

## Lot RL - Sackville Drive Design Rationale

Early in the design process the building mass was divided in two, in order to create a scale of building more in keeping with other multi-unit residential buildings in the Sackville Drive area. This had several other benefits including the creation of a campus feeling entry court, the ability to set individual building elevations to minimize grading cuts which also allows for the retention of as many site trees as possible.

Over 50% of the site parking is in underground parkades while surface parking was kept to the rear of the site to again, as much as possible, maintain the existing Sackville Drive wooded enclave. With the existing slope from the rear of the site to Sackville Drive this surface parking will be cut into the bank with a retaining wall facing the two buildings. This cut will create a visual buffer to the existing residences on Baker Drive which will help shield cars from view. The retention and addition of vegetation at the top of this parking retaining wall will increase this visual barrier. The closest the parking area is to the rear property line is 35 feet with most Baker Drive houses being further from the property line than this meaning the parking is located greater than 70 feet from these structures.

The buildings were given a flat roof to minimize their volume when viewed from either side. From Sackville Drive they will be above the street elevation while from Baker Drive they will be below existing rear property grade with their upper floors being approximately at the ground floor elevation of the houses. This varies along Baker Drive as it also slopes uphill from its eastern end. This flat roof vocabulary was continued across the project with crisp window bays and recessed balconies with glass railings. These glass elements reflect the large window openings providing abundant natural light to the units. They are framed with a two tone colour scheme featuring contemporary metal cladding.