



**FINCH WEST
VILLAGE**

Responsive Building

Responsive Building is a type of architecture and design that uses the existing condition of a site's environment to dictate future development of a particular area.

Integrating systems to bridge communities as a whole, and to fully utilize the industries and facilities outside. It also provides solutions for the future developments

Process

Current Problem Synopsis

Fitch and Keele intersection faces many issues concerning safety, pollution, walkability + housing

Aspects the Area Lacks:

- Pathways
- Safe intersecting crossing
- Cratbage disposable + breathable air
- Lack of retail space + Service

Solution Methods

- Create an environmentally friendly/sustainable landscape
- Produce better crossing + Connect University to the intersection

Issues of:

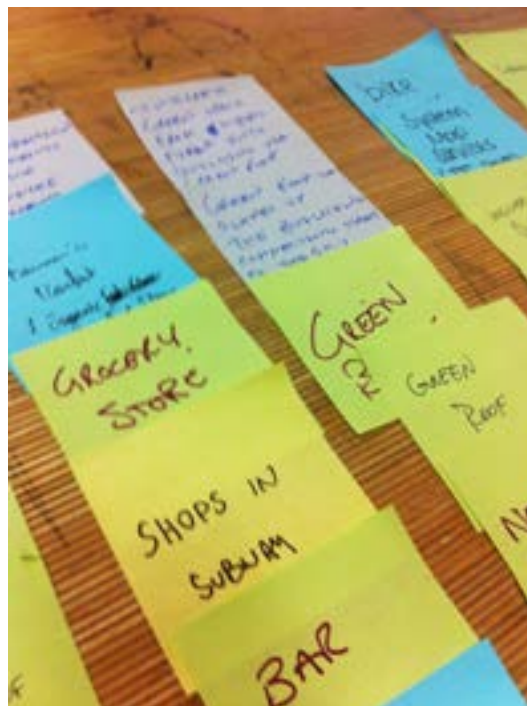
- High Traffic Condensity
- Crowd congestion at Street corners
- Unhealthy environment
- disorganize transportation
- Walkability (non-vehicle)

Learning:

- Green pathways
- Retail opportunities
- Community centre
 - recreation
 - learning space
 - leisure activity
 - job opportunities
 - Health and safety
 - light commerce
- Service industry
 - neo-residential
 - Co-op + work placement program
 - Non-vehicle mobility

Ultimate Goal - CREATE A TURNING URBAN HUB

- Integrate mobility + different services
- Attract professionals and mixed income families + STUDENTS
- Promote Future environmentally



CONNECTION

- atoms
- high tech
- réseaux (sociaux a non)
- transport
- A → B
- package

Names (Planned) - Keele Promenade, Fitch Promenade

Area type - Village, Centre

- ↳ Residential
- ↳ Small Scale Urban Floor
- ↳ Commercial + Retail

Purpose - Bringing in business connectivity with the neighborhood and industrial areas

- Giving University students job and co-op opportunities
- Taking away traffic and making it pedestrian safe
- Environmentally Smart Neighborhood
 - ↳ Learning opportunities
 - ↳ A solution to turning surrounding area more green
 - ↳ Future preservation
- Ending the stage of future building projects and environmental issues
- Giving students opportunities in industrial sector



TEAM 7

Dallas Cotterell
Danying Gao
Brittany Denise Dhamalie

Melissa Pasqua
Edouard de Pelleport
Erica Fassi

Corbin Patten
Kasia Zielinski
Christian Chin

Jeff Hill
Kirk Hunter

WHAT WE WILL BE COVERING

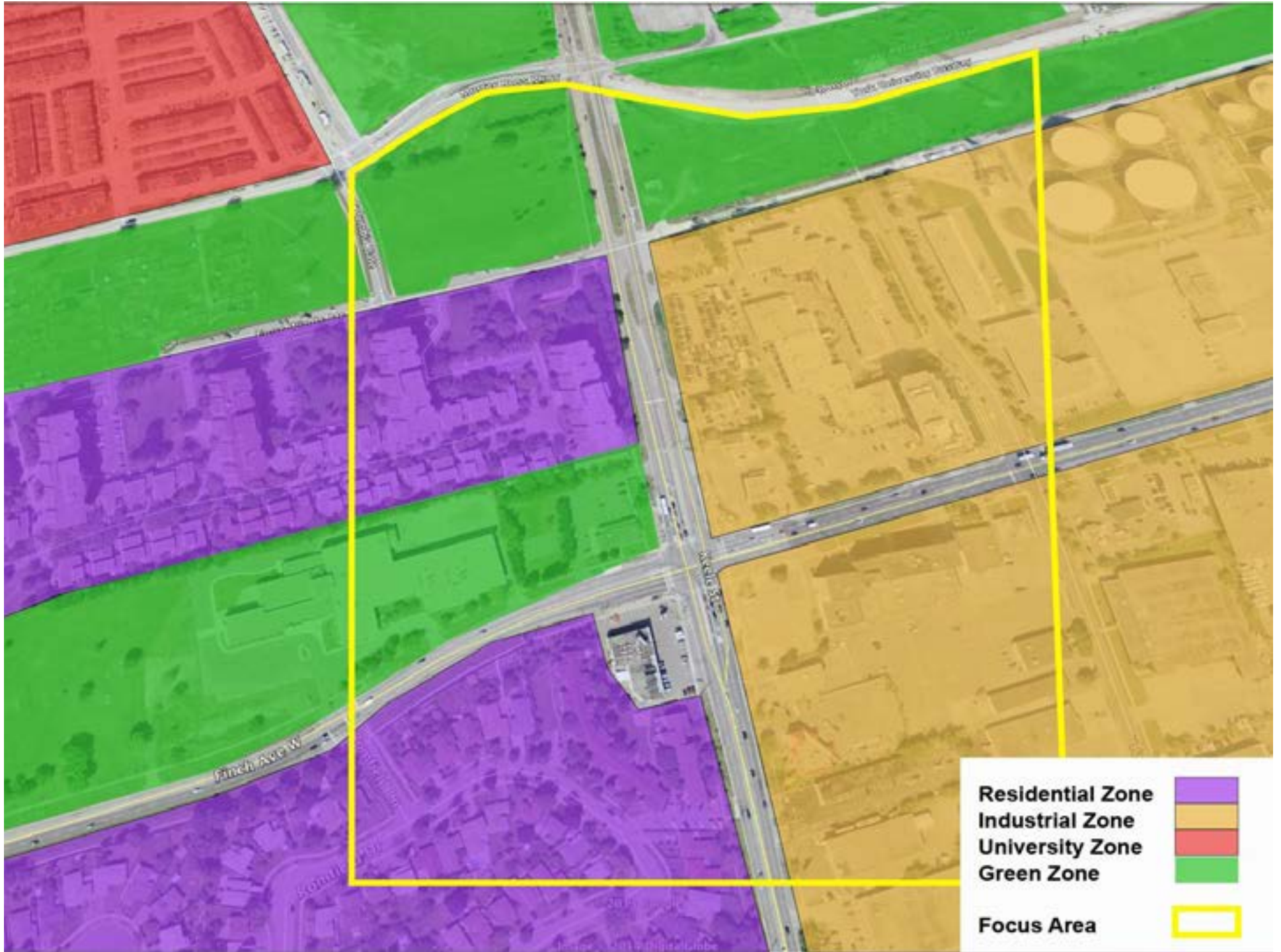
- Neighborhood Analysis
- SWOT Analysis
- Precedence
- Our Vision
- Master Plan
- Personas
- User Scenarios
- Triple Bottom Line

