

Junction at Market Value: A New Life for the Toronto Weston Flea Market

by

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Abstract

The City of Toronto's current urban development is driven largely by efforts to refurbish existing sites, or by the demolition of the existing fabric to construct new buildings. This thesis takes the position that the adaptive reuse of the existing building stock is a more environmentally and socioculturally sustainable option.

Focusing on the site of the Toronto Weston Flea Market, which sits at the junction of three distinct neighbourhoods that are undergoing redevelopment for a new transit hub. This thesis develops a set of guidelines for this industrial site's future adaptability and proposes the design of a mixed-use commercial community hub that offers numerous amenities while reflecting the surrounding neighbourhoods' identities and values. This thesis presents an adaptive framework with a set of guidelines to reuse the Toronto Weston Flea Market in a single design intervention to promote an alternative to new construction.

Keywords: *Architecture, Adaptability, Adaptive Reuse, Canada, Development, Neighbourhoods, Toronto, Social Value, Cultural Value*

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¹ City of Toronto. “Land Acknowledgment.” City of Toronto, February 2019. <https://www.toronto.ca/city-government/accessibility-human-rights/indigenous-affairs-office/land-acknowledgement/#:~:text=Land%20Acknowledgement.%20The%20City%20of%20Toronto%20acknowledges%20that,Treaties%20signed%20with%20multiple%20Mississaugas%20and%20Chippewa%20bands.>

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- 107 **Figure 104:** Johnson, Christopher. *Front View of Artifact*. 2023.
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- 125 **Figure 111:** City of Toronto Building Department, Parkin Architects & Planners. *Proposed Supermarket - Exterior Elevations*. Toronto, ON. May 13, 1976. Received on March 16, 2023.
- 125 **Figure 112:** City of Toronto Building Department, Parkin Architects & Planners. *Proposed Supermarket - Wall Sections*. Toronto, ON. May 13, 1976. Received on March 16, 2023.

Glossary of Terms

<i>Adaptive Reuse</i>	<p>A change of function from an obsolete building to accommodate the needs and priorities of a user.¹</p> <hr/> <p>1 Sally Stone. <i>UnDoing Buildings: Adaptive Reuse and Cultural Memory</i>. (New York: Routledge, 2020). 4.</p>
<i>Adaptability</i>	<p>Any work to a building that caters to the future use of a site. It provides the satisfaction of a need (shelter, food, etc.).²</p> <hr/> <p>2 Merriam Webster Dictionary. Adaptability. Accessed December 10, 2022. https://www.merriam-webster.com/dictionary/adaptability</p>
<i>Adaptation</i>	<p>Any work to a building above the anticipated maintenance to change its capacity, function, and performance. It is the purposeful modification to retain the building's cultural heritage while proposing a new use through alterations and addition processes.³</p> <hr/> <p>3 James Douglas. <i>Building Adaptation</i>. 2nd ed. (Amsterdam;: Butterworth-Heinemann, 2006), 63.</p>
<i>Addition</i>	<p>The act of extending a building vertically or horizontally.</p>
<i>Conversion</i>	<p>Making a building suitable to the need of the occupant. Similar use can be for residential or mixed-use applications. ⁴</p> <hr/> <p>4 Shahi, Esnaashary Esfahani, M., Bachmann, C., & Haas, C. A definition framework for building adaptation projects. <i>Sustainable Cities and Society</i>, 63.</p>
<i>Change-of-use</i>	<p>An Alteration to the building program. Example: from commercial to residential (offices to apartments).</p>

Cultural Value

The interactions between people over time through their culture, and identity to distinguish individual members.⁵

5 Janelle Barowski. "Take Online Courses. Earn College Credit. Research Schools, Degrees & Careers." Study.com, November 12, 2021. <https://study.com/academy/lesson/cultural-values-definition-examples-importance.html>.

Development

The process of developing areas that create inhabitation. To design for the sustainable use of an area that has been previously developed or developing a site. A Process that creates growth, change, progress, or an addition to the physical, environmental, and social fabric of a site.

Demolition

The act of destroying something to replace it with another object.⁶ This thesis uses the term to describe the impact between full demolition and partial demolition for adaptive reuse.

6 Merriam Webster Dictionary. *Demolition*. Accessed December 10, 2022. <https://www.merriam-webster.com/dictionary/demolition>

Extension

To expand the volume vertically and horizontally through an increase in height or depth. It also depicts new structure directly connected to the existing building.⁷

7 Liliane Wong. *Adaptive Reuse: Extending the Lives of Buildings*. (Basel: Birkhäuser, 2017), 16.

Low Road Building

A building that acts as a temporary use to a solution, yet remains as a building left over time that can be adapted for future use.⁸

8 Stewart Brand. *How Buildings Learn: What Happens after They're Built*. (New York, NY: Penguin Books, 1995), 28.

High Road Building

Buildings that respond to external factors in a unique environment. These buildings allow for future use, yet remain with obsolete or peculiar characteristics that make the building uninhabitable.⁹

9 Ibid., 35.

Microcosm

A community, place or situation that encapsulates the characteristics of a neighbourhood or city.¹⁰

10 Merriam Webster Dictionary. "Microcosm." Accessed December 10, 2023.

Neighbourhood Improvement Area (NIA)

An area designated by the City of Toronto as an area to be developed by investing in people, services, programs and facilities. They use the same boundaries as neighbourhood areas, but are specified as areas focused on the community's well-being.¹¹

11 City of Toronto. "Neighbourhood Improvement Area Profiles."

Redevelopment

The replacement or repurposing of existing land features that are on a developed site. This thesis takes the position that the definition should not put existing buildings in renovation projects as redevelopment.¹²

12 Jason Somers. "Defining the Construction Redevelopment Process." Crest Real Estate, October 30, 2022. <https://www.crestrealestate.com/redevelopment-process/#:~:text=Land%20development%20projects%20usually%20occur%20when%20a%20land,one%2C%20this%20would%20be%20considered%20a%20re-development%20project.>

Refurbishment

The act of renovating a building to clean or maintain the building by repairing its appearance and function.¹³

13 James Douglas. *Building Adaptation*. 2.

Rehabilitation

The act of restoring something to its original state. It is a form of historical preservation that returns the building to its historical context. However, it may contain major structural alterations.¹⁴

14 Ibid., 2.

Renovation

Altering the state of the building from the interior. It includes gutting the building to alter the interior spaces, and updating the existing to fit a modern context.¹⁵

15 Sally Stone. *UnDoing Buildings: Adaptive Reuse and Cultural Memory*. 5.

Reuse

Reuse once again, or multiple times. For a building, this reintroduces parts of the building for the same function or a different function altogether.

Social Value

Provides a positive impact to the surrounding community by bringing inhabitants and the surrounding community to the forefront through activities related to a building or place.¹⁶

16 Sophia Cox. "How Can Social Value Help Define Future Places?" *RIBA*. RIBA architecture.com, September 10, 2020. <https://www.architecture.com/knowledge-and-resources/knowledge-landing-page/blog-social-value>.

INTRODUCTION

Introduction

The existing building stock presents a challenge for the future development of communities. With increasing demand from cities to redevelop existing sites, buildings still need to be updated in future development plans. From demolition to life cycle analysis, buildings should be identified for their ability to lengthen the existing fabric of the site and create a positive change in the environment.¹ Buildings are demolished instead of giving obsolete properties a new purpose for the surrounding community. Placing a greater value on existing buildings can better serve the development needs for a community and play a valuable role in reducing the impact of rising global building emissions.

Over a building's lifetime, there remains a disconnect between the community and the existing amenities. Once redevelopment occurs, cities are struck with years of demolition and construction covering up the existing site, which holds the communities' cultural and social values. Developers argue that the cost for reusing an existing building for new uses is high, as the value

¹ Andrea Cutieru. "Adaptive Reuse as a Strategy for Sustainable Urban Development and Regeneration." ArchDaily. ArchDaily, October 22, 2021.

of the site may exceed that of the building they view at the end of its economic life.² However, these views fall short of the true value of the existing fabric. Existing buildings also have social value, which is often left out in discussing redevelopment. The value of an existing building demonstrates its contribution to the surrounding community and the relationship between the design and users through everyday functions. The densification of our urban cores eliminate the possibility to reuse existing buildings to promote creative and intriguing opportunities for the neighbourhood demographic

By 2040, two-thirds of the global building stock will exist today,³ of which presents a lingering issue for future city development. According to Jane Jacobs, "The necessity for old buildings will be prominent today when new construction becomes old ones."⁴ Buildings will be demolished if cities continue to neglect them

² Sally Stone. *Undoing Buildings. Adaptive Reuse and Cultural Memory*. 129.

³ Architecture 2030. "Why the Built Environment?" Architecture 2030. Accessed September 11, 2022.

⁴ Jane Jacobs. *The Death and Life of Great American Cities*. 190.



Figure 1: *St. Clair Avenue From 1911 to 2018.*

in the future. The adaptive reuse of buildings can benefit neighbourhood growth by analyzing the surrounding context and amenities that contribute to the health and well-being of communities.

Climate change remains a global issue for humans. Yet, there are direct implications on the existing building stock through development and demolition. The construction industry currently accounts for 40% of global resource consumption, contributing to high amounts of waste generation, and outlining an issue with existing underutilized elements of the urban fabric.⁵ Cities will continue to use demolition as a development strategy by devaluing a building's usefulness and its potential for reuse. Thus, promoting continued demolition of the existing building stock as precedent for on-going and future development. In Toronto, Ontario, buildings remain abandoned and underused within the built capital. Older buildings have essential aesthetic and cultural values that are underappreciated. The social and historical context of the area remains optimistic to the development of existing sites as they are

⁵ Mark Gorgolewski. *Resource Salvation: The Architecture of Reuse*. 11.

not catering to the community's needs (See **Figure 1**). Based on the cost per square foot of a 12-storey high-rise building in Toronto and a 1-storey building with the same building area for reuse, there is a 29% lower cost to reuse the existing building compared to new construction.⁶ Still, the desire to preserve existing buildings remains a balance between profitability, aesthetics, and regeneration.⁷ The City of Toronto is at a crossroads in its future, deciding between developing existing sites or demolishing the existing fabric to grow existing neighbourhoods. Demolition impacts the surrounding community by creating barriers to amenities. The current demolition and construction process can take years before completing which devalues the area for future economic benefit. The adaptive reuse of existing buildings should compliment City development by adding social and cultural significance to the site. In return, this approach

⁶ Jordan Scrinko. "How Much Does It Cost to Build a Condo in Toronto in 2020?" Precondo, July 26, 2022. See also. Build It. "Cost of Renovation vs. New Commercial Construction." BUILD IT, September 16, 2021.

⁷ Robert Shipley, Steve Utz, and Michael Parsons. "Does Adaptive Reuse Pay? A Study of the Business of Building Renovation in Ontario, Canada." 513.



Figure 2: East Facade of the Toronto Weston Flea Market.

creates sustainable development strategies.

This thesis attempts to answer the following research question:

How can Adaptive Reuse promote future development across the City of Toronto in a sustainable and cultural way?

This thesis takes the position that the adaptive reuse of the existing building stock is a more environmentally and socioculturally sustainable option. Focusing on the site of the Toronto Weston Flea Market, which sits at the junction of three distinct neighbourhoods that are undergoing redevelopment for a new transit hub. This thesis develops a set of guidelines for this industrial site's future adaptability and proposes the design of a mixed-use commercial community hub that offers numerous amenities while reflecting the surrounding neighbourhoods' identities and values.

This thesis situates itself on the site of the abandoned Toronto Weston Flea Market (See Figure 2). Closed in 2019, the building was

a commercialized space for vendors to share their produce and items. The site's industrial fabric presents an opportunity to connect Old Weston Road as a "junction" for three distinct and adjacent neighbourhoods: The Junction, Corso Italia, and Weston-Pellam Park. The three districts emerged as the result of past redevelopment and demolition. The current redevelopment of the communities is resulting in an influx of Market Rental, Affordable Market Rental units, and condominiums planned in the next decade, thus creating a need for surrounding amenities. With the population growing and limited necessities within fifteen to twenty minutes of the city, the site can act as a community meeting point for a mixed-use commercial community hub that builds on the limited amenities in the area. Through an in-depth analysis of the surrounding neighbourhoods history, this thesis project will create programmatic spaces that benefit the health and well-being of young families, couples, and first- and second-generation immigrants currently residing in the neighbourhoods. In addition, the project will develop an adaptive alternative to the current plans for the neighbourhood and responds to future

development surrounding the existing site.

David Ley, a geographer, and professor, identifies that society needs to invest in the sustainable development of the existing fabric by renovating and redeveloping non-residential sites.⁸ Instead of building new housing complexes, the site can offer numerous amenities that reflect the surrounding neighbourhoods' identities and values. Existing buildings provide an alternative for urban development strategies that prolong the useful life of a vacant building and decrease new construction. The context of the Toronto Weston Flea Market provides a unique opportunity to explore adaptive strategies that combine the environmental and sociocultural attributes of the built environment, in a single urban and architectural design intervention. Adaptive strategies like reuse, adaptability, and low density contribute to the current discourse on climate change while preserving the existing fabric of surrounding neighbourhoods.

Section 1 begins by studying the literature on existing buildings in Canada to understand their sustainable and cultural impact on Canada. Secondary sources and infographics illustrate the future impact of existing buildings on an existing site. This is followed by a deeper look into reasoning behind development and the contrasting viewpoints between demolition and reuse strategies on building typologies. Finally, the project focuses on defining buildings through adaptability and their place in time.

Section 2 focuses on the City of Toronto to discuss the Municipality's outlook on existing buildings and current developments impacting existing areas. Through a series of critical mapping diagrams, and historical perspectives, this section will share the traditional history of the area, connecting the site's physical context with the surrounding demographic. A deep analysis of the Toronto Weston Flea Market will be documented through on-site documentation to present the building in its current state of disrepair. Finally, a study of the Secondary Plan by the City and the

currently approved proposal for the site compares new construction and surrounding amenities as precedent for development. Throughout this section, the analysis presents an opportunity to connect the three neighbourhoods and complement the research undertaken in the first section.

Section 3 explores a design scenario to reuse the Toronto Weston Flea Market through an adaptive framework gathered through the research. This section creates a set of tools through case study research, grounded in the adaptive framework, to construct a set of rules that touch on the discourse surrounding adaptive reuse, adaptability, and low density. These adaptive strategies encourage future expansion of the building's life to abolish the demolition cycle. The framework evaluates the site's potential through reuse, adaptability, and community amenities to touch on the current discourse. In conclusion, a counterproposal develops the existing site to counter current development strategies and encourage a low-density alternative that fosters social and cultural values in the neighbourhood.

As a result of the framework and design intervention, this thesis offers a new perspective on underutilized areas of the city building infrastructure highlighting a design that promotes positive change and addresses the community's current and future needs.

⁸ David Ley. "The New Middle Class and the Remaking of the Central City". 34.

1 SOCIOCULTURAL AND ENVIRONMENTAL CONSIDERATIONS IN THE REUSE OF THE EXISTING BUILDING STOCK

- 1.0 Sociocultural and Environmental Considerations in the Reuse of the Existing Building Stock
- 1.1 Reusing the Existing Building Stock
- 1.2 A Perspective on Adaptive Reuse
- 1.3 Development and Demolition - A Dilemma for the City
- 1.4 Temporary is Permanent, Permanent is Temporary

1.0 Sociocultural and Environmental Considerations in the Reuse of the Existing Building Stock

This section dissects existing buildings through a sustainable and cultural lens to understand the existing building stock's impact on future development strategies. Buildings are integral to understanding the long-term future of communities. They enhance the social, physical, and economic value of neighbourhoods. People spend most of their time inside buildings to foster rituals and daily routines that enhance community development, and create spaces that impact the health and well-being of individuals. This thesis dissects numerous secondary sources to identify the existing building stock as an important component to climate change, adaptive reuse strategies, development and demolition, and adaptability in existing areas. This section unpacks existing buildings as a vital component to future city infrastructure, and their value to the community.

Canada has over 480,000 commercial and institutional buildings emitting greenhouse gas emissions.⁹ However, those buildings only

⁹ Service Canada. "Annex: Homes and Buildings." *Canada.ca*. Government of Canada, February 12, 2021. <https://www.canada.ca/en/services/environment/weather/climate-change/climate-plan/climate-plan-overview/healthy-environment-healthy-economy/annex-homes-buildings.html>.

account for 33% of the total emissions produced in the existing building stock. The construction industry currently accounts for 40% of global resource consumption and contributes to high amounts of waste generation. Building materials and construction take up approximately 11% of the global CO₂ emissions, while building operations take up 28% (**Figure 3**). Concrete takes up approximately 11% of all carbon emissions. Steel takes up approximately 8% of all Carbon emissions. Steel and aluminum are second to concrete through their use in the building envelope and the structure, which take up approximately 2% of all carbon emissions.¹⁰

With extreme weather conditions in the winter and summer months, Canada's building stock remains inadequate for dealing with extreme temperatures. Canada's present housing and building stock waste energy through walls, ceilings, and furnaces. This energy waste contributes to greenhouse gas emissions in the atmosphere, increasing demands for energy-

¹⁰ Architecture 2030. "Why the Built Environment?" *Architecture 2030*. Accessed September 11, 2022. <https://architecture2030.org/why-the-building-sector/>.

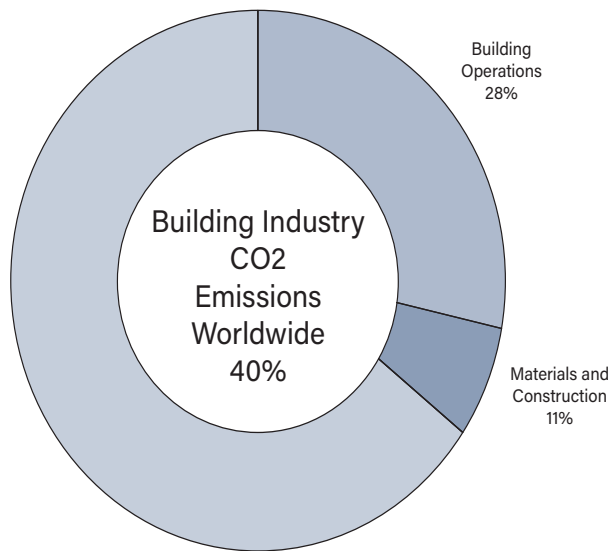


Figure 3: Global building industry emissions. 2018.

intensive cooling in the summer.¹¹ **Figure 4 and 5** represent Canada’s average energy usage in buildings for residential and commercial buildings.

Unfortunately, demolishing the existing building does not save more energy than its current state. Studies from the Energy Policy Act illustrate that a new energy efficient building can take about 65 years to save the energy lost from demolished buildings.¹² In addition, the global gross floor area will double by 2060,¹³ representing

11 Tony Clarke. *Getting to Zero: Canada Confronts Global Warming*. (Toronto, ON, Canada: James Lorimer & Company Ltd., Publishers, 2018), 124.

12 Eric Baldwin. “Adaptive Reuse: Rethinking Carbon, Sustainability and Social Justice.” *ArchDaily*. ArchDaily, November 2, 2021. <https://www.archdaily.com/971194/adaptive-reuse-rethinking-carbon-sustainability-and-social-justice>.

13 Architecture 2030. ““Actions for a Zero Carbon Built Environment.” *Architecture 2030*. Accessed September 11, 2022. <https://architecture2030.org/embodyed-carbon-actions/#:~:text=Achieving%20zero%20embodyed%20emissions%20will%20require%20adopting%20the,sites%20>

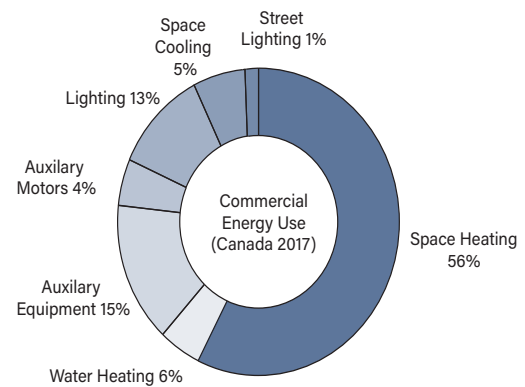


Figure 4: Commercial Energy Use Breakdown in Canada, 2017.

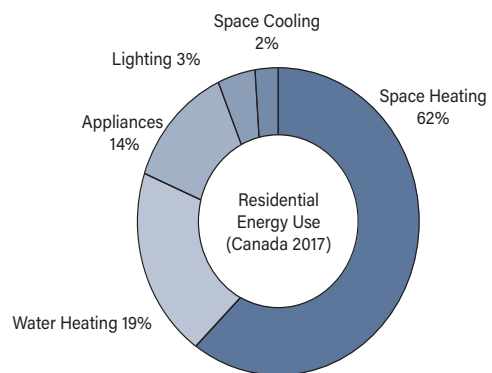


Figure 5: Residential Energy Use Breakdown in Canada, 2017.

an increase in greenhouse gas emissions and energy demands. Architecture 2030 adds that 95% of small buildings account for 50% of the total carbon emissions, and 5% of the world’s tallest buildings account for the remaining 50% (**See Figure 6**).¹⁴ For architects, developers, and city planners to reduce greenhouse gas emissions, the existing building stock should be considered to rehabilitate site elements.

Buildings are rehabilitated to operate and function sustainably, perform their daily functions, and be in working order.¹⁵ Liliane Wong describes that they add to the site’s historical, cultural, and aesthetic values by retaining its original character. She acknowledges that

and%20the%20use%20of%20carbon%20sequestering%20materials.

14 Architecture 2030. “Big Buildings / Small Buildings.” *Architecture 2030*. Accessed September 11, 2022. <https://architecture2030.org/big-buildings-small-buildings/>

15 Liliane Wong. *Adaptive Reuse: Extending the Lives of Buildings*. (Basel: Birkhäuser, 2017), 17.

altering or adding to a property requires a deeper understanding of the existing area adding that buildings can serve different purposes while retaining their original character, and renew the characteristics of the community. Their voices are disregarded based on the economic contribution the site provides rather than their sustainable and sociocultural properties. Sally Stone and Florian Beigel continue this line of thinking, asserting that reusing existing structures can be culturally beneficial even if it is not the most straightforward strategy.¹⁶ Beigel explains,

“We think there can be significant cultural value and therefore use to structures of the past, even if they seem to be obstructions to change or efficiency. This is not a plea for conservatism but an acknowledgment that change is not a good thing in itself.”¹⁷

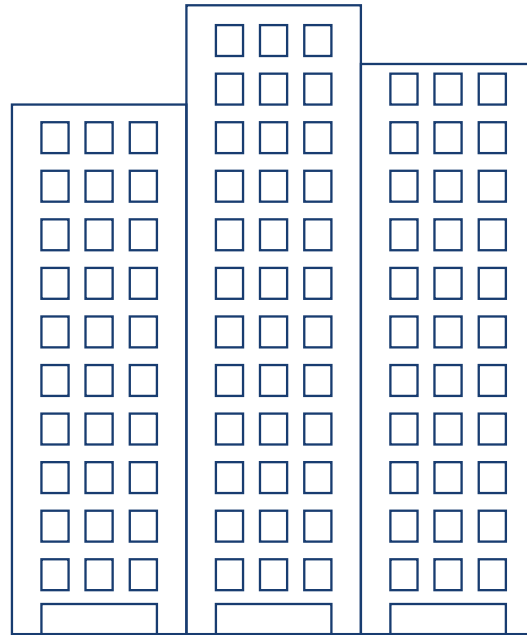
//Florian Beigel

They argue that buildings in the area are interpreted as a detriment to change. However, this is not the case. However, buildings are a time remnant that hold the values and voices of the community. It fosters a positive cultural change rather than the economic profit and efficiency of construction. By understanding the environmental and sociocultural implications of the built environment, the value of the area creates more meaningful connections by reusing the existing building stock.

¹⁶ Sally Stone. *Undoing Buildings: Adaptive Reuse and Cultural Memory*. 126-127.

¹⁷ Ibid., 127.

Few High-Rise Buildings account for 50% of Building Sector Emissions



Low-Rise Buildings account for the remaining 50% of the Existing Building Sector Emissions

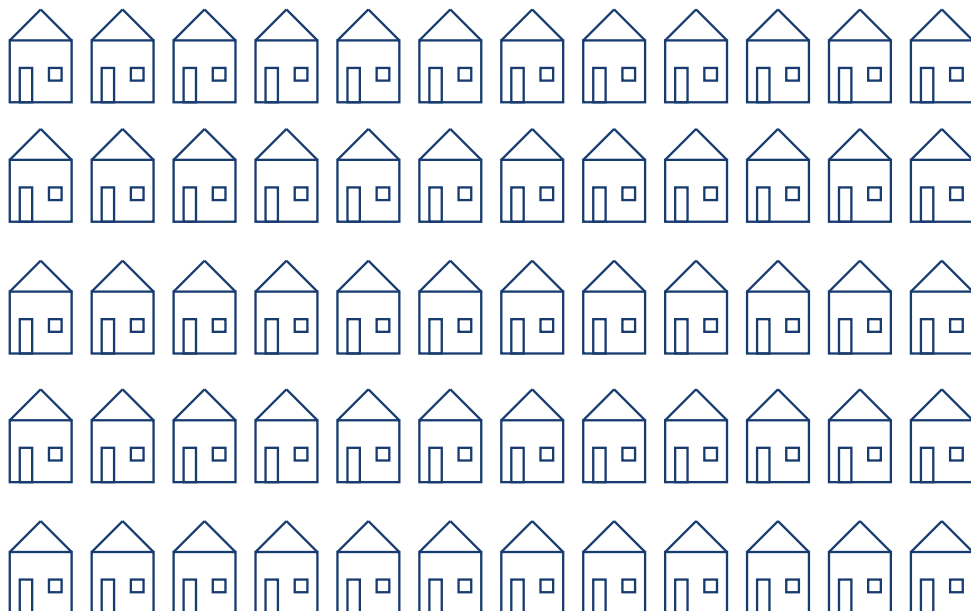


Figure 6: Low and High-rise Building Emissions in the Existing Building Stock

1.1 Reusing the Existing Building Stock

The imbalance between supply and demand has created new requirements that can be adapted in two ways: adaptive reuse of underutilized buildings or replacing the building stock before its physical and financial lifetime diminishes. Buildings are often left vacant for a considerable time until the market improves in the area.¹⁸ Many buildings are abandoned throughout the city until there is a need for the land. Often, developers will not consider reusing the existing building due to its impact on cost, value, economic benefit, and risk.¹⁹ Developers and city officials create further imbalances between the value of the site, and redeveloping the neighbourhood. Their value to the area is disproportionate to the value of the site, representing an imbalance between profitability and the cultural implications they have on communities. The polarity between reuse and abandonment is further exploited through viewpoints that discourage the reuse of the existing building stock.

General characteristics like structural, spatial, environmental, and service attributes, all contribute to refurbishing existing buildings. They promote and exploit existing elements that allow for buildings to be converted.²⁰ In **Figure 7**, the general characteristics outlined by Sigworth Wilkenson provide guidelines to evaluate existing buildings for their positive, neutral, and negative effects on the area.²¹

Adaptive reuse projects never follow the same sequence because of the factors and challenges weighing on the building. The process is iterative and uneven, representing how a logical sequence of decisions, from acquisition to design and construction to marketing, is not linear.²² The sequence can result from multiple criteria determining the project scope. However, these criteria look at distorting agendas and perceptions of worth rather than its function as an older building. Understanding the existing building stock through adaptive reuse requires a different perspective to gauge its effectiveness.

¹⁸ David Kincaid. *Adapting Buildings for Changing Uses: Guidelines for Change of Use Refurbishment*. (London;: Spon Press, 2002), 11.

¹⁹ Ibid., 15.

²⁰ Ibid., 22.

²¹ Ibid., 23.

²² Ibid., 14.

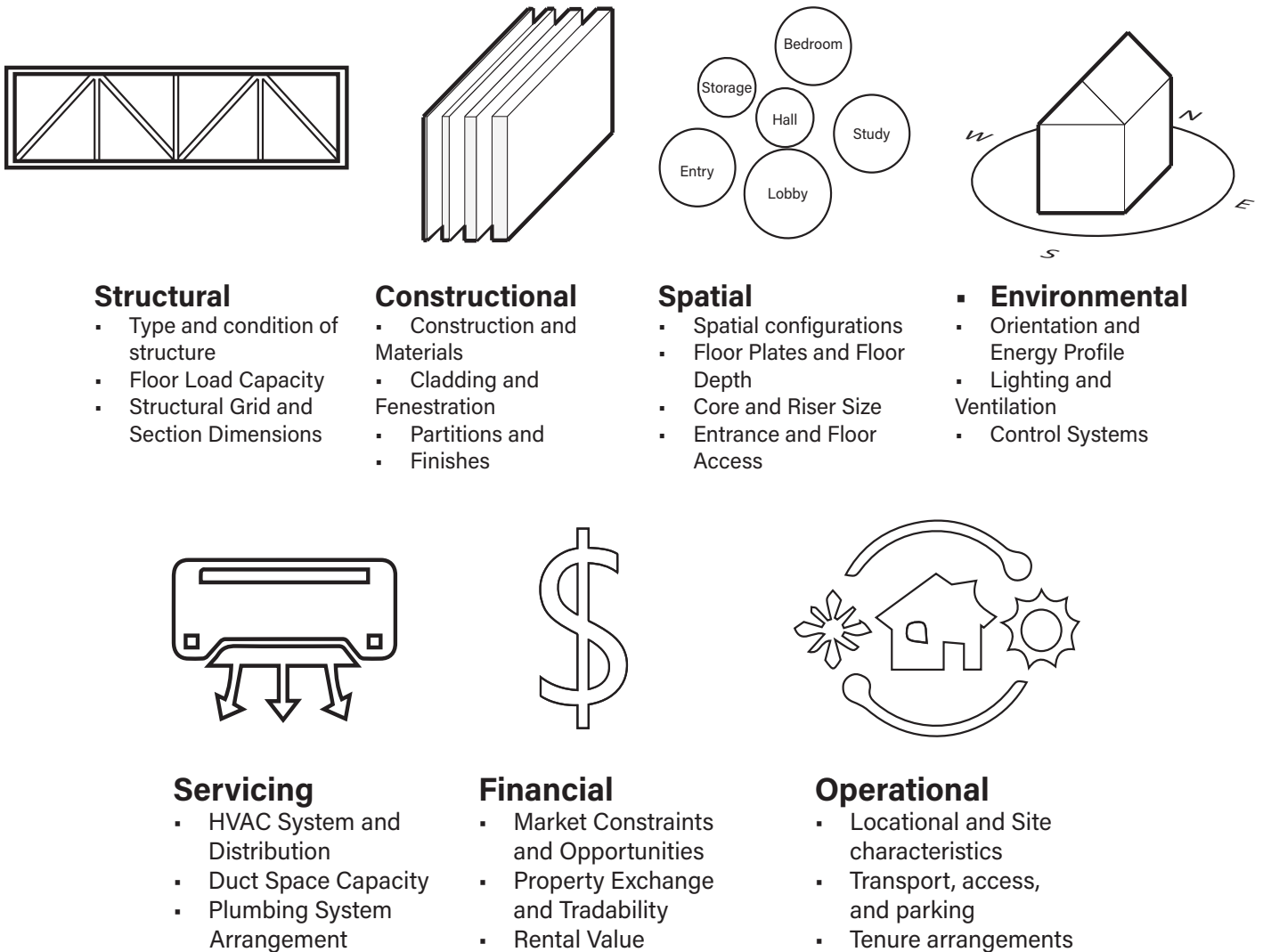


Figure 7 Existing Building Stock Characteristics to consider in existing buildings.

1.2 A Perspective on Adaptive Reuse

Most buildings today will still exist by 2050 and contribute to the global building stock.²³ They are a significant contributor to climate change and future development challenges. Our understanding of existing buildings requires greater awareness of material and building component reuse that celebrate historical legacies and promote more sustainable environments. As a result, they control urban sprawl, emit less greenhouse gas emissions, and conserve embodied energy. According to James Douglas, adaptive reuse is

“...any building work and intervention to change its capacity, function or performance to adjust, reuse or upgrade a building to suit new conditions or requirements.”²⁴

The definition of adaptive reuse describes a change of use from one state to another, centered around a change in use from one from one medium to another. By modifying the building’s appearance, layout, and structure,

²³Architecture 2030. “Why the Built Environment?” *Architecture 2030*. Accessed September 11, 2022. <https://architecture2030.org/why-the-building-sector/>.

²⁴ Douglas, James. *Building Adaptation*. 2nd ed. (Amsterdam;: Butterworth-Heinemann, 2006), 9.

the required program converts and extends the building’s anticipated maintenance to create purposeful changes²⁵ (**See Figure 8**). The changes are embedded in the layers of the building to reflect their function, and purpose for inhabitants over time.²⁶ Sally Stone adds that buildings are described by the surrounding context, urban environment, and building as a whole. They provide services and amenities for inhabitation,²⁷ which identify the sociocultural and environmental impact on current developments. These changes provide perspective on adaptive reuse through the strategies incorporated.

In addition to Sally Stone’s perspective, James Douglas describes that the location and context of the building is vital to understanding the building’s potential reuse. Location is among one of the main contributors affecting renewal with restrictions to the site and awkward entrances inhibiting adaptation. Douglas adds that existing buildings can be demolished even when they have ample opportunity for

²⁵ Ibid., 63.

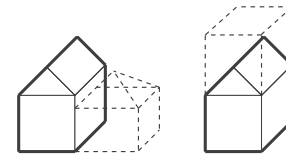
²⁶ Sally Stone. *Undoing Buildings: Adaptive Reuse and Cultural Memory*. 5.

²⁷ Ibid., 123.

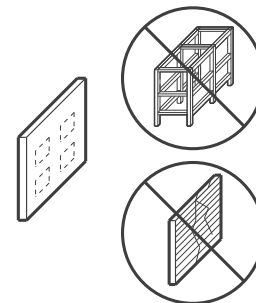
refurbishment, conversion, and extension due to the location of the building.²⁸ To remove this stigma, building components are analyzed to indicate their remaining service life, and show the history of the building through major changes that impact aesthetics, structure, and planning.²⁹ Through the analysis of building elements, Douglas believes that the existing building stock can refurbish and upgrade obsolete buildings. He expresses that buildings are left vacant because of the population of large urban areas taking over the existing manufacturing sites. It makes old buildings redundant to future development.

Douglas continues that the redundancy of the existing stock is correctable by focusing on building elements like poor acoustics, fire and thermal performance, inadequate structural or spatial programming, construction defects, inflexible layouts, poor amenities, and inadequate services.³⁰ These components allow for successful adaptive reuse strategies to limit derelict buildings mishandled by the owner.

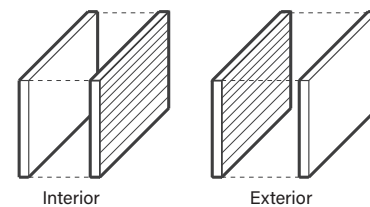
To remove obsolete buildings, adaptive reuse strategies are used to challenge the development and demolition. Adaptive reuse provides a sustainable alternative that rivals preconceived opinions. Given the challenges expressed through the built environment, rehabilitating existing buildings can create sustainable developments that rival the current development and demolition strategies. In response, they create opportunities that challenge the city's preconceived opinion on devalued sites.



Extension



Repairing



Addition



Removal

Figure 8: Strategies for Adaptive Reuse

²⁸ James Douglas. *Building Adaptation*. 30.

²⁹ Ibid., 66.

³⁰ Ibid., 31.

1.3 Development and Demolition - A Dilemma for the City

A study conducted by the Athena Sustainable Materials Institute in conjunction with the Canadian Wood Council identified three reasons developers demolish the building compared to reuse. They are redevelopment, maintenance, and no longer suitable for its use. The most common reason, redevelopment, is entirely unconnected to the physical components of the building; this is a change to the use of the land, which ties back to a supply and demand imbalance. Maintenance, on the other hand, describes repairing components on-site. It is the second largest contributor to developers and stakeholders at 24%. Finally, the building no longer suits its intended use (See **Figure 9**).³¹

Waste has become a main concern impacting people's health, the environment and Canada's economy. Construction and demolition waste contribute to 35-40% of the waste stream, outlining an issue with existing underutilized elements of the urban fabric,³² and the ramifications on the built environment. In recent years, waste management and recycling have reduced waste in landfills by changing their approach to design, component life cycles, and building life cycles. Materials, components, and building decay contribute to extending the

building's life expectancy, while removing their obsolete qualities. **Figure 10** outlines a graph comparing the repair costs of a building over its lifetime.

