

sevenzeroone architecture inc.

2010 - 2020

Designed to adapt.

Process over product. Substance over spectacle.

Our practice began at 701-71 Roslyn Road overlooking the Assiniboine river in 2007. From that day forward 701 Architecture has endeavoured above all else to understand the people who work with us, their business and their goals. We listen, we develop the specific tools and processes we will use to guide you towards your goals with confidence, then we get to work.

We've partnered with people and groups of every description. Large developers. First time developers. International manufacturers. Volunteer organizations. Private homeowners. General contractors. Regional health authorities. Engineers. Restaurateurs. Festival organizers. We've helped them all approach their projects holistically, understanding both the opportunities and the challenges. Always with breaks for lunch - and maybe a drink if it's been a long day.

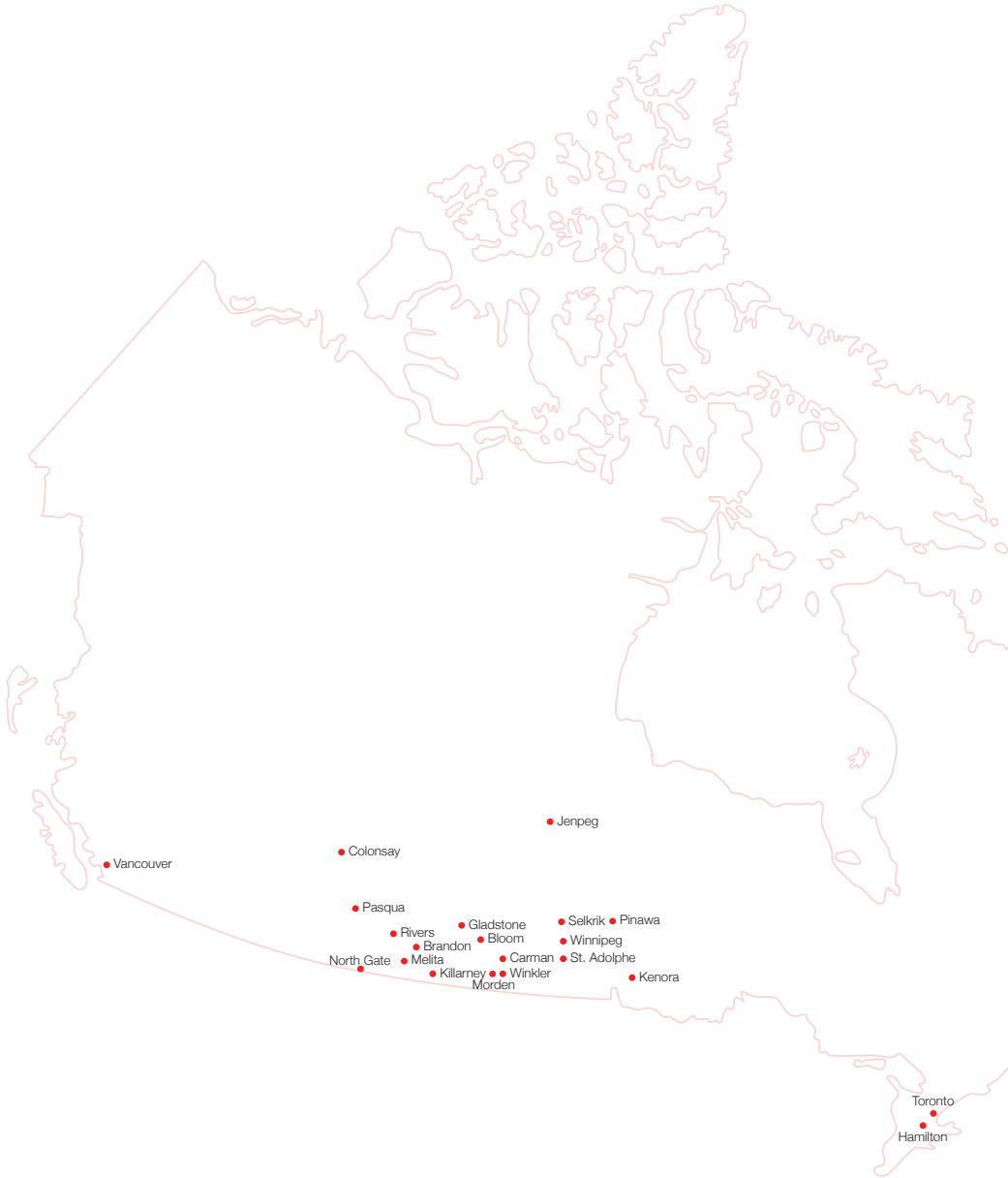
We haven't seen everything, but we've seen a bit, and we continue to learn along the way.

Andrew Gruff's 2005 survey of Canadian architecture explored issues of viability, sustainability, community, and utility in our built environment in contrast to the spectacular flourishes often put forward when discussing contemporary architecture. We humbly aim to make local contributions in this tradition. We strive to achieve simple, efficient, and sensitive built work for our clients and community. Do you need help planning your infill project and navigating the rezoning? Do you need to figure out how to make a 90 year old building work for its new lease on life? Need to plan an expansion of your facility to ramp up production? Do you know where you need to get but need help getting there?

That's our wheelhouse.

