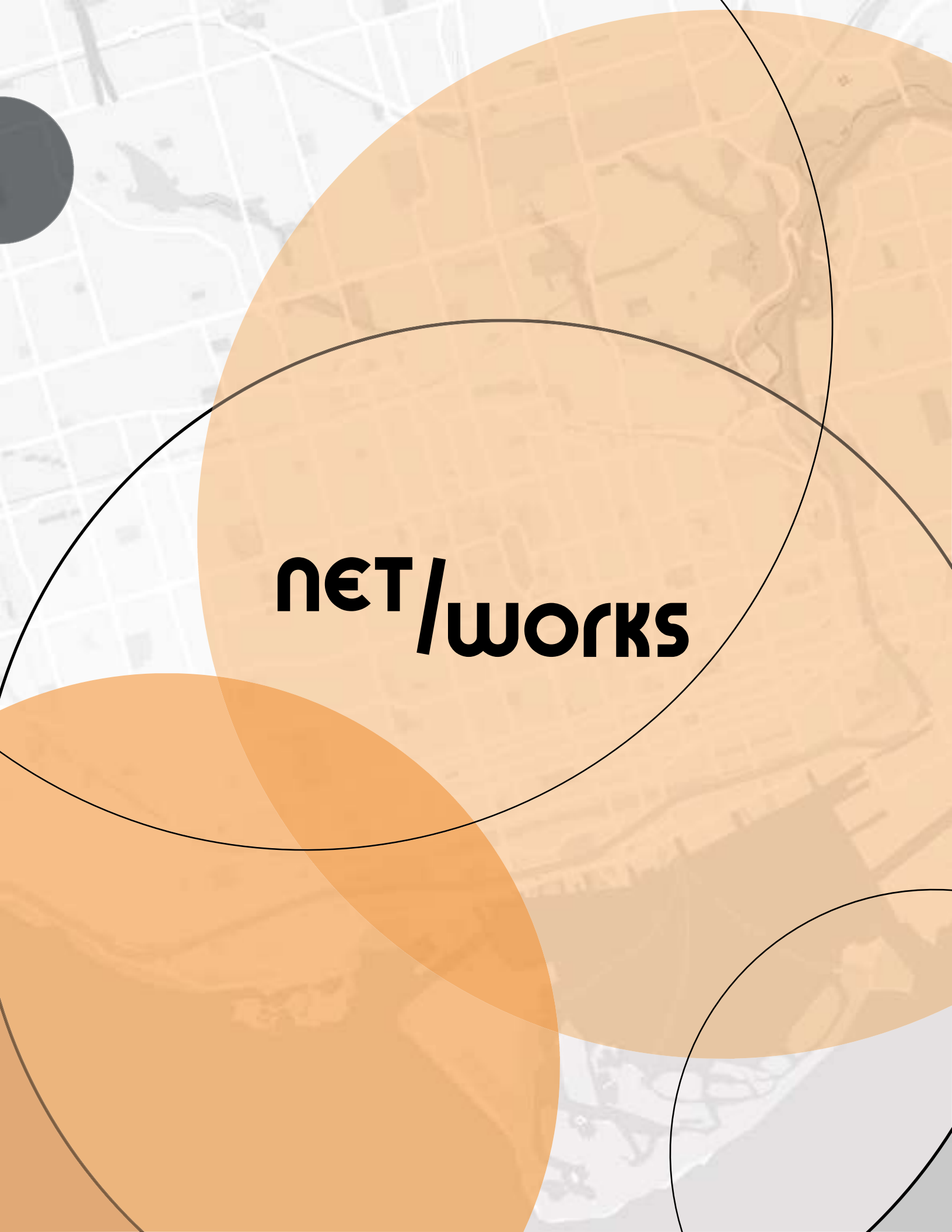


The background features a light gray map with a grid of streets and some green areas. Overlaid on this are several large, semi-transparent orange circles. A solid dark gray circle is located in the top-left corner. Two thin black lines form arcs across the composition, intersecting the orange circles.

net/works

This report is best viewed in side-by-side layout:

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Net/Works

Places for Work in the Urban Environment

By Donald Peckover
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A thesis submitted in fulfillment of the requirements
for the Professional Diploma in Architecture (Dipl. Arch.)
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Dedication

For Mom.

For Heidi.

This is perhaps why people get together in the first place. The sharing of time.

“Real Life”, by Brandon Taylor²

Executive Summary

Net/works redefines the workplace as a dynamic urban destination, balancing professional needs with community interaction and fostering new relationships with the city. Grounded in Boundary Theory, Human-centred Design, and flexibility, it blends workspaces with amenities to create an adaptable, integrated environment that evolves with modern work culture. The building program and architectural form are heavily influenced by the site, neighbours, and demographics, and if replicated at other locations would create an entirely different and exciting architectural execution informed by the same research base and set of design rules.

Located in Weston, net/works attracts local residents to a new workplace-oriented node, generating activity and vitality through flexible daytime and nighttime uses. It leverages the reverse commute model along the existing GO transit line to bring professionals into the area, reducing urban congestion while revitalizing underutilized spaces. Site analysis revealed gaps in local services, including flexible workspaces and social hubs, which net/works addresses with a mixed-use program featuring cafés, event spaces, and a showpiece restaurant. The design emphasizes fluidity and adaptability, using curved facades and thresholds at grade and between interior program areas to create seamless transitions between work and leisure.

A central atrium serves as the heart of the building, fostering collaboration through ramps, bleachers, and flexible workspaces. Outdoor areas like the Grand Trunk gathering space and rooftop patios extend beyond the workplace, strengthening urban connections. Internally, net/works balances focus and collaboration, supporting evolving professional needs. Sustainability is embedded in the design, with energy-efficient systems and adaptable infrastructure ensuring long-term flexibility.

Net/works demonstrates how architectural form, space, and order can actively support professional development, education, career advancement, and social activity. The form balances fluid exterior gestures with structured interior zones, guiding users through interconnected transitional spaces that encourage both serendipitous encounters and deep focus. Space is layered and porous, with continuous and accessible circulation paths, enhanced visibility, and natural light reinforcing dynamic workplace interactions. Order is established via a gradient of activity, from public engagement at the site and building edges to focused work at the core, creating a structured yet flexible environment.

As a replicable model for future developments in complete communities, net/works demonstrates how workplaces can anchor urban vitality, bridging the gaps between work, life, and the urban environment.

Never let a rigid itinerary discourage you from an unexpected journey.

“Senlin Ascends”, by Josiah Bancroft³

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This design report is intended to be read in conjunction with the research report prepared for RAIC Syllabus 690A dated 2024. Contact the author for copies if required.

Photography breaks magic by embalming a specific moment - one version of reality - into a recorded image. Once that moment is so recorded, then all other possible versions of that moment are excluded from the world that contains that photograph.

“The Rise and Fall of D.O.D.O.”, by Neal Stephenson and Nicole Galland⁴

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They had not been privileged to experience the dizzy descent he had surrendered to... only an all-consuming, all-encompassing *idea* could liberate a man, make him free and place him above everything else.

“Summer in Baden-Baden”, by Leonid Tsypkin¹

Introduction

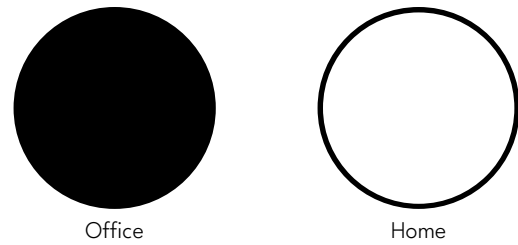
The professional landscape has recently undergone a significant transformation, challenging traditional notions of where and how we work. The once rigid structures of work and home have been fundamentally disrupted without considering their considerable spatial and temporal impacts on urban environments and personal identities.

Historically, white-collar work was centred in the office, with spaces designed for collaboration, mentorship, and focus-driven tasks. This centralized model fostered corporate community and organizational culture but remained distinctly separate from residential neighbourhoods (Figure 8.1.1.). The reinforcement of these clear boundaries between professional and personal spheres necessitated a time- and resource-consuming commute from the home.

The covid-19 pandemic upended this long-standing dichotomy (Figure 8.1.2.). During lockdown periods, young professionals in particular embraced newfound independence and autonomy, earning trust through self-management and proving their productivity in flexible, remote environments³. This shift disrupted established office norms and highlighted the potential for improved work-life balance alongside new workplace opportunities.

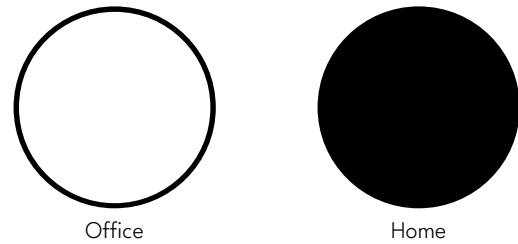
Yet, this transition brought challenges. While homes offered comfort, they lacked the architectural and functional optimization required for sustained productivity and collaboration. The blurring of work-life boundaries led to longer hours, diminished mental separation, and missed opportunities for exercise and urban engagement once provided by commuting⁵. The result was a fragmented experience, often marked by feelings of isolation and loneliness⁶.

Post-pandemic work models attempted to balance the benefits of home and office through split systems. However, neither location fully meets the demands of this new hybrid relationship and systems (Figure 8.1.3.). Homes lack separation from work-related tasks, ergonomic workspaces, and infrastructure for effective collaboration while existing offices remain tethered to outdated design principles ill-suited for flexibility. Third places - cafes,



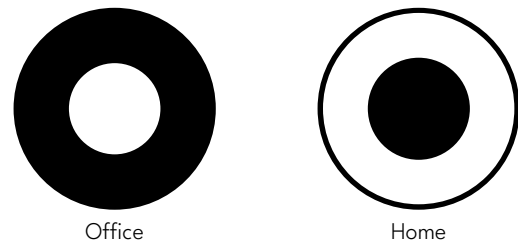
Pre-pandemic
(office first)

Figure 8.1.1.:²



Peak-pandemic
(home first)

Figure 8.1.2.:⁴



Post-pandemic
(split)

Figure 8.1.3.:⁷



Post-pandemic
(hybrid)

Figure 8.1.4.:⁸

parks, and similar venues - offer some relief but fail to address essential needs such as privacy, acoustics, and ergonomic support (Figure 8.1.4.). While coworking spaces address part of this gap, they primarily complement downtown offices⁹, leaving many white-collar professionals in residential neighbourhoods without accessible, high-quality workspace options.

This gap has created an opportunity to redefine the workplace as a “fourth place” that transcends the limitations of home and office while integrating the strengths of each (Figure 8.1.5.).

Net/works embodies this vision by merging workplace collegiality with the comforts of the home while strengthening our relationships with our neighbourhoods and our neighbours themselves. It creates an adaptable environment where professionals can collaborate, innovate, and thrive, balancing individual autonomy with communal interaction. Unlike traditional models, net/works positions the workplace as a microcosm of the city itself, seamlessly interweaving professional, personal, and urban experiences into new neighbourhood destinations, using the adventure of work as an attraction rather than an obligation.

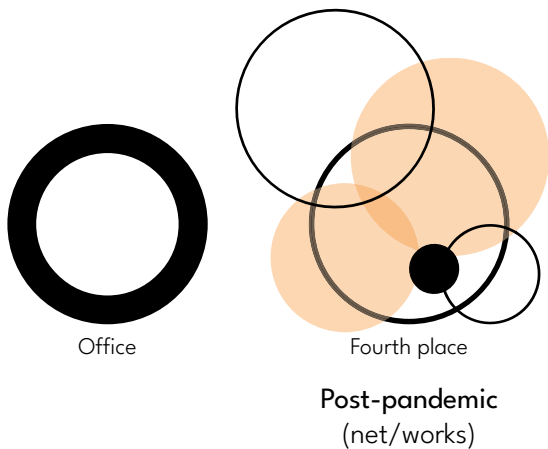


Figure 8.1.5.:¹⁰

The workplace has also become more than just a container for work - it is an active environment that shapes career growth and professional networks. While third place amenities can be an attraction, the true value in our white-collar knowledge economy is human capital: the knowledge, skills, and relationships embodied within people and professionals. Net/works is designed as a vessel for professional interaction and career development and advancement, bringing together neighbours and professionals across multiple backgrounds but promoting relationships and teamwork between related fields. In this local, and perhaps unexpected, venue we can develop and instruct young professionals, freelancers, and those without access to human capital and workplace technology.

At net/works, workspaces are not a fixed location but a departure point for reintegration with the urban fabric, emphasizing flexible, adaptive spaces that cater to the evolving culture of work. By breaking down rigid physical and emotional boundaries, the workplace becomes a catalyst for socialization and urban engagement beyond just work. In hybrid cities, where professional and personal lives increasingly intersect, the workplace at net/works offers an opportunity to redefine urban

relationships by fostering integration, collaboration, and adaptability. Net/works builds on this vision, reimagining the workplace as a cornerstone of urban connectivity and community vitality, providing a flexible framework for a new era of work-life integration.

Glossary

This design report continues to use the definitions and glossary established in the previous research report. The workplace is a communal, physical location separate from the home, where individuals engage in professional activities within a shared setting that embodies collective culture, professional identity, and company branding. In contrast, a workspace is an individual location for completing tasks. It may also be a mental state conducive to focused thought and concentration. Throughout this report, “workplace” refers to a shared physical setting, while “workspace” denotes individual physical or mental spaces.

Central to the workplace are the people within it. Instead of corporation, which suggests business-focused motives, or employer, which implies hierarchy, this report uses the term “company” to emphasize a collective effort toward shared goals. Likewise, the term “professional” replaces worker or employee to reflect a sense of respect and equality, encompassing all roles, from entry-level positions to executives and support staff.

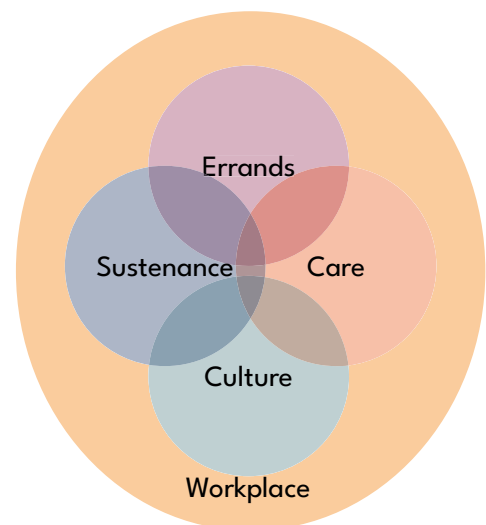
These distinctions aim to foster positive relationships between professionals and companies within the workplace and the broader urban environment.

Amenities and Services

Throughout this design report, and in designing net/works, the amenity and service categories of care, errands, culture, and sustenance (Figure 8.1.6.) were developed to acknowledge the diverse needs of individuals and will be expanded upon in later chapters of this report. These categories represent essential facets of daily life, encompassing everything from health and wellness to community engagement and personal fulfillment.

These categories and components of our urban environments shape our cities and personal identities. Historically, urban spaces have often compartmentalized these elements, creating fragmented experiences that disconnect people from their

Figure 8.1.6.:¹¹



communities and daily rhythms. By integrating care, errands, culture, and sustenance into the workplace at net/works, we emphasize the importance of holistic environments that seamlessly blend work and life. This approach acknowledges that individuals are not solely defined by their professional roles but also by their interactions with these other aspects of life.

Incorporating these categories into net/works means that we can conceive of a deeper understanding of urban life as an interconnected ecosystem.

Adherence to The Rules

In the research component of this thesis project a set of rules were developed as a foundation for designing workplaces that integrate seamlessly into the urban fabric, aligning with the evolving needs of modern professionals and communities. While workplaces functionally support productivity, collaboration, and mentorship, they possess a transformative potential to become dynamic spaces that enrich the surrounding environment. Thoughtful design allows workplaces to evolve beyond their conventional purpose, and by accommodating a spectrum of activities, from collaborative work and recreation to cultural and educational opportunities, the workplace can beneficially blur the boundaries between professional, personal, and communal spaces.

This blurring of boundaries and flexibility of time, place, and purpose supports environments for creativity, innovation, and well-being, offering individuals a more profound sense of connection and belonging. Workplaces contribute to individual productivity and the collective vitality of the urban landscape, enriching both the lives of their users and the communities they inhabit, working to enhance the vitality of urban areas, turning static spaces into catalysts for social and economic dynamism.

These rules were adapted and combined subsequent to the research portion of this thesis and further refine the focus and help to guide the design of net/works at the project site and for future integration in other neighbourhoods.

Place and Space

Workplace architecture has traditionally focused on reducing construction and operating costs, aiming to maximize staff efficiency but often overlooking employee well-being. Instead,

the workplace should support both productivity and positive health, fostering engagement and offering spaces that naturally encourage meaningful connection.

Threshold

Architectural boundaries between work and life should promote connections and balance separations. Thresholds accentuate positive spillover between identities, giving form and meaning to these emotional changes.

Urban Synergy (formerly Mono/Poly and Agglomeration Effects)

Workplaces form an integral part of energetic mixed-use neighbourhoods. By incorporating new professional environments we can strengthen urban identity and develop multi-use anchors in the evolving hearts of our cities, beyond just the central business district, and take advantage of the critical mass of urban vitalities in our cities.

Young Professionals (including Digital Integration)

Young professionals are more adaptable and entrepreneurial than ever, job-hopping and embracing the freelance gig economy. No longer static, the workplace meets these dynamic needs, fostering collaboration, flexibility, and intergenerational knowledge transfer and mentorship through access to human capital and technology.

Purpose

Workplace architecture can reshape organizational culture by prioritizing inclusion, accessibility, and purpose. The workplace is not an isolated structure within the social and urban fabric; by integrating with the urban environment workplaces can serve as catalysts for leadership and engagement. They also enhance access to technology and human capital for those who might otherwise lack such facilities.

Workplace Ecosystem (formerly Hotelification and Freespace)

The workplace now incorporates design elements from hospitality, education, and cultural institutions. No longer are professionals attached to a single desk for the entire day, or for their entire career. They are free to mold their daily activities and career path based on the spaces available to them, and to also shape their environments to suit their own needs.

Thesis Statement

Historically, the workplace has been defined by rigid boundaries designed to separate work from our personal identities and social relationships.

However, in the collective culture of our modern, hybrid cities, the act of work has become more adaptable regarding time, place, and purpose. This thesis responds to these new spatial and behavioral relationships, identifying the workplace as a dynamic, flexible structure embedded in our neighbourhoods to integrate work, life, and urban space.

Do you remember a time when this city was
A great place for architects and dilettantes?
A nice place for midwives and crossing guards?
And on and on...

"Black History Month", by Death From Above 1979¹

Site Analysis and Selection

Toronto's identity is strongly linked to its geographical boundaries, highways, transit infrastructure, and former borough boundaries. However, beneath this framework lies a city of neighbourhoods, each with unique characteristics and dynamics. Toronto's neighbourhoods are not inherently flawed but present opportunities for enhancement. By examining urban characteristics and demographic contrasts, we can identify areas that would benefit from interventions to improve the relationship between living and working environments.

Figure 9.1.1.: A city of neighbourhoods²

In this chapter we perform a quantitative analysis by investigating city-wide demographic issues and focussing on four primary demographic dichotomies: Affordability, Density, Workforce, and Employment Access. The results of this exercise align with the rule Place and Space, with place design emphasis on vibrant work/life environments to connect the architectural strategy with well-being and engagement between professionals, the workplace, and the urban environment. From these criteria and comparisons, we identify potential neighbourhoods, and through site visits and qualitative analysis we select the neighbourhood and site for the project.

Demographic Dichotomies

Affordability

Toronto is one of Canada's most expensive cities, with high costs of living and working³. While solving the affordability crisis is beyond the scope of this thesis project, net/works can become a part of complete communities and create opportunities for high-quality, well-paying jobs near areas where professionals can afford both to live and work.

In this exercise we highlight areas with a household income above the city average of \$96,000 annually⁴, compared to areas where real estate prices fall below the city average of \$1.1 million, encompassing detached homes, condos, and townhomes⁵.

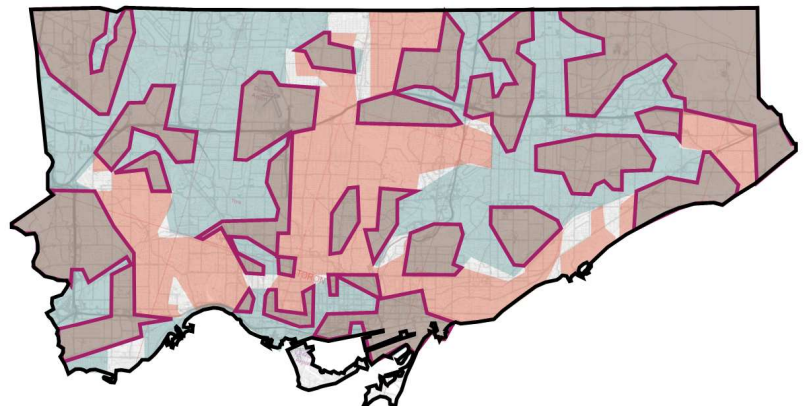


Figure 9.1.2.: Toronto affordability^{6,7}

The overlay of these two maps (Figure 9.1.2.) reveals neighbourhoods where high income (red) coincides with relatively low real estate prices (blue). These overlaid purple areas offer the potential for fostering work-life balance by providing potentially affordable neighbourhoods for professionals to reside - and work - in.

Density

Population and employment densities are key indicators of urban vitality and functionality⁸. High population density often signals vibrant residential communities with robust demand for local services and amenities, fostering economic activity and cultural flourishes. Meanwhile, high employment density reflects concentrated economic opportunities, innovation hubs, and access to diverse industries⁹. When population and employment densities are well-aligned, cities benefit from reduced commute times, stronger local economies, and enhanced quality of life. Together, these metrics illuminate the balance—or imbalance—between where people live and where they work.

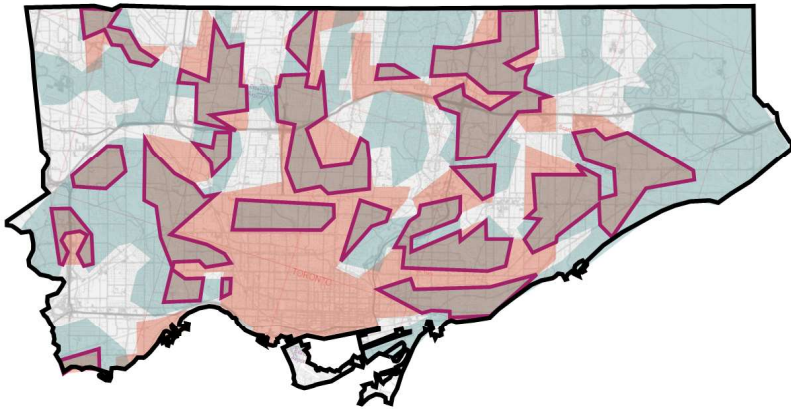


Figure 9.1.3.: Toronto density^{12, 13}

In this exercise we highlight areas with densities above the city average of 4,428 residents per square kilometre¹⁰, compared with regions with employment densities below the city average of 2,340 jobs per square kilometre¹¹.

Overlaying these maps (Figure 9.1.3.) identifies neighbourhoods with high residential density (red) compared to low job availability (blue), forcing residents to commute elsewhere. Since 74% of professionals cite commuting as the most unpleasant aspect of their job¹⁴, the solution lies in bringing jobs to these densely populated areas (overlaid in purple). This approach balances urban densities and fosters local relationships between living and working environments.

Workforce

The workforce composition varies across Toronto's neighbourhoods, with notable distinctions between white-collar and blue-collar sectors. In a nation rich in natural resources such as lumber, oil, and agriculture, our most important natural resource is human capital in the white-collar knowledge economy, exceeding \$155B nationwide annually¹⁵. This sector will be driven by millennials, born between the early 1980s and the early 2000s, who will represent over half of all white-collar professionals by 2035¹⁶.

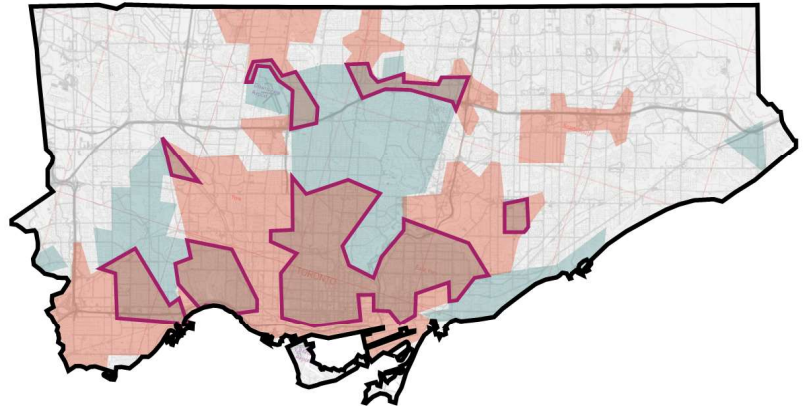


Figure 9.1.4.: Toronto Workforce^{19, 20}

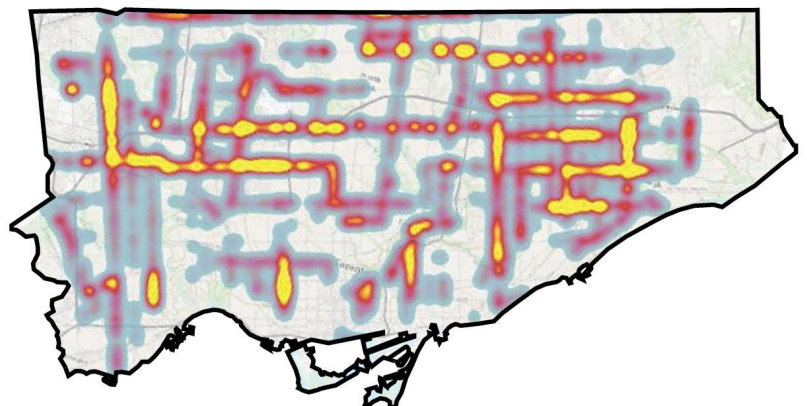
This exercise is directly related to the rule Young Professionals, and here we highlight areas with high concentrations of white-collar industry and residents¹⁷, and neighbourhoods with high concentrations of Millennials¹⁸.

The overlay of these maps (Figure 9.1.4.) identifies neighbourhoods where young (red) and white-collar professionals (blue) currently live and work. Their unique expectations for work—viewed as a professional pursuit, personal identity, and collaborative space—shape modern workplace dynamics. These overlaid purple areas are optimal neighbourhoods for initiatives that align with Millennial values, such as flexible workspaces and community-centric developments.

Employment Access

Our last criterion is Employment Access. Toronto has an extensive transit system including buses, streetcars, LRT, and subways. Still, there are many routes that connect areas of high population density to areas of high employment density that are unfortunately at or above capacity during rush hours²¹ (Figure 9.1.5.). This over-capacity, shown in bright yellow, suggests our infrastructure and urban planning are inadequate antiquated, or both.

Figure 9.1.5.: Overcapacity transit routes²²



This analysis aligns with the rule Purpose and identifies opportunities for engagement and leadership in the workplace, and provides new opportunities to those who don't have accessible options. Here, the workplace can act as a catalyst

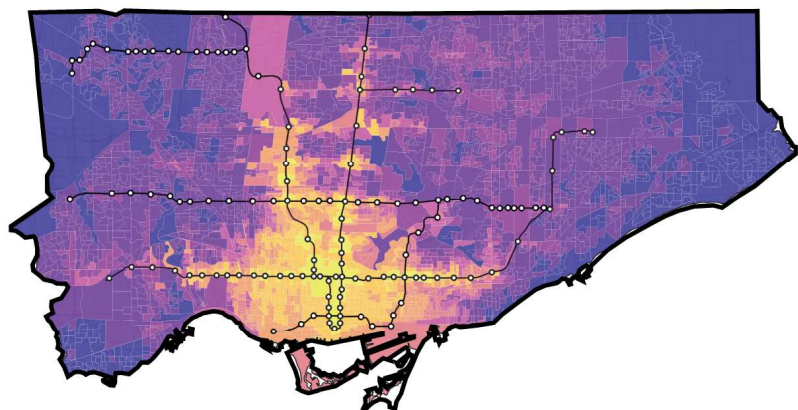


Figure 9.1.6.: Access to employment²³

for positive professional change. This also aligns with the rule Urban Synergy, promoting a strategy of decentralization and strengthening urban identity through workplace integration beyond traditional workplace zones.

Mapping the number of jobs accessible within a 45-minute transit ride we see that downtown areas in yellow offer many opportunities, and suburban areas in purple often lack comparable access and opportunities (Figure 9.1.6.). Areas underserved by transit often coincide with low job densities. Addressing this challenge involves redirecting jobs and infrastructure investments away from

overprivileged areas to underserved regions, thereby promoting equity and opportunity across the city.

The reverse commute concept seeks to shift white-collar office workers from the downtown core to residential neighbourhoods by establishing new office buildings and workplaces closer to where people live. This approach significantly reduces commute times, allowing individuals to reclaim valuable time for personal and family activities while lowering stress levels associated with long commutes. With fewer vehicles travelling to the city center, emissions are reduced, contributing to environmental sustainability and improved air quality²⁴. Additionally, bringing workplaces into residential areas can invigorate local economies, foster community engagement, and promote a healthier work-life balance²⁵. This model redefines urban living by decentralizing employment hubs and aligning them more closely with residential patterns.

Conclusion

By investigating these dichotomies through a quantitative lens we have identified four critical relationships that inform the site selection criteria:

Affordability: Prioritize areas with high incomes and low real estate prices.

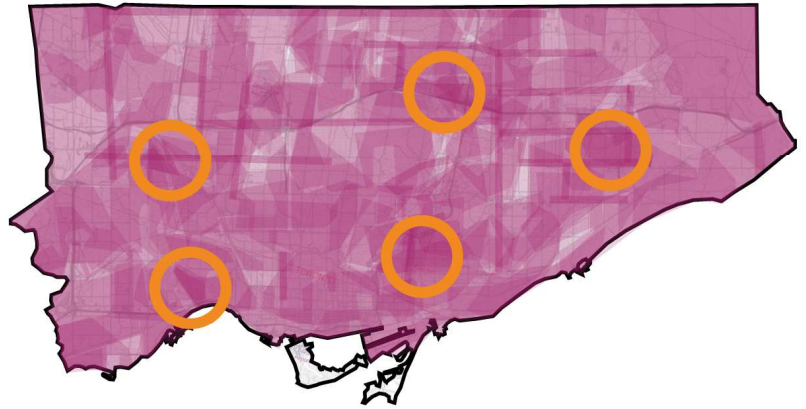
Workforce: Focus on neighbourhoods with a high concentration of young, white-collar professionals.

Density: Target regions with high residential density but low employment opportunities.

Employment Access: Improve transit and job accessibility in underserved areas and on overcrowded routes.

This neighbourhood investigation revealed intriguing characteristics and contrasts within Toronto's urban fabric. By overlaying these criteria, several neighbourhoods emerged as promising candidates for further analysis and potential intervention (figure 9.1.7.). These findings provide a foundation for developing net/works as a transformative strategy to enhance urban relationships between living and working spaces, ultimately contributing to a more equitable and integrated city.

Figure 9.1.7.: Toronto neighbourhoods for further investigations²⁶



Urban Grain Size

The previous quantitative analysis looked at the city on a large scale. The following investigates the city at a smaller, more human scale, as we interact with our streets and urban fabric on an individual level.

The urban grain—defined by the size and distribution of blocks, functions, and spaces—plays a crucial role in shaping the success, attractiveness, and livability of neighbourhoods. By examining the urban grain within various Toronto neighbourhoods in terms of function and scale, we can uncover principles that can inform the integration of net/works in our neighbourhoods as dynamic, engaging, and multifunctional environments centred around work.

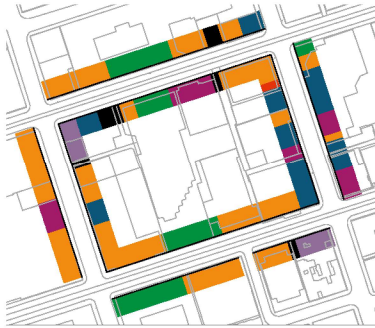


Figure 9.1.8.: Toronto Central Business District^{27, 28}

Central Business District (CBD)

Toronto's Central Business District (Figure 9.1.8.) exemplifies a large-grained urban fabric focussed on white-collar work. This area is characterized by its expansive blocks dominated

and plazas. While these spaces serve as hubs for white-collar employment and business²⁹, they often lack meaningful activity and interaction, becoming merely byways and transitory spaces, excluding many who don't have an invited purpose to be there. The large-grained nature of the CBD reflects a planning approach that prioritizes commercial density above grade instead of mixed-use vibrancy at street level. The design focus

cultural engagement, creating an empty environment outside of traditional working hours.

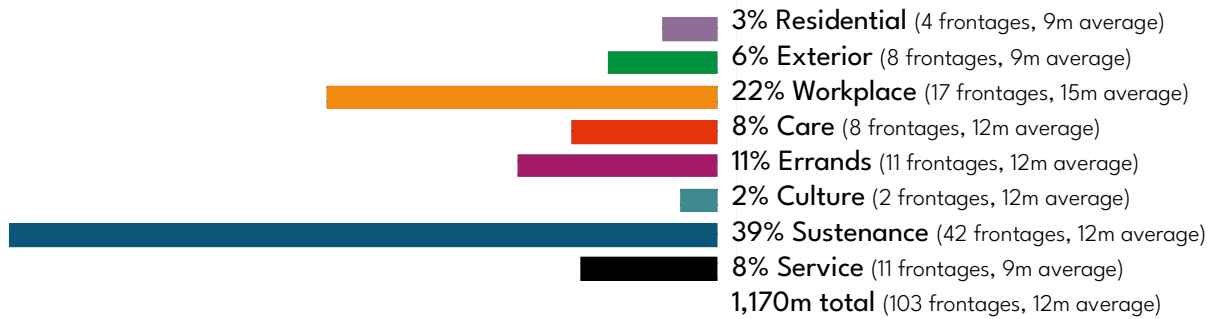
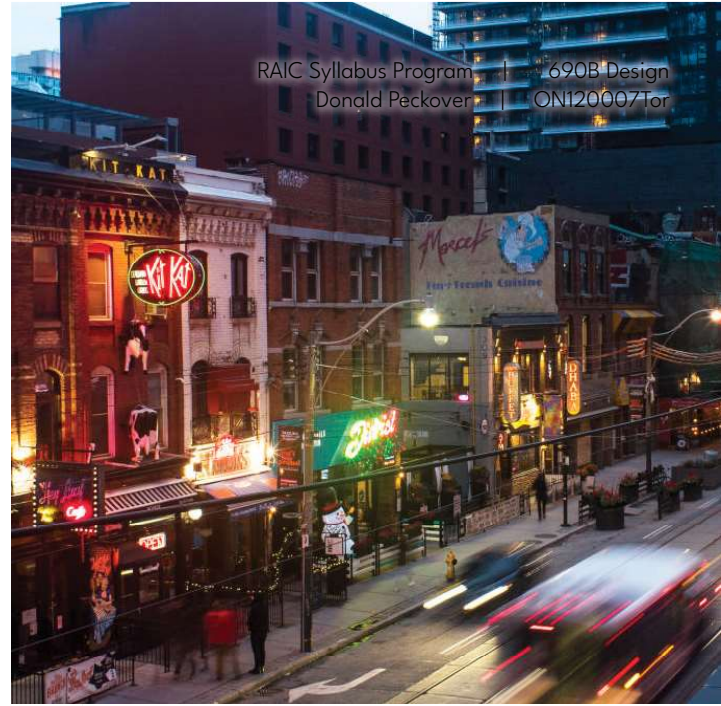
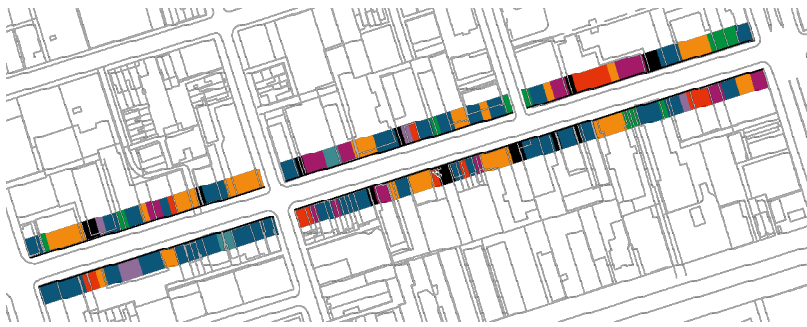


Figure 9.1.9.: King West^{30,31}

King West

In contrast, the King West district represents a finer-grained urban fabric that has emerged as a highly desirable location for tech and white-collar employment³². The smaller block sizes and varied streetscapes inform an environment where workspaces are interwoven with residential, retail, and leisure spaces.

King West's success lies in its diversity of functions and typologies. Streets are lined with cafes, restaurants, boutique shops, and white-collar workplaces, fostering a vibrant ecosystem that supports both professional pursuits and personal well-being. This blend allows professionals and residents to fluidly transition between their roles, creating a neighbourhood rich in opportunities for both work and play. The varied grain supports social and cultural interaction, making it an attractive model for future urban developments.

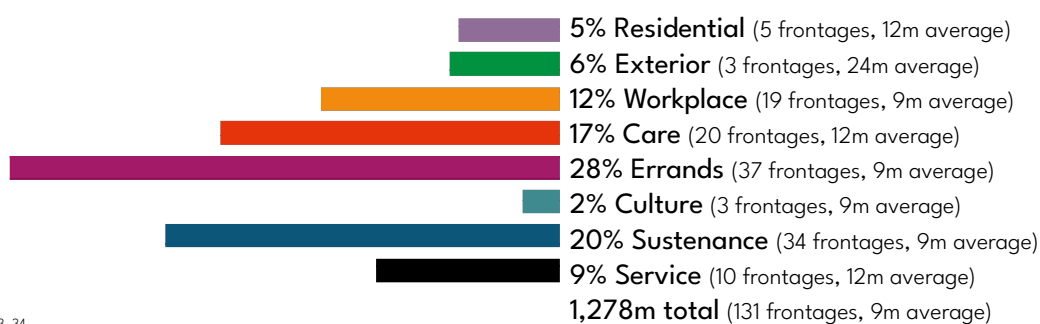
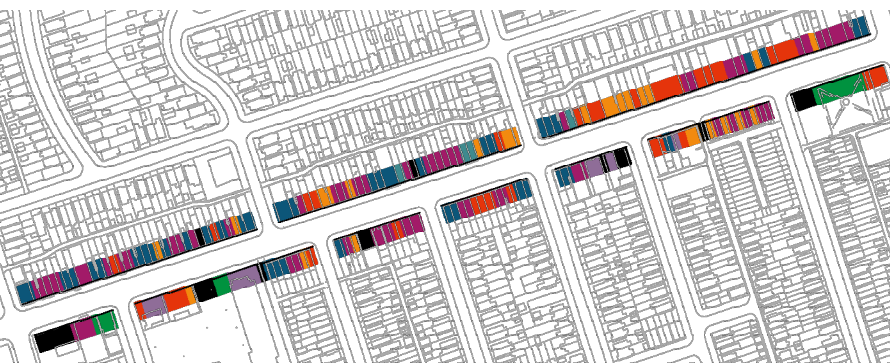


Figure 9.1.10.: The Danforth^{33, 34}

The Danforth

The Danforth, voted as one of Toronto's top neighbourhoods³⁵, further illustrates the benefits of a tight urban grain. Unlike the CBD, this area features a balanced array of typologies catering to various aspects of daily life, including work, care, errands, culture, and sustenance. The integration of these functions contributes to a complete community where residents can meet the majority of their personal and professional needs locally.

The Danforth's success stems from its human-scaled design, which prioritizes walkability and accessibility. The area's vibrant mix of housing, community spaces, and local businesses promotes a strong sense of place and connectivity, offering valuable lessons for designing integrated neighborhoods like net/works within our Toronto neighbourhoods.

