

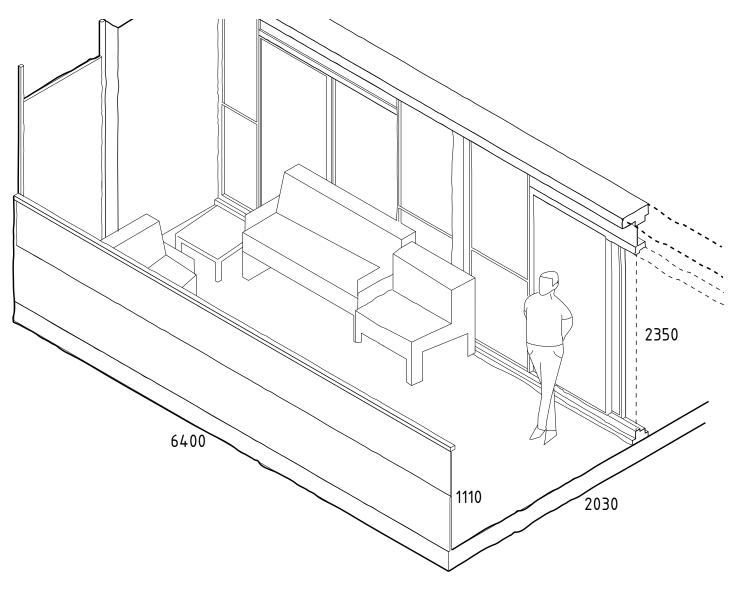
Corners

88 Scott Street / Corner unit / 1b + den

Located on the 47th floor, this 69 sq. m. unit faces northwest. Though the double aspect feature and orientation of this unit is ideal in relation to day lighting and views, the high level of the unit makes the balcony susceptible to strong winds. The total area of the balcony occupies only 4.5% of the unit making the box balcony a facade element rather than a practical outdoor living space.







Outdoor Living 18 Spring Garden Ave / Middle unit / 2b + den

Located on the 26th floor, this unit faces East. The uninterrupted views paired with significant outdoor living space for seating, socialization and plant growth allows occupants to engage in outdoor space in apartment housing. The ribbon style balconies of this building use dividers to distinguish units from one another which may pose a problematic feature in times of the pandemic. Likely, the inset nature of the balcony reduces discomfort caused by environmental loads in a cold climate and reduces wind. Overall this balcony is deemed to provide a practical outdoor living space.





BAL CO NY

A VISUAL CATALOG





INTRODUCTION

BALCONIES AND APARTMENT HOUSING

A defining feature of urban apartment housing - now the housing type that represents more than half of new homes built in North america - is the residential balcony. In densely populated urban environments, balconies exist as a necessary threshold space, delineating public and private, indoor and outdoor, look out and refuge. Balconies can improve quality of life by providing much needed outdoor spaces in the city, and many offer a chance to have a privileged view down, and to see the sky. Depending on their orientation and geometry, balconies can be useful outdoor rooms. However, all balconies impact the daylight of units as by protruding from the facade, they shade the units or balconies below. Studies show that even balconies that are inset into the facade impact daylight of the unit, because they serve to make the floorplate even deeper (Peters and Kesik 2020). Climate impacts balcony use, and in Canada, a balcony may only be well used in summer and fall, and even then only in sunny weather and south facing orientations. In newer apartment housing, there tends to be an excessively high window to wall ratio and the same facade design on all orientations of the building. So some balconies will be better used than others.

In 2015, the City of Toronto conducted a study that focused on the implementation of thoughtful design in vertical communities to better accommodate households with children design recommendations through unit guidelines suggest balconies and terraces should be visually located close to the kitchen to allow for parent supervision. Private outdoor balconies should be a minimum of 2.4m deep and 2.7m wide and may be used as a primary location for children to practice independence in a safe and flexible space. Inset balconies are distinguished as the preferred style of balcony as they provide weather protection and reduce the overall bulk and overlook of the building. According to the residential property price index (RPPI 2019), as outlined by Statistics Canada, no adjustments are made to the calculation of RPPI in relation to outdoor living areas (e.g., balcony). Although builders are unable to set a price specific to these spaces, balconies prove to be an element in demand for condo buyers and renters. Jarred Armstrong, a Toronto realtor states that many chose not to even look at condos without balconies within the city (Margulis, 2019).

