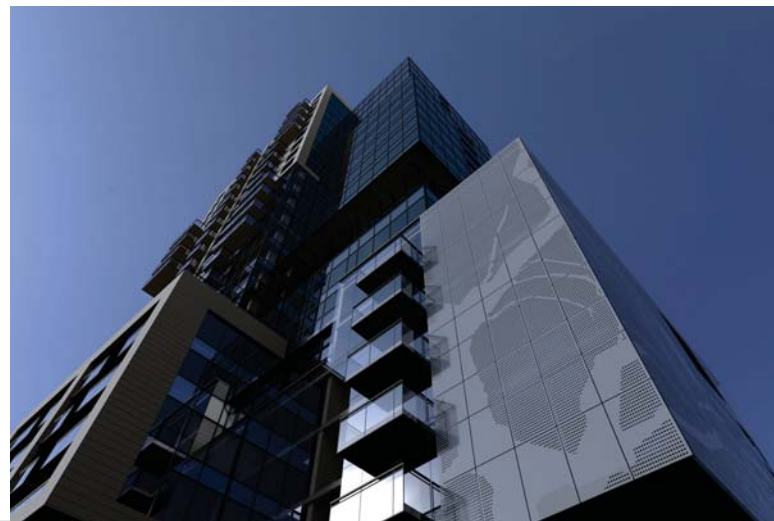


WILLOW TREE TOWER

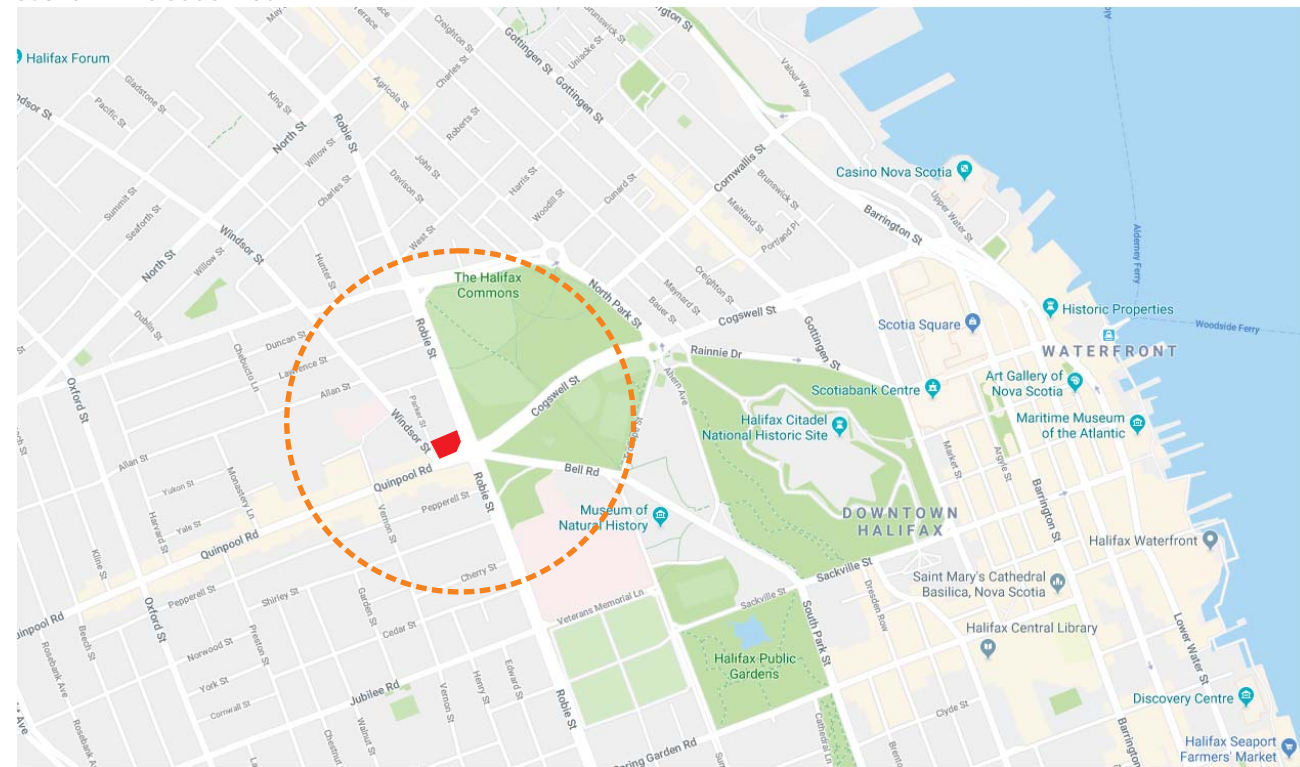
6009 QUINPOOL ROAD, HALIFAX



THE SITE

SOURCE: MAPS.GOOGLE.COM

MAP

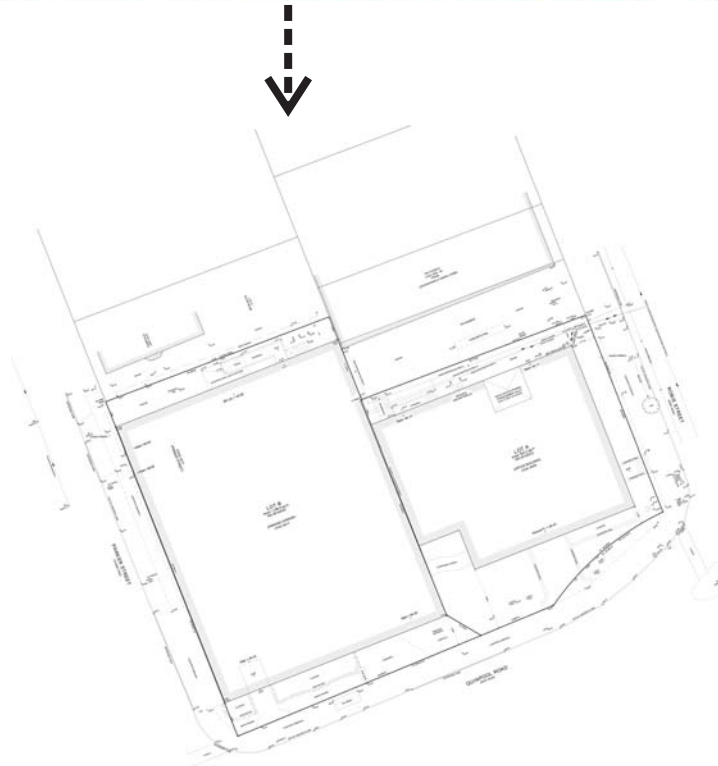
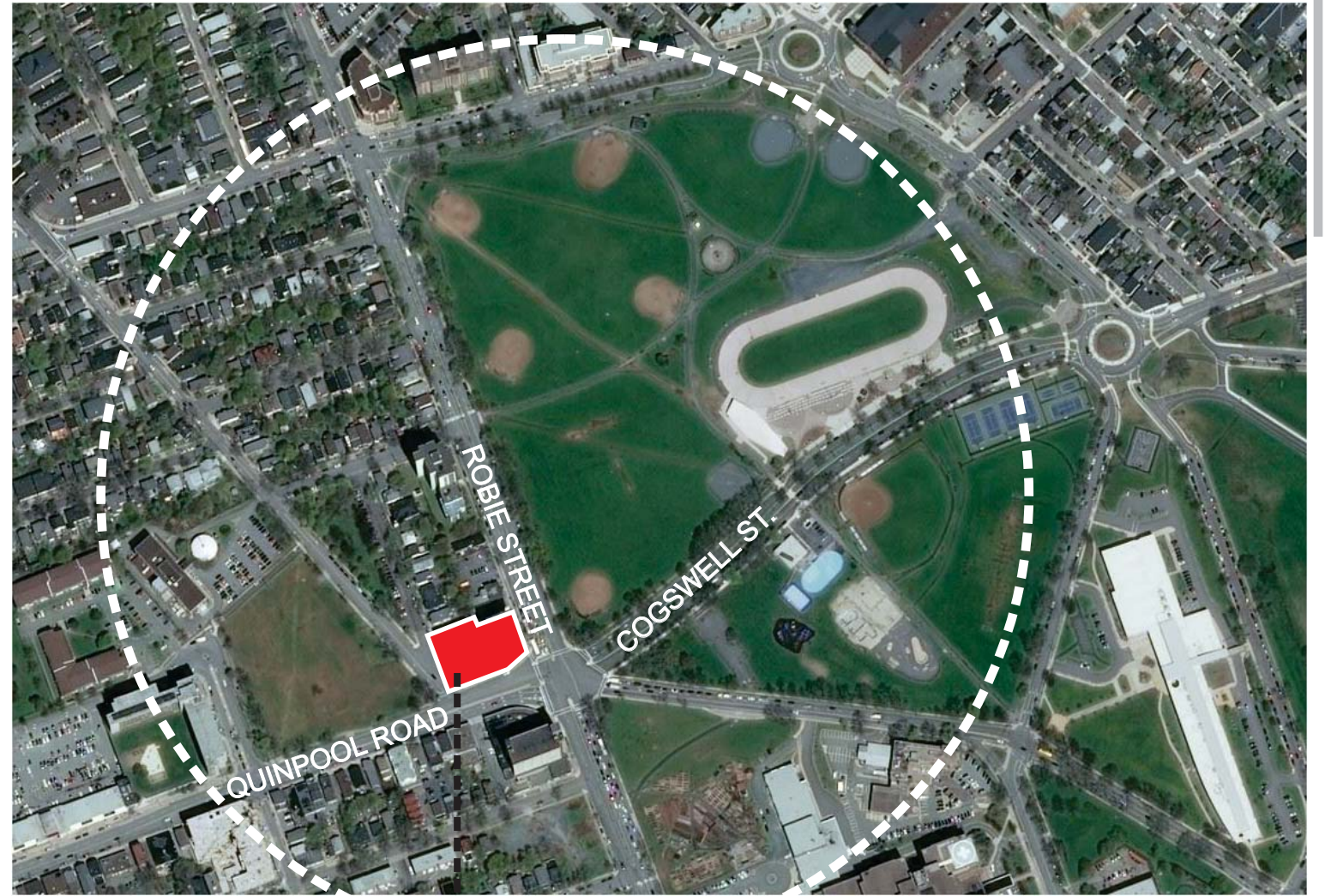


