

SPACES FOR ECONOMIC DIVERSITY

by
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Author's Declaration

I hereby declare that I am the sole author of this thesis. This is a true copy of the thesis, including any required final revisions, as accepted by my examiners.

I understand that my thesis may be made electronically available to the public

Abstract

The discipline of architecture operates within the organizing structure of the economy and is directly influenced by its flows and cycles. The fabric of the city is often a product of profit-pursuing goals, resulting in spaces prioritizing exchanges comprised only of monetary values. These spaces, however, are not built for exchanges based in other values that are meaningful to the lives of the occupants. Currently, these diverse and enriching exchanges are limited to private spaces such as homes, resulting in a built environment that spatially contributes to the separation of peoples' everyday lives and the capitalist economy.

Utilizing J.K Gibson-Graham's theoretical framework of economic diversity, which asserts that non-capitalist and alternative forms of exchanges underpin the capitalist economy, this thesis explores Toronto's employment and residential land use zoning designations as a physical manifestation of the divide between the understanding of value and peoples' lives. By investigating the conditions resulting from current zoning by-laws within the city of Toronto through this lens, architecture can be expanded beyond a capitocentric view and instead, examined as both a participator and a container for a more diverse economy.

The thesis is located within the suburbs of Toronto that are often made of segregated and homogenous built fabric. By examining currently existing adjacency typologies between these spaces of work and home, as well as nearby suburban residential lots, the thesis conceives of a zoning overlay that amends the land use categories of employment and residential. The design proposes a network fostering economic diversity that is comprised of a new right-of-way mediating the space between employment lands and residential lots, interlinked with additions or renovations to existing warehouses and homes. Rethought processes of making, land ownership, and spatial qualities generate a heterogeneous built environment in the suburbs that can host the currently undervalued diverse exchanges beyond the private realm. These spaces of economic diversity will act as catalysts for restructuring the social relationships of work and value production, progressing towards increasingly interdependent, interconnected communities.

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to all those who have shared

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PART 0

Introduction



Fig. 0.1 Scarborough

Introduction

At the centre of a community is the feeling of being connected. It's a feeling that can be understood as a collective desire¹ that's made up of something different to each individual in the group, that's then negotiated upon, emerging as a constantly shifting, adapting, dynamic bricolage². It is the very immaterial glue that holds together a community.

As difficult as it is to quantify, the experience of connecting to one's community is common to all of us. It emerges as big and small moments that impart meaning to the ebb and flow of daily life. These moments are the foundation for interconnectivity between individuals who negotiate their needs and desires by exchanging what they uniquely have to offer.

Vibrant city-centres like downtown Toronto offer high population densities that allow close proximities for individuals to develop relationships. However, in the less dense suburbs of Toronto, the dividing effects of the built fabric is exposed. In this endless sprawl, it becomes clear that the very connections that are needed to form healthy communities are made difficult by the the limiting spaces of the built fabric, constraining the potentials of its diverse communities. Instead of fostering connections and strengthening them, the suburban fabric is a challenge to its occupants' desires to form collective interdependency. They make the flaws in city design and planning obvious.

Growing up in Scarborough, I was a part of a diverse and supportive community. I experienced the benefit of unique contributions from its members. It came with the care that the old lady across the street showed me when she looked after me as a child, and with the snow blower the man down the road lent to my family. It was embedded in the snacks I shared with my friends when they offered to help me with homework.

1 Doina Petrescu, "Losing Control, Keeping Desire," in *Architecture and Participation*, 1st ed. (London: Routledge Ltd, 2005), 43-53.

2 Claude Lévi-Strauss, *The Savage Mind* (Hertfordshire: The Garden City Press Limited, 1962).

Though these moments were inherent in my social exchanges, the spaces in which they happened often limited them. The only spaces we have for accommodating these kinds of activities are in our private spaces—our spaces of residence, as they aren't conceived to hold a high enough value that we purposefully make dedicated space for them.

The relationship between valuable exchanges and the built fabric of Toronto fascinated me. This thesis is an exploration around a series of questions that followed. How can immeasurable exchanges be reconceptualized so they're held at higher value? What kind of spatial production has to happen for there to be spaces to accommodate these exchanges? Where would this happen in the city?

The answers to these questions unfolded as varied and multiple pieces, assembling together into an alternative vision of Toronto. It works across scales, reimagining land use zoning at the city scale, detailing multiple scenarios playing out at the architectural scale, all made possible a reframed conception of valuable exchange in the city. These can be grouped into a number of thoughts and investigations that together, informed the development of the thesis.

Though in this book and in the presentation, the thesis work is presented as a numbered, linear sequence of ideas and drawings, it is important to note that the process of exploration was by no means linear. Instead, a rhizomatic³ research process took the investigation from writing, to giving presentations, to sketches, models, across all scales of intervention and back again, always a shifting work in progress. Even here, in its completed form, in the spirit of all those who have influenced it, this thesis is still an investigation that will always be in progress—always changing and developing for as long as its themes are given consideration.

3 Gilles Deleuze and Felix Guattari, "Introduction: Rhizome," in *A Thousand Plateaus*, trans. Brian Massumi (Minneapolis: University of Minnesota Press, 1987b), 2-25.

Part 1 *The Diverse Economy* begins with the theoretical backing of the thesis and sets up the plane and lens from which the research and experiments are conducted. *Part 1.1 Expanding Boundaries* delves into the concept of the diverse economy as theorized by J.K. Gibson-Graham, a pair of economic geographers, who provide this thesis with a way to expand thought and research beyond the boundaries set up by our cultural understanding of economy, a capitalistic one. *Part 2.2 Architecture as Thing, Making, and Space* takes the thoughts set up by J.K. Gibson-Graham and imagines the discipline of architecture beyond the capitalist economy.

Part 2 *Community and the Employment Lands* introduces the site-oriented information driving the thesis and explores the close geographic correlation between the employment lands and communities around it. *Part 2.1 Employment Lands in Toronto* delves into the problematic shrinking of the employment lands in Toronto, as well as reconceptualizes the meaning of employment within the diverse economy. *Part 2.2 Neighbourhoods in Toronto* addresses the communities in Toronto and the segregation of some of the most vulnerable ones geographically located close to the employment lands.

Part 3 *Spaces* proposes design strategies exploring the spaces produced by a diversified, expanded understanding of economy. *Part 3.1 Built Form in the Employment Lands and Residential Zones* analyses the current built fabric of the suburban neighbourhoods and the physical divide between the place of work and the place of home. *Part 3.2 Overlay for Economic Diversity* presents the new zoning that would help to mend the divide, and illustrates possible outcomes using various scenarios in the neighbourhoods of North York. *Part 3.3 Typologies of Spaces for Economic Diversity* categorizes the possibilities of space within the new overlay, explaining the various typologies of additions that make up a new network, as well as the users that would benefit from such spaces.

This thesis argues that though each exchange on its own is tiny and only embedded in the microscopic grain of daily life, if they were to be gathered collectively, these experiences relate people to their spaces on a scale that affects the very functioning of the city. *Spaces for Economic Diversity* is an exploration and experiment in the social relationships between the built fabric of the City of Toronto and its conception of economy and work, providing spatial possibilities for more interconnected communities within the suburbs of Toronto. It looks to make space for diversifying the economy in the intersection of residential and employment zones in Toronto, questioning the built environment's role as both a participator in and a container for the economy.

PART 1

The Diverse Economy

Transformation of work would lead to a shift in meaning: what had once been seen as a life sustaining activity “labour” would become a self-determined activity [...] the origin of this work is in the human need for creative self-expression and social-dialogue.

- Hannah Arendt, The Human Condition, 1998



Fig. 1.1 Really Really Free Market Campbell Park, Toronto

Part 1: The Diverse Economy

1.1 Expanding Boundaries

Exchange is defined as giving one thing and receiving another in return¹. Each day, we partake in a myriad of exchanges, from buying things, to working for wage, to exchanging gifts, ideas, services, and so much more. Not only do we engage in exchanges measurable in quantities of money, many of them are held to other standards of value that unquantifiable using the conventional measures. These exchanges make up a part of the endless amount of ways we interact with those around us—our community.

In our capitalocentric² view of the world, all forms of economic activity are represented in terms of their relationship to capitalism. Other economies are thought to be in capitalism's periphery, opposite to capitalism, a complement to capitalism, or somehow taking place within the all-embracing structure of capitalism³. These other non-capitalist and alternative economies are not considered to be a part of what we understand as 'proper' economy when in reality, it is precisely this diversity that underpins it. Under an expanded conception of what the economy is, all kinds of exchanges are interdependent on each other.

Australian/American Economic Geographers, J.K. Gibson-Graham, use the term *Diverse Economies*⁴ to describe an expanded understanding of the economy where all exchanges, capitalist, alternative capitalist, or non-capitalist, are interdependent on each other.

1 "Exchange, N." , accessed February 02, 2019, <http://www.oed.com/view/Entry/65762?isAdvanced=false&result=1&rskey=2NEMU2&>.

2 J. K. Gibson-Graham, *The End of Capitalism (as we Knew it) : A Feminist Critique of Political Economy* (Minneapolis: University of Minnesota Press, 2006a).

3 Gibson-Graham, *The End of Capitalism (as we Knew it) : A Feminist Critique of Political Economy*

4 J. K. Gibson-Graham, *A Postcapitalist Politics* (Minneapolis: University of Minnesota Press, 2006b).

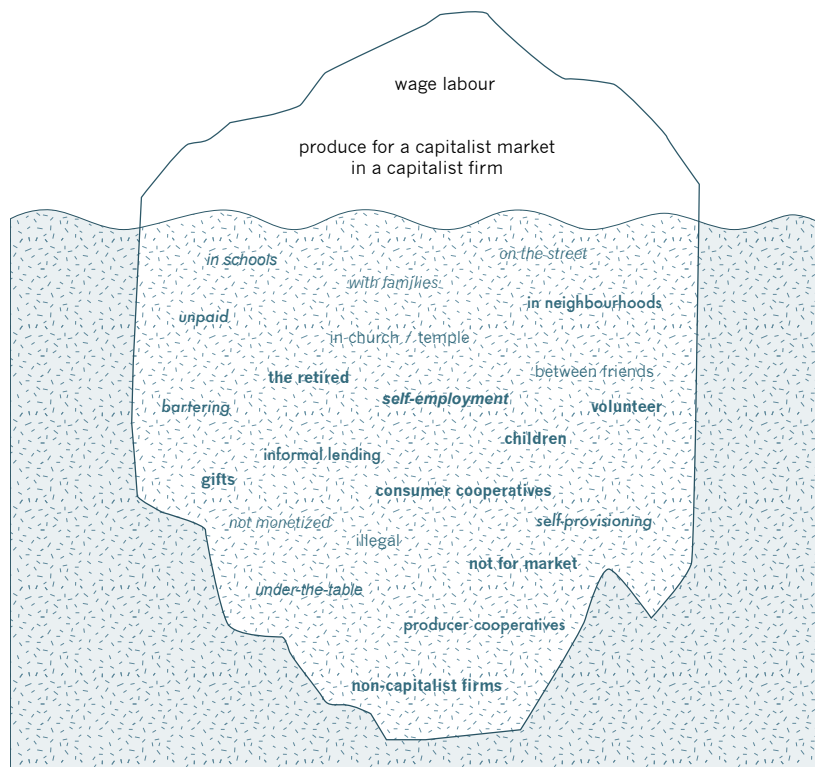


Fig. 1.2 The iceberg image of the economy.

For them, monetary exchanges are just the tip of iceberg, and other unique and diverse undertakings make up the rest of the iceberg⁵, submerged and unseen. These submerged transactions are based in a different kind of value that is immeasurable in money, meaning that everyone can afford to partake in this economy using the unique values that each person brings as their form of exchange. They can range from object-based trades such as potlucks or gift giving, to services like babysitting or volunteering, all part of the diverse economy.

Given its variety, diverse forms of economy generate social values and relationships between people, and though are beneficial in enriching lives and accommodating unique and various circumstances, are unregulated by any single universal measure of fairness or equality. However, it is this unregulated and informal nature of these diverse economic activities that contributes to its malleable and easily-adaptable quality. As a result, the diverse economy is not free from the exploitation and unfairness that also exists in the capitalist economy. This thesis, like J.K. Gibson-Graham's work, addresses this complexity by thinking about the meaning of being in a community. It takes the stance that an increase in collectivity and publicness of diverse economy functions can address the exploitative possibilities of its informality by forming a collective desire⁶, made of individuals, which in turn mitigates the processes of negotiation that communities are made of. Thus, the process of deterritorializing the programs of the diverse economy, that are currently submerged and hidden in private spaces, helps increase fairness and equality as agreed upon by the community as a whole.

The concept of the Diverse Economy offers a way to rethink the economy, and a way to step outside of the boundaries set in place by capitalocentrism. Related to this, work, which is directly related to the production of value, can also be reframed. Hannah Arendt, in her book *The Human Condition* (1958), offers a clear differentiation in labour and work. In it, Arendt asserts that a transformation of work would lead to a shift in meaning, that what had once been seen as a life-sustaining activity "labour", would become a self-determined activity "work". She insists that the origin of this work is in the human need for creative self-expression and social dialogue⁷.

Stated differently, Arendt's definition of "work" gives meaning to the non-monetary values generated in production. Creative self-expression and social-dialogue, as described by Arendt, is a part of what is currently lacking in our

5 Gibson-Graham, *A Postcapitalist Politics*

6 Petrescu, "Losing Control, Keeping Desire," in , 43-53

7 Hannah Arendt, *The Human Condition*, 2nd ed. ed. (Chicago: University of Chicago Press, 1998).

part 1

labour



space for "work" in diversified economies



labour

Fig. 1.3 A space for work between residential and employment.

capitalocentric way of thinking. By not giving consideration to other forms of value, our built urban environment lacks the spaces for such meaningful aspects of work, especially in the suburban neighbourhoods where there is a shortage of access to spaces dedicated to anything other than home, shopping, or waged labour.

Integral to the city and to the sustenance of diverse values within it, architecture operates as both a participator and a container for the economy of the city. The question of architecture is easily captured by the apparatus of the economy⁸ and its confining measurements of what valuable means. In the pursuit of profit, property ownership renders architecture into a good that is negotiated upon, and through the work of architects, produces spaces for the facilitation of these exact negotiations. Consequently, the neoliberal pressures shrinking our understanding of the economy⁹ also shrinks the field and discourse of architectural value.

In order to grasp the elusiveness of how immeasurable yet meaningful values can exist within the built environment, the meaning of value needs to be deconstructed and also expanded upon, in relationship to architecture.

Notably, value has been unpacked by Marx, in his volumes of *Capital. Critique of Political Economy*—the work that has greatly influenced subsequent critiques of Capitalism¹⁰. In it, Marx analyses the value of the capitalist commodity and distinguishes it into three kinds of value—exchange value, value, and use value. Exchange value is the quantity of other commodities a commodity can be traded for, value itself is the socially abstract labour-time needed to make it, and use value is the usefulness of a commodity for those who have it¹¹.

These three values can be expanded upon along with J.K. Gibson-Graham's reframing of economy. Exchange value can be expanded beyond monetary exchange and instead, include the values of social exchanges inherent in the interactions between trading things. Hannah Arendt's transformation of work expands the labour-centric value into work that has meaning in it. Use value, instead of measured through a pure function-focused perspective, can be broadened to also include the vast potentials made possible through its use. By doing this, the limitations of Marx's capitalocentric values can be rethought to embrace the varied and multiple *other* senses of value within the diverse economy.

8 Gilles Deleuze and Félix Guattari, "7000 B.C.: Apparatus of Capture," in *A Thousand Plateaus*, trans. Brian Massumi (Minneapolis: University of Minnesota Press, 1980), 424-473.

9 Saskia Sassen, "Shrinking Economies, Growing Expulsions," in *Expulsions* (Cambridge, MA and London, England: Harvard University Press, 2015), 12-79.

10 Karl Marx, *Capital. Critique of Political Economy*, ed. David McLellan, Abridged Edition ed. (Oxford ; New York: Oxford University Press, 1995).

11 David Harvey, "Capital, Part I," in *A Companion to Marx's Capital* (London: Verso, 2010), 15-85.

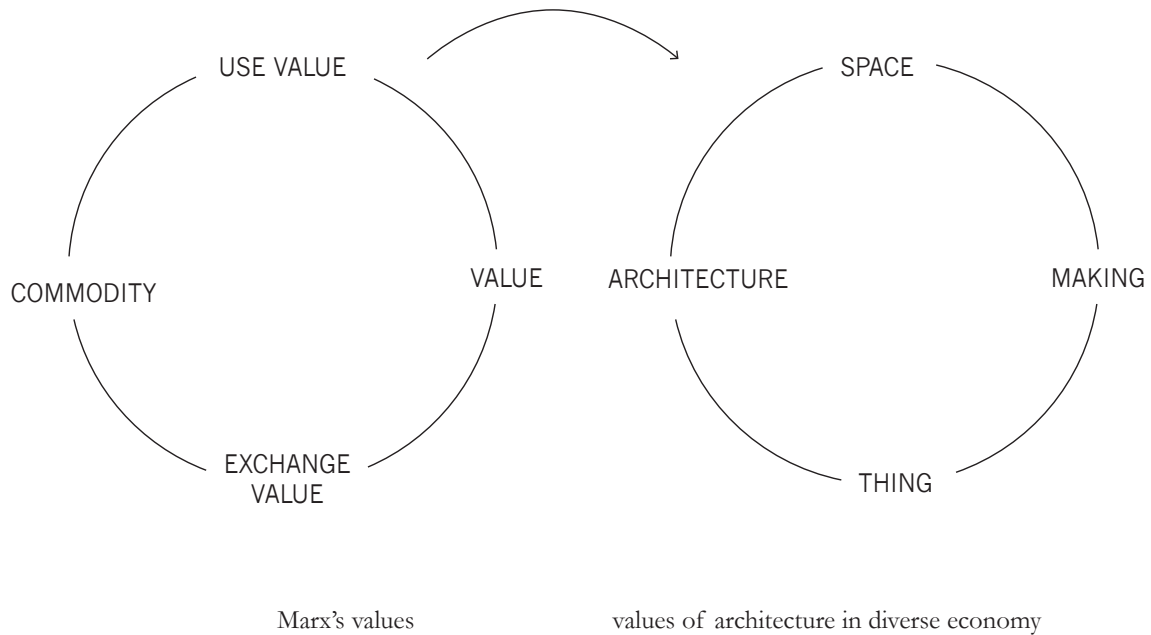


Fig. 1.4 Marx's values for new values in the diverse economy.

1.2 *Architecture as Thing, Making, and Space*

To better address the ways architecture can participate in the diverse economy, this thesis reframes the three previously described expanded values into three perspectives—*Architecture as thing*, *architecture as making*, and *architecture as space*. These perspectives offer an approach to reconsidering the way architecture is exchanged, the methods and people who make and produce it, and also the qualities of the architecture itself that facilitate possibilities of use.

By reconsidering these values within the diverse economy, we can move away from seeing architecture as only a market commodity and instead, think about how architecture can operate in an expanded understanding of the economy.

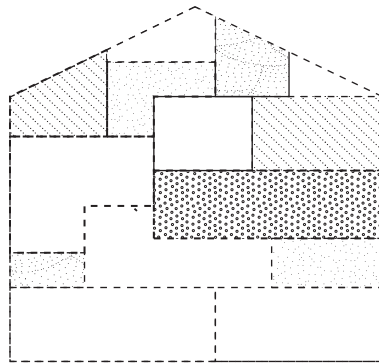


Fig. 1.5 Architecture as thing.

Architecture as thing questions the commodification of architecture and the tendency to address the value of architecture only in respect to its exchange value. Currently, architecture is captured by negotiations that have a goal of maximum profit generation, and operates within this machine to embody the monetary values of these exchanges. Deleuze and Guattari see capitalism as the only social machine that is constructed on the basis of decoded flows, substituting for intrinsic codes an axiomatic of abstract quantities in the form of money¹². As money is both the means and the ends of capitalism, Architecture participates within the economy through being gauged by the differences in its monetary contributions to the circulatory machine.

A clear area that is inadequate within this conception is the lack of consideration

12 Deleuze and Guattari, "7000 B.C.: Apparatus of Capture," in , 424-473

for qualities of architecture that lie outside of being a financial object. There are no measurable assessments of architectural quality that are comparable to the measurements of monetary value, meaning that architectural qualities are rarely considered with the same deliberation as monetary value during trading. The outcome of this trading is the accumulation of the measurable quantities of value in architecture – that being the number of units, the calculable floor area ratio, or acres of lots of land, resulting in architecture being alienated from its purpose of inhabitation. Architecture is disconnected from its true function by its objectification within the economy as a commodity.

Rising out of this cyclical system is the need to encourage market demands, and to create a scarcity weighted against the demand to own architecture, whether that demand is for its capitalistic investments, or for its functions as a home. However, whether architecture is being marketed as a commodity for investment, or as a home to live it, the same factors of evaluation emerge, so that in effect, architecture as a commodity operates on the elimination of the qualities of architecture that make it desirable, but not so much that this desire cannot be leveraged upon. In order to propagate, architecture as a commodity must still have enough desirable quality for those who wish to live in it.

These qualities are the submerged structure of desire that sustains architecture's ability to continue to function within the economy as a commodity. In acknowledging architectural qualities as sustenance of economic flows, there is a possibility of allowing the qualities of architecture to surface as important factors in the trading of architecture.

However, outside of profit-drive markets, there exists architecture that has not been rendered as a commodity, and remains an alternative to the trade of architecture for purely monetary profit goals. Commons, which exist from prior to the agrarian reform and parcelization of land, allowed architecture to wholly exist within its primary function as a habitat for lives. The measures of space, units, and area are seen as quantities of sharing, rather than monetary value, and the social relations of desire become the currency, bonds, and rules of the operation.

In the German method of collective housing ownership called Baugruppe¹³, groups pool money and resources together to develop a multi-family home. This specific model not only cuts costs but also fosters community through the engagement of those who participate in the collective. Financing models and organizational structures are tailored to each case, and every organization is different. The lack of intermediary developers and real estate agents directly

13 German word that means "Building Group"



Fig. 1.6 Baugruppe in the Vauban district of Freiberg, Germany.

cuts costs¹⁴. Additionally, economies of scale allow for a collective to be able to construct a complex¹⁵ for less costs than individual house constructions, as shared elements such as roofing and stairs, allow for joint distribution of the expense. The collective works closely with each other as well as an architect in the making of the Baugruppen, and through close collaboration and participation, creates a good that has social substance to those living there, instead of a commodity good¹⁶.

14 "Could this German Affordable Homebuilding Plan be a Model for the U.S.?" last modified April 7, accessed November 10, 2017, <https://www.curbed.com/2016/4/7/11376622/baugruppe-housing-cohousing-german-development-home>.

15 Iqbal Hamiduddin and Nick Gallent, "Self-Build Communities: The Rationale and Experiences of Group-Build (Baugruppen) Housing Development in Germany," 31, no. 4 (2016), 365-383. doi://[www.tandfonline.com/action/showCitFormats?doi=10.1080/02673037.2015.1091920](https://doi.org/10.1080/02673037.2015.1091920).

16 Hamiduddin and Gallent, "Self-Build Communities: The Rationale and Experiences of Group-Build (Baugruppen) Housing Development in Germany," , 365-383

Additionally, this method of ownership results in a higher level of quality architectural space for the cost and can be highly personalized for each party involved. This is due to the customizability of each unit, which means each member can choose their exact visions to be realized, without allocating space or resources to anything outside of their desires. Because of the adaptability, rather than a forced generic unit, Baugruppen are able to utilize unconventional lot sizes and shapes that are sold at lower costs for their projects, that developer projects would not be interested in¹⁷.

Other examples of unconventional use of *architecture as thing* are families who share space within a house, resulting in multiple generations inhabiting a space together, or land trusts, allowing groups of people to make collective decisions on property, in each case operating on decisions based in something other than monetary profit. Developing methods for measuring the sharing of architecture as an operation, and their non-reductive principles, could allow the surfacing of the processes of commoning, lending value to this alternative form of architecture's exchange value. Thus, architecture can be a more ethical contributor to the diverse economy.

17 Hamiduddin and Gallent, "Self-Build Communités: The Rationale and Experiences of Group-Build (Baugruppen) Housing Development in Germany," 365-383

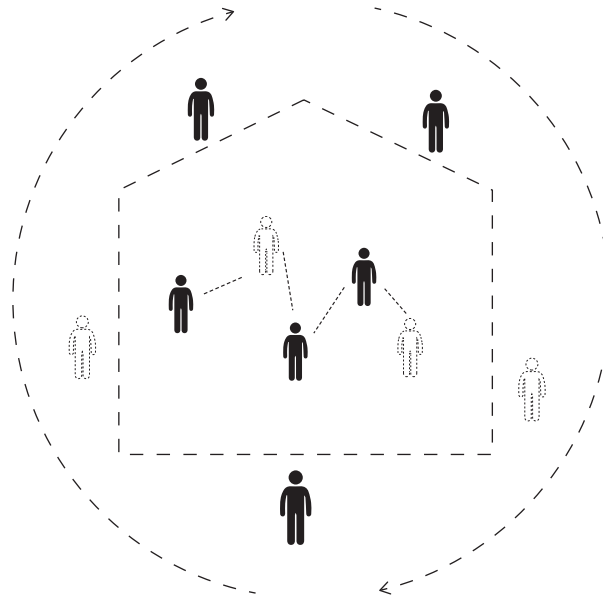


Fig. 1.7 Architecture as making.

Architecture as making questions the issues of those who are involved in the conception, making and realization of architecture. It expands value, as in the socially abstract labour-time needed to make architecture, to encapsulate and consider the diverse forces and stake-holders involved and affected by the creation of the built environment. It also centrally addresses the agency related to the processes of making. Creative ownership of a project is often claimed by a singular entity and can be rethought to better adapt to the reframing¹⁸ of the diverse economy. The diverse economy, and the communities that are engaged in it, are often considered outsiders in the process of making architecture as they are not usually important stakeholders in the organizations

18 Kim Trogal, Doina Petrescu and Gibson Katherine, "Diverse Economies, Space and Architecture: An Interview with Katherine Gibson," in *Social (Re)Production of Architecture*, eds. Kim Trogal and Doina Petrescu (New York: Routledge, 2017), 147-157.

who are organizing the early phases of a project. As a result, the occupants and audience of the architecture, who are impacted the most through their inhabitation, do not have a say in the making and outcomes of the project.

Instead, this structure separates those making architecture, and those using architecture. It promotes the abstraction¹⁹ of the architect's labour from the project itself. Architects often work for clients who themselves are disconnected from the habitation of the end product, and as a result, are severed from those who will ultimately occupy the space. Additionally, competition for projects within the capitalist market forces architects to brand themselves in such a way that they will remain relevant in the market. The desire to create a socially responsible project is often at war with the need to compete within the capitalist market, and subjugation to neoliberal pressures and market determinations play an important part in the operations of the architect. This competitive mode of production focused on capital contributes to the lack of interest in questioning other ways that architecture can be made. Current modes of participation are often all organized the same way, without regard for the specifics of the situation²⁰. Thus, public participation often becomes a consultation session instead of one of real engagement.

However, as exemplified by Atelier-3, architecture as making can widen to address the diverse economy and the broad range of creativity in its network. Atelier-3 has developed collaborative construction methods that actively engages those they provide their services to. In their post-disaster work, Atelier-3 focuses on offering professional skills to only amend what local residents cannot do themselves²¹. In their steel frame construction, Atelier-3 focuses on redesigning steel assembly steel to make an open architecture that does not require specialized tools or knowledge, but rather makes possible for those with little or no prior knowledge of construction to participate in their own process of making²². In this case of post-disaster work, allowing local residents to participate effectively redistributes surplus labour to a cause that would usually call upon the already limited and possibly costly human resources in the situation. Additionally, local populations can have a real sense of ownership and contribution in rebuilding their own homes when they are allowed to engage in the reconstruction of them. The survivors of such a devastating situation are treated as the producers of architecture, rather than the consumers. This mode of participation diversifies the position of those who are usually seen as clients and also gives additional agency to them.

19 Harvey, "Capital, Part I," in , 15-85

20 Petrescu, "Losing Control, Keeping Desire," in , 43-53

21 "Ying-Chun Hsieh, Architect of Post-Disaster Reconstruction", accessed November 8, 2017, <http://www.architectureforpeople.org/architects/hsieh-ying-chun/>.

22 "Atelier-3 / Rural Architecture Studio," accessed November 8, 2017, <http://www.spatialagency.net/database/atelier-3.rural.architecture.studio>.



Fig. 1.8 Atelier-3's disaster-relief construction.

Unexplored within the architect's role are possibilities that may arise out of a partnership and other forms of trade, rather than lifeless contracts between corporations and for money. Engaging fully in the diverse economy, the architect's services may be possibly traded for other services from members of the community, and the consideration of different ways of negotiating between people can result in agreements unimagined by the exchange of services for wage that exists in the traditional role of the architect. A non-fragmenting, holistic approach to skills and abilities can allow for a collective creation of architecture, guided by the knowledge of trained architects, towards empowering the community in building their own habitats.

The community can then become a part of the production of their own space, resulting in architecture that is better suited for the people it's meant for.

Giancarlo De Carlo famously said that “Architecture is too important to be left to architects”²³ and it’s true that architects’ current relationships to client, user, and the market directly coupled with their operation as master builders results in the production of non-diverse spaces. By engaging people within the community, their collective desire, made of individual desires²⁴, can make a project based on multiplicities. The architect, within this new, reimagined model of participation, can be thought of as a non-hierarchical member of a bricolage²⁵. Instead, they can be thought of as a mediator of the making of architecture within the community.

Thus, in the diverse economy, architecture as making is freed from the exchange of wage for information, or the trade of design for recognition. Rather, it allows the desire of the architect who is concerned with the social implications of their work to truly connect and engage with those they are designing with.

23 Giancarlo De Carlo, “Architecture’s Public,” in *Architecture and Participation*, eds. Peter Blundell Jones, Doina Petrescu and Jeremy Till (Abingdon: Spoon Press, 2007), 3-22.

24 Petrescu, “Losing Control, Keeping Desire,” in , 43-53

25 Lévi-Strauss, *The Savage Mind*

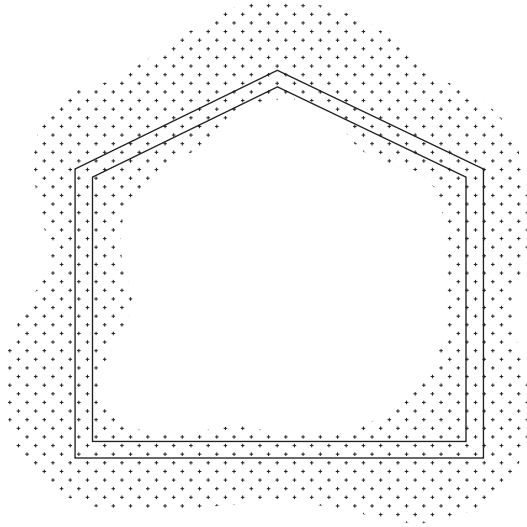


Fig. 1.9 Architecture as space.

Architecture as Space questions the qualities of architecture, and the functionality. It addresses the use-value of architecture and expands architectural space to be more than just function, to additionally embrace the endless possibilities outside of its prescribed use. In addition to being traded within the economy, architecture as space serves the basic function of habitation, and gives space to the processes and negotiations of daily life, including the economy. The use-value of architecture is in its spatial qualities that are chosen for those it serves. However, architecture as space is often under-prioritized, resulting architecture that serves the current structures of the economy, such as office towers, industry warehouses, commercial parks, and the like. The spatial qualities of architecture then only relate to its use value in relation to the market, instead of its use value in relation to those who inhabit it. These spaces for work, production, and transaction are often problematically given superiority over spaces for other

meaningful aspects of inhabitants' lives.

Resultingly, there has been a development of many typologies of isolation, dividing the built environment into spaces for consumption, spaces for work, and spaces for domestic activities, each compartmentalizing the life of its users into a stratification of events governed by the hours of the sectors of production in the economy²⁶. Additionally, specializations of work, consumption, and domestication are further separated into the public and private realms. However, each of these types of spaces cannot exist without the others. Spaces of the office tower, or the shopping mall, have limited duration, which comes hand in hand with a domestic space that functions as the space of retreat. Those who work in areas meant for economic development are often alienated from their personal desires, rendering them only as abstract²⁷ units of labour within the production process.

These principles of capital are a forced striation²⁸ that creates spaces that divide society based on economic motivations. By recognizing the variations in the diverse economy, spaces that tend towards the smooth can be developed, breaking the forceful division between industry, commercial, office, home, between public and private. Instead, architectural spaces can exist on the basis of user desire, instead of the desires of the economic structure. Humanizing values such as comfort, pleasure, and well-being²⁹ can be used to surface the interdependency between currently divided spaces of economy and domesticity, lending smoothness to the current striation, allowing the existence of being-in-common.

Lacaton & Vassal's work is an example of *Architecture as Space* tapping into the potentials of architectural qualities. Their approach to creating surplus, non-prescriptive space permits possibilities to free form with desires in the space. Their surplus space allows the luxury of extra potential, challenging its inhabitants to encounter their submerged, and often unknown, desires. They pursue this in their projects irrespective of size and budget³⁰. Just as the diverse economy exposes potentials submerged under capitalist structures of operation, Lacaton & Vassal's work questions whether the relationship between minimum budget and minimum space is truly fixed³¹. Not only do their design priorities subvert the economic structure of cost correlated to quantity of space, their

26 Gibson-Graham, *A Postcapitalist Politics*

27 Harvey, "Capital, Part I," in , 15-85

28 Gilles Deleuze and Felix Guattari, "1440: The Smooth and the Striated," in *A Thousand Plateaus* (Minneapolis: The University of Minnesota Press, 1987a), 474-501.

29 "They Build, but Modestly," last modified April 2, accessed November 10, 2017, <https://news.harvard.edu/gazette/story/2015/04/they-build-but-modestly/>.

30 Ilka Ruby and Andreas Ruby, "Naïve Architecture: Notes on the Work of Lacaton & Vassal," no. 21 (Jan 1, 2011), 4-19.

31 Ruby and Ruby, "Naïve Architecture: Notes on the Work of Lacaton & Vassal," 4-19



Fig. 1.10 Maison Latapie by Lacaton & Vassal.

novel typology of surplus space gives place to the potentials necessary for reframing the economy. Allowing spaces that are non-prescriptive in their use opens up the use-value in *architecture as space* to being flexible and up for discovery.

Having space that can realize the diverse economy makes it possible to escape the black-and-white, dichotomous logic of capital versus alternatives, and instead, recognizes a heterogeneous picture of diverse economies³². Space that allows this, such as Lacaton & Vassal's surplus space, fosters types of being within architectural space that are hybridizations of previous divisions, and can allow for the surfacing of bonds between those involved in labour and the outcomes of such labour³³. New community typologies of architecture

32 Kim Trogal, "Care of Commons," in *Economy and Architecture*, eds. Juliet Odgers, Mhairi McVicar and Stephen Kite (Oxon: Routledge, 2015), 49-58.

33 Harvey, "Capital, Part I," in , 15-85

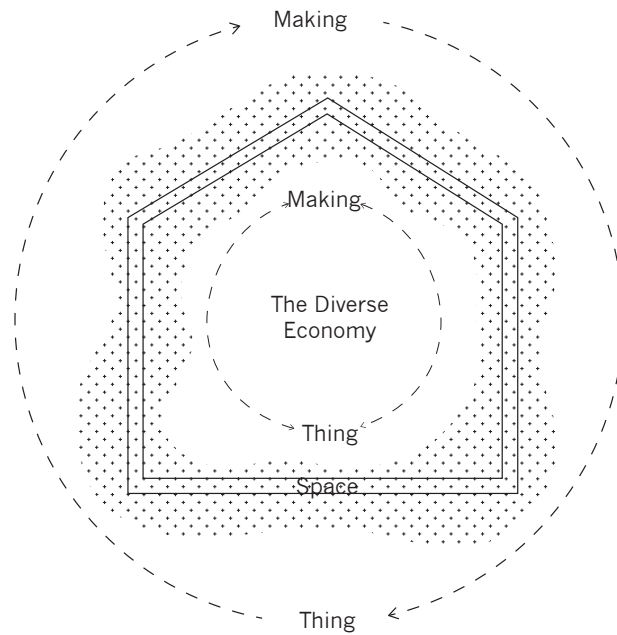


Fig. 1.11 Architecture as thing, making, and space.

need to be developed to allow the diverse economy to move from domestic scales to architectural scales, communities, neighbourhoods, and cities³⁴, so the civic work involved in making neighbourhoods and in making economies can be recognized. Thus, the development of these typologies can give place to issues that currently do not have space within the capitalist typologies – such as support for those who are self-employed, or spaces for distributing surplus to social and environmental goals³⁵. By reframing the economy as the diverse economy, space can be questioned, and new conceptions of it can develop from the heterogeneous activities that take place within the diverse economy. *Architecture as space* can be rethought not only as a container for activities that

34 Elke Krasny, “Neighbourhood Claims for the Future: Feminist Solidarity Urbanism in Vancouver’s Downtown Eastside,” in , eds. Kim Trogal and Doina Petrescu (London: Routledge, 2017), 93-113.

35 Gibson-Graham, *A Postcapitalist Politics*

must take place in the economy, but also as a generator of opportunities that will diversify the economy.

Architecture as thing, architecture as making, and architecture as space are three interdependent parts of a discipline deeply caught in the apparatus³⁶ of the economy. The act of expanding the boundaries of the economy³⁷ towards the broader holistic understanding of the economy in turn expands the limitations of the discipline of architecture, and each of the three parts can be broadened to encompass alternate forms of operating within the existing circumstances³⁸. These redefined three parts of architecture can then in turn be used during the construction of the built environment, and also during the re-envisioning of city areas currently focused on a narrow understanding of economy.

Alongside the development of new spaces that demonstrate the heterogeneity of the diverse economy, the cyclical relationship between the boundaries of the economy and the operation of the three values of architectural parts within it has the potential to impart feedback from the environment to even further broaden the boundaries. This is the transversal³⁹ proliferation of responses that will mitigate between the local scale and the global scale, contributing to the desire to prioritize social goals over capital goals. The possibility of restructuring these goals are linked through rhizomatic⁴⁰ relationships of desire facilitated by newly imagined physical spaces. Thus, by amending the architectural discipline, the built environment's relationship to the capitalist definition of economy can be criticized and improved upon to surface the hidden potentials of the diverse economy.

