

### **107 East 3rd Avenue Design Rationale**

107 East 3<sup>rd</sup> Avenue is a corner site located within the Mount Pleasant Industrial area at Quebec Street and East 3<sup>rd</sup>. The site is approximate 49.3 ft wide and 122 ft deep and has approximate area of 6027 sq ft. The proposed building will be 7 storeys (33.5m/109.9 ft high) with an FSR of 5.0 containing manufacturing/light industrial uses and office uses for digital entertainment, information and communication technology (ICT) and general office.

The manufacturing/light industrial space occupies the ground floor and mezzanine while the digital entertainment, ICT and office spaces occupy the upper floors. Outdoor roof areas can be accessed at levels 2, 4, 7 and on the roof of the building. For a portion of level 7 is a caretaker suite is proposed. Accessible to all occupants of the building is a roof garden containing intensive planting with edible landscaping and outdoor amenities allowing for rest and social interaction. Elevator and stair access is provided to allow all occupants to reach this space and they are placed such that there is minimal impact to views from the street. Being a corner site with west and south sun, this rooftop provides optimal conditions for the urban agriculture and green roof which will be an attractive component to the future tenants of this building.

Off the lane at the north end of the building is the loading bay, garbage area, a single parking space and access to all off-street parking using a car elevator which takes drivers and cyclists to all three levels of parking. Twenty class A bike stalls have been added to the minimum number of bike stalls required. This promotion of sustainable transportation is another attractive component of the building for young and progressive companies.

The exterior façade is a playful pattern of glazing and textured terracotta panels. The terracotta panels complement the heritage brick building across Quebec Street while the glass of the façade reflects the contemporary tech use of the building. The tall glazing allows light to reach deep into work spaces and reduces

the electrical lighting load. Shading devices help to control south and west sun exposure preventing excessive heat gain in the summer months. While eluding to the industrial history of the neighbourhood, the modern terracotta panels create an innovative façade and the glass permits the showcase of the varying activities inside. The manufacturing/light industrial space is especially transparent at ground level with double-height glazing to reveal the machinery and processes inside. With doors opening to both Quebec Street and East 3<sup>rd</sup>, visitors are welcomed inside, and the manufacturing essence of the space is carried outwards onto the street.

Due to the limited lot width the following relaxations are required:

Loading to decrease from two Class B Loading stalls to one stall. The lot width (49.3 ft) does not allow for two Class B Loading stalls at the rear lane in addition to the required exit corridor, garbage, and access to parking.

Relaxation of the maximum 30% mezzanine level area. Due to the lot size and loading and parking requirements it is not possible to provide 70% of manufacturing/light industrial space on the main level. Although the mezzanine area is over 30% it covers only a small portion of the main floor (590 sq ft). The majority of the mezzanine space is located over the loading bay, parking entry and garbage area. The floor to floor height under the mezzanine is 4.3m (14 ft) and 3.66m (12 ft) for the mezzanine itself creating a very flexible space for many types of industries. A 4500 lbs. freight/passenger elevator is provided to further increase accessibility to the upper floor.

Relaxation for the upper floor setbacks as described in I-1A 4.3.1.

Relaxation to the max. height to provide access to the roof top amenity with green roof and edible landscape.

This newly created zone I-1A is meant to support occupancies “with a significant amount of research and development activity” such as information and communication technology and digital entertainment. This 7-storey building with high ceilings, outdoor roof decks and urban agriculture will attract the very occupants which will help build a neighbourhood of significance. Attracting companies with a particular focus on digital

entertainment and ICT is the aim of the building design. With an innovative exterior and flexible interior space accompanied by attractive outdoor space, the building will draw innovative and progressive companies and help to establish the unique neighbourhood that the I-1A zone intends to become.