

# PROJECT DESCRIPTION

Project Python is a light industrial building proposed on an expansive lot with the municipal address of 222 CitiGate Drive in the CitiGate Corporate Business Park at Fallowfield Road and Highway 416.

The building itself has 5 levels with a total floor area of almost 250,000m<sup>2</sup> and a height of close to 30m. A building of this scale, in this context, requires some careful and creative design gestures to make it successful. We were inspired by the CitiGate Corporate Business Park design guidelines and chose to emulate the natural rock stratification prevalent in the area, as seen clearly in the rock cuts along the 416. The full height precast concrete envelope of the building is similarly striated with alternate bands of light and dark gray finish and deep reveals. The dark precast concrete base is redolent of the underlying bedrock.

The impressive scale of the building is seemingly reduced by articulating the facades with vertical projections that enclose stair and elevator shafts and other service spaces relevant to the process within. These are accentuated in dark gray to further enhance the articulation, and stair towers and break rooms are fully glazed both to provide transparency from the exterior and to provide daylight to the spaces where it is not limited by the operational requirements.

The prestige office component on the ground floor is fully glazed and broken up by brightly coloured canopies that relate to the entrances and the large cafeteria, thereby providing a warm and inviting presence at the pedestrian scale.

The proposed building will incorporate numerous sustainable design initiatives that will result in LEED-like results. These include a reflective white roof to mitigate heat island effect, energy-efficient HVAC systems including energy-recovery-ventilators, and reduced water consumption with low-flow fixtures. The sustainable gestures will extend to the landscape as well with controlled glare, dark-sky lighting, shaded parking areas, and indigenous planting.

A thick band of existing forest and a natural berm will be maintained along the Highway 416 frontage and the loading docks facing this side will be significantly lower than the roadway. The combination of these 2 elements assures that all loading docks and virtually all trucking activities will be invisible to passing traffic along the 416 corridor.

On the east side of the property, facing the extension of CitiGate Drive, there will be a landscaped slope up to the parking area that will incorporate stratified rocky outcrops in a form of giant rock garden. This will serve the dual purpose of creating a pleasant view for passing pedestrians and vehicles and also reduce the visibility of the associated parking lot that is required. The parking area itself is broken up by generously planted landscape bands to create an image of islands of cars in a wooded area, as opposed to a few trees in a sea of cars. These landscape bands also incorporate numerous pedestrian walkways leading from the cars to the building entrance to reduce pedestrian conflict with vehicles.

The main pedestrian access to the site will gradually ascend the slope through a landscaped “canyon” from the roundabout and bus stop to the building. The bicycle access, that will link to the proposed multi-use path, accesses the bicycle rack area near the entrance with minimal crossing of driveways.

Landscape feature elements at the main access points will also emulate the natural stratified rock outcrops.



**LEGEND**

- FUTURE**
- ● ● STREET WITH SIDEWALKS
- — — MULTI USE PATHWAY
- EXISTING**
- — — SIDEWALK
- — — MULTI USE PATHWAY
- — — SEPARATE BIKE PATH (BOTH SIDES)
- — — — BUS ROUTE AND BUS STOP
- 112 m CONTOUR HEIGHT







