

Context Plan



Site Diagrams

Active Street Frontage

The building entry is located at the corner of West Pender Street and Seymour Street. Retail is located on both West Pender and Seymour, achieving the city required retail continuity. A lobby for a secondary office entry is located on West Pender adjacent to the Rogers Building. Landscape is added throughout to create an inviting and dynamic street experience. Loading dock and parking entry is located on the North of the site, off the public alley.

Pedestrians

Public realm is expanded by additional sidewalk widening above the requisite city setbacks (5.5M along W.Pender and 5.5M along Seymour). Given the sloped nature of the site, ramps and stairs are provided for easy access to all entrances.

Bikes

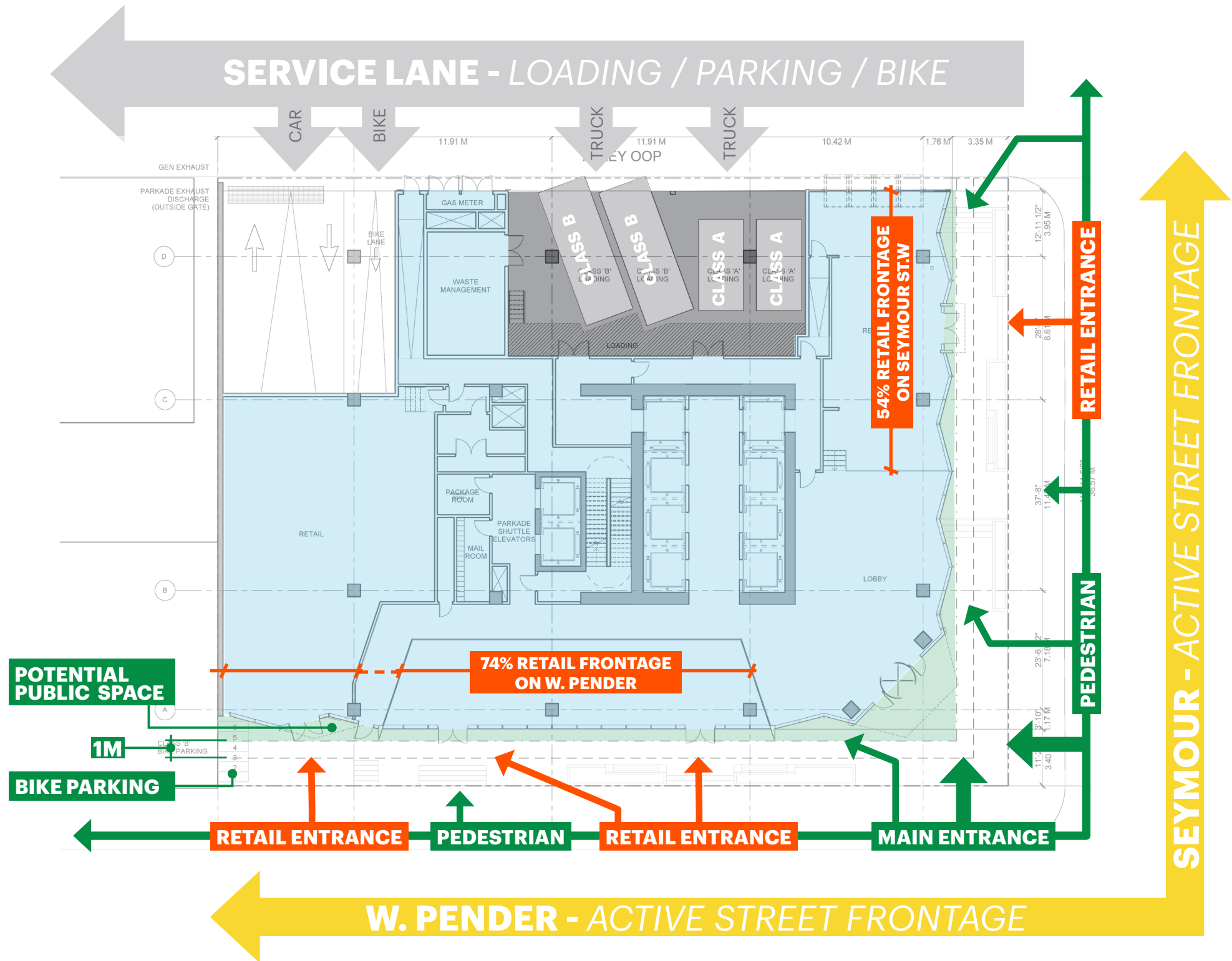
Bike parking & end of trip facilities are provided on P1. Above access elevators are located in the main core.

