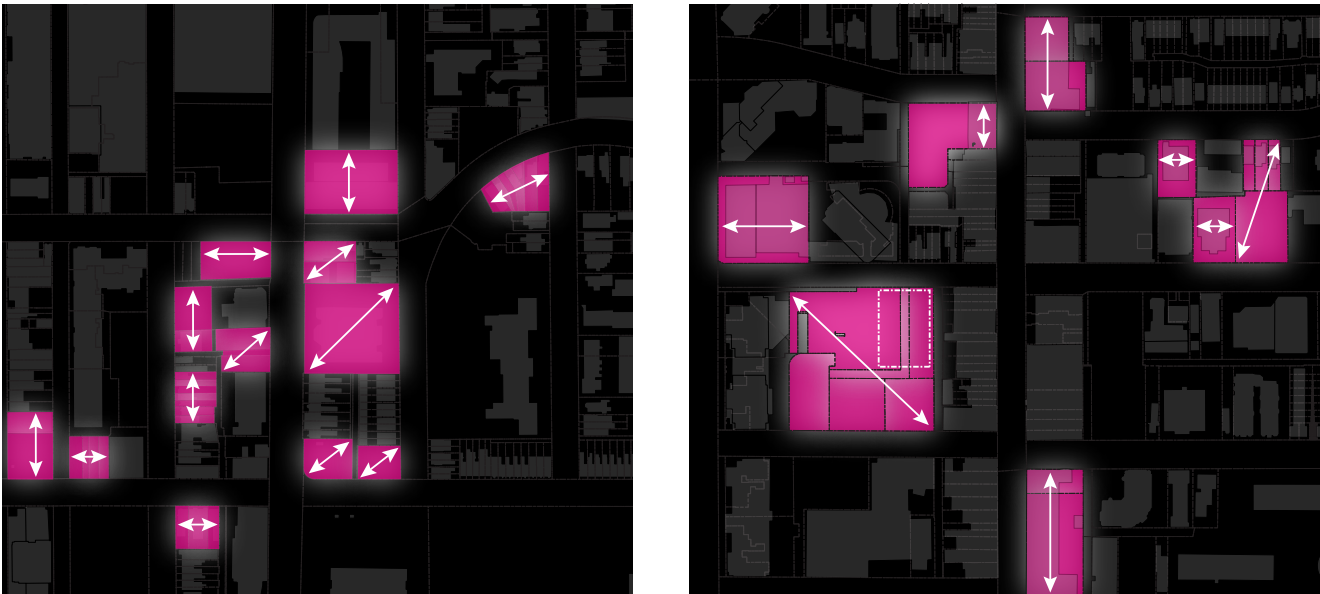
Fig. 1.6 Drawings showing lot accumulation for profitable development. Church & Wellesley (left) and Moss Park (right). Each of these new developments will produce similar results on the ground plane that will become part of Toronto's public realm.

Privately-Owned Publicly Accessible Spaces (POPS)

As growth continues, the City of Toronto becomes more aware of the demand for new parks and open spaces. They negotiate with private developers during the application process to include "a specific type of open space which the public is welcome to enjoy, but remained privately owned".[5] As long as developers follow the required urban design guidelines the people of Toronto should be able to enjoy more spaces that are supposed to play a key part in the city's public realm. POPS should be designed and planned to relate within a broader context.

While this initiative is a step in the right direction, it implies that Toronto's public realm is used as a mechanism for leverage and not as a public requirement. Combining this process of negotiation with the existing guidelines results in lacklustre spaces. Some developers have gone as far as advertising their condominium building in the landscape of the new park space. In the end, most POPS in Toronto are nothing more than wisely curated extended sidewalks built on the property area leftover from the measured setbacks.

Culture Follows Finance

Frequent updates to the planning framework combined with low-interest rates, and an increasing population provides fertile ground for low-risk, financially safe real estate opportunities. Downtown Toronto has proficiently fostered a "competitive commercial environment where buildings are businesses and space is a commodity"[6] for large corporations and foreign investors. This financial environment forms a stressful relationship within its context – a symbiotic tension between the "rationalized spatial order of capitalism"[7] and the natural urban processes that have established the identity of the neighbourhoods through its history, landmarks, and events.

Neighbourhoods consistently undergo transformation through densification. New developments will increasingly alter the character of the setting they are in. The culture, identity and quality of urban life becomes vulnerable to repetitive condominium development leading towards homogenous and marketed lifestyles. Enabling developers to set the standard of living means the quality of life for residents will be heavily dependent on spending money -- especially in a place like Toronto where consumerism, tourism, and cultural industries have become major aspects of the economy. Without true public outlets, the social culture will ride the waves created by the forces of a developer-driven city.

[5] City of Toronto. "*Privately-Owned Publicly Accessible Spaces (POPS).*" 2018. https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/privately-owned-publicly-accessible-spaces-pops/.

[6] Willis, Carol. *Form Follows Finance : Skyscrapers and Skylines in New York and Chicago.* 1st ed. New York: New York : Princeton Architectural Press, 1995.

[7] Harvey, David. *Rebel Cities : From the Right to the City to the Urban Revolution.* London ; New York: Verso, 2012.

Fig. 1.7 Jennifer Keesmaat asking Bjarke Ingels and the panel a question on building inspiring cities. Full quote:

"An enormous part of city building is about, at a very practical level, providing places where people can live and flourish and go about their daily lives and sometimes those interests bump up against each other and there's a risk in any city and it's a risk that we're in fact struggling with, that you in fact get two things: you get a lower quality product that is not design excellence but it's housing, and it's important housing and it's housing we should be building, every building isn't going to be a landmark project and then on the other end of the spectrum you get excellent design, and units that are outstanding, and beautiful, and fitted to our greatest aspirations, and when we get it right, also have the accompanying public realm.

My question is about how in fact do we begin to blend the two? How do we bridge that gap and ensure that we're creating a city that is inspirational? We want great spaces that inspire us. How do we in fact bridge that gap of great design that is inspirational that makes us each everyday be our best selves with this very practical need to provide housing for all? I think that's a really critical question if architecture is to create community, we need to figure out how to bring those two together." [8]

On February 23, 2016, Bjarke Ingels was invited to Toronto to present an upcoming project in Toronto's King Street West neighbourhood. His proposed design, which echoes Moshe Safdie's Habitat, is meant to steer away from the dominating building type of the tower and podium. Ingels acknowledges the current state of downtown Toronto's built environment and comments that "it would be sad if the most diverse city in the world had the most homogenous real estate"[9]. A popular sentiment of the discourse currently revolving around what downtown is starting to look like.

Following his presentation was a panel discussion called "How can architecture create communities?". The topic of this conversation is a common one amongst planners and architects since at least the 70's and furthermore, a universal one. Usually, these types of discussions bring to light current events and ideally push the topic into new territory. The reason this specific scenario is worth mentioning is due to Jennifer Keesmat's attendance and participation, the chief planner for the City of Toronto during that time.

Keesmat stated that a design quality spectrum exists where practical housing falls on the low end and on the opposite side lies projects like Ingels', collectively with the public realm. Her question to the panel was about bringing the two together – meeting housing demands reliably with design excellence and inspirational public spaces.

The act of having a chief planner of any major metropolitan city openly asking for a solution to their city's planning problems might be considered troubling. In this instance, it should be recognized as an invitation for dialogue on the subject. The City does not have a solution on how to move forward with regards to housing and are open to ideas. Keesmat's statement confirms the disconnect in current practice – Toronto's built environment is rapidly transforming to provide housing while at the same time producing uninspiring spaces.

[8] Ingels, Bjarke. "*How can architecture build community?*" Discussion, Gesamtkunstwerk by Westbank Corp., Toronto, Feb 23, 2016.

[9] Bozikovic, Alex. "*A Ziggurat for King West: Take a Peek at Bjarke Ingels's Plan for Toronto.*" 2018. https://www.theglobeandmail.com/life/home-and-garden/architecture/a-ziggurat-for-king-west-take-a-peek-at-bjarke-ingelss-plan-for-toronto/article28812865/.
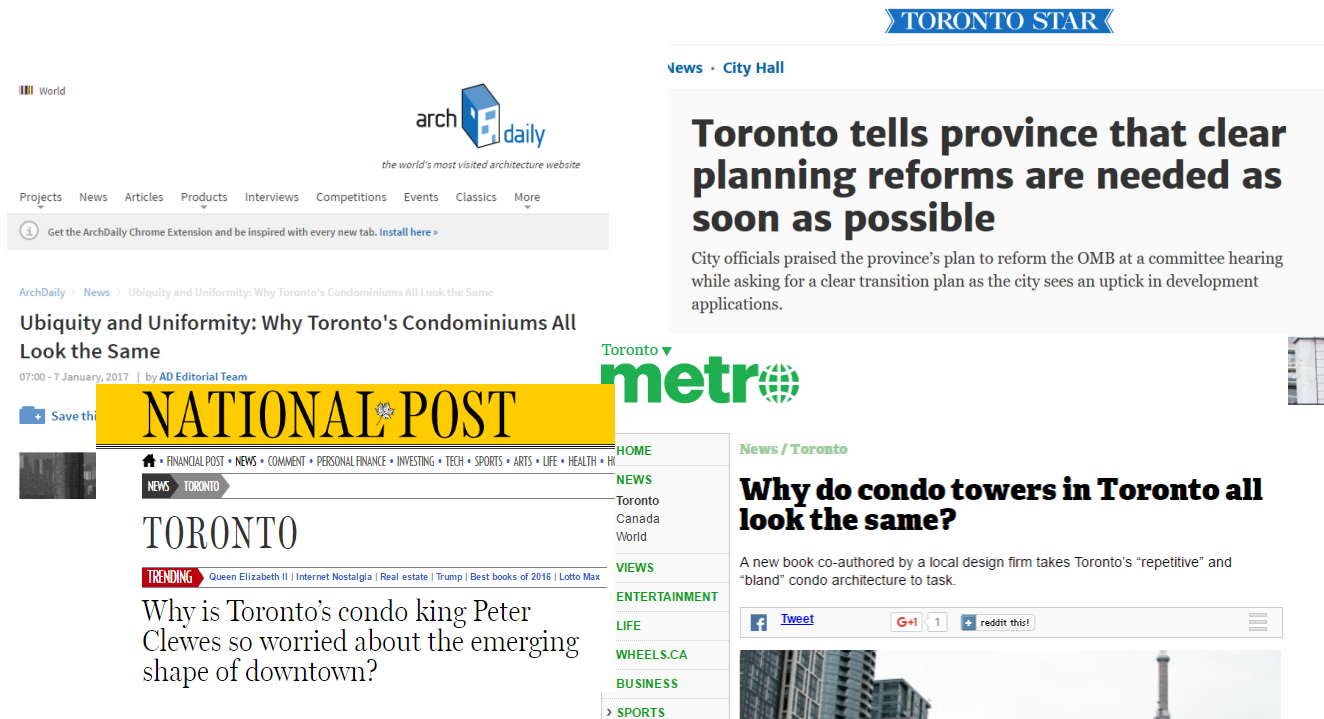
Fig. 1.8 Screenshots of media articles commenting on the state of Toronto's condominium development.
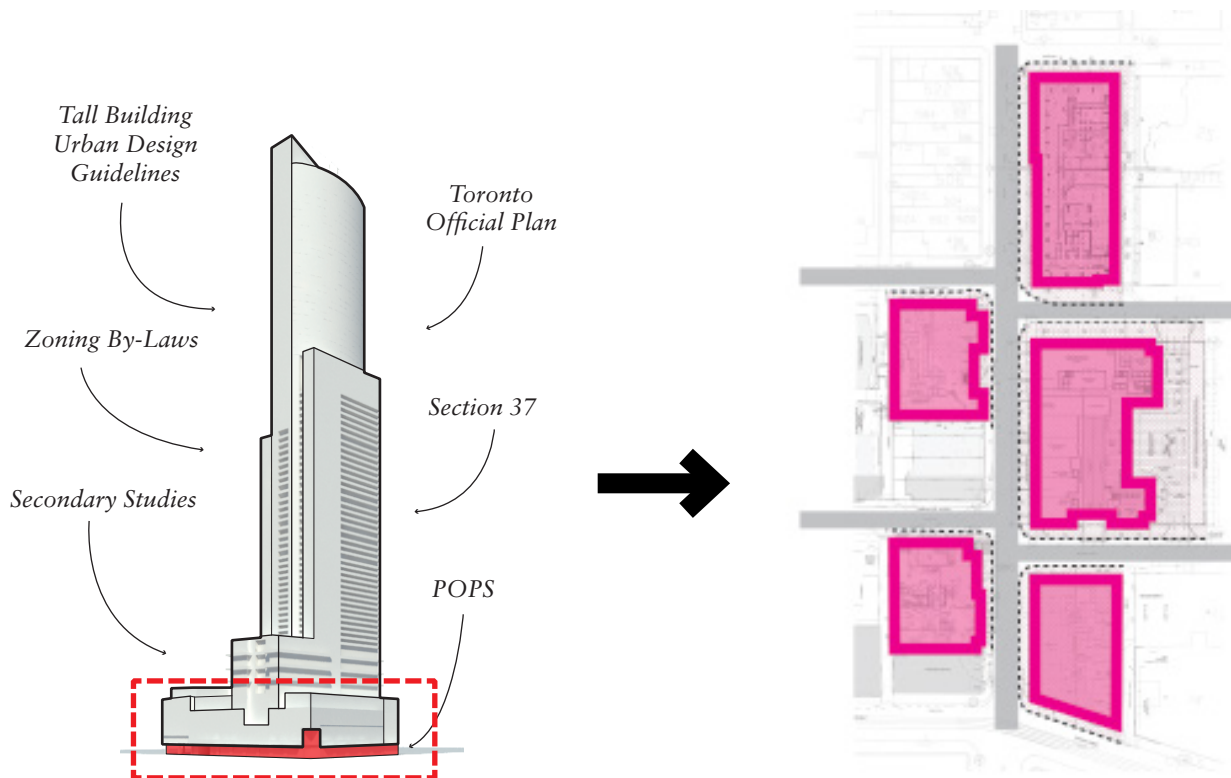
Fig. 1.9 Current municipal policy in conjunction with OMB protocol results in an isolated built environment.

During the same panel discussion, University of Toronto Dean of Architecture Richard Sommer, blamed the current situation on the rate and quantity of developments being built and that they are limiting the city's possibilities. He also stated that the public realm needs to catch up with the amount of construction going on.

There are two things to note here. First, the likelihood that the magnitude and rapid speed of the projects being processed does not scale proportionately to the resources of the planning department in the city. Whether it is an efficiency issue or a bureaucratic one, it is an unfortunate circumstance that architecture alone will be unable to tackle if true. Second, and most importantly, admitting the public realm is lagging behind.

The problem with openly acknowledging that the public realm is in need of catching up signifies that private development comes first and the city with its people, come second. It also indicates there are discrepancies between the City's design guidelines and the built environment. Condominium developments are either allowed to build without fulfilling the requirements for the public realm or the guidelines themselves are insufficient.

Design Guidelines and the Ontario Municipal Board

The Tall Building Design Guidelines and the Official Plan are filled with positive intentions, but if there are insufficient resources to oversee how the public realm is affected, then the City is effectively putting our "our civic ecosystem at risk."[10] Additionally, there are By-laws and secondary studies that focus on specific areas of the downtown core that are also filled with policy meant to enhance the public realm.

If the guidelines are adequate but ignored or negotiated during the review process, then the current discourse exposes how lightly the guidelines are taken during the development application process. Unfortunately, a more feasible explanation for these conditions is the existence of the Ontario Municipal Board, a provincial governing body that overpowers municipal decisions. In most cases developers directly appeal to the OMB if applications are predicted to not pass the review process.

In any case, the thought of having to bridge the gap between a functional city and an inspirational one as well as the notion of the city playing catch-up with the public realm indicates that either the City of Toronto or the Ontario Municipal Board operates under a system that has allowed for this scenario.

[10] Ibelings, Hans and PARTISANS. *Rise and Sprawl: The Condominiumization of Toronto*, edited by Spunt, Nicola. Montreal ; Amsterdam: Montreal ; Amsterdam : The Architecture Observer, 2016.
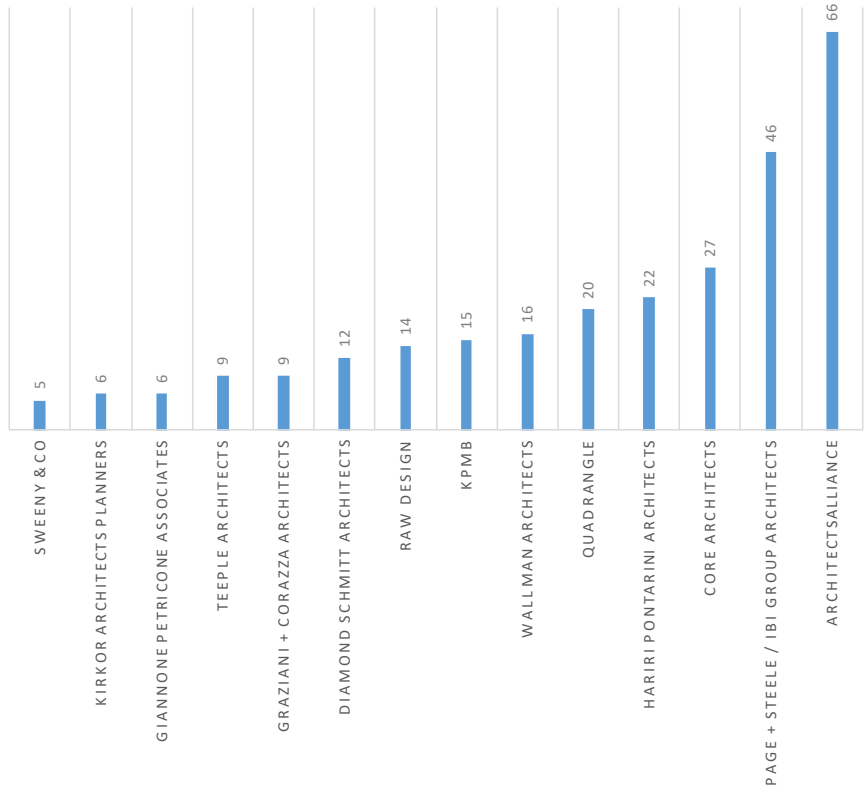
Fig. 1.10 Architectural firms with five or more development projects in Downtown Toronto built in the last 10 years and currently in construction. Data interpolated from Urban Toronto's database.

the Right to the City

Sommer gave two definitions on democracy within the realm of the built environment. The first definition had to do with our right as citizens to be represented in "how the city is made, remade, and imagined" whereas the second definition underscored a "sense of liberty and opportunity to reinvent ourselves based on the way we conduct ourselves" as a comparison to restrictive authoritarian societies in recent history.[11]

The second definition offers a distanced perspective by stating how fortunate Canadians are with respect to the rest of the world as it employs an unfair association to cities with completely different histories and urban circumstances. This definition is distracting from the context of Toronto and gives the audience an illusion of a democratic spirit. However, the first definition remains valid as it enables the notion of living in a perceivably democratic society will present the right to be emobodied through the city itself, an idea that was proposed by Henri Lefebvre in 1968. The question that needs to be asked here is whether or not Toronto citizens' rights are being fairly represented in the context of the how the downtown core is being shaped.

In *Rebel Cities,* Harvey uses the term "to claim the right to the city" as a means of being allowed to reinvent the city "depends upon the exercise of a collective power rather than an individual right."[12] An example of the divergence between the individual right and the collective power is evident throughout consultation meetings in the approval process of these developments. In most cases, citizens or community groups will exercise their individual rights to express how they feel about heights or NIMBYisms but will never engage in a collective "singular aim" that Harvey proposes. Without an organized focused direction, much like the one developers have already established in practice, it would seem impossible for the rights of the citizen to overpower private interests in how the city is being made.

[11] Ingels, Bjarke. "*How can architecture build community?*" Discussion, Gesamtkunstwerk by Westbank Corp., Toronto, Feb 23, 2016.
https://vimeo.com/159429387

[12] Harvey, David. *Rebel Cities : From the Right to the City to the Urban Revolution.* London ; New York: Verso, 2012.

In summary, the current architectural discourse in Toronto revolves around rapid condominium development and how this new urban form effects the city and the quality of life of its urbanites. There is acknowledgment from different authorities that not all buildings are of high-quality design, that there is a lagging force that needs to be addressed in the public realm, and that there is an obvious gap between functional spaces and inspirational spaces. Meanwhile, the system in place does little to support or encourage the citizens' rights to be able to reinvent the city. Any physical intervention in favour of the public realm would need to be done through the form of the Toronto vernacular.

A new urban framework for the Toronto Downtown core confronts the following six challenges:

1. an increase in density producing high and unmet demand for public space with designated amenities for active recreation

2. the limited citizen access to representation of local communities in densifying areas

3. the monotonous form of density driven by developer interests to maximize profitable area

4. the negotiations between the developers and the OMB that override municipal guidelines

5. having only retail occupancy on the ground plane of every mixed-use development generating a private facade to the public realm

6. the lack of transition between the private life culture of the built form and the public life culture of the streets

Moving Forward

Local Planning Appeal Tribunal

There is currently a process to replace the OMB with a new body called the Local Planning Appeal Tribunal (LPAT). New development applications will have the oppoortunity to appeal to the LPAT if they are rejected at the municipal level. One of the advantages of the LPAT is that they have less power than the OMB so there would be a decreased ability to overrule municipal decisions.

Proposed Downtown Plan 2017

TOcore, a municipality initiative, proposed a new 25-year vision for Downtown Toronto in August 2017. The plan consists of a series of goals that address different shortcomings associated with intensification. A few significant policy directions include:

- Prioritization of a "Land First" approach to maximize opportunities for new parkland through the development process, along with incentives for developers to work together to consolidate the provision of parkland

- Refinements of the current single *Mixed Use Areas* into four separate designations to provide clear guidance based on existing and planned context

- Requirement for all developments to address the priorities contained within the Downtown Community Services and Facilities Strategy

- Increased building setbacks to expand the public realm in areas of growth

- Prioritization of walking, cycling and transit use on Downtown's streets

Disclaimer

Architecture, or the built environment, cannot solve all the urban faults presented in the current scenario. There are numerous influences with their own extensive networks that need to be considered and addressed in order to achieve a common ground for an improved urban life.

