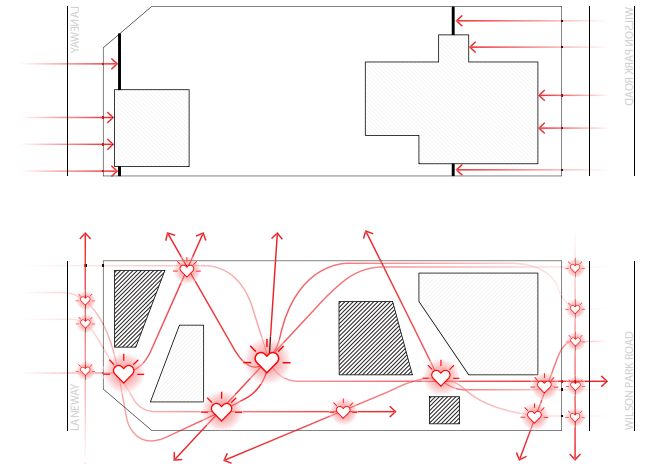




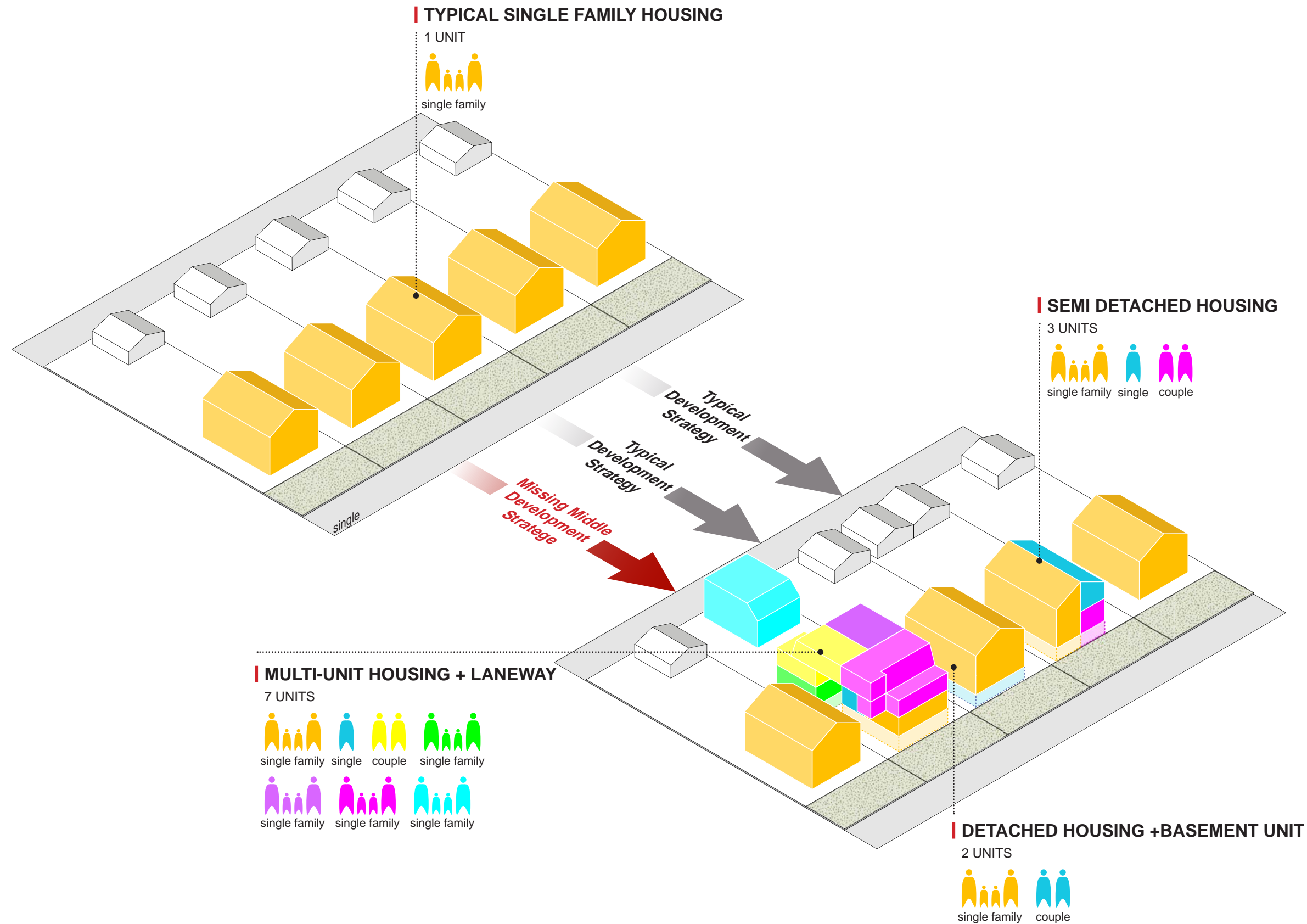
WILSON PARK WALK-UP



The Wilson Park Walk-up is a missing middle housing project developed in conjunction with Incommon Projects. Incommon's stated mandate is to develop innovative solutions to Toronto's housing crisis by investing in the creation of new housing typologies.

Their goal and our long-term focus of study is the development of a new middle ground between single family residences and large-scale condominium projects. By weaving thoughtful design together with the inherent qualities of existing neighbourhoods we aim to introduce gentle infill densification through projects that integrate into neighbourhoods, recognizing the importance of community connections and preserving a sensitivity to the established context.

This approach to development requires established dogma to be placed in conflict with innovative approaches to housing people. The resultant of these opposing forces has the capacity to create communities that promote connectivity and leverage established infrastructure to increase our housing capacity in a sensitive and sustainable way.

