

DESIGN RATIONALE

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 and retail floors. The existing use is commercial with retail at the ground and mezzanine levels and office for the upper floors on this hybrid structure building.

The current zoning (DD-C2) allows for 5.0 FSR of permitted uses (Commercial Retail-Restaurant-Office, Residential, etc.). An additional 1.0 FSR is permitted if all Residential is Secured Market Rental. This results in a 6.0 FSR overall or 36,000 sf. of allowed FSR floor area.

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 firewalls. This solid 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 simple concrete facade will be amended to allow more light and ventilation as one can see in the elevations and renderings. This brings the front elevation more in line with the Victory Square Vernacular and improves the contextual relationship particularly to its east neighbour.

The building conforms to the maximum 70 ft. street wall with the front elevation parapet height at zero lot-line being approx. 50 ft. (with residential levels setback a further 8 ft for those two levels). The Commercial accounts for a majority of the 42,570 sf. gross area and the entire basement (6000 sf / 1.0 FSR) is either required storage or amenity space and thus excluded from FSR. Therefore once the parking loading and other exclusion are taken into account an overall of 33,898 sf. or 5.65 overall FSR is proposed.