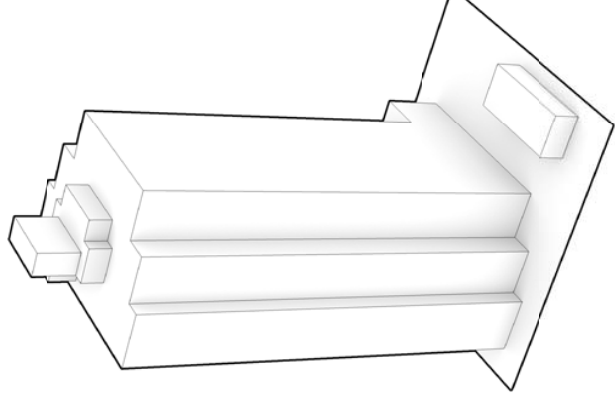


3.1 Building Form

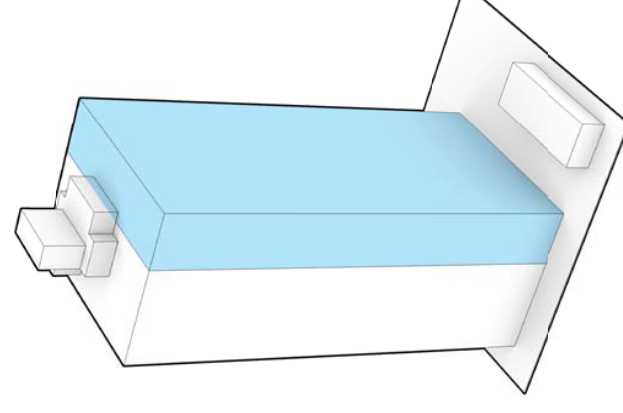
Design Rationale

The design of this residential tower mediates the issues of shadowing and private view impact while providing optimal livability for its inhabitants and neighbours.

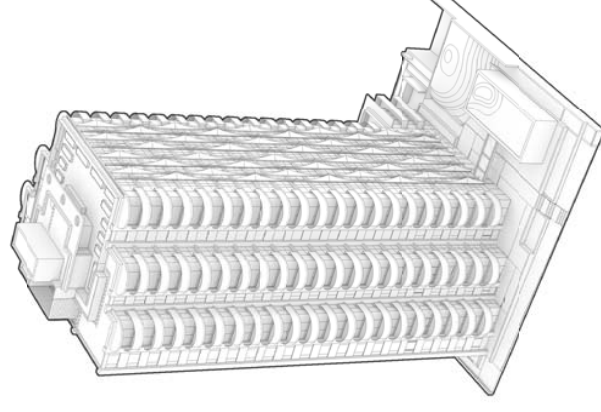
The building form is shaped in response to contextual, programmatic and environmental forces. The following diagrams illustrate the issues and the subsequent formal responses in the design.



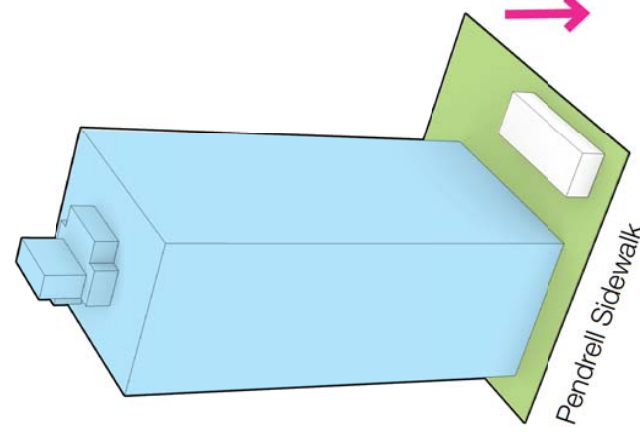
2. Simplified massing of Rezoning Application.



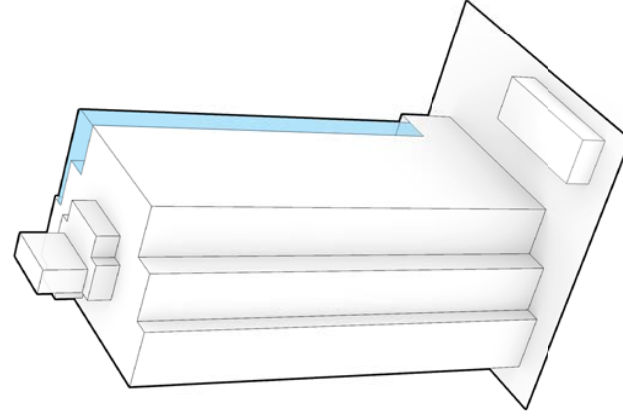
5. Split mass into two blocks similar in size to West End towers from the 1950-70's.