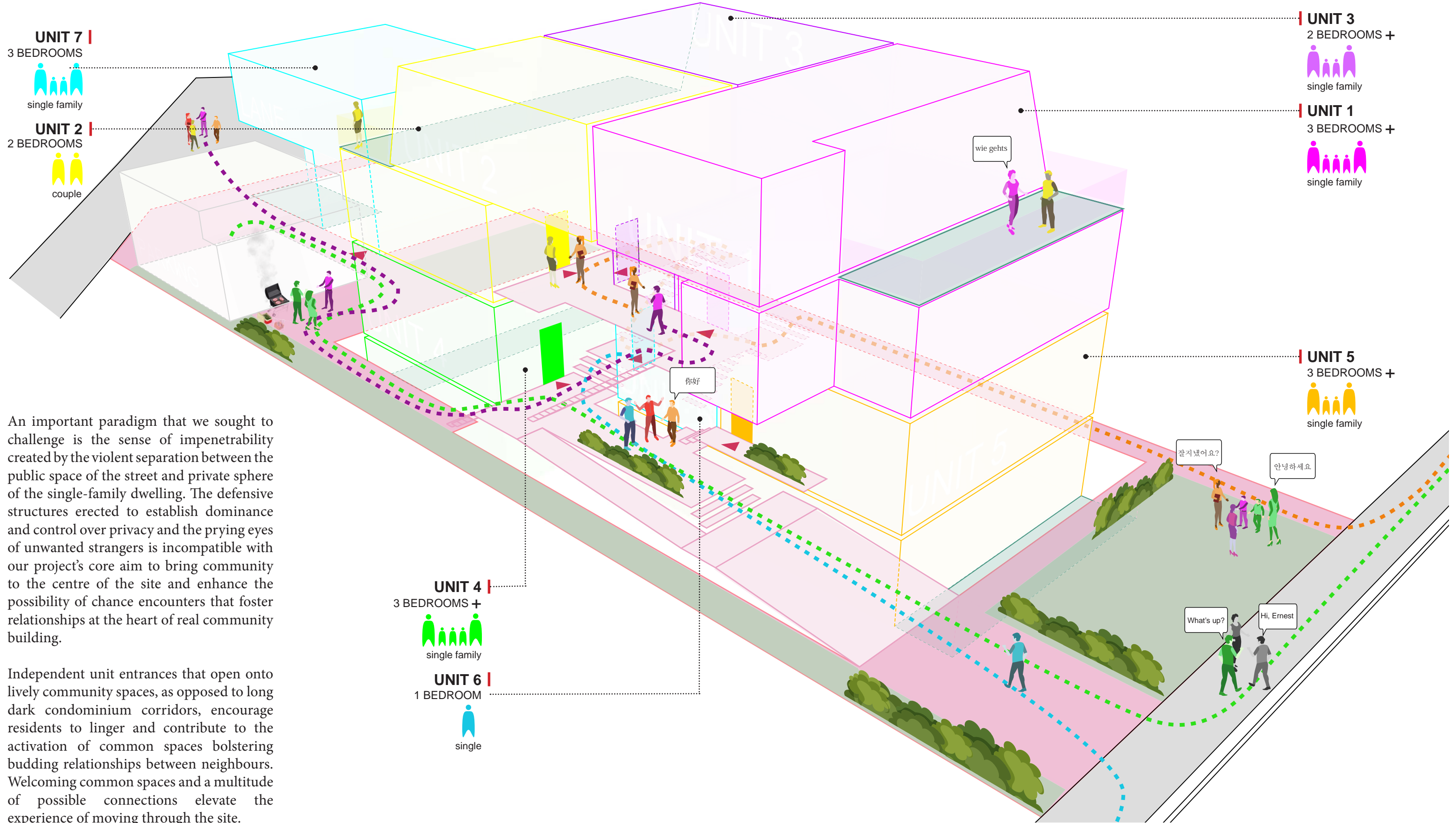


The “missing middle” describes a type of responsive development that leverages the existing stock of under-utilised land found throughout our great Canadian cities. It describes a suite of potential housing solutions ranging from secondary dwelling units and garden suites to low and mid-rise apartment buildings. Although each building type is not appropriate for every situation, in combination they represent a gentler more community-based development model that is more environmentally sensitive and humane than the sprawling suburban tract housing or vast condominium towers that dominate our current development patterns.

Existing mature neighbourhoods with established infrastructure and character can accommodate sensitively designed infill projects that allow more people access to the desirable qualities of these localities. It also combats a worrying trend of growing exclusivity and unaffordable development permeating throughout our downtown neighbourhoods.

Low rise walk-up apartments are a housing typology that is well suited to the diverse low-rise inner city Toronto neighbourhoods. Most mature neighbourhoods can support modest intensification and are already home to many building of this size and scale. The traditional Toronto walk-up apartment, although not as prevalent as in most other urban centres, provides a proven model of how slightly higher density housing can integrate seamlessly into established communities.