A 2006 article in the New York Times entitled "Rethinking the Balcony" interviews Troy and L. Camille Thornton as they discuss their use and attraction to balconies in the big city. Often described as an oasis amongst the mayhem of the streets, the balcony is noted as a trophy and privilege to those living in vertical communities. This architectural prized element is now more relevant than ever as a global pandemic restricts access to public spaces. The spread of the pandemic has reorganized home spaces from bedrooms and living areas into workstations, classrooms and meeting spaces, while balconies serve as break spaces (Signorelli, Capolongo, D'alessandro & Fara, 2020). Those with balconies have the advantage of a private outdoor space in which they can engage, participate and observe society at a safe distance (Origoni & Origoni, 2020). A study looking at the impact of housing and the built environment on mental health during the ongoing COVID-19 crisis revealed that those without a usable balcony, limited natural light, acoustic and temperature comfort and absence of plants, displayed moderate-severe and severe depressive symptoms (Amerio et al., 2020). As physical distancing regulations continue to modify daily social interactions, balconies offer a unique opportunity for occupants to enjoy outdoor living spaces and utilize these areas for safe interactions with society.

This Visual Catalogue of balconies captures a range of examples of apartment balconies, photographed in Summer 2020 around downtown Toronto and North York. We have documented and categorized them as: 1) the box balcony; 2) the ribbon balcony and 3) the inset balcony. We have also documented a collection of irregular shaped balconies and personalization of spaces.

DOWNTOWN CORE



- 1. The Grange
- 2. Absolute Lofts
- 3. District Lofts
- 4. Phoebe on Queen
- 5. Space Lofts
- 6. Waterclub
- 7. Radio City
- 8. Waterclub III
- 9. Spire
- 10.76 Shuter St
- 11. Infinity I
- 12. London on the Esplanade
- 13. 60 Richmond
- 14. Vu Condos
- 15. Luna Vista
- 16. Clear Spirit
- 17. Market Wharf II Lofts
- 18. River City Phase I
- 19. The King East
- 20. The Bridge
- 21. Pier 27 Condos
- 22. 12 Degrees
- 23. L Tower
- 24. River City Phase II
- 25. Canary Park

- 26. Fabrik
- 27. Ice Condos
- 28. Picasso
- 29. Tableau
- 30. Pace Condominium
- 31. Backstage on the Esplanade
- 32. Harbour Plaza
- 33. 02 Maisonettes on George
- 34.88 Scott
- 35. Aqualina
- 36. Aquavista
- 37. Axis
- 38. Monde Condos
- 39. River City Phase III
- 40. Sixty Colborne
- 41. Smart House
- 42. TCHC Block 27
- 43. 88 North
- 44. Massey Tower
- 45. Ten York
- 46. Pier 27 Tower
- 47. Stanley Condos
- 48. Dundas Square Gardens
- 49. East United Condos
- 50.The Plant Condo

NORTH YORK



- 51. Forest Laneway
- 52. Empress Plaza
- 53. Royal Pinnacle
- 54. The Majestic
- 55. Peninsula Place
- 56. The Chrysler Tower
- 57. The Waldorf
- 58. 21 Hillcrest Ave
- 59. DIA
- 60. Claridges
- 61. Arc Condos
- 62. Discovery I & II
- 63. Savvy
- 64. Ultra at Herons Hill
- 65. Emerald City I
- 66. Hullmark Centre
- 67. Tango 2
- 68. Yorkland at Herons Hill
- 69. NY2

- 70. Gibson Square
- 71. Minto 88
- 72. Legacy Park
- 73. Balliol Park
- 74. Colours of Emerald City
- 75. Lotus Condos
- 76. Soul Condos
- 77. Opus & Omega
- 78. Parkside Square
- 79. Pivot
- 80. The Rocket Condos

