

# TEAM 3 - RESPONSIVE HOUSING CHARRETTE

TPOLOGY : NEIGHBOURHOODS

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## BLOOR & DUFFERIN REVITALIZATION PROJECT BLOORDALE GREEN

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### TEAM

KATE WATANABE  
EMILY SOO  
NEDA MOSLEHI  
MADDALENA PORNARO  
ALESSIO COCO  
RON HARRISON  
KYLE ROMANUIK  
KHAI AU  
SUDEEP KUMAR

### FACULTY ADVISOR

ROBERTO CHIOTTI

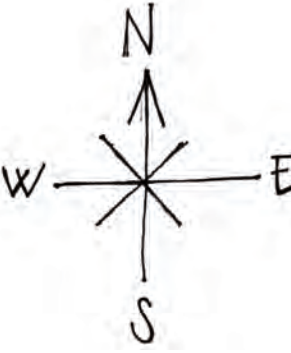
### ADVISORS

ARLENE ETCHEN  
ANDREW JORDAN



# CONTEXTUAL SITE MAP

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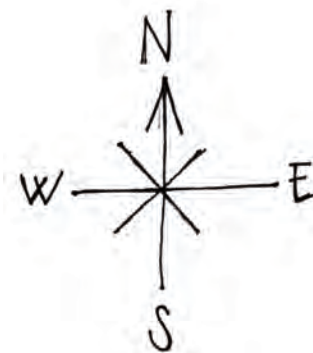


# PROJECT BRIEF HIGHLIGHTS

2020 – Create a **mixed-use, mixed-income** community that reinvigorates the corner of Bloor & Dufferin

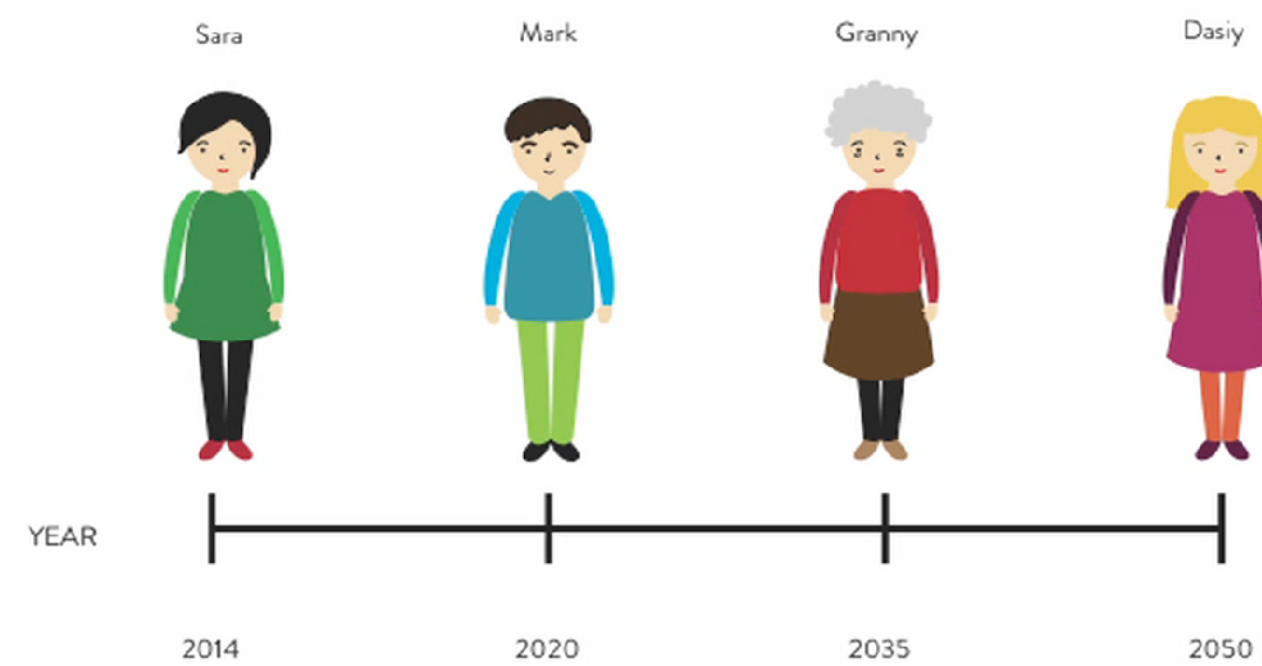
2035 – **Maintain affordable living** that is embedded into the urban & cultural fabric of the neighbourhood

This should **encourage greater connections to transit**, **increase accessibility and identity** and should also consider the **long-term adaptability** of the adjacent mall, which can offer a significant opportunity for re-development in the future.





## The Bloor Family





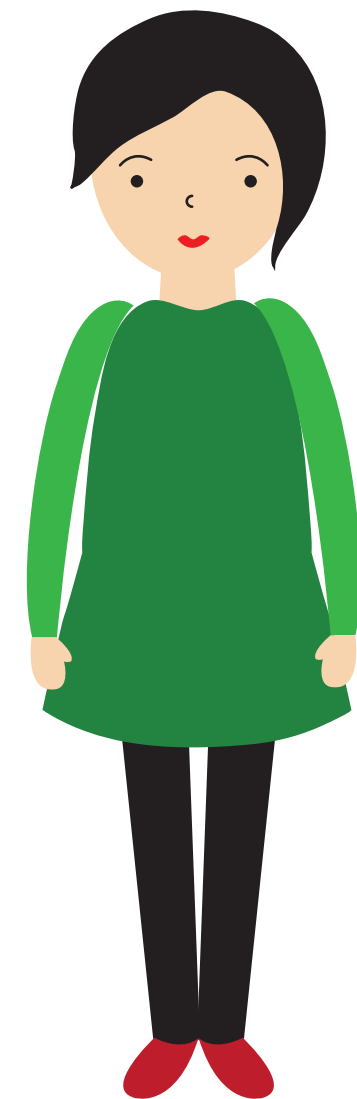
# Present Time-2014



Sara's first experience with the site:

Sara was lost and confused. The first view after she came out of the subway station was very depressing and confusing. Sara couldn't find her direction and didn't feel safe at all. The vital elements were very faded.

- Status: Single
- Ethnicity: Immigrated from Hong Kong in 2008
- Occupation: Manager at H & M in Dufferin Mall
- Residence: Yonge and Finch



