

Design Rational

Massing

Proposed development consists of two floors on East wing of previously approved development to add more market housing units to the building. This addition will match the floor plates below, at level 6, and will continue the outline shape of the building up to level 8. To break down the scale of the building, the concrete frames on east side, Arbutus, and at court yard side will then extend one more floor to cover level six and maintain the proportion of the building elevations. This secondary skin on the building was approved as part of previous development. Building massing at proposed level 7 & 8 steps back at south side to reduce the size of the building.

Materials and Colours

Proposed development will continue to have the same materials on main approved building. Window wall will extend from level 6 to under side of the roof. Also, balcony details and colour will be the same.

Balconies

Cantilever balconies will extend out of the building floor plate at the same level and will carry the same profile of below levels balconies.

Proposed Suite

Proposed typology of suites will be two and one bedroom suites.