

Building Form Overview

The building massing is articulated into four distinct expressions, two context sensitive street-scaled podiums ground the tower and are scaled to the neighbouring buildings. The tower expression changes to acknowledge the southern and western sun with slab extensions which also provide large balconies. Townhouses along Comox Street transition to neighbouring properties and provide family ground oriented units which are rare in the West End.

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 structure and the development of a new landscaped perimeter with street trees and planting.



3.7 BUILDING FORM

1401 COMOX

3.0 PROPOSED DEVELOPMENT





Streetscape Overview

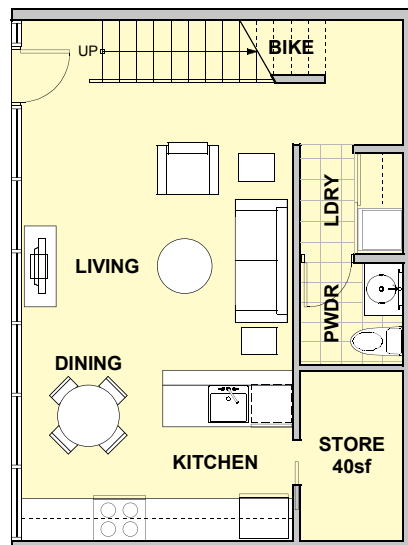
The design of the streetscape was inspired by the heritage brick building at 1091 Broughton St on the south-west corner of the Comox & Broughton intersection. The base of the tower is fragmented to acknowledge its three adjoining neighbours. The Lane/Broughton facade responds to the 3 storey scale of Gordon Neighbourhood House. The 6 western townhouses mirror the adjacent housing scale and provide a transition space between the new tower and the 1970s rental tower to the north-west.

A mini park, community gardens and a children's play area animate Comox Street and acknowledge the corner nature of the site.

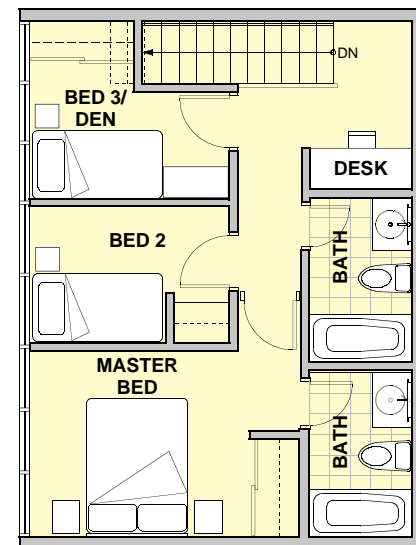




Tower Townhouses



Level 1



Level 2