(A)

(B)

(C)

(D)
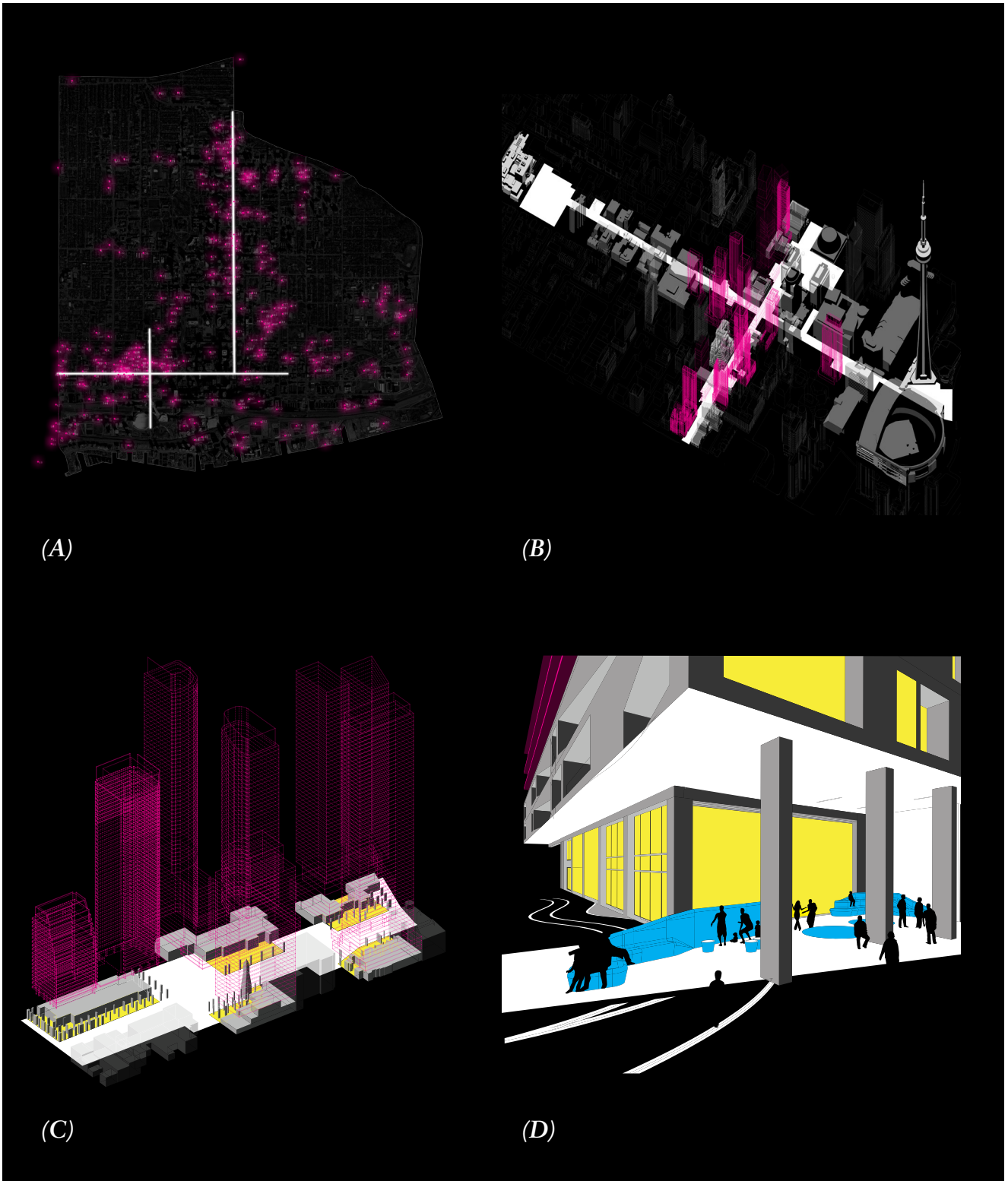
Fig. 2.1 Four categories of scale.

PART TWO: **REBUILDING DOWNTOWN**

Rebuilding Downtown focuses on improving the public realm in Downtown Toronto by offering a different approach to the current system than what we have today and confronting the challenges listed in Part One. Using four categories of scale that focus on the urban framework, form, and utility, we should experience a stronger public presence, streets with identity, and public spaces with purpose.

Four Categories of Scale

(A) The Core: following high density corridors
By taking advantage of rapid condominium development throughout the downtown core, key corridors are mapped out for intervention to increase the total area of public space and amenities.

(B) The Street: the stage for social interactions
Carving out designated spaces from condominium developments for the public realm gives a new face to the street and adds a more permeable layer on the barrier between private and public. The form resembles a pulse reflecting life on the street.

(C) The Room: framing the communication between buildings
Pushing a non-isolating urban form on the street between its condominium developments transforms the ground plane of the buildings into outdoor public rooms. This opens up new opportunities to introduce program integration that will encourage community building as well as a new negotiation processes between developers and the City that focuses on form.

(D) The Object: facilitated public engagement
Informed passive and active engagement with the public that mixes recreation with institution. These objects are meant to provide moments for urbanites to pause, contribute, and be represented in the image of the street and the city.

Intentions of Scale

Addressing the shortcomings and challenges of the public realm in its current state should be done through different scales in order to ensure there are no missing components to a complete urban system. Each scale has the ability to function independently while still maintaining a working system as a whole of its parts. Many of the recommendations are linked in their goals yet they have different results depending on the scale. A stylized parkette bench will have an impact on community in the scale of the Object but also contributes to the scale of the Room as an piece of the built urban form.

MIXED USE AREAS

- MIXED USE AREAS 1 - GROWTH
- MIXED USE AREAS 2 - TRANSITIONAL
- MIXED USE AREAS 3 - MAIN STREET
- AREAS OF FOCUS FOR GROWTH
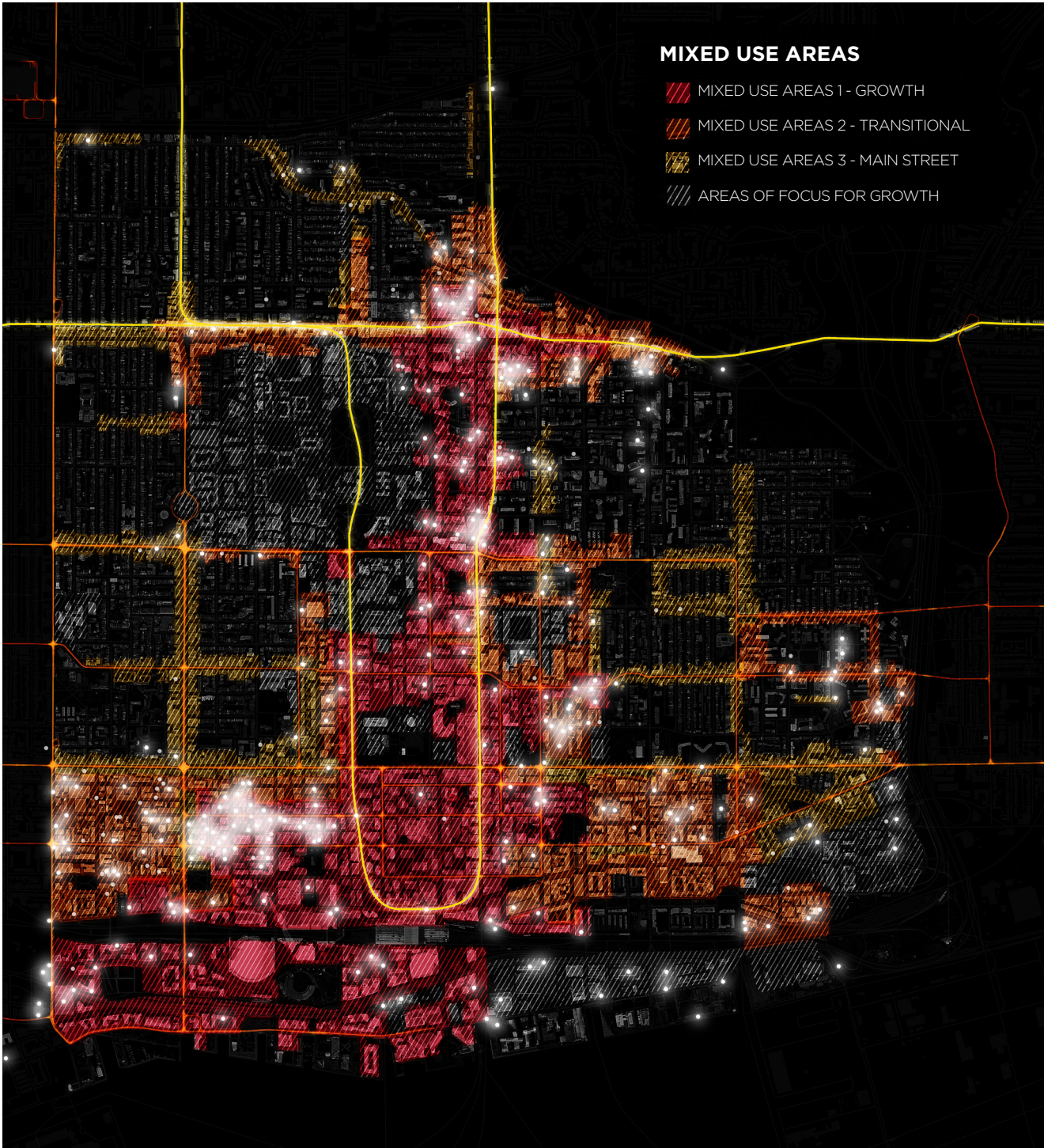
Fig. 2.2 Plan of Toronto showing different Mixed Use Areas designations, transit lines, and individual developments.

A

THE CORE:
following high density corridors

Goal

To increase the total area of public space and amenities throughout the core by taking advantage of exact locations where rapid condominium development is increasing population density and creating a logical network for the core.

Description

The ground plane is universally accepted to be the space for the public. As the ground plane is being consumed by development there is less available space for public recreation and amenities. Corridors near concentrated areas of high density that also encompass cultural, economic, and historical significance are best positioned to display the city in its best version of itself. Popular public events in Toronto almost always happen or begin on the streets. They are the ideal platforms for showcasing the buildings, routing the public, and still maintain the spirit of the city. Identifying and connecting the streets that make up the genus, the movement throughout it, and the places that allow for civic opportunity will better connect downtown Toronto.

Methodology

The starting point was creating a database of all the developments that have contributed to the rapid condominium development experience. The projects include high density apartment buildings built in the last ten years, in construction, and currently have applications pending (pre-construction). The City of Toronto's projections were used to compare accuracy and detect any overlooked zones that were experiencing intensification. Three key streets were then identified to create a network that would connect the core and focus on intervention.

Policy

From the Proposed Downtown Plan 2017:

7.3.2.   pursuing opportunities that arise from development to secure land for new parks, improve and expand existing parks and improve public realm connections between existing and planned parks and open spaces.
7.22.   a network of 12 Great Streets having cultural, historical andcivic importance will be prioritized for public realm improvements.
12.7.   development on a Cultural Corridor will be encouraged to provide non-residential gross floor area for cultural spaces that support and strengthen the culture sector and creative artistic activity within that Corridor.

*all data interpolated from Urban Toronto's database, City of Toronto's Planning Applications database, and the Proposed Downtown Plan 2017
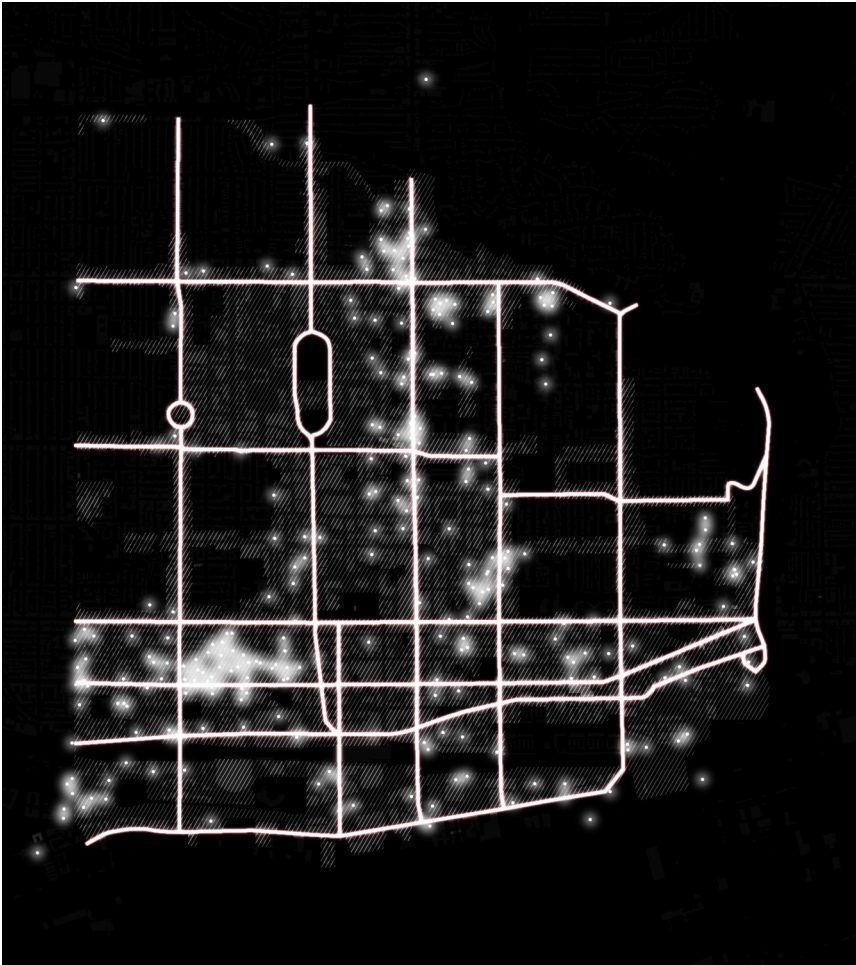
Fig. 2.3 Great streets, areas of growth, and building developments.

Downtown's Great Streets have a diverse character that conveys our public image to the world and sets the stage for festivals, parades and civic life. These streets hold cultural and historical significance, provide connections to the Core Circle, and are significant public places. They are destinations in themselves, lined with landmark buildings, historic fabric and public spaces. Downtown's Great Streets play an important role supporting economic activity and fostering public life.

The concept of "Great Streets" is not necessarily a new one as documented by Allan Jacobs and Jan Gehl but it is the first time the City of Toronto has included it as part of its policy. Even though all these streets are categorized as "Great", they still hold unique characteristics that are individual from each other and even within themselves as they traverse through different neighbourhoods. Designing for Yonge and Bloor should produce different results than designing for Yonge and King.

Cultural Precincts and
Cultural Corridors
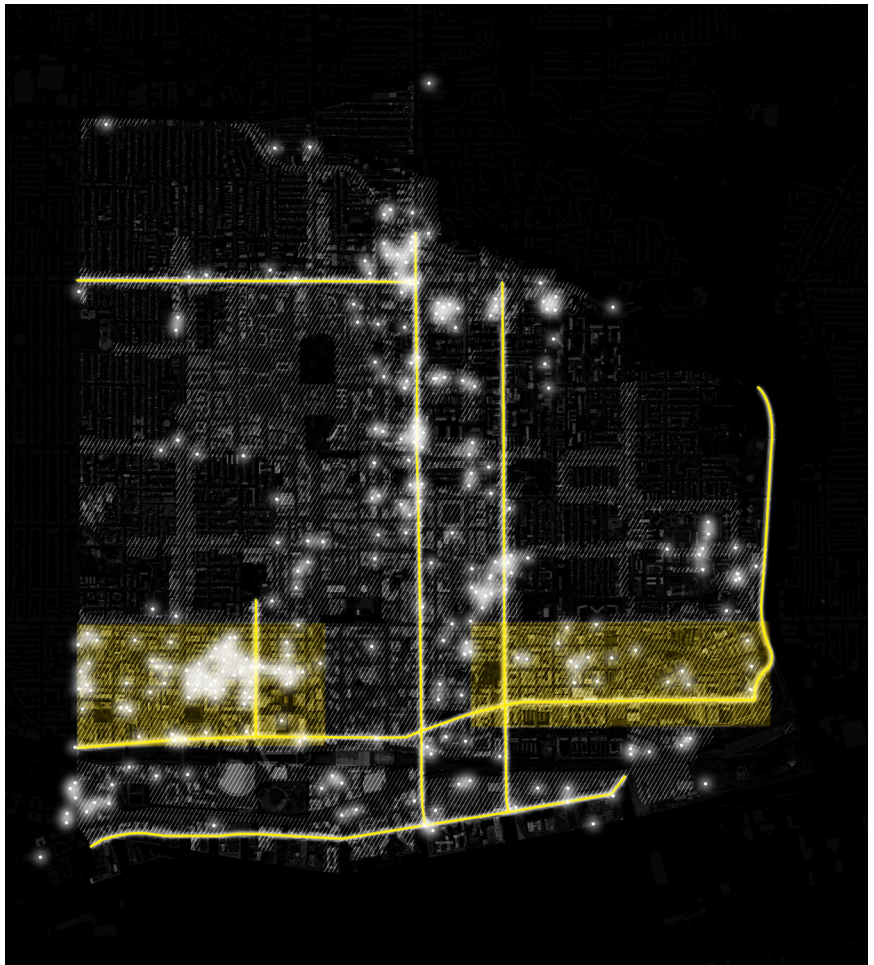
Fig. 2.4 Cultural precincts, corridors, areas of growth, and building developments.

The culture sector includes creative artistic activity and the goods and services produced by it, along with the preservation of heritage. One of the fastest growing economic sectors, entrepreneurial and inclusive in nature. Includes wide range of enterprises in live performance and music, visual and applied arts, heritage and libraries, written and published works, film and television, screen-based media, sound recording, fashion and design.

These projections show John St, Front St, Bloor St, Yonge St, Jarvis St, Queens Quay, and Bayview as designated Cultural Corridors. The intersection of John St and King St is can be a powerful one that is within a Cultural Precinct, contains a Cultural Corridor, and is an area with very heavy intensification. Yonge Street at Bloor St going down past College St should also be noted since it has intensification spread out linearly along it as well as being a Cultural Corridor.

Fig. 2.5 High intensity pedestrian areas, areas of growth, and building developments.

Most people will be pedestrians for a portion of their daily travel. As growth continues, new, expanded, upgraded and accessible pedestrian infrastructure will be required to address pressures on the public realm. A key objective is to prioritize the pedestrian experience to maintain and enhance the walkabilty of Downtown.

The projections from the Proposed Plan are mainly limited to the University of Toronto grounds, Yorkville, and a vast area that begins south of Queen towards popular destinations for tourism and entertainment. That specific chunk of area also includes a heavy amount of development within it. There is opportunity here to emphasize pedestrianize priority on corridors that are frequently used to get to the CN Tower, the Rogers Centre, and the Air Canada Centre as well as routes joining the Financial District with the developments.

Parks and Open Spaces
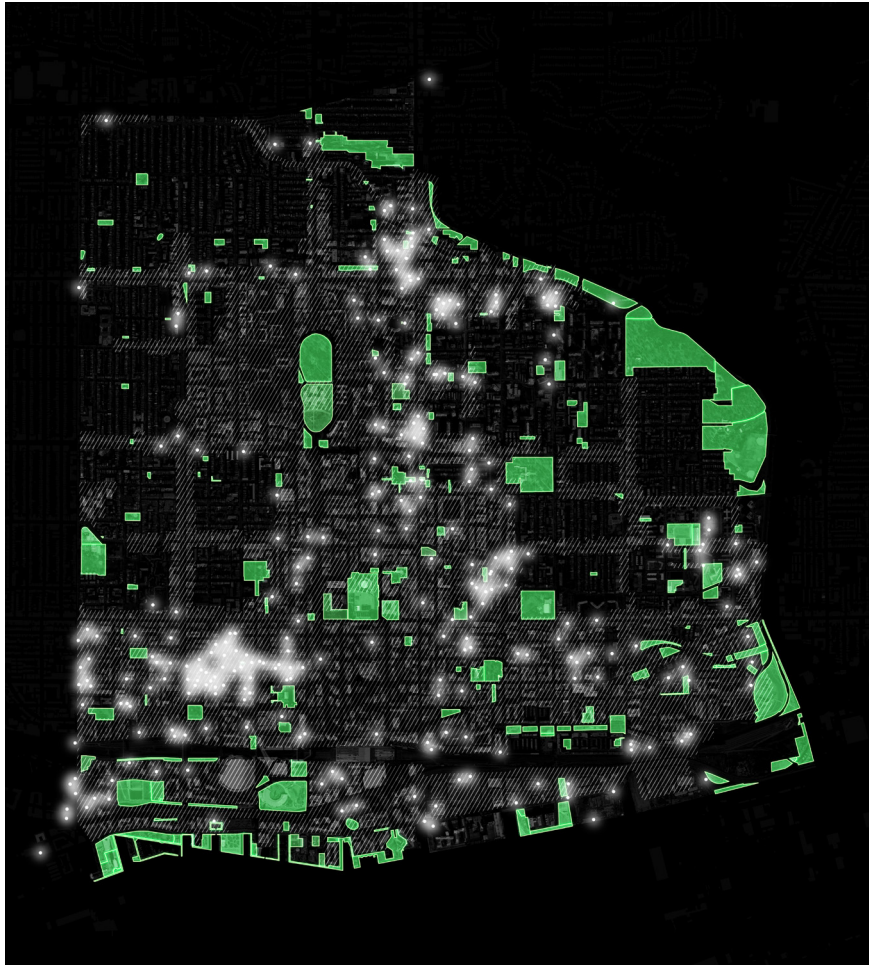
Fig. 2.6 Parks and open spaces, areas of growth, and building developments.

The variety of parks and open spaces provide unique experiences and offer a range of necessary functions. Easy and equitable access to quality public space for recreation, passive use, active transportation, and nature promotes mental and physical health and contributes to social cohesion. Downtown is becoming a more dense urban environment, and improved and expanded public spaces must address the needs of an increasing intensity of residents, workers, students and visitors.

Currently, the majority of parks and open spaces are located along the periphery of the core. Much smaller parks and open spaces are sprinkled across downtown within a closer proximity to the developments. These smaller parks will not be enough to accommodate the density and some of the larger parks are not within a reasonable distance. The opportunity here is to create a new system of open spaces on the site of the developments.

24
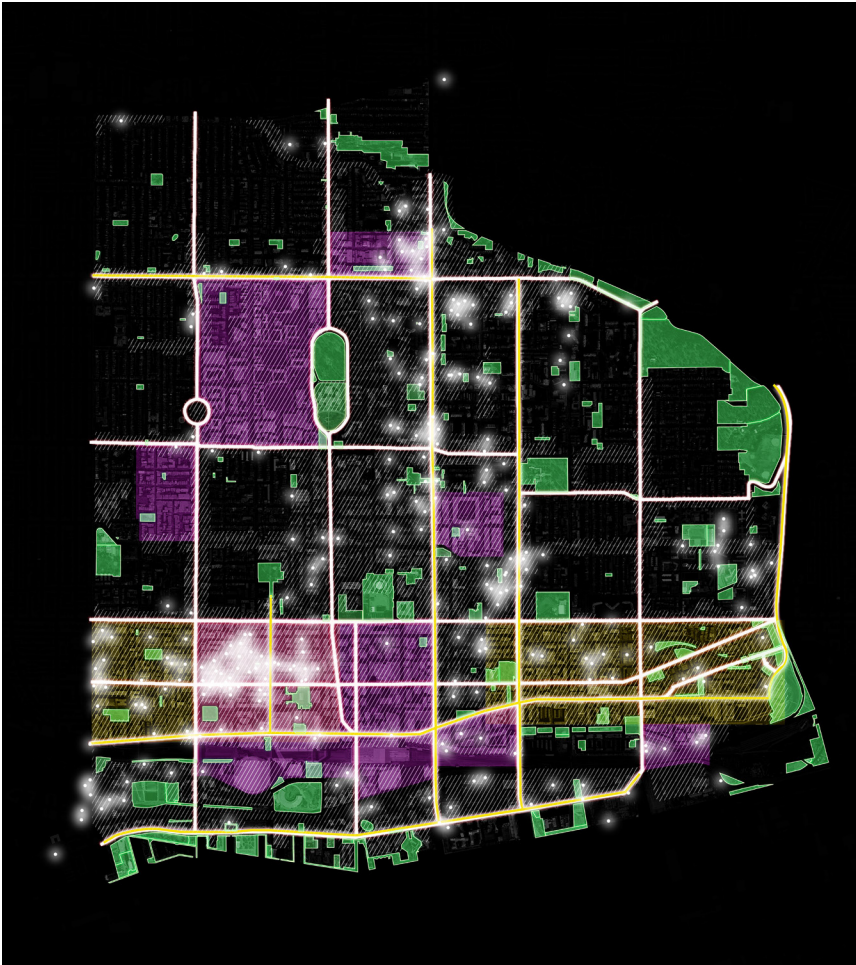
Fig. 2.7 Overlayed key maps and areas of growth.