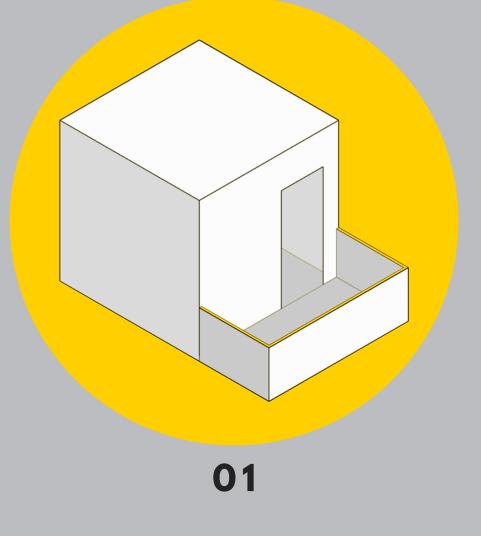
DOWNTOWN CORE					Balcor				
Name	Year	Architect	Address	Вох	Row	Inset	Irregular shape	Stacked	Staggered
The Grange	1979	Stephen Bernatt	20 St. Patrick Street						
Absolute Lofts	2001	Northgrave Architect Inc.	77 Lombard Street						
District Lofts	2001	Peter Clewes architectsAlliance	388 Richmond Street West						
Phoebe on Queen	2003	Burka Architects Inc.	18 Beverley Street						
Space Lofts	2004	Rafael + Bigauskas Architects	255 Richmond Street East						
Waterclub	2004	Kirkor Architects & Planners	8 York Street						
Radio City	2005	Peter Clewes architectsAlliance	281 Mutual Street						
Waterclub III	2005	Kirkor Architects & Planners	218 Queens Quay West						
Spire	2007	architectsAlliance	33 Lombard Street						
76 Shuter St	2007	Northgrave Architect Inc.	76 Shuter Street						
Infinity I	2007	Richmond Architects	30 Grand Trunk Crescent						
London on the Esplanade	2009	Burka Architects Inc.	1 Scott Street						
60 Richmond	2010	Teeple Architects	60 Richmond Street East						
Vu Condos	2010	Hariri Pontarini Architects, Young + Wright / IBI Group Architects	112- 116 George Street						
Luna Vista	2010	KPMB Architects	25 Capreol Court						
Clear Spirit	2011	architectsAlliance	70 Distillery Lane						
Market Wharf II Lofts	2013	Peter Clewes architectsAlliance	1 Market Street						
River City Phase I	2013	Saucier + Perrotte Architects	51 Trolley Crescent						
The King East	2013	Core Architects	318 King Street East						
The Bridge	2013	Kirkor Architects & Planners	38 Joe Shuster Way						
Pier 27 Condos	2014	architectsAlliance	25 Queens Quay East						
12 Degrees	2015	Core Architects	15 Beverley Street						
L Tower	2015	Daniel Libeskind	8 The Esplanade						

DOWNTOWN CORE					Balcon				
Name	Year	Architect	Address	Вох	Row	Inset	Irregular shape	Stacked	Staggard
River City Phase II	2015	Saucier + Perrotte Architects	32 Trolley Crescent						
Canary Park	2016	Page + Steele IBI Group Architects	120 Bayview Ave						
Fabrik	2016	Giannone Petricone Associates, Giovanni A. Tassone Architects	431 Richmond Street West						
Ice Condos	2016	architectsAlliance	12 York Street						
Picasso	2016	Teeple Architects	318 Richmond Street West						
Tableau	2016	Wallman Architects	125 Peter Street						
Pace Condominium	2016	Diamond Schmitt Architects	159 Dundas Street East						
Backstage on the Esplanade	2017	Page + Steele IBI Group Architects	1 The Esplanade						
Harbour Plaza	2017	architectsAlliance	88-100 Harbour Street						
O2 Maisonettes on George	2017	Page + Steele IBI Group Architects	102 Shuter Street						
88 Scott	2018	Page + Steele IBI Group Architects	88 Scott Street						
Aqualina	2018	Arquitectonica and Kirkor Architects	15 Merchants' Wharf						
Aquavista	2018	Arquitectonica and Kirkor Architects	1 Edgewater Drive						
Axis	2018	Page + Steele IBI Group Architects	85 Wood Street						
Monde Condos	2018	Moshe Safdie Architects and Quadrangle Architects Ltd.	16 Bonnycastle Street						
River City Phase III	2018	Saucier + Perrotte Architects	170 Bayview Avenue						
Sixty Colborne	2018	architectsAlliance	60 Colborne Street						
Smart House	2018	architectsAlliance	215 Queen Street West						
TCHC Block 27	2018	RAW Design	110 River Street						
88 North	2019	IBI Group, Page + Steele / IBI Group Architects, Gensler	88 Queen Street East						
Massey Tower	2019	Hariri Pontarini Architects	197 Yonge Street						
Ten York	2019	Wallman Architects	20 York Street						
Pier 27 Tower	2020	architectsAlliance	25 Queens Quay East						
Stanley Condos	2020	Core Architects	70 Carlton Street						

