

Issue 11

Summer Travel, 2023

\$25.00

BORDERS

What Defines You?

STUDIO STUDIO'S
MAGAZINE





Studio Studio

Spring, 2023

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Stop.



Now.

STUDIO STUDIO'S

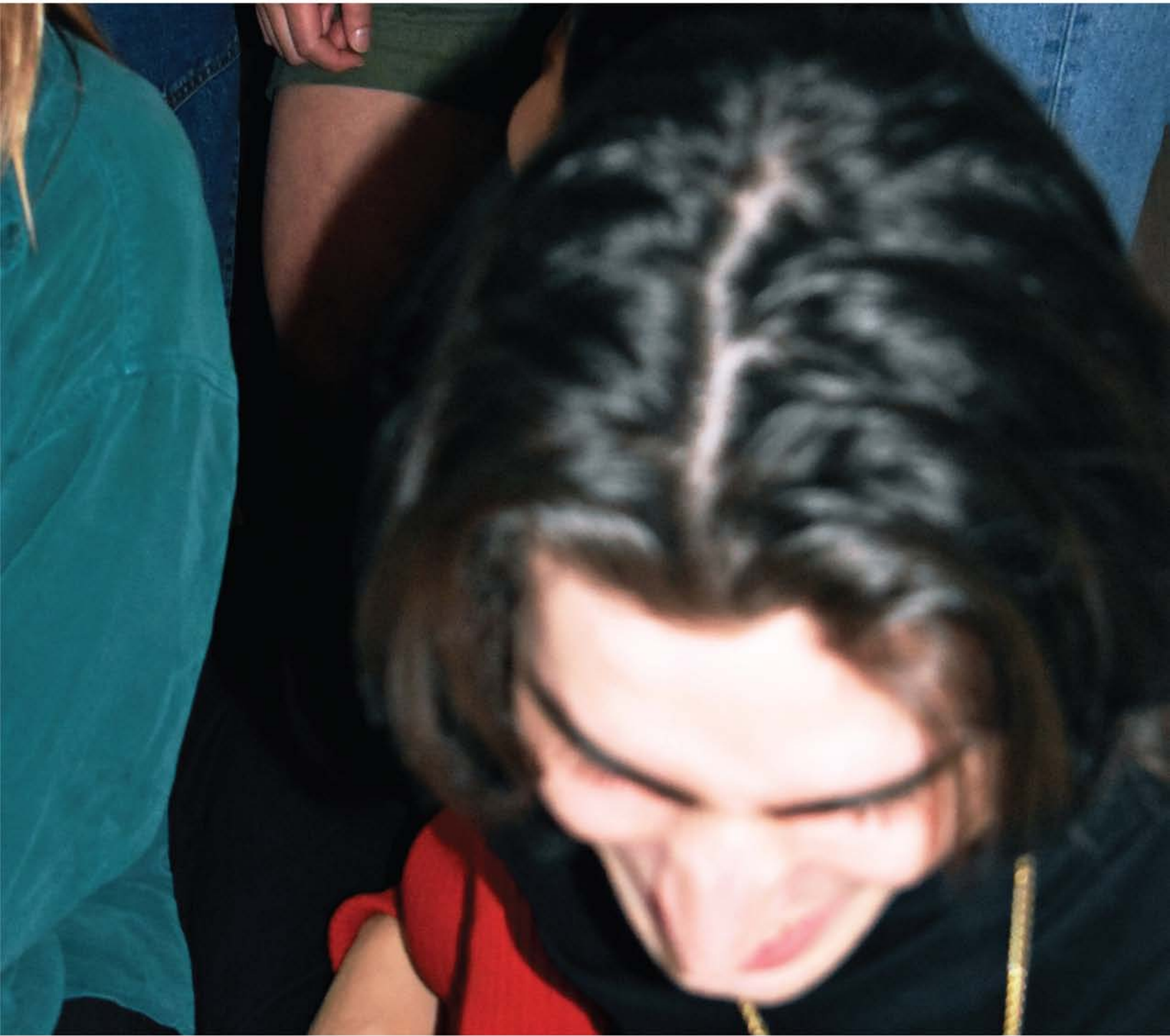
In late May, Studio Studio celebrates our birthday. Created on a sunny afternoon in 2020 by Raphael Gutteridge and Morgan Abele, we started with a series of design projects and our internal branding. Three years later, and we've published eleven issues of our magazine and expanded from bedrooms in Vancouver to being all around the world. Studio Studio has launched annual summer events and a lifestyle brand. We've spent the last three years coming up with schemes and ideas, and will gladly keep spending years coming up with more. 🏠

THIRD BIRTHDAY

**PERFORMATIVE
CORPORATE
ALLYSHIP.**



:AN EQUAL OPPORTUNITY "EMPLOYER"



Studio Studio

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Victoria Zhang

The half mile marker.
The half mile marker.
The half mile marker.
The half mile marker.