Whether you're a seasoned developer or have never worked with an architect we help shoulder the load as a partner, and if we're not the expert in an aspect of your particular project you better believe we have a solid working relationship with someone who is. We're all just people working together towards a common goal. Even if the objective and systems are complex, a well considered design process lays out a clear path to a well considered result. The following is a selection of what we've achieved with some of our partners over the past decade. We hope to hear from you soon to begin planning for the years ahead.

701architecture.ca/contact



To date, our practice has...

93

Overseen 93 built projects.

4

4 employees.

21

Collaborated on projects in 21 cities & towns.

20,327

Recorded approximately 20,327 billable hours.

20

Completed 20 projects with our longest running client.

186

Written 186 professional service proposals.

54%

Converted 54% of all clients to repeat partners on projects.

12

Seen our principal serve on 12 international design competition juries.

1,237

Contributed 1,237 residential units to the community.

3

Won 3 design awards.

85

Overseen 85 stories of multi-family construction.

2

Appeared in 2 publications.

3,084,689 kgCO₂eq

Sequestered approximately 3,084,689 kilograms of embodied carbon in repurposed buildings.

8,550

Consumed at least 8,550 cups of coffee.

1,971,436

Designed 1,971,436 square feet of constructed floor area.

172

Eaten 172 burritos for lunch.

\$978,698

Designed projects qualifying our partners for \$978,698 in energy efficiency incentives.

58

Shared 58 bottles of Cardhu.

Table of Contents

ADAPTIVE REUSE

008 701 Home / Studio

Located in Winnipeg's Old St. Vital neighbourhood, the renovation of a former tile and granite fabrication shop is the current home for our practice.

014 District

District Condos involved more than 175,000 square feet of building area over seven buildings on four separate properties that was converted to 150 new residential units and multiple ground floor commercial units in the downtown core.

022 Winkler Arts + Culture Centre

Located in Winkler, Manitoba, this project involved the renovation and re-cladding of the decommissioned City of Winkler water treatment plant, transforming it into a vibrant new community amenity – the Winkler Arts and Culture Centre.

RESIDENTIAL & MIXED USE INFILL

030 Maryland

The 18 unit apartment continues the scale and pattern of mid-block midrise multifamily housing along Maryland while establishing one of the most significant investments in new, contemporary and affordable rental stock in the area.

036 Sherbrook

Located in Winnipeg's West Broadway neighbourhood, this mixed use building in collaboration with Almaleki Developments will add retail and commercial functions on the ground floor with three storeys of rental apartment units above.

042 Vue Tache

The Vue Tache Condominiums will replace a vacant elevator installation and conversion facility and three single family dwellings on six consolidated properties to provide a seven storey, 87 unit multi-family condominium development.

