

Kipling Towers

Community Design Charrette



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Author: Arlene Gould

Design: Christina Cowen

Photography:

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Action for Neighbourhood Change (Rexdale)

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Residents from 2667 and 2677 Kipling Avenue

Rexdale Adolescent Warriors

Rexdale Women's Centre

Toronto District Catholic School Board

York University Student Volunteers

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Kipling Towers Community Design Charrette

Executive Summary

The Kipling Towers Community Design Charrette was held on Saturday, November 13th, 2010. The event was organized by the City of Toronto's Tower Renewal team in collaboration with Ontario's Design Industry Advisory Committee (DIAC), in cooperation with Humber Property Management and residents from the Kipling Towers community. The goal was to identify practical, design strategies to address the residents' issues with the public space in and around the Towers in the context of longer-term development plans for the site. The organizers invited tenants from the two Kipling Towers to brainstorm with the Property Management team, with City planners, and with professional designers from the disciplines of architecture, landscape architecture, interior, industrial and graphic design.

The charrette placed the tower residents in a central role. They were the experts who could best identify concerns about the physical environment that impacted on their daily lives. A number of pre-charrette activities, organized by the City of Toronto Tower Renewal Team; the National Film Board and ERA Architects; and the Design for Sustainability workshop course at York University, helped to build trust with the resident community and to engage them in the charrette process.

The charrette workshop began with morning presentations and a tour of the site. After lunch, the charrette participants divided into breakout groups for more intensive discussion, creative problem-solving and sketching of ideas in response to five critical themes: outdoor landscape; outdoor community and recreation areas; indoor community spaces; signage and communications; waste management, health and safety.

In these smaller working teams, the residents had the opportunity to speak directly and honestly about their concerns with members of the property management team, with the City planners, and with designers who had the skills to make practical suggestions for sourcing materials, identifying suppliers and developing detailed cost estimates for small-scale improvement projects. At the plenary at the end of the day, a resident from each of the teams presented the findings and recommendations that are discussed in this report.

The planned improvements at the Kipling Towers site will not only impact on the quality of life for the residents, but will also have a positive impact on the value of the property. We hope that this project will inspire other tower neighbourhoods to use the charrette process to explore creative design solutions to challenges in their own communities.

Top 10 Recommendations for Tenant-Focused Improvements:

- 1) **Build a Playground in the Outdoor Community Space.**
- 2) **Make the Lobby a Community Meeting Place.**
- 3) **Refurbish the Community Rooms to Serve a Variety of Residents Needs.**
- 4) **Make Waste Management Easier.**
- 5) **Connect Residents to the Natural Landscape.**
- 6) **Create an Outdoor Marketplace.**
- 7) **Use Signage to Inform and to Connect the Residents.**
- 8) **Upgrade Safety and Security on the Site.**
- 9) **Collaborate with Designers from All Disciplines.**
- 10) **Build Community Relationships and Model the Process.**

Introduction

This report documents the Kipling Towers Community Design Charrette held on Saturday, November 13th, 2010. The City of Toronto's Tower Renewal team organized the charrette in collaboration with Ontario's Design Industry Advisory Committee (DIAC), with cooperation from Humber Property Management and residents of the towers at 2667 and 2677 Kipling Avenue in Rexdale.

The objective of the event was to identify practical, low-cost design strategies to address tenant priority issues in the context of longer-term development plans for the site. This report provides background information to the project, outlines the activities of the day, and summarizes the recommendations emerging from the breakout sessions. We hope the report will help to inspire other tower neighbourhoods to use the charrette process to explore creative design solutions to challenges in their own communities.



Background

Tower Renewal is a program developed to improve and to revitalize Toronto's concrete apartment towers and their surrounding neighbourhoods. In 2008 the Tower Renewal office designated four pilot sites to become the focus for the first phase of implementation of the renewal strategies. The Towers at 2667 and 2677 Kipling Avenue were designated as one of the pilot sites. As set out in the Tower Renewal Implementation Handbook (June, 2010), the vision and goals for implementation are based on three pillars:

Social/Cultural

To ensure that the apartment neighbourhoods meet the social and cultural needs, expectations and wishes of residents.

Economic

"To significantly enhance the health of the economy and labour-market of local communities and Toronto as a whole.

Environmental

To achieve high environmental and other performance standards in Toronto's concrete frame apartment buildings.

A key component of the roll-out strategy is engaging tenants of the tower neighbourhoods in the Tower Renewal program (Social/Cultural Goals). The Kipling Community Design Charrette was developed with this goal in mind. Implementing the recommendations of the charrette will also add value to the property (Economic Goals) and encourage tenants to play a more active role in supporting the sustainability improvements planned for the site (Environmental Goals).

Benefits of the Neighborhood Design Charrette

A design charrette is an intensive, collaborative brainstorming workshop that brings together various stakeholders from a community to work with designers and other experts to address a specific set of challenges and opportunities. The ideas emerging from the group collaboration are expressed and shared with all the participants and the surrounding community through drawings and models. The charrette process builds trust in the community, stimulates creative, practical problem-solving and promotes community support and buy-in for the solutions that may be implemented as a result of the event.

“The charrette (a Beaux Arts-derived term for a short, intensive design or planning activity) workshop is designed to stimulate ideas and involve the public in the community planning and design process.

The vitality of our neighborhoods depends upon an informed and involved citizenry. Although all citizens are consumers of community planning and design, they are generally uninformed about the choices available to them or how to go about getting more for their effort. A charrette workshop provides local officials and concerned citizens with a set of resources and a process that will help educate and involve the community in the decision-making process.”

The Neighborhood Charrette Handbook
by Dr. James A. Segedy, AICP and Bradley E. Johnson, AICP



Steps in the Charrette Process

1. Define the Goals:

What is the purpose of the charrette?

2. Set the date:

Leave time for planning and pick a date with minimum conflicts.

3. Find a space:

Choose a comfortable working space with a large room and smaller breakout spaces.

5. Set the scene:

Provide background information for the participants.

6. What to bring

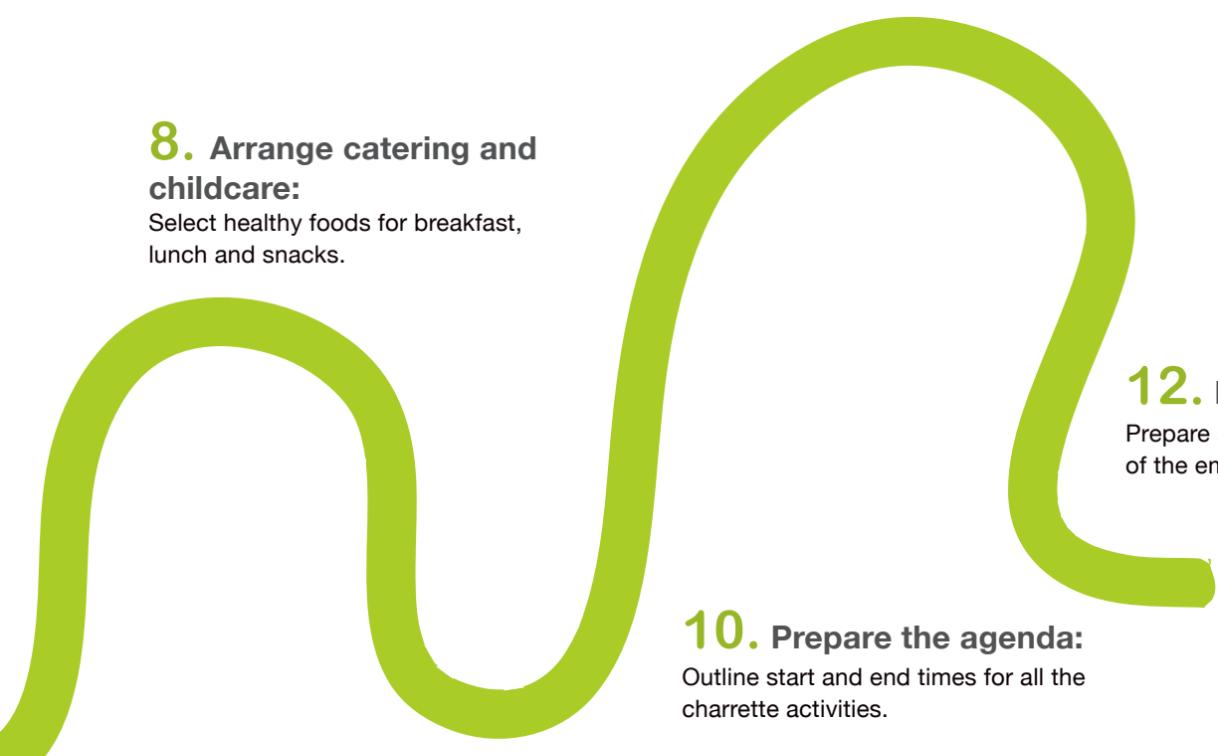
Include art materials, note books, post it notes, tape, name badges, reference maps and photos.