36 Gilles Deleuze and Félix Guattari, "7000 B.C.: Apparatus of Capture," in *A Thousand Plateaus*, trans. Brian Massumi (Minneapolis: University of Minnesota Press, 1980), 424-473.

37 J. K. Gibson-Graham, "An Ethical Ethics for the Anthropocene," *Antipode* 41, no. S1 (2009), 320-346.

38 Kim Trogal, Doina Petrescu and Gibson Katherine, "Diverse Economies, Space and Architecture: An Interview with Katherine Gibson," in *Social (Re)Production of Architecture*, eds. Kim Trogal and Doina Petrescu (New York: Routledge, 2017), 147-157.

39 Trogal, Petrescu and Gibson Katherine, "Diverse Economies, Space and Architecture: An Interview with Katherine Gibson," in , 147-157

Gilles Deleuze and Felix Guattari, "Introduction: Rhizome," in *A Thousand Plateaus*, trans. Brian Massumi (Minneapolis: University of Minnesota Press, 1987), 2-25.

40

PART 2

Community and the Employment Lands

*Community desires are geared neither to profit-generation nor for urban functionality,
but to something else that is not predictable and constructs itself every day with everyone
participating.*

- Doina Petrescu, Losing control, keeping desire.



Fig. 2.1 Warehouse loading bays.

Part 2: Community and the Employment Lands

2.1 Employment Lands in Toronto

A clear illustration of the divide manifested in peoples' everyday lives by a narrow, capitalistic definition of economy is the land zoning category of employment in Toronto. The Toronto Official Plan uses the Employment Areas land use designation¹ to allocate space to economic growth and sustenance, keeping them in certain places of the city. It specifically limits these areas from use that is categorized as “non-economic”.

The aim is to ensure that some of the areas of the city is reserved to serve commercial developments² and in turn support job growth and economic stability. This land use designation has been identified as one of the main locations for employment, as well as a stable investment area and growth of the city's tax base.

However, as much as the Employment Areas is tailored towards the development of the city's economy, they also make the limitations of this definition of employment obvious. These areas of the city often consist of large warehouses and office buildings, and the qualities in these areas are dictated by what classifies as economic production. The activities happening within them are attributed to the hours and timelines of employment, such as working shifts, or shipment deliveries. Additionally, these areas often lack quality spaces for human inhabitation³. As Employment Areas exist solely for the productivity of capital, they effectively not only self-alienate from other areas of the city, but also alienate those who work there from the other aspects of their lives. The boundaries of possibility in the Employment Area land use designation are

1 “Employment Lands Review Overview”. Accessed November 11, 2017, <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=0e330621E3161410VgnVCM10>

2 “What You Need to Know about Toronto's Official Plan,” last modified November 3, accessed November 10, 2017, <https://torontoist.com/2015/11/what-you-need-to-know-about-torontos-official-plan/>.

3 UrbanToronto, 2009, <http://urbantoronto.ca/forum/threads/employment-lands.23917/>.

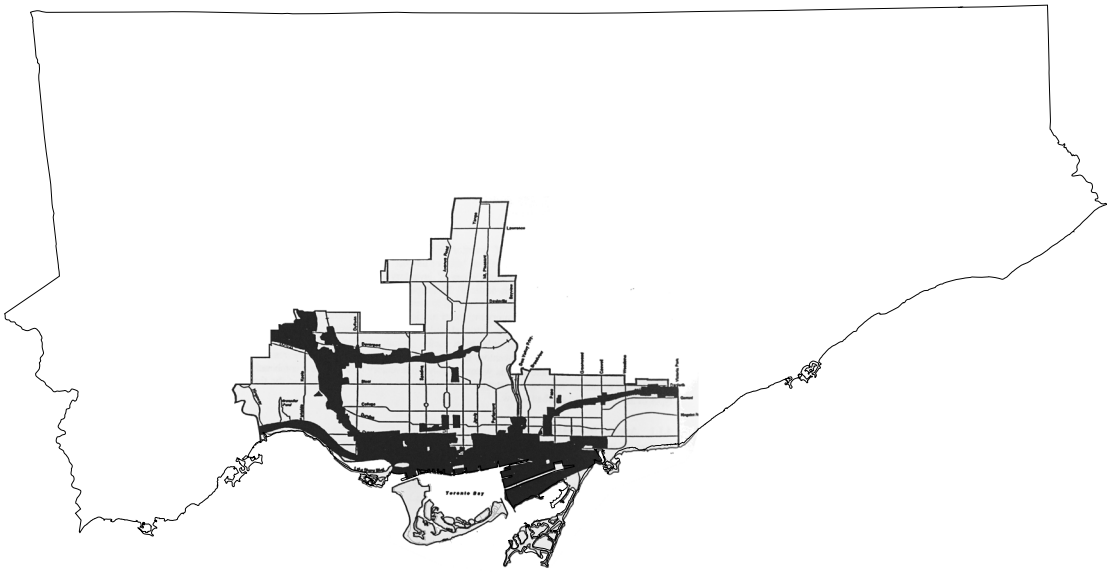


Fig. 2.2 Employment lands 1949



Fig. 2.3 Employment lands 1960s



Fig. 2.4 Employment lands 2013



Fig. 2.5 Employment lands Present Day

exactly the boundaries of the conceived economy.

In addition to the limiting definitions of employment that permeates the Toronto Official Plan, the employment lands of Toronto are constantly challenged by gentrification within the city. In the downtown core, architecture is increasingly being used as investment, resulting in growing land costs that industries cannot afford⁴. Due to the nature of manufacturing and industrial use, having more than one storey is often counterproductive to companies located in the employment lands, yet having such low density is unsustainable on properties with such high costs. Coupled with these pressures due to the cost of land, changing modes of manufacturing, transportation of goods, and the factors of globalisation, there has been a loss of employment lands in the core of the city.⁵ By the second year the Five-Year Review of Toronto's Official Plan, which started in 2011⁶, the Planning department received more than 90 proposals to convert employment lands to other uses⁷, illustrating the challenges that the city is facing to keep the Employment Lands in the areas that they were planned.

As a result, the Employment Lands have shifted towards the suburban ring of Toronto, where land values are not subject to the same pressures as the downtown core, and where highways allow easy access for transportation of goods. However, as a result of a narrow definition of "employment" and the rapidness of the city's gentrification, whole swathes of area in and around the city have minimal variation of architectural quality. The newer business parks and employment lands of the suburbs of Toronto consist of the same repeated typologies. The very specific definitions of the economy that the city has zoned as permitted use within the area has limited the possibilities of architectural space. The inflexible way efficiency in the workplace is defined has created static architectural spaces within these typologies, preventing balanced neighbourhoods from being realized⁸.

2.2 Neighbourhoods in Toronto

The suburban neighbourhoods of Toronto are defined by a number of factors that are a result of the way they have formed over the course of development of the city. They are characterized by homogeneous typologies across neighbourhoods, often a product of the time that they are designed and built. Because of the sprawl and large distances between travel points in the suburbs,

4 "Density Toronto: Where to Work when Condos Target Industrial Sites?" last modified November 8, accessed May 12, 2018, https://www.thestar.com/news/gta/2012/11/08/density_toronto_where_to_work_when_condos_target_industrial_sites.html.

5 Hemson Consulting Ltd., Long Term Employment Land Strategy Phase 1 Report (Toronto, Ontario, Canada: ,[2006]).

6 "Official Plan Review," accessed May 20, 2018, <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>.

7 "Density Toronto: Where to Work when Condos Target Industrial Sites?"

8 "What You Need to Know about Toronto's Official Plan,"

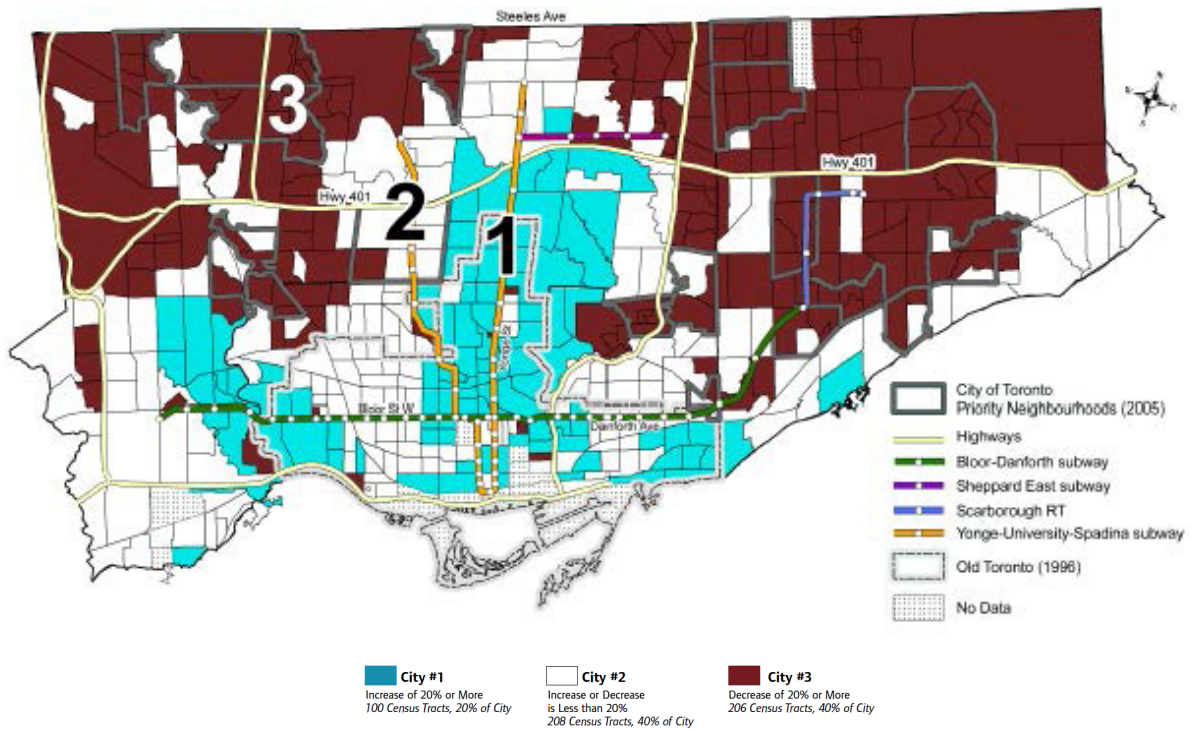


Fig. 2.6 Map of Hulchanski's three cities.

there is a strong reliance on vehicles. These are all factors, among other socio-economic considerations, that makes living in the suburban areas of Toronto vastly different than living in the downtown core. Though Toronto is one city, it varies greatly in each of its neighbourhoods.

In 2006, David Hulchanski conducted a study at the University of Toronto, analysing income polarization in the city. Hulchanski's study over a course of 35 years described a change in the neighbourhoods of Toronto, and interprets the city of Toronto into three geographic groupings, or "three cities". City#1 is generally located near the centre of the city and the two subway lines, and makes up about 20% of the city's census tracts. It is defined by census tracts where average individual income increased by 20% over the 35 years studied. City #2, borders City #1 and makes up of 40% of the city's census tracts. It is defined by either an increase or decrease in income of less than 20%. City #3 is located

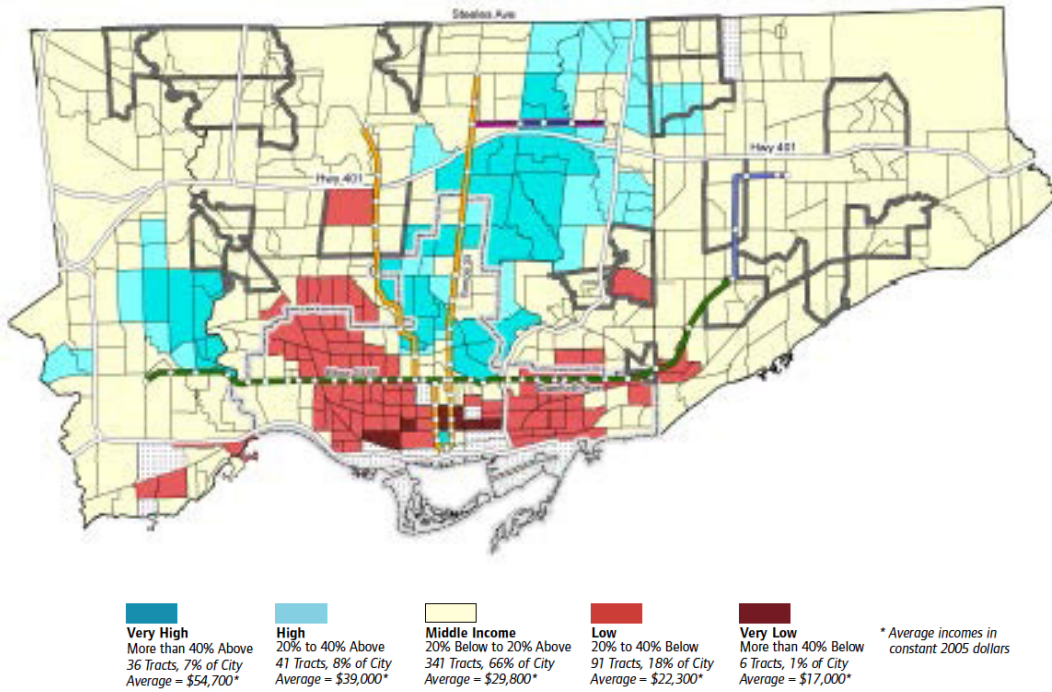


Fig. 2.7 Toronto income distribution in 1970.

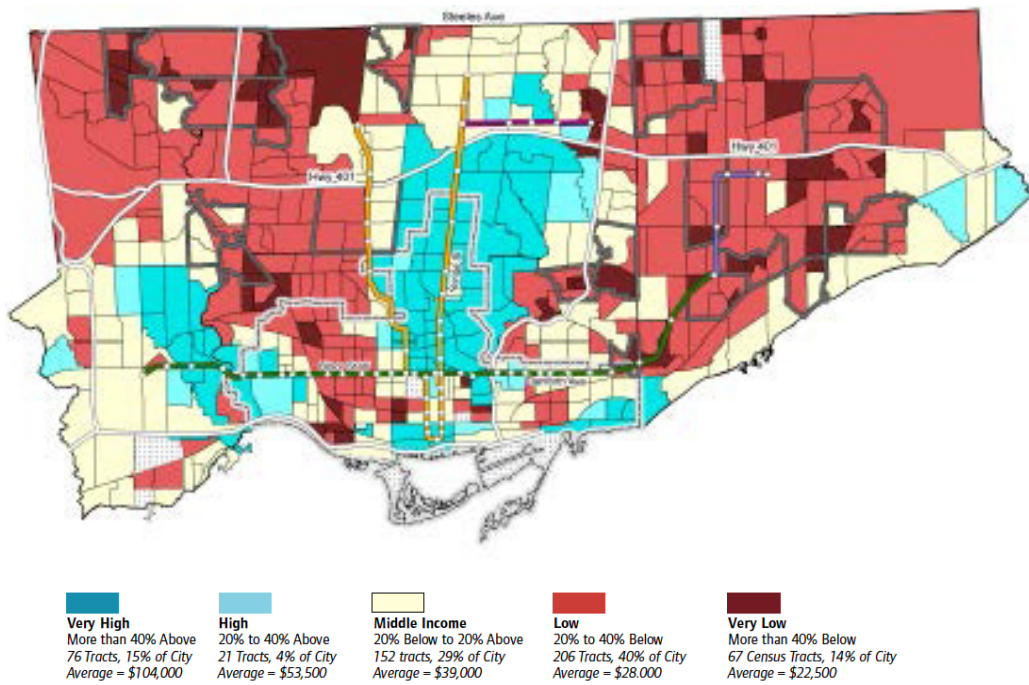


Fig. 2.8 Toronto income distribution in 2005.

in the northeast and northwest parts of the city, outside the central corridor. City #3 makes up 40% of the city's census tracts and is defined by areas where average individual income decreased by 20% or more. One of Hulchanski's significant findings is that over the 35 years of the study, there has been an increase polarization of wealth and poverty. Wealth has concentrated, but so has poverty. There has been a decrease in the middle class, correlating to the decrease in City #2⁹. (insert maps and figures of income polarization)

City #3, which describes concentration of poverty in the suburbs of Toronto, notably correlates with the location of the employment lands in Toronto. Although this correlation is physically geographic, it is significant in a number of ways that relates to the socio-economic conditions of the city—the neighbourhoods in Toronto that are the most isolated and economically disenfranchised, in need of greater support, borders and correlates with the large swathes of land in Toronto dedicated exactly for sustaining economic generation in the city. This intersection is one that tells of a challenge that the city of Toronto faces due to its own limitations of understanding economic definitions and opportunities. Though the employment lands is made to generate economic activity, those working in the area lack social support, and those living nearby suffer from a clear divide, physically, geographically, and in the built environment.

This condition is illustrative of the clear divide in the lives of people who live in the suburbs of the city. Their neighbourhoods lack social areas, they lack support, and serve only as a house for people to stay in, when they are not working, as peoples' lives are so increasingly divided into work and home.

However, they do not serve well as place for people to properly *live*.

Some of these neighbourhoods have been identified by the city of Toronto as neighbourhoods that are at-risk and need greater support, and are currently called "Neighbourhood Improvement Areas"¹⁰. The initiative was started by the City of Toronto in 2006, when it was called the Priority Investment Neighbourhoods, when the city started to identify neighbourhoods that were problematic, in order to funnel public investment towards their improvement¹¹. After criticism on the factors used to judge whether a neighbourhood was a Priority Investment Neighbourhood, as well as the lack of methods available to measure success after funding, in 2014, the city newly identified 31 areas,

9 David Hulchanski, *The Three Cities within Toronto* (Toronto, ON: University of Toronto, [2006]).

10 "Neighbourhood Improvement Area Profiles," accessed January 24, 2018, <https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/nia-profiles/>.

11 "Toronto's 13 Priority Areas Research Methodology," last modified January 12, accessed March 2, 2018, <http://3cities.neighbourhoodchange.ca/files/2011/05/2006-Torontos-13-Priority-Nhoods-Method-for-selecting-presentation.pdf>.



Fig. 2.9 Priority Investment Neighbourhood

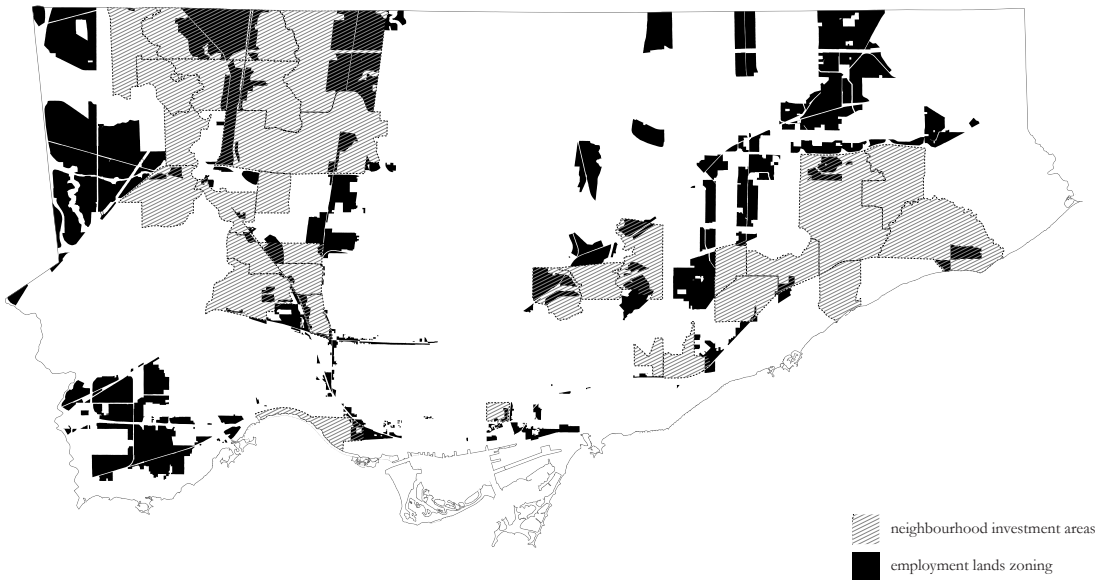


Fig. 2.10 Neighbourhood Investment Areas

changed the naming to Neighbourhood Improvement areas¹². (Show Areas in hatch)

The Neighbourhoods Improvement Areas are also a part of a program that the City of Toronto implemented in 2014, developed over ten years of research and consultations, called the Toronto Strong Neighbourhoods Strategy 2020 (TSNS 2020). The TSNS 2020 is centred around a definition of what makes a neighbourhood strong, measured using the five domains of physical surroundings, economic opportunities, healthy lives, social development, and participation in civic decision. These factors are based on a World Health Organization research approach called the Urban Health Equity Assessment and Response Tool, or Urban HEART¹³, made to cover socio-economic issues that face urban places, and were also used to identify the 31 NIAs.

The 31 NIAs are lacking in some or all of these categories, and were given a score to identify them.

The TSNS 2020 prioritizes these neighbourhoods over others in Toronto using a number of different strategies to help them. Not only are there neighbourhood-community based programs in place, organized by social workers and community planners from the city, there are also funding streams available to groups based in the neighbourhoods to tap into¹⁴. These funds are granted based on project-centric applications developed and submitted by community groups and partners. One of these grants are called the Neighbourhood Grants Program, which grants smaller sums of money to different groups for events, up to \$5000 per neighbourhood. Another substantial grant that is a part of the TSNS 2020 is the Partnership Opportunities Legacy (POL) Fund. In 2014, the city approved a total of \$12M in funding for infrastructure investments in NIAs. These include playground upgrades, recreation and community hub space development, community gardens and other public space¹⁵. These two funds coupled together can provide substantial monetary support for different NIAs in Toronto, if put to a use that is both economical and impactful to all members of a community.

Though the city of Toronto identifies that NIAs often lack in economic opportunities, which is one of their five domains of measurement in the scoring system of NIAs, the city narrowly defines what it means to have an economic

12 "Toronto to Expand 'priority' Neighbourhoods to 31," last modified March 9, accessed August 23, 2018, https://www.thestar.com/news/city_hall/toronto2014election/2014/03/09/toronto_to_expand_priority_neighbourhoods_to_31.html.

13 . CD18.2 Appendix 2 Toronto Strong Neighbourhoods Strategy 2020 (Toronto, ON: ,[2017]).

14 . CD18.2 Appendix 2 Toronto Strong Neighbourhoods Strategy 2020

15 Executive Director Social Development Finance and Administration, Review and Identification of Resources for Toronto Strong Neighbourhoods Strategy 2020 (Toronto, Ontario: City of Toronto,[2017]).

opportunity. In the diverse economy, monetary exchange, such as the support that the NIA funds and grants will provide, play an important part, but so do the other kinds of exchange community members engage in.

The lower income neighbourhoods of NIAs and Hulchanski's third city have less purchasing power and tend to rely more on alternative modes of operating that take place in the diverse economy, and as a result of the large swaths of employment lands dedicated to the wage economy, as well as their suburban isolation, these areas lack space for community-building exchanges that foster other forms of value within the neighbourhoods. Spaces for economic diversity, possibly funded in part by the Neighbourhoods Grants Program, or the POL Fund, can greatly benefit these neighbourhoods. The City of Toronto has already identified the 31 NIAs as needing the support provided by the TSNS 2020 program, but being able to consider the economy in its whole, in the form of the diverse economy, and its opportunities will greatly benefit the success of the provided support. This kind of thinking offers a reframed view and approach to the funds that the city has good intentions for.

PART 3

Spaces

Our project is to disarm and dislocate the naturalized hegemony of the capitalist economy and make the space for new economic becomings—ones that we will need to work at to produce.

*-J.K. Gibson Grubam, *A Postcapitalist Politics*.*



Fig. 3.1 The physical divide between work and home.

Part 3: Spaces

3.1 Built Form in the Employment Lands and Residential Zones

J.K. Gibson Graham's concept of the diverse economy raises fundamental questions about what is meaningful about work, and what it means to contribute to the wage-economy. These neighbourhoods that are seen as economically and socially disenfranchised can benefit from a more diversified understanding these questions.

One of the areas in Toronto that has a high correlation between large swathes of employment lands with NIAs is North York. Highway 400 and other main roads used for transportation, such as Steeles Ave, is located in the area, contributing to the development of a large area of employment zone. Truck traffic in this area is among the highest in the city, meaning that the movement of goods that are supposed to generate economy are high, while individual income and access to community space is among the lowest.

These employment lands are bordered almost completely by NIAs—Humber Summit, Humbermede, Black Creek, and Glenfield-Jane Heights, and Downsview-Rooding-CFB. According to the City of Toronto Neighbourhood Improvement Area Profiles, these six NIAs all lack community space, score low on education, unemployment, and diabetes¹, a factor used as an indication of health. Additionally, these NIAs have a higher percentage of recent immigrants than the city of Toronto's average percentage, and have some of the most diverse populations by neighbourhood, with 81% of Black Creek residents identifying as visible minority (citywide 49%)². Though this is an indication of the diversity and multiculturalism of Toronto, the built environment of the suburbs critically contributes to the outcome of such diversity.

The physical built environment of North York contributes to these NIAs'

1 "Neighbourhood Improvement Area Profiles," accessed May 17, 2018, <https://www.toronto.ca/city-government/data-research-maps/neighbourhoods-communities/nia-profiles/>.

2 "Neighbourhood Improvement Area Profiles,"

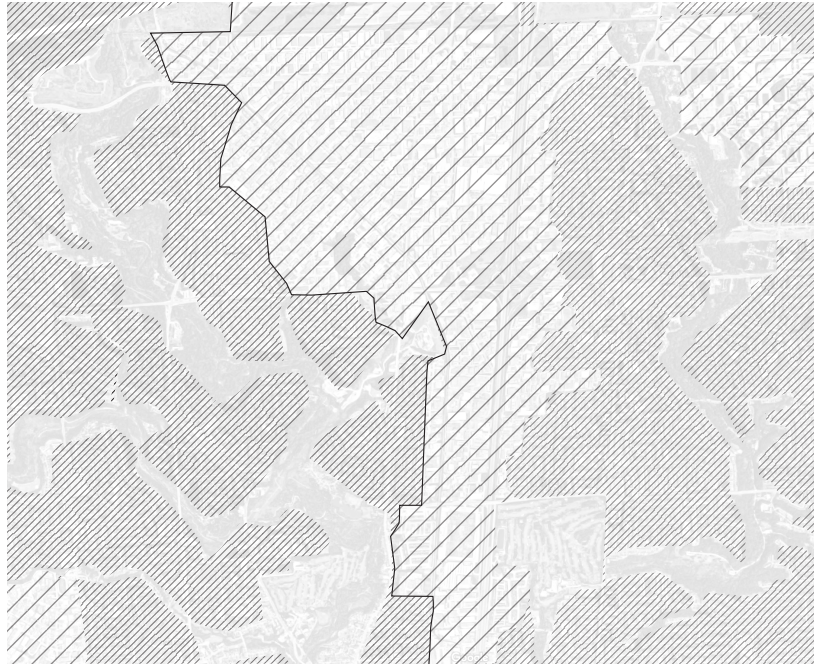


Fig. 3.2 The sharp divide in grain.



Fig. 3.3 Introducing a "blurred" transition.

inadequate circumstances. Their isolation from the rest of the city by the employment lands and their location in the suburbs makes them underserved by community-oriented services and spaces. The effects of this underservicing are clearly observable in the statistics describing education, unemployment, and health—all factors that are lacking in these neighbourhoods.

As a way to view this condition, Kevin Lynch's *Good City Form* can be used as a lens of analysis. In this book, Lynch explores the forms of city and describes his theories. A way that Lynch describes a city is using its grain. He describes something as fine grain when elements are widely dispersed among different elements, and describes it as coarse grain when extensive areas of one thing are separated from extensive areas of different thing³. The suburbs of Toronto, such as North York, are often coarse grained. Here, large swaths of industrial fabric are separated from extensive areas of residential housing.

Lynch also uses sharpness to describe built fabric. Sharp transitions are when an area of similar elements changes abruptly to an area of other elements, and blurred transitions are when this change is gradual⁴.

Lynch says in *Good City Form* that it is good practice for the grain of the built fabric to be fine and blurred, and for reasons of equality, the mix within large areas should be more balanced with high regional access. He describes zones of transition as areas where people may "cross over" if they choose⁵.

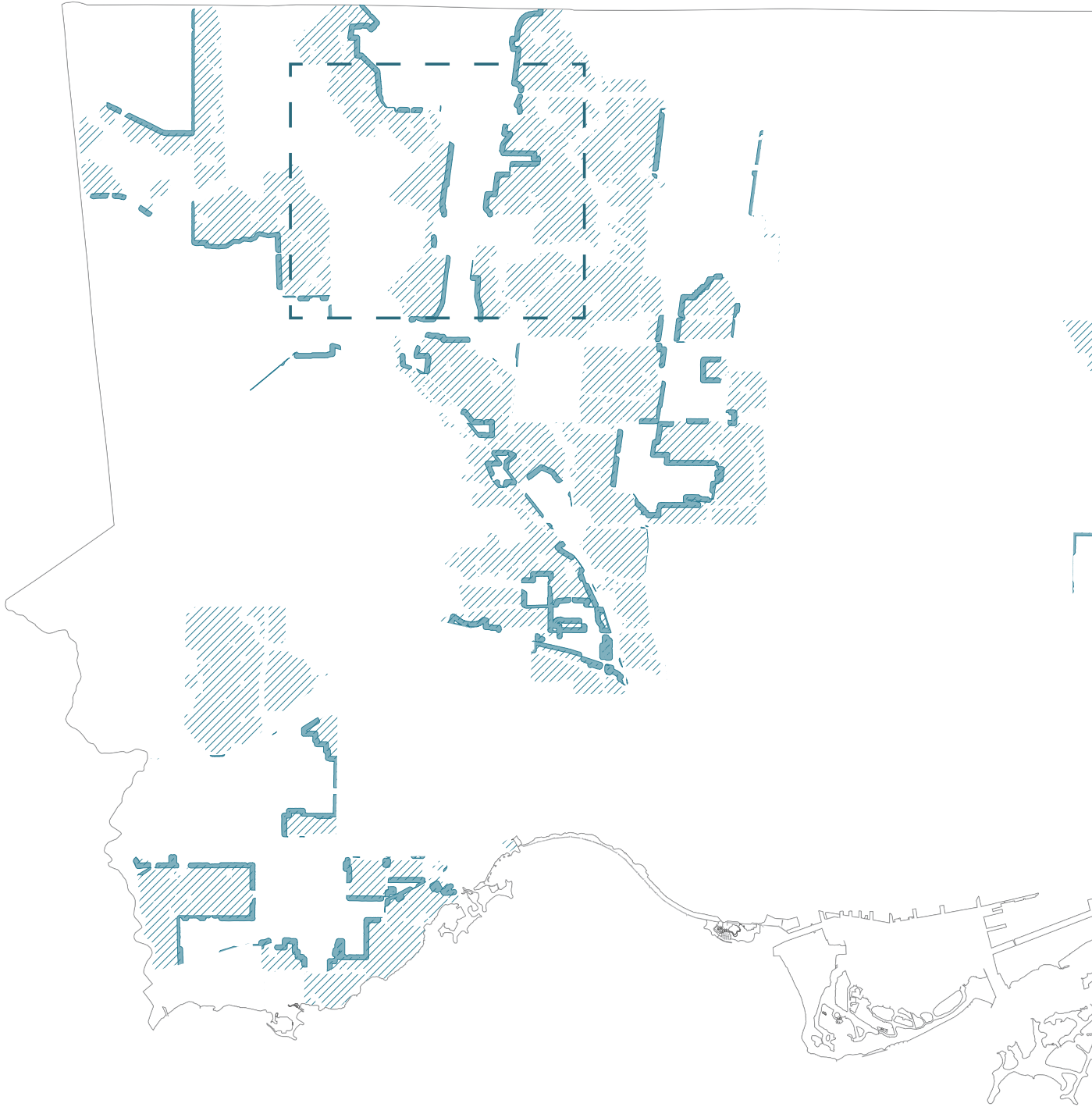
To mediate this divided relationship between the employment lands in Toronto and the residential neighbourhoods nearby, this thesis proposes an alternative vision of the employment and residential fabric by amending the zoning by-law and developing zoning and architectural changes that can give space to the diverse economy.

Toronto's current zoning by-law stipulates allowable uses in the zone categories of residential, open space, utility and transportation, commercial, employment and institutional. It divides the city into sections that have allowable uses within each zone. Additional to the zoning plan, it also has a series of overlay zoning layers that specify more detail, such as those that mandate building form through height restrictions and lot coverages. These overlay maps are read in conjunction with the zoning map to create a more complete interpretation of the zoning by-law.

3 Kevin Lynch, *Good City Form*, Revised Edition ed. (Massachusetts: The MIT Press, 1984), 266.

4 Lynch, *Good City Form*, 265

5 Lynch, *Good City Form*, 276



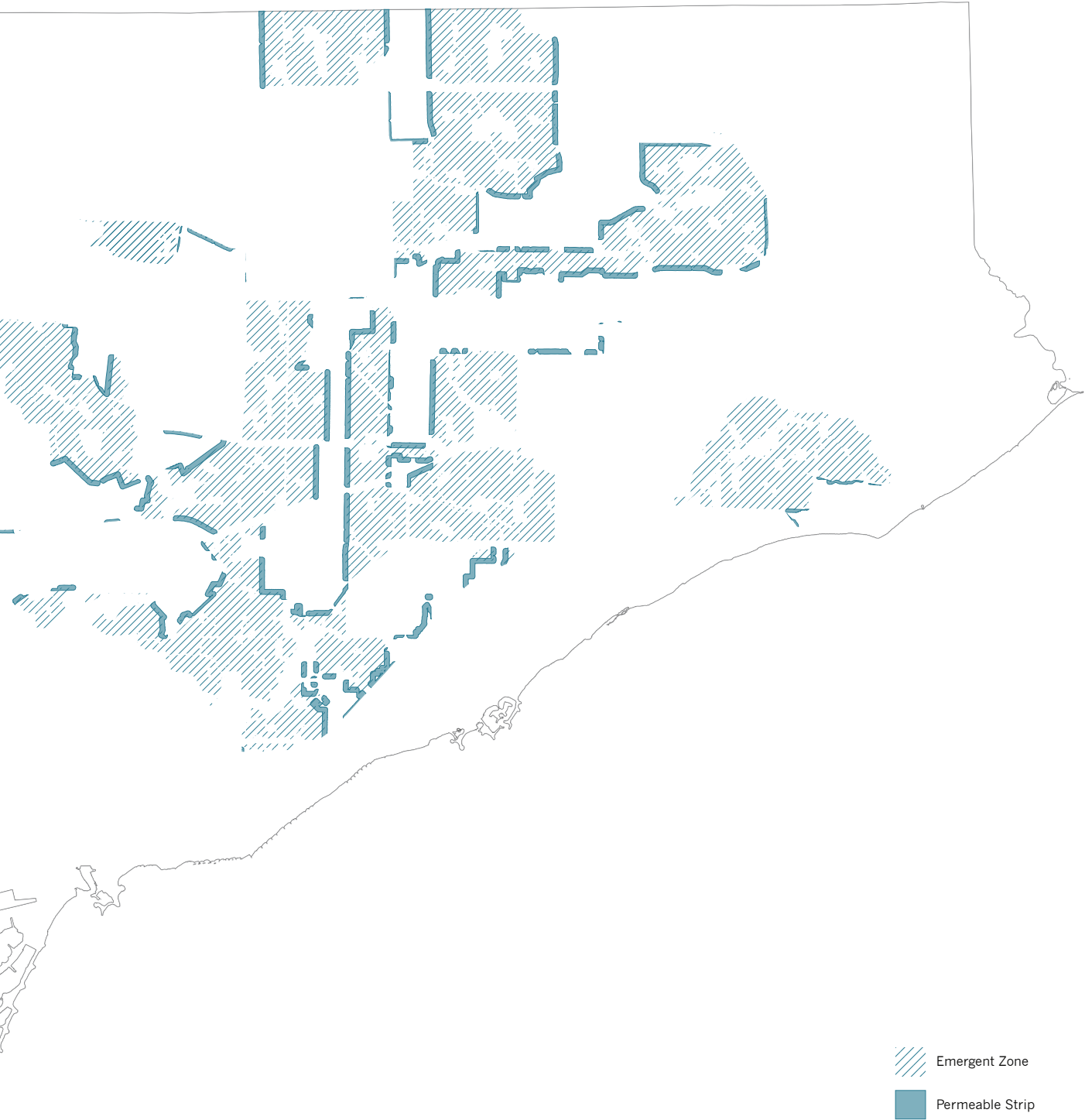


Fig. 3.4 The Overlay for Economic Diversity



Fig. 3.5 Overlay for Economic Diversity on Site in North York

3.2 Overlay for Economic Diversity

This thesis proposes to utilize this established convention of having a zoning map as well as overlay layers, by proposing another overlay zoning layer. This new overlay layer aims to better facilitate an already broad range of economic activities in isolated communities of Toronto's suburbs. The Overlay for Economic Diversity will exist on top of the current zoning by-law and amend parts of it, adding more potential for additional diversity in neighbourhoods that it will affect.

In the site of North York, the previously discussed physical and socio-economic conditions make it likely that these neighbourhoods can benefit from the Overlay for Economic Diversity. The correlation between NIAs, PINs, with Employment Land Use Zoning, as well the typical suburban conditions,

such as tower neighbourhoods, the single-family house, large warehouses with abundant open space, as well as vehicle-oriented streets, there are extended stretches of these adjacent conditions that the Overlay for Economic Diversity would be applicable towards. All these conditions make additional economic diversity a useful tool that would help to overcome the challenges facing both the employment lands and the residential neighbourhoods in North York.

Currently, when the zoning map is observed, a kind of gradient becomes obvious in the city's zoning. In the employment zones, heavier industrial uses tend towards the inner centre of the areas, while in the residential zones, denser and more mixed uses tend towards larger streets. By the city's logic, uses that are opposite to each other, such as the quiet, residential home versus the noisy, heavy industries, are separated from each other, gradually by degrees. The overlay for economic diversity further adds another layer to this gradient.