COMMERCIAL

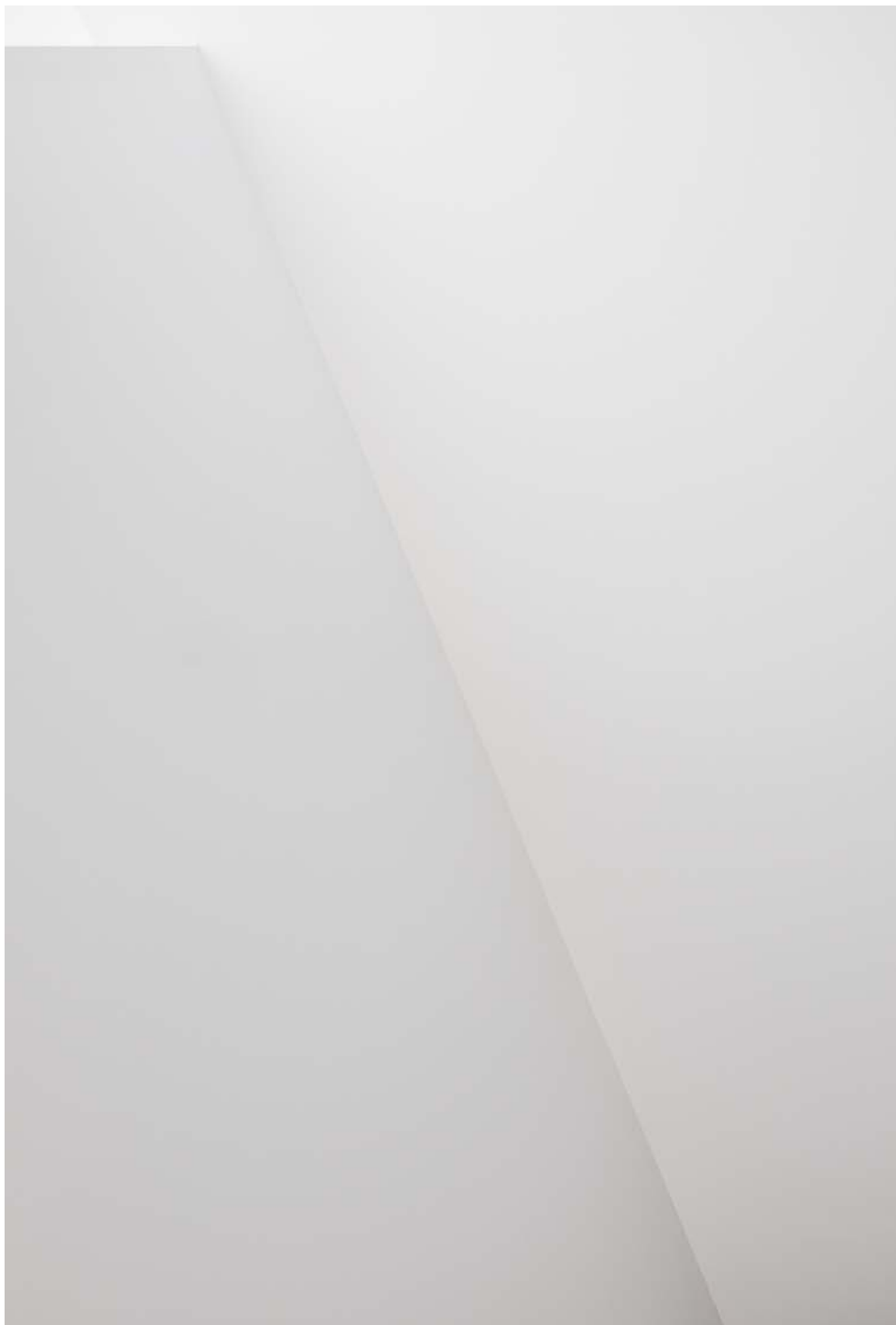
048 Richmond

After working together on successful multi-family projects, the Jacobson Group came to us with the desire to create a statement multi-tenant commercial building in Brandon, Manitoba.

INDUSTRIAL

054 Price

The expansion of the Price Canadian headquarters on Raleigh street adds office and manufacturing space to the existing campus bringing the total research and development, manufacturing and office facilities to more than 523,000 square feet.



701 Home / Studio

511 St. Mary's Road
Winnipeg MB



Located in Winnipeg's Old St. Vital neighbourhood, the renovation of a former tile and granite fabrication shop is the current home for our practice. The basement workshop housed workbenches, tools, conveyors, scaffolding and pulley systems for fabrication, while the upper floors consisted of partitioned offices and support spaces clad in acoustic tile and vinyl wood paneling. Handling the demolition ourselves, the existing interior partitions, finishes and equipment were removed to the bare concrete block and wood joists. With a building footprint of 11.5 feet wide by 84 feet deep, the strategic insertion of new stairs and glass partitions in the raw space to define a boardroom, library and utility spaces on the basement floor, offices and shared kitchen space on the second floor and a residence for 701's principal architect on the third required careful consideration of plan and material to ensure daylight penetrated the space and views throughout the floorplate were established. Exiting requirements for both the residential and commercial components required careful arrangement of separate exit stairs. The addition of a rooftop exterior patio accessible from the third floor residence offers views over St. Mary's Road to the adjacent Red River and the city beyond while providing a private retreat from the architectural practice below.

The endeavour to create a home for our practice is a reflection of what we think about at the outset of all of our projects: hands-on investment, inventive approaches to program and budget, the importance of incremental infill development, adaptive reuse, the commitment to densification and investment in emerging neighborhoods, a continuing investigation into mixed use program and sustainable urban living in Winnipeg and - most importantly - an opportunity to build lasting relationships. Tower Engineering, one of our long-standing collaborators provided structural, mechanical and electrical design along with a little help here and there on the tools. The studio at 511 St. Mary's Road has been our home since 2013.



511



Busy when CLOSED









“I met Kevin Loewen in 2012, soon after I decided to re-develop the former Perth’s property at 511 - 513 St. Mary’s Road. A portion had already been re-positioned from a dry-cleaning plant to commercial tenancies. The remaining section was more challenging as it was on 3 levels and very narrow. Not only did Kevin come up with a great plan to utilize the space, he decided it would be perfect for him as an office and residence. His creativity and entrepreneurship resulted in a mutually beneficial arrangement for landlord and tenant. His attention to detail, timeliness and effective communication resulted in a very successful project of which we are both very proud.”

Stewart Leibl
Owner - Perth Services Ltd & Landlord

District

110 & 132 James Avenue, Wpg.
133 & 139 Market Avenue, Wpg.



Winnipeg's Exchange District is a National Historic Site that features the best preserved collection of heritage buildings in North America. The District Condominiums project involved the retrofit of almost an entire block of early 20th century warehouse buildings in the East Exchange District that spanned nearly a decade of work. More than 175,000 square feet of building area over seven buildings on four separate properties was converted to 150 new residential units and multiple ground floor commercial units in the downtown core.

