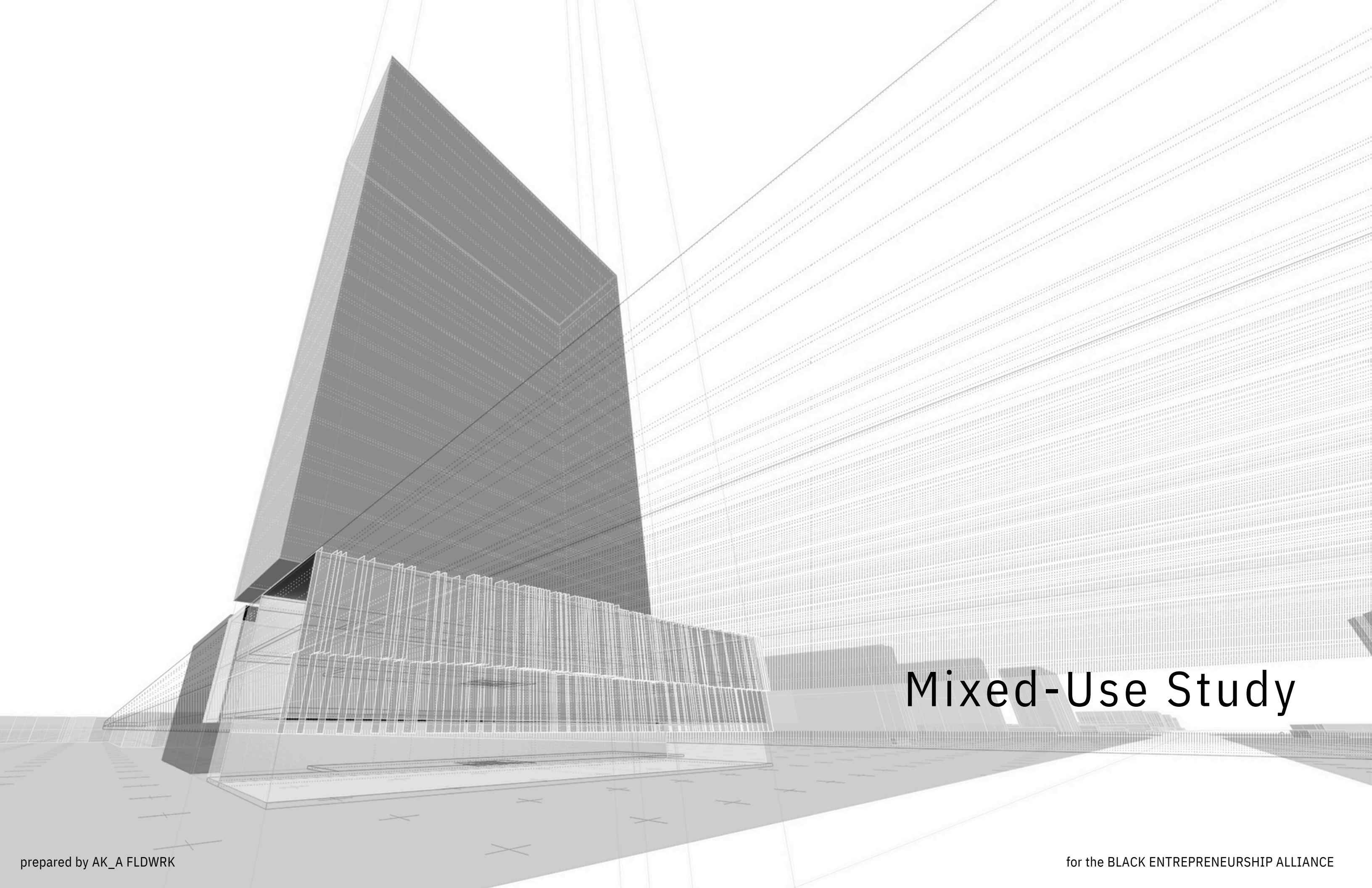


MARCH 2025

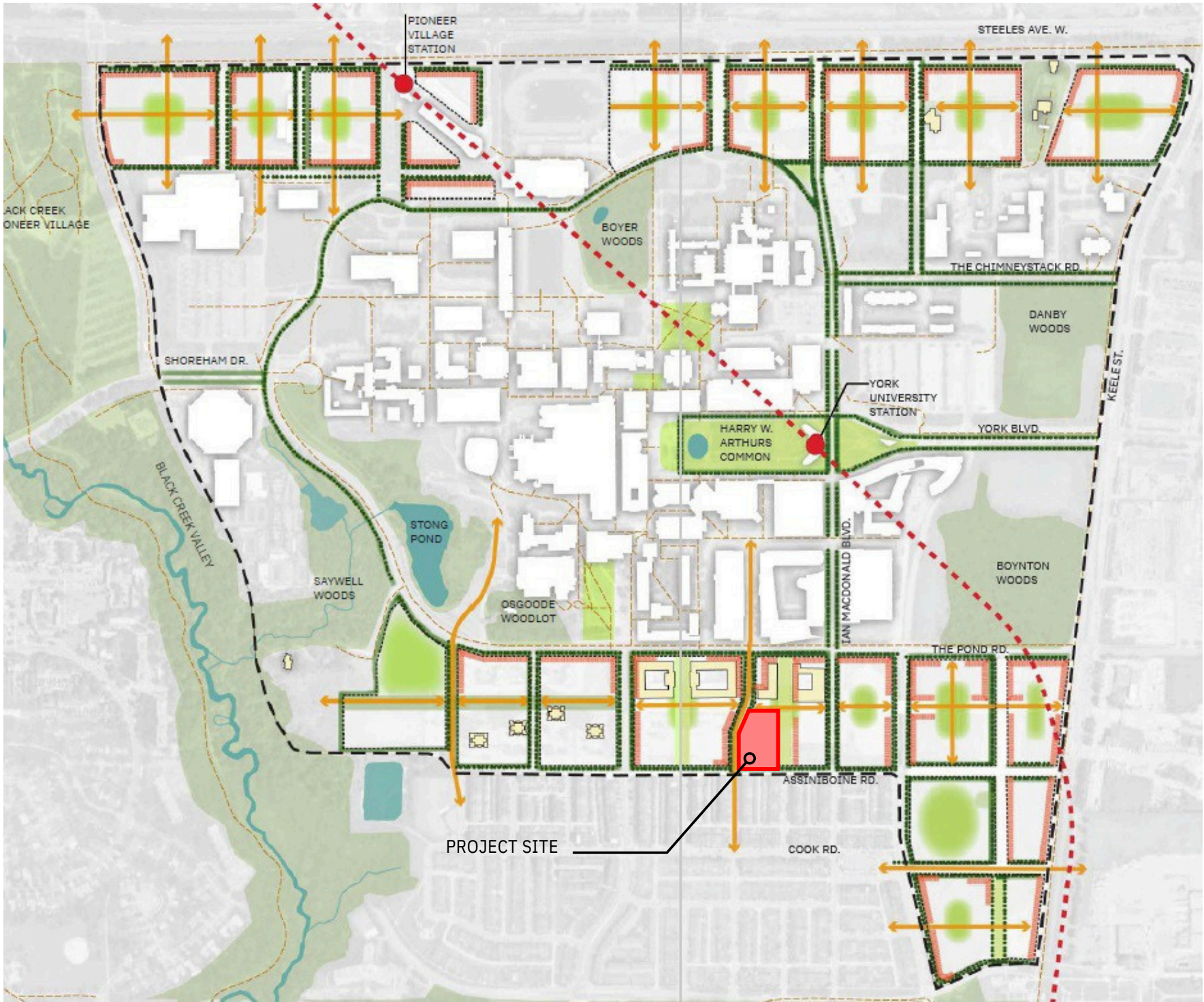
HOUSING NEEDS ASSESSMENT

Mixed-Use Study