1. Dec 19th 2014 Rezoning Application.

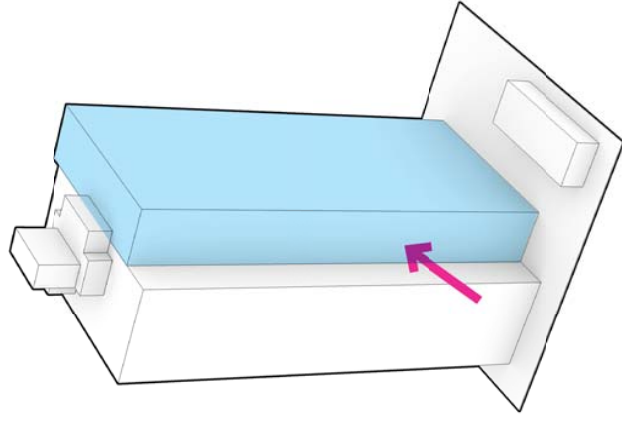


4. Redistribution of added density to maintain slender tower. Ground floor lowered to minimise transition from sidewalk.

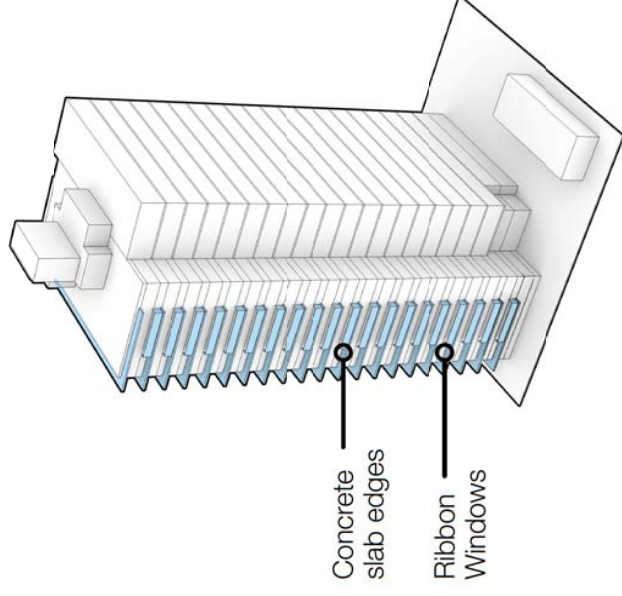


3. Added density for more family units.

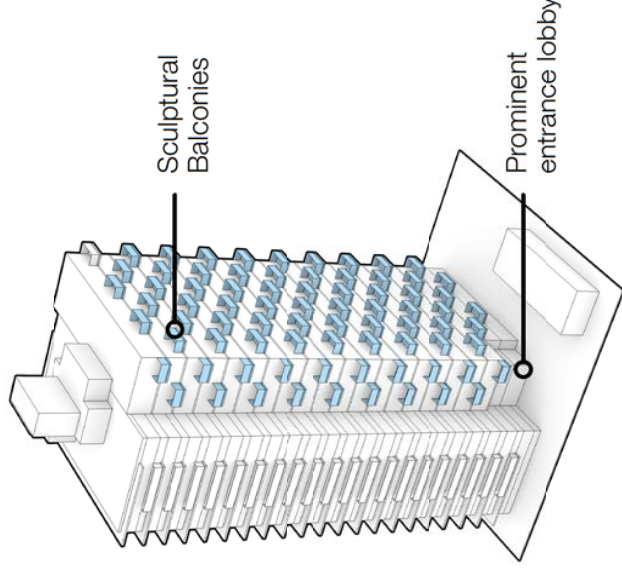
3.1 Building Form



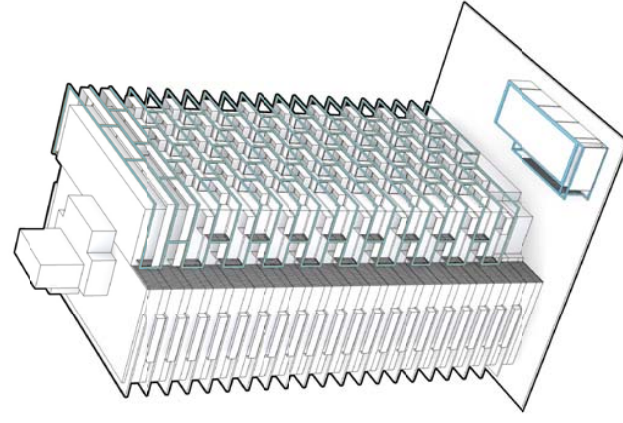
6. Shift west block south to minimize private view impact of neighbours.



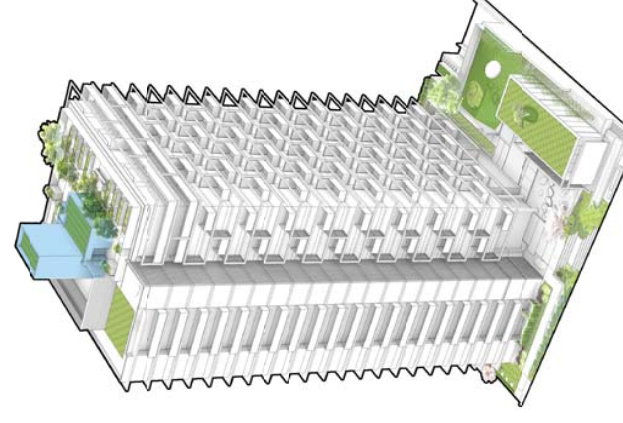
7. Animate east block with West End architectural elements.