This project leverages contemporary architectural learnings synthesized with a proven housing typology to create a community-based development strategy that will make an important contribution to the sustainability of our future cities.



UNIT 7
3 BEDROOMS
single family

UNIT 2
2 BEDROOMS
couple

UNIT 3
2 BEDROOMS +
single family

UNIT 1
3 BEDROOMS +
single family

UNIT 5
3 BEDROOMS +
single family

UNIT 4
3 BEDROOMS +
single family

UNIT 6
1 BEDROOM
single

An important paradigm that we sought to challenge is the sense of impenetrability created by the violent separation between the public space of the street and private sphere of the single-family dwelling. The defensive structures erected to establish dominance and control over privacy and the prying eyes of unwanted strangers is incompatible with our project's core aim to bring community to the centre of the site and enhance the possibility of chance encounters that foster relationships at the heart of real community building.

Independent unit entrances that open onto lively community spaces, as opposed to long dark condominium corridors, encourage residents to linger and contribute to the activation of common spaces bolstering budding relationships between neighbours. Welcoming common spaces and a multitude of possible connections elevate the experience of moving through the site.



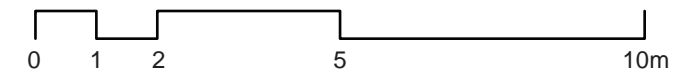
In order to enhance the autonomy of each unit while encouraging community interactivity the entrance of each of the dwelling units opens directly onto an exterior passage which is design to be spacious and inviting. This passage would be more akin to a quaint mews than a typical condominium corridor.

