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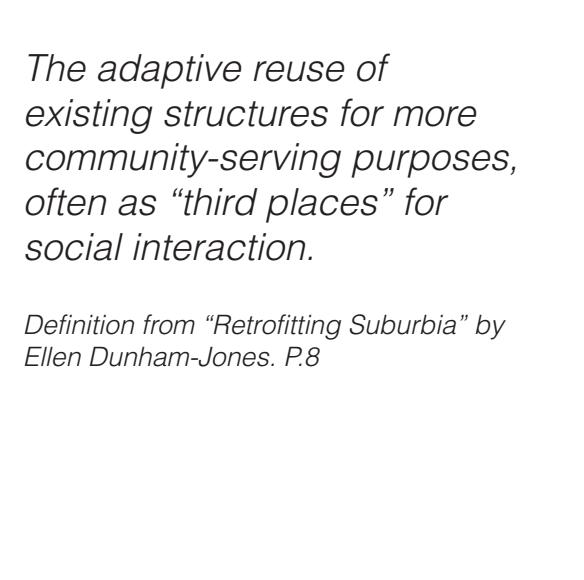
Retrofitting Suburbia aims to renovate and restore the site around 158 Sterling Rd. through the processes of minor, moderate, and major "Re-inhabitation", "Redevelopment", and "Regreening", as defined by Ellen Dunham-Jones in a book of the same name.

Sterling Road is a two-lane roadway that dips north from Dundas St. W. near Lansdowne Avenue. It is easily missed due to its seclusion, unmaintained greenery, and several dispersed parking lots. Currently the Tower Automotive Building at 158 Sterling Rd. is being redeveloped as the new home for the Museum of Contemporary Canadian Art (MoCCA). Our plan for the site is to make the area more culture and community oriented, to specifically engage the creative class. This will be done through beautification, making the area more accessible and visible to the surrounding community, providing more green spaces by depaving unused parking lots as well as retrofitting existing buildings. Our ultimate goal is to put Sterling Road back on the map of Downtown Toronto and create a space that the Creative Class and MoCCA deserves, by catering to social and ecosystem needs, such as food, education, climate regulation, and more.

BEFORE



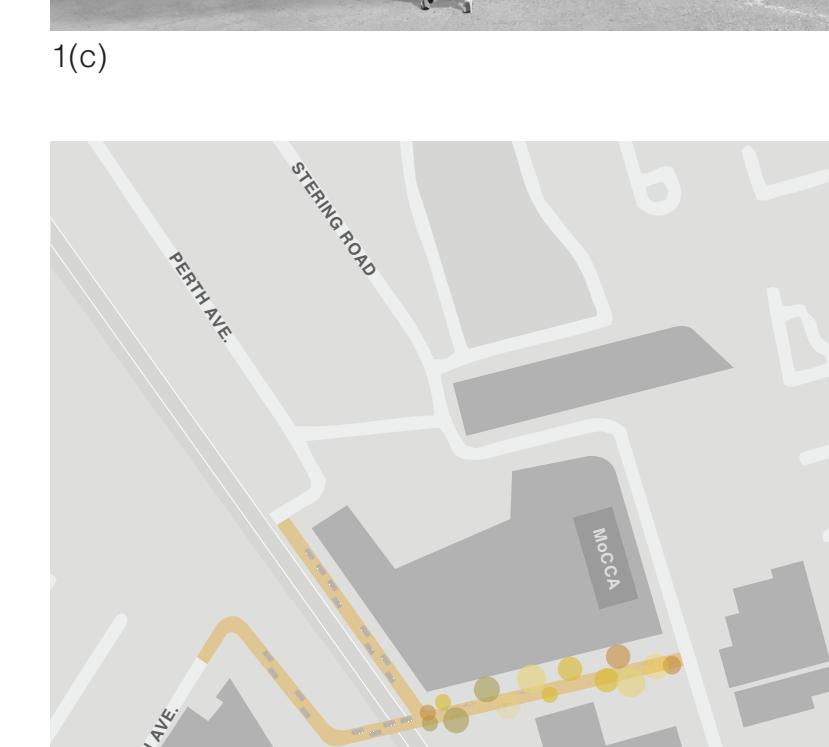
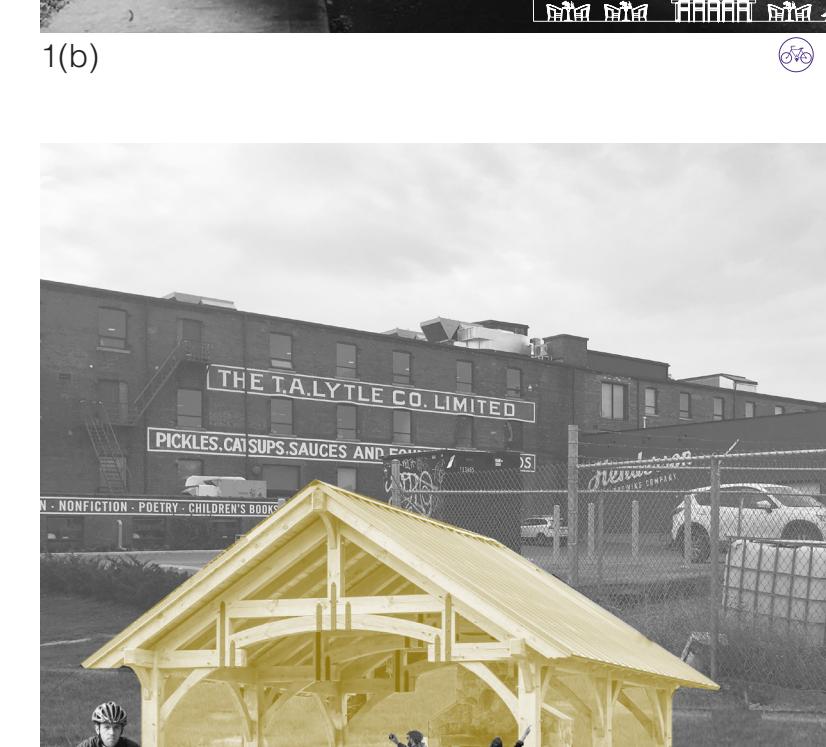
ECOSYSTEM LEGEND