Cars

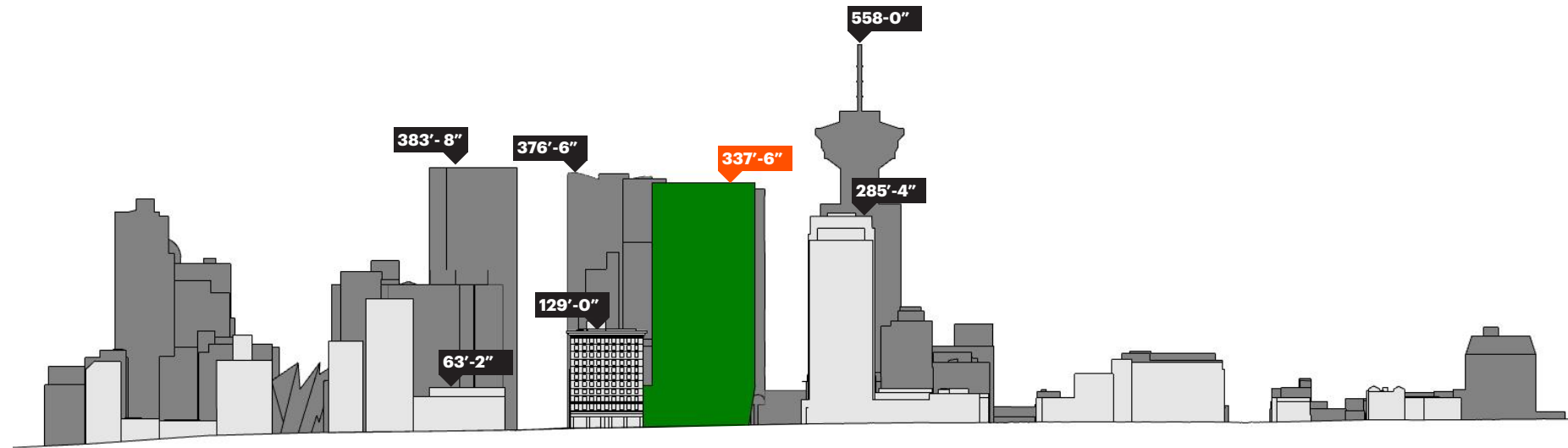
Below grade parking is accessed through the entrance ramp off the service lane. Parking elevators are centrally located in the core.

Loading

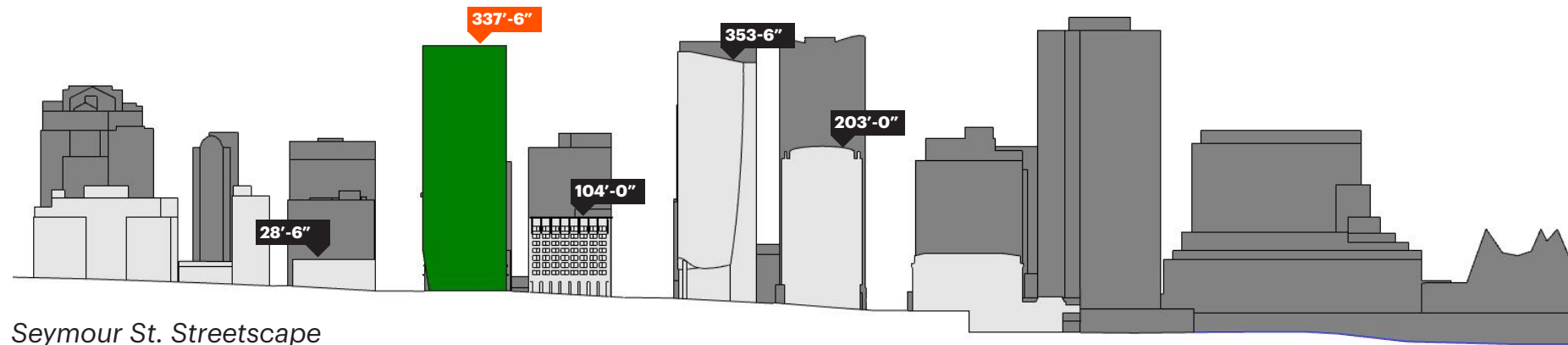
Class A and B loading is provided at grade off the service lane.



Context Sections



W. Pender St. Streetscape



Seymour St. Streetscape