Conclusion

The examination of these three districts reveals several principles for designing neighborhoods with integrated workplaces with a successful urban grain:

Diversity of Uses: Incorporate a mix of functions with the workplace, including residential, commercial, and cultural spaces, to ensure neighbourhoods cater to diverse needs.

Human-Scaled Design: Prioritize walkability and accessibility through approachable block sizes, smaller business frontages, and pedestrian-friendly streetscapes.

Work and Life Balance: Blend professional and personal spaces to allow for seamless transitions between roles and identities, but also enforce transition and separation through the urban environment.

Meaningful Public Spaces: Design of interior and exterior public areas to encourage interaction and activity beyond traditional business hours.

The insights from Toronto's urban districts provide a valuable framework for the development of net/works. By adopting a finer-grained urban fabric, a neighbourhood can support dynamic interactions and a balanced mix of uses to become a model for integrated and vibrant urban living, combining the best aspects of work, life, and play within a cohesive and attractive fabric.

Neighbourhood Options

Previously in this chapter we looked at several demographic qualities and urban design-related features that contribute to healthy, successful, and attractive neighbourhoods. In comparing these criteria and overlaying the demographic dichotomies, five potential design neighbourhoods revealed themselves as opportunities for net/works location(s), to take advantage of the positive aspects of our city, acknowledge the negative aspects, and promote new relationships between people and places (Figure 9.1.7.). These neighbourhoods were Swansea, Weston, Henry Farm, East York, and Woburn.



Figure 9.1.11.(left): The main street, Swansea³⁶

Figure 9.1.12.(right): Swansea and High Park from above³⁷

Swansea

Population density = 4,893 per square kilometre³⁸

↳ 3,841 people within 10-minute walk

↳ 73% in workforce = 2,804 professionals³⁹

↳ 58% white collar = 1,626 white collar professionals⁴⁰

↳ 25% current WFH/remote = **407 professionals**⁴¹

Key industry sectors

15% Scientific and technical services⁴²

20% Self-employed or freelance⁴³

10% Arts and creative class⁴⁴

Pros

Strong “workforce” criteria correlation

Strong “employment” criteria correlation

Good transportation access

(TTC Line 2, QEW)

Close to downtown, ease of access

Nature (High Park, Humber River, Lake Ontario)

Prestige location

Cons

Weak “affordability” criteria correlation

Weak “density” criteria correlation

Few current and future developments underway;

little investment in area

Very affluent and privileged

Low-density, mostly single-family residential

Strong auto reliance despite good walkability^{45, 46}

Not identified in Avenues and Mid-rise Study⁴⁷

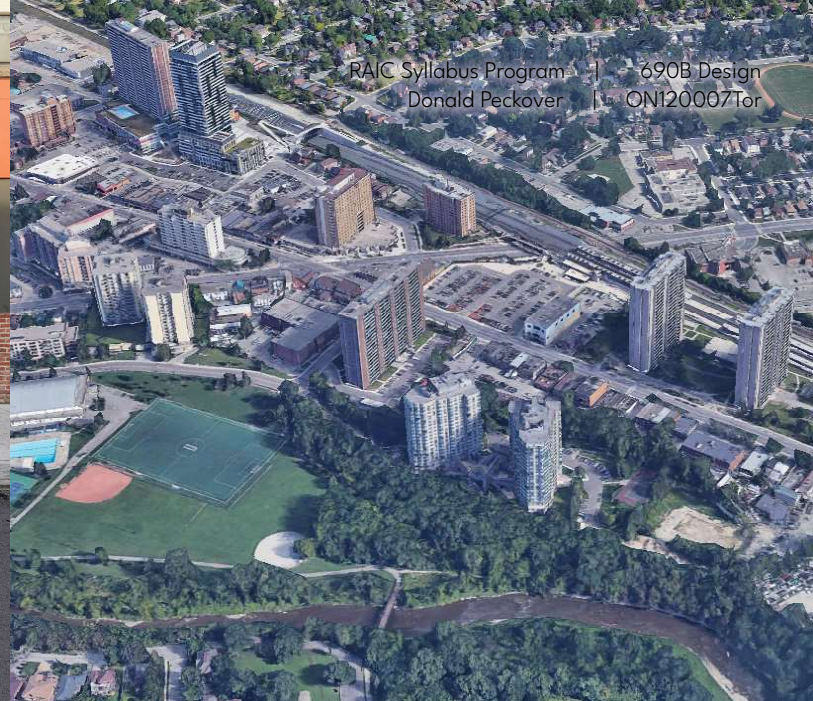


Figure 9.1.13.(left): Pride in Weston⁴⁸
Figure 9.1.14.(right): Weston from above⁴⁹

Weston

Population density = 7,197 per square kilometre⁵⁰

↳ 5,650 people within 15-minute walk

↳ 62% in workforce = 3,503 professionals⁵¹

↳ 58% white collar = 2,032 white collar professionals⁵²

↳ 25% current WFH/remote = **508 professionals**⁵³

Key industry sectors

15% Healthcare and social assistance⁵⁴

20% Self-employed or freelance⁵⁵

10% Arts and creative class⁵⁶

Pros

Strong “affordability” criteria correlation

Strong “employment” criteria correlation

Strong “density” criteria correlation

Many current and future developments underway;
good investment in area

Good transportation access

(GO, UP Express, Eglinton Crosstown)

Nature (Humber River)

Good amenities, strong community vibe⁵⁷

Mix of low-, mid-, and high-rise

Up-and-coming neighbourhood

Identified in Avenues and Mid-rise Study⁵⁸

Cons

Weak “workforce” criteria correlation

Low post-secondary education⁵⁹

Strong auto reliance despite good walkability^{60, 61}

Close to downtown, but weak access



Figure 9.1.15.(left): Leafy Henry Farm streets⁶²

Figure 9.1.16.(right): Henry Farm from above⁶³

Henry Farm

Population density = 6,047 per square kilometre⁶⁴

↳ 4,747 people within 10-minute walk

↳ 65% in workforce = 3,085 professionals⁶⁵

↳ 40% white collar = 1,234 white collar professionals⁶⁶

↳ 25% current WFH/remote = **309 professionals**⁶⁷

Key industry sectors

17% Scientific and technical services⁶⁸

12% Self-employed or freelance⁶⁹

6% Arts and creative class⁷⁰

Pros

Strong “affordability” criteria correlation

Strong “workforce” criteria correlation

Strong “density” criteria correlation

Several current and future developments underway;
some investment in area

Good mix of low- and high-rise

Identified in Avenues and Mid-rise Study⁷¹

Cons

Weak “employment” criteria correlation

Poor existing amenities⁷²

Poor connections and access to downtown

Strong auto reliance⁷³

Poor access to nature, bounded by highways



Figure 9.1.17.(left): Pride in East York⁷⁴
Figure 9.1.18.(right): East York from above⁷⁵

East York

Population density = 3,997 per square kilometre⁷⁶

↳ 3,138 people within 10-minute walk

↳ 67% in workforce = 2,102 professionals⁷⁷

↳ 40% white collar = 841 white collar professionals⁷⁸

↳ 25% current WFH/remote = **210 professionals**⁷⁹

Key industry sectors

22% Scientific and technical services⁸⁰

12% Self-employed or freelance⁸¹

6% Arts and creative class⁸²

Pros

Strong “affordability” criteria correlation
Strong “employment” criteria correlation
Strong “density” criteria correlation
Several current and future developments underway;
some investment in area
Good transportation access
(TTC Line 2, Ontario Line)
Nature (Don Valley)
Good amenities, strong community vibe⁸³
Mix of low-, mid-, and high-rise
Up-and-coming neighbourhood
Identified in Avenues and Mid-rise Study⁸⁴

Cons

Weak “workforce” criteria correlation
Strong auto reliance despite good walkability^{85, 86}
Older population (average age 41)⁸⁷
More affluent and privileged
Low “critical mass” of local professionals



Figure 9.1.19.(left): Woburn streets⁸⁸

Figure 9.1.20.(right): Woburn from above⁸⁹

Woburn

Population density = 4,299 per square kilometre⁹⁰

↳ 3,375 people within 10-minute walk

↳ 67% in workforce = 2,804 professionals⁹¹

↳ 31% white collar = 701 white collar professionals⁹²

↳ 25% current WFH/remote = **175 professionals**⁹³

Key industry sectors

17% Business, finance, and administration⁹⁴

8% Self-employed or freelance⁹⁵

2% Arts and creative class⁹⁶

Pros

Strong “affordability” criteria correlation

Strong “employment” criteria correlation

Nature (hydro corridor park)

Good mix of low- and high-rise

Identified in Avenues and Mid-rise Study⁹⁷

Cons

Weak “workforce” criteria correlation

Weak “density” criteria correlation

Few current and future developments underway;

little investment in area

Strong auto reliance⁹⁸

Poor existing amenities⁹⁹

Swansea was ultimately removed from further analysis. While the neighbourhood has prestige and excellent access to nature, it is already very affluent and privileged. With the rule “Purpose”, we aim to improve access to the workplace for all, and the residents of Swansea are already generally comfortably positioned in a professional sense, or well-positioned to succeed in the future.

Henry Farm was rejected for accessibility reasons. It has good auto access to downtown and a strong walkability index, but there is still a high reliance on the automobile even for short trips and commuting, demonstrating poor transit connectivity. It was determined that this characteristic would be hard to overcome and address adequately in Henry Farm with the first iteration of net/works.

Woburn was also dismissed because of a lack of density and urban activity. While it scored well regarding the demographic dichotomies, it is the lowest-density study area related to resident population, workplace opportunities, and lifestyle amenities related to care, culture, errands, and sustenance. Net/works seeks to integrate seamlessly into neighbourhoods; however, the current neighbourhood density and dynamics presents challenges due to the potential large amount of non-workplace program that would be needed to be included at net/works beyond just workspaces. These risked overshadowing the core programmatic focus of net/works: creating a vibrant, purpose-driven workplace.

East York and Weston were examined further, and both have exciting opportunities related to transit in relation to the reverse commute. An in-depth graphical analysis can be found in Appendix A (East York) and Appendix B (Weston).

In East York, the forthcoming Ontario Line subway will have a stop at the intersection of Pape and Cosburn¹⁰⁰, spurring much future development, neighbourhood investment, and urban vitality. The opportunity, therefore, is to be proactive and capitalize on this incipient energy. This is a massive catalyst for the neighbourhood. While the intention of the line is to direct more people downtown from suburban areas there is also a significant opportunity to actually bring people out of downtown via the Reverse Commute model into near-urban neighbourhoods, and cultivate a new commute experience related to the adventure of work.

East York has a lower population density but still supports many entrepreneurs and creative professionals who may not have a traditional downtown corporate workplace. On my neighbourhood visits, a human-centred aspect stood out. There is a strong, small-town “main street” vibe. The high-rises don’t overpower the traditional low-rise character of the neighbourhood. There was a lot of mural art and street beautification, including patios and stores spilling onto the sidewalks.

East York is also already well-served by amenities, attractions, and services. The goal of net/works is to complement the existing urban fabric and fill in existing gaps, providing vital services and enjoyable amenities to residents and visitors. East York already has many of these gaps filled with existing infrastructure, retail, and community services. Therefore anything new would potentially double-up on these existing elements in the urban fabric, and detract or remove activity from existing sources and hurt the already thriving neighbourhood.

Ultimately, East York was not selected as the first location for net/works but remains an option for future expansion of this decentralized workplace model, capitalizing on the reverse commute and future activity, development, and investment brought forward by the Ontario Line subway.

Weston, on the other hand, already has a transit connection with the GO station, which also serves downtown and Pearson International Airport via the UP Express train service (Figure 9.1.21). Therefore, the opportunity is to expand on this connection and make Weston a destination itself, capitalizing on its history, existing infrastructure, current energies, and its considerable potential.

What is history? Scholars insist that dates matter. Only then can you see patterns, trace the flow.

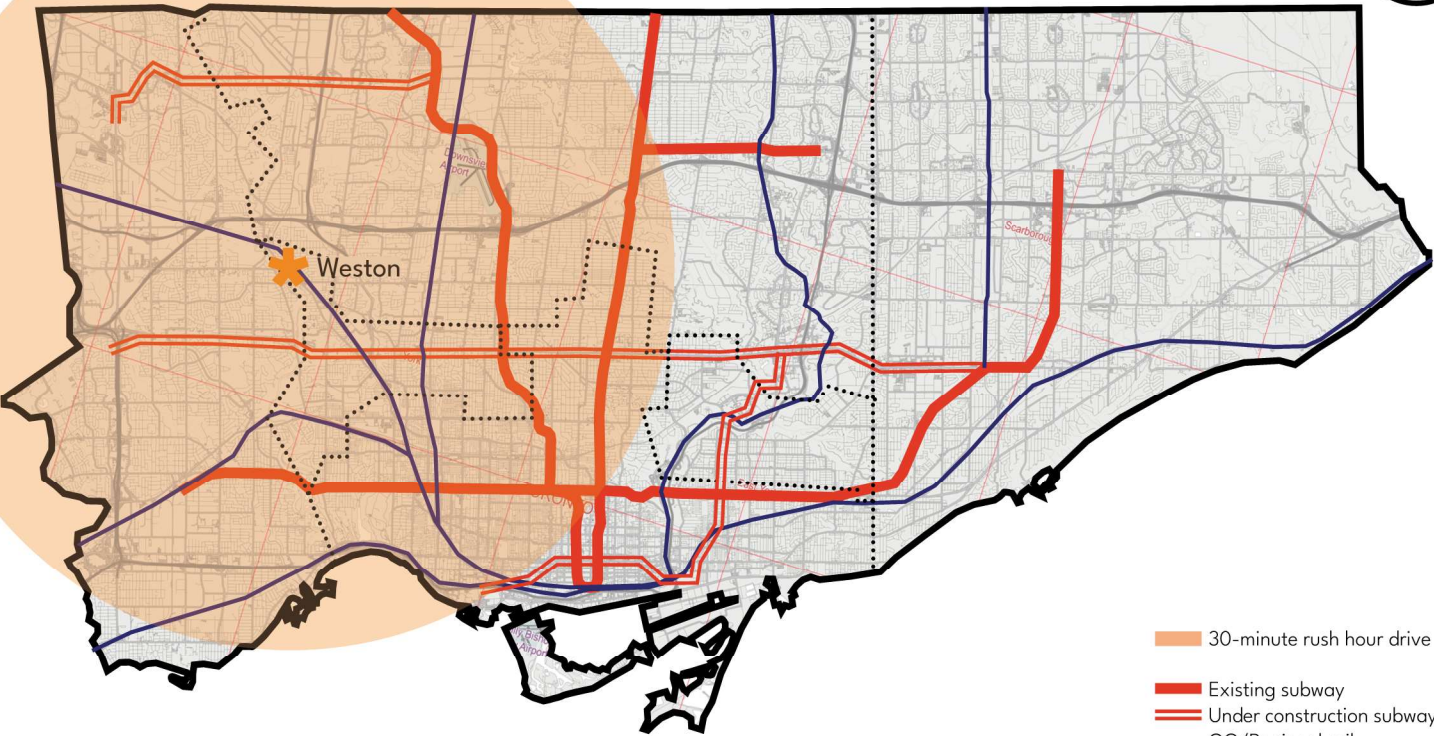
“Same Bed Different Dreams”, by Ed Park¹⁰²

Weston History

Weston has always been a neighbourhood influenced by movement and traffic, including walking, canoe, trains, bikes, and automobiles.

Weston was an essential waypoint on the Toronto Carrying Place Trail, a significant portage used by First Nations peoples connecting Lake Simcoe with Toronto along the Humber River¹⁰³ (Figure 9.1.22.). French fur traders used the route starting

Figure 9.1.21.(right): Weston in Toronto¹⁰¹



- 30-minute rush hour drive
- Existing subway
- Under construction subway/LRT
- GO/Regional rail
- Former borough boundaries

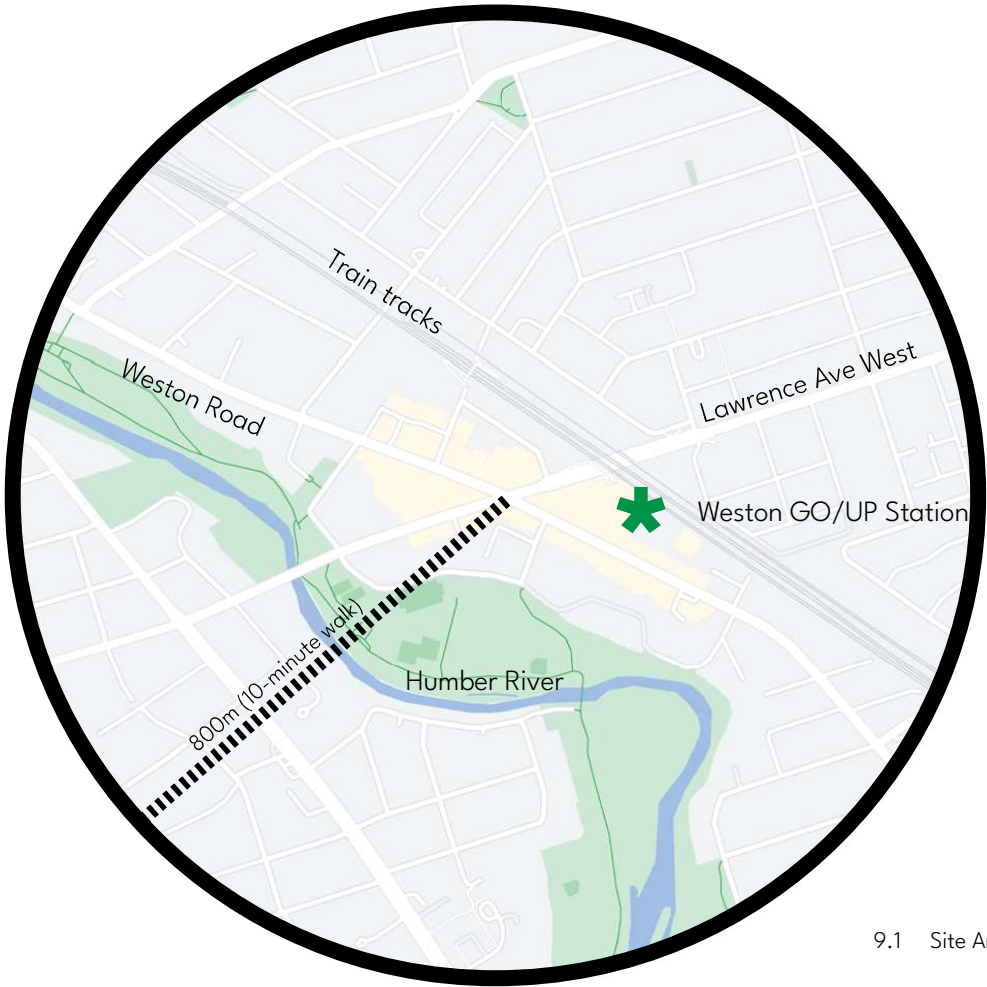




Figure 9.1.22.: Weston on the Carrying Place Trail¹⁰⁵

in the early 17th century, continuing until the city of Toronto was permanently settled in the early 19th century and when trading routes shifted to the overland route further east, which eventually became Yonge Street¹⁰⁵.

European settlement in the Weston area started in the 1790s with the erection of a sawmill and subsequent workers' housing, post office, and library, along with subsequent rival sawmills and industry¹⁰⁶. The workplace was therefore essential to the formation of Weston and its early success as a town. Trade continued along the Carrying Place Trail, and the Humber River was a vital navigable canoe route south to Lake Ontario and the growing

Fort Toronto. The arrival of the Grand Trunk Railway (GTR) in 1856 (Figure 9.1.23.) brought much growth and development, with Weston formally incorporated as a village in 1881¹⁰⁷.

The Grand Trunk Railway provided an even faster, more convenient connection to Toronto and west to Sarnia for the movement of goods and people, with future connections to the United States. It was a vital link and provided access to raw materials for manufacturing plants and factories in the neighbourhood. It also provided a means for those factories and employers to get their goods to market. GTR passenger service continued until 1974 (by that time absorbed by Canadian National Railway), with multiple stations rebuilt and relocated within the Weston neighbourhood to serve the residents¹⁰⁹. GTR/CN passenger service ceased the same year GO Transit established frequent commuter service on the same line¹¹⁰.

Figure 9.1.23.: The original station, looking south showing the John Street crossing (1898)¹⁰⁸

As with many communities around this time, the rise of the automobile and the construction of highways led to a rapid decline in passenger rail frequency and customers as well as cheaper, more agile truck transport.



Weston was also home to Canada Cycle and Motor Company (CCM) from 1899 to 1983¹¹¹. Their primary production line was for bicycles, pushing out 200 new bikes daily from their 232,000 square foot manufacturing and office facility just east of Weston Road¹¹² (Figure 9.1.24.). CCM was so vital to Weston's identity that the area became known as the "Home of the Bicycle", with many of the employees

being able to walk to work¹¹⁴ (Figure 9.1.25.). CCM paid back this strong neighbourhood connection through its very own volunteer fire department, wherein the neighbourhood was divided into smaller numbered areas and when a fire was reported the steam whistle blew the requisite number of times to direct local CCM employees to the required neighbourhood to fight the fire¹¹⁶. A local Toronto fire station remains on the site today¹¹⁷, demonstrating the lasting impact CCM and its workers had on the Weston neighbourhood.

For so long Weston was defined by CCM, manufacturing, and blue-collar employment. The demise of CCM and other manufacturers, including Kodak, Moffat Stoves, and Dominion Steel, in the 1970s - 2000s can be attributed to changing markets, financial mismanagement, and the relocation of industry away from rail-oriented sites to the highway- and truck-oriented sites further north in the city¹¹⁸. Weston lost its identity around work, and lost its relationship to workplaces and the neighbourhood benefits of such. Residents no longer walked to work and experienced their neighbourhoods at the pedestrian scale and speed. They no longer went to lunch at nearby restaurants nor frequented shops on the main street. They weren't on local sports teams with their colleagues and neighbours and lost much social interaction.

But now Weston represents an opportunity to revitalize and reinvigorate the neighbourhood as it relates to the new 21st-century workplace in the urban environment. With a large percentage of young, white-collar knowledge workers residing in the neighbourhood there is an opportunity to recreate what CCM and Kodak created in the neighbourhood and return the workplace to a destination and positive influence on the neighbourhood, embedded in the physical and social fabrics and promoting meaningful interaction and neighbourhood improvement.

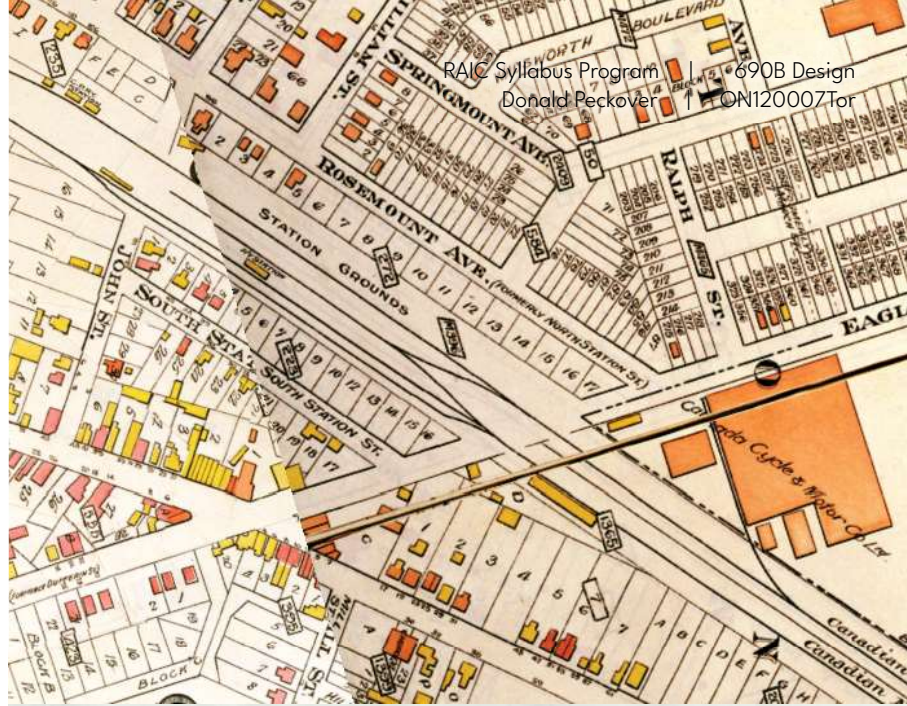


Figure 9.1.24.: A 1924 map of Weston, with CCM in the lower left and the GTR station towards the upper right (top)¹¹³

Figure 9.1.25.: CCM fronting onto Lawrence Avenue West, in 1982 (bottom)¹¹⁵

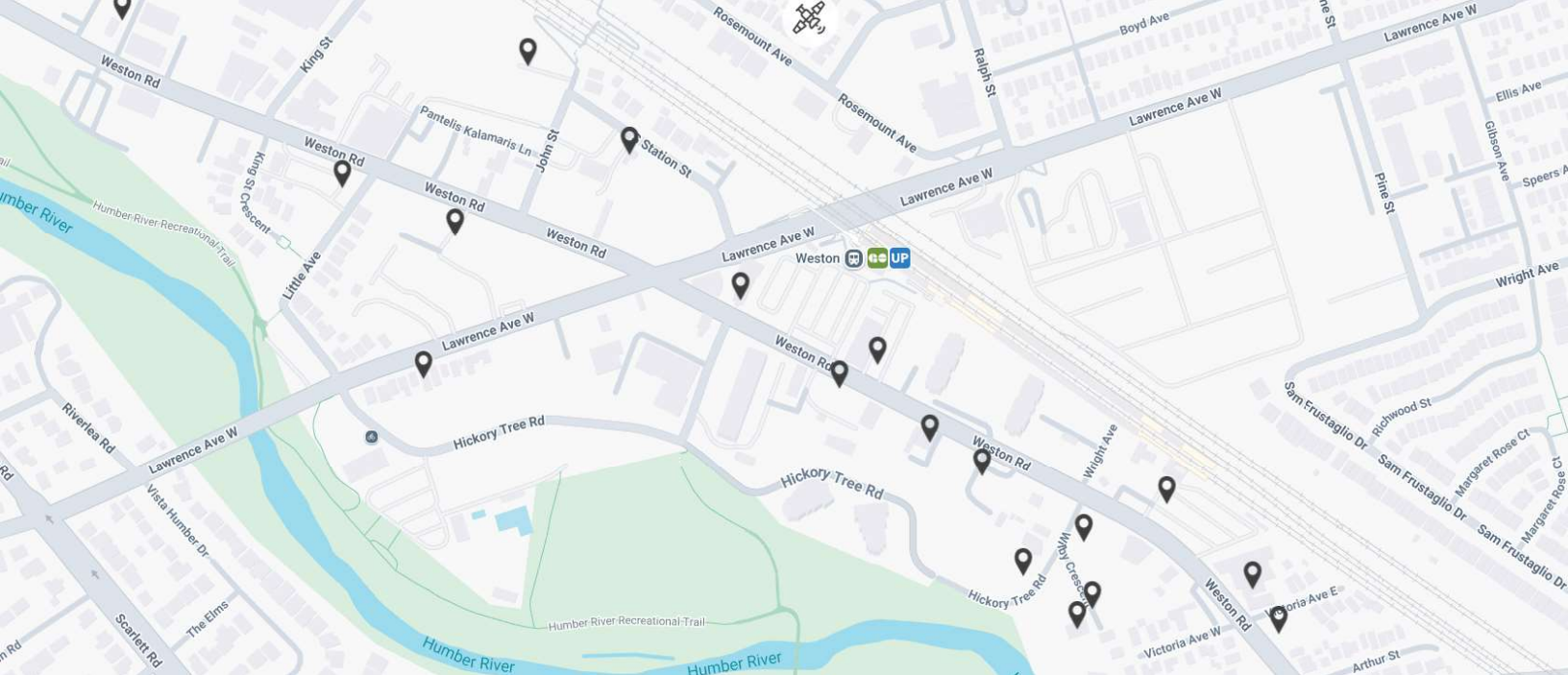


Figure 9.1.26.: Current developments in Weston¹²⁰

Several large residential developments and new units are proposed for construction, with a few offices and commercial spaces¹¹⁹ (Figure 9.1.26.). This demonstrates a financial investment and long-term commitment by others who have also identified Weston as a neighbourhood for intensification, capitalizing on the existing infrastructure, population, and community vibe to promote a new walkable urban nucleus.

The urban grain of Weston is much finer than that of the downtown Central Business District, and aligns more closely with that of King Street and the Danforth (Figure 9.1.27). There is a greater variety of uses than in the CBD. Still, it lacks a certain density of activity to support vibrant urban interaction, mostly to do with large parking areas but also a poor relationship with the place of work, somewhat lacking since CCM closed. Workers remaining in the neighbourhood during the workday promoted urban vitality and activity at all times, both during and after work hours and during the workday and the weekends. When professionals leave the neighbourhood for work, the area becomes less lively, less interactive, and less attractive. Net/works at Weston seeks to enhance civic impact and boost social and professional value by enriching and intensifying the area's positive typological fabric and extending the hours residents reside in and work within their neighbourhood.

Weston is currently served by GO Transit and the UP Express train service. However, the station is grossly underutilized. With only 251 daily riders, it ranks as the fourth least-used station in the GO network¹²¹. By transforming Weston into a trip destination, we aim to change its transitory "train-over" nature, encouraging a reverse commute away from Union Station and its 17,000 daily users¹²².

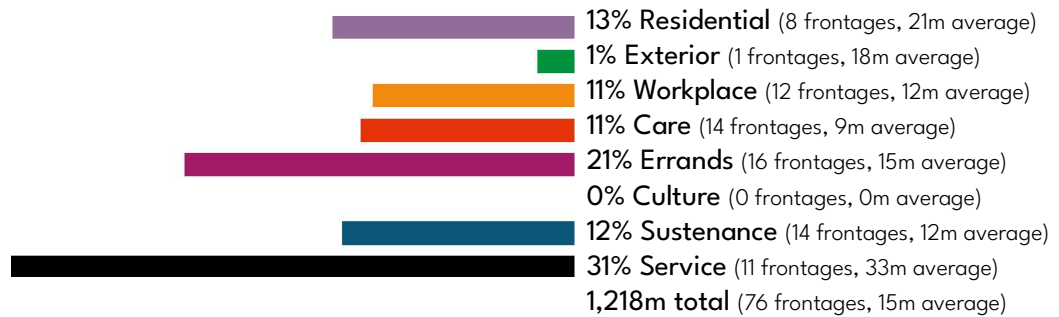


Figure 9.1.27.: The urban grain of Weston^{123, 124}

With such strong historical and current transportation infrastructures and long-standing connections to downtown Toronto, Weston represents an opportunity to reinforce and revitalize these networks. In focussing on how the workplace and the act of work integrate with these links, from past trade routes and manufacturing workforces to the current white-collar knowledge economy, there is an opportunity to reinvigorate Weston through the act of work and bring vitality and interaction back to this burgeoning neighbourhood.

Time is an illusion, a construct made out of human memory. There's no such thing as the past, the present, or the future. It's all happening now.

"Recursion", by Blake Crouch¹²⁵

Weston Common Selection

On my neighbourhood visits to Weston, I appreciated many aspects of this varied and exciting neighbourhood, including high-rise density balancing low-rise comforts, strong community pride and religious connections, and serene nature.

While walking the streets and discovering pockets of activity and opportunity, I identified several locations that might be suited



Figure 9.1.28.: Site opportunity: Humber River (left)¹²⁶
 Figure 9.1.29.: Site opportunity: urban infill (right)¹²⁷

for net/works, from nature cliffs along the Humber River (Figure 9.1.28), smaller buildings surrounded by high-rises that could be built up to meet their neighbours (Figure 9.1.29), and parking lots adjacent to the GO station to support transit riders and the reverse commute (Figure 9.1.30).

However, the site that was selected is adjacent to Weston Common, a new neighbourhood node not far from the GO station and the intersection of Weston Road and Lawrence Ave East - the active heart of the neighbourhood, with several high-rise towers and the intersection of major transit routes. The site is adjacent to a new public square with a pedestrian bridge over the train tracks, a farmers market, and Artscape Weston Commons, a new neighbourhood landmark and cultural destination and new active heart (Figures 9.3.31 and 9.1.32).

Figure 9.1.30.: Site opportunity: new density at transit parking (bottom, this page)¹²⁸
 Figure 9.1.31.: Aerial context (opposite top)¹³⁰
 Figure 9.1.32.: Site plan (opposite bottom)¹³¹

Historically, the site was adjacent to the Grand Trunk railway station since 1884¹³² (Figure 9.1.24.). This station was expanded, rebuilt, and renovated over time and served as the GO Transit



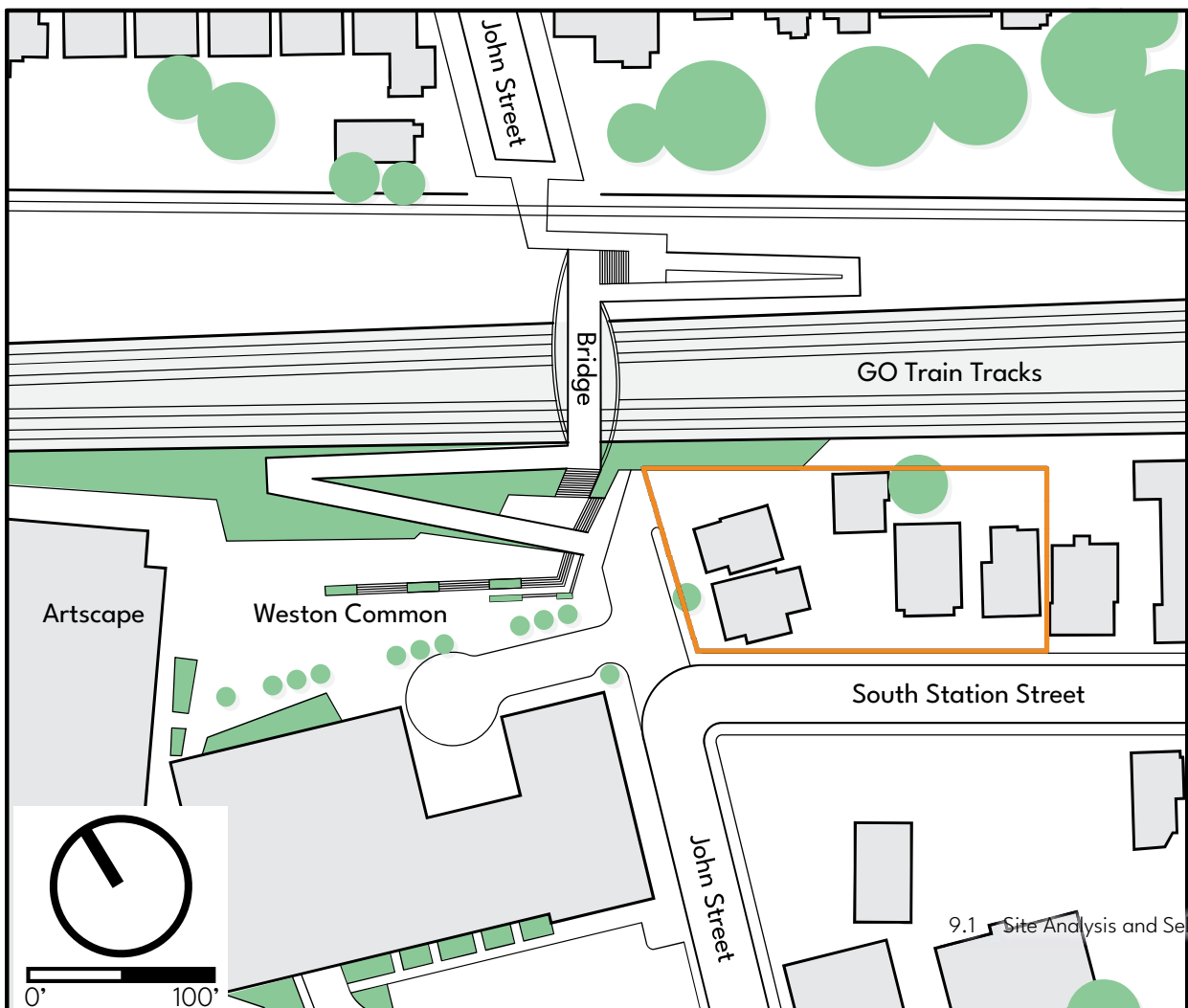
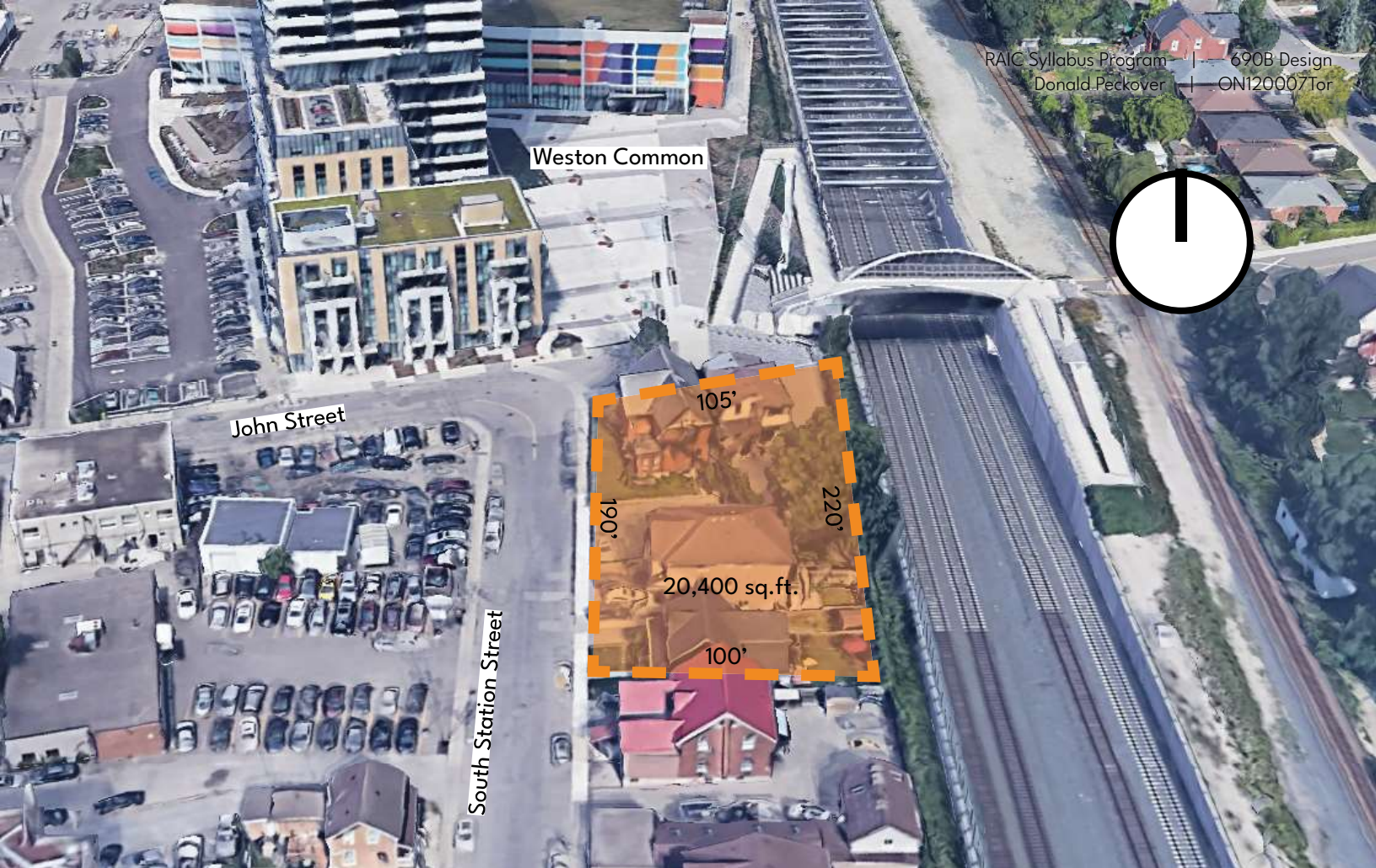




Figure 9.1.33.: Neighbourhood context with relocated GO Station¹³⁵

station until 2013, when the station was demolished due to the incoming Union Pearson Express (UP) service¹³³. The GO and UP station was relocated south at Lawrence Avenue with a larger facility (Figure 9.1.33.), and the number of tracks increased to accommodate the improved service to the neighbourhood. The at-grade vehicle crossing at John Street was removed and replaced with a pedestrian bridge over the train tracks to improve safety and maintain neighbourhood connectivity¹³⁴ (Figure 9.1.34.).

