

NXT & NXT2 at Windermere By the Lake

Windermere, Etobicoke, Toronto



What makes this building work for children & youth?

- Child care integrated into the base of a residential building.
- Building's common amenities are shared with the child care.
- Access to 501 Queen streetcar.
- Access to open spaces such as High Park; the western waterfront and beaches; and Sunnyside off-road bicycle park.
- Public art functions as place-making element.



A B C The child care's outdoor play space is adjacent to the indoor play space. The large overhanging canopy provides shade and spatially defines the daycare element that lines the east side of the building.

PROJECT INFORMATION

Address: 103, 105 The Queensway

Developer: Cresford Developments

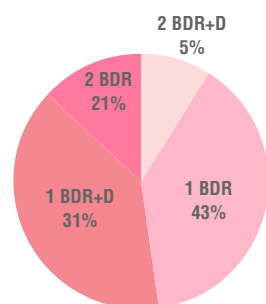
Architects: Architects Alliance

Year Completed: 2011

Built Form Typology: two towers on a base building

UNIT BREAKDOWN

Total units: 989



This new residential community is located on the former Stelco lands, east of Humber Bay Shores and west of High Park. A child care facility was secured through the planning process. The child care has been integrated in the base of the building to serve the residents of this new development, as well as the larger community. Its convenient location is an amenity for all residents. The site is located on the 501 Queen streetcar line.

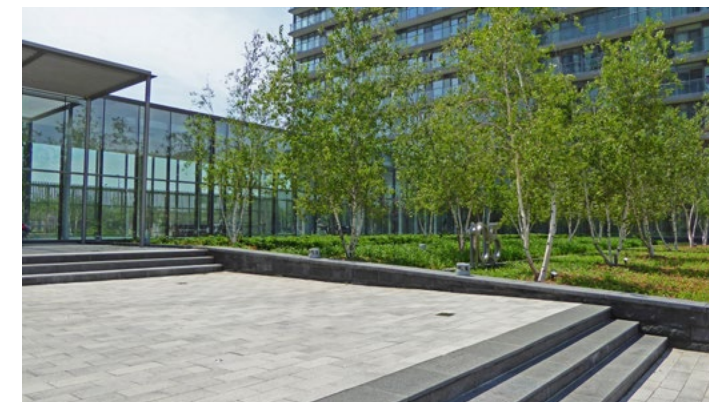
The two towers are organized to create a comfortable internal amenity courtyard that includes a pool and tennis court. The extensive use of glass allows children, youth and their caregivers to use different areas of the amenity block while still being visible to each other. The amenities are organized along a glass pavilion which links the two towers. The glass link connecting the two towers creates an informal social space with furniture and views to the outdoor amenity spaces.

The glass link is foregrounded by a POPS that allows for additional casual social gathering. The link is used as a pedestrian connection to the child care in the east tower. Throughout the development three public art works were installed as place-making elements. The works are playful, respond to younger audiences and were secured through the Percent for Public Art Program.

The Windermere Early Learning Centre was secured through a Section 37 agreement. It is a non-profit, licensed child care that has the capacity for 52 children aged from 0 to 4 years. Roughly 50% of the children in the child care live in this development and are given enrollment priority. The child care has access to the building's amenities. Currently the child care uses the theatre and the tennis courts during the daytime, off peak hours. Care-givers have access to visitor parking below grade for convenient pick-up and drop-off.



A B C The site plan is anchored by both towers, which surround the amenity complex and the POPS in the forcourt. The child care space is organized into a bar along the east of the tower's base building. 1) west tower 2) tennis court 3) glass link 4) pool 5) POPS forcourt 6) theatre 7) east tower 8) child care 9) outdoor bicycle parking



A B C The glass link connects the two towers and is foregrounded by a POPS that allows for additional social gathering.



Tower development as seen from Lake Ontario.



A B C Ample visitor bike parking is adjacent to the child care entrance which enables convenient pick-up / drop-off.



The public artwork entitled Echo, by Jim Hodges, is a playful element within the development which children can relate to, contributing to a sense of place.