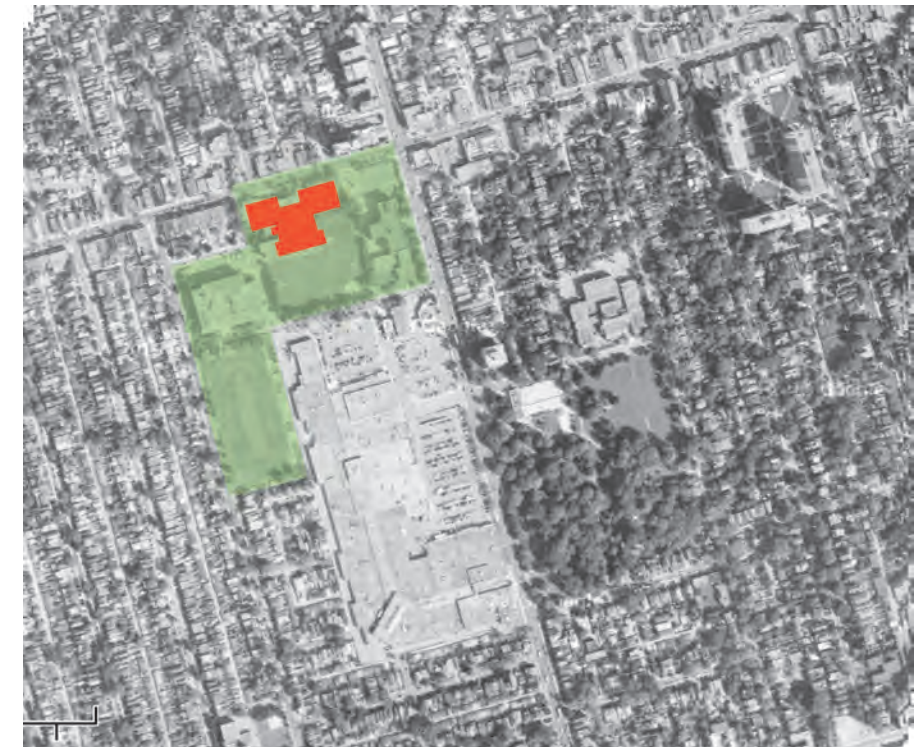




KENT SCHOOL



BLOOR COLLEGIATE







FOOD SHARE CENTER



DUFFERIN MALL







DUFFERIN GROVE PARK



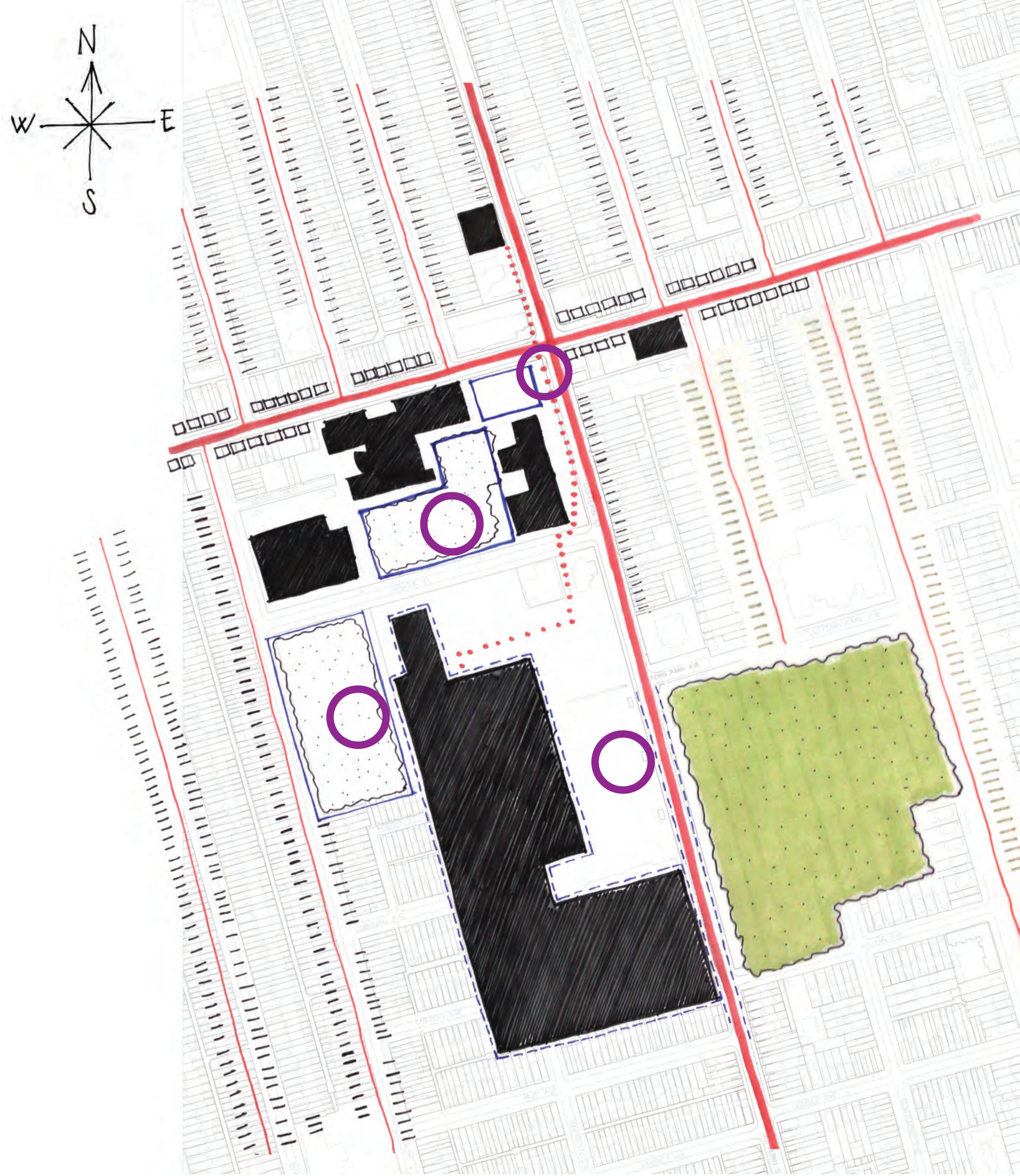
BLOOR - GLADSTONE LIBRARY





# SITE ANALYSIS

- Major Path
- Pedestrian Flow
- Secondary Path
- Commercial District
- Residential District
- Gentrified District
- Major Public Building
- Green Area
- Green Public Area
- Fences
- Edge
- Critical Points





# BROAD CONCEPTUAL STROKES

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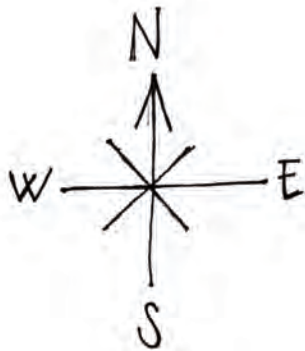