On my visits to the neighbourhood, I noticed much pedestrian traffic over the bridge and into the low-rise residential neighbourhood to the east and north of the train tracks, providing an essential link for commuters accessing the GO station as well as amenities, services, and restaurants on Weston Road and Lawrence Ave W. This existing activity shows that the site is well used and well visited. With conscientious and appropriate redevelopment there is an opportunity to impact many Weston residents positively.

Figure 9.1.34.: New pedestrian bridge, stairs, and neighbourhood beacon¹³⁶



This pedestrian bridge, ramp, and landscaping form part of the revitalization of Weston Common into a new neighbourhood node and destination. Prior, the site was a large surface parking lot. In podium of an adjacent tower there was additional above-ground parking, as well as at-grade retail that was never fully occupied. This space was revamped in 2018¹³⁷ with the arrival of Artscape, a non-profit organization focussed on creativity and transforming communities through social enterprise, responsible real estate development, performance and events, and

creative entrepreneurship¹³⁸ – social and professional aspects echoing the goals of net/works. The parking lot used to host the weekly Weston Farmers Market in the summer, and this tradition continues at the new one-acre public square that is Weston Commons, with over 40 vendors and 20,000 total annual visitors buying from local vendors and engaging with their neighbours and neighbourhood at a personal level¹³⁹ (Figure 9.1.35).

With cultural amenities provided by Artscape, the open square Weston Commons summertime market, and a high density of residents in old and new residential towers, there is much positive support adjacent to the site that will all influence the design of net/works at Weston.

Conclusion

By performing a quantitative analysis of the City of Toronto's demographic data, we identified neighbourhoods and areas that presented opportunities to create new, positive relationships between the workplace and the urban environment. Through qualitative investigations, historical research, and urban design analysis, we refined our focus and selected Weston as the target neighbourhood. The young, educated, and creative workforce that resides in Weston stands to benefit from the net/works framework as a new workplace venue where they can access local human capital through their neighbours to build their professional networks and improve their workplace-specific knowledge.

Site visits revealed promising opportunities to establish a new workplace destination that respects the area's history while leveraging its existing infrastructure, amenities, and community vitality. Weston can benefit from the reverse commute, which has the opportunity to not only align new workplaces with existing residential areas but also revitalize the local fabric by creating accessible, integrated, and sustainable employment hubs. Building on this foundation, the next section will explore how programming these workplaces can synergize with existing neighbourhood amenities and infrastructure to enhance the urban experience further.

Figure 9.1.35.: Weston's Farmers Market¹⁴⁰



“Wealth that is stored up in gold is dead... True wealth is made every day by men getting out of bed and going to work. By schoolchildren doing their lessons, improving their minds. Tell those men that if they want wealth, they should come with me. We will start businesses and build buildings.”

“Cryptonomicon”, by Neal Stephenson¹

Programming

Net/works reimagines the workplace as an adaptable and integrated part of the urban environment, addressing the diverse needs of modern professionals and hybrid work models. Rooted in the principles of Boundary Theory, Human-centred Design, and flexibility, it blends workspaces with public amenities such as cafés, outdoor areas, and event spaces to create vibrant community hubs centred around the workplace. Using the adventure of work as an obligation we aim to use the workplace as a catalyst for attendance and interaction. The workplace program balances private, collaborative, and communal spaces to enhance adaptability, inclusion, and knowledge spillover, creating a functional and engaging environment. Further, by incorporating care, culture, errands, and sustenance into its design, net/works shifts workspaces from static locations to dynamic conduits that connect people with their broader urban context of work, leisure, and community interaction.

Workplace Program

While some companies require mandatory employee attendance, research shows that the most engaged workforces thrive with the autonomy to decide when and where they work². Differing degrees of remote work are here to stay, and will continue to include 100% home-based professionals as well as a full-time Return To the Office (RTO). Professionals want to come to the workplace to collaborate, innovate, learn, and connect, and by balancing these core principles with those of productivity and profitability, all parties can benefit, but rigidly prescribed Return To the Office (RTO) policies hurt when the workplace professionals are returning to provide no positive value. Amenities are part of the solution, as we will see later in this chapter, but an appropriate, attractive, and supportive workspaces are of critical importance to professionals, employers, and the workplace in the urban environment.

In flexible and hybrid workplace ecosystems, companies aim to create engaging, experiential workspace environments that draw employees to the workplace by offering tangible value and an experience that their home cannot provide. At net/works, these workspaces interact and engage with amenity programming and public spaces in flexible and dynamic ways. This includes high-quality spaces, exceptional services, a vibrant surrounding neighbourhood, and a variety of amenities within and around the building, making in-person attendance both appealing and rewarding. This aligns with the rule Urban Synergy, creating an urban attraction and anchor for work, turning an obligation into a destination.

Focussing on user experience and the Human-centred Design process are integral strategies employed in the architectural design of hotels, universities, and cultural institutions - other architectural sectors that are also reinventing themselves to create a new sense of belonging in both physical and social urban spaces³.

These new workspaces are tailored to hybrid working methods in the technology-enabled white-collar knowledge economy. The workplace is no longer a one-desk, one-size-fits-all solution. Flexibility within the workday for different activities, meetings, mentorship, and socialization drives the design of the activity-based workspace. This corresponds to the rule Workplace Ecosystem to support the modern workforce through flexibility, collaboration, focus, and community engagement to become a critical component of our urban environment.

Gensler defines these spaces as the Campfire (where stories are told), the Watering Hole (where exchanges happen), and the Cave (where individual work is done)⁴. Furniture manufacturer Haworth breaks down collaborative spaces with the descriptors Meeting, Team, Brainstorming, and Social⁵. Google includes workspaces such as Team Pods (for individual and small-team focus work) and Campfire (for hybrid digital/in-person meetings, Figure 3.1.1.), and endlessly flexible and re-arrangeable furniture in their new corporate headquarters⁷. Research by Harvard puts workspaces into two simple categories: “Me” spaces and “We” spaces⁸.

Yet the most comprehensive, easily understood, and well-presented descriptions and categories for workspaces were published by Frank Duffy of DEGW in 1997: the Hive, the Cell, the Den, and the Club⁹.

Figure 10.1.1.: Google Campfire for in-person and digital meetings⁶





Figure 10.1.2.(left): Larkin Soap Company Administration Building (Buffalo, New York by Frank Lloyd Wright, 1906)¹⁰
Figure 10.1.3.(right): BDP Quadrangle Head Offices (Toronto, Ontario, by BDP Quadrangle, 2023)¹¹

Hive¹²

Type of work
Interaction
Autonomy

Routine processes
Low
Low

Occupancy
Duration

Individual
Continuous

Historical example

Cubicle farm (Figure 10.1.2.)

Contemporary example Bullpen (Figure 10.1.3.)

Cell¹³

Type of work
Interaction
Autonomy

Concentrated study
Low
High

Occupancy
Duration

Individual
Intermittent

Historical example

Monk's cell (Figure 10.1.4.)

Contemporary example Executive office (Figure 10.1.5.)

Figure 10.1.4.(left): A monk's cell¹⁴
Figure 10.1.5.(right): A contemporary private office¹⁵



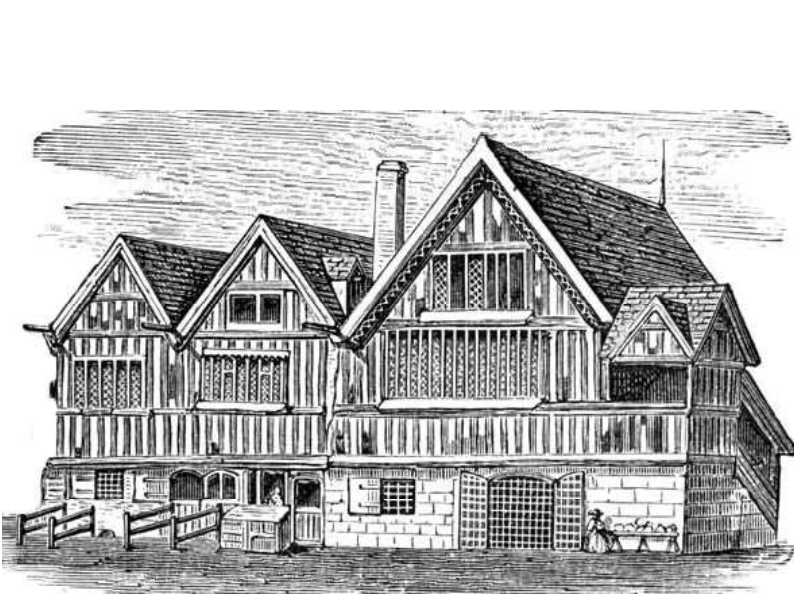


Figure 10.1.6.(left): A medieval guild hall¹⁶



Figure 10.1.7.(right): Flexible workspaces at Google¹⁷

Den¹⁸

Type of work
Interaction
Autonomy

Group processes
High
Low

Occupancy
Duration

Group
Short

Historical example

Guild hall (Figure 10.1.6)

Contemporary example

Incubator (Figure 10.1.7.)

Club¹⁹

Type of work
Interaction
Autonomy

Transactional knowlege
High
High

Occupancy
Duration

Group
Intermittent

Historical example

Coffeehouses (Figure 10.1.8.)

Contemporary example

Lounges (Figure 10.1.9.)

Figure 10.1.8.(left): A Victorian coffeehouse²⁰

Figure 10.1.9.(right): BDP Quadrangle Head Offices (Toronto, Ontario, by BDP Quadrangle, 2023)²¹



At the time, Duffy apportioned these workspace types as per Figure 10.1.10, emphasizing that no single workspace type could meet the diverse needs of an entire company and that a successful and supportive workplace integrates all four categories to create their own appropriate environment. He also predicted that working styles would evolve into the future as per Figure 10.1.11, with a shift towards more interactive communal spaces.

These proportions provide a valuable framework but net/works at Weston will not be rigidly bound by them. Instead, the inherent flexibility and adaptability of the concept reflect how the modern workday transcends a single workspace, blending seamlessly with personal life, errands, and education. Hive, Cell, Den, and Club workspaces are intentionally integrated with public amenities, education spaces, and outdoor areas to blur the boundaries between professional and personal identities. However, thoughtful transitions and thresholds preserve distinct spaces for activities and users that require separation.

By integrating social workplaces such as Dens and Clubs net/works aims to create a more inclusive, interactive workplace not just focussed on productivity and routine tasks but one based on teamwork, collaboration, and education. In these open, flexible spaces professionals can create and maintain relationships and mentorships between young professionals and established local leaders, facilitating generational knowledge transfer in the workplace. This is achieved through flexible and open workspaces during the workday, but also workspaces that transition to classrooms, workshops, and libraries after work hours, creating a more formal educational environment embedded in the workplace at net/works.

Individual workspaces are further defined in the following charts and diagrams, and form the core of the organization and design of net/works. This foundation leads to the following discussion: how to program these spaces in harmony with Weston's existing amenities and infrastructure to create a cohesive and vibrant neighbourhood, and bring that vitality into net/works without diluting the character and vibe of Weston.

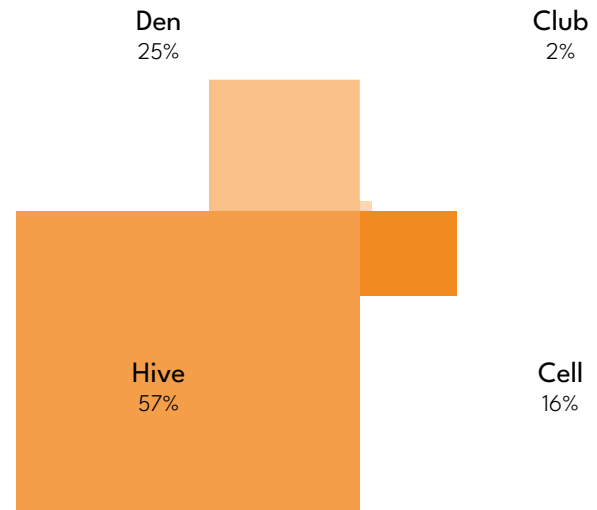


Figure 10.1.10.: Workspace allocations per Duffy, 1990s²²

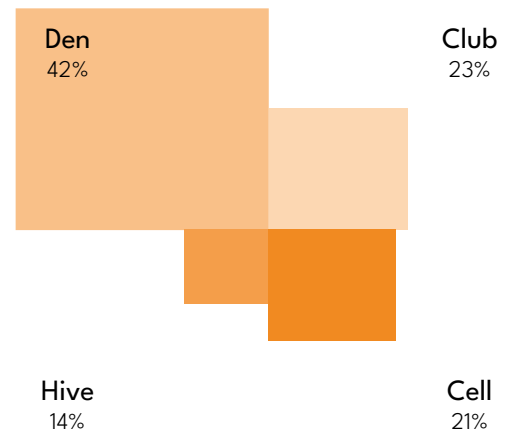


Figure 10.1.11.: Workspace allocations per Duffy, current/future²³

Workstation^{26, 27, 28, 29}



Figure 10.1.12.: Workstation³⁰

Activities	Focus work, groups possible
Type	Open individual
Style	Formal
Special considerations	Adjustable privacy walls
Tech infrastructure	Plug-and play monitors

Me/We	Me
DEGW type	Hive

# seats/space	1
# spaces recommended	30
Floor area (each)	100 sq.ft.

Flex Opportunities	n/a
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Touchdown^{31, 32, 33, 34}

Activities	Temporary hotdesking
Type	Open individual + group
Style	Informal
Special considerations	Accessible seating
Tech infrastructure	Bring your own Device

Me/We	Me/We
DEGW type	Hive

# seats/space	2-6
# spaces recommended	20
Floor area (each)	50 - 150 sq.ft.

Flex Opportunities	Cafe, restaurant, bar
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Figure 10.1.13.: Touchdown³⁵

Phonebooth^{36, 37, 38, 39}

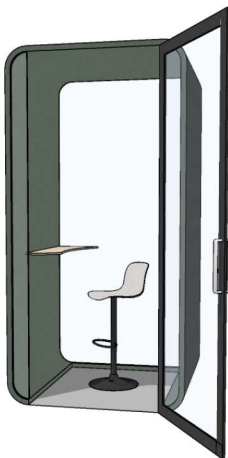


Figure 10.1.14.: Phonebooth⁴⁰

Activities	Temporary private work
Type	Enclosed individual
Style	Informal
Special considerations	Acoustic and visual privacy
Tech infrastructure	Bring your own Device

Me/We	Me
DEGW type	Cell

# seats/space	1
# spaces recommended	10
Floor area (each)	40 sq.ft.

Flex Opportunities	Lobby, grocery
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Work pod^{41, 42, 43, 44}

Activities	Private work, groups possible
Type	Open individual
Style	Formal
Special considerations	High privacy walls
Tech infrastructure	Plug-and play monitors and/or Bring your own Device
Me/We	Me
DEGW type	Cell
# seats/space	1
# spaces recommended	12
Floor area (each)	75



Flex Opportunities n/a

Figure 10.1.15.: Work pod⁴⁵

Focus room^{46, 47, 48, 49}



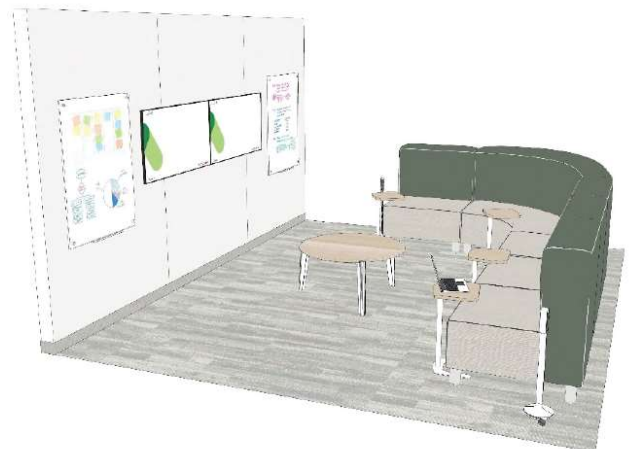
Activities	Private office, virtual meetings
Type	Enclosed individual
Style	Formal
Special considerations	Balance of enclosure and openness
Tech infrastructure	Plug-and play monitors and/or Bring your own Device
Me/We	Me
DEGW type	Cell
# seats/space	1
# spaces recommended	9
Floor area (each)	150 sq.ft.

Figure 10.1.16.: Focus room⁵⁰

Flex Opportunities n/a

Teaming area^{51, 52, 53, 54}

Activities	Teamwork, ideation, socialization
Type	Open collaborative
Style	Informal
Special considerations	Comfort, privacy from other groups
Tech infrastructure	Bring your own Device Webcam, smart TV
Me/We	We
DEGW type	Den
# seats/space	4-6
# spaces recommended	3
Floor area (each)	400 sq.ft.



Flex Opportunities Gallery, cafe, restaurant, bar

Figure 10.1.17.: Teaming area⁵⁵

Project room^{56, 57, 58, 59}



Activities	Focus work and small groups
Type	Enclosed collaborative
Style	Formal
Special considerations	Reconfigurable furniture
Tech infrastructure	Bring your own Device Webcam, smart TV
Me/We	We
DEGW type	Den
# seats/space	4
# spaces recommended	5
Floor area (each)	400 sq.ft.

Figure 10.1.18.: Project Room⁶⁰

Flex Opportunities Private dining (restaurant)

Large meeting room^{61, 62, 63, 64}

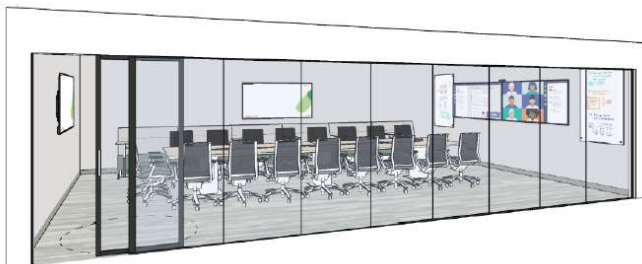
Activities	Presentations and training
Type	Enclosed collaborative
Style	Formal
Special considerations	Reconfigurable furniture
Tech infrastructure	Bring your own Device Webcam, smart TV
Me/We	We
DEGW type	Den
# seats/space	6-10
# spaces recommended	3
Floor area (each)	600 sq.ft.



Flex Opportunities Private dining (restaurant), education

Figure 10.1.19.: Large meeting room⁶⁵

Extra large meeting room^{66, 67, 68, 69}



Activities	Presentations and training
Type	Enclosed collaborative
Style	Formal
Special considerations	Reconfigurable furniture
Tech infrastructure	Bring your own Device Webcam, smart TV
Me/We	We
DEGW type	Den
# seats/space	12+
# spaces recommended	2
Floor area (each)	1,000 sq.ft.

Figure 10.1.20.: Extra large meeting room⁷⁰

Flex Opportunities Private dining, education

Huddle^{71, 72, 73, 74}

Activities	Informal brief chats, socialization
Type	Open collaborative
Style	Informal
Special considerations	Comfort, privacy
Tech infrastructure	Bring your own Device Webcam, smart TV
Me/We	We
DEGW type	Club
# seats/space	2-4
# spaces recommended	8
Floor area (each)	150 sq.ft.



Flex Opportunities Restaurant, cafe, bar

Figure 10.1.21.: Huddle⁷⁵

Lounge^{76, 77, 78, 79}



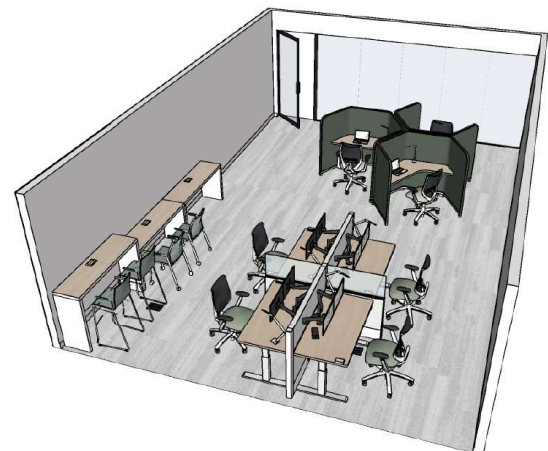
Activities	Teamwork, ideation, socialization
Type	Open collaborative
Style	Informal
Special considerations	Comfort, reconfiguration
Tech infrastructure	Bring your own Device Webcam, smart TV
Me/We	We
DEGW type	Club
# seats/space	8+
# spaces recommended	3
Floor area (each)	750 sq.ft.

Figure 10.1.22.: Lounge⁸⁰

Flex Opportunities Gallery, restaurant, cafe, bar

Study^{81, 82, 83, 84}

Activities	Focus work, ideation, sharing
Type	Enclosed collaborative + individual
Style	Informal
Special considerations	Acoustics between working groups
Tech infrastructure	Plug and play monitors and/or Bring your own Device
Me/We	Me + We
DEGW type	Club
# seats/space	10
# spaces recommended	2
Floor area (each)	1,000 sq.ft.



Flex Opportunities Maker space

Figure 10.1.23.: Study⁸⁵

Non-workplace Program

Net/works integrates into Weston's urban fabric by uniting low-rise residences, high-rise towers, and key community assets like transit linkages and retail spaces. This integration aims to enhance connectivity and support the neighbourhood's unique character by creating a new destination and relationship with white-collar work. Where gaps exist in current infrastructure, net/works aims to provide much-needed amenities, services, and social spaces that elevate the daily lives of residents and support the adventure of work within a comprehensive, flexible, and adaptable structure. Aligning with the rule Urban Synergy, this strengthens the neighborhood's identity by serving as an anchor for white-collar work and positive activity.

As such, it was essential to investigate Weston regarding existing amenities, services, and infrastructures, identifying existing gaps and new opportunities to integrate non-work functions into net/works and therefore becoming a meaningful destination beyond work hours and beyond just the workplace. Younger employees, particularly Gen Z and Millennials, are among the most eager to return to the workplace, making the inclusion of hospitality-inspired, experiential spaces like cafés, libraries, and clubhouses a valuable investment in modern workplace design. Addressing this concept aligns with the rule Young Professionals. High-performing, amenity-rich workplaces have been shown to deliver twice the positive impact on individuals, teams, and organizations, according to research by Gensler⁸⁶. These environments significantly enhance personal productivity, foster a sense of community, and improve workflow awareness, underscoring the substantial return a thoughtfully designed workplace can provide to professionals, visitors, and the surrounding community.

Through site visits and digital analysis via Google Maps a comprehensive accounting of the existing street fabric was created and included in Appendix C. This analysis was paired with research into amenities and services currently being integrated into workplaces, oftentimes borrowing from other design sectors, such as hospitality and cultural institutions, to attract white-collar workers back to the workplace. Additionally, the Thesis Workplace Survey conducted during the research portion of this thesis surveyed over 40 individuals and returned several highly-requested amenities as well (Figure 10.1.24).

Figure 10.1.24.: The top requested workplace-related amenities⁸⁷

Gensler Design Forecast⁸⁸

- restaurant/bar
- cafe/coffee
- grocery
- outdoor spaces
- gym/fitness

Cushman Wakefield⁸⁹

- retail
- pet infrastructure
- social purpose and volunteering
- bike repair
- "interesting amenities"

RAIC Workplace Survey⁹⁰

- event/performance venue
- employment centre
- art gallery
- pop-up retail
- maker space
- amazon package pick-up
- public washrooms

These resources also listed many other attractive amenities and services such as pharmacy and doctor's offices, barbers, religious facilities, daycare, and banking. It was analyzed and determined that the current Weston neighbourhood already had sufficient facilities (pharmacy, barber, religious facilities) or didn't align with the target young professional demographic (daycare). Others, including banking, stand to be fulfilled by other market opportunities. The remaining amenities listed above contribute to enhancing the in-office experience and were grouped into four main categories: care, errands, culture, and sustenance.

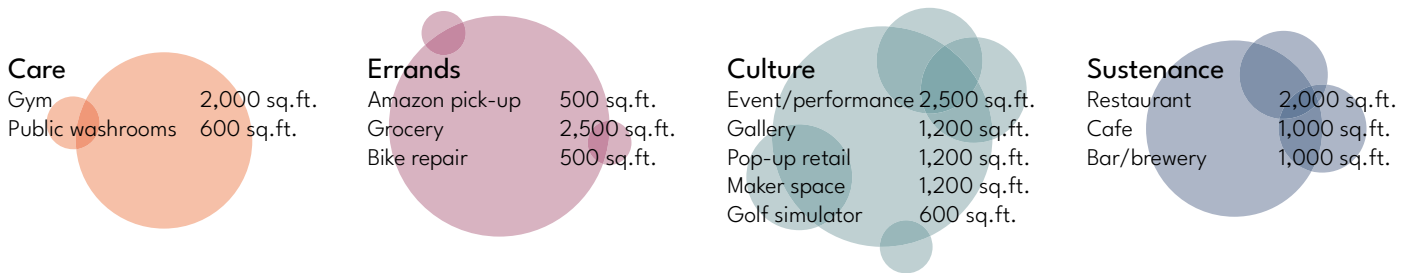


Figure 10.1.25.: Workplace-related amenities at net/works in Weston⁹¹

Rather than create static spaces with defined uses, here we utilize beneficial programmatic overlaps to reduce the overall footprint but also generate new, adaptable, multi-purpose spaces that flex and blend depending upon time and purpose. The pub and golf simulator recreates the traditional golf course and clubhouse experience. The maker space feeds directly into the art gallery for the display of creative products and the pop-up retail space for the sale of these goods. Integration with workspaces themselves creates unique opportunities as well. Meeting rooms integrated into restaurants and cafes become private dining rooms after hours. The restaurant kitchen makes ready-to-go lunches and dinners for the grocery store. Work lounge spaces become weekend chill zones. Studies become classrooms. The restaurant kitchen integrates with culinary programs to teach young blue-collar kitchen professionals, as well as hosting classes for home-based cooks and parents. These flexible interaction opportunities support neighbourly relationships and socialization but, importantly, professional development and education in comfortable, accessible, and appropriate settings.

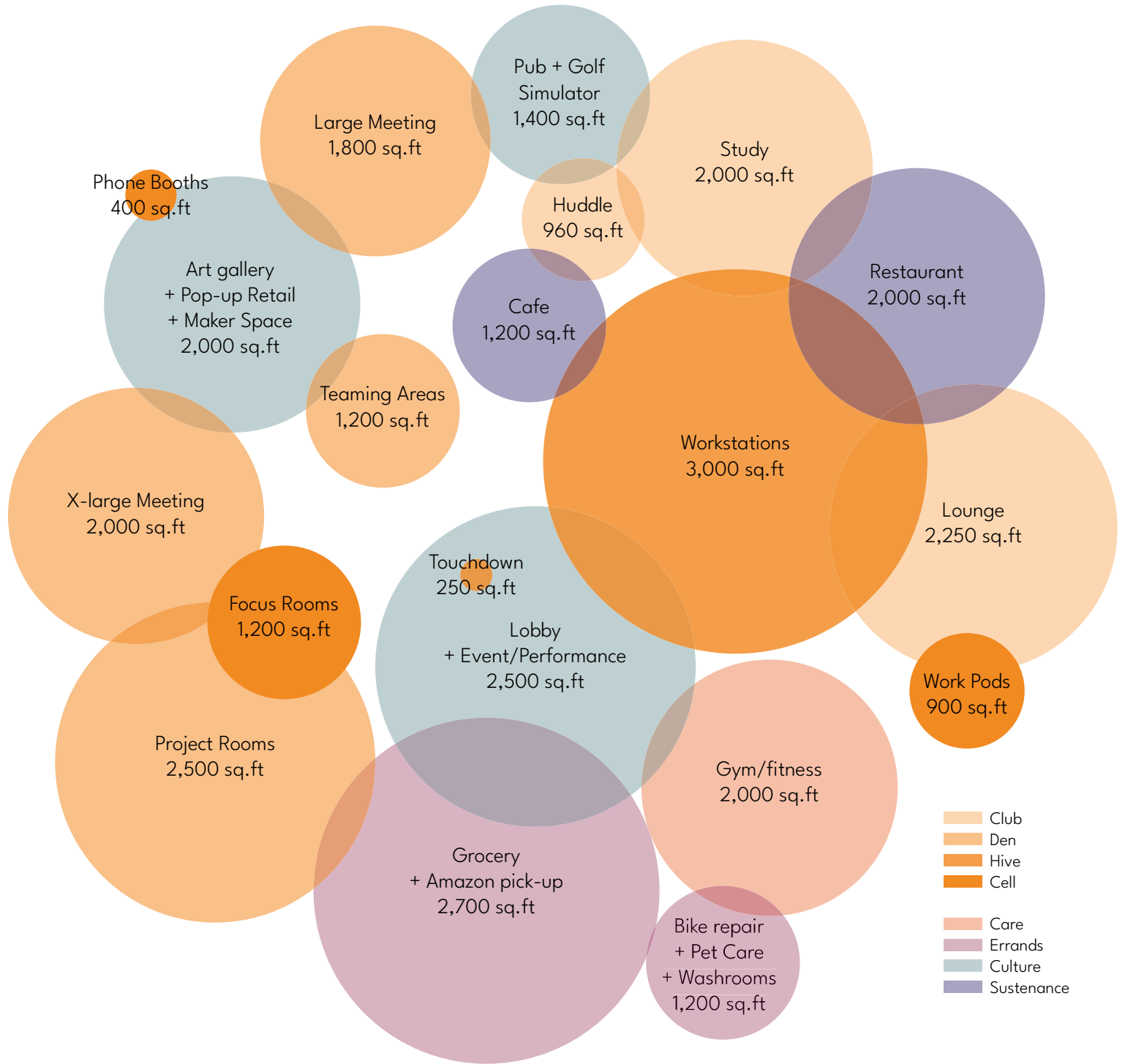


Figure 10.1.26.: net/works at Weston bubble diagram⁹²

Conclusion

Net/works redefines the role of workspaces by positioning them as flexible transition zones that mediate between fixed amenities of care, errands, culture, and sustenance. Rather than being static and isolated, these workspaces are integrated into circulation areas, embodying the flow and interaction between diverse urban functions. This spatial configuration reflects an ideological shift, where the workspace is no longer a destination but a conduit—connecting individuals to the broader urban experience and encouraging dynamic interactions between professional, personal, and communal activities. Educational opportunities, mentorship, and flexible spaces ensure that workspaces, technology infrastructure, and human capital is accessible, useful, and beneficial to all throughout the workday and outside of traditional business hours.

The programmatic arrangement strongly leverages the rule Threshold, transforming mere boundaries into active spaces of interaction and exchange and facilitating emotional shifts. Workspaces at net/works are not just physical zones but also ideological transitions, facilitating engagement across care, culture, errands, and sustenance. These thresholds enrich the user experience, offering moments of socialization, relaxation, or inspiration while maintaining the functionality of the workspace. In doing so, net/works fosters a holistic environment that supports productivity, well-being, and community integration, reflecting the complexities of contemporary urban life.

“... although from the outside it may seem like it takes months to finish a song, in reality it may just take that long to find the right moment.”

David Hartley, YouTuber (2024)¹

Concept Analysis and Development

The design concept of net/works is rooted in three core principles: Human-centred Design, Boundary Theory, and flexibility across time, place, and purpose. These principles work together to create adaptable, inclusive spaces that meet the evolving needs of modern professionals and their communities. The aim is to redefine the workplace as a dynamic hub of urban activity, individual productivity, and social interaction by addressing the interplay between personal and professional lives.

Human-centred Design ensures that these spaces are empathetic, functional, and engaging, prioritizing the well-being of their users. Boundary Theory provides the framework for understanding how individuals navigate their roles and identities, shaping spaces that balance seamless integration with those of clear separation. Flexibility, meanwhile, transforms workspaces into multi-purpose zones that adapt to diverse activities and shifting needs throughout the day.

Further, and especially in Weston, the design approach thoughtfully engages with the site's edges and its proximity to adjacent services, amenities, infrastructure, and the surrounding built environment. This seamless contextual integration enhances the neighbourhood rather than disrupting it. This adaptable approach to site context can be tailored to other urban sites, flexing and blending in unique ways in different neighbourhoods while adhering to overarching guidelines that ensure harmony with and enrichment of the local community.

Net/works reimagines the framework of the workplace itself, moving away from rigid, insular structures to instead become a reimagined threshold accommodating the fluid realities of contemporary life. Becoming an attractive destination for work, social, and cultural functions, net/works improves access, transparency, purpose, and interaction in our vibrant, flexible, and complete communities.

Human-centred Design

Human-centred Design (HCD) in architecture shifts the focus away from rigid adherence to rules and regulations toward prioritizing the needs, behaviours, and experiences of the people who inhabit the built environment. This approach balances aesthetics and functionality, aiming to create supportive, comfortable, and engaging spaces. Historically, white-collar workplaces exemplified the neglect of HCD, favouring managerial efficiency and the optimization of construction costs and operations over meaningful, personalized environments².

The result was a generic, uninspiring “one-size-fits-all” design that avoided uniqueness and stifled creativity.

HCD challenges this homogenization by embracing human variability and introducing “human risk” into the design process. By engaging with building users during the pre-design phase, we can uncover the “hidden program”—the underlying human values and societal aspirations that transcend basic functionality³. For instance, while a workplace may implicitly serve as a container for tasks, its hidden program emphasizes collaboration, education, and neighbourhood integration, enriching both work and community life.

Design for Human Flourishing expands on HCD by categorizing building programs into four layers: Core (essential purpose), Functional (practical operations), Experiential (engaging and memorable forms), and Flourishing (self-actualization and psychological well-being)⁴. While traditional workplace design has prioritized the Core and Functional layers, meaningful environments emerge when we emphasize the Experiential and Flourishing aspects. These aspects extend the utility and approachability of the workplace to include more educational opportunities. Integration and collaboration between young professionals and established industry leaders in professional settings promotes formal and informal educational opportunities and generates new professional networks between neighbours and colleagues, further fostering a culture of well-being, creativity, and performance.

Human-centered Design reimagines architecture as a medium for human connection, growth, and interaction. It advocates for environments that go beyond serving basic needs to foster personal and collective well-being, demonstrating how architecture can genuinely enhance the lives of its users.

Flexibility

Flexibility at net/works is two-fold. Architecturally, the design ensures that spaces and functions can evolve over time, be it during a single workday, from workday to weekend, or from year-to-year as our requirements of the workplace evolve. Functionally, it prioritizes collaboration, community involvement, and cross-company interaction. This approach blends urban vitality with professional adaptability to redefine our relationships with work, neighbours, and the urban environment.

As a flexible destination in hybrid cities, net/works subverts traditional physical and emotional boundaries, fostering integration, adaptability, and work-life balance. Gen Z and Millennials are driving the shift away from the traditional 9-to-5 model, prioritizing flexibility and autonomy over rigid oversight. This trend is further reflected in the rise of freelancers and digital nomads, who embrace location-independent work enabled by technology, aligning with the rule Young Professionals. These generations favour dynamic environments that balance collaboration and independence, viewing flexible third places—and net/works as a fourth place—as essential hubs for both work and community engagement.

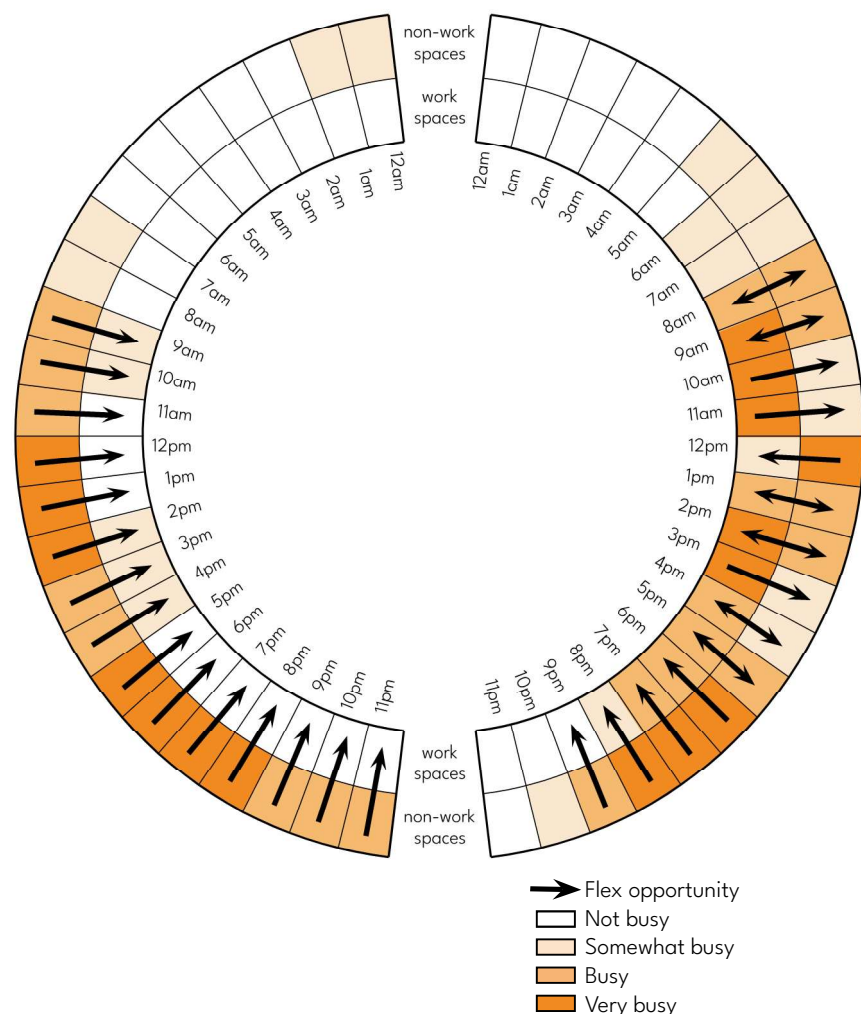
Flexibility of time as it relates to space is also an important concept. The typical workplace is bustling from 9-to-5 on weekdays, with a bit of activity around the periphery of these times, and ordinarily empty on the weekends and holidays. This amounts to a vast amount of infrastructure, real estate, and unused amenities for vast stretches of time and represents an unrealized potential to flex and blend into these spaces outside of work hours. By integrating non-work functions as well, we can blend further and create attractions for users during opposite timeframes, as well as provide opportunities for those attractions to beneficially bleed into others during concurrent timeframes for positive spillover and improved interactions (Figure 11.1.1.).

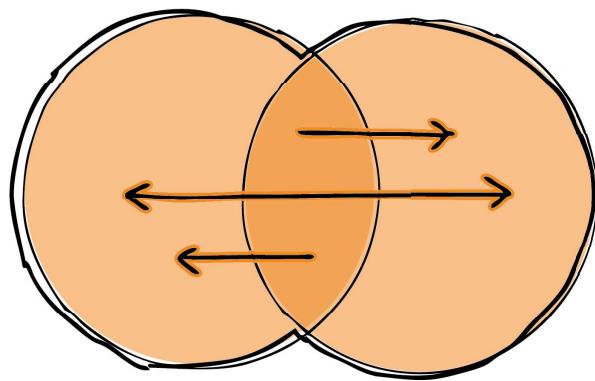
These concepts of flexibility use the act and place of work as a link between life functions to blur the boundaries of time, place, and purpose across work and nonwork elements and boundaries to create beneficial relationships and new identities, and the importance of the threshold and separation as well. Rather than focussing on straight lines, this planning approach uses overlaps, circuits, and flexibility in planning spaces against the likely movements of the future occupants.