By stacking the projections and seeing which elements overlap we should get a better understanding of how some of the key features from the Proposed Plan relate to each other. A heavy pattern of activity can be observed south of Queen along the Core. Some Great Streets are Cultural Corridors but not all Cultural Corridors are Great Streets, for example: John Street. Many of the parks and open spaces are also found outside this activity zone. Areas that have many overlapping elements should be the strongest candidates for intervention. If there is development, on a Cultural Corridor and a Great Street, with heavy pedestrian traffic, then we should expect the public realm to thrive.

Missing Pieces

However, what happens in other areas with heavy development where there is not much overlap? There is high density development happening as well as designated land use for more development to happen along Yonge Street even though it only has the attributes of being a Cultural Corridor and a Great Street. It is important to consider this area as well as it will only increase in population density.
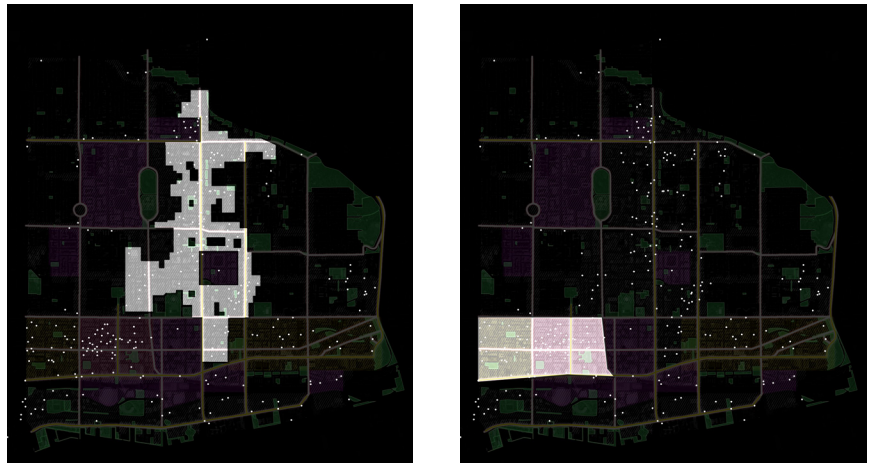
Fig. 2.8 Key areas of focus: development with overlap and without overlap.

The Toronto Grid

The Toronto grid is mostly a rectangular grid with slightly different orientations. There is a North to South orientation of the grid north of Queen Street up to Bloor. The orientation changes West to East south of Queen. These axis orientations govern the city blocks which lends itself to the building form we have today.
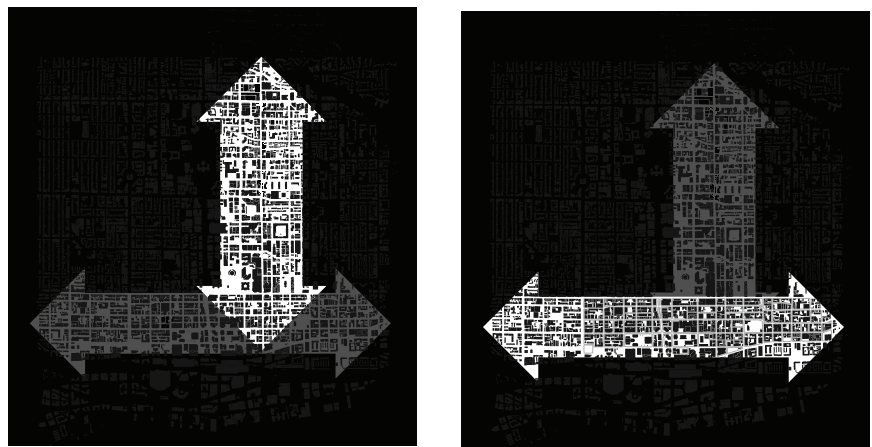
Fig. 2.9 Toronto grid orientation.

Fig. 2.10 Key Corridors - see appendix for development database.

*all data interpolated from Urban Toronto's database in combination with City of Toronto's Planning Applications database.

Key Corridors for the Core

The intense stretch from Queen to Bloor is a catwalk of a place by night and an international gallery of dollar stores by day. Short stretches of the street have been gentrified, but mostly by accidents of ambition and real estate. The street is stained and slightly desperate and allows the glands of the city to mingle and speak. It is Yonge Street that saves us from having to build a museum about the city.[13]

Andrew Levitt (2007)

By picking John Street, King Street, and Yonge Street as the key corridors for intervention, we can establish a linkage between densifying neighbourhoods and address some of the missing pieces in the projections. Intervening on Yonge Street can introduce more civic spaces which will bring pedestrian traffic while also connecting Bloor Street with the centre of the core. John Street is an opportunity to break through Queen St's barrier on the west side of the core while also establishing a solid relationship between many of Toronto's iconic destinations. King Street extends to the City's King Street Transit Pilot scope which will bring the west end to Jarvis St and also complete the network by linking John St and Yonge St.

Interventions should focus on the ground plane consumed and affected by developments. These are the spaces that are not only within the property lines of private development but also the affected public realm. The goal is not to create a uniform series of interventions that make up the key corridors but to bring about more public space through unique site opportunities that will imply the connection throughout the core.

[13] Levitt, Andrew. *The Inner Studio : A Designer's Guide to the Resources of the Psyche*. Cambridge, ON: Riverside Architectural Press, University of Waterloo School of Architecture, 2007.

Fig. 2.11 John Street and King Street intersection showing developments in the area.
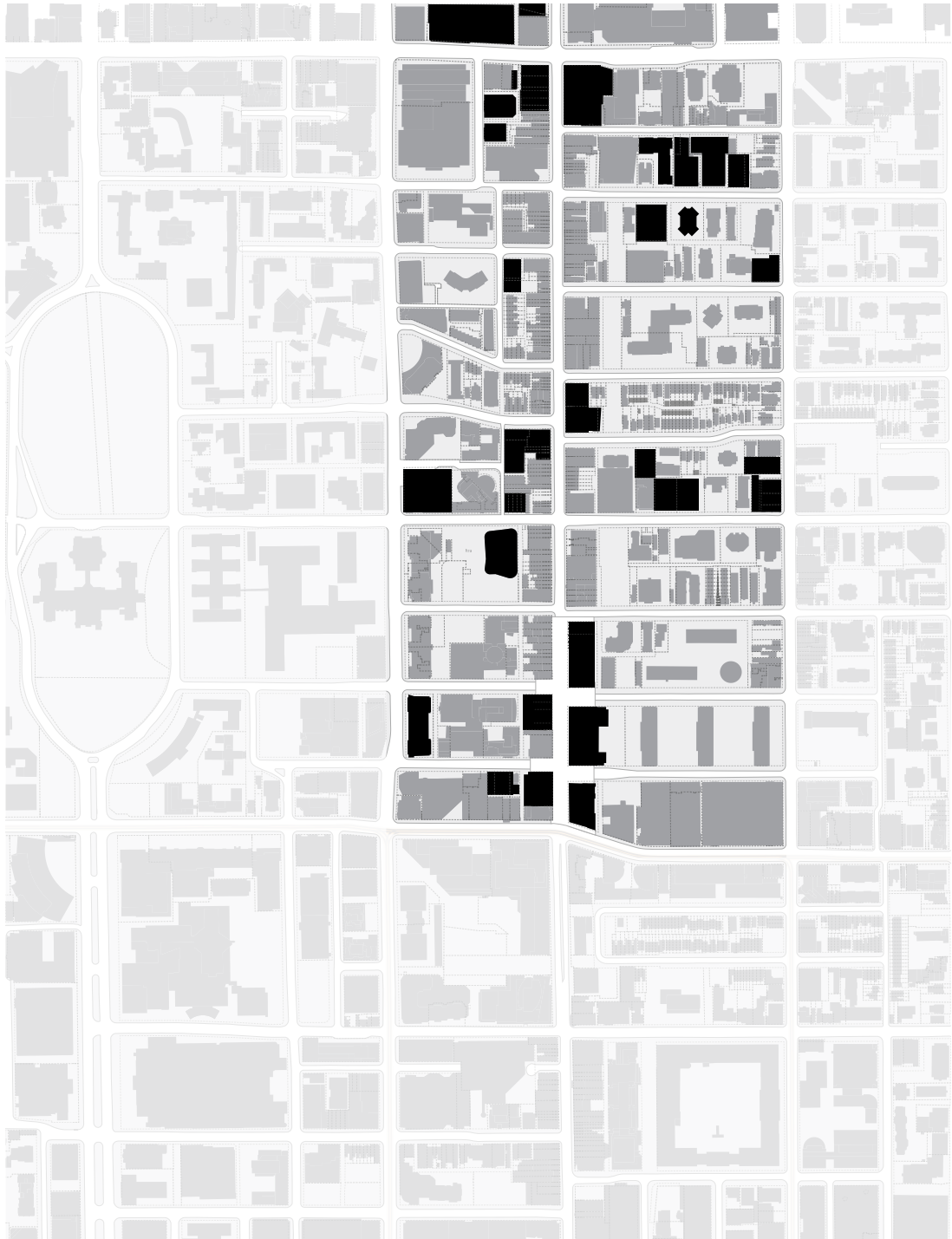
Fig. 2.12 Yonge Street from Bloor Street to College Street showing developments in the area.
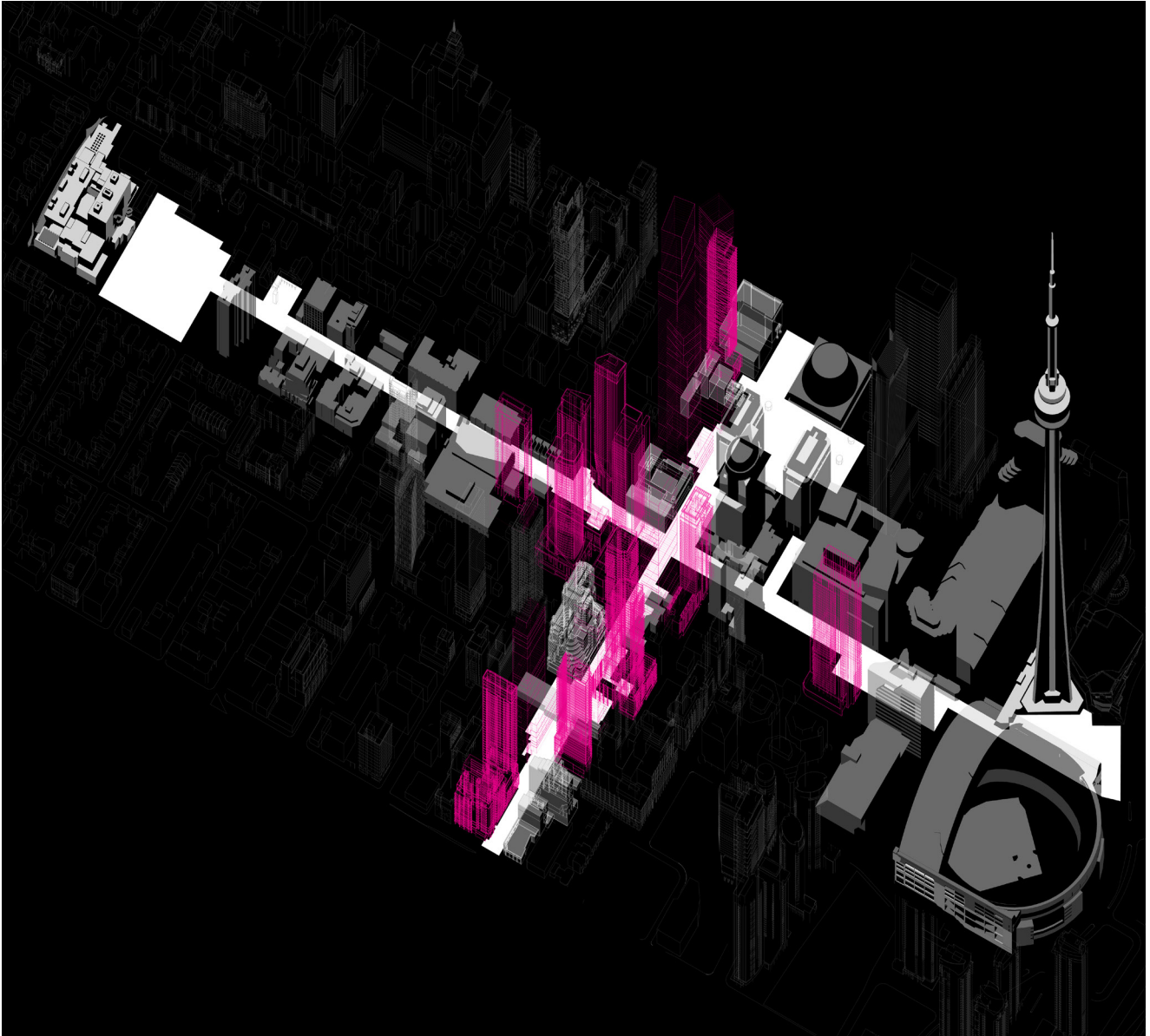
Fig. 2.13 *John and King will have the population density to provide vibrant streets as well as important landmarks that establish a beginning and an ending that is unique to Toronto.*

B

THE STREET:
the stage for social interactions

Goal

To carve out designated spaces from condominium developments for the public realm to give a new face to the street that is more than retail and add a more permeable layer on the barrier between private and public.

Description

The bold self-assertion of the private interface onto the public realm establishes a social tension on the street. Most pedestrians will experience the street as a purely utilitarian convention to get somewhere. The moment someone begins to loiter on the street, they are deemed suspicious or out-of-place from the other pedestrians. The social tension arises where there is a feeling that one does not belong. That feeling, coupled with the sidewalk which limits pedestrians to linear movement, creates a very narrow vessel for the public realm. To break the linearity and the tension, spaces should expand and adapt to built form conditions created by new developments.

Methodology

The right-of-way is overhauled. Curbs are removed to establish a singular plane between buildings and pedestrians have priority over the road. These conditions can exist as vehicular-pedestrian hybrid streets or fully pedestrianized streets. The City designates specific sites along the key corridors where design conditions allow for new developments to contribute to an *urban room*. New developments are required to contribute a portion of the ground floor area for the designated outdoor public space. These areas can count towards the currently required amenity calculation for the By-Law.

Policy

From the Proposed Downtown Plan 2017:

6.9.   Development will contribute to an improved and expanded public realm by providing setbacks from the property lines adjacent to streets to provide space and clearways for anticipated pedestrian volumes and a range of pedestrian amenities, including but not limited to: widened sidewalks and walkways; street trees and other landscaping; street furniture; landscaped open space; patios; retail displays; transit shelters; and pedestrian weather protection.

7.6.   Development is required to prioritize dedication of land to the City to meet parkland dedication requirements. As part of any development, parkland provision will be required in the following priority:
7.6.1. on-site;
7.6.2. off-site;
7.6.3. cash-in-lieu.

7.11. Parkland dedication from more than one development, assembled to create one larger park , will be encouraged.

The most important public places must be for pedestrians, for no public life can take place between people in automobiles. Most public space has been taken over by the automobile, for travel or parking. We must fight to restore more for the pedestrian.[14]

Allan Jacobs (1987)

The street right-of-way is the publicly owned space between the property lines on either side of a public street. The current scenario offers limited walkability, connectivity, and mobility for pedestrians. This scenario heavily favours automobiles over people as more than 50% of the publicly owned space is designated for automobile traffic.

Existing Right-of-Way
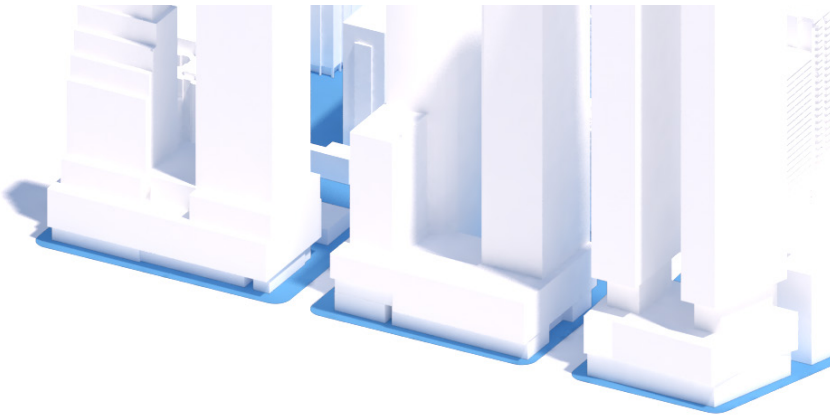
Fig. 2.14 The Public Realm limited to the sidewalk creates island conditions.

Re-thinking the right-of-way is more than just pedestrianizing streets with vehicle traffic. Proposing to eliminate curbs in front of dense urban developments and paving the streets for pedestrian priority will increase the available area for the public realm.

Proposed Right-of-Way
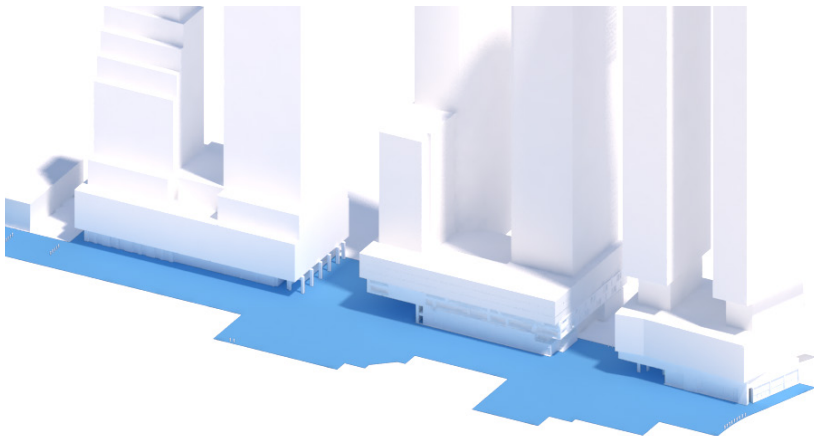
Fig. 2.15 A pedestrian prioritized Right-of-Way.

[14] Jacobs, Allan and Donald Appleyard. "Toward an Urban Design Manifesto." *Journal of the American Planning Association* 53, no. 1 (03/31, 1987): 112-120.

Building Cores

The building cores are a function of efficient vertical circulation, back of house, and well thought out schematic design organization. This makes them the most rigid element to re-design, and if they were designed properly, should not be changed.

By starting with the building core, the structure, and the curbs, we can see how much of the ground plane is dedicated to retail and how much is dedicated to vehicular traffic. The intention here is to establish a preliminary relationship with the most static parts of the new built environment. The building core boundaries will inform how the streets can be re-designed and are also a precursor to the location of the line for the indoor - outdoor variable.
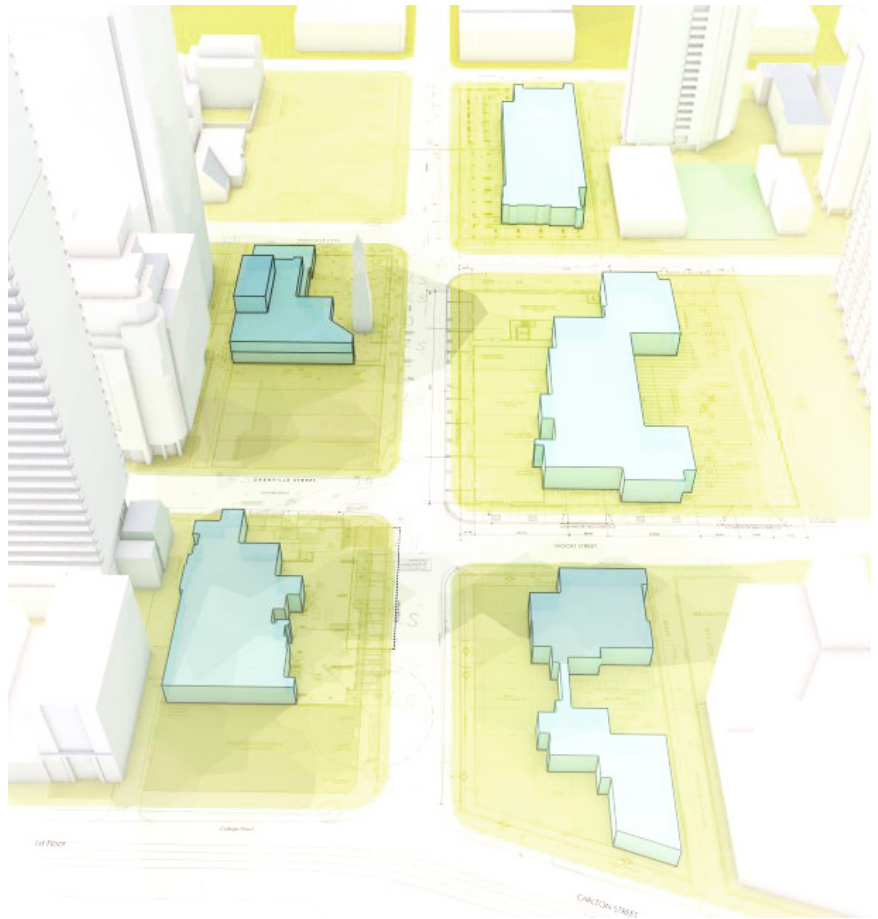
Fig. 2.16 Building Cores for developments on Yonge and College.

Exhibition Road in London is an example of a hybridized street that allows for both vehicular and pedestrian traffic.

Beginning at South Kensington Station and ending at Hyde Park, this street has a destination on each end. Surrounded by institutional landmarks such as the Natural History Museum and the V&A museum, in combination with residential housing, the street is paved for heavy pedestrian traffic while still allowing for vehicles to go through. The street breaks at busy intersections but the flow of the street still continues as a main artery. Exhibition road also allows for restaurants and cafes to spill onto the streets providing a good mix of institutional, recreational, commercial, and residential, all on one street.

Precedent:

Exhibition Road,
London, UK

Fig. 2.17 Exhibition Road facing North towards Hyde Park in both images.

Precedent:

Vitosha Boulevard,
Sofia, Bulgaria

Vitosha Boulevard in the capital of Bulgaria is an example of a fully pedestrianized road that was once busy with vehicular traffic. Spanning with similar distance of one kilometer as Yonge Street from Bloor to College and comparable climate as Toronto with hot summers and cold winters.

This boulevard is one of the main commercial streets in Sofia. During warmer months, the City sponsors events with booths for local businesses to showcase their merchandises. Usually the types of goods being sold comprise of back to school supplies, books, art supplies, drawings, and paintings. During colder weather, restaurants have set up semi-permanent heated shelters on the streets. These types of conditions can only happen when the City designates the appropriate public space for them to happen.