WILLOW TREE TOWER

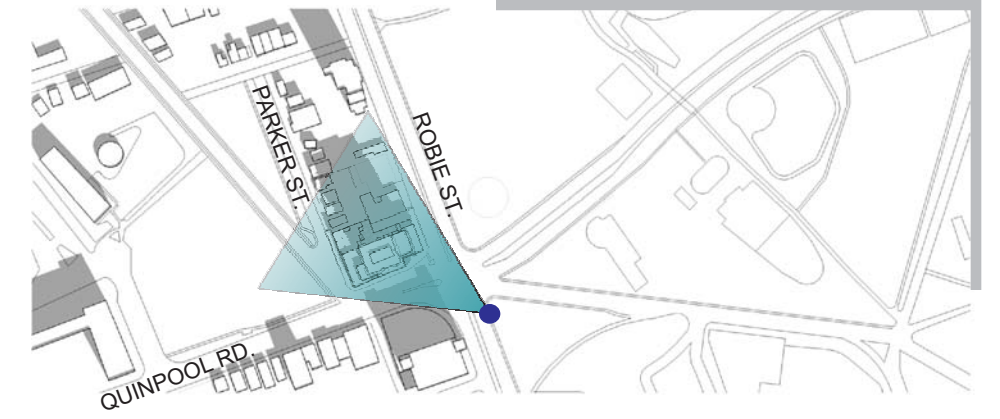
6009 QUINPOOL ROAD, HALIFAX

SATELITE VIEW

SOURCE: MAPS.GOOGLE.COM



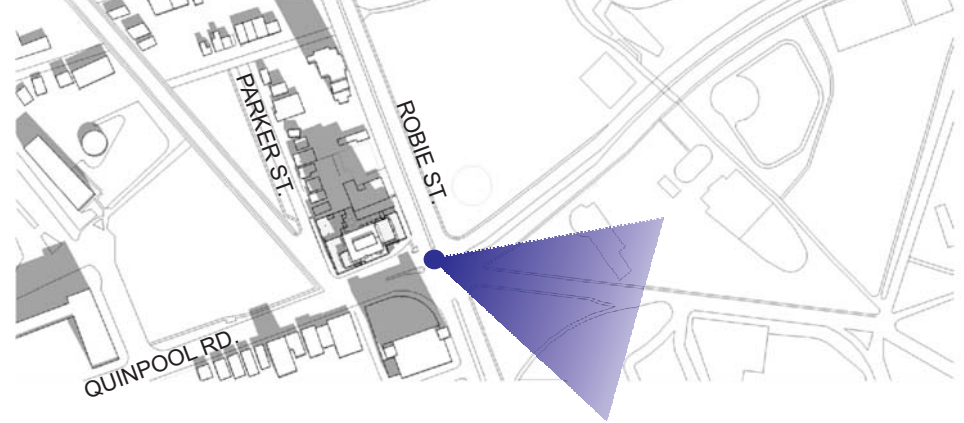
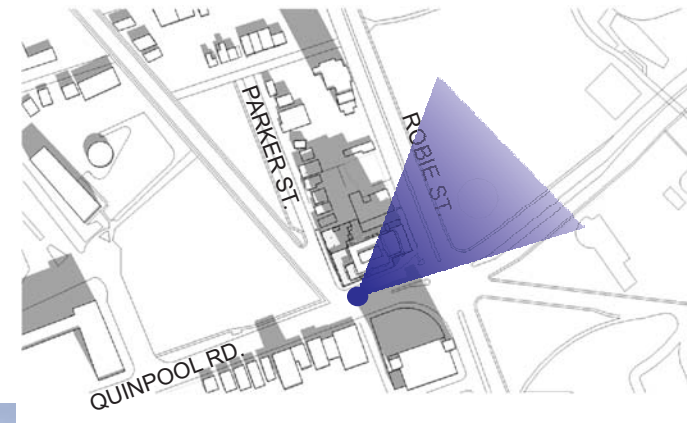
THE SITE



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

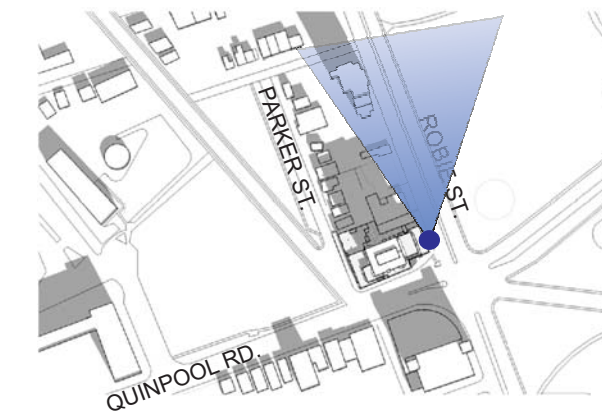
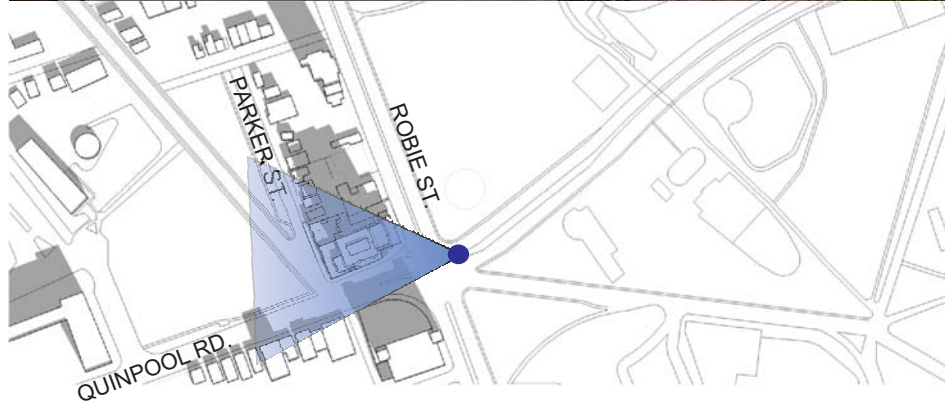
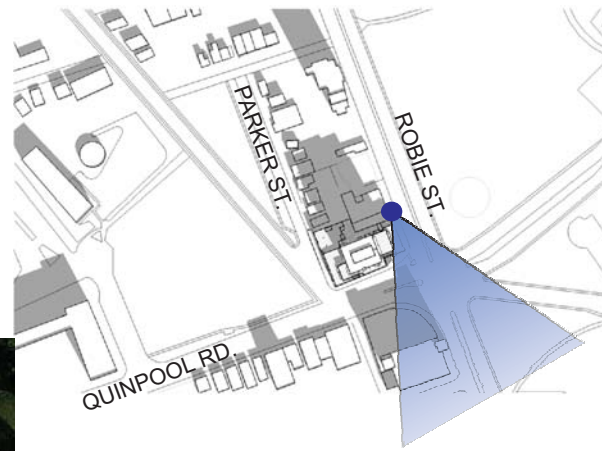
THE SITE



WILLOW TREE TOWER

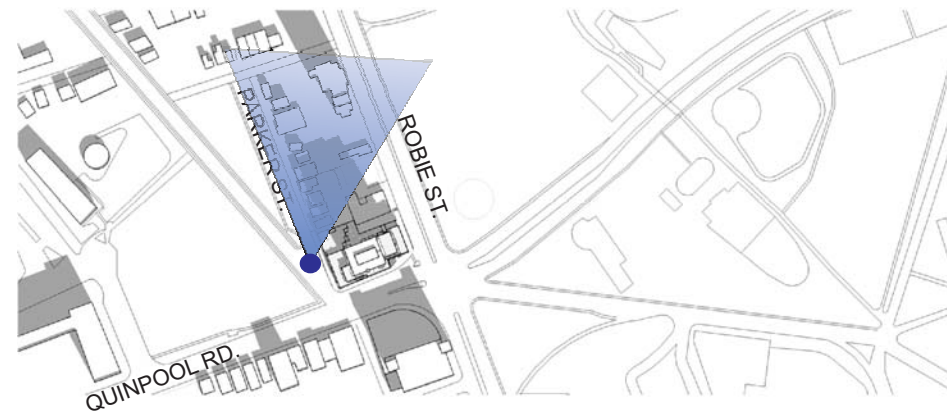
6009 QUINPOOL ROAD, HALIFAX

THE SITE



WILLOW
TREE
TOWER

6009 QUINPOOL ROAD, HALIFAX



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE SITE



PICTURE FROM THE PAST

SOURCE: INTERNET
The old Willow tree intersection at Quinpool and Robie St. 1957 | by Ross Dunn.



PICTURE FROM THE PAST

SOURCE:
<https://willowtreehalifax.wordpress.com/willow-tree-intersection/>

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE WILLOW TREE AND THE PROJECT

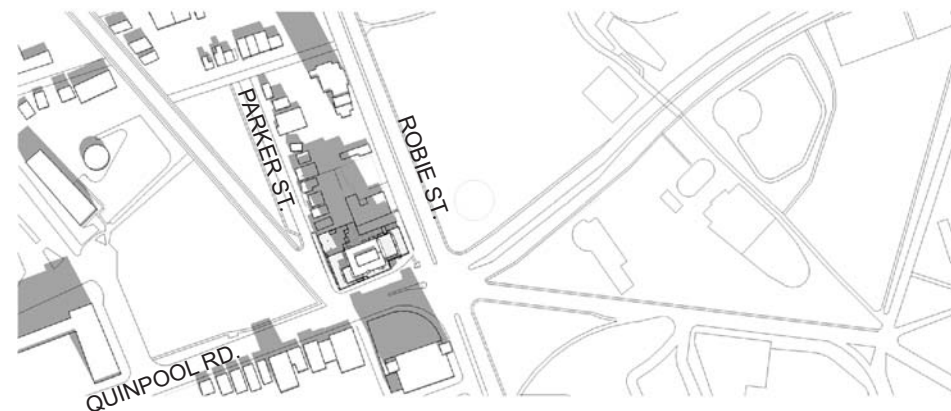
Located at the east end of Quinpool road, the site is located at a strategic intersection that marks the beginning of one of the city's most iconic commercial arteries. From the five way intersection at Robie Street and the Halifax Common in the east to the Armdale rotary in the west, this thoroughfare presents an eclectic mix of commercial and residential buildings the scale of which is most tightly felt in the few blocks leading west to Connaught Street.

