

BUILDING FORM

PROPOSED DEVELOPMENT

Building Form Overview

The tower expression changes to acknowledge the southern and western sun with slab extensions which also provide large balconies. Townhouses along Broughton Street provide family ground oriented units which are rare in the West End.

The tower is, furthermore, sculpted to allow increased afternoon sunlight into the neighbouring Broughton Mini-Park.

The bulk of the mass sits back in the property close to the lane. This allows the pedestrian pathways along Comox and Broughton Streets to maintain the West End character and retains a large green space on the front (southern) yard.

The proposed residential parking entrance is from the lane, mitigating the traffic noise and congestion on the main streets.

Additional improvements to the Comox and Broughton streetscapes include elimination of a vacated and unusable church structure (now demolished) and the development of a new landscaped perimeter with street trees and planting.



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1401 COMOX



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