# PHASE - 1

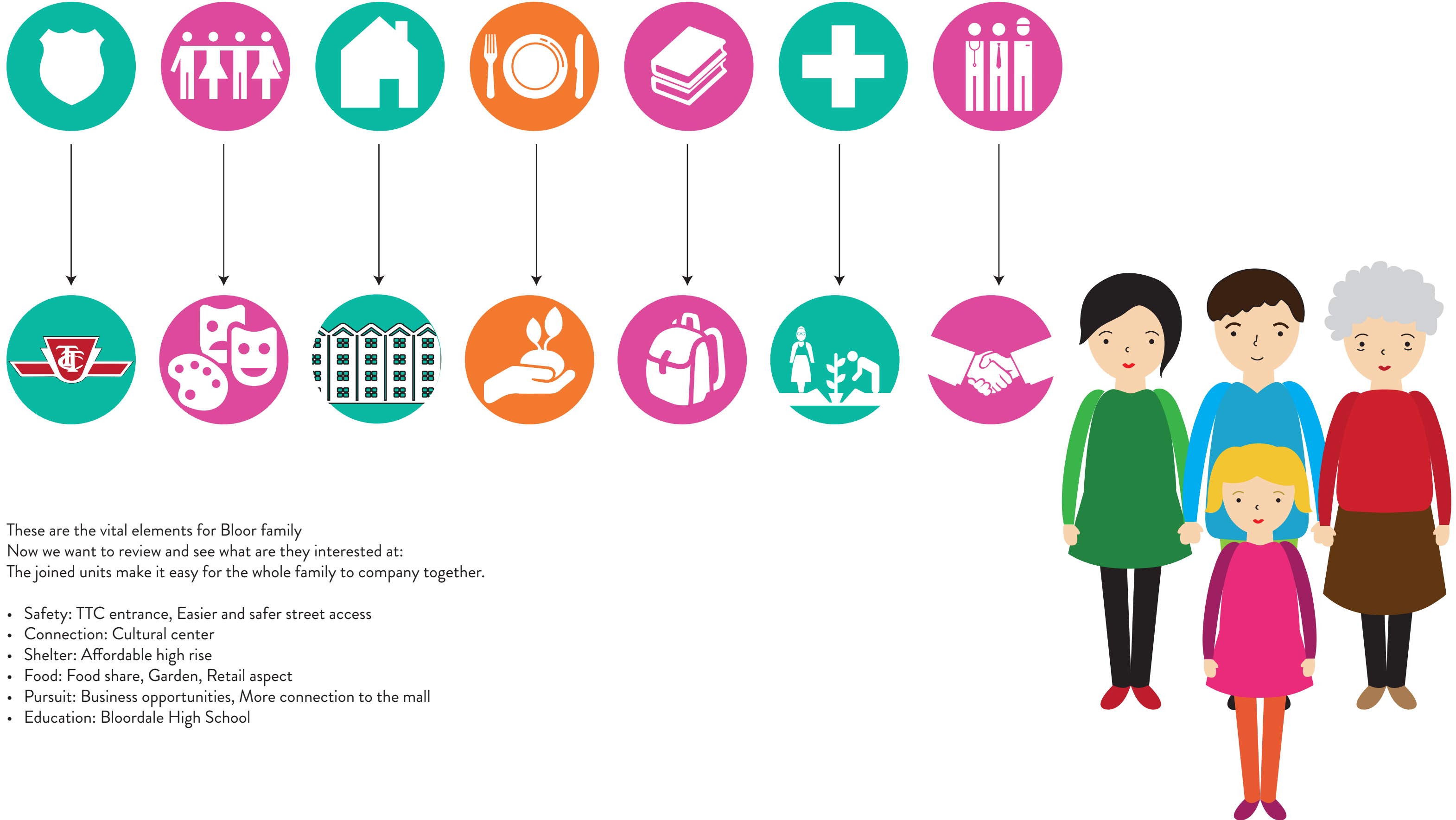
## SITE MAP

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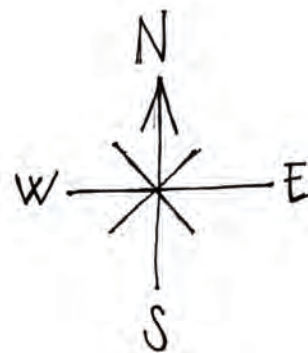
# Phase 1-2020



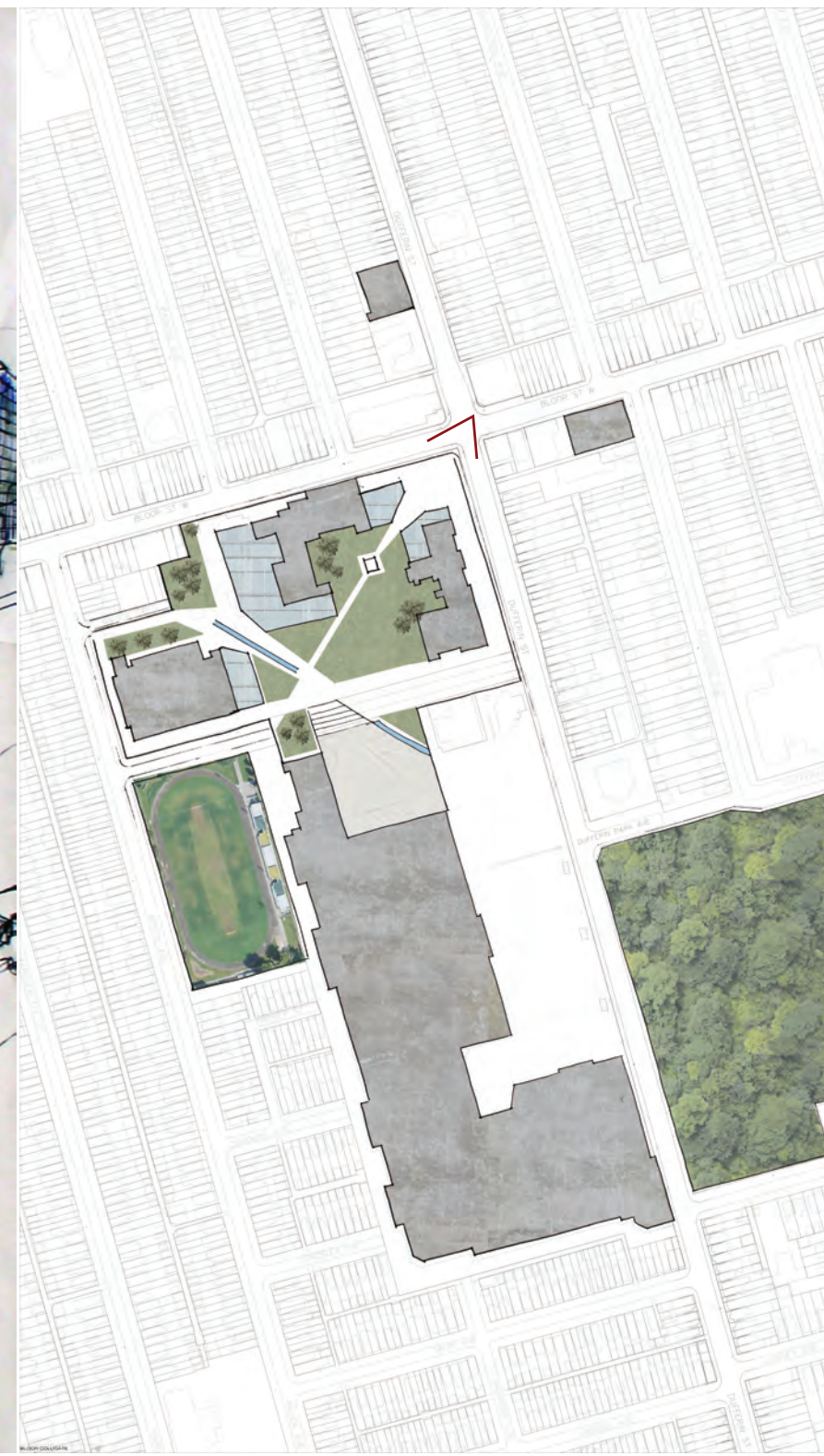
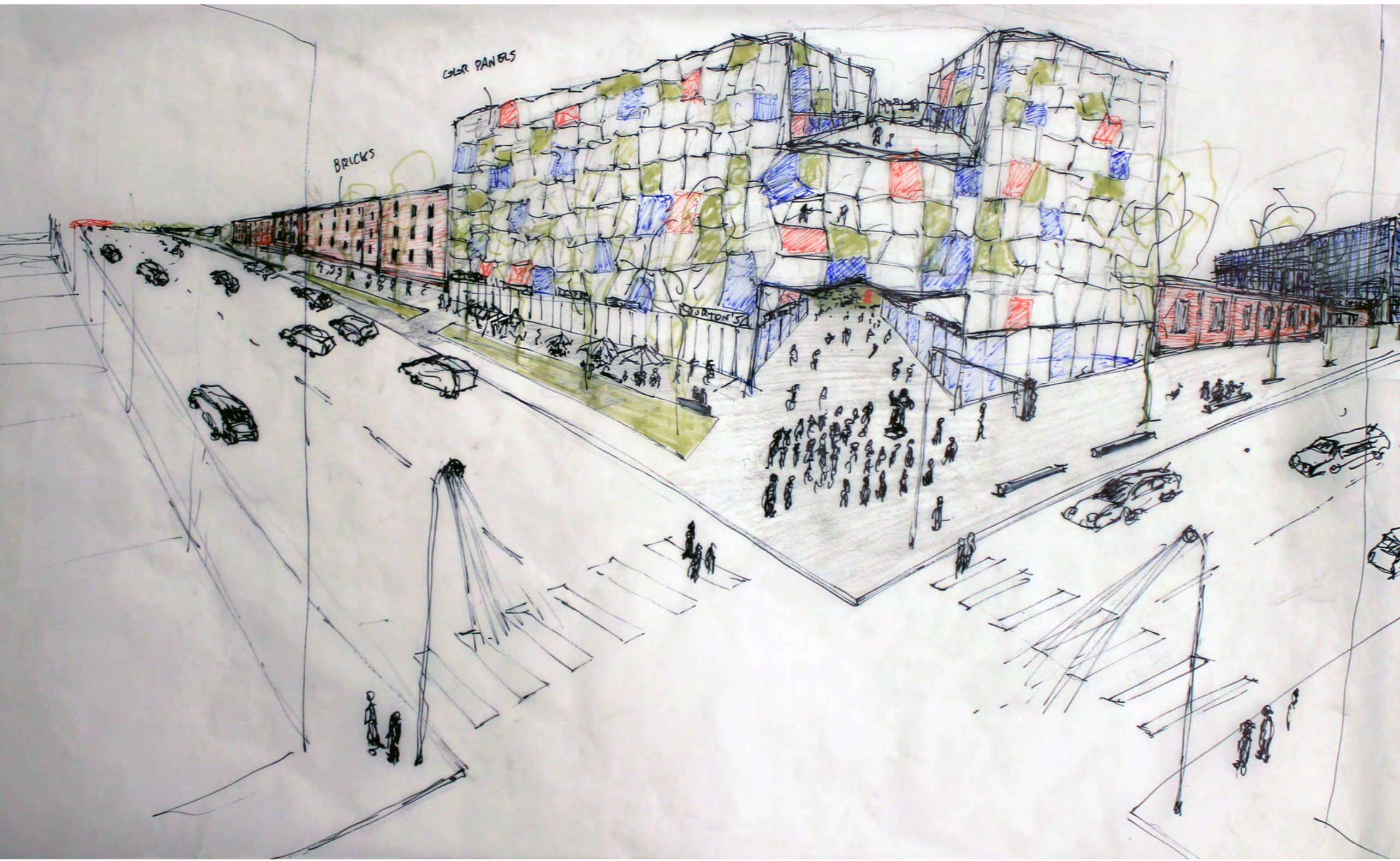


