

Casey House

Toronto, Ontario, Canada



SQ FT
59,000 SF
(Addition)



OWNER/AFFILIATION
Casey House



ARCHITECT(S)
Hariri Pontarini
Architects



COMPLETION DATE
2017



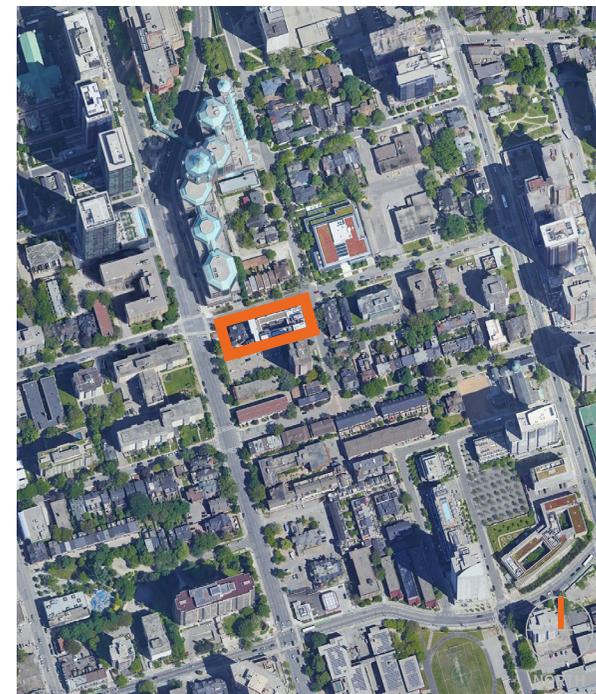
CASEY HOUSE NORTH ELEVATION



NORTH ELEVATION AT DUSK



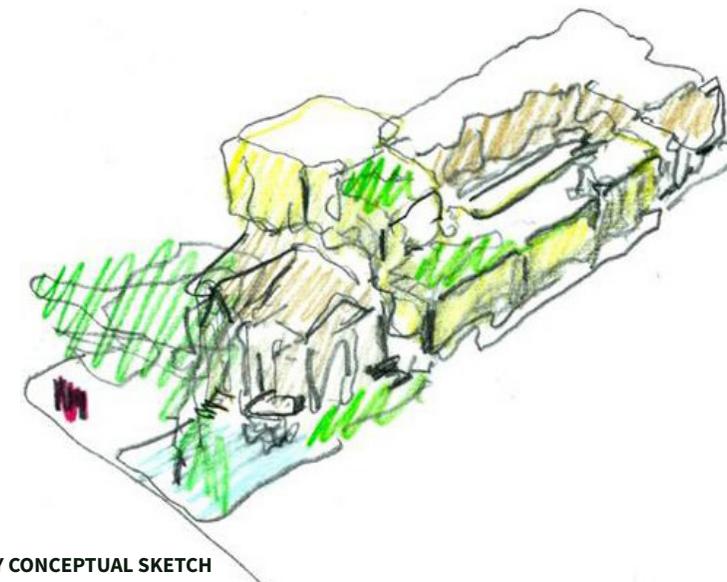
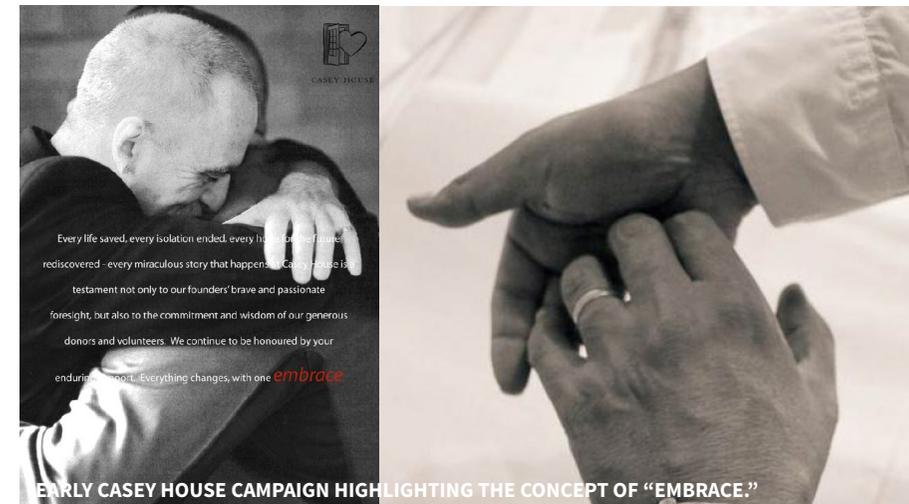
JARVIS AND ISABELLA ST CORNER VIEW