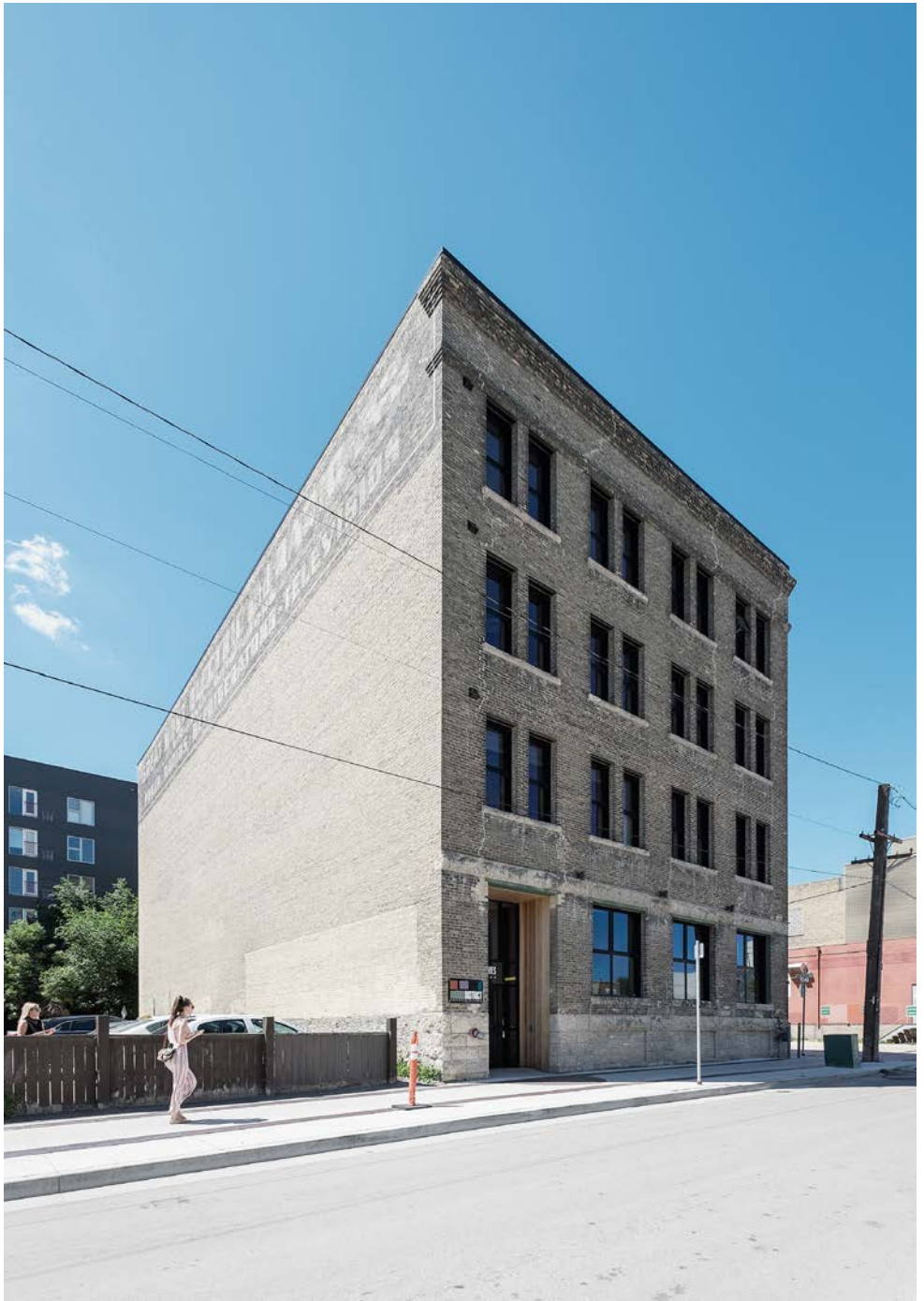




The 100+ year old, historically significant warehouses required extensive and complex updates to meet modern building codes. Strategic use of fire safety alternative solutions developed by the City of Winnipeg for rehabilitation in the Exchange District allowed the team to achieve code compliance. The quality and character of the robust existing warehouse construction was largely maintained with careful additions of updated windows, modern suites and shared amenities.

In 2010, the City of Winnipeg, with the province of Manitoba launched the Downtown Residential Development Program, a three year program under the Winnipeg Regeneration Strategy offering \$20 million in development grants and tax incentives for the construction of downtown residential units. The program allowed Streetside Developments to take ownership of the collection of buildings. With one project together under our collective belt, this massive undertaking - at the time one of the largest residential conversion projects in Western Canada - kicked off a long term working relationship between 701 Architecture and Streetside that continues to this day.

Success was defined as a project that maintained the building's historic features while delivering a mixed use set of buildings that met market needs within budget. The design process began with three dimensional laser scanning to document the existing condition. Using the existing structural bays, suite designs were developed and a scheme for each building presented to the Winnipeg Urban Design Advisory Committee for design review, feedback and approvals. During construction, constant collaboration was required to resolve issues as they revealed themselves. The end result met a receptive market with full residential and commercial occupancy achieved in short order along with multiple historic preservation awards. The final phase at 139 Market was completed in 2017.











“701 Architecture designed District Condominiums which transformed seven 110 year old downtown industrial buildings to over 150 modern residential units. They did a remarkable job of preserving the buildings while providing exceptional living spaces for the new residents. The building code compliance challenges were immense and 701 solved these challenges with very creative and effective solutions which resulted in a very successful development.”

Brian Cornelsen
Vice President – Streetside Developments

WA+C

547 Park Street

Winkler MB



Located in Winkler, Manitoba, this project involved the renovation and re-cladding of the decommissioned City of Winkler water treatment plant, transforming it into a vibrant new community amenity – the Winkler Arts and Culture Centre. Located below the iconic city water tower the existing building was in poor condition and in need of a full building envelope retrofit, remediation of decommissioned subterranean holding tanks, and a full modernization for building code compliance. The new facility preserves the industrial character of the existing concrete structure and includes multiple gallery spaces, flexible retail spaces, studios, classrooms, administrative offices, and washroom facilities. The new face of the community space is clad in corrugated weathering steel, a material that will change and mature along with the new arts and culture centre.

