

BLOCK 2B
DECEMBER 2018



GREYSTONE VILLAGE
COMMERCIAL MIXED USE- RENTAL APARTMENTS

BUILDING 2A + 2B
BUILDING MASS
MODIFICATION
DECEMBER 7, 2018



1 ORIGINAL BUILDING

THE ORIGINAL BUILDING WAS TIGHT TO THE SETBACK LINES ON DES OBLATS WITH NO SETBACKS ON THIS ELEVATION.



2 REMOVE BALCONIES + CORNER MASSING

UPON DISCUSSIONS WITH CITY PLANNERS - FLOORS SEVEN TO NINE ON THE NORTH WEST CORNER WAS SET BACK 1.44M. THE 7TH AND 8TH FLOOR BALCONIES WERE ALSO REMOVED TO FURTHER THE IMPACT OF THE NEW SETBACK.



2 REMOVE BALCONIES + CORNER MASSING

THE BUILDING AS SEEN WITH
THE MODIFIED MASSING ON THE
NORTH WEST CORNER.



3 MOVE BUILDING FACE BACK

IN ORDER TO FURTHER EMPHASISE THE SETBACK ON LEVELS 7-9 THE WHOLE NORTH EAST FACADE WAS PULLED BACK 1.2M. THIS ALLOWS TO ACCENTUATE THE LIGHT STONE AT THE SIXTH STOREY AND REDUCES THE OVERALL MASS ALONG DES OBLATS.



3

THE BUILDING AS IT IS NOW

THE INCREASED SETBACKS ABOVE THE 6TH FLOOR OPENS UP THE FIELD OF VISION TOWARDS THE SKY AND RIVER. FROM A PEDESTRIANS POINT OF VIEW, THE SETBACK MAKE THE UPPER FLOORS LESS VISIBLE AND THE BUILDING APPEAR TO FIT IN MORE WITH ITS CONTEXT.