This stretch of Quinpool is the boundary between the city's north and south end neighbourhoods, and its culmination at the five corners is already marked by the grouping of several high rise buildings.

Likewise, Robie street lining the western edge of the Halifax Commons, presides over an area that marks increased density in the urban fabric, that is felt most notably in the presence of the high rise buildings to the immediate north and south of the site, as well as those along Cunard street and of course the hospital complex to the south.

This is a neighbourhood in transition, and this project is the catalyst of a profound evolution in the urban fabric of the immediate vicinity.

In keeping with the design parameters already established governing the street setbacks, massing and stepping down of the volumes as they meet the surrounding built environment, this project aims to reflect the vitality of the mixed and multifunctional neighbourhood in which it is located.



PICTURES FROM THE PAST

SOURCE: FROM THE WEBSITE OF THE ARCHIEVE OF HALIFAX (N.S.), COMMITTEE ON WORKS RECORDS, HALIFAX (N.S.) WORKS DEPARTMENT PHOTOGRAPHS



THE PROJECT

THE DESIGN RATIONALE



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

The design principles guiding the expression of the building are drawn from the different components of the surrounding area:

- The commercial vocation of Quinpool road
- A strong and distinctive residential neighbourhood to the immediate north
- The Halifax commons to the east
- The five corner intersection that marks the site.

Along Quinpool the ground floor commercial with its glass front and extra setbacks express the commercial component and reinforce the primacy of this function on the main artery. The glass front is punctuated with canopies at the entrances to mark the different addresses as well as a finer detail in the building envelope that serves to break down the scale of the development and enhance the pedestrian experience. This treatment returns along Robie street where the commercial component are expressed and reinforced, culminating in the bus shelter that is integrated in the façade treatment.

The design along Parker Street is driven by the lower density and residential parcelling of the properties to the north. The rhythm of the façade at the building podium is generated by the traditional streetscape in which it is inserted, and the vibrant colors of the neighborhood are recreated in the loggias that punctuate the building face. This is the expression that dominates the building podium as it turns the corner and frames the 2 major arteries, and links the building and its base to the contemporary tower above.

The tower itself is now located at the eastern edge of the site, with a maximum setback created on Parker street in order to better preserve the lower heights and reduce its impact on the smaller scale of the residential street. Each of the building setbacks generates an opportunity for roof terraces and a greening of the tower, enhance the users experience with views and sun orientations highlighting the different vantage points.

The tower itself reflects the diversity of the five corners, and acts a beacon on the Common. Stepped back on all sides, its scale, massing and detailing speak to its location and visibility from all angles. The relatively opaque and structured expression of the building skin on the western and northern facades gives way to the open and airy glazed expression presented on the southern and eastern facades. The jogging of the volumes on the eastern face pays homage to the notoriety of the intersection and the emblematic location.

The willow tree is reinterpreted on a screen that wraps the corner of Quinpool and Robie, and underlines the significance of this iconic landmark.

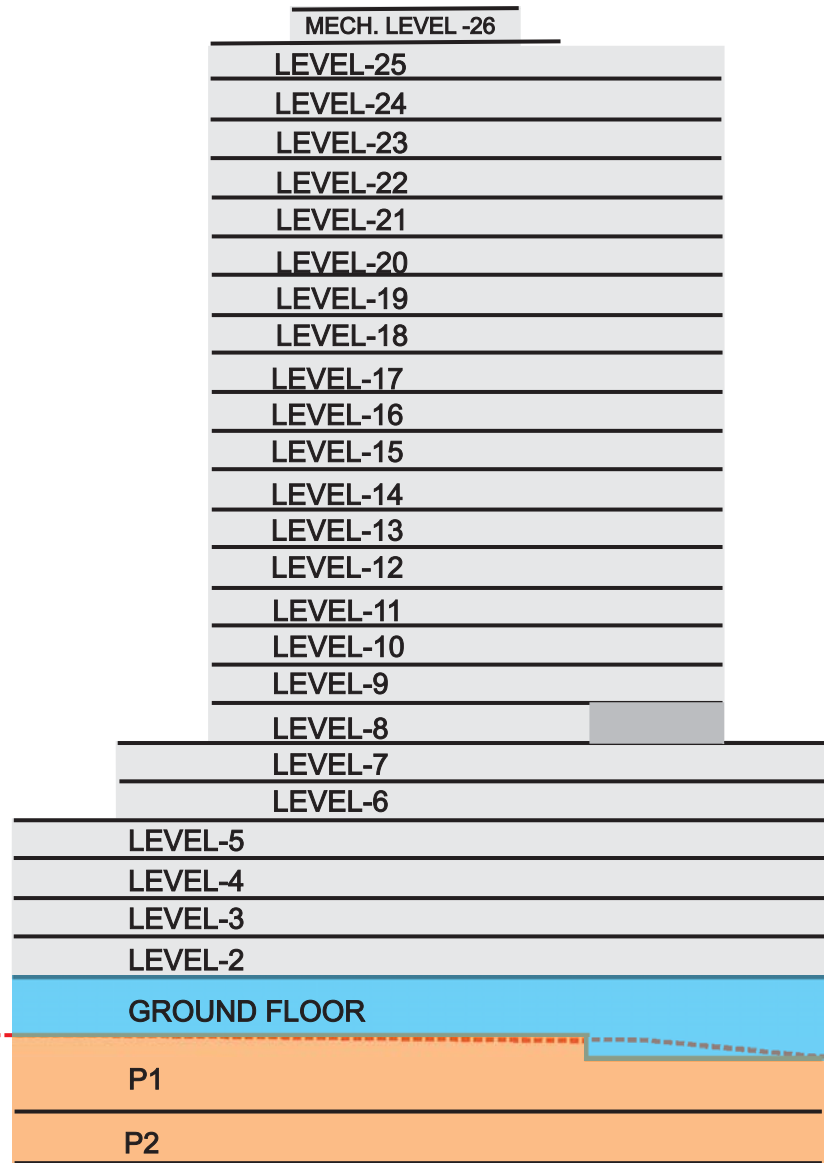
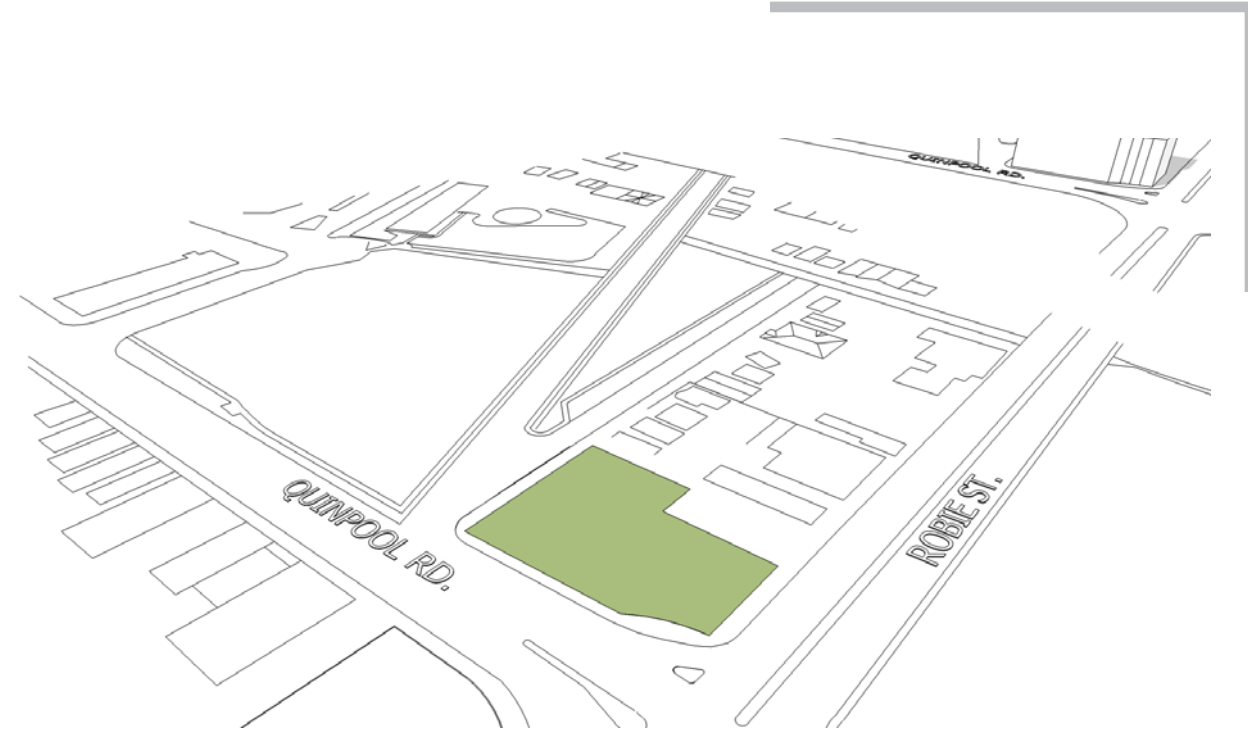
THE PROJECT

LAND AREA, HEIGHT, LEVELS AND OCCUPANCIES

C-2 General Business
C-2c Minor Commercial
Quinpool Road



Halifax Peninsula
Land Use BY-law



SITE AREA

TOTAL AREA FOR THE FOLLOWING ADDRESSES:
6009 Quinpool and 6017 Quinpool
PID's 00140012 and 00140020)

2329 sqm

MIXED USE OCCUPANCY

LEVEL P1 TO P2	: RESIDENTIAL PARKING RESIDENTIAL & VISITOR PARKING & BICYCLE STORAGE
GROUND LEVEL	: RETAIL & RESIDENTIAL LOBBY AND LOUNGE SERVICE AREAS AND BICYCLE STORAGE
LEVEL 02 TO 04	RESIDENTIAL UNITS
LEVEL 05 AND 08	RESIDENTIAL UNITS AND AMENITIES (INDOOR AND OUT DOOR)
LEVEL 09 TO 25	RESIDENTIAL UNITS
LEVEL 26	MECHANICAL EQUIPMENTS