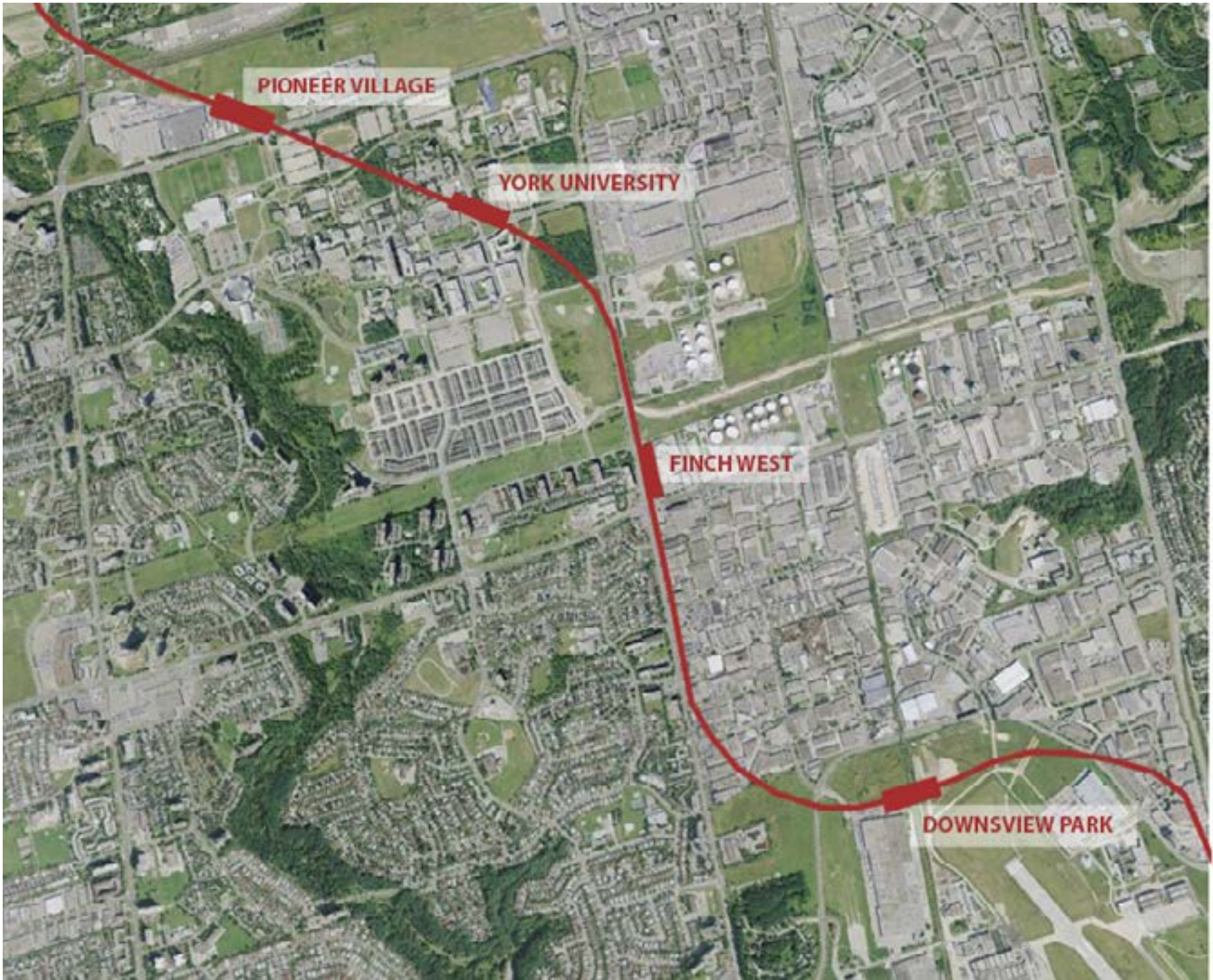
Neighborhood Analysis





Proposed Finch Station (Toronto, CA)