The permeable strip, one of two parts to the overlay for economic diversity, will have zoning changes and programs that help to blur and mediate the border at the currently sharp, coarse grain. The other part, the emergent zone, affects residential zones adjacent to this border, and will also have zoning changes with programmatic use allowances that help diverse economy uses emerge from where they are currently limited in the house.



Fig. 3.6 Current Economy Activities

3.2.1 Reprogramming the economy

The Overlay for Economic Diversity will amend the allowed uses in the city's zoning by-law. Currently, the by-law strictly separates uses between the employment and residential zones. There is a clear distinction between home and work that's obvious in the zoning by-law, and thus, a limitation placed on peoples' lives because of the small amount of uses allowable in residential areas. The Overlay for Economic Diversity establishes that residential zones within the overlay are not spaces only for sleeping, eating, or domestic tasks, but rather, can be a space enabling the wealth of life activities currently limited by spaces defined as only domestic. In Employment Zones, the Overlay for Economic Diversity takes advantage of the current spatial limitations placed on industrial uses in an effort to protect residential areas, and proposes new uses within the diverse economy that are compatible with residential areas as a use of the space

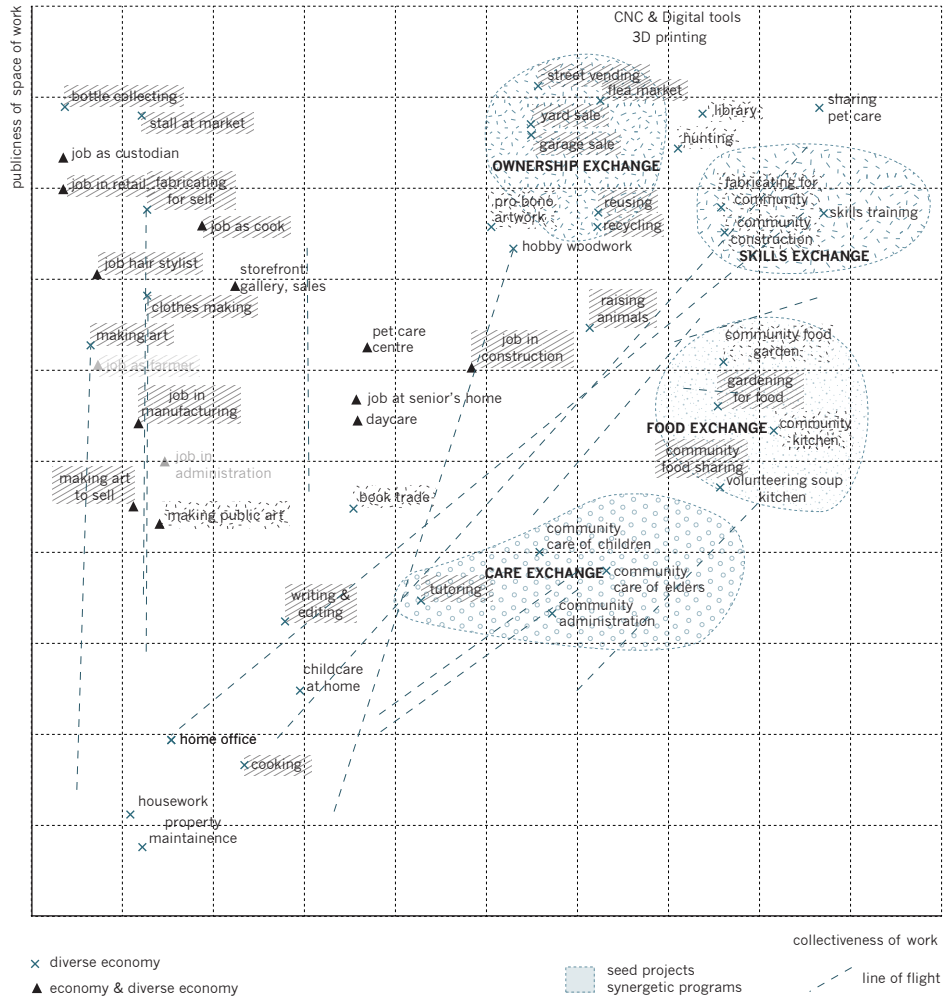


Fig. 3.7 Diverse Economy Activities

that can reconnect both the physical and social division between employment and residential.

The programs in the overlay are derived from a matrix of possible diverse economy programs. Existing exchanges within the home and at work take place on two axes. The X axis describes the degree of collectivity, and the y axis the degree of publicness. This sorting order was done to generate a way of locating exchanges in physical space. Both factors, collectivity, and publicness, start to suggest spatial characteristics that the programs plotted on the graph would desire. For example, a larger factor of collectivity may suggest a desire for a larger space, while a larger factor of publicness may suggest the desire for a public-facing frontage.

As diverse exchanges are facilitated by the Overlay for Economic Diversity,

programs gain the additional possibility for collaboration as well as greater publicness. The second matrix shows the deterritorialization of currently submerged activities that are traditionally stuck in less private, less collective spaces, and starts to rethink their potential to exist in more collective and more public spaces. It also groups programs together to investigate their synergies.

After the zoning changes that will be brought by the Overlay for Economic Diversity, the groupings of programs can be built as spaces that will allow for multi-use by these synergetic programs. These spaces can be given priority when different spaces are being built within the neighbourhoods, and be used as seed projects, acting as catalysts for the overlay for economic diversity to really thrive.

In order to integrate the newly proposed uses and changes in the zoning, the current zoning use charts are analysed. These charts, taken from the city of Toronto zoning by-laws, show the currently permitted uses in residential and employment zones. The blue hatch overlaid on top of them symbolizes uses within the Overlay for Economic Diversity and modifies the permitted uses in these zones. The solid line hatch uses are permitted only in the permeable strip at the border as to not disturb inner, residential neighbourhoods, and the broken line hatch are uses allowed everywhere within the overlay for economic diversity, meaning in both the permeable strip and the emergent zone. By overlaying on top of the current permitted use charts, the movement of deterritorialization within the programmatic matrix can be realized within the existing zoning charts.

spaces

| TRANSACTIONS | LABOUR | ENTERPRISE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| market | wage | capitalist |
| <p>alternative market</p> <p>sale of public goods ethical "fair-trade" markets local trading systems alternative currencies underground market co-op exchange barter informal market</p> | <p>alternative paid</p> <p>self-employed cooperative indentured reciprocal labor in-kind work for welfare</p> | <p>alternative capitalist</p> <p>state enterprise green capitalist socially responsible firm nonprofit</p> |
| <p>nonmarket</p> <p>household flows gift giving indigenous exchange state allocations state appropriations gleaning hunting, fishing, gathering theft, poaching</p> | <p>unpaid</p> <p>housework family care neighbourhood work volunteer self-provisioning labour slave labour</p> | <p>noncapitalist</p> <p>communal independent feudal slave</p> |

Fig. 3.9 Language for Diverse Economies

An important part of J.K. Gibson-Graham's work focuses on the language necessary to shift thought away from capitocentrism⁶. This diagram, adapted from JK Gibson Graham's book, Postcapitalist Politics, describes a language around activities that diversify the economy⁷. A collection of words that pertain to transactions, labour, and enterprise in the diverse economy make a language to describe a non-capitocentric view of the world. The space within the overlay for economic diversity will be dedicated to those uses within the highlighted diverse economy categories in the diagram, with programs from the previously developed matrix.

6 J. K. Gibson-Graham, A Postcapitalist Politics (Minneapolis: University of Minnesota Press, 2006), 67.

7 Gibson-Graham, A Postcapitalist Politics, 71

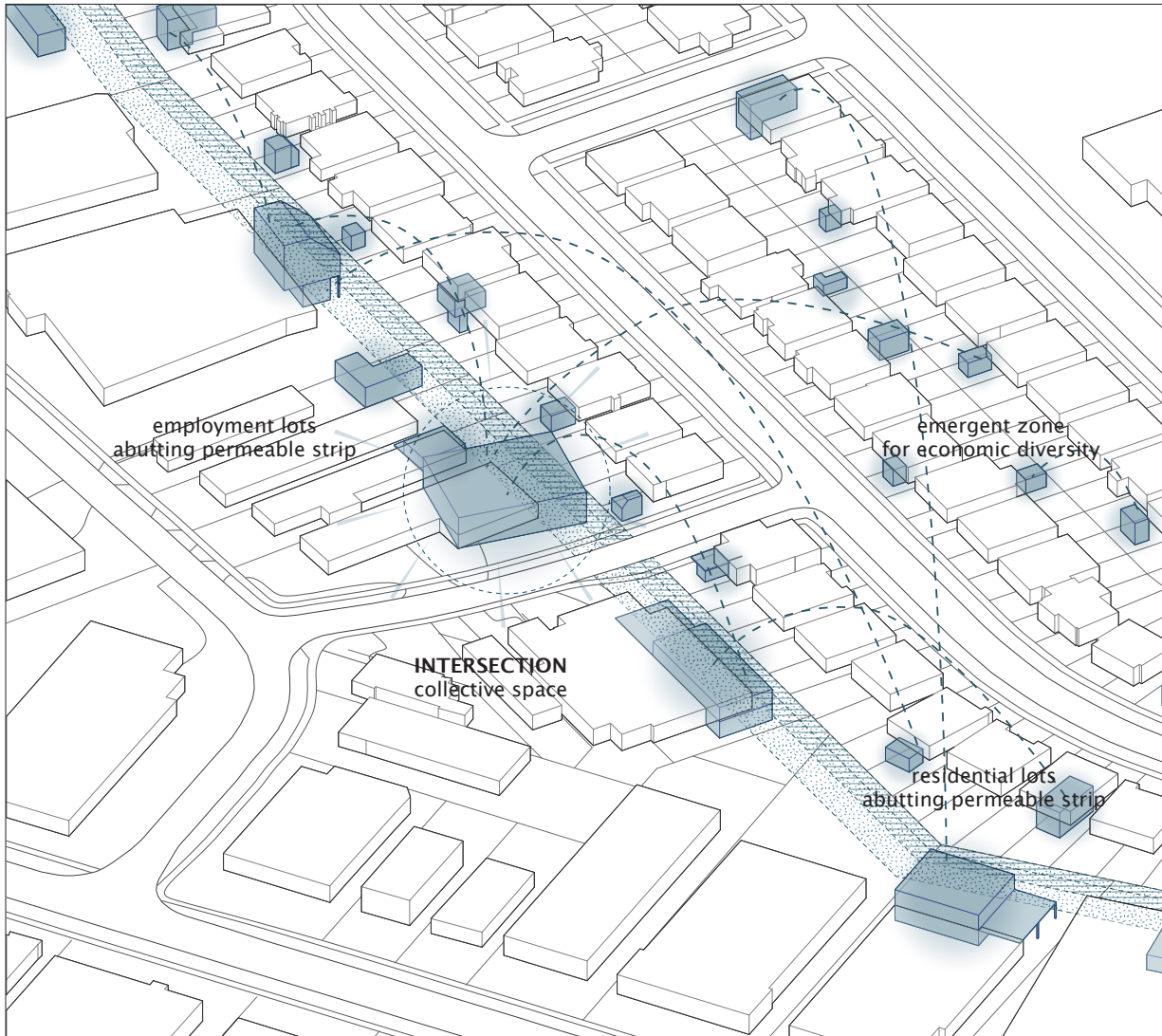


Fig. 3.10 Network of diverse economy uses.

3.2.2 Networks for Interdependency

The new uses within the Overlay for Economic Diversity can be in one of multiple typologies of architecture that would be made possible by the overlay for economic diversity. These typologies create connections, completing the currently disconnected network for diverse exchanges. This is done through the production of new spaces that exist in conjunction with conventional employment and residential typologies.

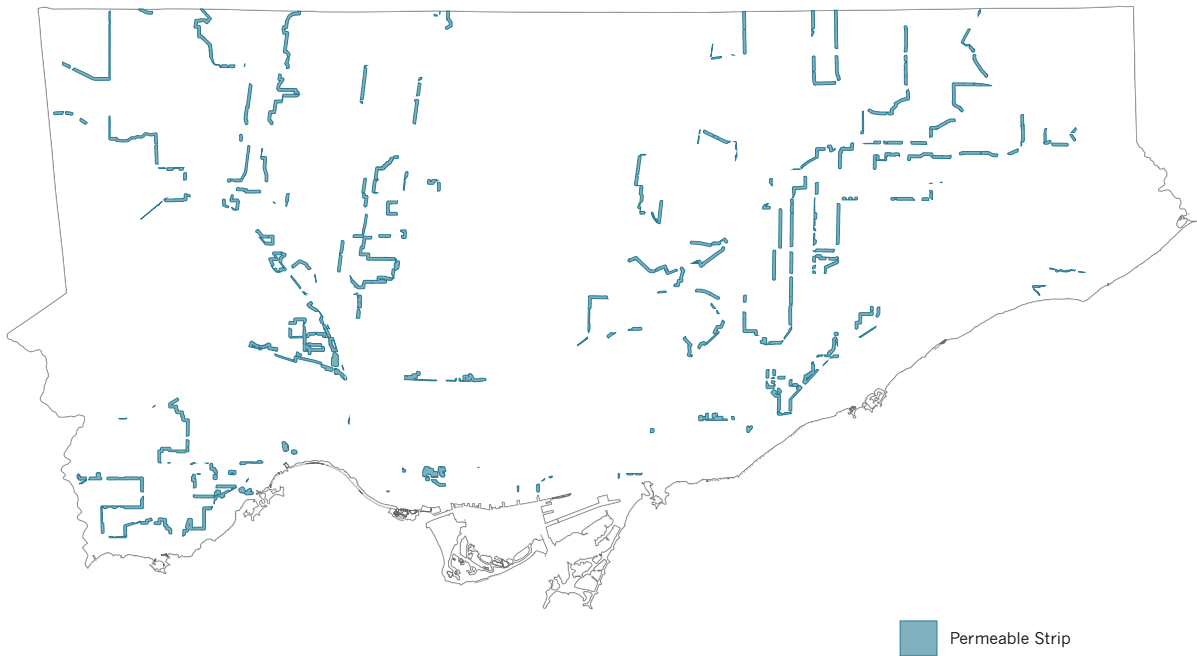


Fig. 3.11 Map of the permeable strip.

3.2.3 The Permeable Strip

The permeable strip is the key strategic public space within the overlay as it mediates along the contact seam between employment and residential. At present there are four different adjacency typologies along this border.



Fig. 3.12 Typology 1: residential lot front to employment lot front



Fig. 3.13 Typology 2: residential lot front to employment lot back



Fig. 3.14 Typology 3: residential lot back to employment lot front



Fig. 3.15 Typology 4: residential lot back to employment lot back.

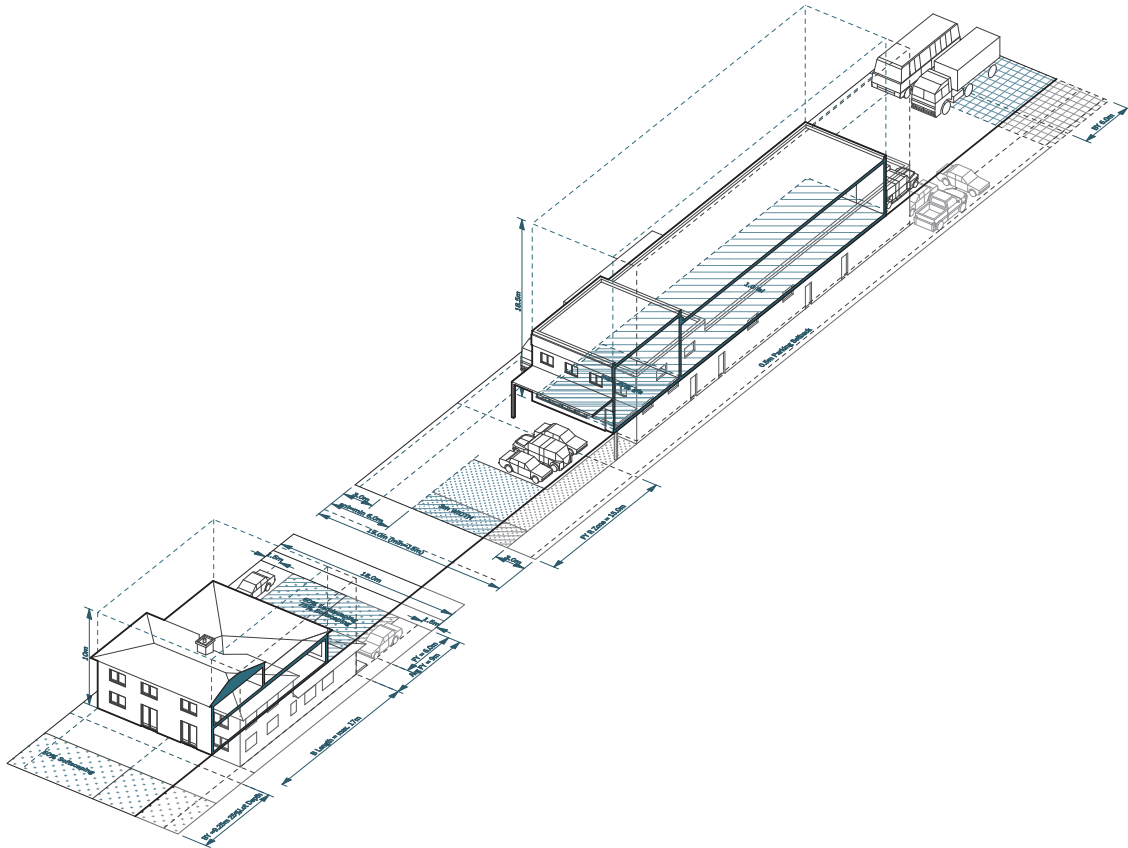


Fig. 3.16 Analysis drawing residential front to employment front.

One typology is the front of a residential lot facing the front of an employment lot. With a street separating them, and they each have their respective zoning that mandates setbacks and built areas.

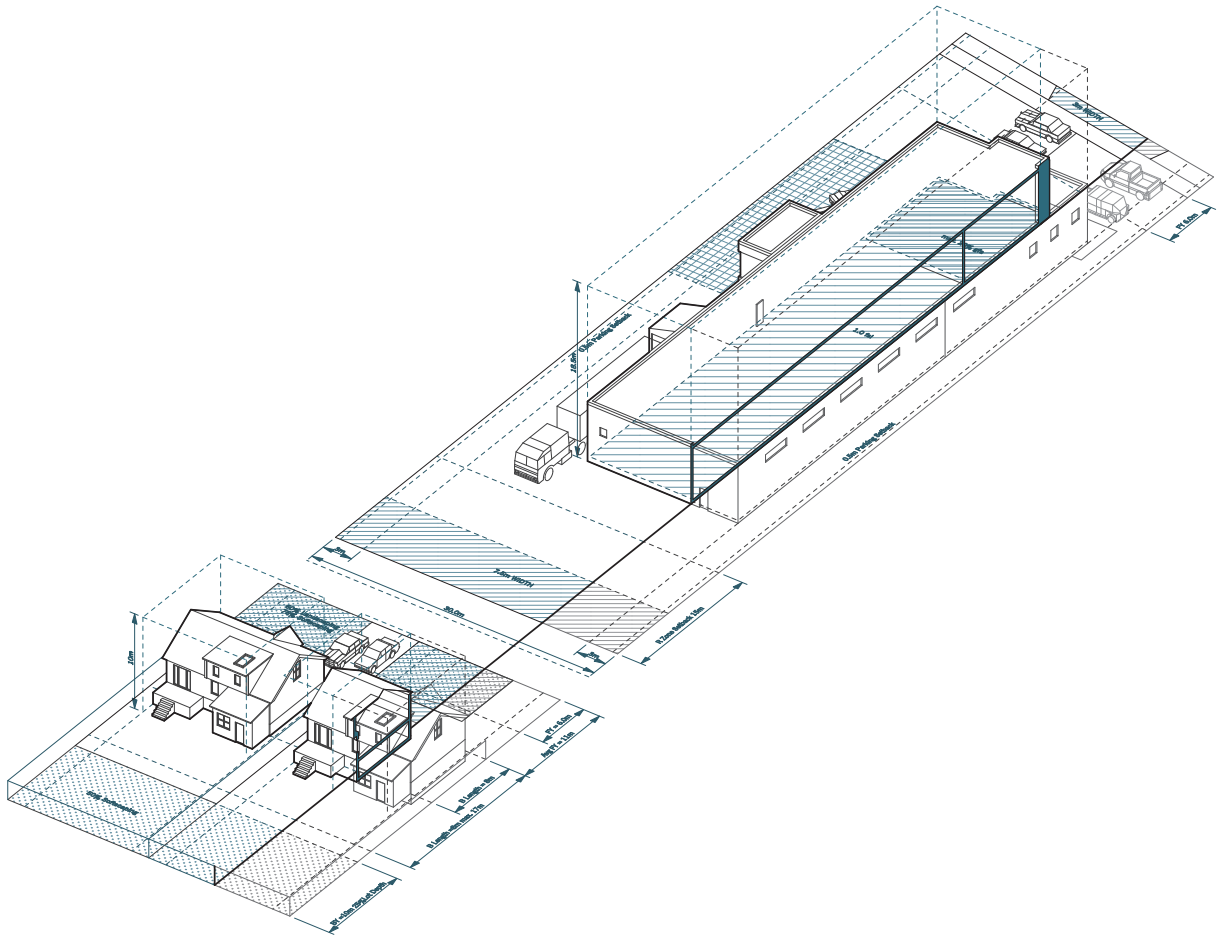


Fig. 3.17 Analysis drawing residential front to employment back.

The front of a residential lot also sometimes faces the back of an employment lot. This condition is also separated by a street.

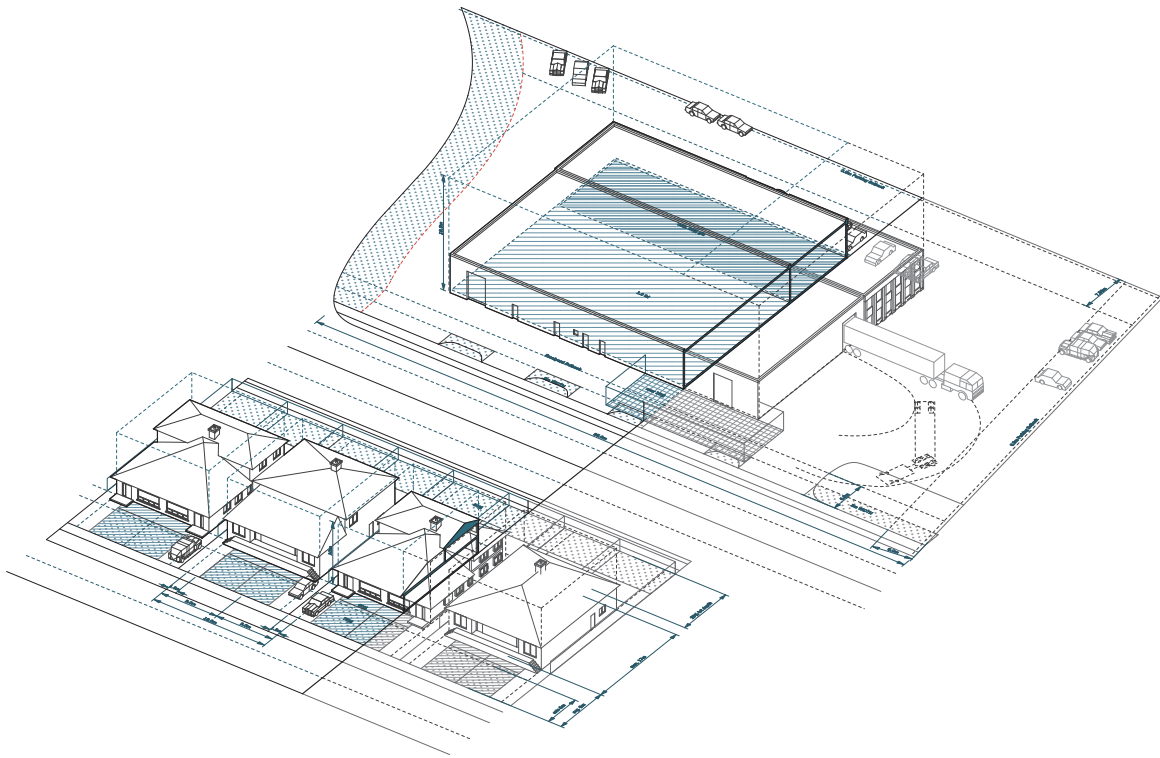


Fig. 3.18 Analysis drawing residential back to employment front.

The back of residential lots also face the front of an employment lot. This condition also has a street between the two zones.

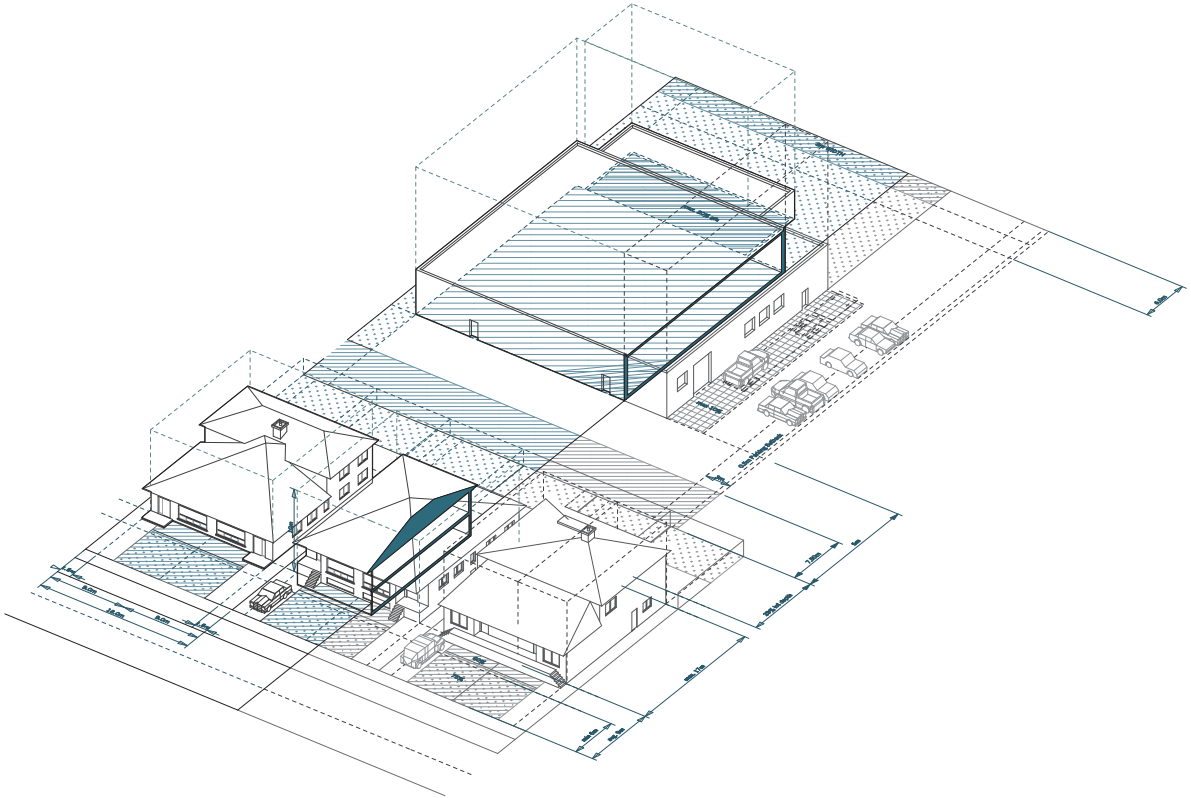


Fig. 3.19 Analysis drawing residential back to employment back.

Finally, the last typology occurs when the back of a residential lot faces the back of an employment lot. This typology has larger setbacks within the employment lots to try to accommodate for this abutting condition. This final typology takes up the vast majority of the linear distance of adjacency between residential and employment lots.

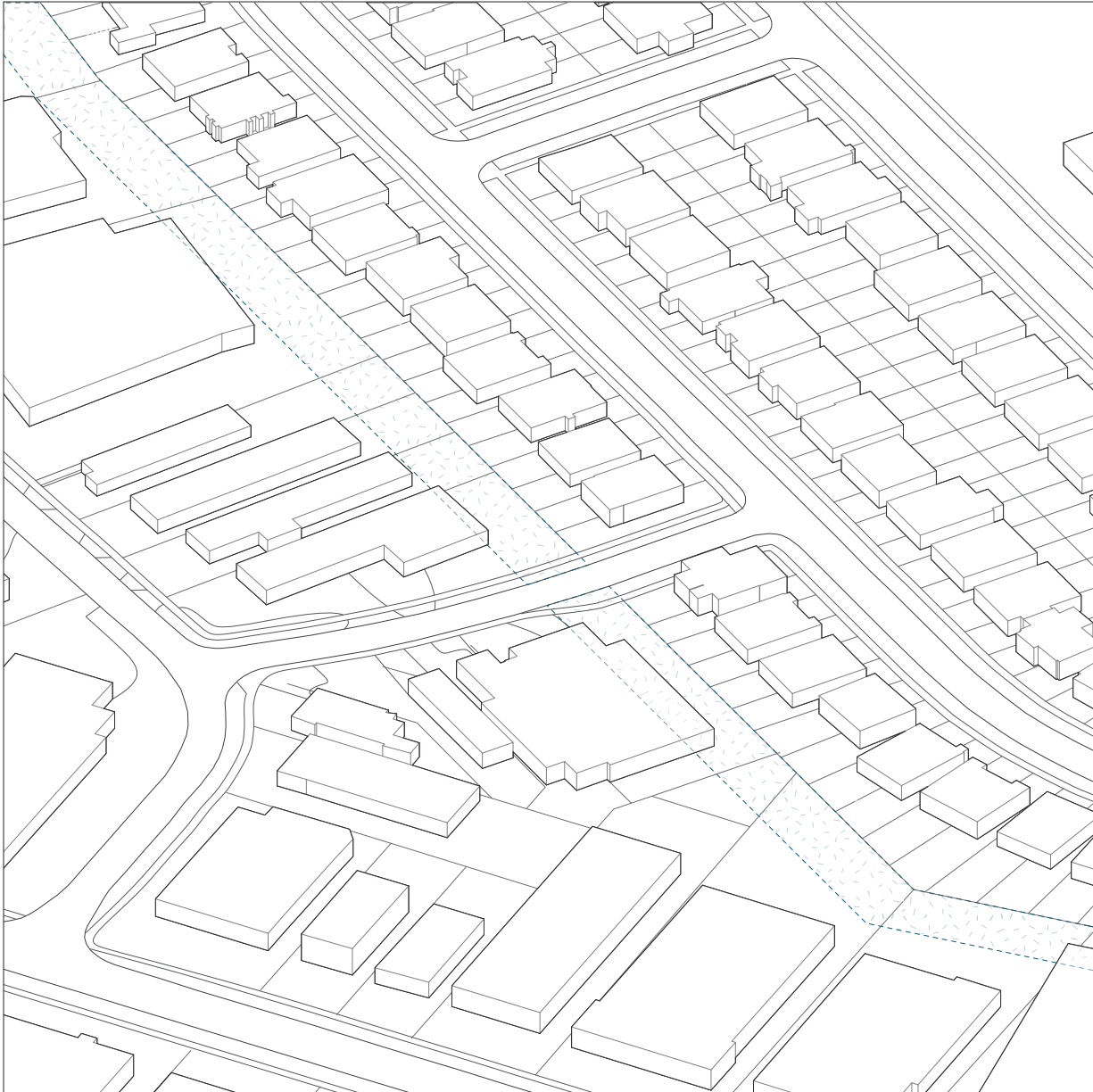


Fig. 3.20 Blur lane at divide.

3.2.4 *The Blur Lane*

Though all four of the currently existing adjacency typologies will be part of the overlay for economic diversity, and will be able to host diverse economic programs, the back to back typology lacks a space that allows for a blurred transition between the two zones, as described by Lynch⁸.

This typology will be augmented through the addition a new public right of

8 Lynch, *Good City Form*, 265

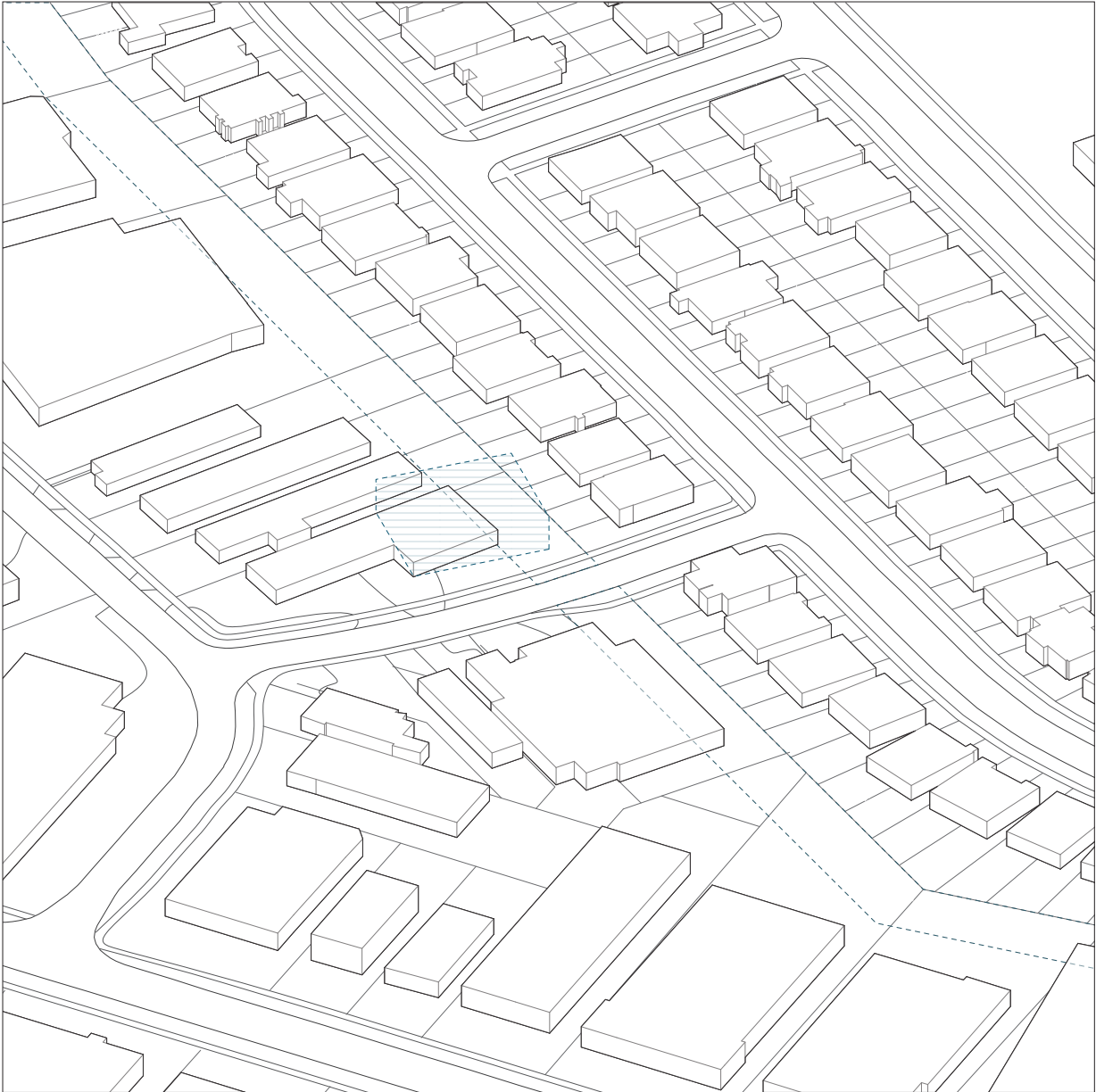


Fig. 3.21 A new seed project.

way, called a Blur Lane, inspired by the shared street of the Dutch Woonerf. By proposing the Blur Lane, the back-to-back typology gives these lots an additional frontage possibility that can be taken advantage of by spaces for economic diversity. Made up of different zones for different uses and speeds of movement, the blur lane will allow development possibilities to lots abutting it in return for public space and the planting of trees.



Fig. 3.22 The sharing centre's new frontage.

The Sharing Centre

At the entrance to the blur lane, which intersects a street, a corner lot provides the benefit of added exposure and a third additional frontage possibility. At this particular location, the lot hosts the seed project of a Sharing centre that acts as both a visual and programmatic attractor for the Blur Lane, as well as a catalyst project that strategically activates the overlay for economic diversity. The sharing centre embraces the alternative ways of trading that occurs within the diverse economy. These are non-monetary, such as gifting, exchanging,



Fig. 3.23 Toronto Tool Library.

sharing, bartering, etc⁹. It easily allows for the exchange of physical things between the parties interested.

Like many similar programs that already exist in the city such as events hosted by organizations like The Sharing Depot in Toronto¹⁰, items will be traded and shared using values beyond monetary exchanges. People can trade things for other things or alternatively, do work, such as build and maintain the centre, or help to organize it in exchanged for access to its facilities and inventory.

9 Gibson-Graham, *A Postcapitalist Politics*, 71

10 “The Sharing Depot,” accessed December 2, 2018, <https://sharingdepot.ca/>.