Boundary Theory

The Covid-19 pandemic profoundly disrupted the rigid boundaries between work and home, revealing their spatial and emotional impact on personal identities and urban life. The commute, once a physical and emotional boundary

Figure 11.1.1.: Flexibility of time and place⁵



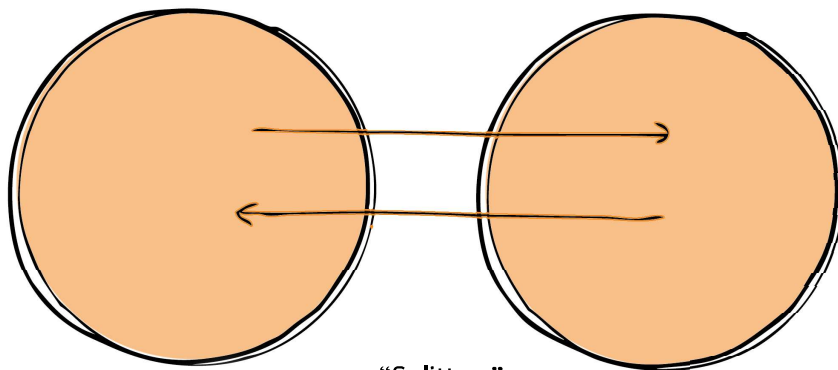


“Blenders”

Thin boundaries

Integrated roles and responsibilities

Strong permeability and spillover



“Splitters”

Thick boundaries

Separated roles and responsibilities

Weak permeability and spillover

between professional and personal identities, vanished, saving time and money but blurring the thresholds that help prevent burnout and maintain healthy relationships. This transition highlighted the importance of boundaries. Boundary Theory posits that individuals navigate multiple roles—work, home, and play—by managing flexibility and permeability to reduce stress and conflict.

Rigid, “thick” boundaries—like return-to-office mandates and segmented urban zoning—offer clear transitions but limit adaptability and beneficial knowledge spillover⁶. Conversely, “thin” boundaries, where work and home roles excessively overlap, lead to blurred identities, reduced detachment, and role confusion⁷. The permeability of boundaries between work and home has its advantages. Positive spillover from home to work, such as carrying over good moods, enhances professional environments⁸. However, unregulated permeability can lead to conflicts, such as work intruding into personal family moments. Managing these transitions through architectural and organizational design ensures that boundaries support enrichment rather than conflict.

Figure 11.1.2.: Boundary Theory’s Blenders and Splitters⁹

The challenge lies in designing environments that cater to diverse preferences, supporting both “Splitters” who seek clear separation and “Blenders” who prefer fluid integration of roles. A thoughtful balance of implied transitions and architectural demarcations can address these needs while fostering engagement and well-being.

Ultimately, successful integration of work and home demands respect for individual needs and life outside of work. Human-centred design, hybrid work flexibility, and adaptive environments foster productivity, engagement, and well-being. Transition spaces and moments of pause for reflection and interaction provide the social and psychological support necessary for managing the complex interplay of roles, reinforcing boundaries while enabling the enrichment that comes from their careful integration.

Guy (Debord) believed that true art never devolved into actual art, it had to be lived as a gesture, like going into Notre Dame Cathedral and yelling “God is dead”, or stumbling home drunk, on foot, because there was a rail strike, and declaring that your drunken meandering was a new way of mapping the city.

“Creation Lake”, by Rachel Kushner (2024)⁹

Site Integration

The Weston Commons site offers unique opportunities to design net/works to enhance neighbourhood integration and complement existing amenities, services, and infrastructure. The same could and should be said for any site and any program. Through thoughtful urban integration, net/works can become a powerful generator of community interaction, personal socialization, and, most importantly, professional development.

To the north of the selected site lies the train tracks with GO Transit, UP Express, and CN freight trains frequently passing. Many new developments would turn their back on this side of the site due to noise and undesirable views. Yet this exposure is an unrealized opportunity to connect to the past history of the site via the Grand Trunk railway station¹⁰ (Figure 11.1.3.). Additionally, with low-rise residential on the opposite side of the wide rail right-of-way, there are unobstructed views south towards downtown Toronto and the CN Tower, providing a visual and emotional connection to the city as a whole (Figure 11.1.4.).

Within net/works at Weston there is the opportunity to layer louder, active uses towards this side of the site to mitigate the negative impact of the railway and negative acoustics created by frequent train service (Figure 11.1.5.).

Figure 11.1.3.(top): Grand Trunk Station at Weston (1901)¹¹
Figure 11.1.4.(bottom): Long skyline views (2024)¹²

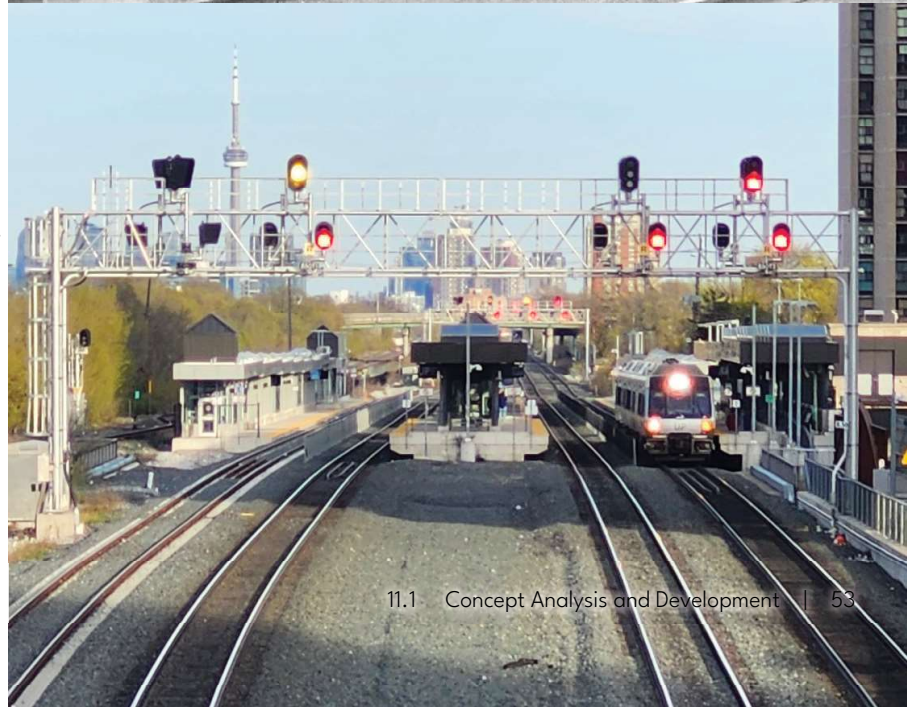
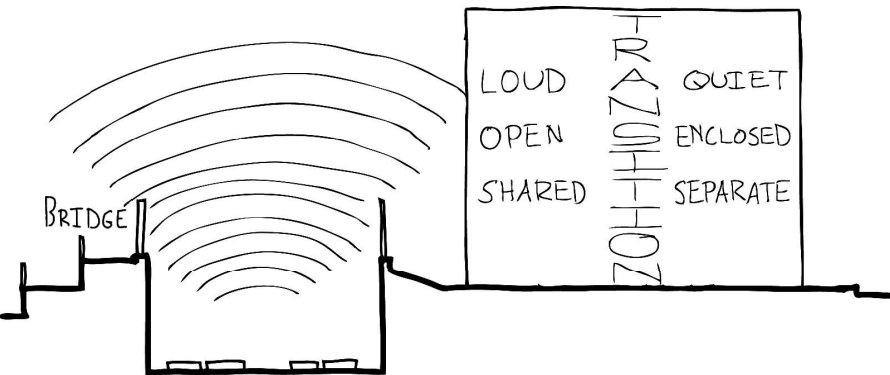


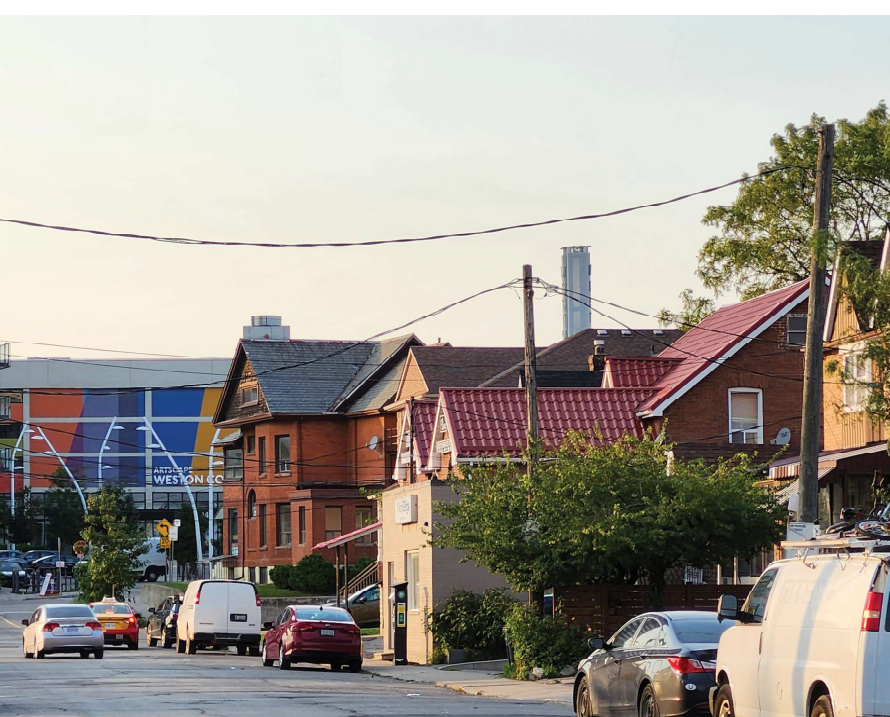
Figure 11.1.5.(top): Site section (east-west)¹³

Figure 11.1.6.(middle): South Station Street¹⁴

Figure 11.1.7.(bottom): John Street entrance¹⁵



To the east of the site are low-rise residential homes along South Station Street, with several containing home-based businesses (Figure 11.1.6). The opportunity on this side of the site is to extend and formalize this fine-grain commercial- and work-based urban fabric. This same opportunity also extends along the south edge of the site, creating a tight urban grain such as King Street and Danforth, and mediating the larger inactive stretches along South Station Street, which currently feature expansive parking lots and back-of-house building services.



During several site visits it was also apparent that South Station Street is the primary pedestrian thoroughfare connecting the GO transit station to the low-rise residential neighbourhoods on the other side of the train tracks. Therefore, this side of the site provides excellent exposure to pedestrian traffic and an opportunity for commuters to stop to enjoy net/works and the facilities through care, errands, culture, and sustenance amenities, or also to avoid the GO train altogether and work for the day at net/works.

To the immediate west of the site is Weston Commons, featuring the Weston Farmers Market and other community events. Artscape provides an important cultural and community destination at the opposite end of the public square, yet presently the public square is underutilized. This is perhaps related to the narrow pedestrian entry at the corner of John Street and South Station Street (Figure 11.1.7), or the lack of meaningful pedestrian and neighbour interaction with the site except the Farmers Market. Net/works aims to attract professionals, neighbours, and visitors to the site by offering flexible amenities and services, attempting to transform the square into a meaningful space with a dedicated user base throughout the day, evenings, and weekends. By making work the central focus, the site becomes a consistent and adaptable destination, demonstrating flexibility in both time and place.

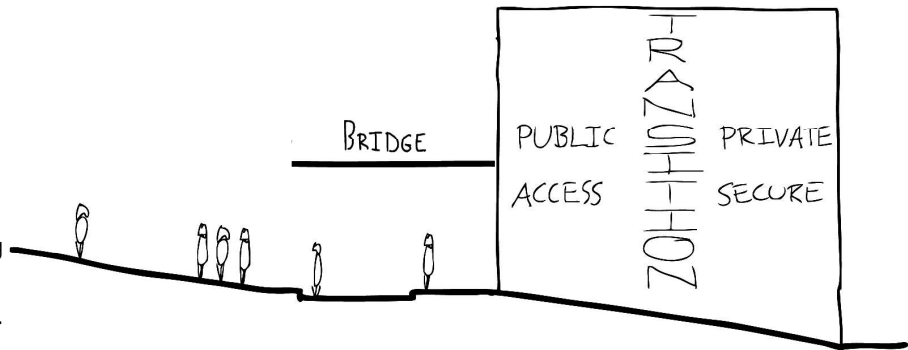


Architecturally, we can manage this by loading public and accessible spaces to the west of the site, towards Weston Common, providing a built threshold and separation for transition to private and secure workspaces further to the east on the site (Figure 11.1.8.).

The topography of the site is also important and informs the vertical organization and interior levels, transitions, and circulation. Using Weston Commons as the zero elevation, the site's eastern end is approximately 6-feet lower. At the site's northwest corner, the pedestrian bridge connection over the train tracks is 12-feet higher. As the primary pedestrian path described above, this 18-foot vertical difference is managed via the existing staircase and ramp at Weston Commons, but the design of these elements is unsatisfactory (Figure 11.1.9). The ramp is excessively long and directs users away from the main path of travel and activity of the public square, with no opportunities to “get off” the ramp and interact. The design of the stairs themselves are steep and the angled design forces an uncomfortable cadence. A set of bleacher seats integrated with these steps, ostensibly for impromptu gatherings and small shows/exhibitions, is largely blocked off by a handrail. This design is exclusive and uncomfortable.

By integrating net/works at Weston and respecting these boundary conditions, we can look beyond these boundaries to make meaningful, accessible, and comfortable improvements to existing infrastructure.

Figure 11.1.8.(top): Site section, north-south¹⁶
Figure 11.1.9.(bottom): Existing, uncomfortable infrastructure¹⁷



“If people are going to leave their homes for the workday and come into the city, we have to create dynamic buildings that do more.”

Todd Heiser, principal at Gensler (2024)¹⁸

Workplace Access

Net/works envisions the workplace as an extension of the city, reflecting the diversity and complexity of urban life rather than existing as a detached, single-purpose structure. Traditional office buildings often operate as insular environments,

Figure 11.1.10.(top): A typical downtown office building¹⁸
 Figure 11.1.11.(middle): A net/works model¹⁹

- Residential
- Exteriors
- Workplace
- Care
- Errands
- Culture
- Sustenance
- Service



prioritizing efficiency and security over community engagement. With limited public access and few shared amenities, these workplaces reinforce a strict separation between professional and personal life, reducing opportunities for social interaction, cultural engagement, and urban integration. The typical office worker's experience is confined to repetitive routines, with only basic conveniences—perhaps just a Tim Hortons or dry cleaner—offering minimal connection to the surrounding neighbourhood.

In contrast, net/works at Weston seeks to dissolve these rigid boundaries by embedding the workplace within the urban fabric, creating an environment that encourages movement, interaction, and shared experiences. The design incorporates multiple access points at different levels, allowing people to flow through the structure as they would through city streets and plazas. By integrating public and semi-public spaces—such as cafés, event areas, and outdoor terraces—the building becomes an active participant in daily life, not just a backdrop for work. These design choices foster spontaneous encounters and interdisciplinary collaboration, reinforcing the idea that innovation thrives in environments where people and ideas mix freely.

The integration of interior and exterior spaces further strengthens this connection, ensuring that net/works is not just a workplace but a welcoming hub for the entire community. Expansive thresholds, open gathering areas, and flexible social spaces invite both professionals and visitors to engage with the building in meaningful ways. Whether for work, casual meetings, or cultural events, the space adapts to the evolving needs of its users, reinforcing the workplace's role as a shared urban asset rather than a private corporate enclave. By embracing openness and connectivity the workplace can become an inclusive, interactive microcosm of the city where work, life, and community seamlessly converge.

Blender Sketch and Precedents

Initial design concepts were categorized and defined by Boundary Theory. The first sketch was tailored towards Blenders who thrive in environments with thin boundaries between identities, where personal and professional roles can overlap and mutually enrich one another. Successful integration demands carefully managed thresholds to minimize tension and confusion.

Examples of blending in architecture that informed this approach include the SAS Frosundavik office building, which exemplifies integration by connecting disparate architectural forms and departments through a shared atrium, fostering unity and interaction (Figure 11.1.12). The Eaton Centre leverages anchor tenants to guide movement and purpose within the shopping experience, giving new meaning to seemingly passive activities like window shopping (Figure 11.1.13). These projects demonstrate how intentional blending can redefine spatial and functional connections.

At the heart of this Blender concept is a central spine of flexible workspaces and circulation zones intersected by private workspaces and “anchor tenant” programmatic elements. This configuration fosters vibrant interactions between spaces, uses, and users, creating dynamic and unexpected connections. The ground level acts as an active blending zone, reminiscent of a bustling hotel lobby, where functionality meets engagement, offering more than just transitional services but a constantly evolving space for interaction (Figure 11.1.14). The full sketch development presentation for the blender concept can be found in Appendix D.

This approach is about more than creating spaces with permeable edges and programmed circulation—it’s about enabling “planned unintentionality.” The interstitial spaces between work nodes and anchor elements are designed for flexibility and enjoyment, encouraging users to define the character of the building through diverse, evolving activities. By subverting the static limitations of traditional typologies, this dynamic interplay between spaces supports an infinite potential for collaboration, creativity, and connection.

Figure 11.1.12.(top): SAS Frosundavik Office Building (Frosundavik, Sweden by Niels Torp, 1897)²¹
Figure 11.1.13.(bottom): Eaton Centre (Toronto, Ontario by Eberhard Zeidler, 1997)²²

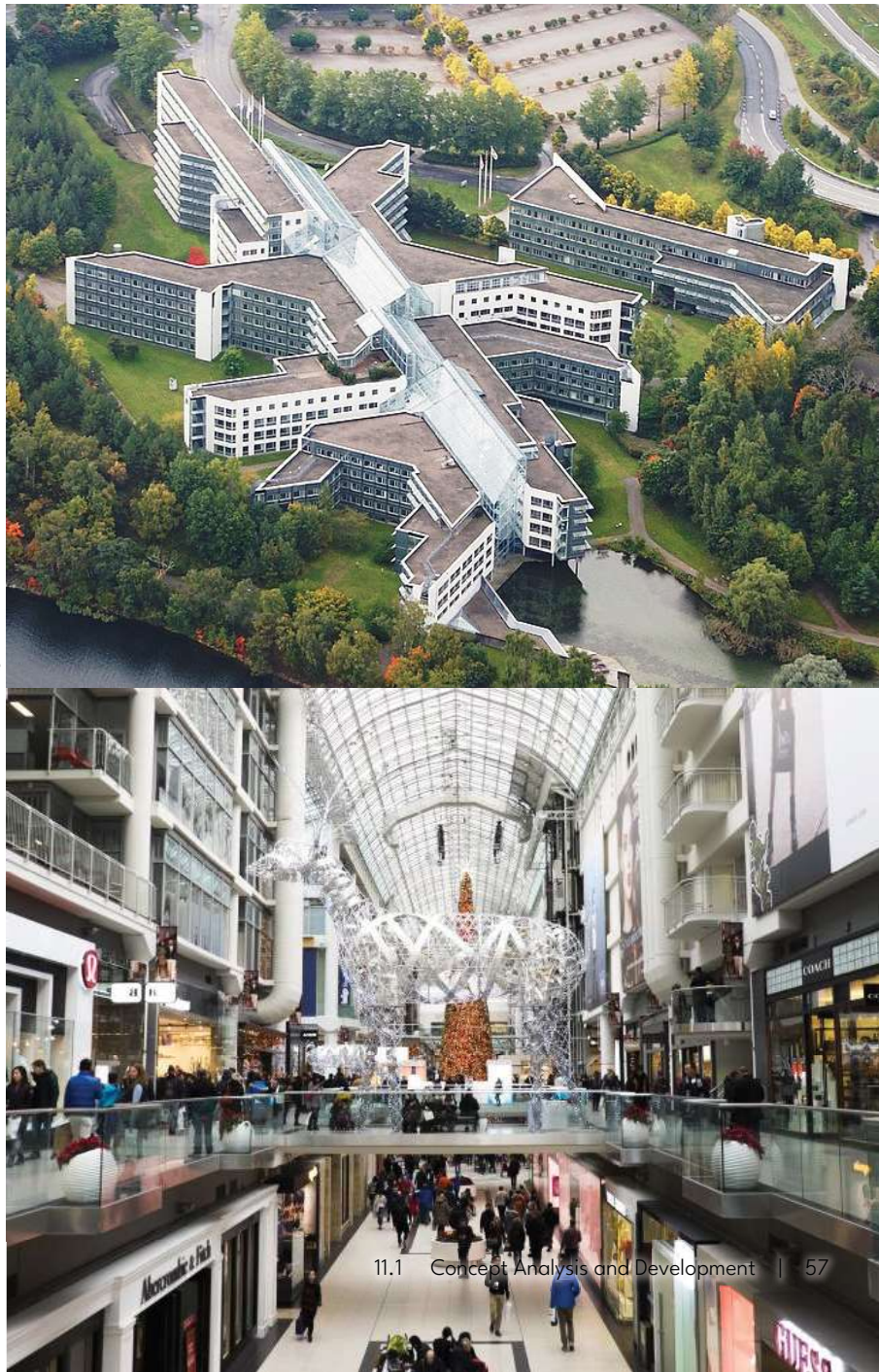
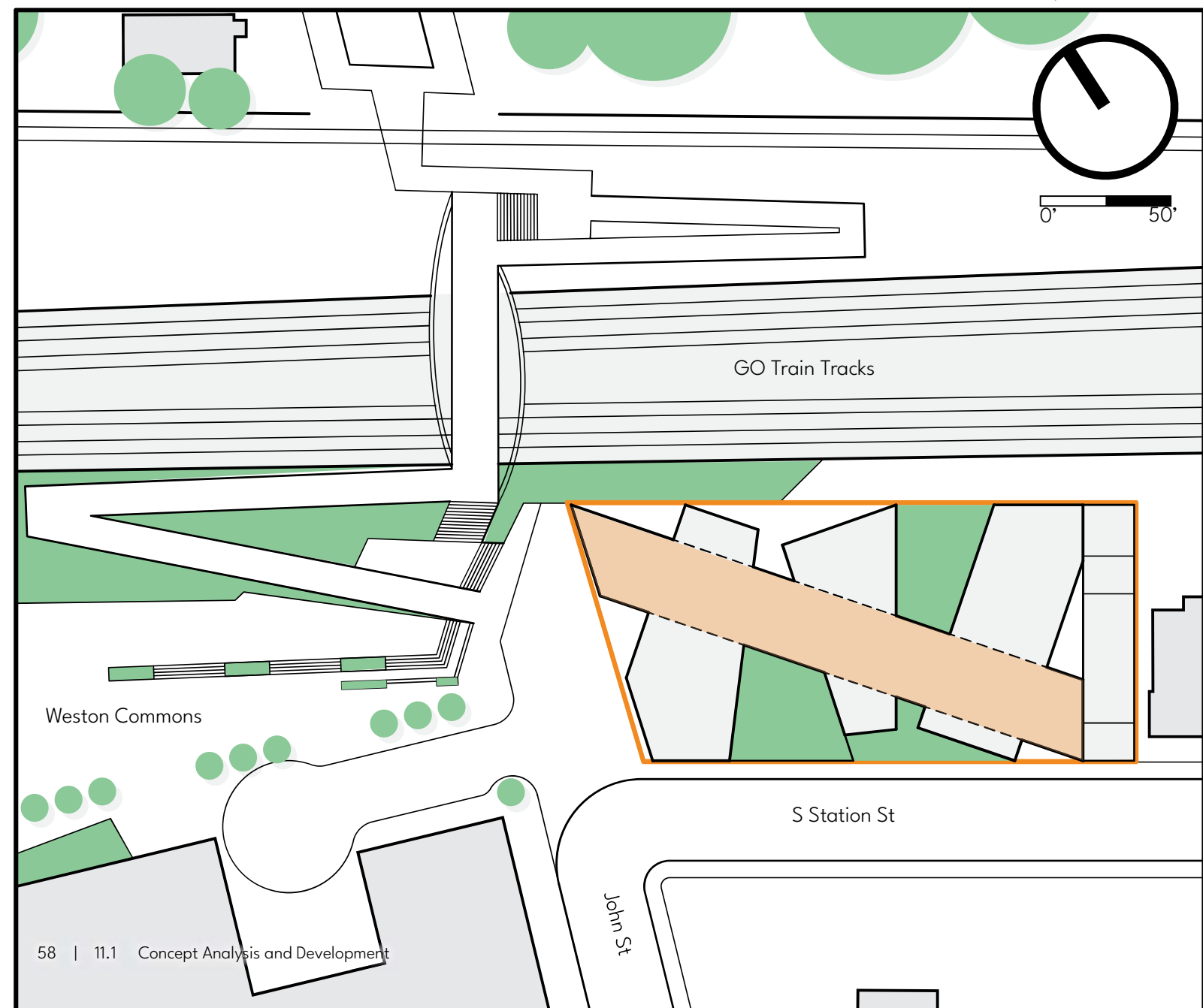
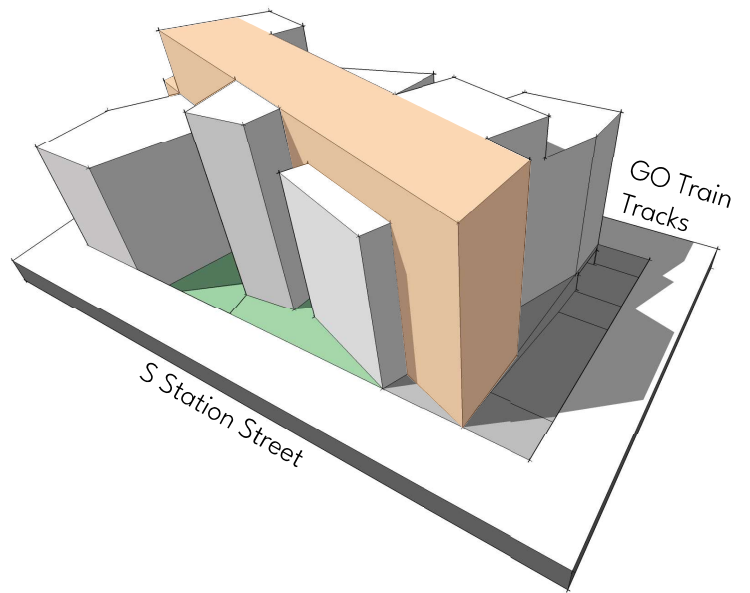


Figure 11.1.14.: Blender concept sketches²³



Splitter Sketch and Precedents

In contrast to Blenders, Splitters thrive in environments with thick boundaries, where roles and spaces are clearly delineated. These strong thresholds ensure definitive identities with minimal spillover, allowing individuals to transition between activities without conflict.

Several architectural precedents inform this approach and prioritize clear separations while enabling intentional and controlled interactions across boundaries. The Diana Center employs a central spine of circulation and shared spaces that wraps around a core of enclosed classrooms and student functions, creating a balance between interaction and privacy (Figure 11.1.5.). A workplace proposal from 3XN builds upon this idea by placing community spaces in the podium and separating them from office spaces above with a stepped ribbon of balconies enriched by biophilic elements (Figure 11.1.6.). These projects demonstrate how strong boundaries can coexist with thoughtfully designed connections between different interior levels as well as exterior spaces.

The Splitter concept embraces the philosophy that “work revolves around life, not the other way around.” Here, workspaces are not central but instead revolve around life functions. At its core, the design integrates non-work programs surrounded by a ribbon of workspaces that respond to and complement these life-oriented amenities. For example, the lower level includes parking and fitness facilities, accessed via a ramp that doubles as outdoor bleacher seating. Ground-level offices are accessed from South Station Street, wrapping around the central core and incorporating a café and retail spaces to foster engagement with the community.

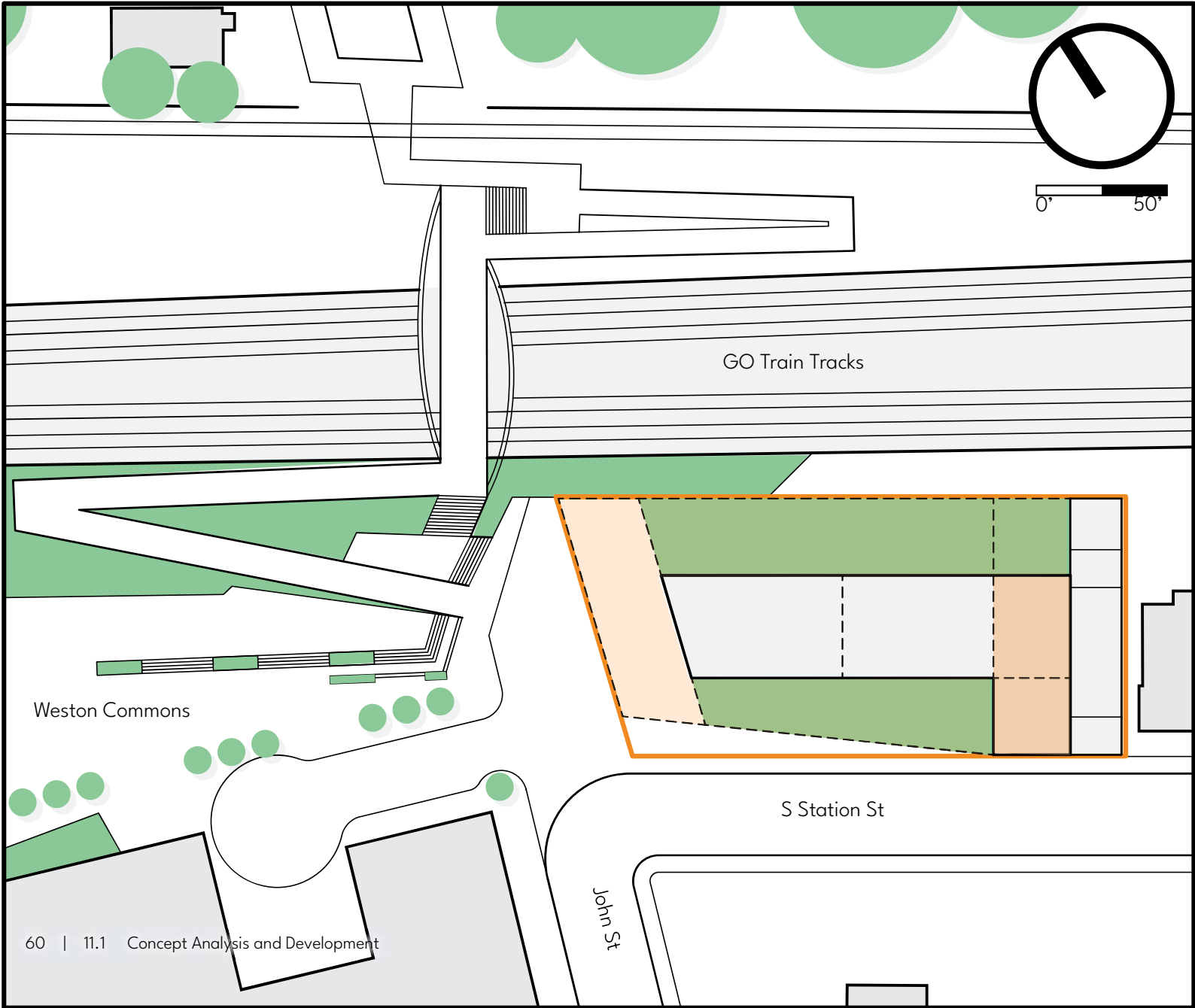
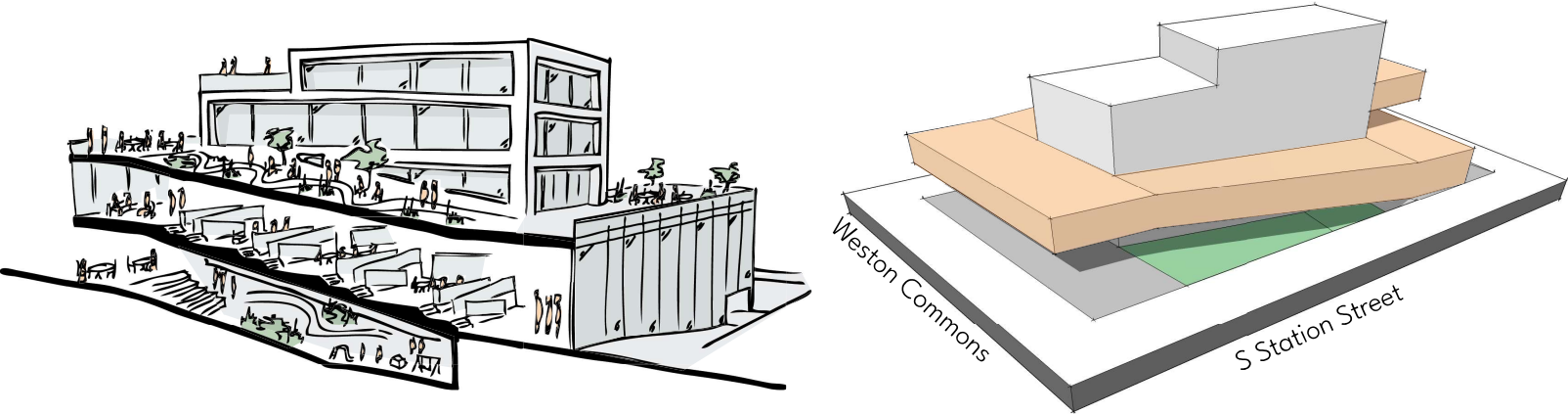
The upper levels reflect a transition from open, collaborative spaces to more private and enclosed work environments. This transition is managed through targeted transparency and carefully controlled thresholds, ensuring a sense of discovery while maintaining separation. The full sketch development presentation for the splitter concept can be found in Appendix E.



Figure 11.1.15.: The Diana Center at Barnard College
(New York, New York by Weiss/Manfredi, 2010)²⁴

Figure 11.1.16.: Mahler 1 (Zuidas, Amsterdam
by 3XN GXN, 2027)²⁵

Figure 11.1.17.: Blender concept sketches²⁶



While boundaries remain central to this design, the shared site and infrastructure allow for managed spillover, fostering voluntary blending where appropriate. The Splitter concept supports a harmonious coexistence of distinct identities and collective engagement by defining roles and places while enabling controlled interactions. This approach reflects a nuanced understanding of how architecture can balance separation and connection in contemporary urban spaces.

Conclusion

Ultimately, net/works was not designed exclusively for Blenders or Splitters but instead integrates elements from both concepts to create a balanced, inclusive environment. By accommodating both identities in a thoughtful and comprehensive way, net/works avoids the pitfalls of a one-size-fits-all approach. This careful blending of distinct needs transforms it into an attractive destination that welcomes professionals, visitors, and neighbours alike. Design iterations of the combinations of the Blender and Splitter concepts can be found in Appendix F.

The design leverages the act and place of work as a connective thread between various life functions, intentionally blurring the boundaries of time, place, and purpose. By dissolving traditional separations between work and nonwork elements, net/works fosters beneficial relationships and encourages the formation of new, dynamic identities. This planning philosophy emphasizes flexibility, overlap, and adaptability, aligning spaces with the natural movements and interactions of future occupants rather than relying on rigid layouts.

Educational integration further strengthens this approach, with learning spaces embedded within the workplace to facilitate mentorship, skill-building, and professional development. By incorporating areas for workshops, lectures, and knowledge-sharing, the design promotes continuous learning and cross-disciplinary exchange, reinforcing the workplace as a hub for both professional and personal growth.

This integration of identities and functions sets the stage for the final design resolution, with these principles translated into tangible architectural solutions to demonstrate how net/works bridges professional and personal realms to create a lively and multifunctional urban hub.

Inspiration required the stimulation of the new: new people, new places,
new stories, new food. new glass.

“The Glassmaker”, by Tracy Chevalier (2024)¹

Design Concept

Site and Neighbourhood Relationships

The design of the site is informed by layers of existing infrastructure and surrounding uses, creating an architectural response that integrates seamlessly into its context. The site is shaped by a mix of low- and high-rise residences to the north and west, the pedestrian bridge offering vital connectivity, an underutilized street frontage along South Station Street, and the public open space at Weston Common. These overlapping “circles of influence” establish distinct spaces and define a hierarchy of transitions between the building and its surroundings, fostering a dialogue between structure and environment (Figure 12.1.1.).

The building’s curved facades respond directly to these contextual elements, pulling away from the site edges to soften transitions and create inhabitable thresholds. These gestures define spaces that bridge the gap between exterior and interior, public and private, work and life, enhancing the threshold space and celebrating these moments of transition between personal and professional identities. Multiple access points further enrich the experience, encouraging exploration and natural movement along the building’s edges. This dynamic circulation funnels activity toward key attractions while maintaining fluid connectivity with the surrounding urban fabric (Figure 12.1.2.).