Re-inhabitation

The adaptive reuse of existing structures for more community-serving purposes, often as "third places" for social interaction.

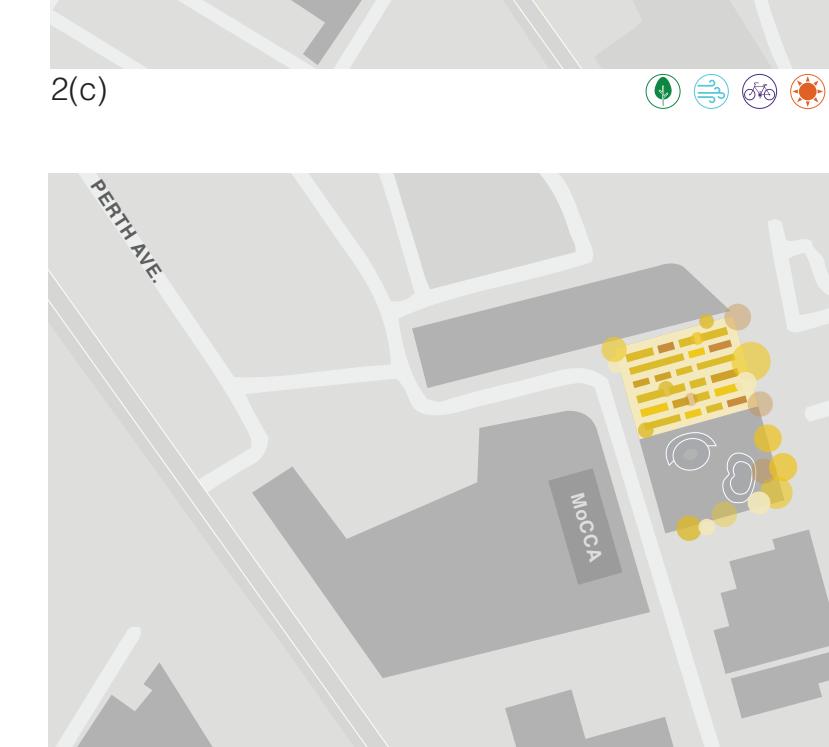
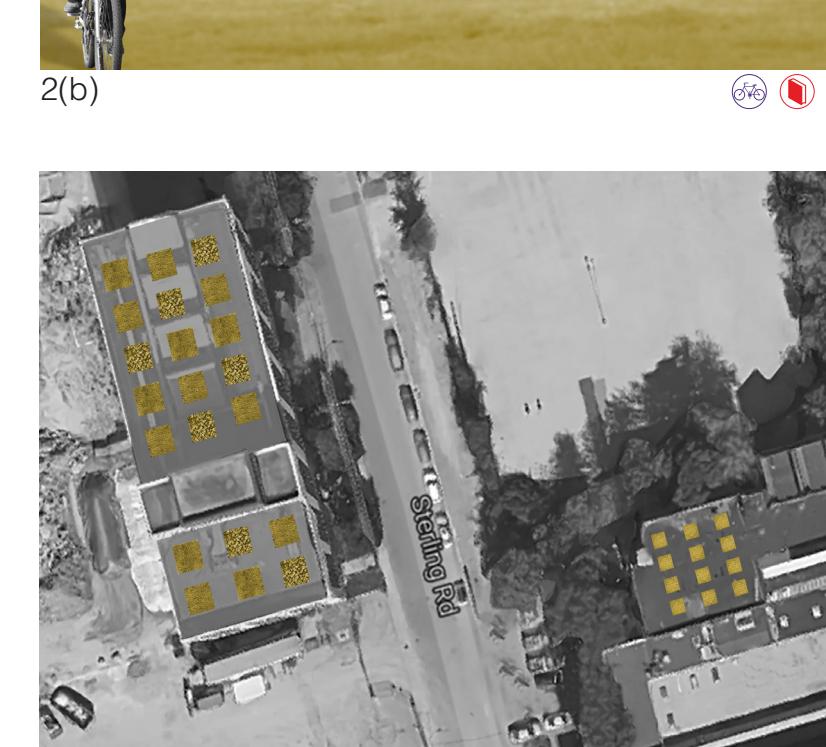
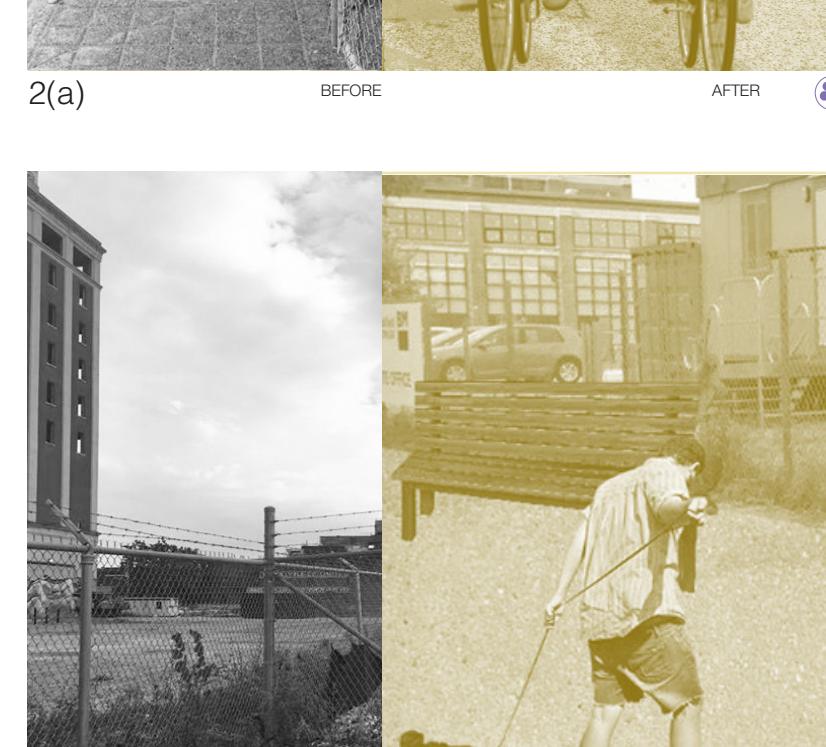
Definition from "Retrofitting Suburbia" by Ellen Dunham-Jones, P.8



Redevelopment

Replacing existing structures and/or building on existing parking lots, generally with a compact, walkable, connected mix of uses and public spaces that supports a less auto-dependent and more socially engaged lifestyle.

