



Walk Up Urbanism Option Studio ARC3015Y

Tuesdays 9AM to 1PM, Fridays 2 PM to 6PM

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Office Hours: By Appointment

COURSE DESCRIPTION

The studio will focus on a range of still-to-be-invented urban housing types – and quality of urban spaces – that do not currently exist in Toronto given the city's specific development history: dense wood-frame housing with ground level-accessible walk-up units. The goal of the studio will be to invent new building types that are compliant with the building code and accessibility guidelines and acknowledge the parameters of the construction and real estate market - yet are unprecedented because of their spatial configuration, social attributes, and the relationship between the dwellings and the landscape (both public and private). In addition, the studio will examine, through the proposals that are generated, potential implications for the city's existing medium density zoning and bylaws.

Beyond the pedagogical objectives, the studio has been framed to add to the public discussion about the proper scale of new residential development in Toronto. As an alternative to the ubiquitous tower-and-podium model, and seen as a complement to the City of Toronto's recommendation that mid-rise development be incentivized along the avenues, the residential types invented in the studio will be predicated on the maximum densities allowed by code for wood-frame construction and upper-level dwellings that are accessed by a stair (and not an elevator).

An important agenda of the studio is to conceive new paradigms that are not organized by a double-loaded corridor served by a bank of elevators - a building type that, through the cascading logic of international building codes and development economics, has become the ubiquitous organizational strategy for residential buildings that are taller than 70' (and are thus subject to the high-rise building code).

Residential buildings that are 65 feet and 4 stories (and in some cases, 5 stories) or less, on the other hand, present a wider range of possible solutions to vertical and horizontal access to the units - meaning that the solution for the circulation armature itself can be part of the design problem and considered as a social space as well as a purely functional conduit. Walk-up units are allowed in this building classification as long as the front door of the unit is no higher than three stories from the sidewalk, meaning that costly elevators can be eliminated from the development balance sheet. In many North American Jurisdictions walk up units when the maximum height for walk-up units is combined with maximum distances allowed for a single means of egress. within a multi-level unit, a new kind of building can be imagined that reaches far into the sky (to 65'), but with a proliferation of entrances at the street level.

In addition to speculating about the internal logic of a new kind of residential building, the studio will also focus on the urbanism that can result. Specific attention will be paid to the tiered hierarchy of open space associated with residential buildings, including the public sidewalk, front yard buffer/threshold zones, and private terraces, patios, and balconies. In addition, other contemporary landscape strategies such as site design focused energy use and conservation goals, the requirement for storm water control, tree protection and urban canopy approaches, and other environmental concerns will be considered. One advantage of Walk-up Urbanism is a less mediated connection to the ground plane (nature, the landscape) – the possibilities afforded by this connection will be fully explored in the studio.

Given the range of issues to be explored by the studio, the course will be led by Tim Love, and co-taught by Robert Wright and Ivan Saleff. Ivan will help define the regulatory and market factors that will frame the opportunities for invention. Rob will provide a focus on the urban design and open space issues raised by the studio explorations. In addition to the critics, the studio will reach out to Toronto policy makers and thought-leaders. Presentations and workshops are planned with Robert Freedman, Director of Urban Design at the City of Toronto, and other staff from his department. Ken Greenberg and other local urban designers will also be engaged to help frame the residential program, associated retail, and community functions.

METHODOLOGY

Prototyping – Creation of a Housing Type Handbook

Rather than start with a site (and site analysis) to launch the design thinking, this process will begin with the development of building prototypes that predict a broader context, but are primarily driven by the logics of internal organization as framed by program, building code, solar orientation, and/or generalized notions of threshold and engagement with the landscape. All building prototypes are predicated on the following principles:

All upper level units are walk-ups (no elevator access)

At least 50% of the building must be at least four stories tall

Wood frame construction, (responding to a movement to increase the allowable height of wood frame construction currently under review by Canadian provincial building codes led by British Columbia)

All ground level units are handicap accessible (code driven)

Maximum height of 65' (responding to other current North American codes)

Units accessed by shared stairs must have two means of vertical egress (code driven – see specific rules for separation of stairs, etc.)

Potential building diagrams will be determined during a workshop scheduled for Tuesday, Sept 13. Once the prototypes have been established, they will be assigned to teams of one or two students. The prototypes will be drawn-diagrammed in a specific format and packaged into a handbook that can then be used as a resource for the site-specific design explorations.