SITE MAP

ABOUT | DESIGN INTENTIONS

The renovation and extension to Casey House, a **specialized healthcare facility** for individuals living with HIV/AIDS, develops a **new prototype for hospitals**. The facility meets the needs of patients and their providers in a setting designed to evoke the experience and comforts of home. With the fundamental goal of creating a **comfortable, home-like user experience**, the **embrace** emerged as a unifying theme—one of **warmth, intimacy, comfort, privacy, connectivity, and solidity**. Referring to the goals of Casey House, it also describes the design of the architectural form, the user experience, and the atmosphere in the building itself.



EARLY CONCEPTUAL SKETCH

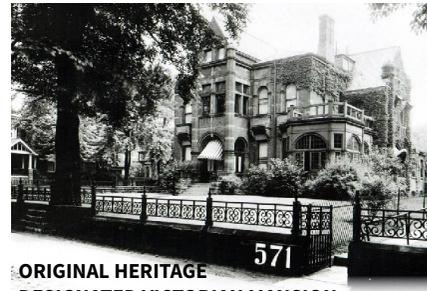
Casey House

Toronto, Ontario, Canada

DESIGN CONCEPT

An Embrace

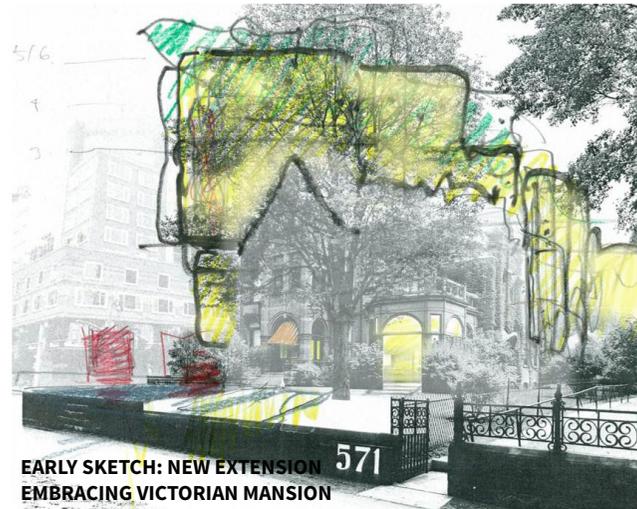
The architecture provides for both the well-deserved moment of victory for Casey House and an **intimate dignity for patients**. The architecture is a physical manifestation of the **embrace** in **both the vertical and horizontal planes**. On the exterior, the new extension **reaches over and around the existing heritage** designated Victorian mansion, which has been carefully restored, while the new addition—a **robust, textured exterior**—surrounds the **central courtyard** on the inside for **privacy and light**.



ORIGINAL HERITAGE DESIGNATED VICTORIAN MANSION (THE "GREY LADY")



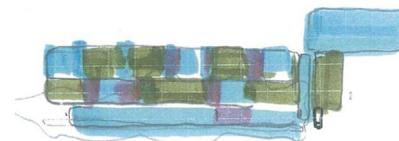
PLAN SKETCH 11,720 SQ. FT.