4. Invite participants:

Decide who should be at the table.

7. Engage a facilitator:

Appoint a neutral professional with good communication skills to lead the activities.



8. Arrange catering and childcare:

Select healthy foods for breakfast, lunch and snacks.

11. Hold the charrette:

Document the discussion and other activities with notes and photos.

12. Report on the event:

Prepare a written report with images of the emerging ideas.

10. Prepare the agenda:

Outline start and end times for all the charrette activities.

9. Assign roles:

Ask team members and volunteers to help with set up, registration, note taking and clean up.

Pre-Charrette Activities

Building Trust with the Community

The residents of the Kipling Towers lead full and busy lives. There are many immigrant families with young children. The proportion of residents who speak neither English nor French is also higher than the Toronto average. Many residents encounter barriers in getting involved with neighbourhood improvement activities.

In order to ensure the residents would make time to attend the charrette, it was important to provide clear information on the goals of the project, and to explain how the process would start to address the residents' concerns with such issues as safety and the lack of quality community space in their buildings. In the months leading up to the charrette, the Tower Renewal team helped the residents to form volunteer committees to focus on: refurbishing and programming multi-purpose rooms; planting gardens; addressing safety concerns; and establishing a tenant steering committee (the first step towards forming a tenant association). While implementing these projects, positive relationships were also being built between the residents and the property management.



A team of filmmakers from the National Film Board worked with six tower residents to enable them to tell their stories as part of the 1000th Tower film project (<http://highrise.nfb.ca>). The NFB team helped residents to organize a photo group and a newsletter for the two buildings. The NFB team has formed an ongoing collaboration with ERA Architects to engage residents in visioning and re-imagining the potential of the Kipling Towers site and surrounding neighbourhood.

A group of residents also participated in an earlier design charrette on related themes organized by faculty and students at York University in the summer of 2010, as part of the Design for Sustainability in the Built Environment workshop course in the Faculty of Environmental Studies. The students connected with the residents and empathized with their concerns. Four members of the class volunteered to help out with the organization and documentation for the November 13th charrette.

These activities all helped to set the scene for the charrette and to build trust and stronger relationships among the residents, and between the residents, the Tower Renewal staff, the property manager and the designers.

Engaging Designers from Various Disciplines

One goal of the charrette was to tap into the creative problem-solving talents of designers in the Greater Toronto Area. The GTA is a major design hub with the third largest design workforce of any city in North America. For the charrette, the Design Industry Advisory Committee engaged designers from the disciplines of architecture, landscape architecture, interior, industrial and environmental graphic design to volunteer their time. Many of these professionals had relevant experience working on Toronto condominiums and public space projects, but most had not been involved with the Tower Renewal program prior to this project.

Planning the Event

The success of a design charrette depends on careful planning. In this case, the Tower Renewal team connected with the local school boards to identify an appropriate venue for the charrette, arranged for the Rexdale Women's Centre to provide childcare, and engaged a young team of residents in the Kipling Towers, R.A.W. Catering, to provide the catering for the day.



Charrette Participants

Kipling Towers Residents

Lucienne Dafinesse
Eleanor Douglas
Hadi Hamza
OB Kwabena
Marie Guerda Saintil
Zakaria Saleh
Denise Christie Scott
Faith Senior
Jennifer Shivismangal

City of Toronto Staff

Matthew Armstrong, Research Associate, Tower Renewal
Lorna Day, Manager, Urban Design
Antonietta D Urzo, Administrative Assistant, Tower Renewal
Elise Hug, Project Manager, Tower Renewal (Co-Facilitator)
Bill Kiru, Manager, Community Planning (Co-Facilitator)
Jack Krubnik, Assistant Planner, Urban Design
Gregg Lintern, Director (West District), Community Planning
Eleanor McAteer, Project Director, Tower Renewal
Matthew Premru, Planner, Community Planning

Design Industry Advisory Committee

Arlene Gould, Strategic Director, DIAC

National Film Board

Maria-Saroja Ponnambalam

Humber Property Management

Roslyn Brown, Property Manager
Pritvanti Patel, Office Staff
Peter Turner, OAA, Turner Fleischer Architects Inc.

Designers

Roland Rom Colthoff, OAA/TSA, Raw Design
Kevin Hoch, R.G.D., Pylon Design
Frauke Illing, ARIDO, Frauke Illing Interior Design
Jonathan Loudon, ACIDO
Bev Moroz, ARIDO, West 49 Parallel Design Inc.
Gregory Neely, R.G.D., Forge Media + Design
Brendan Stewart, OALA, ERA Architects Inc.
Graeme Stewart, OAA/TSA, ERA Architects Inc.

York University, Faculty of Environmental Studies, Student Volunteers

Amie Marie
Ziarolene Pepit
Aarani Rabendravarman
Tanya Roberts

Charrette Agenda

DATE: Saturday, November 13th, 2010

TIME: 9:00 AM to 4:00 PM

9:00 AM	Breakfast and registration
9:30 AM	Welcome and Introductions
9:45 AM	Overview of the day & ground rules
9:50 AM	Overview of Kipling Towers Pilot Project
10:00 AM	Design Industry Advisory Committee Remarks
10:10 AM	Presentations by residents
10:40 AM	Coffee Break
11:00 AM	Property Management Presentation
11:10 AM	Site tour
12:15 AM	Working lunch with informal group discussion
1:00 PM	Develop and draw ideas in small groups
2:45 PM	Working tea break
3:00 PM	Share ideas with whole group
3:45 PM	Closing remarks and next steps

Morning Activities

The charrette began with introductions and a review of the charrette ground rules and the positive outcomes everyone was hoping to achieve.

Charrette Ground Rules

- **Respect each other's voices**
- **Respect each other's ideas**
- **Respect each other's time**

Desired Outcomes

- **Build positive relationships**
- **Develop ideas**
- **Build a foundation to move some of the ideas forward**

Elise Hug, the Tower Renewal Project Manager for the Kipling Towers pilot site, summarized the background and goals for the Tower Renewal pilot project program.

Representatives of the recently formed tenant committees (safety; gardening; multi-purpose rooms; tenant steering committee) made brief presentations to update the other charrette participants on the progress of their groups. The tenant steering committee is working to establish a tenant association on the site.

Arlene Gould, Strategic Director for the Design Industry Advisory Committee, discussed the benefits of involving designers from all design disciplines in the Tower Renewal pilot projects.

Peter Turner, an architect working with Humber Properties, gave a brief overview of the management's development plans for the site.

Touring the Site

Before lunch, the property manager and the residents led the other charrette participants on a guided tour of the site. One group toured the outdoor landscape and another reviewed the lobbies and indoor community rooms. Members of each group had the chance to talk informally and get to know each other. The walk-about also gave participants who were new to the site a chance to ask questions and to familiarize themselves with the areas that would be the focus for the afternoon breakout sessions. Following the site tour, everyone returned for an informal working lunch.

