

Make the best use of the site.

The proposed project is nestled in the site across from a 12-storey residential building, which was built in the 1979, and a 6-storey residential project currently under construction.

The triangular site bound by Commercial Diversion and Commercial Drive presents an opportunity for the building to have an activated ground floor and strong street presence.

By shifting the upper portion of the building towards the Commercial Diversion edge opens up the fifth floor outdoor amenity space to have full south exposure. The residential units have mountain views to the north and south-facing shaded porches to the south.



Slim Profile.

With the long form of the building along the Commercial Diversion side, the slender profile of the building is emphasized on the approach from the Drive in both directions. The north and south ends of the building are rounded to soften the massing as it bends to follow the Commercial Diversion curve.





Design a building that supports and adds to the character of Commercial Drive.

The Drive is a culturally rich and unique strip in Vancouver. In order to support and expand these qualities, special attention was placed on the material selection and design of the ground floor street frontage.

While the specific tenant of the ground floor use is yet to be confirmed, the quality and character of the storefronts will reflect the quality and character of Commercial Drive. To create a unique character, individual arched storefront details are provided, further reinforcing the granularity of the small scale retail context and paying homage to the arches seen on the Drive.

The rich, tactile material creates a sense of permanence and quality which enhances the regular window patterns. Further to this enhancement, the Commercial Diversion facade includes indentations that group the windows irregularly to create variety and visual interest.