PIONEER VILLAGE

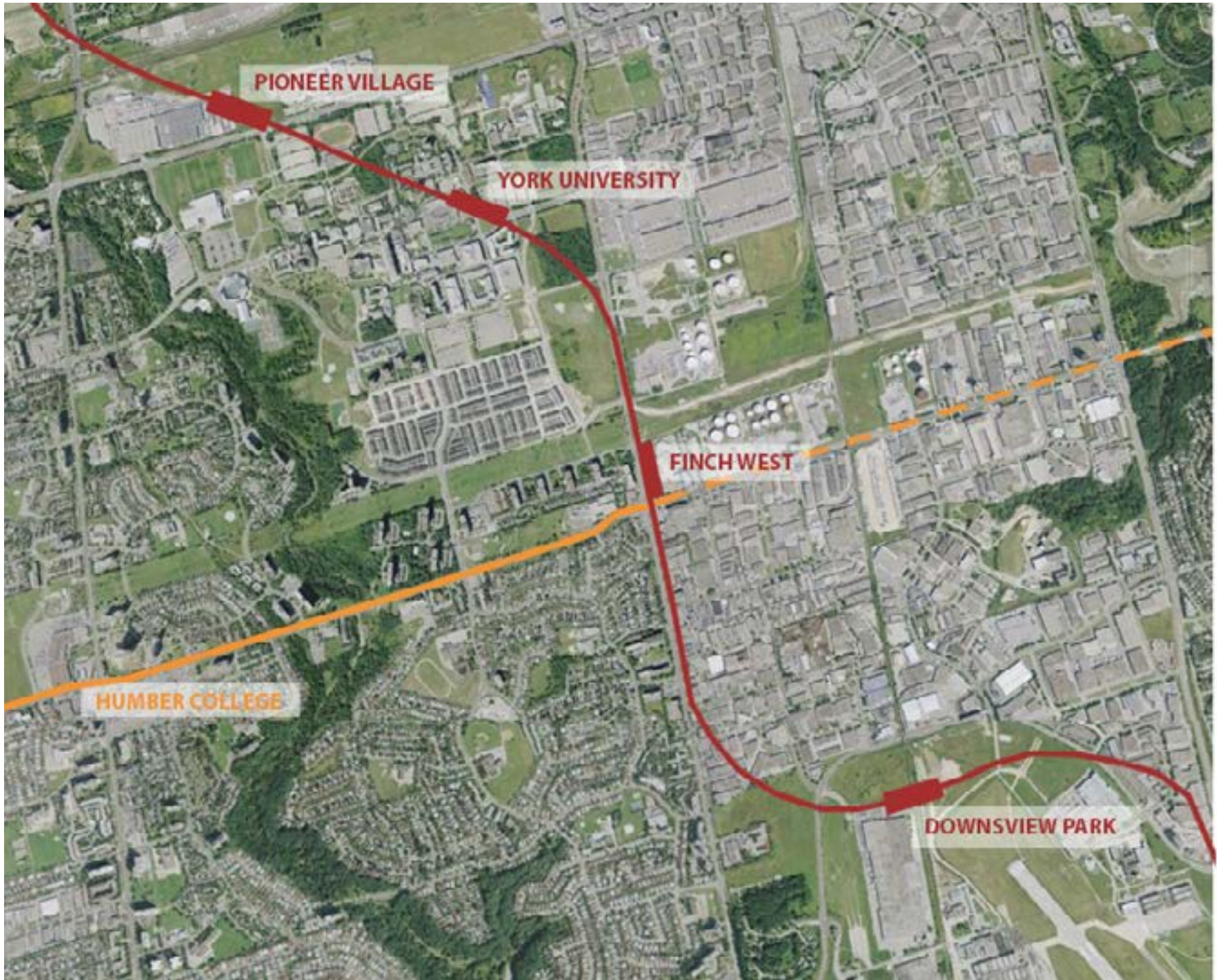
YORK UNIVERSITY

FINCH WEST

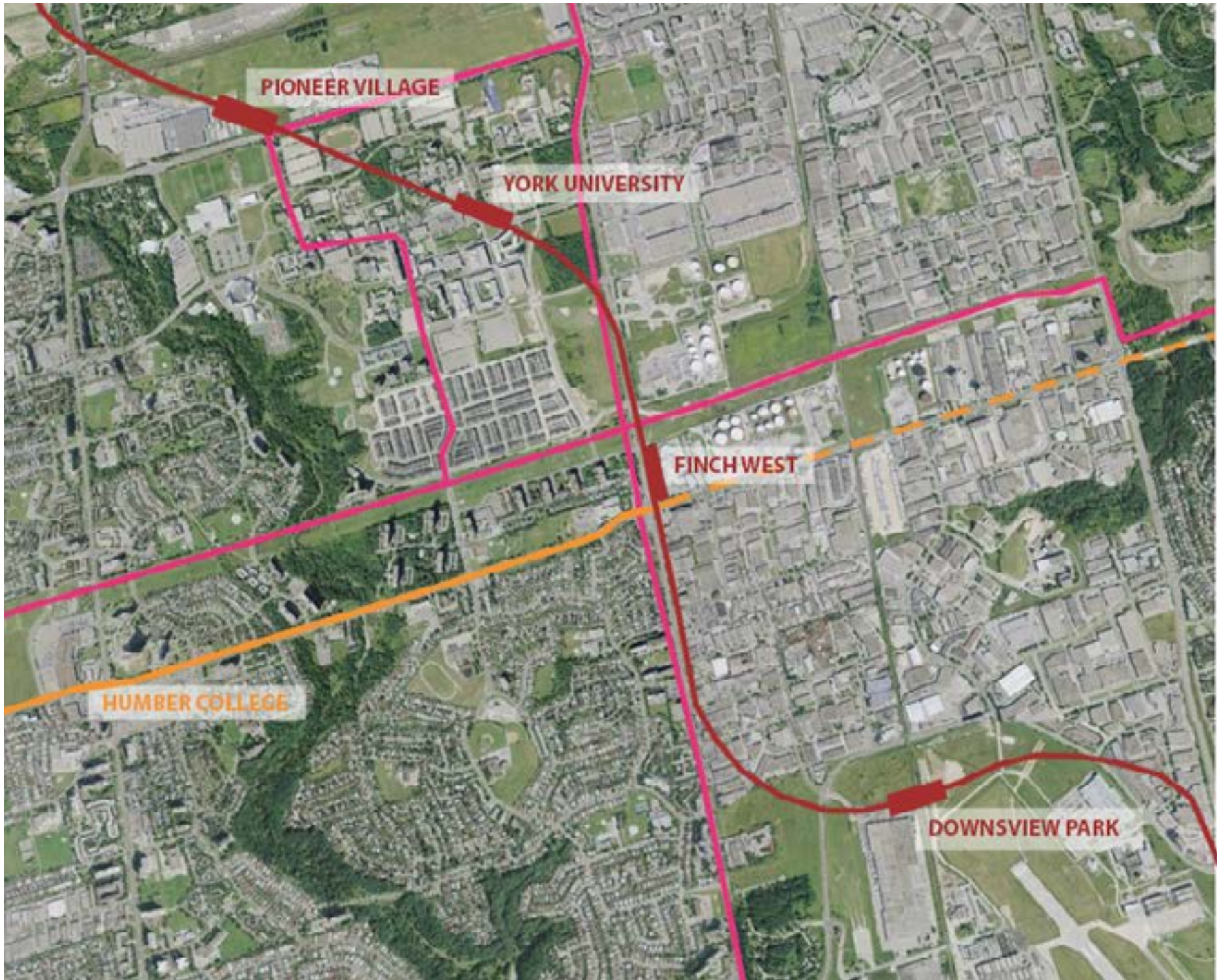
DOWNSVIEW PARK



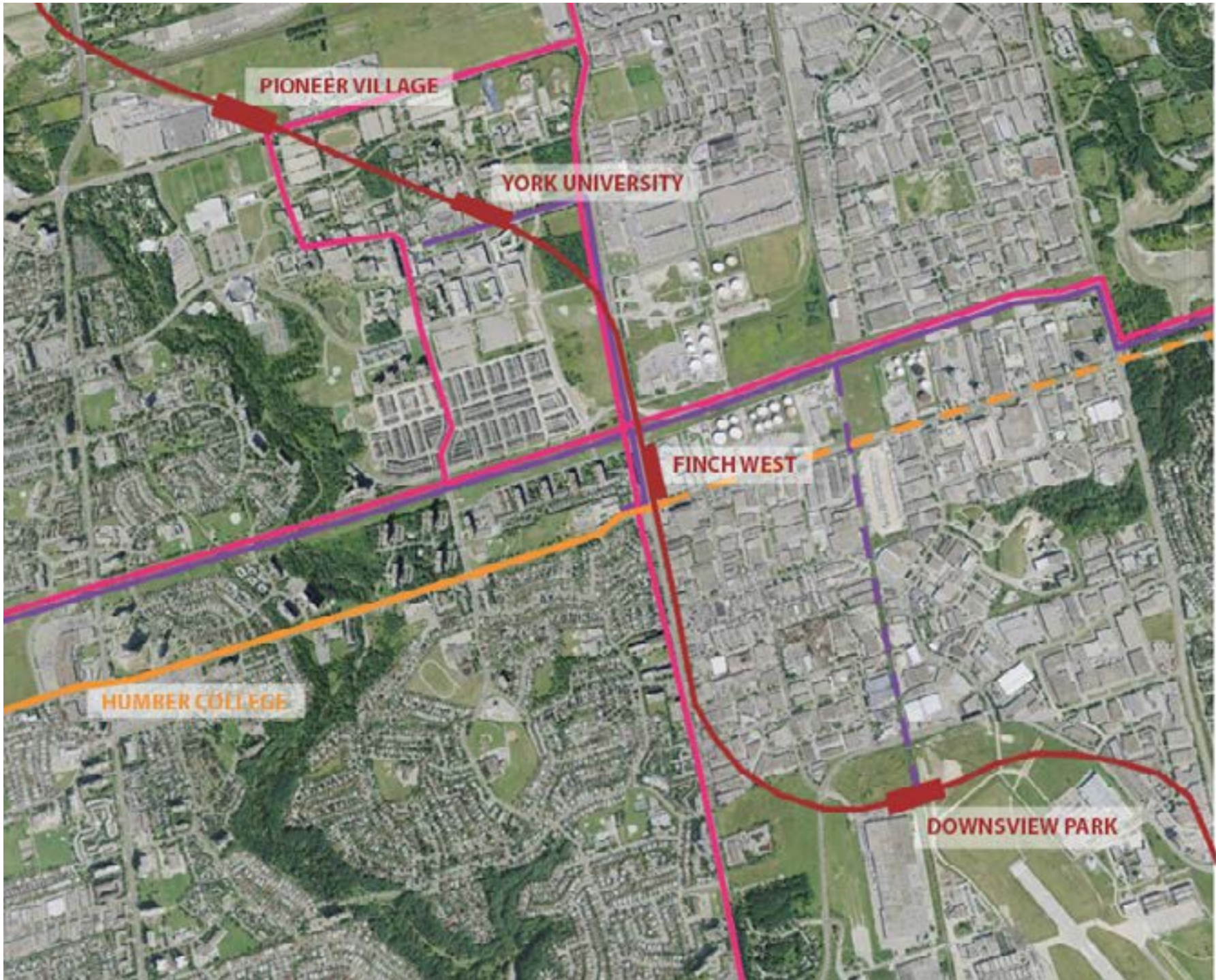
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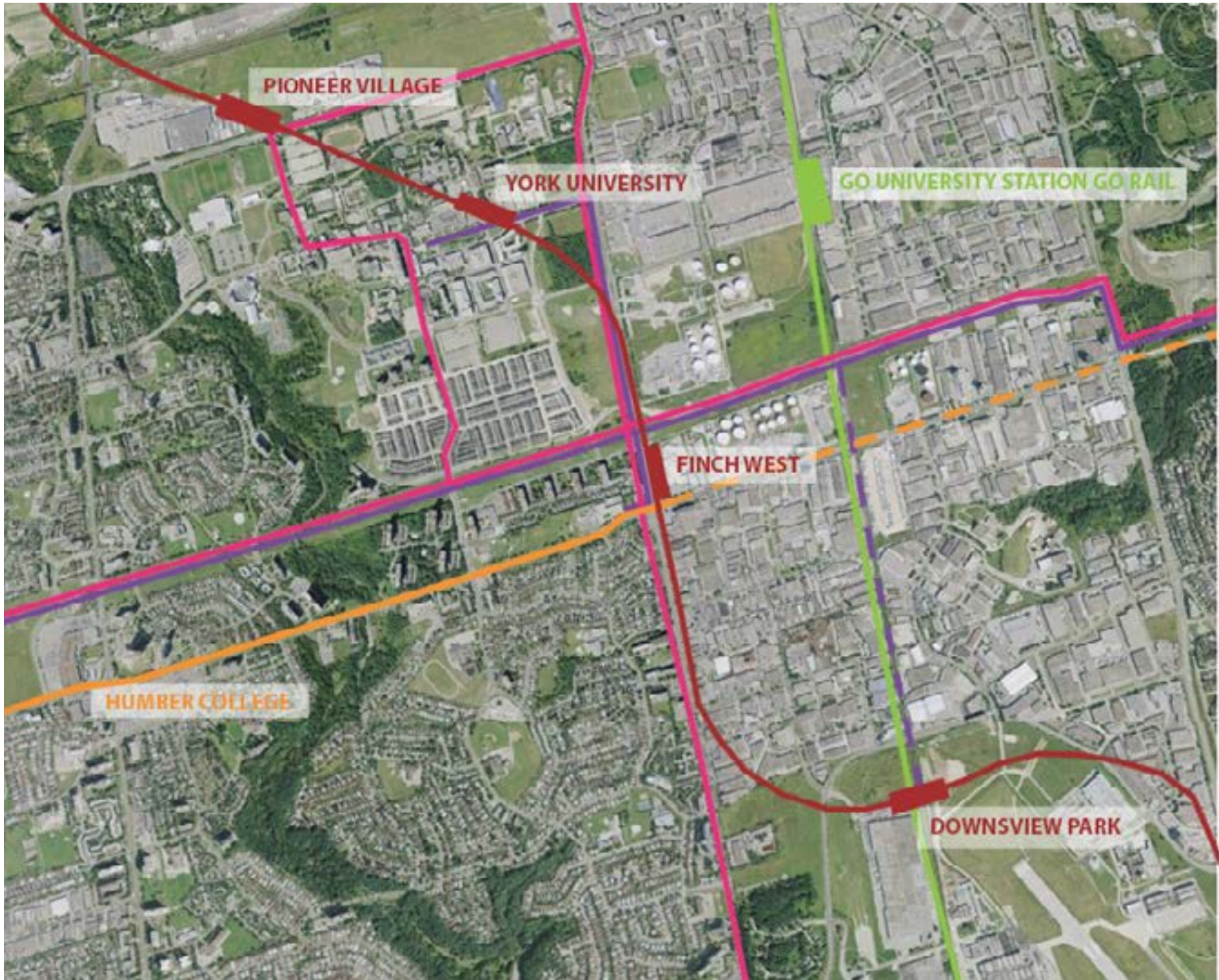


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GO

2000–2006 University Heights Demographics

AGE

YOUTH 15-24

+ 13.6%

WORKING 25-64

- 4.5%

SENIORS 65+

+ 6.7%

Source: Statistics Canada, Census 2006

2000–2006 University Heights Demographics

FAMILIES

COUPLES WITH CHILDREN

37%

COUPLES WITHOUT CHILDREN

24%

Source: Statistics Canada, Census 2006

SWOT Analysis



Strengths

- More community engagements
- Proposed subway station
- Multiple functions providing convenience to people



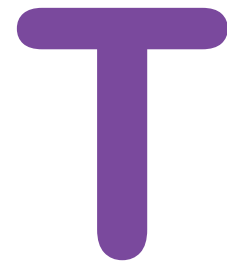
Weakness

- Unsafe Pedestrian crossing
- Littered Streets
- Lacking retail space
- Lacking community space and green areas
- Not enough housing



Opportunities

- Close Connection to Industry
- Close Connection to University
- Completion of the LRT
- Incoming Immigrants



Threats

- Climate Change
- Aging Population
- Increasing Income Gap
- Competition from York University Station
- Existing plans for the assigned site

Precedence



Proposed Finch Station (Toronto, CA)



Malov Axis, Denmark



Malov Axis, Denmark



Erie Street Plaza (Wisconsin, USA)



Ryerson University Skating Rink (Toronto, CA)



Nanyang Technological University (Singapore)

Solution



**FINCH WEST
VILLAGE**





FINCH WEST VILLAGE

Our Mission

To create a Community Hub environment that strongly compliments the various residential, industrial/commercial, academic and green services of the Keele and Finch region.

This site is envisioned as a Centre that bridges communities, a mediating zone to bring together students, professionals and industry, a place to support local community services and businesses.