HEIGHT AND LEVEL

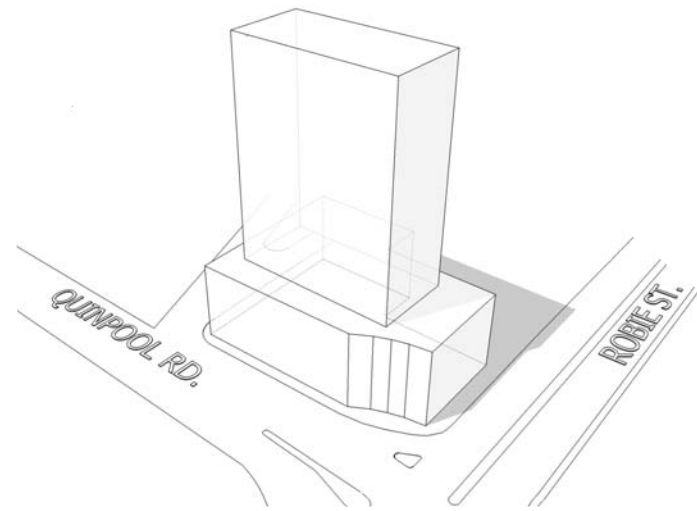
AVG. GRADE CALCULATED FOR THE PROJECT		48.59
MAXIMUM HEIGHT OF THE PROJECT	(78m)	126.69
LEVEL OF RESIDENTIAL ENTRY FROM QUINPOOL ROAD		49.29

WILLOW TREE TOWER

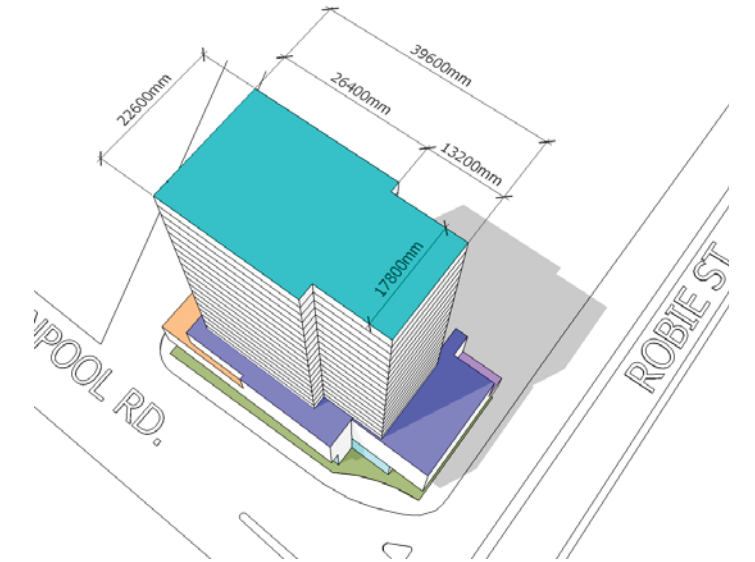
6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

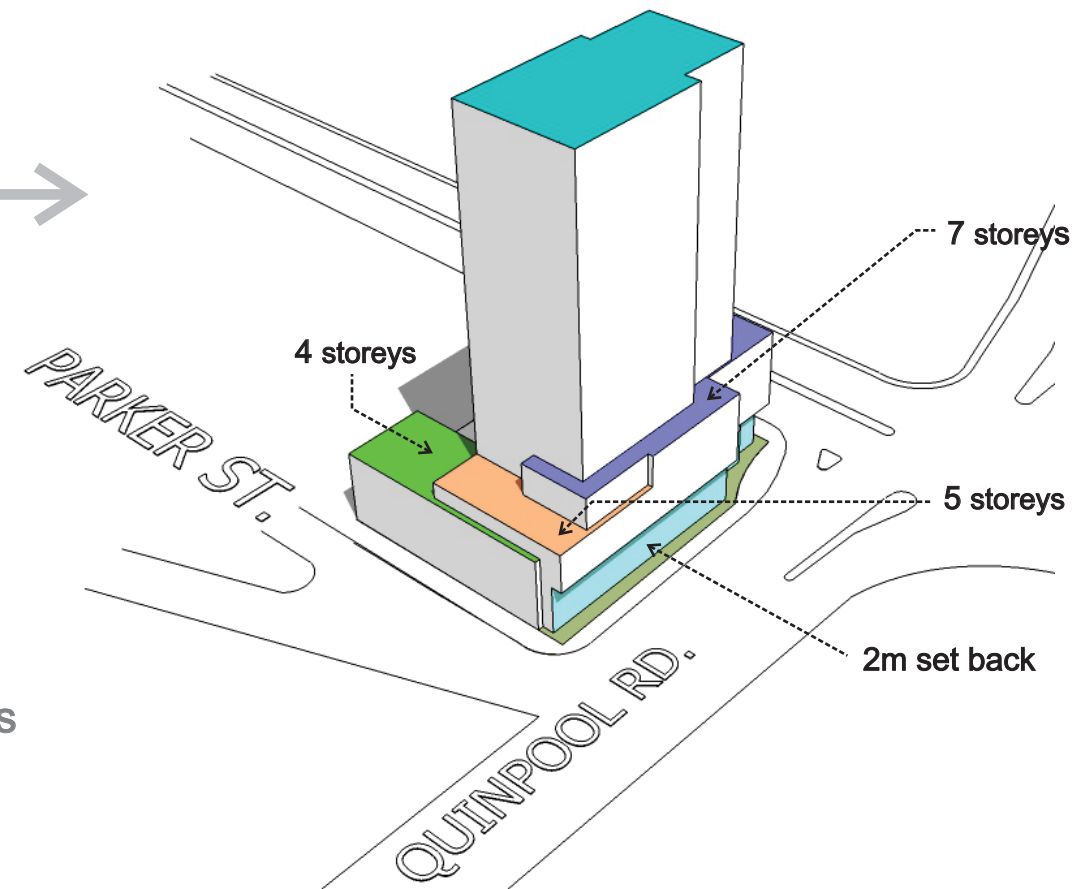
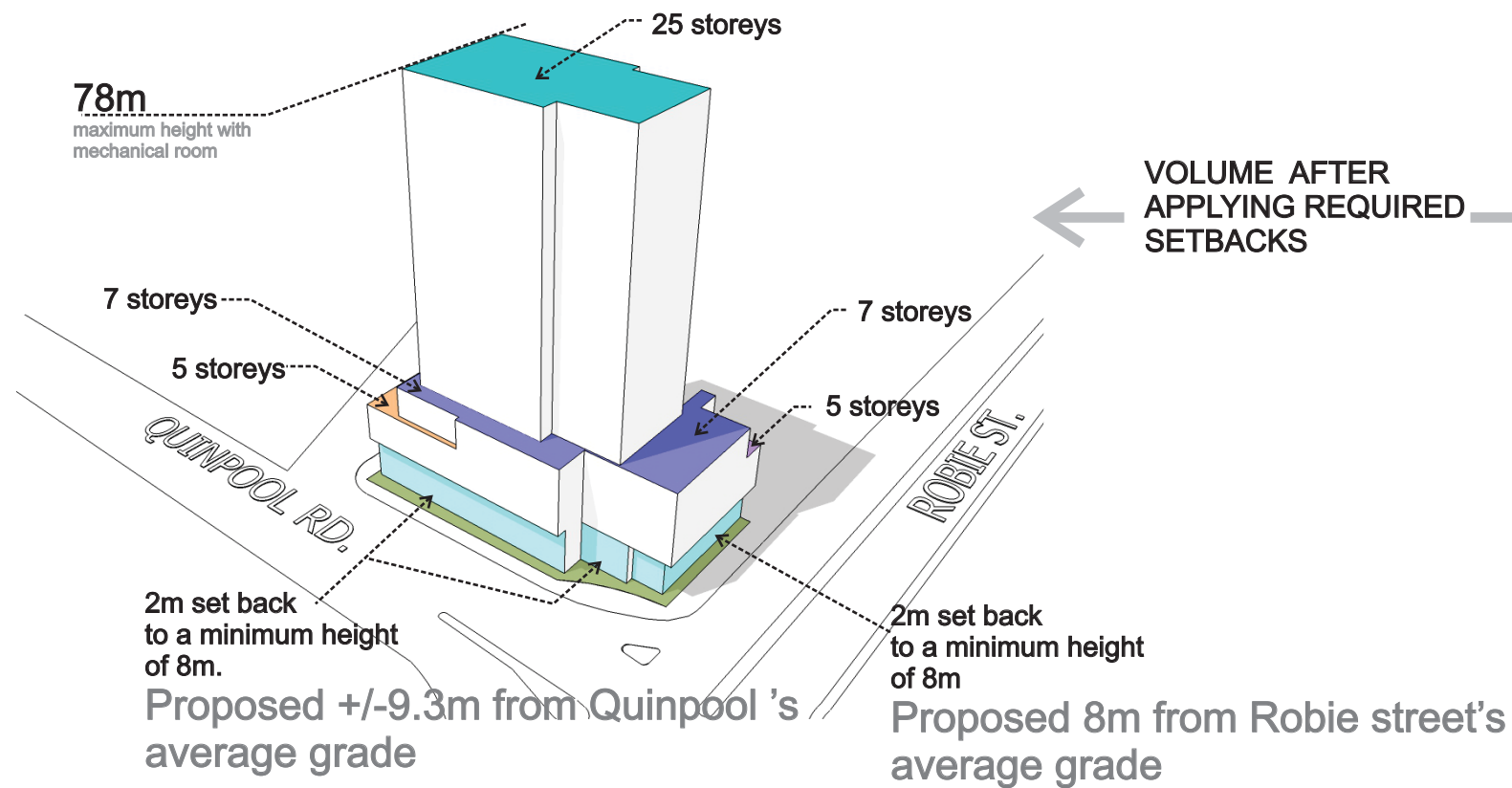
EVALUATION OF ARCHITECTURAL FORM



