The site on Dunbar Street, between West 28th and 29th Avenues, slopes greatly — almost 15' from the lowest point of the site at grade to the highest point. The proposed building’s massing carefully addresses the site’s terrain while recognizing the height limitations.

We have designed a significant setback at the corner of Dunbar and West 29th to serve as a public plaza. We imagine one retail unit facing the plaza to be a coffee shop or similar, to take advantage of the landscaped outdoor space of the plaza. We have also dedicated a part of the plaza to a public art piece, voluntarily commissioned by the owners.

At the rear, the centre of the building steps back 20', surrounded by the "wings" that wrap around the corners of the building from Dunbar to the lane. This form will provide privacy to both the residents of the building and the houses across the lane.

At Dunbar Street, we are proposing a zig-zag façade that will create a wider, varied sidewalk. Dunbar Street, from West 28th to West 29th, slopes down significantly so that it is possible to have a partial floor area for a small part of the building without affecting the building’s overall height. Also, at Level 4, the building steps back away from West 29th to minimize the height of the building above the public plaza.

The residential portion of the building will be emphasized with stone cladding above the distinct serrated glass façade of the retail areas at Dunbar Street. Our intent is to use high-quality, timeless materials that will complement the clean, modern expression of the building. We believe we have further improved upon the previous design by emphasizing the vertical expression of the enclosed balconies on Dunbar Street. They reduce the horizontal scale of the building to relate to the pedestrian scale along Dunbar.