Site Selection

Once the prototypes are established, sites will be selected against the larger backdrop of housing production in Toronto and an analysis of the relationship of the scale of new development to the scale of existing neighborhoods and streets. The class will look at both recent high-rise development and the City's recent effort to incentivize mid-rise buildings along the major Avenues. The question is where to insert this third type of high-density housing as part of a comprehensive vision for increasing housing density in the city center. Preliminary candidates for sites will be solicited from the City of Toronto urban design department, local urban designers, and other stakeholders. They will be tested plugging in the prototypes and site analysis that looks at access, orientation, open space, etc. The resulting diagrams of potential sites will be vetted and discussed in a workshop session that includes outside participants (scheduled for Tues, Oct 4). The outcome will be the selection of 3-4 sites for further exploration.

Design Proposals

Once the sites have been selected, students will select a site and begin their own design process. Designer may use any of the prototypes developed in the first part of the studio as a launching pad for their own site specific explorations.

COURSE OBJECTIVES

1. Demonstrate the impact of the building code and accessibility guidelines on the basic organizational logic of multi-family residential buildings.
2. Provide an understanding of the interrelationship of government policy, through design guidelines and zoning code, on the pattern of urban development.
3. Show the interrelationship between the organizational logic of individual buildings and the larger urban framework created through the aggregation of buildings.
4. Provide an understanding of the interrelationship between the design of the individual dwelling unit and the building in which it is a part.
5. Expose students to the social and cultural issues that can have an impact on the design of multi-family housing and the associated landscape.
6. Communicate the environmental factors that should be considered when designing multi-family housing.
7. Expose the students to the recent theoretical discourse on multi-family housing within the disciplines of urban design, architecture, and landscape architecture.
8. Provide an understanding of the recent debate about residential housing development in Toronto, including recent high-rise development, the City's Mid-Rise Buildings Study, and the initiative to rehabilitate the City's older high-rise housing stock.

SCHEDULE*

Friday, Sept 9 Studio lottery	
Tuesday, Sept 13 – Friday, Sept 16	Code overview / Establish diagrams for prototypes – assign prototypes
Tuesday, Sept 20	Prototype workshop / establish format for handbook (due 10/4)
Tues, Sept 27	Review development of handbook / initial site research
Tuesday, Oct 4 - Friday, Oct 7	Site selection workshop (with critics) / assignment of sites
Tues, Oct 11	Initial development of proposals (testing of prototype + site analysis)
Tues, Oct 18	Design proposal workshop / establish graphic format for mid-term
Tues, Oct 25	Review development of proposals
Tuesday Nov 1 , Friday – Nov 4	Mid-term review / assign follow-up report
Tues, Nov 8	Construction methodology workshop
Tues, Nov 15	Urban street elevation/landscape workshop
Tues, Nov 22	Development of proposals / establish graphic format for final review
Tues, Nov 29	Development of proposals
Week of Tuesday, Dec 13 (TBD)	Final review

*The Dates Bolded are the scheduled times for Prof. Tim Love to be in class

EVALUATION

Housing prototypes/site diagrams (Oct 4 review)	25%
Mid-term review	25%
Final Review	40%
Participation/Work*	10%
TOTAL	100%

*The studio grade includes a growth factor through the various studio projects and involvement in the studio.

Evaluation will be carried out in accordance with the Graduate Grading and Evaluation Practices Policy (and how that policy is interpreted and applied in this Faculty). The *University of Toronto, School of Graduate Studies, 2011 – 2012 Calendar*, pages 57-60 explains that policy in detail.

PREPAREDNESS AT UOFT

Students are advised to consult the university's preparedness site <http://www.preparedness.utoronto.ca> for information and regular updates regarding procedures regarding emergency planning.

ACCESSIBILITY NEEDS

The University of Toronto is committed to accessibility. If you require accommodations for a disability, or have any accessibility concerns about the course, the classroom or course materials, please contact Accessibility Services as soon as possible: disability.services@utoronto.ca or <http://studentlife.utoronto.ca/accessibility>

PLAGIARISM

University of Toronto code of Behaviour on Academic Matters states that "it shall be an offense for a student knowingly: to represent as one's own any idea or expression of an idea or work of another in any academic examination or term test or in connection with any other form of academic work, i.e., to commit plagiarism."

For accepted methods of standard documentation formats, including electronic citation of internet sources please see the U of T writing website at:

<http://www.writing.utoronto.ca/advice/using-sources/documentation>

The full Code of Behaviour regulations could be found from consulting <http://www.sgs.utoronto.ca/governance/policies/plagiarism.htm>

WRITING AND ENGLISH LANGUAGE

As well as the faculty writing support, please see English Language and writing support at University of Toronto: <http://www.sgs.utoronto.ca/english/> and <http://www.writing.utoronto.ca/advice>. Students have commented that they found the latter address extremely helpful for writing term papers.

