PUBLIC REALM

Mural at Clark Drive.

This is a complex project addressing the public realm, the neighbors, healthcare clients and the residents of the affordable housing.

The nature of the program elements calls for a careful approach in separating the various pedestrian flows.

In addition, the site is bridging between Industrial and Residential zoning.

There are many opportunities to encourage a more active, animated street-level experience, including:

ARCHITECTURAL CHARACTER

Form.

The inclined roof line and building footprint are derived from the solar and shadow analysis. The reference above shows an affordable housing project in Switzerland, which has passing similarities with our project. The irregularity of the window placement does not compete with the strong urban form. The windows include French balconies.

Materialization.

Due to climate consideration, we are proposing a panelized metal rain screen system on the building mass not accessible from the street level.

Detail.

To add some play of light and color accommodation we are providing balconies and Juliette balconies, inclusive of subtle color accentuation and geometric articulation in the facade.

Landscape Path at East 1st Avenue.

• Art installation in front of the Social Enterprise, highly visible from the approach from Terminal Avenue.

• Landscaped path along the beautiful existing trees at East 1st Avenue with additional installations inspired by the teams discussion with aboriginal partners.

Residential entrance and community oriented meeting room at McLean Drive.

Some of the neighbors have expressed their regret that the current vacant lot along Clark Drive will be developed. We are proposing to move this open space along the quieter McLean Drive with a building setback to create a public plaza complete with greenery and outdoor seating.

• Maximization of visibility and accessibility into residential lobbies.

• Provision of public oriented meeting room on 3rd level at the intersection of East 1st Avenue and McLean Drive.

• Detailed consideration of exterior soffits and ceilings of double height at entrance plaza.