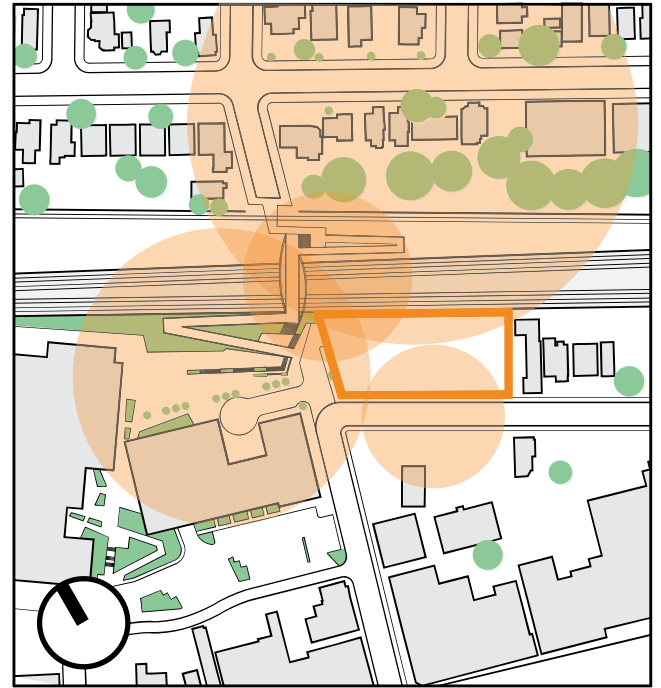


Figure 12.1.1.: Circles of influence informing the site design (above)²

Figure 12.1.2.: Site access diagram (below)³

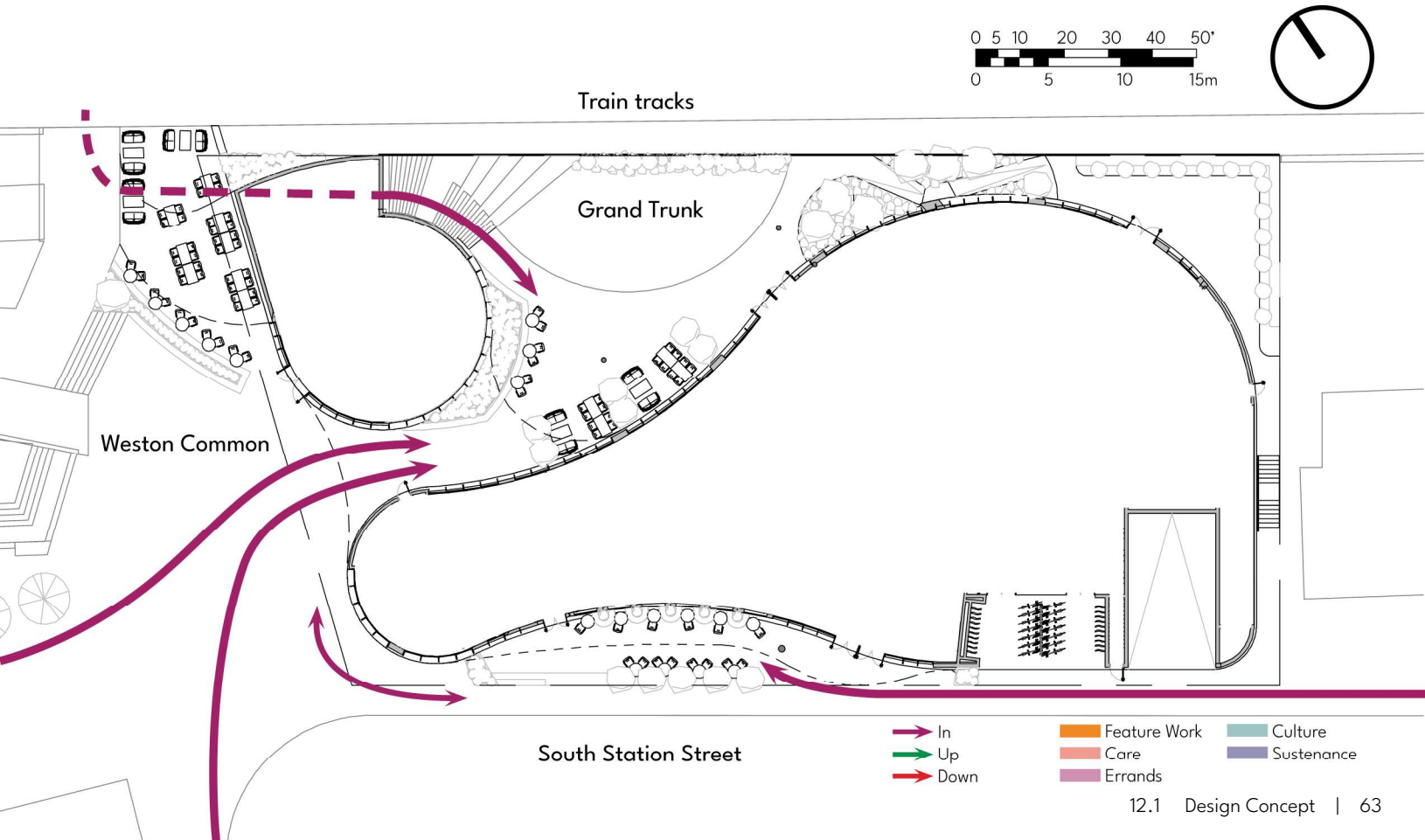




Figure 12.1.3.: Aerial view from the east with Grand Trunk in foreground⁴

Outdoor spaces extend the building’s influence on its environment, enhancing social interaction and community engagement. A recessed covered entrance connects to Weston Common on the western elevation, offering a sheltered threshold for visitors. An open exterior area, affectionately dubbed “Grand Trunk” in homage to the former commuter railway, serves as an informal gathering space (Figure 12.1.3.). It is largely unprogrammed, with a raised hill for relaxing, moveable tables and chairs, and an exterior set of stairs and bleacher seating connecting up to the pedestrian bridge, improving access up and across the train tracks as compared to the existing infrastructure elements. A café on South Station Street activates a small plaza, creating a lively break in the facade.

Both South Station Street and Grand Trunk accommodate primary entrances to the interior, connecting to an open event lobby within the atrium which is encircled by ramps and anchored by a grand stair featuring social bleachers and meeting rooms. These design elements ensure the building is not only a workplace but also a vibrant hub for interaction and community life.

Building Organization

The building’s design is centred around creating fluid connections, both within the structure and with its surrounding urban context. In contrast to traditional rectilinear buildings, which often feel rigid and enclosed, the gentle curves and setbacks of this design promote openness and approachability. The softened corners and flowing forms encourage longer dwell times along the site’s edges, supporting social interaction and fostering a deeper connection to the surrounding neighbourhood. By blurring the boundaries between work, community, and public life, the design creates a positive urban experience that extends beyond the workplace.

Deep window mullions and overhangs enhance light, play, and shadow, emphasizing the building’s curves and guiding emotional transitions around entrances and key pathways. Clad in white, the structure provides a neutral backdrop to the adaptable and inclusive spaces within.

Figure 12.1.4.: West elevation along South Station Street, with Weston Common on left (opposite top)⁵

Figure 12.1.5.: North elevation from Weston Common, with pedestrian bridge at left (opposite second from top)⁶

Figure 12.1.6.: East elevation along train tracks, with pedestrian bridge at right (opposite second from bottom)⁷

Figure 12.1.7.: South elevation, with South Station Street on left (opposite bottom)⁸





Figure 12.1.8.: Building section through Weston Common (left), main stair (centre) and atrium (right)⁹

These rounded edges in plan harmonize with the curved ramps circling the atrium, establishing visual and social connections across levels (Figure 12.1.8.). These ramps facilitate the continuous flow of people and ideas, seamlessly linking workspaces with adjacent social and collaborative areas. The gradual ascent or descent along these winding paths transforms movement into an intentional and exploratory experience, encouraging engagement and interaction at every turn.

At the heart of the building, the atrium serves as a social condenser and a common hub, embodying the rule of Place and Space. Larger, specialty floor plates extend into the atrium, activating the void with vibrant activity while allowing these same energies to bleed into surrounding workspaces. This interplay between openness and curved forms avoids rigidity, enhancing both spatial relationships and personal connections. The atrium and its ramps facilitate engagement among professionals from diverse industries, aligning with the rule of Purpose, with landings providing moments for pause and interaction, and multiply points to exit the ramp for further discussion and collaboration.

Figure 12.1.9.: Interior ramps¹⁰



The atrium's metal picket guards echo the deep vertical mullions of the building's exterior, creating a lenticular effect that shifts between transparency and semi-transparency as users move along the ramps (Figure 12.1.9.). These subtle perspective changes emphasize the building's dynamic nature, while solid guards around larger floor openings minimize visual clutter, allowing the space itself to take prominence. The external design expresses this internal dynamism through swooping lines, stepped forms, and projections linking interior transitions with exterior gestures.

It is good to have an end to journey towards; but it is the journey that matters, in the end.

“The Left Hand of Darkness”, by Ursula K. Le Guin (1969)¹¹

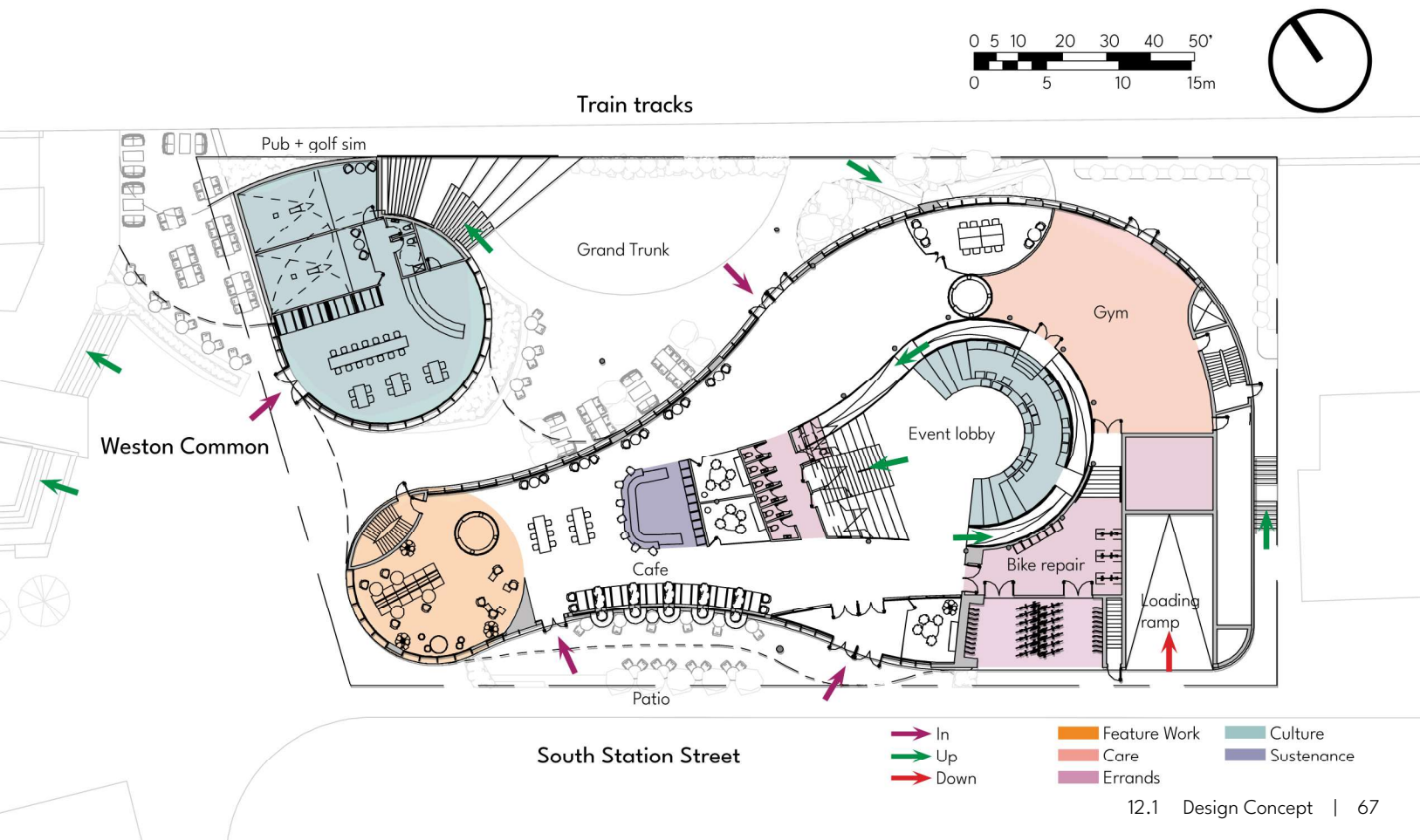
Program Flexibility and Thresholds

The fluidity of the exterior form translates to the interior layouts, demonstrating discovery, with spaces seeming closer when they curve towards you and more mysterious as they curve away.

The four main non-workspace amenities in Care, Errands, Culture, and Sustenance are distributed throughout the building, with workspaces acting as the thresholds and circulation between them. These features are integrated on all levels, with the ground level including many of these features and with workspaces gradually becoming more prevalent and integrated as one traverses the ramp and stairs to the upper levels. This maintains accessibility and exposure to the public where it is most necessary and beneficial, and gradually introduces privacy and security the further one travels into the workspaces.

On the ground level the gym, bike repair, event space, cafe, and brewery are featured (Figure 12.1.10.).

Figure 12.1.10.: Ground level plan¹²



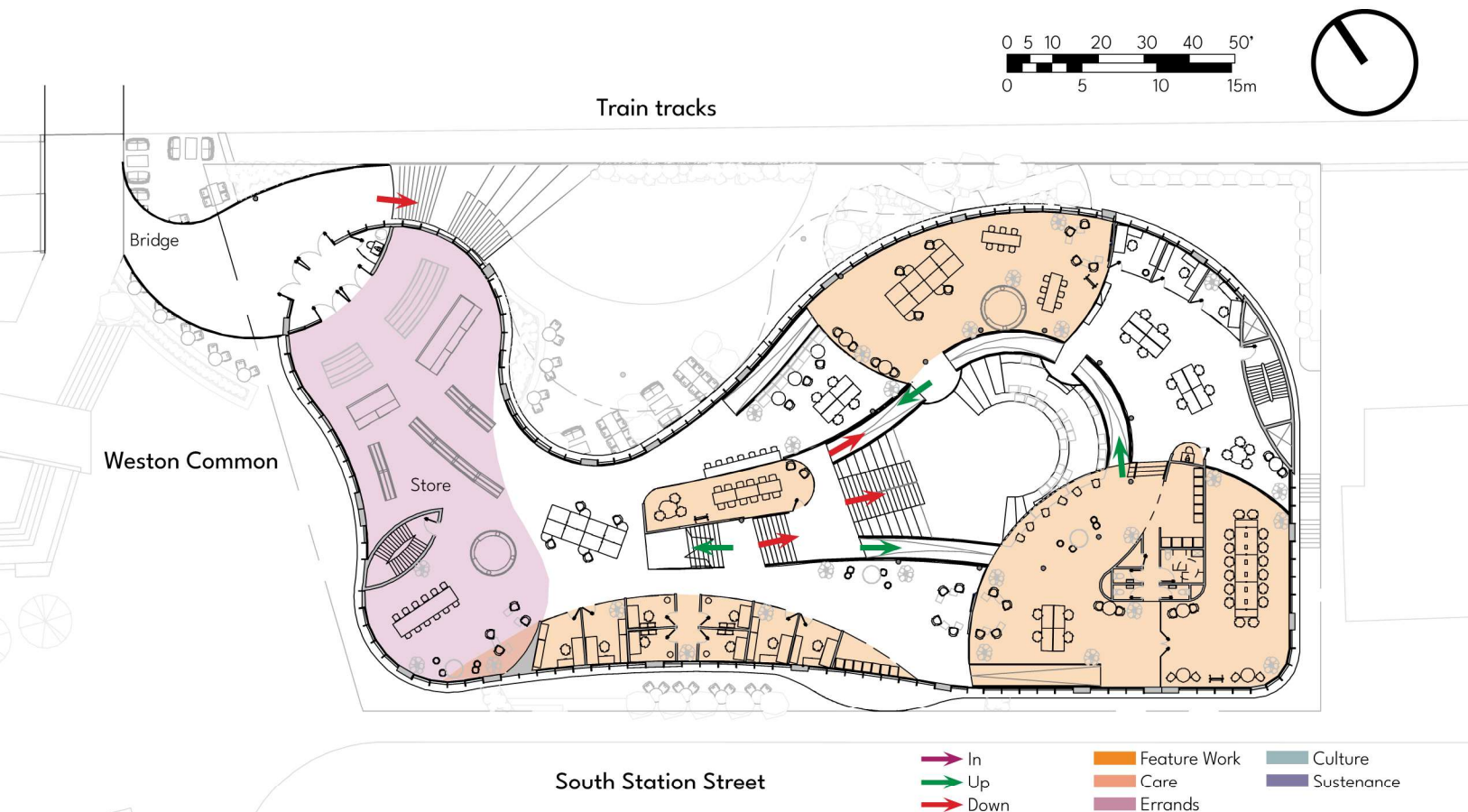


Figure 12.1.11.: Second level plan¹³

The bike repair station is connected to the covered outdoor bicycle parking, and includes work stands and a small library of tools and common replacement parts such as brake pads and inner tubes. A shortcut connects to the gym and changeroom facilities for morning showers. The gym has an outdoor space for yoga classes and other group activities, which can also spill into the lobby and stepped seating levels at the open atrium event space. This seating is integrated with the ramp and is accessible from the main level. Events can take place for book launches, small dramatic performances, and corporate sessions with seating also on the main stairs opposite. Under the stairs are public washrooms for the cafe and event space, with the cafe beyond which opens onto South Station Street. The brewery and golf simulator are separate and accessed from Weston Common as well as Grand Trunk, with a large covered and uncovered patio for socialization and sustenance. While offering moments of fun and diversion, the golf simulator also acts as a professional incubator, much like an actual golf course, allowing professionals to network together, treat clients, and close deals.

The second level is a reinterpretation of the *piano nobile*, with an active level above the street (Figure 12.1.11.). The connection to the pedestrian bridge is essential and connects to the grocery store and Amazon package pick-up. The grocery store is small

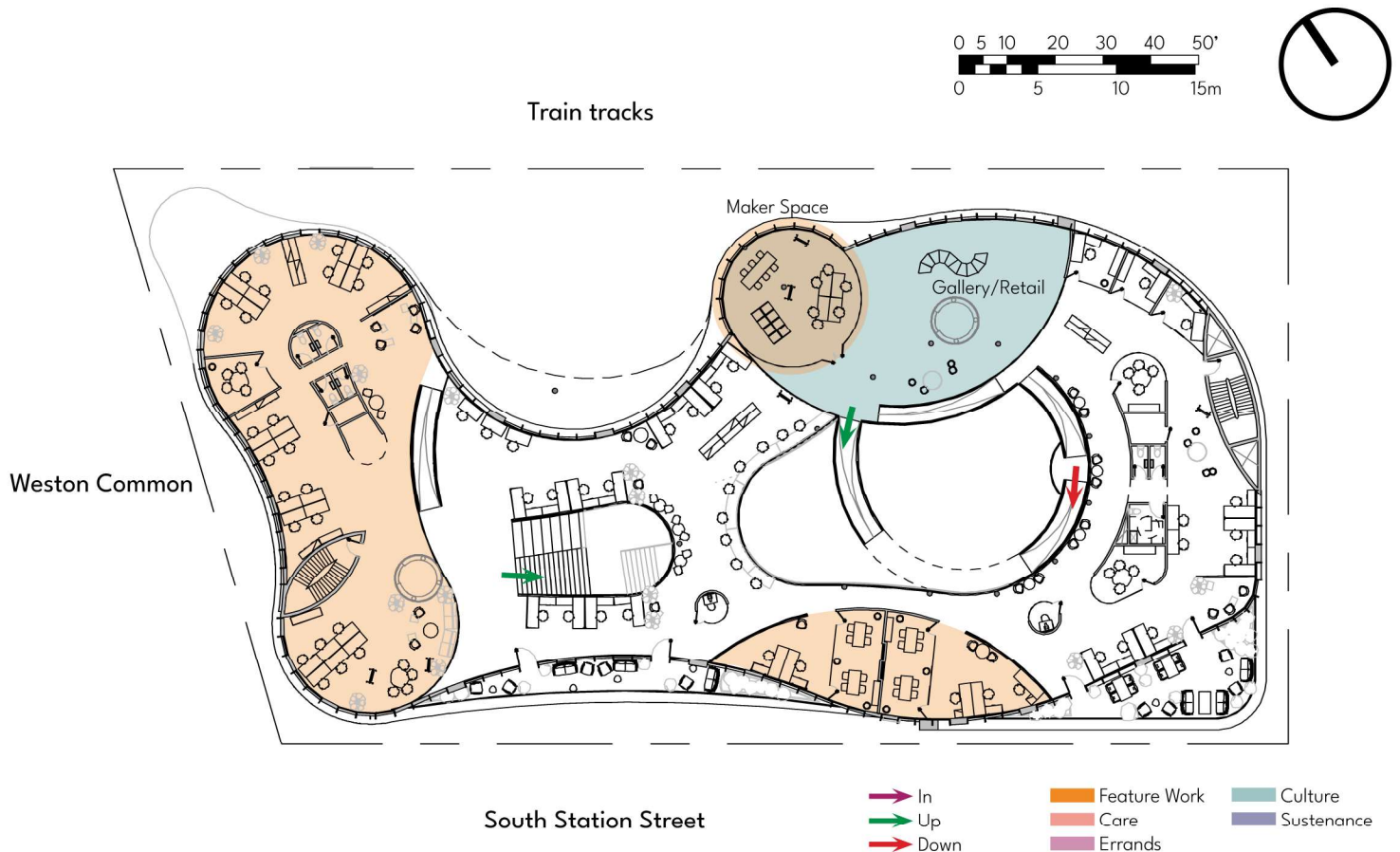
and efficient and is more akin to a comprehensive convenience store with essentials and ready-to-go meals for lunch and dinner (prepared in the fourth-level restaurant kitchen) rather than a Costco with large packages and an extensive selection.

Key work areas on the second level include a central meeting room embedded in the main stair, visible within the social activity of the bleacher seating and ramp connections. Raised and lowered work areas emphasize den and club workspaces. As per the rule Threshold, these moments of transition create in-between spaces that inspire curiosity and support identity shifts. These simple architectural elements further reinforce imageability, making the building recognizable and engaging for both users and visitors.

The gallery, maker space, and pop-up retail are combined on the third level (Figure 12.1.12), flexing between showing and selling, offering young professionals opportunities to showcase side hustles and hobbies to attract new clients and earn extra money in addition to the white-collar work they perform at net/works.

A raised Hive-based workspace overlooking Weston Common offers desks, meeting rooms, and fixed support infrastructure. This area in particular reflects the rule Purpose, as a small

Figure 12.1.12.: Third level plan¹⁴



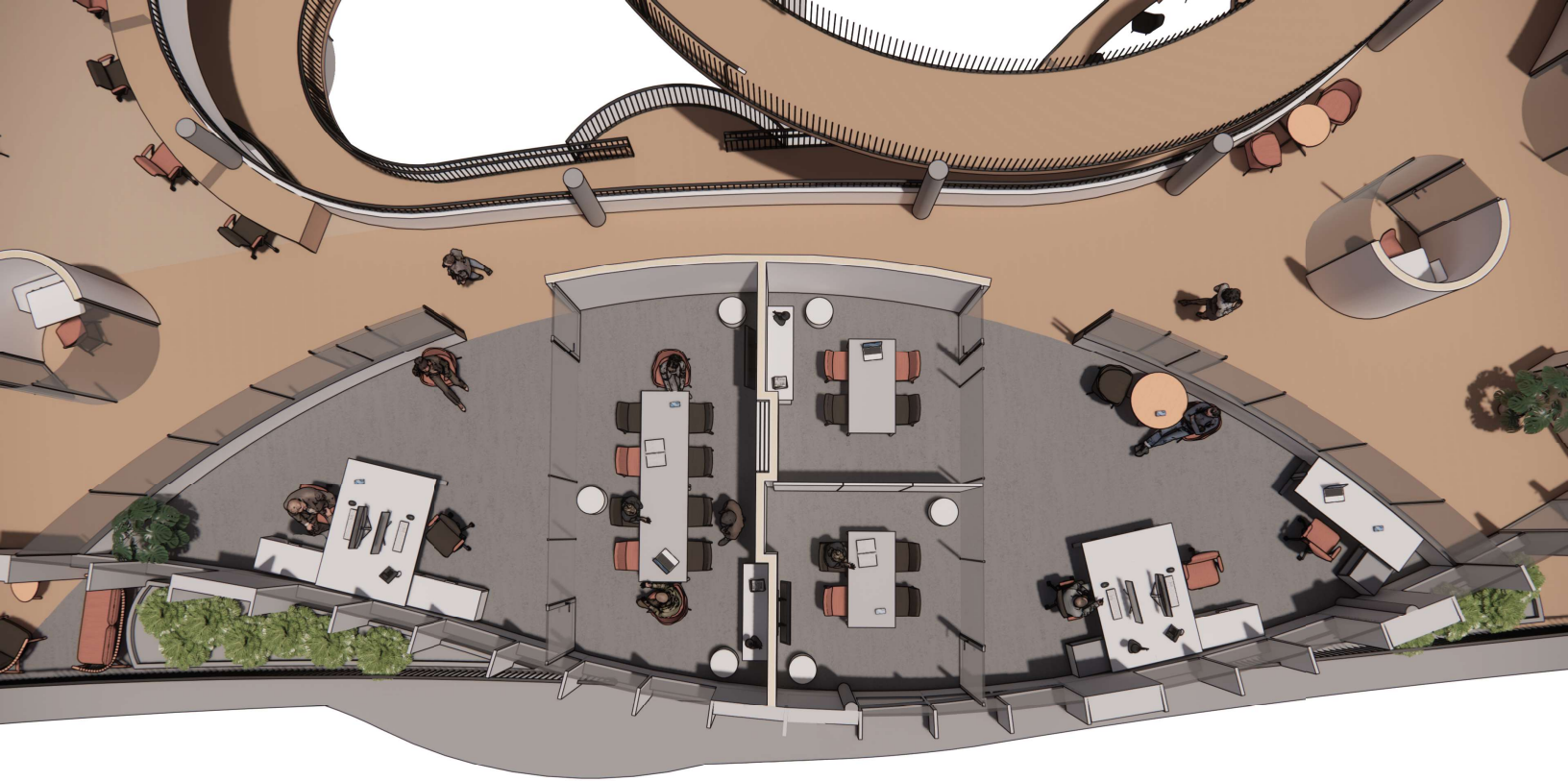


Figure 12.1.13.: Two flexible and adaptable private workspaces¹⁶

corporation or startup could lease this entire space to benefit from the positive knowledge spillover and improved accessibility and inclusion at net/works, particularly for Young Professionals. Outdoor workspaces were one of the top requests in my own workplace survey and are incorporated on this level¹⁵.

Another flexible space on the third level overlooks South Station Street (Figures 12.1.13 and 12.1.14). With hybrid attendance, it accommodates more coworkers than its seating capacity suggests. Four-person meeting rooms—proven to be the most requested workspace type in the Human-centred Design process¹⁸—adapt easily to individual focus work, one-on-one meetings, mentorship discussions, or group brainstorming sessions. These rooms in particular adapt with flexible

Figure 12.1.14.: View from atrium, with digital signage wayfinding opportunities¹⁷

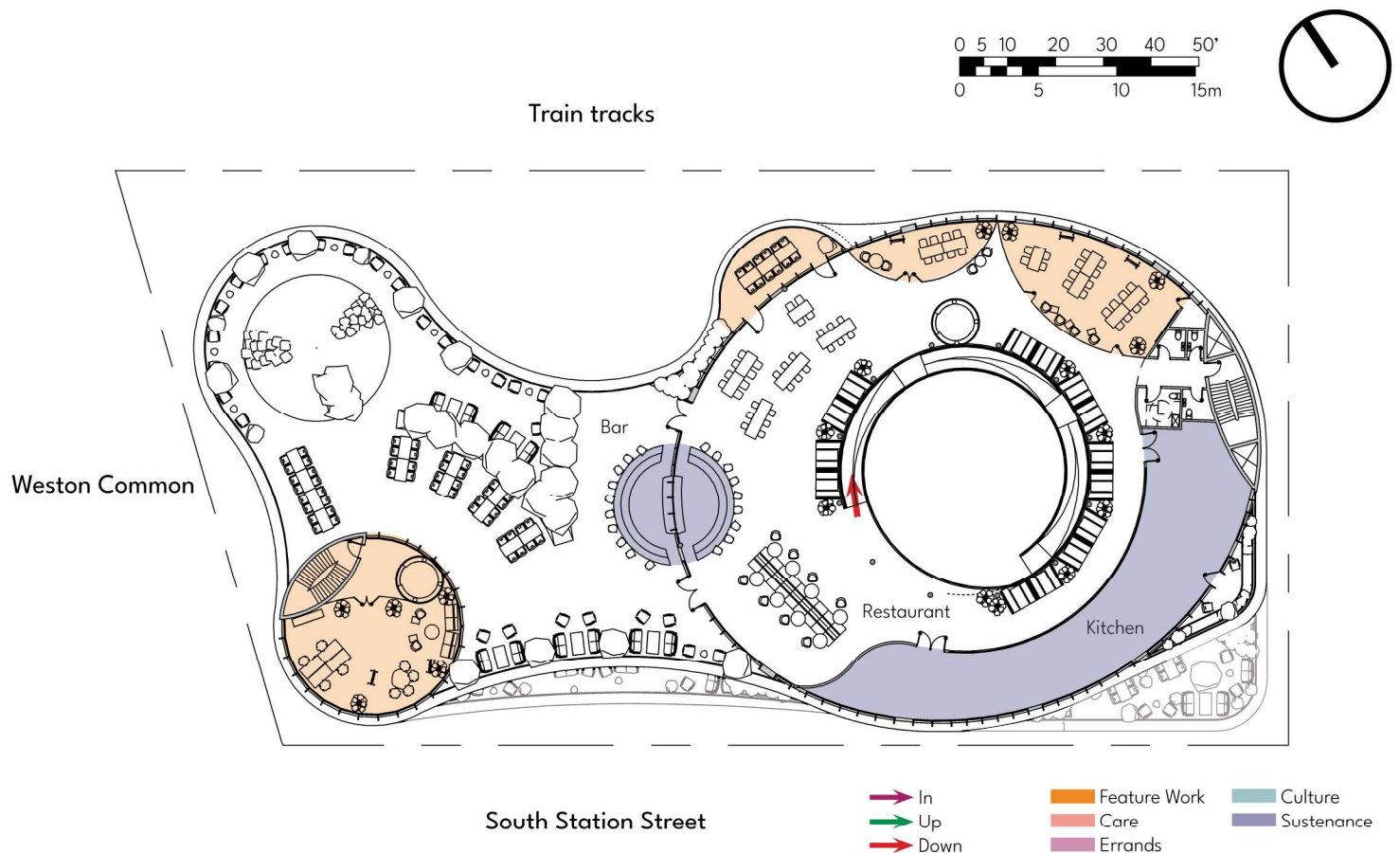


partitions, demonstrating how simple designs boost productivity and functionality with respect to the rule Workplace Ecosystem.

The fourth level features the showpiece restaurant, a feature and amenity that Weston is sorely lacking (Figure 12.1.15.). Open for professionals and neighbours, the restaurant is accessible to all and caps the design with an anchor, much like the anchor tenant at a mall, attracting people up and into the building, engaging with the ramps, atrium, and other users within it. A large kitchen with expansive windows to the atrium doubles as a flexible space for culinary classes, while also supporting the grocery store in preparing ready-to-eat lunches and take-home dinners. This embodies the Workplace Ecosystem and Purpose rules, blending diverse amenities to support work, social connection, and community engagement. Meeting rooms in the seating area flex to become private dining rooms, and the workplace becomes more than just work.

The large rooftop patio accommodates work through flexible seating, but lounging, relaxation, and socializing are key here, with a small raised hill for long views towards downtown. Another small balcony overlooks South Station Street, connected directly to the restaurant and with raised planters for fresh

Figure 12.1.14.: Fourth level plan¹⁹

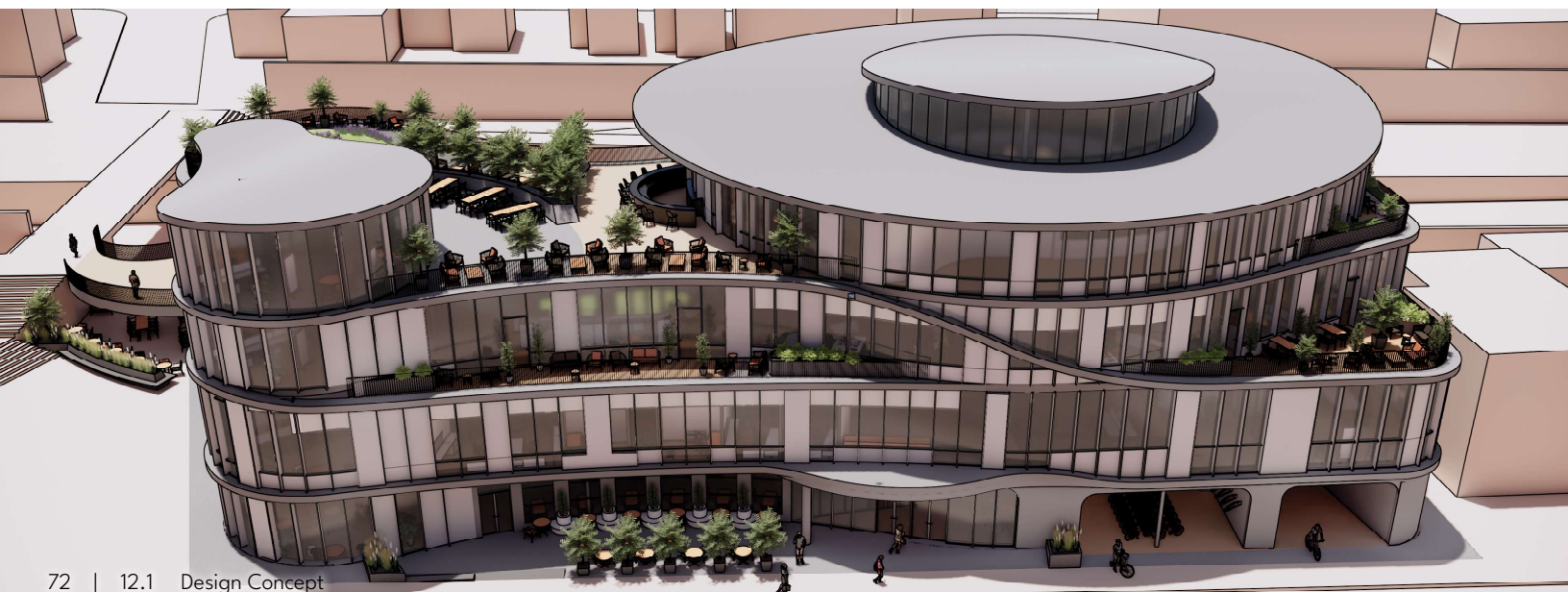


herbs and microgreens. This is also a nice break area for chefs and wait staff, offering a respite away from the bustle of the restaurant (Figure 12.1.15.).

Net/works at Weston has very few doors and walls, yet the doors and walls that are present are carefully designed and located to act as thresholds and barriers. Walls and level changes are essential for defining these thresholds; without them, open-plan spaces can feel monotonous and lack identity. These elements help differentiate enclosed private spaces from open public spaces. Walls surrounding enclosed workspaces and meeting rooms can integrate digital signage to advertise and identify the individuals and companies within the spaces, aiding in wayfinding and placemaking. These signs would be linked to a digital interface in the lobby and atrium, acting as an index of occupants and constantly updating like an airport arrivals and departure screen. Additionally, with the large atrium (Figure 12.1.16.) opening onto care, errands, culture, and sustenance programming with integrated workspaces, visitors will be encouraged and empowered to simply ask someone for directions if they are lost or looking for someone in particular, further improving social connections and interactions to arouse new relationships.

These strategies enforce how the architecture of net/works provides a vessel for professional development, career advancement, and education, acting like a post-secondary campus and a career job centre in addition to the workplace and non-workplace amenities contained within its walls. Young professionals have the ability to find a mentor or professional guidance in their industry by searching the digital interface and by approaching potential new contacts in an approachable, welcoming space. Collaborators can create new networks and

Figure 12.1.15.: Aerial view from the west with South Station Street in foreground²⁰



partnership opportunities, such as architects working closely with structural engineers, or product designers creating prototypes in the maker space alongside package designers mocking up displays and shipping options. Young professionals with side hustles and creative endeavours outside of their professional identities have access to the art gallery to show their personal creations, as well as the ability to take over the entire gallery as pop-up retail for graphic art, sculpture, or vintage clothing exhibits and sales. Neighbours can come in just to use a printer. Within the container of net/works human capital becomes much more accessible, approachable, and integrated with professional and personal life, such that workers thrive and communities prosper.



Figure 12.1.16.: Atrium section²¹

By combining purposeful spaces, flexible layouts, and meaningful transitions, these programmatic elements and flexible spaces reinforce net/works goals of supporting work, career advancement and education, social interaction, and urban integration, reflecting the thoughtful integration of thresholds, transitions, and user needs throughout the design.

Building Systems

As much as net/works integrates seamlessly into our residential neighbourhoods and urban environments, so too do its structural and mechanical systems blend seamlessly into the building itself to support and service multifunctional spaces. The approach to technical infrastructure reflects the dynamic, user-centric design through customizable controls and adaptive comfort settings. It complements the adaptability of time, place, and purpose at net/works, achieving a balance between aesthetic appeal, functionality, and sustainability.

Structure

The structural steel frame is integrated into the building's perimeter walls with floor beams and columns radiating from the central atrium, combining the focal point of the design and circulation with the primary structural system (Figure 12.1.17.). These exposed interior columns and cantilevered outriggers support the atrium's ramps and landings. Infill floor beams support the composite steel and concrete deck above, while

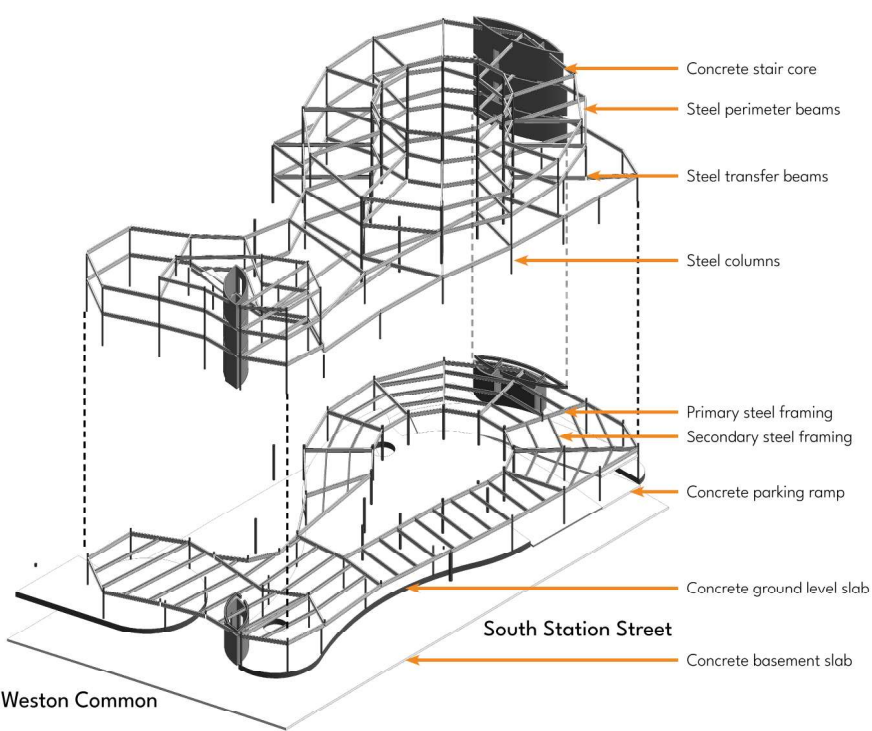


Figure 12.1.17.: Structural systems diagram²²

transfer beams are upsized to manage loads from staggered floor plates, exterior balconies, and point loads from above.

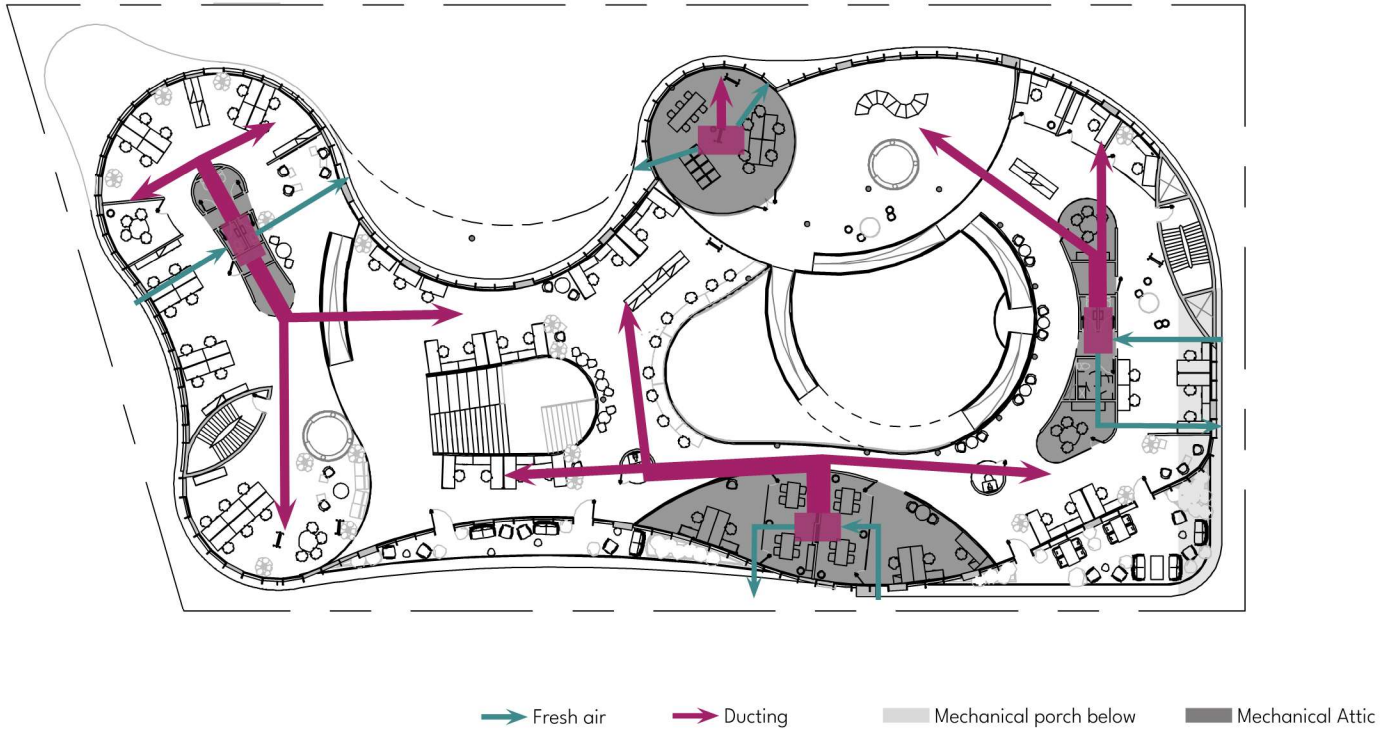
Several spacing patterns and grids were investigated using rule-of-thumb calculations and guidelines²³ to inform the structural layout, between regular square grids to tighter radial patterns. The radial spacing selected (maximum 30' by 30') was selected because the structural depth afforded the optimal cavity below for services, minimized overall structural depth, and had the lowest overall weight of steel, and therefore the lowest embodied carbon footprint due to structure²⁴. The carbon footprint of the structure was further reduced by minimizing concrete elements to foundations, ground level slab, and stair cores.

