

September 21, 2021

The architectural concept of Block 280, Niagara Falls

The formation of the building blocks for the unique shape and size of Block 280 was specially affected and driven by the proximity of the site to Salit Steel and the requirements to mitigate noise produced by it. This noise mitigation had to be addressed not only for the development of Block 280, but other development Blocks to the west that may be impacted by noise. The careful placement of these building blocks on this Site, stretches along almost the entire east property line at a height of six storeys. Furthermore, the four buildings (and part of another building) creating this noise wall are connected by enclosed glass and steel bridges, maintaining continuity of the wall. The bridges create relief and break down the building mass into smaller blocks and provide views to the east wood lot and the west development.

The four main buildings creating the wall have internally been designed with the placement of access corridors to the east side, facing Salit Steel, and all the residential units facing west and away from the noise. The architecture of these buildings is responding to Niagara Falls and borrows the concept of the fluid motion of water on their wavy façades, creating an interplay of light and shadow between the different floors that changes during the different hours of the day, emphasizing the form. The site was specially designed to encourage pedestrian movement throughout the site and even connecting it to the east woodlot in more than one connection point. By doing so, only a very small portion of the site is designated for surface parking and the majority has been moved to an underground parking garage.

Although the east facades are not highly visible from the street, they are not left blank. The corridors are benefiting from being on the outside walls with windows that provide natural light to these corridors, reducing energy consumption. Every so often, a door from these corridors opens on to a balcony with planter boxes that overlook the woodlot.

As we move further west, the density and massing is reduced to townhouse blocks to respond to the future development form and massing to the west.



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