When you get to the half mile marker, do you turn left?

Or have you gone the other way?

About a month ago, I was back home in Seattle. So, naturally, I needed to soak in the state and get in as many hikes as possible. But, naturally, nature is not one to be dictated—it was April and trails were snowed off, slippery, and dangerous. The solution? A roadtrip to Eastern Washington, where it already felt like spring, to a mountain in the Okanogan-Wenatchee forest. I consulted the internet to see what the trail conditions were, and it looked hopeful:

"Great hike with a mountain of blooming wildflowers"

"Very steep. Definitely bring your poles"

"10/10 trail! Although parking is a bit hard to find".

Among the reviews, one commanded:

"At the half mile marker, take a left! It'll be harder but you get a much better view".

And so, with no notes of icy conditions, we set out for Sauer's Mountain in a town called Peshastin in Chelan County.

Along the way, we were greeted by countless county markers: *Welcome to Skykomish! You are now entering Cle Elum. Kittitas County in 2 miles.* And finally: *Peshastin, next right.*

We turned into the trailhead, lathered on our sunscreen, and started hiking. At a half mile in, the path forked. I recalled that one comment on AllTrails imploring me to take a left—so a left it was. Soon enough, all the reviews I had read turned prophetic: a vision of daffodils and poppys in full bloom, the most humbly tall redwoods, a snake or two, and the trail was, indeed, steep.

Finally, we reach the summit—our green light was a tiny wooden sign with SAUER'S MTN, ELEV. 3100 carved into it. We sat down, ate our dried mango, and looked onto Peshastin Valley and, in the distance, Leavenworth. We enjoyed the view in silence. From up here, it is quiet: you can't see the highway, let alone the county markers. From up here, it's all trees and flowers: you can't tell where Chelan county begins and where Snohomish county ends. From up here, you are reminded of the beauty of the land you are on.



On the drive home, we passed by the county markers once again, and I thought about the way they serve as borders. Borders, in their old, etymological sense, are lines that serve to separate two geographical areas. Yet, when we speak of borders, we often speak not of the physical land—but rather the people in it. We speak with stigma of keeping others out, or with arrogance of protecting what's inside.

We are so focused on the division that we don't think about how we got here in the first place. For me, my parents crossed borders—immigrating from Shanghai to Missisauga to Issaquah. For others, their ancestors pushed and poked at borders—entering as an unwelcome guest. And for some, they did not pass through any border—their families have been there from the beginning.

And so, I told myself, with the same vigor of the voice that told me to turn left, that I would think more intentionally about the land I was on. Whether from three thousand feet or at sea level.



Studio Studio Lifestyle









Get here, here or there

Regina → Churchill
Saskatoon → White River

Churchill
Manitoba
Quebec

Montréal
Québec

Winnipeg
Ottawa
Toronto
Quebec

NOUVEAU
MONDE
ÉCOLOGIQUE
love the way
VIA RAIL CANADA

Crossing The Border

I knew as it was happening that this would be the story I would tell my grandchildren about the COVID 19 pandemic.

It was the end of my first year at the University of Toronto and the Covid 19 Vaccine had finally began distribution.

My mom had managed to get me a vaccine appointment in three days! However, if I flew home to America, I'd have to quarantine for two weeks and miss it.