DOWNTOWN CORE					Balcon				
Name	Year	Architect	Address	Вох	Row	Inset	Irregular shape	Stacked	Staggard
Dundas Square Gardens	2020	Page + Steele IBI Group Architects	200 Dundas Street East						
East United Condos	2020	Giannone Petricone Associates, Giovanni A. Tassone Architects	95 Berkeley Street						
The Plant Condo	2020	SMV Architects	41 Dovercourt Road						

NORTH YORK					Balcon	у Туре			
Name	Year	Architect	Address	Вох	Row	Inset	Irregular shape	Stacked	Staggard
Forest Laneway	1975	Peter Caspari, Page + Steele Inc.	2, 4, 6 Forest Laneway						
Empress Plaza	1995	Rafael & Bigauskas Architects	35 Empress Avenue						
Royal Pinnacle	2000	Page + Steele IBI Group Architects	33 Empress Avenue						
The Majestic	2000	E.I. Richmond Architects Ltd.	28 Empress Avenue						
Peninsula Place	2001	Burka Varacalli Architects Inc.	233 Beecroft Road						
The Chrysler Tower	2002	Kirkor Architects & Planners	1 Rean Drive						
The Waldorf	2003	Kirkor Architects & Planners	8 Rean Drive						
21 Hillcrest Ave	2004	Graziani + Corazza Architects	21 Hillcrest Avenue						
DIA	2007	Core Architects	19 Churchill Avenue						
Claridges	2007	Arsenault Architect Inc.	12 Rean Drive						
Arc Condos	2009	Kirkor Architects & Planners	2885 Bayview Avenue						
Discovery I & II	2012	Quadrangle Architects	15-33 Singer Court						
Savvy	2012	Rafael Bigauskas Architects	17 Anndale Drive						
Ultra at Herons Hill	2013	Graziani + Corazza Architects Inc	2015 Sheppard Avenue East						
Emerald City I	2014	WZMH Architects	70 Forest Manor Road						
Hullmark Centre	2014	Kirkor Architects & Planners	2 Annadale Drive						
Tango 2	2014	Page + Steele IBI Group Architects	72 Esther Shiner Boulevard						
Yorkland at Herons Hill	2014	The Monarch Group	265 Yorkland Road						
NY2	2014	Core Architects	22 Rean Drive						
Gibson Square	2015	Rafael Bigauskas Architects	5168 Yonge Street						
Minto 88	2015	Rafael Bigauskas Architects	88 Sheppard Avenue East						
Legacy Park	2016	Graziani + Corazza Architects	275 Yorkland Road						

NORTH YORK				Balcony Type						
Name	Year	Architect	Address	Box	Row	Inset	Irregular shape	Stacked	Staggard	
Balliol Park	2016	Diamond Schmitt Architects	99 Davisville Avenue							
Colours of Emerald City	2018	WZMH Architects	125 George Henry Boulevard							
Lotus Condos	2018	Kirkor Architects & Planners	7 Kenaston Gardens							
Soul Condos	2018	Core Architects	150 Fairview Mall Drive							
Opus & Omega	2019	IBI Group, Page + Steele / IBI Group Architects	115 McMahon Drive							
Parkside Square	2020	Turner Fleischer Architects, Graziani + Corazza Architects	55 Smooth Rose Court							
Pivot	2020	Quadrangle	35 Greenfield Avenue							
The Rocket Condos	2020	SMV Architects	545 Wilson Avenue							



