



AERIAL VIEW AT DAWN

MODEL FOR A HEALTHY CITY

A new type of community; an amalgamation of civic, recreational, park and workspaces that actively promotes community and individual health in a setting imbued with a collective respect for the land and value for the public realm.

PRIORITIZE THE PEDESTRIAN REALM

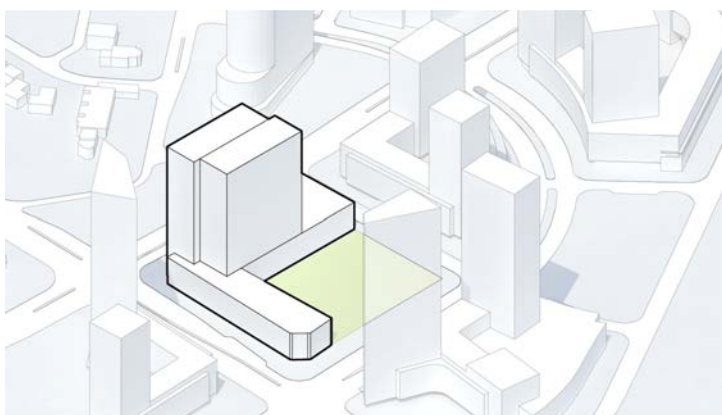
Maximize quality open spaces. Reduce the building footprint by stacking the office space into a tower, shaping it to minimize shadow. Expand public space by extending a green roof park over the recreational, library and daycare components that connect to program elements within the building. *

HEAL AND EXPAND THE SITE

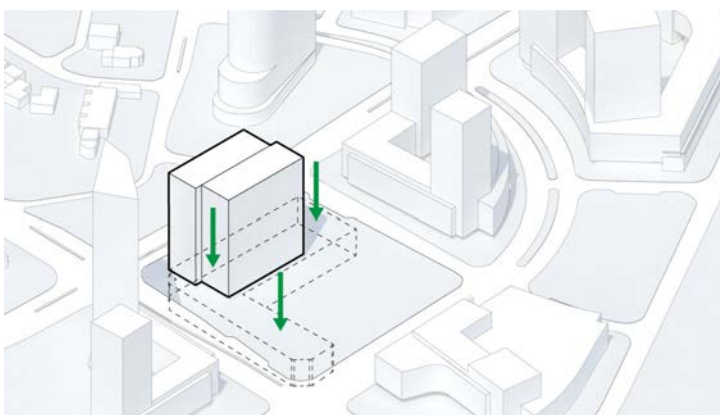
Consolidate the green spaces on the site. Relocate the park planned for Block 2a with the development planned for Block 3. Expand and enhance a contiguous pedestrian realm in the heart of the proposed Westwood development. Open up the park area to more daylight. Provide topography for vista to civic and communal activities. **

PROVIDE A DISTINCT IDENTITY FOR WESTWOOD

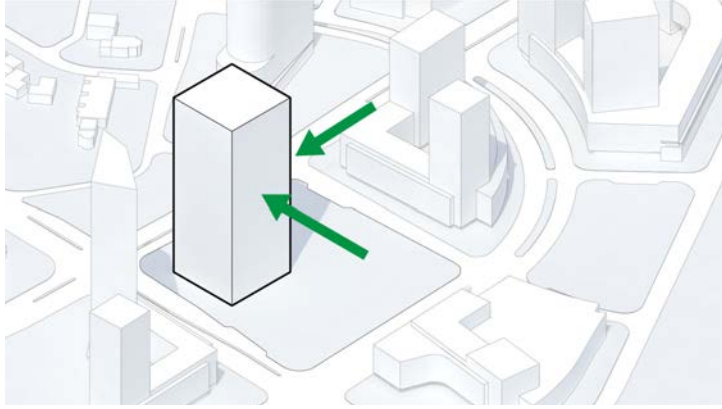
Create a generous public realm that is proportionate to the anticipated density of the Westwood district. The adjoining public space allows the civic and recreational program to cross-fertilize and amplify the programmatic opportunities of the park area, creating a civic landscape where health and wellness are pivotal. It completes the urban form of the proposed streetscape on the south side of Dundas St, maximizing the value of the residential development, and transforming the important intersection of Dundas and Bloor in to the entrance of this important community civic space.



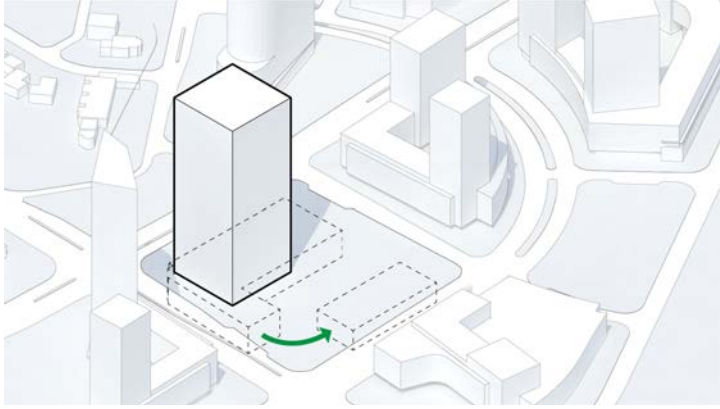
1. Masterplan Massing



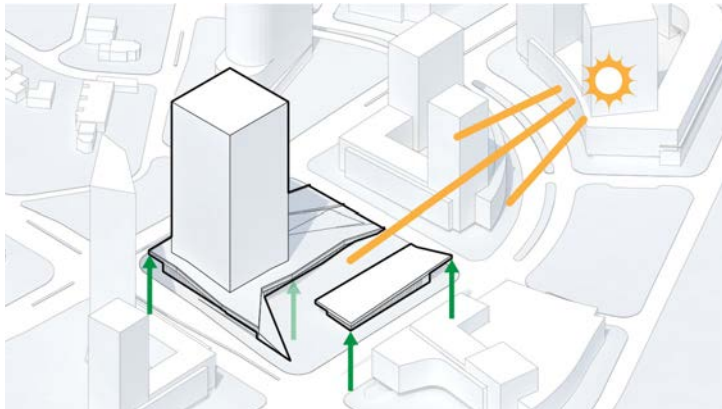
2. Maximize Quality of Open Space - reduce podium



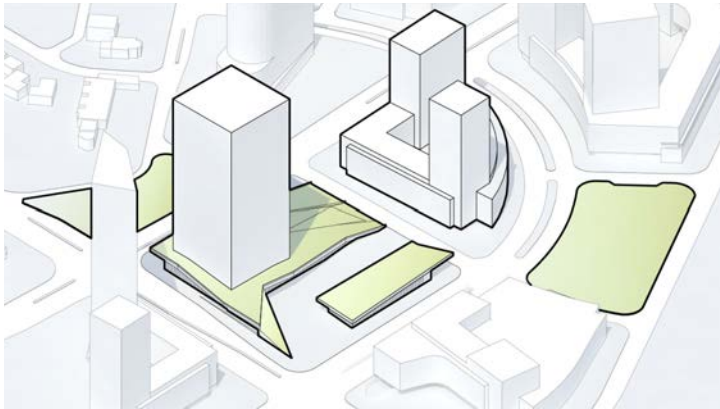
3. Reduce Building Footprint – administrative programme in compact form