Fig. 2.18 *(Top) Example of pedestrian movement during civic book event with temporary booths in the centre and retail in the buildings. (Bottom) Vitosha Blvd allows restaurants and cafes to take over the street and construct sheltered structures.*

475 Yonge

2 Carlton

501 Yonge
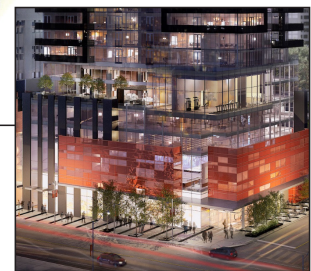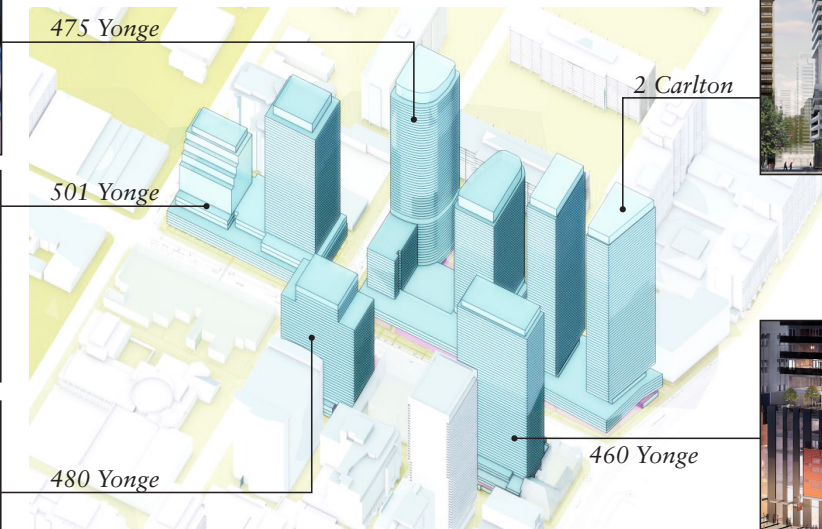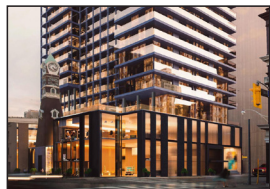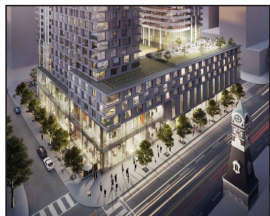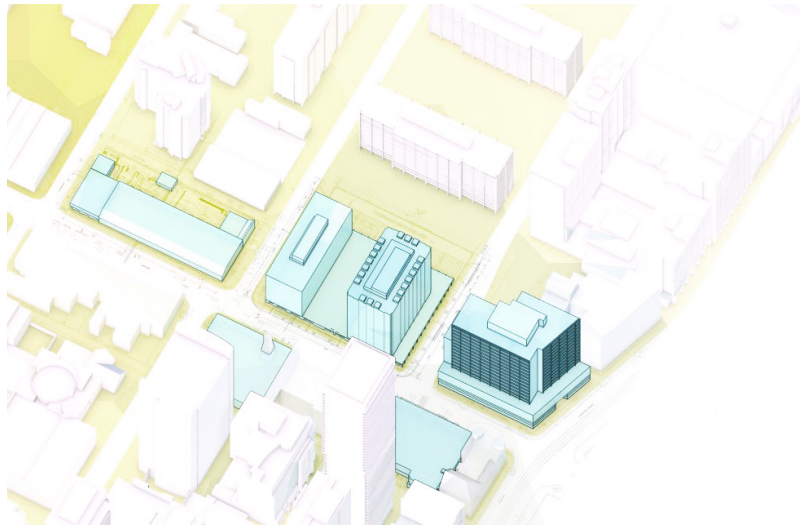
480 Yonge

460 Yonge

Fig. 2.19 Rapid Condominium Development - Yonge and College:
(Top) Yonge and College - Existing Buildings
(Bottom) Yonge and College - Under Construction / Pre Construction
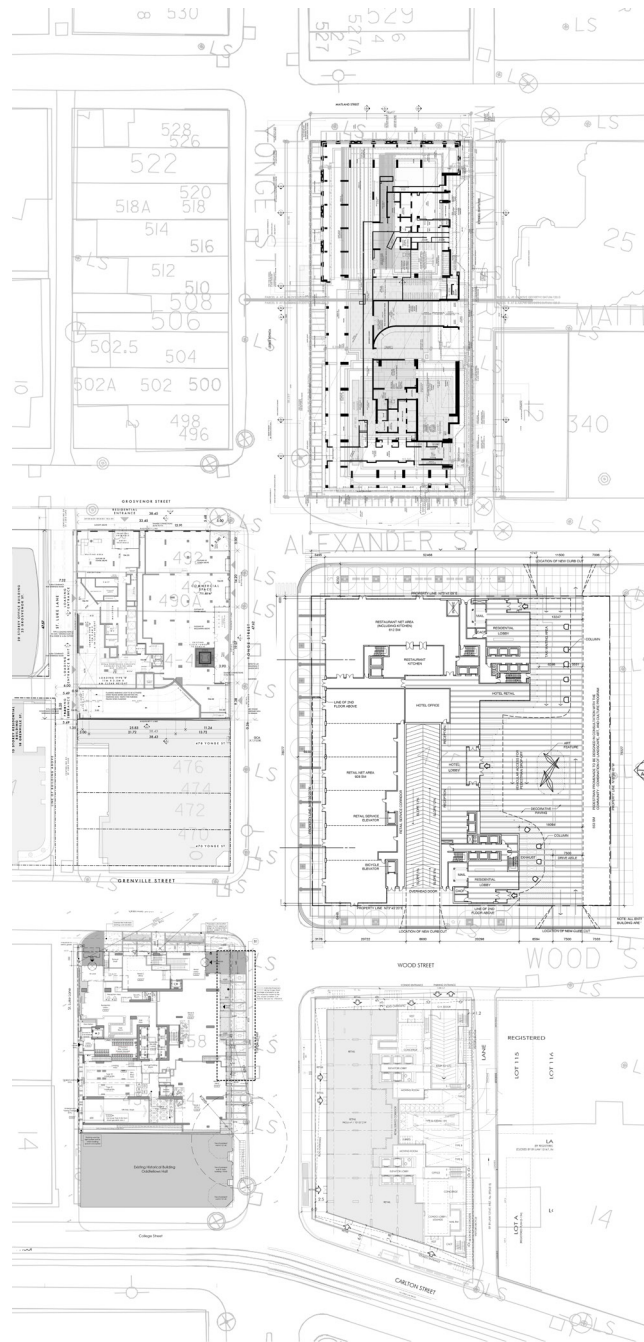
Fig. 2.20 Yonge and College: Site Plan Applications for the five developments were combined to better understand what the ground plane looks like when developments are built on a 20 meter right-of-way.
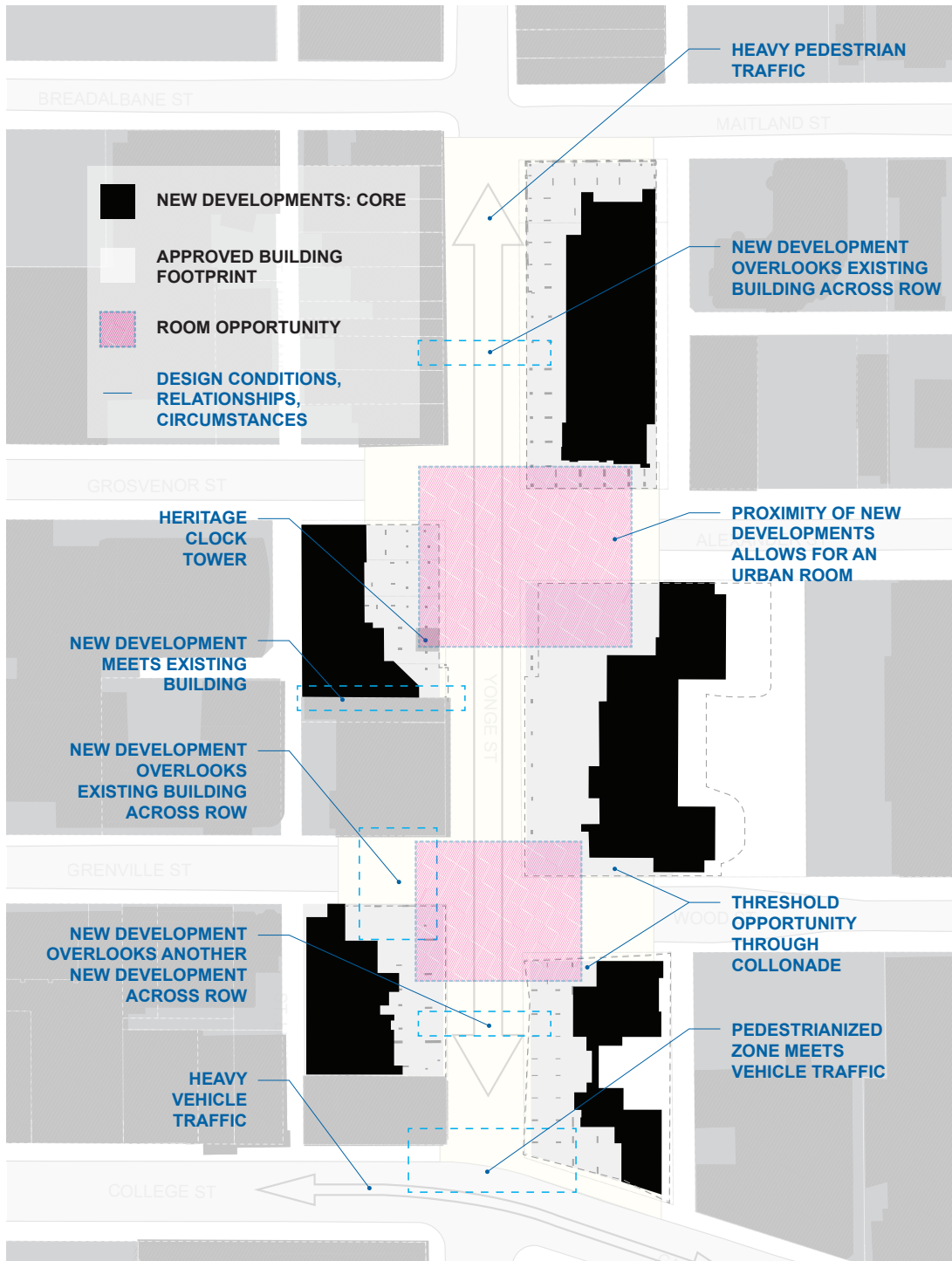
Fig. 2.21 Yonge and College Proposed Framework Scenario: Conditions, Relationships, and Circumstances.

Yonge and College
Proposed Framework Scenario

[...] Every design problem begins with an effort to achieve fitness between two entities: the form in question and its context. The form is the solution to the problem; the context defines the problem.[15]

Christopher Alexander (1964)

Site conditions will inform the street framework in different ways. Yonge and College has five developments directly on Yonge Street in close proximity to each other which creates high population density in a small area. The following exercise is meant to provide one example from a pool of infinite possibilities on how the City can use new development and new policy to enhance the public realm.

The site areas for these five developments vary from the smallest being 1759sqm to the largest 6044sqm. There are heritage conditions to be considered, such as the clock tower on the site of 480 Yonge and existing conditions such as heavy vehicular traffic on College Street and service lanes at each new development. If we use the building cores as the starting point for the absolute spatial limit we are left with more comfortable spaces in between the new developments. In this instance, having three developments located in a triangle proximity offers the site more possibility for design malleability than having two developments across from each other or none at all as in the case for 501 Yonge.

For the purpose of this scenario we can assume the City has decided to designate the squares shaded in red in Fig 2.21 for outdoor public space.

[15] Alexander, Christopher. *Notes on the Synthesis of Form*. Cambridge, Mass.: Cambridge, Mass. : Harvard University Press, 1964.

Legend:

- **NEW DEVELOPMENTS: CORE**
- **OUTDOOR PUBLIC SPACE / PEDESTRIAN PRIORITY**
- **CITY APPROVED URBAN ROOM**
- **RETAIL**
- ----- **INDOOR / OUTDOOR VARIABLE**
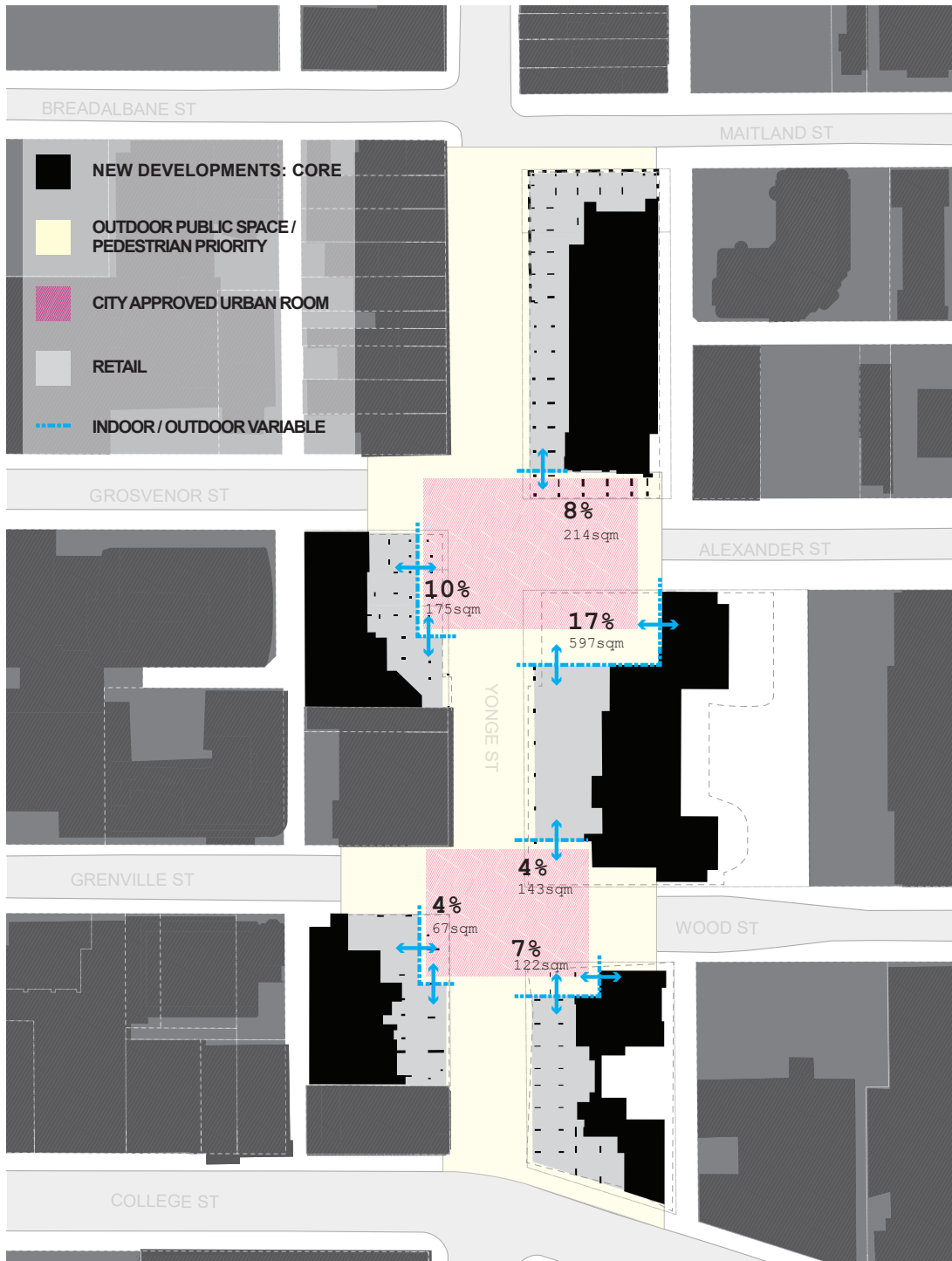
Fig. 2.22 Yonge and College Proposed Framework Scenario: Outdoor public space and Indoor / Outdoor variable.

Outdoor Public Space

Responding to the site conditions, relationships, and circumstances with the intent to increase outdoor public space through development, creates a new frontier for the public realm. Public space will not need to be limited to sidewalks and private development physically appears more regulated through the new rules set by the municipality. Sequentially, the social culture of the street shifts towards public belonging as increased spatial conditions have been dedicated for the pedestrian.

New policy that focuses on developments to contribute to outdoor public space will change the linearity of the private interface on the ground plane. Additionally, this policy can guide these contributions to an optimal location determined by the City in order to directly produce an urban room. Assuming the conditions and proximity to other buildings allows for it. The amount of area the City might deem necessary for public outdoor use should not only depend on the number of dwelling units per development but also on the site conditions. Different site conditions will ask for different requirements.

The percentages in Fig. 2.22 show the amount of area taken up by new policy from the total buildable ground floor area in one design scenario. These areas demonstrate how much of the ground floor the City can potentially use to achieve an optimal spatial condition between the relevant developments. These areas can count towards the currently required amenity calculation and should not take up more than 25% of the total buildable ground floor area.

Indoor / Outdoor Variable

The line that marks what is indoor and what is outdoor should not be the same line that determines what is public realm and what is private property. Certain public amenities can be housed indoors and could be enforced through the new Community Services and Facilities requirement. The location of this line is informed by the building core's structure and the form of the room that has been decided upon for that site. The objective is to contribute the necessary area for outdoor public space while also maintaining profitable commercial area for the developer.
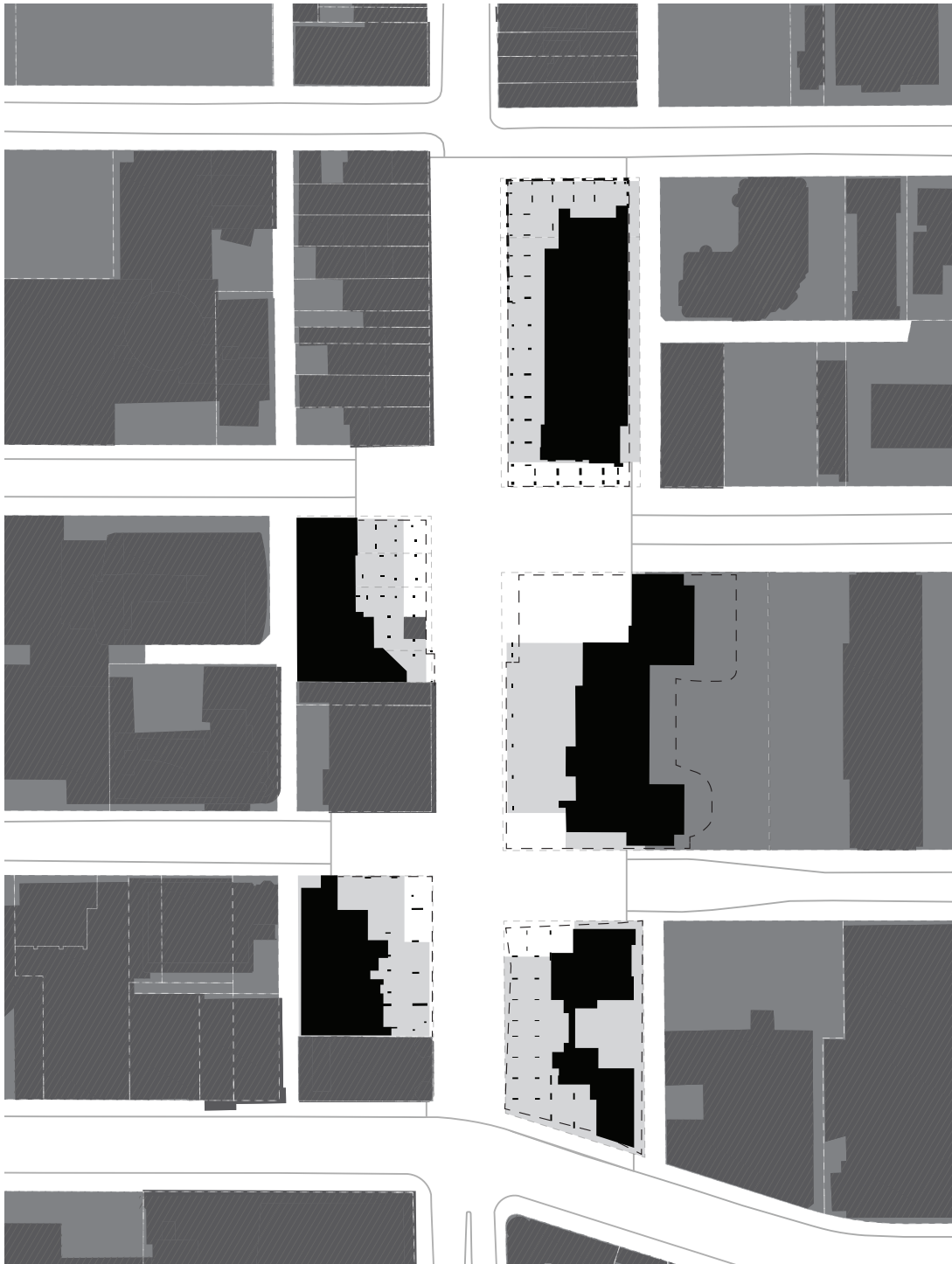
Fig. 2.23 Yonge and College Proposed Framework Scenario.

