This proposal is to add two storeys of secured rental residential to an existing commercial warehouse. This revitalization of what was originally the warehouse for a nearby department store will be coupled with the renovation of the commercial retail space. The resulting use is envisioned to bring the ground floor commercial and one floor of residential above, to be occupied by the public for retail and social gatherings. The setback of the warehouse is retained to maintain the fabric of the retail street and create a corner with a ground floor restaurant on Abbott Street and an additional retail space on Carrall Street.

The existing building is a hybrid of concrete, concrete block, steel frame with solid wood joists with concrete topping. The facade is cast in place concrete, front and back, with composite masonry block infills. The structural system consists of exposed concrete floors and precast concrete infills between the joists; the roof is a flat plate system with concrete topping. The existing building has good potential for renovation which is not only sustainable but can allow for its occupation in shorter timelines than full demolition and rebuild. The Structural Engineers were consulted from the outset and have provided the parameters of what is and what is not possible with existing structure.

For the proposal to be feasible the renovation hinges on retaining the bulk of the primary structure and adapting the fabric to meet the new use and codes with new shared stair and elevator core. The two levels of residential need to be constructed of light wood frame. The existing building is designed as a 6.0 FSR overall or 36,000 sf of allowed FSR floor area. This proposal is for a 5.65 FSR overall or 33,898 sf of allowed FSR floor area. The additional 0.45 FSR results in a 6.0 FSR overall or 36,000 sf of allowed FSR floor area.

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OUTLINE OF NEIGHBOUR BUILDING
This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and bring these items to the attention of the Architect for clarification.