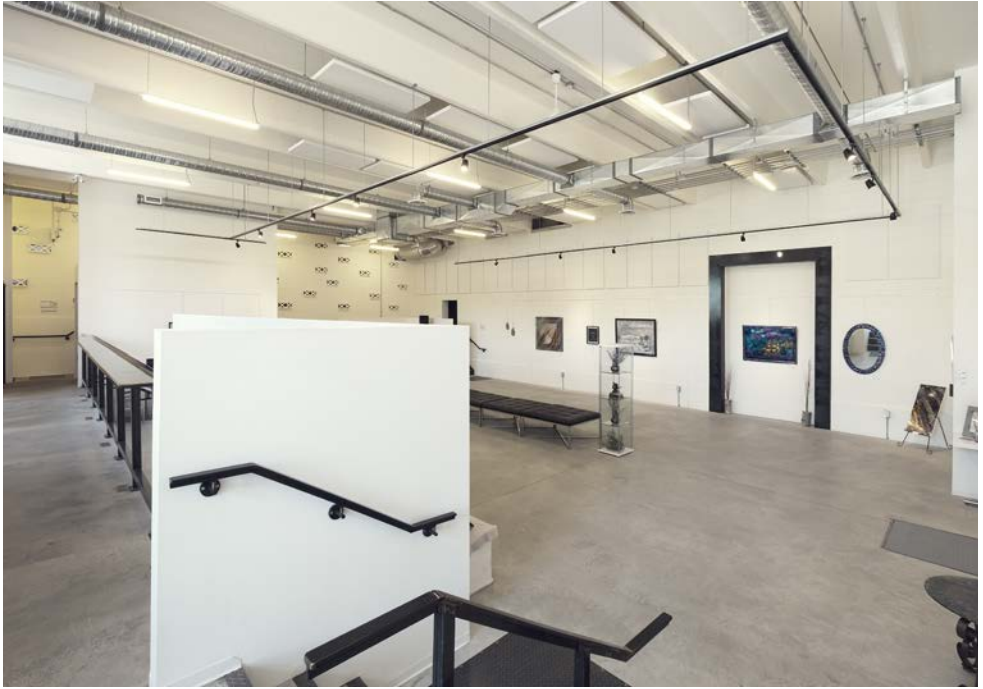


Winkler Arts and Culture Inc. is a volunteer organization that is dedicated to providing opportunities to teach, share and celebrate artistic and cultural expression through education programs and a community space. The organization had been operating in the community without an adequate space for a number of years, and through a significant fundraising effort and an agreement with the City of Winkler to make the unused structure available for their use, the project was made possible. Throughout the fundraising campaign, a number of schemes for development were put forward that whether due to ambition or suitability did not become a reality.

When the City of Winkler issued a request for proposals for consulting and construction services, we teamed with local builder WBS Construction to submit the successful design-build proposal. That success came from listening to exactly what the WA+C needed to achieve, the opportunities and constraints offered by the existing building, and a full understanding of the budgetary constraints we were operating within. As part of the design-build process we balanced design decisions with construction sequencing and whatever the old building would throw at us with our team throughout. The project was completed in 2016 on time and on approved budget resulting in a new facility in a building slated for demolition that will continue to serve the community for years to come.

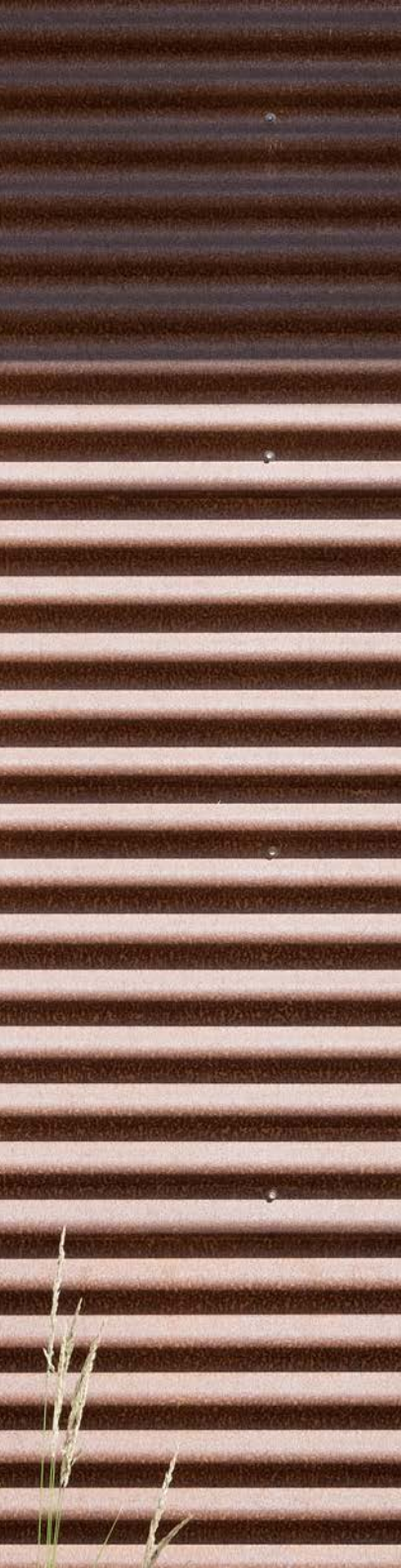












“Working with 701 Architecture was like working with family. They saw and embraced our vision right from the beginning and made it a reality.”