The following are also useful:

Sylvan Barnett, *A Short Guide to Writing About Art*. 5-7th edition (New York: Harper-Collins, 1997)
William Strunk Jr., E.B. White. *The Elements of Style* (New York: MacMillan Publishing)

LATE WORK

All assignments are due in class at the specified time and date. Late submission will result in a 5% deduction (of each assignment's total grade) per business day, excluding weekends. In the case of illness or other special circumstance, notification should be given to the instructors and the Program Office as soon as possible and before the deadline in question.

Late work submitted after the final day of classes, Friday, December 2, 2011 is not acceptable without prior written permission from the Program Director.

READINGS

Double-Loaded, Tim Love: Harvard Design Magazine, Fall 2004/Winter 2005, Number 21.

Urban Design after Battery Park City, Opportunities for Variety and Vitality, In Large Scale Urban Real Estate Development, Tim Love, Harvard Design Magazine, Fall 2006/Winter 2007, Number 22.

TEXT REFERENCES

Avenues and Mid-rise Building Study, City of Toronto, 2009 <http://www.toronto.ca/planning/midrisestudy.htm>

Floor Plan Manual Housing: Birkhäuser, 2004. 3rd, rev. and expanded ed. NA7126 .G78 2004 on reserve

Housing Design Handbook: a guide to good practice, David Levitt, New York, NY: Routledge, 2010. NA7540 .L48 2010X, on reserve

Housing Intensification: Policies, Constraints and Options. Toronto: Canadian Urban Institute, 1991. HD7305 .T68 H65 1991

Housing Tactics, Ashley Shafer and Amanda Reeser, eds., PRAXIS Journal, vol. 3, (2000) this publication is available for download at <http://www.london.gov.uk/mayor/auu/publications.jsp>

Modern Housing Prototypes: Roger Sherwood. Cambridge, Mass.: Harvard University Press, c1978. NA7126 .S48 on reserve

Site Unseen: Laneway Architecture and Urbanism in Toronto, Brigitte Shim and Donald Chong, University of Toronto Faculty of Architecture, Landscape and Design: Toronto, 2004

Stacked Housing: Design Guidelines [sic] from a review of existing projects: a report prepared for the Ontario Housing Corporation. Peter Barnard, Associates, Toronto, 1973. NA7243 .T6 P48

Tower Renewal Guidelines, For the comprehensive Retrofit of Multi-Unit Residential Buildings In Cold climates, Ted Kesik and Ivan Saleff, Daniels faculty of Architecture, landscape and Design, 2009 <http://www.daniels.utoronto.ca/trg>

Urban Housing Atlas: Utile Inc. Boston: Pink Comma Books, 2008. 219 p.: NA7325 .U72 2008, on reserve

FINAL DUE DATE

The final due date for course work can be no later than 3 p.m. on Friday, December 2, 2011.

BIBLIOGRAPHY, On Reserve

French, Hilary. Key Urban Housing of the Twentieth Century: Plans, Sections and Elevations. W. W. Norton & Company; Pap/Cdr edition (November 17, 2008). ISBN-10: 0393732460; ISBN-13: 9780393732467

Davis, Sam. Form of Housing. Van Nostrand Reinhold Inc.,U.S.; New edition (May 1981), ISBN-10: 0442272189, ISBN-13: 978-0442272180

Mori, Toshiko (Editor). Immaterial/Ultramaterial: Architecture, Design and Materials. George Braziller (Pub.), 2002, ISBN: 0807615080

Schittich, Christian. In Detail: Semi Detached and Terraced Houses. Birkhäuser Architecture; 1 edition (June 23, 2006). ISBN-10: 3764374896; ISBN-13: 978-3764374891

Cooper Marcus, Clare and Sarkissian, Wendy. Housing As If People Mattered: Site Design Guidelines for Medium-Density Housing (California Series in Urban Development). University of California Press; 1st edition (June 8, 1988). ISBN-10: 0520063309; ISBN-13: 978-0520063303

Roger Sherwood, Stefanos Polyzoides, and Stefanos Polyzoides. Courtyard Housing in Los Angeles (Princeton Architectural Press: New York, 1982)

Additional Reading Resources

Housing transformations : shaping the space of twenty-first century living / Bridget Franklin. Abingdon, Oxon ; New York : Routledge, 2006. 1st ed. [HD7333 .A3 F82 2006](#)

Affordable housing: designing an American asset / authors: Adrienne Schmitz ... [et al.]. Washington, D.C. : Urban Land Institute : National Building Museum, c2005. [HD7287.96 .U6 A34 2005](#)