Exterior columns extend beyond the building envelope, marking key transitions between interior and exterior spaces and drawing the eye upward. These vertical elements emphasize movement and guide attention above the ground level, visually connecting the building's structure with its surrounding urban context. This interplay of structural components contributes to the building's identity and intentionally blends function and form.

Mechanical Systems

Net/works utilizes ground-source heat pumps as the primary system for heating and cooling, reflecting its commitment to sustainability and occupant comfort. Refrigerant lines are distributed throughout the building, originating from pumps and condensers located at grade and in the underground parking and service level. Localized air handlers are concealed within drop ceilings and provide precise climate control tailored to individual spaces (Figure 12.1.17.). The decentralized system allows for better comfort control within the workspaces depending upon time, occupancy, and solar exposure.

The building's design incorporates deep window mullions and overhanging floors to minimize solar heat gain and reduce glare, promoting a comfortable working environment for occupants. This integration of mechanical systems and building design demonstrates how technical infrastructure can complement the building form, interior spatial layout, and operational model.

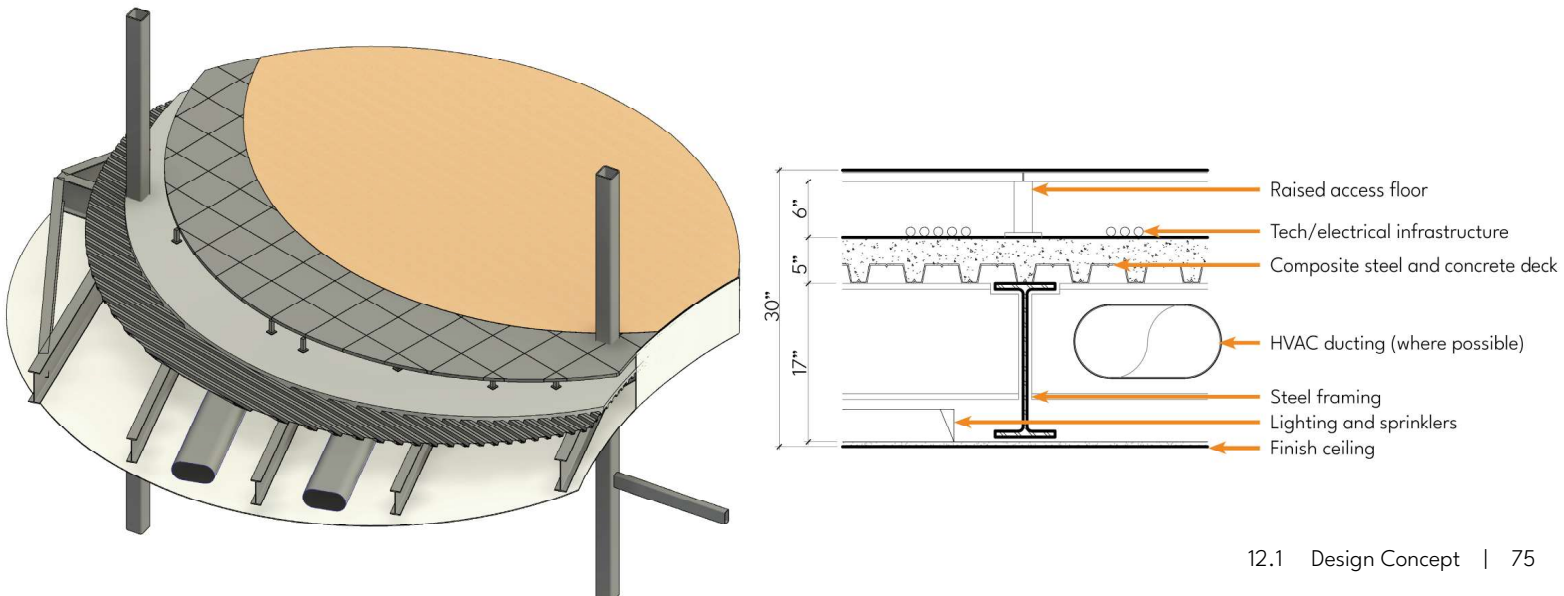


Integrated Systems and Flexibility

Together, structural framing and mechanical ducting are integrated into the floor plates, and framing penetrations are carefully laid out. Raised access floors provide additional flexibility, allowing for easy customization of technical and electrical infrastructure (Figure 12.1.18.). This adaptability supports the dynamic needs of net/works users, enabling the building to evolve over time while maintaining operational efficiency.

Figure 12.1.17.: Mechanical layout diagram²⁵

Figure 12.1.18.: Floor plate diagram²⁶



Theoretical Foundations

Net/works uses the architectural Form, Space, and Order²⁷ generated at the Weston site as a means for professional development, education, and advancement, and aligns with key principles from Christopher Alexander's *A Pattern Language*²⁸. By briefly analyzing the proposed structure through the lenses of these architectural first principles we can elevate our understanding of net/works and how it achieves its goals through architecture.

Form

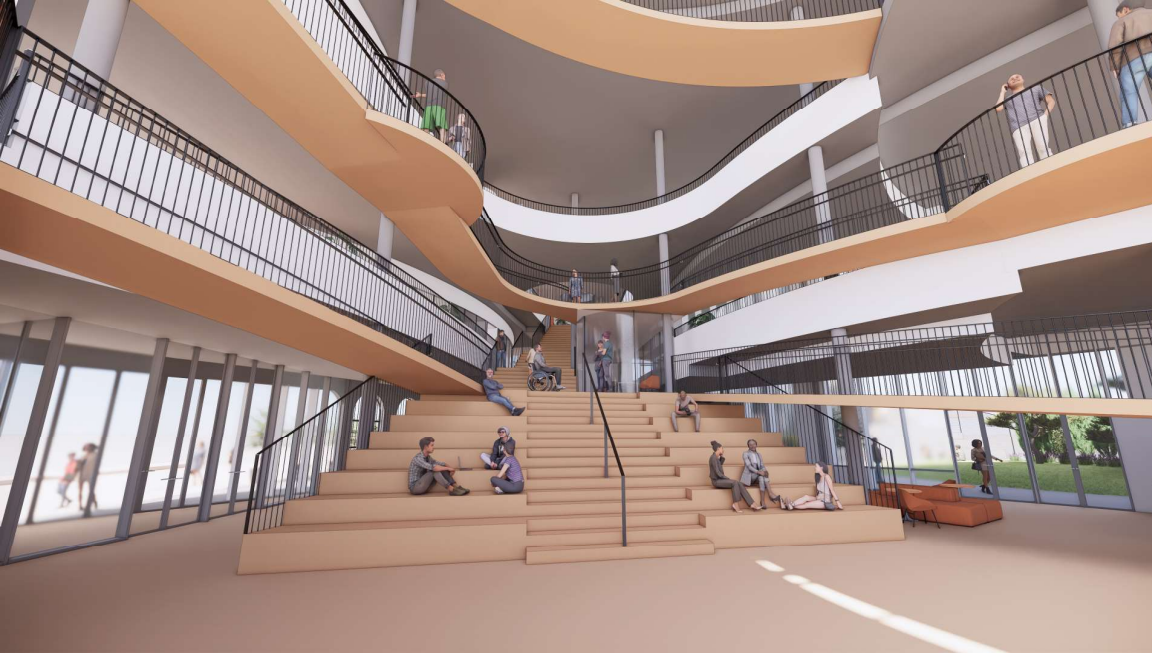
The exterior form, with its curved edges and fluid transitions, mirrors the evolving nature of work, reinforcing adaptability and continuous growth. The interior balances large, interconnected spaces to encourage serendipitous encounters, with smaller, intimate areas providing zones for reflection and deep focus. This architectural transition facilitated by curved forms and gradual level changes from meaningful exterior thresholds through interior spaces to gradually more private areas reflects Alexander's "Positive Outdoor Space (106)", "The Flow Through Rooms (131)", and "Intimacy Gradient (127)"²⁹.

Space

The building's spatial hierarchy and layered circulation paths—ramps, atriums, and multi-level gathering spaces—symbolize career progression, guiding movement while allowing for moments of connection. Visual transparency and permeability ensure that workspaces, meeting rooms, and educational zones remain interconnected, fostering a dynamic workplace ecosystem that supports both collaboration and individual focus. The atrium acts as a mixing chamber with natural light permeating

Figure 12.1.19.: Walking approach from Weston Common³⁰





from above and activity bleeding into the adjacent floor areas, increasing visibility and porosity through space and promoting the generation of ideas and relationships. These ideas executed at net/works align with Alexander’s “Hierarchy of Open Space (114)”, “Network of Learning (18)”, and “Light on Two Sides of Every Room (159)”³².

Order

Organizing the public and accessible spaces on the lower levels and at the site edges locates the louder, active uses in locations with the greatest transparency and impact. Quieter, enclosed, private workspaces start to dominate further up and into the building and are more conducive to work, focus, and professional interaction. This gradient of access, interactivity, and enclosure promotes interaction at the edges, transition in the middle, and focus at the core of net/works. The layout of interior spaces intentionally shapes movement and enclosure while maintaining flow, connectivity, and recognizable transition areas. These correspond with Alexander’s “Activity Pockets (124)”, “The Shape of Indoor Space (191)”, and the cascading floors leading to occupied roofs are reminiscent of “Cascade of Roofs (116)”³³.

These architectural first principles reinforce the design logic surrounding net/works at Weston, offering a model for a more connected, responsive, and enduring professional ecosystem.

Figure 12.1.20.: Interior atrium and main stairs³¹

Adherence to The Rules

In the research component of this thesis a set of rules were developed as a foundation for designing workplaces that integrate seamlessly into the urban fabric, aligning with the evolving needs of modern professionals and communities. These are re-introduced in this report's Introduction chapter and referenced periodically throughout where applicable to specific elements or concepts. Below, we confirm conformance of the overall design to the rules, demonstrating the applicability of the set of rules to the design of net/works at Weston and also proving that these rules are viable for application to other sites, neighbourhoods, and amenities for future net/works locations.

Place and Space

Net/works at Weston creates a new destination in an unexpected, underserved neighbourhood, yet one with immense potential and excellent opportunities for the workplace.

Key design elements encourage interaction and collaboration, such as the central atrium with its social ramps, bleacher seating, and adaptable meeting nodes. Outdoor spaces, including terraces and the Grand Trunk gathering area, extend these opportunities for connection into the surrounding neighbourhood. Net/works creates a holistic environment by blending workspaces with areas for care, culture, errands, and sustenance to support physical and mental well-being through work, social engagement, and embedment in the urban environment.

Threshold

Net/works at Weston incorporates and celebrates architectural boundaries that balance connections and separations between work and life. The building employs thresholds as active spaces that facilitate transitions, enabling positive spillover between professional and personal identities while maintaining distinct zones for focused work and relaxation.

Features such as curved facades, ramps, and layered spatial arrangements emphasize movement and create moments of pause, inviting exploration while consciously delineating boundaries. Key areas like the atrium and its surrounding work nodes act as thresholds themselves, blending public and private spaces to support diverse activities and emotional shifts. By integrating these transitions into both the architecture and the user experience, net/works ensures that the building fosters connection while respecting the balance between work and life.

Urban Synergy

(formerly Mono/Poly and Agglomeration Effects)

Net/works at Weston brings together professionals and neighbours, providing a space to work together but also leisure and social opportunities. The site research, demographic dichotomies, amenity and service identification, and Human-centred Design provide the framework for net/works to be embedded into the urban fabric to synergize with our neighbourhoods and residents.

Young Professionals

(including Digital Integration)

Net/works at Weston creates a workplace that caters to younger generations' adaptability and entrepreneurial spirit. The design emphasizes flexibility, offering spaces like hot desks, Den & Club workspaces, and modular meeting rooms that accommodate hybrid work styles, freelance activities, and evolving professional needs.

Collaborative zones and shared amenities, like cafés, event spaces, and outdoor terraces, foster connections among peers and across generations, supporting knowledge transfer and mentorship. Educational integration for cross-disciplinary learning and access to human capital are touchstones of the social and professional construct. By integrating these dynamic workspaces with the surrounding neighbourhood, net/works provides young professionals with an environment that balances flexibility, community, and opportunity, reflecting their modern approach to work and life.

Purpose

Net/works at Weston prioritizes inclusion, accessibility, and integration within the community. Rather than functioning as an isolated structure, it is deeply woven into Weston's social and urban fabric, offering spaces and programs that foster leadership, engagement, and collaboration among professionals and residents alike.

The building's mix of flexible workspaces and public amenities enhances access to technology, social capital, and professional networks for a diverse range of users. By creating opportunities for interaction and shared experiences, net/works serves as a catalyst for organizational and community growth, ensuring the workplace becomes a meaningful and accessible hub for innovation and connection.

Workplace Ecosystem (formerly Hotelification and Freespace)

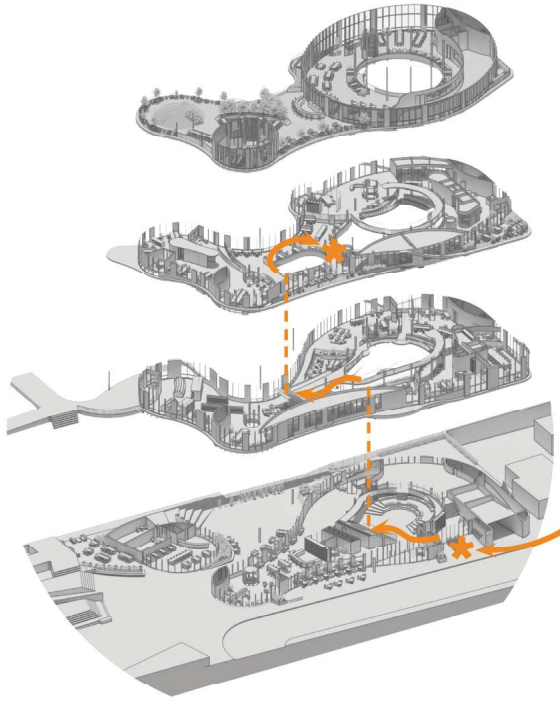
Net/works at Weston creates a diverse and flexible environment that draws inspiration from hospitality, education, and cultural institutions. The design moves beyond traditional notions of static desks and rigid layouts, offering a variety of spaces that empower users to shape their daily activities and career trajectories. From collaborative zones and private workspaces to outdoor terraces and social hubs, net/works provides professionals with the freedom to adapt their environment to their needs, fostering creativity, productivity, and personal growth.

This approach aligns with Lebbeus Woods' concept of Freespace³⁴, where architecture becomes a dynamic platform for individual expression and interaction rather than a prescriptive, fixed form. In net/works, spaces are not rigidly assigned but fluidly adaptable, allowing users to interact with their surroundings in different and meaningful ways. By integrating elements such as reconfigurable furniture, hybrid meeting rooms, and shared community spaces, the workplace becomes a living ecosystem where professionals can explore, connect, and innovate on their own terms. This adaptability ensures that net/works remains relevant to a wide array of users and supports the evolving nature of work within a vibrant urban context.

Building Users

Net/works is designed to offer diverse experiences that seamlessly integrate work and life, enhancing its role within the community and creating meaningful connections for its users. At its core, the building encourages individual adventures while complementing the broader urban fabric, supporting professional interaction, and accommodating personal relationships with place and people. Each visitor or user interacts with the space uniquely, showcasing its adaptability and versatility. By accommodating a wide range of activities and preferences, net/works fosters a dynamic and inclusive environment that aligns with the principles of urban vitality, sustainability, and flexibility.

In the following we explore how these individual experiences and design principles converge in the final architectural resolution, demonstrating how net/works embodies the future of hybrid urban spaces.



The Local Knowledge Worker

Arriving by bike, this user parks at the covered street-level parking or in the lower level's secure bike parking, emphasizing net/works' commitment to active transportation and sustainability. Their chosen workspace, a hot desk on the third floor overlooking the atrium, provides a visual connection to the building's vibrant activity while offering a place for individual focus. The design supports their need for mobility, flexibility, and a sense of community.

Figure 12.1.20.(top left): The path of the Local Knowledge Worker³⁵

Figure 12.1.21. (middle): The cycling approach³⁶

Figure 12.1.22.(bottom): Atrium workspace³⁷





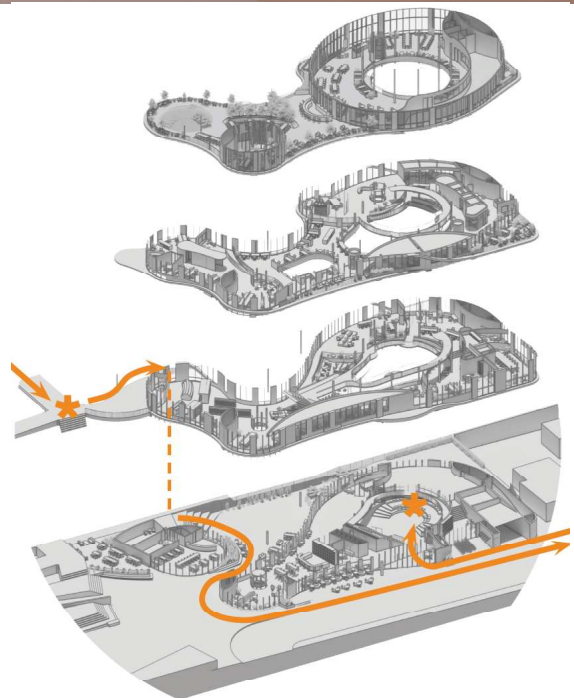
Figure 12.1.23.(top left): The path of the Commuter³⁸

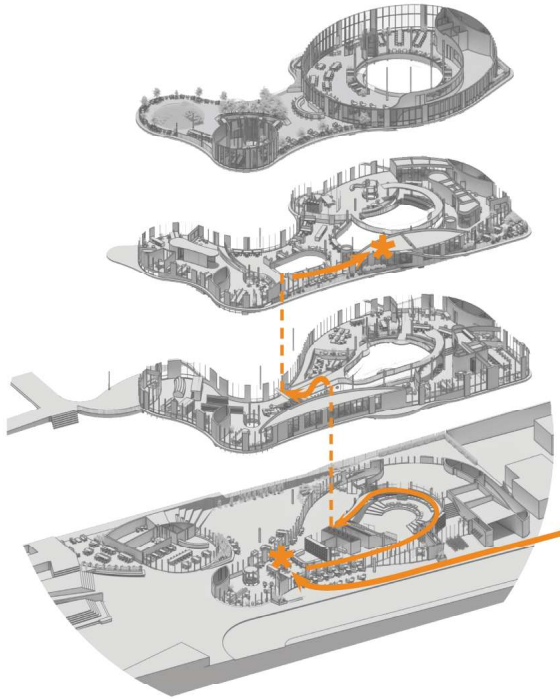
Figure 12.1.24. (middle): The bridge approach³⁹

Figure 12.1.25.(bottom): Atrium yoga⁴⁰

The Commuter

Approaching via the northwest pedestrian bridge, the commuter is drawn to the extroverted roof plane directing users to the grocery store entrance and marking the threshold between interior and exterior, public and private. They pass through Grand Trunk to catch their GO train. After work, they return for a yoga class in the atrium, showing how net/works extends its utility beyond office hours by integrating wellness and recreation into its spaces and blurring boundaries between physical areas.





The Workplace Visitor

Arriving early for a meeting, this visitor finds the café an ideal space to enjoy a coffee and check emails while waiting for their colleague to invite them to the flexible workspaces above. Their personal and professional needs are met within an inviting environment fostering a welcoming sense of comfort and productivity.

Figure 12.1.26.(top left): The path of the Workplace Visitor⁴¹

Figure 12.1.27. (middle): The café⁴²

Figure 12.1.28.(bottom): An enclosed, flexible workspace⁴³





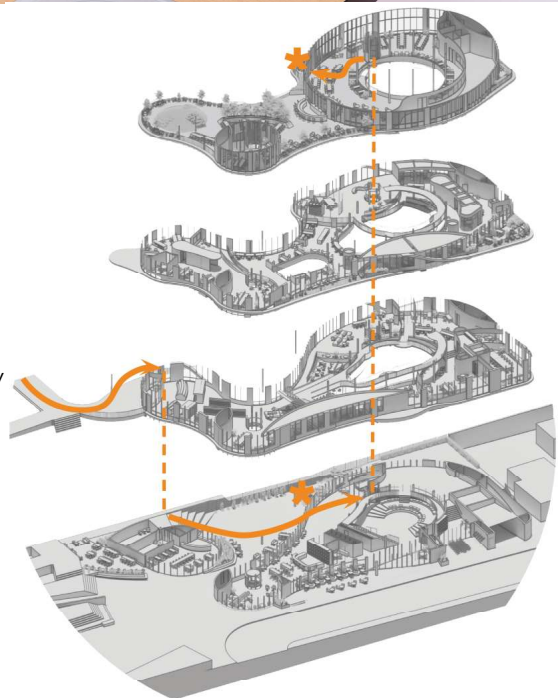
Figure 12.1.29.(top left): The path of the Neighbour⁴⁴

Figure 12.1.30. (middle): The Grand Trunk approach⁴⁵

Figure 12.1.31.(bottom): The showpiece restaurant⁴⁶

The Neighbour

On the weekend, a neighbourhood visitor meets friends at Grand Trunk before heading up the glass elevator to the restaurant overlooking the atrium. While they are here for a meal and socialization, an impromptu meeting at a booth nearby is accepted, understanding that work needs to flex in relation to time as well as place, highlighting the fluid relationship net/works cultivates between personal and professional realms.



These scenarios illustrate how net/works adapts to various needs and users, transitioning effortlessly between work, life, education, and leisure. By embracing this flexibility, the building establishes new relationships between the workplace and the urban environment, fostering a sense of belonging and purpose for its users. This adaptability reinforces the idea that workspaces are no longer confined to rigid structures but are instead vibrant, integrated components of the city.

“... but it might happen in the future.”

“But the rest of our lives will happen in the future, Randy, so we might as well get with the program now.”

“Cryptonomicon”, by Neal Stephenson¹

Conclusion

Net/works aims to complement existing neighbourhoods, both low-rise and high-rise, and integrate into new residential and commercial developments across the city, with a focus on neighbourhoods around existing and proposed transit stations, with the initial development in Weston on the GO Kitchener Line and the UP Express between downtown Toronto and Pearson Airport.

Within the boundaries of Toronto there are 84 Major Transit Station Areas (MTSA) at existing and proposed subway stations, light rail or bus rapid transit stations, and commuter/regional rail (GO)². The Province of Ontario has a minimum target density at MTSA's (Figure 13.1.1).



Figure 13.1.1.: MTSA density targets³

Currently, Weston has 124 residents and jobs combined per hectare (76% residents and 24% jobs), which is below the target for a commuter/regional rail MTSA⁴. However, much development is proposed in the area, with active or under review development applications for upwards of 8,600 new residential units and 50,000 square feet of non-residential development (retail and employment)⁵. These latest developments are strongly weighted towards residences, further exacerbating the already uneven balance of residents and jobs at this MTSA. This is also typical of development throughout the city, and particularly at MTSA's⁶.

Focussing new development at MTSA's is a worthwhile initiative, but oftentimes it forces new and existing residents outside of these neighbourhoods for work. Transit makes for a less stressful commute, removes cars from our roads to reduce gridlock, and improves the environment⁷. But it takes people and activity outside of our residential zones, creating times during the day and week where urban vitality is lacking, and leading to

underused public spaces and diminished community engagement. This absence of consistent foot traffic impacts local businesses, weakens the neighbourhood's sense of place, and leaves the urban fabric underutilized and disconnected from daily life.

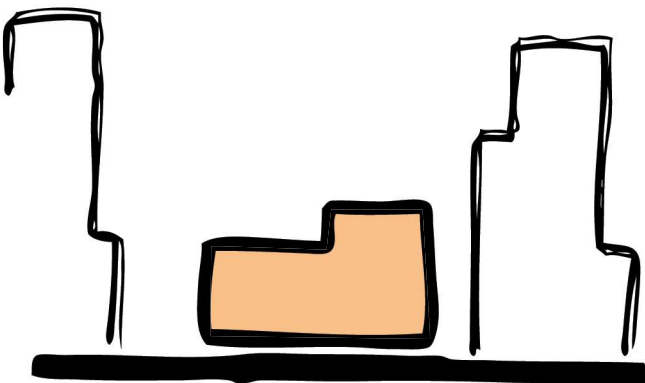
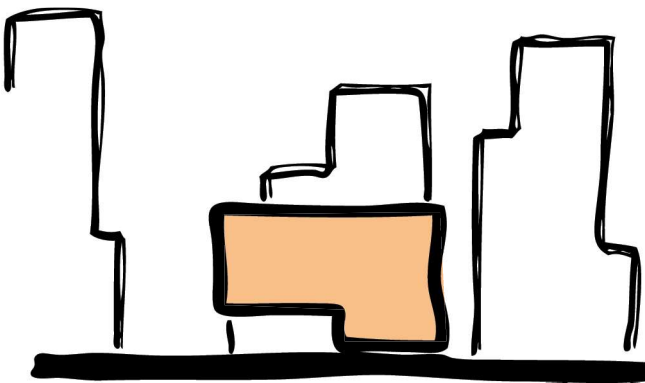
Therefore, net/works endeavours to keep (some) residents in these neighbourhoods, and draws others from outside and away from downtown, to improve this urban vitality and increase neighbourhood activity, social awareness, and interaction. It fills a gap in current and future developments, providing new employment adventures and lifestyle opportunities for new residents moving into recently erected condominiums and residential developments. It is part of a new urban ecosystem in our complete cities.

As a nascent case, net/works at Weston is a standalone structure. In neighbourhoods and particularly at MTSAs, there will always be building lots and developable land that is not compatible with residential development, be it because of site dimensions, proximity to unattractive uses (eg, railways), or other. Net/works can fill these gaps with new opportunities for work and interaction (Figure 13.1.2.). Additionally, as a model, net/works can be integrated into the podiums of new residential towers, providing easy and convenient access to work, socialization, and educational opportunities for residents above as well as nearby (Figure 13.1.3.).

White-collar professionals and companies in the knowledge economy continue to navigate shifting expectations around the act of work and the physical workplace, particularly in Toronto and other urban centers. Net/works at Weston serves as both a case study and an early model for integrating workspaces into the urban environment, balancing professional needs with community vitality. Guided by research-driven rules, demographic insights, and neighbourhood conditions, it represents one response to a complex and evolving set of criteria. Other neighbourhoods may require entirely different amenities, site strategies, and workspace distributions, with some communities only able to support a fraction of the workspaces proposed here.

However, the strength of net/works lies in its adaptability. The flexibility embedded in both its conceptual framework and design execution ensures that future iterations can evolve to suit different contexts. Other sites may yield alternative massings, structural efficiencies, and circulation strategies that improve square footage per professional, enhance user experience, or

Figure 13.1.2.(top): Standalone net/works⁸
Figure 13.1.3.(bottom): Integrated net/works⁹



reduce construction costs. While this project does not claim to be a universal solution, it offers a foundation for rethinking workplace integration—one that is meant to be tested, challenged, and refined as our cities, industries, and ways of working continue to transform.

The previous research report has informed the building design and descriptions contained herein, and explores how net/works reimagines the workplace as a dynamic and integrated component of the urban fabric. By merging work, life, and community, net/works creates adaptable, inclusive spaces responsive to the evolving needs of modern professionals and neighbourhoods. In addressing the interplay between professional and community needs, the project demonstrates how architecture can bridge the boundaries of work, life, and leisure without losing focus on functional and aesthetic integrity. Through its integration of flexible spaces, strategic site placement, and connections to existing infrastructure, net/works exemplifies how a building can act as both a hub of productivity and a catalyst for community engagement.

This project is not about reinventing the workplace but about rethinking how it interacts with its surroundings. The curved facades, thresholds, and carefully articulated spaces emphasize transitions and connections, allowing the building to adapt to its users while remaining firmly rooted in its context. By weaving together professional functions with social, recreational, and cultural elements, net/works extends the definition of a workplace into a vibrant and participatory urban experience.

Ultimately, net/works illustrates how architecture can support meaningful interactions and foster a sense of belonging, not just within its walls but throughout the neighbourhood it inhabits. It presents a model for workplaces that complement and enhance urban life, suggesting that thoughtful design can shape spaces where individuals and communities thrive together.

As we look to the future, net/works provides a replicable model for developing workplaces that adapt to the shifting landscapes of work and urban living. Its success lies in its ability to blend thoughtful design, strategic integration, and user-centred principles to enrich both individuals and the communities they inhabit. Net/works flexes from work to life and back again, creating new relationships with the workplace and the urban environment, with our neighbours, and within ourselves.

“The delicate balance of mentoring someone is not creating them in your own image, but giving them the opportunity to create themselves.”

Stephen Spielberg, undated¹

Advisor Declarations

NICHOLSON
SHEFFIELD
ARCHITECTS
INC.

February 24, 2025

Donald Peckover
107 Chisholm Ave
Toronto, ON
M4C 4V6

Via email: donald@peckover.ca

RE: RAIC Syllabus Final Thesis Design Report

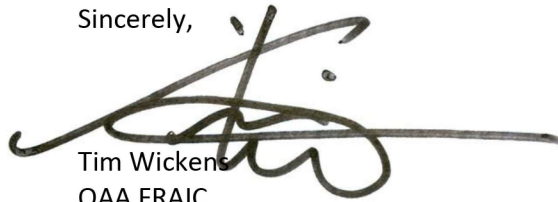
To whom it may concern,

I recommend that Don Peckover's final Thesis Design Report is accepted to fulfill the requirements of the RAIC 690b Thesis Design Project.

Having met with Don periodically through all phases of his thesis research, design, presentation and preparation of his report, I commend Don for his commitment to, and consistent and rigorous development of his thesis project.

Please feel free to reach out if further information is required.

Sincerely,



Tim Wickens
OAA FRAIC

twickens@nicholsonsheffield.ca – (519) 852-1785



LETTER

Date: February 14th, 2025
Donald Peckover
Attention: 107 Chisholm Avenue
Toronto, ON, M4C 4V6
Subject: RAIC Final Diploma Project Submission Review Statement
Pages: 1

To whom it may concern,

This letter confirms my continued role serving as an advisor to Donald Peckover for his RAIC Syllabus thesis project.

Having met with Donald periodically through the previous project terms and reviewed interim presentations leading up to the preparation of his Design & Research Project. I can confirm Donald's commitment to the design translation of his research, understanding of the topic, execution of the project, and quality of their work.

I recommend that the Final Diploma Project Submission is accepted to fulfill the requirements of the RAIC 690b Final Presentation of Design Project & Final Presentation of Research Project and that Donald has completed the requirements of the Syllabus Diploma Project.

Please feel free to reach out if further information is required.

Sincerely,

A handwritten signature in black ink, reading 'Roland Ulfig'. The signature is written in a cursive, flowing style with a large, prominent 'R' and 'U'.

Prepared by Roland Ulfig, Architect, RUB Design

BDP. Quadrangle

19 February 2025

Donald Peckover
107 Chisholm Ave
Toronto, ON
M4C 4V6

Via email: donald@peckover.ca

Re: RAIC Syllabus Thesis Advisor Agreement RAIC Final Diploma Project Submission Review Statement

To whom it may concern,

This letter is to confirm my service as an advisor to Donald Peckover throughout his RAIC Syllabus thesis project.

Donald and I met several times throughout the previous project terms; we reviewed draft presentation material, exchanged thoughts and ideas over email, and attended all formal presentations. I can confirm Donald's dedication to translating his research into design, his deep understanding of the subject, his effective project execution, and the high quality of his work.

I strongly recommend that the Final Diploma Project Submission is accepted to fulfill the requirements of the RAIC 690b Final Presentation of Design Project & Final Presentation of Research Project and that Donald has completed the requirements of the Syllabus Diploma Project.

Yours sincerely,



Martin Karl van Es (OAA)

We bring ourselves to books. Who we are. Who we believe ourselves to be.
Our personal history, our experiences, our needs, our wants, our biases.
We pack all of it on our person. We carry it with us, like a satchel, on our
journey... it helps us on the road.

- "Jonathan Strange and Mr. Norrell", by Susanna Clarke (2010)¹

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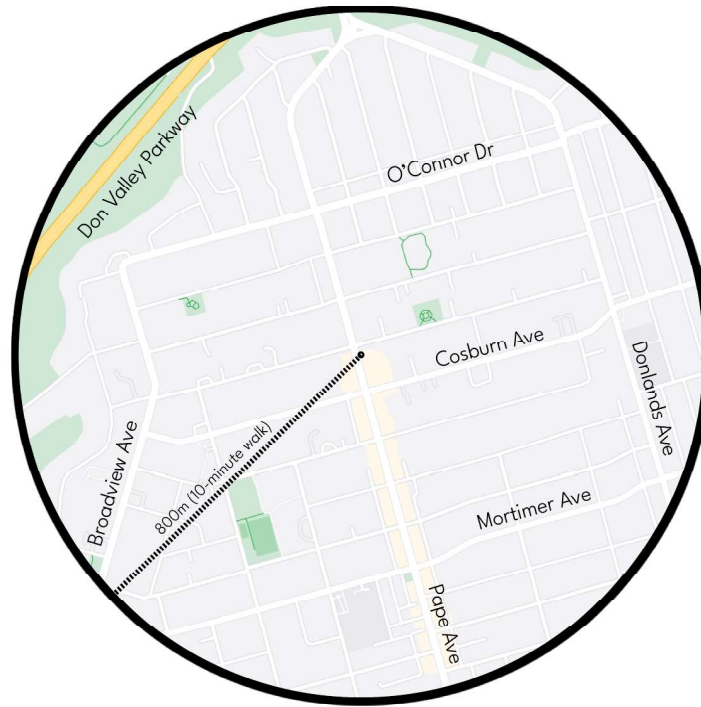
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15.1 Appendices

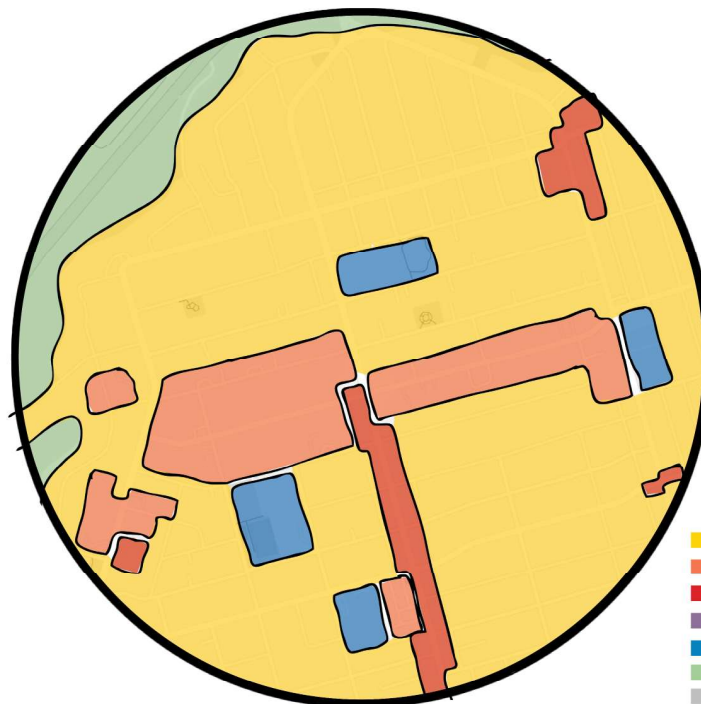
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Appendix A - East York Site Analysis²

East York
Context



East York
Municipal Zoning



East York Employment Areas

City of Toronto, (2016). *Old East York (58)*. Neighbourhood Profile Data; City of Toronto. [https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+alpha+Neighbourhood&value=Old%20East%20York%20\(58\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+alpha+Neighbourhood&value=Old%20East%20York%20(58))

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East York Building Height

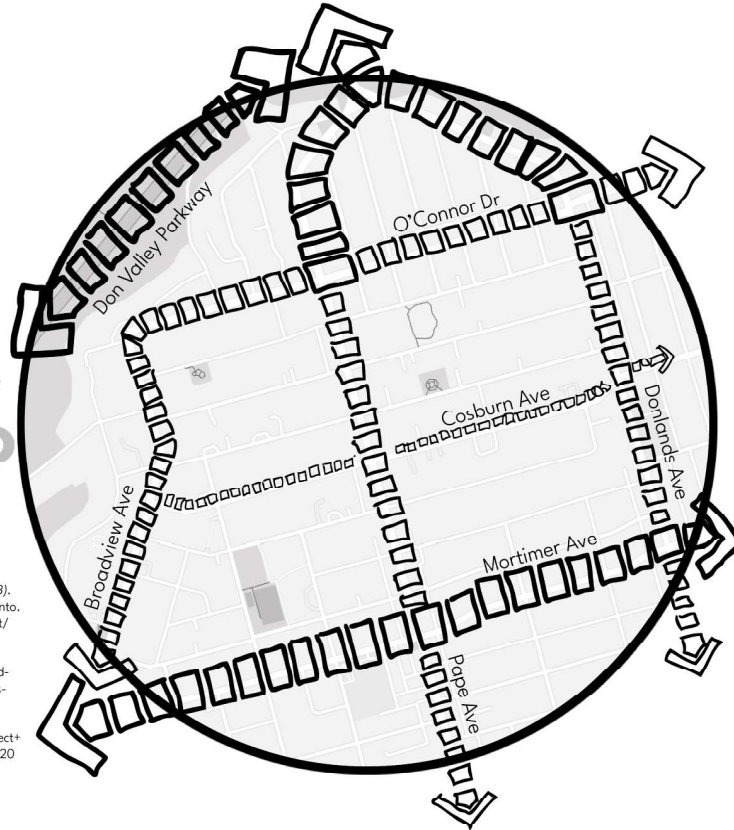


6+ storeys
3-5 storeys
(remainder
≤3 storeys)

East York Vehicular Density

57%
Drive to work

City of Toronto. (2016). *Old East York (58)*.
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Old%20East%20York%20\(58\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Old%20East%20York%20(58))