Hilary Sample argues that maintenance uses a life cycle analysis to understand the building's impact on the community and surrounding area. Sample identifies a misconception between the act of cleaning and preservation, where the terms are interchangeable in the current discourse on maintenance. The terms undermine the "social, cultural, environmental, and economic differences of architecture itself."³³ Maintenance considers the "conception, construction, and endurance of buildings..."³⁴ to elaborate on what buildings can be used, and their role in society. There remains a dilemma for cities to grow in a sustainable manner. Demolition and waste present a challenge to maintain the existing building, transform the city, and promote future development. By understanding the building as a set of layers, the act of maintenance, development, and demolition can impact how buildings are viewed through their value to the community, and their ability to represent changes.

31 Jennifer O'Connor. "Survey on actual service lives for North American buildings." *Woodframe Housing Durability and Disaster Issues conference*.

32 Mark Gorgolewski. *Resource Salvation: The Architecture of Reuse*. 11.

33 Hilary Sample. *Maintenance Architecture*. (Cambridge, Massachusetts: MIT Press, 2016), 18.

34 *Ibid.*, 18.

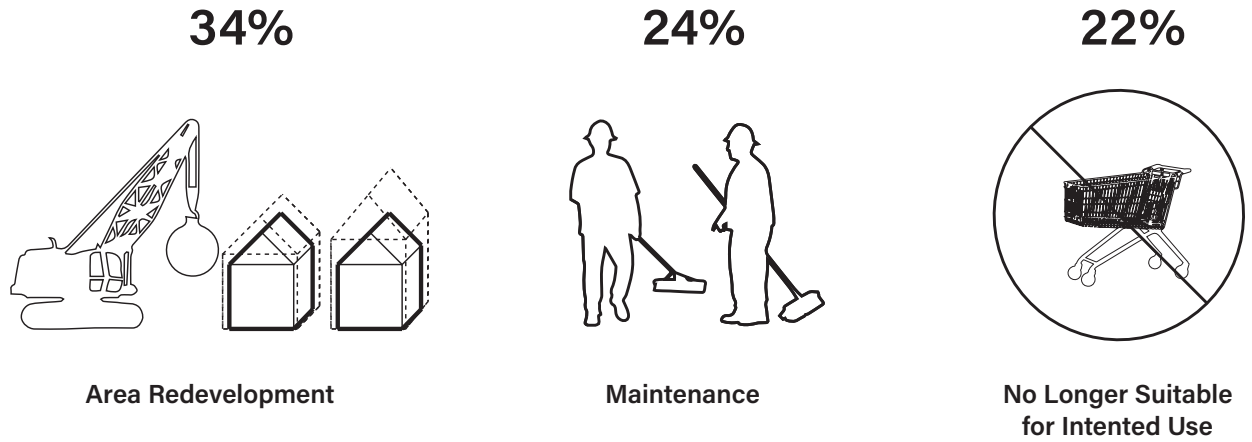


Figure 9: Reasons for Demolition

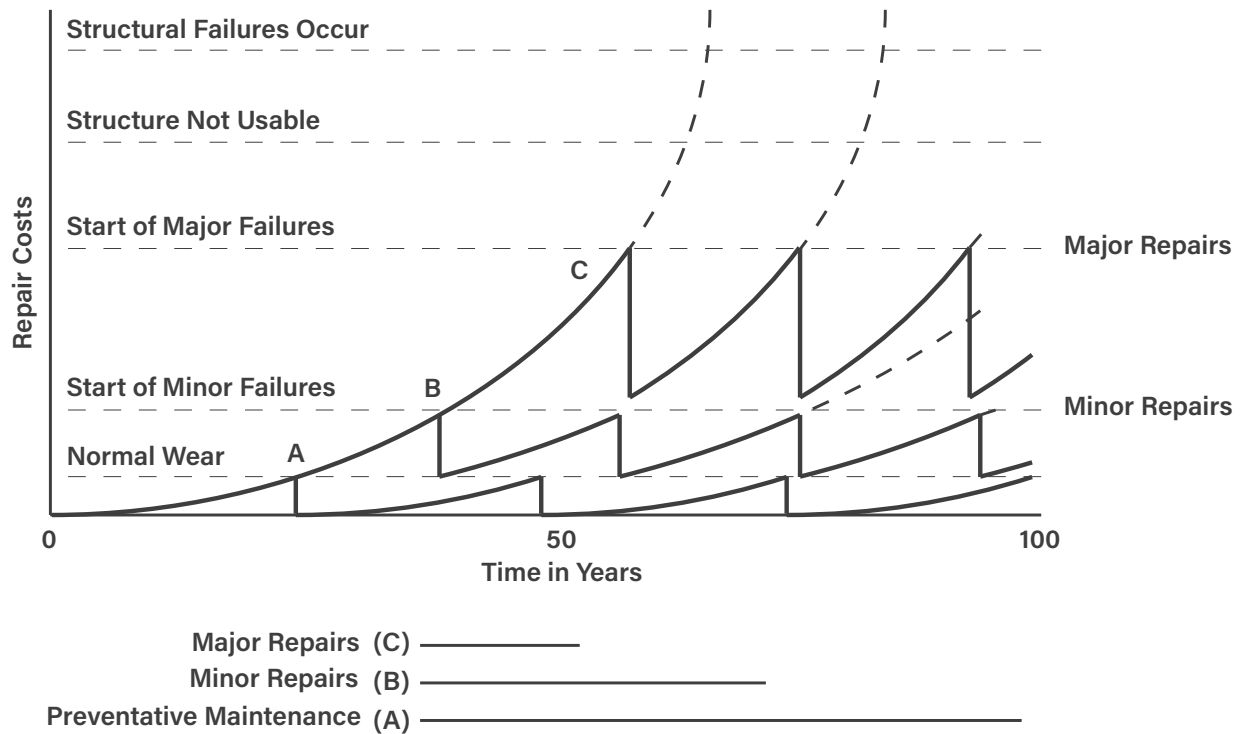


Figure 10: Maintenance at Different Points of a Building's Lifetime

1.4 Temporary is Permanent, Permanent is Temporary

Jane Jacobs discusses the role existing buildings play in diversifying cities, stating,

“Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them.”³⁵

//Jane Jacobs

Jacobs illustrates that run-down, low-value buildings can support the economy, yet many of these buildings are not in the greatest physical shape. The structure in older buildings is solid, but the aesthetics need to be restored to a better state because of old age.³⁶ Buildings slowly depreciate and show the ordinary wear-and-tear of the building. They show how buildings adapt over time through a change-of-use, and the environmental and cultural conditions of the site.³⁷ Frank Duffy, Stewart Brand, Jane Jacobs, and many other scholars have all weighed in on the impact of the existing fabric of the site to describe

how buildings are altered over time. **Figure 11** illustrates the layers of a building affected by change through Frank Duffy and Stewart Brand’s research. Frank Duffy explains that these layers are interwoven to promote adaptable buildings that can be converted from one use to another. Layers occupy the social and physical makeup of the site by communicating the value buildings hold through the existing area, the city, and the spaces inbetween. The qualities of the building are further explored through high and low road buildings prone for change.

Stewart Brand categorizes buildings into two categories: high and low road buildings. Low road buildings are easily adaptable and provide cheap, low-rent, low visibility, and low turnover. They are experimentation buildings that adapt to their surroundings. Many low road buildings are temporary buildings that end up either permanent or demolished to continue the cycle of low road building construction.³⁸

35 James Douglas. *Building Adaptation*. 187.

36 *Ibid.*, 188.

37 Mark Gorgolewski. *Resource Salvation: The Architecture of Reuse*. 16-17.

38 Brand, Stewart. “How Buildings Learn - Stewart Brand - 2 of 6 - ‘The Low Road.’” YouTube Video, Posted June 10, 2012. <https://www.youtube.com/watch?v=09pekAKuXjc>

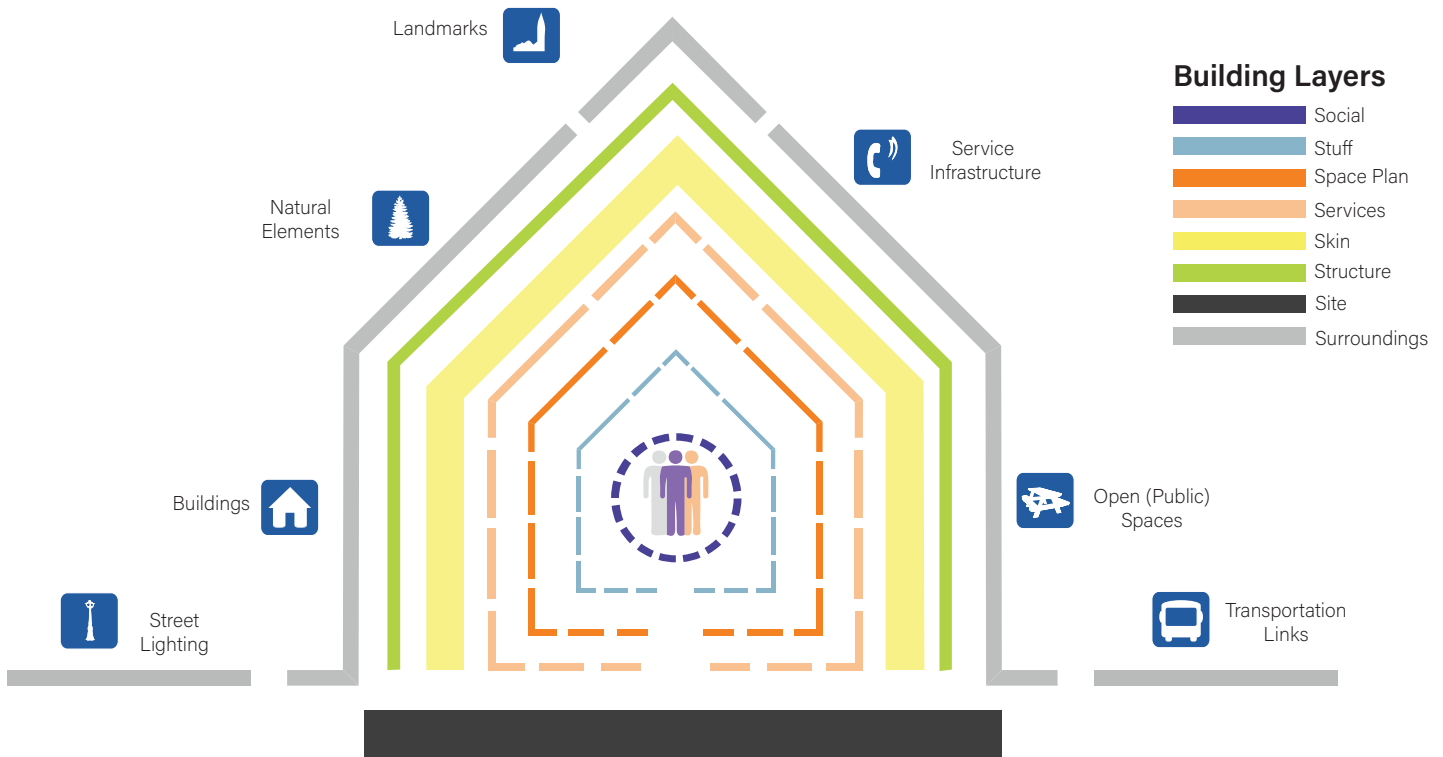


Figure 11: *Building Layers of Change.*

High Road buildings are designed with “high intent, duration of purpose, duration of care, time, and a steady supply of confident dictators.”³⁹ They respond to many external factors yet remain filled with obsolete oddities.⁴⁰ High Road buildings are built by the people and for the people. However, many buildings stand for the function rather than serving the project’s users.⁴¹

Combining Frank Duffy’s research with Stewart Brand’s high and low road buildings, communities can use adaptability principles to promote social and physical changes to the community. They explain the linear and circular nature of buildings as units of time that create a beginning, a middle, and an end.⁴² As a result, existing buildings create physically responsible spaces that respond to the area demographic. The physical and social value of existing buildings

can grow with the community to create people-oriented spaces that respond to the demands of the neighbourhood and encourage sustainable development.

The existing building stock presents challenges to developers to reuse the existing site by analyzing buildings through new development schemes. The adaptive reuse of existing buildings creates a greater understanding to refurbish existing elements on-site to foster positive change. With growing efforts to preserve buildings, whether historical or not, cities can change the narrative around outdated buildings with no intent to cultural buildings that create healthy relationships between humans and architecture.

This thesis project uses the perspectives of different scholars, and preconceived arguments in **Section 1** to identify a location, within Toronto, Ontario, in disrepair that can respond to the current redevelopment plans of the Municipality.

³⁹ Brand, Stewart. *How Buildings Learn: What Happens after They’re Built.* (New York, NY: Penguin Books, 1995), 35

⁴⁰ Ibid., 38.

⁴¹ Ibid., 44.

⁴² Robert Schmitt III, Simon Austin. *Adaptable Architecture: Theory and Practice.* (Abingdon, Oxon: Routledge, Taylor & Francis Group, 2016). 45-46.

2 TORONTO AS REPRESENTATION

- 2.0 Toronto As Representation
- 2.1 Identifying a Land for Change
- 2.2 Intended User Group, Demographics, and Value to the Community
- 2.3 Valuing the Intersection of Three Neighbourhoods
- 2.4 Toronto Weston Flea Market Timeline
- 2.5 Urban Context and Site Analysis
- 2.6 Current Conditions at the Existing Site
- 2.7 The Neudorfer Proposal

2.0 Toronto As Representation

This section of the thesis booklet analyzes the City of Toronto as a representation of development and growth issues that lessen development opportunities to retain existing buildings in the built environment. As a Municipality faced with the issue of intensification, existing buildings remain obsolete and prone to demolition compared to reuse. From the total developments of the city to a deep dive into an emerging transit-oriented community, this section will analyze the City of Toronto at the Micro- and Macro- scale to understand the social and cultural implications of design for communities in development projects. Through historical perspectives of the community, demographics, on-site documentation, and critical mapping, this section identifies a building set for demolition within the City's plan to redevelop the community, compared to reusing the existing site.

The City of Toronto Development Pipeline has 246,769 residential units and 4,878,586m² of non-residential Gross Floor Area (GFA) in projects under review.⁴³ These numbers represent Toronto's ongoing development in the city at an alarming rate. In addition, these numbers suggest large changes to lands set for demolition and development.

⁴³ City of Toronto. "Development Pipeline."

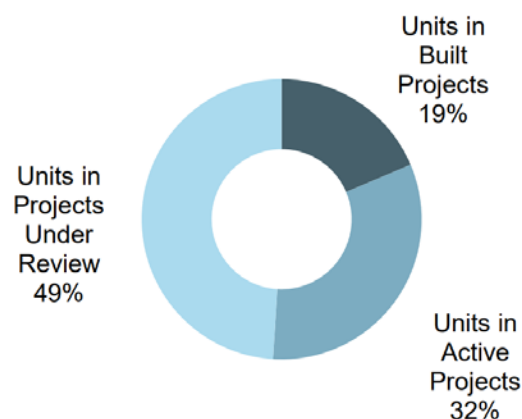


Figure 12: Statistics of Residential GFA

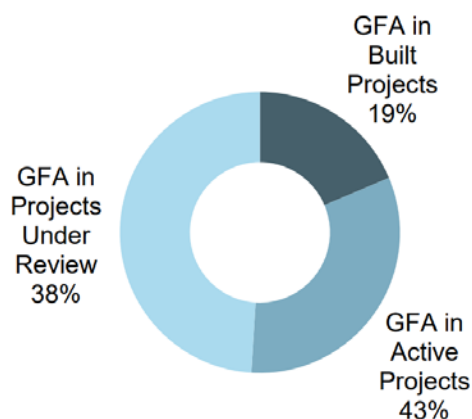


Figure 13: Statistics of Non-Residential GFA

Figure 12 shows that 49% of all proposed residential units are under review and Figure 13 shows that 43% of the proposed non-residential GFA are active developments. The statistics outline the City's current focus to populate communities in the Municipality centred around an increase in the housing population.

2.1 Identifying a Land for Change

Through the city of Toronto's Neighbourhood Profiles, a junction of communities, from the 158 neighbourhoods are considered a microcosm of the municipality's inhabitants, culture, and city life (See Figure 14).⁴⁴ This thesis will tackle the Toronto Weston Flea Market located at the intersection of three distinct and unique neighbourhoods undergoing redevelopment. These communities surround what was previously known as the town of Weston (See Figure 15).

The area was completely transformed, with many existing buildings in the surrounding areas demolished. Ample land development areas were built upon, and portions of the land were developed to include retail and low-rise housing. However, the site has remained underdeveloped, with limited amenity spaces for users within the neighbourhood's proximity. With ongoing development and the need to build new construction, existing buildings such as the Toronto Weston Flea Market remain obsolete, with no purpose for reuse, ultimately demolishing pieces of the community that make up the social fabric. Figure 16 outlines a timeline of the Weston Pellam Park neighbourhood through critical

mapping to identify areas in the past twenty years that have changed significantly to add to the site's value or remove existing pieces of land for redevelopment. As a neighbourhood set for change, the values of the community remain at the mercy of construction and demolition.

⁴⁴ City of Toronto. "About Toronto Neighbourhoods."

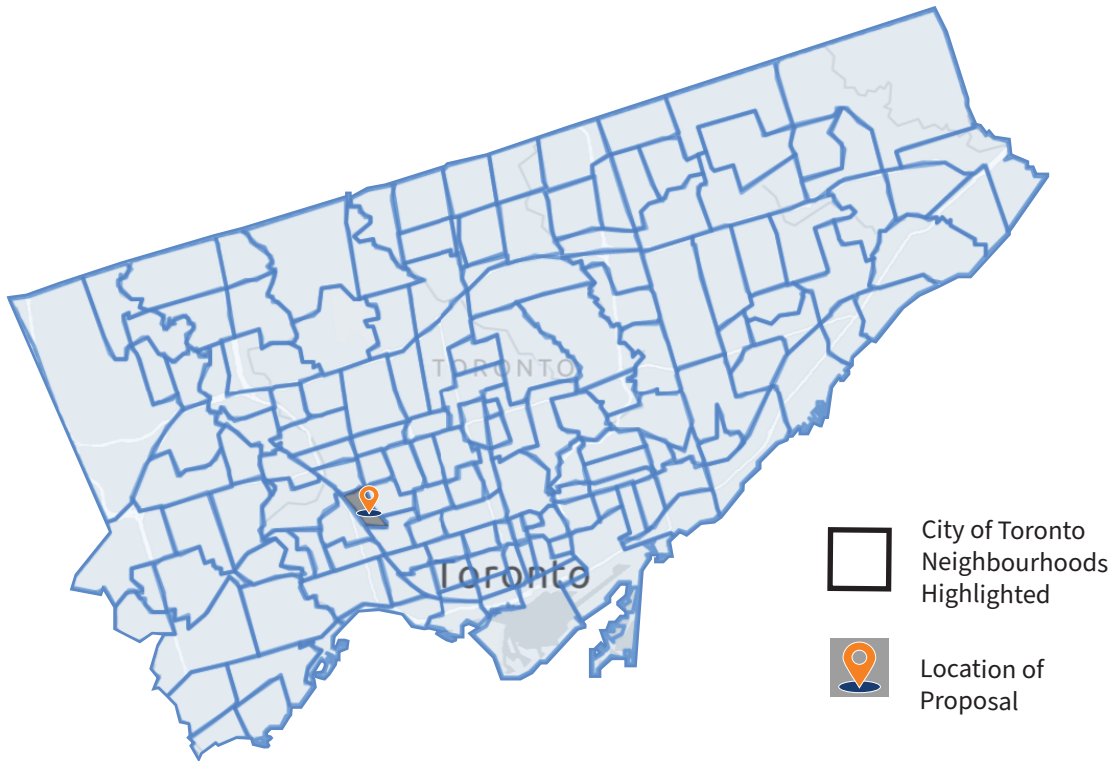


Figure 14: Map showing the 158 Neighbourhoods in Toronto.

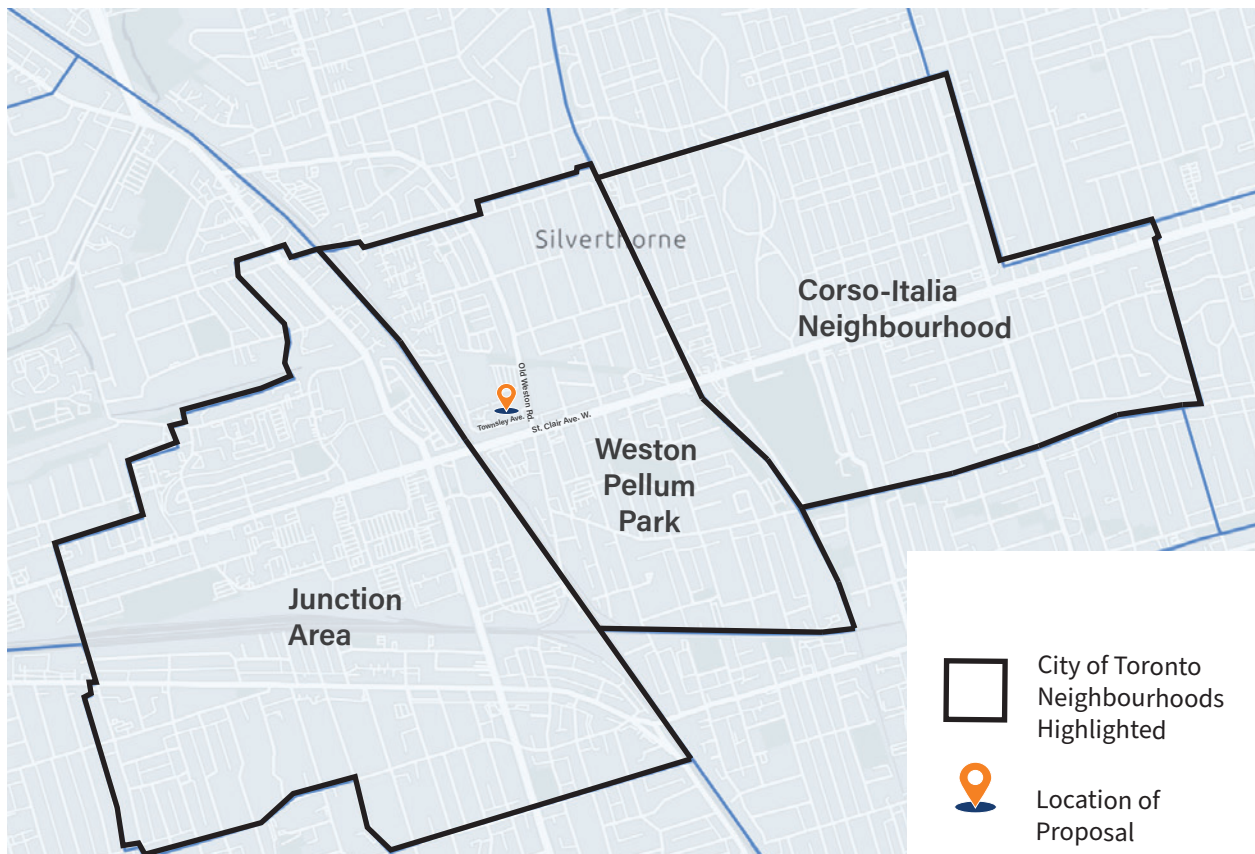
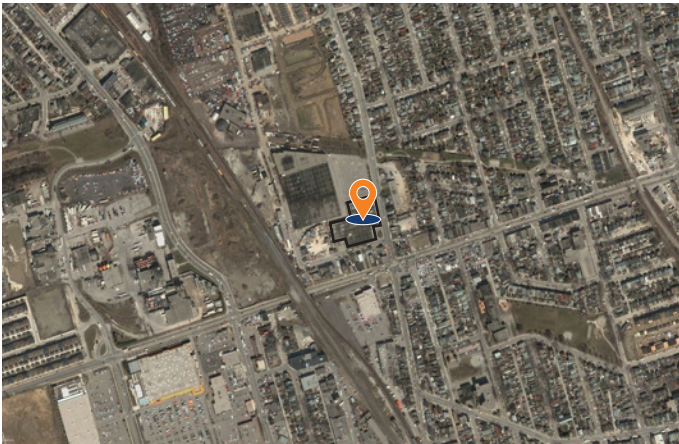


Figure 15: Map showing the Intersection of the Three Neighbourhoods at the given site.

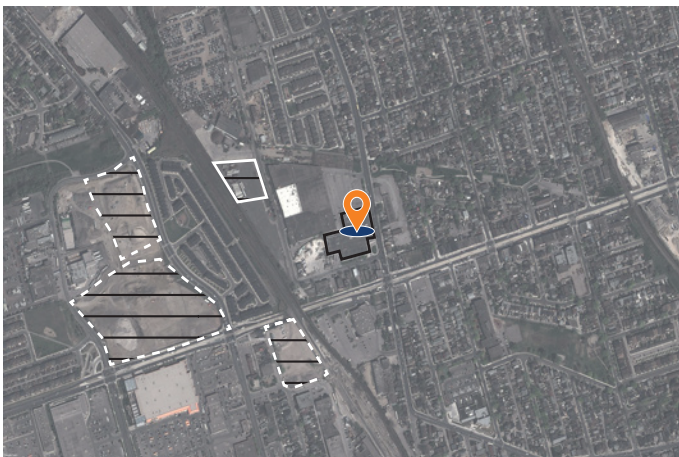
2002



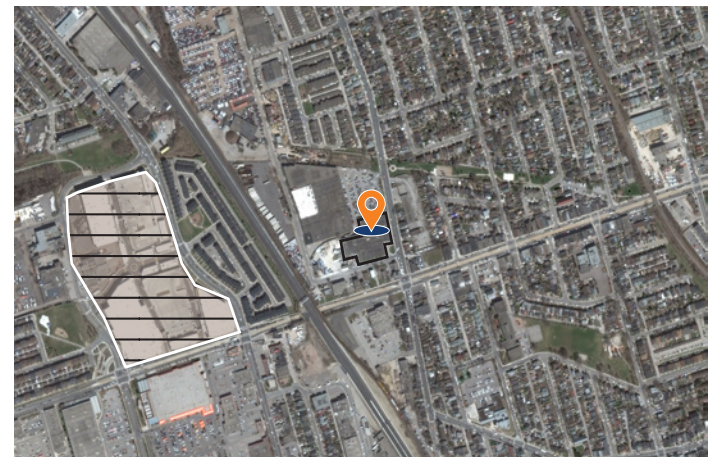
2007



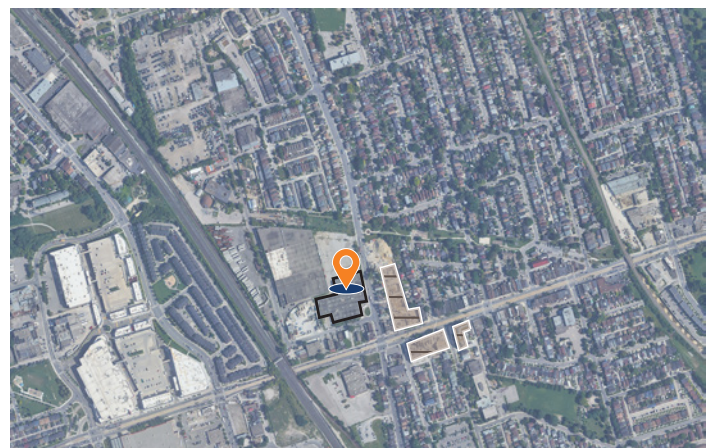
2012



2016



2022



Legend




-  New Construction
-  Demolition
-  Existing Site Location



Figure 16: Site Redevelopment Surrounding the Three Neighbourhoods

2.2 Intended User Group, Demographics, and Value to the Community

This thesis will focus on young families and couples that cater to the surrounding demographic. The communities value commercial spaces within the three neighbourhoods that allow for large gatherings. The project site should promote active community engagement and allow families and young couples to benefit from an increased use of green or open space. As a result, the area caters to the movement of people on a large scale. The project design will focus on the values and needs of the community that relate to the missing programs for families and young couples.

Most of the Weston Pellam Park neighbourhood population is between the working age of twenty-five to fifty-four, meaning that spaces need to create movement for individuals. **Figure 17** graphs Toronto's age population based on the 2016 Census. The depicted user group is in blue, with the target age group in dark purple. The Weston Pellam Park community comprises approximately 12,000 residents, with most families residing in single-family detached homes occupying the centre of the neighbourhood. Currently, 60% of owner-occupied homes and 40% of renters live in the neighbourhood.⁴⁵ The neighbourhood also includes 48.4% of the population as immigrants who have moved to the area, with 3.3% recently moving.⁴⁶ The data from

the City of Toronto and the Weston Pellam Area supports each other to view the site as having a positive impact on the working class and the migration of new residents through development. Through the Neighbourhood Improvement Plan, the City of Toronto evaluated the voices of the community to understand the site's value to the community. Members of the community note that they value access to services and support for mental health, outdoor spaces, outreach in the community, increased access to affordable food, and job advancement in the community.⁴⁷

Through an in-depth analysis of the site through historical perspectives and critical mapping, the project design can create commercial spaces that foster community engagement, and promote large gatherings.

45 Dwelly Realty Inc. "Weston-Pellam Park." Weston-Pellam Park | Neighbourhood Guide

46 City of Toronto. "Neighbourhood Profile Detail."

47 City of Toronto. "Weston-Pellam Park Neighbourhood Action Partnership - Table 91."

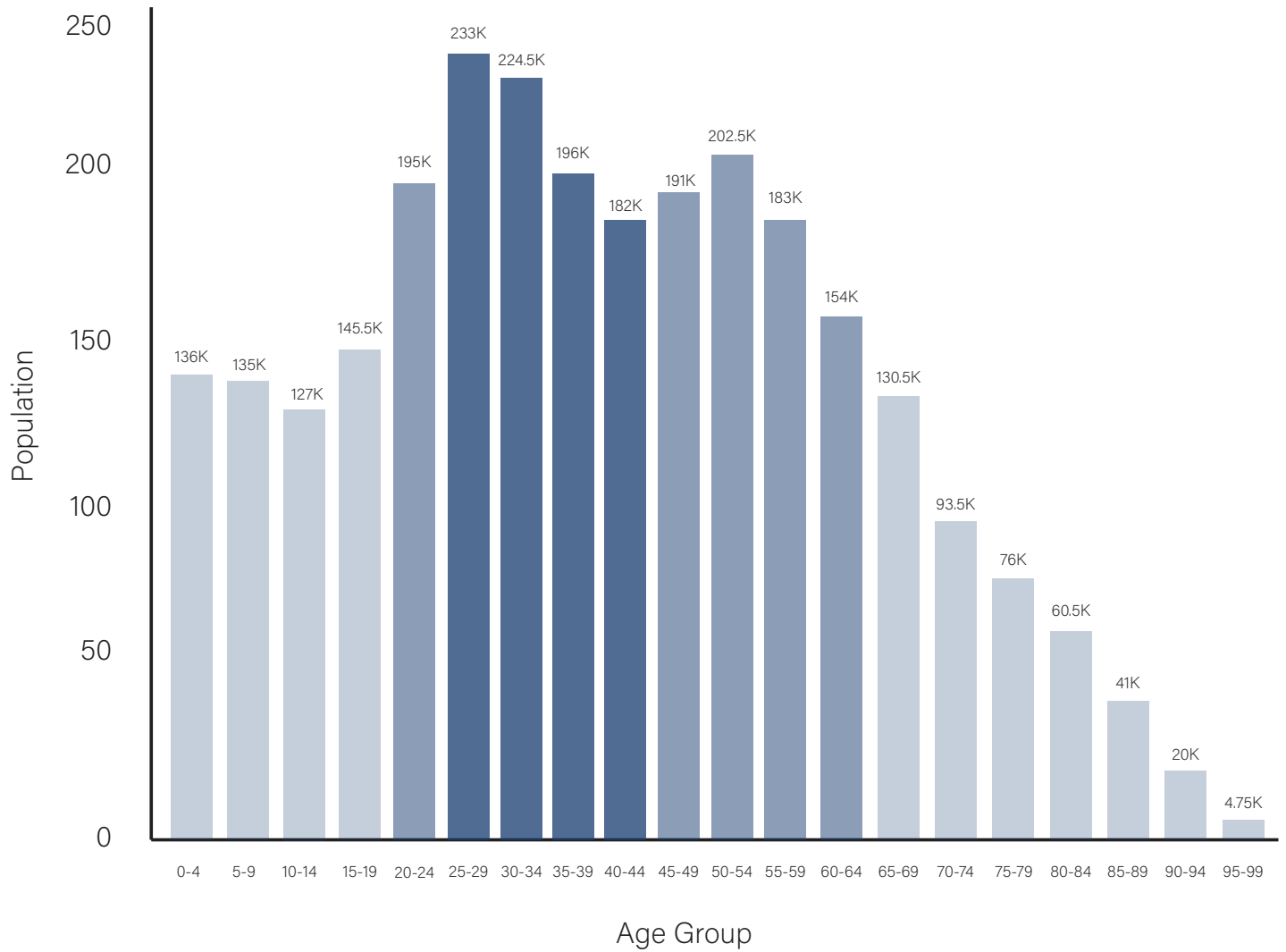


Figure 17: Toronto Population by Age Group as of 2016.

2.3 Valuing the Intersection of Three Neighbourhoods

2.3.1 History of Old Weston Road (The Junction Neighbourhood and Weston Pellam Park)

Weston was founded in 1796 and used as a settlement for industrial adaptation. The first building was a sawmill along the banks. In 1881, Weston was incorporated into a town before amalgamating into the City of York in 1967. Named for the Old village of Weston, the road served as an industrial district along the city's southern portions, with factories, boilers, and manufacturing plants within the Junction. "Old" Weston Road marks the earliest street route from the east railway corridor, while "Weston Road" runs south along Rogers Road, intersecting with Keele Street.⁴⁸

The Canadian National and Pacific Railway Intersection (**Figure 18**) connected Old Weston Road with the highway to transport goods and services from farmers to markets and created a transportation route from the industrial settlements to the new City of Toronto. The Junction was considered the "wild west" at the turn of the twentieth century. It was a grimy skid

48 Chris Bateman. "What Weston Road Used to Look like in Toronto." *blogTO*. ZoomerMedia Limited, April 5, 2015. https://www.blogto.com/city/2015/04/what_weston_road_used_to_look_like_in_toronto/.

row area stuck in the municipality's industrial past. A new community emerged from the demolition of the railway in 1998, changing the industrial fabric of the site.⁴⁹ **Figure 19** illustrates a photo of the previous state of Old Weston Road and Townsley Avenue as an industrial district.

The City of Toronto redeveloped the neighbourhood into a lively community and the desired place to live for the working class and new immigrants. The Junction became known for its farmers' markets, street fests, houses, shops, bookstores, cafés and restaurants. It also became a part of the nightlife scene for residents and visitors to gather in the community. Junction Road, Mulock Avenue, Cawthra Avenue, and Old Weston Road still retain remnants of their industrial past.⁵⁰ Moreover, the neighbourhood represents a shift from its industrial fabric to a commercialized area catering to the growing population of the municipality.

Artists have also impacted the

49 Ibid.

50 Derek Flack. "What the Junction Used to Look like in Toronto." *blogTO*. ZoomerMedia Limited, February 6, 2013. https://www.blogto.com/city/2013/02/what_the_junction_used_to_look_like_in_toronto/.



Figure 18: Aerial View of the Railway Intersection.



Figure 19: Historical Photograph of Weston Road & Townsley Avenue.



Figure 20: Junction Triangle Mural

neighbourhood through paintings and murals to represent the city's diverse culture (See Figure 20, 21, and 22). Many of the same factors lend itself to evaluating the history of the site and redevelopment can be used to identify the Corso Italia Neighbourhood's values.