The conception of this community space is as an extension of the public realm, area that encourages connection and conversation rather than a zone that needs to be cordoned off from intruders. The entrances of each unit would have their own established identity and be a reflection of the inhabitants within. Windows from all units would look out to the common “street”, increasing a sense of community and proving the natural curiosity that alone make public spaces truly safe.

The units in our proposal represent a wide diversity of sizes and unit configurations. One-, two-, three-, and four-bedroom units are available to support a wide range of family makeups. This diversity of residents is an important part of building resilient communities and helping to support and care for some of our most venerable members. Families housing multiple generations, intermingling with singles or couples from a variety of ages can offer each other a wide range of supports than mono-culture developments with little diversity struggle to provide.

BASEMENT

- | | |
|------------|------------------|
| a. dining | i. bedroom |
| b. kitchen | j. bathroom |
| c. living | k. ensuite |
| d. pantry | l. laundry |
| e. den | m. corridor |
| f. wc | n. passageway |
| g. terrace | o. parking space |
| h. storage | p. service room |

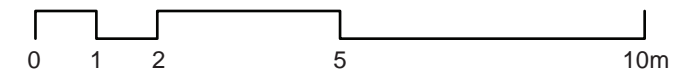
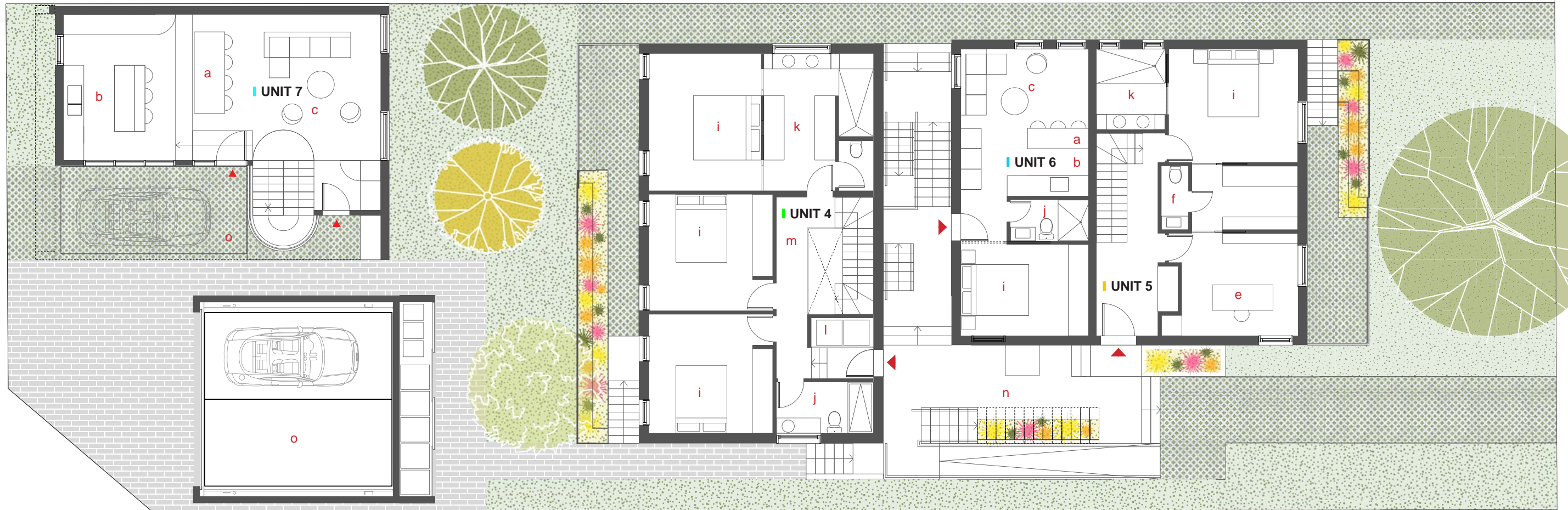


LANE

WILSON PARK ROAD

GROUND FLOOR

- a. dining
- b. kitchen
- c. living
- d. pantry
- e. den
- f. wc
- g. terrace
- h. storage
- i. bedroom
- j. bathroom
- k. ensuite
- l. laundry
- m. corridor
- n. passageway
- o. parking space