Afternoon Activities

Breakout Groups

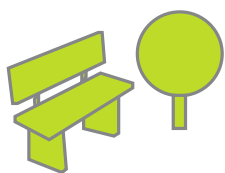
After lunch the charrette participants separated into smaller groups to work on the priority issues identified by the tenants. The five themes for the breakout groups were:

- 1) Outdoor landscape
- 2) Outdoor recreation and community areas
- 3) Indoor community spaces
- 4) Communications and signage
- 5) Waste management, health and safety

“

It was striking how self-evident many of the solutions were: make connections; create places; support enterprise; allow for change. What was most inspiring was the tangible sense of energy of the resident community, and the clear desire to see these opportunities through to reality.”

Graeme Stewart, ERA Architects



Outdoor Landscape

On the walking tour, members of the charrette group were impressed with the natural beauty of the ravine landscape adjacent to the site. The breakout group discussed strategies for connecting the residents to the landscape and other natural features of the property.

“

Our group explored a number of simple ideas such as taking down fences to make connections to recreation trails in the ravine, taking back some of the generous space provided for cars, and creating a clear network of paths that connect the buildings to the street and link to new gardens, play areas and gathering areas...our ideas reflected the fact that this is a family neighbourhood, and our plan was to make the landscape work for children. If that could be achieved, we thought our vision would profoundly improve people's day to day lives.”

Brendan Stewart, Landscape Architect, ERA Architects

The Big Idea

Create a clear network of paths that connect the buildings to the street and link to new gardens, play areas and gathering areas. A walking path around the outer perimeter of the site could draw people to the rear of the buildings and connect to the ravine valley paths, The path could join a new strip park situated behind the buildings.



Specific Recommendations

1) Create More User-Friendly Space

The driveway to the Visitors Parking should be narrowed to create more space for pedestrians. Plant a grid of trees on top of the parking structure.



2) Use the Natural Topography of the Site

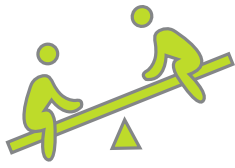
Create a Spanish Steps-style path descending towards the ravine and celebrating the view of the valley behind. Build an outdoor amphitheatre that could be used for shows organized by the tenant dance troupe, etc. The tenants could work with the local community center to program the space. The ravine vista would become the backdrop to the performance space.

3) Include Public Art

Invite resident families to paint murals on the metal fence (at the rear of 2677 Kipling) to add colour and interest along the path.

4) Connect Community Space to the Street

Create a recreation area (basketball court) at the northern street corner of the property where the teenagers could show off their skills to people passing on the street.



Outdoor Recreation and Community Areas

On the site tour, one group of charrette participants audited the outdoor space surrounding the two towers. The group discussed strategies for drawing people to the areas behind and between the towers.

“The charrette made clear that the community is passionate about transforming the landscape at the base of the towers into beautiful and usable space.”

Brendan Stewart, Landscape Architect, ERA Architects

The Big Idea

Create an outdoor community space between the two towers that would celebrate the heritage, family values and entrepreneurial talents of the residents. The space could bring tenant families together, provide a safe play area for the children, and attract people from the surrounding Rexdale neighbourhood for special events. It could be called the “Glocal” hub space (a name reflecting the global heritage and local assets of the community). Tenant-organized activities in the new outdoor community space could include a seasonal market of produce grown by the residents, a cook-off featuring specialty foods from different cultures and other special events. The space should reflect residents’ priorities: inclusiveness, safety, financial savings and entrepreneurship (local job creation).



Specific Recommendations

1. Reclaim the Parking Area

Move visitors parking underground and reclaim the space for resident-focused activities.

2. Upgrade Safety and Security

Create a safe zone by installing speed bumps, better outdoor lighting, informational signage and way finding. Establish clear sightlines to the children's play area and increase surveillance by professional security staff & tenants.

3. Support Community Entrepreneurship

Expand the flower and vegetable gardens and start a farmer's market to sell produce grown by the tenants. Profits from the market could be used to support purchases by the Gardening Committee and for maintenance of the garden plots.

4. Build a Playground

Create a new playground for the children with well-designed, safe, flexible play equipment that could be relocated to another area if redevelopment plans claim the original space.



5. Introduce Community Entertainment

Launch outdoor movie viewings to be arranged by a tenant volunteer group in the summer.

6. Celebrate Heritage and Multi-culturalism

Program community cook-offs featuring foods from the residents' countries of origin. Surround the area with flags from the home countries to create a colourful welcome to the market space.

7) Connect with the Neighbourhood

Form an outreach committee to publicize community events at the Kipling Towers to the surrounding neighbourhood.





Indoor Community Spaces

The pilot project team identified two rooms available for use as common rooms but in need of upgrading. The charrette participants were able to view one of these spaces on the walking tour.

The Big Idea

Transform the vacant room at 2677 Kipling into a multi-purpose community space that can be used for dance classes, as an after-school youth activity room, and as a drop-in centre for adults with younger children at other times of the day. Redecorate the existing party room at 2667 Kipling and make it available (only as a party room) to residents of both towers.

“Working with the other group members was a great collaborative experience. As designers, I think it is important for us to step out of our comfortable, predictable environments. When we are faced with very real, basic challenges in projects like this, our vast knowledge of materials, suppliers and construction methods can be really useful.”

Bev Moroz, Interior Designer, West 49 Parallel Design

Specific Recommendations

1. Lockable Storage

Build or purchase lockable storage cupboards for both community rooms to store program materials and equipment.

2. Lighting

Enlarge the windows in 2677 Kipling to provide more natural lighting and use brighter, energy-efficient lights in both community rooms.

3. Flooring

Replace the flooring in both rooms. Install an affordable resilient, easy to clean, environmentally friendly-flooring material appropriate for dancing in the future multi-purpose room at 2677 Kipling.

4. Mirrors

Install mirrors along one wall for the dance classes in 2677 Kipling.

5. Kitchen

Open up and modify the kitchen area in 2667 Kipling and consider installing a new kitchen for 2677 Kipling.

6. Plumbing

Upgrade the plumbing in 2667 Kipling; take out the showers and install a new bathroom in 2677 Kipling.

7. Furniture

Source space efficient, flexible, durable, fabric-free furniture and play equipment for both rooms.

7. Accessibility

Ensure that the entranceways, and the multi-purpose room and the party room are all wheelchair accessible.





Communications & Signage

Participants in this group quickly focused on the lobby and the outdoor space between the two towers as the primary areas where tenants most naturally could come together in their daily lives.

The Big Idea

Transform the lobby of 2677 Kipling Ave. into a community meeting place for the Towers, a place where the tenants could engage in informal conversations and exchange information with each other and with the property management team. The lobby could become a more personalized space celebrating the family values of the community with the installation of a wall mural created by the children of the residents.

The second recommendation was more ambitious: to create a new community space between the two towers. This could start as an outdoor covered walkway. Later on, a low structure could be built as a community space linking the towers.

“We wanted to strengthen communication lines among the tenants and between the tenants and the management, by creating a hub or destination place with a focal point where people could meet and talk. The two focal points for the space would be a communication wall and a wall of children’s art. We know that kids are a very important anchor for the tenants, so the children’s art installation would help to connect people and to start conversations.”

Greg Neely, Graphic Designer, Forge Inc.

“The lobby should be a destination, an attractive meeting place with warm colours and comfortable seating that says to the tenants: “Welcome home”.

Frauke Illing, Frauke Illing Interior Design

Specific Recommendations



Frauke Illing Interior Design

1. Colour

Introduce a new proprietary colour palette for the lobby. Focus on vibrant colours to reflect the tenants' desire for livelier, cosy spaces. Choose high-performance, environmentally friendly and resilient paints.

2. Planters

Install planters at the exterior entrance. Large-size fiberglass or metal pots could be filled with plant donations from a local nursery in fall/winter and with branches, natural foliage retrieved by the tenants from the ravine (no cuttings from trees or bushes) in spring/summer.

3. Seating

Create defined seating areas for the adults and a children's play area in the inner lobby behind the concrete partition. Select durable, theft-proof seating such as exterior park benches brought inside and bolted to the floor. (Metal benches are preferred, because wood may be easily defaced by carvings.)