FINCH WEST VILLAGE

Value Proposition

CONNECTION

- Community Interaction
- Linking various sectors together

KNOWLEDGE

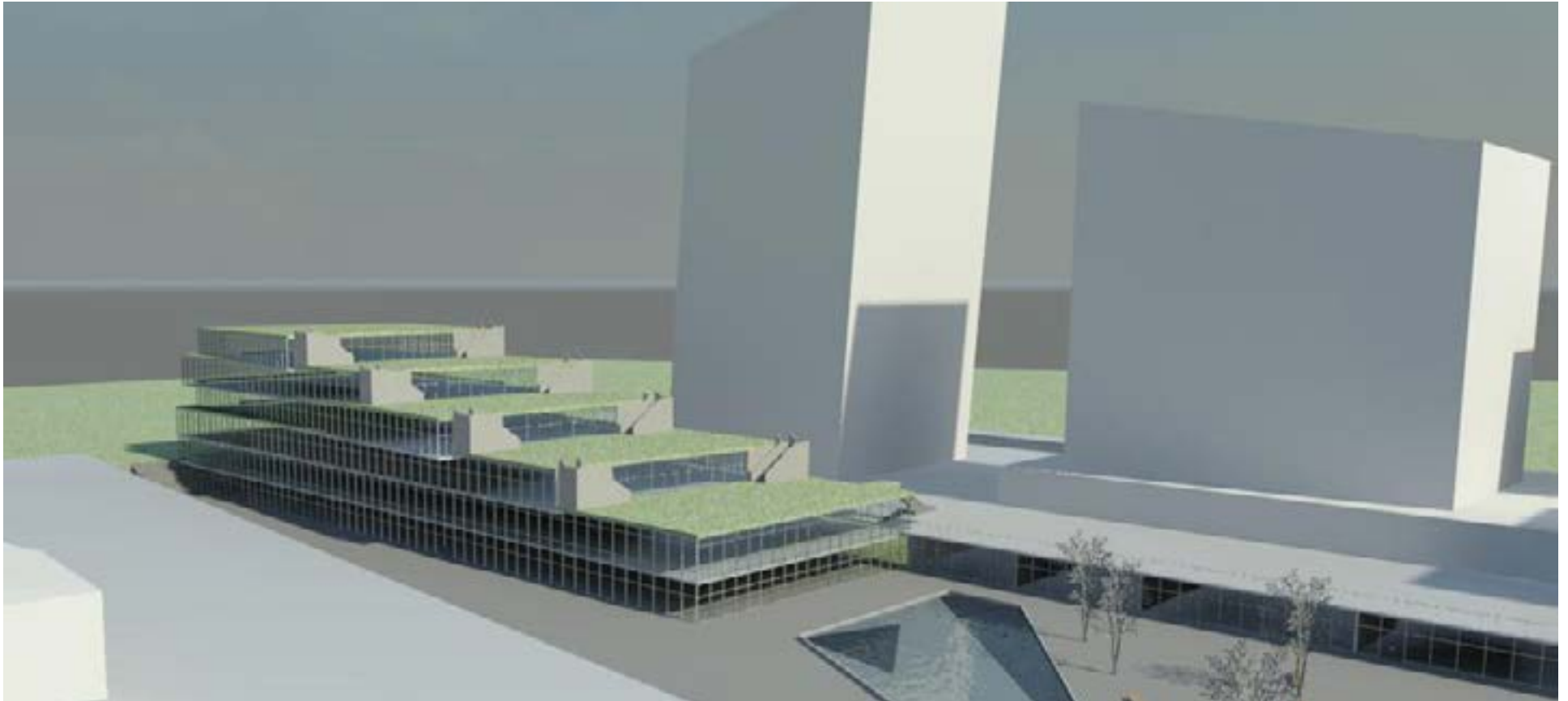
- Place of learning
- Language
- Education

PURSUIT

- Job opportunities
- Pop-up retail







Phase 1: Community Engagement (2020)




Phase 1: Community Engagement (2020)



Overview

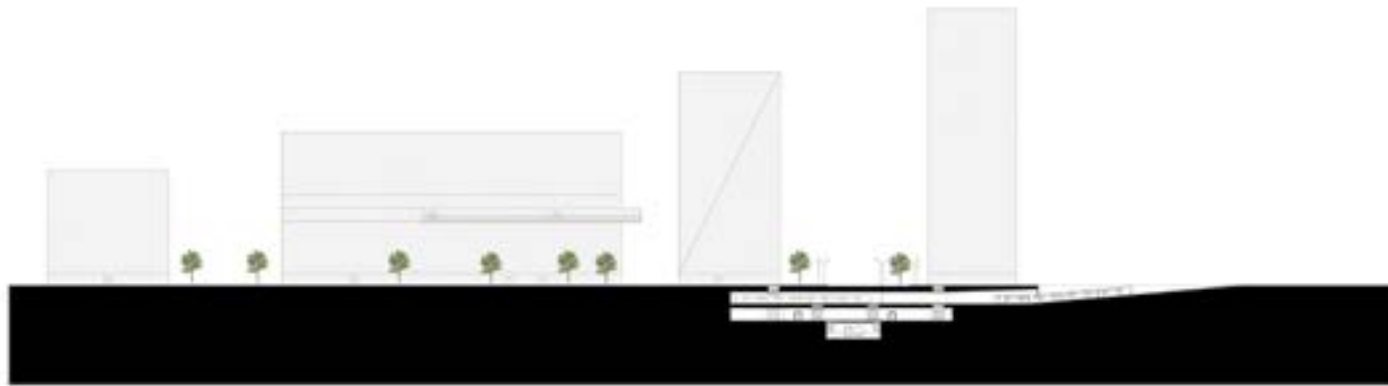
Phase 1

The Goal of the initial phase is to attract and encourage community growth. This is done primarily with the help of the Community Centre within the Hub.

- The hub will provide services to promote active lifestyles, neighbourhood identity, arts, education and career training.
 - Unique design to attract new members
 - Underground Path System to protect pedestrians from traffic
 - Integrated Greenspace to connect the divided industrial areas with residential areas
 - Provide convenient access to basic services: government, groceries, dry cleaning
- 

Cross-Sections

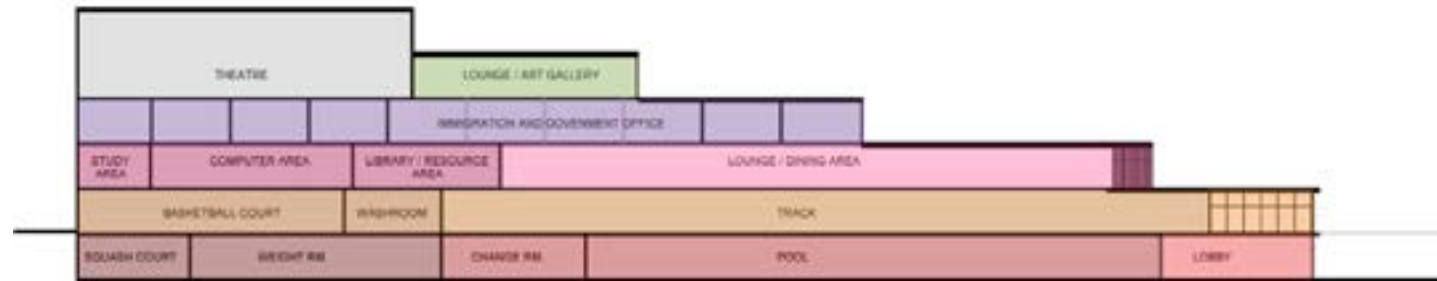
Longitudinal Cross Section (South)