VOLUME WITH A 7 STOREY PODIUM AND A 25 STOREY TOWER



SHAPE OF THE TOWER AS REQUIRED BY AUTHORITY



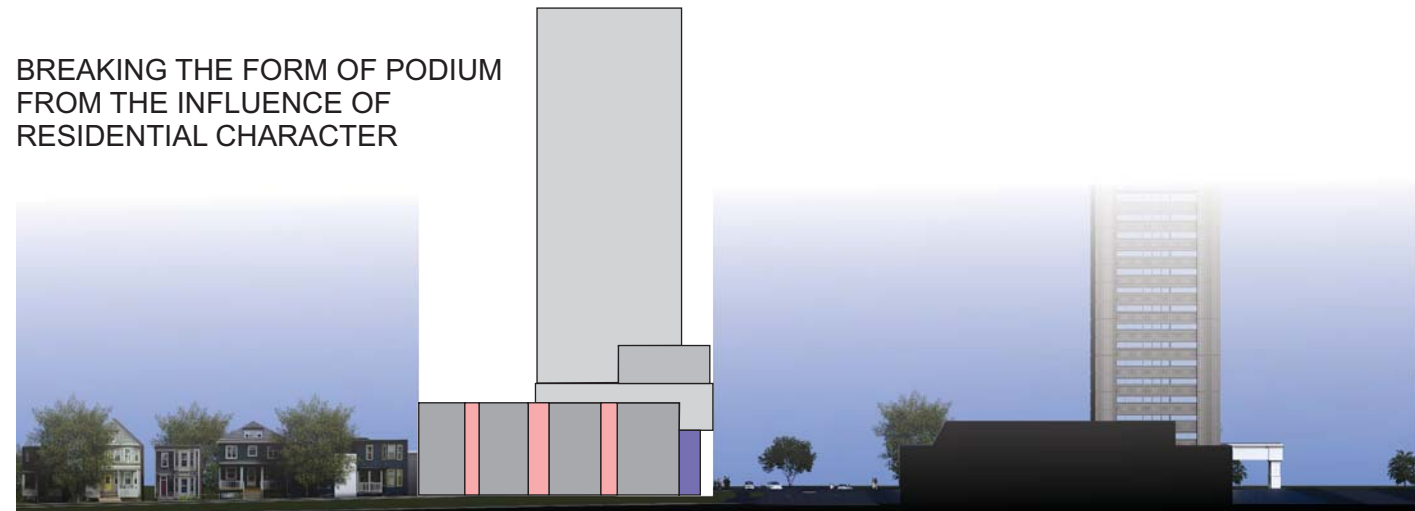
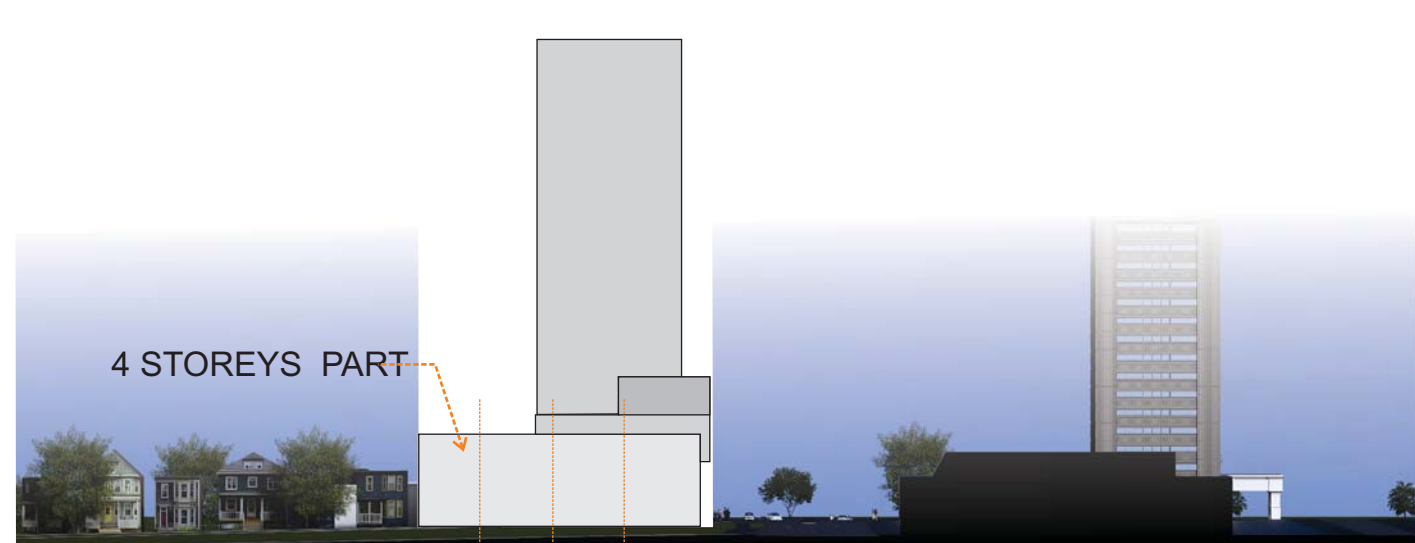
WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

SETBACKS	REQUIRED	PROVIDED
Parker Street	0 m	0 m
Quinpool Rd	2 m	2 m
Robie Street	2 m	2 m

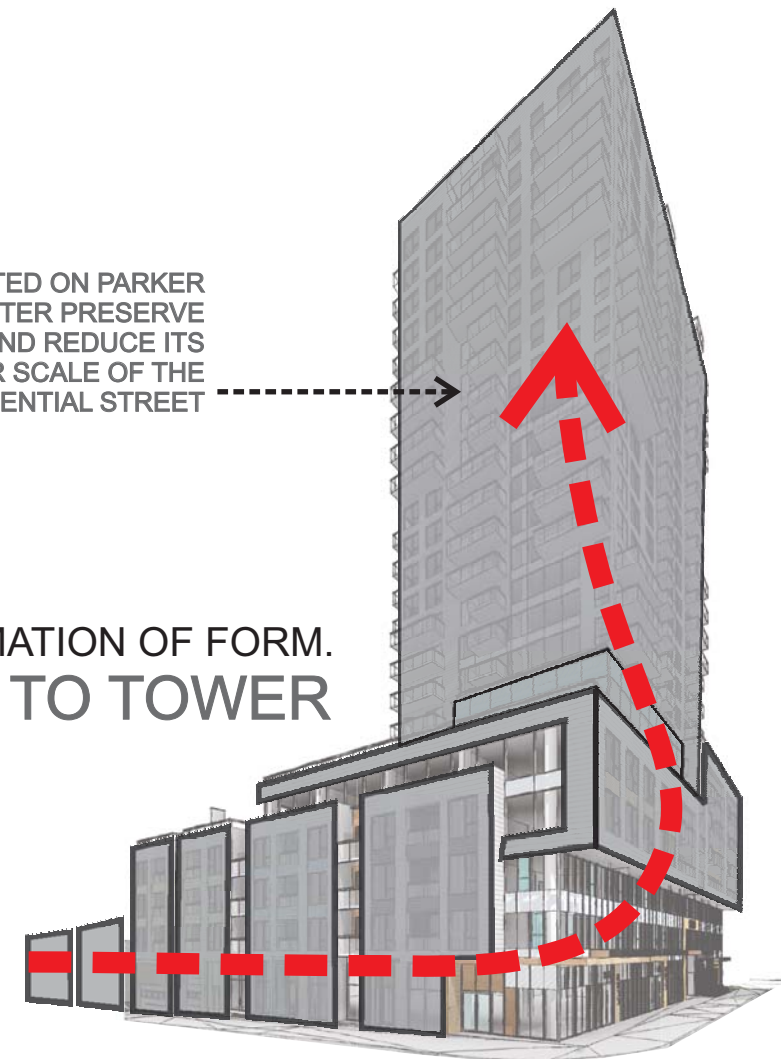
THE PROJECT

EVALUATION OF ARCHITECTURAL FORM



A MAXIMUM SETBACK CREATED ON PARKER STREET IN ORDER TO BETTER PRESERVE THE LOWER HEIGHTS AND REDUCE ITS IMPACT ON THE SMALLER SCALE OF THE RESIDENTIAL STREET