SECOND FLOOR

- | | |
|------------|---------------|
| a. dining | i. bedroom |
| b. kitchen | j. bathroom |
| c. living | k. ensuite |
| d. pantry | l. laundry |
| e. den | m. corridor |
| f. wc | n. passageway |
| g. terrace | |
| h. storage | |



LANE

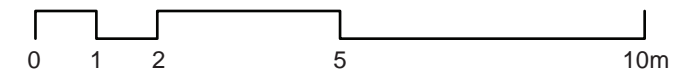
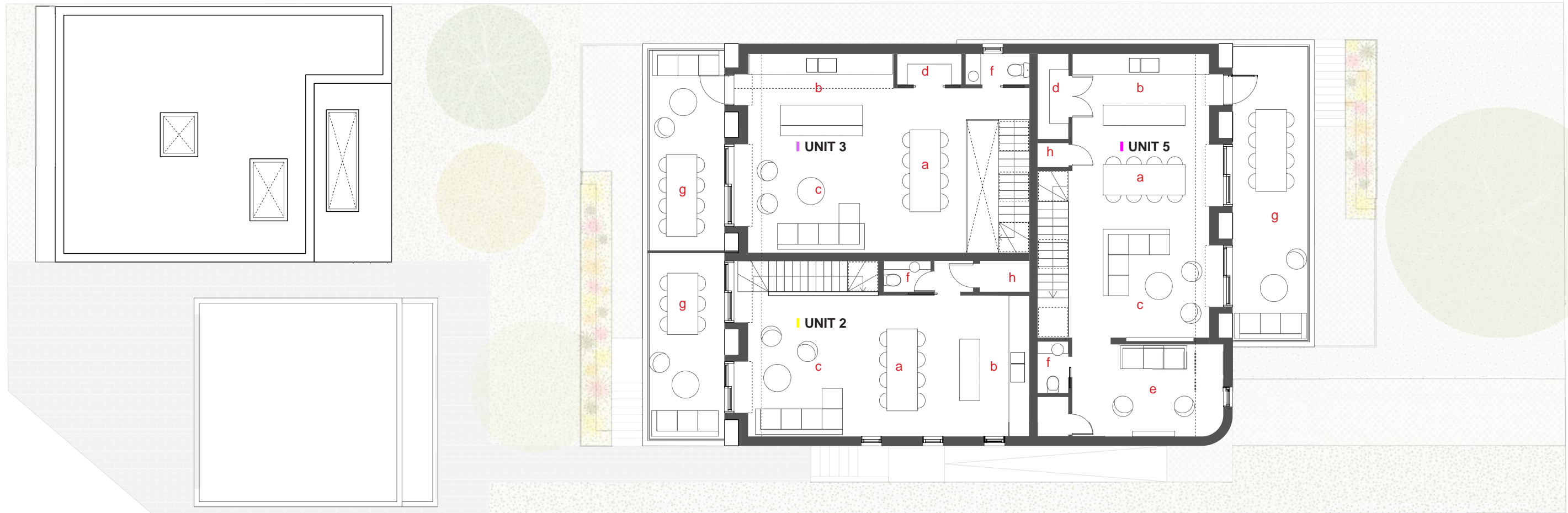
WILSON PARK ROAD

LANE

WILSON PARK ROAD

THIRD FLOOR

- a. dining
- b. kitchen
- c. living
- d. pantry
- e. den
- f. wc
- g. terrace
- h. storage



Although all units have generous exterior spaces, an emphasis has also been placed on the common spaces that form the connective tissue of the community. These spaces although generously landscaped, have not been explicitly programmed out of a fear of imposing top-down preconceptions of how the space is to be used.

It was decided that we would set aside an allotment of non-programmed space that could be developed by the resident's group to create an amenity area representative of the needs of current ownership constellation. The belief is that once the community takes ownership of their property, a consensus building bottom-up design exercise would be an invaluable community building activity for the emergent relationships of its members.