4. Bulletin Boards

Install a locked bulletin board on one wall to display regularly updated information on building matters, health and safety issues, and local community events. Install a fixed floor rack for pamphlets and flyers distributed by members of the community.

5. Public Art

Install a wall mural composed of art created by the children of the residents. The art mural could be commissioned and organized as a joint project with the nearby elementary school.

6. Elevators

Install an emergency telephone and a call number in the elevators. Replace broken tiles on the elevator walls and install stainless steel protective corner guards.

7. Security

Consider repositioning the security guard from a private office to an open desk in the lobby.

8. Suggestion Box

Install a suggestion box in the lobby to encourage tenants to communicate their suggestions and concerns about the building. Suggestions could remain anonymous.



Frauke Illing Interior Design



Waste Management, Health & Safety

The Tower Renewal team and the property manager would like to make it easier for tenants to dispose of large items of garbage and recyclable materials in line with the City of Toronto's waste management guidelines.

The Big Idea

Establish a dedicated basement room for recycling bins, so that tenants could deposit their items for recycling there. Enclose an outdoor garbage area for the disposal of large garbage items like furniture. This would improve the aesthetics of the site and help to prevent the spread of bed bugs.



“Pictorial signage is a very cost effective way to upgrade the look of the exterior of the building and to orientate and reassure residents and visitors.”

Kevin Hoch, Graphic Designer, Pylon Design

Specific Recommendations

1. Recycling

Fast track the creation of the recycling room and outdoor enclosed garbage dump. In the meantime, convert the main floor storage room off the lobby to a recycling drop-off location.

2. Signage

Develop user-friendly signage to provide information and directions on the site. Put up No Dumping signs indicating the location of the designated garbage enclosure.

3. Lighting

Install energy-efficient exterior lighting to make outdoor areas brighter and safer after dark.

4. Indoor Communications

Erect a bulletin board in the lobby. Provide an emergency number and telephone in the elevator, and upgrade emergency management information.

Plenary

For the last hour of the day, the participants came together to share the ideas they had developed in the breakout groups and to discuss next steps. Each of the groups invited a resident team member to present the ideas and recommendations for the team. The facilitator, Bill Kiru, summarized the recommendations at the end of the day.

“Kids and family are very important to us. We need to make the indoor and outdoor space feel like our home.”

Faith Senior, Kipling Towers Resident

“What the tenants want is what I want.”

**Roslyn Brown, Property Manager,
Humber Property Management**



Top 10 Recommendations for Tenant-Focused Improvements

The main recommendations that emerged from the breakout session and plenary group discussion are:

1. Build a Playground in the Outdoor Community Space.

Source safe, adaptable equipment for a children's playground to be integrated with the new community space.

2. Make the Lobby a Community Meeting Place.

Transform the lobby at 2677 Kipling Avenue into a community hub space for residents from both towers. Redesign the space with warm colours, comfortable seating areas for adults and children, a bulletin board and children's art mural.

3. Refurbish the Community Rooms to Serve a Variety of Residents' Needs.

Upgrade the vacant community room at 2677 Kipling to meet the needs of various community activities including a dance class, a youth after-school drop-in program, and a social program for mothers with young children. Redecorate the community room in 2667 Kipling as a party room.

4. Make Waste Management Easier.

Create an enclosed outside area to be used as a garbage dump and a dedicated Recycling Room in the basement. Make these spaces easily accessible to the residents.

5. Connect Residents to the Natural Landscape.

Connect residents to the ravine valley and the natural landscape on the site with new pathways and repurposing of the visitors parking area.

6. Create an Outdoor Marketplace.

Reflect the culture, family values and entrepreneurial talents of the residents in an outdoor community market space.





7. Use Signage to Inform and to Connect the Residents.

Develop user-friendly signage to inform residents about environmental, health and safety programs and emergency procedures. Make sure the exterior and interior signage meets accessibility guidelines.

8. Upgrade Safety and Security on the Site.

Use environmental design strategies, including speed bumps, better lighting, clear pathways and sight lines, and information signage, to improve safety and the residents' perception of safety on the site.

9. Collaborate with Designers from All Disciplines.

Continue to work with architects and designers who have the skills to develop user-centred and cost-effective design solutions to upgrade public space in and around the Kipling Towers.

10. Build Community Relationships and Model the Process.

The Kipling Towers Design Charrette has helped to build closer relationships among the residents, the property manager, the Tower Renewal team and the professional design community. The strategies emerging from the charrette are also applicable to other tower neighbourhoods in the Greater Toronto Area and in the Golden Horseshoe.

Conclusion

The Kipling Towers Community Design Charrette brought a diverse group of stakeholders together to share concerns, explore new ideas and consider how to move those ideas into action. We hope that the recommendations of the participants and this documentation of the collaborative process will inspire other tower neighbourhoods to use the design charrette as a tool to create tangible signs of change.

Epilogue

Since the design charrette, the residents have been working with the property management team and other support groups on a number of follow-up activities.

Indoor Community Spaces

For the winter, residents refocused their efforts on the indoor community spaces. The Multi-Purpose Room Committee has been expanded to include the property manager and representatives from local community organizations as well as the residents. The committee is working on coordinating the schedules from the various program activities to make sure that the programs can operate at different times in the same space. Residents would like to use the existing Party Room in 2667 Kipling for all the activities until the renovations to the new multi-purpose space in 2677 Kipling are completed.

So far, the committee is working to source new furniture, floor mats and coat hooks for the space, and to address some heating issues. Dance classes taught by one of the residents are continuing in the space, and the Rexdale Women's Centre has begun providing parenting workshops for families with young children.

The designers who participated in the charrette have offered their ongoing expertise to the property manager and to the committee. The interior designers have made recommendations on sourcing discounted flooring and on materials selection and design upgrades for both community spaces and for the lobby.

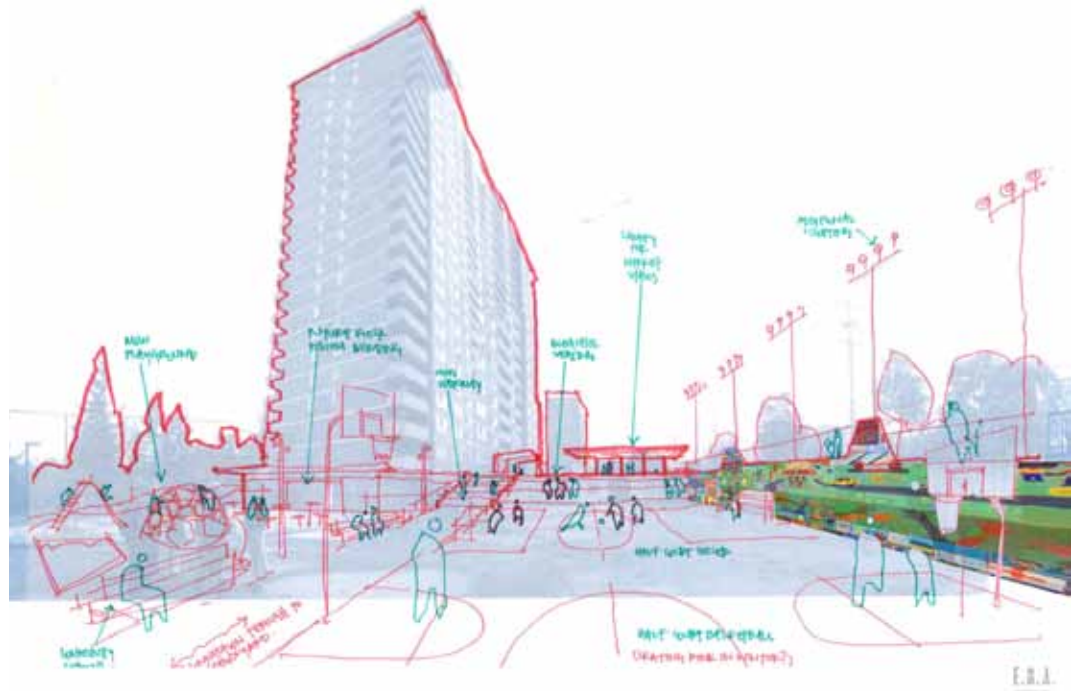
A brief presentation about the charrette attracted the interest of several local community organizations that were interested in providing programming in the multi-purpose room. The Albion Neighbourhood Services Boys and Girls Club has moved its after-school program (a homework, snack and activity group for children aged 6 to 12 years) into the community room.