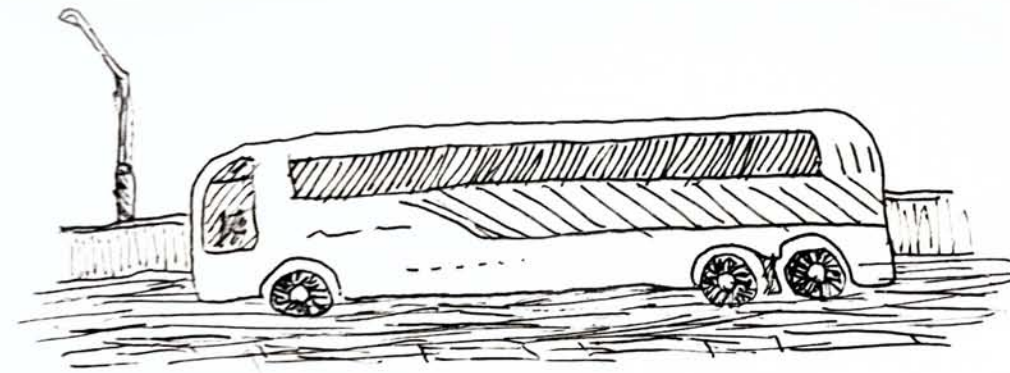
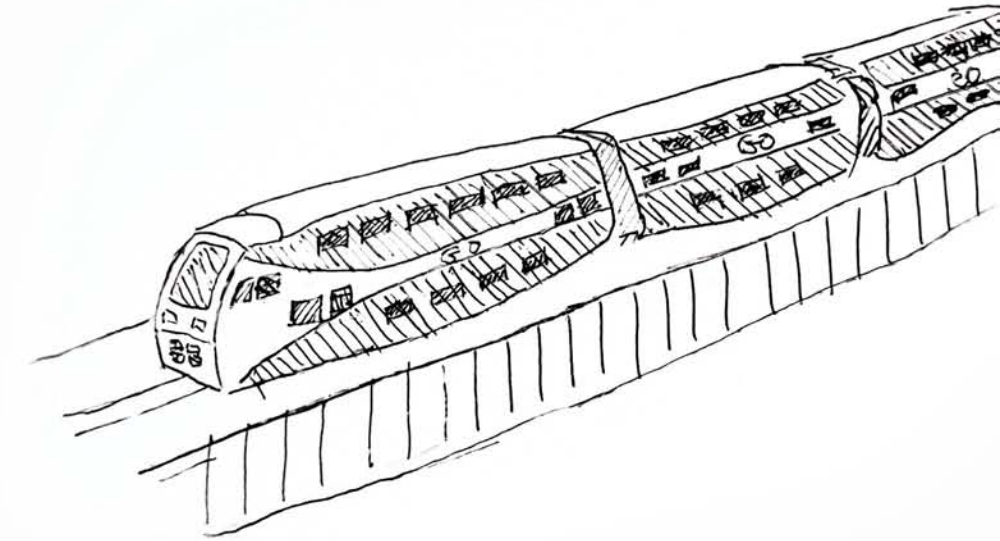
So I said farewell to room 1612 in the Chestnut Residence and packed up everything I owned.

Between the duffle bag, backpack, camera bag, and