EARLY SKETCH: NEW EXTENSION EMBRACING VICTORIAN MANSION

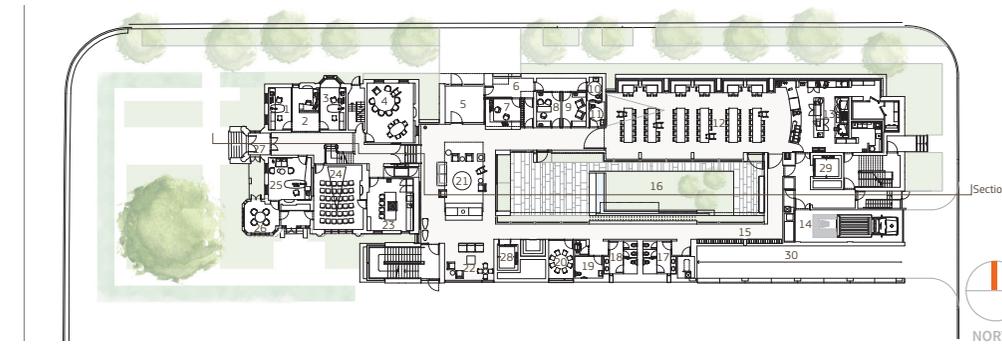


EARLY FACADE STUDIES

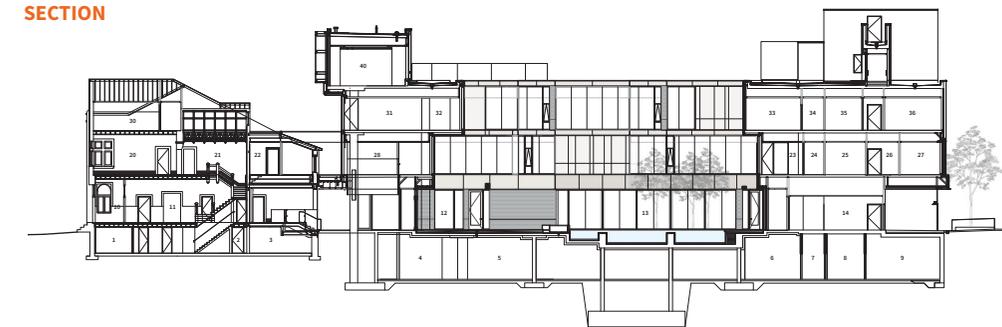


QUILT AND SKETCH

SITE PLAN



SECTION



KEY

- | | | | |
|-----------------------|------------------------|------------------------|------------------------|
| 1. Service | 10. Entrance Vestibule | 20. Interactive Alcove | 30. Office |
| 2. Walkroom | 11. Lobby | 21. Stair | 31. Client's Kitchen |
| 3. Corridor | 12. Living Room | 22. Interview Room | 32. Client's Lounge |
| 4. Bicycle Parking | 13. Exterior Courtyard | 23. Consultation Room | 33. Medication Room |
| 5. Parking | 14. Corridor | 24. Corridor | 34. Corridor |
| 6. Communication Room | 15. I.E. Room | 25. I.E. Room | 35. Standard Tub Room |
| 7. Corridor | 16. Main Kitchen | 26. Corridor | 36. Treatment Tub Room |
| 8. Main Kitchen | 17. Office | 27. Office | |
| 9. Solid Lines | 18. Atrium | 28. Atrium | |
| | | | 40. Meeting Room |

DESIGN CONCEPT

Inspiration

The **AIDS Memorial Quilt** was an early source of inspiration for the design. Originally conceived in 1985 by activist Cleve Jones, and started in 1987, the **gigantic patchwork quilt** acted as an opportunity for individuals to **remember** and **celebrate** their **loved one's lives** during a time when the disease was largely **stigmatized** by the majority of mainstream society.

The exterior **facade** of Casey House, consisting of a **palette** of various **brick**, heavily **tinted mirrored glass**, and **crust-faced limestone**, is highly **particularized** and **rich**, and becomes the **architectural manifestation of the quilt**.

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CONNECTION TO OUTDOORS

Central Courtyard

The courtyard allows **direct sunlight** into the core of the building **on all floors**. Given the **private nature** of the facility, it provides **protected outdoor space** for users.

Clear slight lines across the courtyard and project allow for **maximum light** and **transparency** while at the same time **maintaining patients' privacy**. The courtyard is also visible from each of the 14 private bedrooms (12 regular care and 2 respite beds) on the third floor.

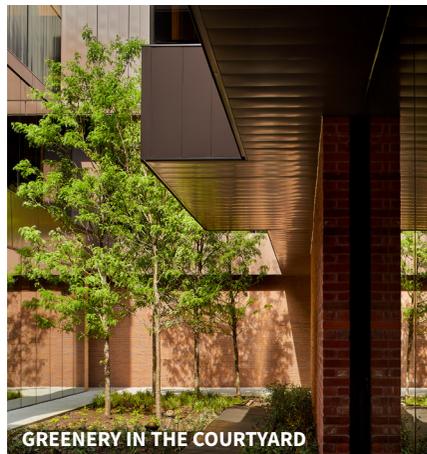
Beautifully landscaped and alive, the courtyard is the **ever-present symbol of life-affirming green, water, and light** and is **visible from every corridor and in-patient room**.