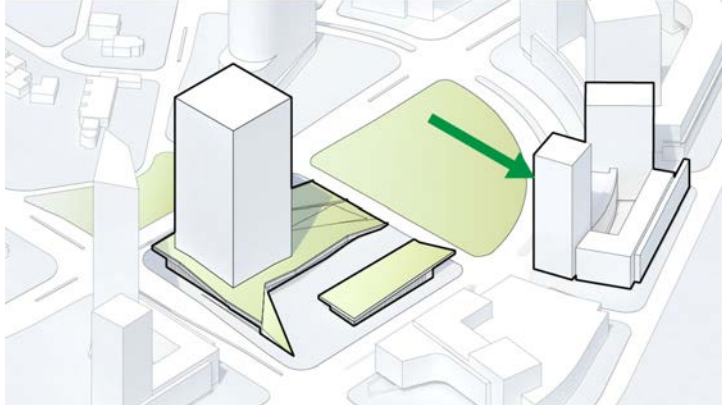
4. Animate Street Edges – library and retail located on Dundas St. and Kipling Ave



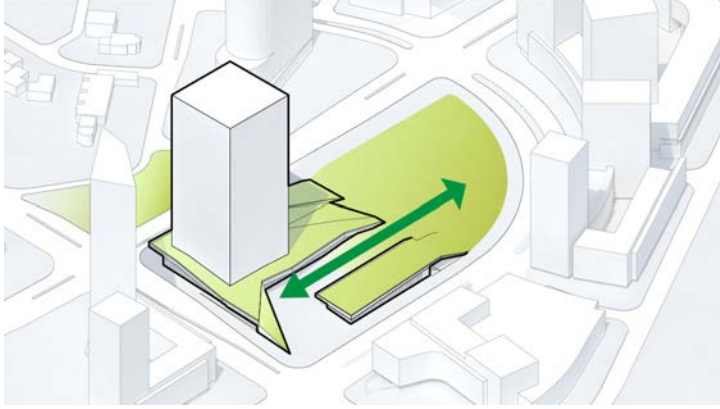
5. Expand Public Realm – lift intensive green roofs to maximize light, tilt to meet ground plane to allow accessibility



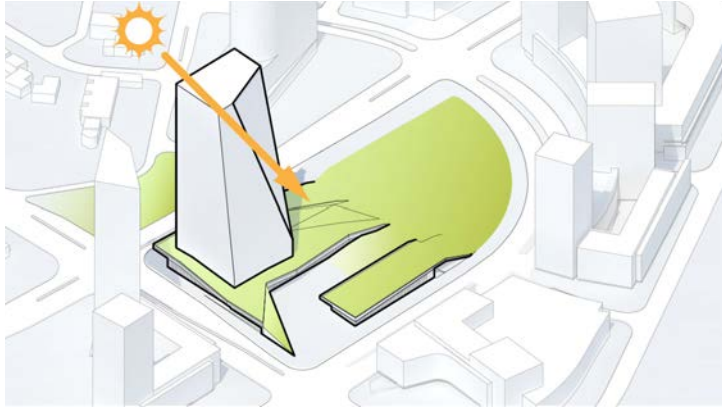
6. Identify Park Network – adjacent parks across Dundas and Bloor streets



7. Heal the Site - relocate Block 3 development to Block 2a



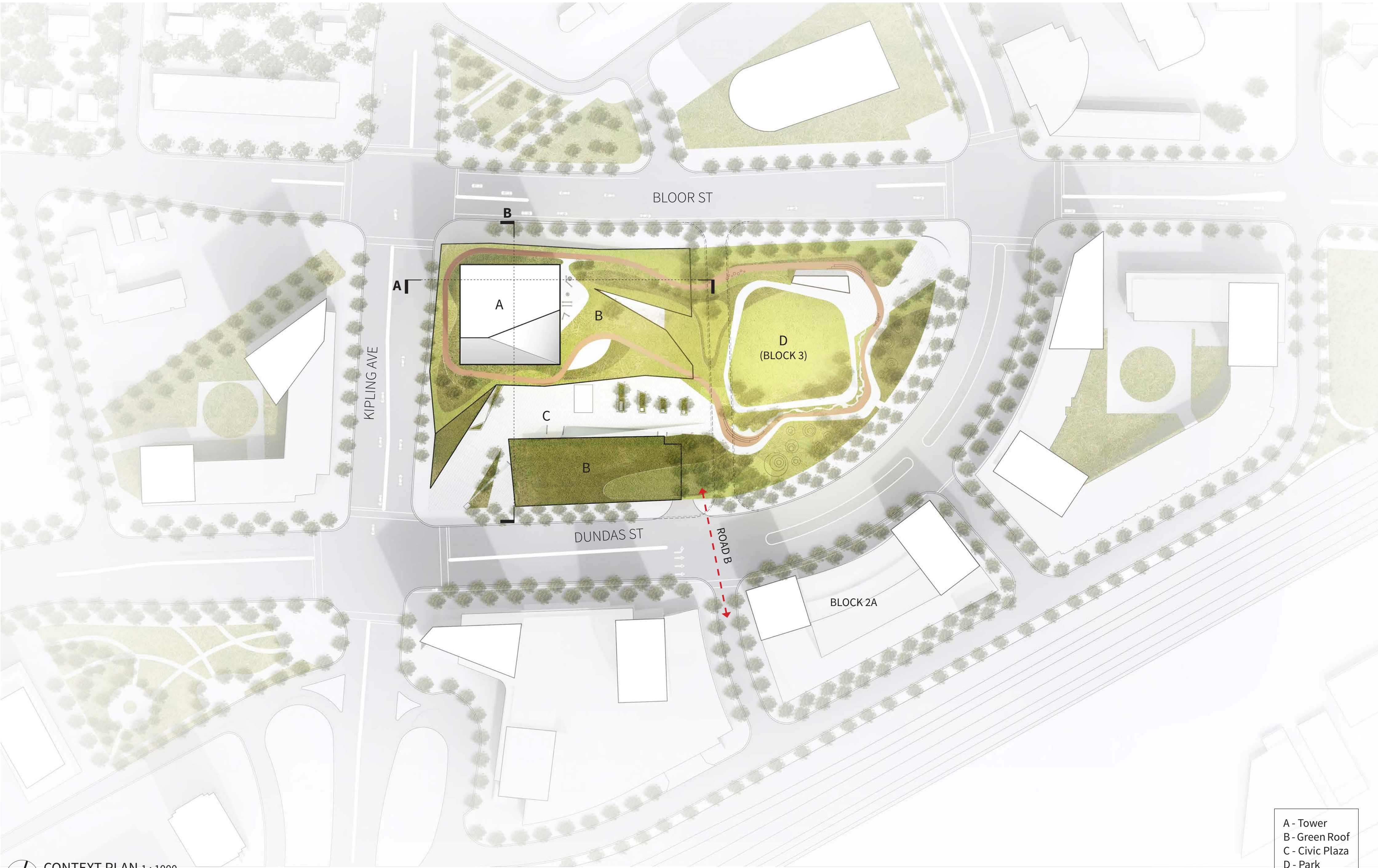
8. Expand the Natural Realm – consolidate green spaces by expanding park space over Road B