2.3.2 Corso Italia

Corso Italia is a neighbourhood along St. Clair Avenue at the northwest end of Toronto. The neighbourhood is considered the "skin" of Italy for its fashionable and authentic community. Corso Italia has a rich commercial identity for tourists and young professionals isolated from the city's trendy communities.⁵¹ Corso Italia has a diverse history. At one point, it was the largest Italian community in the City of Toronto. As an area filled with Italian character, Corso Italia occupied generations of first- and second-generation immigrants and families settled along St. Clair

Avenue West, from Lansdowne to Westmount since the 1950s.⁵² The area has been an entryway for immigrants and newcomers to call Canada home.⁵³

Over three-quarters of the population are first- and second-generation immigrants. As a diverse community of young families, single people, and retired couples, the Corso Italia community has transitioned as one of Toronto's commercialized areas within the city limits. Corso Italia was also a destination for shoes, wedding dresses, cafés and espresso. It promoted a growing community focused on gathering in large spaces. The Corso Italia neighbourhood is a cultural hub for diverse foods in restaurants

⁵² Safdah Ahsan. "The Ultimate Neighbourhood Guide to Corso Italia." *Streets Of Toronto*. Post City Magazines Inc, July 12, 2021. <https://streetsoftoronto.com/corso-italia-neighbourhood-guide/>.

⁵³ Corso Italia BIA. "History." *Corso Italia A Way of Life*. Corso Italia BIA, 2022. <https://www.torontocorsoitalia.com/about/history/>.

⁵¹ Jason Hackworth, and Josephine Rekers. "Ethnic Packaging and Gentrification: The Case of Four Neighborhoods in Toronto." *Urban affairs review* (Thousand Oaks, Calif.) 41, no. 2 (2005): 227.



Figure 21: Junction Mural - You Are Here



Figure 22: Junction Mural - The Formula



Figure 23: The front page of the Toronto Sun, July 12, 1982.

across the neighbourhood.⁵⁴ One example would be the 1982 World Cup, where 300,000 Italians celebrated Italy winning the World Cup on St. Clair Avenue (Figure 23 and 24), marking the pride of the Italian community in Toronto.⁵⁵ The celebration was 20 blocks long between Caledonia and Oakwood.

In 2009, the construction of the new St. Clair Light Rail Transit system (Figure 25) marked a shift in local businesses and visitors moving toward the site, after a five-year span of businesses closing and leaving empty storefront windows. Shortly after, the LRT was completed. The community resurged as desirable and retained its social and historic value for the growing immigrant population.⁵⁶ Figure 26

54 Jessica, Huras. "One of Toronto's Top Farm-to-Table Restaurants Just Launched a New Pop-Up." Streets Of Toronto. Post City Magazines Inc, July 1, 2021. <https://streetsoftoronto.com/marben-popup-rodie/>.

55 Tanya Mok. "Corso Italia Is Toronto's Other Little Italy." *blogTO*. ZoomerMedia Limited. September 30, 2018. <https://www.blogto.com/city/2018/09/corso-italia-toronto/>

56 Ibid.,

illustrates the Corso Italia neighbourhood before it was developed further.

Today, the Corso Italia Neighbourhood includes a mix of new Canadians from Portugal and Latin American, adding to the neighbourhood's cultural identity.⁵⁷ Shops and stops along the St. Clair Street Car provide shelters designed by the community to contribute to the cultural significance of the site⁵⁸ (See Figure 27).

2.2.3 The Stockyards: A Neighbourhood Merged with the Junction and Weston-Pellam Park

The neighbourhood is located at the Keele Street and St. Clair Avenue West intersection, bordering Old Weston Road, Runnymede Road, the Lavendar Creek Trail and the railway tracks. Situated above the Junction, The Stockyards played a vital role in the city's history.⁵⁹ The

57 Ibid.

58 Ibid.

59 Anastasiya Romanska. "The History of the Stockyards District in Toronto." *blogTO*. February 7, 2021. <https://www.blogto.com/city/2021/02/stockyards-district-toronto->



Figure 24: Italian fans celebrate on St. Clair West. *The Toronto Sun*, July 6, 1982.



Figure 25: *The drawn out construction of the 512 streetcar route had a hugely negative impact on the area.*



Figure 26: *A black and white mural shows the Corso Italia area long before it was developed.*



Figure 27: The streetcar stop all along St. Clair have unique shelters.

neighbourhood was known for dealing with cattle, hogs, and horses (See Figure 28).

Wild animals were brought to be sold, which attracted meat-packing companies to buy and butcher the animals. The Stockyards were a significant source of jobs in the area, promoting the working class in the 1900s (See Figure 29).⁶⁰ In 1994, the Stockyards were closed down and moved to Cookstown, Ontario. The neighbourhood was redeveloped over the next few decades with big-box stores creating a new commercialized area in the City of Toronto (See Figure 30).⁶¹ According to the Municipality, the remnants of the Stockyards District merged with the Junction neighbourhood in the City's

history/.

60 David Wencer. "Toronto Feature: Stockyards." *The Canadian Encyclopedia*. Historica Canada. July 02, 2015. <https://www.thecanadianencyclopedia.ca/en/article/toronto-feature-stockyards>

61 Anastasiya Romanska. "The History of the Stockyards District in Toronto." *blogTO*.

neighbourhood profile database. **Figure 31** outlines the location of the Stockyards District inside the Junction.

The three neighbourhoods represent an area transformed from their industrial setting into growing communities. One of the biggest concerns for the site's redevelopment is the lack of historical buildings. Only one historic building remains on the site, making the area less attractive to visitors. By understanding the change in the site's history, the importance of adaptive reuse, and adaptability, this subsection sets the stage for developing for existing buildings such as the Toronto Weston Flea Market.



City of Toronto Archives, Fonds 1581, Series 463, Item 11

Figure 28: *Ontario Stockyards: cattle pen.*

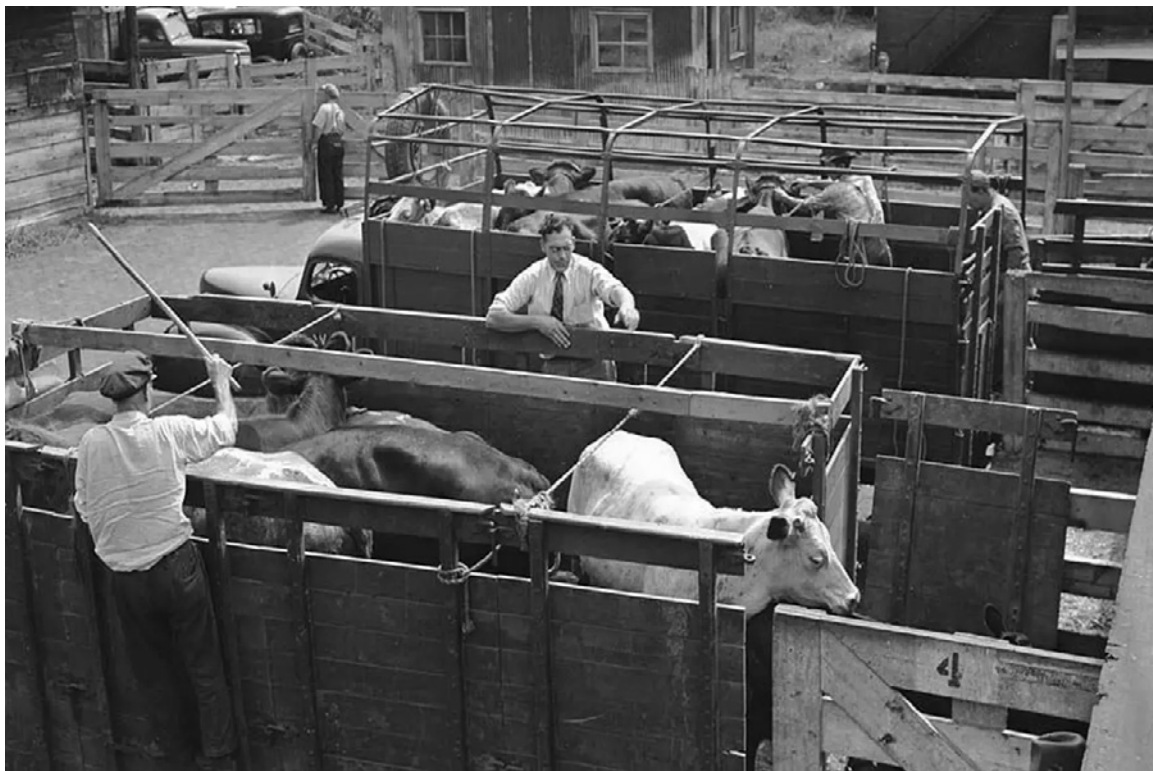


Figure 29: *Men unloading cattle at the Stockyards in the 1940s.*

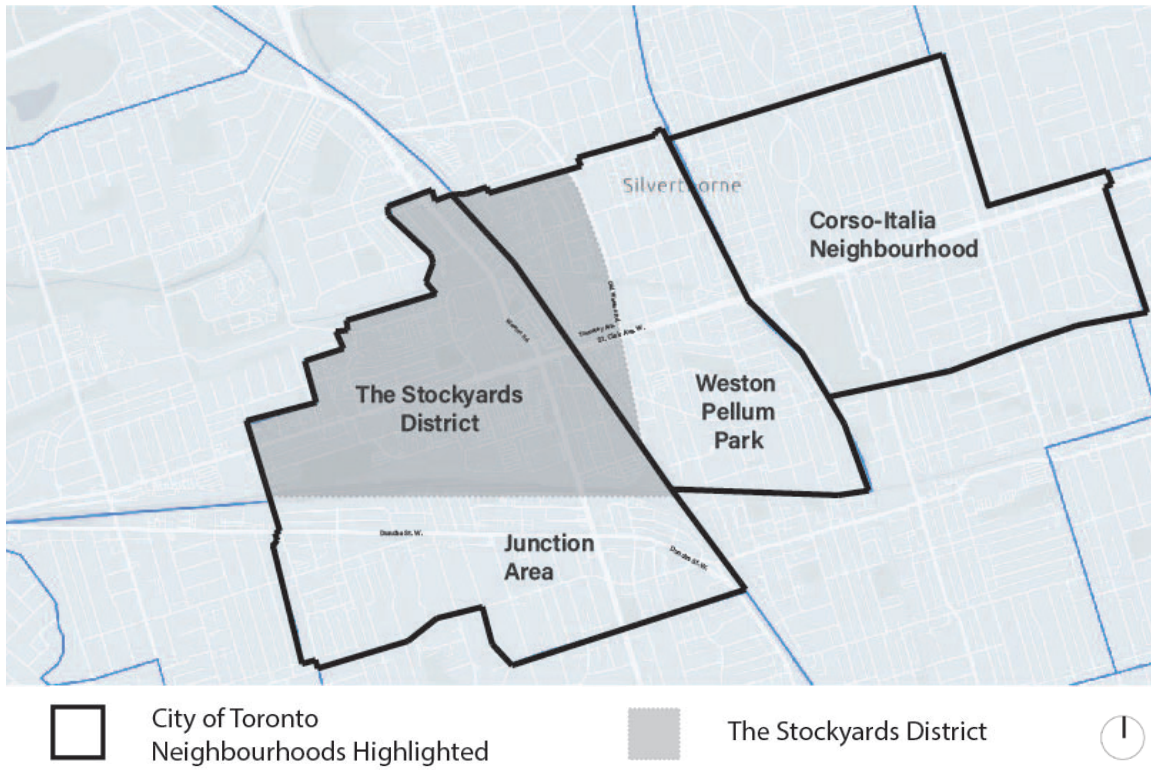


Figure 30: *The Stockyards District as a part of the Junction Area.*



Figure 31: *The Home Depot at St. Clair West and Keele Street in 1994.*

2.4 Toronto Weston Flea Market Timeline

The proposed site, located at the Toronto Weston Flea Market on Old Weston Road and Townsley Street, is currently abandoned, with expiring lease agreements and old wounds progressively diminishing its value to the community. Once a community hub, the Weston Flea Market acted as a central space for farmers and vendors to bring fresh produce and accessories for the community to engage in the market.⁶²

In 1976, Parkin Architects proposed a new supermarket for Darrigo Realty. The proposed supermarket offered amenities for surrounding residents. The City of Toronto Building Records indicate that the building served multiple lives through renovations. The building created multiple supermarkets from its large mass. Since 1992, the building was a Loblaws grocery store and market before converting the building again. In 1999, the Toronto Weston Flea Market was opened to the public and filled with vendors selling housewares, games, clothing, electronics,

and other items that come into the building.⁶³ Stalls marked the intersection of streets and subdivisions that led users to a destination. Large printed signs offered clarity in direction and policies within the market. The building is over 60,000 square feet of vendors offering accessories like housewares, games, clothing, electronics, and jewelry. Food courts in the centre of the building act as a central meeting point for users. The market vendors outside sported goods with fruits and vegetables⁶⁴ **(See Figure 32, 33 and 34).**

Owned by brothers, Tony Scavetta and Rocco Scavetta, the market was a community hub that connected the growing community with over 270 different vendors. In 2018, Rocco Scavetta was killed in the Toronto Weston Flea Market by a sixteen-year-old boy stealing from a jewelry store. Tony mourned his brother, and decided to sell the building before the lease expired. Tony said,

62 Robert Urbach. "Toronto Weston Flea Market." *blogTO*. ZoomerMedia Limited., September 7, 2011. <https://www.blogto.com/grocery/toronto-weston-flea-market-toronto/>.

63 Ibid.

64 Ibid.



Figure 32: *Outdoor Market Space at the Toronto Weston Flea Market.*



Figure 33: *Fresh Produce from the Market.*

“his ailing health coupled with the Sept. 2018 slaying of his brother, Rocco, inside the Old Weston Road bazaar forced him to shut the market’s doors much sooner than planned.”⁶⁵

In 2020, Residents commented that the building was an eyesore but not for its building dilapidation, graffiti, and encampments. They describe the large dirt pile spanning three to four stories in height. With the new developments in the area, the dirt pile has since been reduced to show the parking lot again. After consultations with Neudorfer Corporation, they decided to demolish the building compared to its reuse in 2023.⁶⁶ However, demolishing the site may prove catastrophic as the proposal creates a large-scale development. It creates a precedent to demolish the existing fabric of the site further. **Figure 35** outlines a historical roadmap showcasing the timeline of the building from its inception until its deconstruction to occur in 2023.

⁶⁵ Jason Miller. “Flea Market Winds down after More than Two Decades on Old Weston Road.” *thestar.com*. Toronto Star, October 27, 2019. <https://www.thestar.com/news/gta/2019/10/26/flea-market-winds-down-after-more-than-two-decades-on-old-weston-road.html>.

⁶⁶ Ross McKerron. “404 Old Weston Road.” *Email*. 2022.



Figure 34: Exterior Photo of the Market Space.

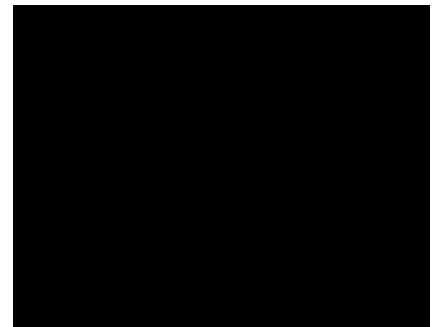
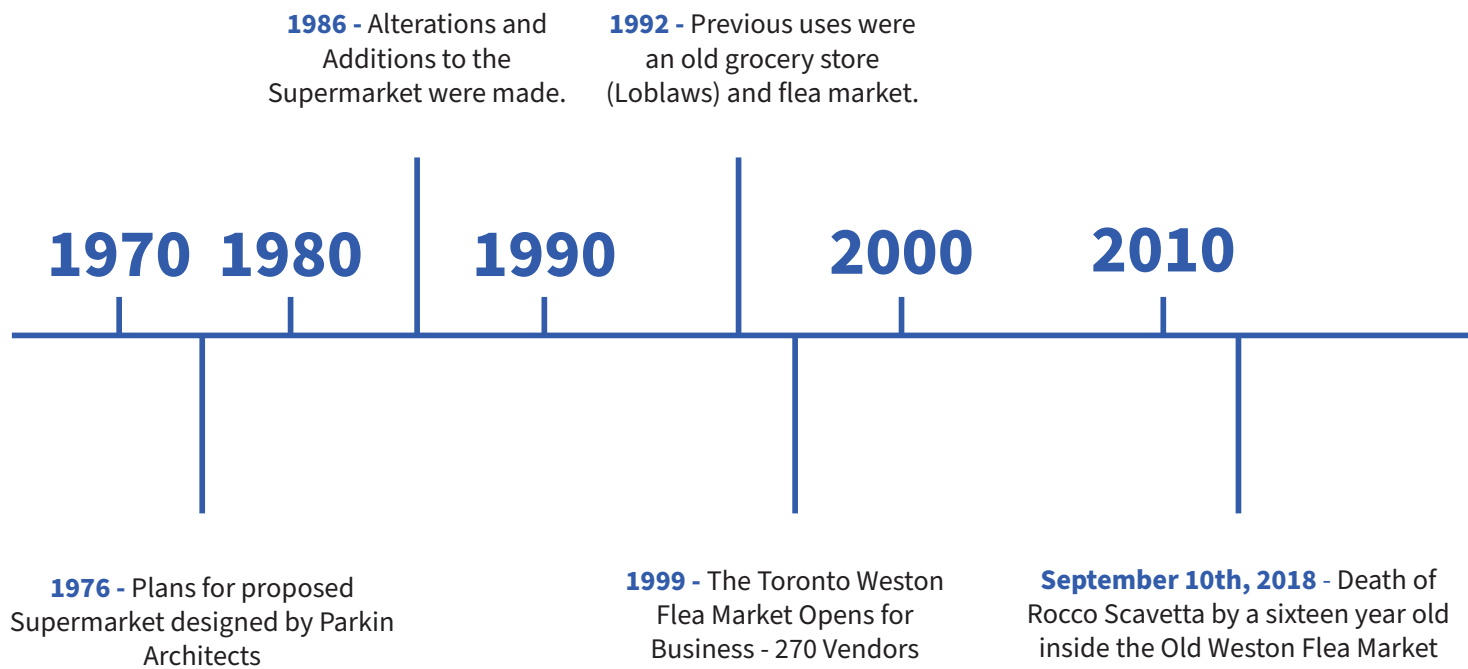


Figure 35: Historical Timeline of the Toronto Weston Flea Market.



2019 - Building Closed down after the shooting of his brother. Lease was not renewed.



2022 - Large mounds of dirt appear from off-site excavation, and pose as a health risk to the community.

2020

2019 - Building was sold off to Neudorfer Don Mills Corporation. The company is owned by father-son duo, Thomas Falus and Robert Falus.



Present Day - Building to be Destroyed in February 2023. Why should it be destroyed?



2.5 Urban Context and Site Analysis

This section analyzes the surrounding context of the Toronto Weston Flea Market to understand the implications of future development and the current site conditions. Nearby commercial and institutional programs, green spaces, residential developments, land uses, and transit infrastructure were analyzed to understand the impact new development has on the existing area. Through critical site mapping, the subsection focuses on the site surrounding the Toronto Weston Flea Market.

2.5.1 Commercial Spaces

Buildings need to address a community's health and well-being to create compelling social infrastructure. Areas in the city need to promote active movement for individuals. The three neighbourhoods value community well-being through programs, facilities, and social networks to create mobile and healthy individuals. Locally developed services are essential to creating effective communities that cater to sewer, water, roads, and transit services.⁶⁷

An emphasis on the surrounding community, has led to an emergence in affordable housing and market rental housing. However, the area around the site remains limited in necessities for the daily life of residential communities. **Figure 36** maps and analyzes

67 City of Toronto. "Toronto Official Plan Chapter 3- Building a Successful City." *City of Toronto*, 2022. 36. <https://www.toronto.ca/wp-content/uploads/2017/11/981f-cp-official-plan-chapter-3.pdf>.

surrounding commercial and institutional areas in proximity to the site to understand the current amenities on site. Primarily retail spaces, the neighbourhood lacks grocery and market spaces to connect the community with the surrounding housing developments. There are currently no supermarkets or grocery stores within a ten to fifteen-minute walk of the city. Restaurants, markets, and convenience stores remain a growing commodity, but remain a distance to travel from the Toronto Weston Flea Market.

The three neighbourhoods present an alarming amount of projects located in the general vicinity of the site. Centres filled with resources and community activities are limited in the neighbourhood. The closest building is the Community Junction Centre, outside a kilometre radius of the neighbourhood to the north. With an increase in residential developments in construction and for approval, there needs to be an increase in community spaces surrounding the site to accommodate growth. In addition, the site needs to provide greater access to public transportation as an emerging transit-oriented community.

2.5.2 Transit and Infrastructure

Toronto has 180 potential Transit station areas designated for transit-oriented development. The Ontario government's Growth Plan describes specific targets around

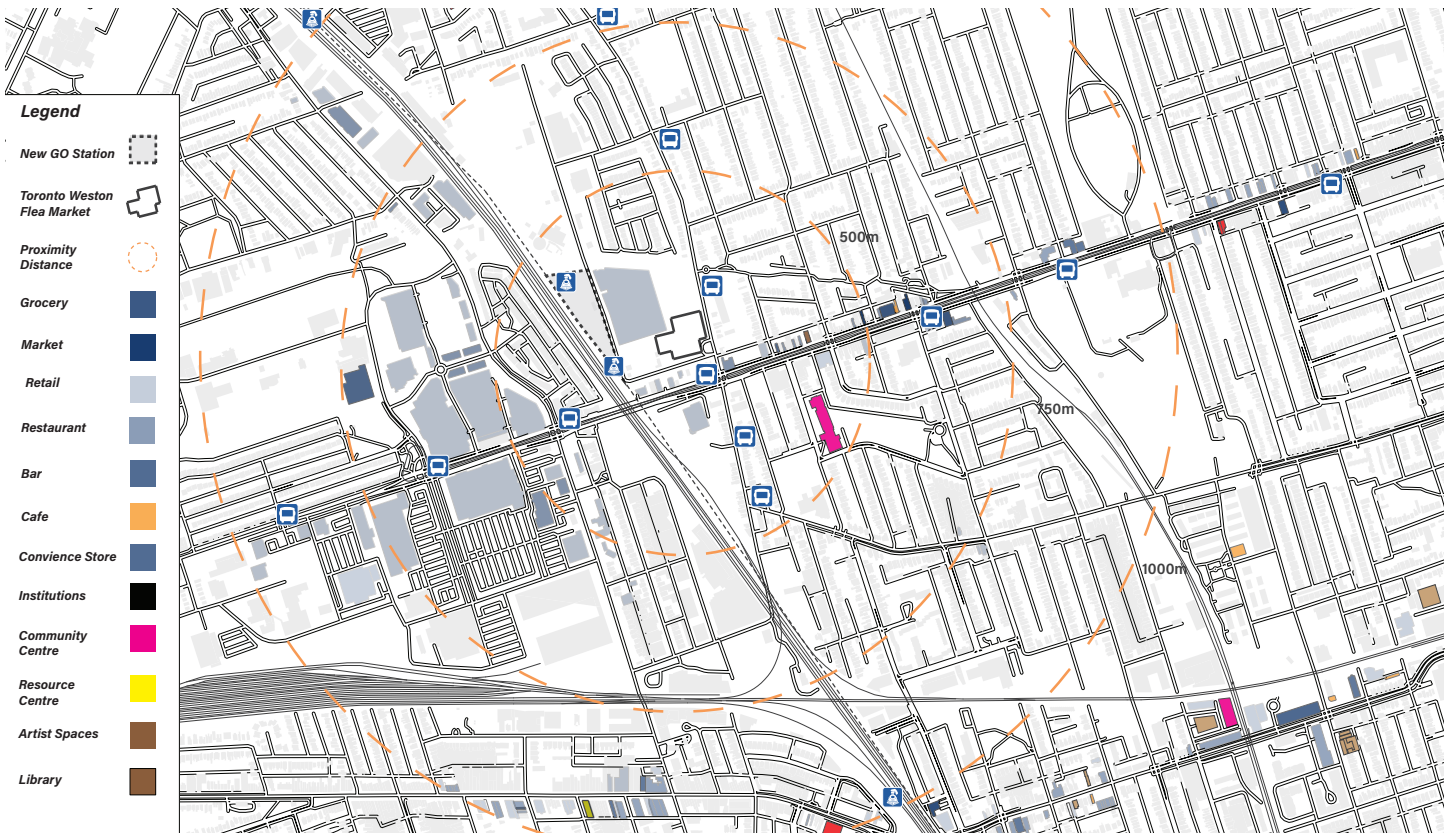


Figure 36: Commercial Buildings Map indicating Proximity to the Site.





Figure 37: Map showing foot traffic in the area.

subways, light rail transit, and GO transit.⁶⁸ The Keele-St. Clair Local Area Study highlights a new SmartTrack station located east of the site. The addition of a new SmartTrack station as a part of the Keele-St. Clair Local Study will create new development within a 500-800 metre radius of the planned transit station.

The neighbourhood is a congested area for cars to travel, with an increasing population taking hold of the area and a growing need for improved transit. However, with new transit stations along Old Weston Road and St. Clair Avenue in 2026, transit infrastructure can offer a more local and easily accessible building for individuals. **Figure 37** maps the current foot traffic in the area within a kilometre radius.

The city recently approved the Keele - St. Clair Secondary Plan to create new development areas. With a change in land use in the area, the projects work with the City’s approval to develop new mixed-use developments on the site. The City completed the St. Clair Avenue West Transportation Master Plan to identify

⁶⁸ City of Toronto. *Our Plan Toronto*. 9.

infrastructure changes in the community, where a Secondary Plan emerged to analyze the impact of new development. The study provided changes that would improve traffic congestion between Keele Street and Old Weston Road.⁶⁹ The addition of a new St. Clair-Old Weston SmartTrack Station would create access to transit for individuals and businesses to and from the site.

Through Zoning-By-Law 569-2013, designated land uses were mapped to include “Residential”, “Employment Industrial”, “Commercial Residential”, and “Open Space”⁷⁰ to identify changes to the neighbourhood (**See Figure 38**). It would provide many new developments in the surrounding context that emerge from the Neighbourhood Improvement Area.

⁶⁹ Chief Planner & Executive Director, City Planning. “Our Plan Toronto: Keele-St. Clair Local Area Study – Final Recommendation Report.” *City of Toronto*. 3.

⁷⁰ City of Toronto, and WSP. “St. Clair Avenue West Transportation Master Plan - Toronto.” *City of Toronto*, July 2019. iv.

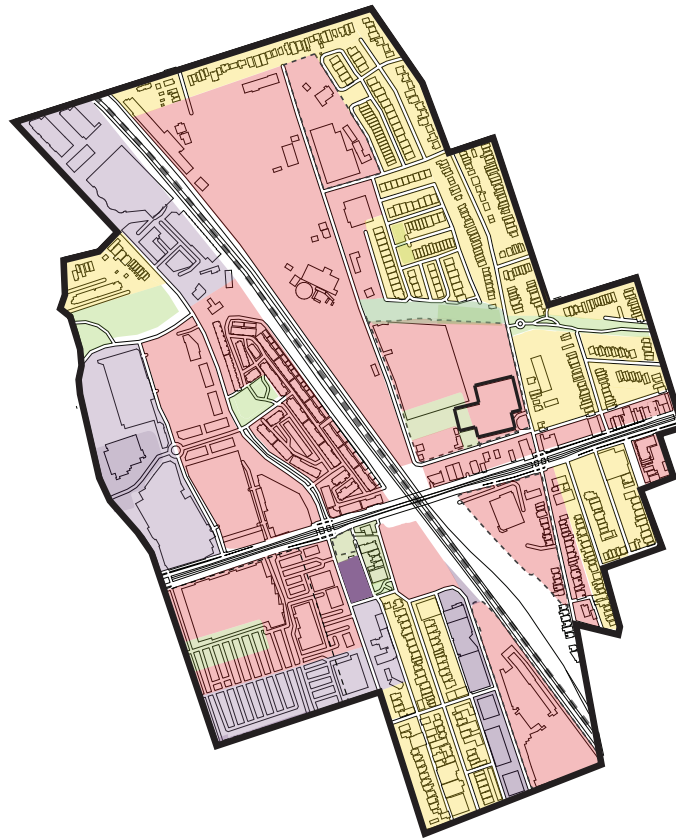
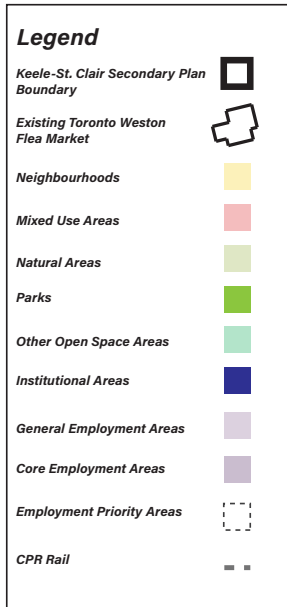


Figure 38: Minimum Densities Map

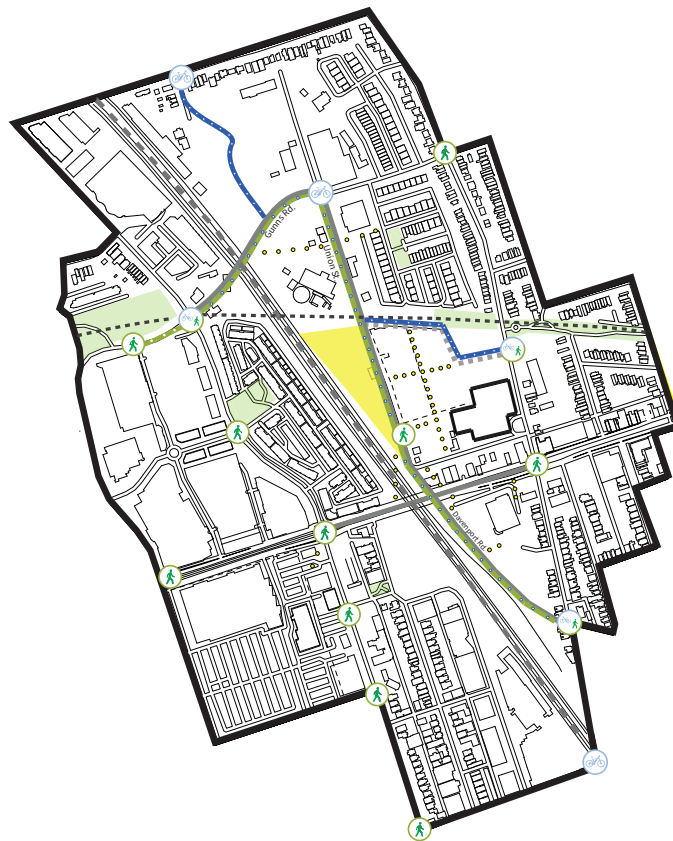
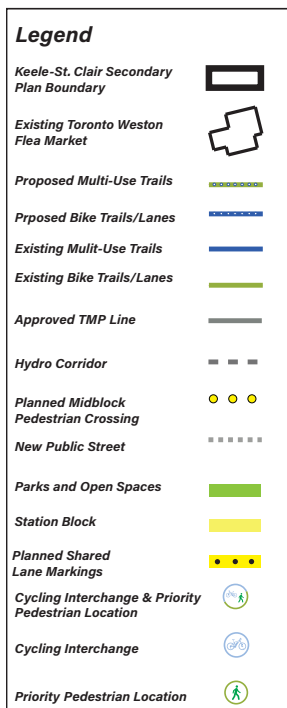


Figure 39: Public Realm Map

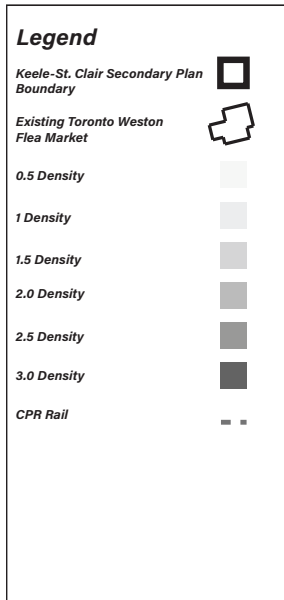


Figure 40: Minimum Densities Map

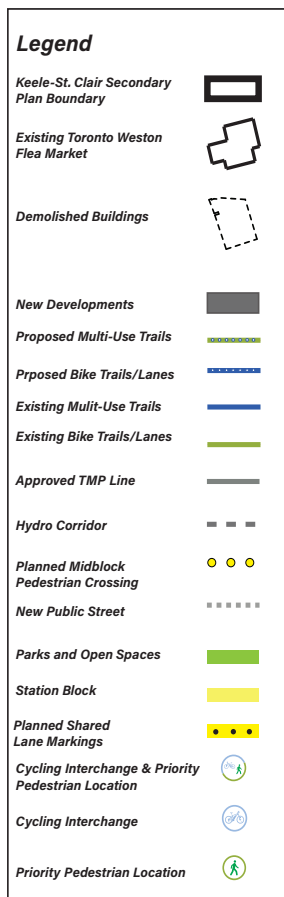


Figure 41: Public Realm and New Mixed-Use Development Map



Figure 42: Residential Proposals Map.

An assessment of the existing traffic conditions showcases poor service to St. Clair Avenue West and Weston Road/Keele Street, and Old Weston Road. During Peak periods, the transportation network of the existing site offers little access to development areas or the new SmartTrack station.⁷¹ To promote greater public transit, new bike lanes and trails, and a new TMP line intersection will connect Davenport Road with Union Street to create greater emphasis on future transit development in the area. Gunns Road will also be extended to Union Street as a part of the extended study (Figure 39). However, these changes would also result in demolishing the existing Toronto Weston Flea Market due to the enforcement of Major Transit Station Areas (MTSA).

Major Transit Station Areas in the new Secondary Plan have a minimum density requirement. MTSA's would have to meet a requirement of 150 people and jobs per hectare for GO Transit stations, 160 people and jobs per hectare for the Light Rail Transit (LRT),

⁷¹ Gregg Lintern. "Presentation on Growth Plan - Toronto." City of Toronto, June 15, 2020. v. <https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148012.pdf>.

and 200 people and jobs per hectare for the subway in order to comply.⁷² By-Law 1107-2022 identifies that the new SmartTrack Station will include a minimum of 200 people and jobs per hectare,⁷³ lying in the Municipality's new density requirements. On the other hand, The Toronto Weston Flea Market has a density of 0,51, which lies outside of the new minimum requirements (Figure 40), resulting in the subsequent demolition of the low-road building. Figure 41 highlights the new developments that will take place at the existing Toronto Weston Flea Market, and other existing buildings to make room for future development projects.

The Secondary Plan will promote new development to occur in a Major Transit Station Area. However, the increase in housing development will set a precedent for demolishing the existing fabric to increase density.

⁷² Ibid., 4.

⁷³ City of Toronto, and Frances Nunziata. "City of Toronto By-Law 1107-2022." *City of Toronto*, July 28, 2022. 24. <https://www.toronto.ca/legdocs/bylaws/2022/law1107.pdf>.

Junction at Market Value: A New Life for the Toronto Weston Flea Market



Figure 43: Map of Green Spaces surrounding the site.

2.5.3 Residential Development as Precedent for Redevelopment and Green Spaces

The increased demand for housing across the city has created an issue with the use of existing buildings in the area. With a projected 20% increase in population or 700,000 people in the next thirty years, the City of Toronto continues to plan for growth and influence future development.⁷⁴ New housing developments were evaluated based on the type of housing, number of stories, residential units, and the area of the site to understand the proposal’s impact on the surrounding community (**Figure 42**). Many developments were proposed alongside the Secondary Plan, following the redevelopment of the site. The new developments identify a growing housing community in the pre-construction stage. However, these proposals do not involve a plethora of amenities and green space in the development process.

The housing proposals provide a dense neighbourhood that caters to a growing

⁷⁴ City of Toronto. “Growth Funding Tools.” *City of Toronto*, July 6, 2022. <https://www.toronto.ca/city-government/budget-finance/city-finance/growth-funding-tools/>

demographic, yet fail to create green spaces as vital components to the community. After a review of the Transportation Master Plan, it was deemed that there are limited natural environment features, with only one natural vegetation community in the Lavender Creek Ravine.⁷⁵ The need for open, public, and green spaces remains a concern for new development. Development projects identified in the previous subsection lack proximity and connection to existing land features, such as Sagra Park. In addition, they are not community friendly and provide little to no points of contact for visitors to connect with the surrounding area. Parks and open spaces like Maple Claire Park, Wadsworth Park, Lavender Creek Trail, and Turnberry South Park are also located outside a general vicinity of 20 minutes, representing a disconnect between readily available open and green spaces for individual health and well-being. **Figure 43** illustrates the lack of existing green spaces near the site.