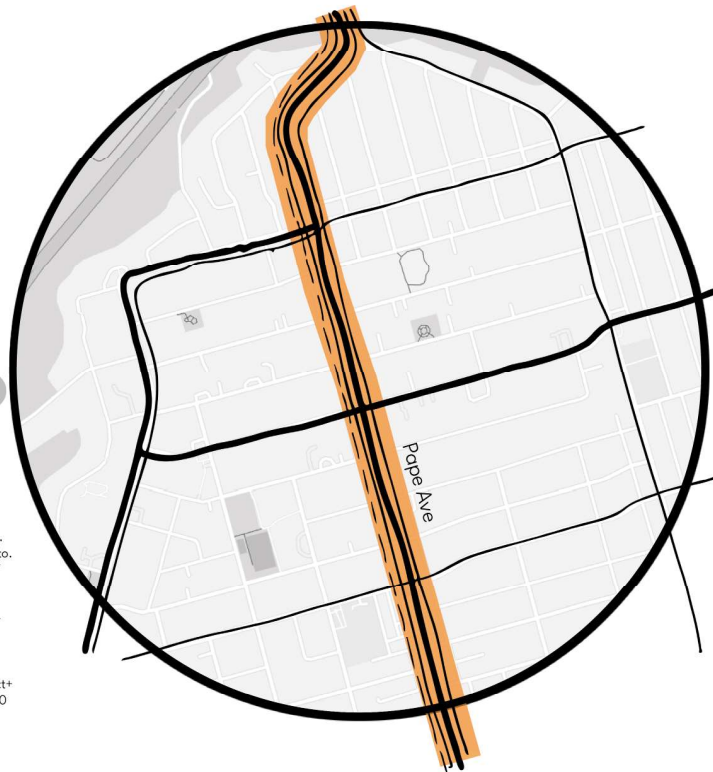


Highway
 Dense
 Medium
 Light
 (all others local)

East York Bus Routes

35%
Transit to work

City of Toronto. (2016). *Old East York (58)*.
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Old%20East%20York%20\(58\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Old%20East%20York%20(58))



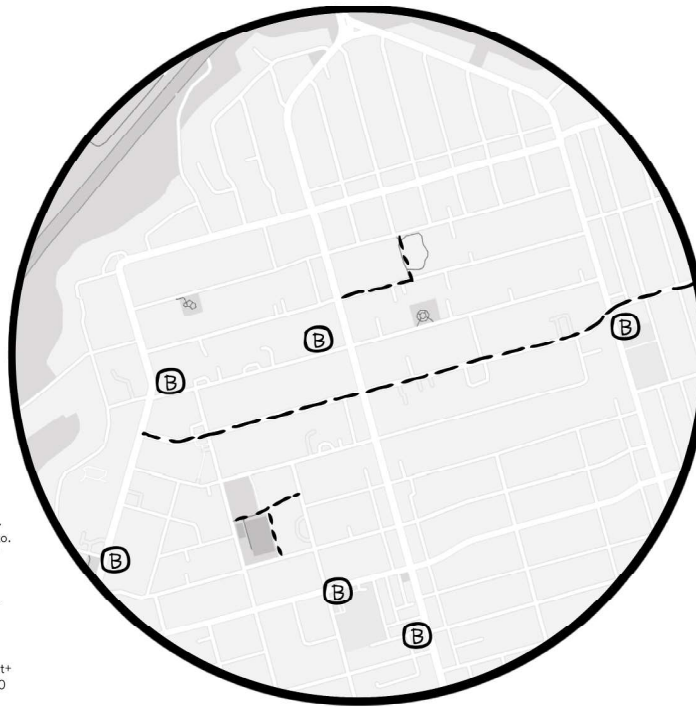
Regular bus service
 10-minute service
 24-hour service
 Over-capacity route

East York

Bicycle Infrastructure

3%
Cycle to work

City of Toronto, (2016). *Old East York (58)*.
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Old%20East%20York%20\(58\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Old%20East%20York%20(58))



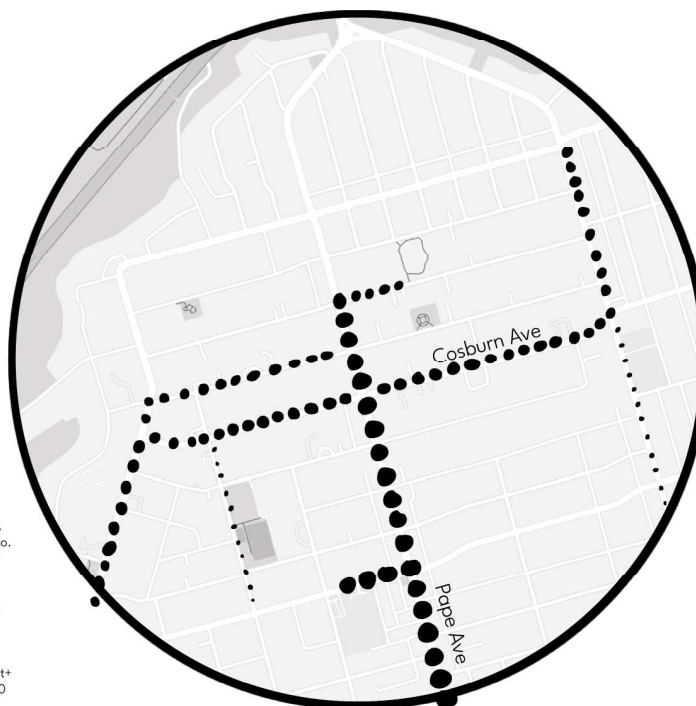
--- Bike Lane/Trail
ⓑ Bike Share dock

East York

Pedestrian Density

4%
Walk to work

City of Toronto, (2016). *Old East York (58)*.
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Old%20East%20York%20\(58\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Old%20East%20York%20(58))



●●● Dense
●●● Medium
..... Light
(all others local)

East York
Community Resources



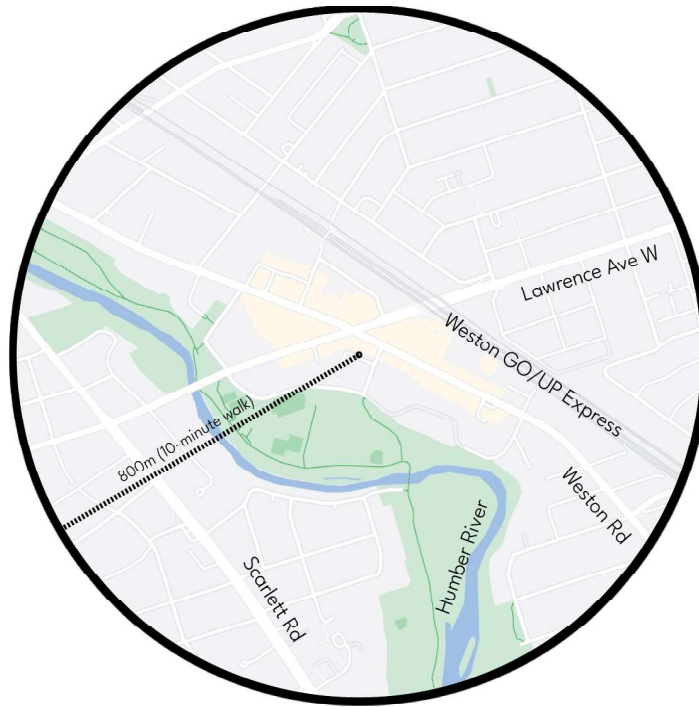
East York
Development Applications



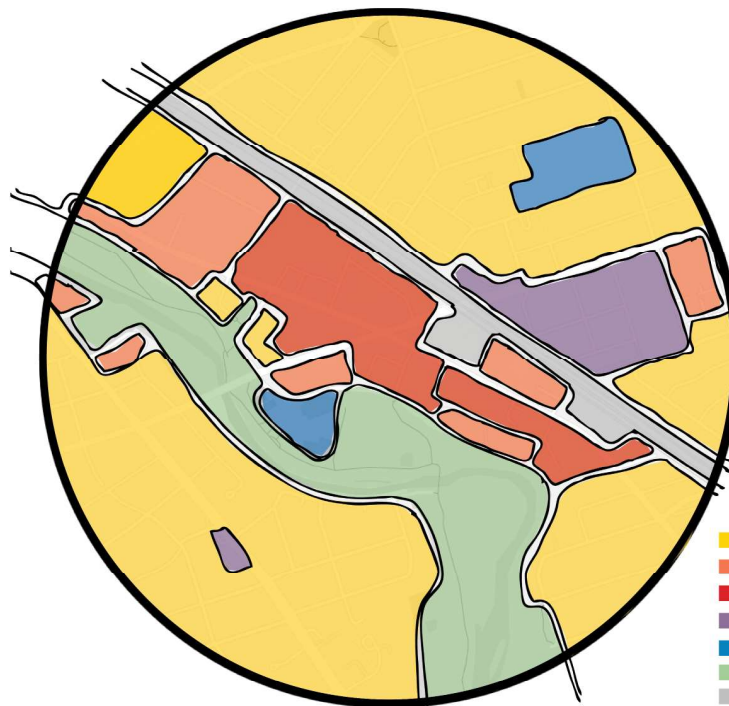
City of Toronto. (2023, February).
Development Pipeline. City of Toronto. <https://www.toronto.ca/city-government/data-research-maps/research-reports/planning-development/development-pipeline/>

Appendix B - Weston Site Analysis²

Weston
Context



Weston
Municipal Zoning



- Residential Detached
- Residential Apartment
- Mixed Use
- Commercial/Employment
- Institutional
- Parkland
- Utility

Weston

Employment Areas

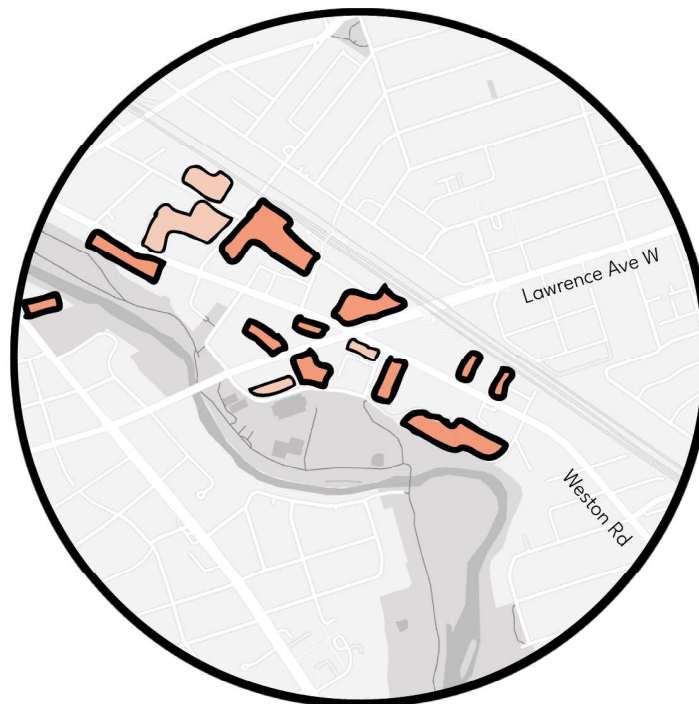
City of Toronto. (2016). *Weston (113)*. Neighbourhood Profile Data; City of Toronto. [https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+q+Neighbourhood&value=Weston%20\(113\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+q+Neighbourhood&value=Weston%20(113))

John David Hulchanski, & University Of Toronto. Cities Centre. (2010). *The three cities within Toronto : income polarization among Toronto's neighbourhoods, 1970-2005*. Cities Centre, University Of Toronto.



Weston

Building Height



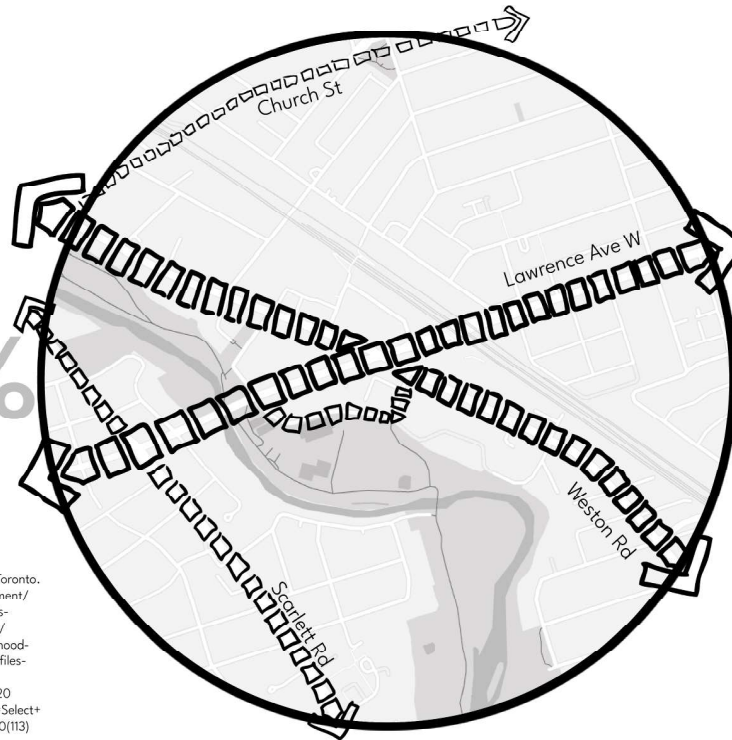
6+ storeys
3-5 storeys
(remainder
≤3 storeys)

Weston

Vehicular Density

57%
Drive to work

City of Toronto. (2016). *Weston (113)*.
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Weston%20\(113\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Weston%20(113))



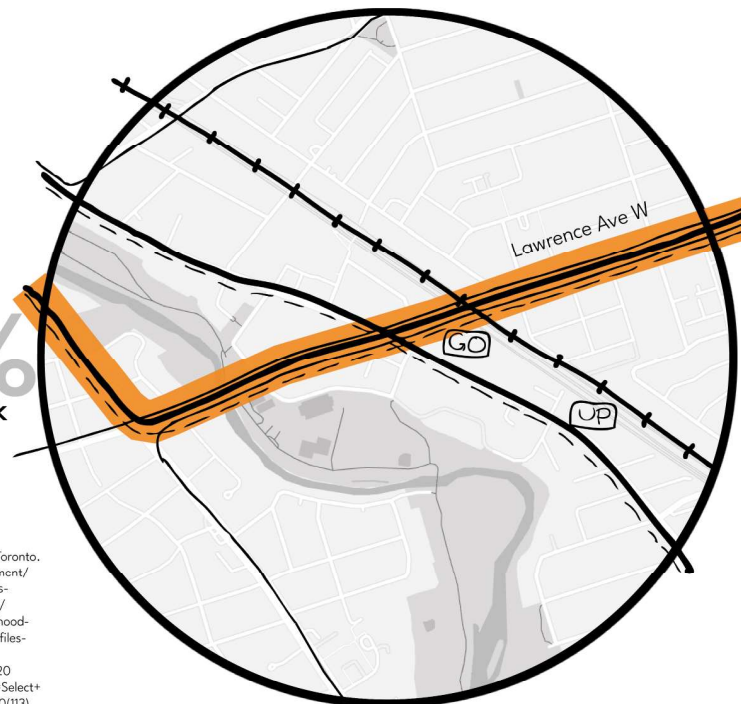
Dense
 Medium
 Light
 (all others local)

Weston

Bus Routes

38%
Transit to work

City of Toronto. (2016). *Weston (113)*.
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Weston%20\(113\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&value=Weston%20(113))



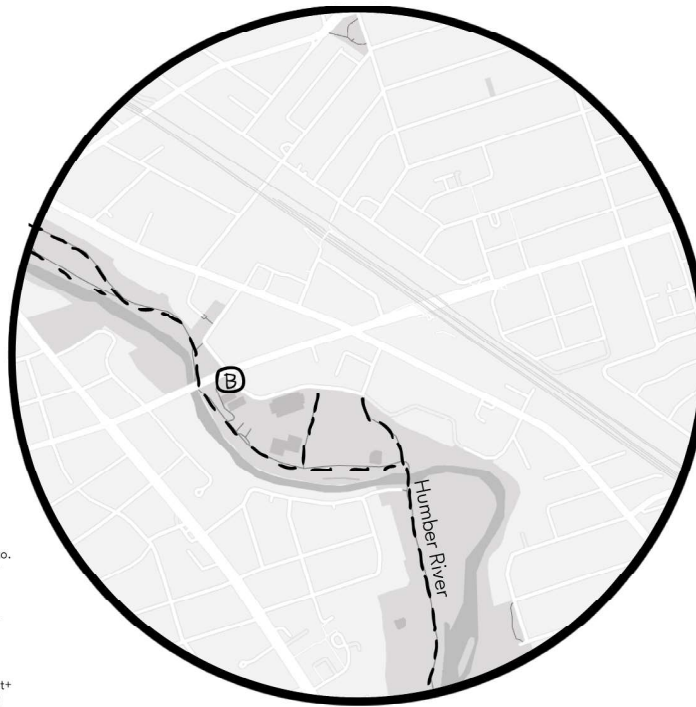
Regular bus service
 10-minute service
+ 24-hour service
+ GO/UP Express
 Over-capacity route

Weston

Bicycle Infrastructure

0%
Cycle to work

City of Toronto, (2016). Weston (113).
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Weston%20\(113\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Weston%20(113))



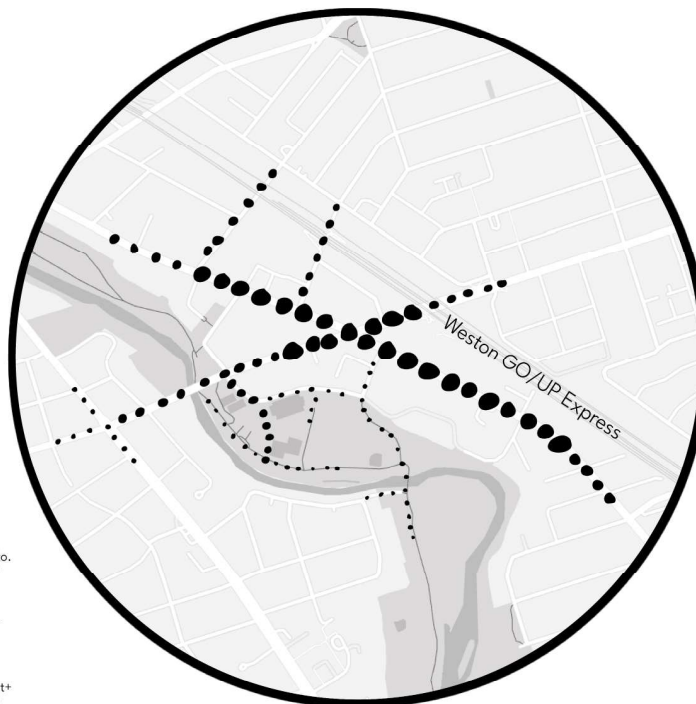
--- Bike Lane/Trail
ⓑ Bike Share dock

Weston

Pedestrian Density

4%
Walk to work

City of Toronto, (2016). Weston (113).
Neighbourhood Profile Data; City of Toronto.
[https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Weston%20\(113\)](https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/neighbourhood-profiles/find-your-neighbourhood/neighbourhood-profile-detail/?id=NeighbourhoodProfiles-CityofToronto/Snapshot110&title=Neighbourhood%20Profile%20Data#type=filtered&filter=Select+a+Neighbourhood&xvalue=Weston%20(113))

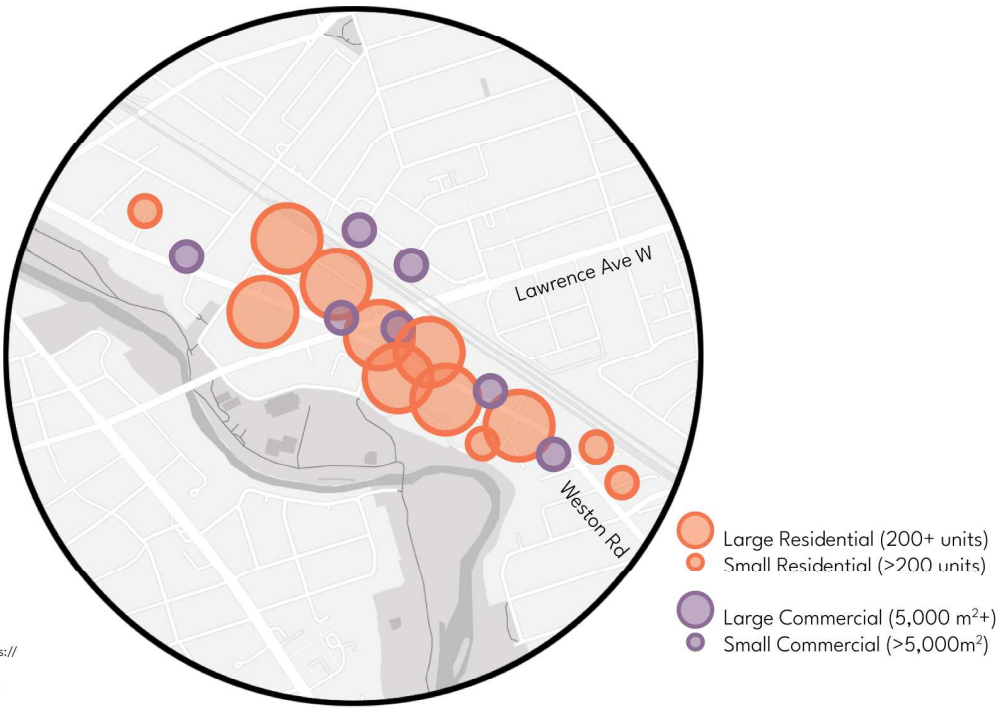


●●● Dense
●●● Medium
..... Light
(all others local)

Weston
Community Resources



Weston
Development Applications



City of Toronto. (2023, February).
Development Pipeline. City of Toronto. <https://www.toronto.ca/city-government/data-research-maps/research-reports/planning-development/development-pipeline/>

Appendix C - Weston Amenities²

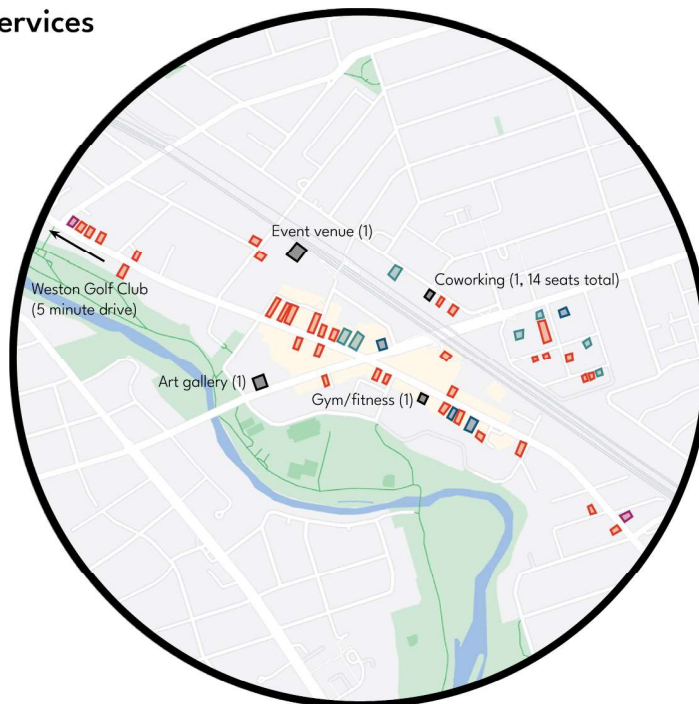
Amenities and Services

Existing to Remain



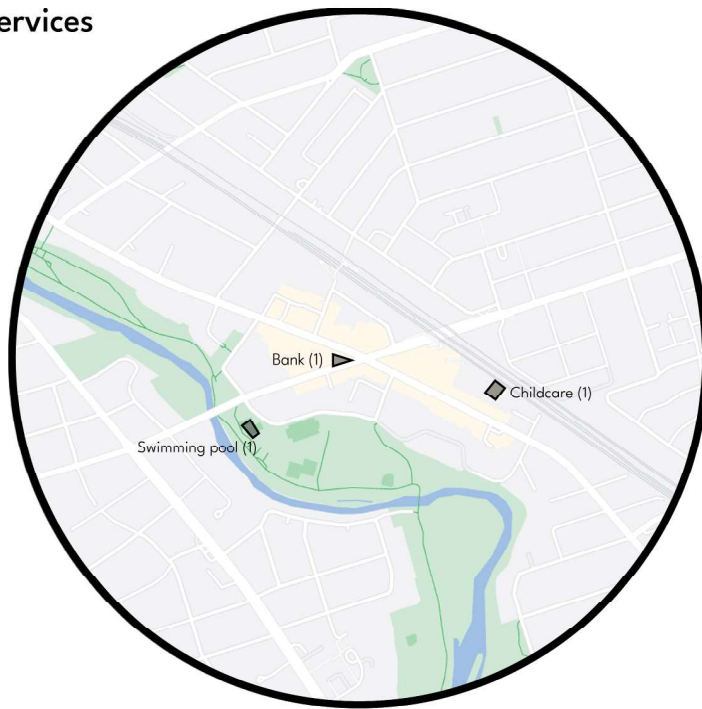
Amenities and Services

Opportunities and Gaps



Amenities and Services

Remaining gaps



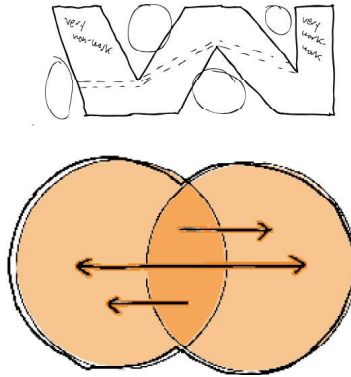
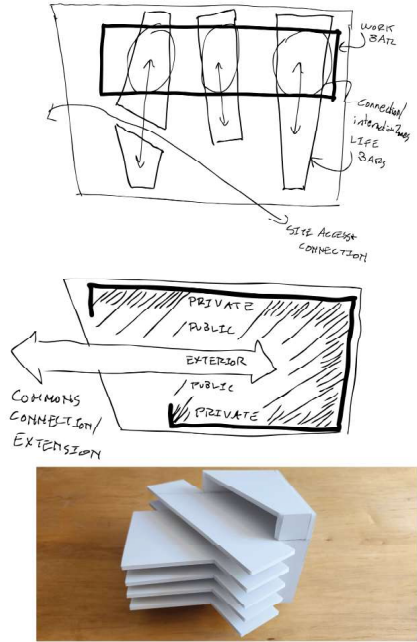
LCBO (0)

Appendix D - Blender Sketch Development²

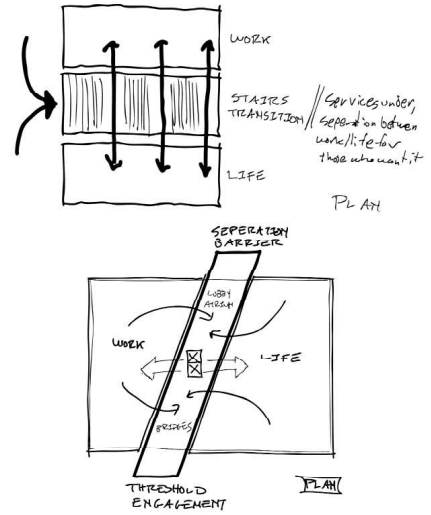
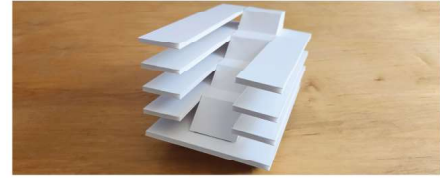
Design Concept Ideation | 31
Design Term 1 Final Presentation

Blenders

Sketch Development



"Blenders"
Thin boundaries
Strong permeability and spillover
Integrated roles and responsibilities
Confused identities and tension
Inhabits the threshold and transition



RAIC Syllabus 690b
Donald Peckover ON120007Tor

Design Concept Ideation | 32
Design Term 1 Final Presentation

Blenders

Precedents



SAS Headquarters
Niels Torp
1987
Stockholm, Sweden



1111 Lincoln Road
Herzog & de Meuron
2010
Miami Beach, Florida

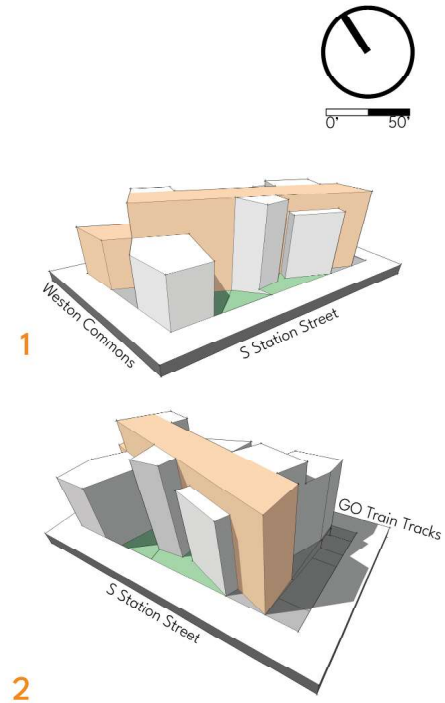
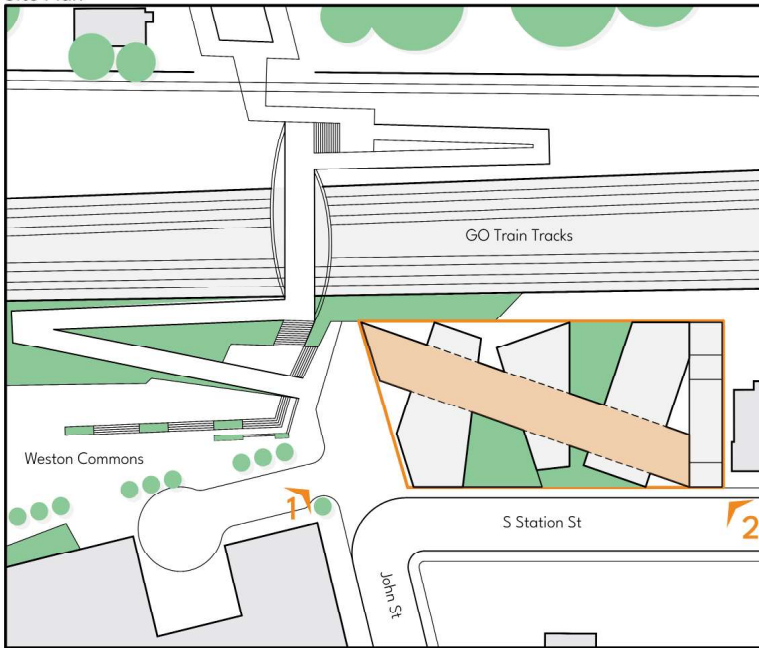


Eaton Centre
Eberhard Zeidler
1977
Toronto, Ontario

RAIC Syllabus 690b
Donald Peckover ON120007Tor

Blenders

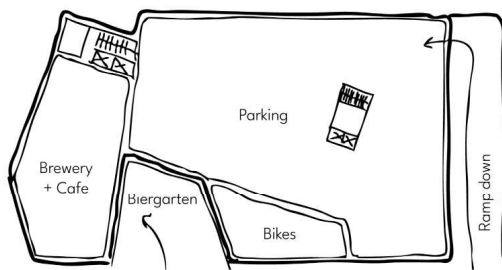
Site Plan



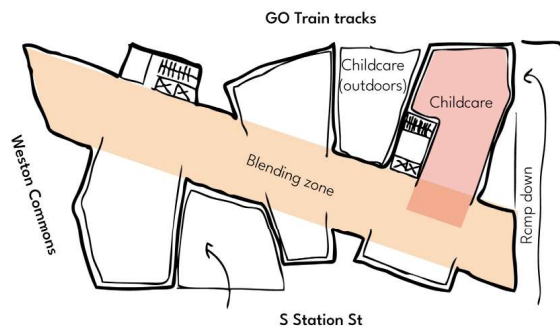
RAIC Syllabus 690b
Donald Peckover ON120007Tor

Blenders

Sketch Plans



Basement level plan

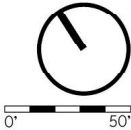


Ground level plan

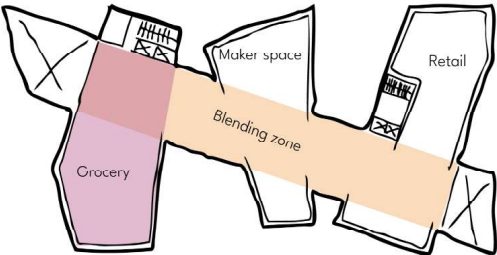
- Care
- Errands
- Culture
- Sustenance

RAIC Syllabus 690b
Donald Peckover ON120007Tor

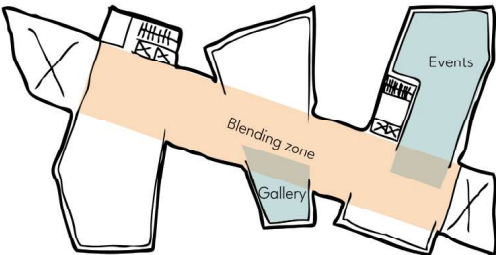
Design Concept Ideation | 35
Design Term 1 Final Presentation



Blenders
Sketch Plans



Second level plan
"piano nobile"

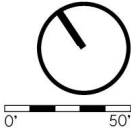


Third level plan

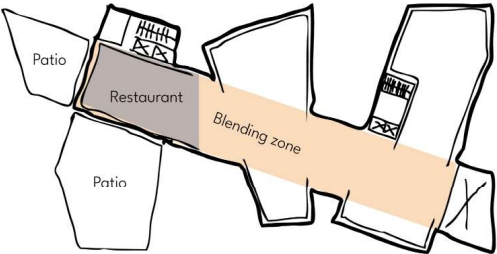
- Care
- Errands
- Culture
- Sustenance

RAIC Syllabus 690b
Donald Peckover ON120007Tor

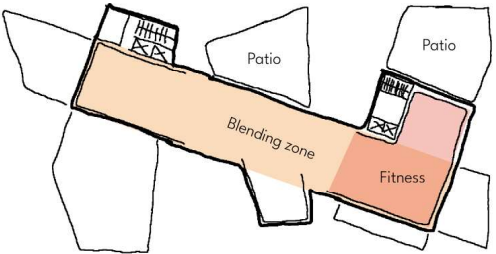
Design Concept Ideation | 36
Design Term 1 Final Presentation



Blenders
Sketch Plans



Fourth level plan



Fifth level plan

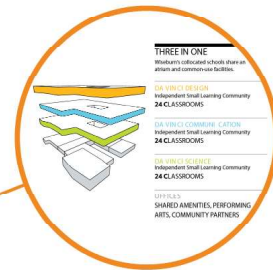
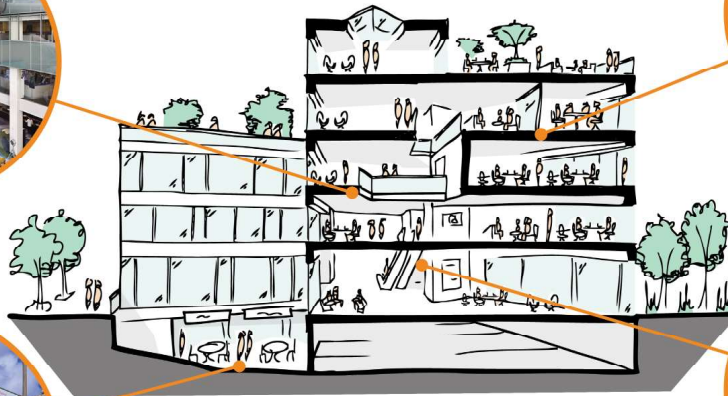
- Care
- Errands
- Culture
- Sustenance

RAIC Syllabus 690b
Donald Peckover ON120007Tor

Blenders Concept Sketch



Corus Quay
Diamond and Schmitt Architects
2010
Toronto, Ontario
São Paulo Museum of Art
Lina Bo Bardi
1968
São Paulo, Brazil



Wiseburn USD & Da Vinci Schools
Gensler
2013
El Segundo, California



Willis Faber & Dumas
Foster Associates
1975
Ipswich, UK

RAIC Syllabus 690b
Donald Peckover ON120007Tor

Design Concept Ideation | 39
Design Term 1 Final Presentation



Diana Center at Barnard College
Weiss/Manfredi
2010
New York, New York

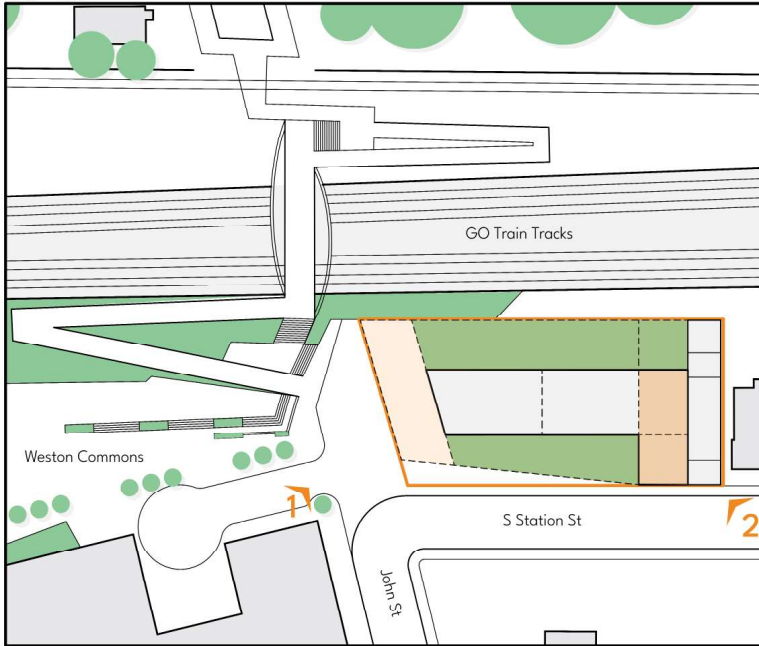
Seattle Convention Centre Summit
LMN Architects
2022
Seattle, Washington

Mahler 1
3XN GXN
2024 (proposed)
Amsterdam, Netherlands

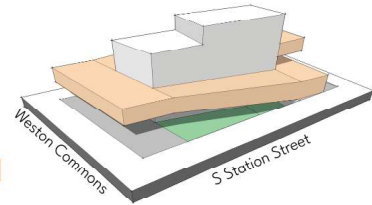
RAIC Syllabus 690b
Donald Peckover ON120007Tor

Splitters

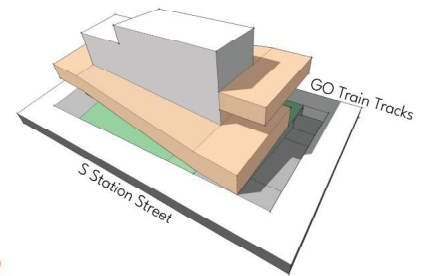
Site Plan



1



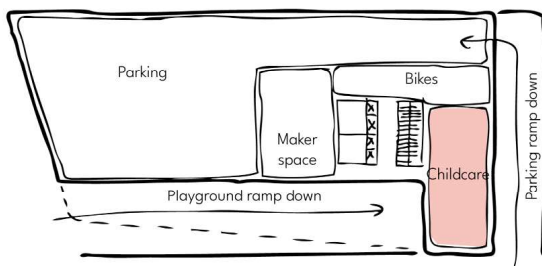
2



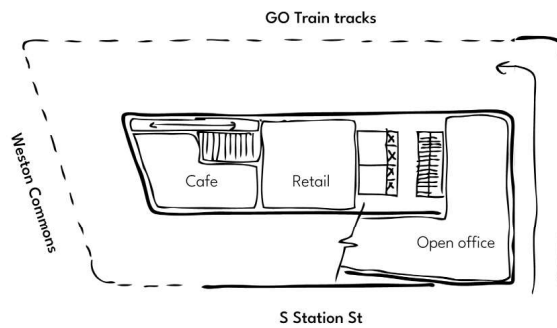
RAIC Syllabus 690b
Donald Peckover ON120007Tor