9. Reduce Shadow Impact – tilt and chamfer south façade of tower to minimize shadow



10. Complete Civic Centre – Civic Centre, square and streets animated by civic and recreational programme, with green park that expands to green roof system

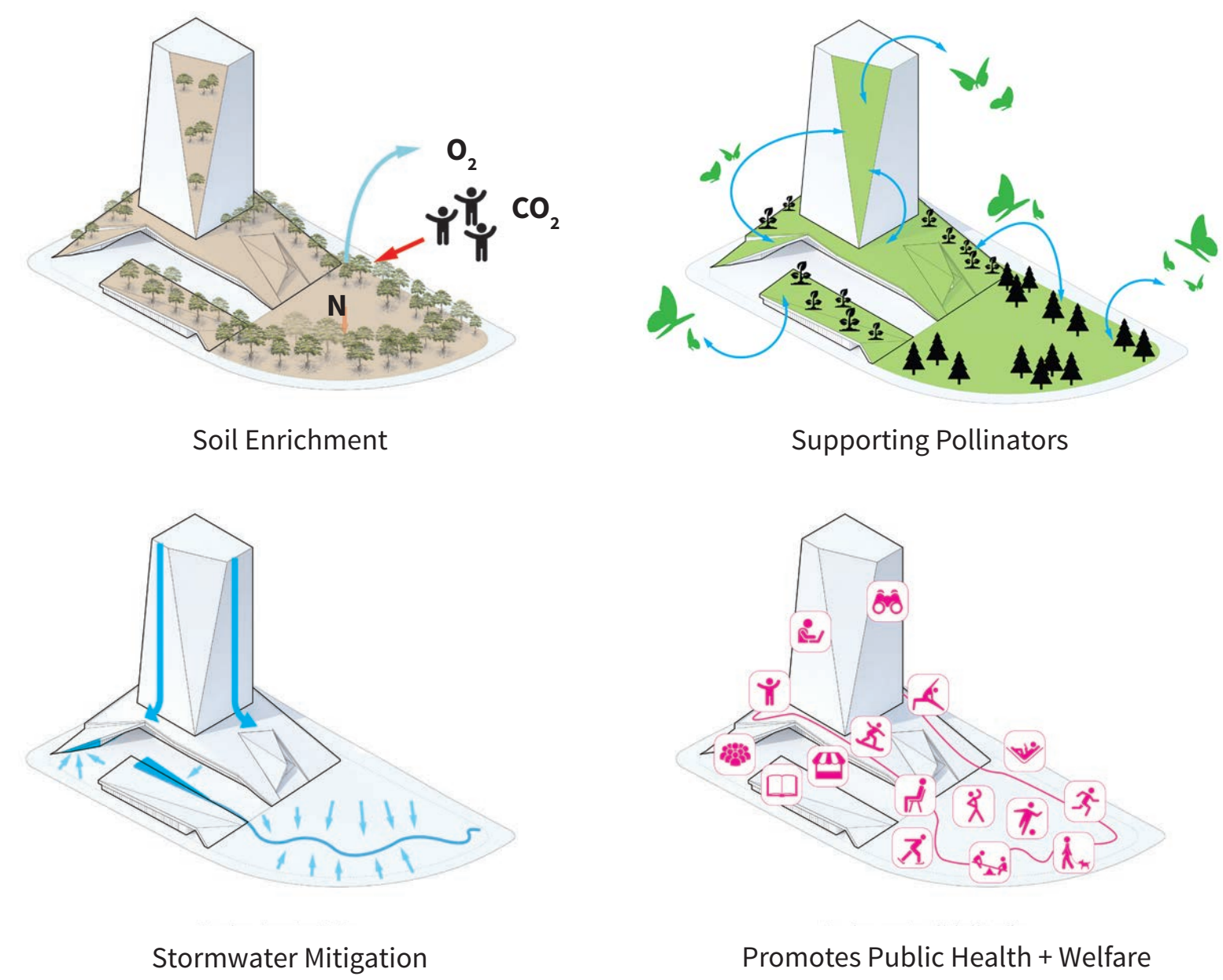


CONTEXT PLAN 1:1000

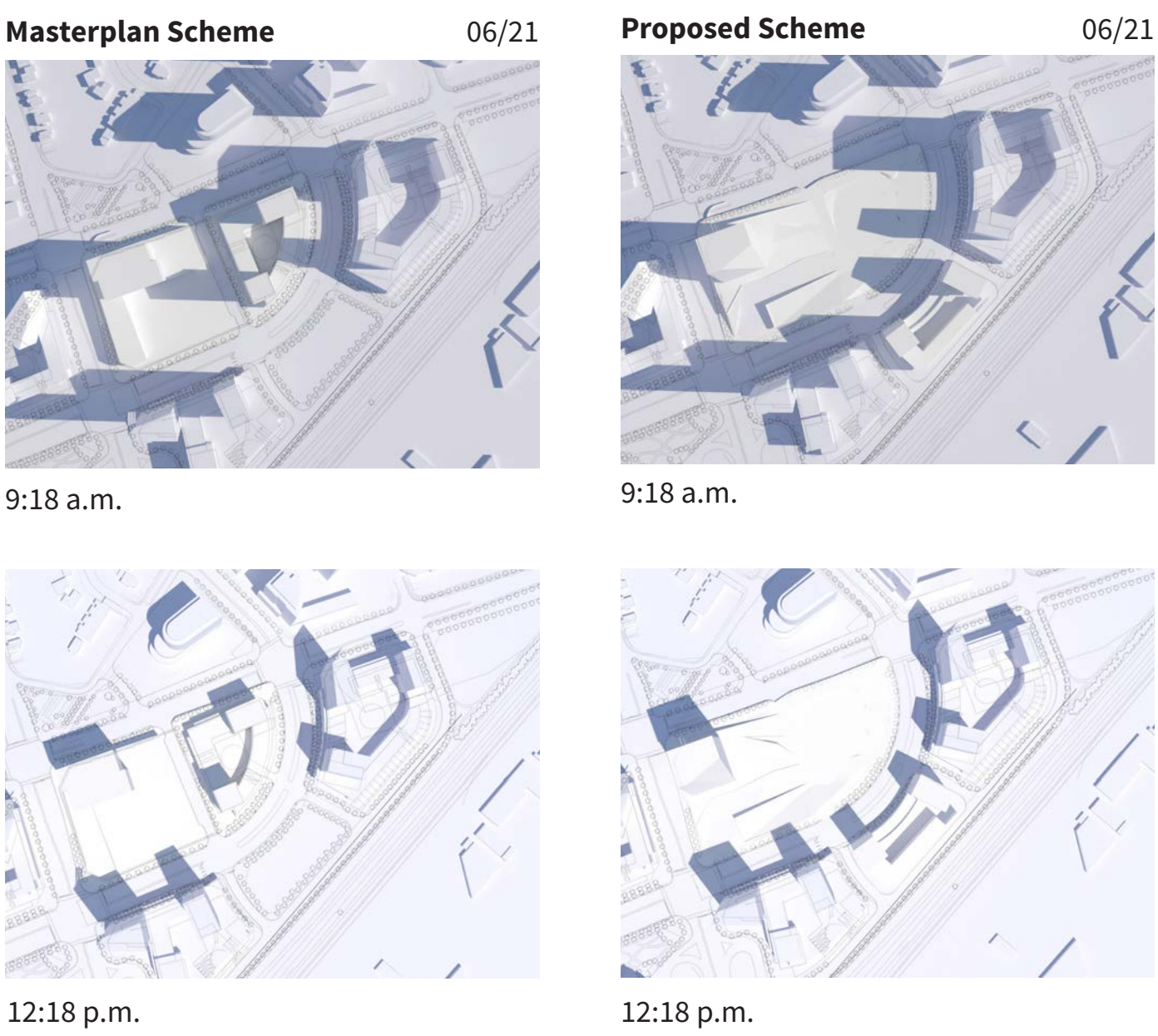
*The competition requirements are accommodated and contained in the competition parcel including Road B.
**The proposal presents a vision for an Enhanced Civic Centre with the inclusion of a public park on Block 3.



