



rooftop terraces. The building facade transparency creates a visual connection for users to the park but also acts to put on display the various program spaces on the various levels as seen from the park itself. The building and park act as extensions of each other, each putting their activities on show.

### **Program**

The Civic Centre consists of a diversity of uses and programs, including a library, a fully functioning community centre, seniors' activity centre, youth hub, performance space, fitness centre, gymnasium, movement studio, childcare, artists studios and music rooms. Each program component came with its own distinct requirements and relationships to each other and to the surrounding urban context. The limited footprint of the site added to the complexity, by requiring the program to be stacked over multiple levels. The central atrium and stair, intersected by clear circulation paths bisecting the building, provides legibility to the mix of programs distributed on multiple levels, connecting all levels and bringing light into the heart of the building. The three main entry points at grade, from the Civic Park, West 41st Avenue and New Street, all lead visitors to the atrium and the vertical circulation provided by the central stair and elevators.

### **Building Expression**

Various degrees of transparency reveal the interior activity of the Civic Centre and become the primary feature of its architecture and exterior expression. During the day, the building opens and reveals itself; at night, it becomes a light box, projecting its presence. The Civic Centre will be an active, open, inclusive, and diverse gathering space for the community and the glazed skin allows the varied uses and diverse populace to activate its facades and spaces.

The Civic Centre is primarily composed of glazed facades that vary in opacity depending on the level of privacy, concealment or sunshading required. Structural shear walls, storage rooms and light sensitive spaces have opaque back-painted glass spandrel. Semi-private areas, such as back of house support spaces or universal change rooms, have a medium translucency to allow light but reduce visibility from outside. Public spaces are fully transparent to maximize light and views. During the day, the building will reveal its bustling activity and welcome the community; after hours and during winter months, the building will become a glowing beacon in the park, lit by the vibrancy and activity of its users.

### **Gradations of Transparency**

The façade design addresses the multiple, competing and varying requirements for privacy, sustainability and the mixed, stacked programs by wrapping the building in a simple glazed envelope and using gradations of ceramic frit applied to the glass to alter the transparency. The density of white frit dot pattern ranges from fully opaque with insulated spandrel to partially transparent to fully clear. The pattern is echoed in the perforated metal panel at the elevator core and rooftop mechanical enclosures. The result is a clean, consistent, glazed envelope that subtly changes to meet the functional needs of the spaces within and provides visual variety to the facade as seen from outside both during the day and at night.

This concept is applied to the residential tower through the use of similar materials, such as spandrel, vision, and translucent glass, which are layered to provide varying levels of privacy and emphasize the horizontality of the building expression.

### **Materiality**

The quality and subtle texture proposed for the façade is reflected in the interior, a simple palette of materials emphasizing and focusing attention on the vibrant mix of programs and activities within and the surrounding park and community outside. The interiors will be layered in shades of white, similar to the exterior. Expanded metal mesh ceilings play off the dappled pattern of the frit and perforated metal panel on the exteriors and, with light fixtures above, conceal services above a consistent ceiling plane. Translucent backlit glass highlights the elevator lobbies. Punctures of colour are introduced through furniture and feature flooring in primary public gathering spaces. Wood millwork adds warmth and texture to the spaces in the form of reception desks and built in benches.