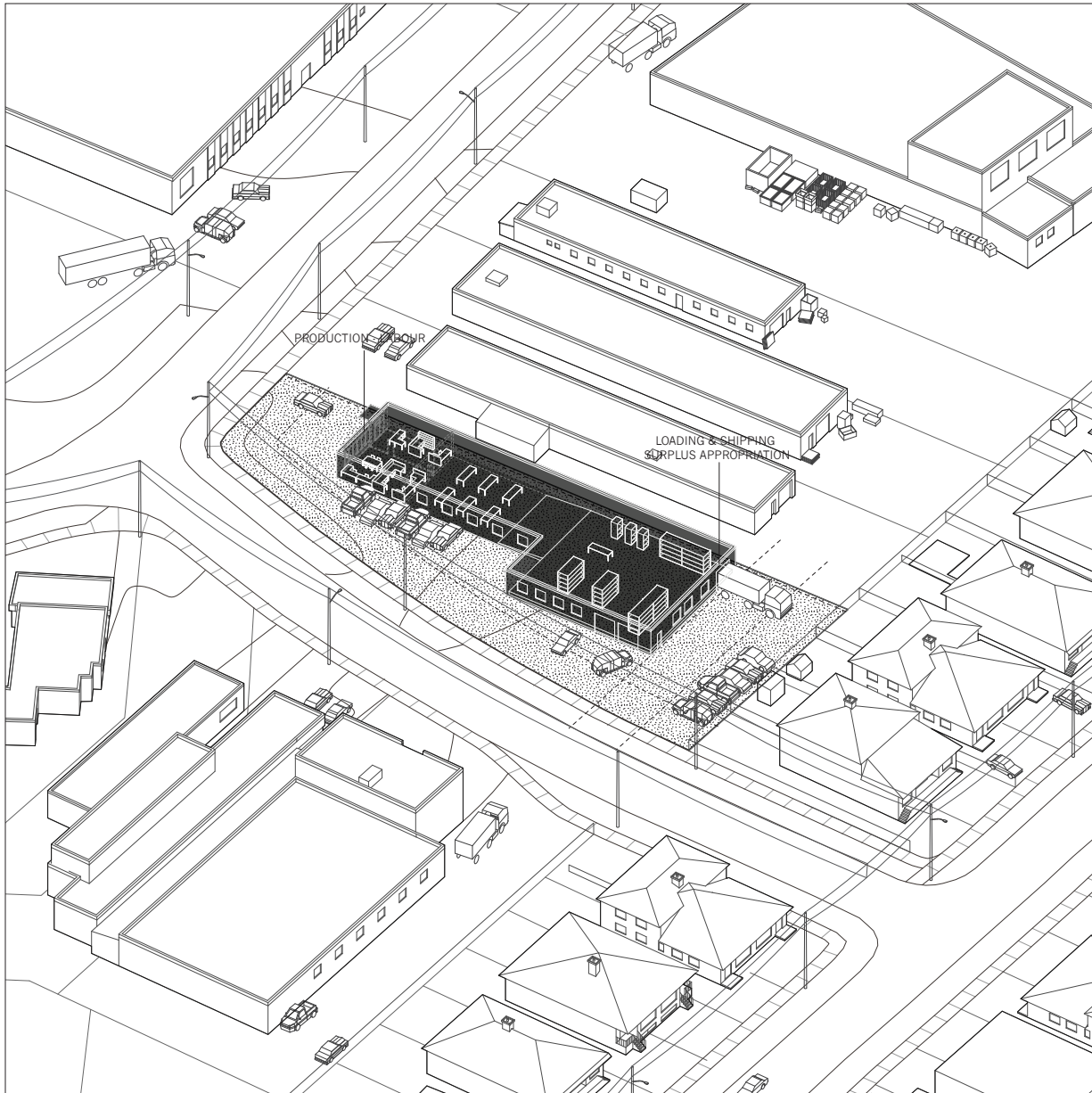


Fig. 3.24 Existing site conditions.

Currently, on site, all the exchanges that happen are within the warehouse. Workers do waged labour and produce goods, with their surplus appropriated by their employer. A street facing storefront allows for sale of these goods for money.

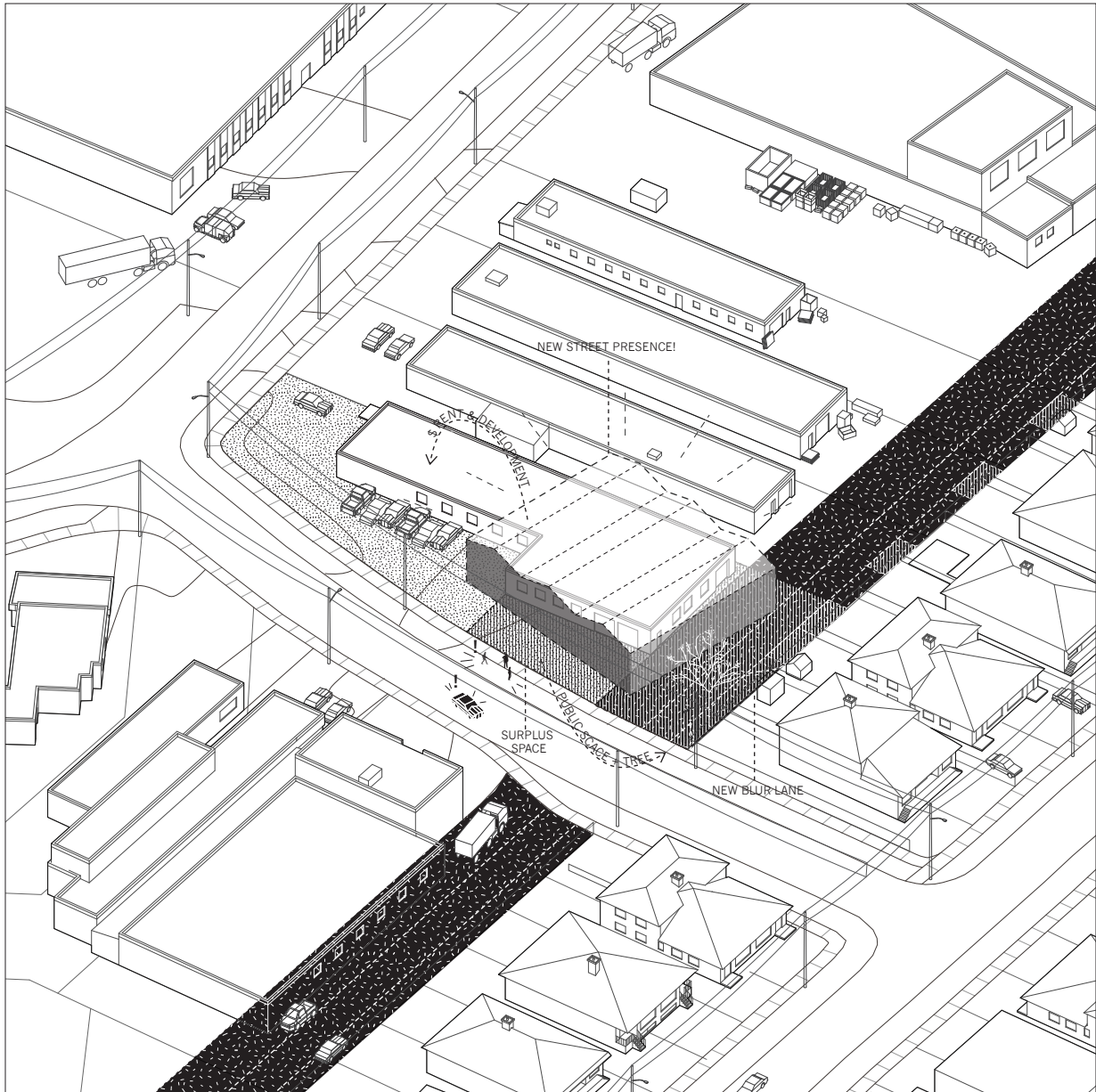


Fig. 3.25 New site possibilities.

With the new blur lane zoning, the owner can identify surplus space and rent it out to an organization. After securing funding from a variety of sources including private donations, fundraising efforts on the part of the organization, and government grants such as the Neighbourhood Improvement Area funding or the Ontario Trillium foundation, an addition to the building can be designed with community input.

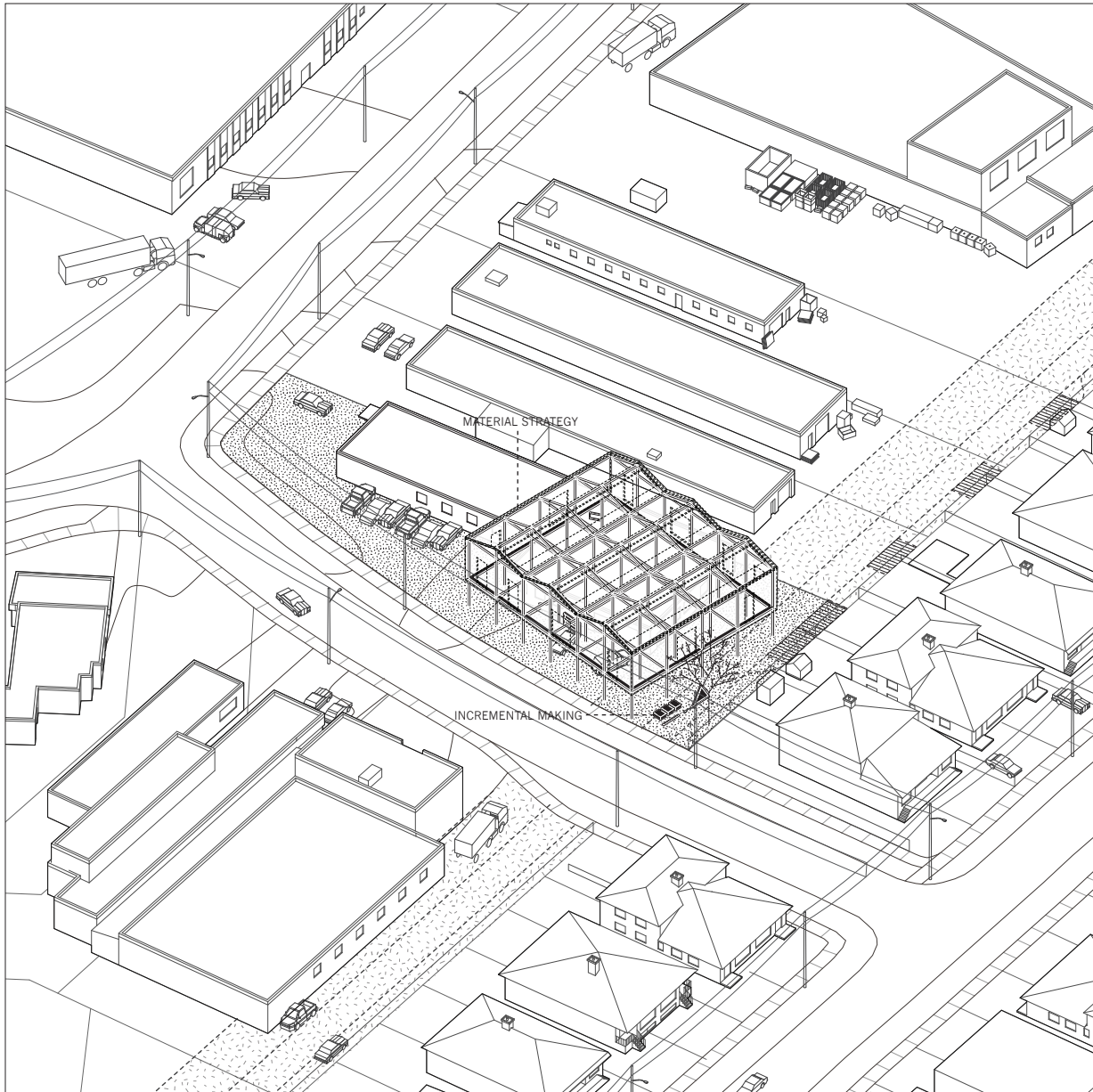


Fig. 3.26 The Sharing Centre in progress.

The structure can be built first and act as a shelter for work in building things that can be done as sweat equity for people who will use the space. The material strategy for the spaces for economic diversity strives towards reusing materials from previously demolished spaces. This not only is more sustainable but also inserts itself into a process of architectural production influenced by profit-making, gentrifying ambitions that demolish parts of the city.

The ground floor has loading for easy transport of goods that would be shared here. The storage space on the ground floor can be for larger goods, as well

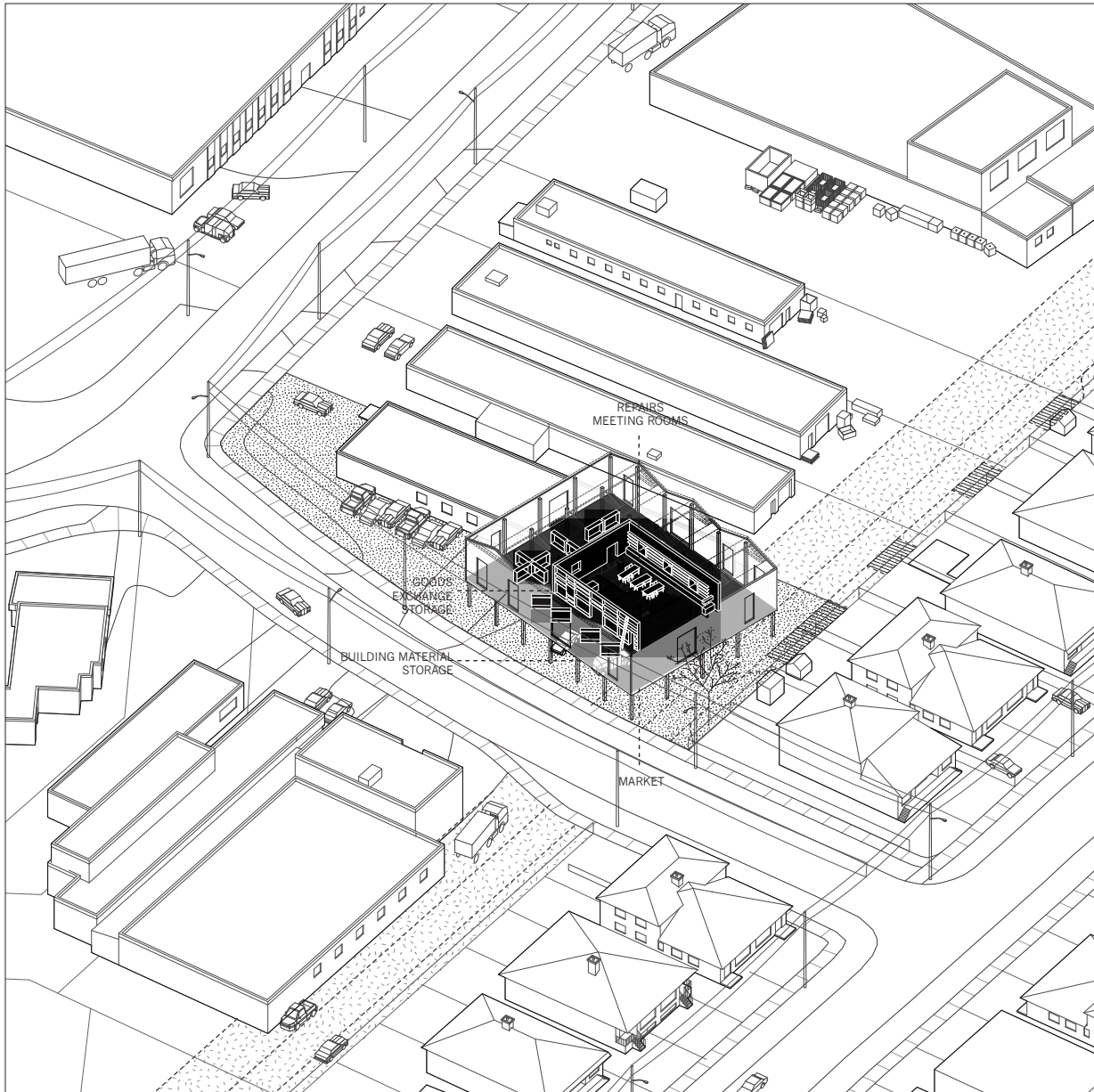


Fig. 3.27 Programs of the Sharing Centre.

as building materials that the community can access for their own use. Storage on the second floor is divided into sections, with plenty of shelving for things of all types. The core in the centre has meeting rooms for public meetings and design charrettes, as well as a repairs room.

The sharing centre can also host markets in the public space outside. For example, those nearby who have gardens can bring their vegetables to trade and sell here. Other makers, such as potters from a nearby studio can also come here.

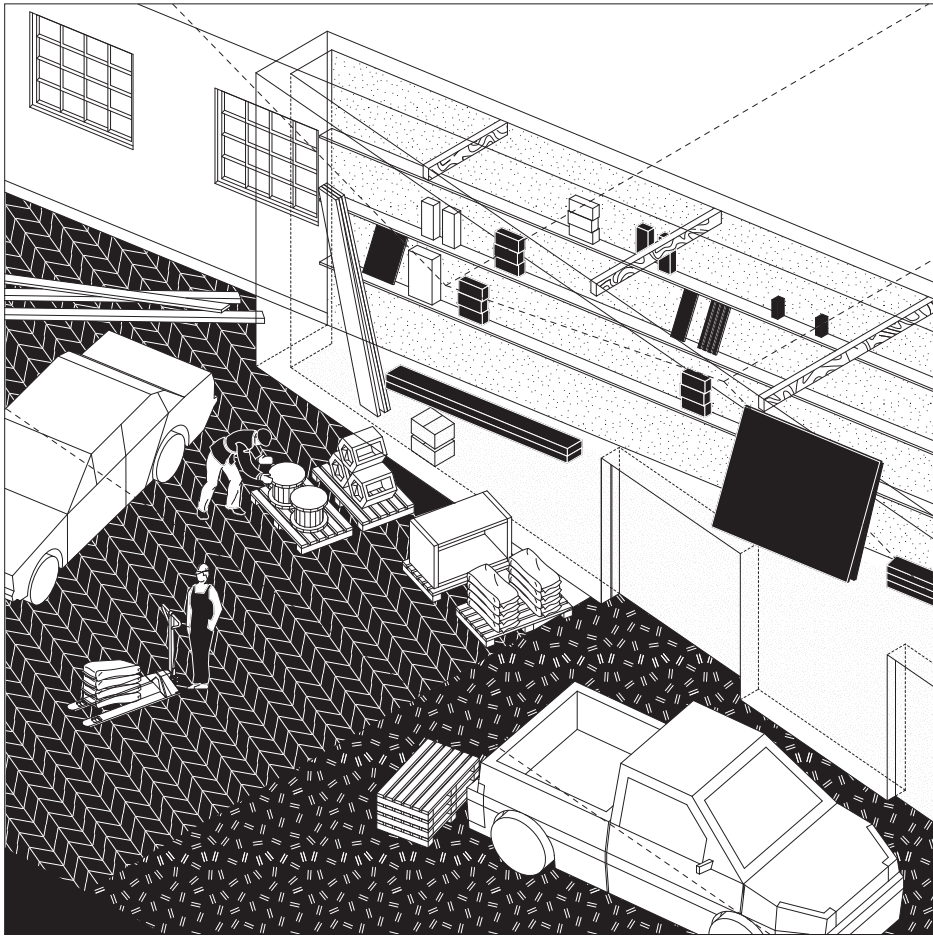


Fig. 3.28 Building materials library.

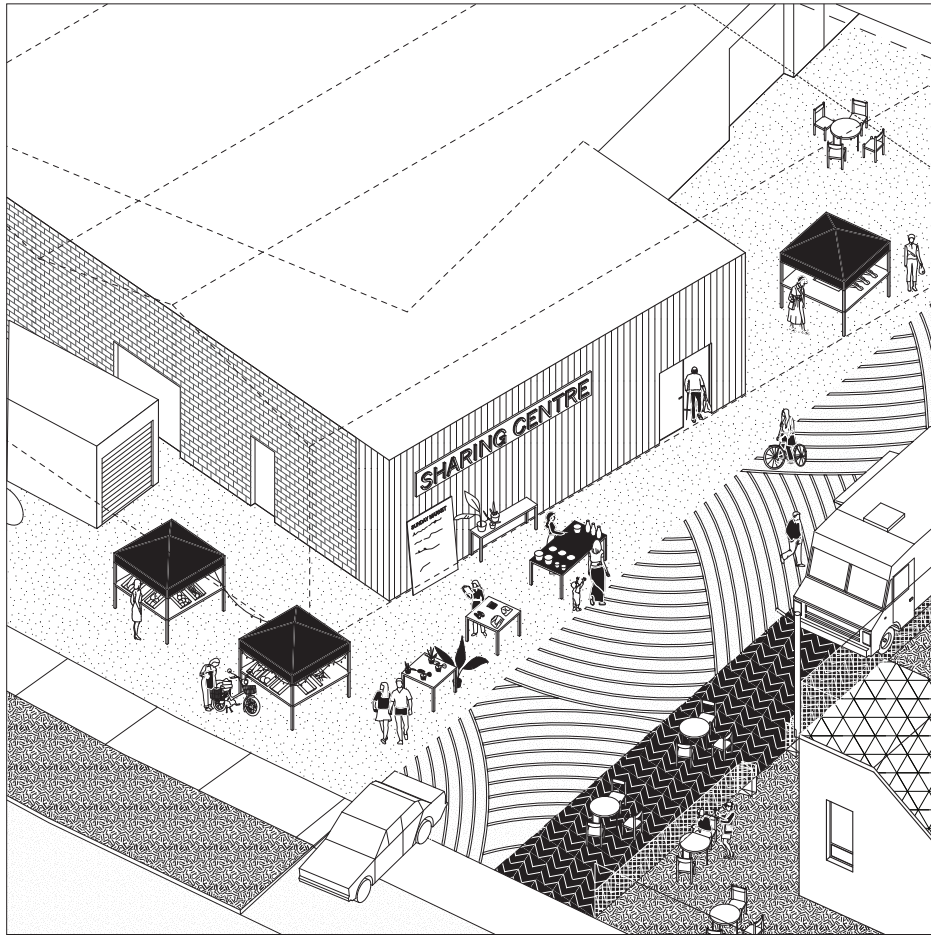


Fig. 3.29 Community market.



Fig. 3.30 Sharing of things.

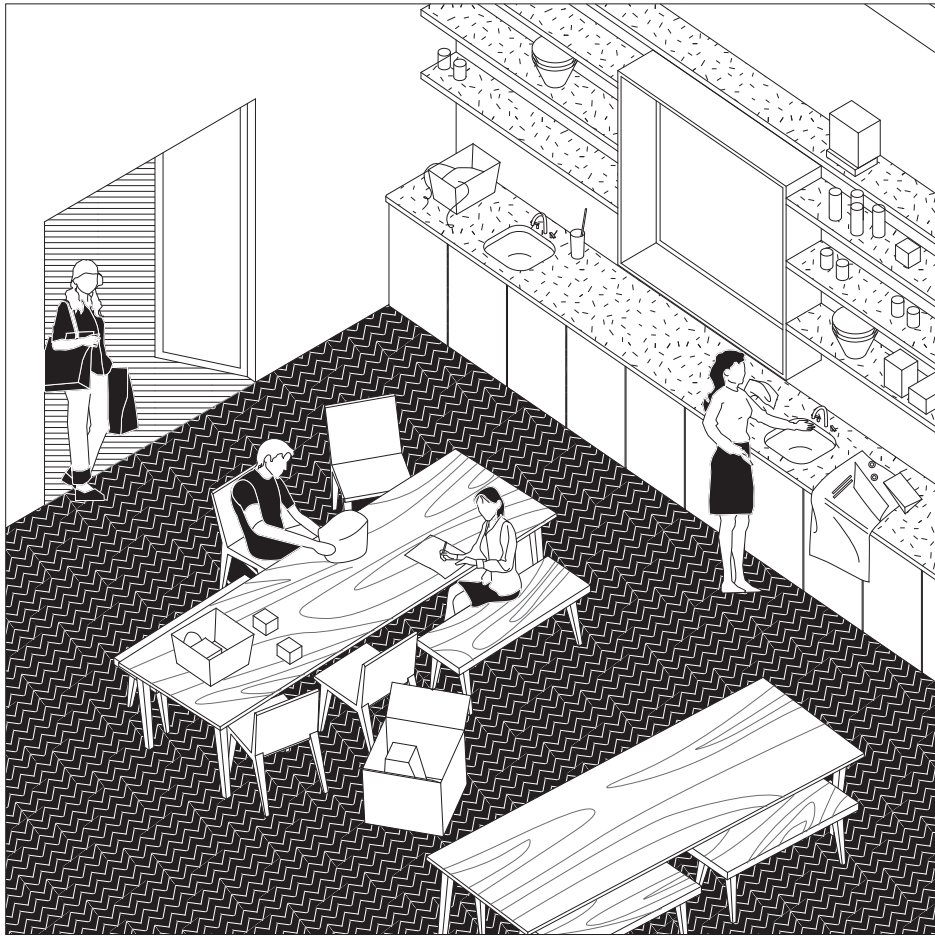


Fig. 3.31 Repairs room.

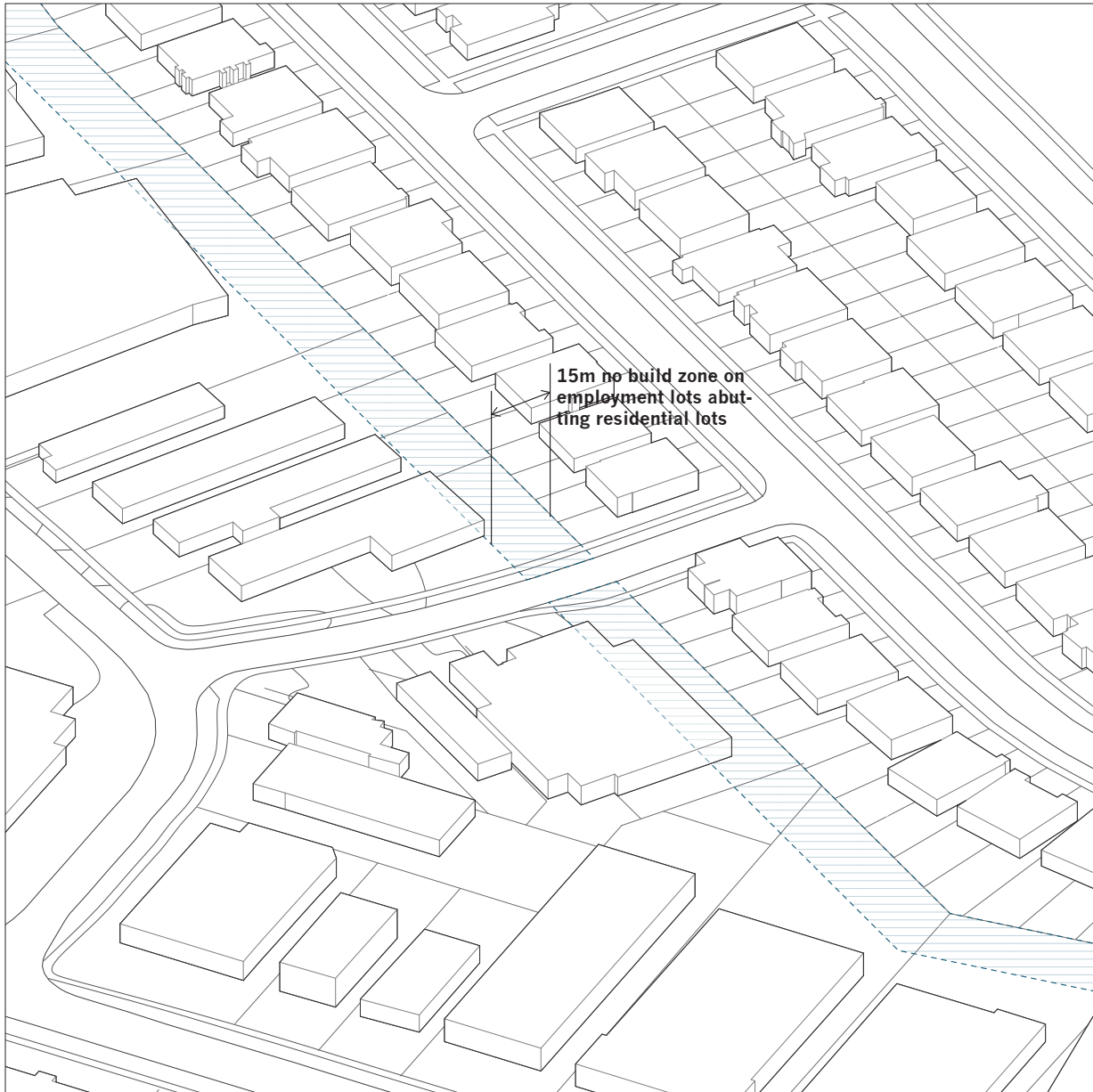


Fig. 3.32 Current no-build zone.

The Blur Lane itself fits into the current zoning. Currently existing employment lots abutting a residential lot are mandated to have a 15m no build zone on the side of the employment lot abutting a residential lot.

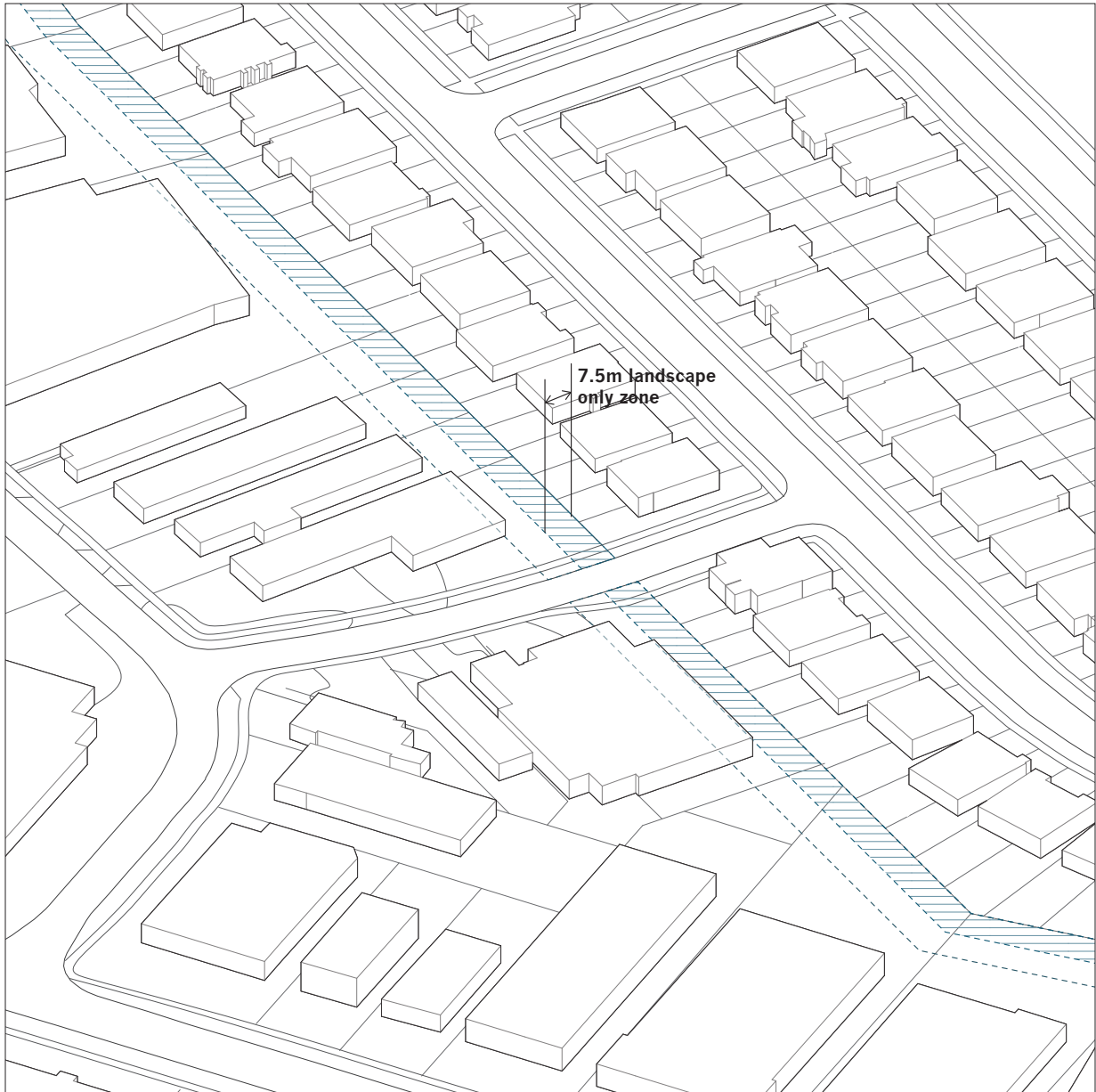


Fig. 3.33 Landscape only zone.

7.5 m of that is currently mandated to be only landscaping and loading cannot be off to this side of the lot, though many exceptions to this are currently legally existing.

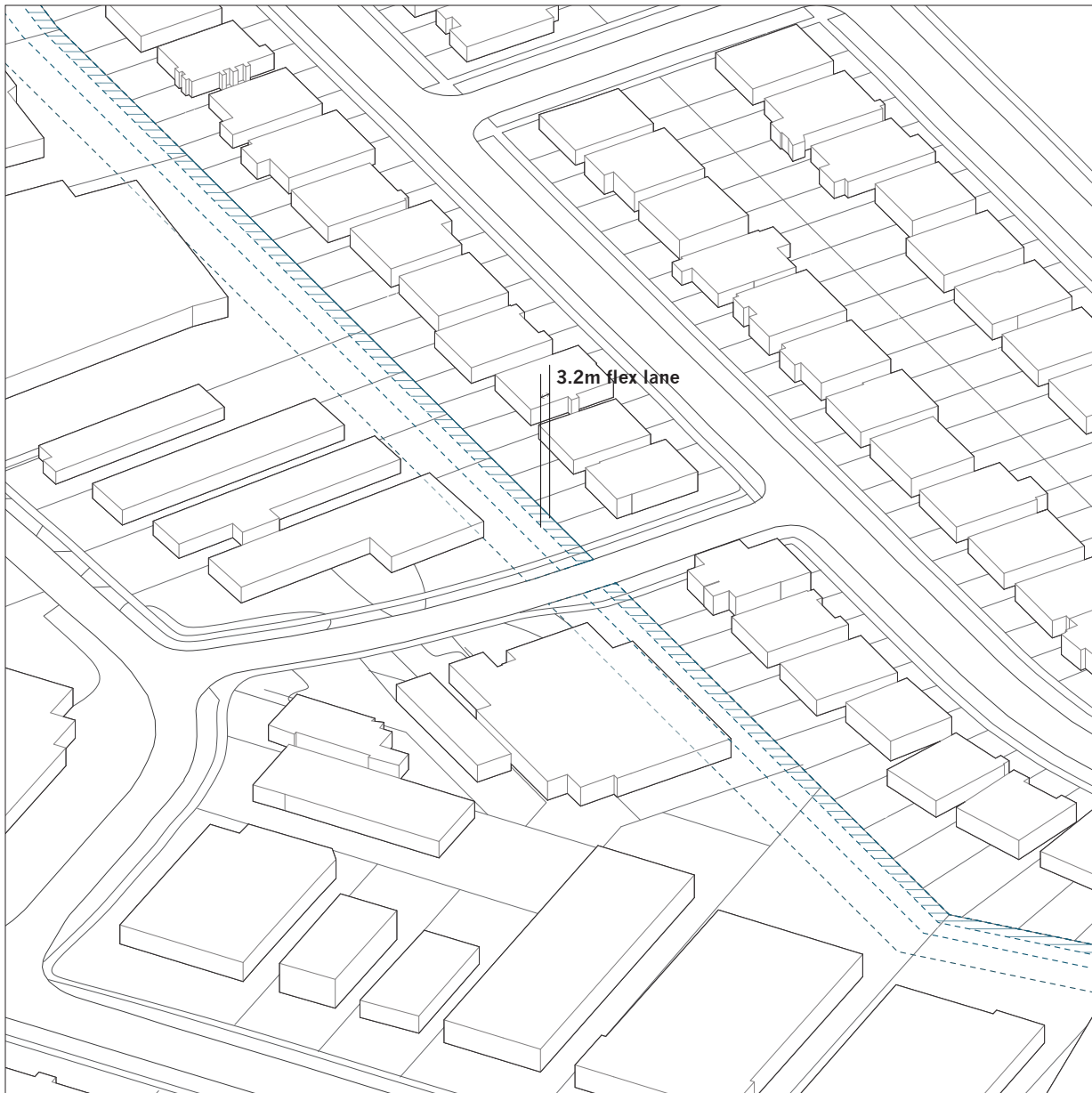


Fig. 3.34 Flex lane.

Working within this 7.5 m landscape setback, a 3.2m Flex Strip can be proposed to accommodate a wide variety of uses. A main use is to allow residential lots to open up to the Blur Lane with sufficient space.



Fig. 3.35 Pottery studio frontage.

A Pottery Studio

For example, a pottery studio can be on a residential lot connected to the shared street.



Fig. 3.36 Waterloo Potter's Workshop interior.

Similar to the Waterloo Potters Workshop¹¹, which is a non-profit cooperative, members that are a part of the organization can contribute work in the form of cleaning and maintaining facilities in return for usage of the space and for the benefits that come with collective skill-sharing and public exposure.

11 "Waterloo Potters Workshop", accessed December 3, 2018, <http://waterloopotters.ca/>.