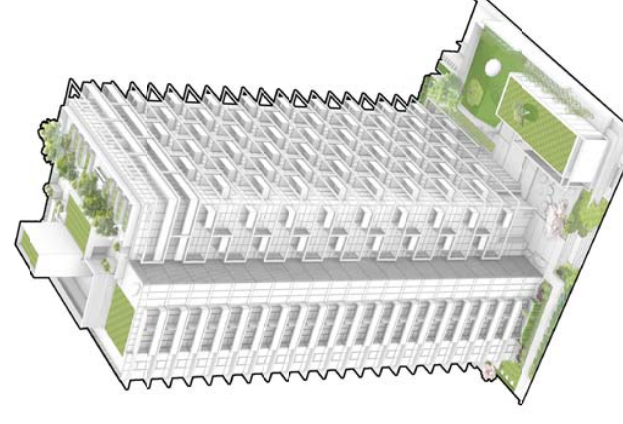
8. Animate west block with West End architectural elements.



9. Add unifying steel frame and wood screens to provide solar shading and privacy.

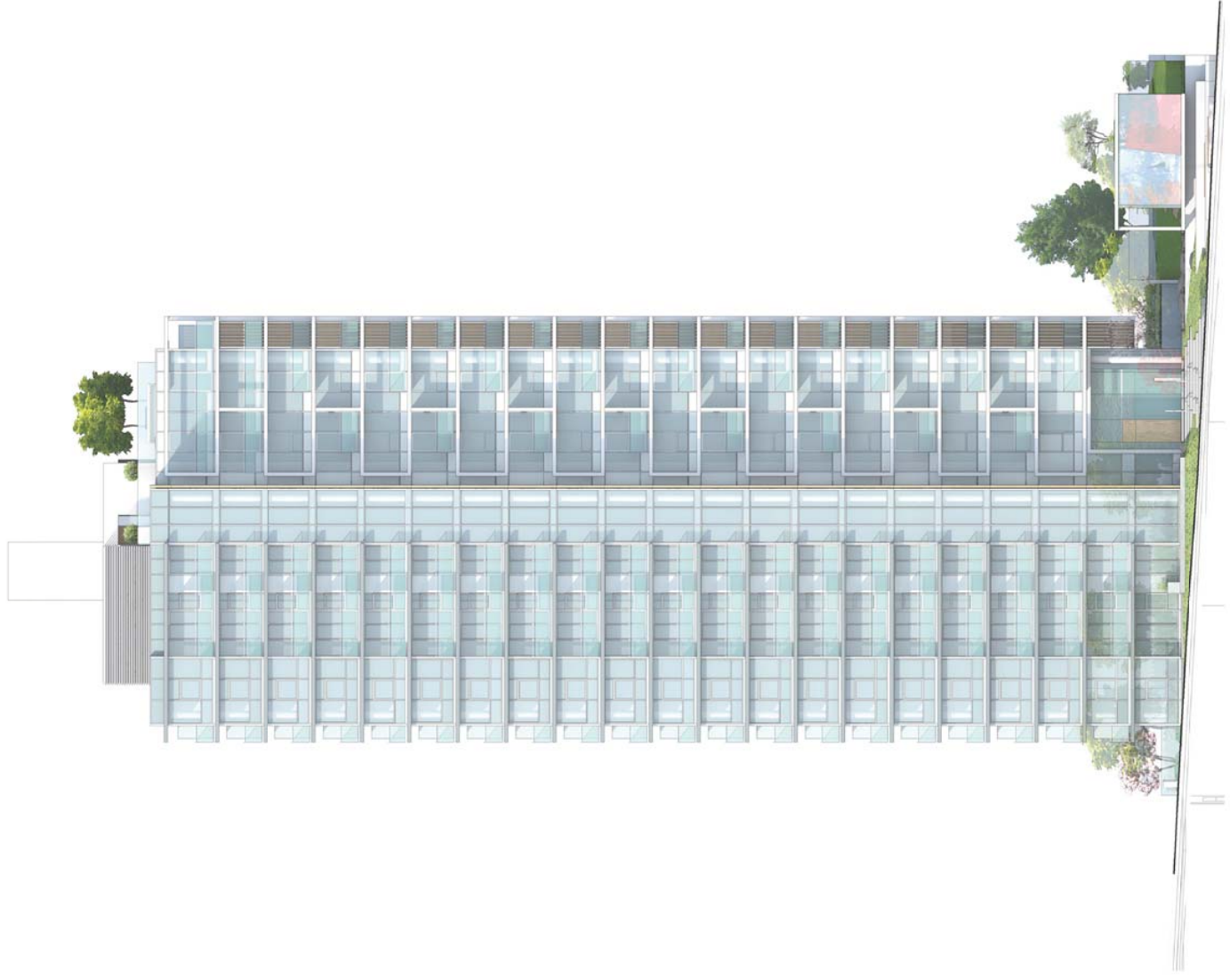


10. Reduce rooftop elements and increase opportunity for Urban Agriculture. Provide landscaped public realm interface along Pendrell Street and Lane.