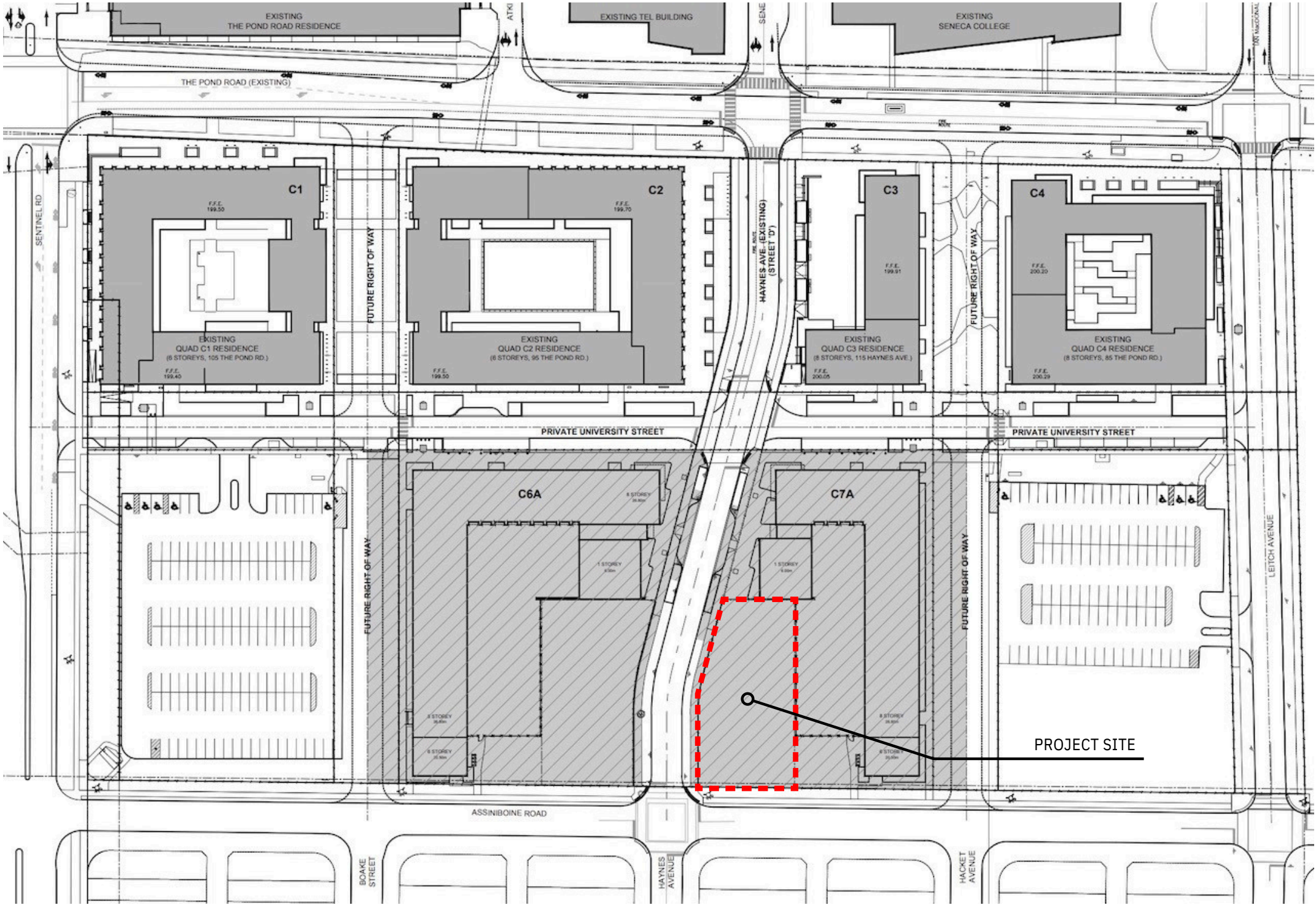


Mixed-Use Study

Location
At Campus Scale

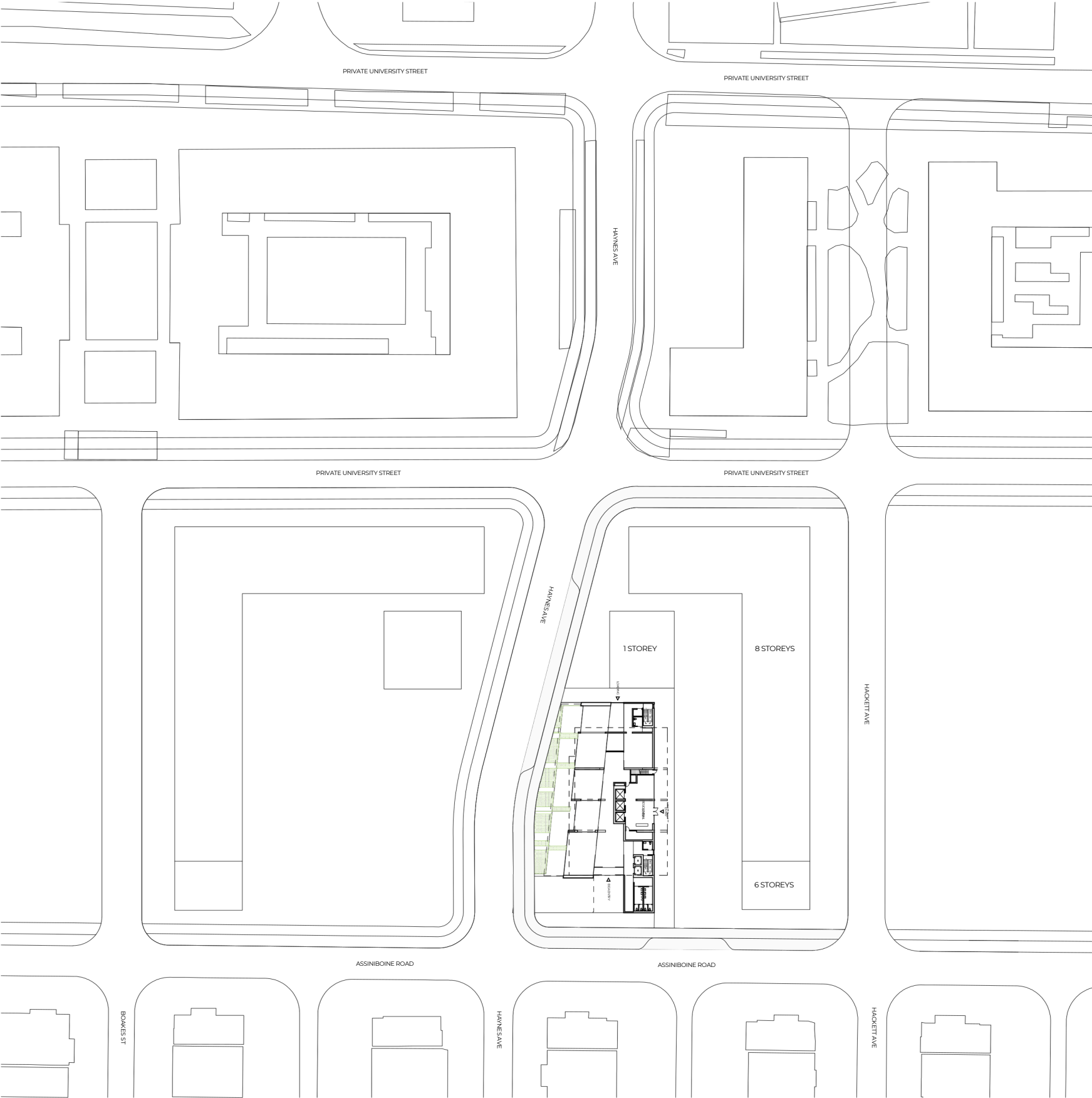


Location
On Campus



Context