TRANSFORMATION OF FORM. PODIUM TO TOWER



CONTINUATION OF RESIDENTIAL CHARACTER FROM CONTEXT

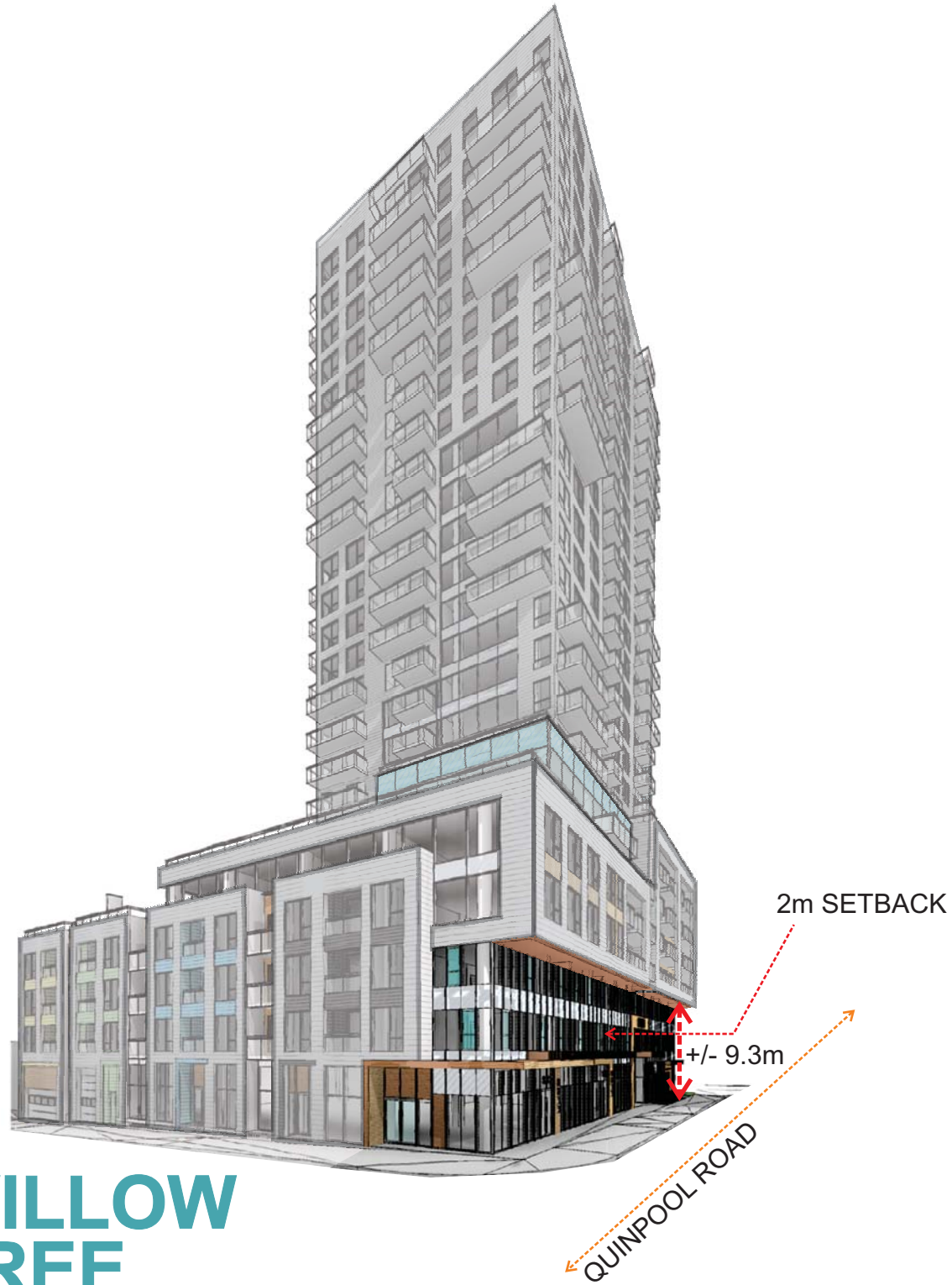


WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

EVALUATION OF ARCHITECTURAL FORM



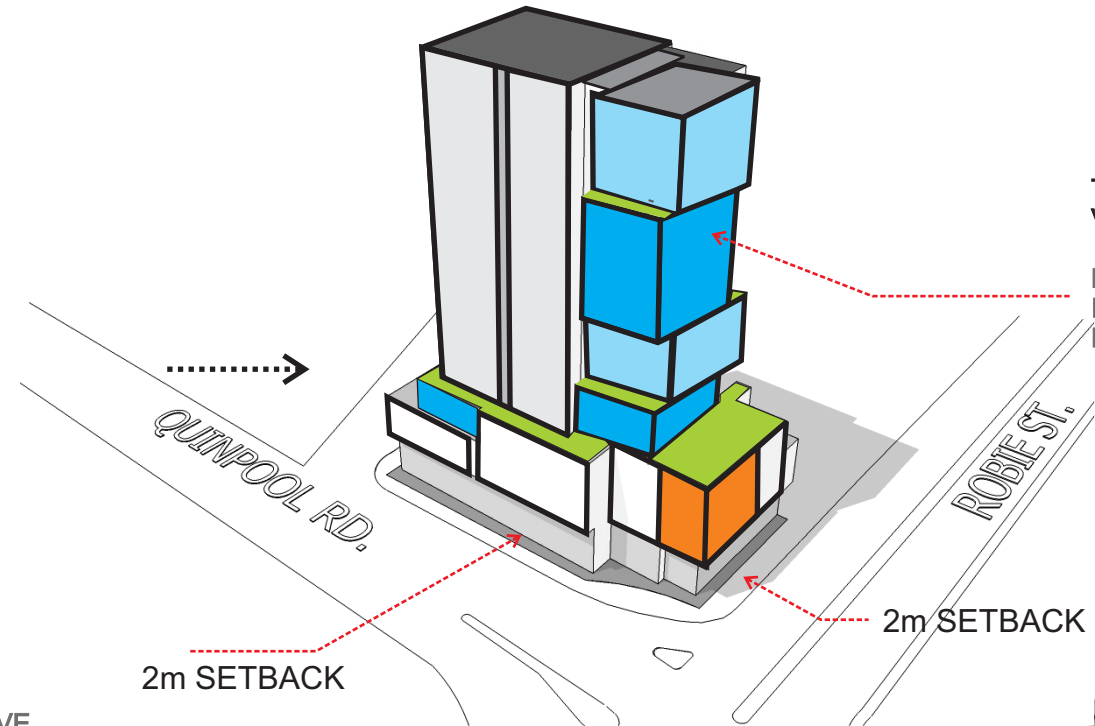
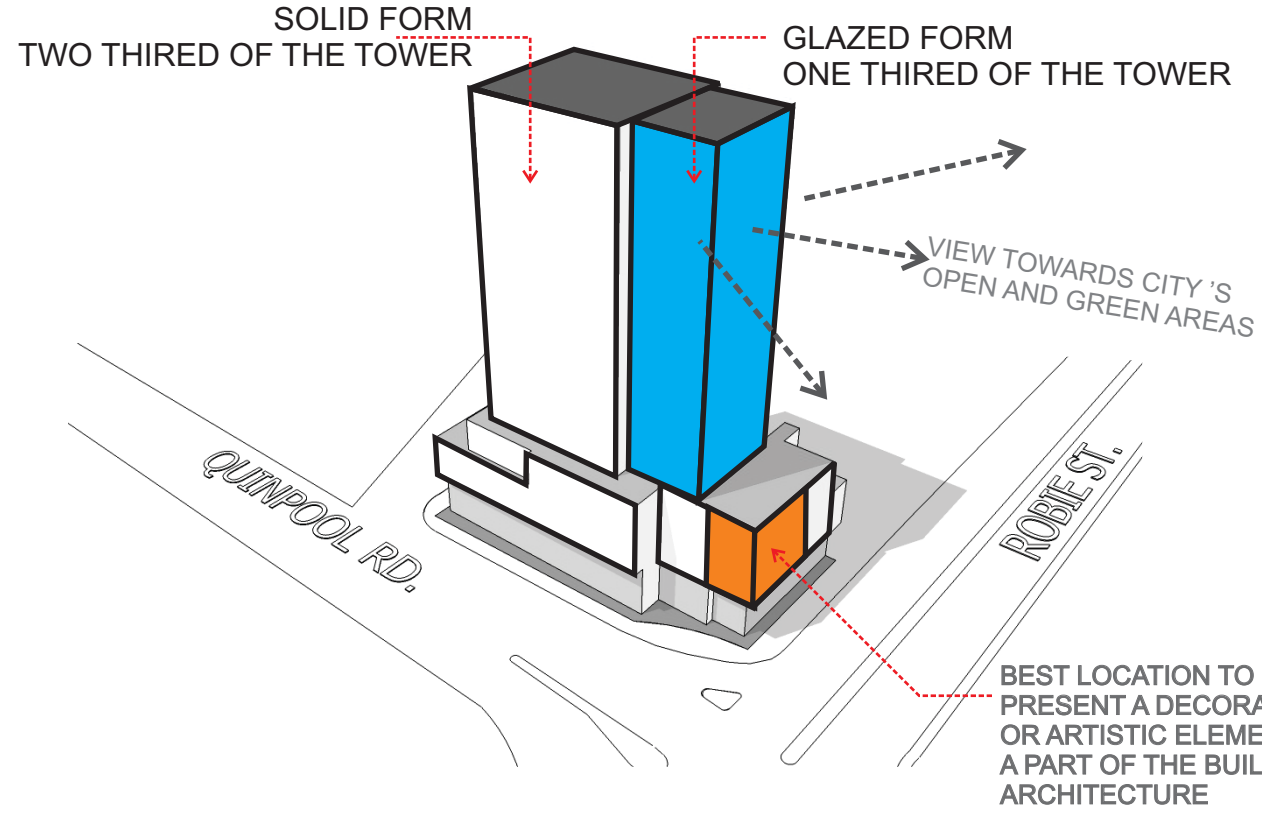
WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

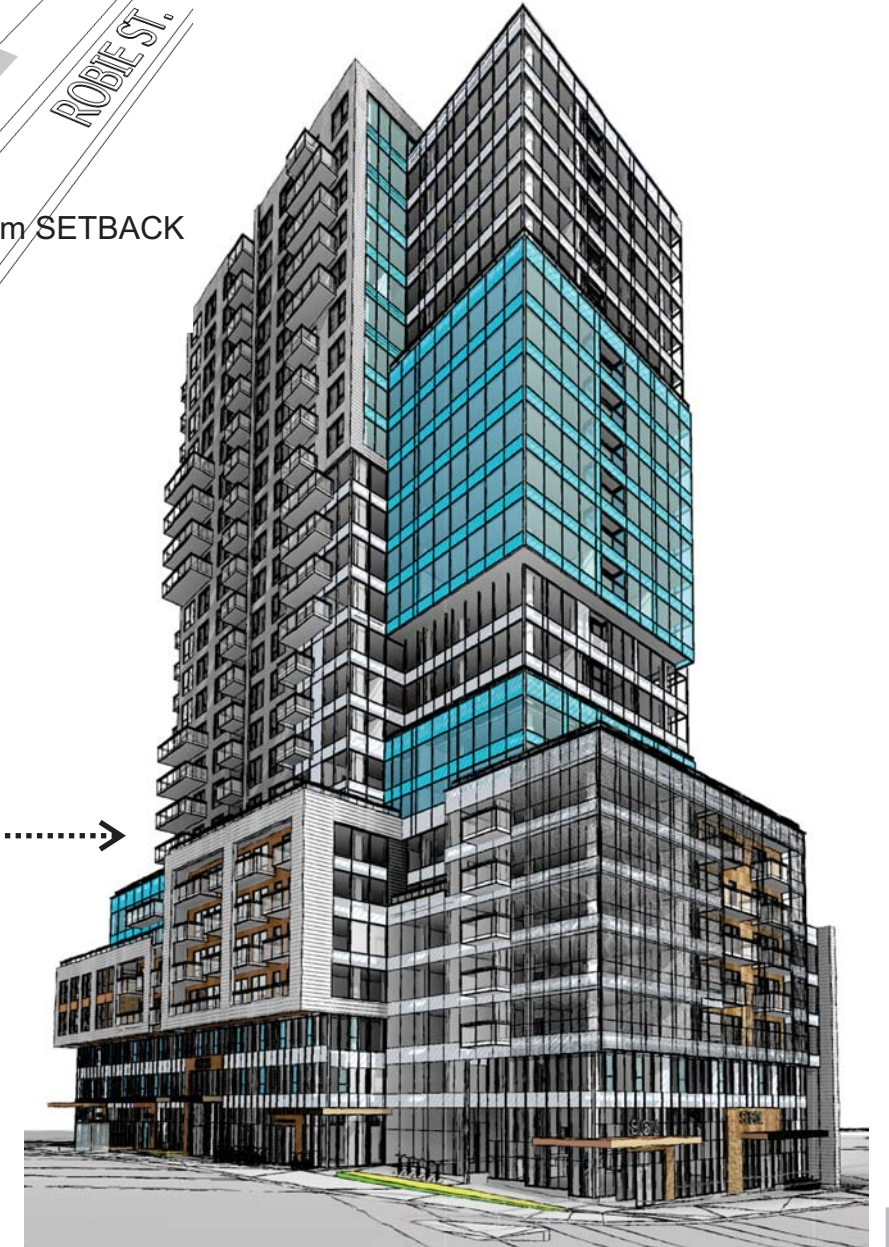
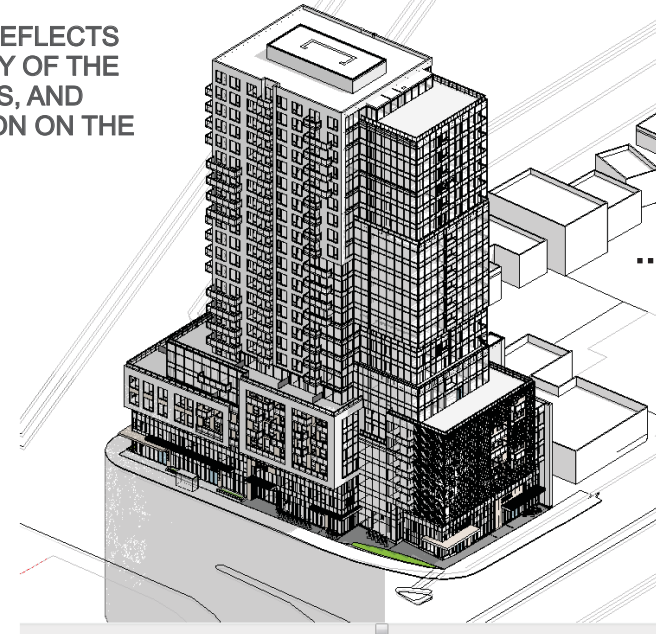