⁷⁵ City of Toronto, and WSP. “St. Clair Avenue West Transportation Master Plan - Toronto.” *City of Toronto*, July 2019. iii. https://www.toronto.ca/wp-content/uploads/2019/06/9167-City-of-Toronto-St.-Clair-Avenue-West-EA-Study-TMP-Final_June-18-19-AODA-TOC-Exec-Summary.pdf.

2.6 Current Conditions at the Existing Site

The building is located at the intersection of Townsley Avenue and Old Weston Road, an area set for change through the site's redevelopment. Given the new developments approved by the city, the area will be developed with greater emphasis on public infrastructure. However, there remain challenges with developing around the Flea Market building. The site is a congested traffic stop for vehicles, with limited access along Townsley Avenue. The two-lane road limits the site's potential to develop stronger connections to the building, and the surrounding area.

Zooming into the building, the exterior of the former Weston Flea Market is dilapidated: areas covered with graffiti, and doors and windows boarded up. The site has become a shelter for homeless people staying underneath the entrances and overhangs.

The building has large bay doors previously used for shipping, where large trucks receive and transport goods as shown in [Figure 44](#). Blocked off from Townsley Road and Old Weston Road ([Figure 45](#)), the area is set for demolition within the next few months. Townsley Avenue is a small street for cars and trucks to pass through. Trucks

have difficulty in the space as the road is narrow for them to move to and from the site. One issue with the site is the street parking along Townsley Avenue, which limits the street to one car driving through at a time during peak times of the day.

The Toronto Weston Flea Market is a low road building that represents the community's values and needs. However, the building was not used to its full potential. The Flea Market was only used on the weekend, leaving the building vacant over the remaining week ([See Appendix A for a complete list of drawings used to identify the building's potential for reuse](#)).

The interior of the Toronto Weston Flea Market is a double-height space with an exposed steel structure and tiles located on the ceiling, with a polished concrete floor ([Figure 46](#)). As a large open-space building, there is the possibility to reuse the existing structure and floor system. The building has limited visibility to the street, with few windows and openings placed at the entrances of the building ([See Figure 47, 48, and 49](#)). [Figure 50](#) illustrates parts of the building studied through a key plan to understand the building's current state.

Junction at Market Value: A New Life for the Toronto Weston Flea Market



Figure 44: Bay doors of the building.



Figure 45: Exterior Photograph of the Toronto Weston Flea Market blocked from the Public.

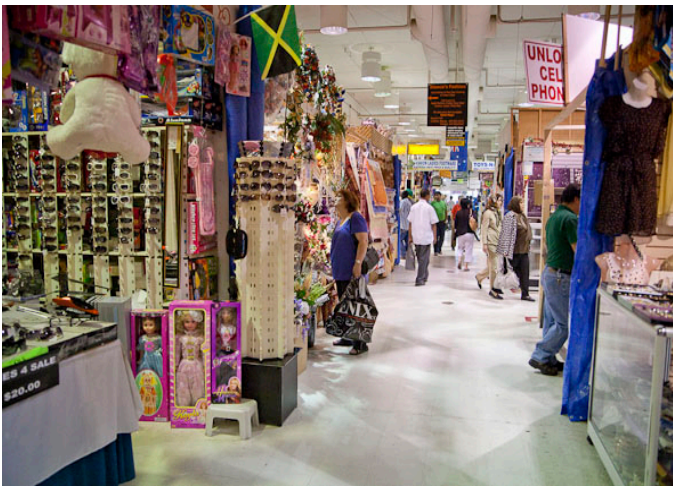


Figure 46: Interior Photograph showing building in its current use.



Figure 47: Exterior Photograph showing Entrances.



Figure 48: Exterior Photograph of the Parking Lot showing boarded-up walls and potential windows on the South facade.



Figure 49: Exterior View of Bus Turnaround and Building Dilapidation.

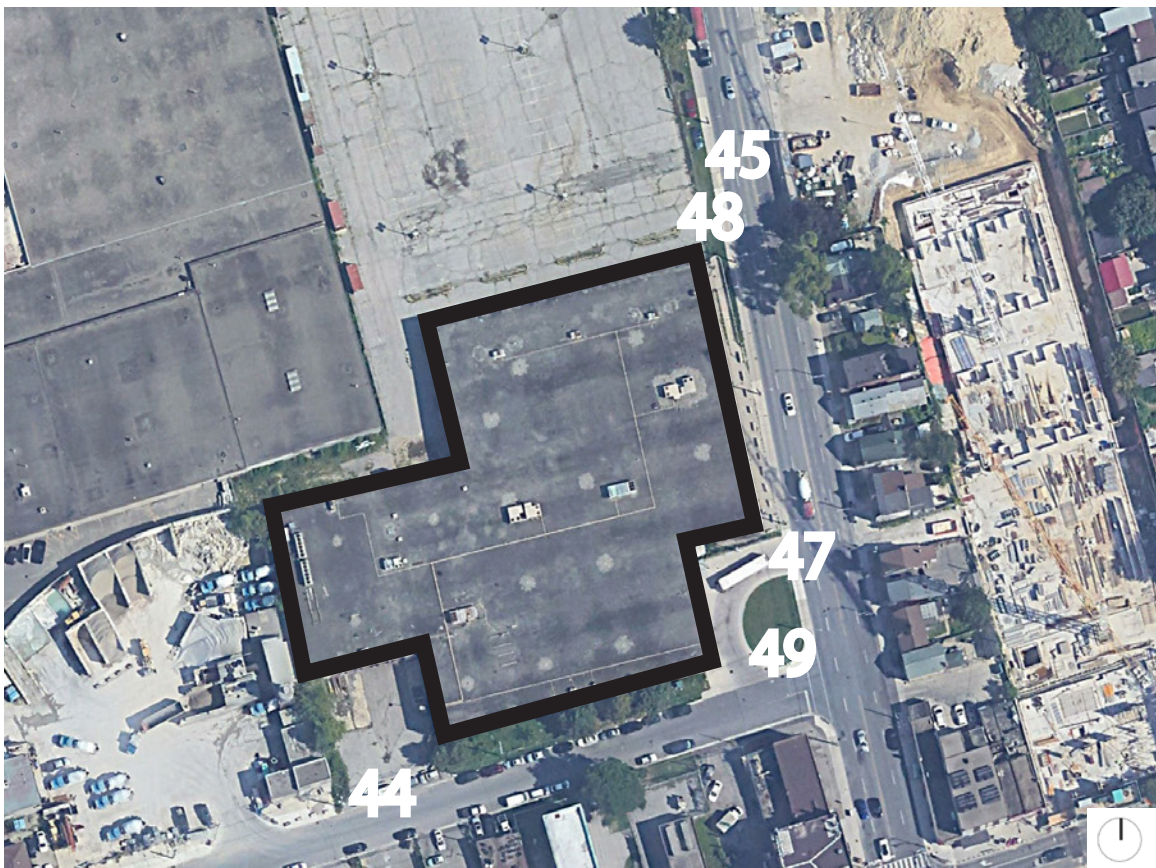


Figure 50: Key Plan of the Toronto Weston Flea Market showing Exterior Views Numbered by Figure

2.7 The Neudorfer Proposal

Through an analysis of the Keele St.-St. Clair Avenue Secondary Plan, the City of Toronto determined that the site no longer fits into their future development plans for the site. With an influx of people and growing developments, the Flea Market building and site will be demolished for a new development proposal approved by the Municipality. As a result, the site will increase vertically to include mixed-use residential apartments to accommodate a growing population. This thesis project compares the new proposal created by Neudorfer Corporation to analyze an alternative development scheme that reuses the existing Toronto Weston Flea Market and surrounding site.

The first image (**Figure 51**) illustrates the existing site in today's context, featuring the Toronto Weston Flea Market. The parking lot was used as an area to gather a large number of people in one area to the site, promoting local vendors in the area. Given the new developments at the site, the building will be located between two new developments in the surrounding area. Located close to a low-rise neighbourhood, the site is on the periphery of new developments set to be created in the next 10-15 years. The Reunion Crossing Developments started construction in

2020, with a mix of mid-rise housing and low-rise townhouses occupying the site east of the Toronto Weston Flea Market (**Figure 52**). To the West, the New Development at the St. Clair Old Weston Station will be a 49-Storey High-Rise Tower overlooking the railway, and providing density.

The City of Toronto outlines that its transportation Master Plan will provide a positive community development that focuses on transit-oriented and people-centric activity in open spaces. However, based on the developments proposed by Neudorfer Corporation to the City, there are issues with the connection to existing public spaces for communities to gather. One instance is the amount of green space given back to the community for outdoor activities. With two separate buildings proposed by Barrett Architect, large-scale residential and office space buildings boost the housing market since the City of Toronto is looking to add market rental and affordable market housing to its inventory. However, the size of the developments remains questionable, with the tallest building at 31-Storeys and 28-Storeys on the South. **Figure 53** outlines the general massing of the site with the building programs created by Barrett Architect Inc, and **Figure 54** outlines the Site Plan according to the proposal and massing strategy. The proposal features six

2018

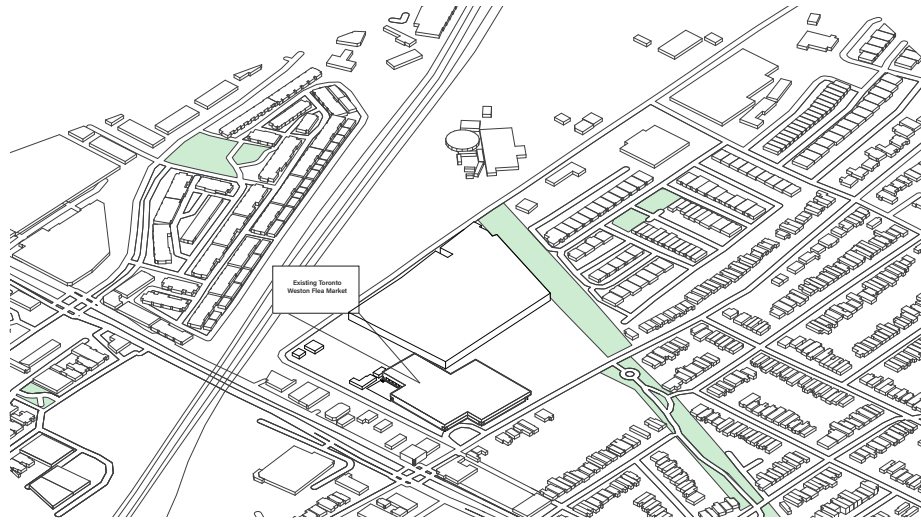


Figure 51: Existing Site

2020

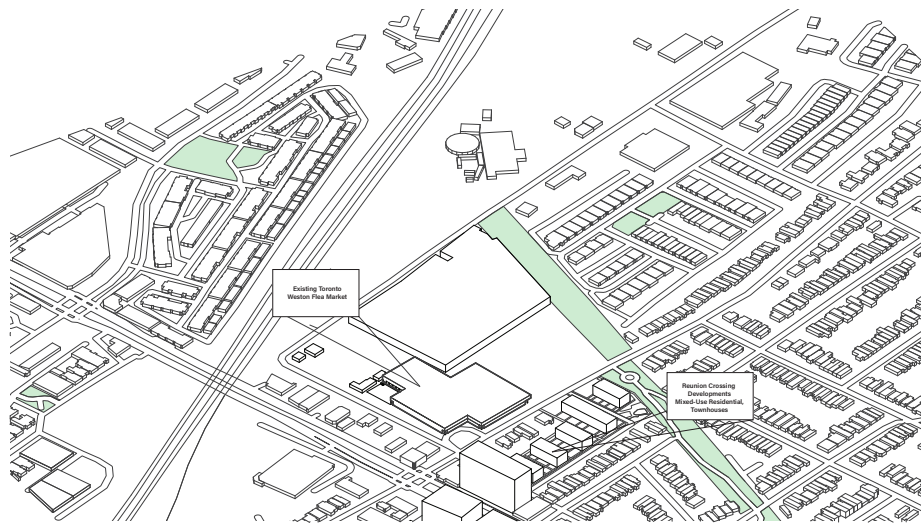


Figure 52: Addition of Reunion Crossing

2023-

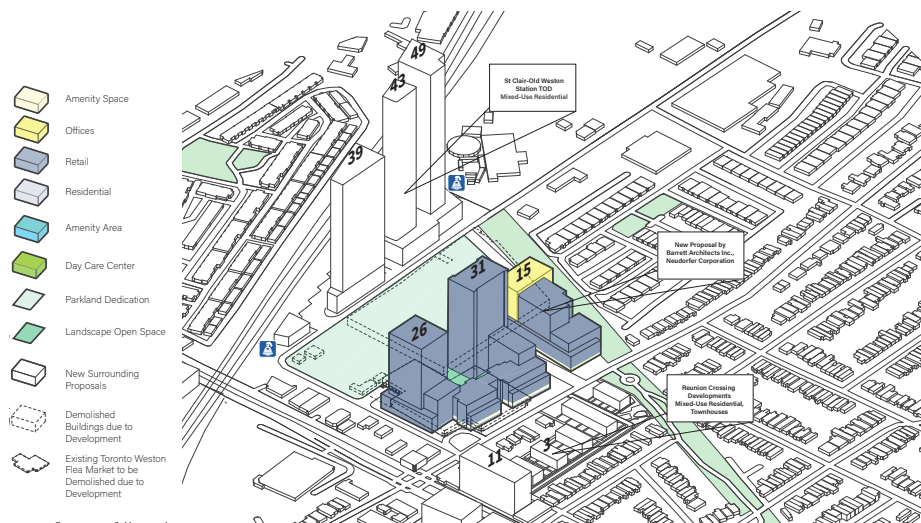


Figure 53: Neudorfer Proposal and the St. Clair Old Weston Station Development

building programs: residential, office spaces, amenity space, amenity area, retail, and a daycare center.

The ground floor retail spaces help to promote a storefront with eyes on the street. However, the massing of the buildings overpowers the rest of the site program. The proposal also creates a lack of natural daylight in the open space west of the large towers creating shadows that cast over the area and making the public squares and parks less desirable to gather. With proposed amenity spaces and areas, there needs to be a clear indicator of what programs cater to the community and the residents. The proposal by Barrett Architect will also result in demolishing the existing Toronto Weston Flea Market and the 100,000-square-foot warehouse building located to the west of the site.

Though the proposal caters to a growing neighbourhood community, the large-scale development does not correctly consider the community's needs based on the surrounding area. With limited commercial spaces catered to large gathering spaces, the new proposal could use Sagra Park as a connection to the existing Flea Market and new developments compared to separating public squares.

Through conversations with the developer, Neudorfer Corporation, the Toronto Weston Flea Market lies inside the development area, where a comprehensive review took place to evaluate the building's significance to the site. The developer initially planned to reuse the existing building as a part of their redevelopment process. However, the City of Toronto deems it unnecessary because of its Floor Space Index (FSI). When the Municipality introduced minimum densities to their comprehensive evaluation, they considered the

building obsolete to the surrounding community. They undervalued the building and its economic contributions to the local community.

Through the City's viewpoint on the physical constraints of the building, this thesis project investigates an alternative proposal where the Toronto Weston Flea Market is redeveloped to support the social and economic needs of the three neighbourhoods.

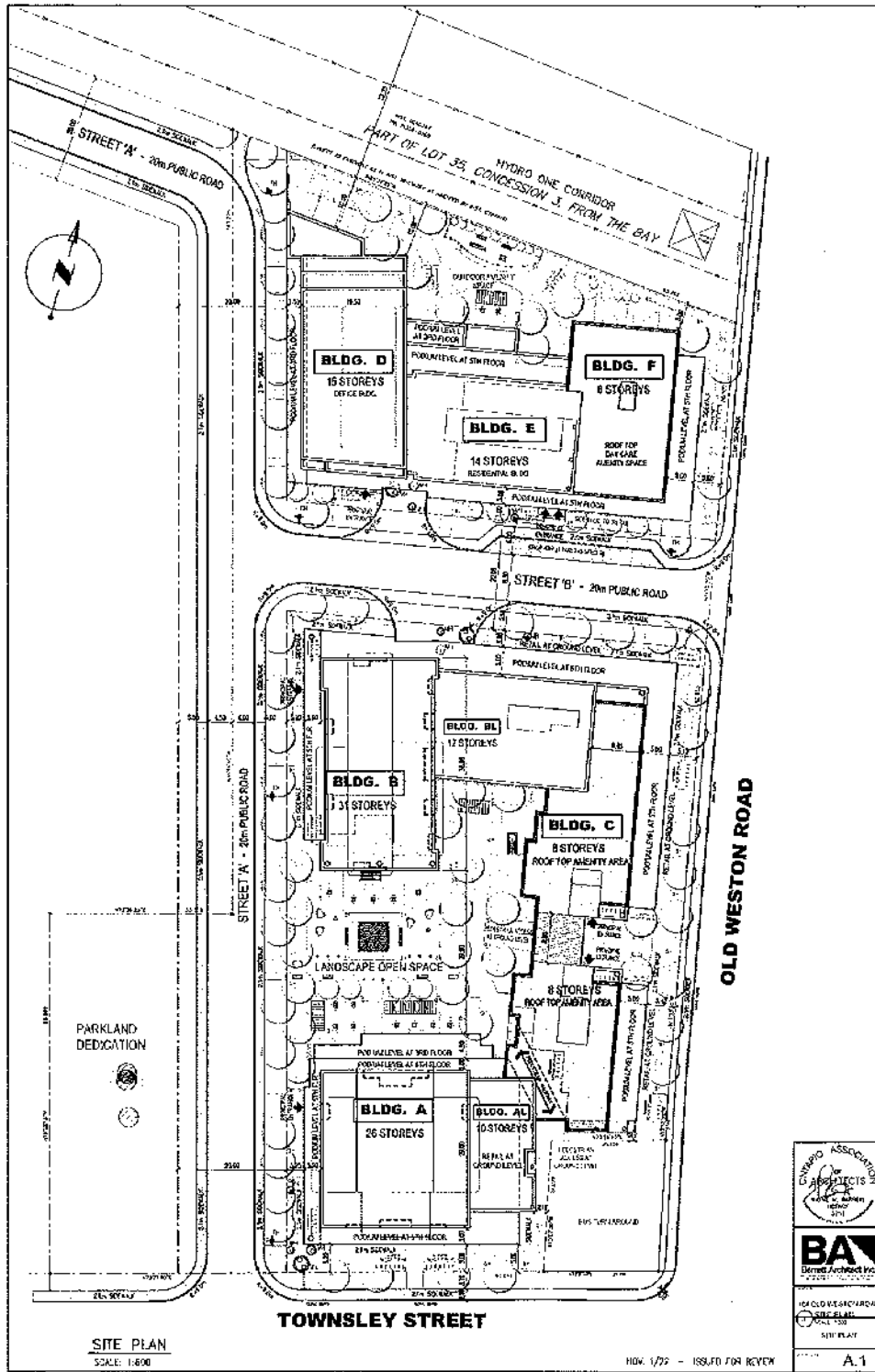


Figure 54: Site Plan of Neudorfer Proposal

3 REUSING THE TORONTO WESTON FLEA MARKET

- 3.0 Reusing the Toronto Weston Flea Market
- 3.1 Framework Guidelines
- 3.2 Tools for Analysis
- 3.3 Examples of Adaptive Reuse that Foster Community Hubs and Promote Identity
- 3.4 Programmatic Elements
- 3.5 Master Planning
- 3.6 Adaptability through Community Buildings
- 3.7 Adaptive strategies to Reuse the Building
- 3.8 Artifact as a Junction at Material

3.0 Junction at Market Value - Reusing the Toronto Weston Flea Market

This section proposes an adaptive framework that reuses the Toronto Weston Flea Market as an alternative to demolition. A set of criteria identified through case study research, and adaptive reuse strategies, will re-envision the building program from its industrial roots to a mixed-use commercial community hub. Drawing on strategies like neighbourhood development, adaptive reuse, and adaptability, this proposal accommodates the current and growing demographic to create a positive impact for the three distinct communities as previously mentioned in Section 2. **Figure 55** outlines the framework's guiding principles to create tools that reuse the existing Toronto Weston Flea Market.

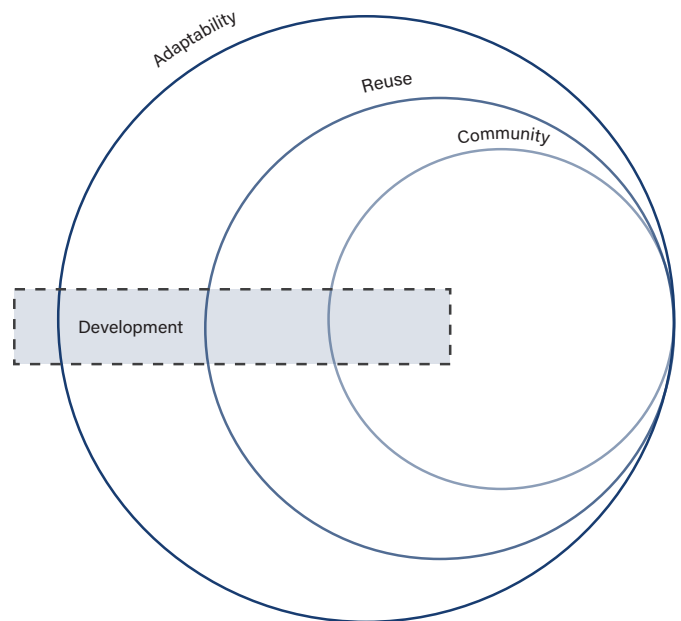


Figure 55: Adaptive Framework

3.1 Framework Guidelines

From the adaptive framework, rules and guidelines are identified to reuse the existing site. This thesis project creates design principles from the qualitative and quantitative data to outline rules that guide the design and architectural decisions created, as a result of the research. **Figures 56, 57, and 58** illustrate the rules created from the tools of analysis and research to adapt the Toronto Weston Flea Market and existing site through the adaptive framework.

3.1.1 Site Limitations

This thesis project works with the existing Flea Market and parking lot located North of the building. The project allows the program to spill out into the surrounding community while rehabilitating the existing site.

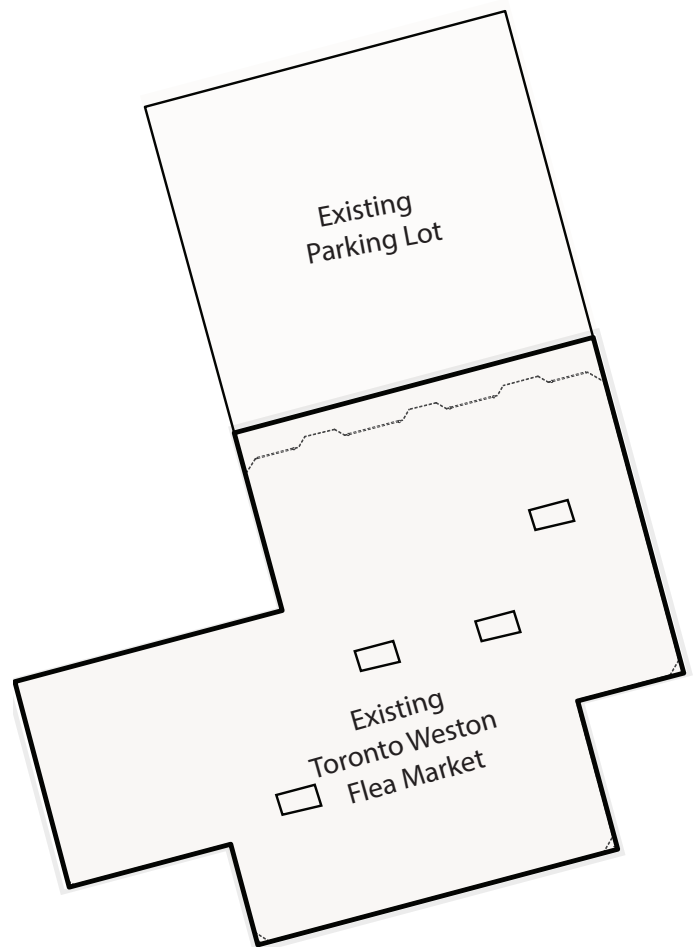


Figure 56: Framework Rules Diagram 1

Legend

Demolition	■
Existing Walls/Columns	■
Proposed Addition	■
New Walls	□

3.1.2 Reuse the Existing Building Footprint

The building has many challenges, such as its irregular shape and precast concrete facade with limited openings to the outside. The developer realized that the building could only accommodate an additional floor, leaving the proposal to remain a single-storey building.

3.1.3 Remove all Interior partitions in the Building to Maximize Space Planning.

This process allows the program to be flexible to the community and provide new spaces that cater to their use.

3.1.4 Subtract from the mass of the building to create urban corridors

Corridors cut through the building to encourage pedestrian movement and connect with the surrounding area. Cuts through the building must create open spaces, corridors, and buildings for human interaction while adhering to the structure.

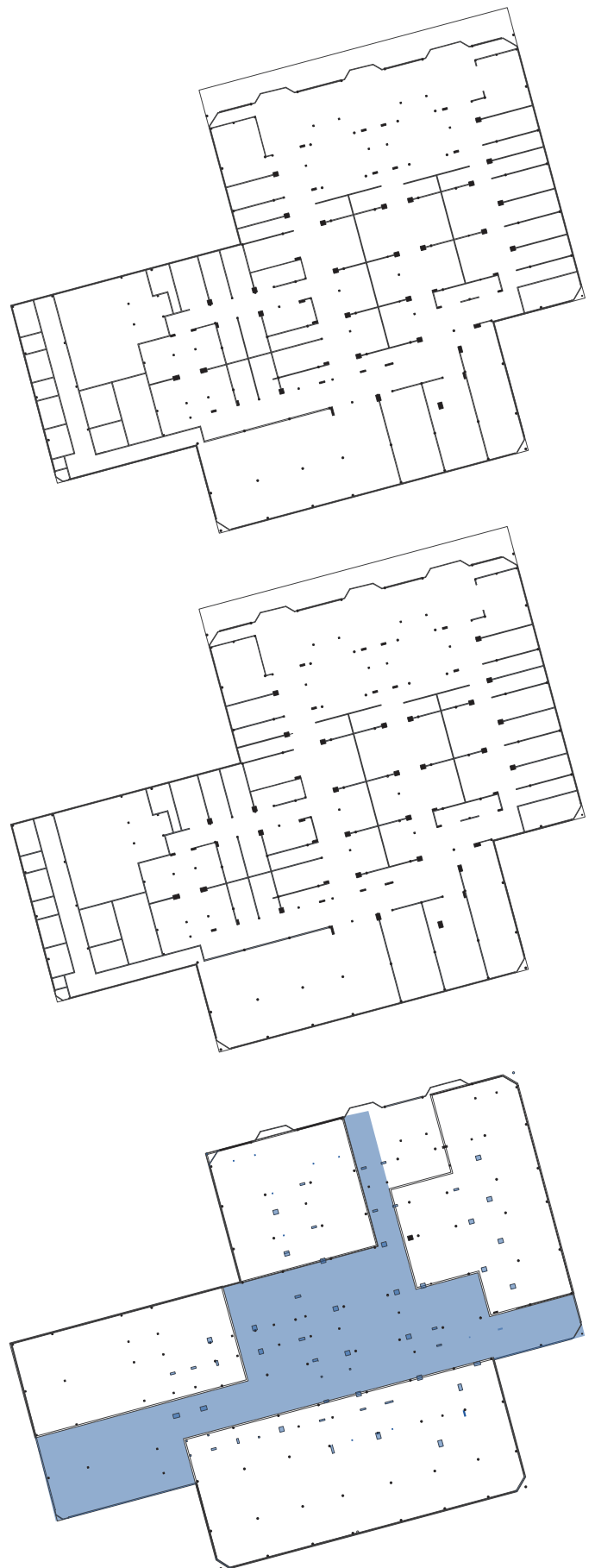


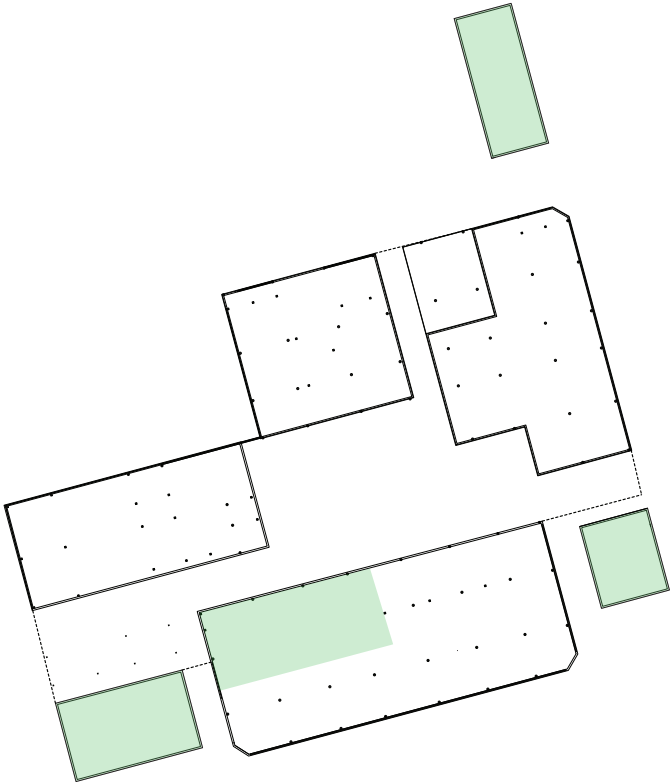
Figure 57: Framework Rules Diagram 2-4

Legend

- Demolition
- Existing Walls/Columns
- Proposed Addition
- New Walls

3.1.5 Remove Excess Structure and create new Additions

The new program requires a clear strategy to create additions to the structure or add new spaces for the structure.



3.1.6 Separated Buildings should cater to the Existing Structure to propose new walls

The building should create diverse uses by separating the building into quadrants. New program spaces allow a change-of-use to occur after adhering to the structure.

These rules establish the parameters of the site for this thesis project. The adaptive framework reuses the Toronto Weston Flea Market as an alternative to new construction while promoting the future development of the existing area. These guidelines speak to the broad context of existing buildings that promote development. Through the framework guidelines, this thesis project creates tools that analyze case studies for their adaptive reuse strategies and principles.



Figure 58: Framework Rules Diagram 5-6

3.2 Tools for Analysis

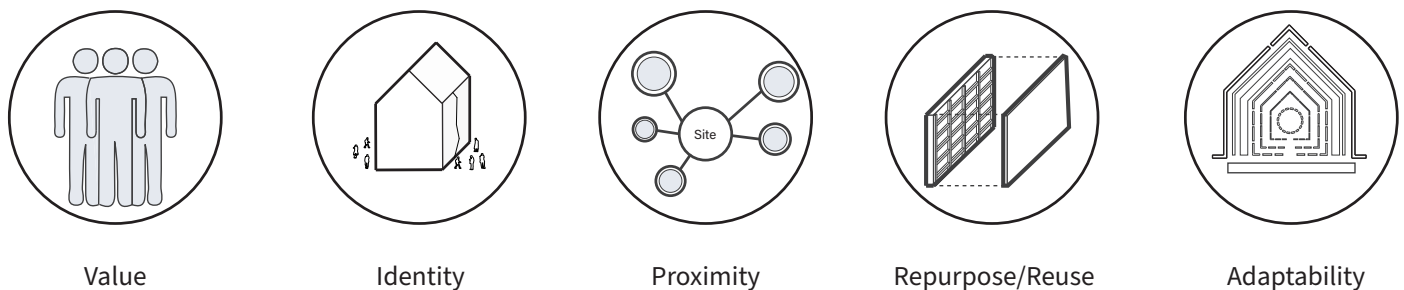


Figure 59: *Tools of Analysis*

The framework must adapt to the community's growing needs through the existing site conditions to integrate architectural and urban design strategies. This section begins with a site analysis from a quantitative and qualitative perspective to inform how the design will shape the emerging transportation nexus. Design strategies are rooted in the theory of adaptability, adaptive reuse, and community to promote the value of the existing area. The social value of the community needs to be addressed to understand its implication on the surrounding neighbourhood to promote sustainable development. Tools like value, identity, proximity, repurposing/reuse, and adaptability can promote the site as a microcosm of the city. **Figure 59** illustrates

the tools of analysis used to define key project parameters to impact communities positively. Through a case study analysis, this thesis project can design at the architectural and urban scale to promote human interaction and human-centric spaces as a primary driver for the reuse of the Toronto Weston Flea Market

3.3 Examples of Adaptive Reuse that Foster Community Hubs and Promote Identity

Adaptive reuse has become a strong design strategy for promoting the longevity of existing buildings. Elements are repurposed to serve new functions, while buildings promote the community's cultural, historical, and social value. Existing buildings can preserve existing elements to grow sustainable communities, revitalize existing land features, and invest in the future of city development.

This thesis project uses case studies to analyze the cultural and social value promoted through the reuse of the building. The analysis tools evaluate three distinct case studies for their adaptive reuse potential and value to environmental and sociocultural dynamics. Through value, identity, proximity, repurposing, and adaptability, these case studies act as precedents for reusing the existing building stock. **Figure 60** illustrates the location of three buildings that embody the tools identified in the previous section.



Figure 60: Map of Case Study Locations (Update)



Figure 61: *Patterned Wood Ceiling for Wayfinding*

3.2.1 McAllen Main Library, McAllen, Texas - Programmatic Sequencing and Big Box Reuse

Architects: MSR Designs, Boultinghouse Simpson Gates Architects

Designed by Boultinghouse Simpson Gates Architects and MSR Designs for the Interior Design, the McAllen Main Library is considered the largest single-storey library in the United States of America. The building was converted from its original Walmart big box store, with a large open space area equivalent to 2 1/2 football fields.⁷⁶ The architects split the building into quadrants to divide the large open space into smaller, intimate areas catered to specific users. The building splits into sections of program spaces like community meeting rooms, a children's library, adult services, and the staff area. Intimate moments and scaled down spaces are separated by a patterned wood ceiling that runs parallel to the length of the building, while spaces are designated with colour

to promote wayfinding and connect the users of the site from its warehouse upbringing to a place of intimacy (See Figure 61).⁷⁷ These intimate spaces and program spaces are the result of reusing the building through key criteria.

The McAllen Main Library retains its original structure by exposing the ceiling and revealing it to patrons in the shell of the building. The interior and mechanical systems are painted white to contrast with the warmer undertones created by the wood ceilings to promote movement (Figures 62 and 63).

The exterior facade makes the building unrecognizable as an old retail store. The building exterior consists of aluminum composite panels (ACM) to cover the existing shell, and create its new identity as a library for the community. In addition, extensions to the building such as a new main entry canopy, support the building's change-

⁷⁶ MSR Design. "McAllen Main Library." MSR Design Portfolio, October 20, 2021. <https://msrdesign.com/case-study/mcallen-main-library/>.

⁷⁷ Boultinghouse Simpson Gates Architects. "Community - Boultinghouse Simpson Gates Architects." *Boultinghouse Simpson Gates Architects*, 2020. <https://www.bsgarchitects.com/new-cityofmcallenpubliclibrary>.



Figure 62 Left: Existing Building Interior Gutted
Figure 63 Right: Existing Interior Spaces Painted White.



Figure 64 Left: Existing Exterior Facade of Walmart
Figure 65 Right: New Exterior Facade of Library



Figure 66 Left: *Historical Photo of Wychwood Barns*

Figure 67 Right: *Exterior Facade of the Wychwood Barns*

of-use use to an institutional setting.⁷⁸ The old Walmart's existing walls consist of 12-inch concrete block painted light blue to match the existing store colours (See Figure 64). To alter the building, stucco in Baguette, Humble Gold and Rugged Brown covered the facade to remove its big-box store presence from the outside (See Figure 65). Other strategies, such as piercing the building by making new storefronts allow for connections to the outdoor children's area with a partition wall featuring tile mosaics opposite the building.

The McAllen Main Library offers significant changes to city development by creating a strategy that reuses the existing building stock while enhancing the interior conditions of the buildings. These layers enhance the site's value to community members and allow for community involvement similar to that of the Artscape Wychwood Barns.

⁷⁸ Design & Build With Metal.com. "McAllen Public Library." *Design & Build With Metal.com*, 2023. <https://designandbuildwithmetal.com/featured-projects/mcallen-public-library>.

3.2.2 Artscape Wychwood Barns, Toronto, Ontario - Community Centered Design

Architects and Stakeholders: Dtah, the Stop Community Food Centre, The Dalton Company Ltd., Blackwell Bewick Partnership Ltd., Stantec, the Planning Partnership, ERA Architects Inc., and Gottschalk+ Ash International.