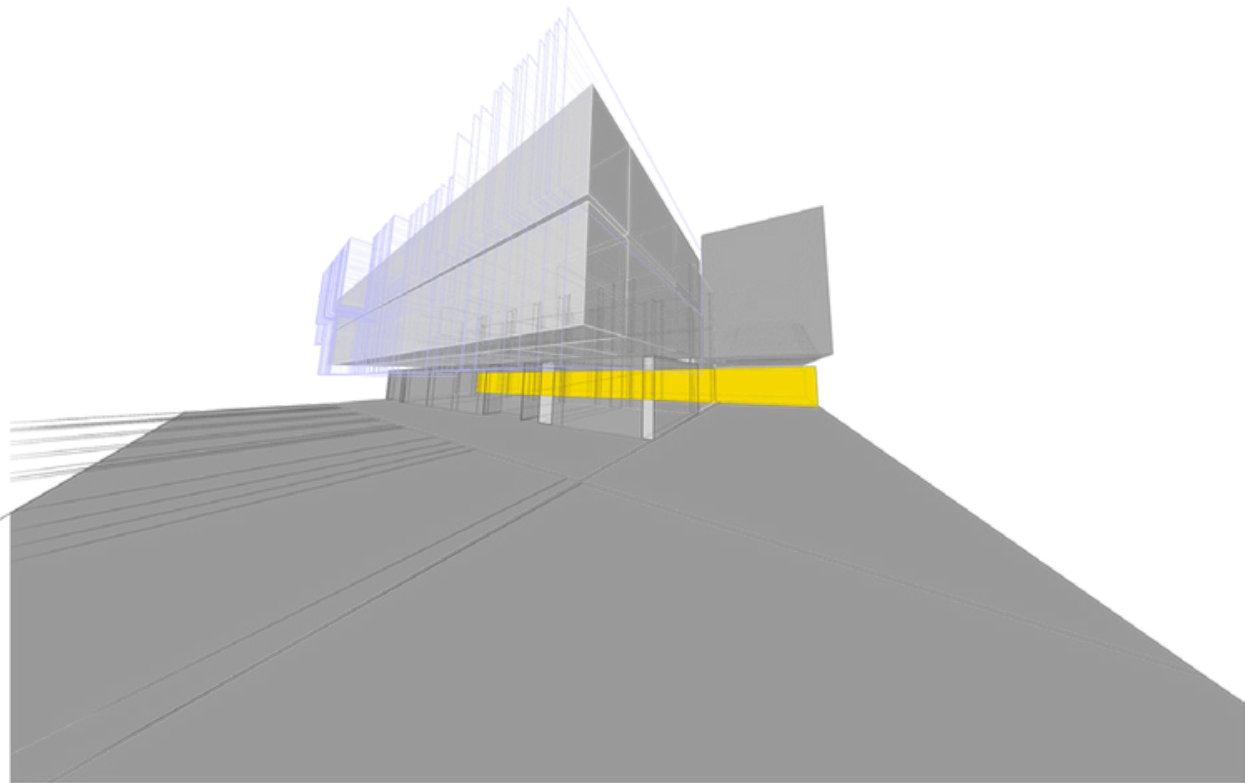
Keele Campus, North York



N

Site Plan
Scale 1:500

Context
Immediate



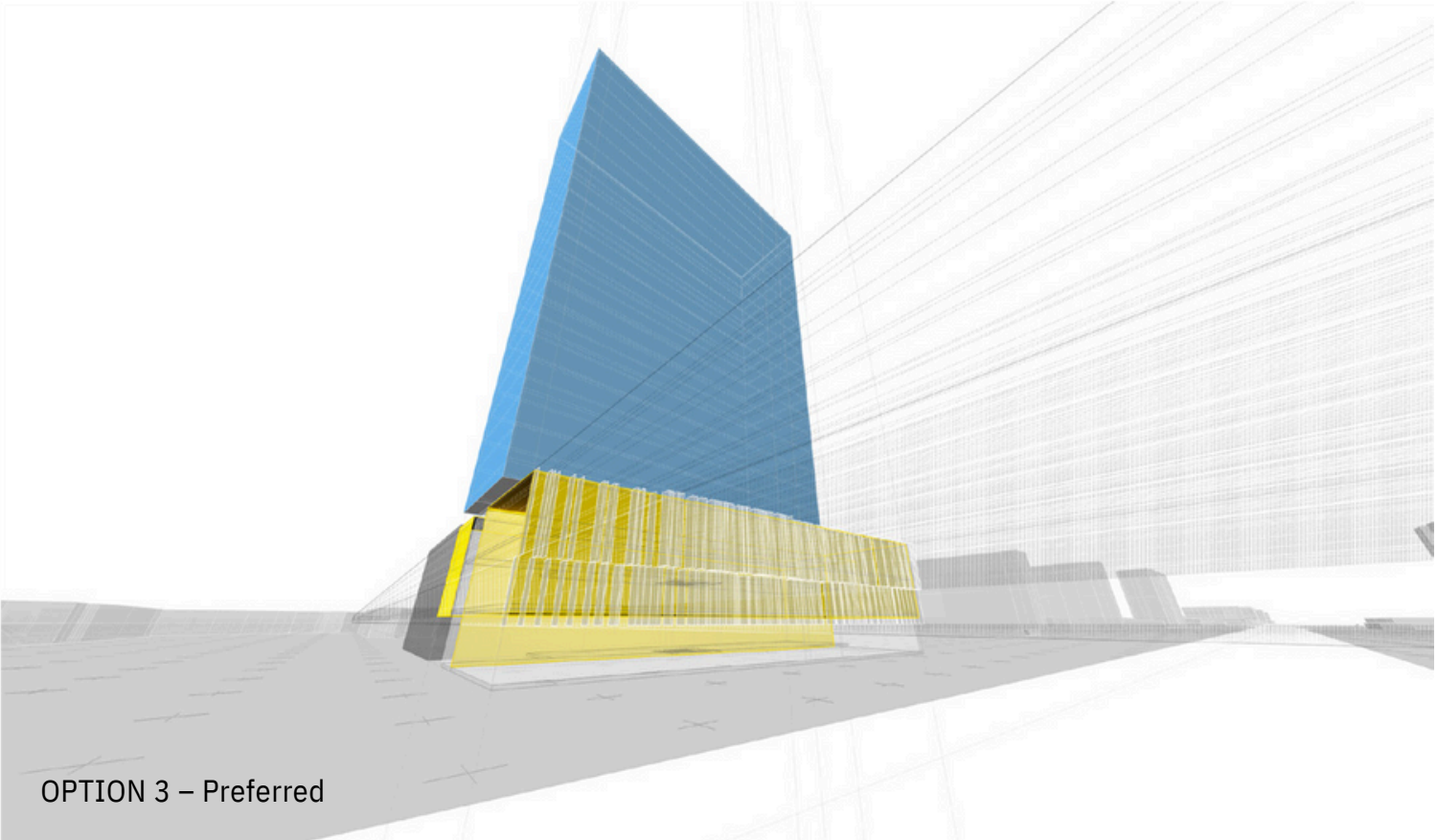