Splitters

Sketch Plans



Basement level plan



Ground level plan

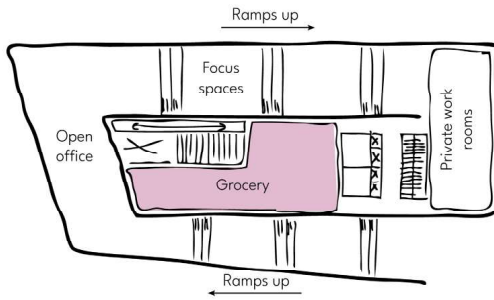
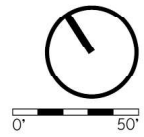
- Cafe
- Errands
- Culture
- Sustenance

RAIC Syllabus 690b
Donald Peckover ON120007Tor

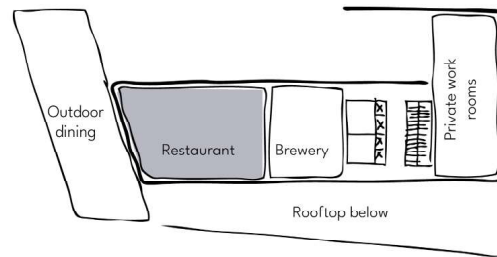
Design Concept Ideation | 42
Design Term 1 Final Presentation

Splitters

Sketch Plans



Second level plan
"piano nobile"



Third level plan

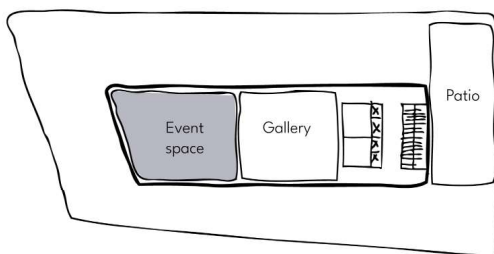
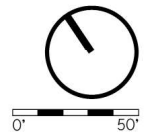


RAIC Syllabus 690b
Donald Peckover ON120007Tor

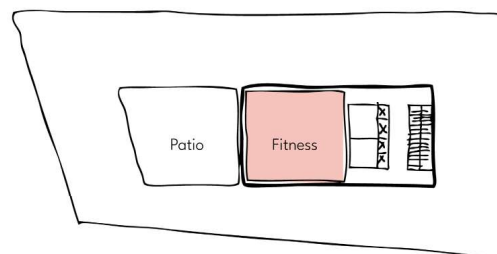
Design Concept Ideation | 43
Design Term 1 Final Presentation

Splitters

Sketch Plans



Fourth level plan

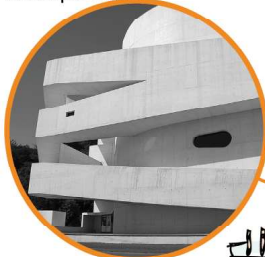


Fifth level plan



RAIC Syllabus 690b
Donald Peckover ON120007Tor

Splitters Concept Sketch

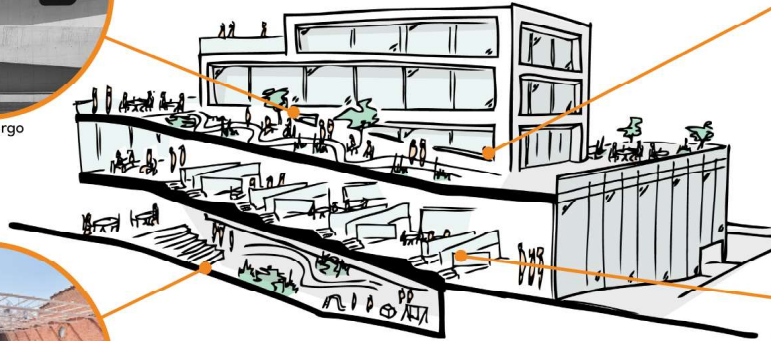


Fundação Iberê Camargo

Alvaro Siza
2008
Porto Alegre, Brazil

Lantern

OMA
2024
Detroit, Michigan



Audemars Piguet Hotel

BIG
2022
Le Brassus, Switzerland



Universidad de Lima Library

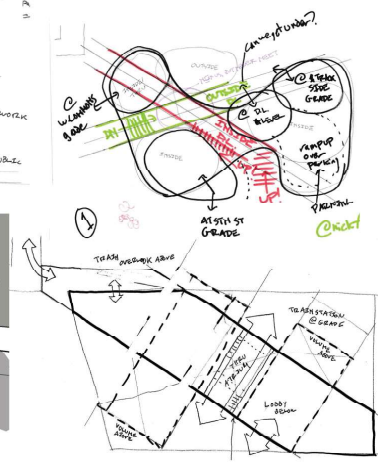
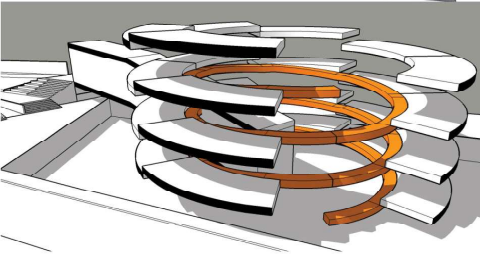
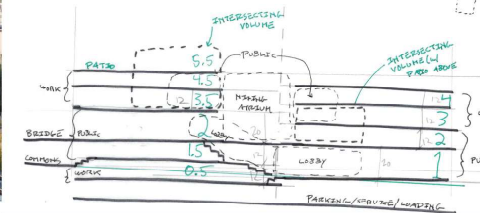
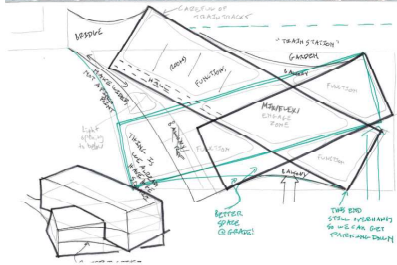
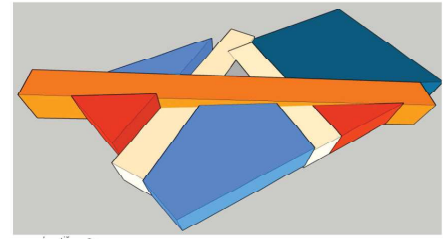
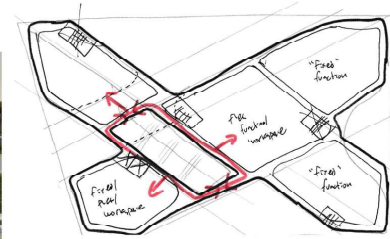
Sasaki
2018
Lima, Peru

RAIC Syllabus 690b
Donald Peckover ONI20007Tor

Appendix G - Concept Iterations and Presentations²

Sketch Development | 21
Design Term 2 - Week 3 Discussion

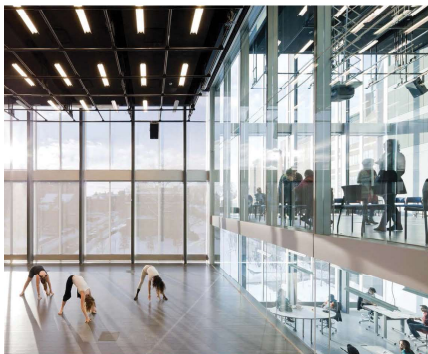
Blender Development



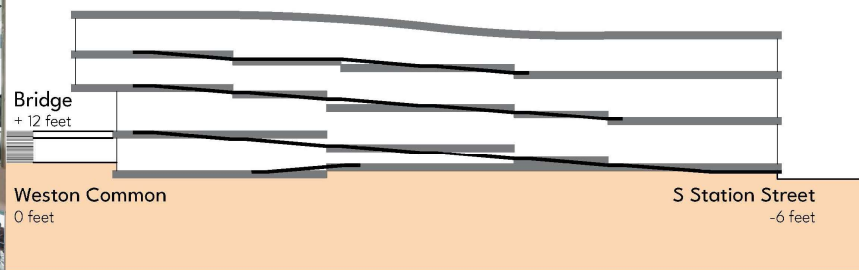
RAIC Syllabus 690b
Donald Peckover | ON120007Tor

Building Design | 24
Design Term 2 - Week 3 Discussion

Site Section Proposed



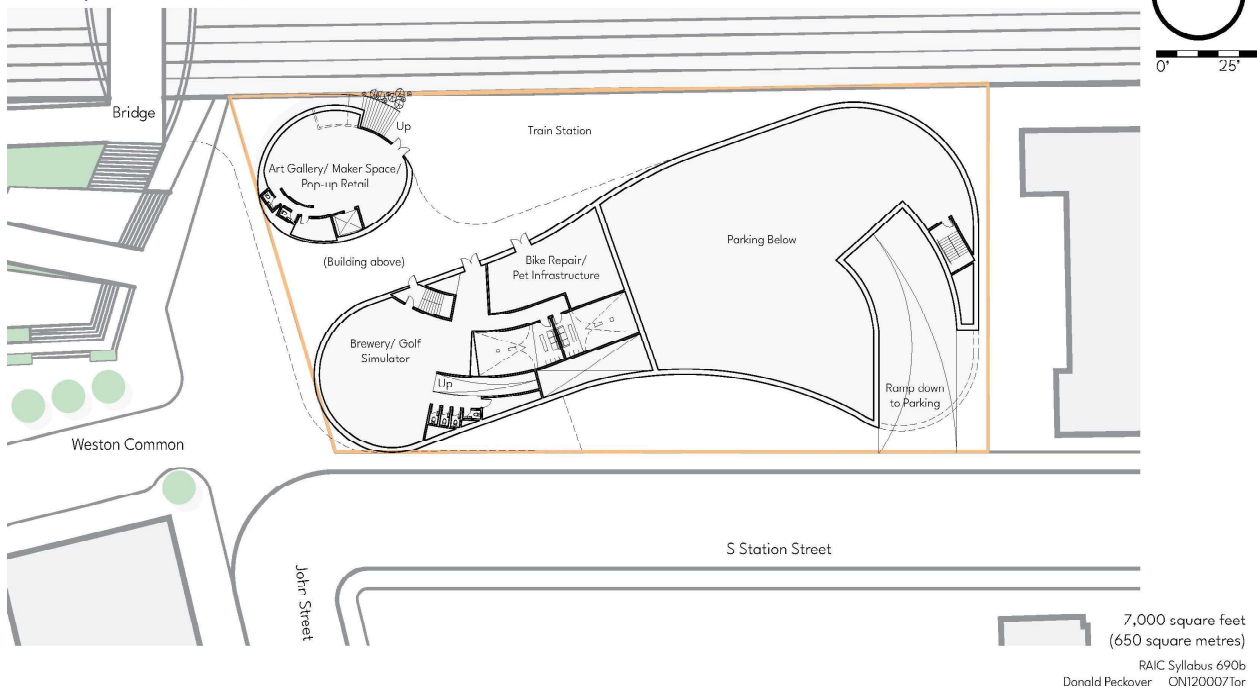
Center for Creative Arts
Diller Scofidio + Renfro
2011
Providence, RI



RAIC Syllabus 690b
Donald Peckover | ON120007Tor

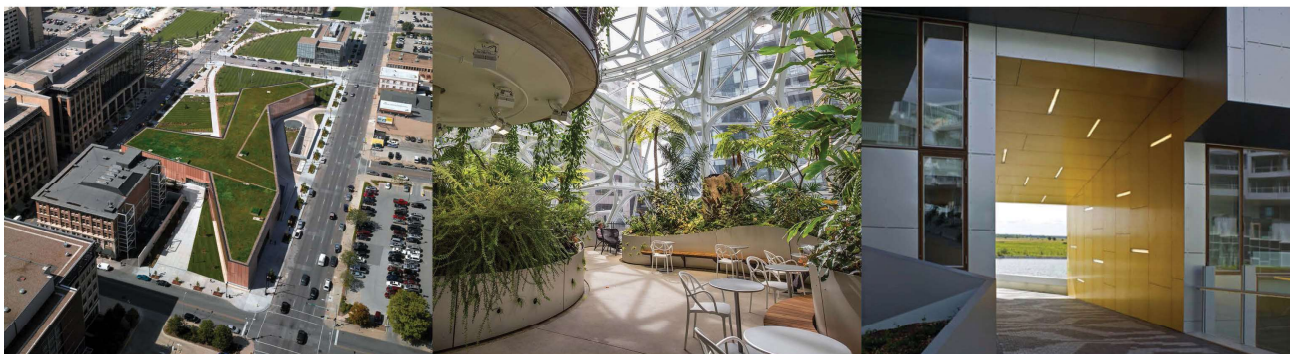
Plan

Proposed Lower Level



Precedents

"Train Station"



Des Moines Public Library
David Chipperfield Architects
2003
Des Moines, IA

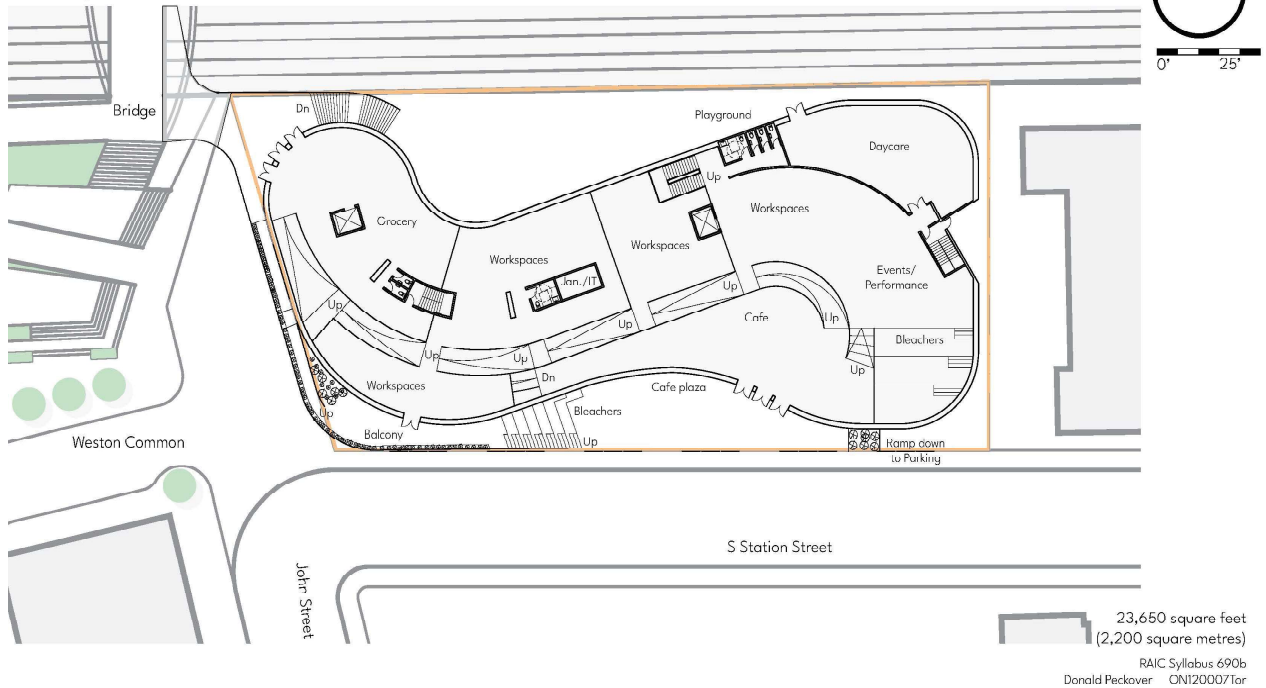
Amazon Spheres
NBBJ
2018
Seattle, WA

8 House
BIG
2010
Copenhagen, Denmark

Building Design | 27
Design Term 2 - Week 3 Discussion

Plan

Proposed Ground Level



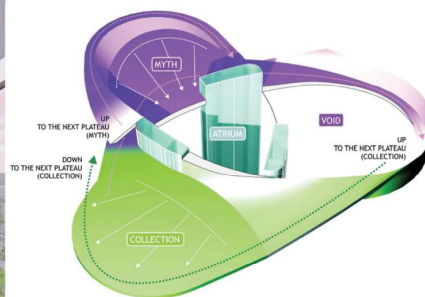
Building Design | 28
Design Term 2 - Week 3 Discussion

Precedents

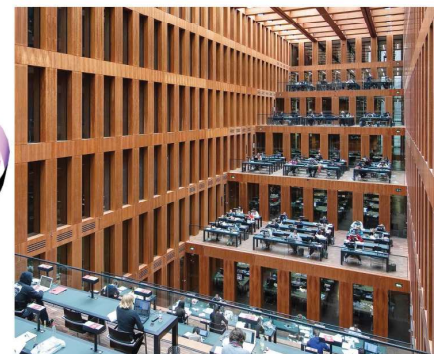
Ramps and levels



Universidad de Lima Library
Sasaki
2018 (proposed)
Lima, Peru



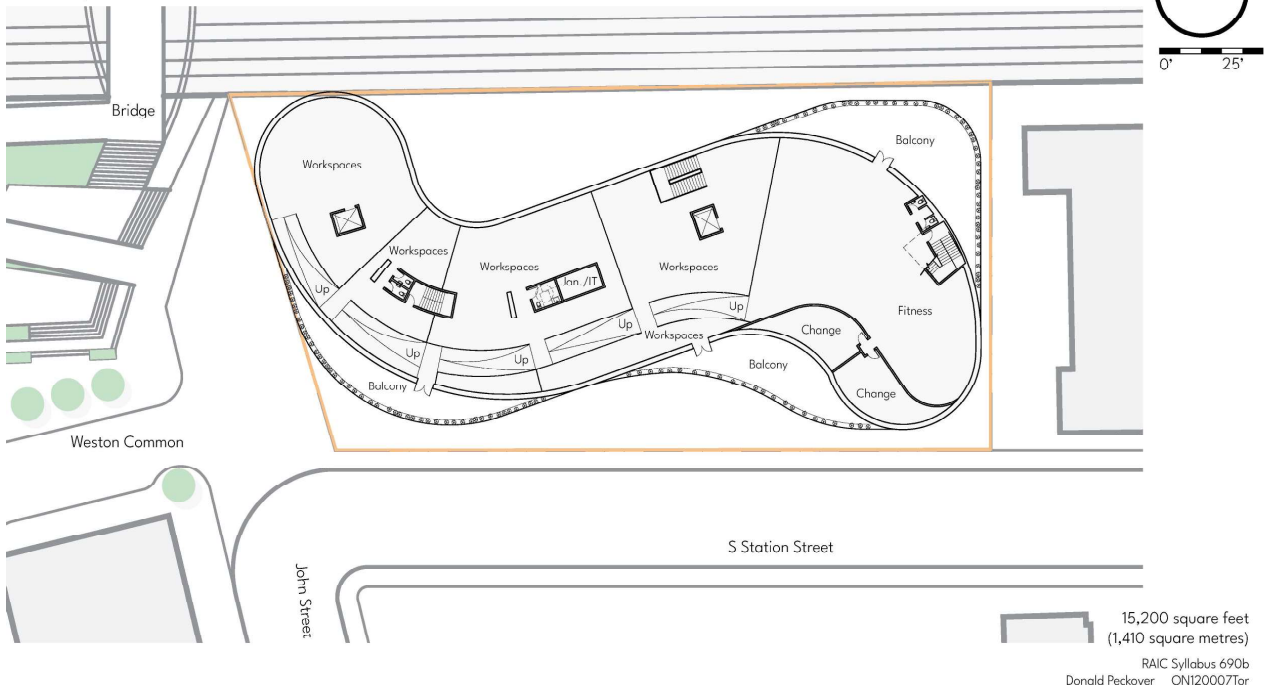
Mercedes-Benz Museum
UN Studio
2006
Stuttgart, Germany



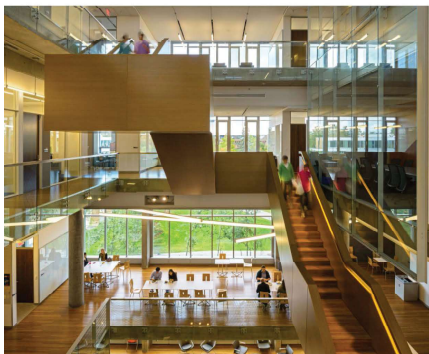
Jacob and Wilhelm Grimm Centre
Max Dudler
2009
Berlin, Germany

RAIC Syllabus 690b
Donald Peckover ON120007Tor

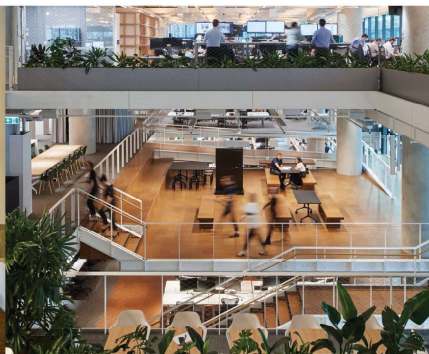
Plan Proposed Second Level



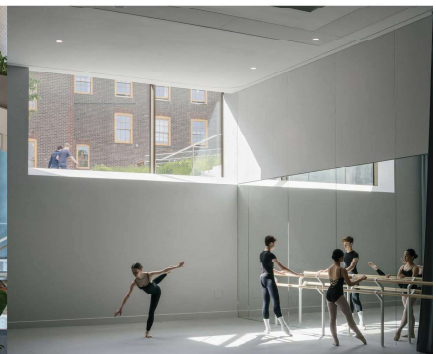
Precedents Interiors



Lazaridis Quantum-Nano Centre
KPMB
2012
Waterloo, ON

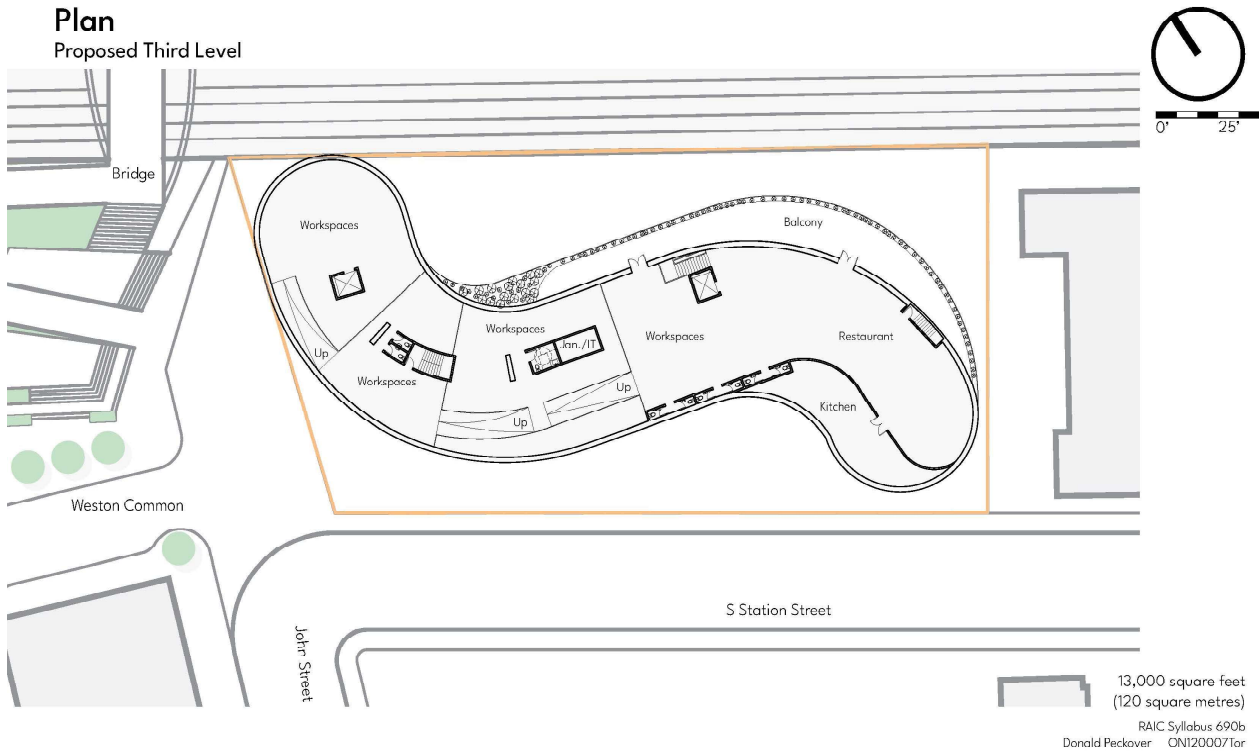


Arup Melbourne
Hassell
2018
Melbourne, AUS



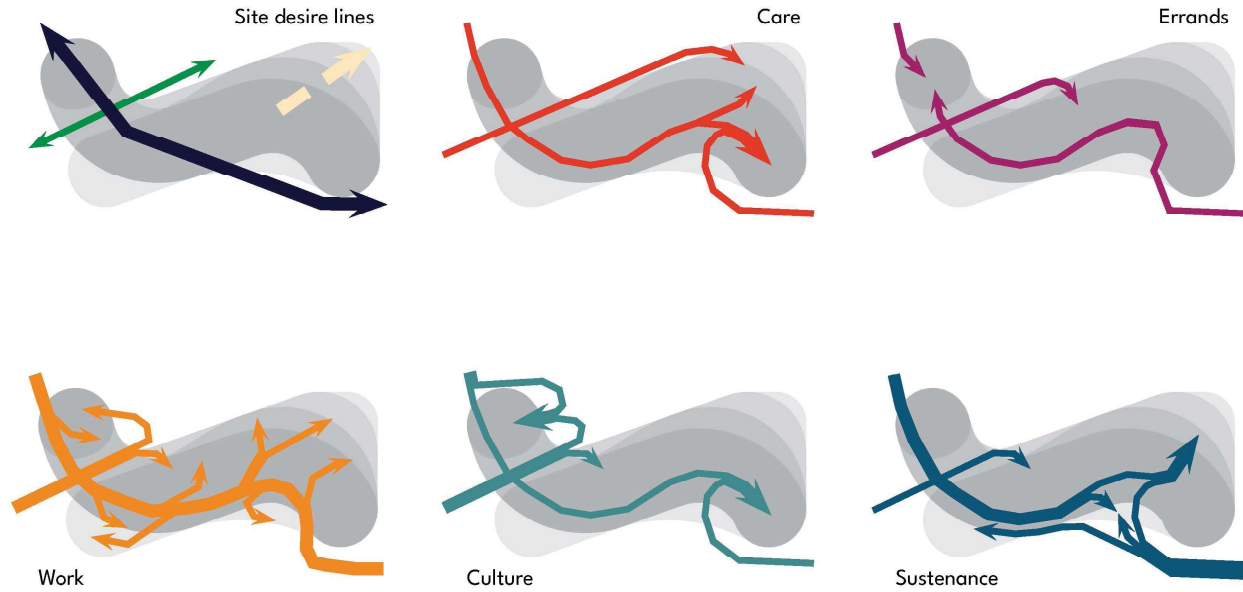
PAC Brighton College
krft
2024
Brighton, UK

Building Design | 31
Design Term 2 - Week 3 Discussion



Building Design | 32
Design Term 2 - Week 3 Discussion

Access Diagrams



RAIC Syllabus 690b
Donald Peckover ON120007Tor

Precedents

Exteriors



Headoffice Rewag
Gewers Pudewill
2021
Regensburg, Germany



Hongling Experimental Primary School
O-office Architects
2019
Shenzhen, China



CIMC Global Headquarters
Skidmore, Owings & Merrill
2029 (proposed)
Shenzhen, China

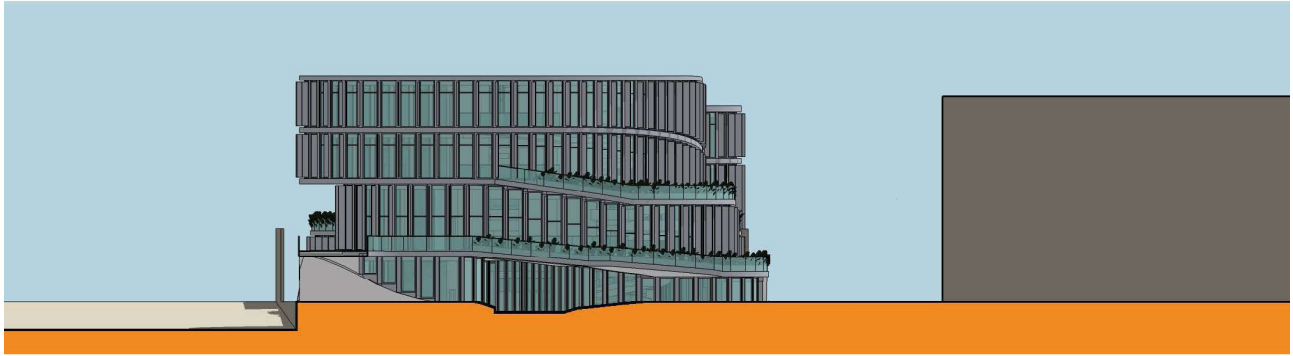
Exterior Elevation

West (S Station Street)



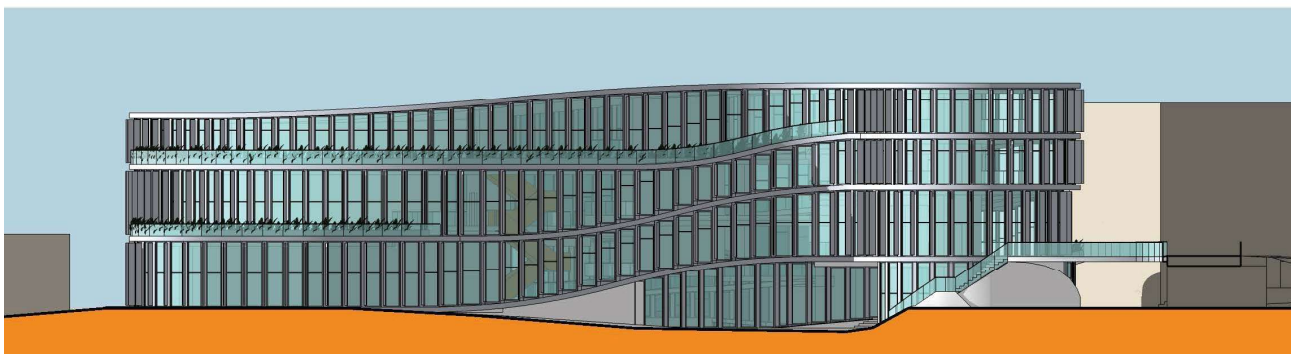
Exterior Elevation

North (Weston Common)



Exterior Elevation

East (Train tracks)



Exterior Elevation

South (Residential)



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Design Term 2 - Week 3 Discussion

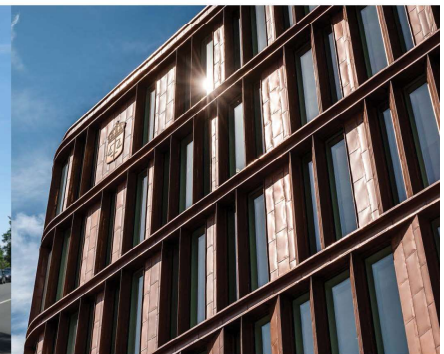
Facade Precedents



Integral House
Shim Sutcliffe
2009
Toronto, ON



Harrison McCain Pavilion
KPMB
2022
Fredericton, NB



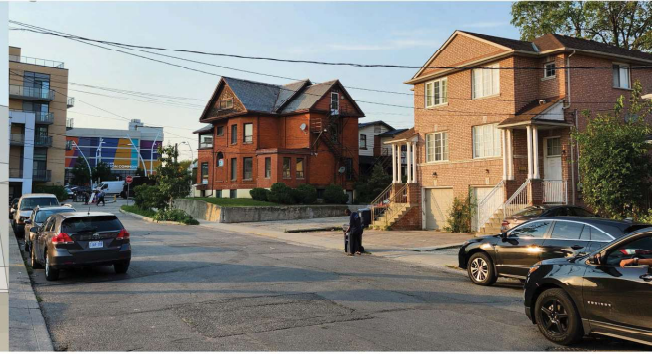
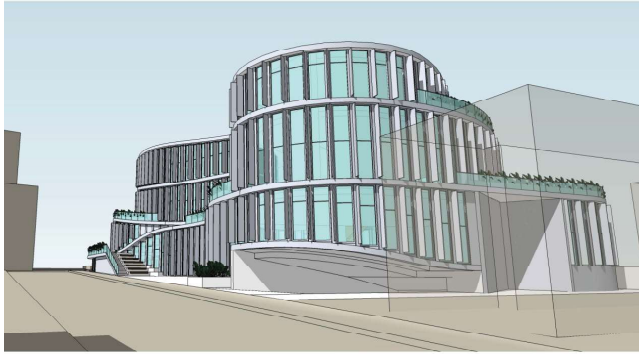
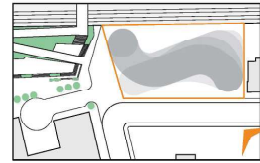
Lund District Court
FOJAB arkitekter
2018
Klostervägen, Sweden

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Design Term 2 - Week 3 Discussion

Exterior

Approach up S South Street

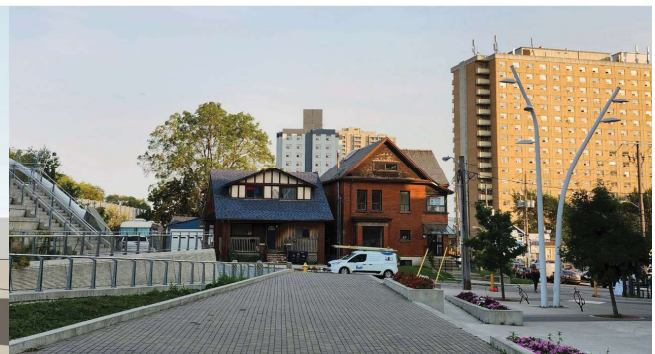
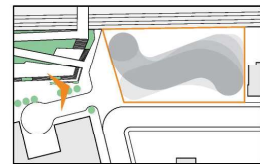


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Exterior

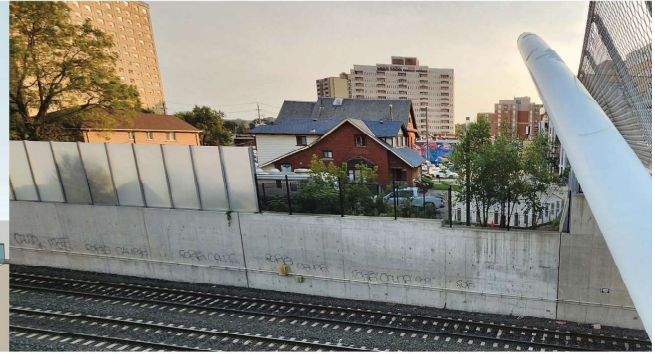
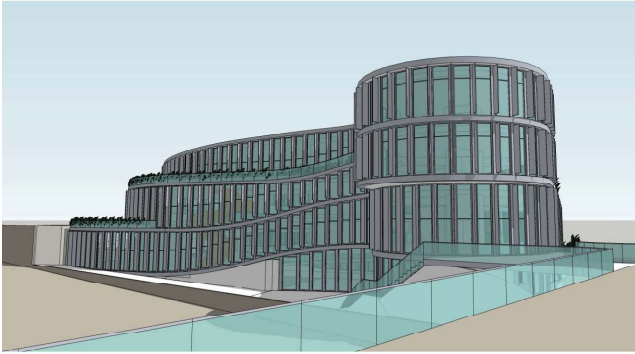
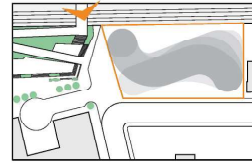
Weston Commons



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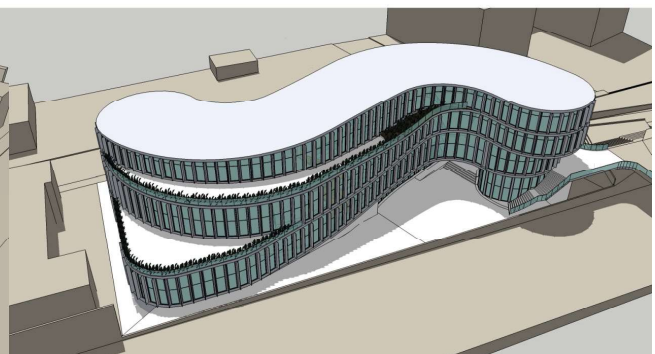
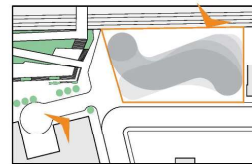
Exterior

Pedestrian Bridge



Exterior

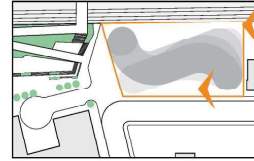
Helicopter views



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Design Term 2 - Week 3 Discussion

Exterior

Exterior spaces

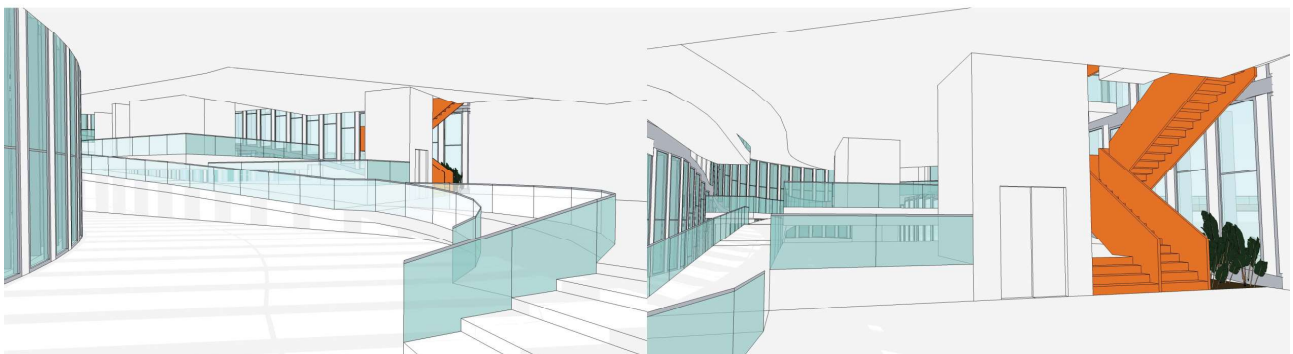
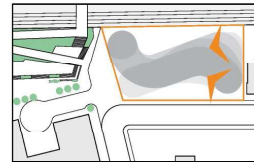


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Interior

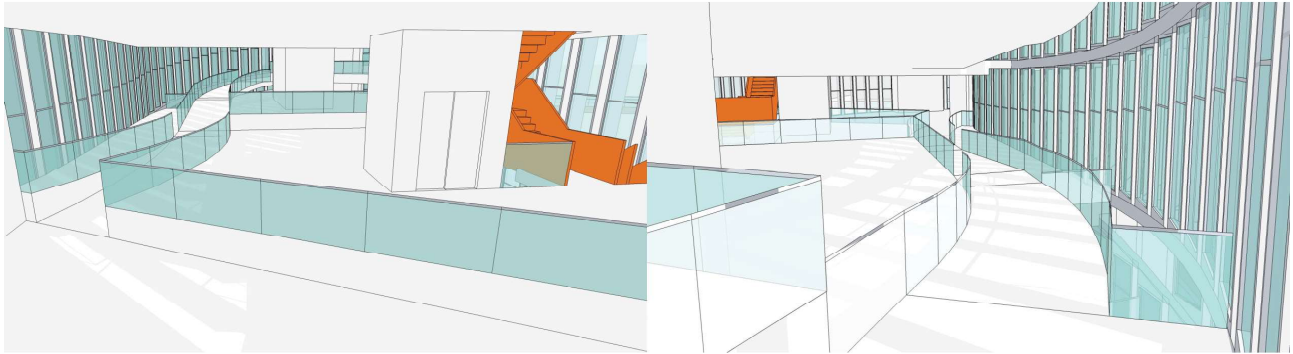
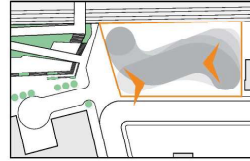
Lobby



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Interior

Upper workspaces



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