guitar case, I was carrying 99 pounds.

I hugged my friends goodbye and called an uber to Union Station, anxious about the journey ahead of me.



I took a train ...



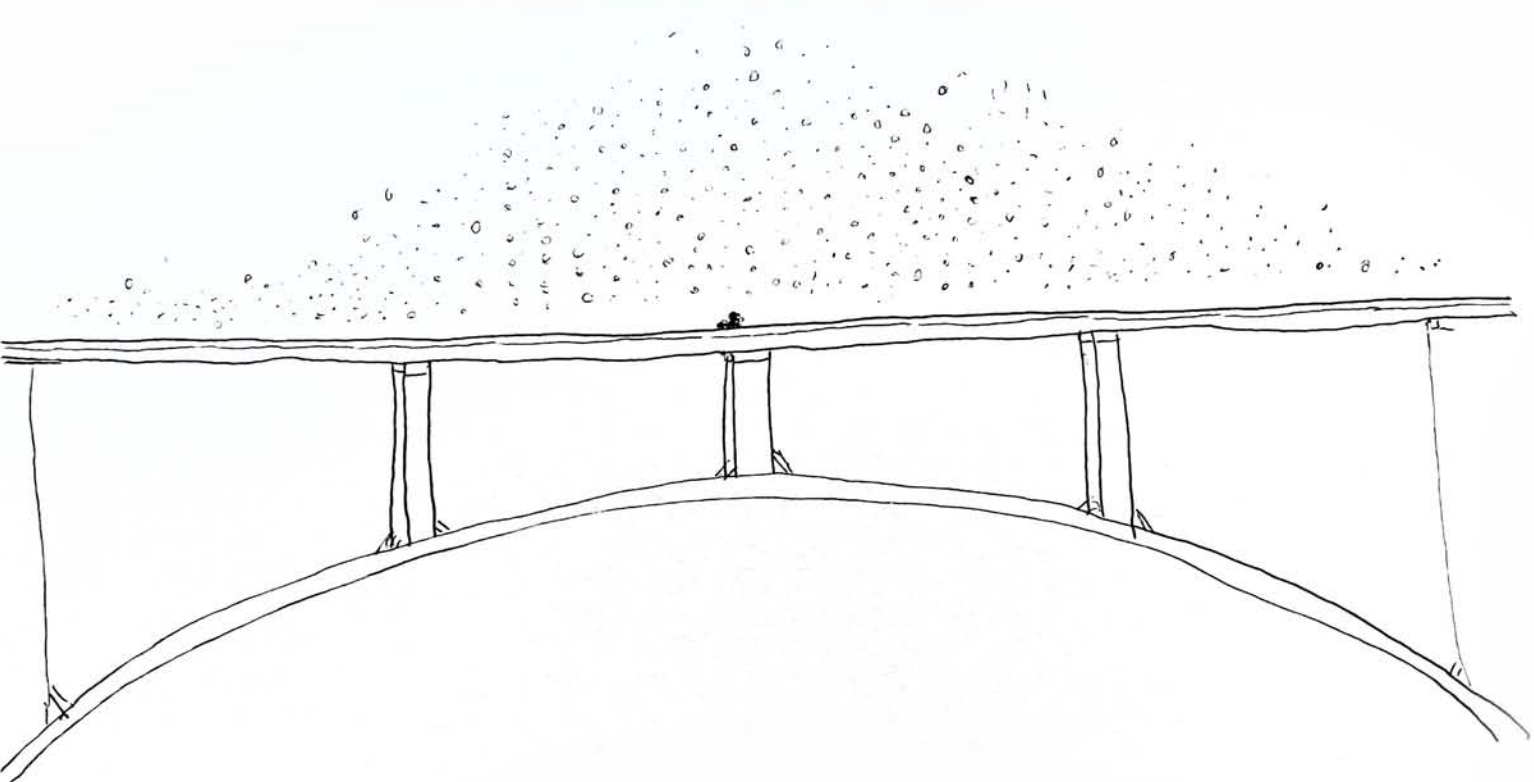
...to a bus...