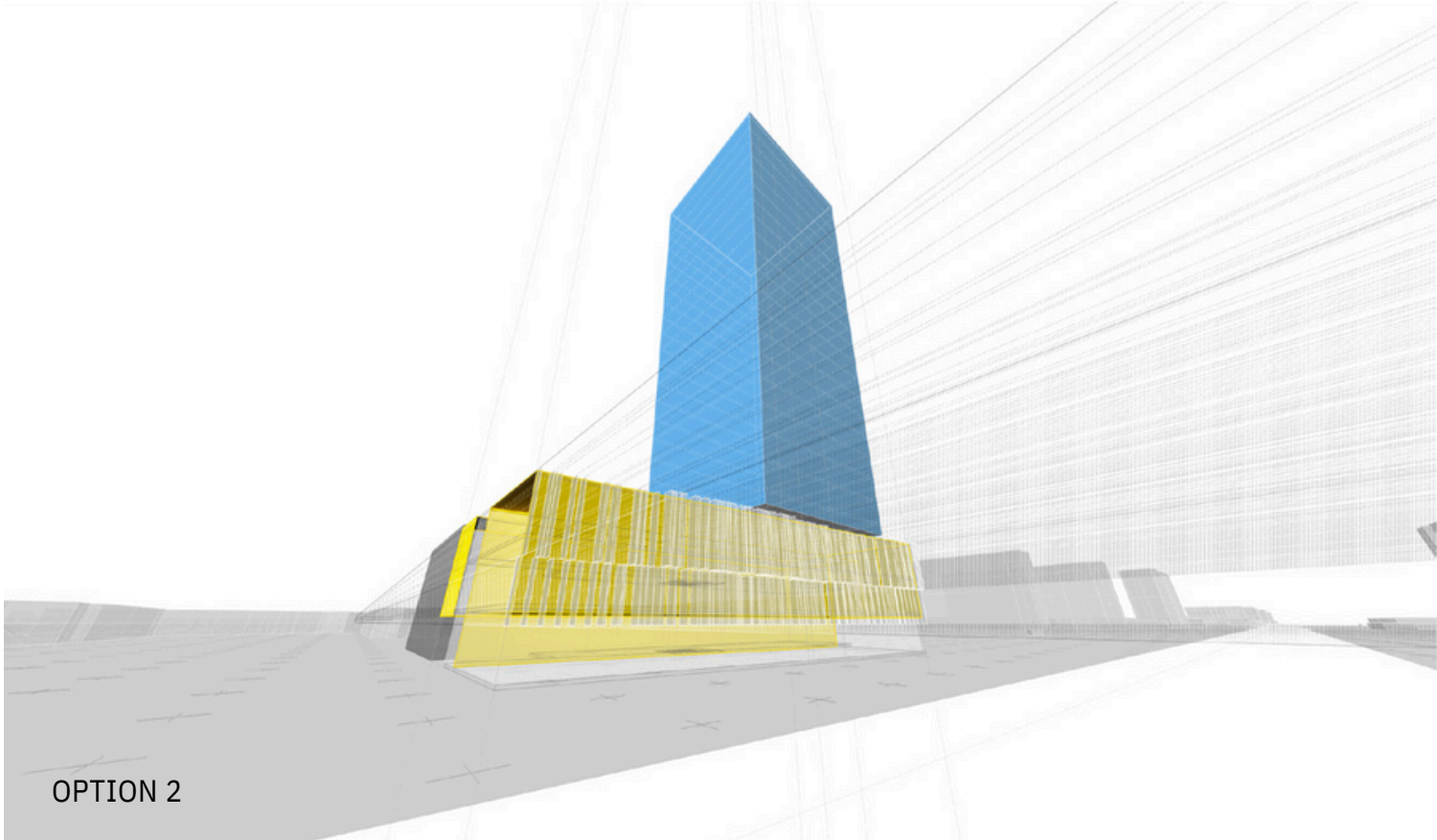
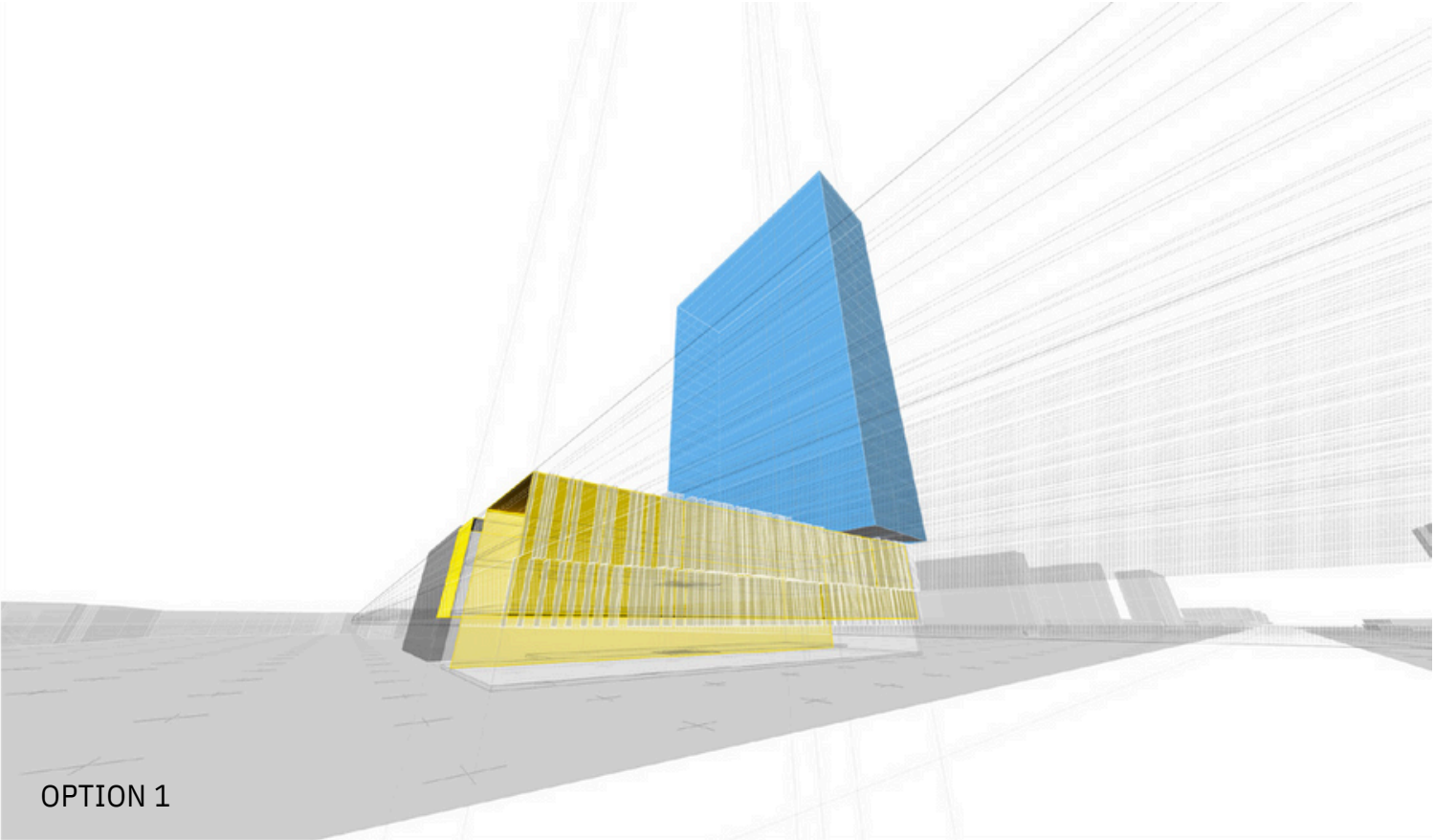
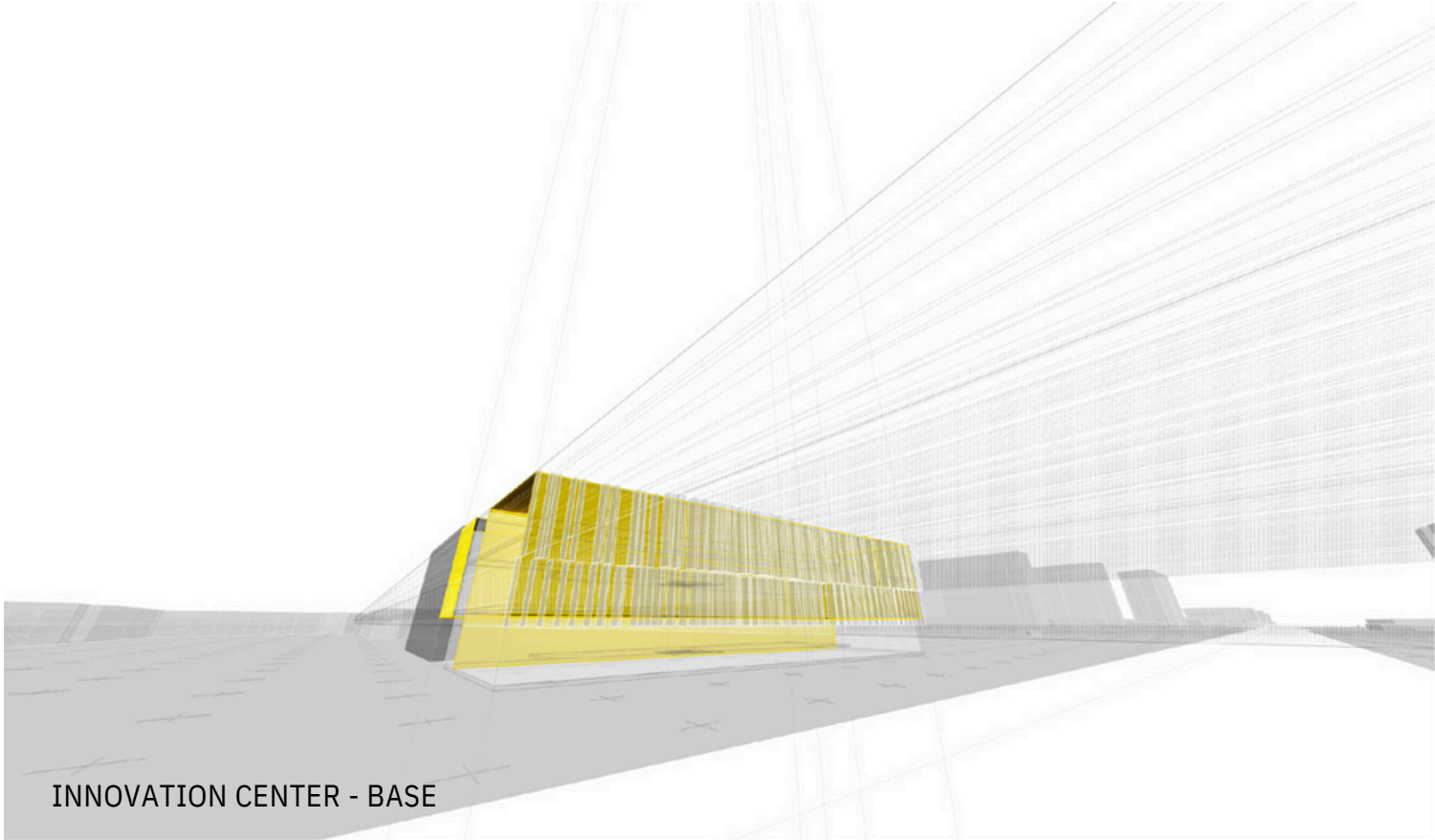
BEA Innovation Center
Tower podium