Several of the York University students who participated as volunteers at the charrette offered to help out with the administrative work of the Multi-Purpose Room Committee.

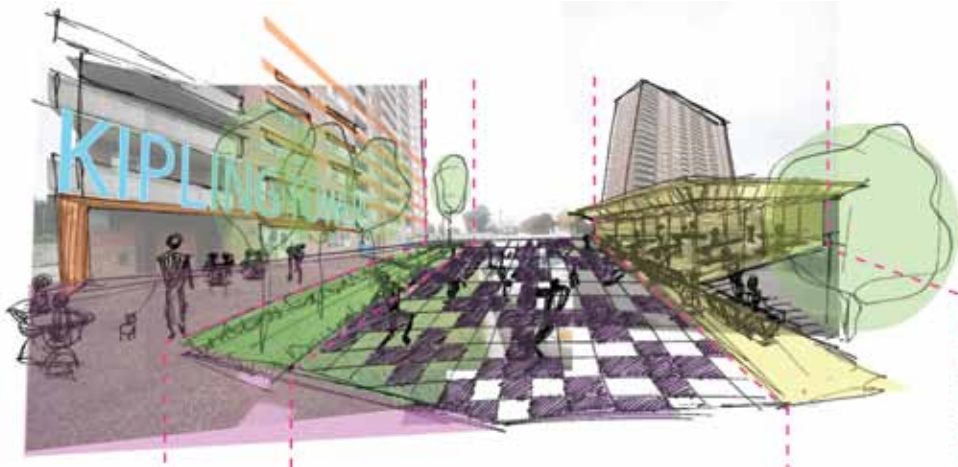
Outdoor Spaces

Following the charrette, the property manager confirmed plans to install a new playground, and the industrial designer who participated in the charrette followed up to recommend several local manufacturers of quality, adaptable playground equipment. After hearing about the charrette, other groups have offered to support efforts to develop and build the playground.

The designers from ERA Architects have continued to work with the property manager, the residents and the National Film Board (NFB) team on visualizing improvements for the outdoor spaces, and developing conceptual designs for key parts of the property to accommodate the children's play area and other places for residents to gather. Some of the designs relate to the outdoor space adjacent to the future multi-purpose room at 2677 Kipling. This concept could result in an integrated indoor/outdoor space for programming and recreational activities.



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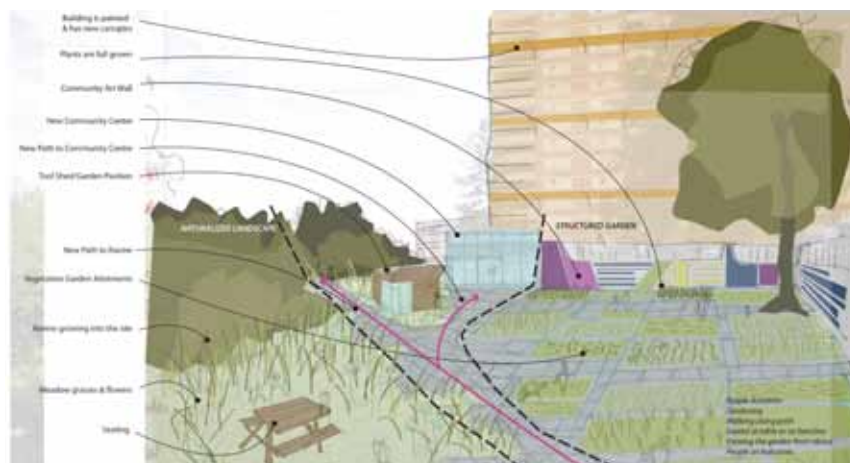
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NFB's 2000th Tower Project

A National Film Board crew, under the direction of Katerina Cizek, first collaborated with the residents of the Kipling Towers in 2009-2010 on The "1000th Tower" multi-media project. Six Tower residents told their story as part of this project which explored the lives of tower dwellers around the world.

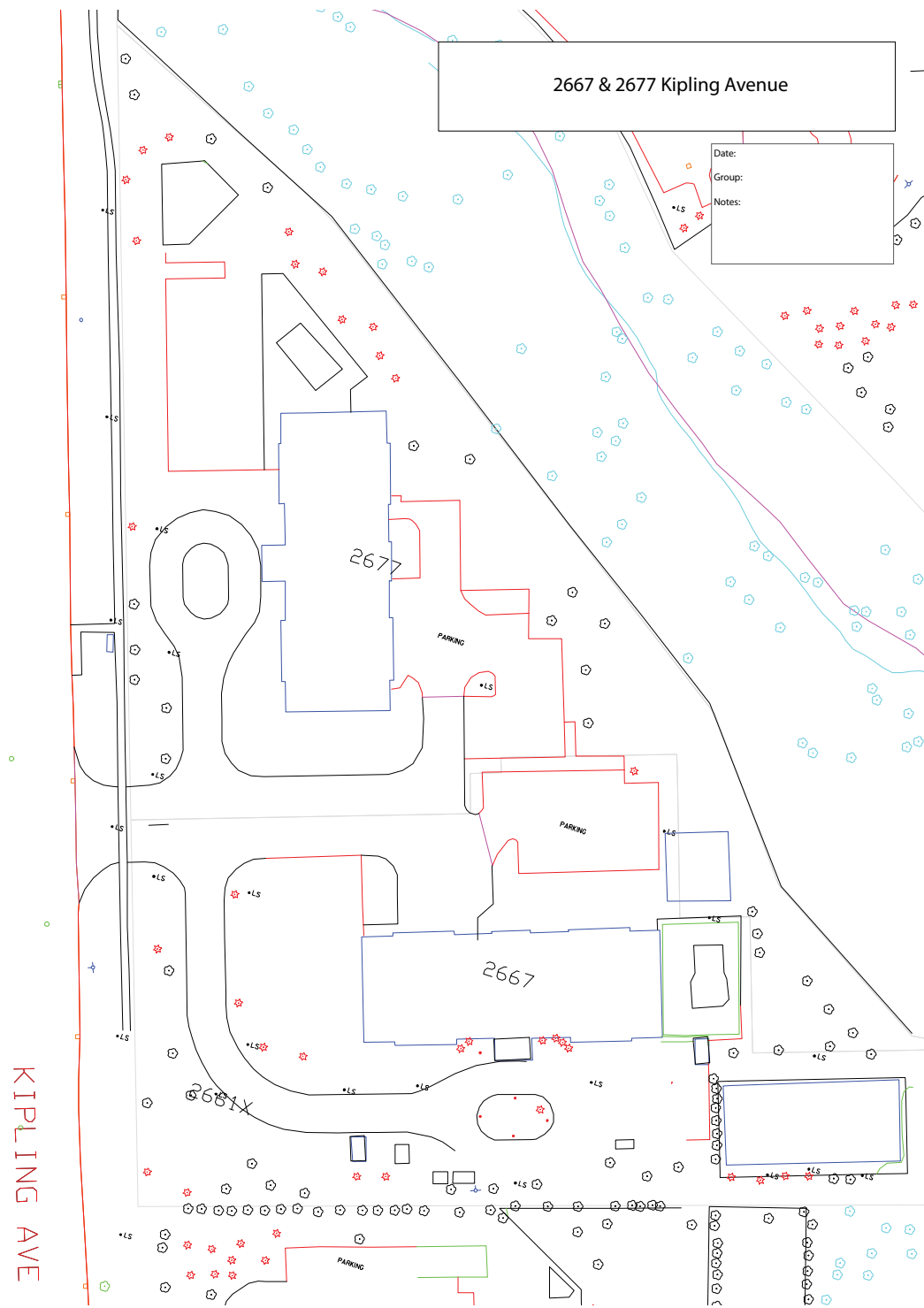
Since the spring of 2010, the NFB has been working with ERA Architects and the Centre for Urban Growth and Renewal (CUG+R) to produce the sequel to the 1000th Tower and forthcoming web documentary, The 2000th Tower. This process has sought to empower residents to organize and effect change in their own community.

