



PARCEL 3 STATS

Usage: Market and rental housing.
 Materials:
 Lower base: Majority two-storey limestone arcades with full height glazing beyond.
 Upper levels: Brick, Swisspearl (cementitious composite panel system), glass.

West Building

95,100 SF
 11 Stories
 91 Suites

North Building

44,000 SF
 5 Stories
 25 Suites

East Building

44,100 SF
 7 Stories
 48 Suites



Running through the centre of the Olympic Village site are Parcels 3, 6, and 10, designed by Merrick Architecture Borowski Lintott Sakumoto Fligg Limited. These buildings are heavily context-oriented, since they predominantly face other Village venues.

Paul Merrick provided concept sketches for the parcels, but from there it was up to three designers to bring the concepts to life. Mitch Sakumoto took Parcel 3, with its three buildings, 180,000 sf of living space and 164 suites. A “bookend” building, the design incorporates a woven glass façade and deep balconies on the west side to make the most of views onto Hinge Park and Habitat Island.

“This parcel is a great example of how the design of the village will really promote walking and meandering in and out of the buildings,” says Sakumoto. A pedestrian walkway connects north-south from Parcel 2 through to Parcel 4 right down to the seawall. Another path cuts east from Parcel 3’s courtyard into Parcel 6. “It’s going to be a great neighbourhood for people – livable and vibrant,” he says. “People will want to gather and live there.”

This parcel is a great example of how the Village design will really promote walking and meandering.



Top: Renderings of Parcel 3 highlight material details on the balconies, and a strong presence from the ground.
 Bottom: Elevation drawings of Parcel 3 showing views from the west (Columbia Street) and from the north (Athletes Way). The pedestrian walkway between buildings continues through the middle of Parcel 4 to the waterfront.

Designing Diversity

“Three personalities, but one family,” says Rob Ciccozzi, as he describes his experience designing one of the three Merrick parcels. “Paul’s a strong designer with strong ideas, so we all drew from his sketches. Then we dressed them up in our own way.”

“Having different architects for the parcels was good,” says Mitch Sakumoto. “We didn’t want them to look too similar. There are differences; they’re not homogeneous. In any case, it was happening so quickly we were basically designing simultaneously!”

“If you go building to building you can see a different hand at work even within a similar palette of materials,” agrees Greg Borowski. “It crops up in small details –

the proportion of things is different, even though there’s an overall vocabulary of strong horizontal lines and anchoring vertical pieces common to all the parcels. The stone coursing is different on the parcels, and the guardrail details are completely different. But overall they are a family. Across the site, I like that there are other voices in there as well. It enriches it.”

“There’s a common thread across the whole site, despite a lot of personalities,” says Ciccozzi. “With the plaza, the street design, the interior courtyards – it’s not just the building form itself, it’s the in-between spaces that bring it all together quite nicely.”

Sun shades installed on the southwest corner of Parcel 3 provide passive design benefits by shielding afternoon sun from penetrating into the stairwells, keeping them cool and inviting to use.

PROFILE

Mitch Sakumoto

DipT, BArch, MAIBC, MRAIC
 Merrick Architecture Borowski Lintott Sakumoto Fligg Ltd.

A partner at Merrick Architecture since 2004, Mitch Sakumoto enjoyed the unusual challenge of the Olympic Village project, where he designed Parcel 3.

“The timeframe was challenging: trying to achieve the client’s goals and making sure that we can get the suites right, have the proper elevations, and design what they considered to be timeless and elegant, all at the same time,” he says. “Usually something like that takes another third to half as long. Seeing your project realized so quickly – that’s enjoyable.”

Sakumoto says the project provided a valuable learning curve. “It was interesting to see the implementation of sustainability initiatives, and it’s becoming really relevant in design these days, something that we in architecture should be thinking about. For me, the project made me more aware of a lot of those initiatives.”

“It’s something that I’ve started incorporating in my work more than I did before. I’m working on another project with much higher density, and we have similar through-units and courtyards in the middle. So it’s starting to make change; I’m pushing in that direction. I think it’s a good model.”