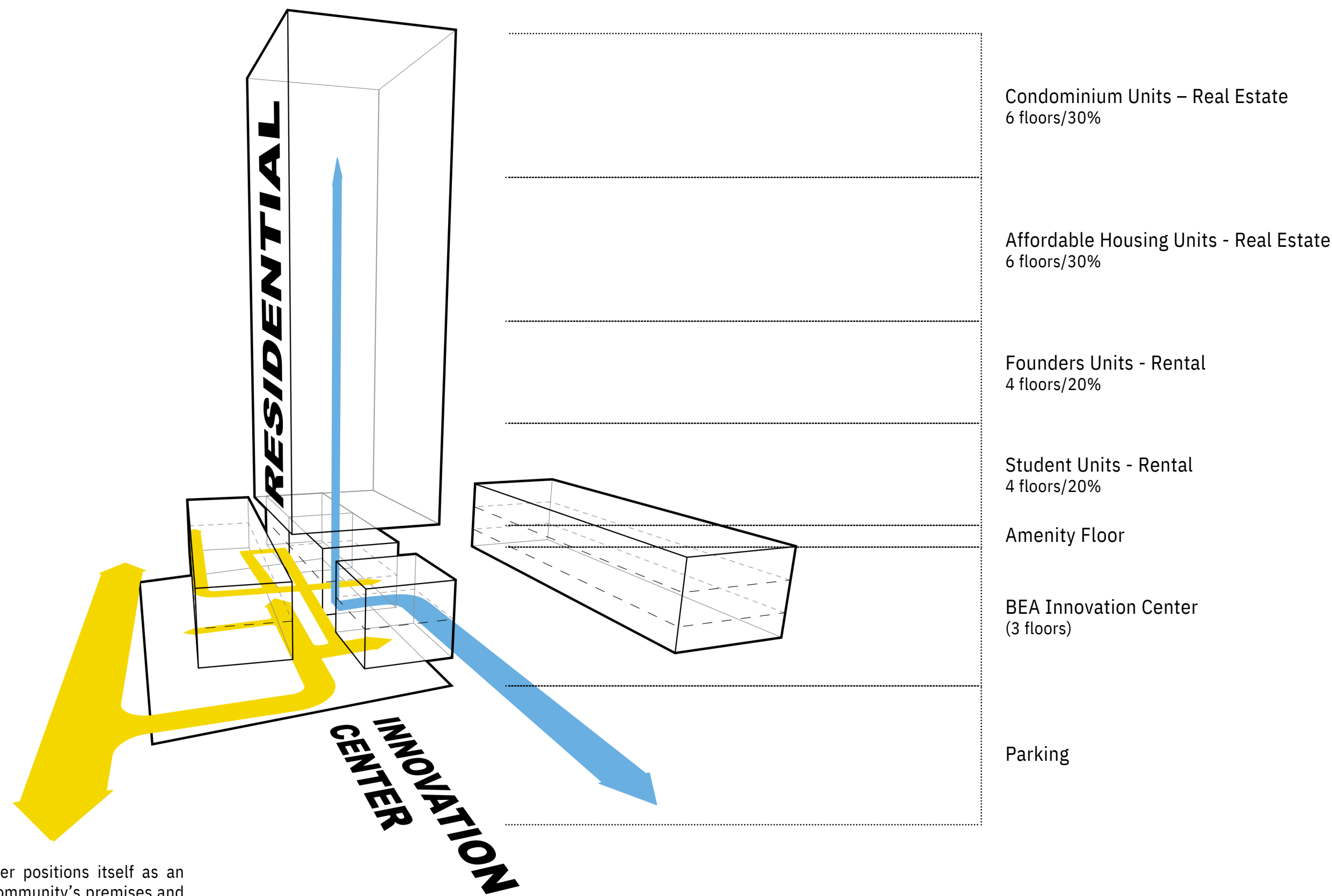
Ground Floor Plan
Scale 1:200

Ideation

Potential adjacent Tower Housing design

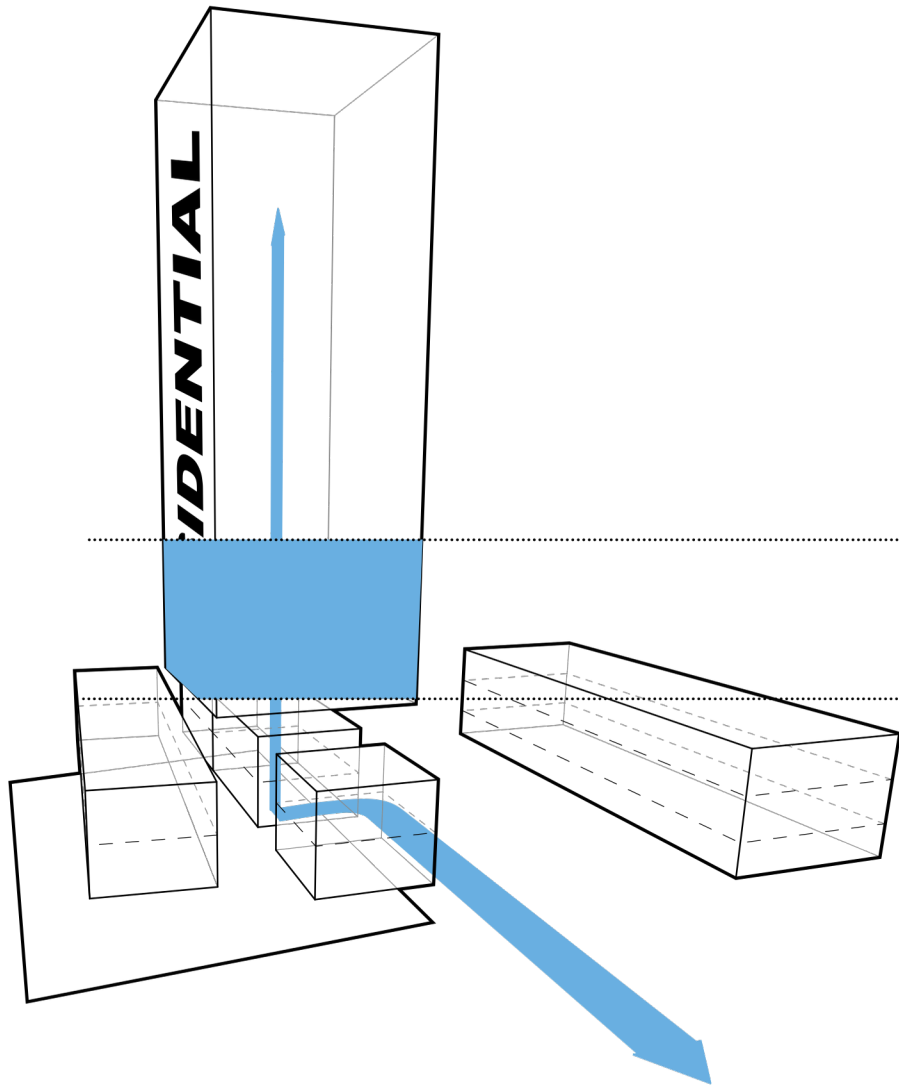


Circulation
Bringing Innovation to the Community



The Innovation Center positions itself as an integral part of the community’s premises and as a fulcrum of its circulation, connecting the Community Center and the residential side of the project.

Housing Study
Dwelling typologies



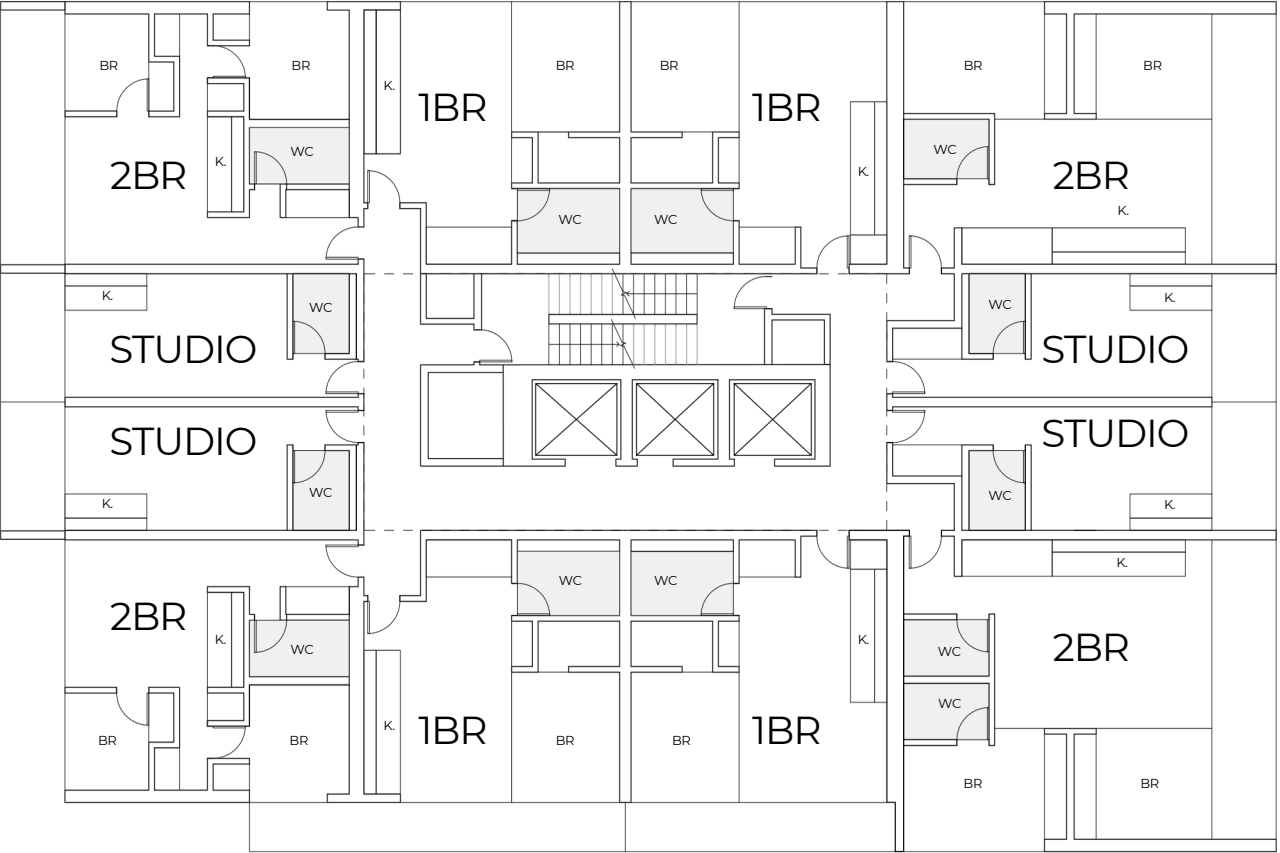
Student Units

\$450 per sq. ft. (est.)

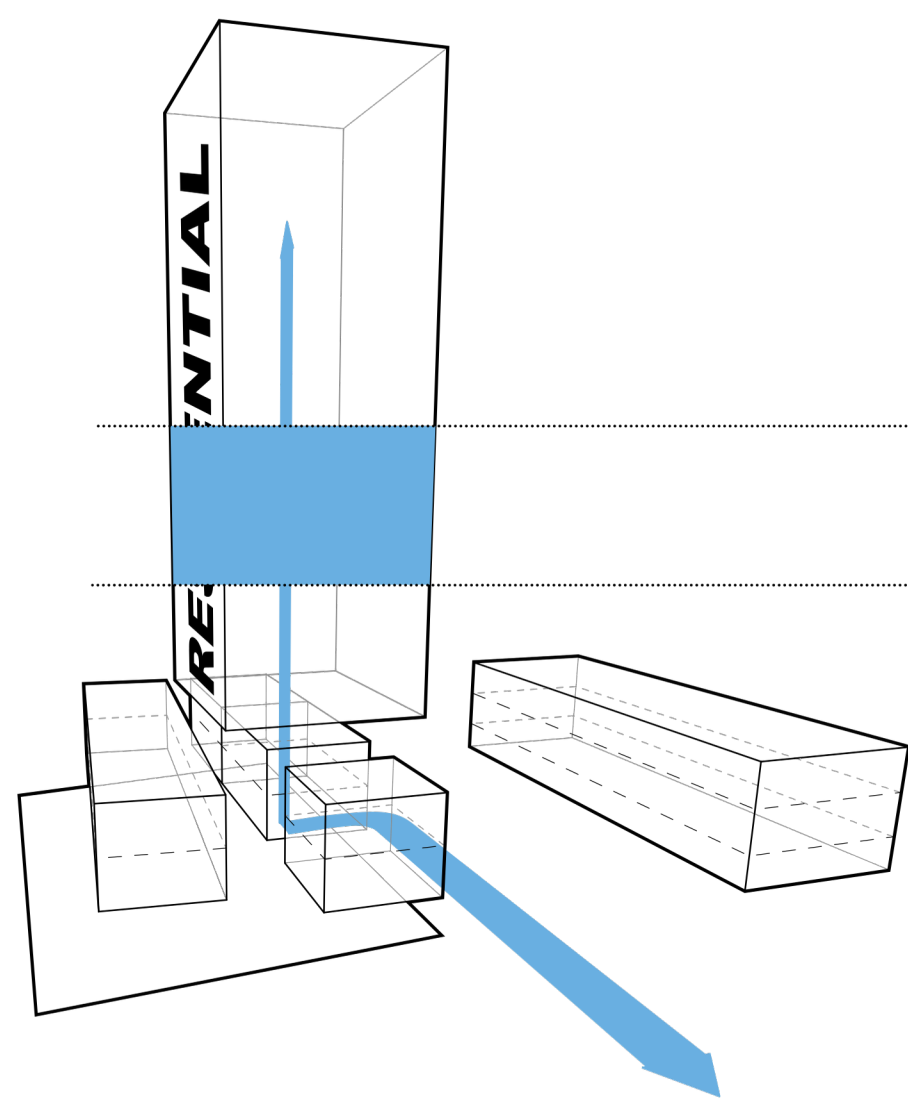
4 floors/20%

2BR	600-750 sq. ft.
1BR	500-560 sq. ft.
ST UDIO	300 sq. ft.

Student Units - Typical Floor
12 units per floor



Housing Study
Dwelling typologies



Founders Units

\$450 per sq. ft. (est.)