BOX BALCONY

A well designed and oriented balcony that is large enough to be an outdoor room is an important amenity for resident quality of life. A typical example of this is what we have called a 'box balcony' and this type is approximately square, about 2.0m x 2.0m or even 2.0 x 3.0. These balconies protrude from the building and are often stacked on the facade, resulting in shading of the unit below. The quality and usefulness of this design is highly dependent on the orientation and placement of the balcony. The position of the balcony on the facade and the materials used in the construction of the balcony walls and balustrade impacts privacy, shading, thermal comfort, and views. Buildings in close proximity to other balconies impacts horizontal views and privacy, as does the placement of balconies in relation to adjacent buildings as they may be overlooked by other balconies or windows.



COMPONENTS OF

THE BALCONY

BOX

- Square protruding space typically 2m by 2m
- Square/rectangular proportions
- Stacked design
- Shading below
- Alignment with the unit





1979

THE GRANGEStephen Bernatt



EMPRESS PLAZA

21 HILLCREST AVE

Graziani + Corazza Architects

Rafael & Bigauskas Architects

1995



2001



PENINSULA PLACE

Burka Varacalli Architects Inc



2003

PHOEBE ON QUEEN
Burka Architects Inc



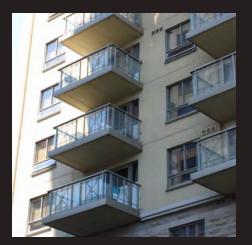
2004



2005



RADIO CITY CONDOS Peter Clewes, architectsAlliance



2007

CLARIDGESArsenault Architect Inc.



2007

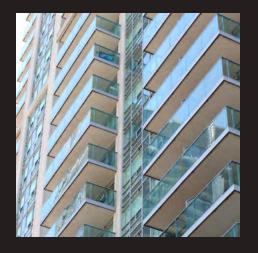




2010

VÜ CONDOSHariri Pontarini, Young +

Wright / IBI Group Architect



2012

SAVVY CONDOS

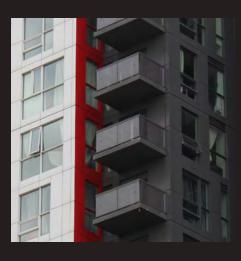
Rafael & Bigauskas Architects



2013

RIVER CITY PHASE I

Saucier + Perrotte Architects



2016

PICASSO

Teeple Architects



2017

ALTO & PARKSIDE AT ATRIA

Turner Fleischer Architects,



2017

O2 MAISONETTES ON GEORGE-GARDENS

Page + Steele IBI Group Architects



2018

TCHC BLOCK 27

RAW Design



2020

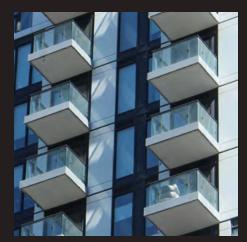
PIVOTQuadrangle



2020

PARKSIDE SQUARE

Turner Fleischer Architects, Graziani + Corazza Architects



2020

DUNDAS SQUARE GARDENS

Page + Steele IBI Group Architects



1.1

STAGGERED BALCONIES

Depending on how the "Box balcony" is positioned on the facade there is a significant impact on daylight and shading. When the balconies are offset or staggered from one another vertically, the balcony no longer shades the balcony below. Depending on the placement and orientation of the facade, this balcony type is less negatively impacted by overshading, and it is possible to maintain appropriate levels of daylight in the unit.