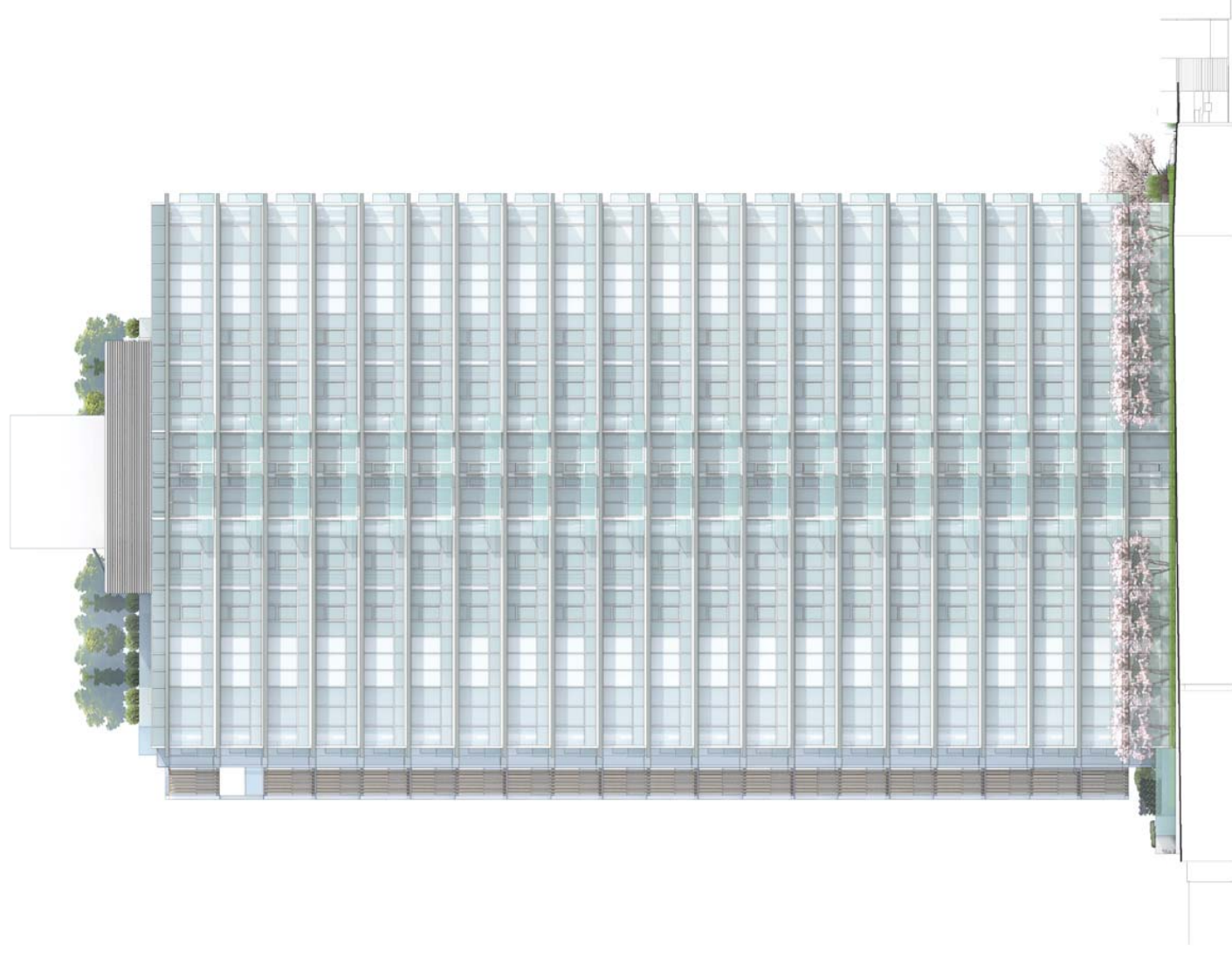


11. Proposed DP Application

3.1 Building Form

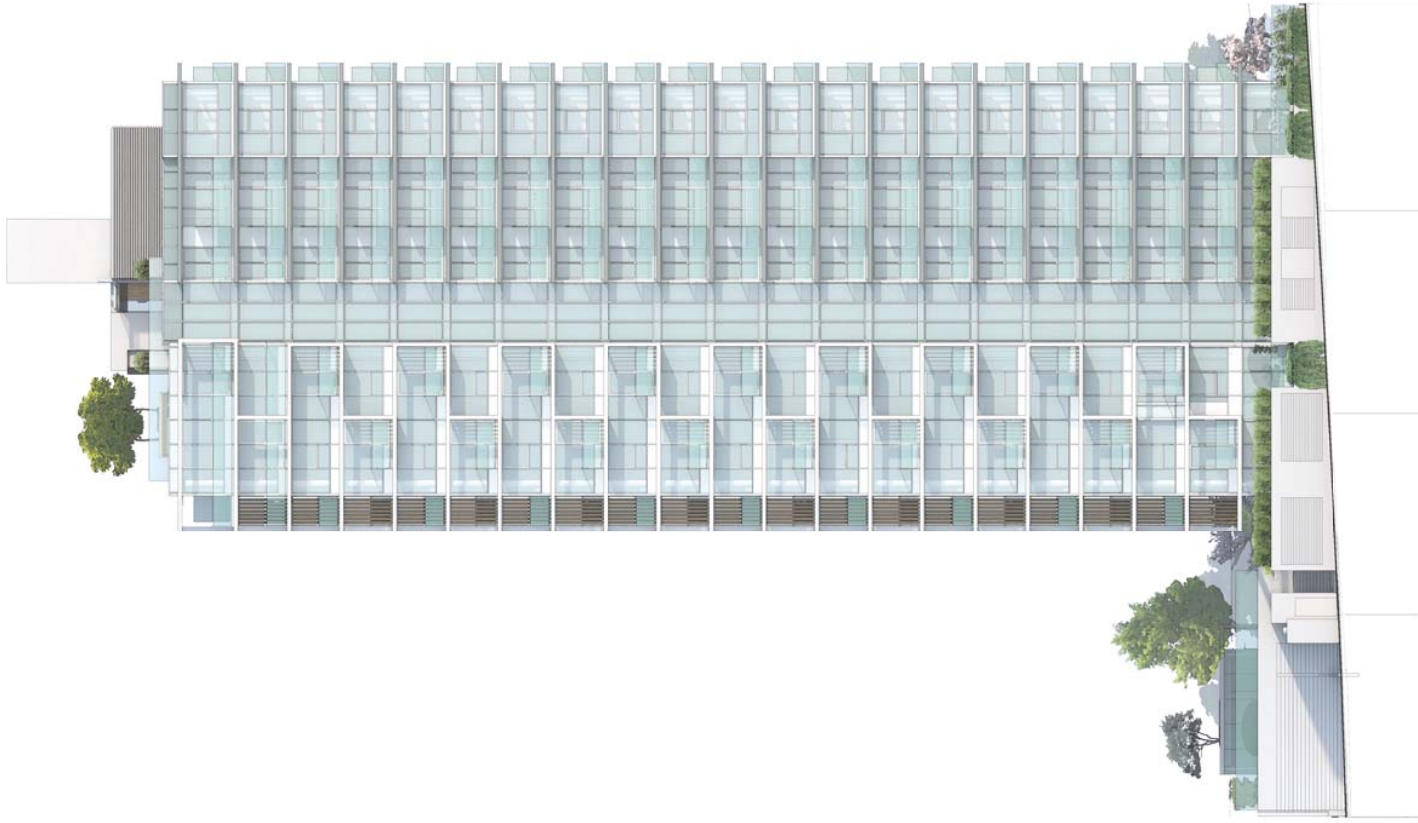


North Elevation



East Elevation

3.1 Building Form

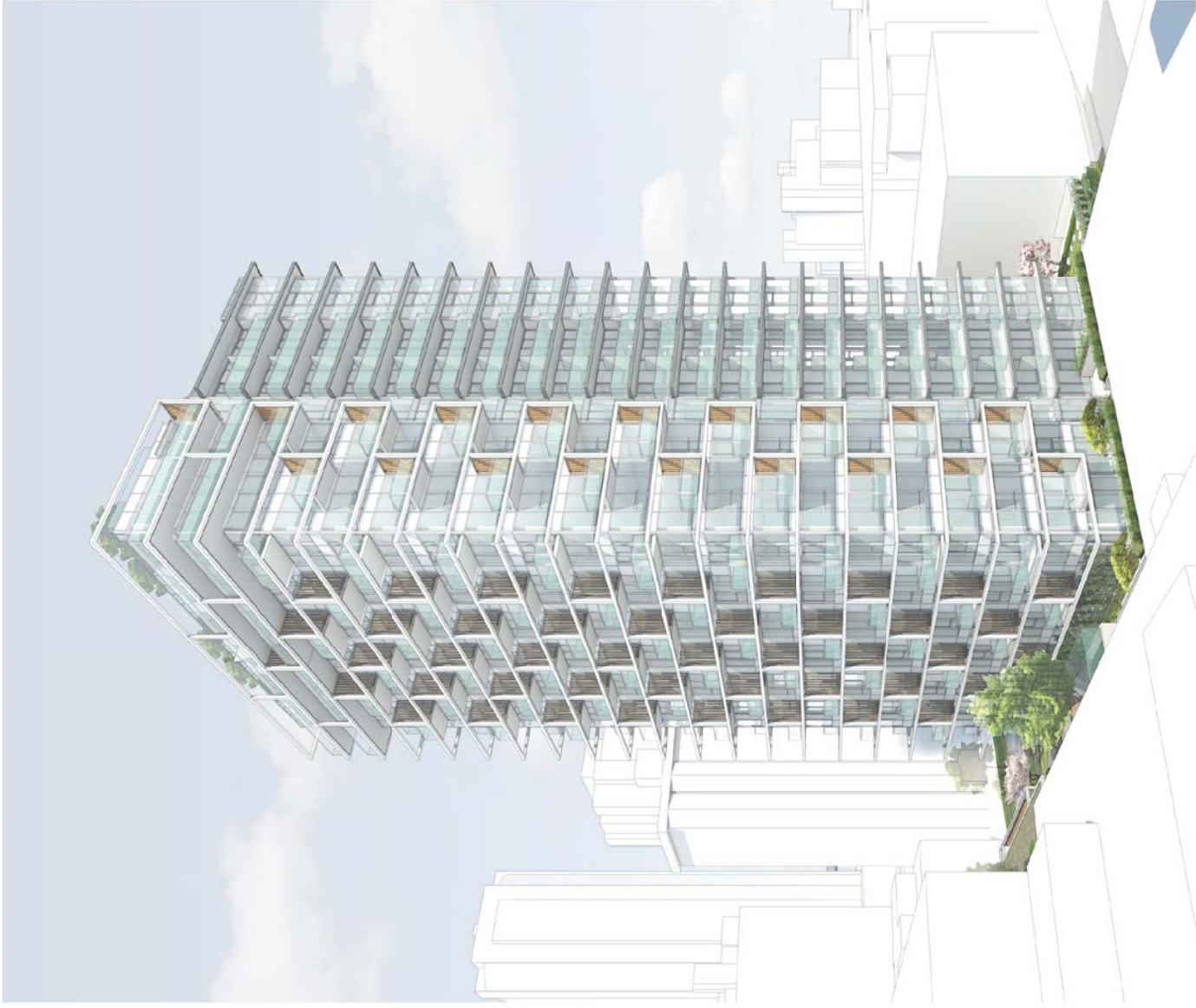


South Elevation

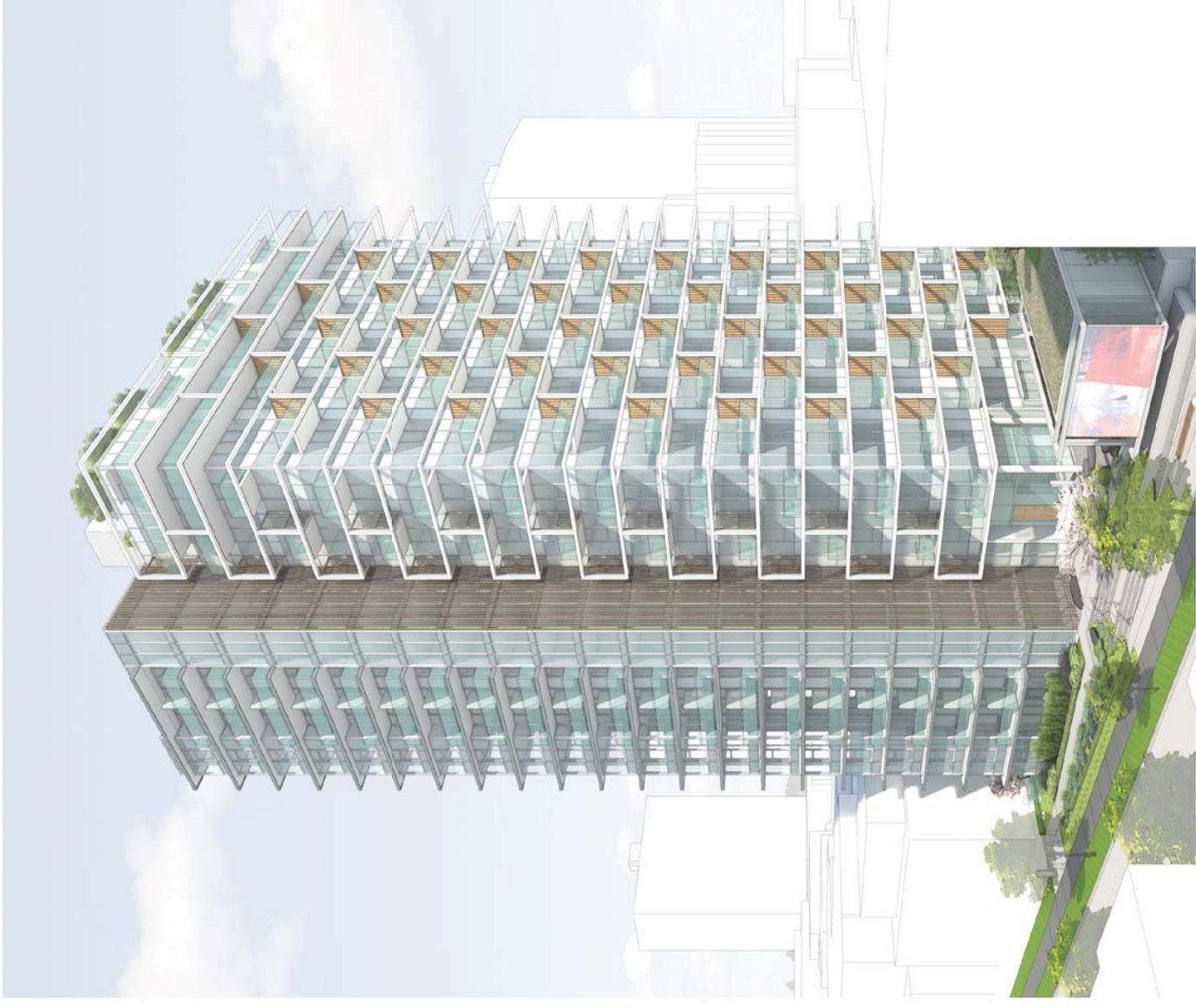


West Elevation

3.1 Building Form