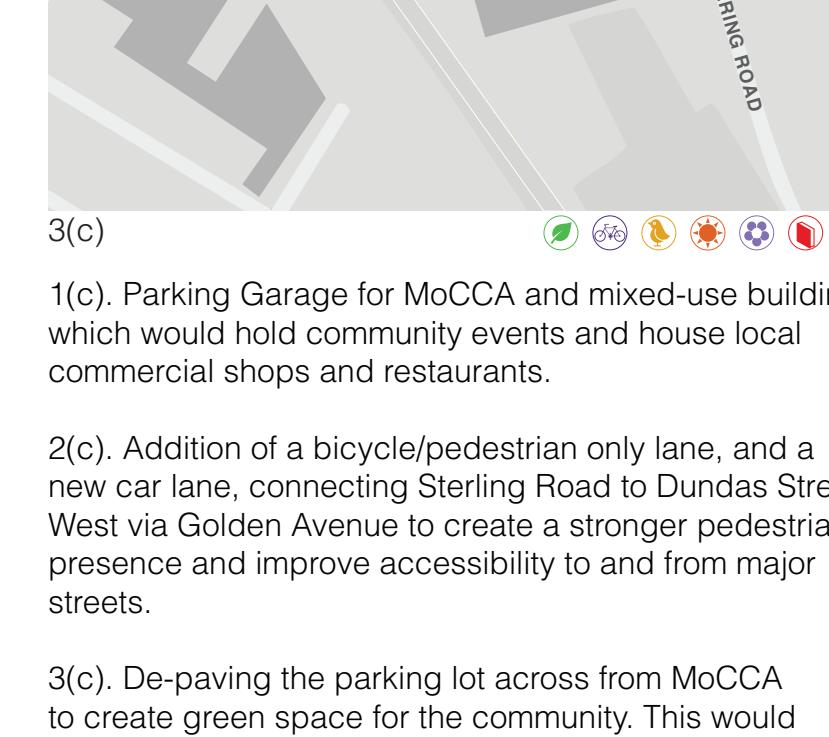
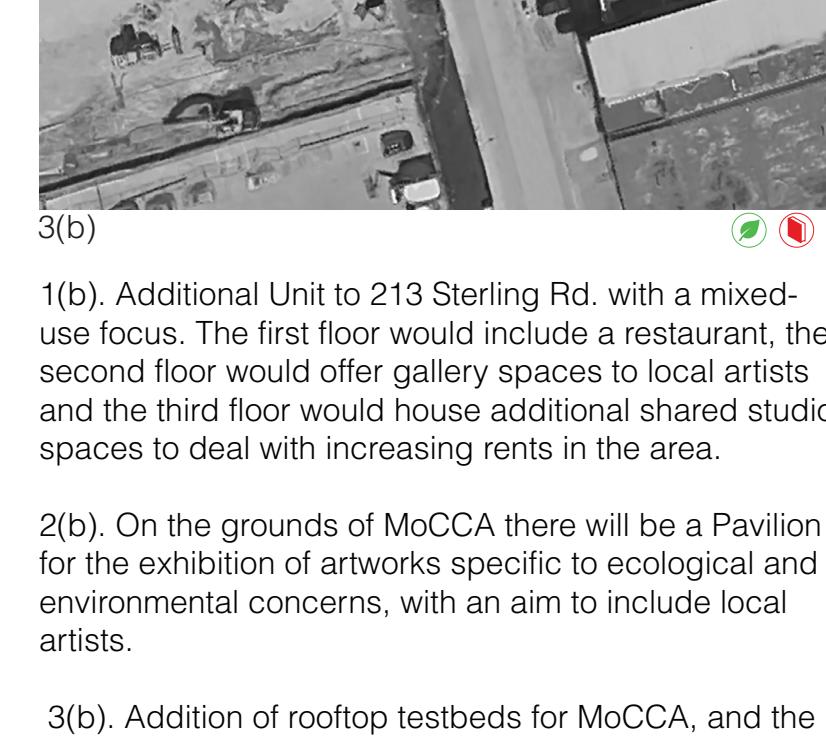
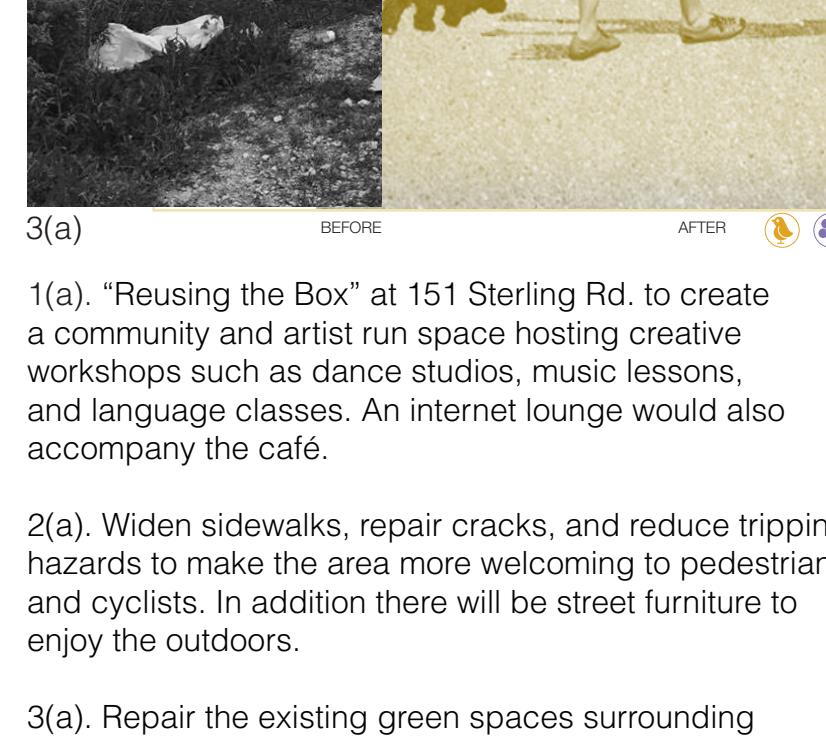
Definition from "Retrofitting Suburbia" by Ellen Dunham-Jones, P.8