Swedish housing / published by the Swedish Institute, the Royal Housing Board, the National Association of Swedish Architects, and the Swedish Society of Arts and Crafts ; edited by Arthur Hald, Per Holm and Gotthard Johansson ; translation by Burnett Anderson. Stockholm: Swedish Society of Arts and Crafts, 1949. [HD7350 .A3 S84 1949X](#)

Contemporary housing / Maria Alessandra Segantini ; [translations, Robert Burns]. Atlante dell'abitare contemporaneo. EnglishMilano : Skira ; New York : Distributed in North America by Rizzoli International Publications, 2008. 1st ed. [NA7110 .S454 2008](#)

Bioclimatic housing : innovative designs for warm climates / edited by Richard Hyde. London ; Sterling, VA : Earthscan, c2008. [TH4860 .B57 2008](#)

Accessible housing : quality, disability and design / Rob Imrie. Abingdon, Oxon ; New York : Routledge, 2006. [NA2545 .A1 I46 2006 NA2545.A1](#)

Flexible housing / Tatjana Schneider & Jeremy Till. Oxford, UK : Architectural Press, 2007. [NA2793 .S34 2007](#)

Collective housing : a manual / workshops by Wiel Arets ... [et al.] ; José María de Lapuerta [editor]. Barcelona : Actar ; New York : Astar Distribution, Inc. [distributor], c2007. [NA7126 .C66 2007](#)

Multistory housing. Mehrgeschossiger Wohnbau. Schmitt, Karl Wilhelm New York F.A. Praeger [1966] [NA7860 .S3313 1966](#)

Dutch housing associations : a model for social housing / Andre Ouwehand, Gelske van Daalen ; with a foreword by Hugo Priemus : and a contribution from Jeanet Kullberg. Delft : DUP Satellite, c2002.[HD7344 .A3 O98 2002](#)

Global housing projects : 25 buildings since 1980 / [edited by Ramias Steinemann ; translation, Ingar Milnes]. Barcelona ; New York : ETH Actar, c2008. [HD7287 .G54 2008](#)

The new housing / [editors, John Graby, Kathryn Meghen]. Dublin : Royal Institute of Architects of Ireland, 2002. [NA7337 .N48 2002](#)

Housing by lifestyle : the component method of residential design / James W. Wentling. New York : McGraw-Hill,

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Sustainable housing projects : implementing a conceptual approach / Ronald Rovers ; with contributions from Frank Klinckenberg ... [et al.]. Amsterdam : Techne Press, 2008. [TH4860 .R69 2008](#)

New urban housing / Hilary French. New Haven, CT : Yale University Press, 2006. [NA7105 .F75 2006](#)

Housing moves on : architects and their views = Positionen zum Wohnungsbau / [edited by] Peter Ebner, Frauke Gerstenberg and Roman Höllbacher. Wien ; London : Springer, 2008. [NA7110 .H698 2009](#)

Housing and dwelling : perspectives on modern domestic architecture / edited by Barbara Miller Lane. Abingdon, Oxon ; New York : Routledge, 2007. [NA7110 .H69 2007](#)

Multi-family housing : the art of sharing / Michael J. Crosbie. Mulgrave, Vic. : Images, 2003. [NA7860 .C765 2003](#)

Housing for older Canadians : the definitive guide to the over-55 market. Ottawa : Canada Mortgage and Housing Corporation, c1999. [HD7287.92 .C3 H586 1999](#)

Housing and planning references. United States. Dept. of Housing and Urban Development. [Washington, D.C. For sale by the Superintendent of Documents, U.S. Govt. Print. Off.] [Z7164 .H8 U475](#)

The urban housing manual : making regulatory frameworks work for the poor / Geoffrey Payne and Michael Majale. London ; Sterling, VA : Earthscan, 2004. [HD7287.96 .D44 P39 2004](#)

Glossary of housing terms. [Ottawa] : Canada Mortgage and Housing Corporation, 1997, c1982. Rev. 1997. [TH4812 .G48 1997](#)

6000 years of housing / by Norbert Schoenauer. New York : Garland STPM Press, c1981. [NA7125 .S383 VOL.1](#)
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Housing layout and density / Evans, Paul Cambridge : University of Cambridge, Dept. of Architecture, 1973. [HT169 .G7 E83](#)

Zero lot line housing / by David R. Jensen [and] HOH Associates. Washington, D.C. : Urban Land Institute, c1981. [NA9051.5 .J4](#)

New concepts in housing / [text contributed by the architects ; edited by Jacobo Krauel and Amber Ockrassa] Barcelona : Structure, [2005] [NA7126 .N38 2005](#)