THE PROJECT

EVALUATION OF ARCHITECTURAL FORM AND DESIGN



THE TOWER REFLECTS
THE DIVERSITY OF THE
FIVE CORNERS, AND
ACTS A BEACON ON THE
COMMON



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

EVALUATION OF ARCHITECTURAL FORM AND DESIGN

DESIGNED
PATTERN OF EXTENDED
VERTICAL MULLIONS

CANOPY TO REDUCE
THE WIND-EFFECT
AND TO CONVERT
THE LOFTY SETBACK
AREA
TO INTIMATE SCALE
AND MAKE AN ACTIVE
STREETSACPE.



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

3D PERSPECTIVES



STREET LEVEL PERSPECTIVE: QUINPOOL
LOOKING TOWARDS THE RESIDENTIAL ENTRY

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

3D PERSPECTIVES

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX



STREET LEVEL PERSPECTIVE:
AT THE INTERSECTION OF QUINPOOL AND PARKER

THE PROJECT

3D PERSPECTIVES



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

STREET LEVEL PERSPECTIVE:
AT THE INTERSECTION OF QUINPOOL AND ROBIE

THE PROJECT

3D PERSPECTIVES



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

LOOKING TOWARDS THE INTERSECTION OF QUINPOOL AND PARKER

THE PROJECT

3D PERSPECTIVES



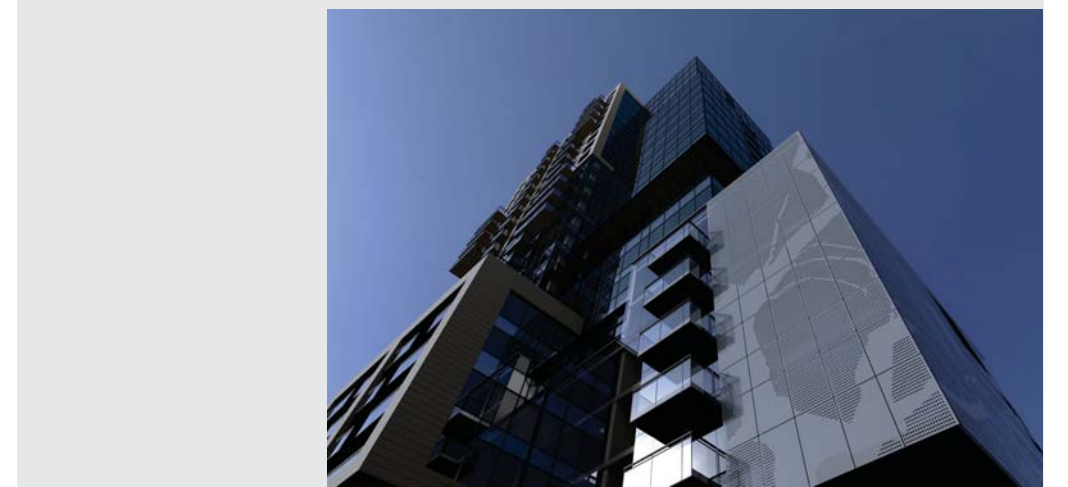
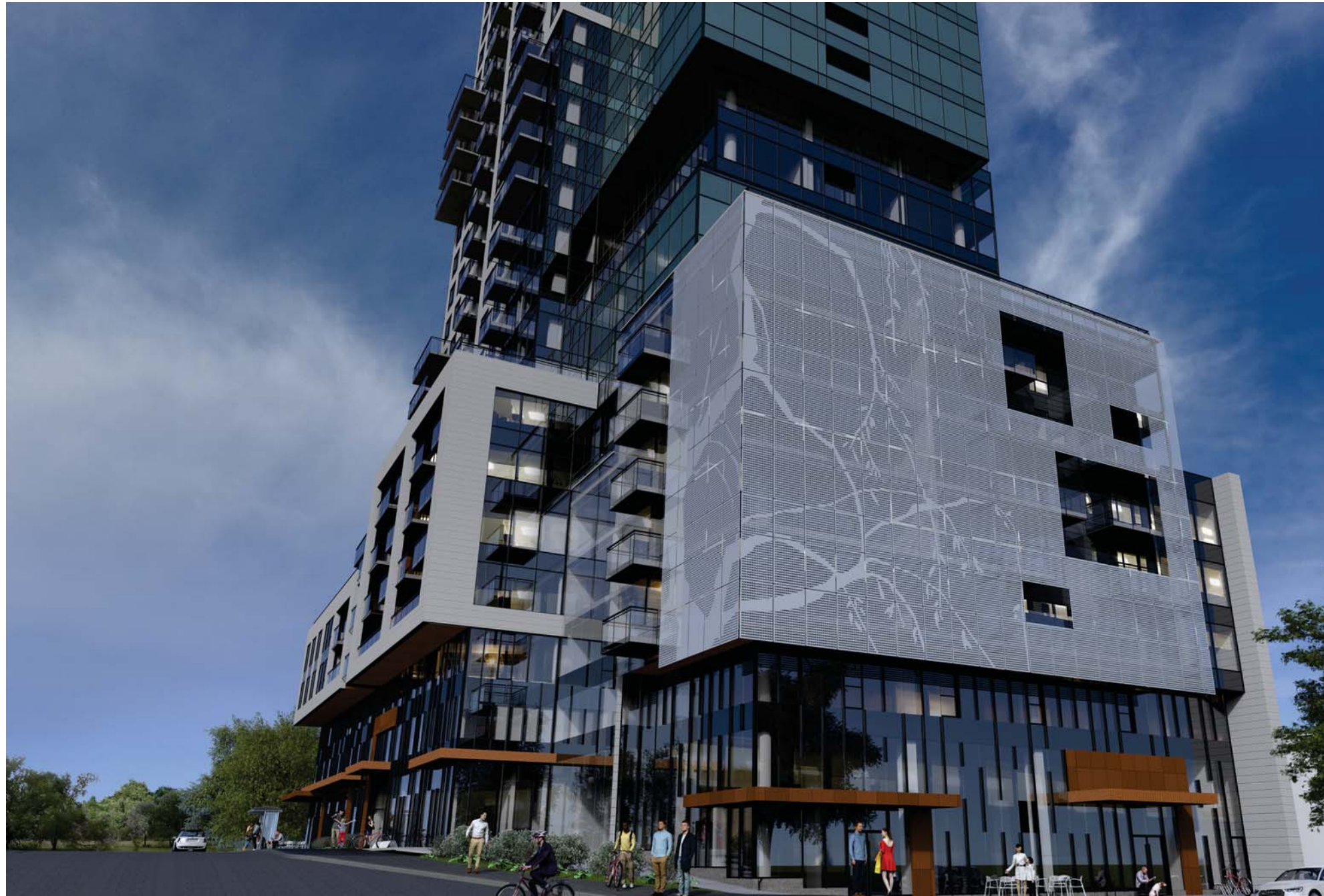
WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

LOOKING TOWARDS THE INTERSECTION OF QUINPOOL AND ROBIE

THE PROJECT

REPRESENTATION OF WILLOW TREE AND MATERIAL OF THE EXTERIOR ENVELOPE.
AT THE INTERSECTION OF QUINPOOL RD. AND ROBIE ST.