The 2000th Tower will showcase the bold ideas that the residents have in re-imagining what their neighbourhood could become in the future. Through a series of directed workshops, the residents have focused on the potential of the apartment site, surrounding landscape and larger neighbourhood with the aim of improving connectivity, increasing neighbourhood vitality and providing spaces tuned to their collective, contemporary needs. They have focused equally on larger planning initiatives and smaller, immediately implementable interventions.

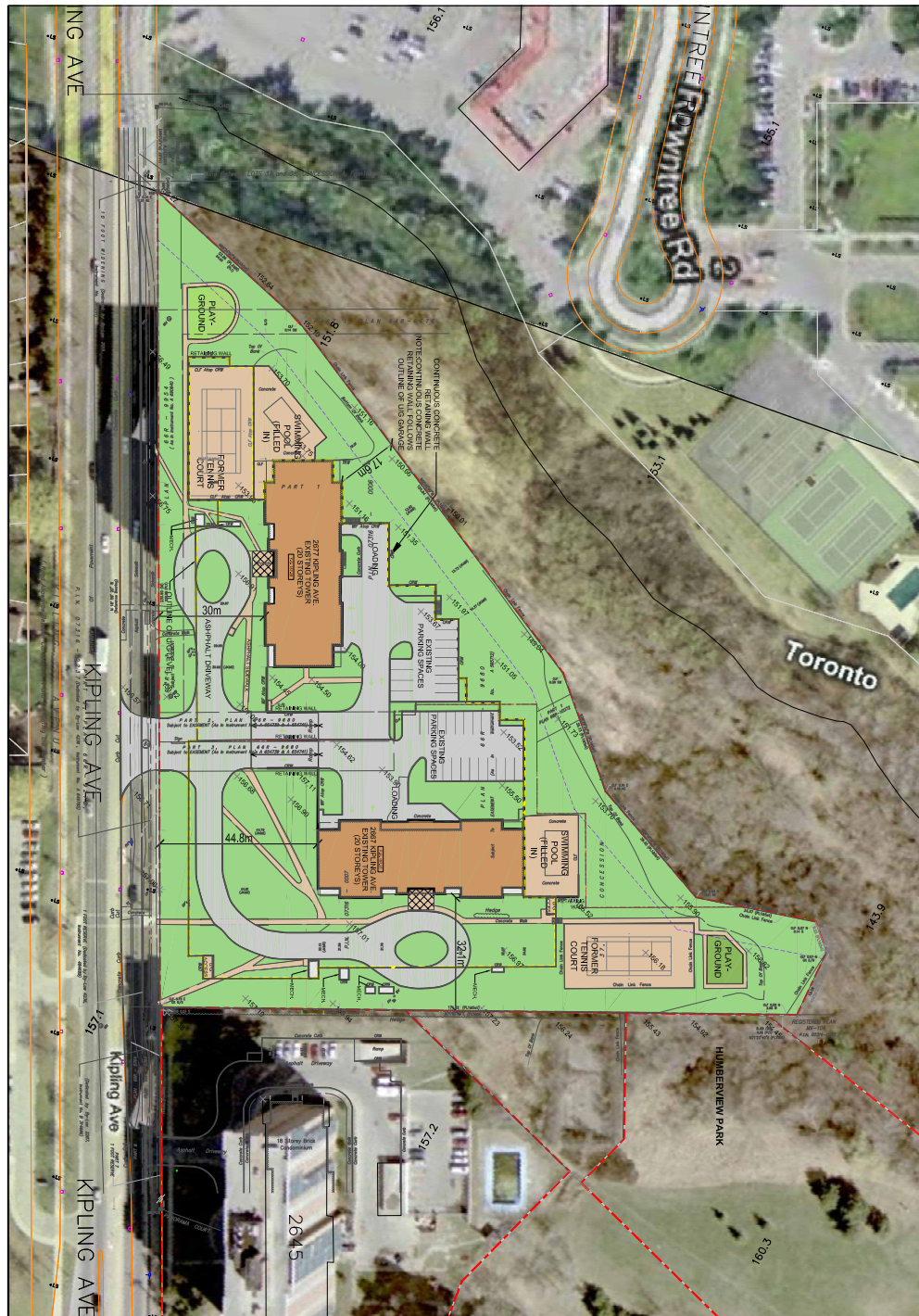


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Appendices