# PROGRAMMING SCENARIOS

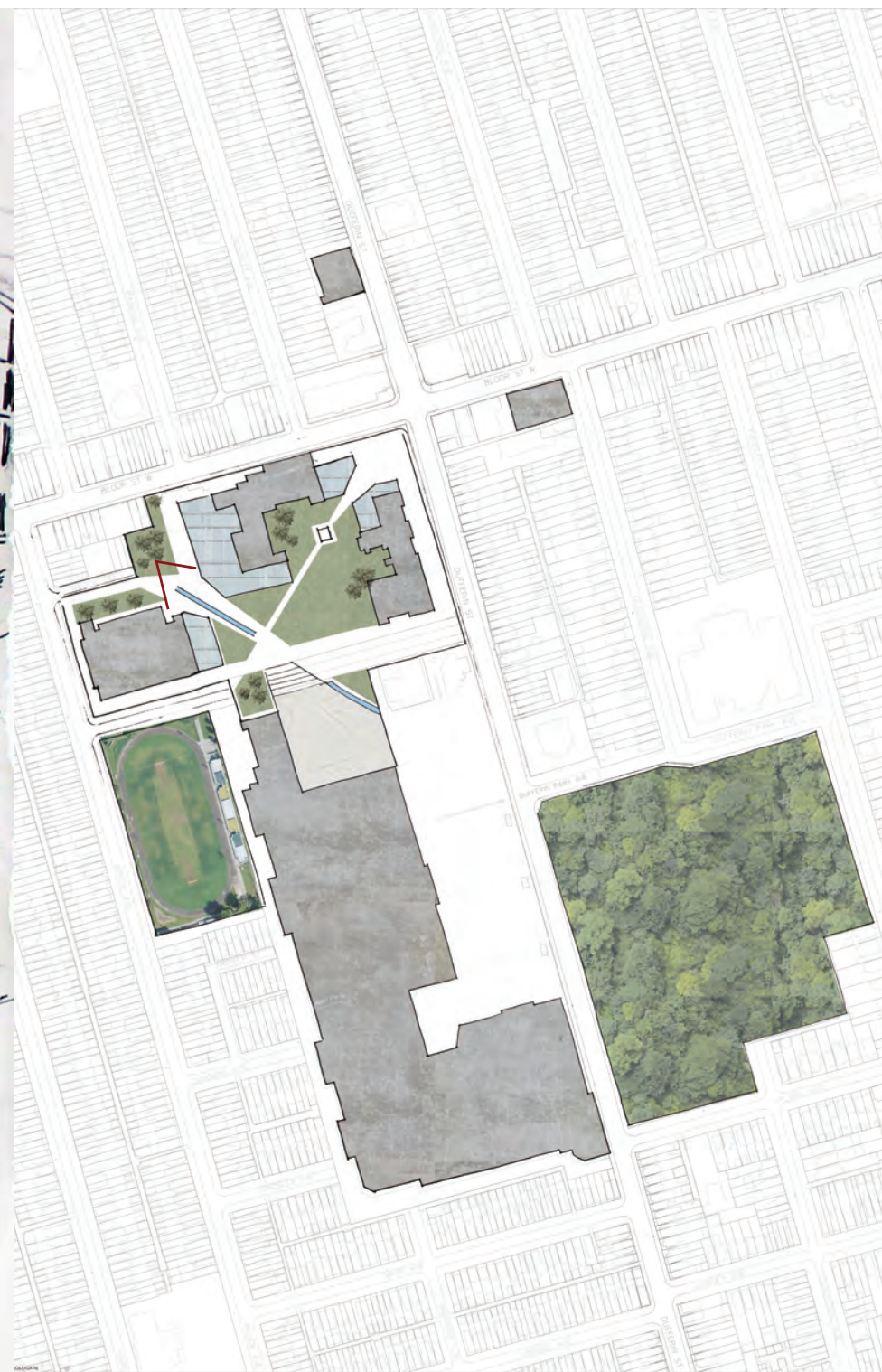
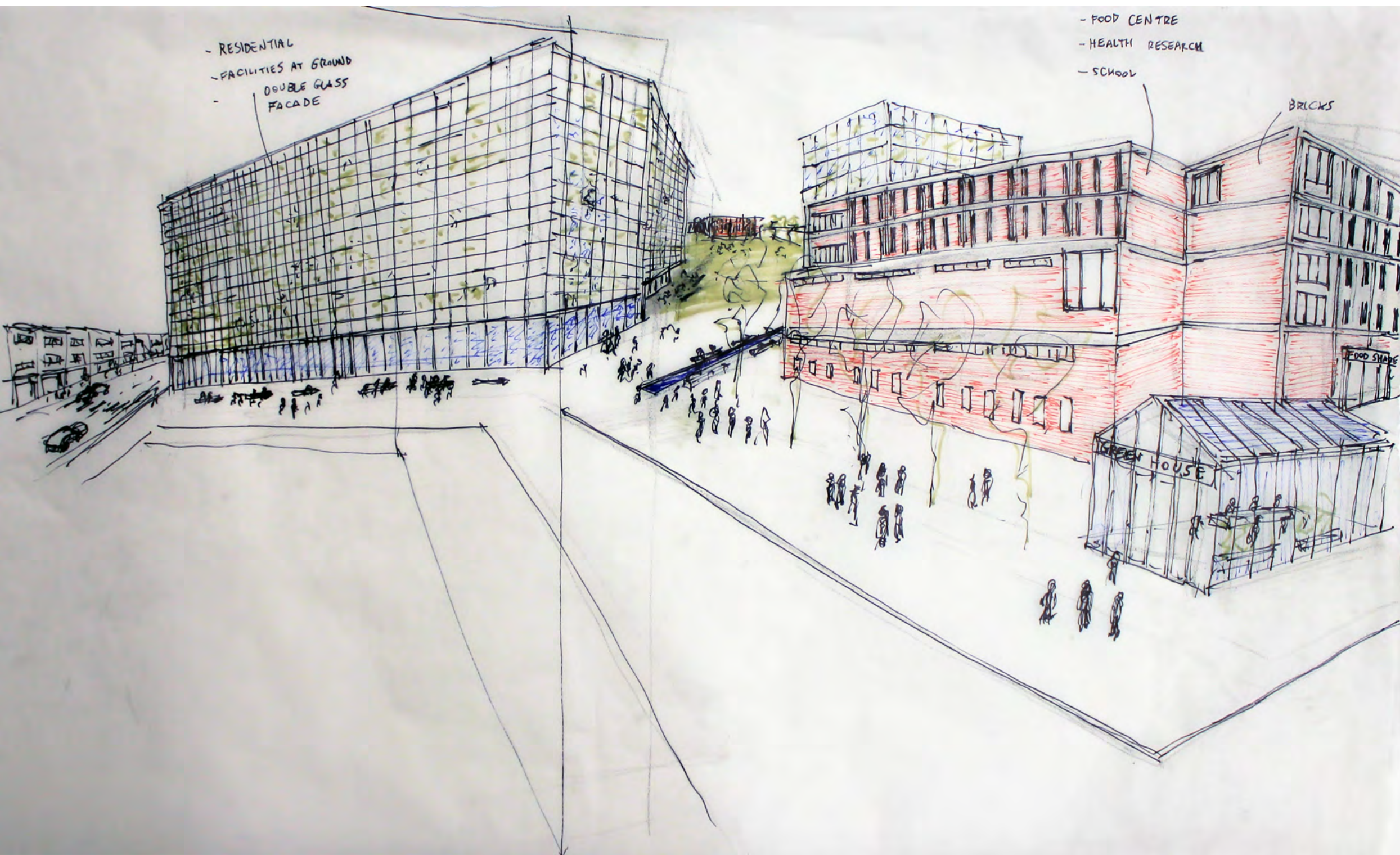
- A Art & Cultural Center
- B Government Offices
- C TTC Entrance
- D Business & Commiunity Center
- E Residential
- F Education Center
- G Public Square
- H Lower Plaza