...to a cab...

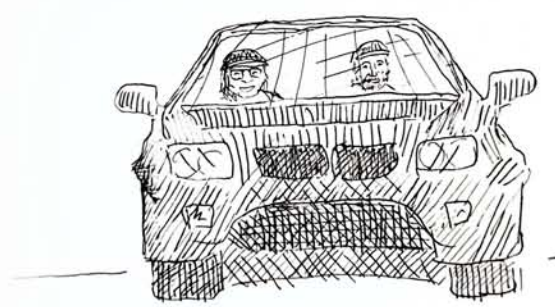


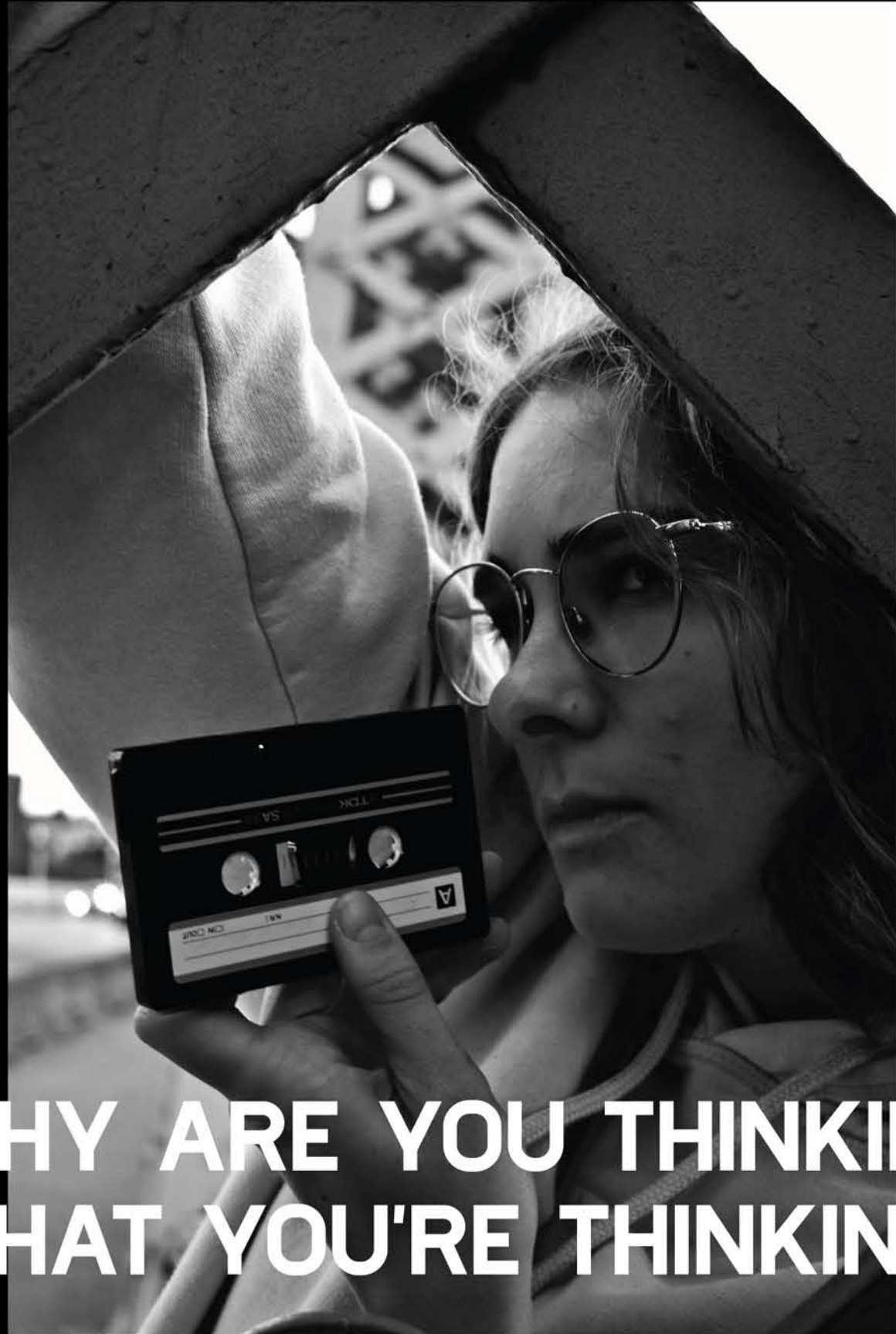
to the rainbow bridge in Niagara.