SITE ECOLOGY DIAGRAM



SHADOW STUDY DIAGRAM



EXPAND THE NATURAL REALM

The proposal will return 135 trees to the site, and kickstart an urban forest oasis in what will be a dense urban fabric in the future. The expanded park recharges the land. Naturalization of the site will raise its ecological profile to a level suitable to support robust bio-diversity. The proximity to the civic plaza will provide an opportunity for programmed space that contributes to the physical and mental wellness for the burgeoning community. **

The open spaces are intended to maximize access to natural light and reinforce the pedestrian passage. The resulting civic plaza is linear, progressing from the SW entry corner of the project and extends into the site.

Bloor Street is the principle civic address of the building, with the council chamber anchoring the NW corner. The building entry is located mid-block on Bloor St. with views through to the civic plaza and to the three stories of the civic services.

The entry to the civic plaza is marked by two branching water features; a bioswale and waterfall, recalling the Mimico and Etobicoke Creeks.

The Dundas Street edge is a naturalized border punctuated with play spaces and dog parks. The intersection of Bloor and Dundas Streets is the second principle entry to the park, where a historic interpretation pavilion with the WESTWOOD sign is located.

A clearing in the forested landscape provides a level outdoor space for active sport and public gathering. A 650 m walking/skiing trail circumnavigates the park and tower. An additional flat trail surrounds the outdoor space which will be used for winter skating.