The Artscape Wychwood Barns, designed by DTAH is a mixed-use community hub centred on gathering individuals through a series of community spaces, a commercial greenhouse, and sheltered gardens, live/work housing units, and work studios for local artists (Figure 66). Through adaptive reuse, the project refurbishes five historic streetcar maintenance barns to promote the site's history and mold it to the new program. The oldest barn was converted into a street that provides ample access to markets, large gatherings, and exhibitions (Figure 67).⁷⁹ The project was "imagined as a multifaceted

⁷⁹ DTAH. "Artscape Wychwood Barns A Defining Moment for Adaptive Reuse in Toronto." *DTAH*, 2023. <https://dtah.com/work/artscape-wychwood-barns>.



Figure 68: Interior Photo of Barn turned into a Street



Figure 69: Exterior Photo near Outdoor Market

community centre where arts and culture, environmental leadership, heritage preservation, urban agriculture and affordable housing were brought together to foster a strong sense of community.⁸⁰ The reuse of the maintenance barns has created a place for cultural activities to create community engagement by growing, processing, and selling food (See Figure 68). The buildings' identity centers on an organic mix of people and ideas to foster change and connect the neighbourhood to the internal facilities of the building. In conjunction with the project's focus on community development through adaptive reuse, Evergreen Brick Works allows for adaptive reuse to create community by preserving cultural heritage (See Figure 69).

3.2.3 Evergreen Brick Works, Toronto, Ontario - Preserving Cultural Heritage and its Connection to the Surrounding Environment

Evergreen Brick Works is an example of adaptive reuse that preserves the cultural heritage of the site. Located in what remains of the Don Mills Brick Works, the project creates a community hub that values the existing industrial site through public spaces, and adaptive reuse principles. These spaces are created from components that positively contribute to the project's cultural value and sustainable approach. Building elements like old brick walls, steel structures, and metal sheds from the existing industrial building retain the existing building footprint (See Figure 70).⁸¹ Artist installations were also planned from the reuse of the original structures, kilns, and drying tunnel to promote the future use of the heritage site through community gatherings to explain

the stories of each space.⁸² The existing site components open the buildings by stripping the building and replacing deteriorating elements for contemporary spaces (See Figure 71 and 72). The reuse of existing buildings can serve as an alternative to designing for cultural heritage, and contribute to sustainable design by connecting to the surrounding area.

The building program outlines public spaces that convert the 16 abandoned Brickwork buildings into the vibrant community hub it is today.⁸³ Spaces like a local farmer's market, community gardens, bike shop, a cafe and restaurant, a children's playground, pavilions, art exhibits, parks, and common spaces for visitors⁸⁴ all provide value through their contribution to community development. The architects rely on the landscape to connect these time remnants to interventions like networks of bridges and walkways that bleed into the surrounding landscape to promote pedestrian traffic. These interventions follow the guiding principles of nature, culture, and community.

80 Artscape DIY Creative Placemaking, "Artscape Wychwood Barns," Artscape DIY - Artscape Wychwood Barns, Artscape DIY, Accessed February 1, 2023. <http://artscapediy.org/Case-Studies/Artscape-Wychwood-Barns.aspx>.

81 Diamond Schmitt Architects. "Centre for Green Cities, Evergreen Brick Works." *Diamond Schmitt Architects*, June 17, 2021. <https://dsai.ca/projects/centre-for-green-cities-evergreen-brick-works/>.

82 McCracken, Krista. "Heritage Matters - Evergreen Brick Works: Rethinking Space." *Heritage Matters e-magazine*. WordPress, April 23, 2011. <https://www.heritage-matters.ca/articles/evergreen-brick-works-rethinking-space>.

83 DTAH. "A Cultural & Ecological Hub in the Heart of the Don Valley." DTAH, 2023. <https://dtah.com/work/evergreen-brick-works.DTAH>.

84 CNU. "Evergreen Brick Works." Evergreen Brick Works | Congress for the New Urbanism. *Congress for the New Urbanism*, 2011. <http://archive.cnu.org/resources/projects/evergreen-brick-works-2013>.



Figure 70: Exterior Walkways and Common Spaces

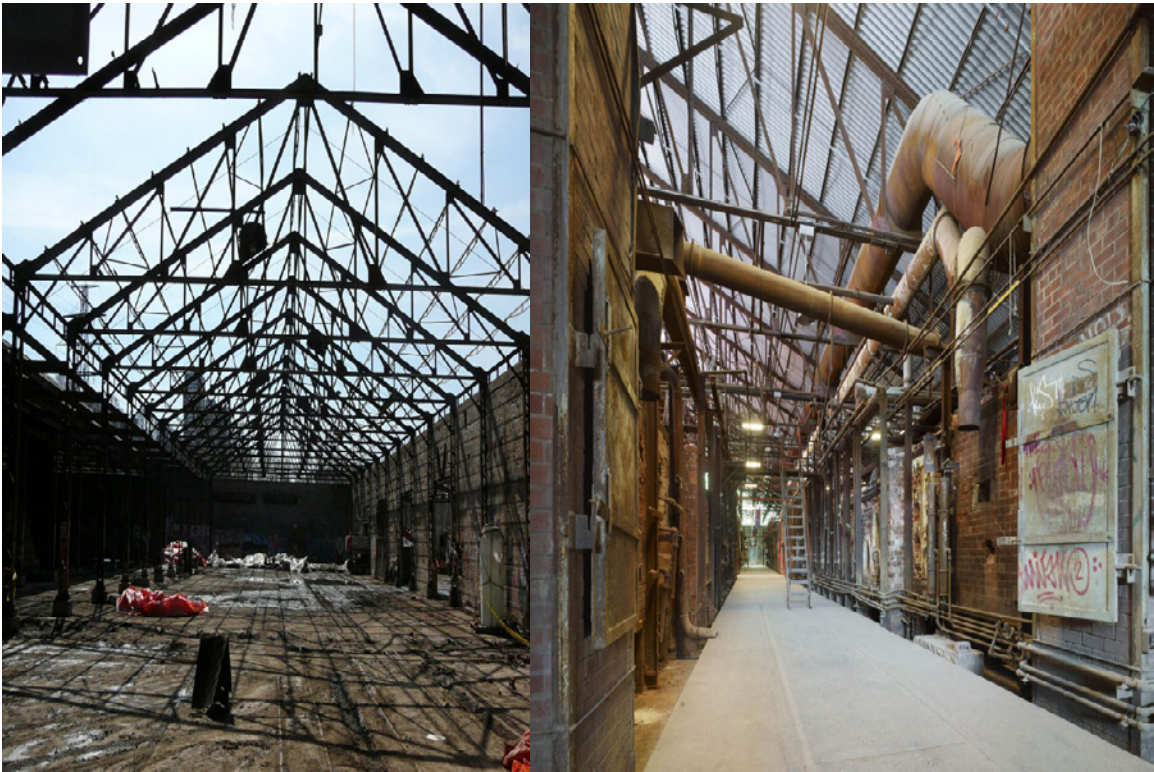


Figure 71: Building Stripped Down to Steel Frame

Figure 72: Kiln Building Reused.

3.4 Programmatic Elements

The program is identified by the quantitative and qualitative data collected from the previous sections to present an opportunity to reuse the Toronto Weston Flea Market as a mixed-use commercial community hub. The first architectural decisions stem from the site analysis responding to the urban context. **Figure 73** shows the site parameters indicating the location of the Toronto Weston Flea Market and the surrounding developments created in the next few years. As a result, the new proposal challenges the City's current development schemes presented by developers and architects. Through a space planning exercise, the building's programmatic elements provide direct relationships with the surrounding community and respond to the site's limited amenities. Considering the neighbourhood's lack of commercialized spaces, this thesis project accommodates a change-in-use that uses the building's low-road building status to its advantage. The building includes amenity spaces for young families, immigrants, and the working class, such as coworking spaces, restaurants, artist studios, and a community centre to create a junction at the intersection of

three neighbourhoods. Given the site's proximity to a proposed SmartTrack Station, the proposal will cater to the urban development of the building and the urban spaces surrounding the Flea Market. **Figure 74** frames the complete building program on the site, with surrounding developments outlined.

Given the size of the thesis project and the developer's comments on the building's structural conditions, the project will remain a single-storey building to demonstrate how adaptive reuse can promote density in a low-rise setting. The existing drawings were received from the City of Toronto after the research. This thesis project will be designed with the existing structural elements inside the building and remove the interior partitions to maximize space planning.

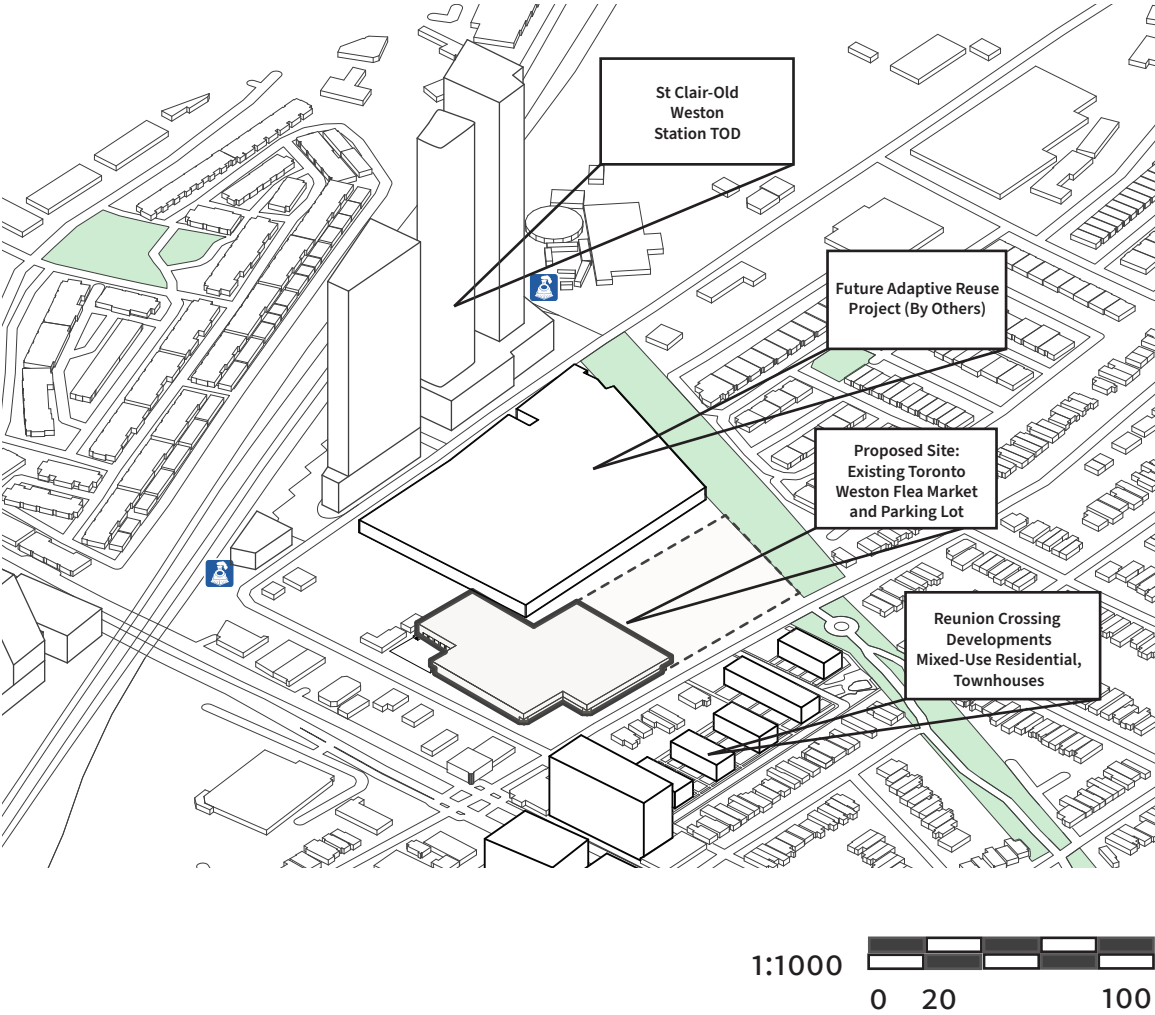


Figure 73: Alternative Proposal Starting with the Existing Site and New Developments

Breakdown by Building

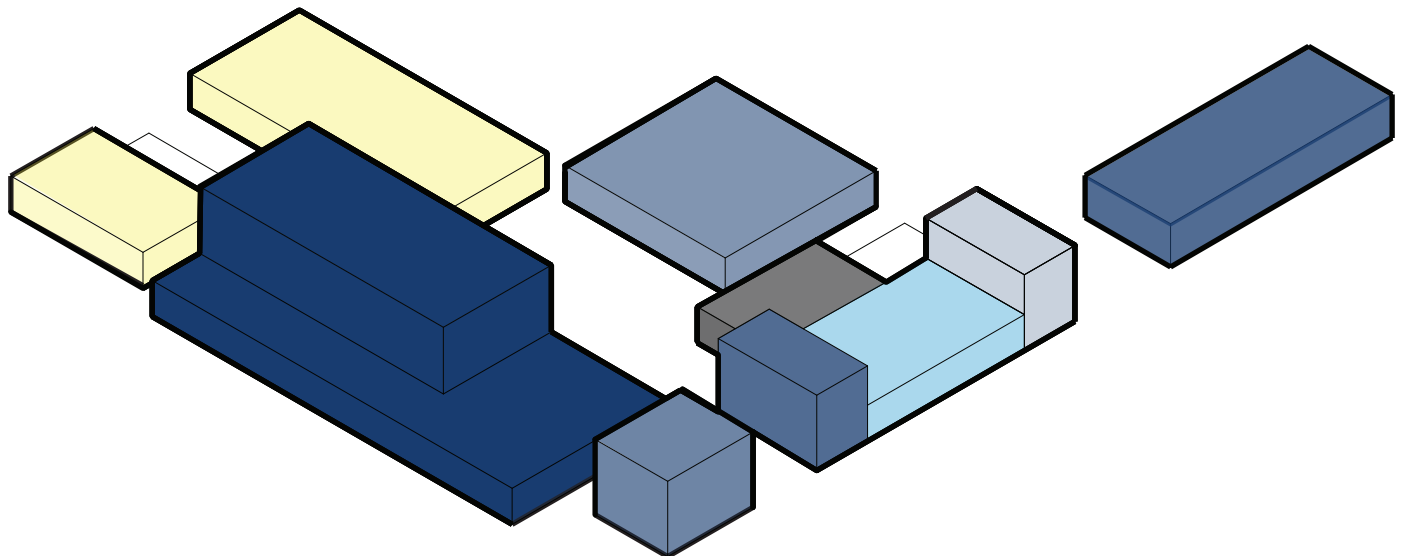
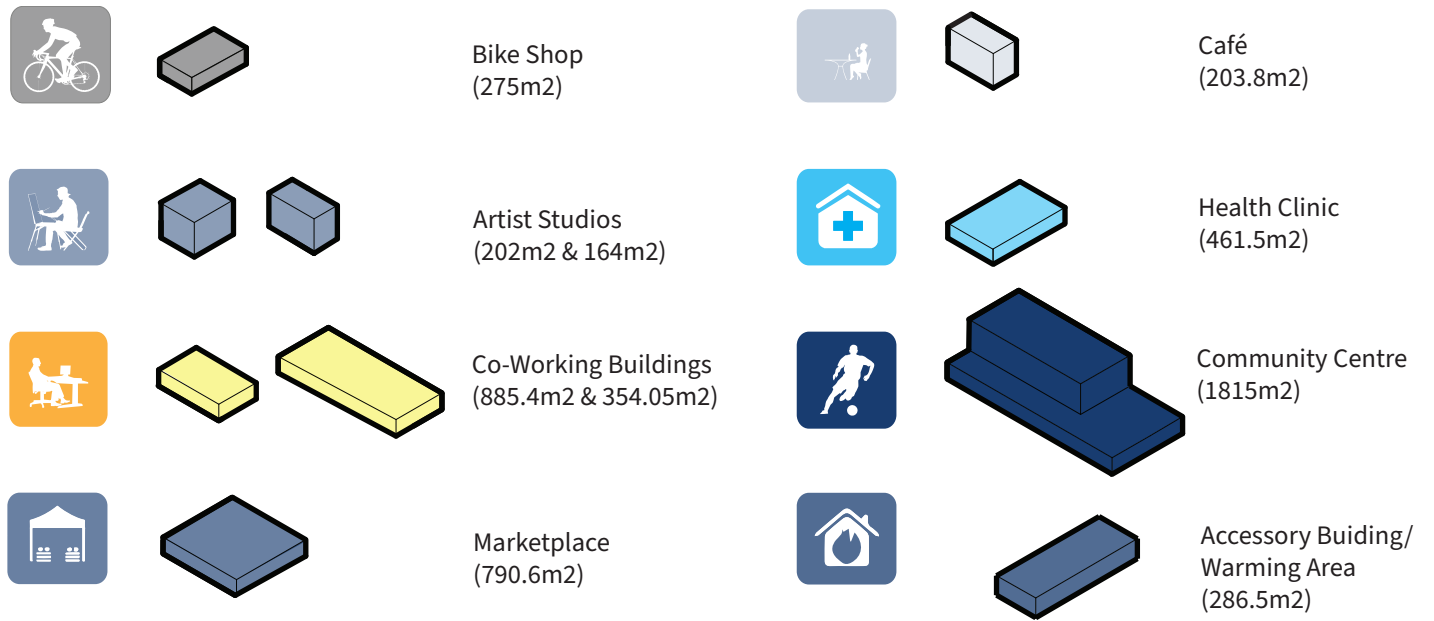


Figure 74: Alternative Program Diagram for the Existing Site

3.5 Master Planning

With the site's future in question, the new proposal needs to consider the implication of adaptive reuse in the current context of the Toronto Weston Flea Market and surrounding developments. Through the research, it was determined that the proposal should support the growing density by providing amenities that support a growing community. Using the Secondary Plan from the City of Toronto as a guide, this thesis project identifies adjacencies on the existing site to connect the new developments. From the Master Plan and Secondary Plan critique, the new proposal creates strategies to cut through the existing site to create spaces in proximity to new transit infrastructure, such as the new SmartTrack Station (**See Figure 75**). As the City of Toronto grows, parks and open spaces must be expanded and prioritized to reinvest in the surrounding area. As a result, the quality of life promotes the health and well-being of individuals by catering to their diverse and complex needs. Projects need to work within the physical and financial constraints of the City to create trails and mid-block connections to and from destinations surrounding the site.⁸⁵

According to Jane Jacobs, “A good city street neighbourhood achieves a marvel of balance between its people’s determination to have essential privacy and their simultaneous wishes for differing degrees of contact, enjoyment or help from the people around.”⁸⁶ Jacobs

⁸⁵ City of Toronto. “Toronto Official Plan Chapter 3- Building a Successful City.” 38.

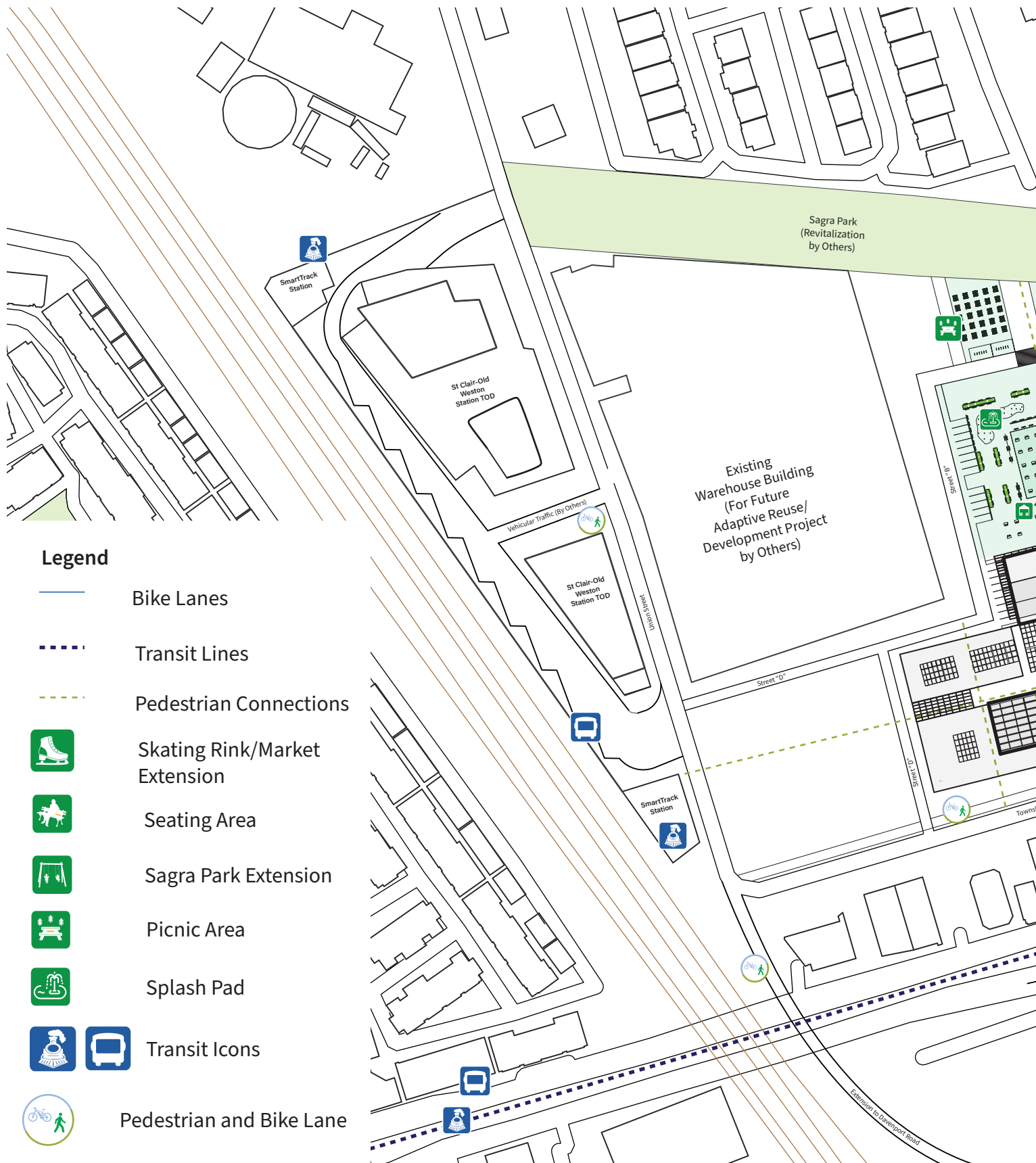
⁸⁶ Jane Jacobs, *The Death and Life of Great American Cities*. 59.

illustrates a need to balance public and private spaces to develop stronger relationships with people. It creates a sense of togetherness that is shared among people.⁸⁷ This thesis project proposes strategies in the public realm such as sidewalks, and urban design interventions to diversify programs and services lacking in the public domain.

From open green spaces to privatized areas, urban spaces are programmed to enliven the neighbourhood. Large urban corridors are cut from the existing mass to connect the surrounding developments with the interior programmatic elements. Jacobs explains that “residential areas that lack neighbourhood commerce and sidewalk life seem to follow the same course as residents of public projects when faced with the choice of sharing much or nothing.”⁸⁸ She illustrates that the social makeup of urban spaces create positive experiences that align with the users on-site by fostering connections to the surrounding area. Through urban spaces such as a public skating rink, picnic areas, outdoor market spaces, artist installations areas, and rest areas, shared and intimate experiences are created to foster social connections on-site. As a result, they value the demographic’s cultural heritage by creating spaces within walking distance to current developments while contributing to the community’s health and well-being. **Figure 76** illustrates an axonometric of the full proposal on-site, illustrating public spaces for large gatherings, while **Figure 77 and 78** outline the skating rink in the summer and winter months acting as an extension of the marketplace building.

⁸⁷ Ibid., 62.

⁸⁸ Ibid., 8.



Legend











-  Bike Lanes
-  Transit Lines
-  Pedestrian Connections
-  Skating Rink/Market Extension
-  Seating Area
-  Sagra Park Extension
-  Picnic Area
-  Splash Pad
-  Transit Icons
-  Pedestrian and Bike Lane

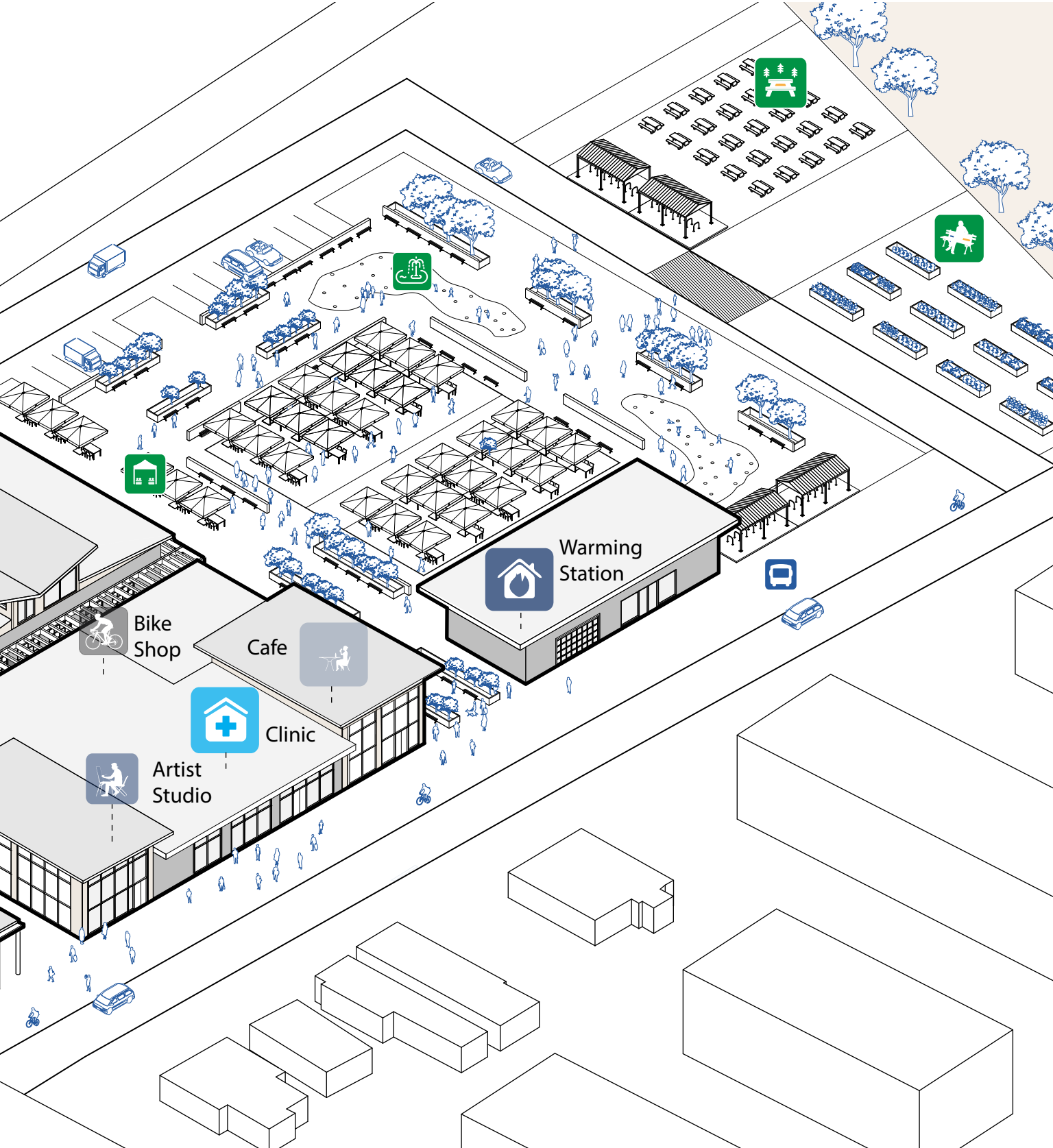
Figure 75: Master Plan of the Site







Figure 76: Axonometric of Site Proposal



1:500





Figure 77: *Exterior Render of Skating Path in Winter*

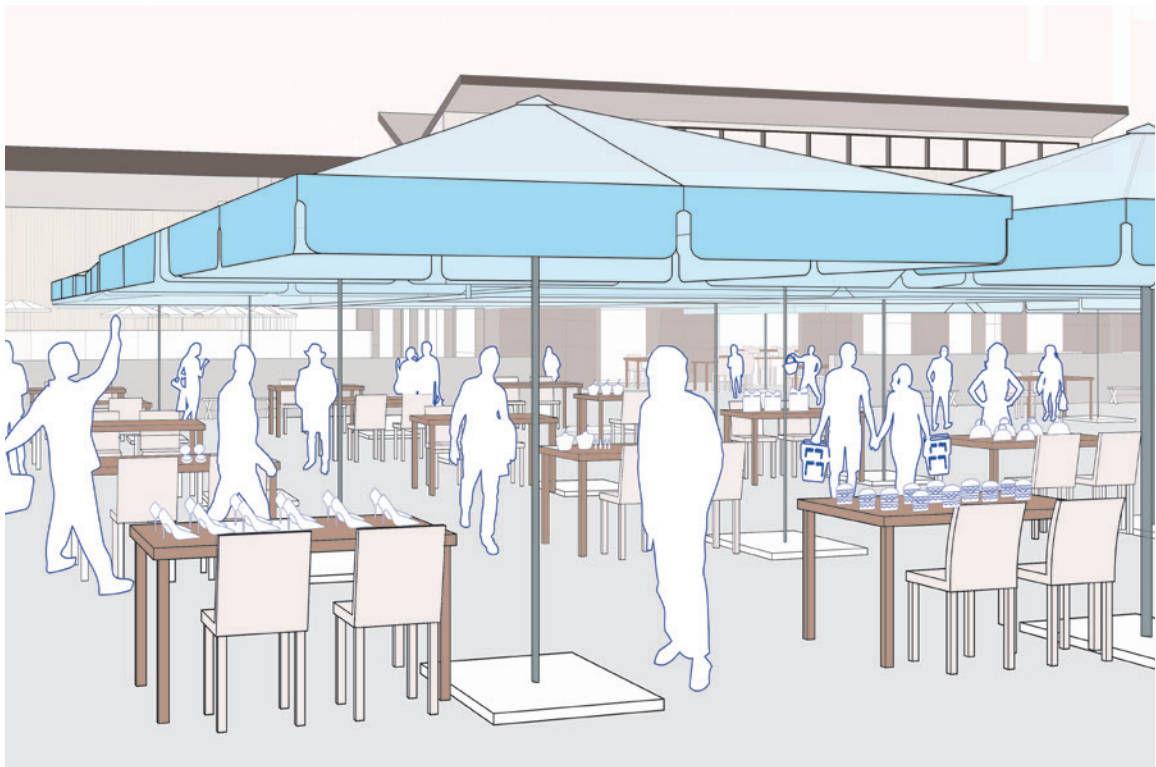


Figure 78: *Exterior Render of Marketplace Extension in Summer*

3.6 Adaptability through Community Buildings

This section analyzes the building proposal through the proposed buildings cut from the existing site mass. These individual buildings result from adapting the Toronto Weston Flea Market to accommodate the community's needs on-site. This section will dissect the architectural interventions outlined in the Community Centre, Arts and Business District Building, Marketplace, and Coworking Buildings to describe the site's evolution from its industrial and commercial roots to a mixed-use commercial community hub.

The exterior facades of the building are explored in elevation to illustrate the materiality and adjacencies to the surrounding area. The East elevation seen in **Figure 79** features the community centre, artist studios and restaurant shown with storefront windows to engage the public realm on Old Weston Road actively. Artist studios and part of the restaurant use a combination of corten steel and accoya wood to illustrate the building from the street and contribute to adaptive strategies on site. Using corten steel creates a weathered facade over time that ages with the community to express the site's history through layers. The Accoya wood cladding facades also provide an alternative cladding that expresses additions to the project, representing

changes to the existing building and adding value to the surrounding area. **Figure 80** shows the South elevation with the marketplace/flea market and restaurant building tied together to promote interactive spaces that connect to the urban design scheme.