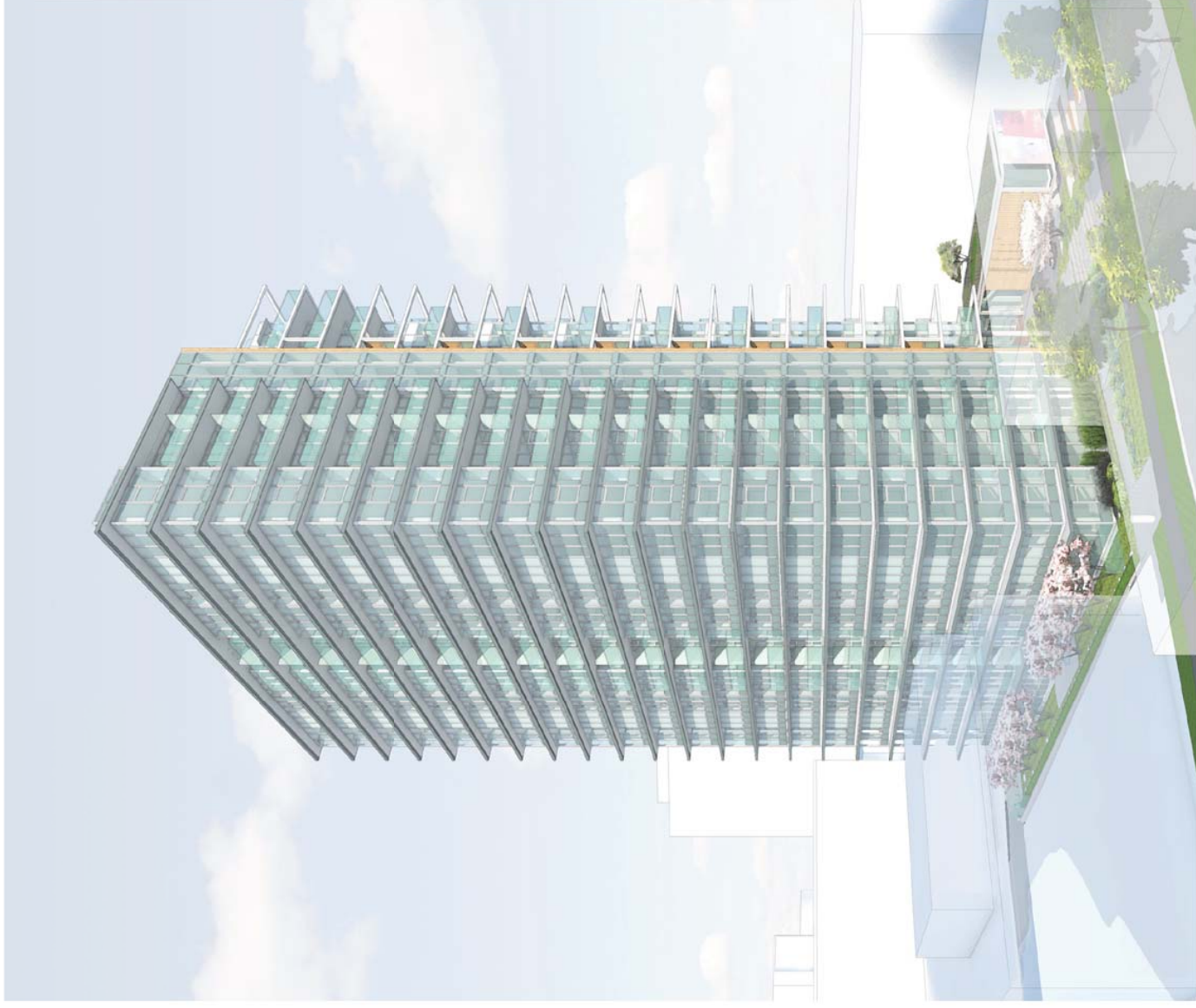


SW Perspective

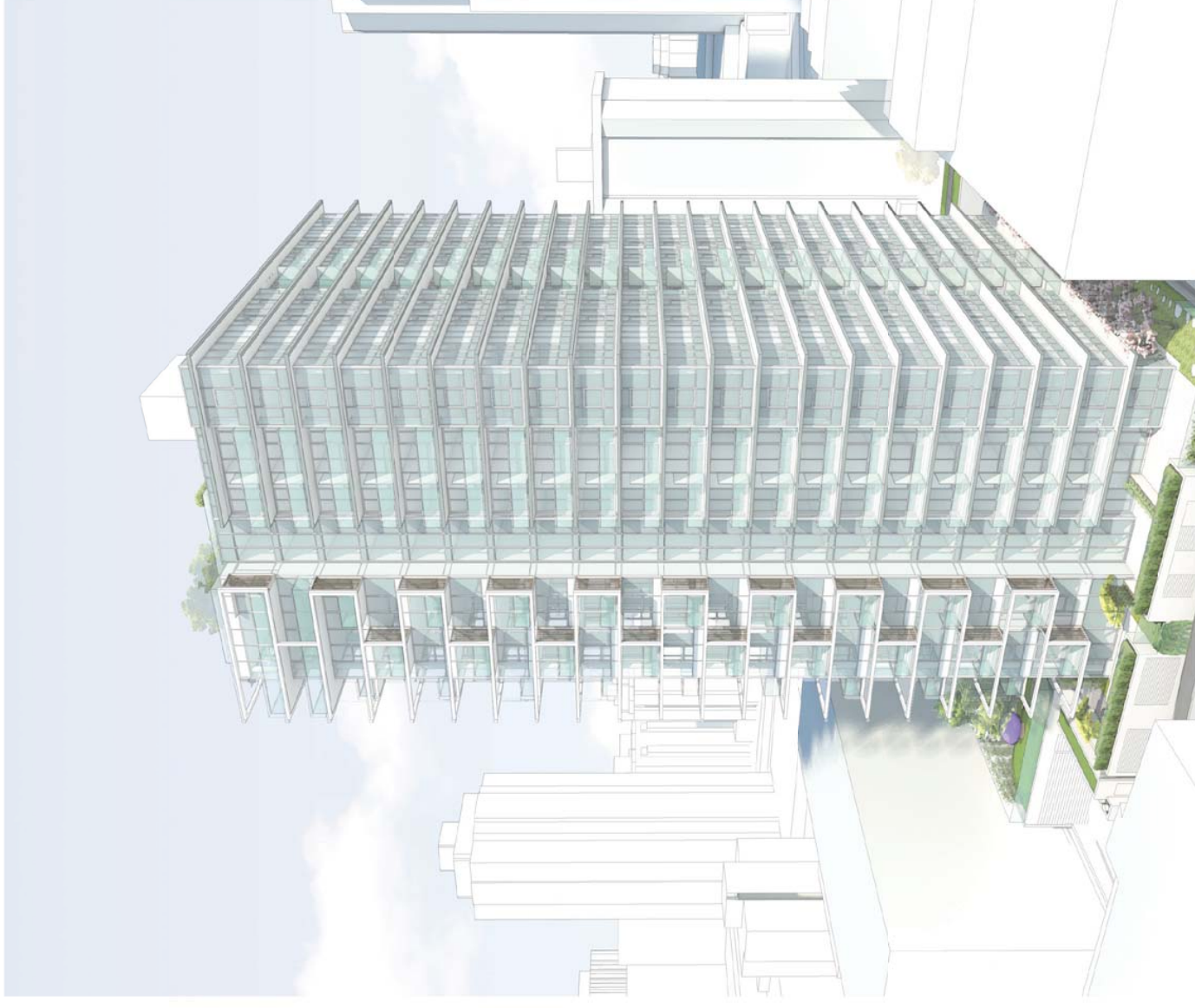


NW Perspective

3.1 Building Form



NE Perspective



SE Perspective

3.2 West End Character

Respectful of the Special Character of the West End

The West End is a high density, residential community with a variety of architectural styles.