Design quality in new housing : learning from the Netherlands / Matthew Cousins. Abingdon, Oxon ; New York : Taylor & Francis, 2009. [HD7333 .A3 C735 2009](#)

Housing associations and sustainable management : environmental efforts in the Netherlands' social housing sector / Minna Sunikka, Claudia Boon. Delft : DUP Satellite, c2002. [HD7344 .A3 S946 2002](#)

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Best practices in the production of affordable housing : a ULI/Fannie Mae Foundation Policy Forum, March 29-30, 2005 / prepared by Deborah L. Myerson. Washington, D.C. : Urban Land Institute, c2005. [HD7293 .U18 2005](#)

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The use of modular building techniques for social housing in the UK : a market research report / Isabel McAllister and Alan Yates. Watford : Published by Construction Research Communications Ltd by permission of Building Research

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Ontario code and construction guide for housing / [issued by] Ontario Building Officials Association, Ontario Home Builders' Association, Ontario Ministry of Municipal Affairs and Housing. [Toronto : Ministry of Municipal Affairs and Housing, 2010] [2010 ed.] [TH4815.5 .O58 2010](#)

Crime-free housing in the 21st century / Barry Poyner. London : Jill Dando Institute of Crime Science, University College London, c2006. [HV7431 .P6754 2006](#)

Greenfields, brownfields and housing development / David Adams and Craig Watkins. Oxford : Blackwell Science, 2002. [HD7333 .A3 A32 2002](#)

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Vivienda urbana = Urban housing. Madrid, España : Arquitectura Viva, 2002. [NA7325 .V59 2002](#) Soportes : vivienda y ciudad = Supports : housing and city /

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An introduction to urban housing design : at home in the city / Graham Towers. Oxford ; Burlington, MA : Architectural Press, 2005. [NA7328 .T69 2005](#)

Key urban housing of the twentieth century : plans, sections, and elevations / Hilary French. New York : W.W. Norton, 2008. 1st American ed. [NA7126 .F74 2008](#)

Housing in the twenty-first century : achieving common ground / Kent W. Colton. Cambridge, Mass. : Published by the Harvard University Wertheim Publications Committee : Distributed by Harvard University Press, 2003. 1st ed. [HD7293 .C644 2003](#)

Dbook : density, data, diagrams, dwellings : a visual analysis of 64 collective housing projects / Aurora Fernández Per, Javier Mozas, Javier Arpa. Vitoria-Gasteiz : a+t ediciones, 2007. [NA7863 .E85 F47](#)

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Front to back : a design agenda for urban housing / Sally Lewis. Oxford : Architectural Press, 2005. [NA9051 .L494 2005](#)

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Growing urban habitats : seeking a new housing development model. Morrish, William R., 1948- San Francisco : William Stout Publishers, 2009 [NA7115 .M68 2009](#)

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einem neuen Vorwort von = with a new preface by Oliver Heckmann ; mitarbeit bei der dritten Auflage = contributors to the the third edition: Christian Gänshirt, Oliver Heckmann, Bettina Vismann. Basel ; Boston : Birkhäuser, 2004. 3., überarbeitete und erweiterte Auflage = 3rd, rev. and expanded ed. [NA7126 .G78 2004](#)

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Green guide to housing specification : an environmental profiling system for building materials and components / Jane Anderson, Nigel Howard. Watford, England : Published by BRE Bookshop by permission of Building Research Establishment, 2000 [TA403.6 .A52 2000](#)

A basic guide to fair housing accessibility : everything architects and builders need to know about the Fair Housing Act accessibility guidelines / written by Peter A. Stratton ; edited by Michael J. Crosbie. New York : Wiley, c2001. [NA2545 .P5 S765 2001](#)

Place & home : the search for better housing / Prp Architects. London : Black Dog Publishing, 2007. [NA997 .P77 A4 2007](#)

New approaches to housing for the second half of life / Andreas Huber (ed.). Neues Wohnen in der zweiten Lebenshälfte. English. Basel ; Boston : Birkhäuser ; Zürich : ETH, c2008. [NA2545 .A3 N4813 2008](#)

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Living together : multi-family housing today. / Michael J. Crosbie Bastow Place, Australia : Images Publishing Group Pty Ltd. 2007. [NA9051.5 .C76 2007](#)

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Next : collective housing in progress : density, intensity, uses, location, types, details / Aurora Fernández Per, Javier Arpa. [Vitoria-Gasteiz] : A+T architecture publishers, 2010. [NA7550 .D4 V.2 NA7550 .D4 VOL.1](#)

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