BALCONY

- Position dependent
- Balcony does not shade below
- Less negatively impacted by overshading



2013

THE KING EAST Core Architects



2014

PIER 27 CONDOS architects Alliance



2016

CANARY PARKPage + Steele IBI Group
Architects

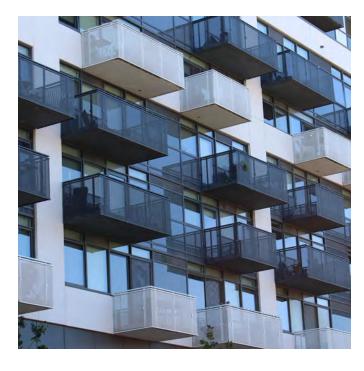


2019

88 NORTH architectsAlliance

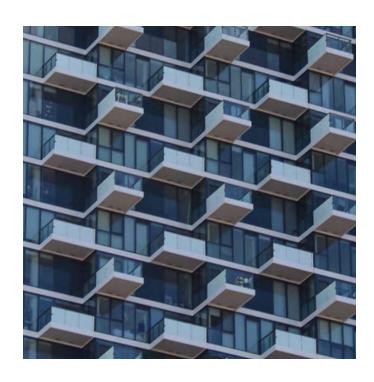


2008 DIA Core Architects



2016

BALLIOL PARK
Diamond Schmitt
Architects



2018

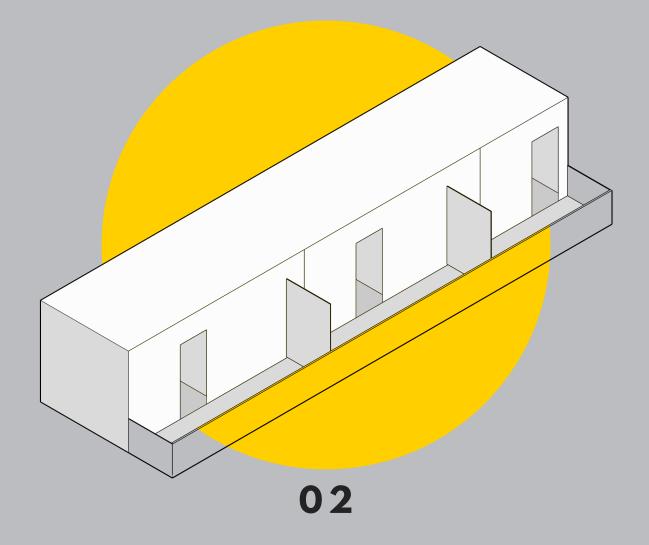
Monde Condos Moshe Safdie Architects and Quadrangle Architects Ltd.



2020 Th

THE ROCKET CONDOS

SMV Architects



RIBBON/ROW BALCONIES

Rectangular "row" or "ribbon" style balconies are typically 1.0-1.5m deep spaces that run continuously and horizontally on the building's exterior along the length of the building facades. These balconies appear shared with all units on the floor, but are typically separated with frosted glass screens between units for increased privacy and security for residents. These "ribbons" are horizontal features aligned vertically the entire height of the building. These balconies are not large enough to use as outdoor rooms, and function as large windows that can be opened to step outside and provide access to fresh air. As most units are not dual aspect, this large window on one side would not provide effective natural ventilation. This balcony type acts as a shading device for the balconies below. The small size of the space makes the balcony a good place for a short visit, a look out, and sometimes a space of personalization with flags or signs. However, the narrow geometry of these balconies fails to provide a meaningful outdoor living space, and the physical and acoustic closeness to other units can create a lack of privacy and comfort.



COMPONENTS OF

THE BALCONY

RIBBON

- Typically 1.0-1.5m deep
- Run continuously & horizontally along building facade
- Partitions between units
- Typically for lookout