SLIVER COURTYARD AT DUSK



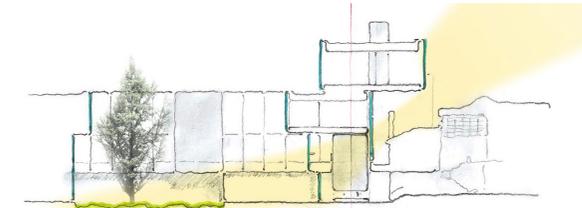
STACKED VOLUMES OPENING TOWARDS SKY



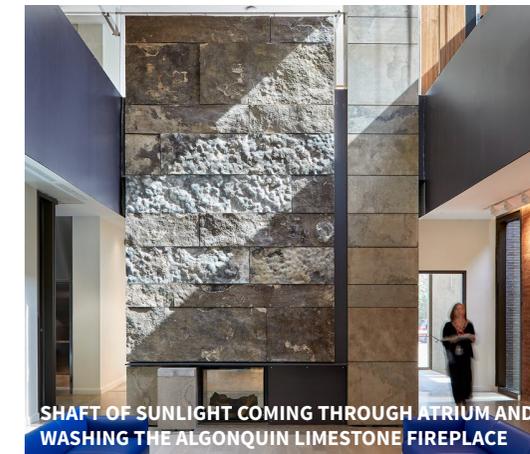
GREENERY IN THE COURTYARD



COURTYARD FROM INTERIOR GROUND LEVEL CORRIDOR



EARLY LIGHT STUDIES



SHAFT OF SUNLIGHT COMING THROUGH ATRIUM AND WASHING THE ALGONQUIN LIMESTONE FIREPLACE



OPEN SIGHT LINES FROM THE HERITAGE THROUGH THE NEW EXTENSION

CONNECTING INTERIORS

Bridge

Emphasizing the **relationship between the new and the old**, a **bridge connects the heritage and addition** on the **second floor**. This allows for **clear sight lines** and **seamless transition** between the original house and the new space.

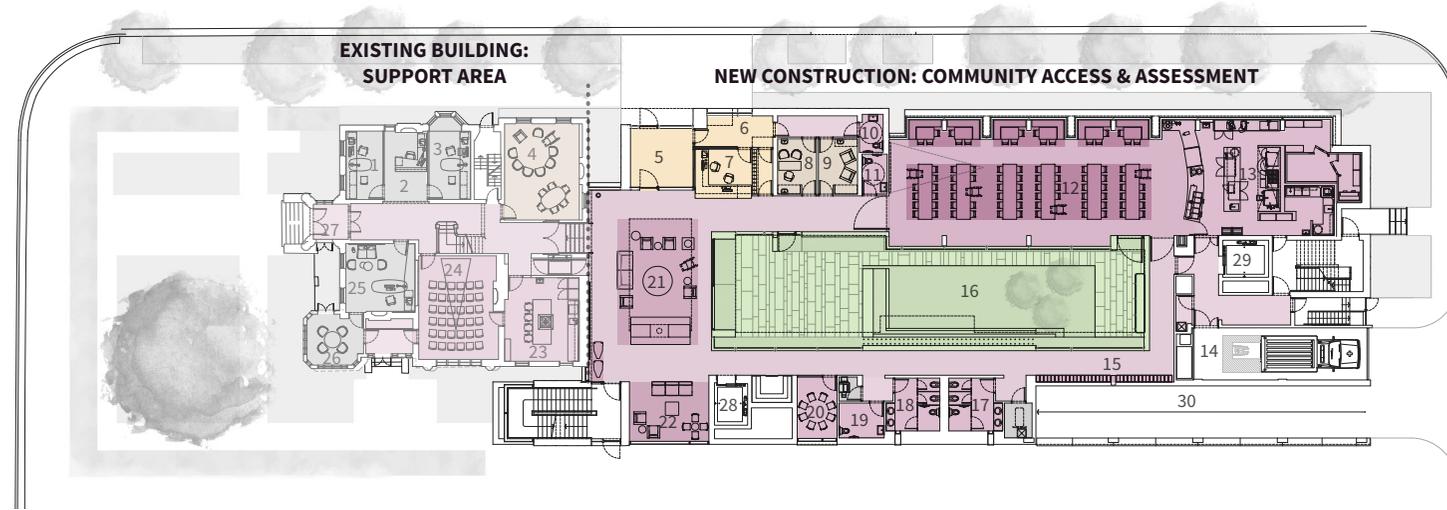
Light

The **central gathering space** on the **main floor** features a **2 story atrium** that ensures that the **common area is awash in natural light**. The **materials and furnishings** were all selected with the goal of creating a **warm and intimate atmosphere**. The **full height fireplace** crafted from **Algonquin Limestone** anchors the room.