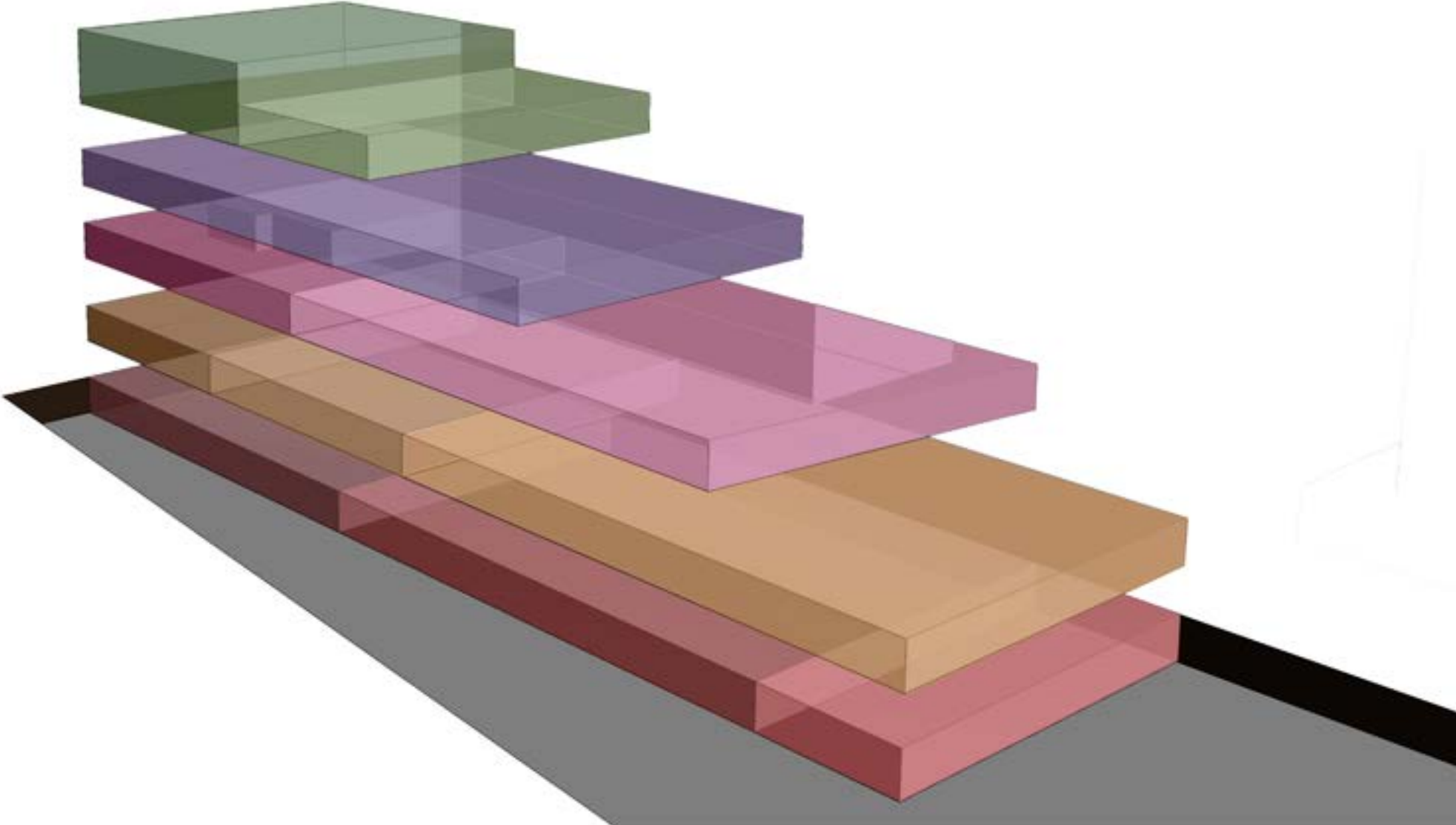
Latitudinal Cross Section (East)



Floor Plans

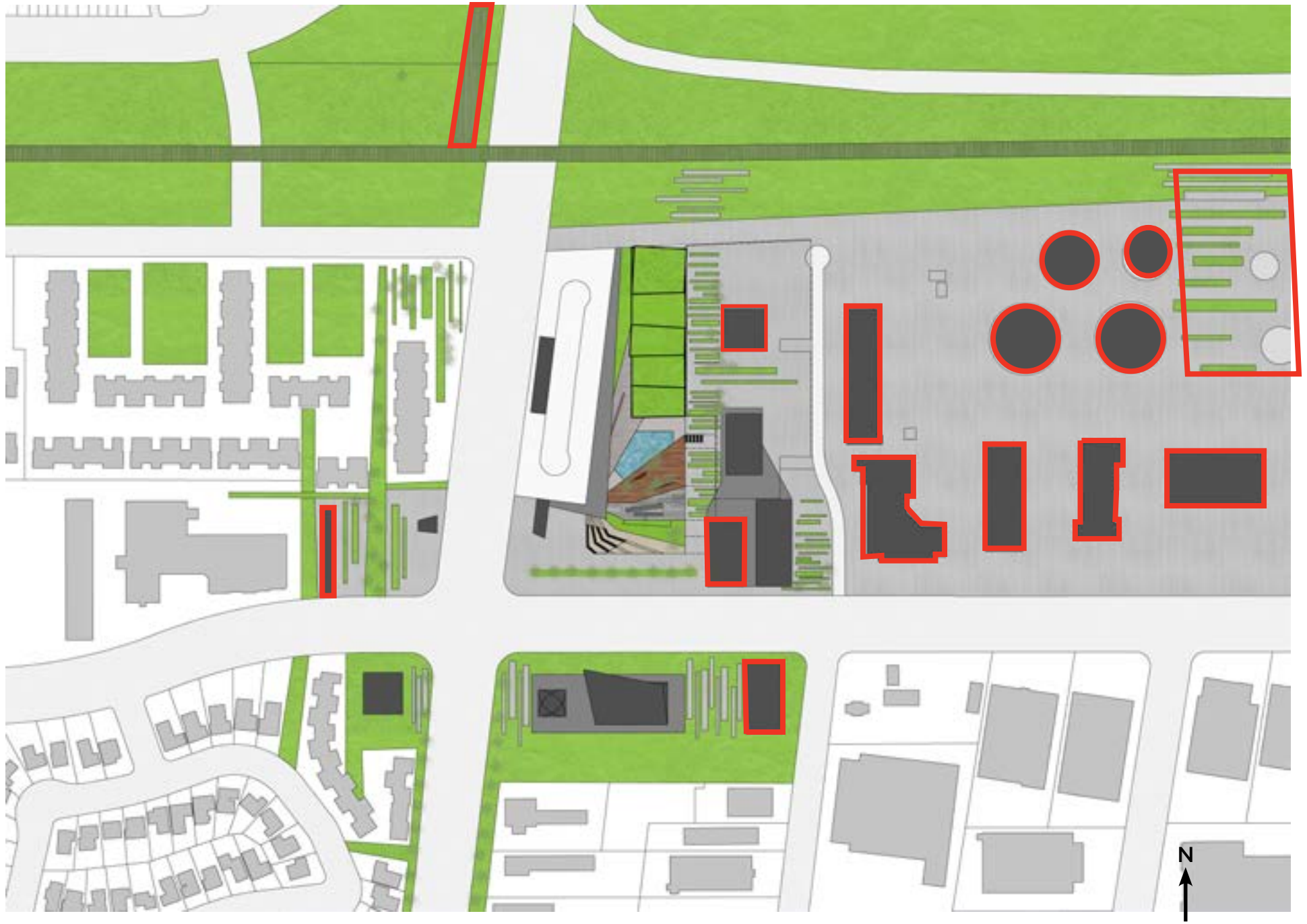


3D Model



Masterplan

Phase 2: Further Integration (2025)



1m 1000m



Overview

Phase 2

Finch & Keele is the only place in the city where we see a concentration of 4 zones next to a potential gateway hub environment.