Raymond Derksen
WA+C Director

Maryland Apartments

479 Maryland Street
Winnipeg MB



Two sites – one vacant and one an aging four-plex were consolidated to house this new 18 unit apartment in the central Winnipeg neighbourhood of Daniel McIntyre. The development continues the scale and pattern of mid-block midrise multifamily housing along Maryland while establishing one of the most significant investments in new, contemporary and affordable rental stock in the area in recent memory. The project reconciles the traditional walk-up apartment building type with the demands of modern zoning and building code regulations by carving out a majority of the main floor building area, turning it over to requisite vehicle parking and wrapping it in cedar – offsetting the balance of robust metal and cement board cladding. The storeys above house efficient two bedroom suites with windows and juliet balconies that adjust according to suite orientations and views. The structural wood walls will be prefabricated, simplifying staging requirements on the tight site and efficiently reducing construction time and waste.

When the developer came to us with the challenge of providing 18 residential units with a 1:1 parking to unit ratio on a 59 foot wide subdivided lot mid-block we developed a plan that included all stakeholders early in the process. Together we managed a development application that included a subdivision, a rezoning and multiple variances, community consultation to hear out neighbourhood expectations and meetings with the local neighbourhood association to ensure the development aligned with their formal holistic housing goals. Without the involvement and buy in of planners, neighbourhood associations and the community at large, the project's feasibility would have been greatly impacted.





We're only as good as the owners and developers we partner with and this endeavour was no different. Strategic site selection on the part of the developer made the argument for rezoning and increased density work, and a detailed eye towards a quality product for future tenants gave us a clear design direction – all the way down to their eventual utility bill. Energy modeling estimates an energy use reduction of 38% over the Manitoba Energy Code for Buildings for the development, allowing participation in the Power Smart New Buildings Program and a significant financial incentive available for a building performing at this level of efficiency. The project is currently under construction with an anticipated completion in the spring of 2021.







Sherbrook

218 Sherbrook Street
Winnipeg MB



Replacing two shuttered retail properties that have fallen into disrepair in Winnipeg's West Broadway neighbourhood, this mixed use building in collaboration with Almaleki Developments will add retail and commercial functions on the ground floor with three storeys of rental apartment units above. The intensification of the combined underutilized sites will support the continued development of Sherbrook Street, adding to those both living and working in the neighbourhood. Continuing the established character of Sherbrook, the 5,600 square feet of ground floor commercial / retail space mixed with residential entrances facing both Sherbrook and Broadway contribute to an active street edge. A mix of one and two bedroom apartments totalling 24 units offer choice to a diverse set of potential tenants with compact, efficient layouts and balconies providing views of the surrounding neighbourhood.





The owners and developer came to us prepared with the parameters that would make the project feasible, and we took the time to develop multiple scenarios for the development of the two sites.



Early discussions with city planners allowed us to consider reduced vehicle parking provisions and accommodate a required public right-of-way widening along the back lane in feasibility studies. The project is currently in the design development stage.





“701 continuously delivers incredible value and service to clients. I appreciate their willingness to listen to clients needs and never back away from a challenge. 701 is a solutions oriented firm that thinks outside the box to deliver what others may think unimaginable. I am consistently impressed by their technical knowledge and creativity. They immerse themselves in every neighbourhood ensuring they’re designing with community in mind and leverage their relationships with stakeholders, suppliers and subcontractors to bring the best people to the table, saving clients time and money.”

Mohammad Almaleki
President - Almaleki Developments

Vue Tache

780 Tache Avenue
Winnipeg MB



Winnipeg's North St. Boniface neighbourhood offers walkable access to multiple parks, the home to the Festival du Voyageur – Fort Gibraltar, the shops and restaurants of Provencher Boulevard and the Esplanade Riel footbridge providing access to The Forks National Historic Site and the Exchange District. The Vue Tache Condominiums will replace a vacant elevator installation and conversion facility and three single family dwellings on six consolidated properties to provide a seven storey, 87 unit multi-family condominium development.





The seven storey structure sits on a below grade parking garage, whose roof provides exterior private terraces for the ground floor residential units, at grade access to the suites along Rue Grandin and a pocket park along the east property line complete with a fenced dog run for four legged tenants. A mix of one, two and three bedroom condominiums will offer diverse housing options for a wide range of potential owners with expansive views across the Red River to downtown, the east exchange district and Waterfront Drive.

Our working relationship with Streetside Developments continues in a collaborative effort with Landmark Planning & Design to guide this project through a development application including a subdivision, rezoning and variances. Our design decisions are being guided by an effective public engagement process conducted by Landmark and Streetside providing input on building height, traffic and site access, design quality and shading impact on adjacent properties.