Casey House

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GROUND LEVEL



KEY

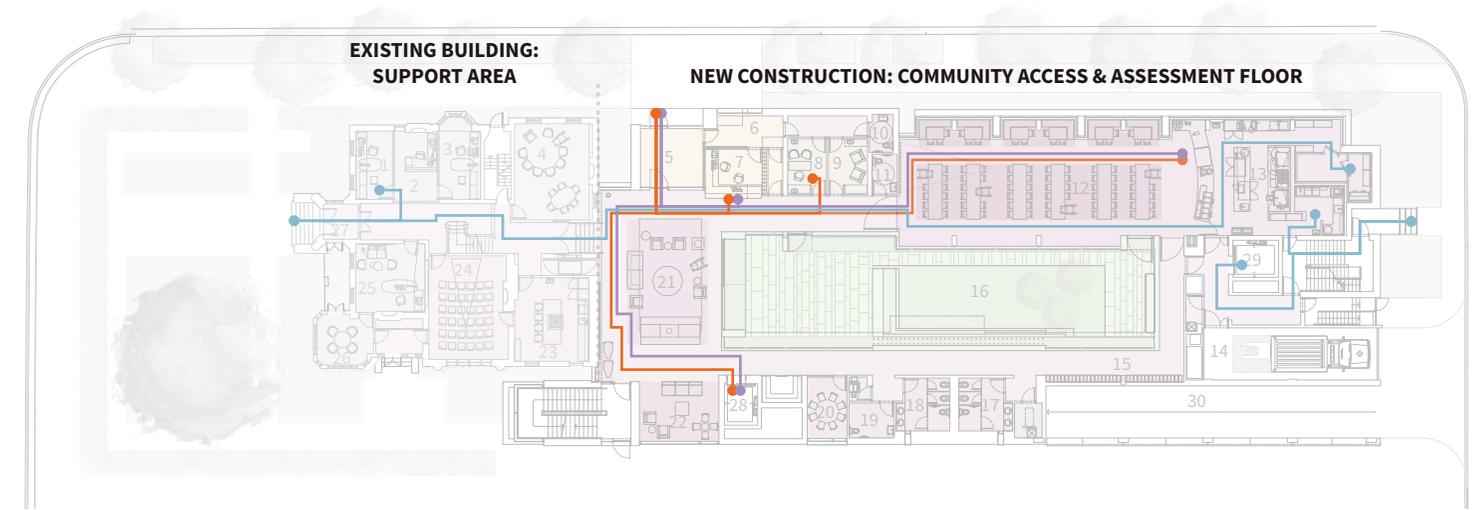
- Outdoor Space
- Day Health Program
- Shared Activity
- Registration/Waiting
- Support

- | | | |
|------------------------|------------------------|------------------------|
| 1. Office | 11. Washroom | 21. Living Room |
| 2. Office | 12. Dining | 22. Interactive Space |
| 3. Office | 13. Kitchen | 23. Community Kitchen |
| 4. Therapy Room | 14. Loading Area | 24. Meeting Room |
| 5. Entrance Vestibule | 15. Lockers | 25. Office |
| 6. Reception Vestibule | 16. Exterior Courtyard | 26. Meeting Room |
| 7. Reception | 17. Washroom | 27. Entrance Vestibule |
| 8. Assessment Room | 18. Washroom | 28. Elevator |
| 9. Crisis Room | 19. Washroom | 29. Service Elevator |
| 10. Washroom | 20. Meeting Room | 30. Parking Ramp |

Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014"

Sources: Drawings from Hariri Pontarini Architects

TRAVEL DISTANCE ANALYSIS



KEY SPACES:

- ▶ Outdoor Space (2366 sf)
- ▶ Day Health Program (104-352 sf)
- ▶ Shared Activity (44-2607 sf)
- ▶ Registration/Waiting (109-181 sf)
- ▶ Support (25-231 sf)