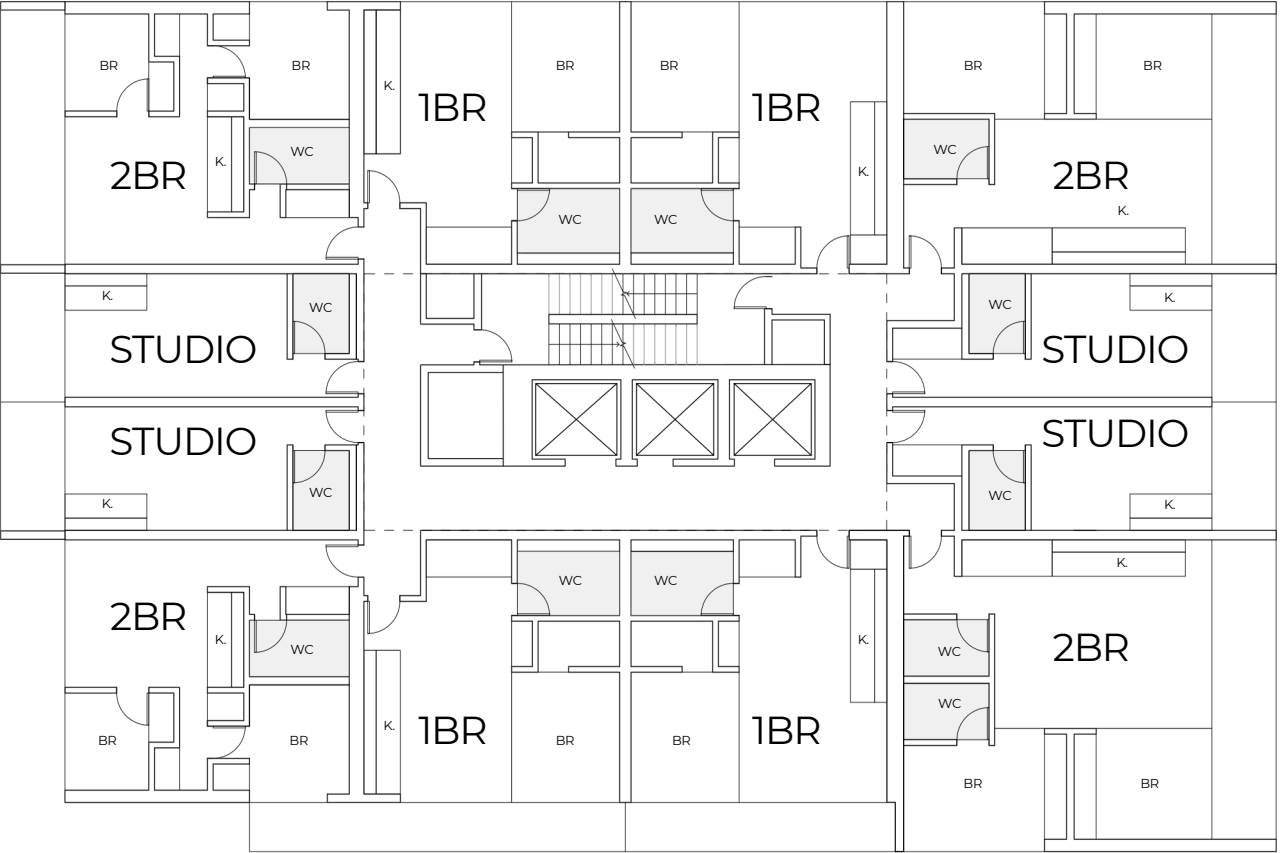
4 floors/20%

2BR 600-750 sq. ft.

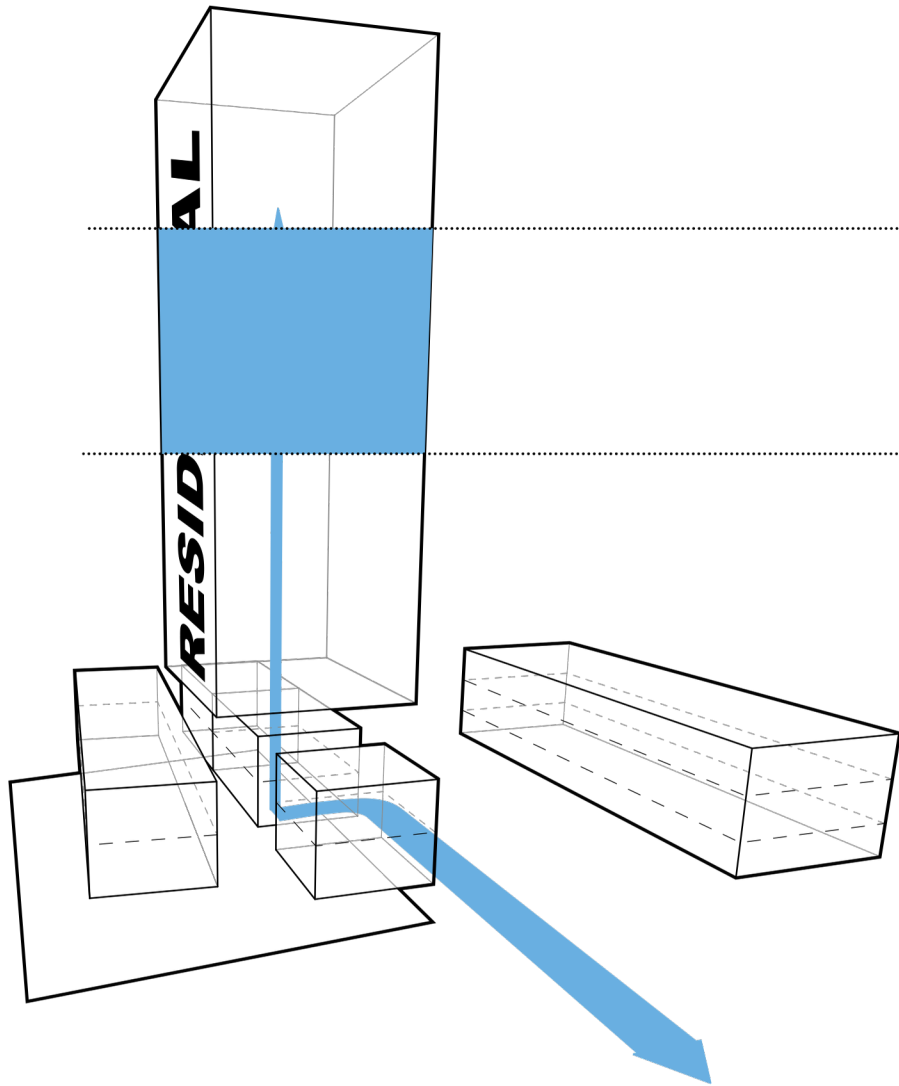
1BR 500-560 sq. ft.

ST UDIO 300 sq. ft.