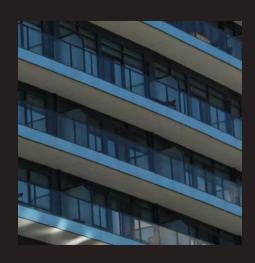
2005

WATERCLUB III CONDOS Kirkor Architects



2007

SPIRE architectsAlliance



2009

ARC CONDOS

Kirkor Architects



2010

LUNA VISTA KPMB Architects



2012

DISCOVER I & IIQuadrangle Architects



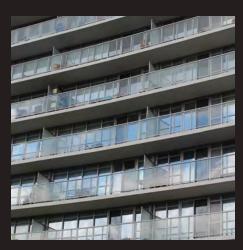
2013

ULTRA AT HERONS HILL Graziani + Corazza Architects



2013

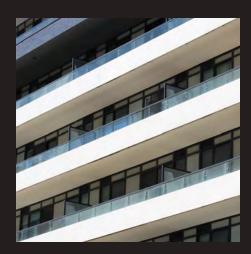
THE BRIDGEKirkor Architects & Planners



2014

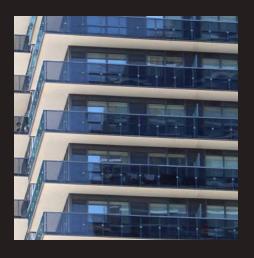
TANGO 2

Page + Steele IBI Group
Architects



2014

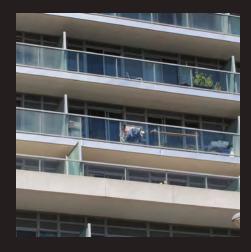
NY2
Core Architects



2014 **HULLMARK CENTRE** Kirkor Architects



EMERALD CITY I 2014 WZMH Architects



2016

LEGACY PARK



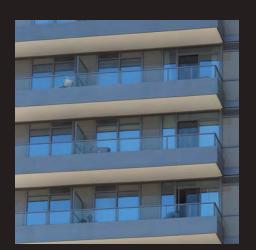
TABLEAU CONDOS 2016 Wallman Architects



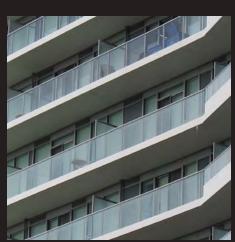
PACE CONDOS 2016 Diamond Schmitt Architects



SOUL CONDOS Core Architects



COLOURS OF 2018



OPUS & OMEGA 2019



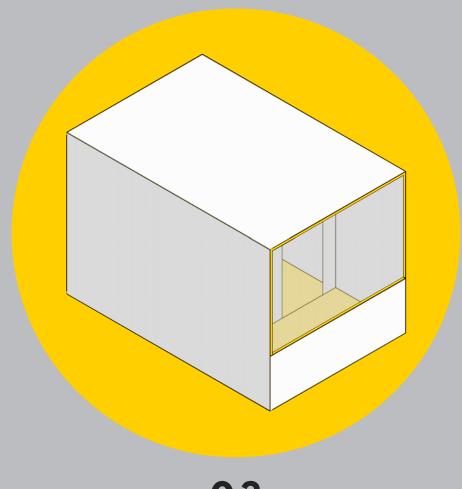
2020

2018

EAST UNITED CONDOS Giannone Petricone Associates, Giovanni A. Tassone Architects

EMERLAND CITY WZMH Architects

IBI Group, Page + Steele



03

INSET BALCONIES

The inset balcony or 'loggia' balcony does not protrude from the building facade, and places the balcony within the apartment unit. These balconies are typically 3m wide and 2.5 to 3.0m deep spaces that can be used year round. This design protects the residents from overheating and weather such as snow, rain and wind. Since this balcony design does not protrude from the building, residents may feel a sense of comfort depending on the thermal qualities, floor and wall materials and if there is a big step out to the balcony, as the balcony can feel like an extension of indoor living space. However, the view from such balconies is limited and the balcony adds to the depth of the floor plan therefore limiting daylight in the unit. This inset balcony serves as a threshold space, similar to an outdoor room, rather than a traditional cantilevered balcony.



COMPONENTS OF

THE INSET

BALCONY

- Also known as 'loggia'
- Weather protection
- Limited views
- Extension of indoor living space





1975

FOREST LANEWAY

Rosario Peter Caspari, Page + Steele Inc.