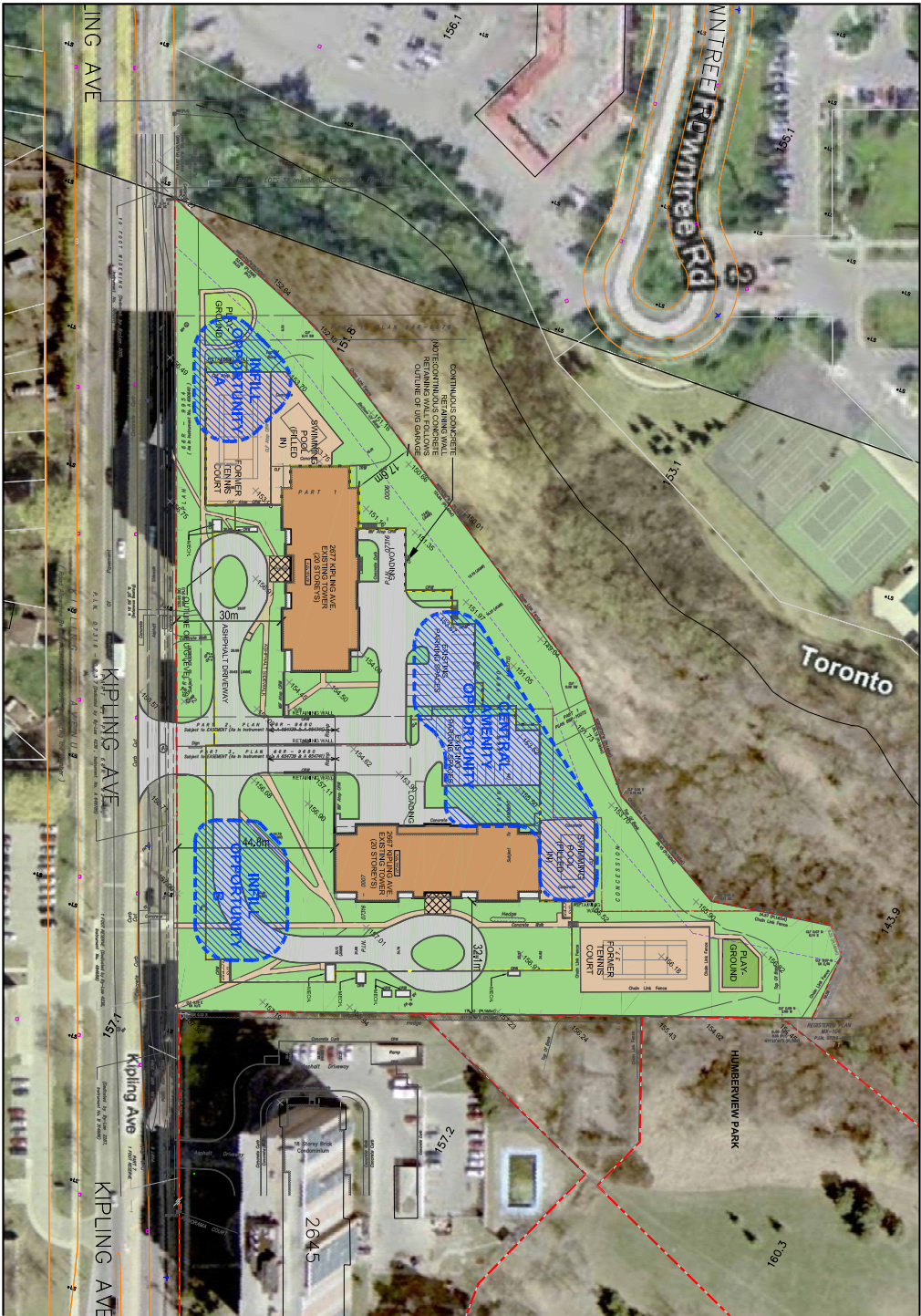


Appendix A - 2667 & 2677 Kipling Avenue



Turner Fleischer Architects

Appendix B - Existing Site Plan



Turner Fleischer Architects

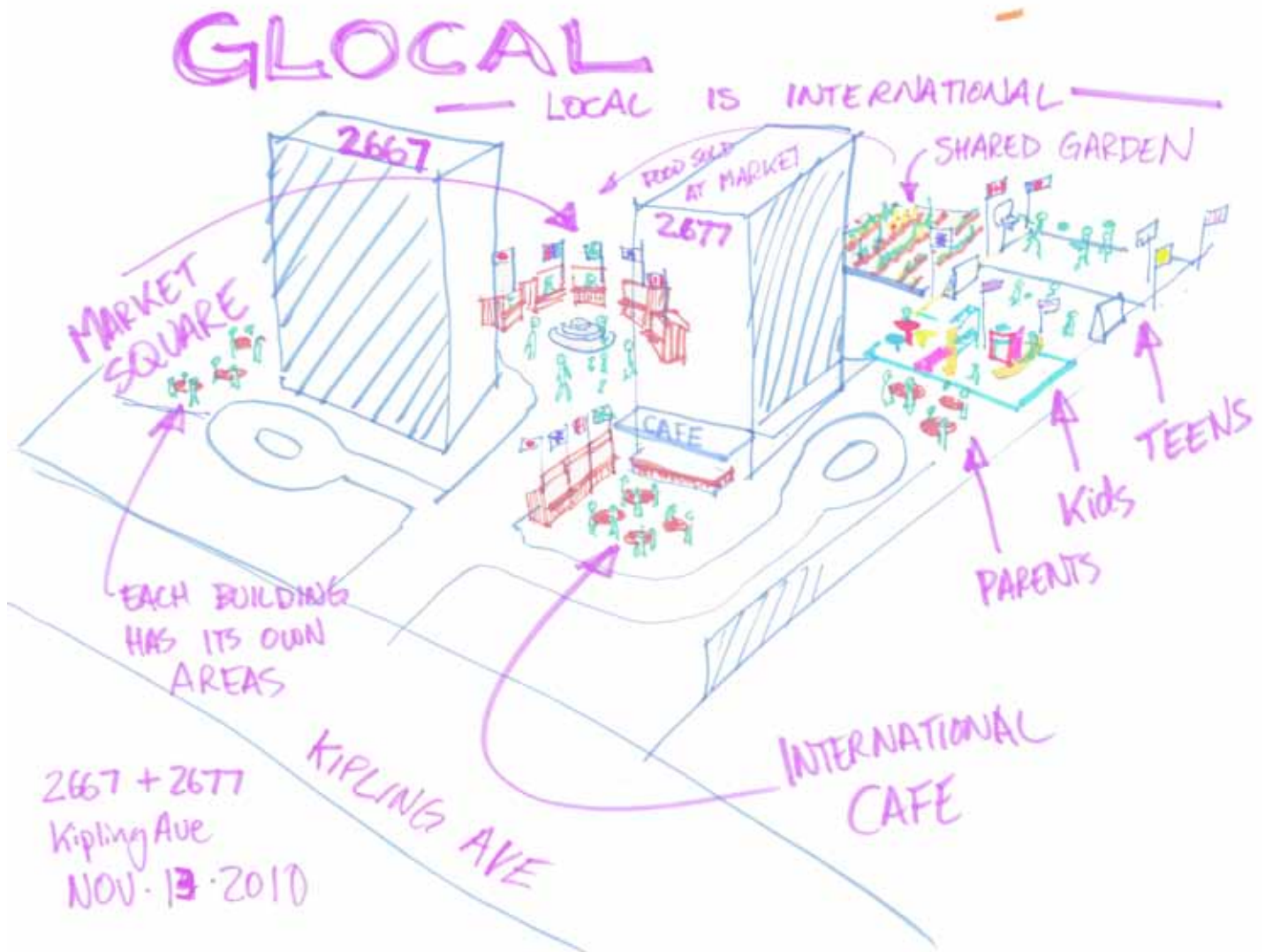
Appendix C - Infill Opportunities

Appendices: Charrette Sketches

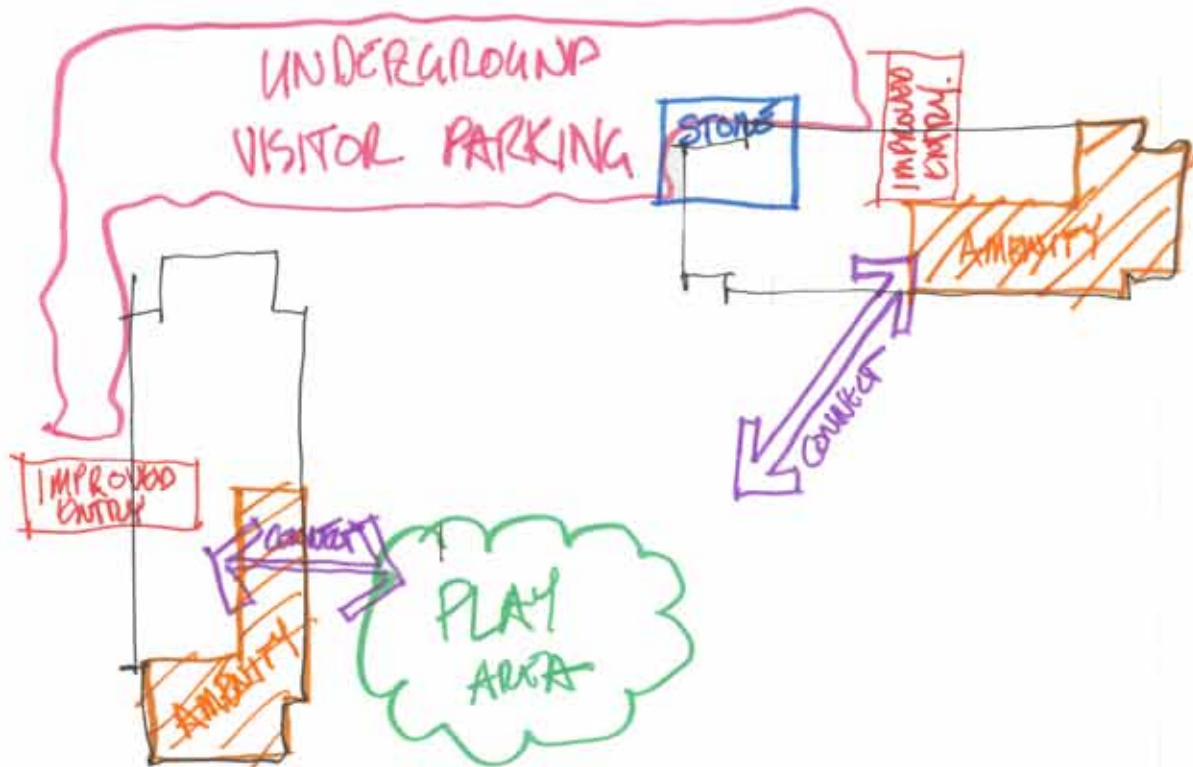


Appendix D - Market and Gardens

Locate a farmers market in the space between the two towers to connect the residents and to attract visitors from the surrounding neighbourhood. The market could become the “Glocal” hub space, celebrating the global heritage and local assets of the community.