*Fig. 2.24 Yonge and College Proposed Framework Scenario: Rendering of how
open spaces interact with the street.*

Fig. 2.25

YONGE STREET

BLOOR
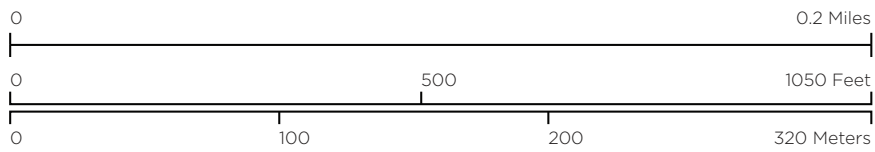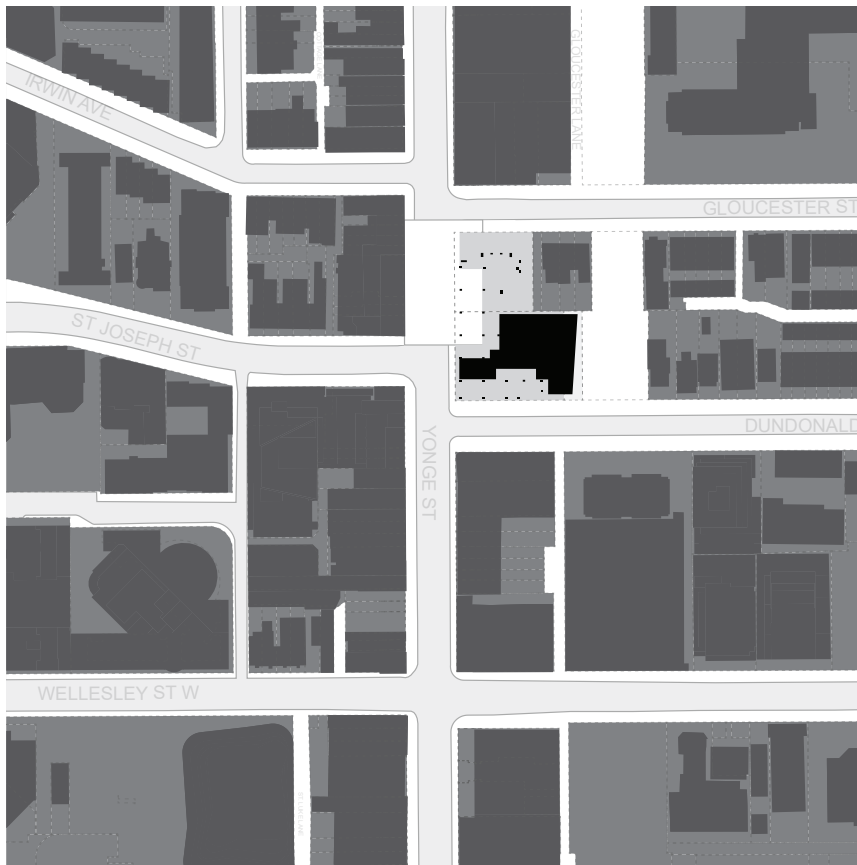
Fig. 2.26

YONGE STREET

ST JOSEPH

0		0.2 Miles

0	500	1050 Feet

0	100	200	320 Meters
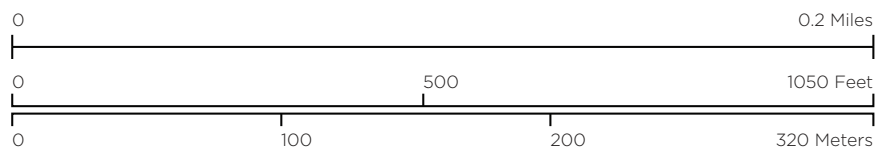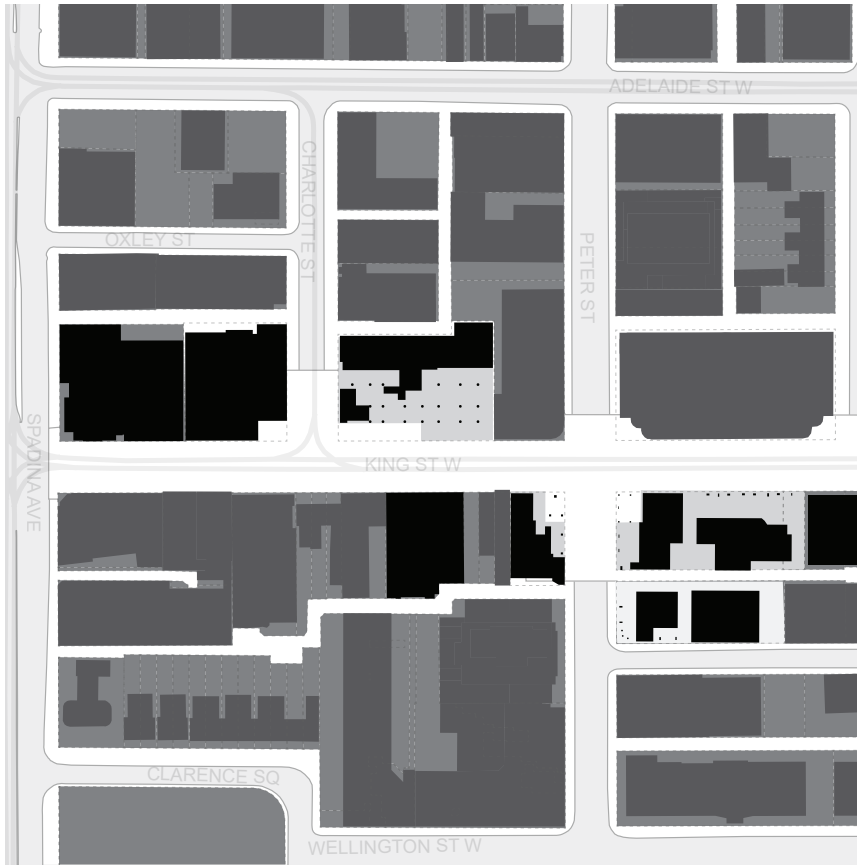
Fig. 2.27

KING STREET

SPADINA

0		0.2 Miles

0	500	1050 Feet

0	100	200	320 Meters

Fig. 2.28

KING STREET

JOHN

0   0.2 Miles

0   500   1050 Feet

0   100   200   320 Meters
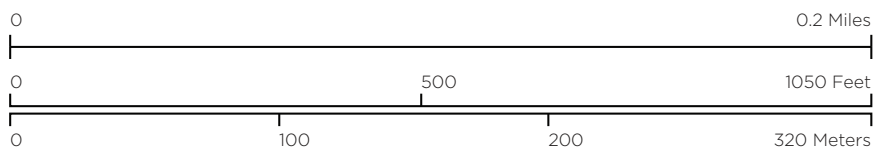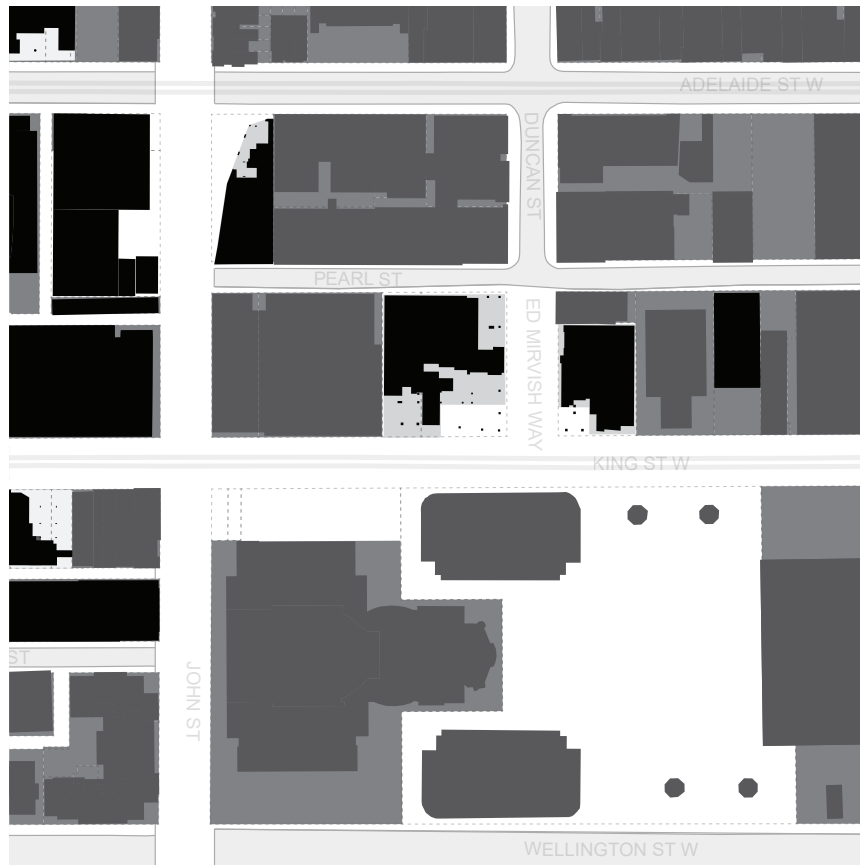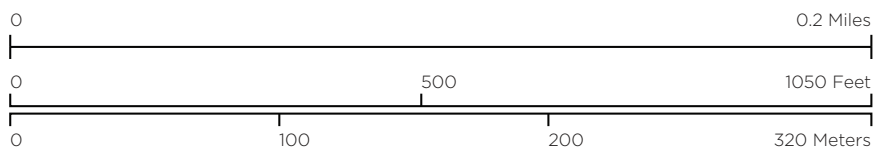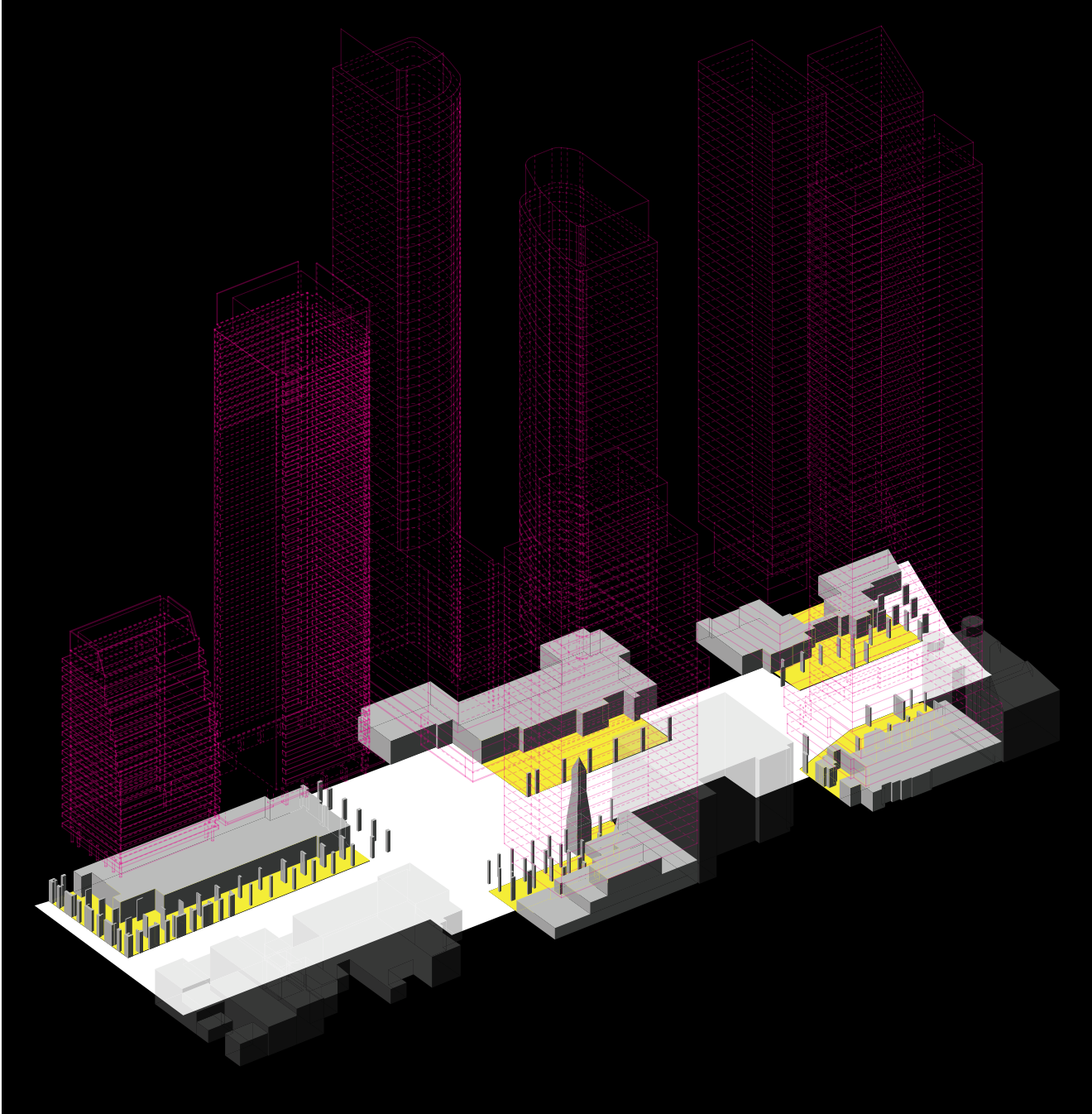
Fig. 2.29 Yonge and College pedestrian priority and retail designation.

C

THE ROOM:
framing the communication between buildings

Goal

The goal of the room is to achieve a non-isolating urban form between the street and the buildings while also integrating program that will encourage community building.

Description

Having public activities occupying the ground floor institutionalizes the street and creates an environment where people wanted to be. Public space and public realm should be of priority. When private projects run out of money it is the public realm suffers. When the spaces that make up the public realm suffer, the community suffers. Private spaces do not build community. The city blocks cannot force community but they can enable a platform for it and facilitate people to interact with each other. Instead of perpetuating a homogeneous image of Toronto, this is an opportunity to showcase the nature of the local neighbourhood.

Methodology

The architectural form and arrangement of the urban room is predetermined by the City for developers to follow. Community Services and Facilities Strategy is integrated in the developments and its location is based on proximity to the urban room. These indoor amenity spaces can be outdoors if applicable but need to have some ground floor presence. These spaces can contribute to the required amenity space By-law. Total public contributions of ground floor area cannot take up more than 25% of the total buildable ground floor area.

Policy

From the Proposed Downtown Plan 2017:

9.3.   The provision of community services and facilities is a vital part of the creation of complete communities. Development applications will address the priorities for community services and facilities as identified in the Downtown Community Services and Facilities Strategy, by providing:
9.3.1. new, expanded or retrofitted space for a specific community facility on-site; and/or
9.3.2. new, expanded or retrofitted space off-site within an appropriate distance; and/or
9.3.3. a contribution towards a specific community service or facility that meets identified needs

Circle

Square

Irregular
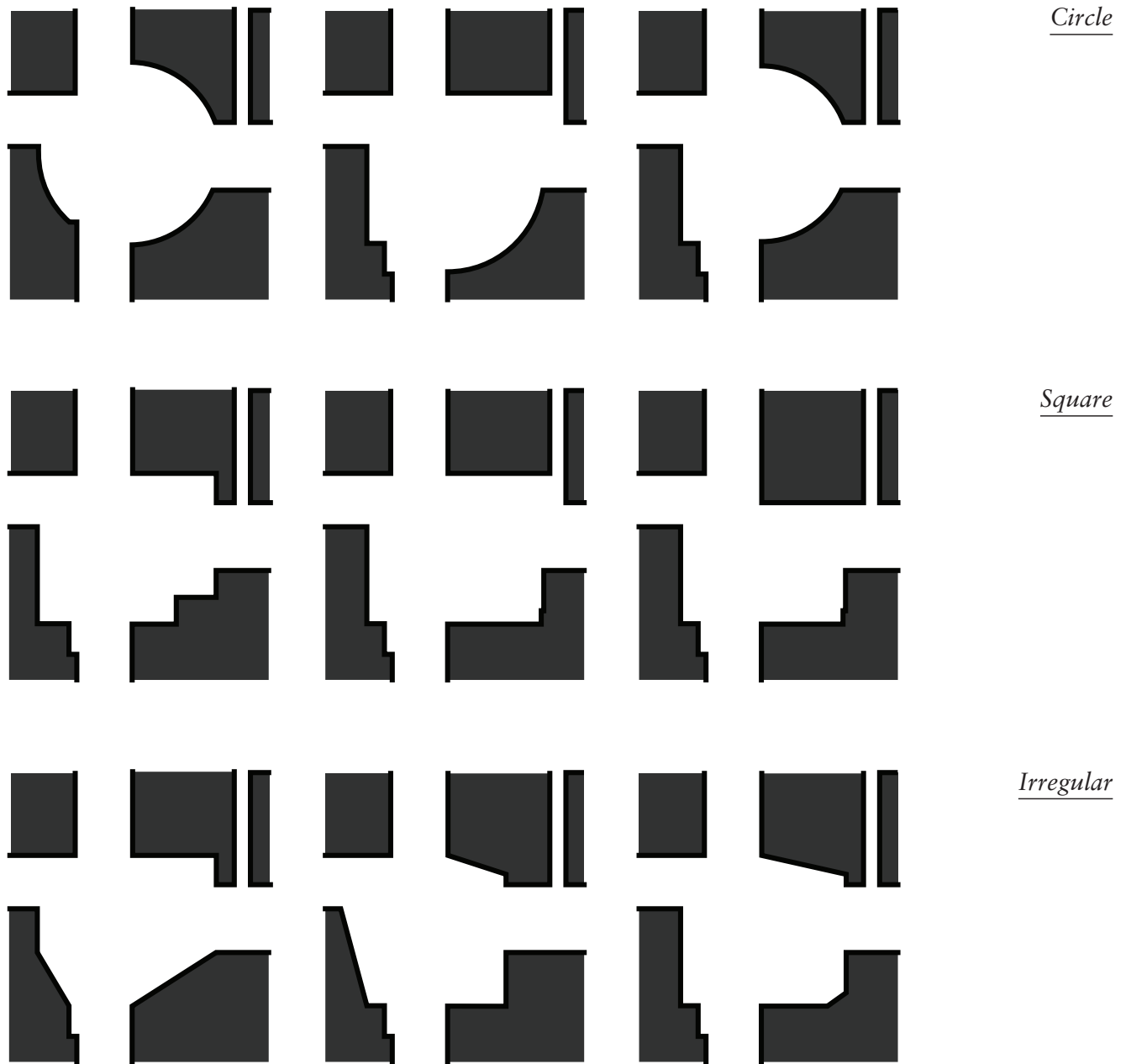
Fig. 2.30 *Morphological series of an Urban Room for the developments on Yonge and College. A reference to Urban Space by Rob Krier where he describes how a given spatial type can be configurated for different forms.*

Form of the Room

The modern block produces effects that work directly counter to the laws of perspective. The conflict may be most succinctly expressed by saying that art demands convacity while maximum land value iusists upon convexivity... [this impasse] should seek to reconcile the two extremes in measures that provide for economical development that can satisfy the requirements of artful arrangement.[16]

Camillo Sitte (1945)

Allowing the spatial form to be set beforehand by a civic authority establishes the space as a place for the people. This is not to say that the City cannot consult with design firms on what the spaces should be. Design of the final form can be undertaken within the resources of the City or through collaboration with urban designers and architects. The intention is to provide the developers with a thought-out and designed plan for the site to allow the final built form to be more inclusive and adaptive to the public realm.

The range of possibilities of what the form should look like is infinite. There is no right answer as the common design phrase goes but there are design choices that can create spaces were people would like to be in. Whether it be an artful arrangement of physical form or logically placed activities that would contribute to the form of the room, the goal is to have *different buildings*. In order to tackle monotony in the current built environment, diversity should be pushed through urban rooms by creating unexpected, stimulating, and provocative moments.

[16] Sitte, Camillo, and Charles T. Stewart. *The Art of Building Cities: City Building According to Its Artistic Fundamentals*. New York, NY: Reinhold Pub., 1945.

Superkilen is a public park in Copenhagen designed by Superflex, Bjarke Ingles Group, and Topotek1.

This precedent is an example of integrating landscaping with program in a residential setting. The project uses an irregular form for a portion of the experience and plays with height to create artificial hills for an otherwise flat context. The park imported objects from all over the world in order to represent the diverse neighbourhood it is in. It is successful in the sense that it is representative of the people that are living there and provides the community with public spaces to meet and hold events, recreational structures to promote activity, and a playful form which is uplifting from the traditional style. However, it has been observed that the space is commonly empty during colder months.

Precedent:

Superkilen,
Copenhagen, Denmark
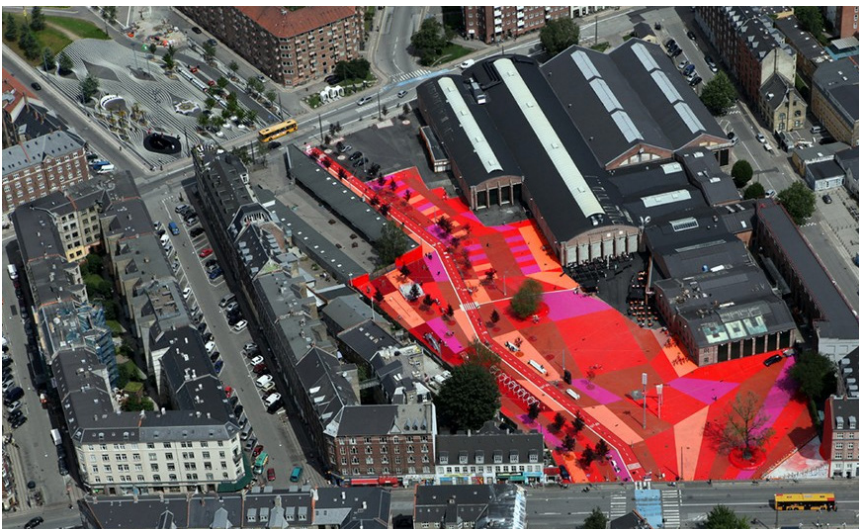
Fig. 2.31 Superkilen Public Park.

Precedent:

Church & Wellesley,
Toronto, Canada

522 Church Street is a proposed high-rise development in in the heart of a very established community in downtown Toronto designed by 3XN Architects.

During roundtable discussions in the Toronto, this project proposed seven different concepts in the podium that generously involve the corner of the site and the public realm. Each option allows for a set-back from the street to let in light and provide more room for pedestrians. The second level will be dedicated to the public. Some of the renderings show the corner with moveable walls which would allow the corner to adapt with the changing seasons.

Fig. 2.32 Church and Wellesley proposal by 3XN.

Valletta is a fortified city built under the Knights of St. John during the 16th Century that ultimately stopped the Ottoman empire from expanding further West into the Mediterranean. The city, much like the rest of Malta built under occupation of the Order, is predominantly Baroque in style. Eventually the architecture evolved into a hybrid of neoclassical, rationalist, and modernist, with elements of Baroque still making an appearance. Due to the influence of all these styles, Malta features unique loggias on the ground floor in larger commercial buildings much like Palladio's Basilica in Vicenza.

City Gate is the entrance to Valletta. These type of commercial loggias are not unique to Valletta but with Renzo Piano's most recent renovation of Parliament House and the city's entrance, it has transformed the space into an urban room. The new institutional building has left the ground plane open for event space and movement. Retailers and Café's use the loggias and some of the street to invite people into their businesses. The entrances to Parliament on one side and commercial on the other form the boundary of the room while the columns and the colonnade add an effective transitional layer.

Fig. 2.33 City Gate Valleta: Parliament House and Commercial.

Revisiting Yonge and College
Proposed Framework Scenario

The street is a place to play and learn. The street is disorder. All the elements of urban life, which are fixed and redundant elsewhere, are free to fill the streets and through the streets flow to the centers, where they meet and interact, torn from their fixed abode. This disorder is alive. It informs. It surprises. [17]

Henri Lefebvre (1970)

At the street scale, we looked at how the five developments at Yonge and College can contribute to outdoor public space and how the carvings can affect the pulse of the street. The point was to include the street as part of the public realm by prioritizing the pedestrian in the right-of-way and expanding the total area available for outdoor public space. Taking a closer look into the elements of the room, we can focus on how to integrate program in the developments that will involve the public realm as well as creating transitional zones through the structure of the buildings.

Fig. 2.34 Rendering showing existing curblines in yellow with approved building cores in blue and commercial spaces as pink.

[17] Lefebvre, Henri. *The Urban Revolution*. Minneapolis, MN ; London: Minneapolis, MN ; London : University of Minnesota Press, 2003.

*Fig. 2.35 Yonge and College Proposed Framework Scenario:
         Percent of total ground floor area for Community Services and Facilities.*

Community Services &
Facilities Integration

Popular condominium amenities in the current Toronto market include rooftop terraces, pools, gymnasiums, fitness rooms, and party rooms. Since these facilities only serve the residents inside the building, this makes them private amenities. This outcome encourages residents to limit any interaction with the public realm as soon as they step into the private threshold. A hard line between private life and public life is formed which affects the social culture of the street. It promotes a closed local environment that excludes and reduces the amount of people who are passing through. This is an undesirable effect as observed in gated neighbourhoods and does not build communities.

Private development can benefit from housing public amenities. Adding recreational facilities and institutional services open to the public will increase pedestrian traffic on the street and plays a positive role in activating the room. More urban activity leads to safer surroundings as well as a profitable environment for retail and commercial tenants.