Richmond

1209 Richmond Avenue

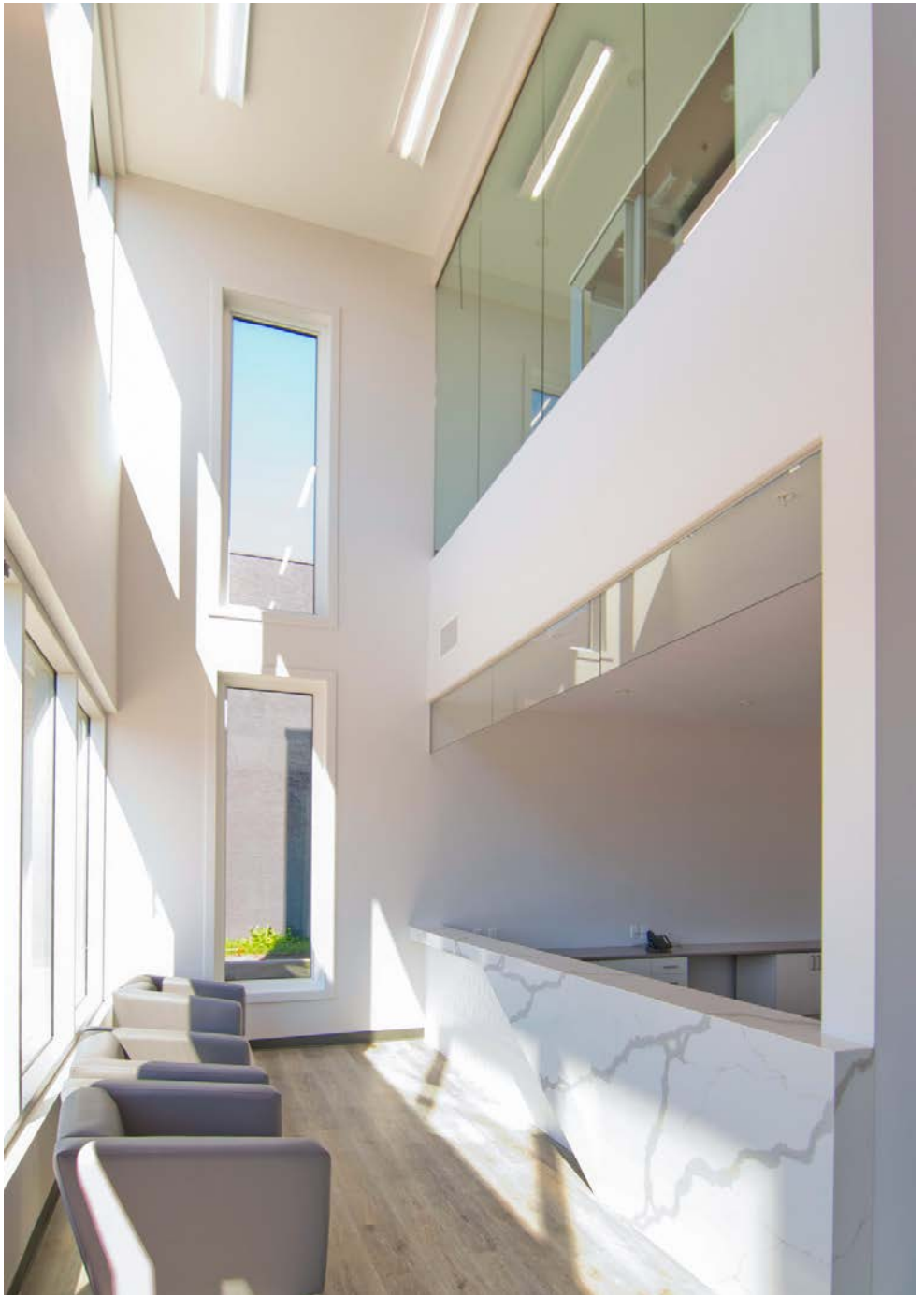
Brandon MB



After working together on successful multi-family projects, the Jacobson Group came to us with the desire to create a statement multi-tenant commercial building in Brandon, Manitoba. The new building arranges one 2-storey and two single level commercial tenant spaces around a central stair and elevator core, providing barrier free access to all units distributed over two storeys. All tenant spaces feature full height glass walls facing an active commercial street. A collaborative approach to planning allowed us to meet the aspirational, schedule, and budgetary goals of both the developer and anchor tenant with the project completed and turned over to tenants in 2019.











“When we first envisioned the commercial building that we intended to build 701 Architecture came to mind because of their modern designs and approaches to commercial projects. Throughout the project there was endless collaboration between our construction team and the design team of 701, thus resulting in a successful project. 701 was always willing to explore our ideas and suggestions and we appreciated their approach to finding affordable design solutions. Often architectural firms do not take into consideration the costs and constructibility of their designs, but that was not the case with Kevin and his team. I look forward to the opportunity to work with their group again.”