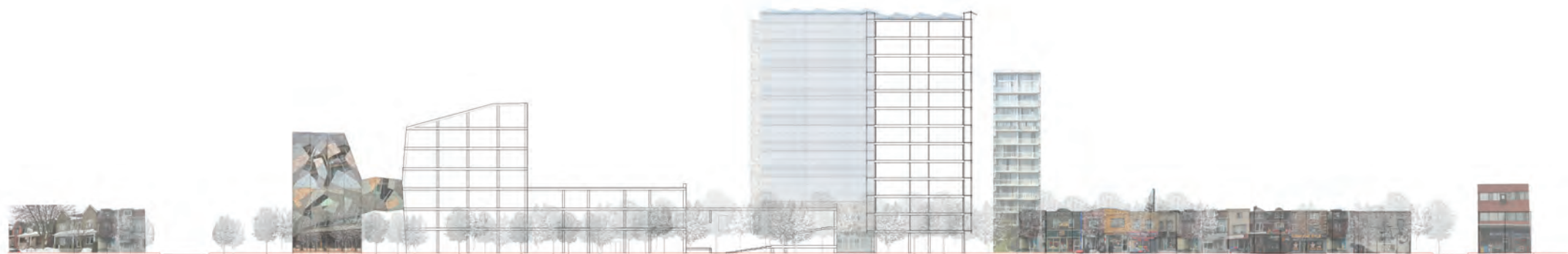




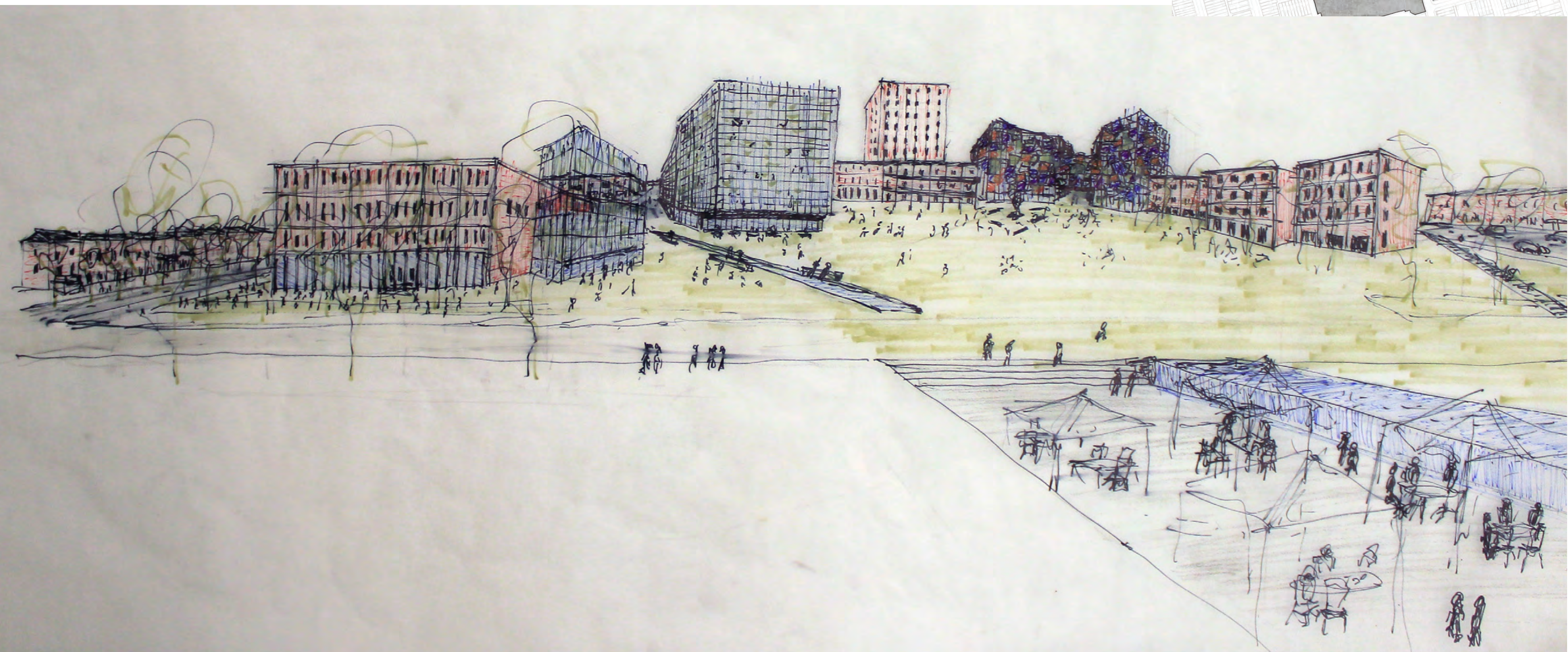












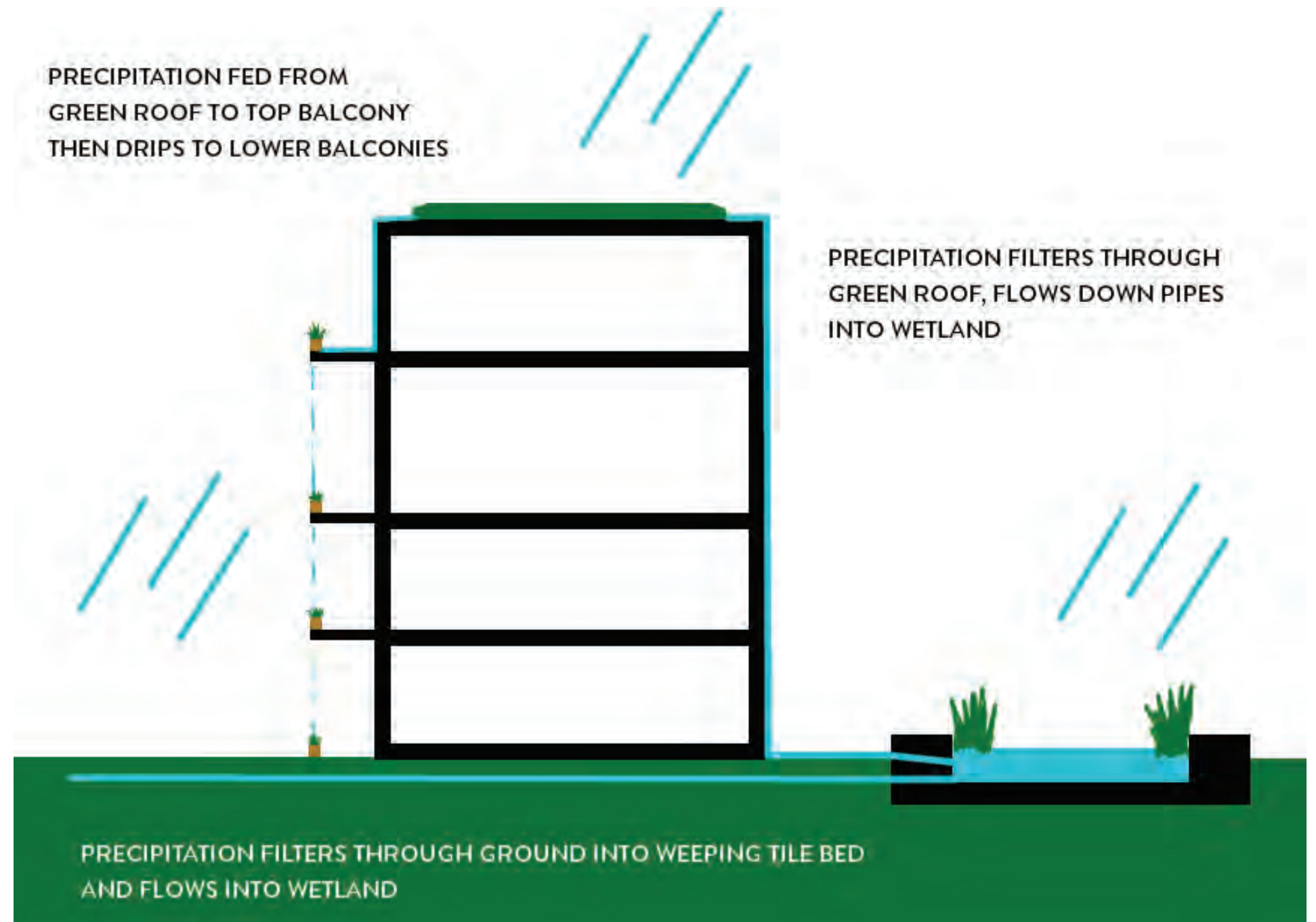


# PHASE 1

## AFFORDABLE HOUSING

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- Options for Homes, Toronto
- Condo ownership
- Flexible units 1 bd-5bd
- Combine units/accommodate different types of families
- Access to sustainable shelter and green space





# PHASE - 2

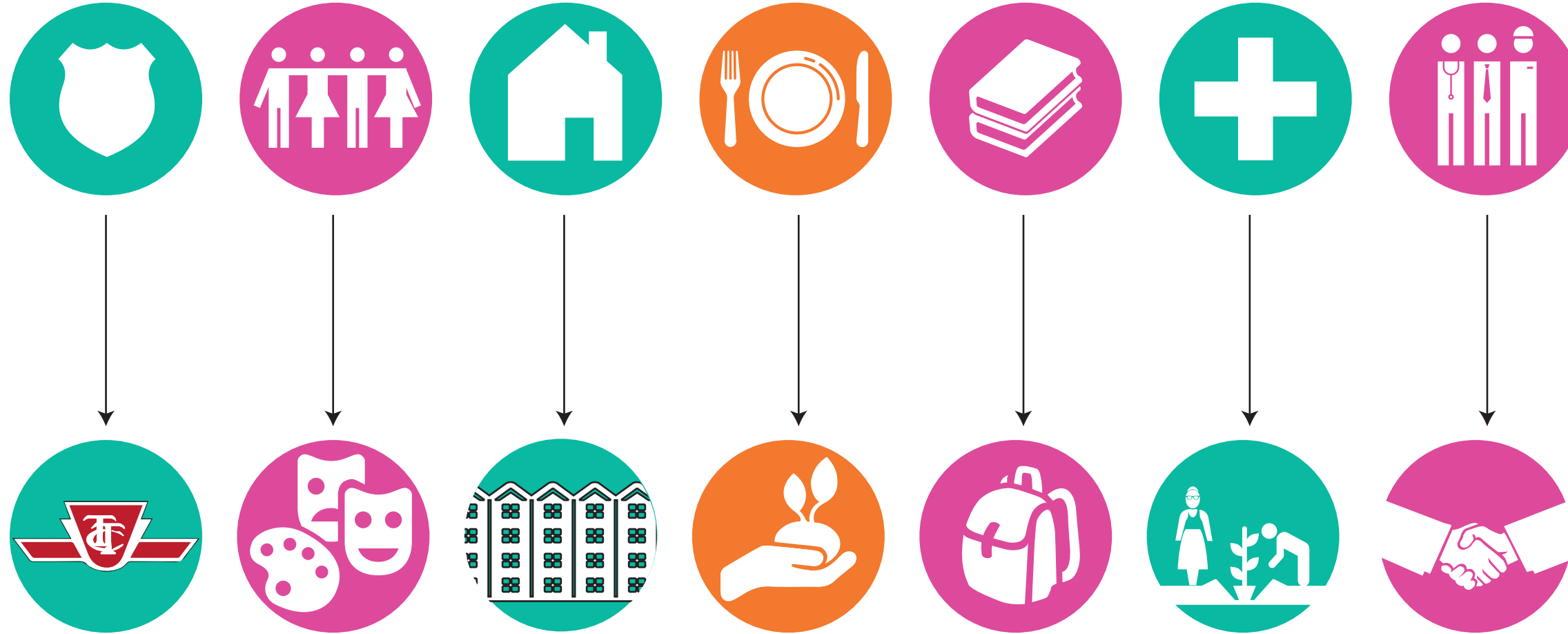
## SITE MAP

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# Phase 2-2035



The Granny can easily walk to the mall and socialize with others.

- Grandma is an elderly person and she needs to be taken care of. The retirement apartments are the best option for her to move in and have nearby to take care of her.
- Daisy can go and visit her grandmother sometimes in the mall or the food share center.