I walked across with my 99 pounds of
baggage as it started to snow.

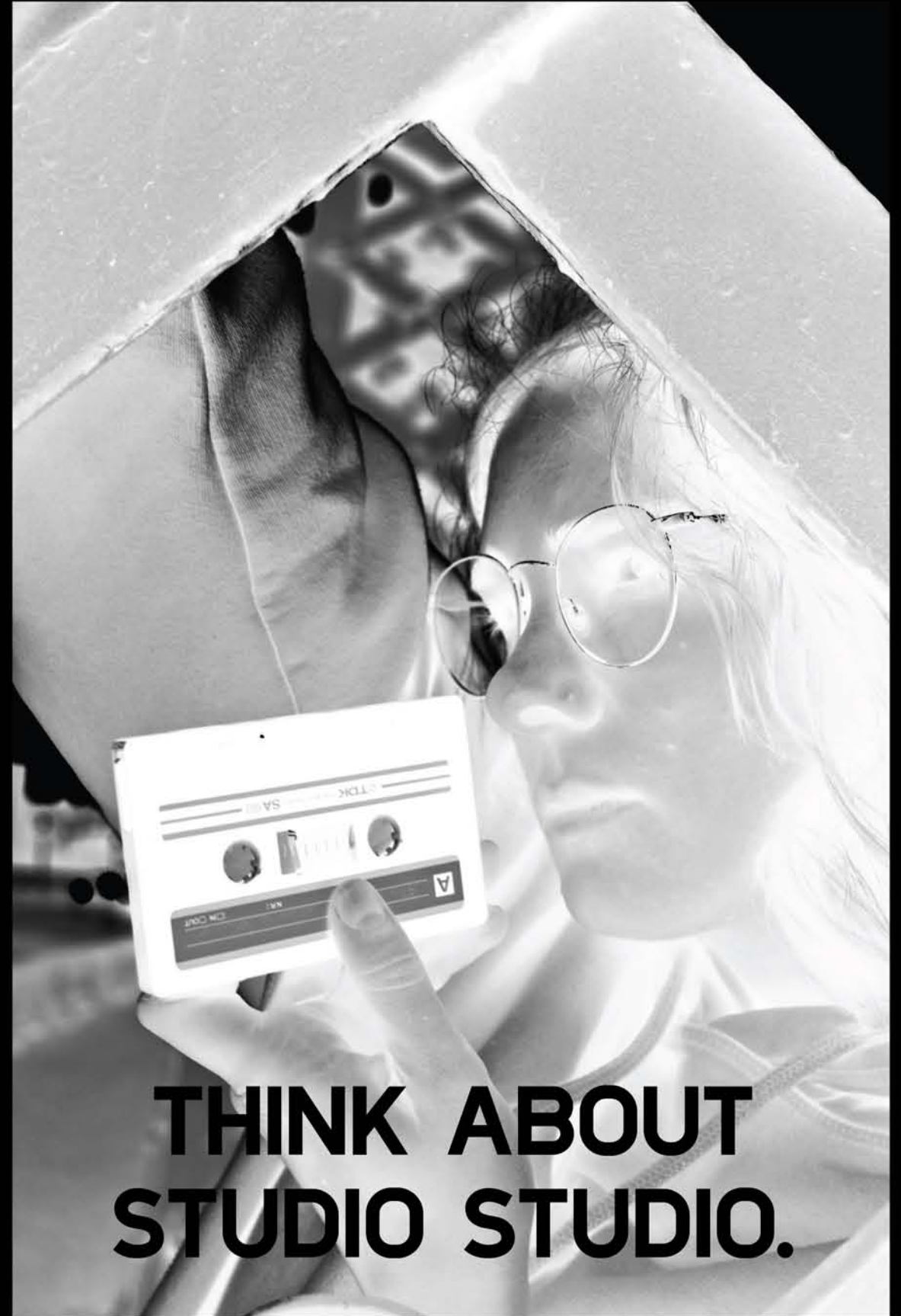


My smiling parents picked me up on
the other side of the border, ready to
take me home.





**WHY ARE YOU THINKING
WHAT YOU'RE THINKING?**



**THINK ABOUT
STUDIO STUDIO.**



Design Desk

Defining a Village

Raphael Gutteridge

BLOCKS FROM CANADA'S TIMES SQUARE

, nestled between some of Toronto's tallest buildings, a university, and the vibrant Church-Wellesley Neighborhood is McGill-Granby Village, a cluster of Victorian-Era houses and shady streets. Since at least 1978, when its residents' association was formed, it has maintained itself as a quiet pocket in a busy city.

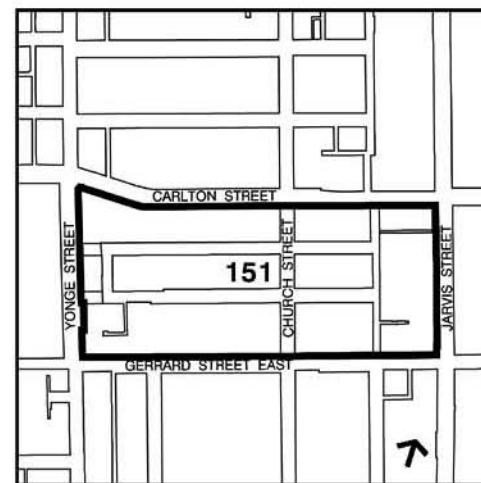
The McGill Granby Area, officially defined as *Site and Area Specific Policies (SASP) No. 151*, is defined as the area within Yonge Street, Carlton Street, Jarvis Street, and Gerrard Street East. McGill and Granby Streets are completely contained within this area, terminating at Mutual Street in the east, and connected by Sheard Street in the west. The SASP's goals for McGill-Granby are:

- a) *The conservation and stability of the McGill Granby Area will be promoted by encouraging the preservation of house-form buildings and their continued use for housing.*
- b) *In Mixed-Use Areas, the development of new housing will be encouraged.*
- c) *New buildings within the Mixed-Use Areas will be designed to minimize the extent to which they overlook, overshadow, or block views from existing or committed house-form buildings, and to ensure that the location of new vehicular access routes does not interfere with the use of the private open space of adjacent houses.*

What becomes quickly apparent is that the McGill-Granby Area is subdivided into two areas: one that is dedicated to the preservation of the Victorian Houses and one for adding new towers to the city. In Toronto's map of permitted buildings heights, there are two zones with a maximum height of 12 meters (about 40 feet)

151. South of Carlton Street and North of Gerrard Street East Between Yonge and Jarvis Streets

- a) The conservation and stability of the McGill Granby Area will be promoted by encouraging the preservation of house-form buildings and their continued use for housing.
- b) In *Mixed Use Areas*, the development of new housing will be encouraged.
- c) New buildings within the *Mixed Use Areas* will be designed to minimize the extent to which they overlook, overshadow, or block views from existing or committed house-form buildings, and to ensure that the location of new vehicular access routes does not interfere with the use of the private open space of adjacent houses.



which covers the "house-form" buildings that are noted for characterizing the Area. These 12 meter zones are on McGill and Granby Streets, which are local streets as classified by the City.