TRAVEL DISTANCE ANALYSIS

- Patient 40ft - 152ft
- Family 40ft - 152ft
- Staff 37ft - 276ft

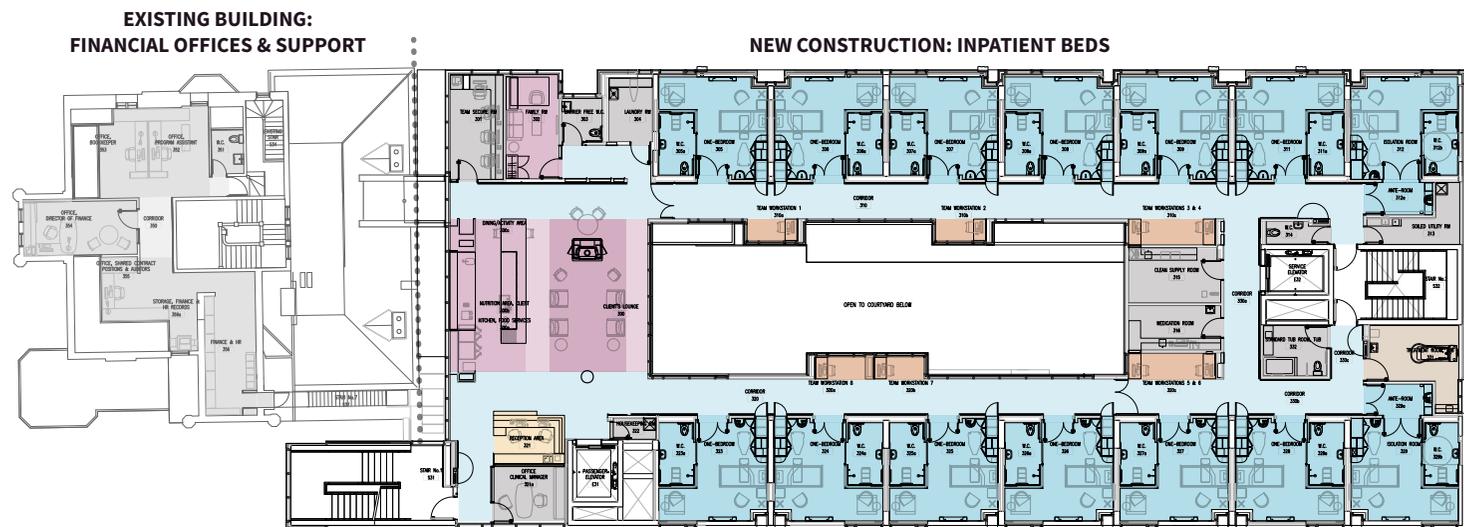
DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross	N/G ratio
Existing Building: Support Area	1837 SF	2670 SF	1.45
New Construction: Community Access & Assessment Floor	5637 SF	6936 SF	1.23

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THIRD LEVEL



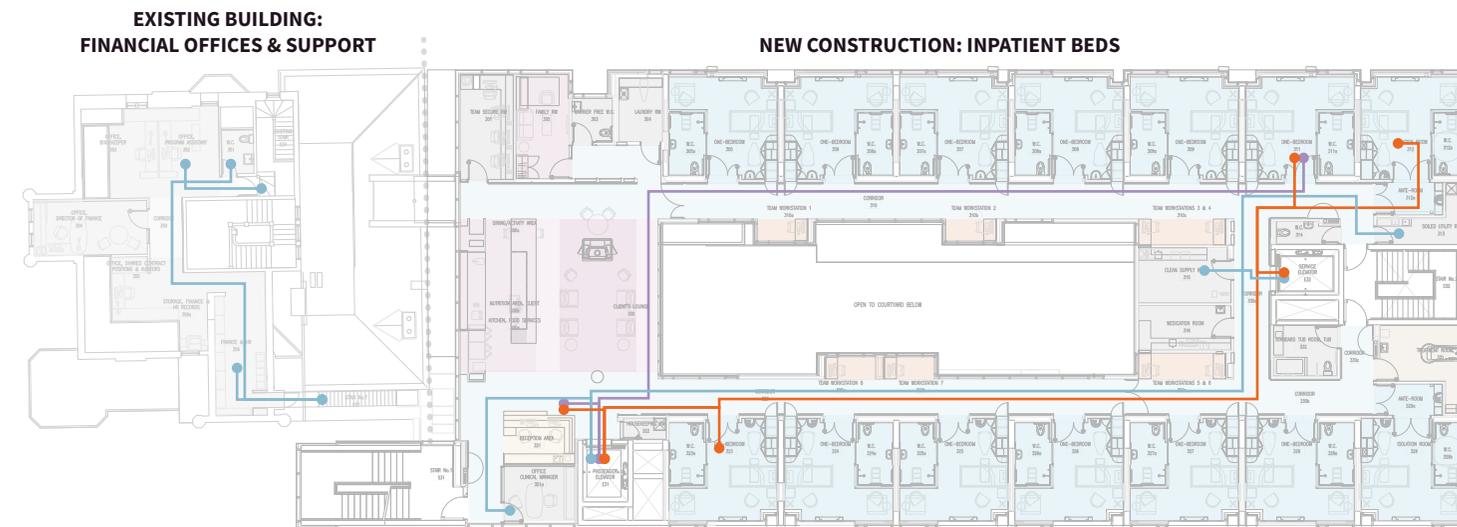
KEY

- Day Health Program
- Shared Activity
- Patient Rooms
- Registration/Waiting
- Support
- Nurse Stations

Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

Sources: Drawings from Hariri Pontarini Architects

TRAVEL DISTANCE ANALYSIS



KEY SPACES:

- ▶ Day Health Program (153 sf)
- ▶ Shared Activity (143-304 sf)
- ▶ Patient Rooms (289-343 sf)
- ▶ Registration/Waiting (100 sf)
- ▶ Support (26-369 sf)
- ▶ Nurse Stations (30-66 sf)

TRAVEL DISTANCE ANALYSIS

- Patient 17ft - 189ft
- Family 17ft - 166ft
- Staff 16ft - 182ft

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

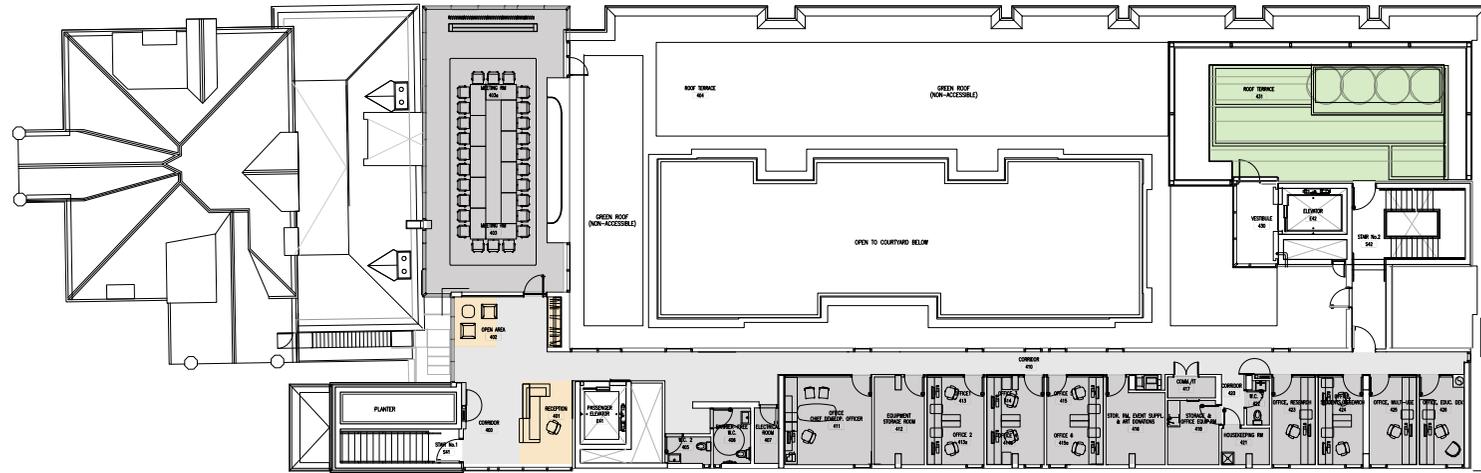
	Net	Gross	N/G ratio
Existing Building: Financial Offices & Support	833 SF	1137 SF	1.36
New Construction: Inpatient Beds	6272 SF	9157 SF	1.46

