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Building Design
in a Post-Covid World

Many builders are thinking now is time to **pivot** and **re-evaluate** both the suite designs and common elements designs in their upcoming building launches.

We caution builders and developers to be careful *not to change course too quickly*, as trends may evolve over time as vaccines are developed.

However, many of the ideas and recommendations included here could possibly be **long term trends**, regardless of future shutdowns.

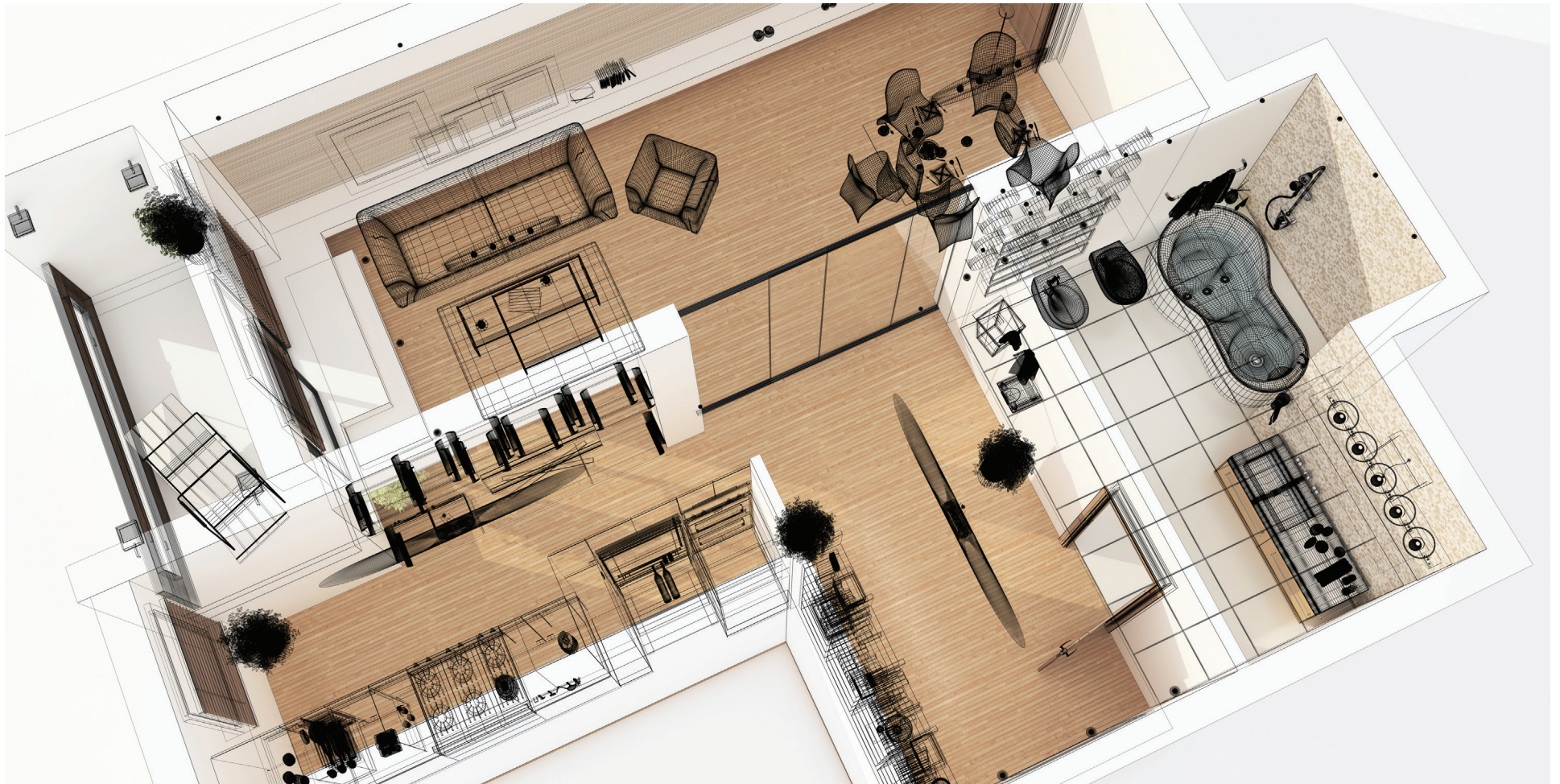


In general, there will be a stronger focus on **privacy, health, hygiene, wellness, virtual working, distancing in common elements, safety** and **security**.

