

DESIGN RATIONALE

Referenced From: Architectural Drawing A-0.01

Project Address: 2501 Spruce & 1110 W Broadway

Permit No: DP-2017-00933

Overview:

The proposed development is on a compact lot (12,500 sq. ft.) at the south west corner of West Broadway and Spruce Street. The site and surrounding area are all zoned C-3A, providing a mix of commercial, office, and residential towers with a maximum height of 120' as prescribed under the Central Broadway Urban Design Guidelines. This development proposes two levels of commercial and office with eight storeys of residential on top. With an FSR of 3.3 (3.0 permitted plus a 10% Heritage transfer allowance), this yields approximately 5,000 sq. ft. of commercial / office area and 37 dwellings. There is both indoor and outdoor amenity space for residents and office users at level 3 that has been oriented to the south for good sun exposure. Two levels of underground parking are also provided, with bike and other storage facilities provided both at and below grade.

Design Concept:

The compact footprint of the site and the surrounding environmental variables were the basis for the design approach. The north elevation provides great views of downtown and the north shore while the south looks over lower density development with good sun exposure. The east and west frontages are better suited for more solid wall, helping to mitigate overlook to adjacent towers and deflecting noise from heavy traffic travelling east and west on Broadway. These factors led to a very slim tower that expresses a strong contrast between the north / south and east / west elevations. The north and south are expressed much more openly with large balconies while the east and west incorporate much more solid wall. The tower is split into two narrower volumes to emphasize the slenderness, provide privacy between units, and buffer the east / west traffic on Broadway. Balconies on the south east and south west corners also project out to give the units on these corners both southern and northern views.

The commercial / office base is set at 30' high to match the existing Broadway street wall with a strong vertical expression fronting Broadway. As it turns the corner onto Spruce Street, the vertical bands of brick wrap to form two slender volumes, replicating the tower treatment and reducing the building scale along Spruce. Two additional slender volumes are expressed in the base – an office lobby facing Broadway that projects out to match the building face of the commercial frontage to the west and a residential lobby facing Spruce that is setback from the commercial corner.

Materials:

The simple, repetitive use of slender volumes is intended to emphasize a palette of high quality, elegant materials. The base uses a stacked bond Manganese Ironspot brick as a solid, durable treatment to contrast the open storefronts. The brick finish is varied with a slight sheen that almost appears metallic. The tower is mostly glazing on the north and south, while the east and west are clad primarily in vertical white bands of high density fiber cement panel with a linear textured finish. The effect gives a matte stone-like quality to the panels that contrasts well with accent bands of glossy copper panel. The copper is also used at the insets of the brick frames and compliments an occasional rust tint in the brick. The office and residential lobbies go back to the white panel, differentiating these entry points from the commercial frontage and harmonizing with the main tower.

Landscape:

The landscape design is characterized by a simple, pragmatic approach utilizing high quality, resilient materials to both communal and public open space design. At ground level, a generous building setback allows for an enlarged sidewalk and attractively paved corner plaza suitable for cafe tables and chairs. Split faced stone setts are aligned with the adjacent dark brick wall panels to visually ground the building

and provide an attractive deterrent to skateboard activity. Dark charcoal grey, pigment dyed insitu concrete completes the hardscape and is balanced by soft, textural grasses, scented herbaceous shrub and shade tolerant ground cover planting. At the lane entry on Spruce Street an evergreen Yew hedge and native Amelanchier trees provide screening to the loading area whilst contributing to seasonal interest and increasing important habitat for songbirds and pollinating species.

At the second floor level, a combined commercial and community amenity terrace is proposed. The large stone paved terrace encompasses areas for informal seating, urban agriculture beds and creative, non structured play. Native Amelanchier tree planting is utilized to again provide seasonal interest and increase areas of important habitat for songbirds and pollinating species. Universally accessible urban agriculture beds are provided enabling residents to grow fruit and vegetables along with provision for onsite composting and potting benches. Play space is proposed using internally illuminated abstract seating & play furniture set within an island of colourful poured in-place recycled rubber crumb play surface. As with the second floor, the third floor and rooftop are paved with high albedo stone paving, helping to offset the negative effects of the urban heat island effect. All patios over 100 Sq' are provided with hose bibs in order to accommodate private residential planting and urban agriculture areas.