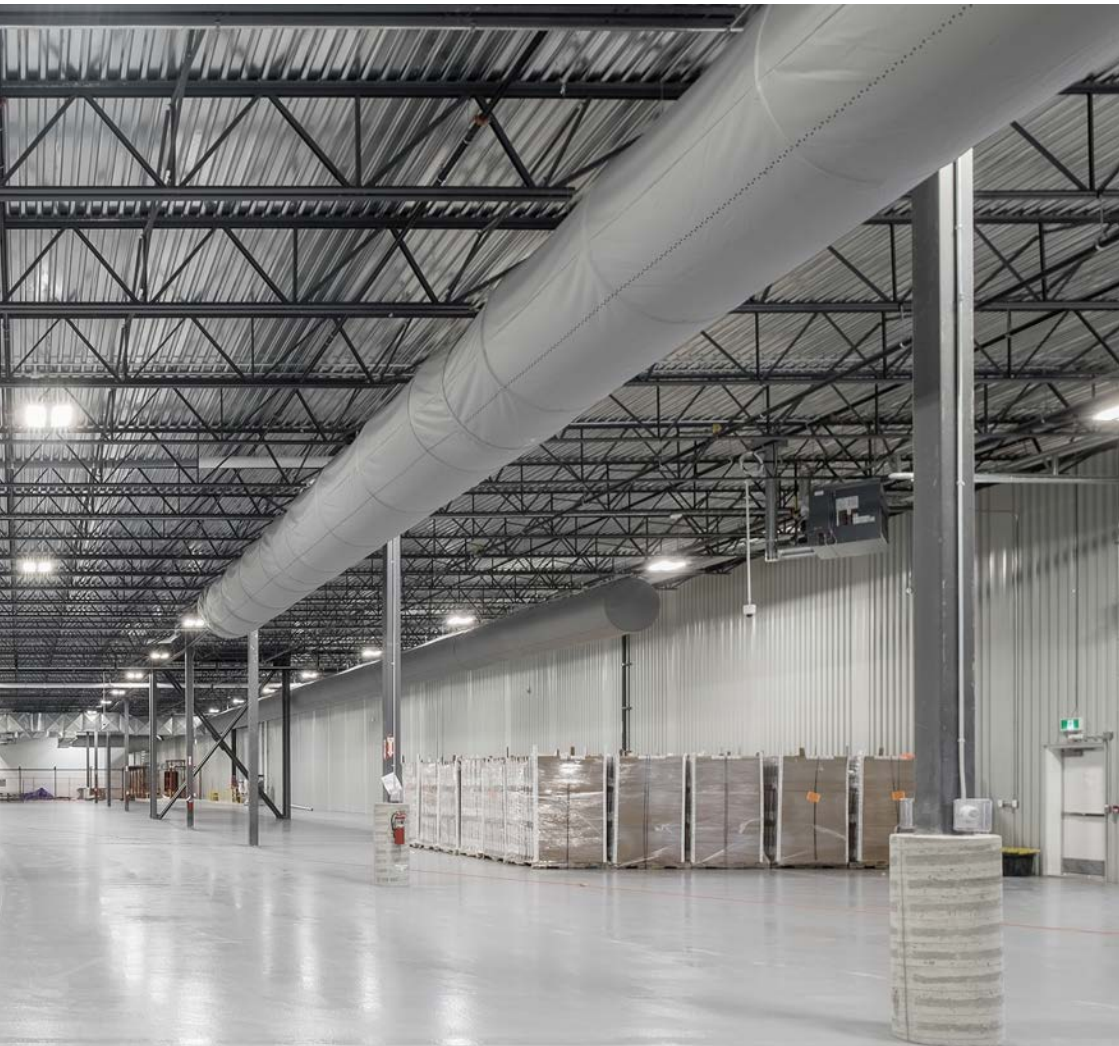
Meghan Paradis
Senior Project Manager – Jacobson Group

Price

638 Raleigh Street
Winnipeg MB



Price Industries, founded as E.H. Price Limited in 1949 in Winnipeg is a global supplier of air distribution products with a presence in Canada, the United States and Europe. The expansion of the Canadian headquarters on Raleigh street adds more than 110,000 square feet of office and manufacturing space to the existing campus bringing the total research and development, manufacturing and office facilities to more than 523,000 square feet. The new addition extends the second floor office space built in 2000 with over 18,000 square feet of offices, meeting rooms, break rooms and training facilities. The ground floor warehouse and manufacturing addition connects to existing buildings one and two with an additional 100,000 square feet of floor area. The addition was designed utilizing a prefabricated loadbearing structural steel wall panel system with continuous insulation, allowing a fast-track construction schedule with factory controlled prefabricated assemblies and a more easily expandable facility.





Victims of their own success, Price came to us with the need for an expanded facility - quickly - in 2017. In the initial master planning phase, together with Price leadership we developed a functional program that continuously evolved with their understanding of their needs. This resulted in multiple space and site planning iterations as we worked to accommodate the complex functional requirements of the company. As design progressed, we worked with a project team including the team at Price, engineering consultants and construction manager PCL to develop a facility that would meet the established functional and schedule requirements of the project.

The fast-tracked construction documents were delivered in multiple phased submissions for foundation, building shell and interiors. During construction, regular team meetings were held to maintain schedule, discuss and track changes, and conduct field reviews. The expansion was turned over to Price Industries for occupation in the spring of 2020. The work however continues, as we begin to plan for the renovation and alteration of the original Price offices in the circa 2000 building number two.







“701 Architecture, and specifically Kevin Loewen, are unique in how they partner with their clients. We continually see 701 as part of our team, and not as a consultant, as we work through challenges and opportunities together.”

Marty Maykut,
Senior Vice President – Price Industries