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FOURTH LEVEL

NEW CONSTRUCTION: STAFF OFFICES & SUPPORT



KEY

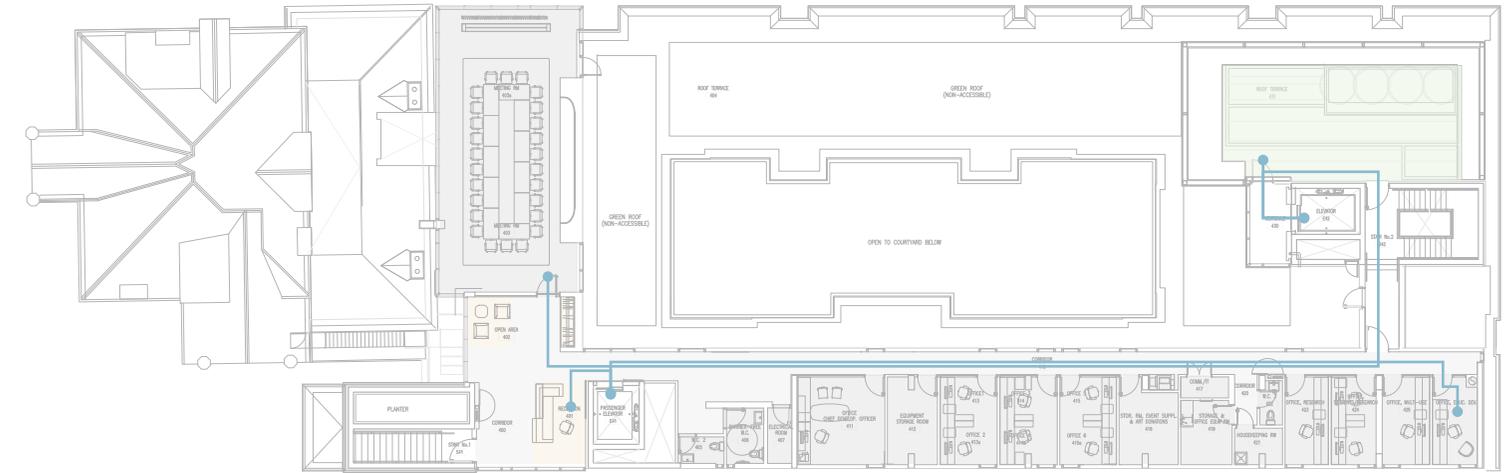
- Outdoor Space
- Reception/Waiting
- Support

Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014"

Sources: Drawings from Hariri Pontarini Architects

TRAVEL DISTANCE ANALYSIS

NEW CONSTRUCTION: STAFF OFFICES & SUPPORT



KEY SPACES:

- ▶ Outdoor Space (691 sf)
- ▶ Registration/Waiting (17-110 sf)
- ▶ Support (25-197 sf)
- ▶ Support: Large Meeting Room (923 sf)

TRAVEL DISTANCE ANALYSIS

—●— Staff 17ft - 214ft

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross	N/G ratio
New Construction: Staff Offices & Support	2646 SF	3761 SF	1.42

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DESIGN INTENT

CARING AND COMFORT

The design intent was to create a functional facility that was infused with the **atmosphere of caring** to honor the incredible legacy of **Casey House's founder June Callwood**. A caring that can be felt throughout – **in every detail** – the patient rooms, the materials, and the gathering spaces. **Patient rooms** feature **comforts of home** – a wooden headboard with swiveling panels that conceal medical equipment, faux-fireplace mantels, and operable windows that help to **de-institutionalize the patient experience**.

PROJECT SUMMARY:

Project: Casey House
Project location: Toronto, Ontario Canada
Owner/Client: Casey House
Architect: Hariri Pontarini Architects
Landscape architect: Mark Hartley Landscape Architect
Heritage consultant: ERA Architects
Code consultant: David Hine Engineering
Structural engineer: Entuitive
ME engineer: WSP Canada
Acoustics: Swallow
Security: Mulvey & Banani
Food Service: Kaizen Foodservice Planning
Photographs/Illustrations: Doublespace Photography
Construction cost: \$30 million
Building area GSF: 59,000
Cost per square foot: \$508.47
Construction start date: March 2015
Substantial completion date: September 2017



AIA/AAH DESIGN AWARD WINNER

Category B: Built, More than \$25 million in construction cost

JURY COMMENT

- ▶ The concept of 'embrace' was resolved well with the garden space and the existing buildings.
- ▶ There is an integration with the context.
- ▶ It was described as a great project that goes beyond the stigma of AIDS.
- ▶ Inside is a jewel that celebrates a life giving space that is about community.
- ▶ It is thoughtful, empathetic and dignified.
- ▶ Detailing is beautiful and well crafted.
- ▶ Layers of materiality and tactility makes it very warm.
- ▶ There is a great use of light.
- ▶ The building is uplifting yet grounded.
- ▶ The interiors are well done with a simple palette making modern, yet very warm and human spaces.
- ▶ The presentation was put together well and built upon a story.
- ▶ Key words – Empathy, Healing and Dignity.



WEST ELEVATION



NORTH ELEVATION