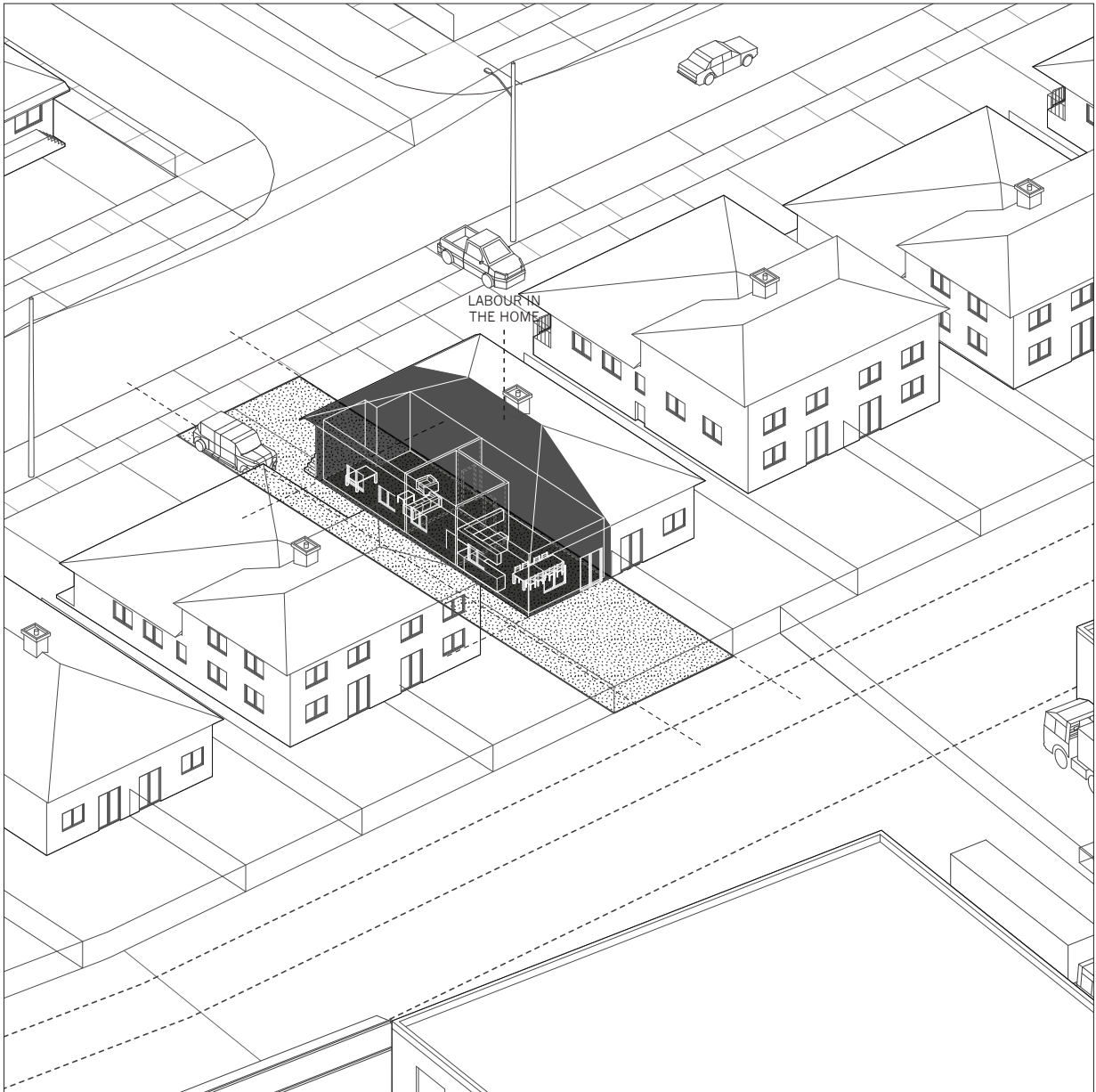


Fig. 3.37 Current site situation.

The additional frontage means that anything built here can benefit from a secondary sense of ownership and entry in the usage of the lot.

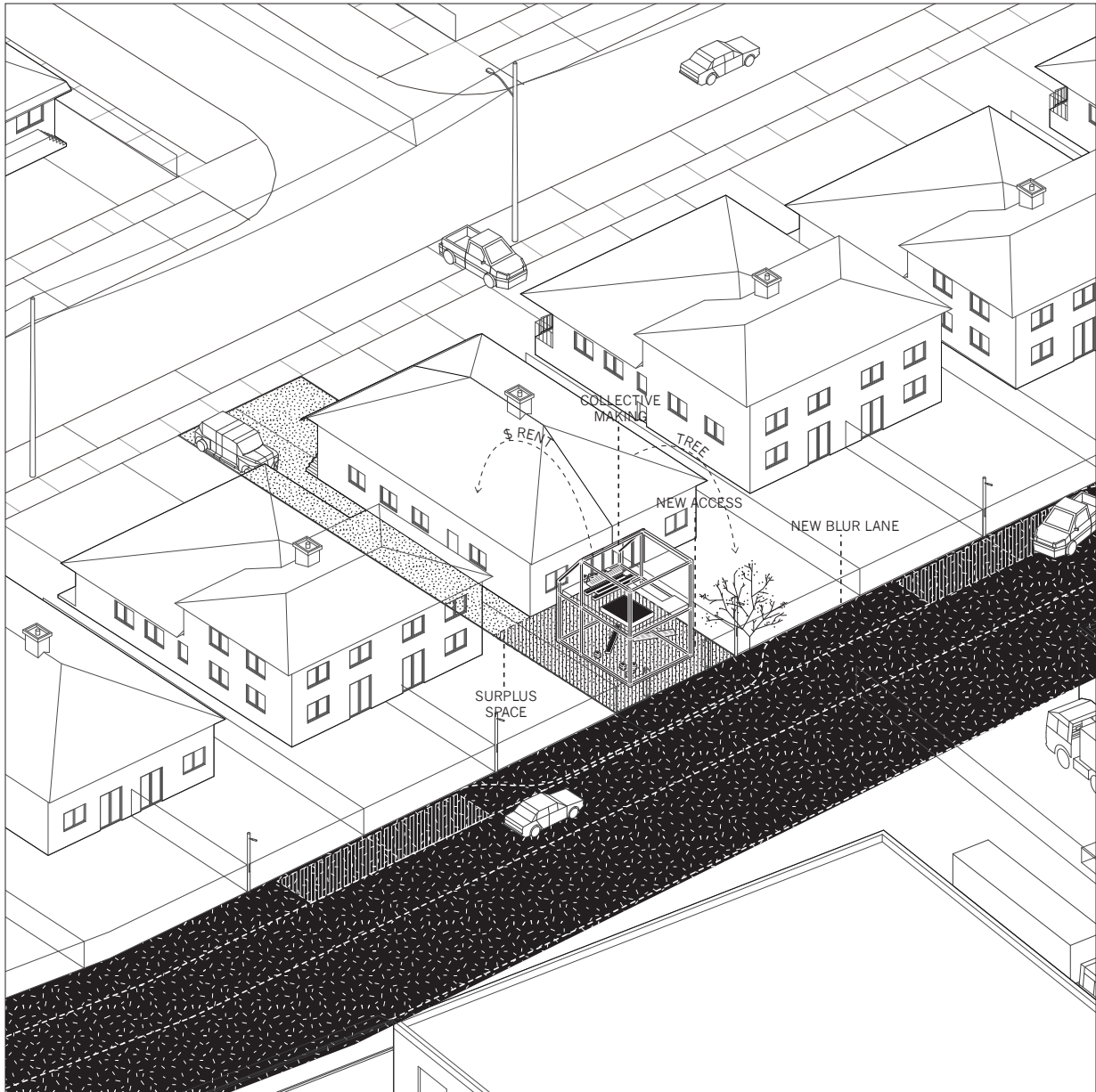


Fig. 3.38 New possibilities for development.

This development opportunity can be realized by the owner of the property, with the only cost of development being an exchange for a tree planted in the blur lane. This cost of development both participates in the diverse economy, and also goes towards the making of the Overlay for Economic Diversity. In the case of this lot in North York, a young family whose children gets babysat by their Italian Grandparents living nearby can rent out the surplus space on their lot to the potters collective.

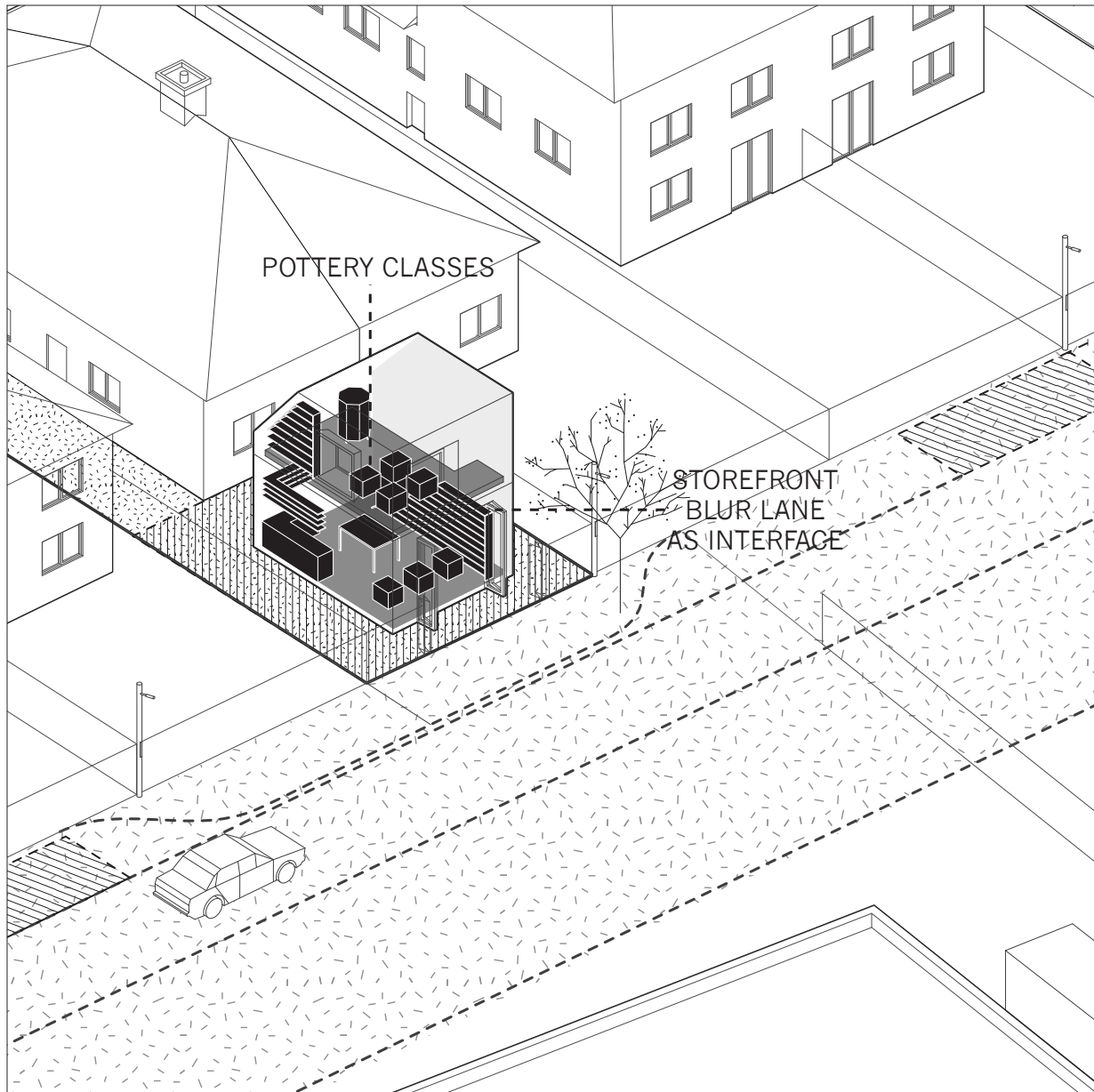


Fig. 3.39 A Pottery Studio with a new frontage.

The potter collective can be directly involved in designing and building their space, and certain materials such as the cladding can openly express their inspiration from the program taking place inside.

The shared street provides a benefit that those who make pottery there can engage in exchanges with other makers on the street and can bring their goods to markets like the one at the sharing centre. It can also host classes on the first and second floors, participating in a whole network made possible by the Overlay.

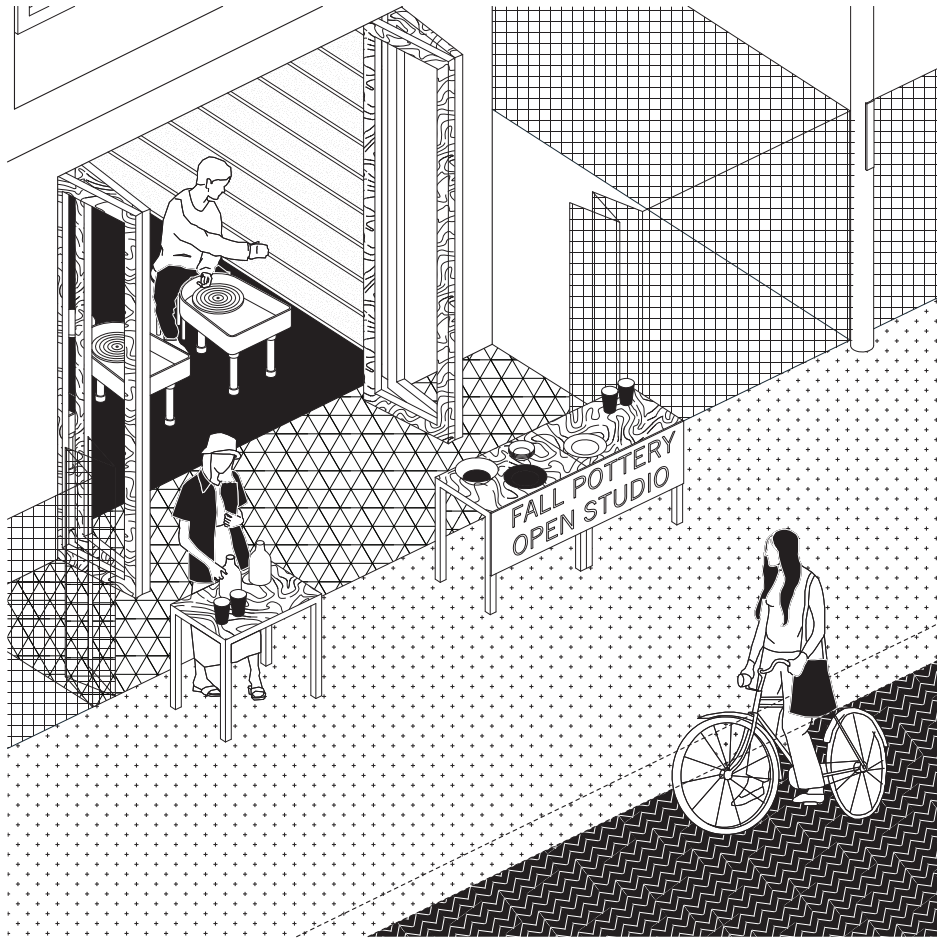


Fig. 3.40 Pottery sale in the blur lane!

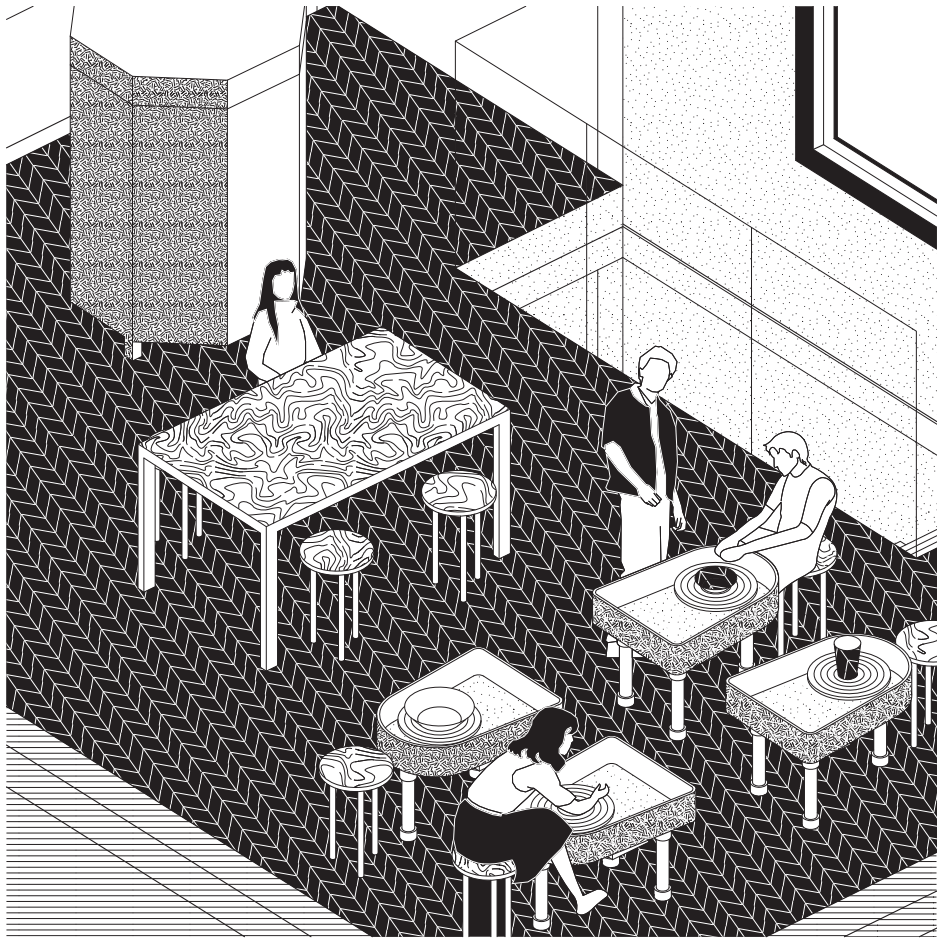


Fig. 3.41 Wheel classes on the second floor.

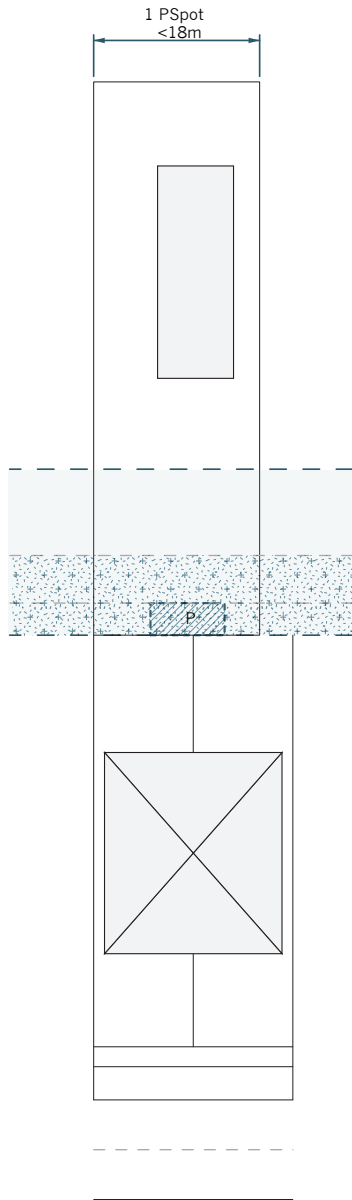


Fig. 3.42 No parking required on small lots

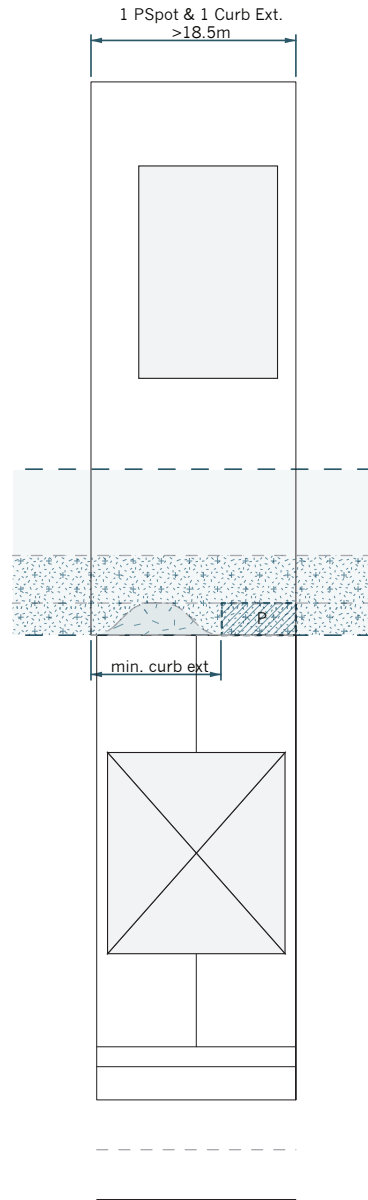


Fig. 3.43 Single parking space.

The Flex Strip can also accommodate parking, which is necessary in the suburbs. The amount of parking depends on the employment lot width.

spaces

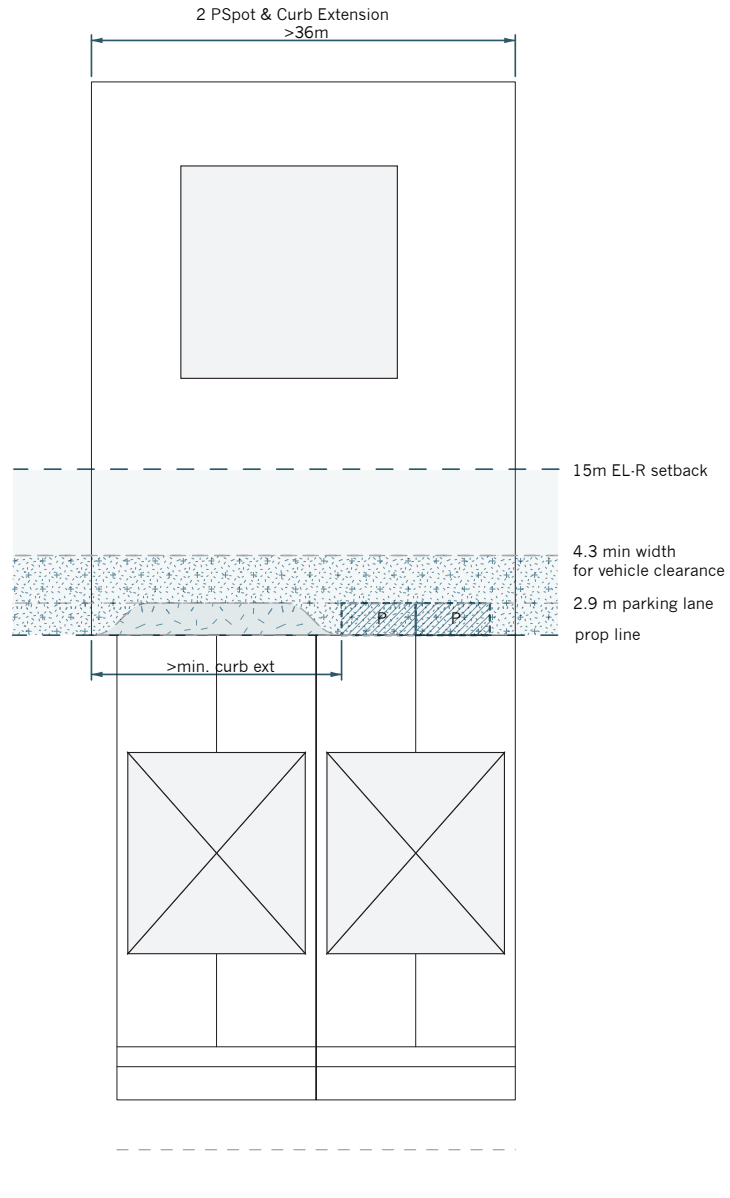


Fig. 3.44 Parking on a larger lot with two spaces.

All lots will have at least one parking space, with larger lots having up to two.



Fig. 3.45 The blur lane as continuous making process.

The 3.2m wide Flex Strip is the only width of existing pavement that will be renovated upon implementation of the area as part of the Overlay for Economic Diversity. The existing pavement will be removed and can be ground up to make aggregate for the new finishing, which will be a permeable, soft, and impermanent material. This kind of material nature will allow the Flex Strip the potential to become planted over time, contributing to the processes of constant making that are embodied in the Overlay.

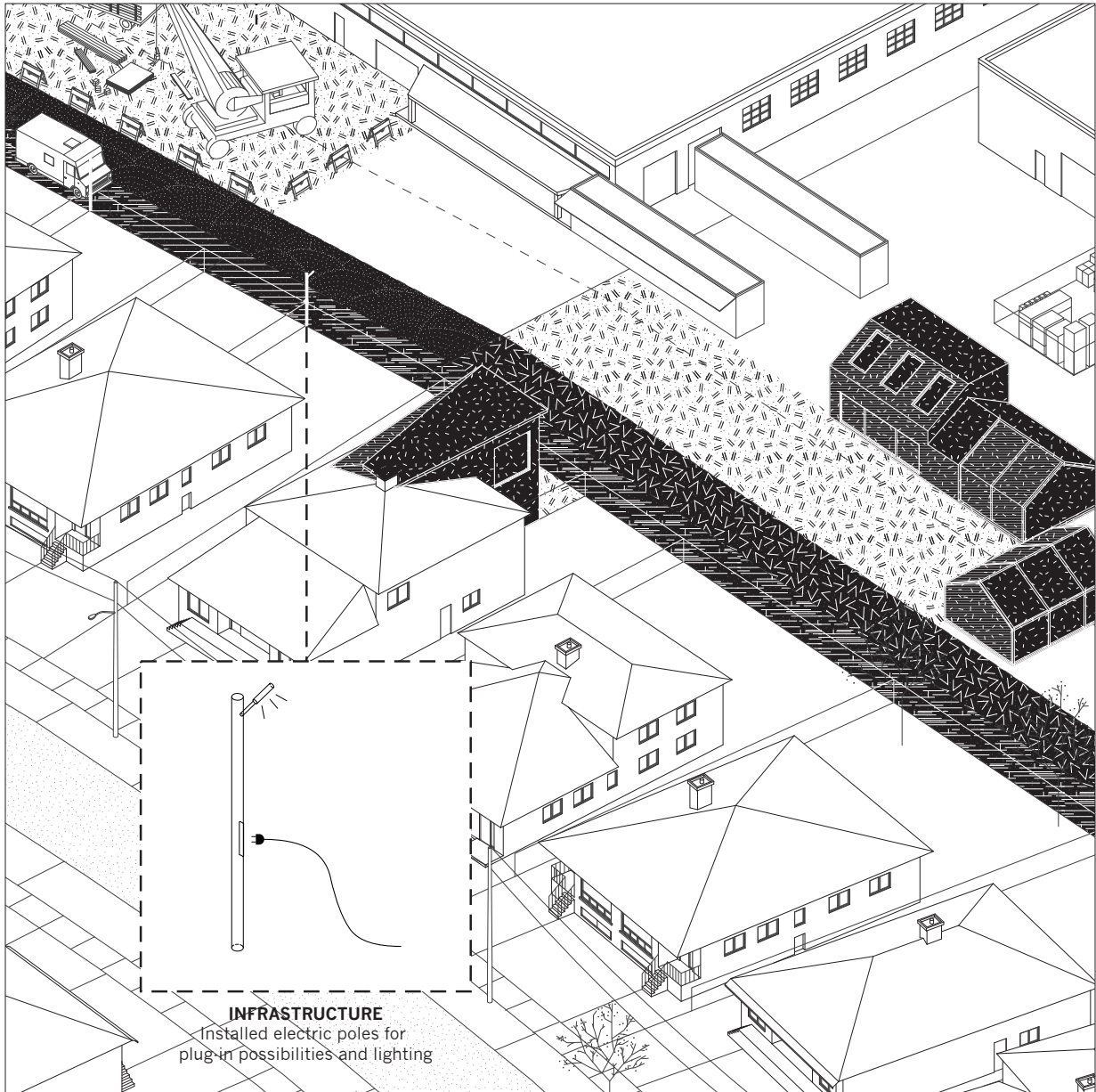


Fig. 3.46 Light and plug-in infrastructure.

Additionally, re-making this 3.2m wide strip of the Blur Lane will allow electrical lighting poles with plugs to be installed, as additional infrastructure to programmatic plug-ins. These uses could be food trucks, temporary installations, tents, support for a market, and many more, made possible by the electrical supply.

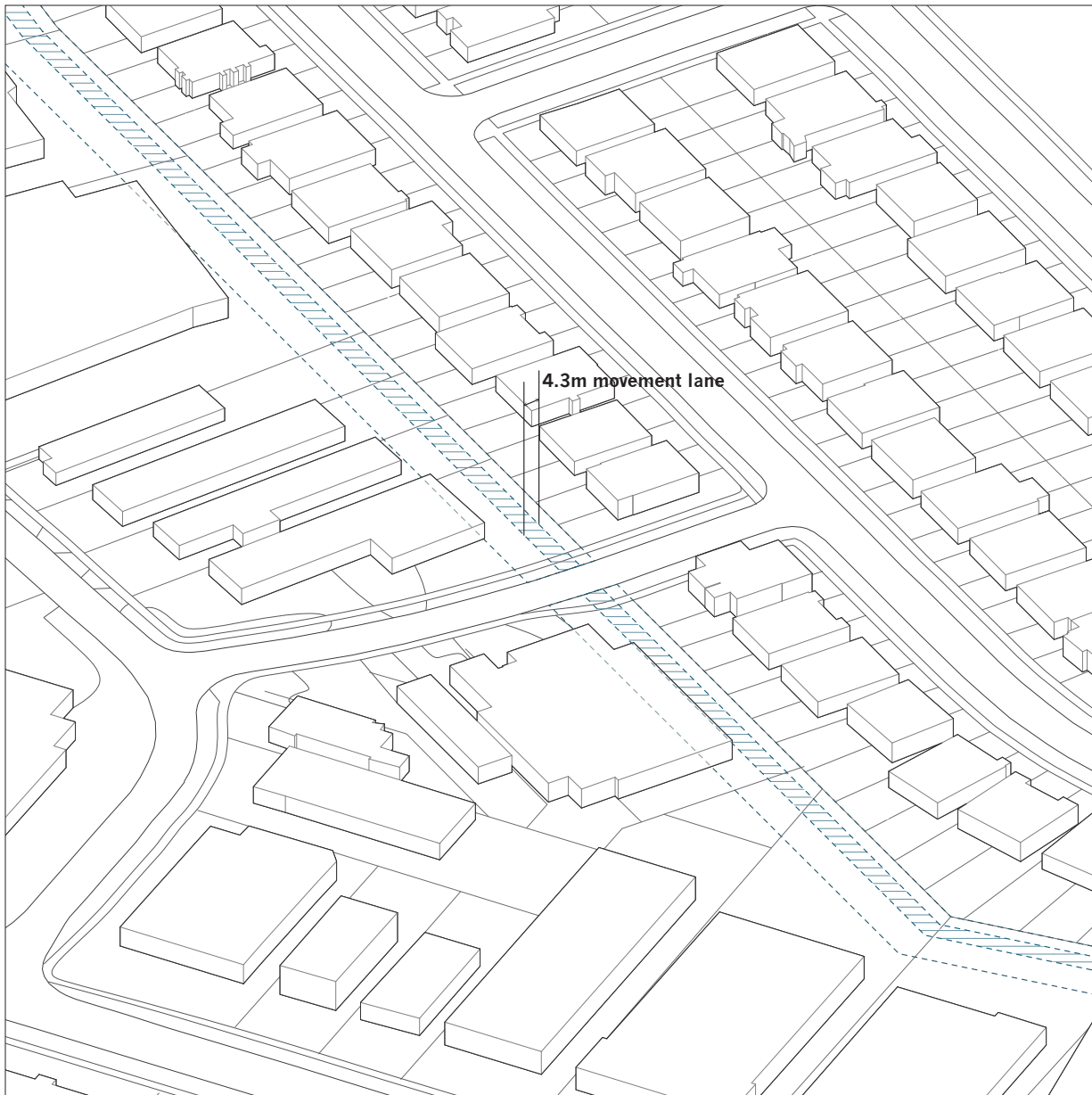


Fig. 3.47 The Movement Lane.

Beside the Flex Strip is the Movement Strip. This 4.3m wide strip will be identified by painted patterns on existing pavement as an economical way to tie together the patchwork of concrete. This simple solution allows the Blur Lane new spatial possibilities to be expressed, while being economical and possible with readily available resources.

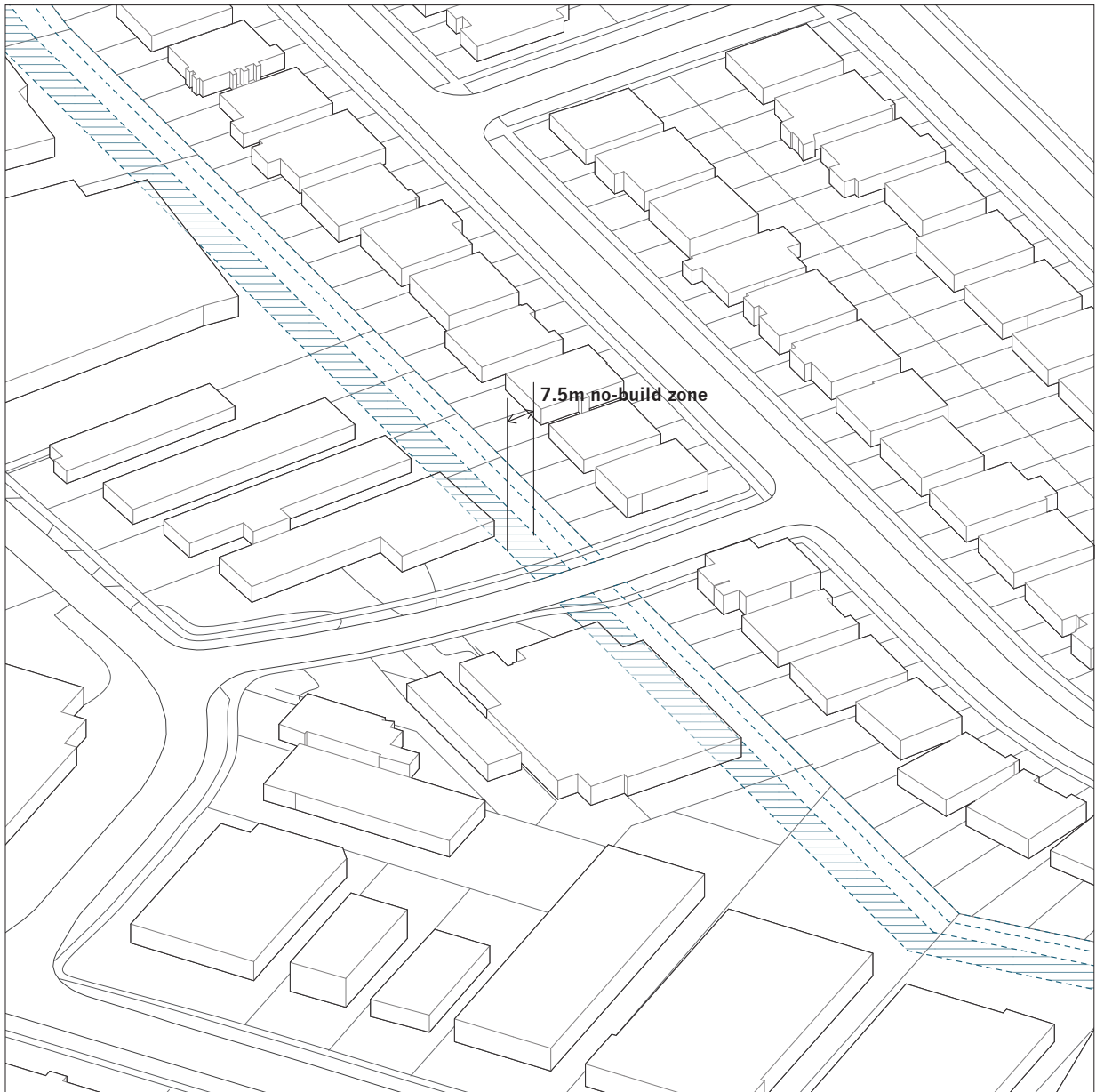


Fig. 3.48 Remaining space of possibility, currently no-build.

The remaining 7.5m of the zoning regulated no-build zone can incrementally become a part of the Blur Lane and as the processes of making slowly manifest in new spaces. As employment lots adopt the Overlay for Economic Diversity, development rights will be traded for areas of the properties inhabiting the no-build zone becoming privately owned public space (POPS).



Fig. 3.49 Community food centre courtyard.

The Community Food Centre

For example, an employment lot that doesn't have use for its 7.5m no-build zone chooses to embrace a community food space on its property. This new space for economic diversity can be built by an organization centred on food security for the neighbourhood.



Fig. 3.50 The Stop Community Food Centre Toronto.

A well-known model similar to this is The Stop Community Food Centre¹², an organization in Toronto centered around healthy food access, food skills, and also prioritizes civic engagement.

¹² “The Stop Community Food Centre,” accessed December 3, 2019, <https://www.thestop.org/>.

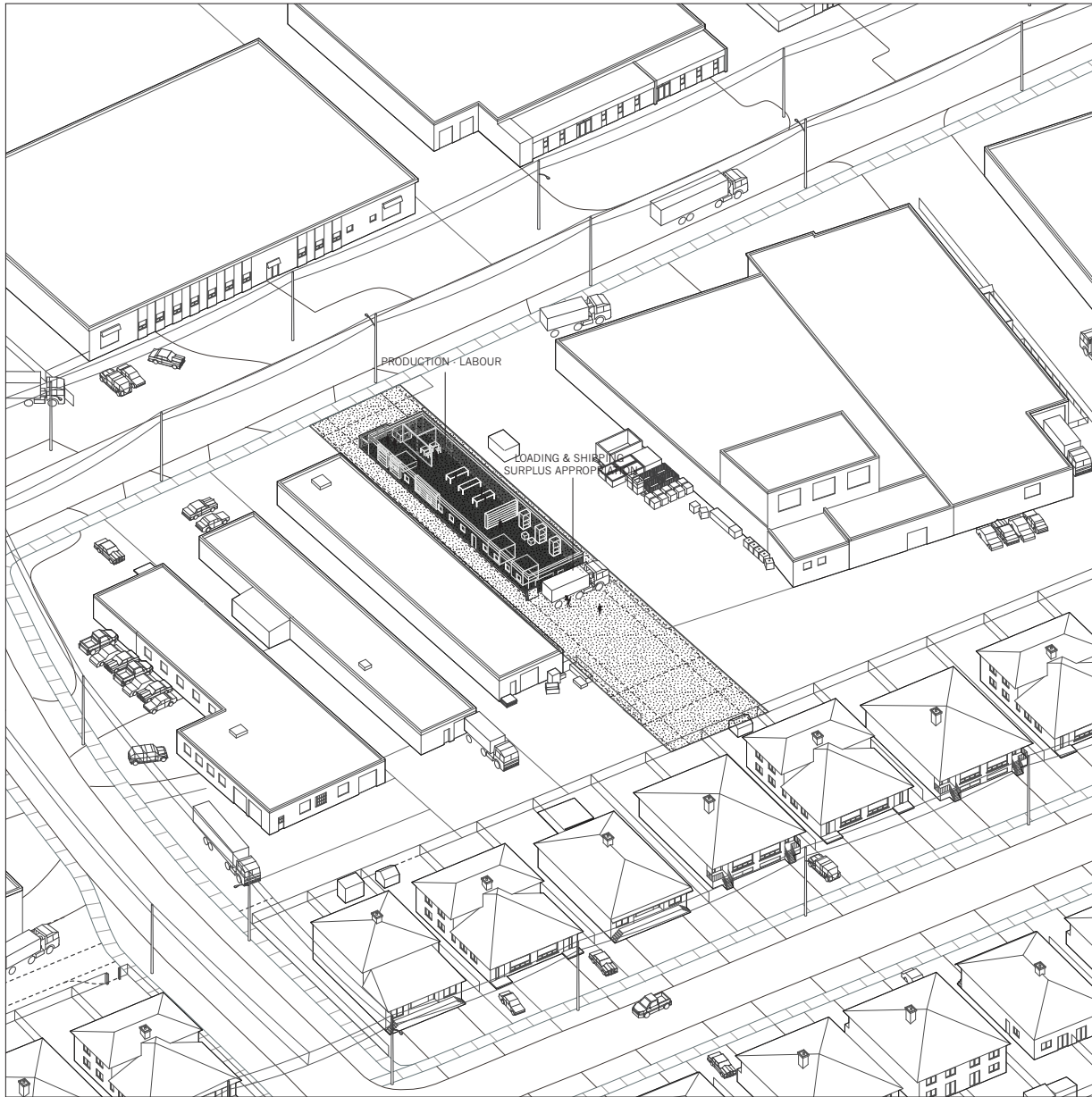


Fig. 3.51 Current site situation.