Figure 79: *West Elevation*

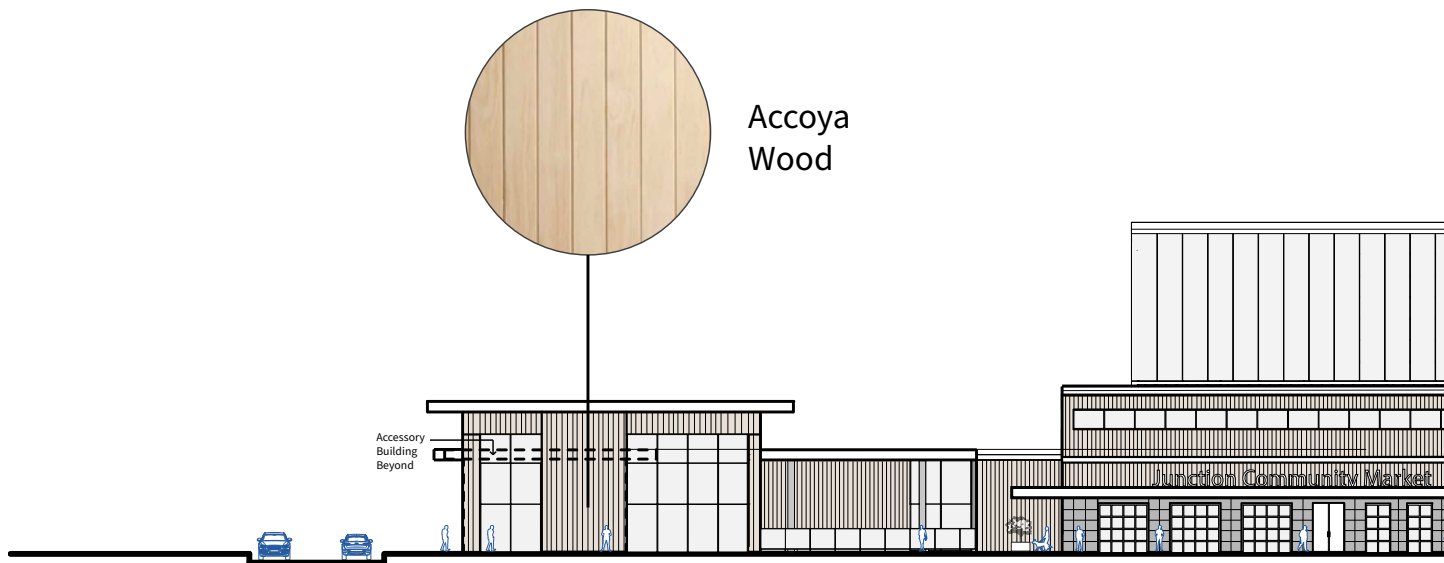
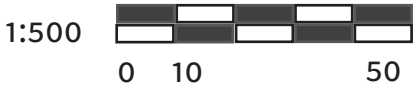
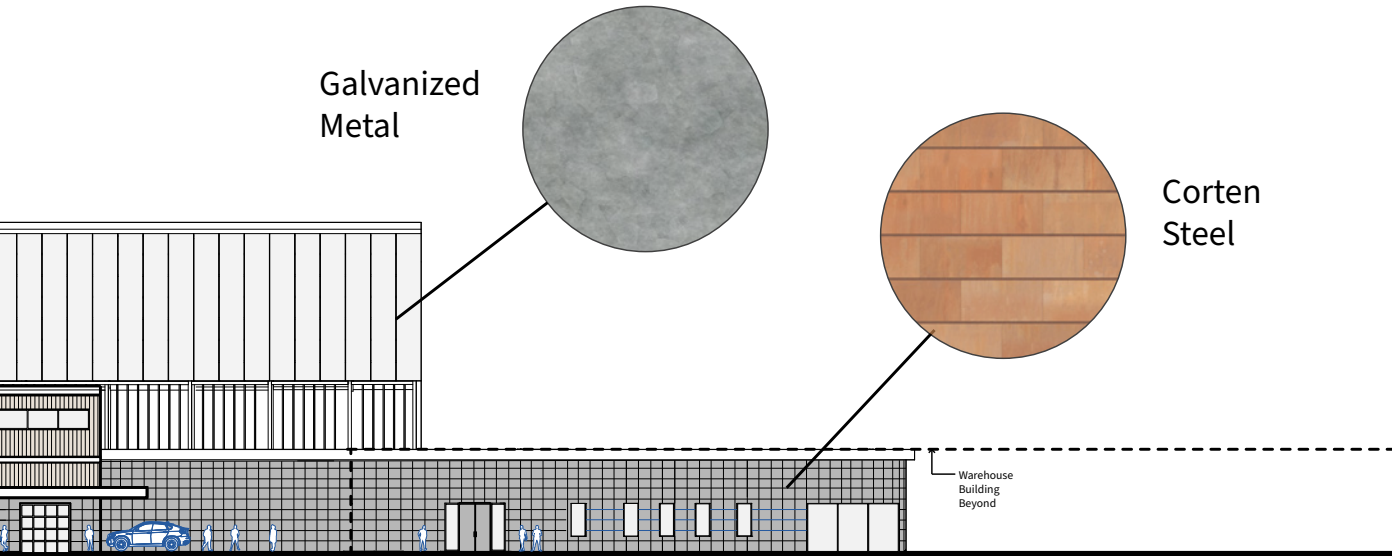
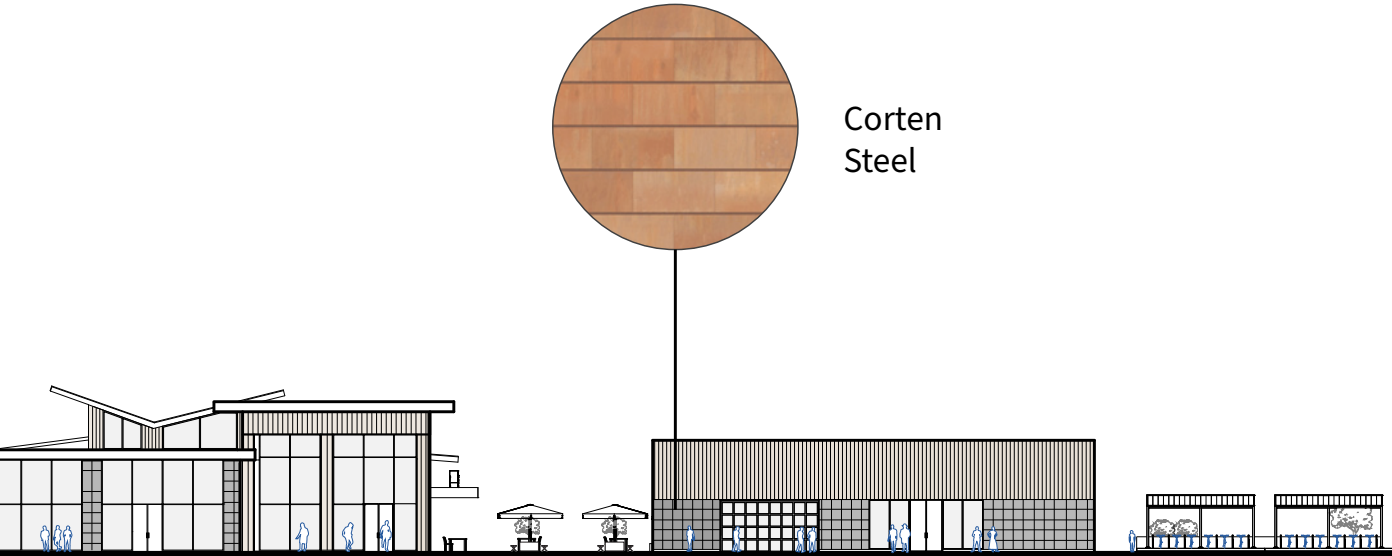
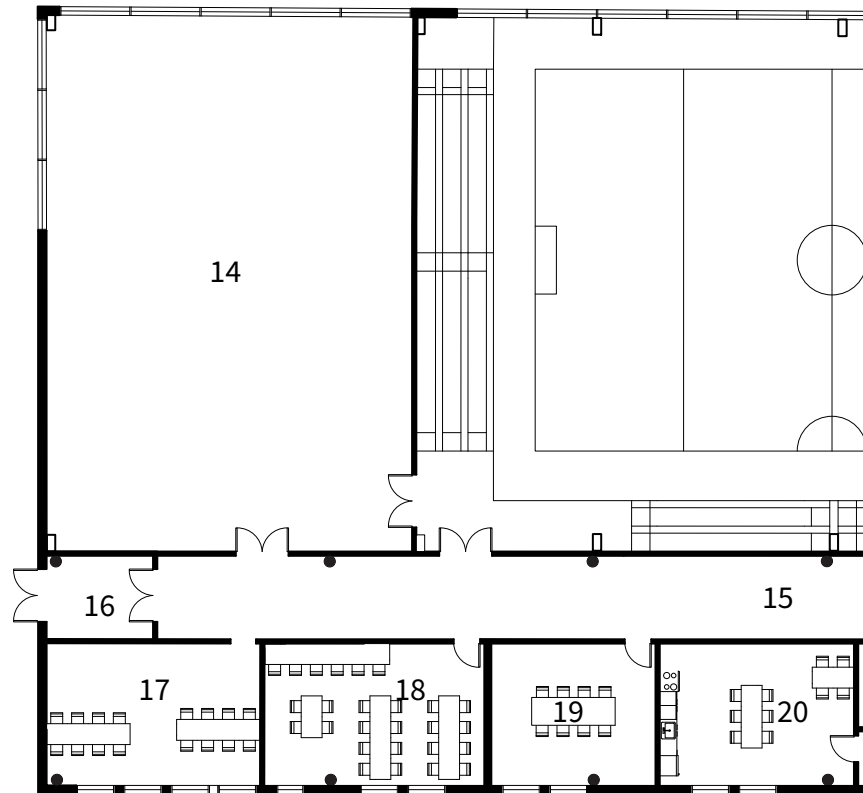
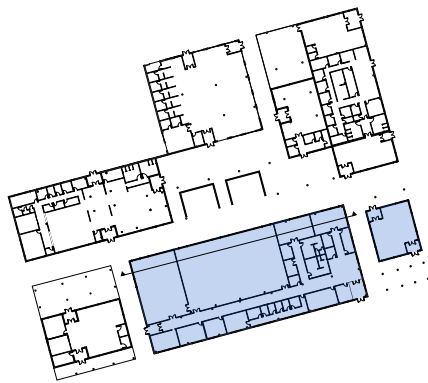


Figure 80: *South Elevation*



Legend

1, 16, 24, & 26. Vestibule	14. Gymnasium
2. Lobby	15. Corridor
3. Reception	17. Kids Room
4. Maker Space	18. Classroom
5. Family Room	19. Studio
6. Multipurpose Room	20. Conference Room
7. Storage	21. Administration
8. Men's Change Room	22. Meeting Room
9. Women's Change Room	23. Breakout Space
10. Equipment Storage	25. Artist Studio
11. Mechanical Room	27. Covered Urban Corridor
12. Janitor's Closet	28. Urban Corridor
13. Soccer Turf Field	29. Outdoor Seating Area



3.6.1 Community Centre

The Community Centre is located inside the existing building footprint located to the South of the site along Townsley Avenue. The community centre is a flexible, spatially configured building focused on providing services for community members to engage in activities, and open the building to the surrounding area. The building includes a large soccer turf field to promote the value of the sport in the Corso Italia neighbourhood, catering to the community's first and second generation immigrants in the area. The project also includes classrooms, family rooms, multipurpose rooms, and a gym. The gym and soccer turf field create flexibility through a partition wall that separates the athletic nature of the sport of soccer with the more relaxed and flexible program inside the gymnasium. A track surrounding the soccer turf field allows for a diverse set of uses that promote

active movement in the space. (See Figure 81 and Figure 82).

In Figure 83, the community centre is expressed in elevation to describe the street presence along Townsley Avenue, which connects the multipurpose rooms, family rooms, and studio room with an emerging infrastructure route. A movable facade is placed on the soccer turf field and gymnasium to open up to the public and connect the urban nodes with the interior program of the building. Figure 84 expresses a hidden elevation illustrating the movable facade, made of galvanized metal and accoya wood siding. Insulated glass is placed in the movable facade to create a building that is open 24/7 for events, public gathering, and active participation. The addition contrasts the corten steel facade by representing a diverse range of colours, where an off-white or grey is used to soften the material

28

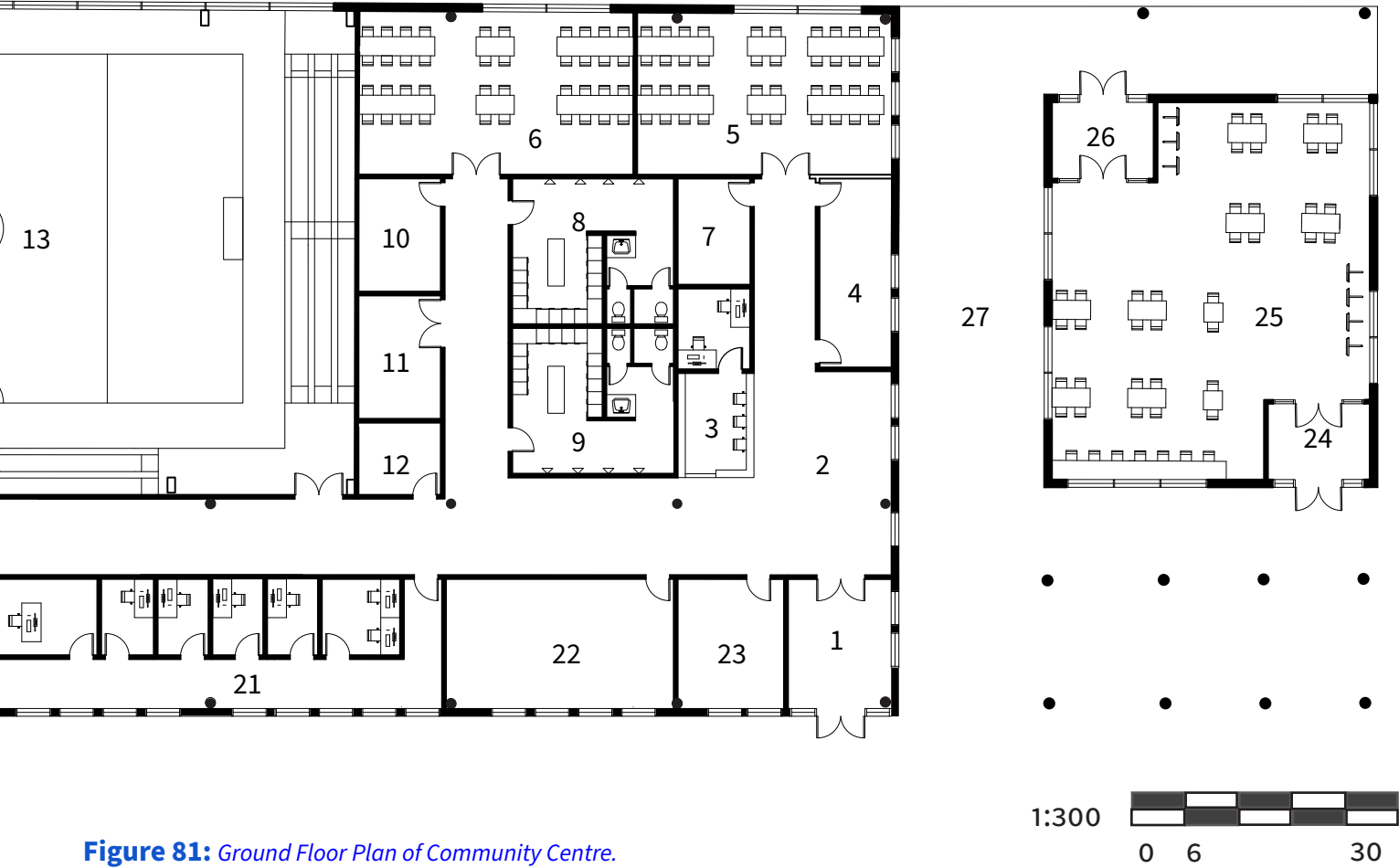


Figure 81: Ground Floor Plan of Community Centre.

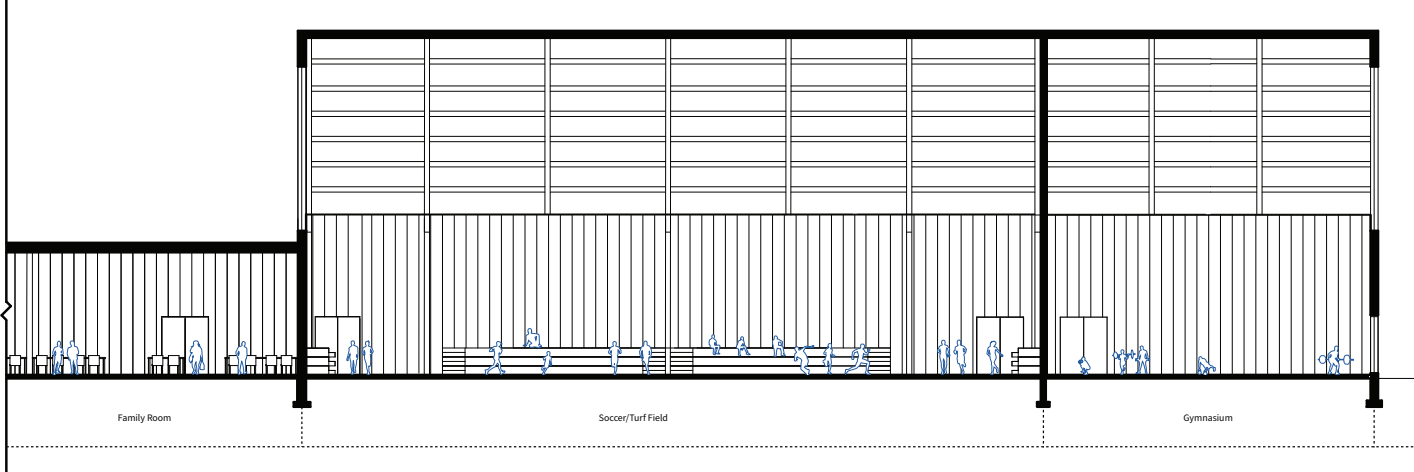


Figure 82: Section showing Cut through Soccer Turf Field facing West.

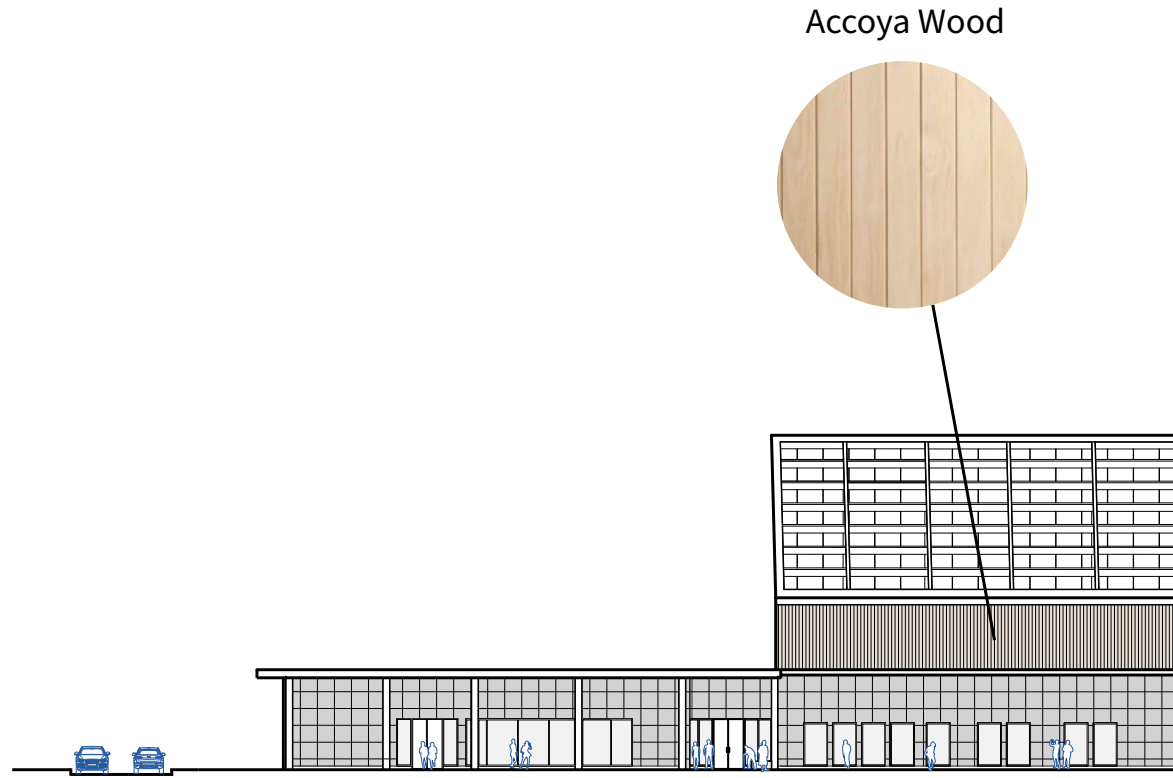


Figure 83: North Elevation

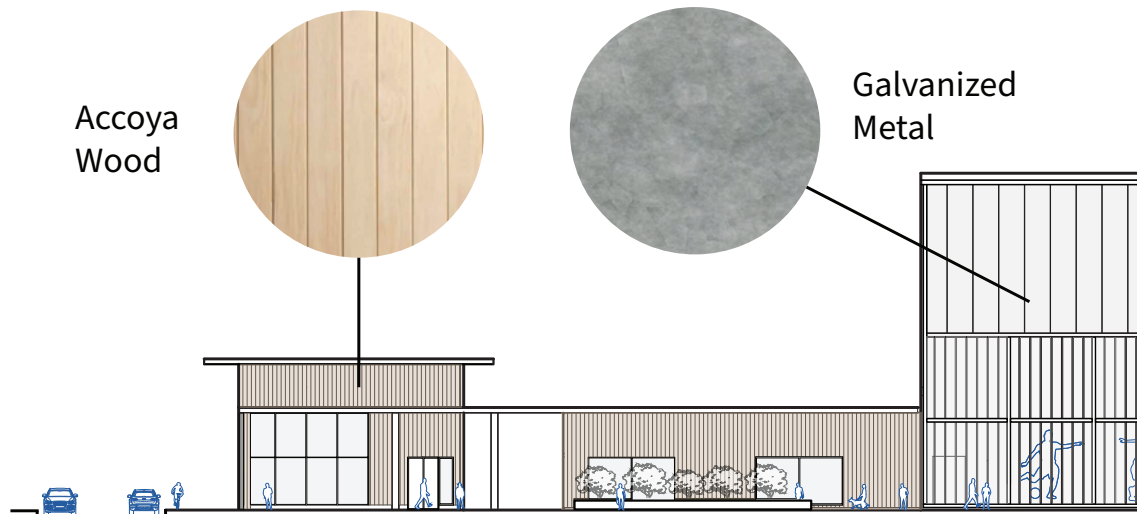
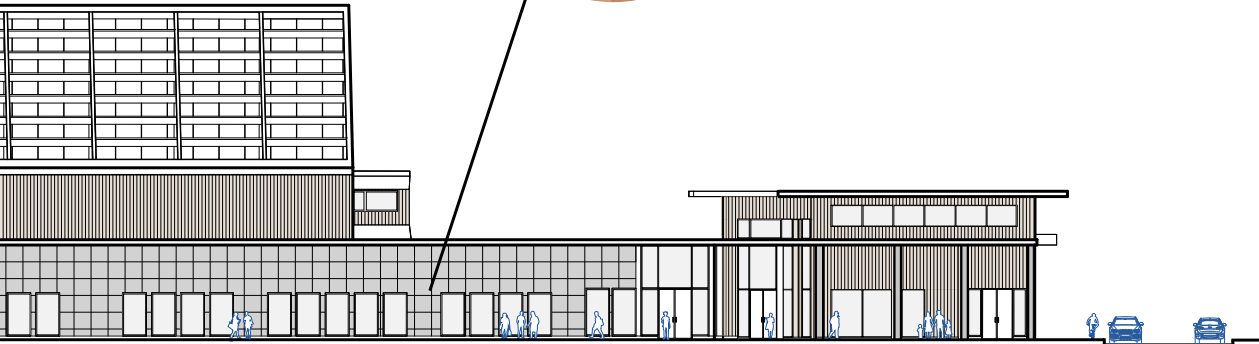
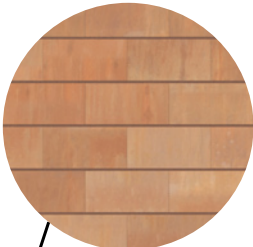
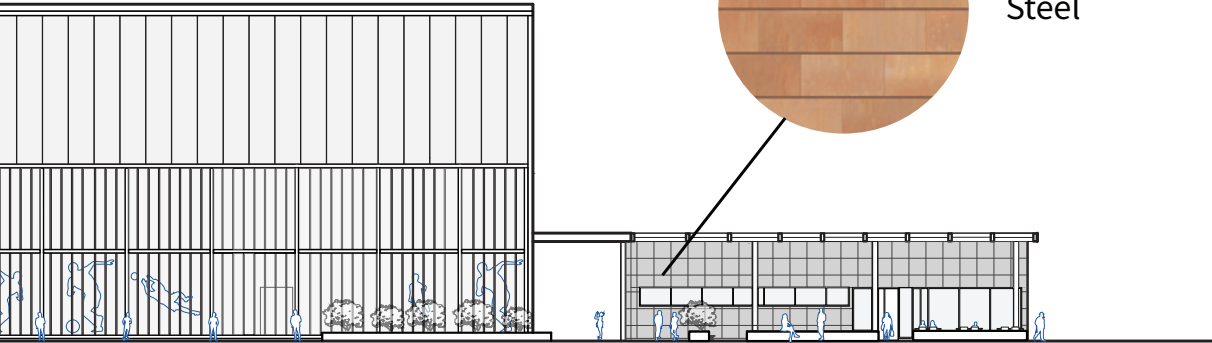
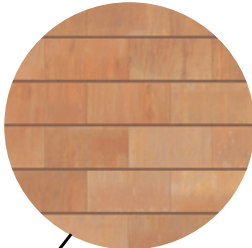


Figure 84: Hidden Elevation showing Soccer Turf Field and Gymnasium

Corten Steel



Corten Steel



palette and draw the public eye. The facade provides a flexible envelope that can house programs such as an interior soccer field, running track around the field, and bleachers that extend to make use of the interior programming. The running track is also placed behind the bleachers to encourage open pass throughs from the gymnasium to the soccer turf field. As a result, the community centre provides open and engaging spaces that create intimate moments to rest, play, and workout.

3.6.2 Marketplace/Flea Market

The site's history, driven by grocery and flea markets, presents an opportunity to connect visitors with the flea market's beginnings. The marketplace was seen as an inclusive space whose identity fostered healthy relationships with vendors, community members, and the greater public. The building brings the social atmosphere of the flea market back to the site by providing services and goods that are local to the City of Toronto.

Located in the North, the marketplace provides a strong connection to the existing site history by promoting vendors similar to the flea market. In return, the building provides ownership in the community they work and live. Previously home to 270 vendors, the new marketplace will use exterior spaces to extend beyond the boundaries of the building to connect a wide variety of activities and increase the number of vendors in the space. Compared to its original intention for the weekend, this thesis project features market vendors who provide products and accessories during the weekends and point-of-service sales throughout the weekdays. Open seven days a week, the marketplace building will see a greater density of people gathering in the surrounding area. **Figure 85** outlines the ground floor plan, where the building splits into three sections: back-of-house, point-of-service, and vendor space. With an increased presence surrounding the site, vendors will bring in visitors at peak times throughout the work day and on

weekends.

From outdoor markets to the urban design scheme, the marketplace is a central meeting point connecting the community with various vendors at different scales. Market vendors in the building sport fruits and vegetables, housewares, clothing, candy, sweets, and public artwork to connect the building with the growing community. Ultimately, the marketplace is a cultural icon through its connection to the illustrious art scene in the Junction and the Industrial roots of the Stockyards that combine the rich history of the former town of Weston. In **Figure 86**, a perspective render of the marketplace illustrates the spatial qualities of the building showing how the building opens up to the surrounding area and is a permeable building. Using overhead garage doors, the marketplace spills out into the surrounding urban corridors to connect the urban nodes created from the urban design. As a result, large gatherings occur inside the building that connects the visitor with the vendor to strengthen community relationships. The render features building materials such as reclaimed brick and interior wood cladding from landfills and existing development projects to repurpose existing elements on-site and connect the user with reused building components. Concrete columns in the existing building structure are reused and reinforced to extend the building vertically for clerestory windows to provide direct daylight and stack ventilation.

Figure 87 shows a section cutting through the buildings to direct pedestrians from the outdoor market inside the building. These differences in scale connect visitors with the growing number of vendors on-site. The passthrough also describes how the program opens up to the public by separating materials like wood cladding and coloured tile veneer. **Figure 88** illustrates a section showing the overhead garage doors activating the public realm and ventilating the space in the summer months. In the winter, the doors are closed and insulated to warm the building.

Legend

- 1-3. Vestibule
- 4. Vendors
- 5. Seating Area
- 6. Point of Service w/
Walk-In Coolers
- 7 & 8. Storage
- 9. Shipping/Receiving
- 10. Janitor's Closet
- 11. Mechanical Room
- 12. Parking
- 13. Outdoor Marketplace
- 14. Urban Corridor
- 15. Marketplace Extension
- 16. Soccer Stands

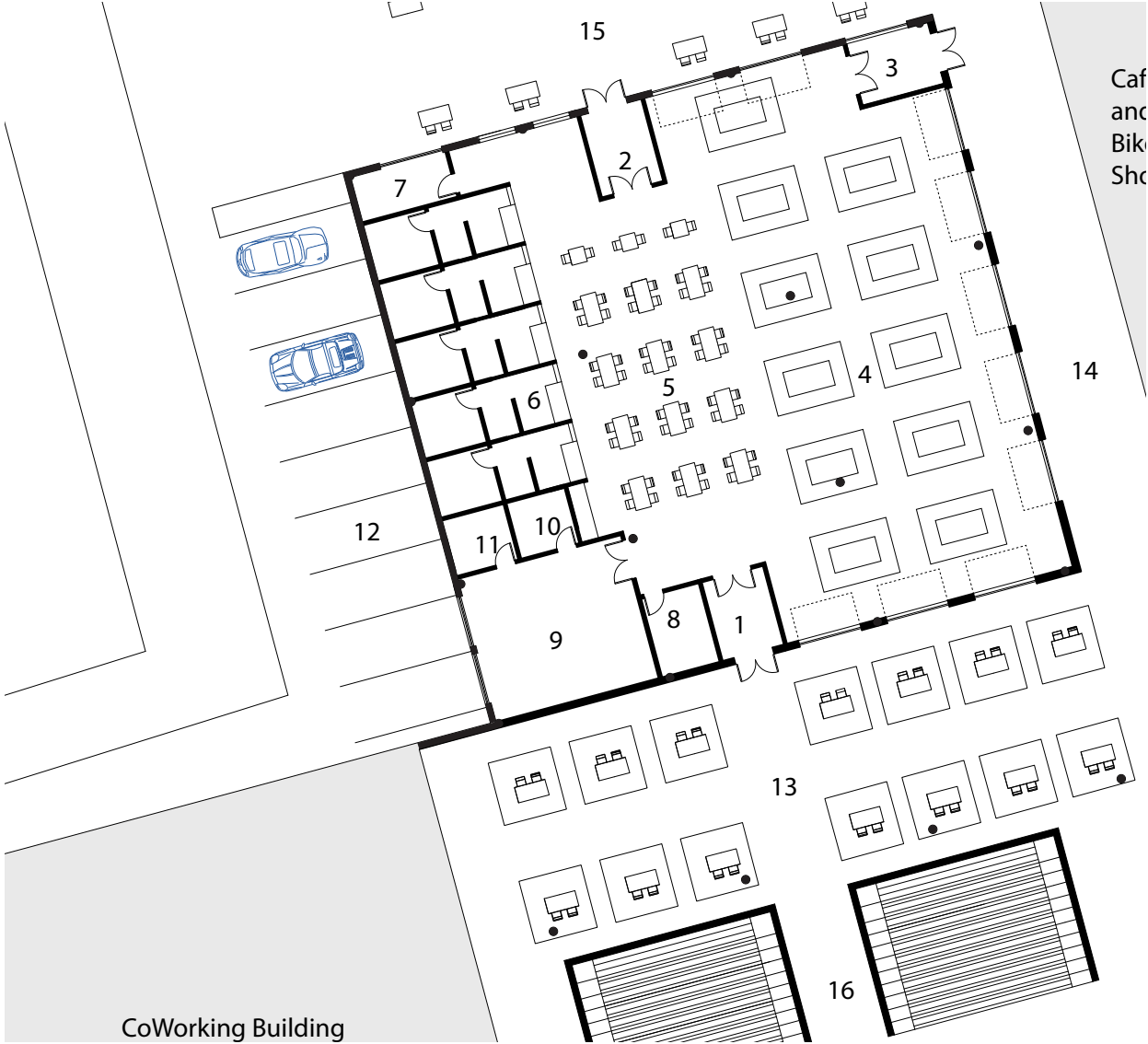


Figure 85: Ground Floor Plan of Marketplace



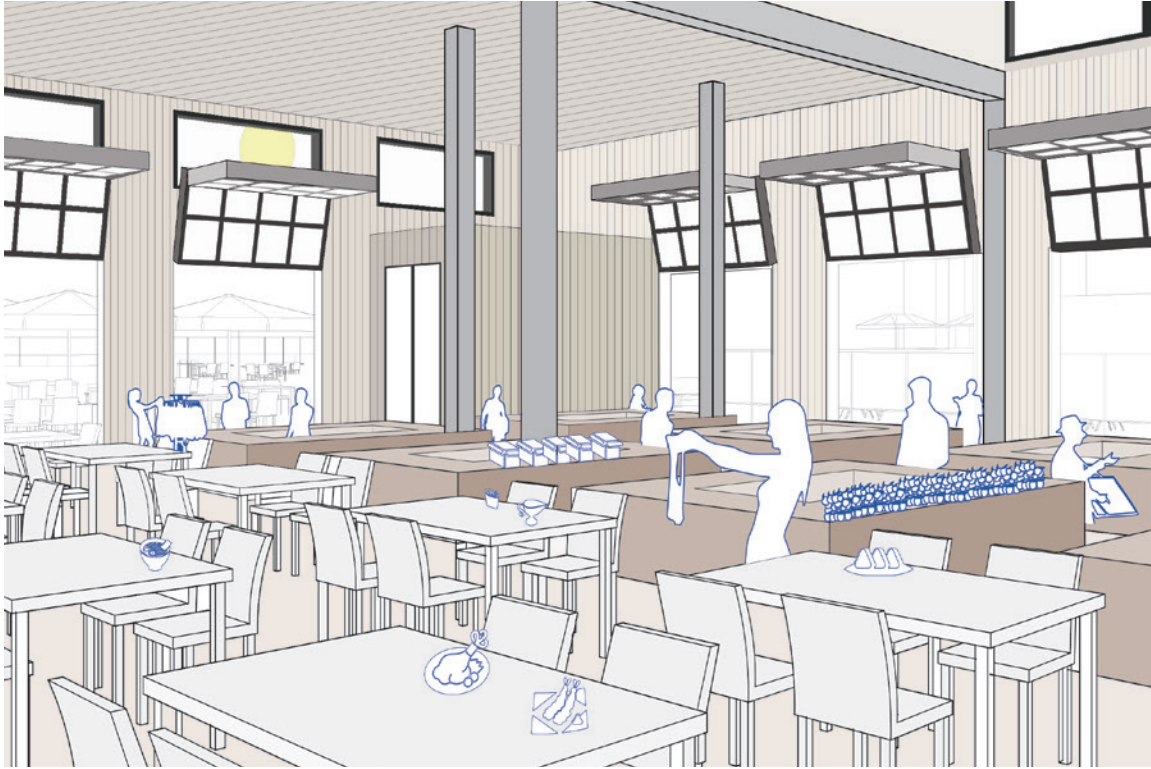


Figure 87: Interior Render of the Marketplace for Local Vendors

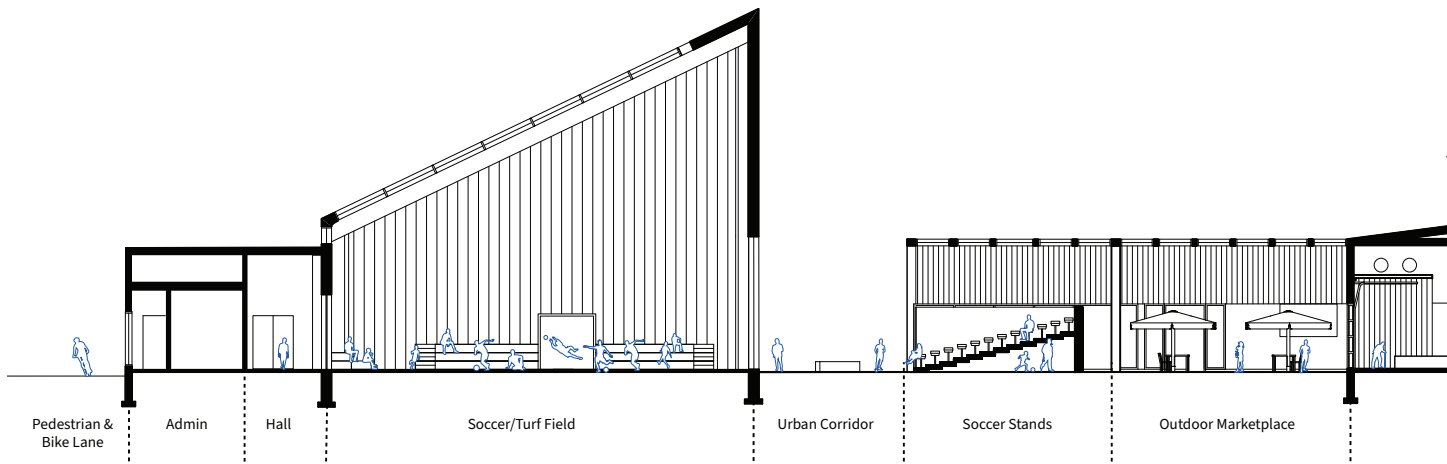


Figure 88: Site Section A

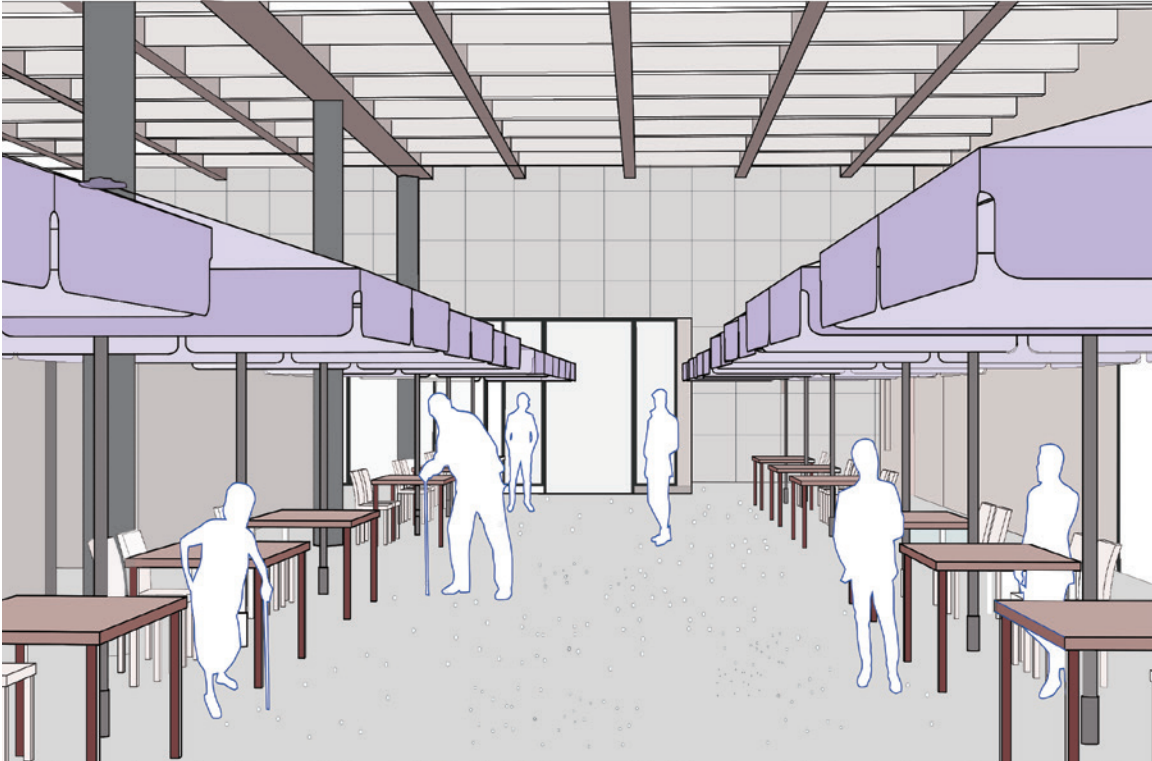
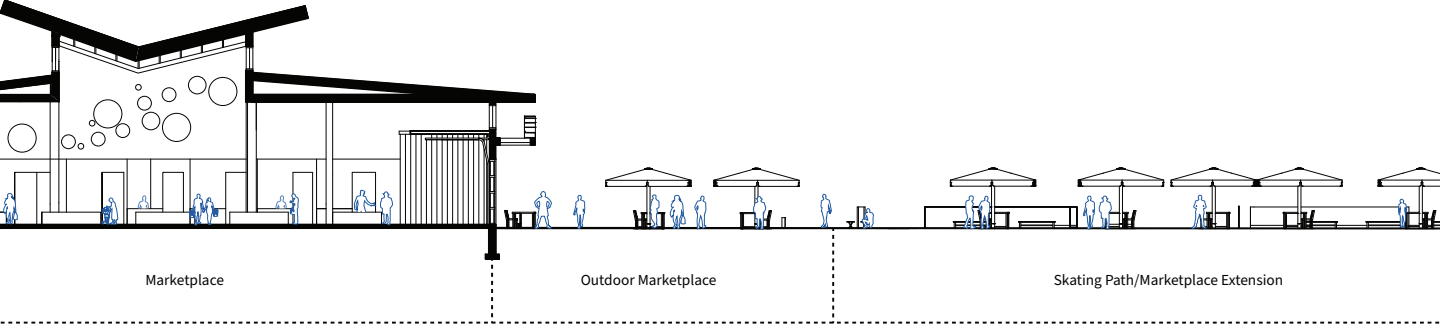
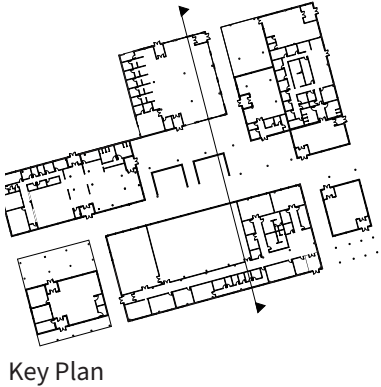