New policy can introduce the Community Services & Facilities strategy as a public amenity requirement. CS&F includes five key sectors -- child care, recreation, libraries, schools, and human service. There is currently a requirement for indoor amenity space in a Commercial Residential zone with 20 or more dwelling units. It asks for a minimum of 2.0 square meters for each dwelling unit.[18] A similar calculation can be determined by policy makers to maintain an appropriate amenity space to resident density ratio. The location of this space on the ground floor should be in direct proximity to the urban room.

The percentages in Fig. 2.35 show the amount of area taken up from the total buildable ground floor area of each development for CS&F integration in one design scenario. These areas demonstrate how much of the *ground floor* is dedicated to the public in pursuit of a balanced relationship between the closed local environment and the open public realm. These percentages do not need to reflect the total amount of public amenity space calculated as they can expand into other floors. The incentive here is to provide *some* public amenity space on the ground floor and should be more than just a vestibule in order to aid in better transition between private and public life. Certain public amenities can be placed outdoors if applicable and should be negotiated with the City. This option will directly add to the urban room and can contribute to the CS&F requirement.

[18] City of Toronto, Zoning By-law 569-2013, s 40.10.40.50.
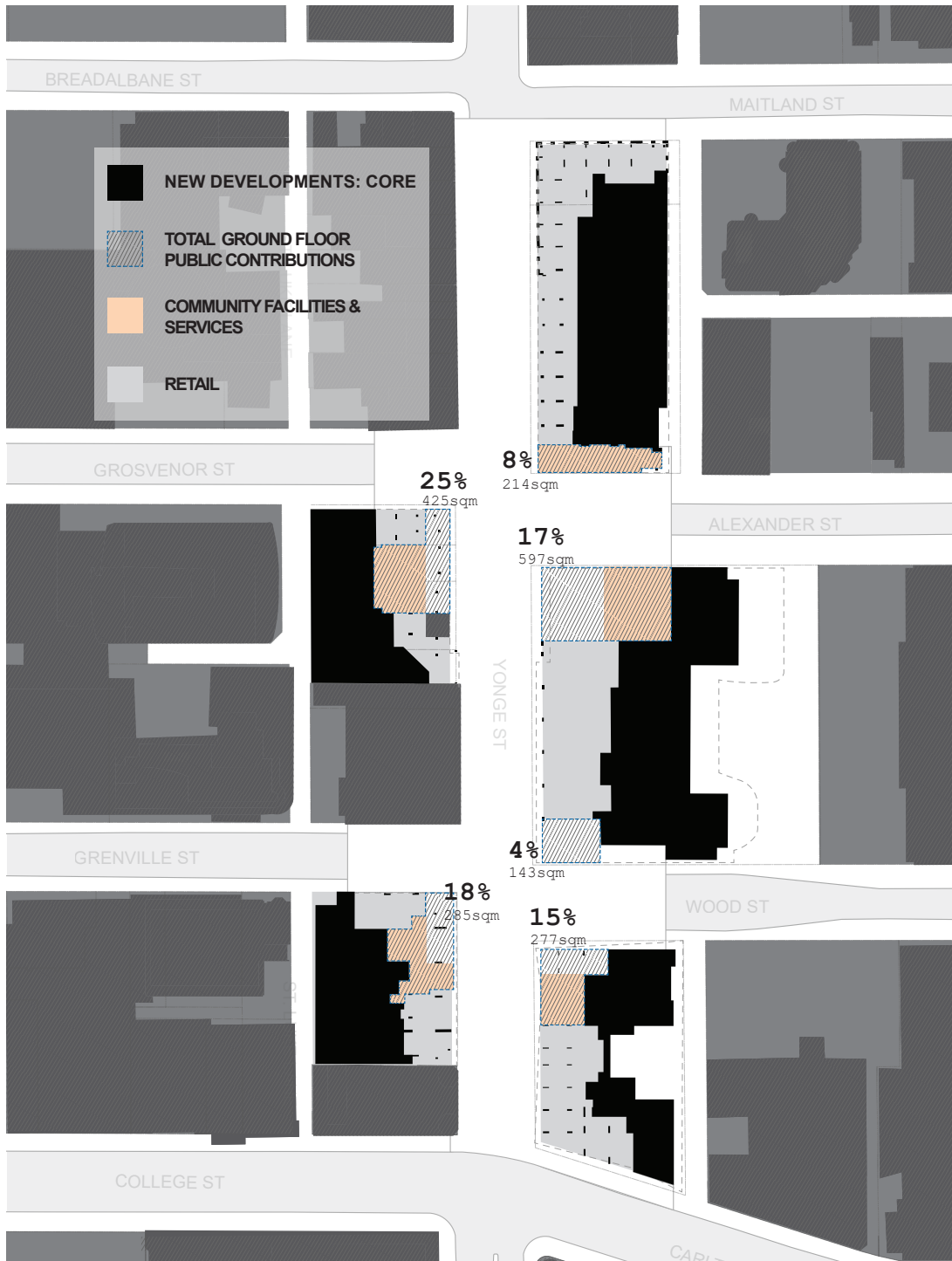
Fig. 2.36 Yonge and College Proposed Framework Scenario:
Percent of total ground floor area for public contributions.

Total Ground Floor
Public Contributions

Total public contributions, outdoor public space and CS&F cannot take up more than 25% of the total buildable ground floor area.

The concept of producing vibrant streets by mixing residential development with commercial zoning by having strictly retail on the ground floor is still encouraged in today's municipal reports. While this practice has appeared economically beneficial to downtown and whether or not it has actually produced vibrancy, it does not allow room for improvement and creates unwanted effects as described in Part One. However, it can be stated that having some retail and other types of commercial activity can be considered healthy for the neighbourhood.

Most residential building cores can take up to 50% of the ground floor area if the development is designed to have retail occupancy. In the case for this framework, this leaves the other half for retail, CS&F, and public outdoor space. The objective is to allow the site to contain a balanced mix of everything and not have one type of space fully overpower the other. The ability to have choice is good; the public realm's current deficiencies are due to the lack of choice.

If the City has designated an *urban room* that is part of the developers site and takes up more than 25% of the ground floor area for that site then the developer can either negotiate better terms with the City by combining CS&F with the outdoor space otherwise the site could be deemed undevelopable. This requirement will also ensure a sense of fairness if a development has designated *urban rooms* on more than one side compared to other developments.

All things considered, even though some developments could be contributing up to 25% of their ground floor area within their site, some of that area could be offset by off-site program. Restaurants and shops can set up booths and sheltered seating on the street itself.
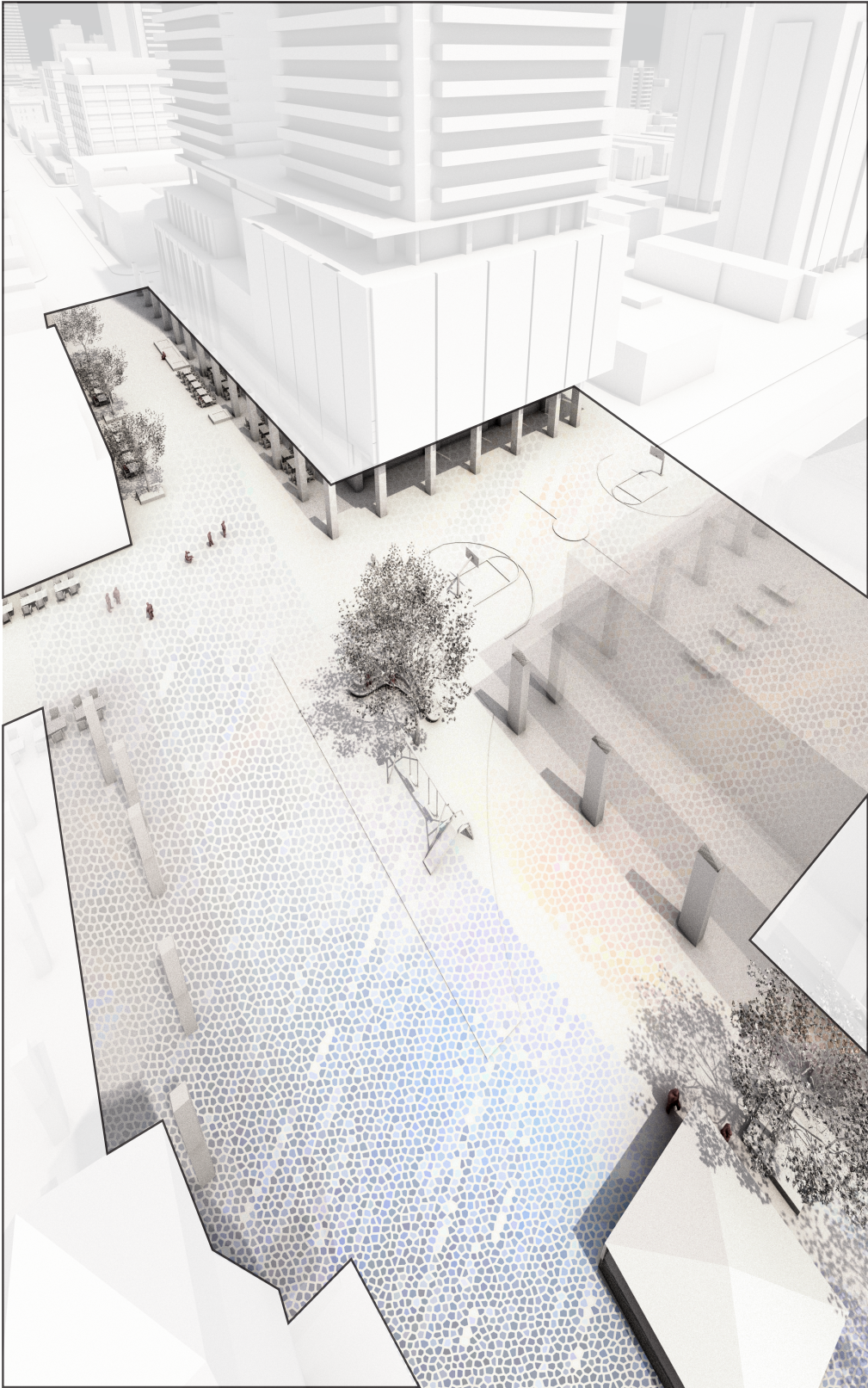
Fig. 2.37 Yonge and College: North Room.

Yonge & College:
North Room

Fig. 2.38 North Room proposed framework scenario.

For the purpose of this scenario, we will keep the ground floor structure as it is drawn in the Site Plan Applications. Pulling back the indoor - outdoor line inwards toward the building cores along Yonge Street and can create a continuous colonnade experience. Commercial food services such as restaurants or bars would benefit from proximity of the urban room and could have seating within the urban room itself. Since the space allows for it, a sports ground can be demarcated for a basketball court. Bringing residents from the local neighbourhood to come play and enjoy a drink afterwards. A playground in the urban room will provide an outdoors activity for children in a daycare housed nearby or for parents who are grabbing lunch downtown. The aim is to initiate a network of supporting services and amenities that will enable community.
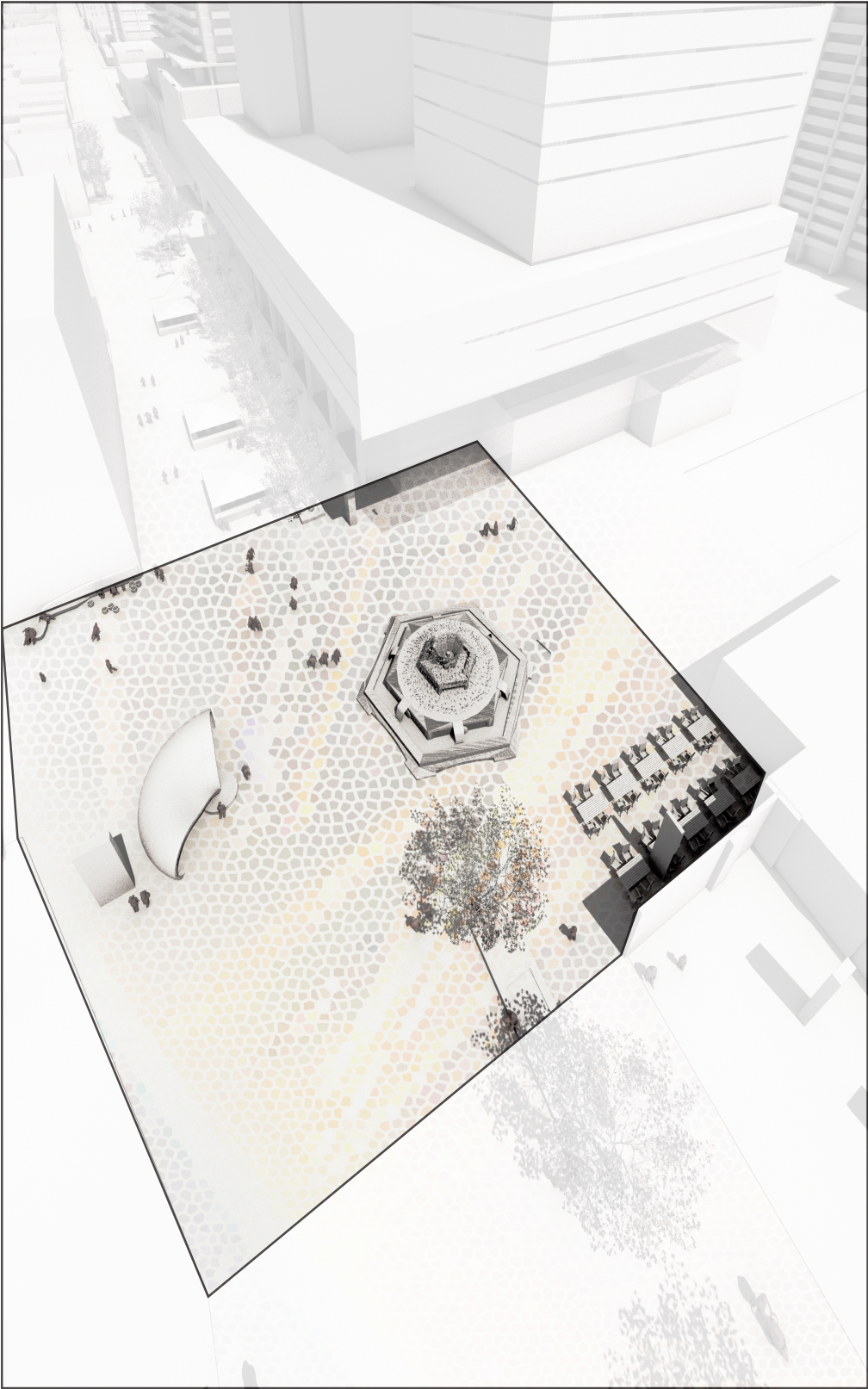
Fig. 2.39 Yonge and College: South Room.

Yonge & College:
South Room

Fig. 2.40 South Room proposed framework scenario.

Since this room is smaller it would not be able to accommodate a sports ground but it can be an opportunity to pause and meet someone. A fountain placed in between the developments and slightly off the central axis will create a hidden surprise and not impede on the flow of traffic. A nearby library inside a new development can support a temporary installation across from the fountain for a moment of light reading while somebody is waiting on their friend. Pop-up booths along the central axis can provide opportunities for retailers to have presence on the street and advertise their businesses directly to people. Fragments that make up the ground portion of the new developments are now scattered across the street and make up the new public realm.

Fig. 2.41 South Room: a sketch of the indoor - outdoor line. The supporting structure is not shown.

Fig. 2.42 South Room: sketch populated with objects and people.

Fig. 2.43 Abstracted image of objects in blue housed in an outdoor public space provided by a new development.

D

THE OBJECT:
facilitated public engagement

Goal

To provide people with a physical element in the urban room that they can engage with in order to contribute to community building and be representative of its neighbourhood.

Description

Places become more personal when people attach memory to them. This can be done through passive or active engagement. The object itself does not need to be memorable but it should deliver the necessary components as a platform to enable an experience to happen. They need to allow for direct contact and should provide a setting for interaction with other people. Active engagement is a direct experience between the person and the place they are in. A piece of them as a memory is somewhere on the public realm, on the street, as a representation of Toronto. People are happy to be a part of something and like the idea of permanence. Even if people decide not to actively engage, passive engagement allows for memory through everyday observation. The range of objects is extensive since a purposefully designed building entrance with seated steps can engage with pedestrians as effectively as a busy market kiosk; both of which can count as objects. Other examples can be more obvious such as civic fountains or public art installations, as long as they perform the role of the platform.

Some objects, such as the installation in the following case study, provide the public with moments to pause and contribute to the image of the street which establishes a relationship between themselves and urban space. These type of objects allow people to become city builders without the credentials required to participate in the built environment.

Methodology

Originating as a graduate elective course, we were tasked with activating the Gardiner Museum's outdoor plaza with a site-specific built installation. The museum gave the name: "What makes a space a place?" Focusing on three key areas of architectural investigation: Materiality, the site (an opportunity to engage with the building, the forecourt and the public realm in a meaningful and thoughtful way); and the poetics of space (the opportunity to create a provocative piece of art and design). In the process, we got to examine the importance of civic space and to engage directly in the act of city building. Inviting the public to participate through the physical process of mosaic tiling allows the work to become an interactive departure point to evaluate the success of our public spaces, the contribution of public art in the city, and the importance of the public dialogue over how our city gets built.

Shaftesbury Memorial Fountain,
Piccadilly Circus,
London, UK

Ice Rink, Live Stage, Kiosks,
Kitchener City Hall,
Kitchener, Canada

Water Features,
Vitosha Blvd,
Sofia, Bulgaria

Fig. 2.44 Examples of objects.

Library Installation,
Varna, Bulgaria

Fountain, Market Kiosks,
Verona, Italy

Well, Market Kiosks,
Verona, Italy

Fig. 2.45 Examples of objects.

Fig. 2.46 Opening night - inviting passerbys to place tiles on the wall for the street bench.

Fig. 2.47 Family Sunday Outdoor Mosaic Making - active engagement on the bar.

Case Study:

What Makes a Space a Place?

The Gardiner Museum approached the school for a proposal with the objective of activating their courtyard plaza and evoking the conversation on how people can make public spaces better. The site that was given to us originally consisted of a 10m x 10m outdoor plaza beside the entrance which is stepped up and hidden away from the street. This was our starting challenge.

In order to activate the tucked away courtyard there needed to be a street presence. People walking by on the sidewalk are hesitant to enter private property even if the event being held was a public one. Without the right design language and intentions, it will look like the Gardiner Museum is holding a private event. Eventually, the ground plane was given to us and we moved forward with our design charrettes.

Our guiding principals originated from public space needs: comfort, relaxation, passive engagement, active engagement, and discovery.[19] Inspiration for form came from Park Guell while precedents for engagement originated from Kusama's Dot Room and Iranian graffiti artists who used tiles to make murals. The idea of using tiles made sense in the end because it was a way of showcasing the nature of the museum to the public realm. It is a stimulating material and brings colourful attention in a monotonous grey landscape. Ultimately, two pieces of street furniture were built to create two unique spaces while still complimenting each other. A bench for the street where people walking by can sit under a tree, and a bar that sits on a railing in the courtyard overlooking the street.

The goal was never to create standalone street furniture. It needed to do more. If people did not engage with the objects, then the project was a failure. The Gardiner held a few events, a couple which included a kids' camp, and we designed accordingly. We left three module walls on the street bench for public tiling and all the modules underneath the shelf of the bar was the perfect height for children to tile in the courtyard.

Active engagement filled the empty walls and passive engagement was experienced from people walking by as well as watching from the bar onto the street. The reactions were positive -- people were excited to play with tiles and be a part of the space, Gardiner Museum got their courtyard activated, and the public realm was temporarily enhanced.

Team: Negar Behzad, Suhaib Bhatti, Golnaz Djamshidi, Alexandra Hucik, Carly Kandrack, Ali Mohebali, Cam Parkin, Fotini Pitoglou, Danielle Rosen, Pavel Tsolov, and Anqi Zhang.

[19] Carr, S., Francis, M., Rivlin, L.G. and Stone, A.M. (1992), 'Needs in Public Space', from Carr, S., et al. (1992), Public Space, Cambridge University Press, Cambridge, 87-136.

72

Fig. 2.48 50th Anniversary Celebration - Bar.

Fig. 2.49 High School students taking a break on the bench.

Fig. 2.50 *Family Sunday Outdoor Mosaic Making - active engagement on the bar.*

Fig. 2.51 Family Sunday Outdoor Mosaic Making

Fig. 2.52 Opening night collage.

Fig. 2.53 Opening night mosaic placing.

Fig. 2.54 Temporary installation in the atrium space of the School of Architecture.

Fig. 2.55 Temporary installation in the atrium space of the School of Architecture.

Fig. 2.56 Temporary installation in the atrium space of the School of Architecture with additional help from the school community.