Similar to the sharing centre, currently, all exchanges on the existing lot happen for wage and within the warehouse for an employer who either leases or owns the property.

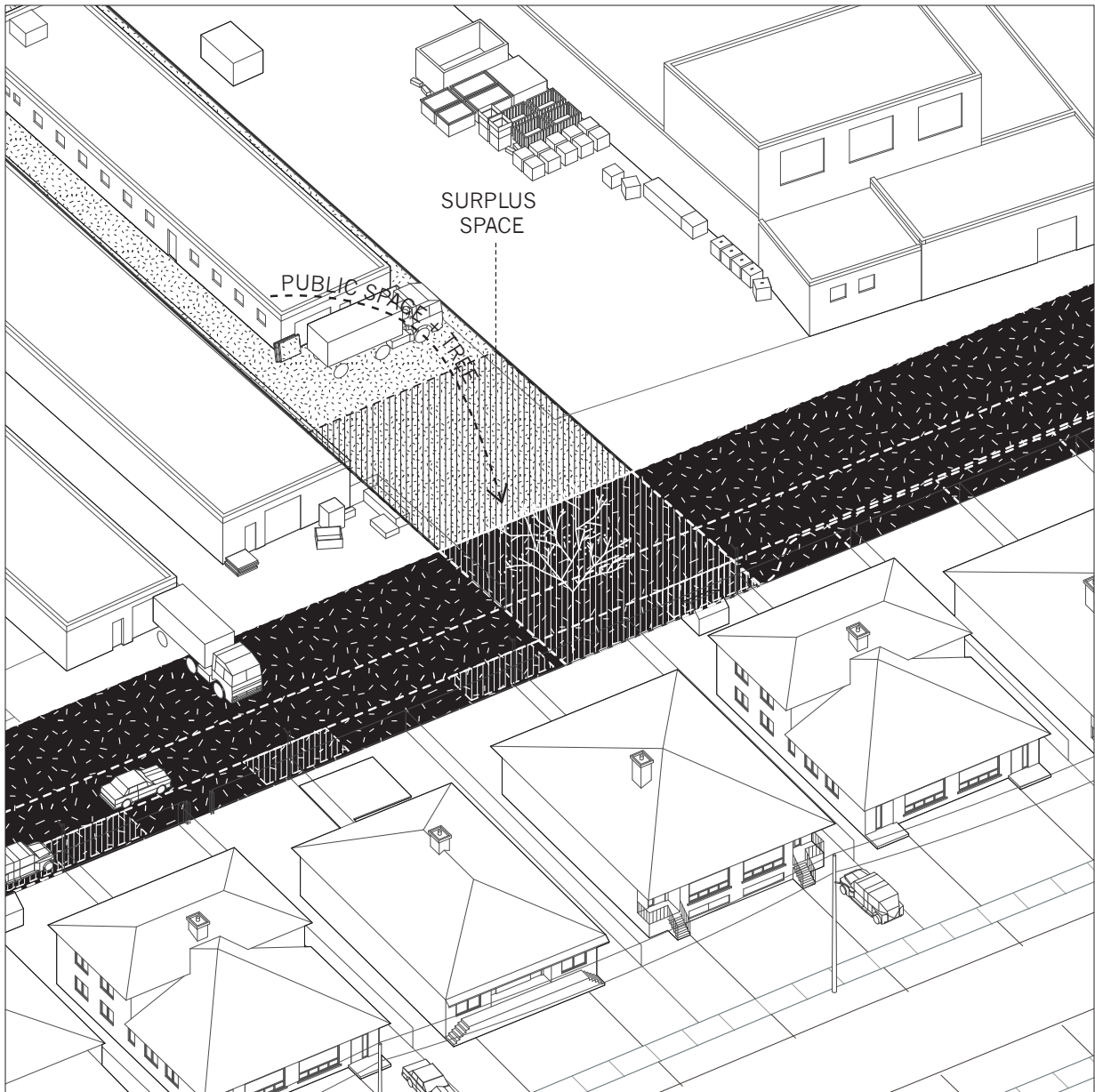


Fig. 3.52 New development possibilities.

After the surplus space is identified, the owner of the lot can have the right to develop it after setting aside an area for public space. Similar to the residential lots that become a part of the blur lane, employment lots also must plant a tree in the blur lane. Then, the surplus space can be rented out to the food centre.

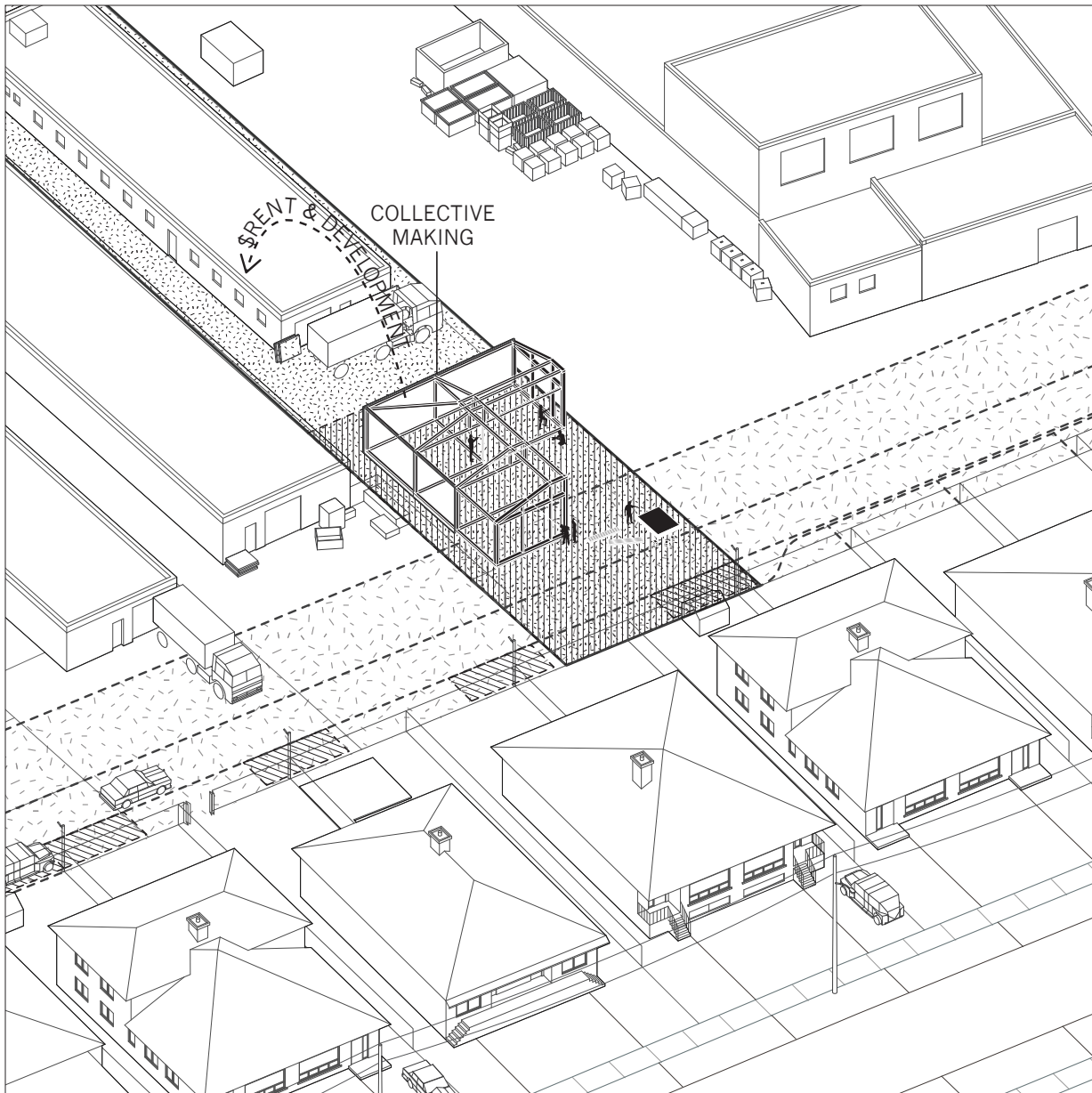


Fig. 3.53 Co-making of the food centre.

Members of the organisation running the food centre can then find local labour and use economic, recycled materials to build a simple L-shaped warehouse with a community kitchen and dining area.

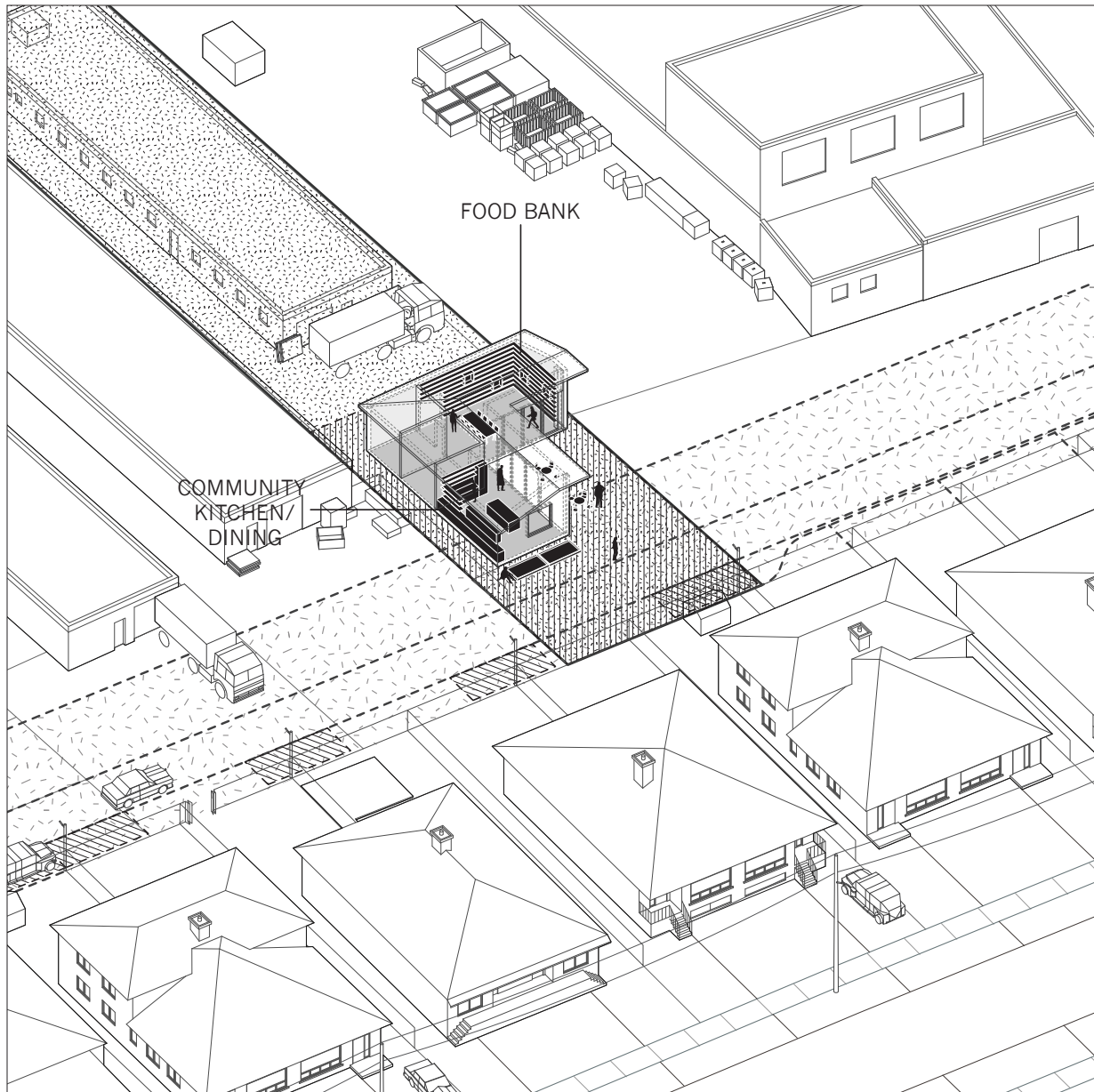


Fig. 3.54 Programs of the food centre.

Gardens can also be built with wood palettes, and exchanges of barter, giving, sharing, centred around food items and its services can take place.

Within the building, an ample amount of shelving on the wall of the dining room provides space for a food bank, and an exterior courtyard can be used for additional gardening, or for events and outdoor dining space. The simple design of an easily-built space can provide the neighbourhood with additional food security and the resources necessary to learn skills towards a healthy diet.

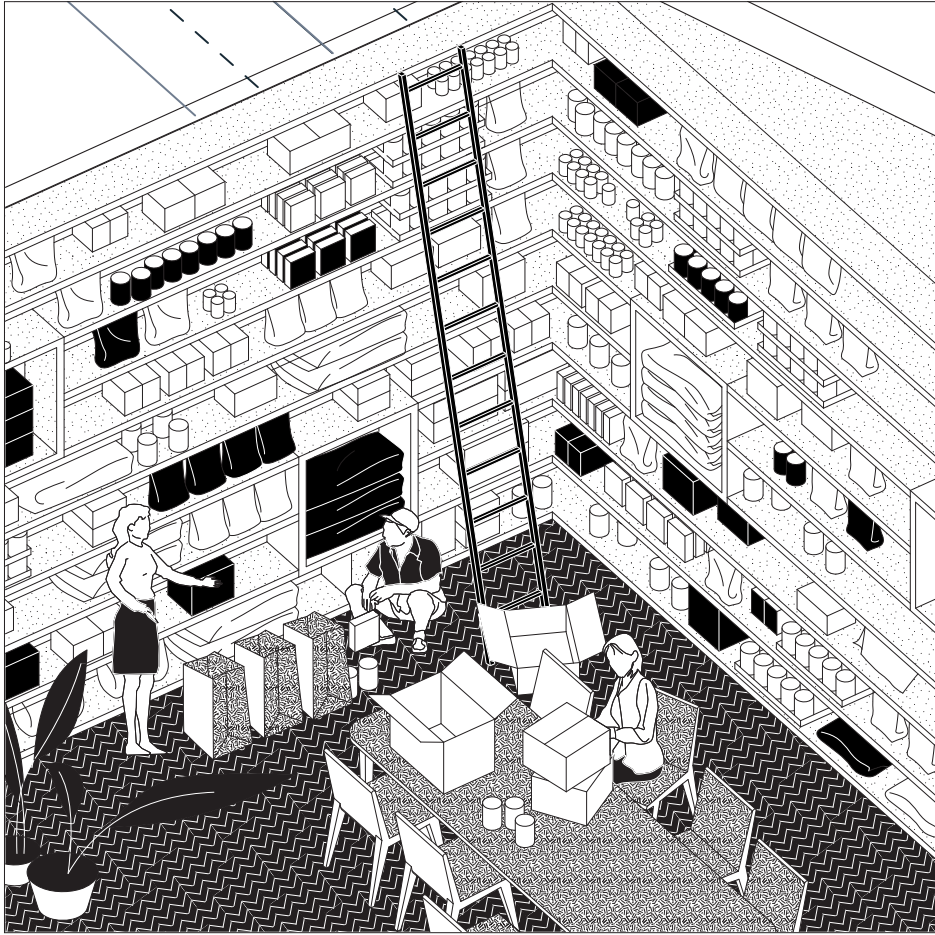


Fig. 3.55 Shelving food bank.

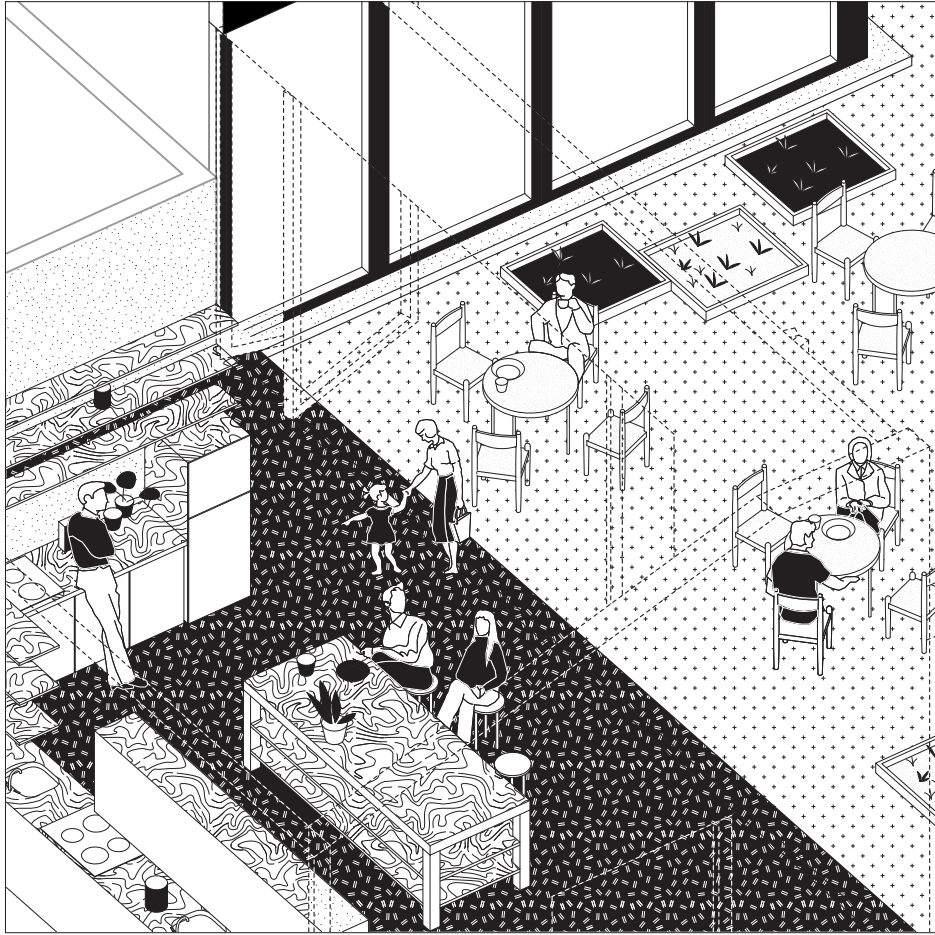


Fig. 3.56 Community kitchen with outdoor dining.



Fig. 3.57 Co-working space.

Co-working Spaces

If an employment lot is larger, a more substantial addition could be built. For example, a more substantial co-working space program can host a multitude of smaller organizations.

Portland Works in Sheffield UK¹³ is programmatically similar. It is a reused factory currently occupied by a collective comprised of craftspeople, artists,

13 "Portland Works," accessed December 3, 2018, <https://www.portlandworks.co.uk/>.



Fig. 3.58 Portland Works



Fig. 3.59 Baugruppe

and small local manufacturing. It was collectively purchased by those occupying the building, and as co-owners, the inhabitants maintain the building, including working on a recent roof renovation.

In terms of the design and making of this co-working space, processes are similar to that of the Baugruppe, a German co-housing model usually owned by a group of participants, who would participate in the designing, the building of the structure, and share chosen amenities with each other.

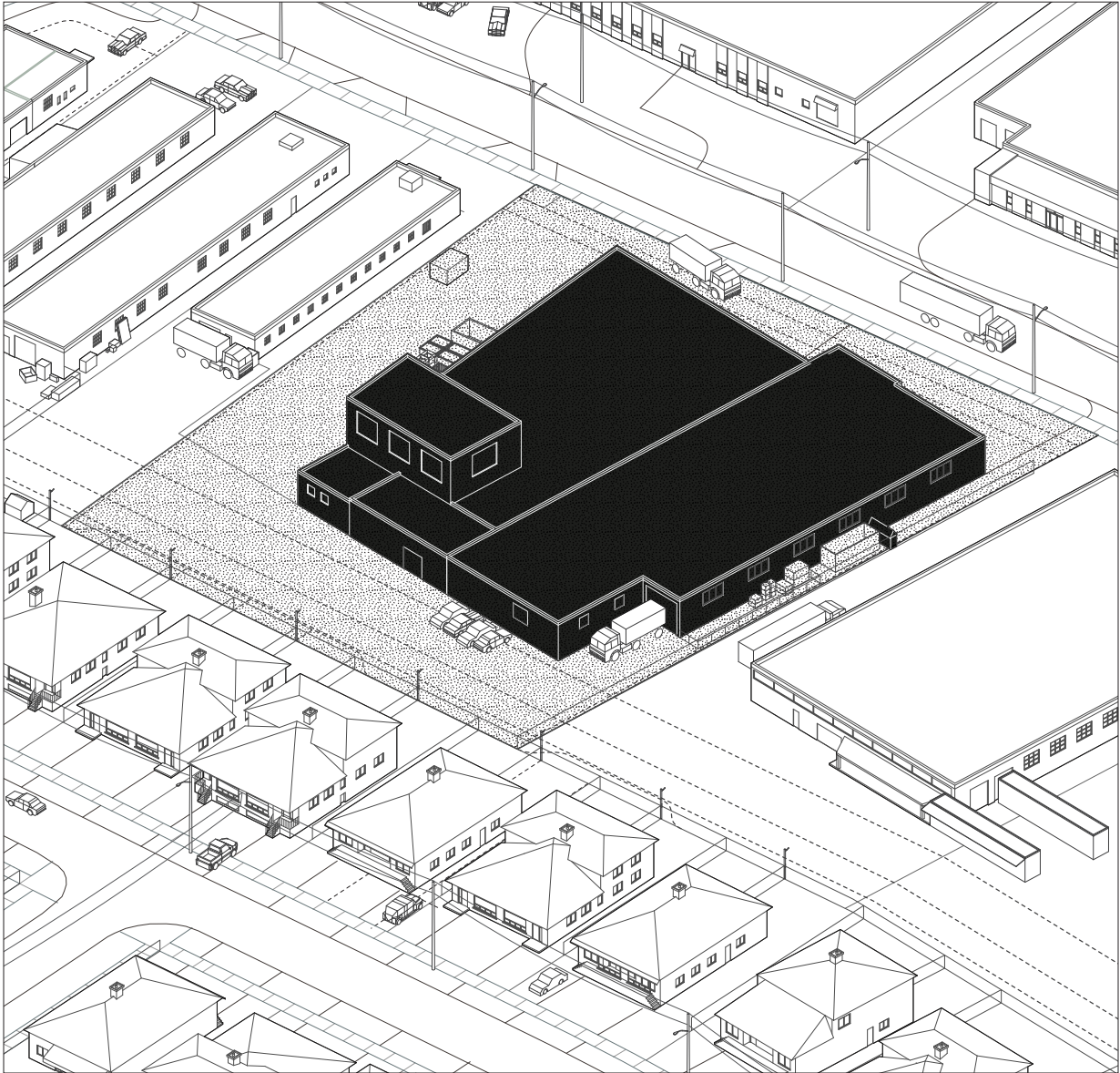


Fig. 3.60 A large lot currently with a lot of surplus space.

Similarly, this co-working space is for organizations that can benefit from shared amenities such as a workshop or a gallery, but don't have the resources have them on their own.

After the new zoning is set in place, a new building can be built with collaboration and participation between an architect, engineers, contractors, and multiple different organizations.

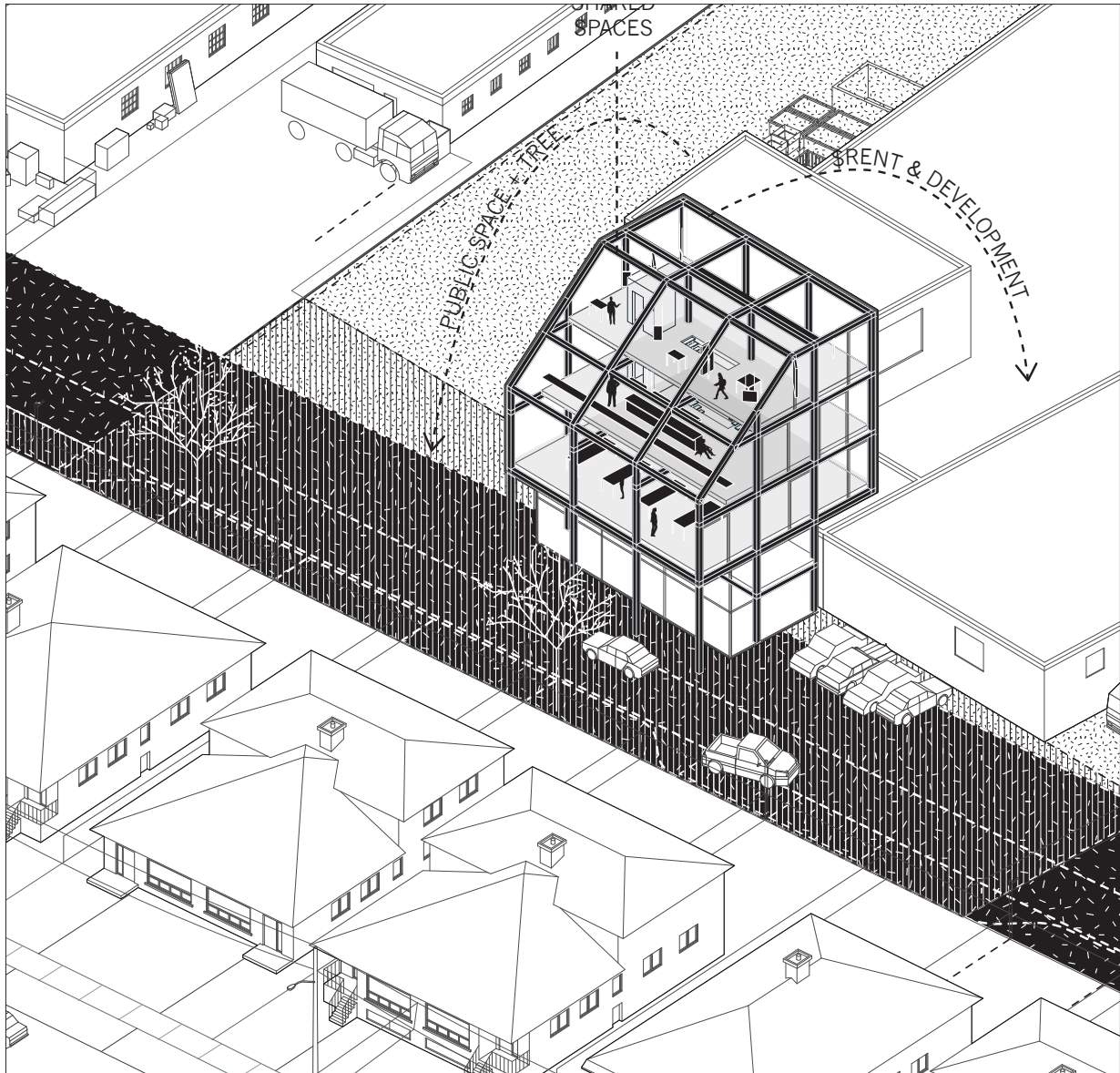


Fig. 3.61 Developing a new co-working space.

Future inhabitants can also help with the simpler building, such as the finishes or furniture, after the more substantial structural requirements have been built.

Each level will host two organizations with side-by-side studios and also have one amenity space shared between all the occupants, such as a workshop on the second floor, an eatery on the third floor, and a gallery on the top floor. The ground floor can be used as an event space that can open up to the blur lane.

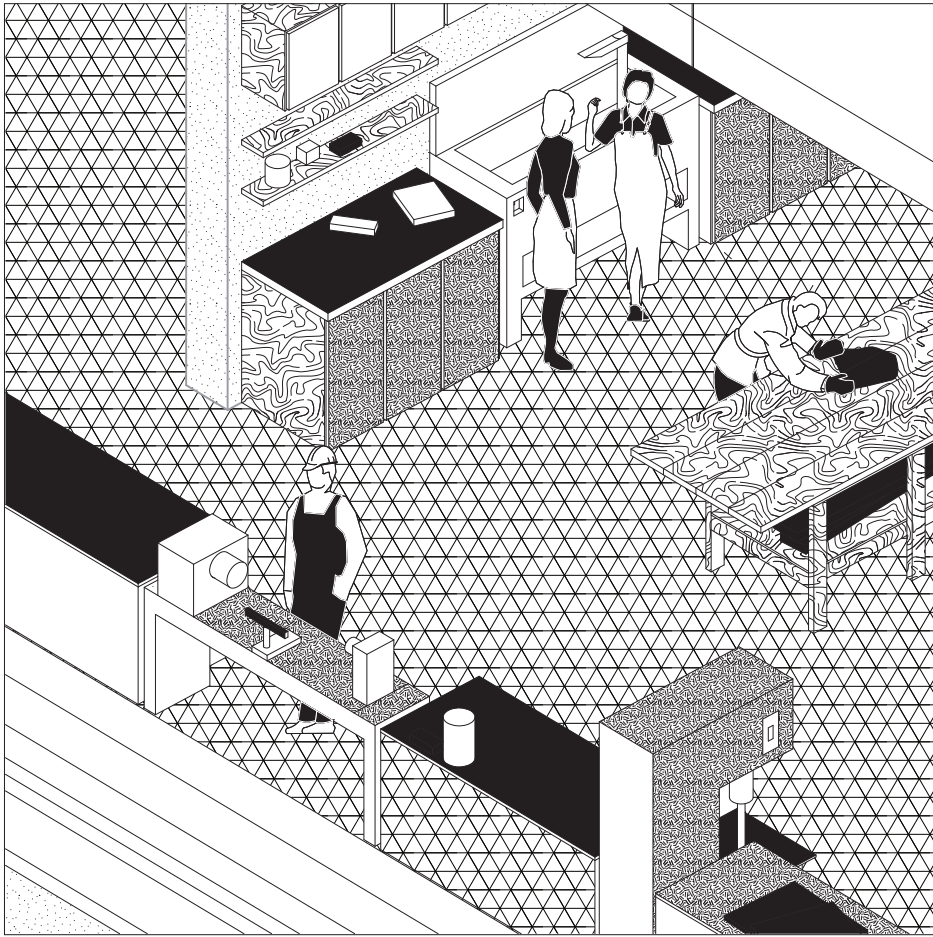


Fig. 3.62 Workshop on the second floor.

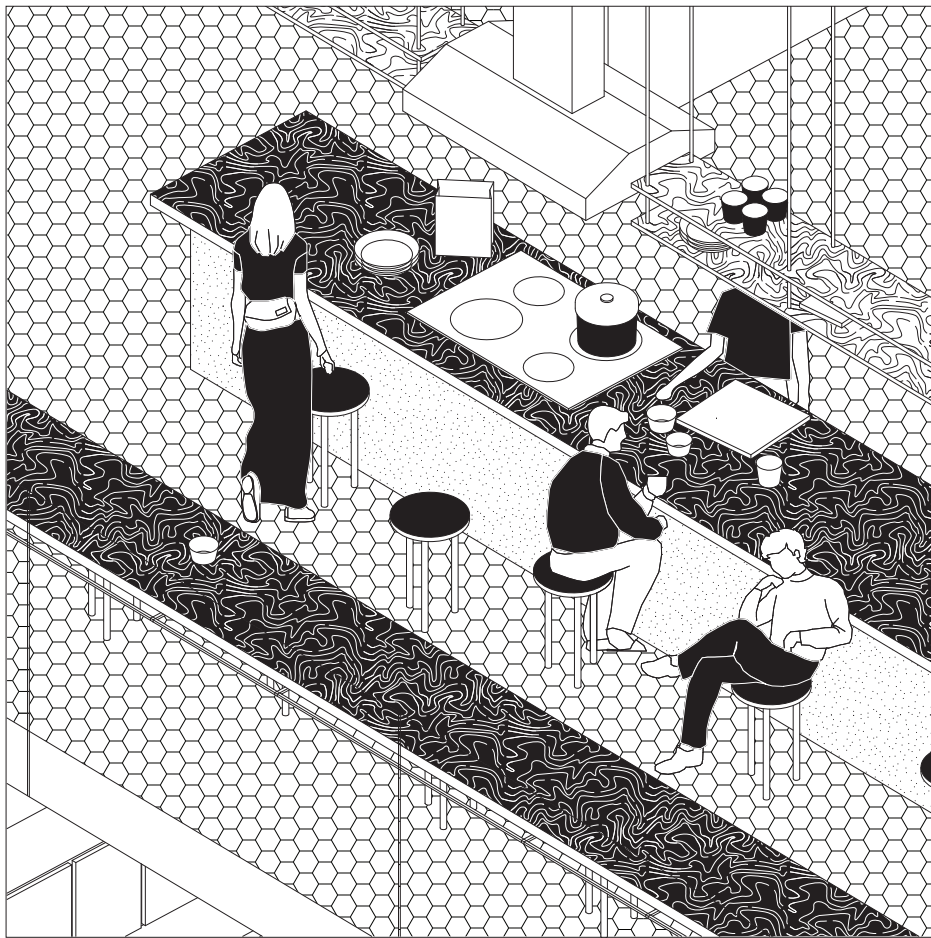


Fig. 3.63 Eatery on the third floor.



Fig. 3.64 Gallery on the top floor.

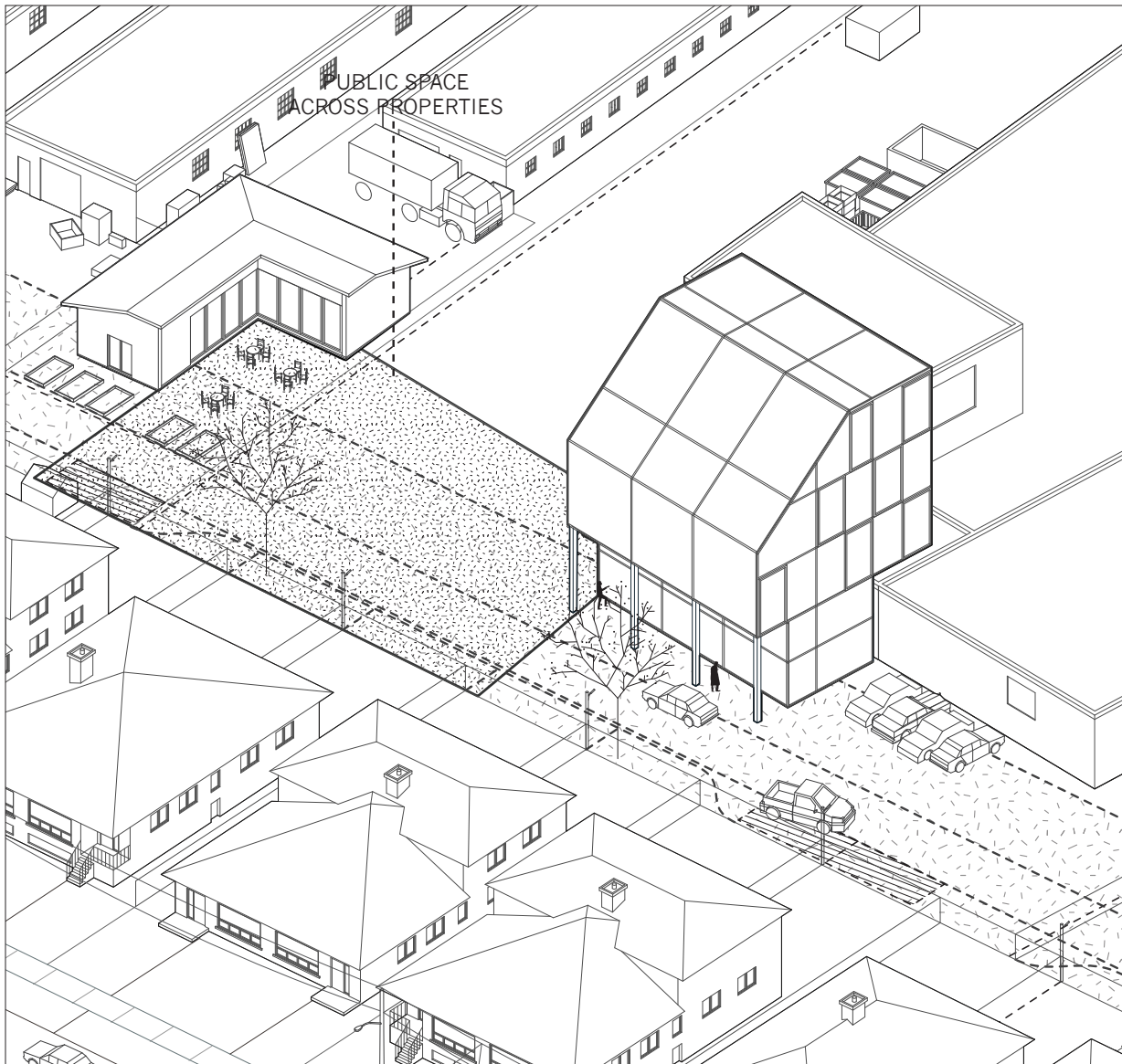


Fig. 3.65 Outdoor space straddling property lines.

When built close to another space for economic diversity, in this case, beside the community kitchen, it's possible to form a larger open space that can become part of the blur lane, that could accommodate different events hosted either by the food centre or co-work space, or just members of the community. This kind of incremental, always-in-progress transformation of spaces makes the overlay for economic diversity an assemblage of different, multi-purpose spaces that can come together, or operate singularly depending on the need.

Other typologies of adjacencies along the permeable strip can benefit from similar additions, by taking advantage of surplus spaces along existing streets and building new additions, or just as a new open spaces.