Figure 87: Exterior Render of Outdoor Marketplace in Summer

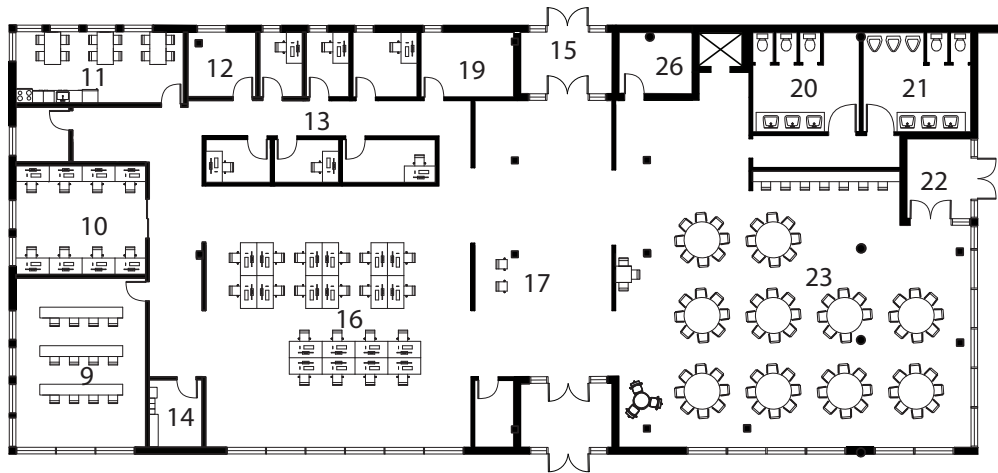




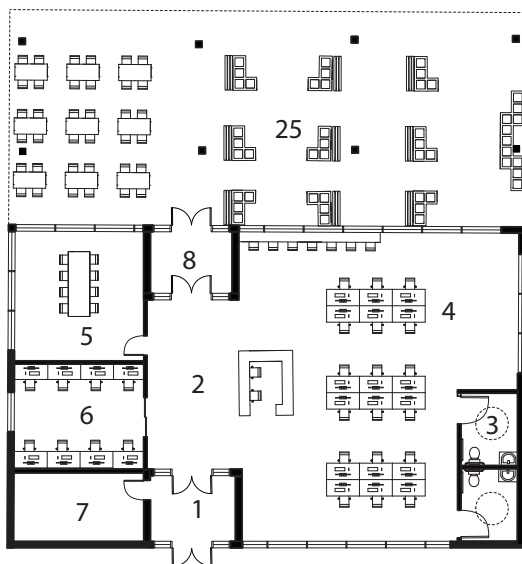
Key Plan

Legend

- | | |
|---------------------------|-------------------------------|
| 1, 8, 15, | 13. Corridor |
| 18, & 22. Vestibule | 14. Printing Room |
| 2 & 17. Reception | 20. Men' Washroom |
| 3. Accessible Washroom | 21. Women's Washroom |
| 4 & 16. Coworking Spaces | 23. Common Area |
| 5 & 9. Conference Room | 24. Urban Corridor |
| 6 & 10. Office Space | 25. Rest Area |
| 7 and 19. Mechanical Room | 26. Future Vertical Extension |
| 11. Break Room | |
| 12. Administration | |



24



1:300



Figure 89: Ground Floor Plan of the CoWorking Spaces



Figure 90: *Exterior Render of Rest Area*

3.6.3 Co-Working Spaces

Given the extensive transit infrastructure proposed near the site, the project would benefit from creating coworking spaces that foster active collaboration and office spaces for workers. These spaces provide accessible amenities that companies and individual contractors can rent to promote a collaborative environment for those commuting to work.

The coworking buildings will be accessible to the public as office spaces. Multiple companies can rent the space to create a collaborative atmosphere for individuals commuting to the neighbourhood. The building layouts include a passthrough connecting both coworking buildings with the area's urban corridors. **Figure 89** illustrates the ground floor plan of the coworking buildings adjacent to the marketplace and perpendicular to the community centre. These spaces provide on-site amenities that create

independent and self-directed work environments.

Open for 24/7 access, the coworking buildings present an opportunity to connect the growing community with the St. Clair Old Weston Station Development, located west of the site, to increase pedestrian access and provide a 5-10 minute walk to the SmartTrack Station. A large rest area outside of the coworking spaces connects the two separate buildings with an outdoor space that provides a space to take a break and enjoy the outside weather, contributing to the health and well-being of workers commuting to the area. The intersection provides an opportunity for social interaction by connecting the rest area with the surrounding urban spaces to allow workers to roam around on their lunch breaks and engage in spaces such as the flea market, community centre, and artist studios.

The intersection of urban corridors and coworking spaces denotes a large rest area for users to pause and relax in their day-to-

day activities to reflect and encourage social interaction. **Figure 90** illustrates a perspective rendering of the rest area with pedestrians using the site as an active environment for social collaboration, activity, and a passthrough to and from the new developments.

3.6.4 Arts and Business District

Through the Secondary Plan, a need to improve the public realm for health, social and ecological needs is vital to fostering a growing and changing community in the area.⁸⁹ In addition to the City's Parkland Strategy, the project should focus on improving access to places that provide health and well-being to connect people to nature, building community, and opportunities to improve their physical health.⁹⁰ Through the analysis, the proposed Arts and Business District demonstrates the long-term focus on designing spaces that adapt to the community's needs. The building features a clinic to support the physical health of individuals surrounding the community while providing easily accessible services directly across from the SmartTrack Station. Given the growing changes in the neighbourhood, the project would also benefit from a bike shop, artist studios and a cafe along Old Weston Road to create a

storefront presence seen from the street. Given the limited health and wellness spaces near the surrounding context, the site would drastically improve by introducing healthcare facilities like a clinic and functional spaces such as a Bike Shop for people to remain active and contribute to limiting global emissions in the built environment. As outlined in Section 2, the health and well-being of the community rely on the surrounding amenities provided by the site to create positive change. **Figure 91** illustrates the ground floor plan of the building, dissecting where users enter the spaces along Old Weston Road and diverge to the main urban corridors created from the cuts through the building.

Combining artist studios and cafe spaces connects the growing population with increased retail spaces and on-site artist presence. It describes the evolution of the Junction by preserving the cultural heritage of the neighbourhood's artist population. As a result, it creates spaces for creativity and innovation that bring people inside to view the artwork and participate in classes run by the artists who rent the space. The artist studios remain a flexible program space that encourages exhibitions, artwork, and gatherings to inspire creative professionals and strengthen their brand identity as an artist. **Figure 92** illustrates a typical artist's studio setting with people engaging in the art to promote creativity and innovation in the neighbourhood. These classrooms are configured for the artists to maximize the number of people participating in the space for intimate settings or open and engaging exhibitions, as seen in **Figure 93**.

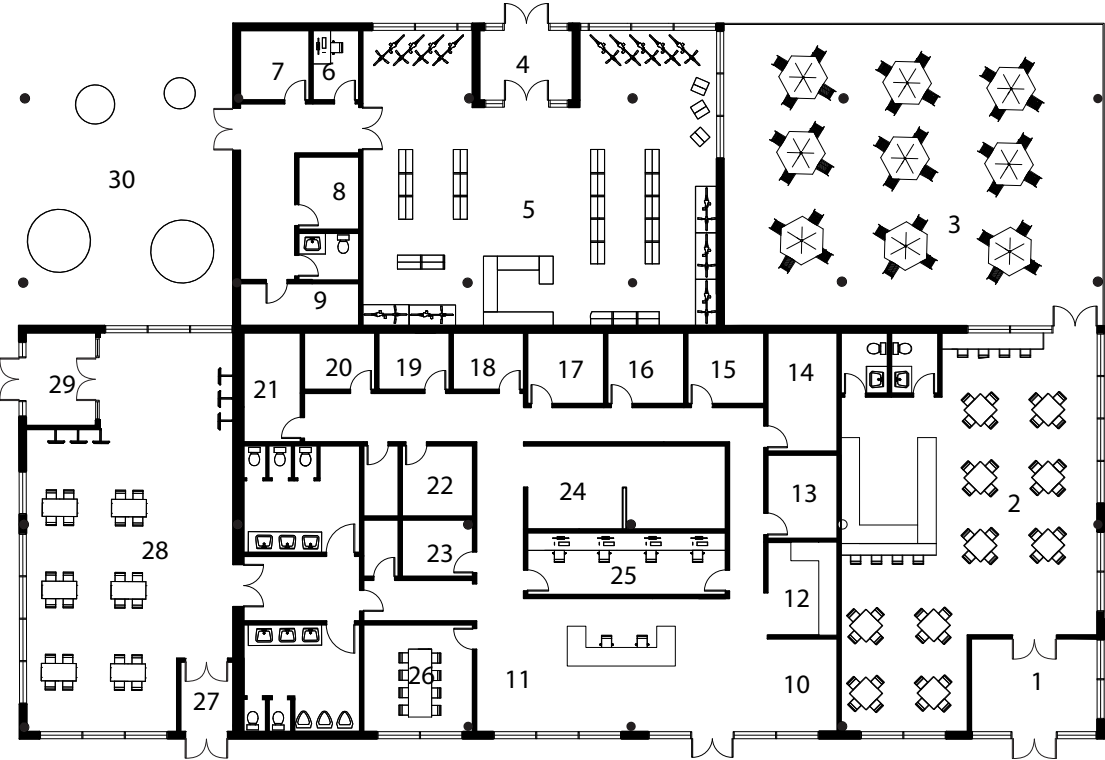
89 Chief Planner & Executive Director, City Planning. "Our Plan Toronto: Keele-St. Clair Local Area Study – Final Recommendation Report." City of Toronto. 10.
90 Ibid., 2.

Legend

- | | |
|-----------------------------|----------------------------------|
| 1, 4, 27,
& 29 Vestibule | 15, 16, &
17. Exam Room |
| 2. Cafe | 18. Medical Storage |
| 3. Patio | 19. Medical Records |
| 5. Bike Shop | 20. Medical Room |
| 6. Office | 21. Mechanical Room |
| 7. Mechanical Room | 22. Breakroom |
| 8 & 9. Bike Storage | 23. Utility Room |
| 10. Waiting Room | 24. Therapy |
| 11. Reception | 25. Offices |
| 12. Nurse Work Area | 26. Conference Room |
| 13. Exam Room | 28. Artist Studio |
| 14. Doctor's Office | 30. Artist Installation
Space |



Key Plan



Cafe, Clinic, Bike Shop, and Artist Studio Ground Floor Plan



1:300



Figure 91: Ground Floor Plan of Clinic, Café, and artist Studio

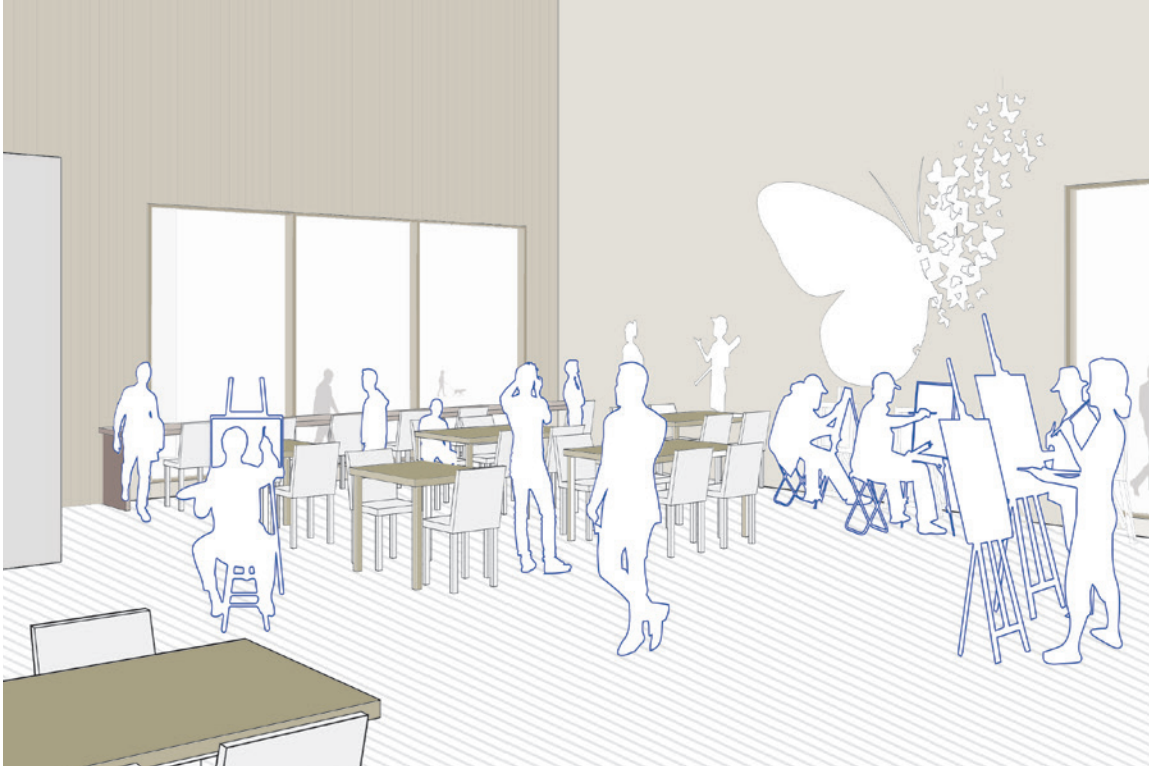


Figure 92: Interior Render of Artist Studio in Classroom Setting

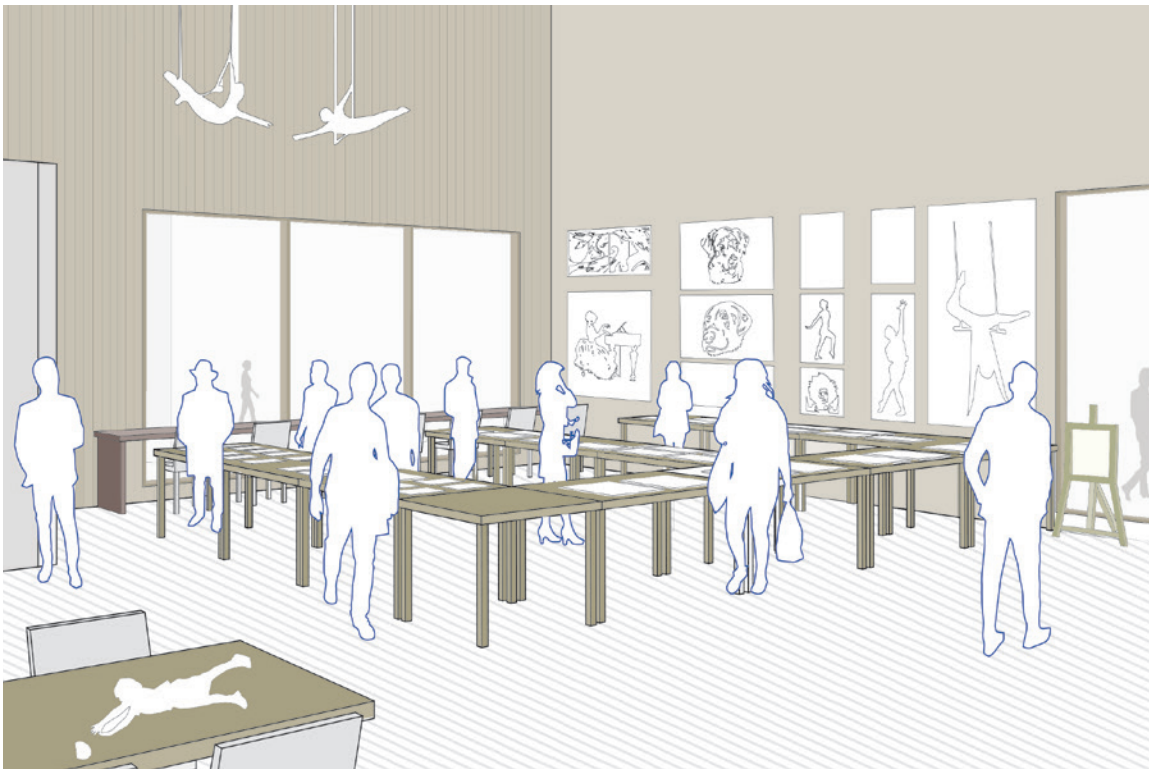
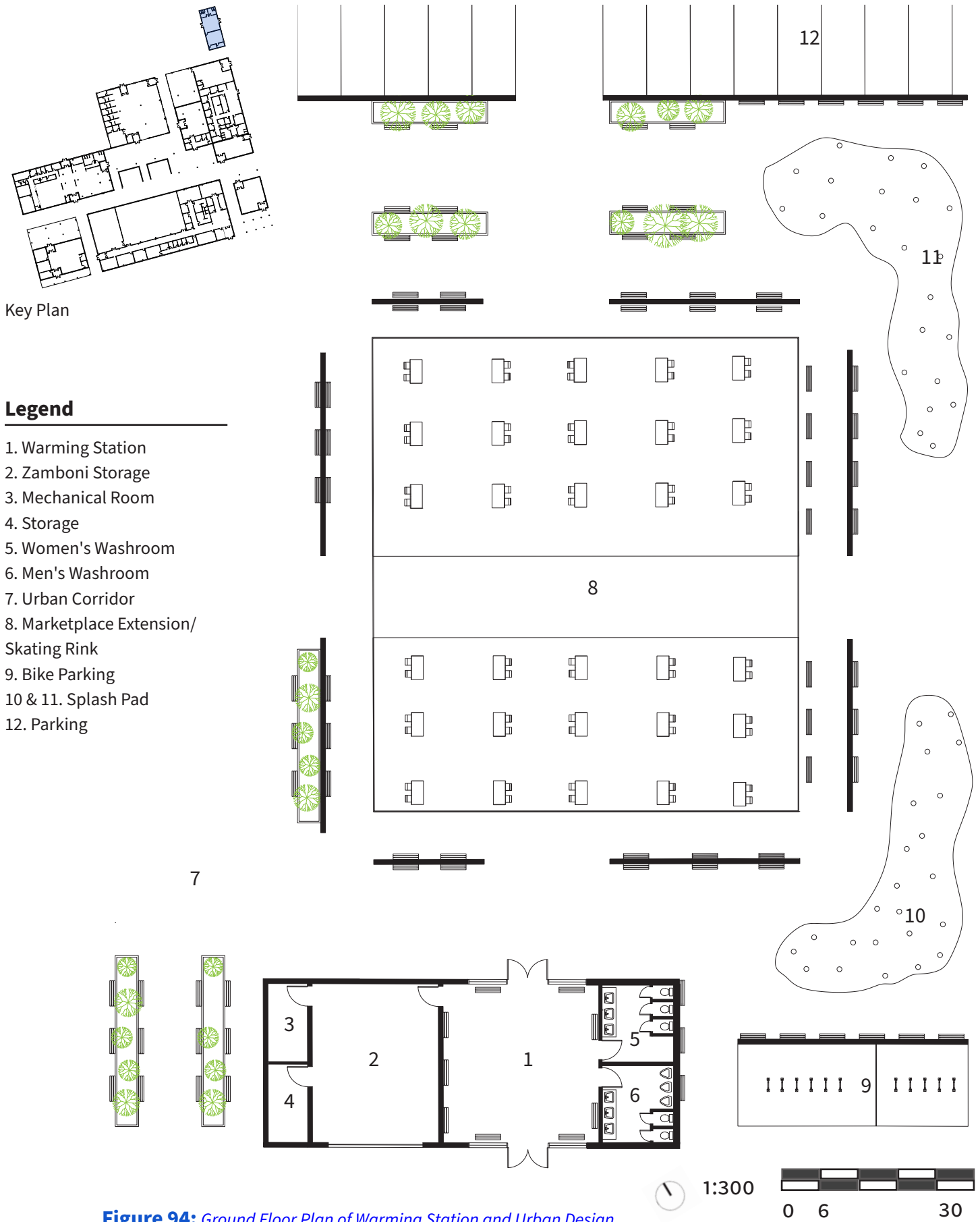


Figure 93: Interior Render of Artist Studio during Exhibition

3.6.5 Warming Station

The warming station is an amenity space that responds to the urban design scheme. From an ice rink to an outdoor market extension with a splash pad, the warming station provides a space adjacent to outdoor recreational activities. The building houses a warming area, washroom facilities, and storage for a large Zamboni used in the winter to maintain the ice rink in the winter season. It provides shelter and connects the public with the street by maintaining views toward Old Weston Road and connecting to the existing transit infrastructure.

The warming station is a rest and warm up space that connects visitors with external programmatic interventions. Through small gardens and walkways, the surrounding urban design scheme compliments the warming station by increasing the number of people using the space and creating public seating arrangements to rest and relax. In the current and future demographic data, the building will cater to young families, young couples, and the growing population as a flexible space that can be used year-round. As a result, the warming station provides year-round access to exterior program interventions to increase the density of people in the area through the market and splash pad in the summer and outdoor recreational rink in the winter. The building caters to the increasing population by surrounding the space for families and young couples to engage in the market in the summer and provide an outdoor recreational rink in the winter (**See Figure 94**).



3.7 Adaptive Strategies to Reuse the Building

This subsection of the thesis booklet focuses on strategies to reuse the existing building to promote future adaptability. Through a series of diagrams, adaptive strategies are created to understand how the building is put together from the existing site, to the new proposal. Using strategies outlined in the research, this subsection illustrates adaptive reuse principles designed in the thesis project to promote future development. Through the lens of secondary sources and design interventions, the research and adaptive reuse strategies outline a path to create an efficient design proposal.

According to James Douglas, a building or a group of buildings covering sixty percent of a site does not allow on-site access, lateral expansion, or increased daylighting. Therefore, these adaptive strategies must also account for the density of the building once it is adapted.⁹¹ **Figure 95** shows the extent of the existing ground floor plan and the changes made to reuse the structure. Existing buildings must address reduced air movement in the assembly to create an air-tight envelope that

91 James Douglas. *Building Adaptation*. 61.

limits mold and moisture problems. By detailing the building through the openings, abutments, and projections, the building's vulnerability is no longer compromised.⁹² The u-value of existing buildings rivals that of a new building because the walls are inadequately insulated. Adding insulation to existing buildings can affect the overall character of the structure.⁹³ In the case of the Toronto Weston Flea Market, the existing walls are cladded over to mitigate moisture, and improve building performance. As a result, the building can reduce thermal bridging after creating additions to the proposal.

Throughout this thesis project, Accoya Wood and Corten Steel are used on the exterior facade to add value to the building, converting it from its concrete wall panel character to a building with colour, and material qualities. These rainscreens improve the efficiency of the building while optimizing the new rectilinear massing proposed. **Figure 96, 97, and 98** highlight the

92 Ibid.,39.

93 Sally Stone. *Undoing Buildings Adaptive Reuse and Cultural Memory*. 125.



Figure 95: Diagram Showing Ground Floor Structure of Proposal

existing building envelope compared to the proposed facades. They note the components that enclose the building and demonstrate how existing buildings can be reused with different assemblies and building techniques.

In the community centre, existing exterior walls are kept to minimize changes to the facade and window profile cuts. However, the entrances to the building are replaced to bring more light into the space, and invite new visitors. Windows are cut from the existing precast concrete panels using a saw-toothed saw to cut the profile while minimizing collateral damage to the envelope.⁹⁴ In addition, the structural capabilities of the precast concrete panels are vital to removing and replacing new assemblies.⁹⁵ The new openings will require new lintels above the masonry work for reinforcement and eventually tie the existing structure with new windows.⁹⁶ After gutting the interior, the new walls of the community centre enclose to match the existing walls to form the core of the building mass. In addition, a vertical extension is placed on the top to promote community events through the gymnasium and soccer turf field.

The wall assembly for the marketplace building is the thickness of the existing wall. The wall uses corten steel and accoya wood cladding to create a new identity. The marketplace also features a new roof, with the interior structural concrete columns kept to carry the load of the new roof. The concrete columns would be reinforced by a steel beam to disperse the area over multiple point loads. The new roof assembly resembles the 10" thick precast concrete roof with Accoya wood cladding to demonstrate how the building extends to accommodate new uses. Once complete, the walls are enclosed and the urban corridors can be cut from the new arts and business district building.

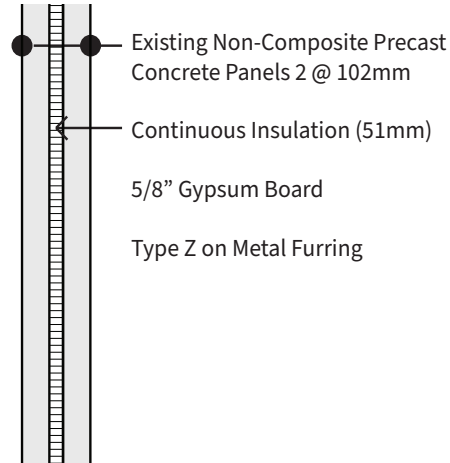


Figure 96: Existing Building Facade Detail.

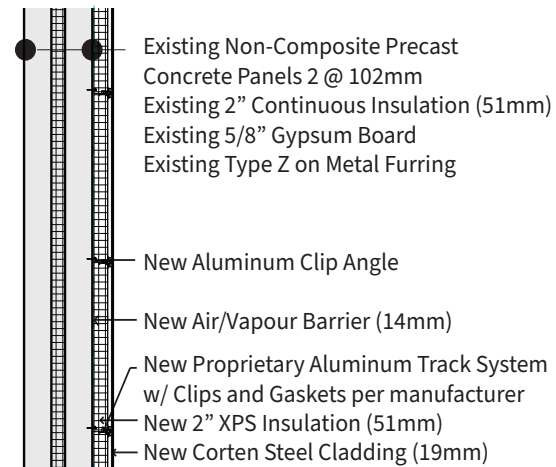


Figure 97: Proposed Exterior Corten Steel Wall Detail.

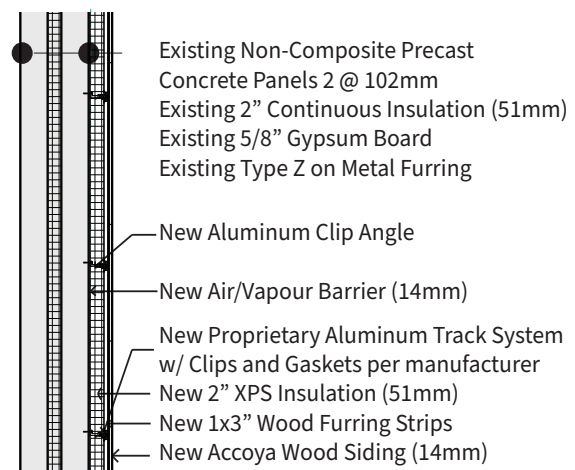


Figure 98: Proposed Exterior Accoya Wood Siding Detail.

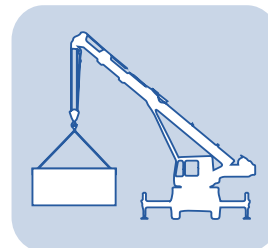
94 James Douglas. *Building Adaptation*. 236.

95 Ibid., 343.

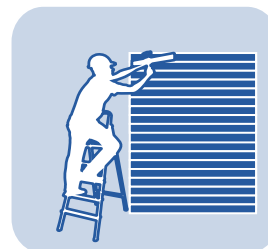
96 Ibid., 348.

The arts and business district building takes the same sequence as the marketplace, and adds another layer by cutting away from the interior to create urban spaces. A large portion of the existing building roof is carefully demolished to keep the existing concrete columns for the patio space. Next, the project is covered by a new roof to match the existing. Given the extensive changes to create new openings, precast concrete panels are removed to create floor to ceiling windows with a steel beam to limit deflection. Once enclosed, the walls will be cladded, with corten steel and accoya wood cladding, while the interior is painted to match the colours of the cafe and clinic spaces. **Figure 99** illustrates diagrams that represent strategies identified through the research and case studies to propose alterations to the building. Furthermore, **Figures 100, 101, 102, and 103** illustrate the full sequence and strategies performed at the Toronto Weston Flea Market to convert the building.

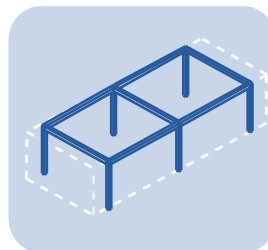
Add/Remove
Precast Concrete
(Match Existing or
Place Windows)



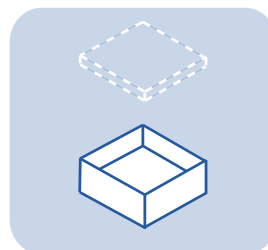
Add Exterior
Cladding



Remove Exterior Walls
to Expose Interior
Structure for
Urban Spaces



Remove Roof
and Create
New Structure



Extend the Building
for new use

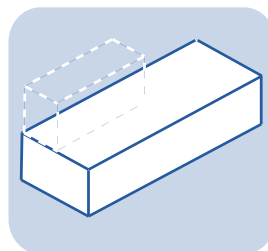
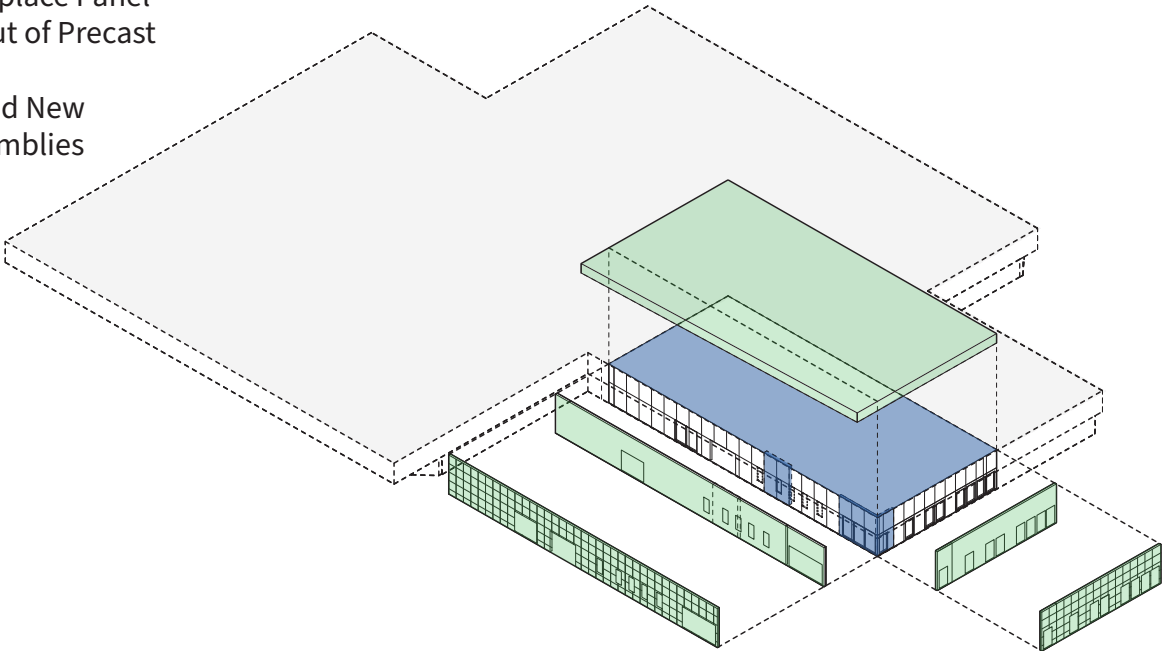


Figure 99: Adaptive Reuse Strategies Used in Project

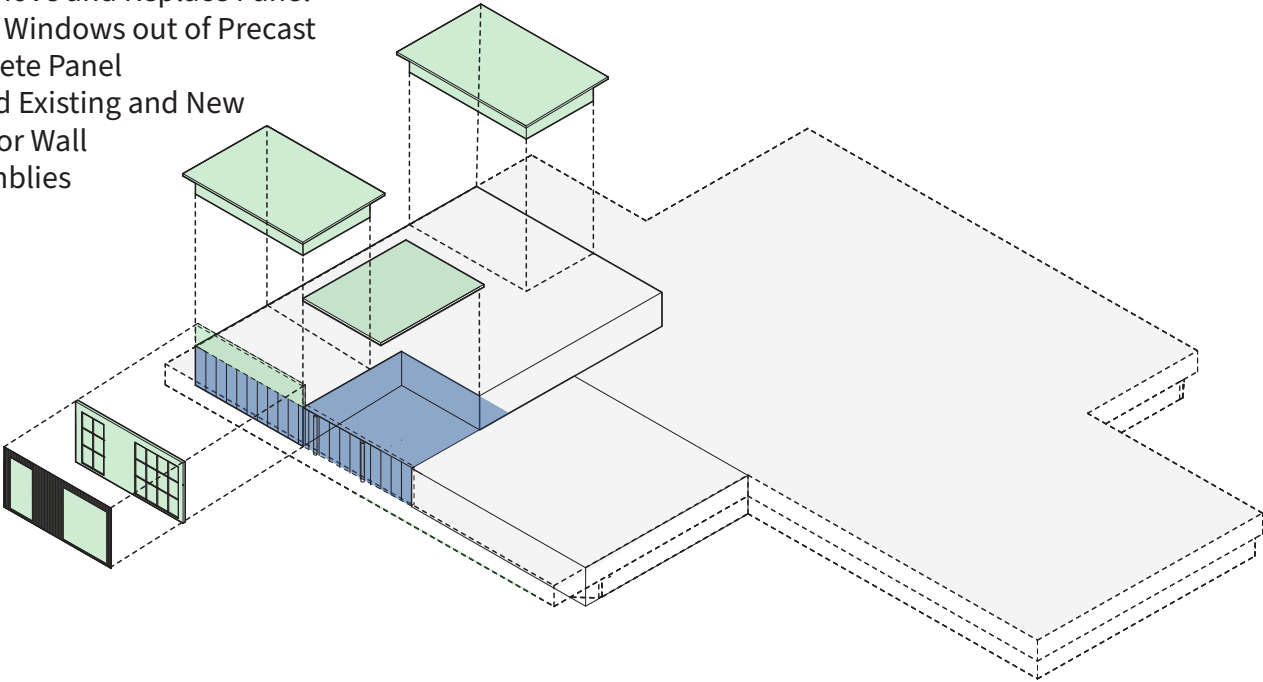
- 1. Remove and Replace Panel
- 2. Cut Windows out of Precast Concrete Panel
- 3. Clad Existing and New Exterior Wall Assemblies



■ Pieces Being Removed ■ Pieces Added □ Pieces Remaining

Figure 100: Exploded Axonometric Showing Adaptive Strategies in Coworking Building.