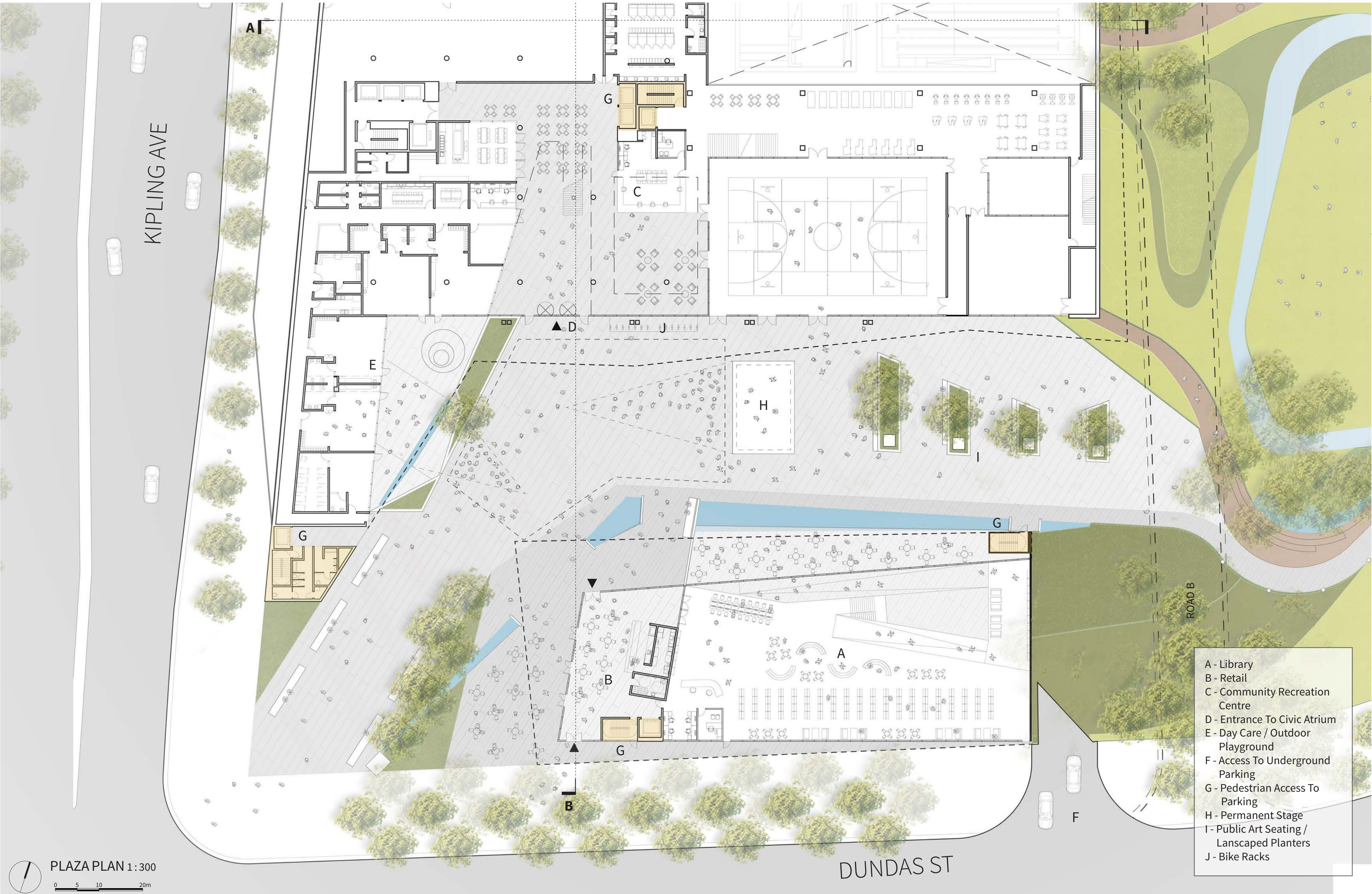
MAKE PUBLIC SPACE INCLUSIVE

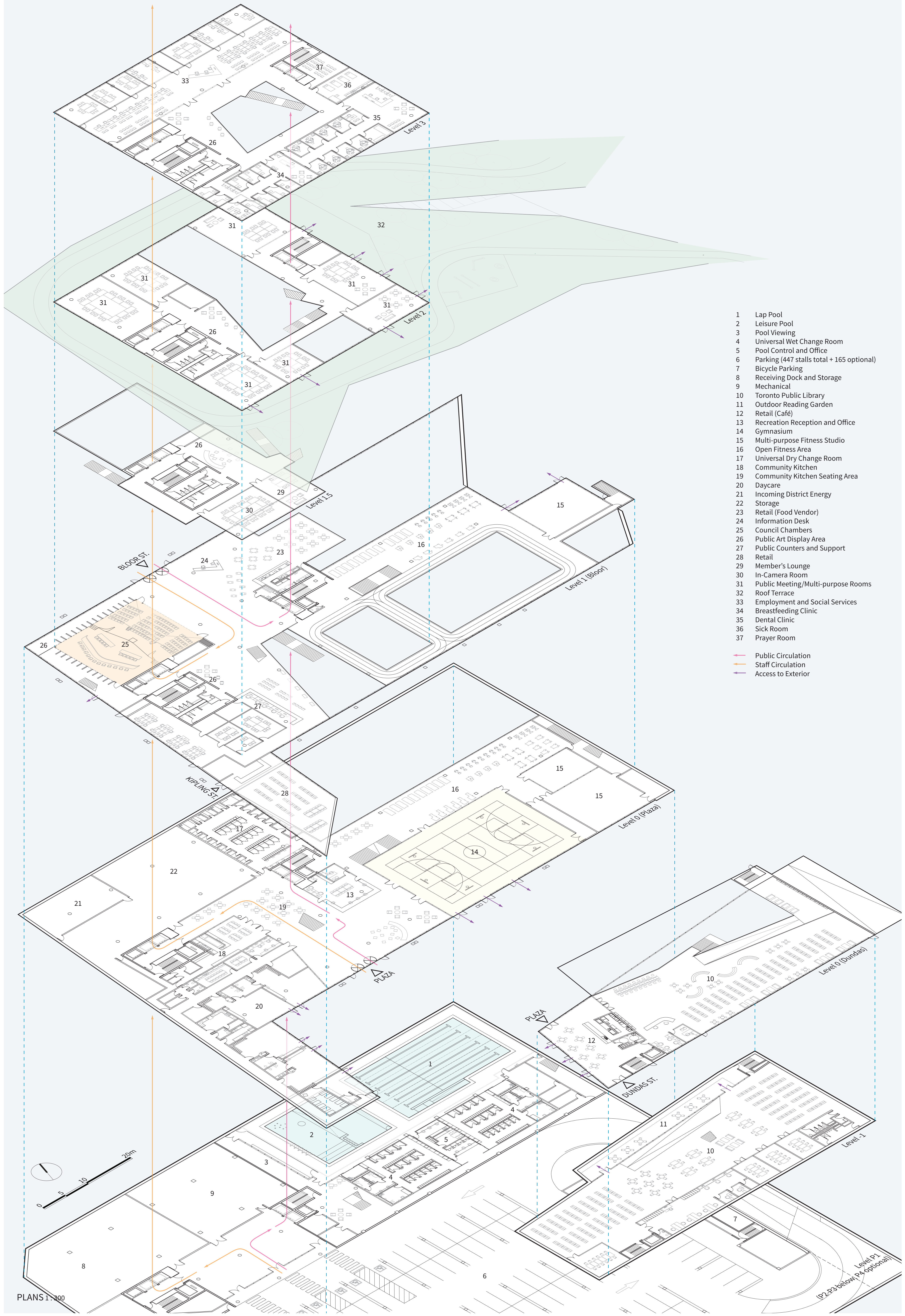
Maximize public engagement with the civic program. In the rich mix of the ECC program, the areas 'between' 'above' and 'below' programmed spaces offer the greatest potential as inclusive and vibrant social spaces. This integration of program elements, both indoor and outdoor, is the defining organizational proposition for the project.

The civic plaza is defined and edged by active community programs. The Library component is located as the anchor to Dundas St. with integrated at grade retail providing vibrancy to the street edge. The recreational programme is located at the plaza level and directly accessed from Dundas St. with the principle entrance from Dundas and Kipling Ave.

The daycare also accessed from the same entrance is located to the west of the plaza. Access to the 600 car parking lot is from Dundas St. ramping below the plaza and library. Mechanical, electrical, loading, plaza AV and storage are located below plaza. Four building cores provide access from the parking and up to the plaza and civic atrium. At the centre of the civic plaza is the free-standing stage with multiple views from the plaza, extended park to the east, and hybrid landscape surrounding the site.

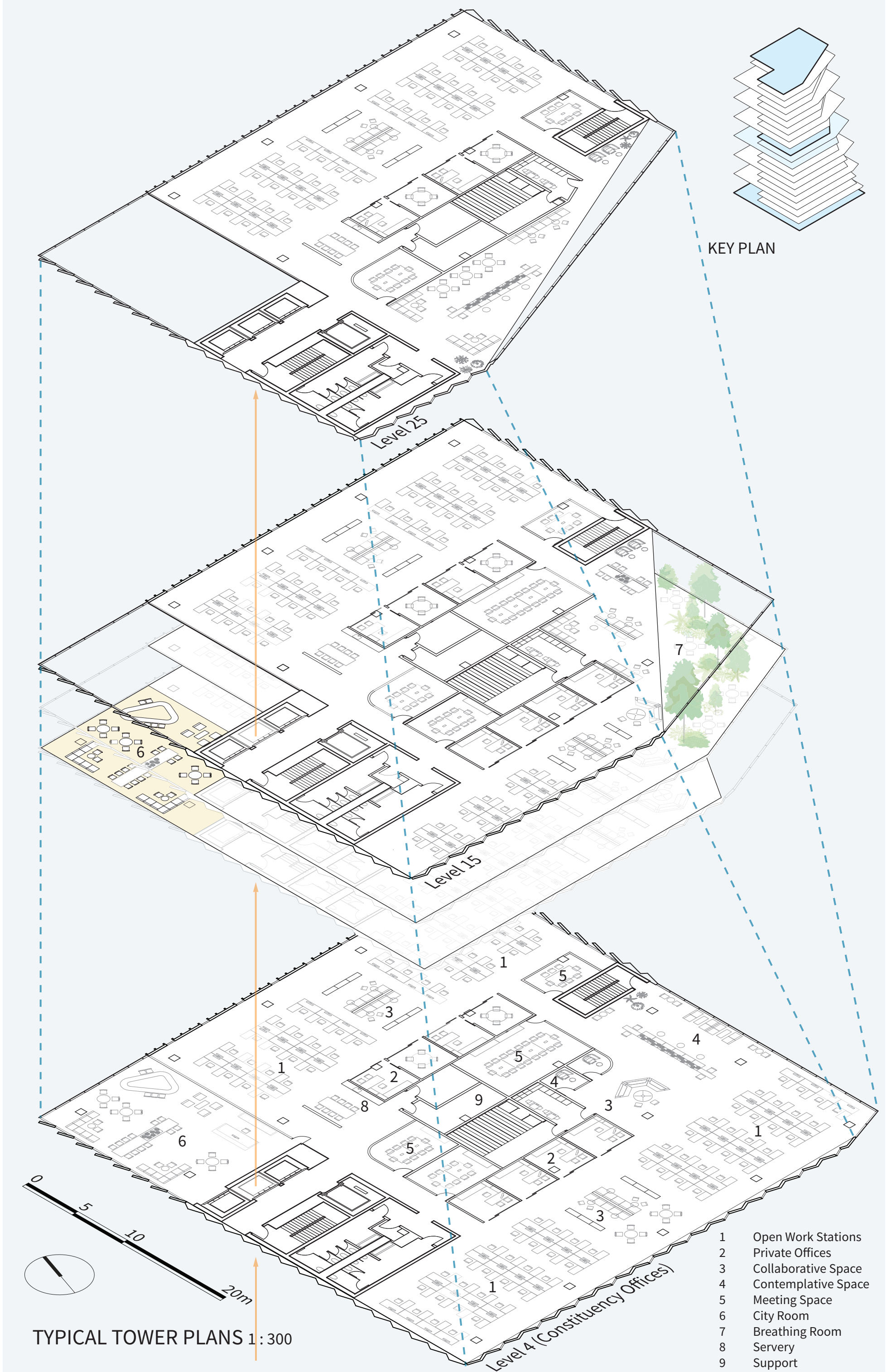
Public art, seating, and landscaped planters punctuate the passage between the centre of the plaza and the park.