Founders Units - Typical Floor
12 units per floor



Housing Study
Dwelling typologies

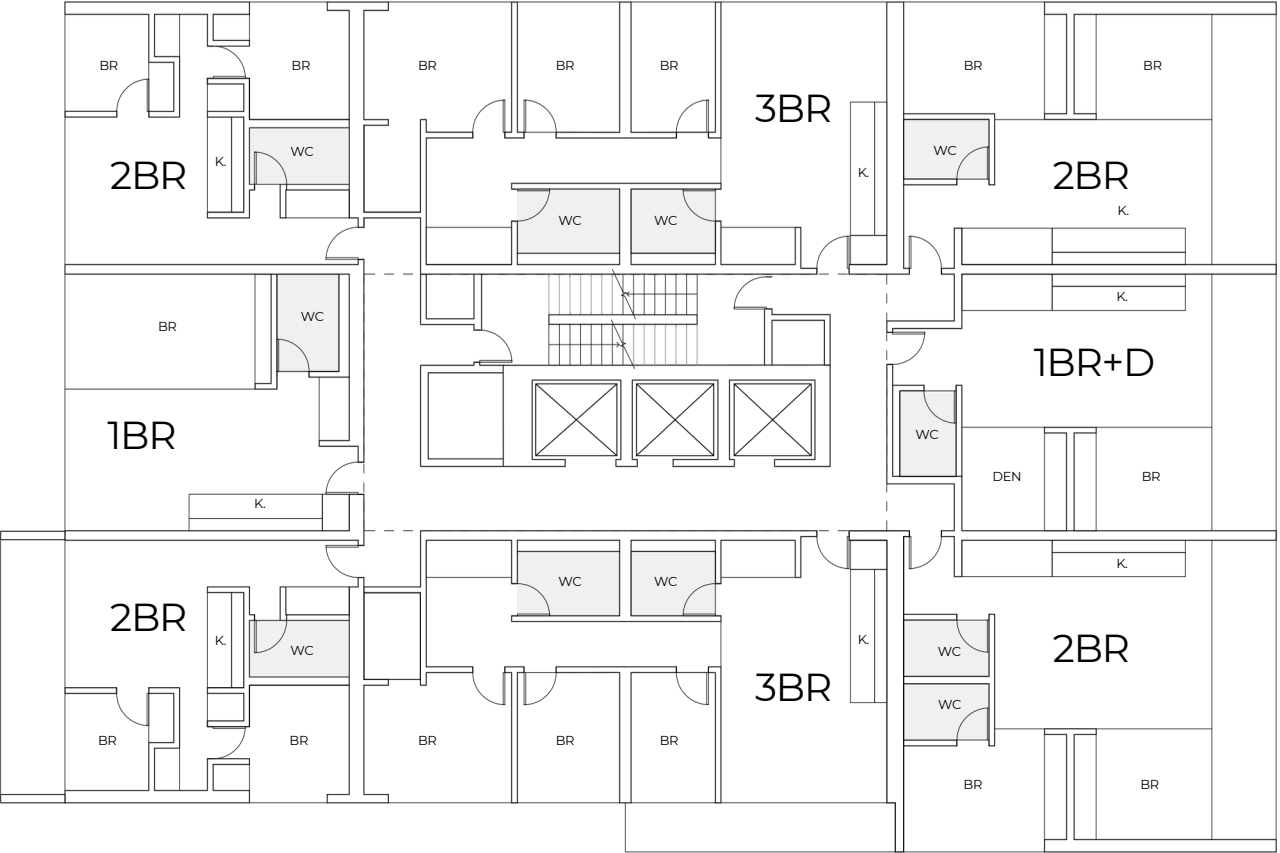


Affordable Housing Units - Real Estate

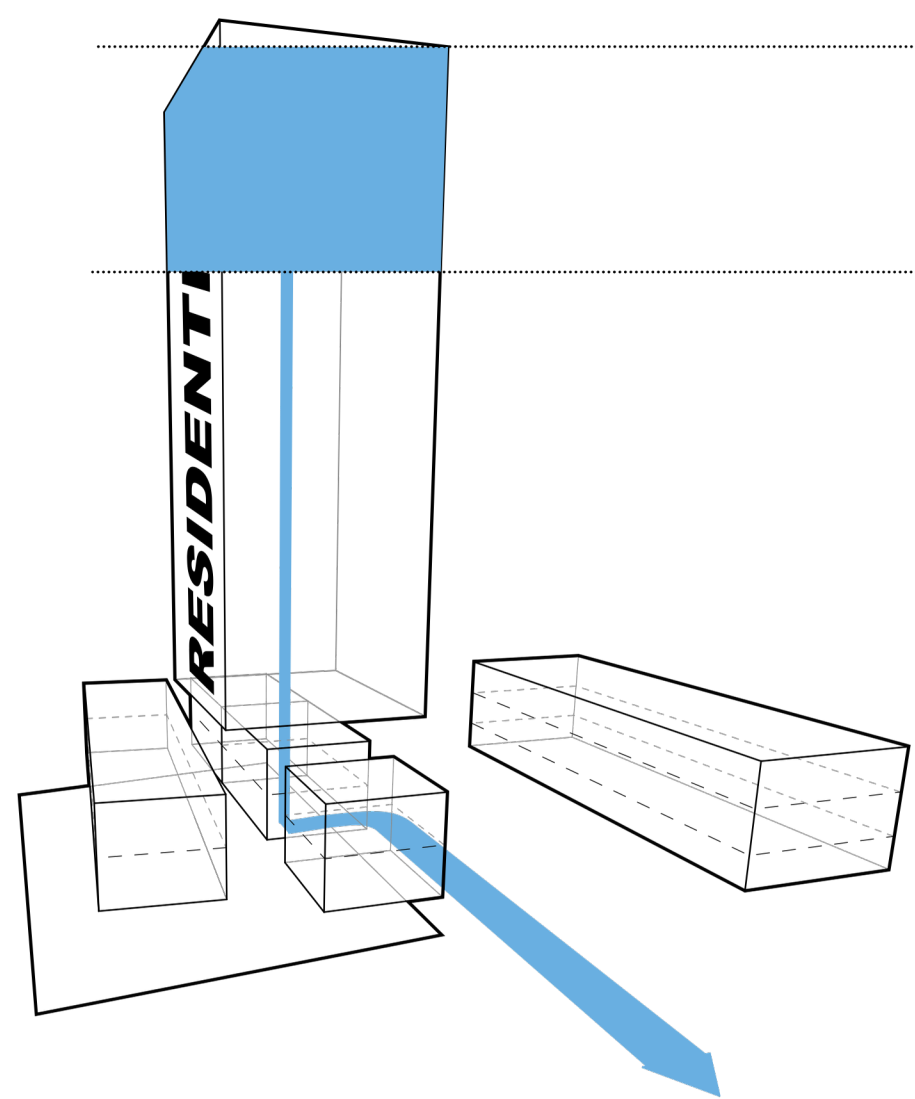
\$600 per sq. ft. (est.) 6 floors/30%

3BR	600-1050 sq. ft.
2BR	600-650 sq. ft.
1BR+D	600 sq. ft.

Affordable
Housing Units
8 units per floor



Housing Study
Dwelling typologies



Condominium Units – Real Estate

\$750 per sq. ft. (est.)

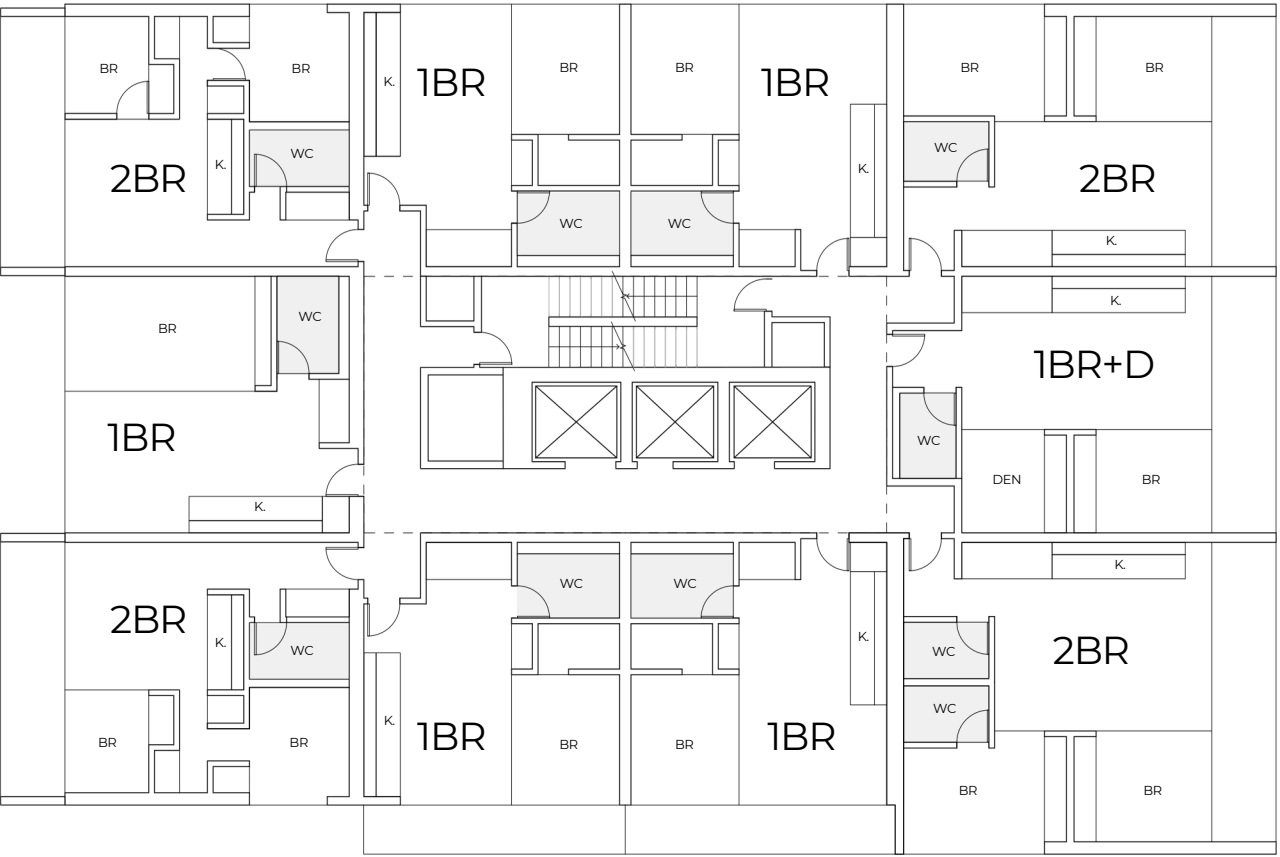
6 floors/30%

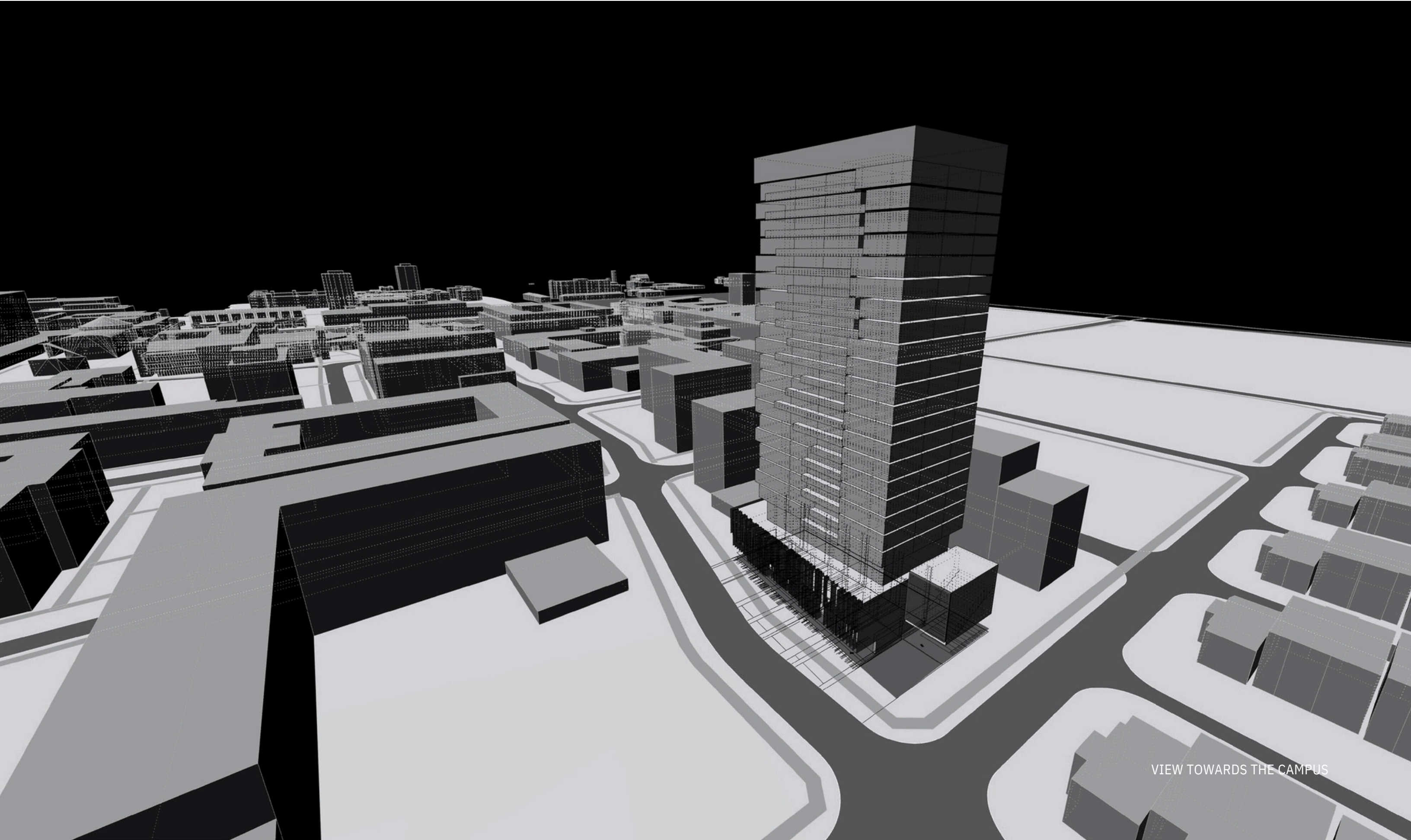
3BR 600-1050 sq. ft.