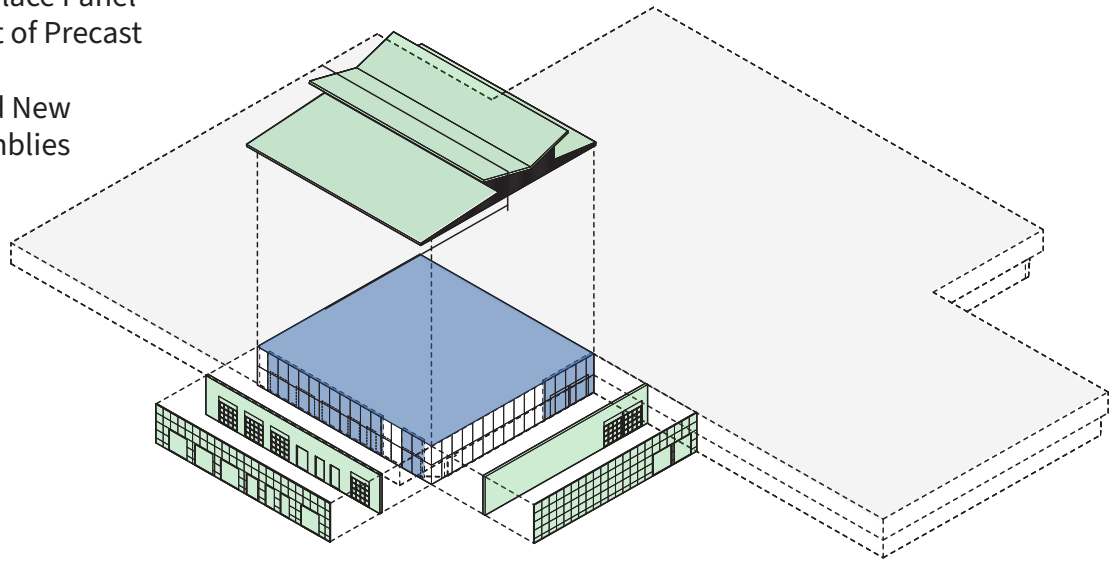
- 1. Remove and Replace Panel
- 2. Cut Windows out of Precast Concrete Panel
- 3. Clad Existing and New Exterior Wall Assemblies



■ Pieces Being Removed ■ Pieces Added □ Pieces Remaining

Figure 101: Exploded Axonometric Showing Adaptive Strategies in Clinic, Café, and Artist

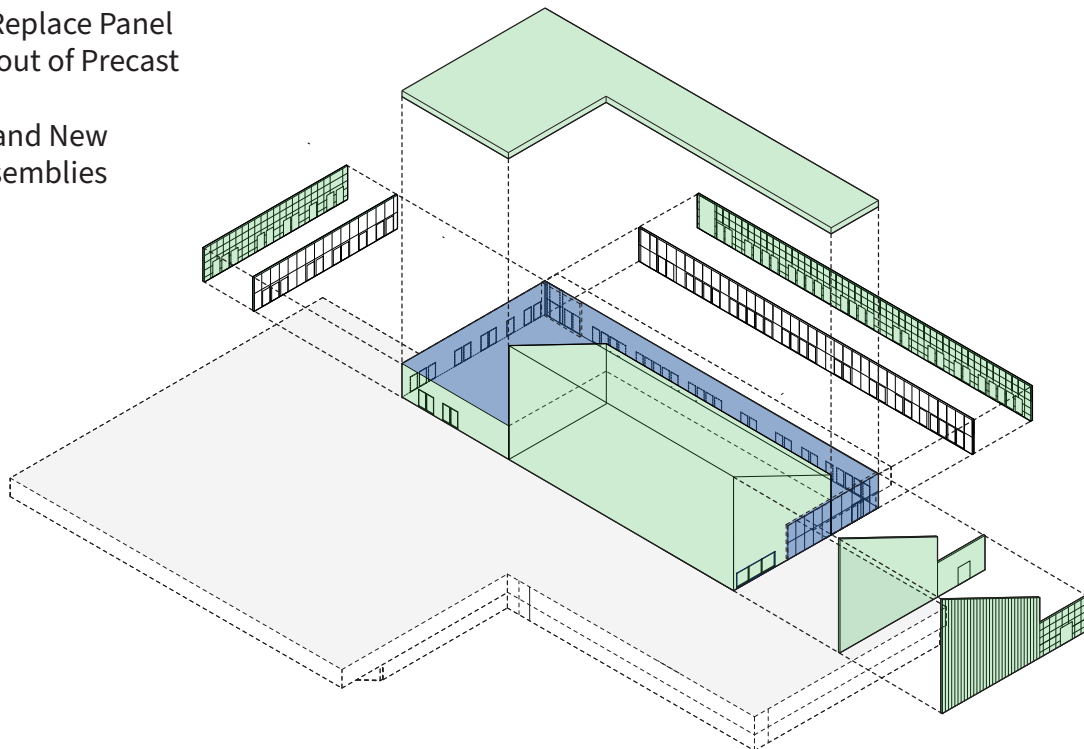
1. Remove and Replace Panel
2. Cut Windows out of Precast Concrete Panel
3. Clad Existing and New Exterior Wall Assemblies



- Pieces Being Removed ■ Pieces Added □ Pieces Remaining

Figure 102: Exploded Axonometric Showing Adaptive Strategies in Marketplace.

1. Remove and Replace Panel
2. Cut Windows out of Precast Concrete Panel
3. Clad Existing and New Exterior Wall Assemblies



- Pieces Being Removed ■ Pieces Added □ Pieces Remaining

Figure 103: Exploded Axonometric Showing Adaptive Strategies in Community Centre.

3.8 The Table - An Artifact at Market and Material Value

“The way we see it, waste is what you call something when you have no idea what to do with it. The fact that waste exists anywhere is more a testament to our lack of imagination than it is to the inherent value of any material. If you have a purpose for it, it’s no longer waste.”⁹⁷
//Omar Freilla

This artifact dissects materials to create strategies that mitigate waste and contribute to future development strategies. The object relies on the Adaptive Framework as a development tool to convert existing elements for new uses. When demolishing a building, most discarded material ends up in a landfill, where the value of existing materials is obsolete due to the economic considerations for new developments. Urban developments present an issue with demolishing existing areas without giving back to the site in an environmentally and culturally sustainable manner. These materials are overlooked for their economic value to existing neighbourhoods, representing a disconnect in flourishing communities and cultural significance.

Mark Gorgolewski addresses that society views second-hand materials as subject to higher risks, and not performing to its intended use. However, these claims can be addressed through education, certification, and examples in the world today.⁹⁸ Gorgolewski counters that existing building components are integral to reinforce strategic plans that promote sustainable building construction and removal. He continues that existing materials outweigh the negative impact of reuse if performed correctly, promoting reuse as an alternative to full demolition practices. Gorgolewski’s views on material reuse complement Stewart Brand and Steven Groak’s perspective on temporary and permanent buildings through consumer culture. It has a direct relationship to desolate areas which questions if buildings and materials can avoid obsolescence.⁹⁹ By repairing materials, or using them in a different situation, various scholars believe that buildings and materials in disrepair can be assembled or renovated to become functional artifacts.

⁹⁷ Mark Gorgolewski. *Resource Salvation The Architecture of Reuse*. 12.

⁹⁸ Ibid., 43.

⁹⁹ Ibid., 17.



Figure 104: *Image of Artifact Front View*

This thesis project takes the position that artifacts can reuse existing elements to contribute to the current discourse on adaptive and material reuse. As a result, it provides value to the community in an environmental and sociocultural manner that positively impacts the neighbourhood. Given this criteria, the artifact should resemble an object that caters to a wide variety of activities in a user's daily life or space. It must also contribute to a Junction of strategies to convert existing materials for a change-of-use in an emerging community. This connection can be seen through a table, which holds significant cultural value to users through the activities conducted. The table is seen as a place to sit, gather, eat, enjoy cuisine, and work, among others. It is a cultural object used throughout periods of the day to share the user's stories in multiple settings that enable activity. Given the current limitations of the site and the demolition of the Toronto Weston Flea Market, the artifact will use materials outside of the direct site but follow conversion principles.

The artifact converts existing objects into a new built form made from the layers of material found in the vicinity. Existing materials such as a 143-year old barnwood used in the structure of a building, existing topographical site models, cedar wood from the second year studio planters and tables, a fish spine oak dowel and 2x2s in a blue colour from the Ice Station design-build project two years ago were purposed in the table. These elements were jointed and planed to convert existing and demolished projects into a physical artifact. The artifact represents a change-of-use that stands the test of time to give new materials new meaning, and increase their given life expectancy. It represents how existing materials can create alternatives to new construction to foster social and cultural change.

The artifact is used as an interior element inside this thesis project to create a warm and inviting atmosphere that contrasts the colour used in the adaptive reuse strategies. For the artifact to be used to its full capacity, it is placed in the



Figure 105: *Artifact Side View*

Artist Studios, Community Centre, and Market Building to foster positive relationships between community members and adaptive strategies. Multiple objects are converted to suit the occupant's needs¹⁰⁰ to embody the skin of the building. As a result, existing components create a Junction for the emerging Weston Pellam Park neighbourhood.

The artifact consists of wood members cut to varying sizes to construct the base and legs holding the tabletop. In order to create the table, dimensions had to adhere to the material's capability in the construction process. The legs are built in three sections to create an architectural language around refurbishing existing elements for reuse. The materiality of the legs in the artifact create harmony by cutting the leg into different sections that display the architectural progression

of reuse. The legs are constructed of 6"x6" members cut from existing topographical wood site models and attached in a similar manner as typical table construction (see Figure 104), with an added 2x4" cedarwood frame screwed to the component to create a rhythm of volumes connected to the table. Next, existing 2"x2" wood members are resawn to fit inside the 2x4 frame and inset to create a transition between materials (see Figure 105). The materials create a harmonic balance between small to large materials to represent materiality at different scales. Once complete, the legs were tested to find the best orientation that provides the depth of a standard table either lying on its side, or straight up. After close evaluation, the legs worked best when lying on its side.

The next step was to create the tabletop structure. The edge is constructed of barnwood to show the artifact through time to extend their existing lifetime. The barnwood members were screwed together to frame the rectilinear table

100 Shahi, Esnaashary Esfahani, M., Bachmann, C., & Haas, C. (2020). A definition framework for building adaptation projects. *Sustainable Cities and Society*, 63, 102345–102345. <https://doi.org/10.1016/j.scs.2020.102345>



Figure 106: *Table Legs*

for the skeletal frame to be based around. The skeletal frame consists of 2”x4” birchwood members lying flat on the legs and screwed in to create a rectangular base for the tabletop. 2x2s are placed inside the frame to create lateral stability, and support the tabletop above. Additional 2”x2” wood members from the ice stations are provided to screw the sides of the table from the bottom to anchor the tabletop. Finally, the tabletop is created from 2”x4” wood members planed, and glued together to sit on top of the base. Once glued, the tabletop is chamfered on the corners by a router to sit in-line with the barnwood reveal edge to account for the tolerance of the old wood member framing the edge of the table (see Figures 106 and 107).

By reusing existing components for various uses, the artifact represents a culmination of the studies conducted in the research to understand why adaptive reuse is not a one size fits all solution. Materials and structures require careful analysis to understand how materials can be repurposed in a sustainable way. The construction process created difficulties with non-standard lumber dimensions which required a higher margin of error, and multiple adjustments throughout the process to reuse the material. In conclusion, the artifact is a teaching tool that repurposes existing elements that would end in a landfill. In addition, it represents a process that requires greater education and awareness to create processes that lessen material waste in the industry.



Figure 107: *Tabletop in-line with Barnwood Members*

CONCLUSION

Conclusion

Architecture needs to respond to concerns surrounding the existing building stock to revitalize abandoned and underused buildings in the built capital. As a starting point, cities can reuse the existing building stock to remove obsolescence from the built environment and encourage future urban development. With demolishing existing areas, the Municipality faces a dilemma in preserving existing elements for intensification. These remnants can be used to create sustainable and livable communities that foster the social and physical values of the existing fabric.

The framework developed throughout this thesis created a set of adaptive tools that could be used to reuse the existing building stock in the City of Toronto. Through case study analysis and framework guidelines, the framework outlines adaptive strategies that promote reuse, adaptability, and community principles in urban development.

The intention of this thesis began by answering the question:

How can Adaptive Reuse promote future development across the City of Toronto in a sustainable and cultural way?

As a result of the research conducted, the combined themes of adaptive reuse, adaptability, and density present an alternative to developing existing neighbourhoods that respect the community's needs. Given the current Toronto Weston Flea Market status, this thesis remains a speculative interpretation of low-density reuse.

However, the issues brought forward through the research continue to outline concerns surrounding obsolete oddities in the built environment. Whether properties are historical or not, cities neglect their potential use and further contribute to wasting existing resources.

This thesis began by evaluating concerns with the existing building stock through secondary sources to understand the implications buildings have on the built environment and their potential to impact communities positively. Historical perspectives of the area were also evaluated at the Junction of three neighbourhoods to connect the site's physical context with the surrounding demographic. Finally, on-site documentation connected the existing built form and the research conducted.

The design proposal answers the second half of this question by taking what was learned from the research to create an adaptive framework that applies to a site-specific architectural intervention. Determined by the qualitative and quantitative data collected, the design proposal was created from critical mapping studies to understand the site's importance to the growing Municipality. As an emerging SmartTrack Station location, the Weston Pellam Park neighbourhood will drastically increase population density. The project sites itself in the Toronto Weston Flea Market, a building that constantly adapted to the community's needs. As a low-road building, the Toronto Weston Flea Market was prone to change from its early inception as a grocery store. Over the years, the building turned into an inclusive building that fostered human connection and

represented the social and cultural value of the community.

It was designed for a changing demographic to accommodate the future needs of the public. Given the City's vision to densify the neighbourhood, this thesis project created an alternative to the current proposal focusing less on intensification, and more on the services and amenities needed for the site to function. The ultimate objective of this thesis creates a discourse on how existing buildings can be a part of future development to create lively communities catered to future adaptability.

Throughout the research, it became apparent that adaptive reuse and density cannot be separated. The question of densifying existing localities can happen at multiple scales. This thesis project speculates on the current Toronto Weston Flea Market and the potential to reuse the existing site for multiple programmatic spaces. Ultimately, this thesis project recognizes that the proposal is only one alternative that responds to the site. The proposal can adapt to accommodate new uses as the area expands and densifies.

Figure 108 outlines a scenario to expand the proposal with the growing demographic and expansion of the SmartTrack Station. Given the City's stance on emerging neighbourhood improvement areas and minimum densities, a low-density project may not be the answer for a large-scale site until the Municipality changes their by-laws. This thesis project cannot stop demolition and redevelopment from occurring, but it serves as a reminder that existing buildings can positively impact the surrounding region.

The design reacted to the site conditions using adaptive strategies that address the urban, architectural, and community scale to substitute the current densification plans. The project encourages the reuse of the existing Toronto Weston Flea Market and provides a platform to adapt future developments in current localities. As a result, sustainable developments provide value through the areas people live. Through an analysis of the current and future demographic, this thesis project analyzes spaces to adapt to the area's current and future demographic shifts while complimenting existing and emerging

infrastructure.

The framework's larger guidelines can be used as a stepping stone to creating socially aware buildings that reuse existing land features and foster positive change. Throughout the City of Toronto, there are opportunities to apply what was learned from the research process to other sites. Existing buildings cannot accommodate a one-size fits all approach. However, they can expand the framework beyond the building to create programmatic spaces that are intentional, functional, and flexible to a neighbourhood's density.

In conclusion, adaptive strategies need to include density to populate existing communities. Spatial qualities and interactions between programs establish the greater population density today and in the near future. The qualitative principles of the project are maintained to envision the larger context of the area, by understanding a building's impact on a Master Plan scale. For future research with adaptive strategies in mind, this thesis project can expand to the surrounding context by illustrating how development strategies adapt to the current and future needs of the community.

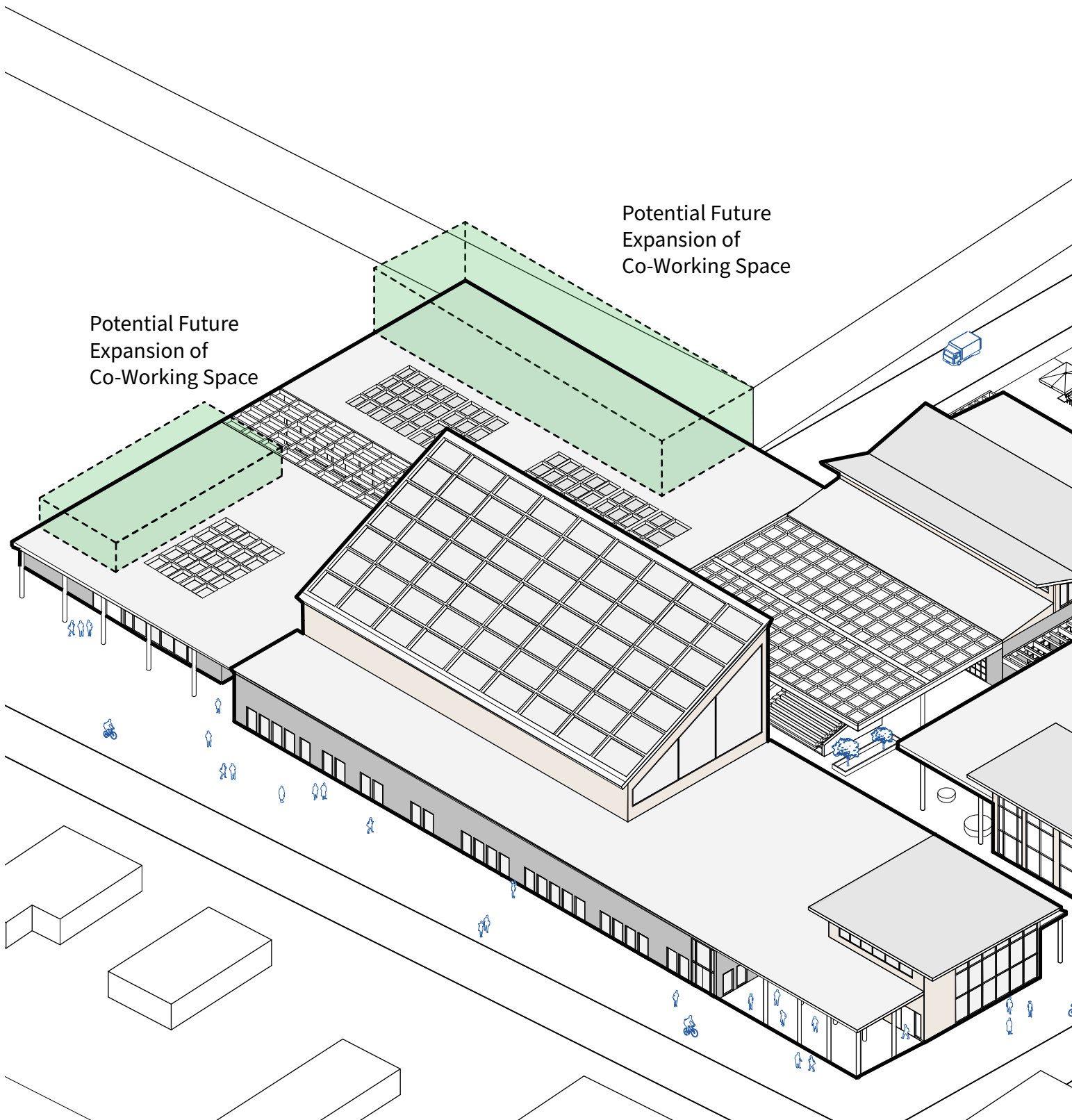
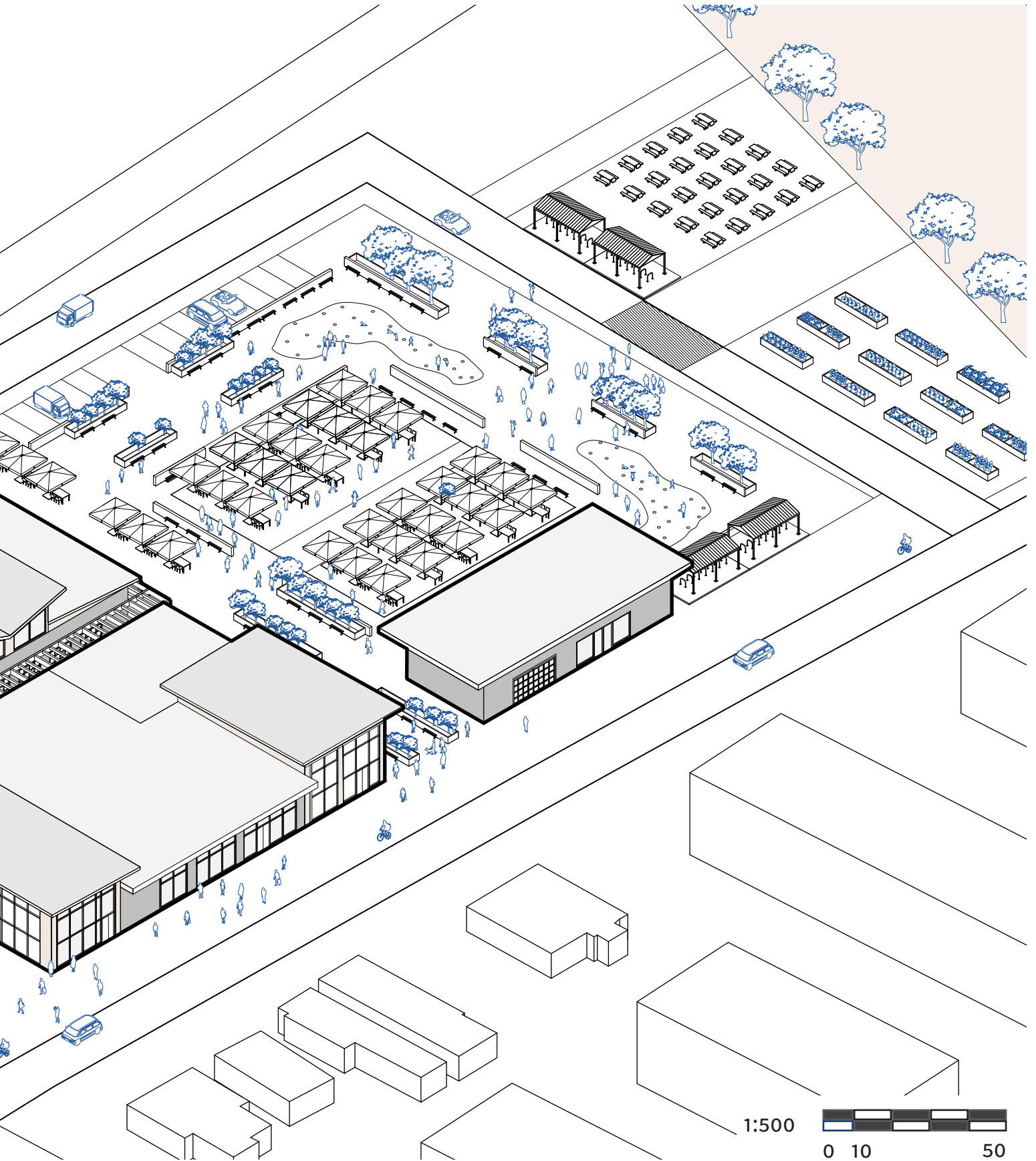


Figure 108: Isometric of Future Adaptability in New Proposal



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Appendix

The City of Toronto's Building department provided drawings for the Toronto Weston Flea Market that were provided in the inception of the proposed thesis project. Throughout this thesis project, the research collected in the first two sections were conducted before receiving the drawings. Section 3 uses the existing drawings as a general guidelines. However, given the timeline of the thesis project, the drawings were used as subsidiary material that informed the design decisions to adapt the Toronto Weston Flea Market. **Figures 109 and 110** show the plans of the building with the structure of the project, and **Figure 111 and 112** illustrate elevations showing the materiality of the building.

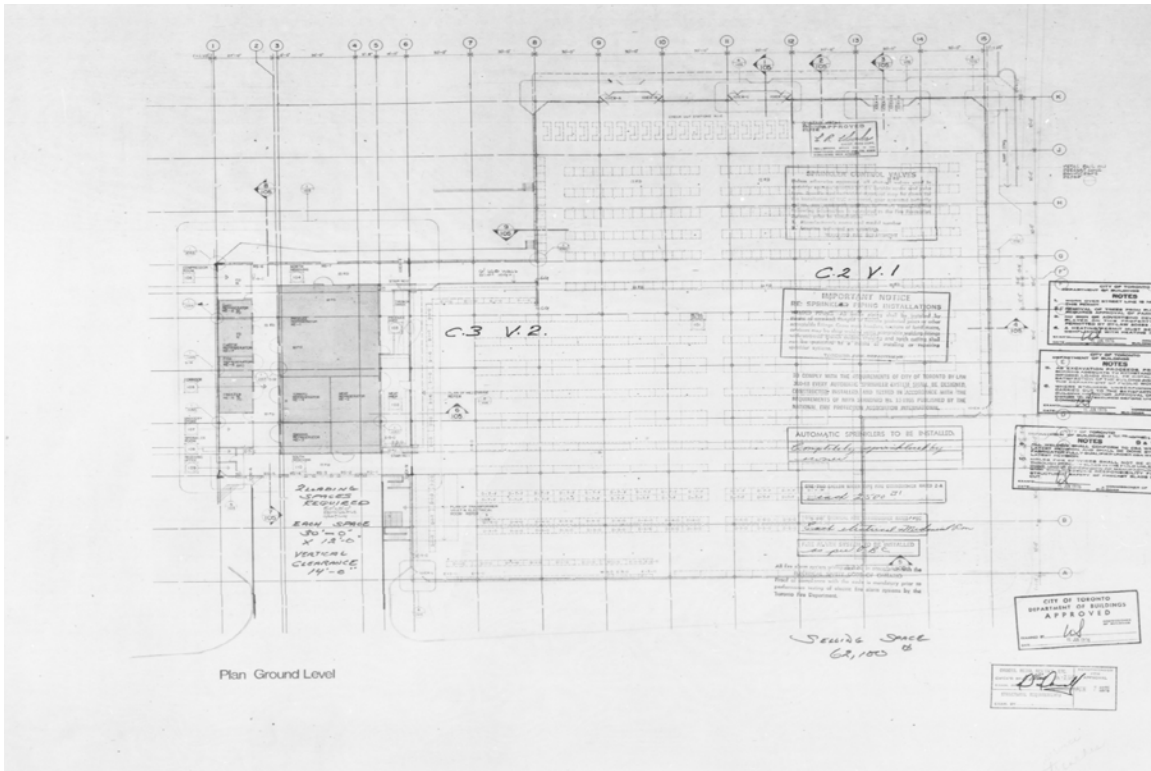


Figure 109: Ground Floor Plan of Existing Building

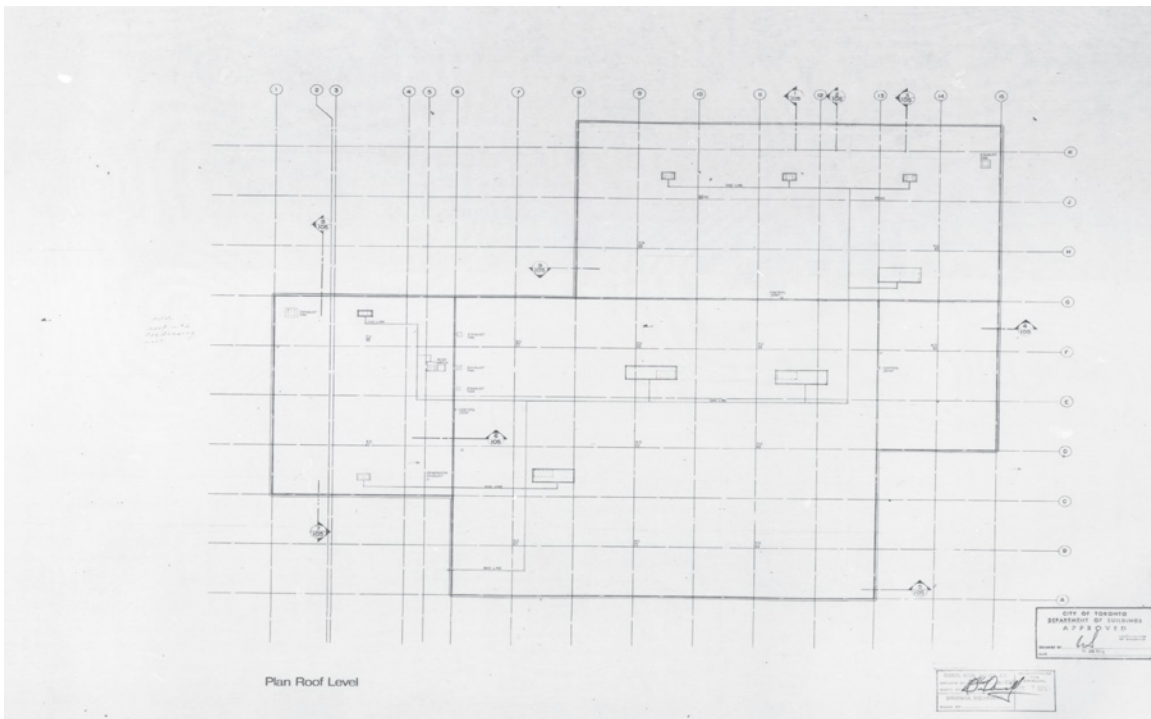


Figure 110: Roof Plan of Existing Building

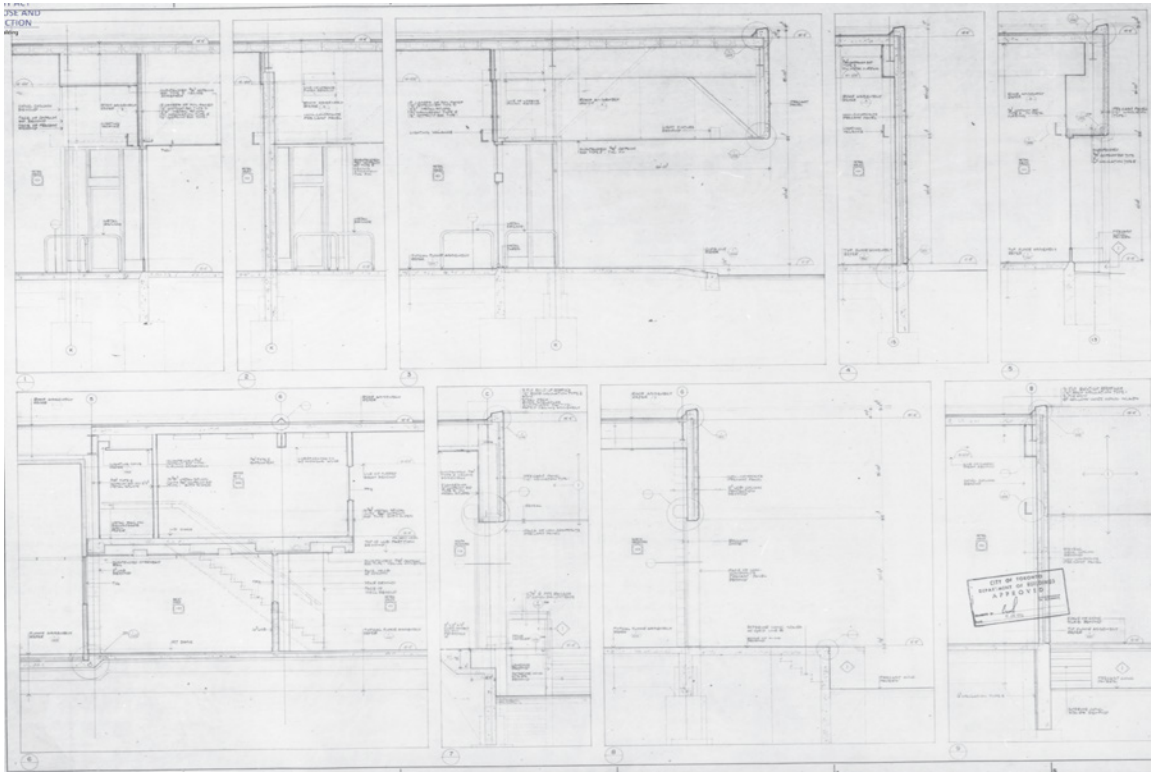


Figure 111: Detail Sections of the Existing Building Assembly

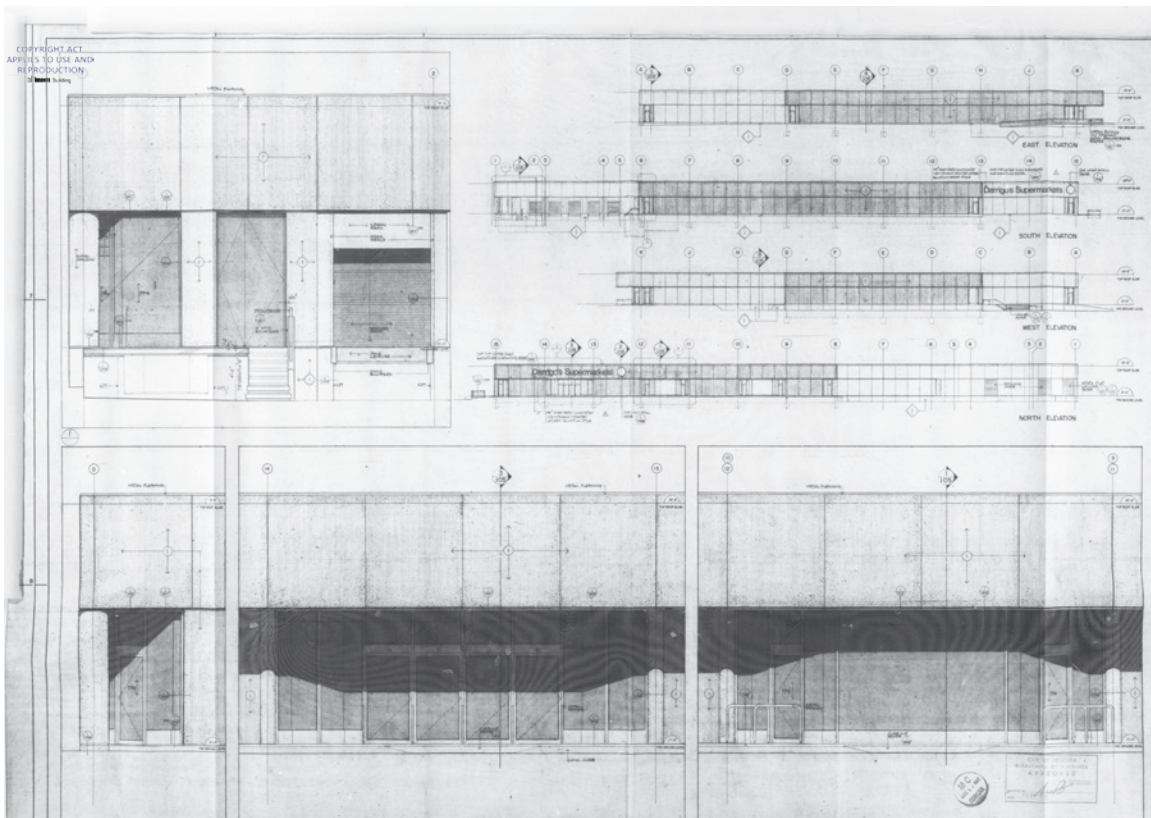


Figure 112: Elevations of the Existing Building