2000

THE MAJESTIC

E.I. Richmond Architects Ltd



2001

DISTRICT LOFTS

Peter Clewes



2002

THE CHRYSLER

Kirkor Architects & Planners



2003

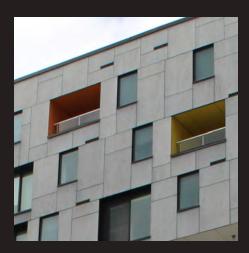
THE WALDORF

Kirkor Architects and Planners



2009

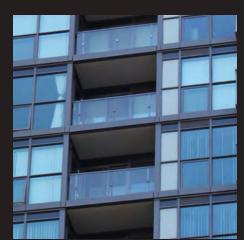
LONDON ON ESPLANADE Burka Architects



2010

60 RICHMOND

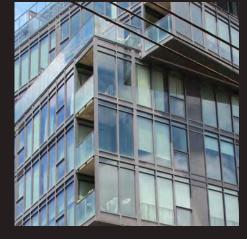
Teeple Architects



2015

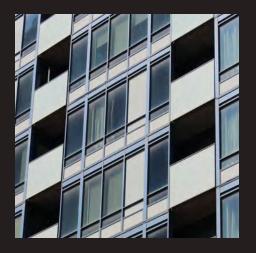
Rafael Bigauskas Architects

GIBSON SQUARE 201



2015

12 DEGREESCore Architects



2015

L TOWER

Daniel Libeskind



2015

MINTO 88

Rafael Bigauskas Architects Inc.



2015

RIVER CITY PHASE II

Saucier + Perrotte Architects



2016

FABRIK

Giannone Petricone Associates, Giovanni A. Tassone Architects



2017

BACKSTAGE ON ESPLANADE Page + Steele IBI Group Architects



2017

YORKLAND AT HERONS HILL

The Monarch Group



2018

88 SCOTT

Page + Steele IBI Group Architects



2018

LOTUS CONDOS

Kirkor Architect + Planners



2019

TEN YORKWallman Architects



Irregular shaped balconies are typically balconies where the main consideration is the facade design of the building, not the inhabitant experience. In some instances, designers wish to continue the outline of the facade or use balconies as a design accent on the exterior of the building. In other cases, some projects emphasize the experience and use of balconies as the centrepiece of the project and the irregular shape is actually meant to draw attention to the usefulness of the balcony. Irregularly shaped balconies can be stacked or staggered on the building's facade, and inset or cantilevered. The qualities of these balconies in particular the orientation and size of the spaces determine access to daylight and weather protection for these spaces.

COMPONENTS OF

IRREGULAR GEOMETRY

BALCONY

- Significant to the facade design
- Continuation of the contour of the building
- May be stacked or staggered





2000

ROYAL PINNACLE

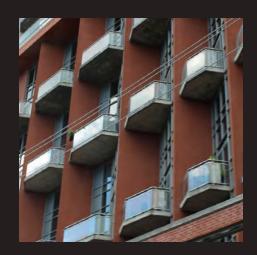
Page + Steele



2001

ABSOLUTE LOFTS

Northgrave Architect Inc.



2004

SPACE LOFTS

Raphael + Bigauskas Architects



2004

WATERCLUB

Kirkor Architects and



2007

INFINITY I

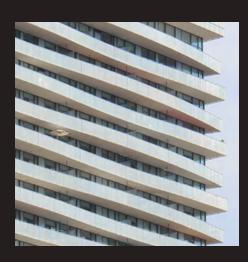
Richmond Architects



2013

CLEAR SPIRIT

Hariri Pontarini Architects



2013

MARKET WHARF II

Peter Clewes

Peter Clewes, architectsAlliance



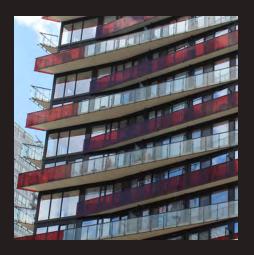
2016

ICE CONDOS architectsAlliance



2017

HARBOUR PLAZA architectsAlliance



2018

SMART HOUSE architectsAlliance



2018

SIXTY COLBORNE architectsAlliance



2018

AXISPage + Steele IBI Group Architects



2018

AQUAVISTAArquitectonica and Kirkor Architects



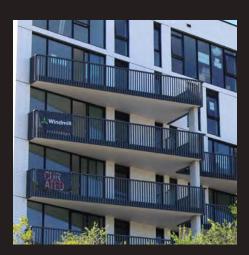
2018

AQUALINA AT BAYSIDEArquitectonica and Kirkor
Architects



2019

MASSEY TOWER
Hariri Pontarini Architects



2020

THE PLANT CONDOSMV Architects



2020

STANLEY CONDOSCore Architects



2020

PIER 27 TOWER architectsAlliance