

# SUBMISSIONS | LOW-SCALE BUILDINGS IN CONTEXT

## Project Title

Duca Financial Services – Phase 1  
Commercial Podium

## Address/Site

5290 Yonge Street

## Project Team

Hendrik Op 't Root Architect Ltd.

Baker Turner Inc. (Landscaping), 1<sup>st</sup>.Financial  
Building Corporation of Canada Inc.(Interiors). RJC  
(Structural) United Engineering (M and E)

Contractor – Fram Group

## Client

Duca Financial Services (Phase 1).  
Jack VanderKooy, CEO



2009

TORONTO Urban Design Awards

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Phase 1 will form the base of a future 17-storey Retirement Tower (Phase 2).

Duca's existing building behind Phase 1, will be demolished.

The objective was to have one move, no relocation.

The building is anchored in the urban fabric, by centering the entrance on Norton Street, providing a curvature at the south-east side to re-call curved residential apartments further west, and aligning Eglerslie Avenue with Norton Avenue. Overhangs focus upon the pedestrian, and future north development.

Corporate philosophy is expressed by clarity, strength, stability, and transparency.

Dutch immigrants founded Duca, and aspects of Dutch architecture are re-called (its architecture, dike building, and grand waterworks). The waves in the sidewalk, will simulate crossing the North Sea. The plan shape is similar to the shape of the Netherlands. Re-calling immigrants longing for the old country, and being proud of their achievements in the new country.



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