

Projekt Studio Architects: Ferndale Gardens

Ferndale Gardens is newly constructed luxury 64-unit, 4 storey apartment building filled with amenities and social spaces to encourage tenants to build relationships and form a community through a non-conventional approach to amenity and common spaces throughout the development. These common spaces emphasize social connection and interaction for the tenants. The Lobby itself is designed for gathering, with the management office visually visible from the main entrance, a fireplace with cozy seating, a long country table for gathering, and a kitchenette for the tenants that serves complimentary coffee and tea. A large outdoor terrace is open to the tenant off the corridor and amenity room on the 4th floor, that encourages BBQ, sunbathing and gathering. Additional outdoor amenities are scattered around the site with opportunities for rest and play. A design emphasis has been placed on social connections within the development as well as the external environment.

Additionally, the building is easily accessible from several convenient entrances, whether you are entering off the parking lot or the main boulevard. Two elevators are located at each end of the building, one adjacent to the move-in-out room. This project is one example of a much-needed missing middle, midrise luxury apartments with ample floor plans and inviting social spaces that are open to the tenant, without the need for booking.

Nestled amongst a tree lined residential corridor, Ferndale Gardens takes advantage of the surrounding landscape, providing breathtaking views from each suite. Its esthetic expression is modern and clean with playful contrasting EIFS and Brick to emphasize the building's massing and forms. The structure consists of Core Slab and prefabricated metal studs/sheathing panel, which aided with construction timelines and prefabricated engineering.

The site had parameters that guided the location and expression of the building, as it sloped over 3m from one end to the other. Careful placement and massing of the development was important considering the low-scale homes surrounding it as well as the preservation lands at the rear of the property. The team worked together in collaboration with the City of Barrie to create a design that was sustainable within the site and one that had minimal impact on the surrounding environment.

Projekt Studio Architects with support of the Client, retained Morrison Hershfield to assist with EIFS building envelope detailing and construction oversight to ensure all specifications and executions were adhered to, and the best EIFS system was achieved with the highest quality standard. Throughout construction both the Architect and Envelope Consultant performed site observation reviews, having two sets of eyes from the onset of construction as it related to the EIFS systems, reviewed shop drawings, and provided support to the Client and Construction Manager. Strict adherence was demanded of the application and construction of the EIFS envelope. The system provided a beautiful architectural expression, as well as elevated the exterior envelope in RSI value as well as provided an air tight system.

Stats: 4 Storey, 64 Unit Purpose built Rental Apt. – 66,000 sq. ft.

Completed: December 2019

Client: Pinmounts Developments Ltd, Toronto, ON

Architect: Projekt Studio Architetcs Inc., Toronto, ON

Envelope Consultant: Morrison Hershfield