- 1 Lap Pool
- 2 Leisure Pool
- 3 Pool Viewing
- 4 Universal Wet Change Room
- 5 Pool Control and Office
- 6 Parking (447 stalls total + 165 optional)
- 7 Bicycle Parking
- 8 Receiving Dock and Storage
- 9 Mechanical
- 10 Toronto Public Library
- 11 Outdoor Reading Garden
- 12 Retail (Café)
- 13 Recreation Reception and Office
- 14 Gymnasium
- 15 Multi-purpose Fitness Studio
- 16 Open Fitness Area
- 17 Universal Dry Change Room
- 18 Community Kitchen
- 19 Community Kitchen Seating Area
- 20 Daycare
- 21 Incoming District Energy
- 22 Storage
- 23 Retail (Food Vendor)
- 24 Information Desk
- 25 Council Chambers
- 26 Public Art Display Area
- 27 Public Counters and Support
- 28 Retail
- 29 Member's Lounge
- 30 In-Camera Room
- 31 Public Meeting/Multi-purpose Rooms
- 32 Roof Terrace
- 33 Employment and Social Services
- 34 Breastfeeding Clinic
- 35 Dental Clinic
- 36 Sick Room
- 37 Prayer Room

- Public Circulation
- Staff Circulation
- Access to Exterior



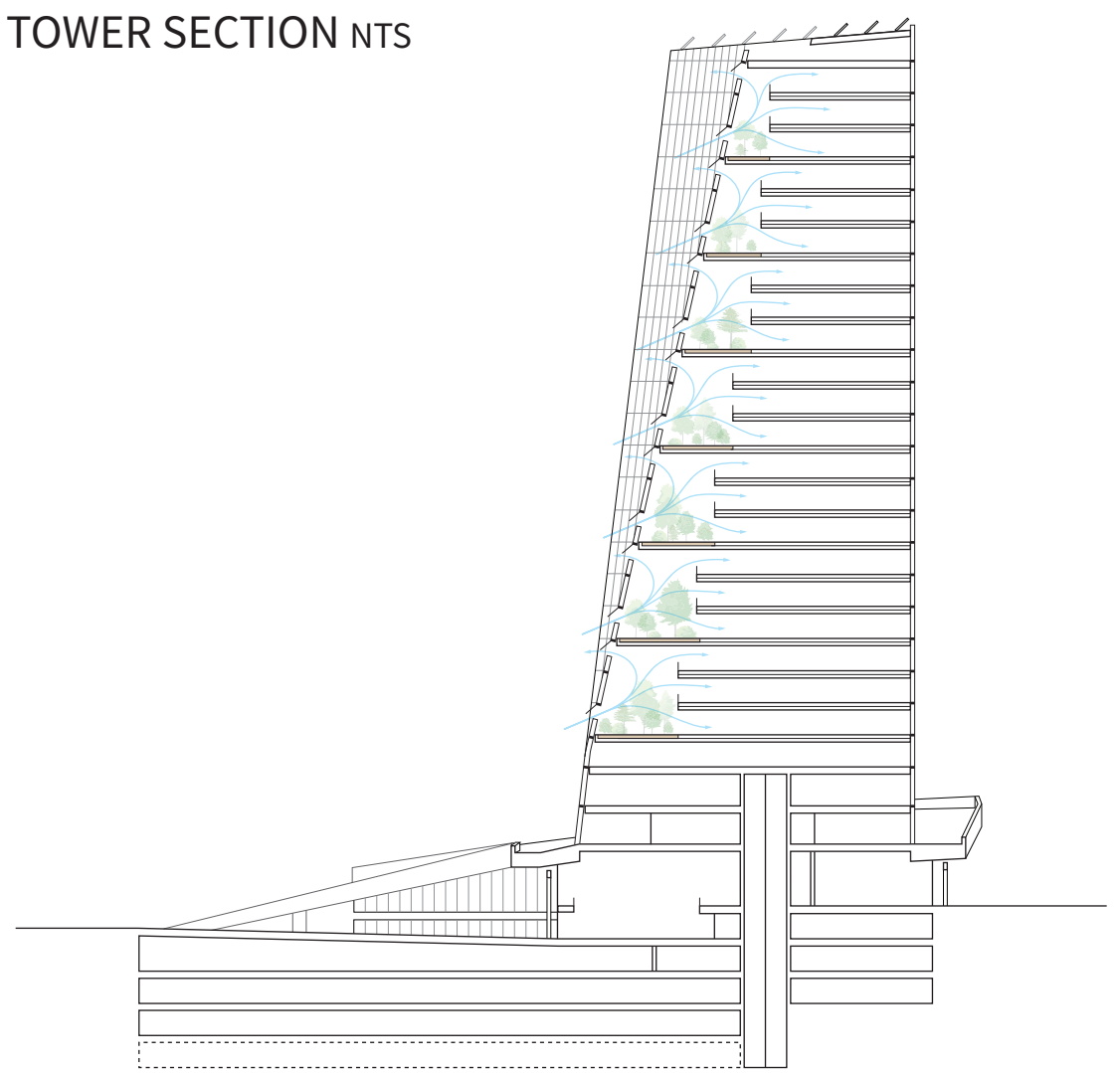
CREATE A NEW TYPE OF TOWER

Tapering vertically and chamfering in plan, the tower presents a slimmer profile to the east in order to minimize the shadow on the park and present a dramatic silhouette. From the Kipling and Bloor St. intersection, the tower expresses the project values to the City. The civic realm expressed by the council chambers at the base continues up the tower as a series of 'City Rooms' with reception areas, used by the tower offices or the public. At the top of the tower is a public observation deck.

Responding to the proposed park, the SE corner of the building continues the landscape through a series of repeating vertical garden, 'Breathing Rooms' as three storey atria spaces. These present alternative working environments, contribute to the air quality in the tower and provide a connection to nature for the vertical community. The tower acts as a power source for the site, exhibiting the primary renewable energy strategies. Solar thermal and photovoltaic panels are integrated into the south and western façades and roof.