Our homes and condos have become **more than just shelter**. Consumers will emerge from this crisis with new expectations and aspirations for what a home can and should be. At any moment, their home needs to **quickly adapt** to be *a conference room, a gym, a schoolhouse, a playhouse and a remote office* as well as *living space* and *restaurant*.



In all cases, **architects** and **designers** should be focused on
“adaptability instead of permanence” and **“fluid instead of fixed”**.



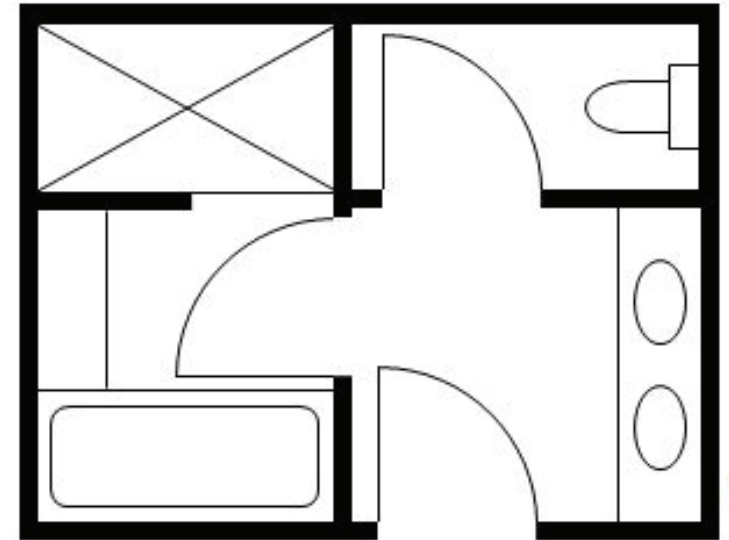
Possible Suite Design Trends:

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- **Hands free** light switches
- **Hands free** temperature controls
- **Stronger emphasis** on a **separated foyer** to leave our shoes, clothing and belongings, rather than carrying germs into the living quarters
- Moving bathrooms closer to front doors so **wash up can be done immediately upon entering**; even an **additional powder room** (or sink station?!) right at the door
- **Health monitoring systems** like smart toilets <https://med.stanford.edu/news/all-news/2020/04/smart-toilet-monitors-for-signs-of-disease.html>
- **Germ resistant** flooring



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- **Easy to clean and non-porous** countertop surfaces – **stainless steel may make a comeback**
 - Indoor **air quality** monitoring
 - **Flexible** partitions
 - **Self sanitizing** door handles
 - **Keyless door handles**, so you can open with your smart phone
 - **Separating bathroom fixtures** so multiple people can have access to the bathroom at the same time, as is done in many buildings in Japan and Europe – **rather than one 5 x 7 bathroom with tub shower, sink, and toilet all in that little space**
 - **Every inch should be considered** for home offices/children's work spaces, ideally **flex space** built in desks and working "nooks"



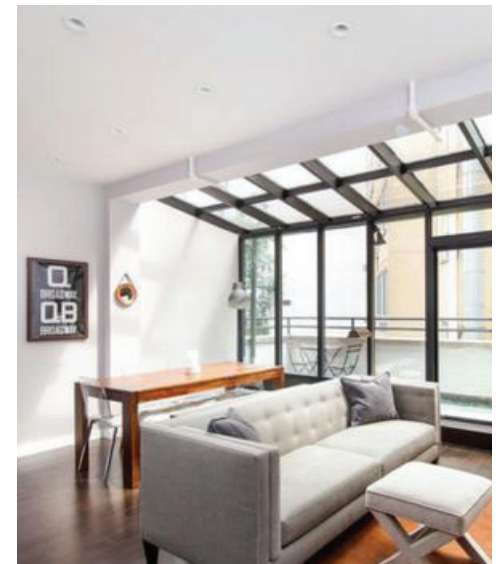
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- In **higher end larger condos**, home offices that are specifically optimized for quiet work sessions. Ideally it could be a **completely separate room with a door**, considered with sound insulation and technically equipped as an upgrade



- **Space saving virtual exercise products** like Peloton, Mirror Gym, Echelon, etc. with dedicated spaces
<https://www.mirror.co/shop/mirror>
- More **closed concept floorplan options** to provide for more privacy (i.e. more compartmentalization) – **just as an option versus an open concept layout**