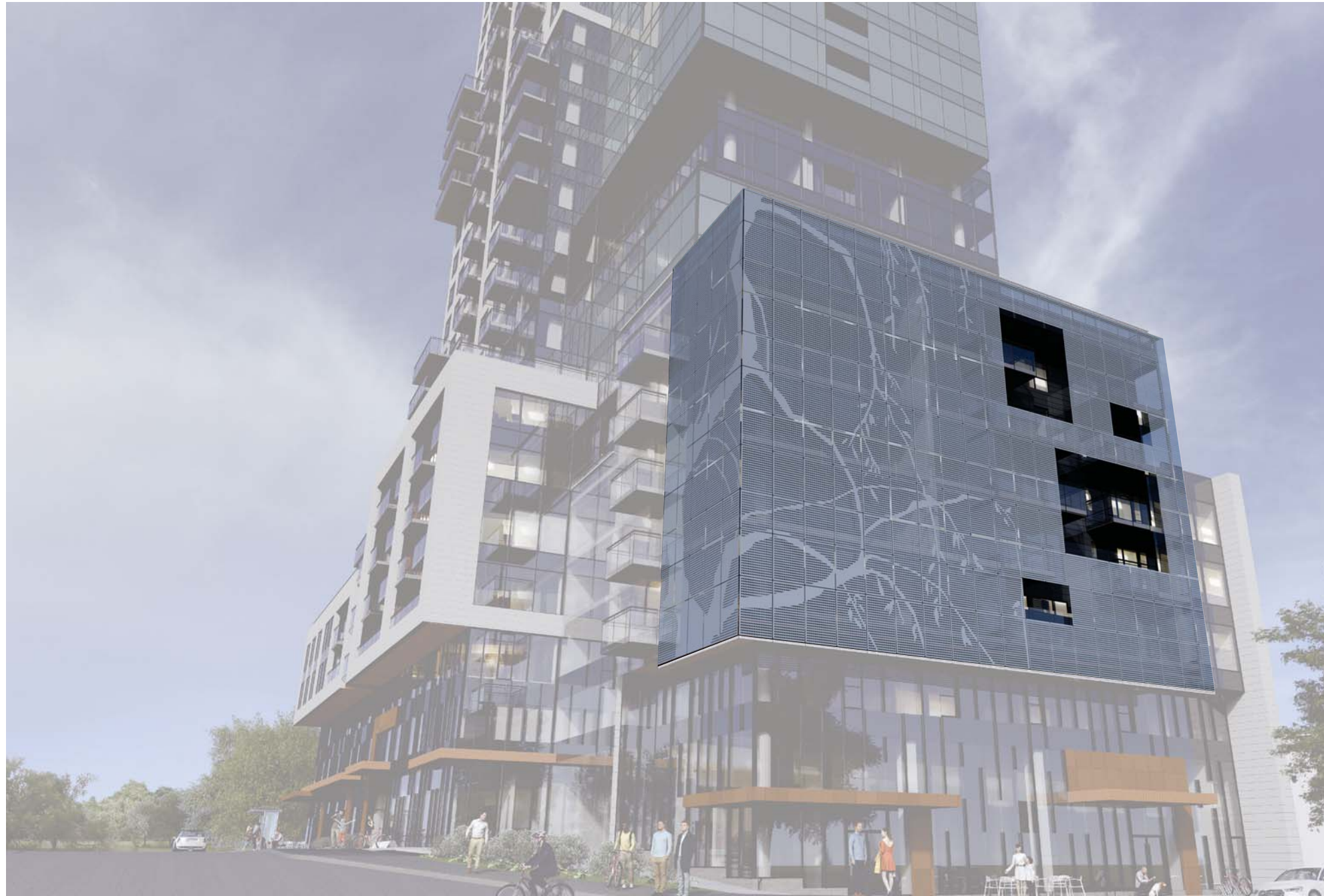
CUSTOM PERFORATED METAL SCREEN
WITH AN IMPRESSION OF A WILLOW TREE WHICH REFLECTS
THE LOCAL CULTURAL AND HISTORIC SIGNIFICANCE

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

REPRESENTATION OF WILLOW TREE AND MATERIAL OF THE EXTERIOR ENVELOPE.
AT THE INTERSECTION OF QUINPOOL RD. AND ROBIE ST.



CUSTOM PERFORATED METAL SCREEN

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

POSSIBLE ALTERNATIVES:
AN IMPRESSION OF A WILLOW TREE BY CURTAIN WALL WITH ETCHED GLASS OR CERAMIC PRINT.



EXEMPLARY PICTURE FROM INTERNET:
GLASS CURTAIN WALL IMPRESSIVE DECORATION GLASS CURTAIN WALL WITH CERAMIC PRINT IN TEXAS BY CORGAN



EXEMPLARY PICTURE FROM INTERNET:
IMAGES WERE ETCHED ONTO THE GLASS FAÇADE OF LEHIGH UNIVERSITY. SKYLINE DESIGN COLLABORATED WITH BOHLIN CYWINSKI JACKSON ARCHITECTS TO RECREATE TWO ARTWORKS BY LARRY KIRKLAND ON GLASS.

THE PROJECT

MATERIALS OF THE BUILDING ENVELOPE.



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

MATERIAL OF BUILDING ENVELOPE.

PRECAST CONCRETE PANEL
COLOR- LIGHT GREY , WITH HORIZONTAL LINES



BALCONY
WITH CLEAR GLASS
AND ANODISED
BLACK ALUMINIUM
FRAME



SIGNAGE LOGOS OR LETTERS CAN BE PLACED ON THE SPANDREL PANELS



SIGNAGE LOGOS OR LETTERS WILL BE
PLACED ON TOP OF THE WOOD
PANEL.

COMPOSITE WOOD
PANEL OR
EQUIVALENT
FOR INNER
EXTERIOR WALL



QUINPOOL ROAD

COMPOSITE WOOD PANEL OR EQUIVALENT
FOR EXTERIOR PANELS, CANOPIES AND SOFFIT

CURTAIN WALL
WITH CLEAR GLASS WITH DESIGNED
PATTERN OF EXTENDED VERTICAL MULLIONS (EXTENDED
ALUMINIUM CAPPING)

COMPOSITE WOOD PANEL OR EQUIVALENT
FOR EXTERIOR PANELS, CANOPIES AND SOFFIT

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

THE PROJECT

MATERIAL OF BUILDING ENVELOPE.



EXEMPLARY PICTURE FROM HALIFAX



THE COLORS OF THE NEIGHBORHOOD AS WELL AS HALIFAX ARE RECREATED IN THE LOGGIAS THAT PUNCTUATE THE BUILDING FACE.



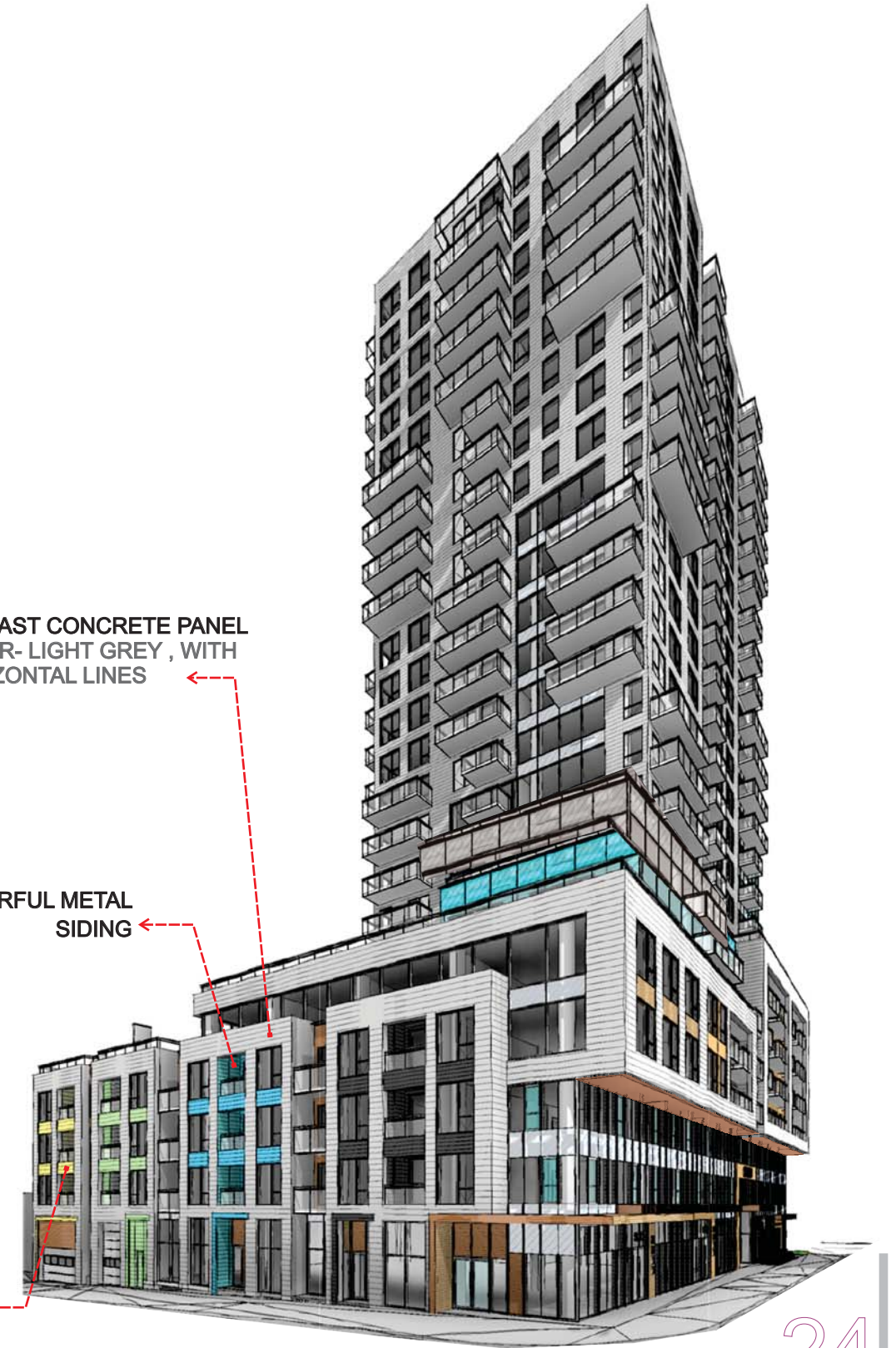
WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

PRECAST CONCRETE PANEL
COLOR- LIGHT GREY , WITH
HORIZONTAL LINES

COLORFUL METAL
SIDING

COLORFUL METAL SIDING OR
PAINTED PRECAST PANEL





QUINPOOL RD

ROBIE STREET

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX



WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX

QUINPOOL ROAD



QUINPOOL RD

PARKER STREET

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX



REAR ELEVATION

WILLOW TREE TOWER

6009 QUINPOOL ROAD, HALIFAX