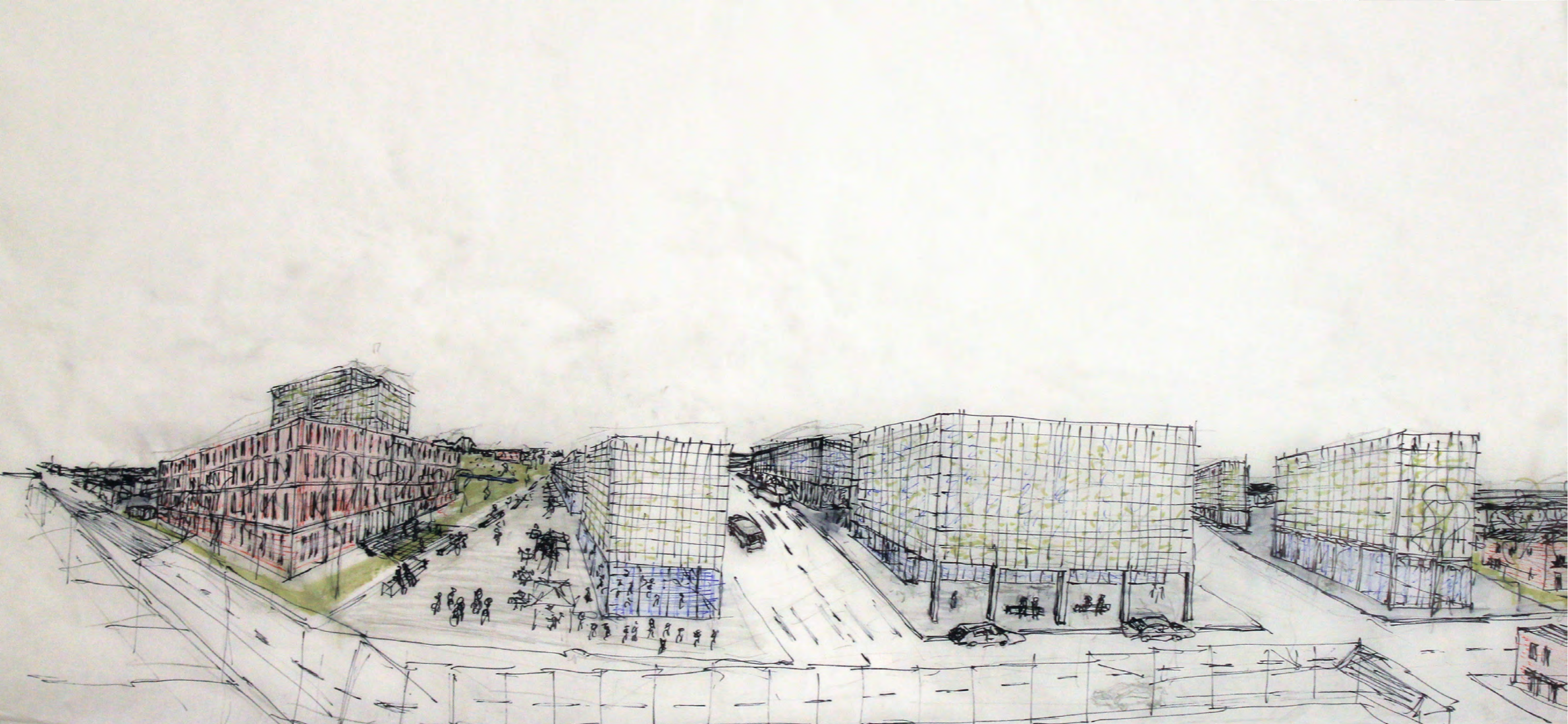
# PROGRAMMING SCENARIOS

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## A Senior Residence







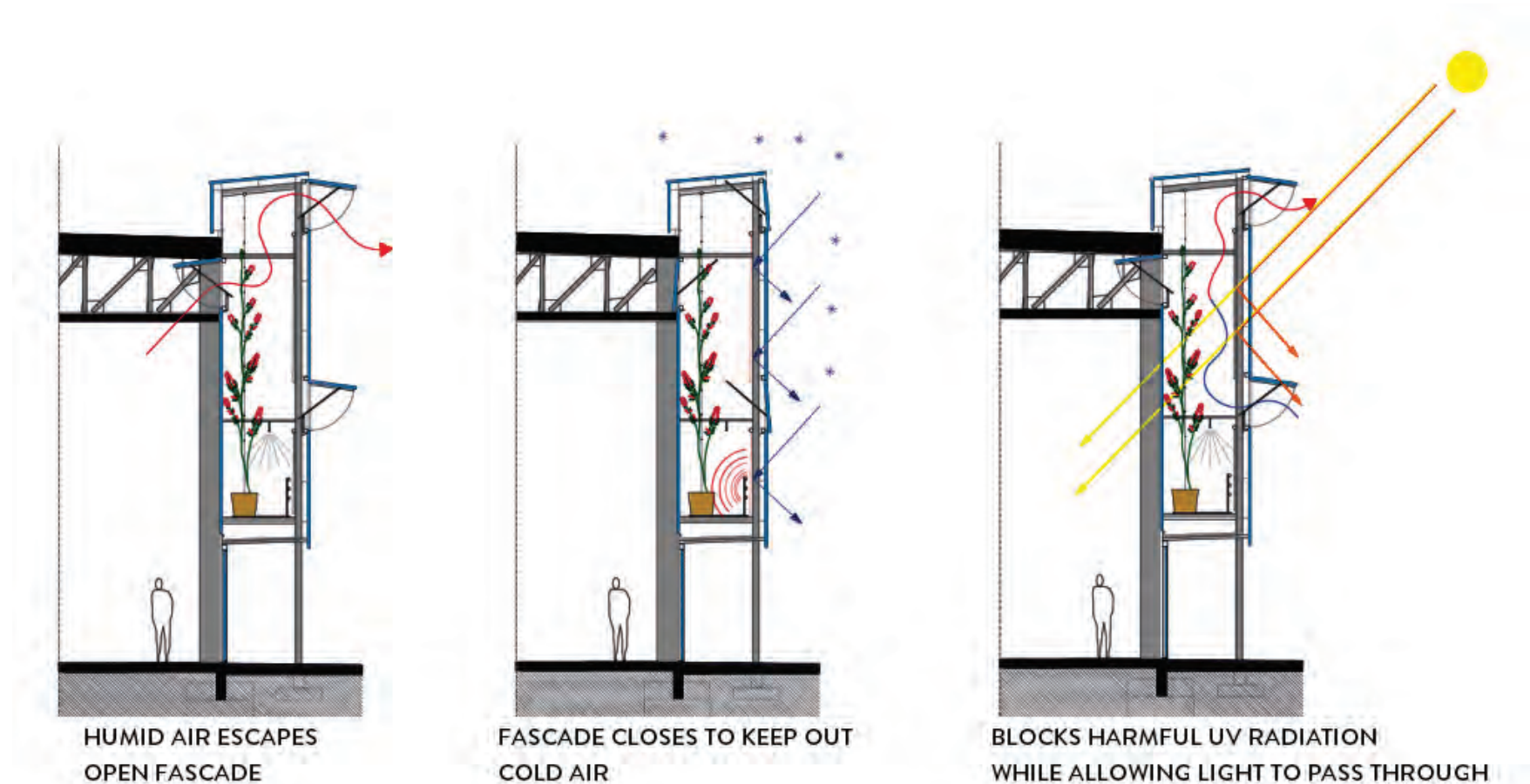


## PHASE - 2

### SENIOR'S RESIDENCE

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- Mixed-income
- Rent/own - subsidized/market value
- Different levels of care- More connection with mall and phase I
- Access to sustainable shelter and green space