Choice is provided in the workplace environments. Spaces with connections to nature, views to other spaces and activities, as well as spaces for collaboration and solitude are envisioned. The floor plates are flexible; privileging views to the Breathing Rooms and City Rooms. The City Rooms are spaces of collaboration, public/private interface, and are communal, while the Breathing Rooms are contemplative occupiable gardens.

TOWER SECTION NTS



SECTIONAL PERSPECTIVE A - A NTS



SECTIONAL PERSPECTIVE B - B NTS



VIEW OF RECREATIONAL CENTRE



VIEW OF FITNESS & POOL



WINTER VIEW OF PARK

The tower's compact building configuration simplifies building detailing. Each elevation responds to the specific orientation and exposure on the site focused on two principle drivers – providing access to light and views for the building users and harvesting the sun.

The tower treatment differs at the four corners. The principle materiality of the tower is curtainwall and light champagne coloured anodized aluminum panels in a pleated profile.

PASSIVE DESIGN FEATURES

- ENVELOPE OPTIMIZATION
- Triple glazing
 - 40% overall glazing total
 - R20 wall assembly thermal performance
 - R30 roof assembly thermal performance

- PASSIVE HEATING
- South facing glass accommodates lower sun angles, allows for winter heat gain
 - Bubble deck concrete slabs allow for mass heat storage

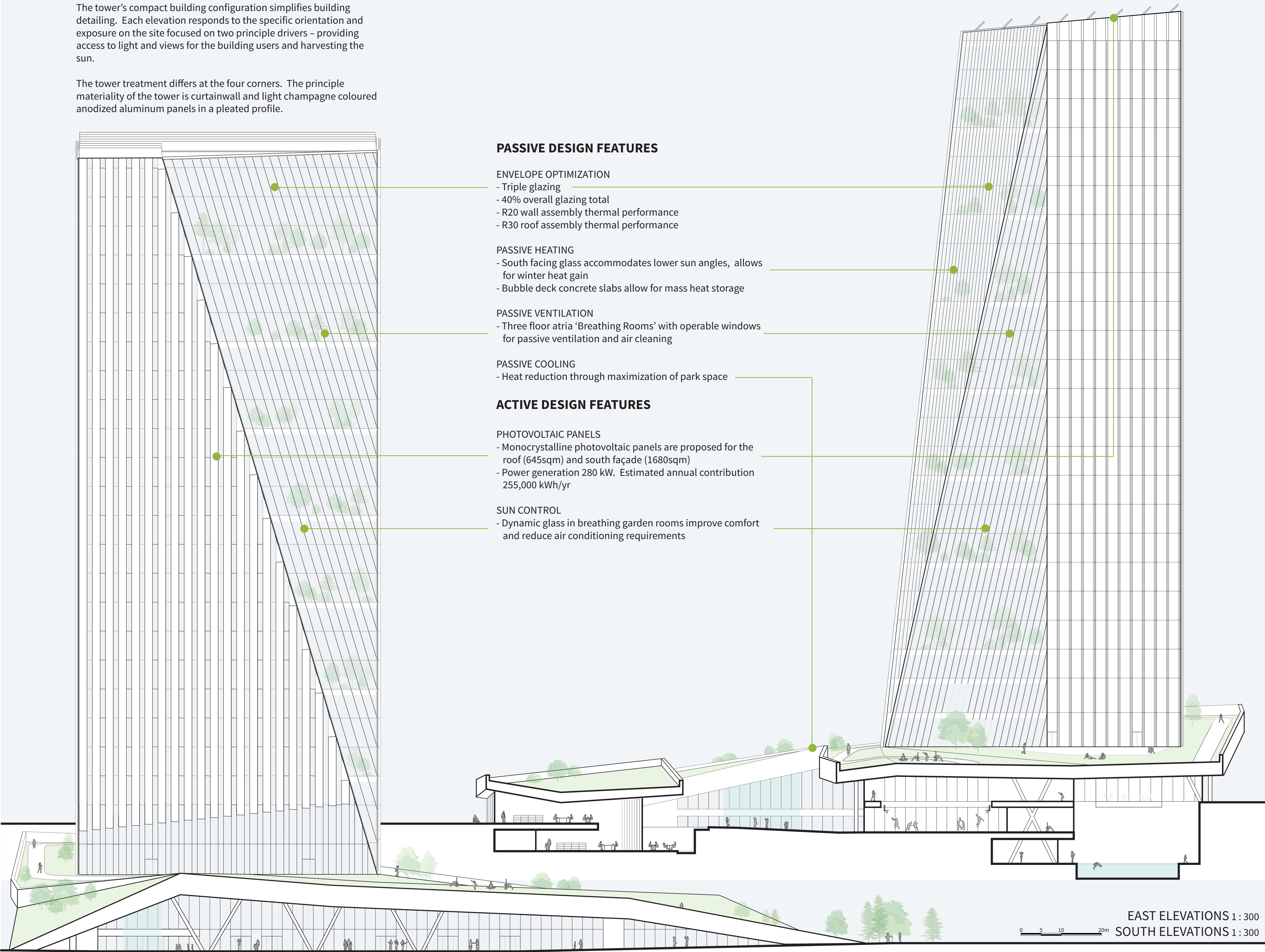
- PASSIVE VENTILATION
- Three floor atria 'Breathing Rooms' with operable windows for passive ventilation and air cleaning

- PASSIVE COOLING
- Heat reduction through maximization of park space

ACTIVE DESIGN FEATURES

- PHOTOVOLTAIC PANELS
- Monocrystalline photovoltaic panels are proposed for the roof (645sqm) and south façade (1680sqm)
 - Power generation 280 kW. Estimated annual contribution 255,000 kWh/yr

- SUN CONTROL
- Dynamic glass in breathing garden rooms improve comfort and reduce air conditioning requirements