Regreening

Demolition of existing structures and revitalization of land, as either parks, community gardens, or reconstructed wastelands. Regreening is sometimes a phasing strategy for eventual partial redevelopment.

Definition from "Retrofitting Suburbia" by Ellen Dunham-Jones, P.8



PRO POSAL

1(a). "Reusing the Box" at 151 Sterling Rd. to create a community and artist run space hosting creative workshops such as dance studios, music lessons, and language classes. An internet lounge would also accompany the café.

2(a). Widen sidewalks, repair cracks, and reduce tripping hazards to make the area more welcoming to pedestrians and cyclists. In addition there will be street furniture to enjoy the outdoors.

3(a). Repair the existing green spaces surrounding sidewalks and fenced areas for aesthetic pleasure.

1(b). Additional Unit to 213 Sterling Rd. with a mixed-use focus. The first floor would include a restaurant, the second floor would offer gallery spaces to local artists and the third floor would house additional shared studio spaces to deal with increasing rents in the area.

2(b). On the grounds of MoCCA there will be a Pavilion for the exhibition of artworks specific to ecological and environmental concerns, with an aim to include local artists.

3(b). Addition of rooftop testbeds for MoCCA, and the Café and Flower Studio across MoCCA.

At MoCCA, the testbeds would engage with ecological concerns in relation to art.

At Foodbenders Café and Bush and Bloom Flower Studio, the testbeds would research types of soil, and the growth of organic food products, and native and exotic flowers.

1(c). Parking Garage for MoCCA and mixed-use building which would hold community events and house local commercial shops and restaurants.

2(c). Addition of a bicycle/pedestrian only lane, and a new car lane, connecting Sterling Road to Dundas Street West via Golden Avenue to create a stronger pedestrian presence and improve accessibility to and from major streets.

3(c). De-paving the parking lot across from MoCCA to create green space for the community. This would include a community garden, skateboard ramps, and contemporary art installations.

AFTER

Proposed Multi-Purpose Parking Lot for MoCCA

Proposed Car Street Connecting Perth and Golden Avenue