2BR 600-650 sq. ft.

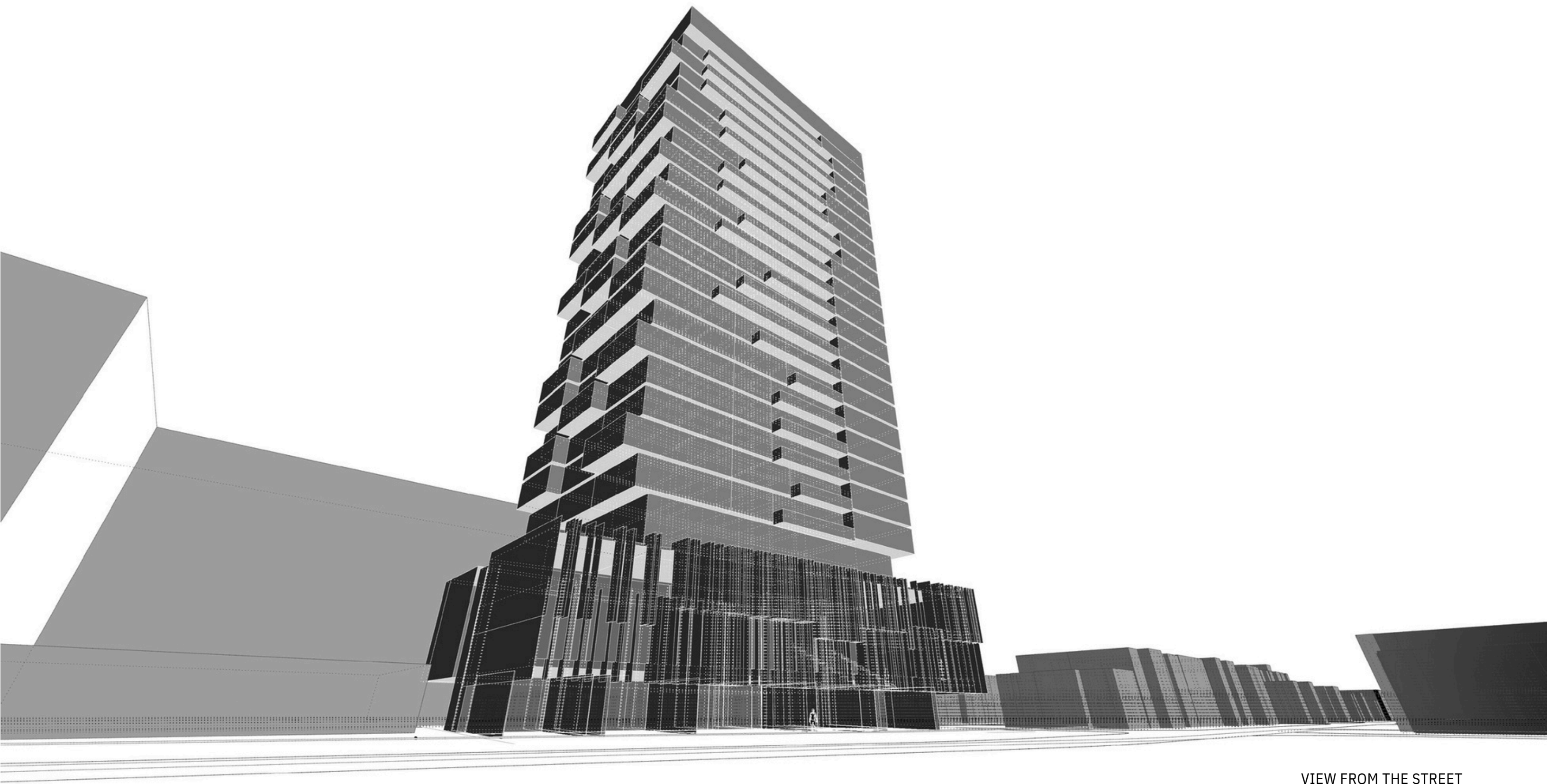
1BR+D 600 sq. ft.

Condominium Units
10 units per floor





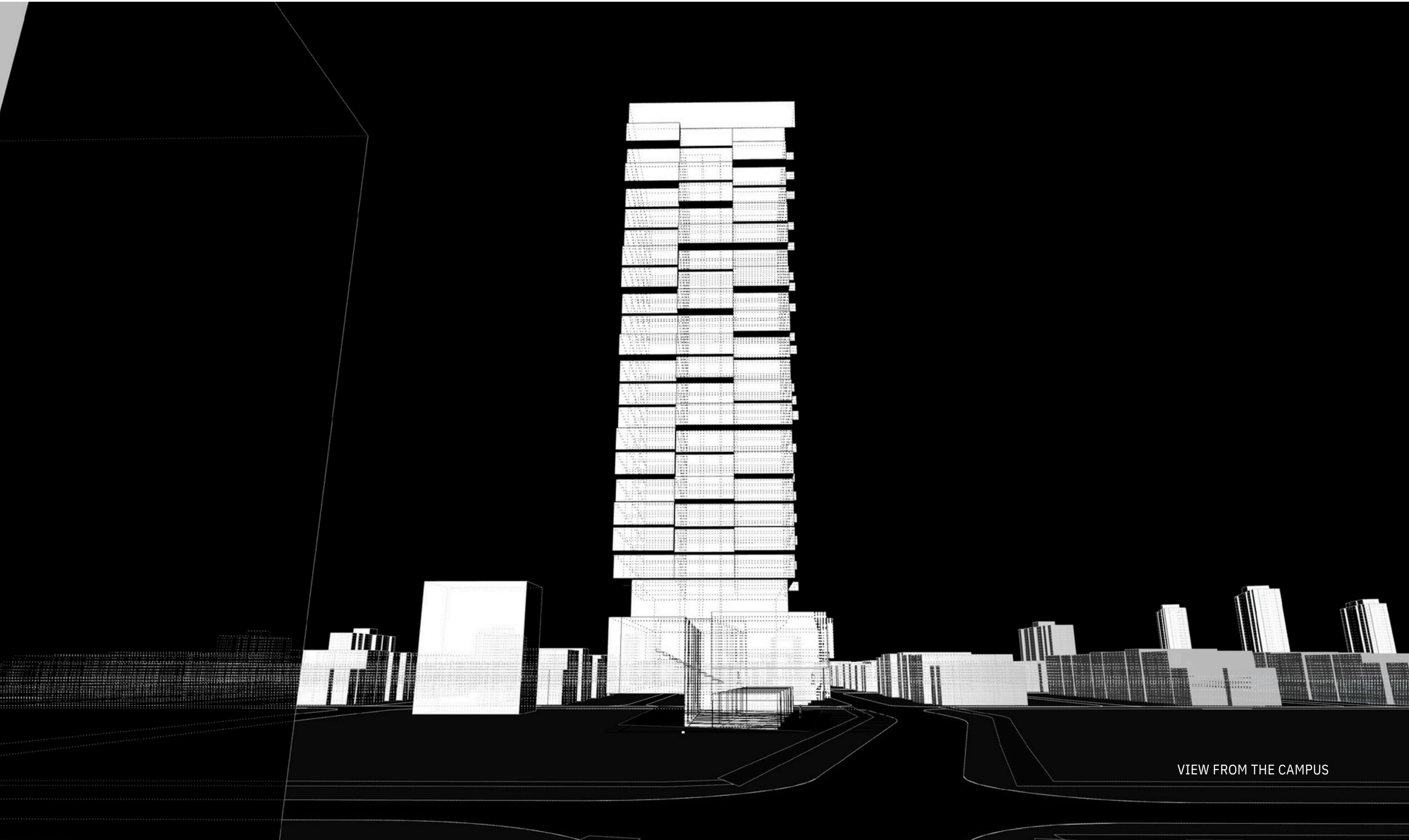
VIEW TOWARDS THE CAMPUS



VIEW FROM THE STREET

Massing

Perspective



VIEW FROM THE CAMPUS

AK_A/FLDWRK



Black Entrepreneurship Alliance.