

New building slated for Broadway

Architectural firm designs own office

BY CASSANDRA KYLE, THE STARPHOENIX JUNE 21, 2011



An artist's rendering of the new office building planned for Broadway.

The team at Kindrachuk Agrey Architecture is used to coming up with unique designs for properties around the city. But its next project is going to be different.

The firm has announced plans to design its own new office building, a new, five-storey, 63,846-square-foot structure at 612 Main St. E - a site immediately adjacent to trendy Broadway Avenue and nestled beside Oskayak High School.

The architecture firm, along with McDougall Gauley LLP, will anchor the \$20-million-plus project, taking up about 50 per cent of the available workspace.

Derek Kindrachuk, principal architect at his namesake firm, said Monday designing one's new office is a unique opportunity.

"We want it to be modern and contemporary and a little bit edgy because Broadway has that unique blend," Kindrachuk said.

"We're trying to mix up the materials and bring together a variety of things you might find on (Broadway) - sort of a bit of an art compilation in some ways."

Both anchor tenants, which have their roots planted in the Broadway area, have grown too large to work comfortably in their offices on the Broadway.

The building at 612 Main is being planned to earn Leadership in Energy and Environmental Design gold certification. The designation denotes an efficient and sustainable structure that's enjoyable for the people inside.

"It's more than just sort of green design - it's really about making a more comfortable, habitable space, because a lot of people spend more waking time at work than they do anywhere else," Kindrachuk said.

The plan to obtain a LEED gold standard also works with the architecture firm's plan to design a space that will help attract and retain employees. Kindrachuk said he and his partners, Gerry Agrey, Reg Squires and Lyle Wiebe, are asking for input from employees in order to create the new office space.

"This is a chance to reculture their work environment and I think that's what a lot of new design is about, reculturing the type of spaces that are being provided," he said.

Kindrachuk Agrey Architecture and McDougall Gauley LLP are hoping like-minded professional firms that employ people who want to work in a sustainable environment will take up the remaining space in the building. Colliers McClocklin Real Estate Corp. is handling leasing for 612 Main.

John Kearley, chair of the Broadway Business Improvement District's board of directors, said the office project will easily fit in with the area's varied tenants.

"I think they can be great neighbours," Kearley said. "The site currently is not necessarily in the best state of repair, so it would be a new and better use for that particular area. I have no doubt that they'll do a fantastic job in putting something together that will be a really positive part of the street."

The building will be constructed on the former site of the Main Street Car Wash and adjoining properties.

"We're very excited," Kindrachuk said. "This is something we never envisioned ourselves doing, sort of being a steward of creating a project that we're going to be part of.

"We're used to working for other clients, not necessarily working for partly ourselves right now."

Construction on the project is set to begin this summer. Occupancy at 612 Main is scheduled for early 2013.

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