- Future development will continue to mix these zones by increasing green space and extending bike trails
- Implementation of job incubator programs around the Industrial zones to work with York University's various academic programs: such as Engineering and Environmental Science
- Introduction of Pop-up retail shops to the area
 - Explores career opportunities for students
 - Encourages entrepreneurship

Responsive Building Design



Underground Tunnel Path System



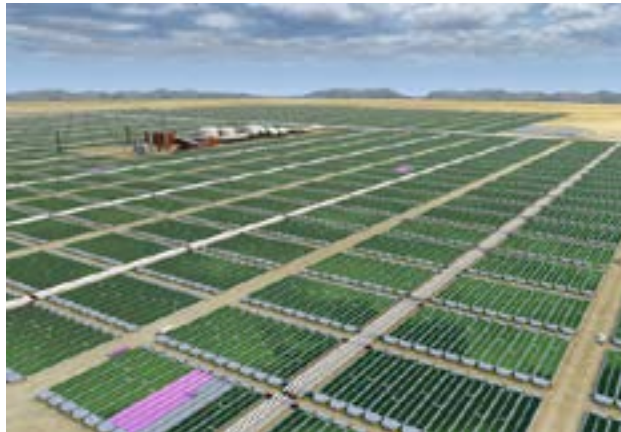
Geothermal Sidewalks



Green Roofs



Retail Shops and Grocery Stores



Convert Petroleum tanks into Algae Farm for Biofuels



Extended Bike Lanes

User Personas

GEOFF RUDDER

" The university can get pretty congested for working, I want somewhere I can meet with class mates and work efficiently. I wish there was job opportunities close by so I can build my resume. "



TRAVEL

Travel Distance



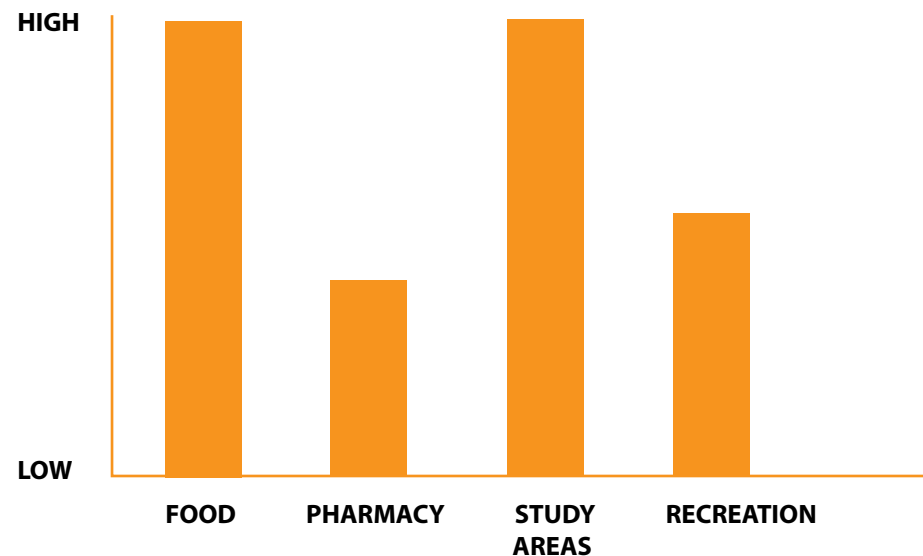
Current Travel Time



INCOME



SERVICE DEPENDENCY



Age: 19

Occupation: International University Student

Gender: Male

Location: Finch and Keele area

Geoff is a student attending York University as an engineer. He is a driven student who's needs are based around success and accessibility in relation to his school. Some concerns Geoff has are the travel times and accessibility to York University, the longer it takes him to get to school the less amount of time he has to study and sleep. Geoff is already thinking about his future and is looking for Co-op programs as well as work opportunities prior to graduation, but also living in the present he needs an accessible job to pay for his schooling. The limited amount of study spaces for Geoff and his classmates makes it difficult to get work or studying accomplished in a productive manner.

ISABEL NOLIE

" I would eliminate time in traffic and access services within my community before and coming from work. This would save me more time on the weekends to enjoy the vicinity. "



Age: 26

Occupation: Retail Manager

Gender: Female

Location: Finch & Keele area

Isabel is a Retail manager commuting in the Finch and Keele area. She is concerned about the traffic as well as commuting times, she is a busy business woman and doesn't like to spend a lot of time on her commute so she has more time for leisurely and recreational activities such as working out, walking her dog and shopping.

TRAVEL

Travel Distance



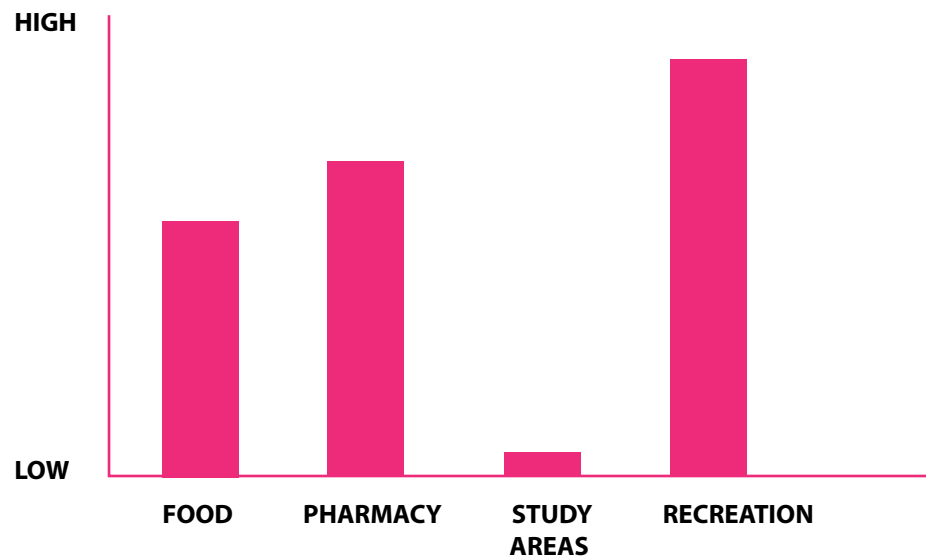
Current Travel Time



INCOME



SERVICE DEPENDENCY



EDOUARD & MAJA SMIRNOVA

" We just arrived in Canada from Latvia. I am pursuing a second degree part-time at the University and Edouard is working on contract in the financial district of Toronto. Since we have no car yet we are relying on the metro to take us around. We have a young child at the age of 4 and we're looking into pre-school services and a child safe area for him to start out in."



TRAVEL

Travel Distance



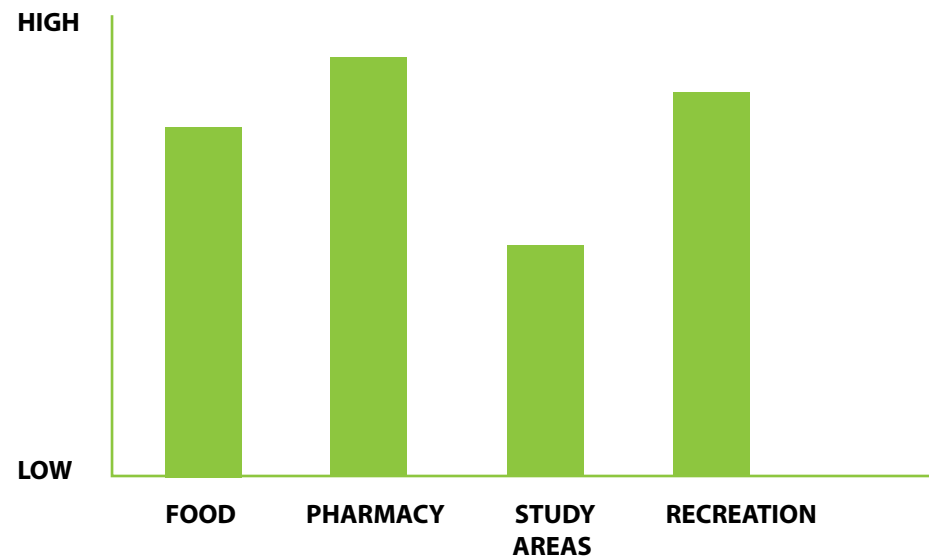
Current Travel Time



INCOME



SERVICE DEPENDENCY



Age: Early 30's

Occupation: Financial advisor & Student

Gender: Male & Female

Location: Finch & Keele area

Edouard and Maja are a couple who have recently immigrated to Canada, they are looking to establish themselves in their work and social community. Some concerns Edouard and Maja have are related to their unfamiliarity with the city, they would like to become more familiar with their surroundings as they are parents and don't have access to a vehicle so traveling by transit needs to be comprehensible and accessible.

