



North York, Ontario:

To meet the investment and future office needs of a national institutional client, Boy Scouts of Canada, Edgcombe Properties Ltd. purchased a prime corner site in North York's Consumer's Business Park with the objective of developing a spec office building. The Colborne Architectural Group was commissioned to design a structure which maximized site development potential with a base building budget of \$75 / sq. ft. At 1.5 times site area the maximum permissible GFA was 42,360 sq. ft. A further 10% was gained through Committee of Adjustment process, allowing four levels of offices above a level of mixed rental area and covered parking with below grade access ramp.

To address the prominent corner site and prime southwest views to Toronto's city core, a large, reflective glass corner bay with roof terrace was added to the typical 10,650 sq. ft. floors. These are laid out in an efficient, straightforward fashion with maximum perimeter glass and central core to permit variable leasing configurations. The low, horizontal building form is emphasized with alternating, blue-tinted strip windows, blue-coloured metal spandrels and contrasting red horizontal mullions. Two elevators serve the office levels and one level of underground parking. The building's street frontage is complimented with generous landscaped berms including the incorporation of two large maple trees maintained during construction. Construction cost, \$3.6M, 1990.