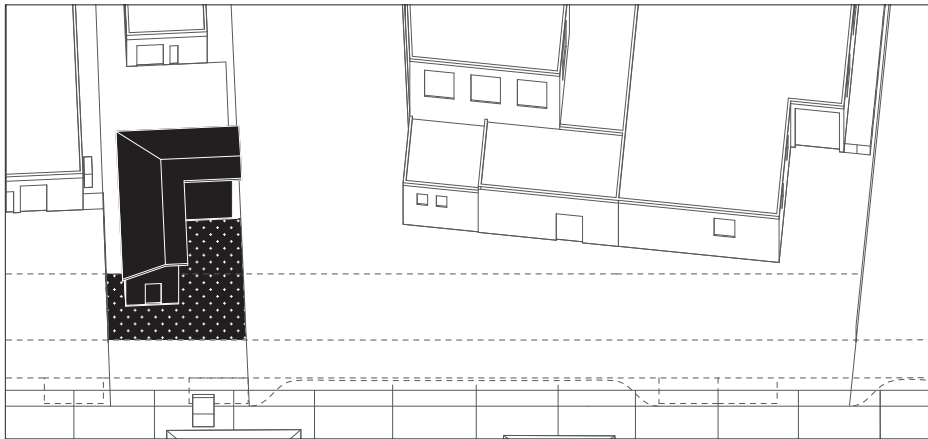


Fig. 3.66 Community food centre outdoor space.

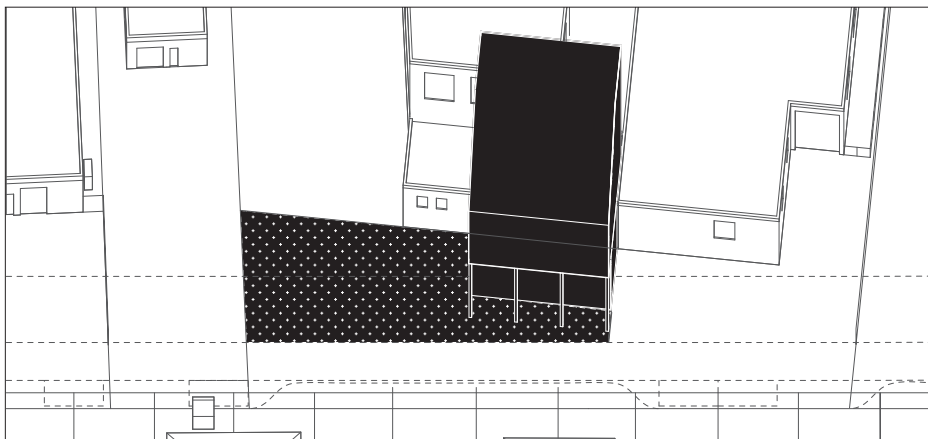


Fig. 3.67 Co-working outdoor space.

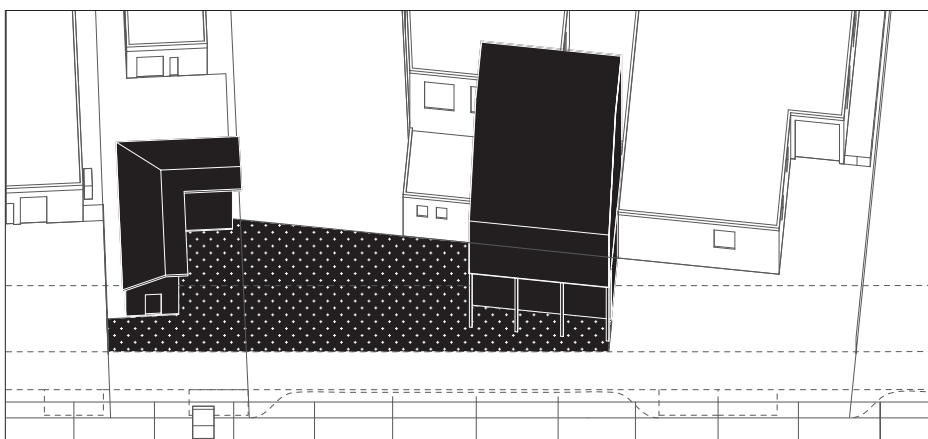


Fig. 3.68 Combining outdoor spaces.

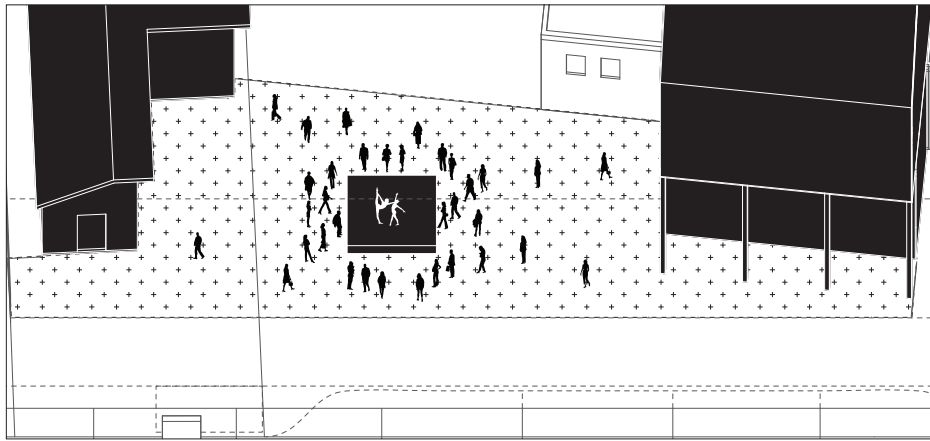


Fig. 3.69 Outdoor performance.

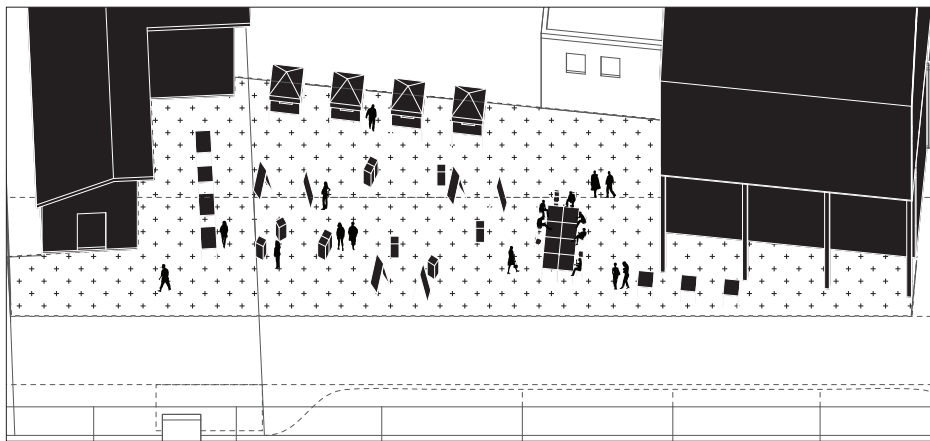


Fig. 3.70 Skills sharing and display of work.

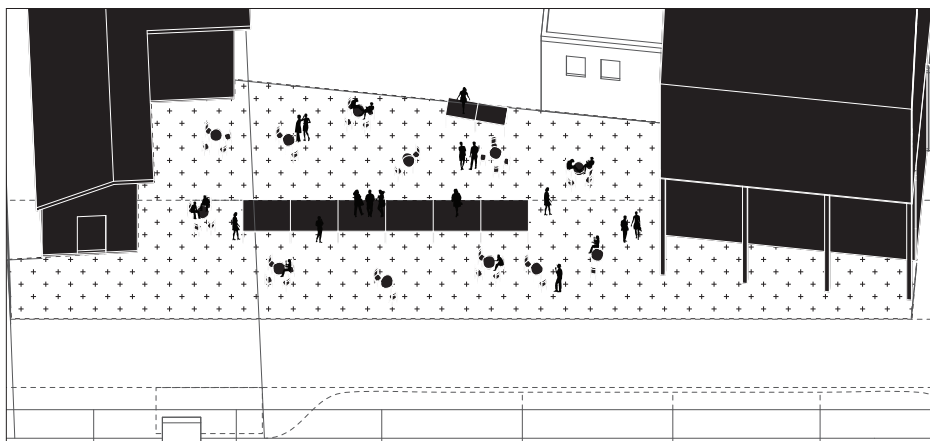


Fig. 3.71 Community pot-luck.

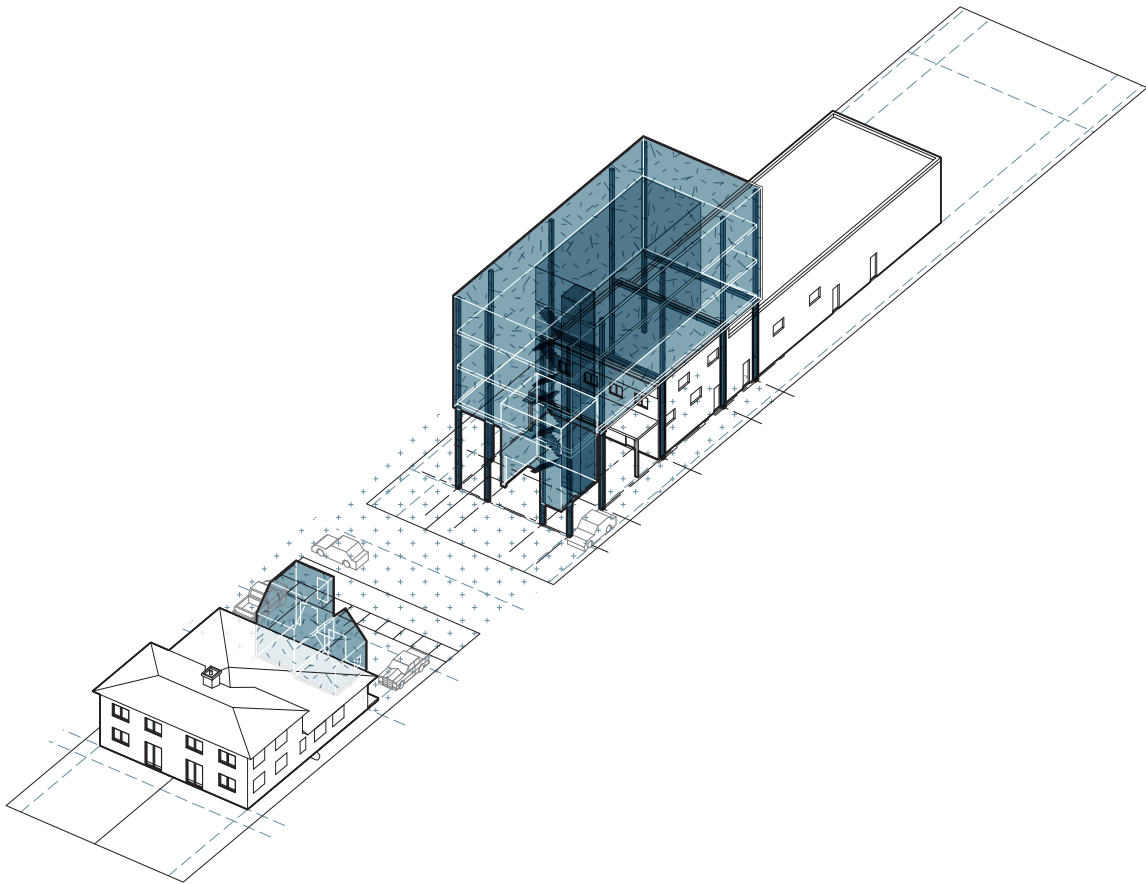


Fig. 3.72 Residential front to employment front addition possibilities.

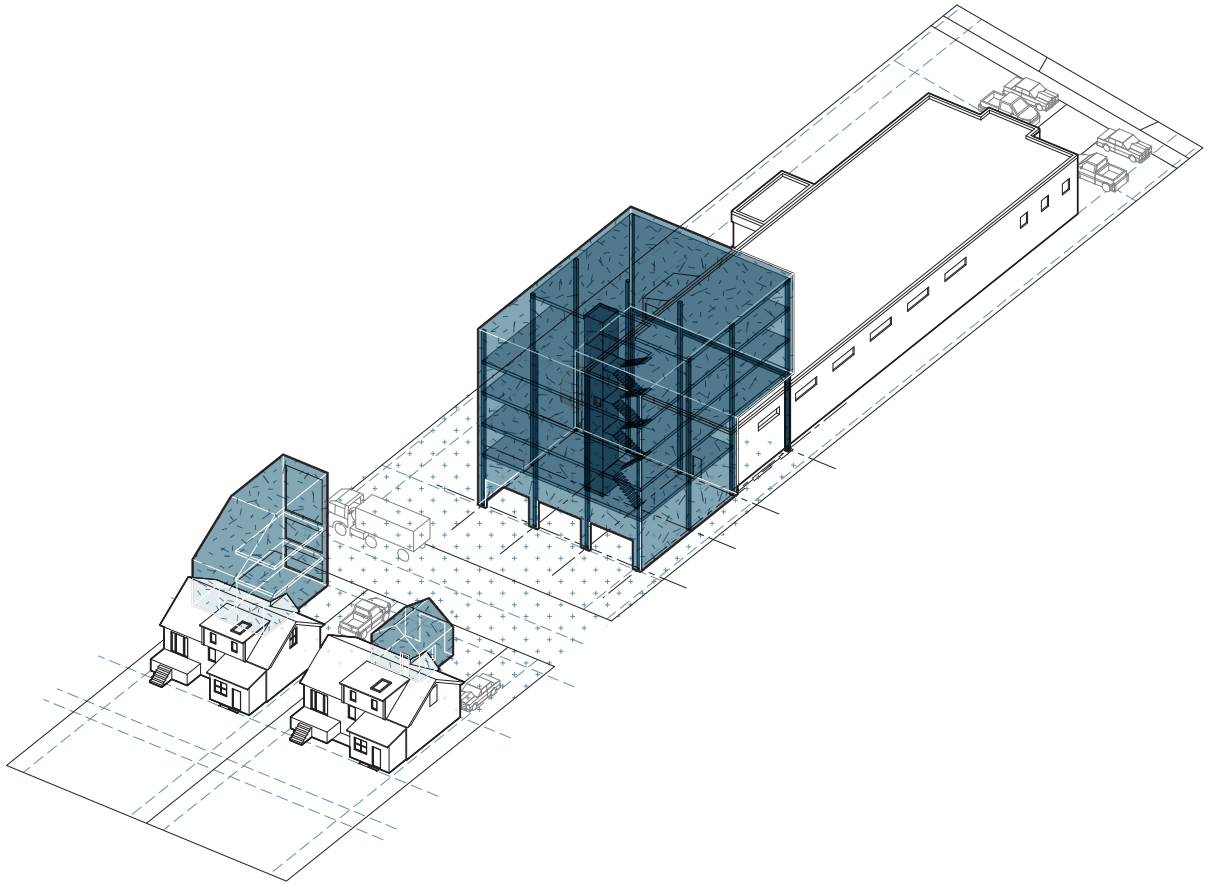


Fig. 3.73 Residential front to employment back addition possibilities.

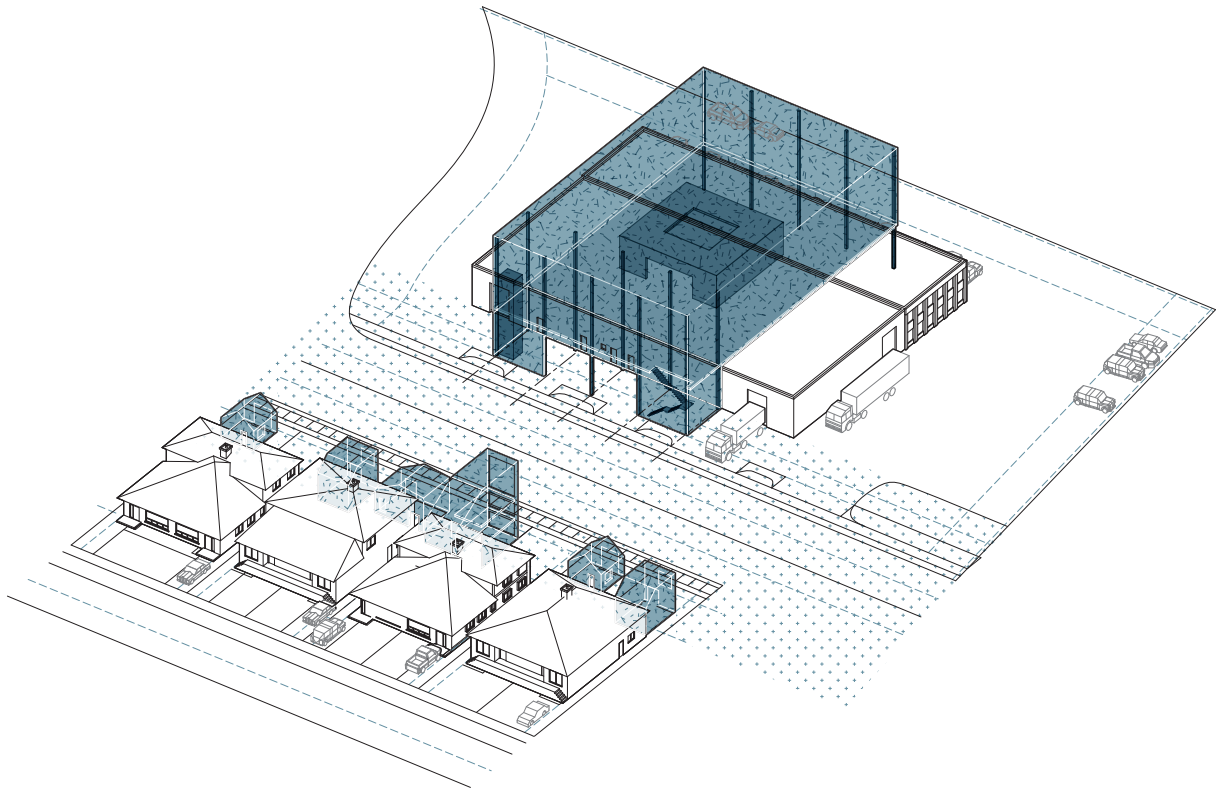


Fig. 3.74 Residential back to employment front addition possibilities.

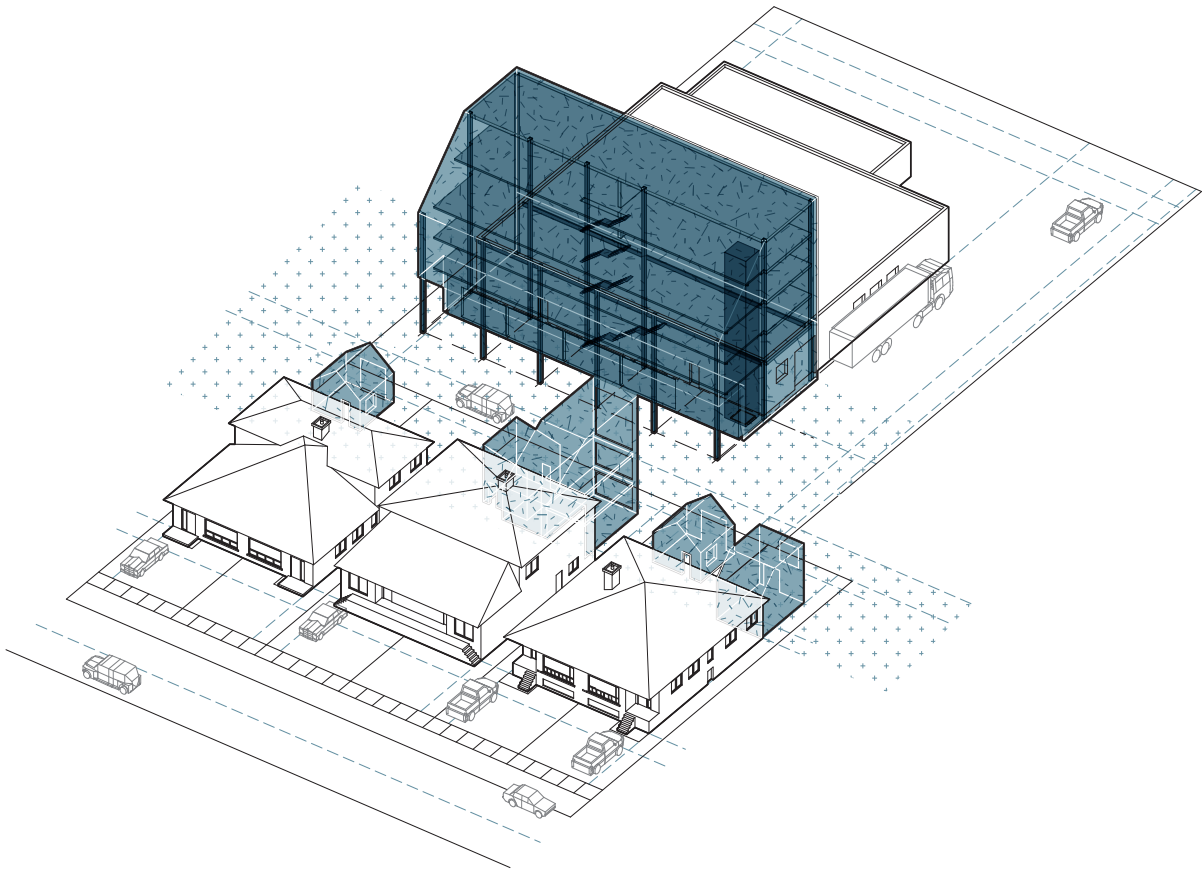


Fig. 3.75 Residential back to employment back addition possibilities.

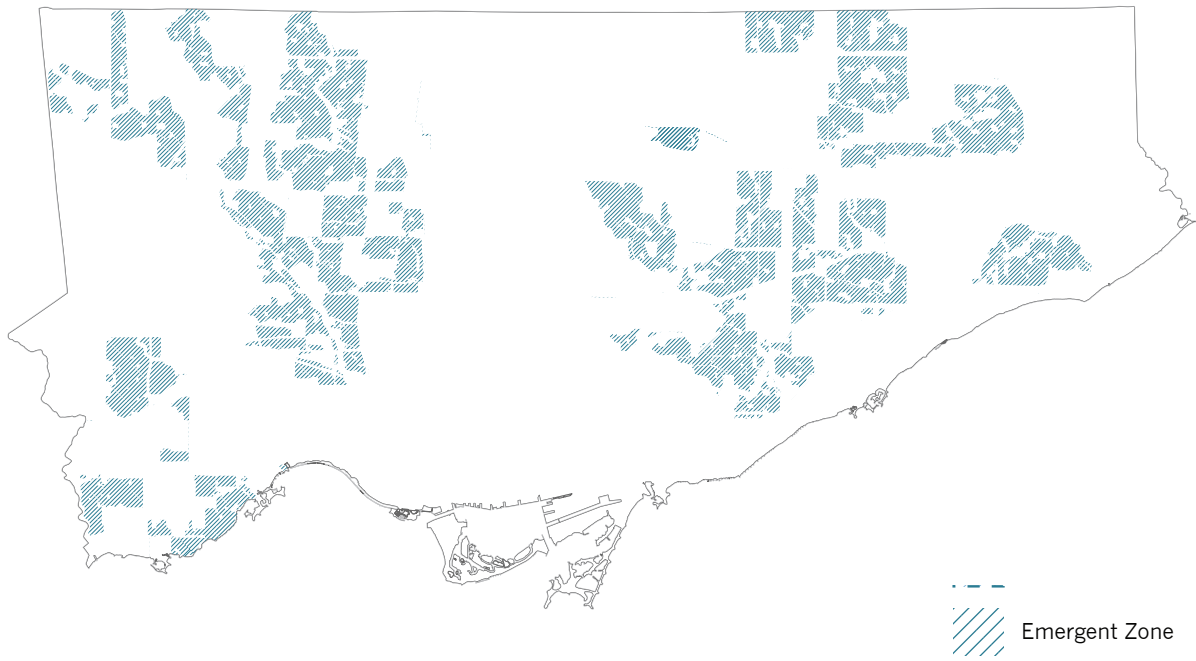


Fig. 3.76 The emergent zone map.

3.2.5 The Emergent Zone

In addition to the Permeable Strip, the second part of the overlay for economic diversity is the emergent zone.



Fig. 3.77 New spatial possibilities in residential neighbourhoods.

The Emergent Zone affects residential lots that are not directly on the border between employment and residential (where the permeable strip exists), but are within the neighbourhoods adjacent to the permeable strip.

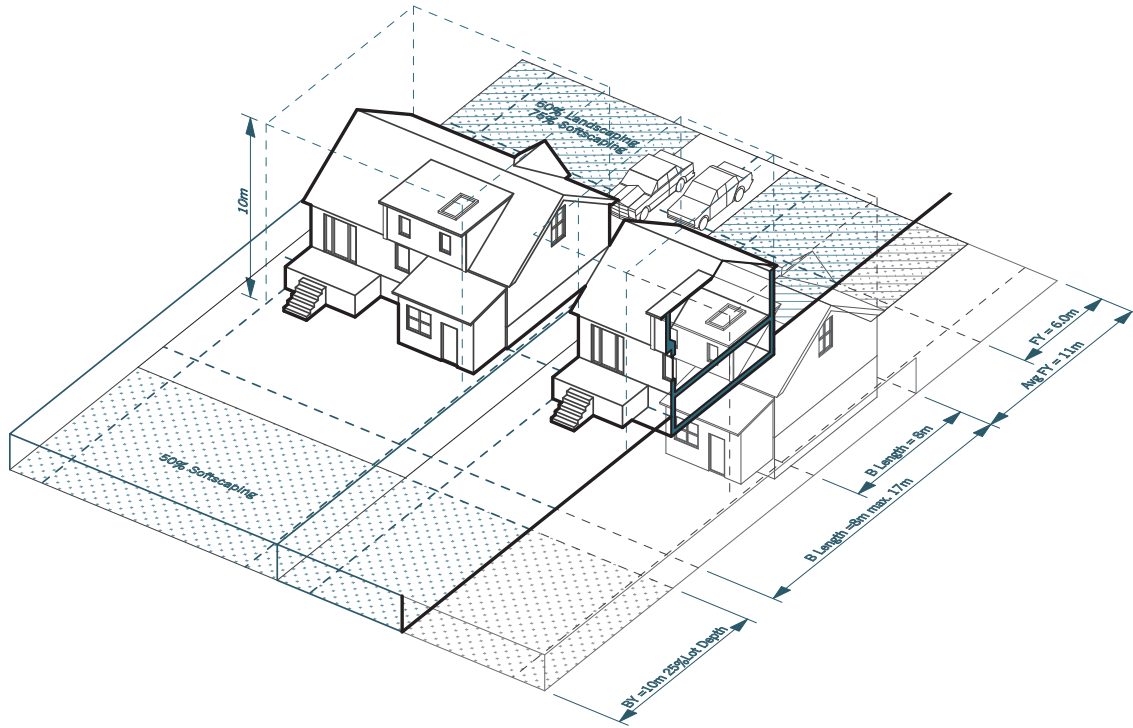


Fig. 3.78 Analysis drawing of current residential zoning.

Currently, many of these houses are occupying their maximum lot coverage.

Under the overlay for economic diversity, these houses are allowed additional built area in the form of ancillary buildings or additions only for the new allowable uses. The current zoning by-law also allows for ancillary buildings, though only for the narrow residential uses in the existing by-law. The Overlay for Economic Diversity will allow for ancillary buildings to be dedicated spaces for diverse economy uses.



Fig. 3.79 Home daycare and garden.

A Home Daycare & Garden

For example, on this semi-detached residential unit lot, a multi-generational family can benefit from the space for economic diversity by building a volume attached to their home.



Fig. 3.80 Maison Latapie.

A similar spatial strategy to this is Lacaton Vassal's Maison Latapie¹⁴, where a flexible space was created just outside the insulated, interior space. This extra space allows for additional possibility, and was built with economic, minimal materials that offer maximal possibility.

14 Ilka Ruby and Andreas Ruby, "Naïve Architecture: Notes on the Work of Lacaton & Vassal," no. 21 (Jan 1, 2011), 4-19.

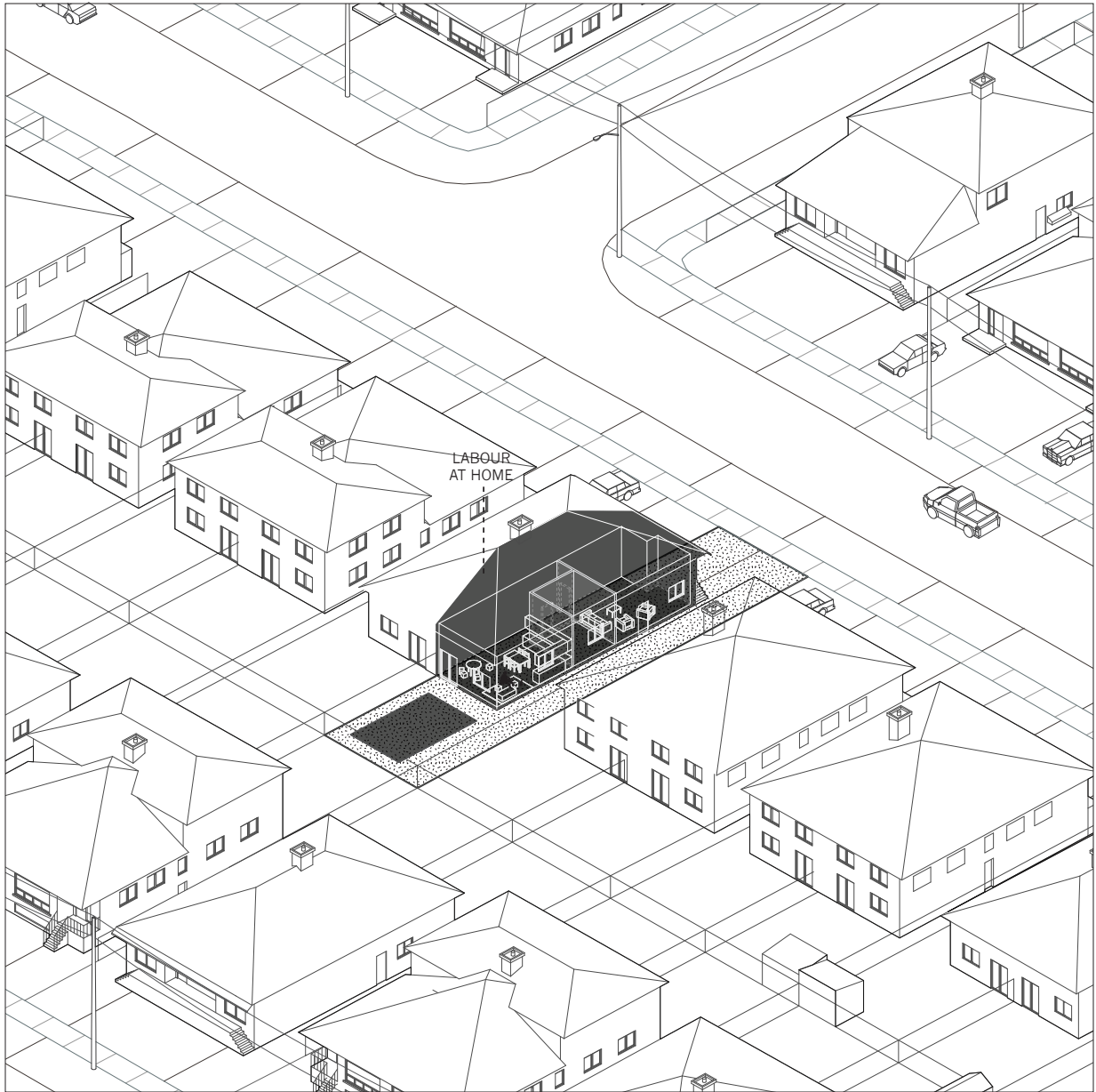


Fig. 3.81 Current back yard of semi-detached house.

The grandparents living here share the semi-detached house with their family. Within the space, they clean, cook, and look after their grandchildren in the living room during the day, while they keep a garden in the backyard.

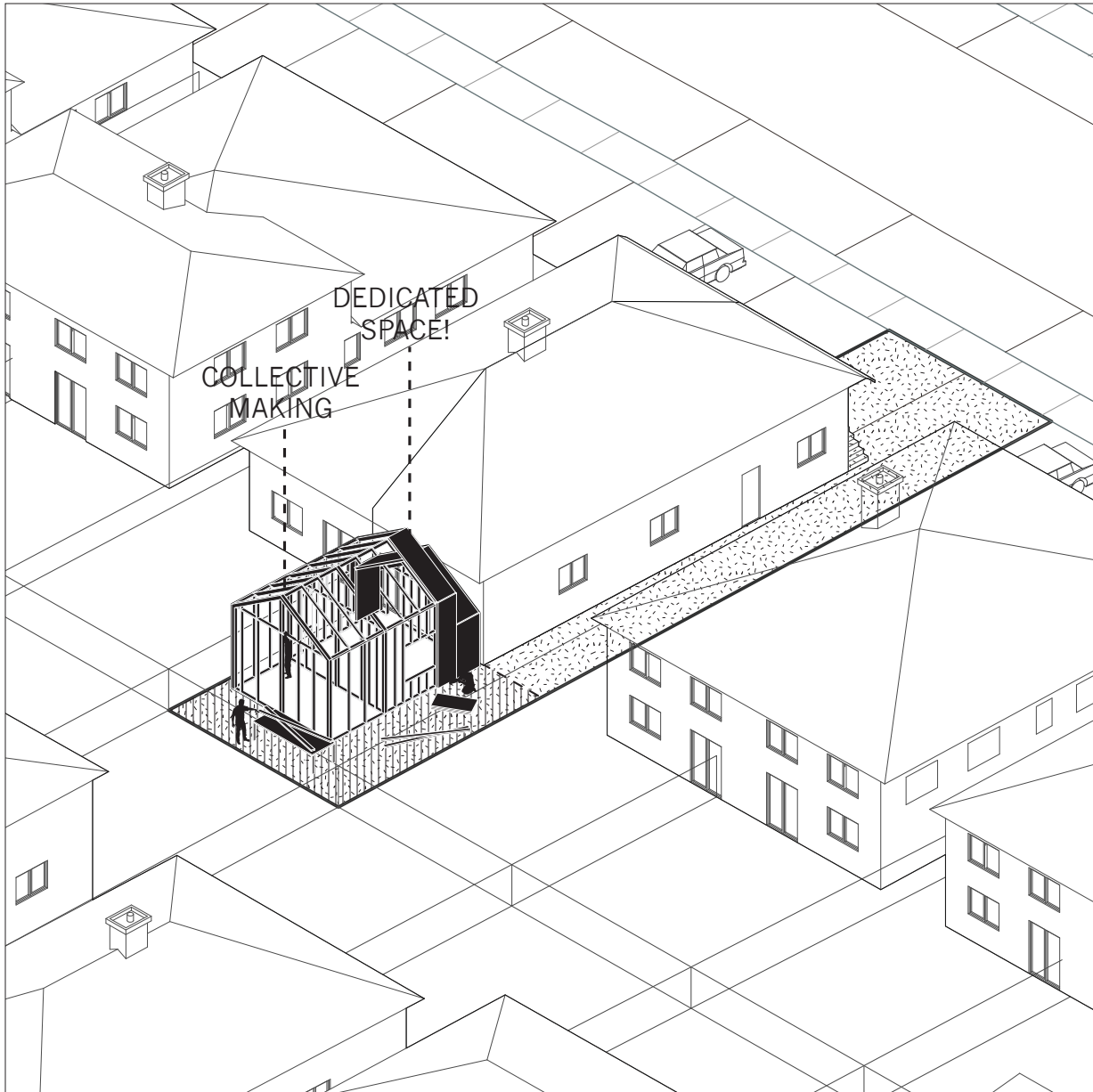


Fig. 3.82 Making a new ancillary building.

With the new zoning and allowable uses, a simple ancillary building can be constructed. It's a simple structure that their family and a few friends help build.

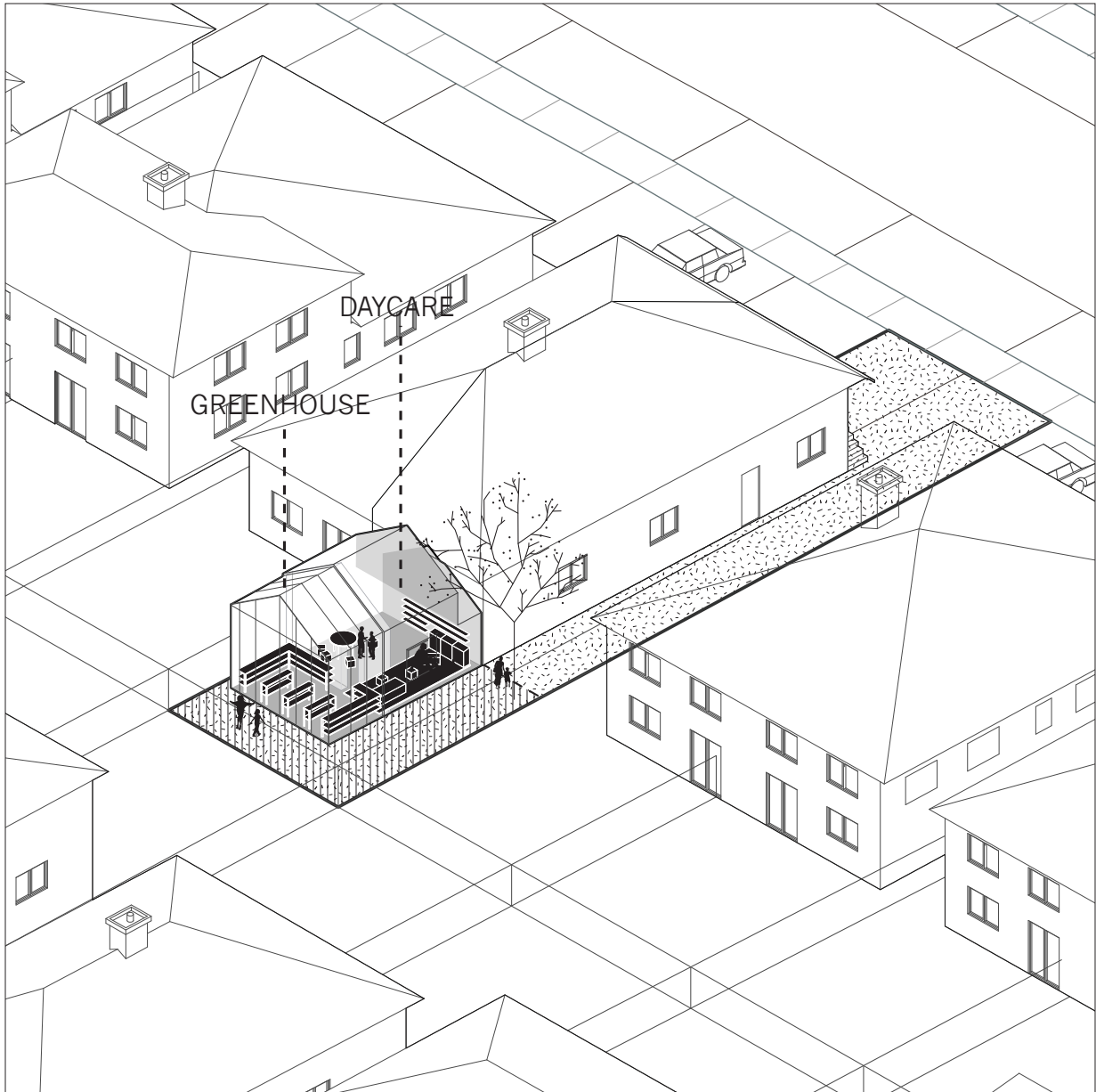


Fig. 3.83 Home daycare and garden.

