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ARCHITECTURE

Fastmark

Rezoning Application Resubmission October 2024

414 WEST PENDER |
WESTERN CANADA BUILDING
RENTAL HOUSING



DESIGN NARRATIVE

1. Heritage

- The retention of the heritage facade of the existing 1913's Western Canadian Bank was the primary driver of the design for the the overall project. Incorporating the facade's three bay design and utilizing the existing cornice as a separation between the old and new. Standing out yet complimenting the renewed street scape.

2. Vertical/Horizontal bands

- Strong vertical bands to continue the three bay layout of the existing heritage building and subtle horizontal bands to compliment the neighbouring buildings.

3. Floor Plan Efficiency and Unit Layout

- The floor plan layout was optimized with having two reciprocal light wells to maximize the amount of units per floor with access to daylighting.

4. Additional Outdoor Amenity Space

- To make the dwelling units larger and more livable, all units were designed with balconies. Additional outdoor amenity space on the roof top, has been design to provide shared outdoor space for residence.

5. Cornice

- Taking inspiration from the cornice of the existing buildings, Victory square guidelines and continuing the rhythm of the surrounding buildings.

6. Material

- Considering the existing heritage facade while standing out enough to compliment modern material choices. Dark solid material surround the glazing falls in line with the guidelines and improving on the strong heritage while adding to the future street scape. The material selection is in line with Victory Square guidelines, it is a common material in this historic area, while at the same time will be implemented in a contemporary way. It will be made of a high quality material and maintain the same level of visual contrast as the rest of the block.



PROPOSED ADDITION



Brick Cladding
(Light Grey)

Orfila by Mobile
Architectural Office