User Scenarios

Settings



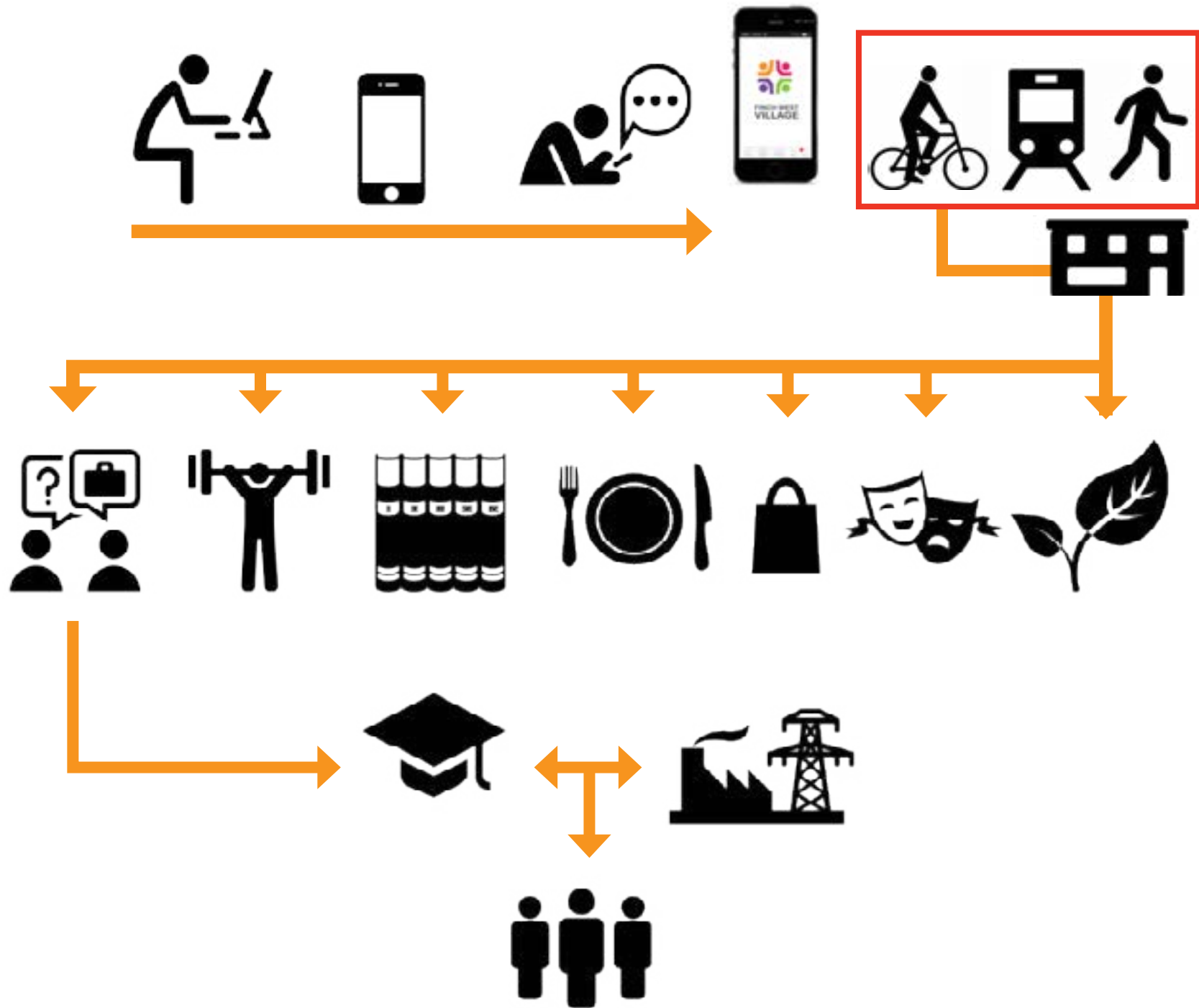
Hub Events



Transit Schedule

Maps

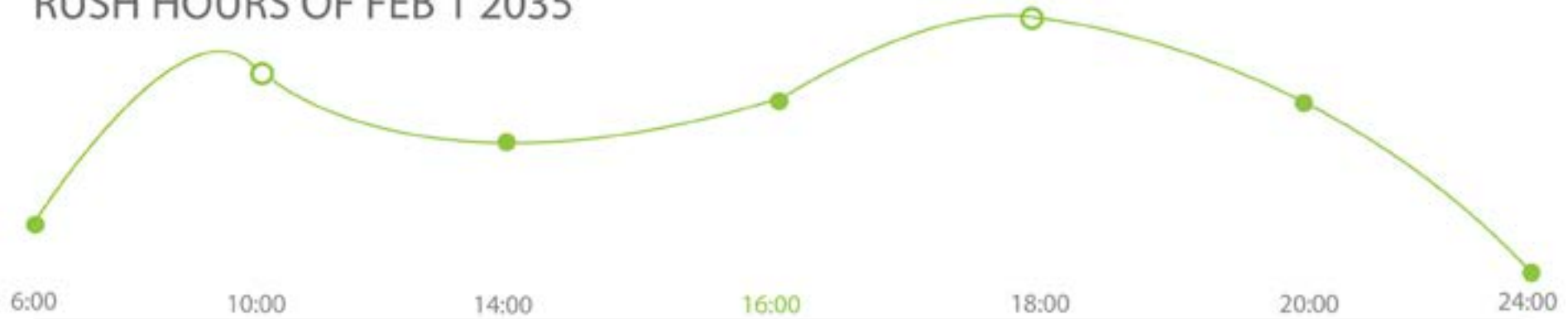




Programming Scenario

FEBRUARY 2035

RUSH HOURS OF FEB 1 2035



	MON	TUE	WED	THU	FRI	SAT	SUN
○ FEB 4 - Ice and Snow Fun Come Skating				1			
○ FEB 10 - Chiness Luna New Year Celebration			7	8			
○ FEB 14 - Tango lesson							
○ FEB 18 - Job Incubator Program Start			14	15			
○ FEB 19 - Snack Food Day			21	22			
○ FEB 25 - Family Music Night			28				
○ FEB 26 - Strenth & Stretch							

Triple Bottom Line

Environmental

- Sustainable materials for the building
- The addition of green roofs for air and water management
- reducing green house gas admissions
- noise reductions and energy efficient
- geothermal energy

Economical

- **Easy employee recruitment for students of York University and residents**
- **Chance for real estate development**
- **Bring in business opportunities**

Cultural

- Promoting art and music
- Diverse cultural communication
- More social-gathering spaces
- Providing seamless transportation