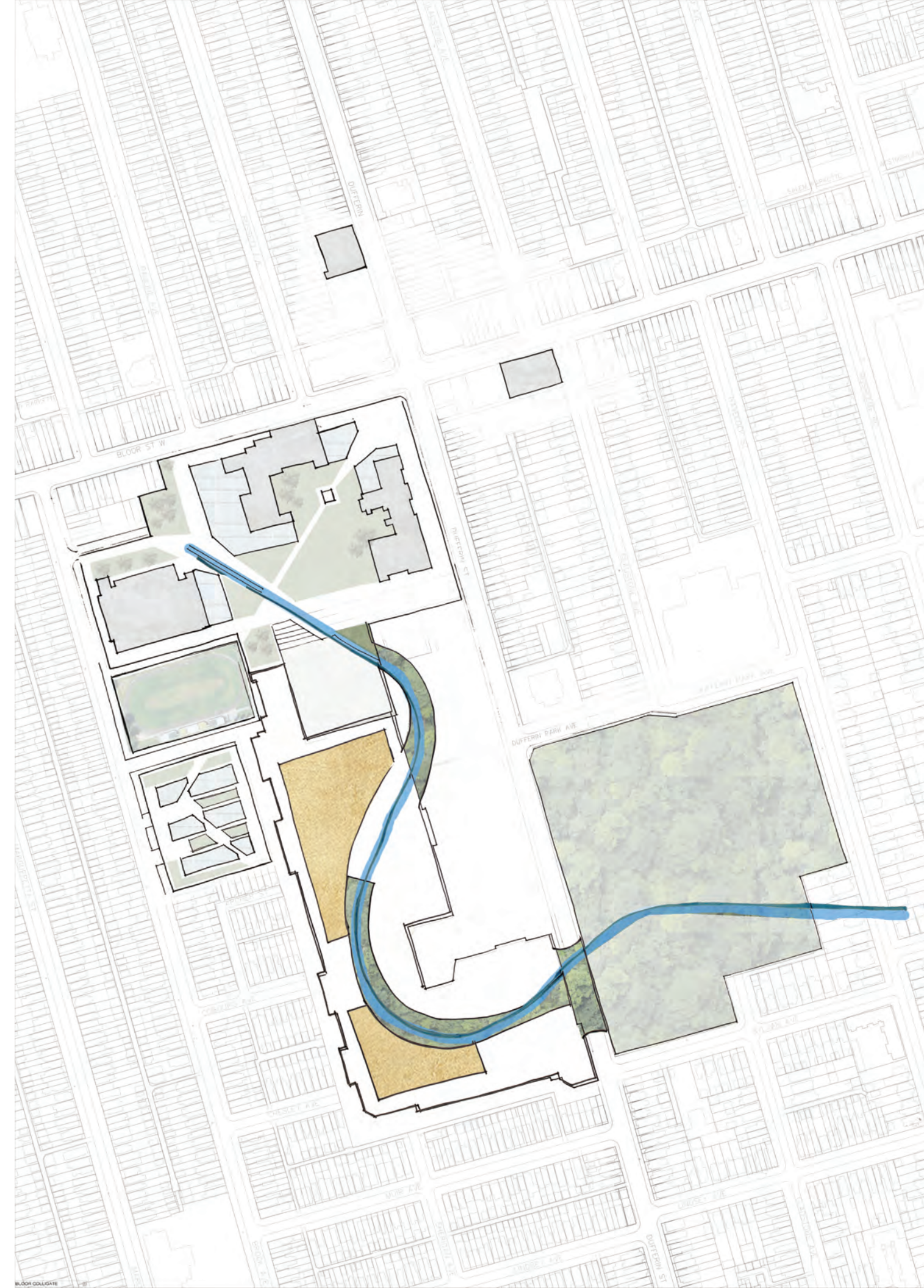




# PHASE - 3

## SITE MAP

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# Phase 3-2050



Now the site is completed and Daisy is a young girl who works at the school the same school she graduated from.

All vital elements are available to her and her parents.

- Affordable apartment is available for Daisy who is a teacher.
- Her parents have moved to a luxury apartment right over top of the Bloor Mall Nexus.

## Did we meet the needs of the **Bloor Family**?

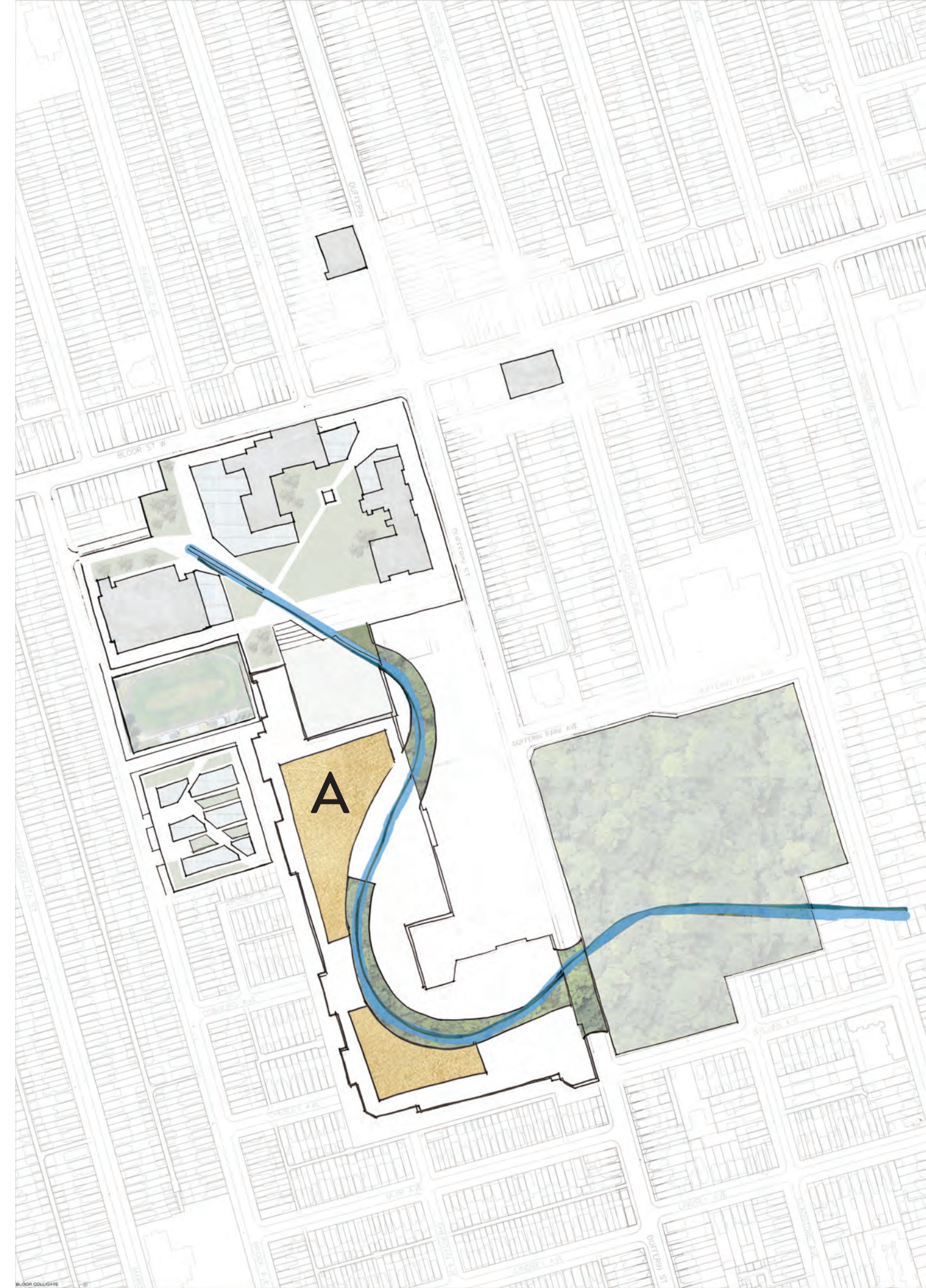




# PROGRAMMING SCENARIOS

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A Mixed used and Mixed Income residence









Has the Bloor Family met their needs?





THANK YOU!

QUESTIONS?