A development application along Church Street, the minor arterial that bisects the house-form zones, includes a color-coded map of land-use zoning categories that defines the house-form sections as "neighborhoods" (yellow) that are surrounded by "Mixed Use Areas" (red). This suggests that the city of Toronto has a somewhat restrictive view of neighborhoods. These red areas, while containing towers full of people and community amenities are excluded from the idea of what a neighborhood can be.

While the McGill Granby Area is demarcated in broad terms to include the towers on its perimeter, the McGill-Granby Village is perhaps something separate. The SASP goals

reinforce the protection of the yellow house-form zones, which are treated as the true "heart" of the neighborhood. By densifying the perimeter of the Area, the Village becomes walled off from the rest of Toronto's Downtown.

So what of these perimeter buildings? Zoning applications and developer proposals list hundreds of units per building constructed in the red areas. The hundreds of people in these towers are then excluded from belonging to this notion of the neighborhood. Because they don't live in the house-form buildings, they don't belong to a community but instead to a policy planning area. Their buildings, with ground-floor retail and community centres, provide amenities that communities require, and are freely accessible to the residents of the Village.

By creating hard lines around what counts as McGill-Granby Village, systemic issues driving Canada's housing crisis are reinforced. The Village has been walled off, protecting it as

immutable, a charming pocket of small houses and tree-lined streets. New developments to accommodate a growing population are clustered in narrow walls of towers. These are expensive to build, and in the Area one bedroom units in these buildings range from half a million to nearly one million dollars. Rent for units in the buildings in the Area range from \$2400 to 2900 a month, which is nearly double the City's average and slightly above average according to surveys by real estate websites. Tellingly, these real estate companies only show units for the red perimeter buildings, and not the yellow house zones.

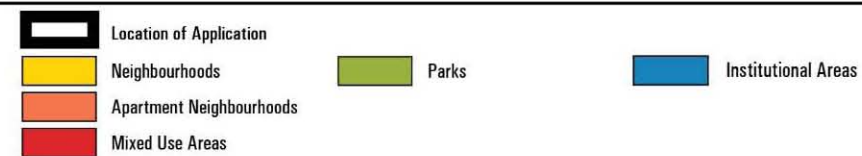
Complaints about the quality of living in new towers describe them as cramped, cheaply built, and isolating. However, they remain profitable investments. Not for the owners of these condo owners, as recent studies in Toronto show that as personal investments, they're operating at a loss. Instead, they're profitable for

Attachment 6: Official Plan Map



Official Plan Land Use Map #18

412 Church Street
File # 21 125701 STE 13 0Z



Not to Scale
Extracted: 03/15/2021

the developer, who doesn't start construction until they've sold enough units when the building is still purely conceptual.