The dedicated and additional space make it possible for the grandparents to take care of children in the neighbourhood in the children's' play space. It extends into a greenhouse in which they can grow vegetables they can eat or trade with others in other spaces for economic diversity, such as in the food centre, or to a market taking place.

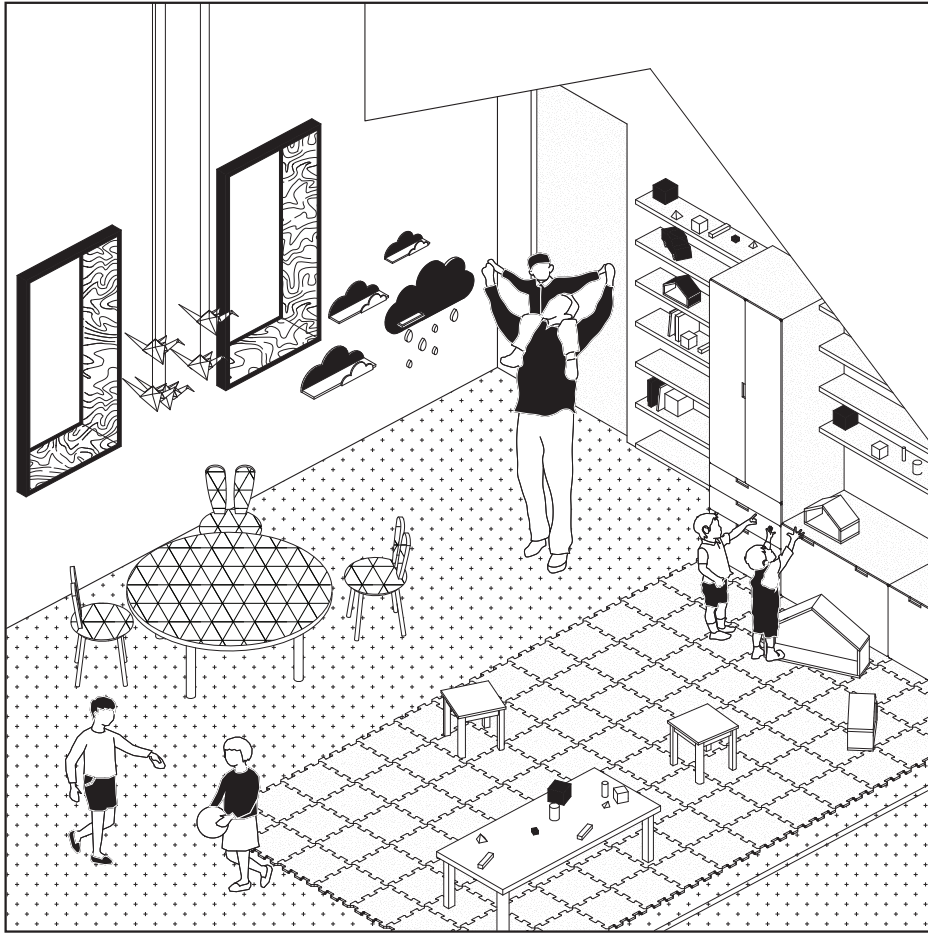


Fig. 3.84 Dedicated baby-sitting space.

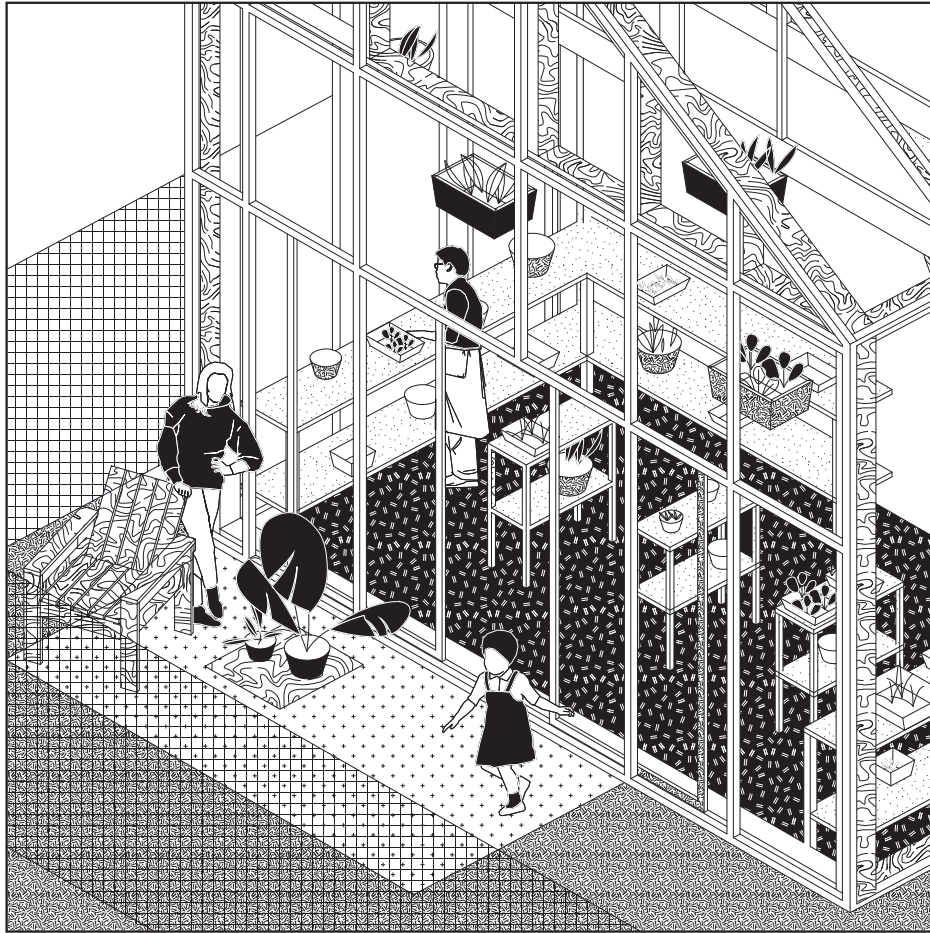


Fig. 3.85 Greenhouse and outdoor space.



Fig. 3.86 Residential frontages.

3.3 Typologies of Spaces for Economic Diversity

Renovations, detached additions, and attached additions, along with seed projects are the different possible typologies. These typologies of interventions will be able to create a network that allows for interdependencies and for proximities that will help to sustain uses belonging to an expanded understanding of the economy

Each of these typologies will involve different groups of users, and different degrees of self-building, and different streams of funding.

The examples given of possible uses and programs inhabiting these typologies indicate the diverse groups that can make use of the space. The Overlay for Economic Diversity makes spaces that embrace potential and a large variability of uncertainty, but with it, possibility.

The demographics of North York make it obvious that new diverse economy programs can help the existing NIAs, as well as the hardships facing the suburbs. Both existing inhabitants of the neighbourhoods, as well as those coming from nearby neighbourhoods not included in the Overlay for Diverse Economies are welcome to use the new spaces. A direct possibility of users come from the number of people within these neighbourhoods who have low incomes or are not in the workforce at all. This definition of work from the way demographics is measured automatically discounts those who are productive and working in other ways. These new spaces for economic diversity embraces this population, giving them a legitimate place of work. Those who use the spaces on one lot aren't necessarily the owners of that lot, and especially in the case of the blur lane, which enables another entrance, two different groups of inhabitants can simultaneously use the space.

A related group that can benefit from these spaces are those who live in the tower neighbourhoods nearby. The Tower Renewal Project¹⁵ is a similar approach

¹⁵ The Centre for Urban Growth and Renewal, (CUG+R), Strong Neighbourhoods and Complete Communities: A New Approach to Zoning for Apartment Neighbourhoods (Toronto)

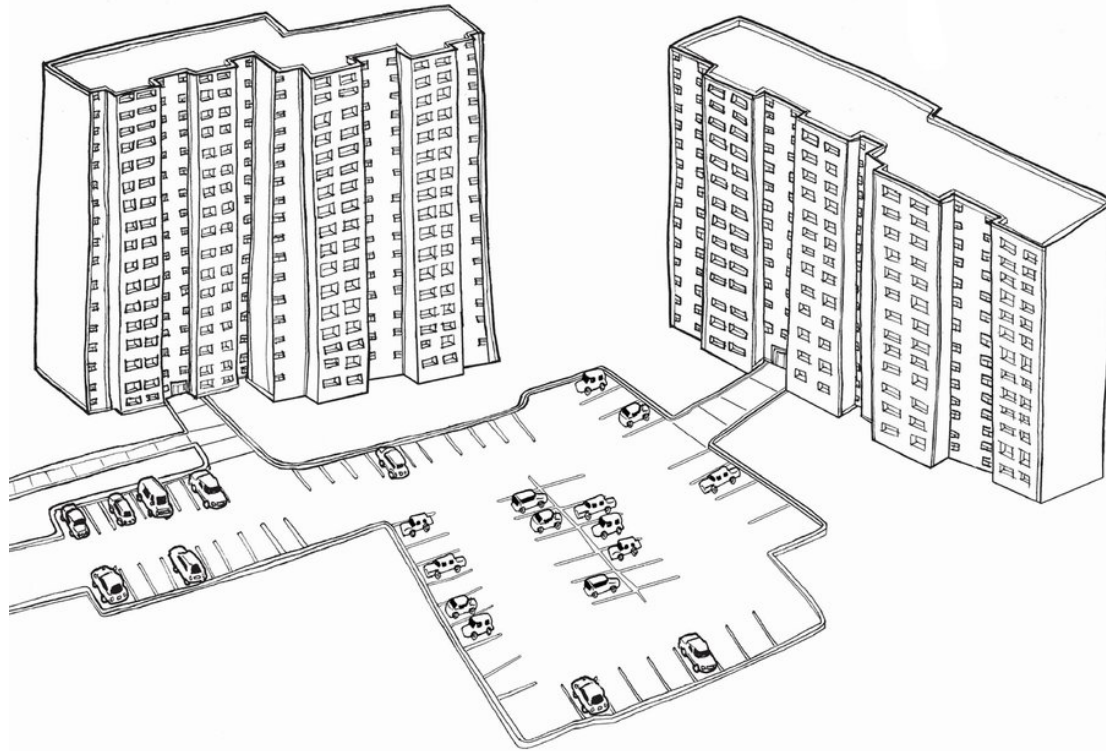


Fig. 3.87 Tower renewal project before zoning changes.

to the Overlay for Economic Diversity. It aims to incubate local economies and community programs on the ground floor of towers. The Overlay for Economic Diversity adds to this already existing idea. The thousands of people living within the nearby towers can have the opportunity to be a part of the Overlay for Economic Diversity by forming or joining a group that will inhabit a new space. Many of the nearby towers lack amenities, so the new spaces within the Overlay will be useful for tower inhabitants.

The site of North York not only has suitable occupants for new spaces for economic diversity, but also provides connections that allow easy access. North York is serviced by the TTC, making it accessible for those who don't have cars, such as the younger and older generation, or those who don't own vehicles.

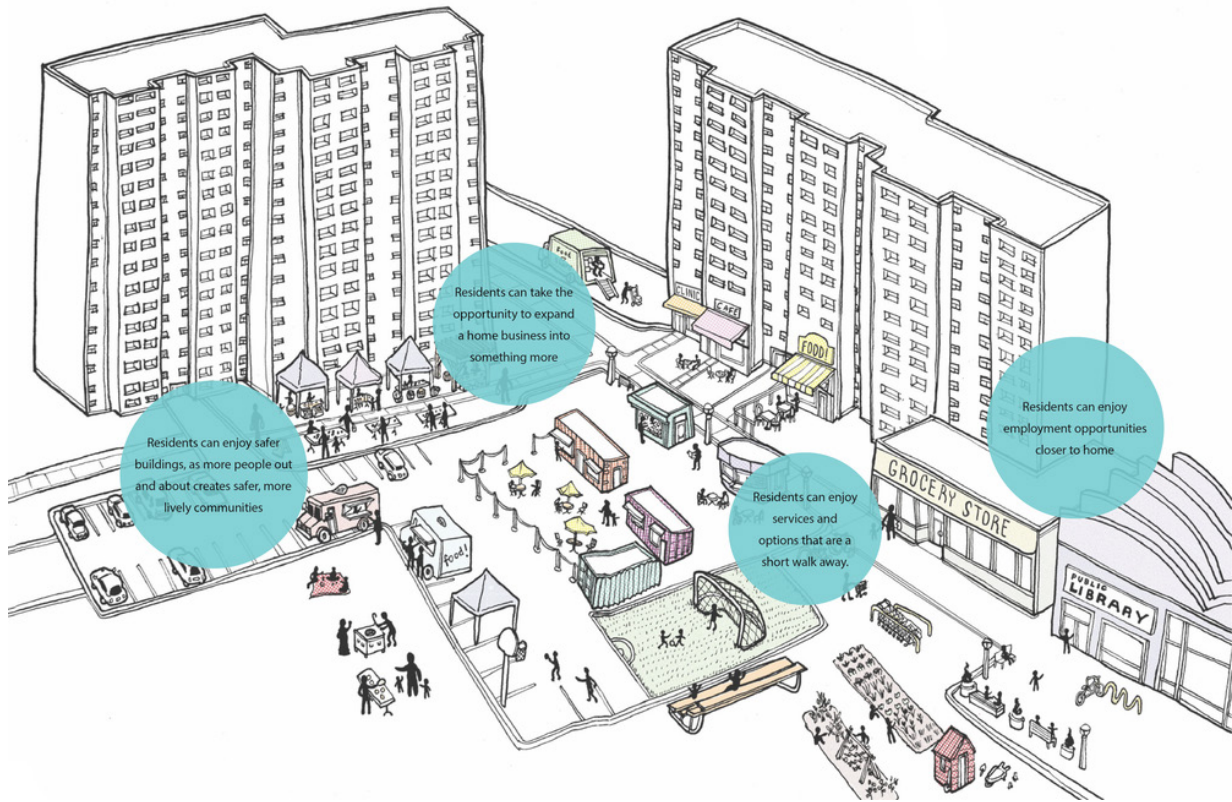


Fig. 3.88 Tower renewal project new possibilities.

Additionally, York University is nearby, making the new spaces for economic diversity a space of interest for students who frequent the TTC.

The groups of users are diverse, but the commonality that they have is a lack of space for the work that they want to do. They are those who don't necessarily subscribe to traditional relationships of labour and wage, and thus, haven't been prioritized in the built environment. In the suburbs, which lacks community space, underprivileged members of neighbourhoods such as North York will benefit from the newly generated spaces emerging from a reframed vision of the economy.

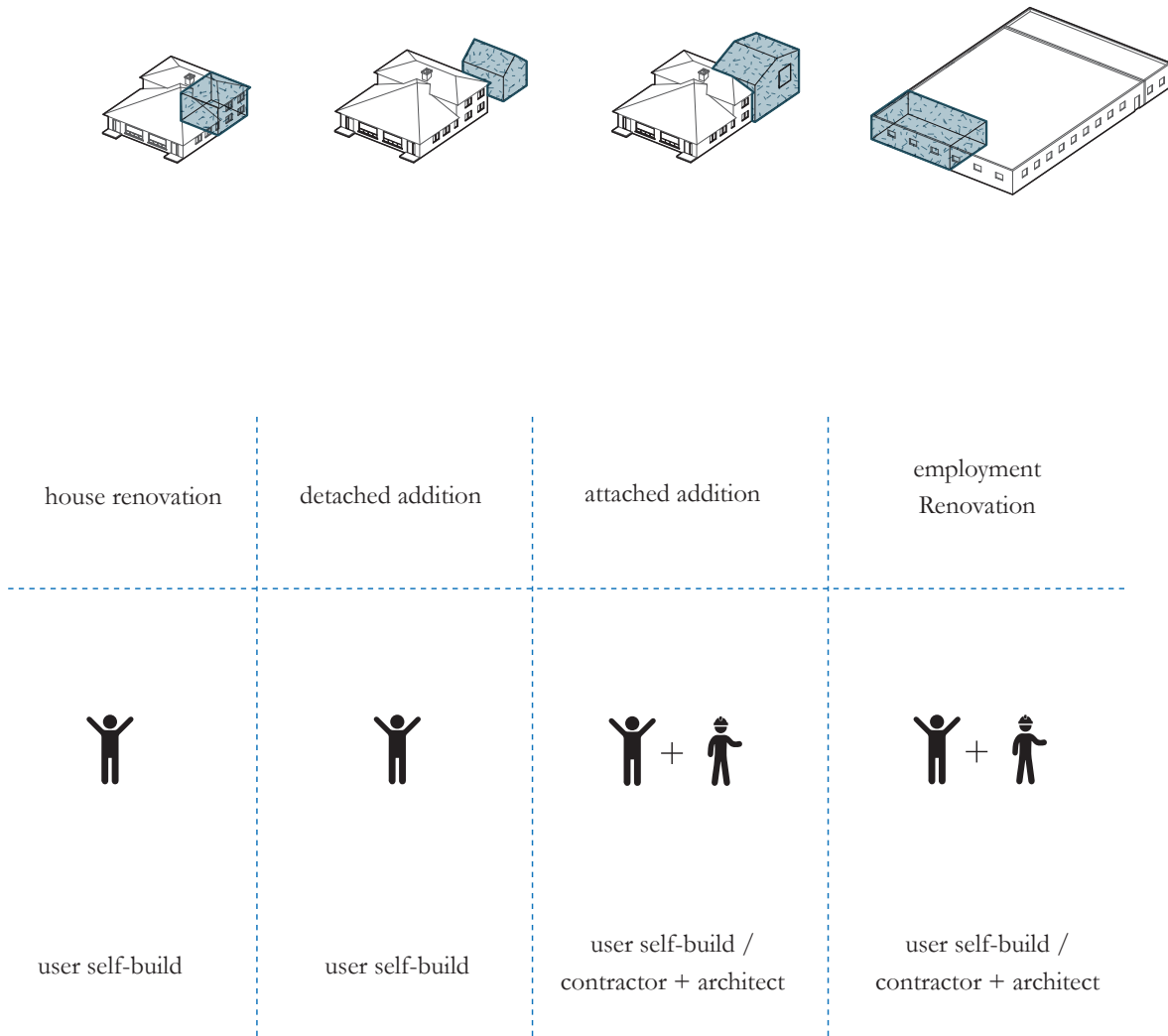


Fig. 3.89 Addition typologies and agency of users.

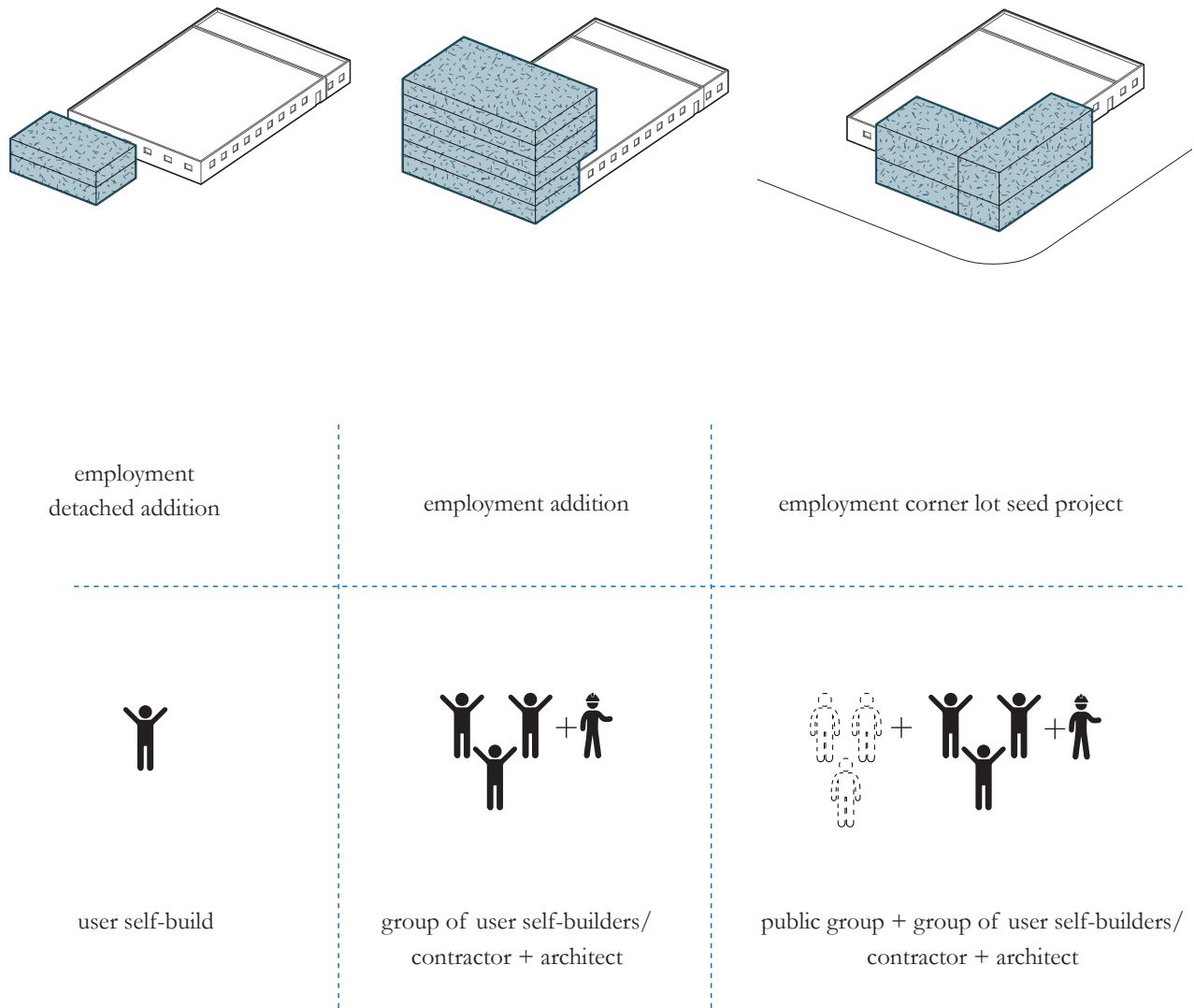


Fig. 3.90 Addition typologies and agency of users.

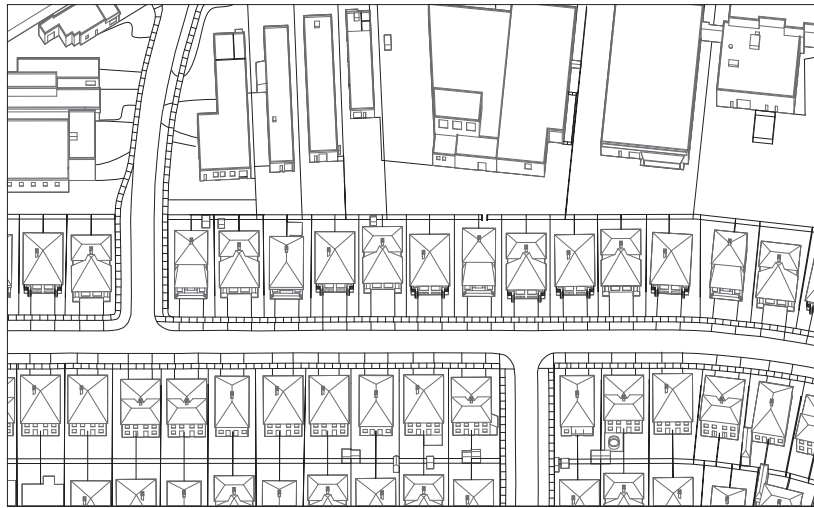


Fig. 3.91 Current built fabric.

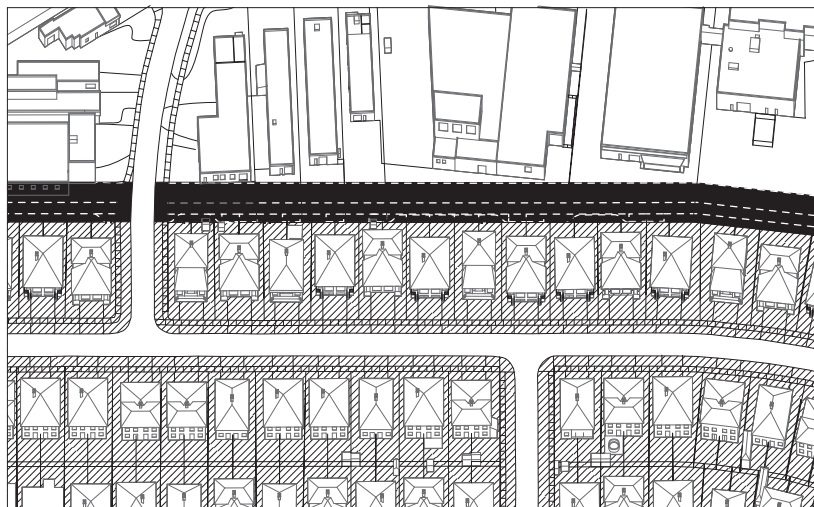


Fig. 3.92 Zoning in the blur lane.

By giving space to these diverse exchanges, those who feel confined by current modes of ownership, production of architecture, and the kinds of spaces that they can use will have the option of giving place to these alternative forms of value in their lives.

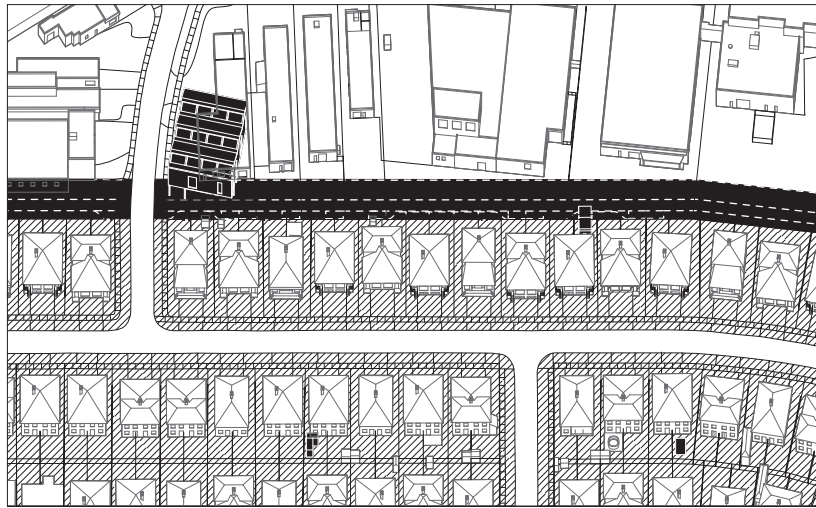


Fig. 3.93 The seed project as a catalyst.

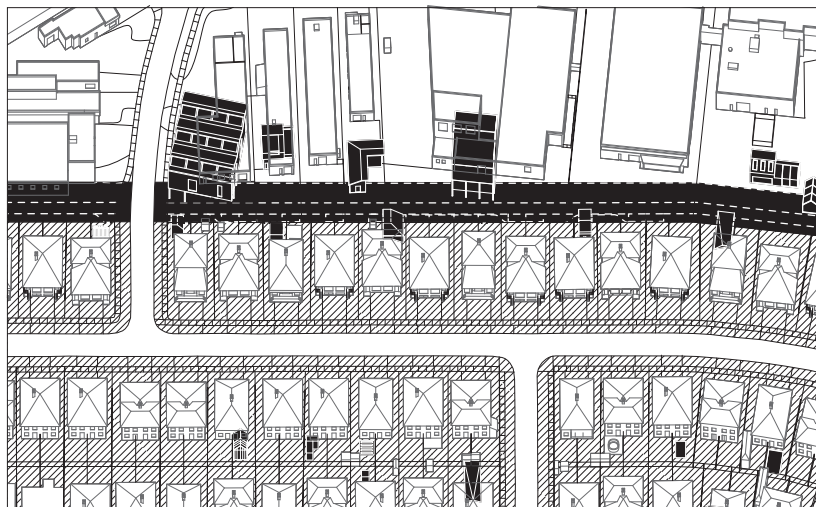


Fig. 3.94 Thriving spaces for economic diversity.

The Overlay for Economic Diversity allows this to incrementally happen and creates a sense of validity and legitimacy towards other kinds of work that is often unrecognized and undervalued.

PART 4

Conclusion



Fig. 4.1 A shipping truck.

Conclusion

Those who feel confined by current modes of ownership, production of architecture, and access to space will have the option of giving place to alternative forms of value in their lives. The Overlay for Economic Diversity incrementally allows this to happen and creates a sense of validity and legitimacy towards other kinds of work that are often unrecognized and undervalued.

Sensitivity and understanding of these economically different enterprises is key to an emergence that is helpful to the communities directly involved, and key to resisting the Overlay from being co-opted into currently profit-seeking developments that happen so often in the city. The collectivity and publicness of these programs not only give them the potential for dedicated space but can also help decrease the possibility of exploitative practices that can happen in more isolated, less public spaces.

There are already programs emerging and diversifying our cities. The Toronto Tool Library and Sharing Depot, local Economies at Market 707, the Really Really Free Market, as well as The Stop are all organizations that have established themselves in the Toronto. They operate through alternative kinds of economy. Though they are not yet active in the suburbs, space-making for these possibilities helps these processes of diversification along.

The reality of these unseen economies urges that we must begin to embrace heterogeneity within the economy which comes hand in hand with diverse populations. This thesis speculates on the possible ways architecture can participate in diversifying the economy. Through rethought processes of making, land ownership, and spatial qualities, the thesis seeks to make spaces in the city that act as catalysts for restructuring the social relationships of work and value production, progressing towards increasingly interdependent, interconnected communities in the suburbs.



Fig. 4.2 Toronto Tool Library and Sharing Depot.



Fig. 4.3 Market 707

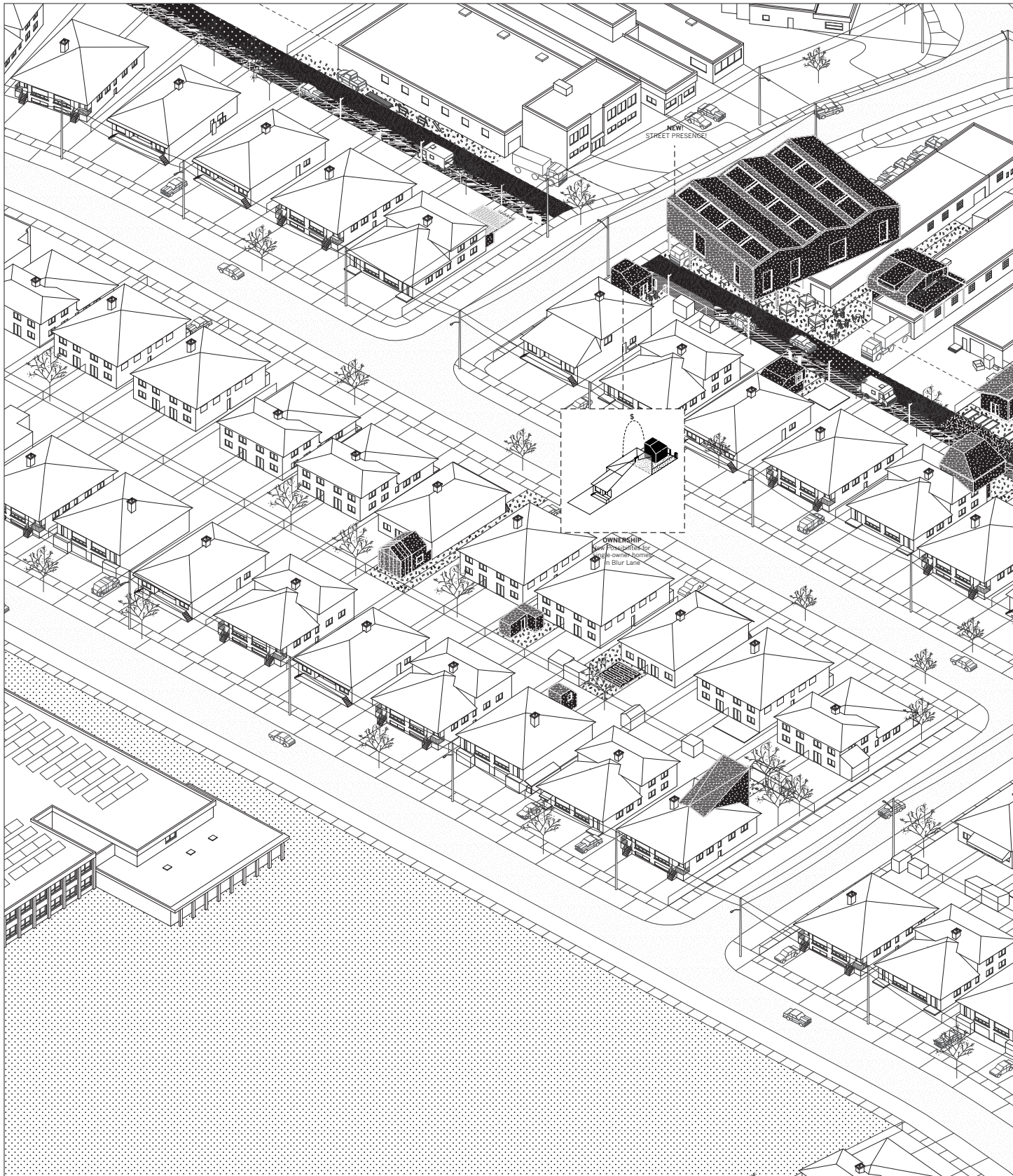
conclusion



Fig. 4.4 Really Really Free Market.



Fig. 4.5 The Stop Community Food Centre storefront.



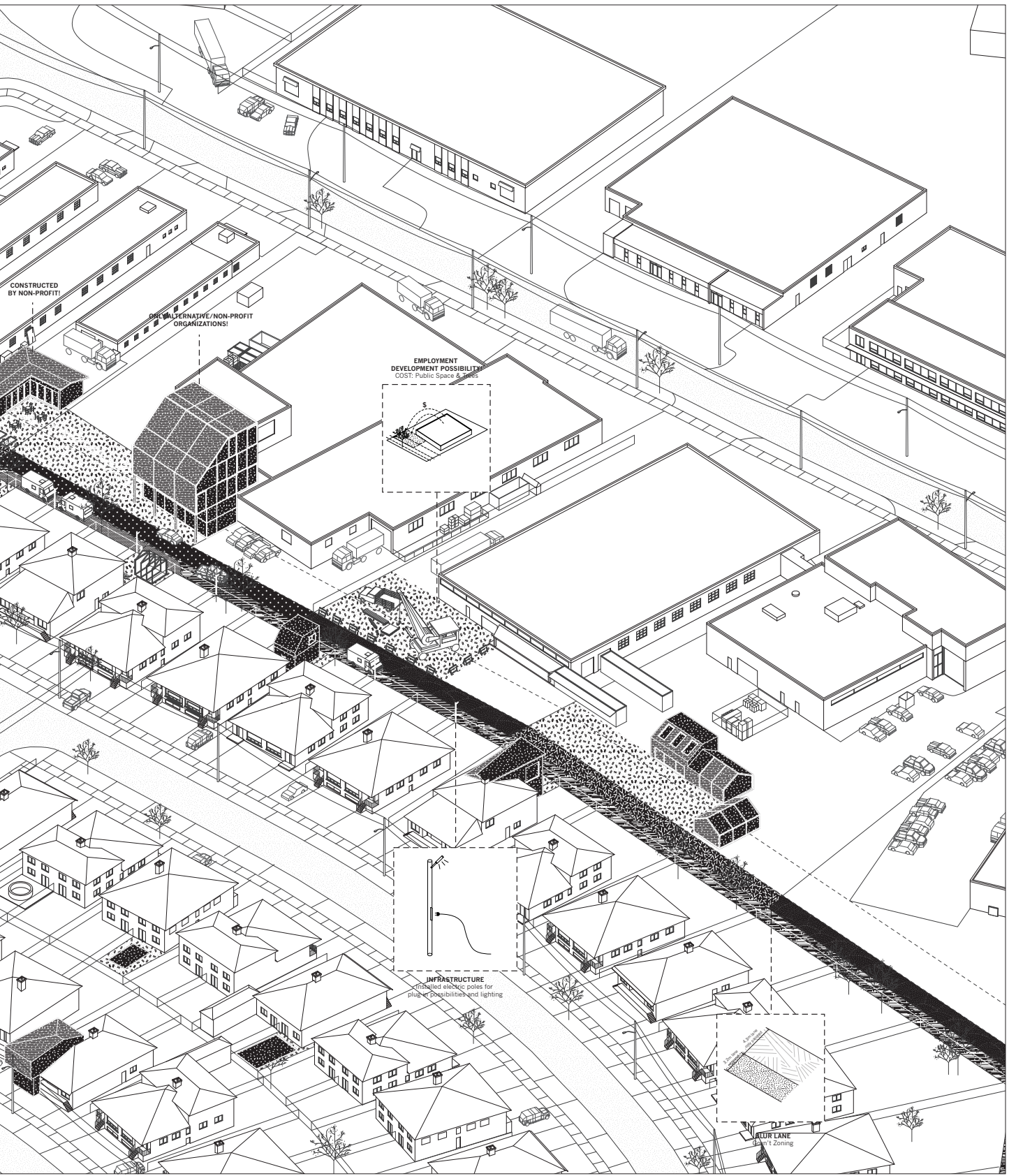


Fig. 4.6 Spaces for Economic Diversity

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