Fig. 2.57 *Temporary installation in the atrium space of the School of Architecture with additional help from the school community.*
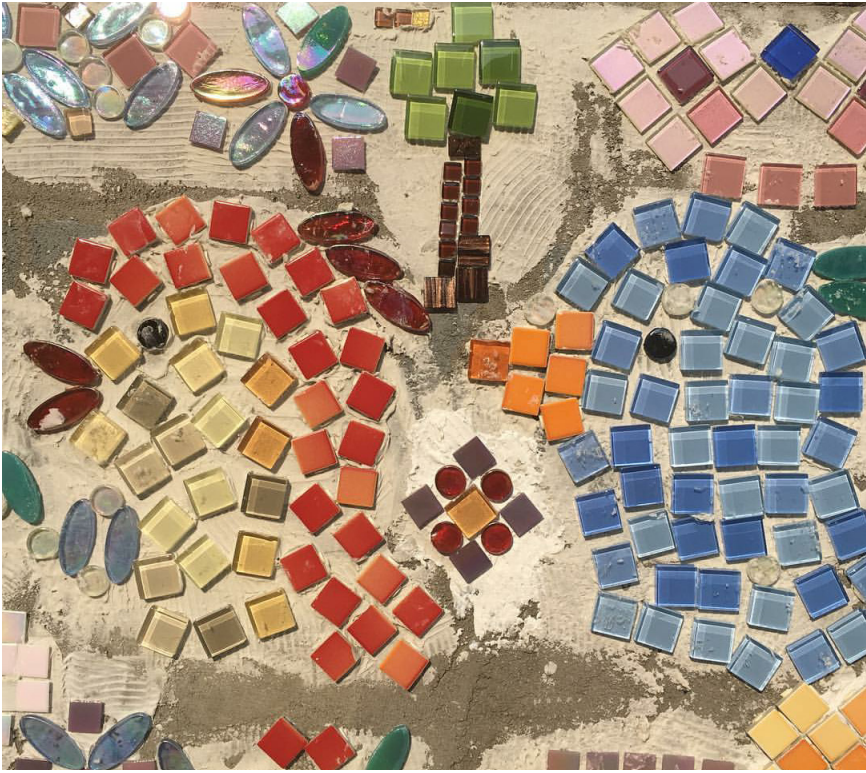
Fig. 2.58 Details of the tiling. Top by passerby, bottom by team.
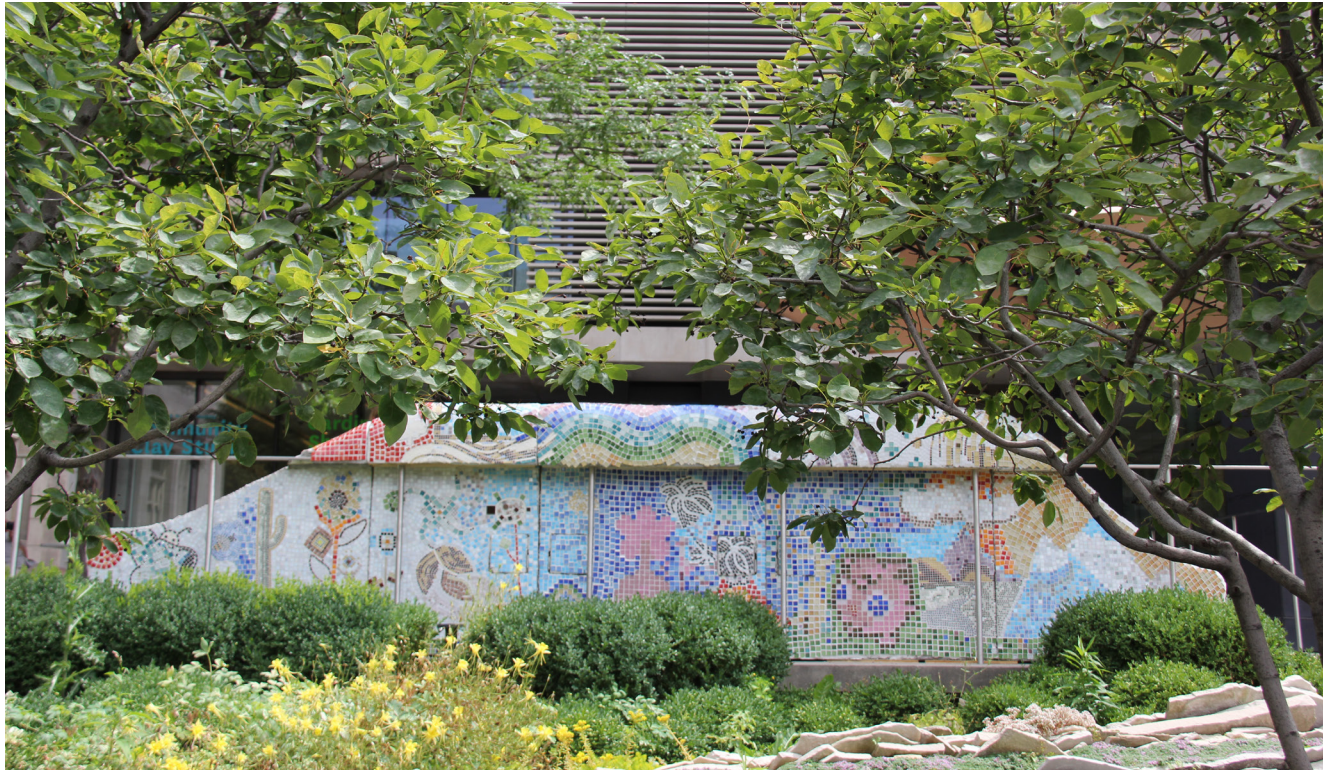
Fig. 2.59 Final product after tiling events.
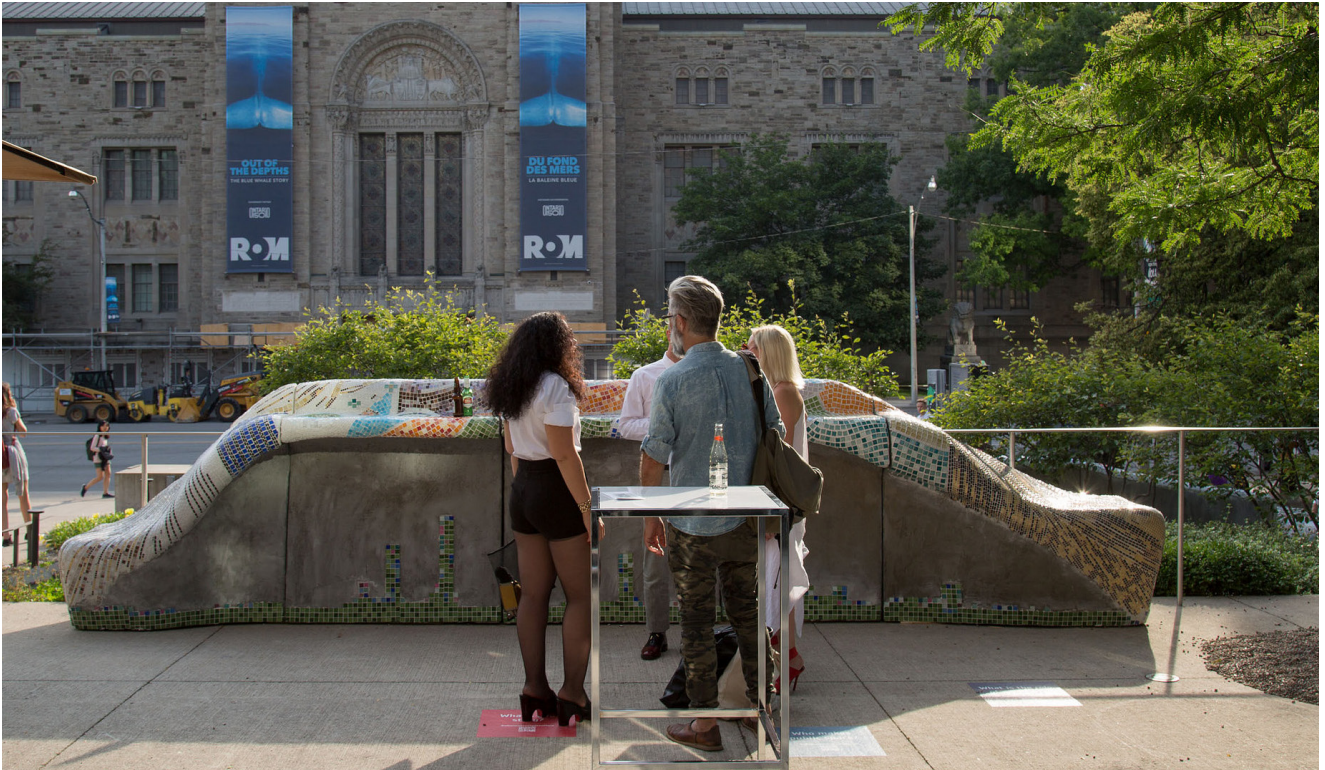
Fig. 2.60 (Top) Blank modules empty for tiling events, (Bottom) modules filled with mosaic tiles after events.

Fig. 2.61 (Top) Three blank wall modules left for tiling events, (Bottom) modules filled with mosaic tiles after events.

Fig. 3.1 Vignette of all the framework elements.

CONCLUSION

The consumption of available space by rapid condominium development is offset by new space on the street and in the buildings themselves. The private face of the public realm has undergone a make-over; it now has a new face that greets the public and is not interested in creating social tension. There is less monotony, as new spaces are playful with activity and form. Instead of passing through, people can now stop and enjoy new buildings as they have become purposeful places. There is a healthy pulse in the streets and a steady heartbeat in the Core.

The introduction of mixed-use development in 1976 arguably pushed downtown Toronto into the economic powerhouse it is today. Municipal efforts in the form of official plan updates, amendments, guidelines, studies, and initiatives since then appear to be a response to intensification and the products of mixed-used policy. The problem with responding to effects without introducing tougher regulations or a new framework is that it allows for existing undesirable conditions to persist while expecting those same conditions to change.

This framework challenges those undesirable conditions and offers a new way of looking at intensification. Every time a new residential tower is built, it means the people of Toronto now have more amenities and public space. We can celebrate density by creating memories through place, mingling with neighbours in an urban room during an event in the new space framed by new homes along key corridors in downtown. The modern idea of the traditional porch does not have to be confined to the lobby space. The doorsteps of these new homes can become places to be and residents can once again be representatives of their neighbourhood.

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APPENDIX

#	name	street	developer
1	B.streets Condos	783 Bathurst Street	Lindvest Properties
2	Bianca Condos	420 Dupont Street	Tridel
3	U of T: Spadina and Sussex Mixed Use Residence	698-704 Spadina Ave	U of T, Daniels
4	666 Spadina Avenue	666 Spadina Avenue	Cromwell Property Management
5	333 College Street	333 College Street	BRL Realty
6	The College Condominium	297 College Street	Tribute Communities, Greybrook R
7	484 Spadina	484 Spadina Avenue	Wynn Group Residential
8	Dragon Condos	270 Spadina Avenue	Ideal Developments
9	SQ Condos at Alexandra Park	20 Cameron Street	Tridel
10	SQ2 at Alexandra Park	Vanauley Square	Tridel
11	170 Spadina	170 Spadina Avenue	Tri-Win International
12	Queen & Portland Loft & Condominium Residences	589 Queen Street W	Tribute Commuties, RioCan REIT
13	Origami Lofts	202 Bathurst Street	Symmetry Developments
14	James	452 Richmond Street W	Lamb Development Corp
15	450 Richmond West	450 Richmond Street W	
16	Fabrik Condos	431 Richmond Street w	Menkes Developments
17	457 Richmond	457 Richmond Street W	
18	Waterworks Building Development	505 Richmond Street W	MOD Developments Inc., Woodclif
19	32 Camden	32 Camden Street	Sorbara Group
20	51 Camden	51 Camden Street	Carbon Hospitality
21	lofts 399	399 Adelaide Street W	Cresford Developments
22	brant park	438 Adelaide Street W	Lamb Development Corp, Fortress
23	135 Portland Street	135 Portland Street	Adi Development Group
24	553 Richmond Street West	553 Richmond Street W	Pemberton Group
25	Harlowe Condos	610 Richmond Street W	Lamb Development Corp, Fortress
26	149 Bathurst Street	149 Bathurst Street	Carlyle Communities, Centrestone
27	379 Adelaide Street W	379 Adelaide Street W	Allied Properties REIT
28	445 Adelaide W	445 Adelaide Street W	Niche Development
29	455 Adelaide Street W	455 Adelaide Street W	Freed Developments
30	Musee Condos	525 Adelaide Street W	Plaza
31	oneeleven condominiums	111 Bathurst Street	Harhay Developments, Carterra Pri
32	663 King West	663 King W	Main and Main
33	six50 king west	650 King Street W	Freed Developments
34	629 King Residences	629 King Street W	Freed Developments
35	King Portland Centre and Kingly Condos	620 King Street W	Allied Properties REIT, RioCan REIT
36	King Adelaide Centre	582 King Street W	YAD Investments Ltd
37	fashion house	560 King Street W	Freed Developments
38	489 King St W	489 King Street W	Westbank Corp, Allied Properties R
39	Victory Condos	478 King Street W	Lifetime Developments, BLVD Deve
40	400 Wellington West	400 Wellington Street W	Sorbara Group
41	422 Wellington Street W	422 Wellington Street W	Lamb Development Corp
42	474 Wellington Street W	474 Wellington Street W	Hullmark
43	485 Wellington Street West	485 Wellington Street W	Lifetime Developments
44	488 Wellington Street West	488 Wellington Street W	
45	Downtown Condos at Wellington West	508 Wellington Street W	Parallax Investment Corp
46	500 Wellington West	500 Wellington Street W	Freed Developments
47	504 Wellington Street W	504 Wellington Street W	
48	Quay West at Tip Top	90 Stadium Road	Mattamy Homes
49	Panorama at Concord Cityplace	500 Lake Shore Blvd W	Concord Adex
50	Malibu Harbourfront condo	600 Fleet Street	Malibu Investments
51	ltd condos	15 Bruyeres Mews	Malibu Investments
52	West Block Est. 1928, The LakeShore, and The LakeFront	500 Lake Shore Blvd W	Loblaw Companies, Choice Propert
53	Forward Condos at Concord CityPlace	Housey St	Concord Adex
54	Newton at Concord CityPlace	Bathurst St & Housey St	Concord Adex
55	Library District Condominiums + Toronto's 99th Library	Fort York Blvd at Bathurst St	Context Development
56	Garrison at The Yards	169 Fort York Blvd	Onni Group
57	TCHC Block 32 Development	Dan Leckie Way and Fort York Blvd	Context Development, TCHC
58	Quartz at Concord CityPlace	75 Queens Wharf Road	Concord Adex
59	Luna at Concord CityPlace	8 Telegram Mew	Concord Adex
60	Concord Canada House	23 Spadina Ave	Concord Adex
61	Parade at Concord CityPlace	15 Iceboat Terrace	Concord Adex
62	Minto Westside	Bathurst Street & Front Street W	Minto
63	Rêve	560 Front Street W	Tridel
64	The Well	410 Front Street W	RioCan REIT, Allied Properties REIT,
65	Portland Commons	517 Wellington Street W	Portland Property Group
66	550 Wellington West and Thompson Hotel	550 Wellington Street W	Freed Developments
67	The Quay, Tower Three (was Maple Leaf Quay)	370 Queens Quay W	Retirement Concepts
68	Exchange Condos at Concord CityPlace	Fort York Blvd and Queens Wharf	Concord Adex
69	Ten York Street Condos	10 York Street	Tridel
70	Infinity Condos	30 Grand Trunk Crescent	Conservatory Group
71	Ice condos	York and Bremner	Lanterra Developments, Cadillac Fa

architect	completion_date
Hariri Pontarini Architects	2014
Teeple, Kirkor	2021
Diamond Schmitt	pre
Page + Steele / IBI Group Architects Group	pre
RAW Design	pre
Core Architects	under construction
Kirkor	pre
Page + Steele / IBI Group Architects Group	pre
Teeple	2017
Teeple	pre
Wallman	pre
Turner Fleischer Architects	2011
Teeple	under construction
architectsAlliance	pre
architectsAlliance	pre
Giannone Petricone, Giovanni A. Tassone	pre
architectsAlliance	pre
Diamond Schmitt	pre
Core Architects	2013
Shim-Sutcliffe	pre
Northgrave Architects Inc	2013
architectsAlliance	under construction
Quadrangle, ERA	pre
Quadrangle	pre
Core Architects	pre
RAW Design	pre
Sweeny &Co	pre
architectsAlliance	pre
Core Architects	2009
Quadrangle	2016
Core Architects	2016
Diamond Schmitt, ERA	pre
Core Architects	2013
Saucier + Perrotte, ZAS	2017
Hariri Pontarini Architects	2019
KFA Architects	pre
Core Architects	2014
BIG, DSA	pre
Wallman	2011
SMV architects	2012
architectsAlliance, GBCA	pre
architectsAlliance	pre
Wallman	pre
RAW Design	pre
Sweeny &Co	2014
Core Architects	2012
RAW Design	pre
aA	2011
Quadrangle	2010
Page + Steele / IBI Group Architects Group	complete
Raw Design, Quadrangle	2011
architectsAlliance, ERA Architects, Page + Steele / IBI Group Architects	2019
Page + Steele / IBI Group Architects Group	2018
Page + Steele / IBI Group Architects Group	2017
KPMB	2014
Wallman	2013
KPMB	2013
RAW Design	2014
Core Architects	2010
Page + Steele / IBI Group Architects Group	pre
Page + Steele / IBI Group Architects Group, KPF	2013
Wallman	under construction
Wallman, Burka	2011
Hariri Pontarini Architects, architectsAlliance, Wallman Architects, Adamson Associates Architects	under construction
Sweeny &Co, ERA	pre
aA	2010
Quadrangle	pre
Page + Steele / IBI Group Architects Group	2017
Wallman	2018
Richmond Architects	under construction
aA	under construction

72	Southcore Financial Centre & Delta Toronto	18 York Street	GWL Realty Advisors, bcIMC
73	Oxford Place	211 Front Street W	Oxford Properties
74	300 Front Street West	300 Front Street W	Tridel
75	Fly Condos	352 Front Street W	Empire Communities
76	400 Front Street	400 Front Street W	State Building Group, Stanford Ho
77	Residences at The Ritz-Carlton	183 Wellington Street W	Graywood Developments, Cadillac
78	Nobu Residences Toronto	15 Mercer Street	adison Group, Westdale Propertie
79	the mercer	8 Mercer Street	Beaverhall Homes, Graywood Dev
80	24 Mercer	24 Mercer Street	Scott Shields Architects
81	305 King Street W	305 King Street W	
82	57 Spadina	57 Spadina Ave	Tricon Capital Group Inc., MOD De
83	Bisha Hotel and Residences	56 Blue Jays Way	Lifetime Developments, Ink Entert
84	357 King West	357 King St W	Great Gulf
85	King Blue by Greenland	355 King St W	Greenland Group
86	M5V Condominiums	375 King Street W	Lifetime Developments, TAS
87	401-415 King West Condos	401-415 King Street W	Terracap Management, Tridel
88	Hudson Condos	438 King Street W	Great Gulf
89	Charlie Condos	430 King Street W	Great Gulf
90	400 King West	400 King St W	Plaza
91	388 King West	388 King St W	Allied Properties REIT
92	Mirvish+Gehry Toronto	260 King St W	Great Gulf, Dream Unlimited, Proj
93	Theatre Park	224 King St W	Lamb Development Corp, Niche D
94	100 Simcoe	100 Simcoe St	
95	150 Pearl Street	150 Pearl Street	Conservatory Group
96	19 Duncan	19 Duncan St	Westbank Corp, Allied Properties
97	14 Duncan	14 Duncan St	Greenwin
98	263 Adelaide Street West	263 Adelaide Street W	Storey Living Inc
99	PJ Condos	283 Adelaide St W	Pinnacle International
100	Festival Tower and TIFF Lightbox	80 John Street	Daniels Corp
101	Pinnacle on Adelaide	295 Adelaide Street W	Pinnacle International
102	86 John Street	86 John Street	Tawso Realco Inc
103	the Bond	290 Adelaide St W	Lifetime Developments
104	Cinema Tower	21-31 Widmer Street	Daniels Corp
105	8-20 Widmer Street	10 Widmer Street	
106	Theatre District Residence	30 Widmer Street	Plaza
107	Peter Street Condominimiums	338 Adelaide St W	CentreCourt Developments
108	87 Peter (was Noir Condos)	87 Peter St	Menkes Developments
109	King Charlotte	11 Charlotte St	Lamb Development Corp, Niche D
110	Gläs Condos	24 Charlotte St	Lamb Development Corp, Harhay
111	101 Spadina Avenue	101 Spadina Avenue	Devron Developments, Great Gulf
112	46 Charlotte	46 Charlotte Street	Cityzen Development Group, Fortu
113	Peter and Adelaide	350 Adelaide St W	Graywood Developments
114	Living Shangri-La	180 University Ave	Westbank Corp
115	40 Widmer	40 Widmer St	Storey Living Inc
116	Boutique Condos	21 Nelson St	Urban Capital Property Group, ALL
117	Carlyle Condos	122 Peter St	Carlyle Communities, Fortress Rea
118	Tableau Condominiums	117 Peter St	Urban Capital Property Group, Ma
119	330 Richmond (was Gloss Condos)	330 Richmond St W	Greenpark Homes
120	Picasso Condos	318 Richmond St W	Mattamy Homes, Goldman Group
121	Studio and Studio2 on Richmond	199 Richmond St W	Aspen Ridge Homes
122	Smart House	219 Queen Street West	Urban Capital Property Group, Ma
123	12° / 12 Degrees Condos	25 Beverley St	BSäR Group Of Companies
124	Form Condos	36 McCaul St	Tridel
125	No. 210 Residences on Simcoe	210 Simcoe Street	Diamond Corp, Sorbara Group
126	Artists' Alley	234 Simcoe St	Lanterra Developments
127	Residences at the RCMI Condos	426 University Avenue	Tribute Communities
128	292 Dundas West	292 Dundas St W	Tribute Communities
129	Residences of 488 University Avenue	480 University Avenue	Amexon Development Corporatio
130	481 University	481 University Avenue	Davpart
131	Bread Company	193 McCaul Street	Lamb Development Corp
132	CampusOne Student Residence (was University Place)	245 College St	Knightstone Capital Management
133	Design Haus	231 College St	Shiu Pong
134	Theory Condos	203 College Street	Parallax Investment Corporation
135	316 Bloor West	316 Bloor St W	State Building Group
136	300 Bloor West	300 Bloor St W	Collecdev, Northrop Development
137	One Bedford	1 Bedford	Lanterra Developments
138	MuseumHouse	206 Bloor West	Yorkville Group
139	Exhibit Residences	200 Bloor Street West	Bazis Group, Metropia, Plaza
140	Park Hyatt Renovation	170 Bloor St W	Oxford Properties Group
141	64 Prince Arthur	64 Prince Arthur Avenue	Adi Development Group
142	277 Davenport	277 Davenport Road	Burnac Corporation
143	306-326 Davenport	314 Davenport Rd	Cityzen Development Group, Grey
144	346 Davenport	346 Davenport Road	Freed Developments, Trolleybus U

KPMB, Page + Steele / IBI Group Architects Group	2014
Foster	pre
Wallman	2014
Graziani + Corazza Architects	2013
aA	pre
KPF, Page + Steele / IBI Group Architects	2011
Teeple, Turner Fleischer	pre
BBB	2015
Scott Shields Architects	pre
Scott Shields Architects	pre
Diamond Schmitt Architects	pre
wallman	under construction
Quadrangle	2022
Page + Steele / IBI Group Architects Group	under construction
Core Architects, Teeple Architects	complete
	pre
Diamond Schmitt Architects	2008
Diamond Schmitt Architects	2012
Hariri Pontarini Architects	pre
Hariri Pontarini Architects	pre
Gehry Partners, Page + Steele / IBI Group Architects Group	pre
architectsAlliance	2015
Diamond Schmitt Architects	pre
Richmond Architects	pre
Hariri Pontarini Architects, ERA Architects	2021
Quadrangle, GBCA Architects	pre
Quadrangle	pre
Hariri Pontarini, Turner Fleischer	2020
KPMB, Kirkor	2011
Hariri Pontarini Architects	2014
Sweeny &Co	pre
Core Architects	2017
Kirkor, Page + Steele / IBI Group Architects Group	2014
Scott Shields Architects	pre
Quadrangle	pre
architectsAlliance	2014
Core Architects	pre
architectsAlliance	under construction
architectsAlliance	complete
Diamond Schmitt Architects	pre
Architecture Unfolded	pre
BBB	pre
James Cheng, Hariri Pontarini Architects	2012
Graziani + Corazza Architects	pre
s ZAS Architects, Core Architects	2011
architectsAlliance	pre
Wallman	2014
Core Architects	pre
Teeple	complete
Quadrangle	2015
architectsAlliance	2018
Core Architects	2015
architectsAlliance	pre
Page + Steele / IBI Group Architects Group	under construction
Hariri Pontarini Architects	pre
Zeidler Partnership Architects	2013
Graziani + Corazza Architects	pre
Core Architects	under construction
B+H Architects	pre
architectsAlliance	pre
Diamond Schmitt Architects	under construction
Kirkor	pre
Page + Steele / IBI Group Architects Group, ERA	pre
Kirkor	pre
KPMB, ERA	pre
KPMB	2011
Page + Steele / IBI Group Architects Group	2012
Rosario "Roy" Varacalli	2017
KPMB Architects, ERA Architects	pre
CetraRuddy Architecture, Core Architects	pre
Hariri Pontarini Architects	2016
BBB Architects	pre
RAW Design	pre