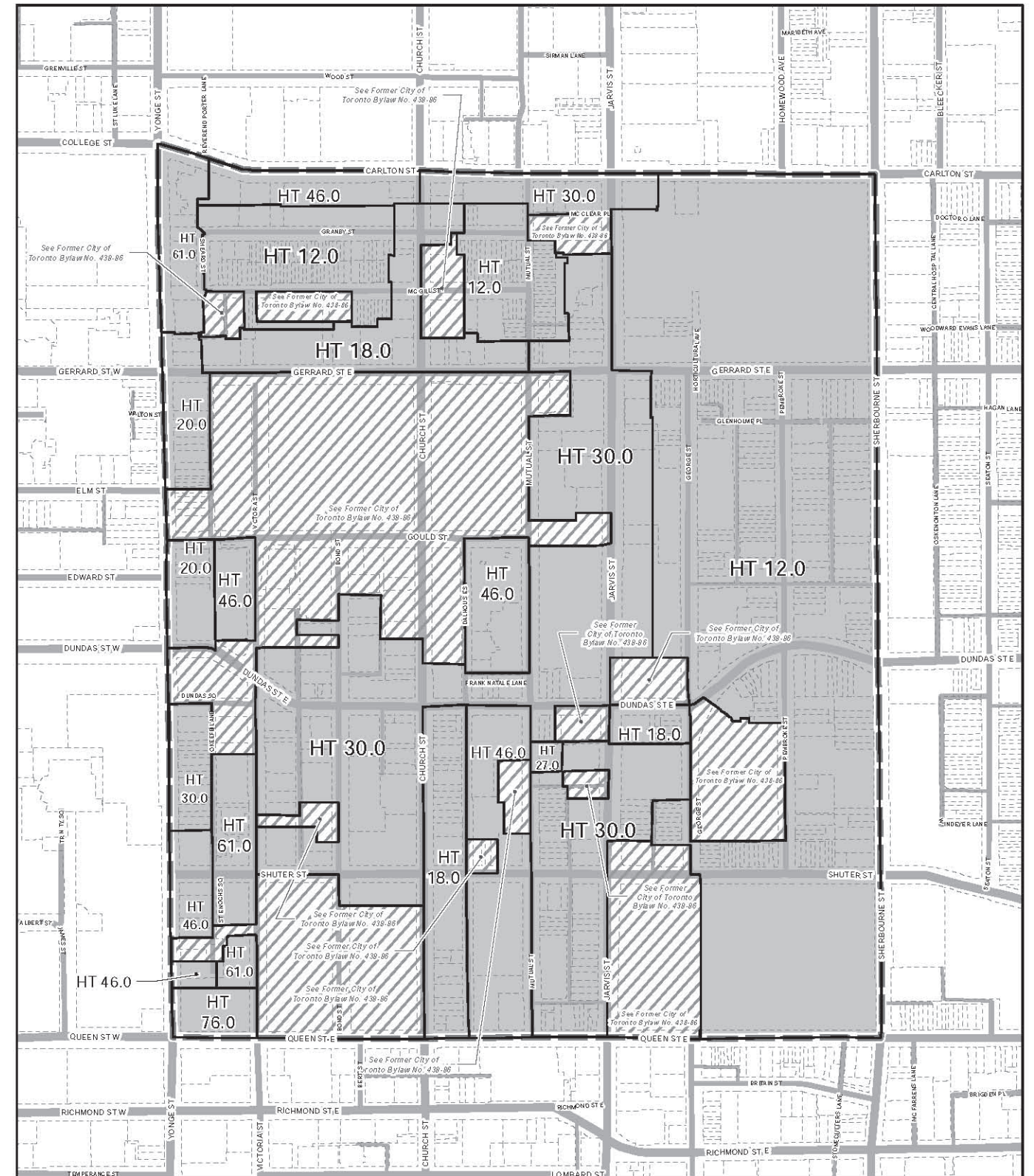
Matthew Soules, a Vancouver based architect and architectural researcher, in examining the function of architecture in real estate, found that buildings are no longer built as structures to inhabit, but are vehicles for investing much in the same manner as the futures market. Towers like those in SASP No.151 are simply methods for investors to create value in a now-liquid real estate market. Inhabitants of these buildings are simply filling what would otherwise be empty space purely for the sake of filling it. While Toronto condo owners, who buy into this system, have lost on these investments, the city has more construction cranes than any other on the continent by a wide margin. When the rights to imaginary apartment units are bought and traded without any tangible building behind

it, actually making a tower for people to enjoy existing in is no longer relevant. The building has already justified itself, actually existing is a nice touch, and adds the clout of a developer should they choose to market another imaginary building.

When land is viewed as immutable and inviolable, as McGill-Granby Village is, the people not lucky enough to have already staked their claim are pushed to the margins. There, a runaway system of finance capitalism, focusing solely on the economic concept of supply and demand, over-inflates what little housing can be built, with no incentive for the bubble to be burst. McGill-Granby Village Resident's Association asserts itself to have been founded partly to prevent infill-density, which would alter its status as immutable and permanent. An exclusionary insecurity to protect low-rise buildings and sunlight on Sunday afternoons forces everyone else to fight

bitterly for what little remains.

The drawing of hard borders around McGill-Granby Village exemplifies why our housing alienates us. We are made to pay extreme prices because we do not fall inside these boundaries. A housing crisis grows worse because we draw hard lines around areas and refuse to let them change. Isolating towers climb into the sky, growing increasingly taller, because a cluster of low buildings refuse to let anyone in. Neighborhoods only get defined as low-rise side streets with a select few residents, and everyone else is pushed into perimeter zones, crowding the margins. A city becomes housing, reduced to pure economic value and nostalgia, not a thriving community of people living together. And the walls we build around each other don't show any sign of coming down. 🏠



TORONTO City Planning

Height Overlay Map

May 2013

Maps must be read together with Zoning By-law text.

- Height Areas
- Property Boundary
- Railway
- Hydro Line
- River
- Map Sheet Boundary

0 50 100 Meters

Current Page Pages with Height Areas

**WHEN YOU IMAGINE A COFFEE TABLE
IMAGINE IT WITH STUDIO STUDIO**



Studio Studio **Media Media**



~~SOME~~
~~SOME~~
~~LINES~~
~~LINES~~
~~CANNOT~~
~~CANNOT~~
~~BE~~
~~BE~~
~~CROSSED~~
~~CROSSED~~

Studio Studio Lifestyle





How are you surrounded?