EAST ELEVATIONS 1 : 300
SOUTH ELEVATIONS 1 : 300



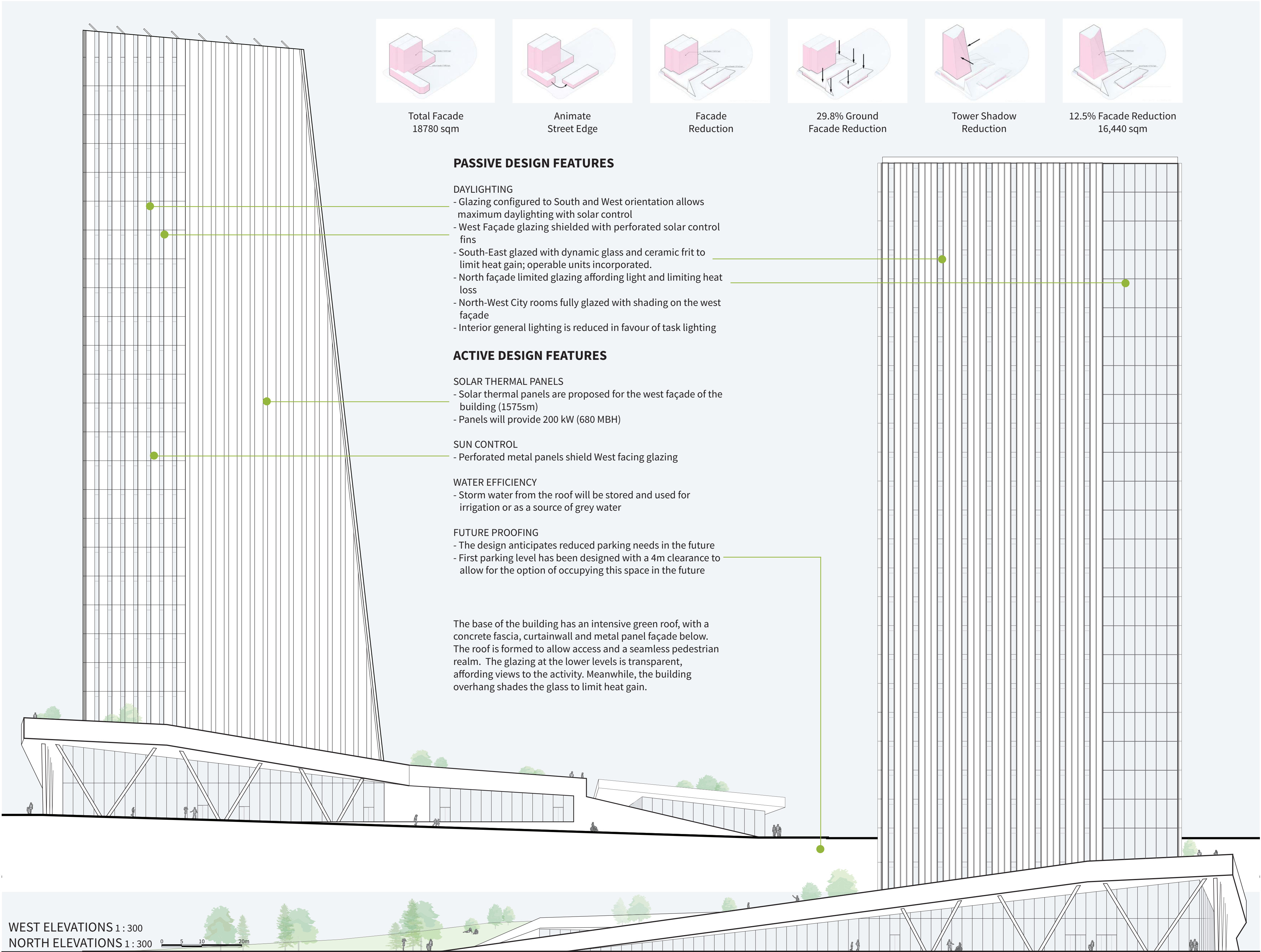
VIEW OF ATRIUM & CIVIC SERVICES

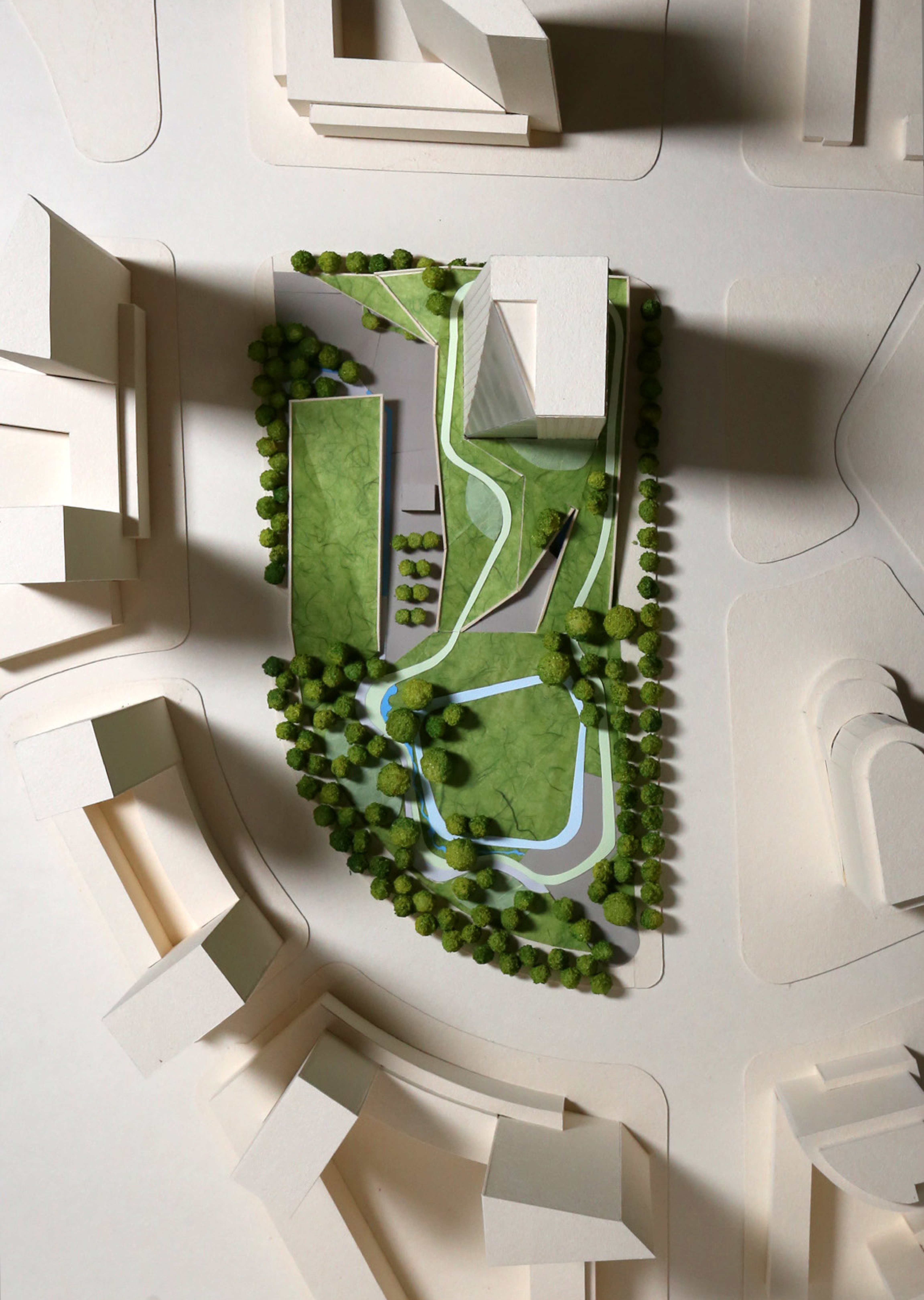


COUNCIL CHAMBER - IN SESSION



COUNCIL CHAMBER - COMMUNITY EVENT





0 5 10 20m



3D CONCEPT - PANEL 8/8



ETOBICOKE CIVIC CENTRE COMPETITION | APRIL 2017
with Forrec + CEL + Blackwell + Urban Strategies + ALTUS + LMDG

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