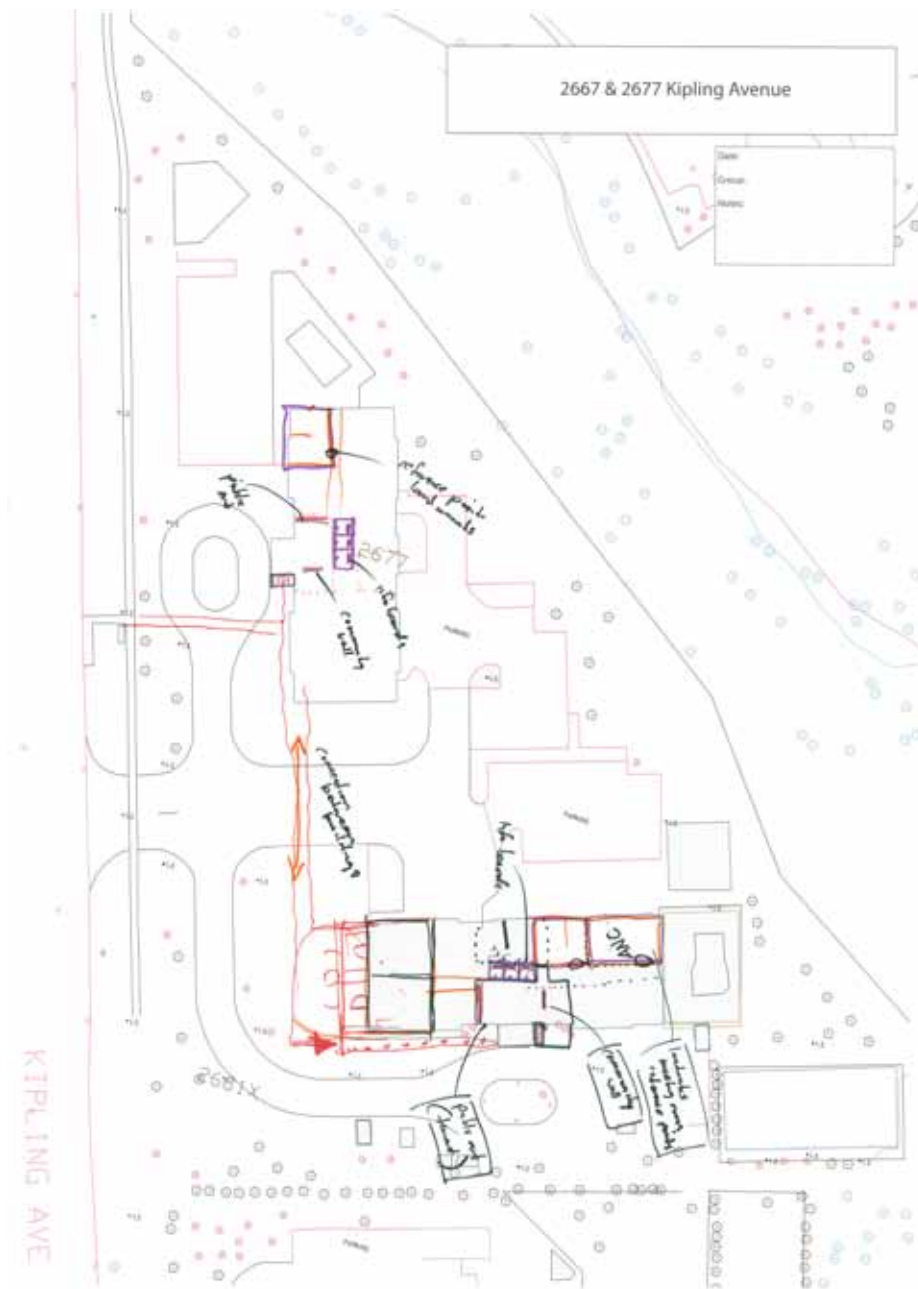


Appendix E - Community Market Space



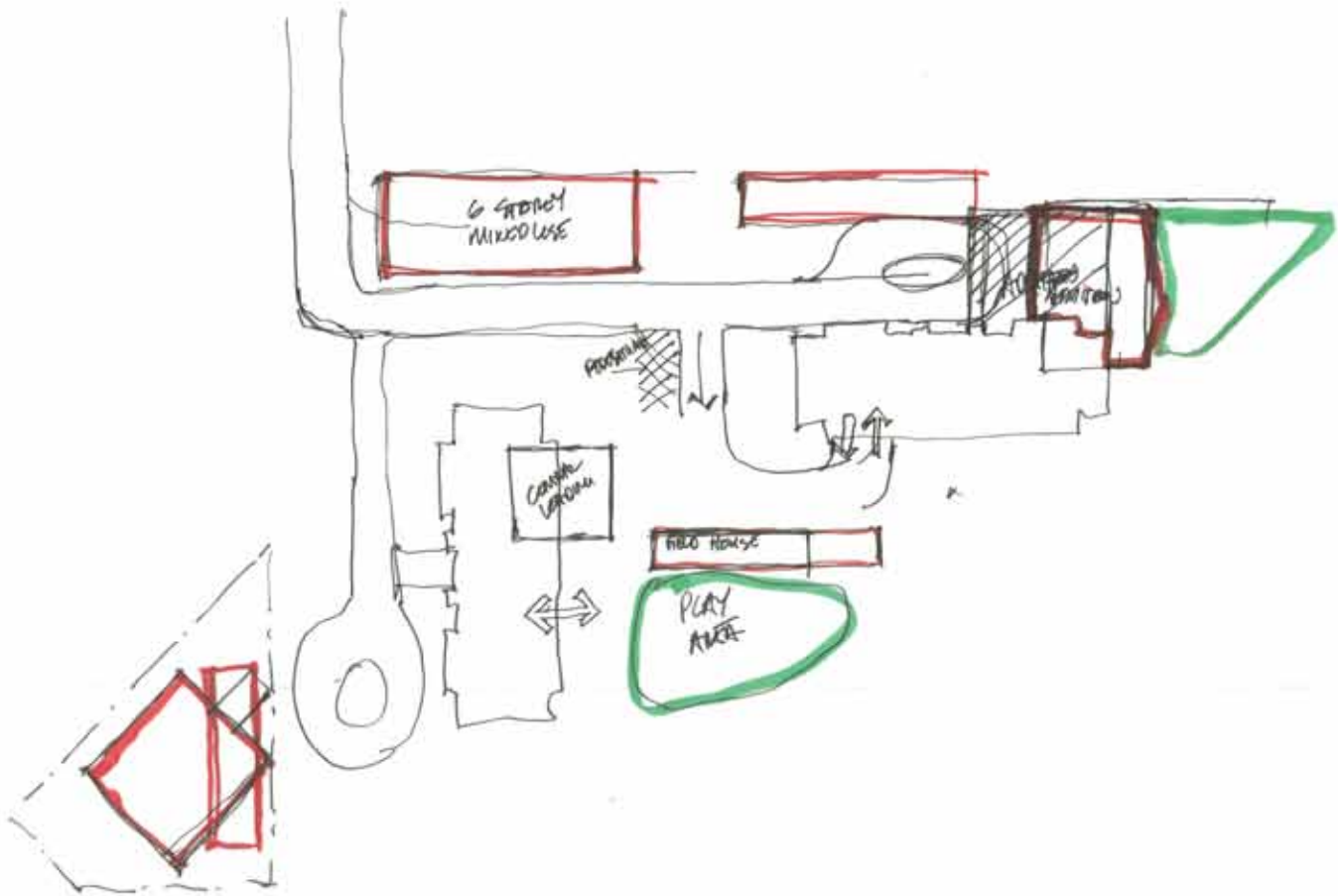
Appendix F - Play Area, Community Space, Underground Visitors Parking

Relocate the visitors parking underground, to free up outdoor space adjacent to the two towers for a community hub connecting the buildings and a children's play area.



Appendix G - Upgrades to Entrances and Lobbies

Upgrade the entrances and lobbies to make the public space in the towers feel more like home. The proposed amenities, (including comfortable seating areas, wall murals and an information board) would encourage the residents to come together in these spaces.



Appendix H - Indoor/Outdoor Community Spaces

Create an indoor multi-purpose space at 2677 Kipling and a central play area between the towers.



Appendix I - Pathways and linear park

Use the natural topography of the site to design a walking path around the site and a linear park behind the towers with a view of the ravine.