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- Increase in desire for **personalization options** to make their home their sanctuary
 - **Antibacterial fabrics** and **finishes** like copper handles – <https://nationalpost.com/pmnn/health-pmn/copper-takes-aim-at-covid-19-with-virus-killer-coatings>
 - **Ultraviolet radiation lamps** which can kill some **viruses** and **bacteria** <https://nymag.com/strategist/article/does-uv-light-kill-germs-best-sterilizer.html>
 - **Bigger pantries** for “haul” shopping (more space for toilet paper!)
 - The **importance of storage** will become a stronger factor
 - Consider **sun rooms** – opportunity for indoor gardens and more vitamin D - The old 1980s **“solarium” design** may make a comeback
 - Circadian **rhythm lighting** to improve alertness/health and reduce stress
 - A **minimalist design aesthetic** – stuff does not matter as much anymore!
 - In general, how can **smaller spaces perform multiple duties?**



Possible Building Feature/Common Area Trends:

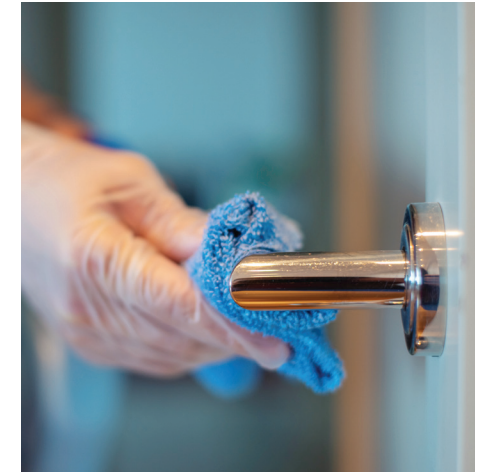
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Developers will need to have a **stronger focus** on delivering amenities that residents can enjoy **without leaving their building**. Our interactions with people and spaces, in both private and public setting, are all likely to happen with a mindset of **safety** and **self-preservation**.

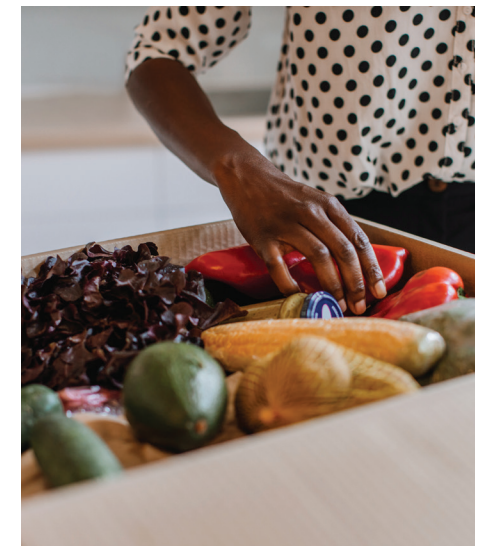
- Technology like **touchless elevators** (voice activated) and keyless entries have been gaining popularity and now will be “must haves” rather than “nice to haves”
- How you **deliver fresh air** will be part of a buyers thought process - consider new **air purification systems** with air health quality monitoring as part of your smart home systems
- **Geothermal buildings** that are independent with **their own water supply and heating** will be sought after, minimizing risks in case of a full shutdown or if a virus gets into the water supply.



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- How your building gets cleaned will become much more important. Your Property Managers will need develop **new cleaning protocols** with your property manager
 - Common areas should have **less flat surfaces** for germs to remain
 - **Hand sanitizers** in all public areas
 - **Increased home device usage** may push the need for **higher-end internet networks** for the data usage required
 - Consider **community gardens** and **running tracks on rooftops** and access to **more outdoor space in general**
 - Business centres may increase in popularity but **socially distanced** and with **work pods**



- A way to **transport deliveries** from outside the building directly into heated/cooling pods to **limit the number of non-residents who enter the building** (like food delivery services who usually deliver directly to units)
- **Concierge robots/virtual concierge** rather than an actual person
- **Sink stations** in common areas – like they have some dog washing stations off back lobby exit doors
- **Hands free “handicap” buttons** on all parking to building doors
- **Plexiglass partitions** at concierge
- Larger spaces for **parcel delivery/food boxes storage**



Marketing Trends may include a stronger focus on:

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- **New** condos/homes versus **used** condo/homes
- **Location/proximity** to **green space**, rather than to offices/subways
- **High-quality property** and **facilities management** will be more important than ever
- Measures to improve the **safety** and **sanitation** of buildings with clear communication about **risk mitigation** and **cleaning protocols**
- **Suite interior design** and renderings should convey an overall look of **clean, sleek, white** that provides **a sense of health** and **hygiene**
- Quality of neighbours. People tend to feel “safer” when they are in like-minded company. There may be **more demand for smaller, mid rise, end-user buildings** and **Airbnb will be discouraged.**



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