Particular attention has been made to incorporate common West End architectural elements such as concrete construction, ribbon windows, sculptural balconies, and landscaped setbacks and gardens to create a contemporary building that is contextualized, yet advances the quality of built architecture in the West End.



3.2 West End Character



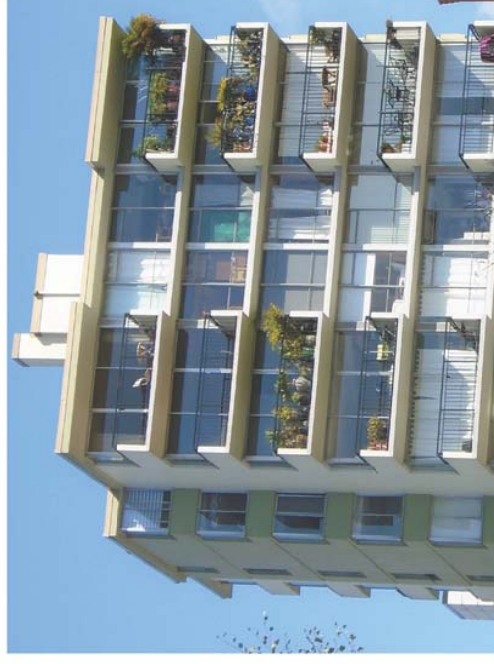
Sculptural Balconies



Proposed Application



West End Precedents



Prominent Entrance Lobbies



Proposed Application

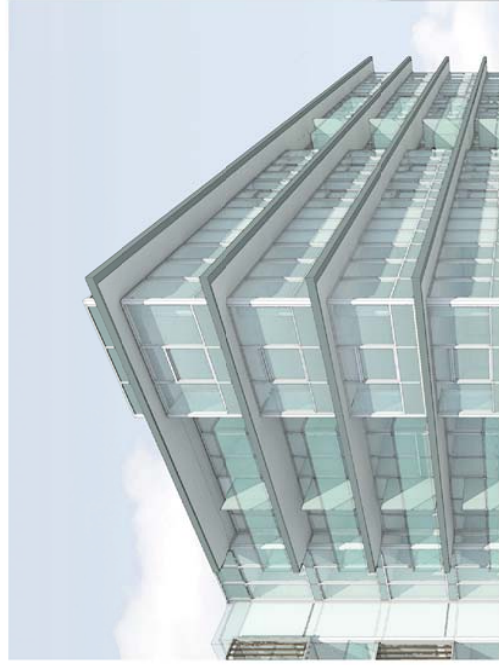


West End Precedents



3.2 West End Character