145	AYC Condos	181 Bedford Road	Metropia, Diamond Corp
146	Perry Condos	128 Pears Avenue	Mansouri Living
147	Pears on the Avenue	164 Avenue Road	Menkes Developments
148	183 Avenue Road	183 Avenue Road	
149	321 Davenport	321 Davenport Road	Alterra Group of Companies
150	133 Hazelton	133 Hazelton	Mizrahi Developments
151	181 Davenport	181 Davenport Rd	Mizrahi Developments
152	100 Davenport	100 Davenport Rd	Diamante Development
153	Florian	88 Davenport Rd	Diamante Development
154	89 Avenue Road	89 Avenue Road	Freed Developments
155	36 Hazelton	36 Hazelton Ave	Alterra Group of Companies, Zinc
156	33 Avenue Road	33 Avenue Road	Empire Communities, Greybrook I
157	100 Yorkville at Bellair	100 Yorkville Avenue	Invar Building Corporation, Tricon
158	Four Seasons Hotel and Private Residences Toronto	60 Yorkville Ave	Lifetime Developments, Menkes D
159	Residences of Yorkville Plaza	21 Yorkville Rd	Camrost-Felcorp
160	155 Cumberland and 130 Bloor Street West	155 Cumberland Ave	KingSett Capital
161	Minto Yorkville Park Condos	94 Cumberland Street	Minto Group, North Drive Investm
162	80 Bloor Street West	80 Bloor Street W	Krugarand Corporation
163	One St Thomas	1 St Thomas St	St Thomas Developments Inc.
164	2 St. Thomas	2 St Thomas St	KingSett Capital, Bentall Kennedy
165	77 Charles West	77 Charles Street West	Aspen Ridge Homes
166	70 St Mary Street	70 St Mary Street	Loretto College
167	U Condominiums	Bay Street and St Mary Street	Pemberton Group
168	1 Thousand Bay	1000 Bay Street	Cresford Developments
169	100 Wellesley East	100 Wellesley Street East	CAPREIT Limited Partnership
170	Britt Condos	955 Bay Street	Lanterra Developments, Dov Capi
171	Burano	832 Bay Street	Lanterra Developments, Dov Capi
172	Murano	825 Bay Street	Lanterra Developments, Dov Capi
173	Residences of College Park Condos	761 and 763 Bay Street	Canderel Residential
174	Lumiere Condominiums	770 Bay Street	Lifetime Developments, Menkes D
175	700 Bay Street	700 Bay Street and 77 Gerrard Street West	KingSett Capital
176	Bay and Edward Condos	70-100 Edward Street	Conservatory Group
177	481 University	481 University Avenue	Davpart
178	Motion On Bay Street	570 Bay Street	Concert Properties
179	INDX Condos	70 Temperance St	Lifetime Developments, CentreCo
180	Sun Life Financial Tower & Harbour Plaza Residences	90 Harbour St	Menkes Developments, HOOPP
181	Avenue 151	151 Avenue Rd	Dash Developments
182	128 Hazelton Avenue	128 Hazelton Ave	Mizrahi Developments
183	Scrivener Court	5 Scrivener Square	Diamond Corp, Tricon Capital Gro
184	Hill And Dale Residences	1027 Yonge Street	Old Stonehenge Development Cor
185	906 Yonge Street	906 Yonge Street	
186	Yorkville Condominiums	20 McMurrich Street	Lifetime Developments
187	Milan Condominium	825 Church St	Conservatory Group
188	1 Scollard	874 Yonge St	Cityzen Development Group
189	Bay + Scollard	48-58 Scollard Street	Lanterra Developments
190	33 Yorkville Avenue	37 Yorkville Avenue	Cresford Developments
191	18 Yorkville Condos	18 Yorkville Avenue	Great Gulf
192	1 Yorkville	1 Yorkville Ave	Bazis, Plaza
193	Eight Cumberland	8 Cumberland Street	Great Gulf, Phantom Developmen
194	771 Yonge Street	771 Yonge St	Menkes Developments
195	2 Bloor West (currrently Cumberland Terrace)	2 Bloor West	
196	50 Bloor Street West	50 Bloor Street West	Morguard Corporation
197	The One	1 Bloor West	Mizrahi Developments
198	One Bloor East	1 Bloor Street East	Great Gulf
199	Bloor Street Neighbourhood Condos	35 Hayden Street	Cresford Developments
200	Uptown Residences	35 Balmuto St	Pemberton Group
201	CrystalBlu Condos	21 Balmuto Street	Bazis
202	Casa	33 Charles East	Cresford Developments
203	CHAZ Yorkville Condos	45 Charles Street East	45 Charles Ltd, Edenshaw Homes
204	Casa II Condos	42 Charles Street East	Cresford Developments
205	Casa III Condos	50 Charles St E	Cresford Developments
206	Charles at Church	68 Charles St E	Aspen Ridge Homes
207	66 Isabella	66 Isabella Street	
208	Nicholas Residences	75 St Nicholas Street	Urban Capital Property Group, ALI
209	Clover on Yonge	599 Yonge St	Cresford Developments
210	Five St. Joseph	5 St Joseph Street	Five St. Joseph Developments, Gra
211	Totem Condos	17 Dundonald St	Worsley Urban Partners
212	572 Church Street	572 Church Street	Fieldgate Homes
213	Church and Wellesley	552 Church Street	ONE Properties
214	50 at Wellesley Station	50 Wellesley St E	Plaza
215	Vox Condominiums	28 Wellesley St E	Cresford Developments

TACT Architecture	pre
Page + Steele / IBI Group Architects Group	2018
Page + Steele / IBI Group Architects Group	2014
BBB Architects, ERA Architects	pre
Giannone Petricone Associates	pre
Page + Steele / IBI Group Architects Group	2014
Page + Steele / IBI Group Architects Group	Complete
Douglas Cardinal Architects, Scott Shields Architects	Pre
Hariri Pontarini Architects, Page + Steele / IBI Group Architects Group	2013
architectsAlliance	pre
Quadrangle, GBCA Architects	2014
Zeidler Partnership Architects, Richmond Architects	pre
Hariri Pontarini Architects, Page + Steele / IBI Group Architects Group, ERA Architects	2010
architectsAlliance, Page + Steele / IBI Group Architects	2012
WZMH Architects	2014
Quadrangle	2010
Page + Steele / IBI Group Architects	pre
architectsAlliance	pre
Robert A.M. Stern Architects, IBI Group	2009
Hariri Pontarini Architects	2017
HOK	2012
architectsAlliance	pre
architectsAlliance	2014
architectsAlliance	2015
Core Architects	pre
Page + Steele / IBI Group Architects	under construction
architectsAlliance	2012
architectsAlliance	2010
Graziani + Corazza Architects	complete
Wallman Architects	2011
Quadrangle	under construction
Richmond Architects	pre
B+H Architects	pre
IBI Group	2012
Page + Steele / IBI Group Architects	complete
Sweeny &Co Architects Inc., architectsAlliance	2016
Teeple Architects, Giovanni A. Tassone Architects	under construction
AUDAX architecture	pre
COBE Architects, Graziani + Corazza Architects	pre
Studio JCI	under construction
KPMB Architects	pre
Wallman Architects	2014
Richmond Architects	2014
KPMB Architects	pre
Foster + Partners, RAW Design, ERA Architects	pre
architectsAlliance	pre
architectsAlliance	2008
Rosario "Roy" Varacalli, ERA Architects	under construction
architectsAlliance	pre
Giannone Petricone Associates	pre
architectsAlliance, B+H Architects	pre
Pellow + Associates Architects	pre
Foster + Partners, Core Architects	under construction
Hariri Pontarini Architects	under construction
Northgrave Architects Inc	2010
Burka Architects	2011
Burka Architects	2011
architectsAlliance	2010
Page + Steele / IBI Group Architects	2015
architectsAlliance	2015
architectsAlliance	pre
Quadrangle	pre
Quadrangle	under construction
Core Architects, GBCA Architects	2014
architectsAlliance, ERA Architects, Hariri Pontarini Architects	pre
, 1Hariri Pontarini Architects, ERA Architects	2015
RAW Design	2018
TACT Architecture, ERA Architects	pre
3XN	pre
Quadrangle	under construction
architectsAlliance	2018

#	Name	Address	Developer
216	22 Condominiums	22 Wellesley St E	Lanterra Developments, H&R Dev
217	10 Wellesley West	10 Wellesley St W	Fitzrovia Real Estate Inc.
218	Wellesley on the Park	11 Wellesley St W	Lanterra Developments
219	TeaHouse 501 Yonge Condominiums	501 Yonge St	Lanterra Developments
220	Halo Residences on Yonge	484 Yonge Street	Cresford Developments
221	475 Yonge Street	475 Yonge Street	KingSett Capital
222	Karma Condos	21 Grenville St	Lifetime Developments, CentreCo
223	YC Condos -- Yonge at College	460 Yonge Street	Canderel Residential
224	2 Carlton	2 Carlton St	Northam Realty Advisors
225	415 Yonge	415 Yonge St	Marwest Group of Companies
226	365 Church Condos	365 Church Street	Menkes Developments
227	Alter	355 Church Street	Tridel
228	Aura at College Park	388 Yonge Street	Canderel Residential
229	YSL Residences - Yonge Street Living (383 Yonge)	383 Yonge St	Cresford Developments
230	Chelsea Green (was 33 Gerrard)	33 Gerrard Street W	Great Eagle Holdings
231	Livmore	55 Gerrard West	Vertica Resident Services, GWL Re
232	8 Elm	8 Elm St	
233	Panda Condominiums	20 Edward St	Lifetime Developments
234	Ryerson University: Daphne Cockwell Health Sciences Complex	270 Church St	Ryerson University
235	Velocity at the Square (was HNR Dundas Square Tower)	21 Dundas Square	HNR Properties Ltd
236	Metropolitan	51 Bond St	Lancer Developments
237	Massey Tower Condos	197 Yonge St	MOD Developments Inc.
238	Yonge & Rich Condominiums	25 Richmond St E	Great Gulf
239	120 Church	120 Church St	Madison Group
240	Spire Condos	98 Church Street	Context Development
241	Trump Residences Toronto	311 Bay St	JFC Capital ULC
242	34-50 King East	34 King Street E	Larco Investments
243	Sixty Colborne Condos	60 Colborne Street	Freed Developments, Carttera Priv
244	88 Scott Street	40 Scott Street	Concert Properties
245	Berczy	63 Front St E	Concert Properties
246	75 on The Esplanade	75 The Esplanade	Harhay Developments, Carttera Pr
247	London On The Esplanade Condos	38 The Esplanade	Cityzen Development Group
248	L-Tower	2 The Esplanade	Cityzen Development Group, Fern
249	Backstage On The Esplanade	1 The Esplanade	Cityzen Development Group, Fern
250	Pinnacle Centre Condos	12 Yonge St	Pinnacle International
251	Sugar Wharf Condominiums (Phase 2)	55 Lake Shore Blvd E	Menkes Developments
252	Sugar Wharf Condominiums (Phase 1)	95 Lake Shore Boulevard East	Menkes Developments
253	Pinnacle One Yonge	1 Yonge St	Pinnacle International
254	Waterlink at Pier 27	Queens Quay & Yonge St	Cityzen Development Group, Fern
255	Tower at Pier 27	7 Queens Quay E	Cityzen Development Group, Fern
256	Via Bloor	575 Bloor Street E	Tridel
257	Rosedale on Bloor	387 Bloor St E	Gupta Group
258	North St. James Town	609 Sherbourne St	Lanterra Developments
259	Selby	592 Sherbourne Street	MOD Developments Inc., Tricon C
260	591 Sherbourne	591 Sherbourne St	Medallion Corporation
261	James Cooper Mansion	28 Linden Street	Tridel
262	561 Sherbourne	561 Sherbourne St	Medallion Corporation
263	Couture The Condominium	28 Ted Rogers Way	Philmor Group, Mattamy Homes
264	X The Condominium	110 Charles St E	Great Gulf
265	X2 Condominiums	101 Charles St E	Lifetime Developments, Great Gul
266	500 Sherbourne	500 Sherbourne Street	Times Group Corporation
267	Eighty One Wellesley	81 Wellesley Street E	Aragon Properties
268	159SW Condos	159 Wellesley Street E	Alterra Group of Companies
269	411 Church	411 Church St	CentreCourt Developments
270	Stanley Condominiums	70-72 Carlton Street	Tribute Communities
271	308-314 Jarvis & 225 Mutual	225 Mutual Street	Duration Investments
272	280 Jarvis Street	189 Mutual Street	
273	227 Gerrard Street East	227 Gerrard Street E	Rosewater Developments
274	307 Sherbourne Street	307 Sherbourne Street	Oben Flats
275	319-323 Jarvis Street	321 Jarvis Street	CentreCourt Developments, Centr
276	in.DE Dundas East & Jarvis Condominiums	219 Dundas Street E	Menkes Developments
277	Dundas Square Gardens	200 Dundas St E	Gupta Group
278	Pace Condos	159 Dundas Street E	Great Gulf
279	Grid Condos	181 Dundas Street E	CentreCourt Developments
280	Social at Church + Dundas	215 Church Street	Pemberton Group
281	Max Condos	75 Mutual St	Tribute Communities, Greybrook
282	Ivy Condos	69 Mutual St	The Sher Corporation, Dream Unli
283	Ryerson: Jarvis Street Residence	186 Jarvis St	Ryerson University, MPI Group
284	Grand Hotel Redevelopment	225 Jarvis Street	Amexon Development Corporatio
285	Fleur Condos	60 Shuter St	Menkes Developments
286	Core Condos	Shuter St and Dalhousie St	CentreCourt Developments
287	88 North (88 Queen East)	50 Mutual St	St Thomas Developments Inc.

architectsAlliance	2007
bKL Architecture, Rafael + Bigauskas Architects, GBCA Architects	pre
KPMB Architects, Page + Steele / IBI Group Architects	under construction
architectsAlliance	under construction
architectsAlliance	under construction
Quadrangle	pre
architectsAlliance	2016
Graziani + Corazza Architects	under construction
IBI Group	pre
Kirkor Architects Planners, GBCA Architects	pre
Wallman Architects	2017
architectsAlliance	under construction
Graziani + Corazza Architects	2014
Kohn Pedersen Fox Associates, architectsAlliance, DTAH	pre
architectsAlliance, WZMH Architects	pre
IBI Group	under construction
Page + Steele / IBI Group Architects	pre
Turner Fleischer Architects	pre
Perkins + Will	under construction
Page + Steele / IBI Group Architects, Diamond Schmitt Architects, ERA Architects	2017
	pre
Hariri Pontarini Architects, ERA Architects	2018
architectsAlliance	2018
Teeple Architects	pre
architectsAlliance	2007
Zeidler Partnership Architects	2012
architectsAlliance, ERA Architects	pre
architectsAlliance	2017
Page + Steele / IBI Group Architects	2017
IBI Group, ERA Architects	2014
architectsAlliance	pre
Burka Architects	complete
Studio Daniel Libeskind, Page + Steele / IBI Group Architects	2015
Page + Steele / IBI Group Architects	2015
Page + Steele / IBI Group Architects	2011
architectsAlliance	pre
architectsAlliance	pre
Hariri Pontarini Architects	pre
architectsAlliance	2013
architectsAlliance	under construction
architectsAlliance	2021
Page + Steele / IBI Group Architects	2020
architectsAlliance	pre
bKL Architecture	under construction
Page + Steele / IBI Group Architects	pre
Burka Architects, GBCA Architects	complete
Page + Steele / IBI Group Architects	2017
Graziani + Corazza Architects	2013
architectsAlliance	2010
Wallman Architects	2014
Northgrave Architects Inc	2011
Core Architects	pre
Richmond Architects	2019
Page + Steele / IBI Group Architects	2019
Core Architects	2019
Quadrangle	pre
Giannone Petricone Associates	pre
Architecture Unfolded	pre
superkül	pre
IBI Group	pre
Turner Fleischer Architects	pre
IBI Group	2019
Diamond Schmitt Architects	2014
Page + Steele / IBI Group Architects	2018
RAW Design	2020
Graziani + Corazza Architects	under construction
RAW Design	2020
IBI Group	2018
Core Architects	pre
architectsAlliance	pre
Page + Steele / IBI Group Architects	2017
Page + Steele / IBI Group Architects	under construction

288 Garden District Condos	79-85 Shuter S	Hyde Park Homes, The Sher Corp
289 203 Jarvis Street	203 Jarvis St	Manga Hotels
290 O2 Toronto	102 Shuter St	Identity Developments, Stal Inc.
291 60 Queen East	60 Queen Street E	Bazis
292 88 Queen	88 Queen St E	St Thomas Developments Inc.
293 245 Queen Street East	245-285 Queen Street E	ONE Properties
294 301 Queen Street East	301-317 Queen Street E	
295 89 Church Street	89 Church St	Cityzen Development Group
296 Modern	320 Richmond Street E	Empire Communities
297 Post House Condominiums	105 George Street	Alterra Group of Companies
298 East FiftyFive	55 Ontario St	Lamb Development Corp, Hyde Pa
299 East United Condos	95 Berkeley Street	SigNature Communities, Berkshire
300 home: Power and Adelaide	48 Power Street	Great Gulf, Hullmark
301 Axiom Condos	424 Adelaide St E	Greenpark Homes, Fieldgate Hom
302 Ivory On Adelaide	406 Adelaide St E	Plaza
303 330 King East	330 King Street E	Lamb Development Corp, Hyde Pa
304 Bauhaus Condos	284 King Street E	Lamb Development Corp
305 254 King Street East	254 King Street East	
306 East Lofts Condos	275 King St E	Harhay Developments, Lamb Deve
307 King + Condos	251 King Street E	King Plus Development
308 Rezen Condos	205 Frederick Street	Times Group Corporation
309 65 George	187 King St E	
310 Time and Space Condos	177 Front St E	Pemberton Group
311 Vü Condos	116 George Street	Aspen Ridge Homes
312 Market Wharf	18 Lower Jarvis	Context Development
313 31R Parliament Street	31R Parliament St	Cityscape, Dream Unlimited
314 Lakeside Residences	215 Lake Shore Blvd E	Greenland Group
315 Monde	12 Bonnycastle St	Great Gulf
316 Aqualina at Bayside	215 Queens Quay E	Tridel, Hines
317 Aquavista at Bayside	30 Merchants' Wharf	Tridel, Hines
318 Waves at Bayside	263 Queens Quay E	Tridel, Hines
319 Daniels Waterfront - City of the Arts	132 Queens Quay E	The Daniels Corporation
320 Regent Park: Block 16 North	241 Sumach	Toronto Community Housing Corp
321 Regent Park: Daniels DuEast	225 Sumach Street	The Daniels Corporation
322 Regent Park: Block 27	Dundas St East and River St	Toronto Community Housing Corp
323 Regent Park: The Wyatt	Dundas and Sumach	The Daniels Corporation
324 One Park Place	170 Sumach Street	The Daniels Corporation
325 Paintbox	Dundas Street East and Sackville Street	The Daniels Corporation
326 OnePark West	Sackville Street and Cole Street	The Daniels Corporation
327 5 Defries	5 Defries St	Marlin Spring Developments
328 83 River Street	83 River Street	Broccolini
329 77 River Street	77 River Street	TAS
330 Regent Park: Block 30	Shuter Street and River Street	The Daniels Corporation
331 Regent Park: The Sumach by Chartwell	146 Sumach Street	Chartwell Retirement Residences,
332 28 River Street	28 River Street	Rosewater Developments
333 191 Parliament Street	191 Parliament Street	Downing Street Group
334 River City Condos Phases 1 & 2	47 Lower River St	Urban Capital Property Group
335 River City Condos Phase 3	Lawren Harris Sq and River St	Urban Capital Property Group
336 Harris Square	190 Eastern Avenue	Urban Capital Property Group
337 Bartholomew	19 Sackville St	The Daniels Corporation
338 18 Eastern Avenue	18 Eastern Avenue	Alterra Group of Companies
339 Cherry Place	55 Eastern Ave	Options for Homes, Rekai Centres
340 Trinity Lofts	2 Eastern Avenue	Streetcar Developments, Dream U
341 Canary Block Condos	460 Front Street	DundeeKilmer
342 Canary Park Condominiums	120 Bayview Ave	DundeeKilmer, Dream Unlimited
343 Canary District Condominiums	455 Front St E	DundeeKilmer, Dream Unlimited
344 Canary Commons	475 Front Street	DundeeKilmer
345 60 Mill	60 Mill Street	Cityscape, Dream Unlimited
346 Gooderham	390 Cherry St	Cityscape, Dream Unlimited
347 Clear Spirit	70 Distillery Lane	Cityscape, Dream Unlimited
348 31 Parliament Street	31 Parliament Street	
349 33 Parliament	33 Parliament St	Graywood Developments
350 3C Waterfront	Lake Shore Blvd E & Cherry St	3C Lakeshore Inc., Castlepoint Nur

architectsAlliance	pre
Page + Steele / IBI Group Architects	pre
Page + Steele / IBI Group Architects	2015
Core Architects, GBCA Architects	pre
Page + Steele / IBI Group Architects	pre
Arquitectonica, S9 Architecture, Sweeny &Co Architects Inc.	pre
Quadrangle	pre
architectsAlliance	pre
DTAH, Richmond Architects	2012
Wallman Architects	2014
architectsAlliance	under construction
Giannone Petricone Associates, Giovanni A. Tassone Architects	under construction
Core Architects	pre
Kirkor Architects Planners	under construction
Hariri Pontarini Architects	2014
Core Architects	complete
architectsAlliance	pre
Page + Steele / IBI Group Architects	pre
architectsAlliance	2010
TACT Architecture	2016
Robert Chang Architect	complete
Core Architects	pre
Wallman Architects	pre
Hariri Pontarini Architects	2010
architectsAlliance	2013
KPMB Architects	pre
Hariri Pontarini Architects	pre
Moshe Safdie, Quadrangle	2018
Arquitectonica, Kirkor Architects Planners	2017
Arquitectonica, Kirkor Architects Planners	2018
3XN, Kirkor	pre
RAW Design, Giannone Petricone Associates, Rafael + Bigauskas Architects	2019
RAW Design	pre
Core Architects	2020
RAW Design	under construction
KPMB Architects, Page + Steele / IBI Group Architects	under construction
Hariri Pontarini Architects	2015
Diamond Schmitt Architects	2012
Core Architects	2011
Graziani + Corazza Architects	pre
IBI Group	pre
Diamond Schmitt Architects	pre
Page + Steele / IBI Group Architects	pre
SvN	2018
RAW Design	pre
Kohn Partnership Architects Inc.	pre
ZAS Architects, Saucier + Perrotte Architects	2016
Saucier + Perrotte Architects, ZAS Architects	under construction
Saucier + Perrotte Architects, ZAS Architects	under construction
Quadrangle	complete
Teeple Architects	pre
Montgomery Sisam Architects, Architecture Unfolded	pre
Giannone Petricone Associates, Giovanni A. Tassone Architects	2012
KPMB Architects	pre
KPMB Architects, Page + Steele / IBI Group Architects	2016
KPMB Architects	2016
architectsAlliance	pre
Saucier + Perrotte Architects	pre
architectsAlliance	2014
architectsAlliance	2012
Arquitectonica, Kirkor Architects Planners	pre
architectsAlliance	pre
Foster + Partners, KPMB Architects, architectsAlliance	pre