Concrete Slab Edges



Proposed Application



West End Precedents



Landscaped Setbacks



Proposed Application



West End Precedents



3.2 West End Character



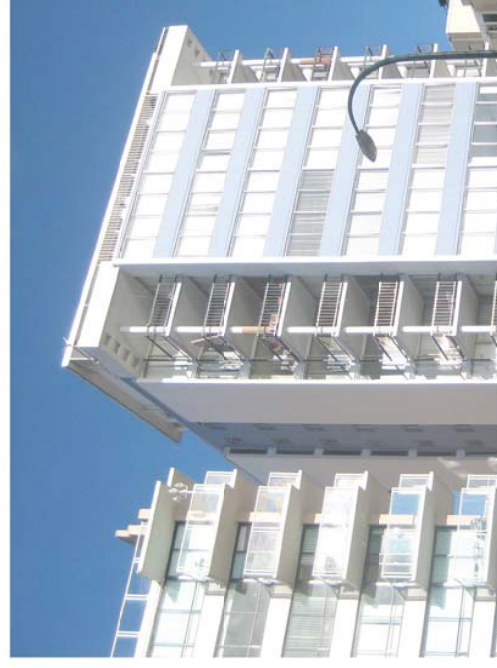
Ribbon Windows



Proposed Application



West End Precedents



Gardens



Proposed Application



West End Precedents

