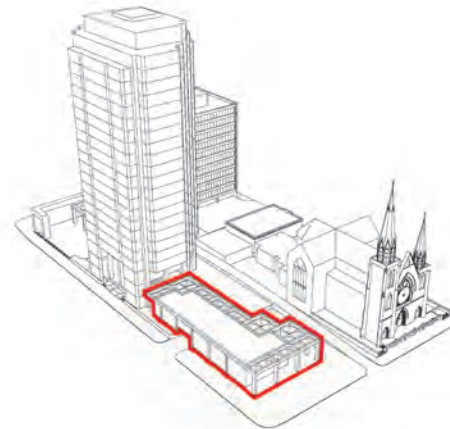


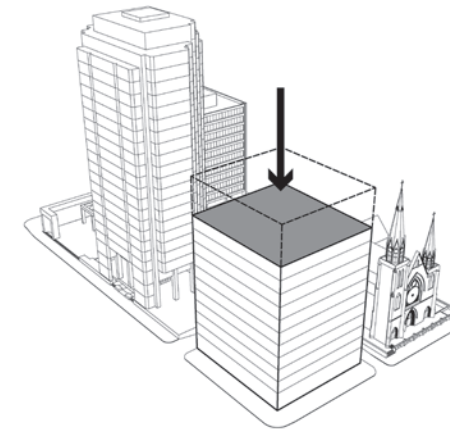
Design Rationale

Building Form



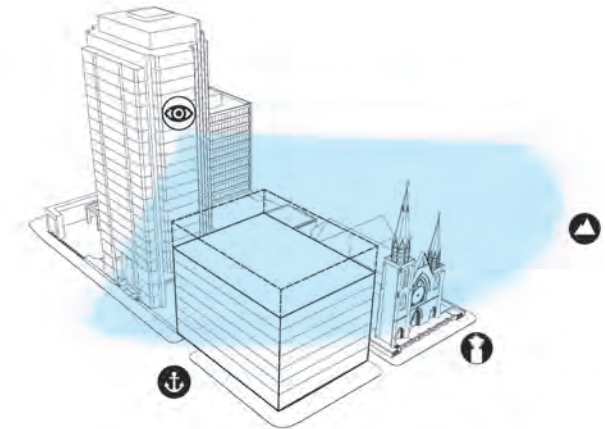
site

- Focus development on North side of block to retain Southern exposure to existing tower
- Demolish existing above grade structure to form large contiguous area
- Retain and reinforce existing below grade parking structure



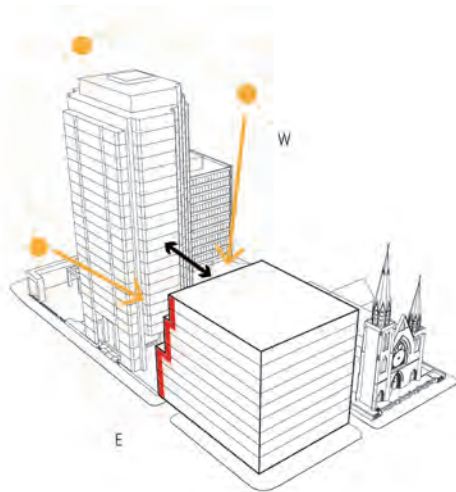
bulk & height

- Typical taller and slimmer tower proportions are ill-fitting to the existing development pattern along Dunsmuir
- Floorplates enlarged at the base of the tower
- Building height reduced to suit urban context (see pg. 24)



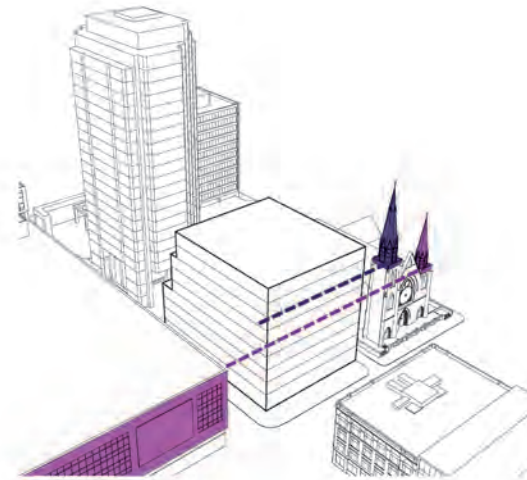
views

- Set maximum building height and preserve views from existing tower to mountains and waterfront



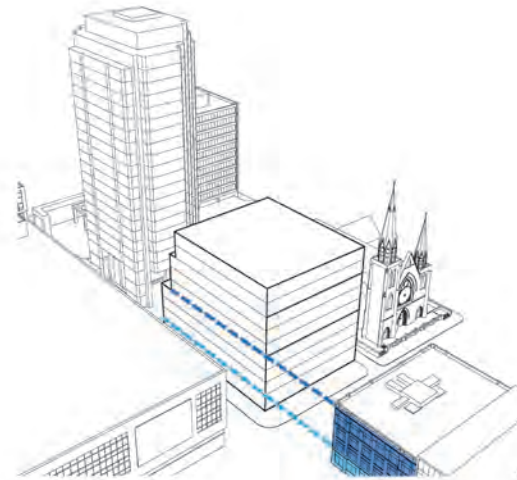
daylight penetration

- Step floorplate away from existing tower to provide greater separation and increase daylight penetration
- Provide landscape terraces to create natural buffer between buildings



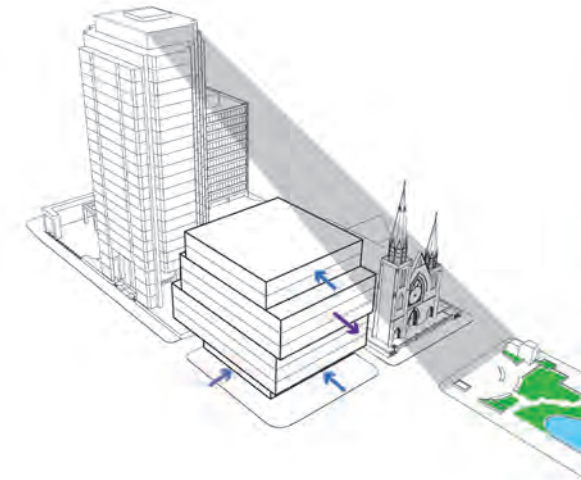
contextual relationships

- Identify existing datum lines from adjacent Canada Post Building and Holy Rosary Cathedral to articulate building geometry



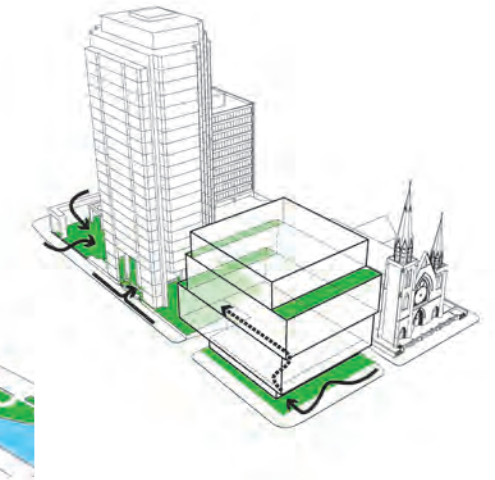
contextual relationships

- Identify existing datum lines from adjacent Labor Temple to articulate building geometry



massing articulation

- Recess face at ground floor to provide environmental protection to pedestrians
- Step back upper mass to decrease shadowing on neighbouring park and maintain sightlines to Cathedral spire



ground plane connections

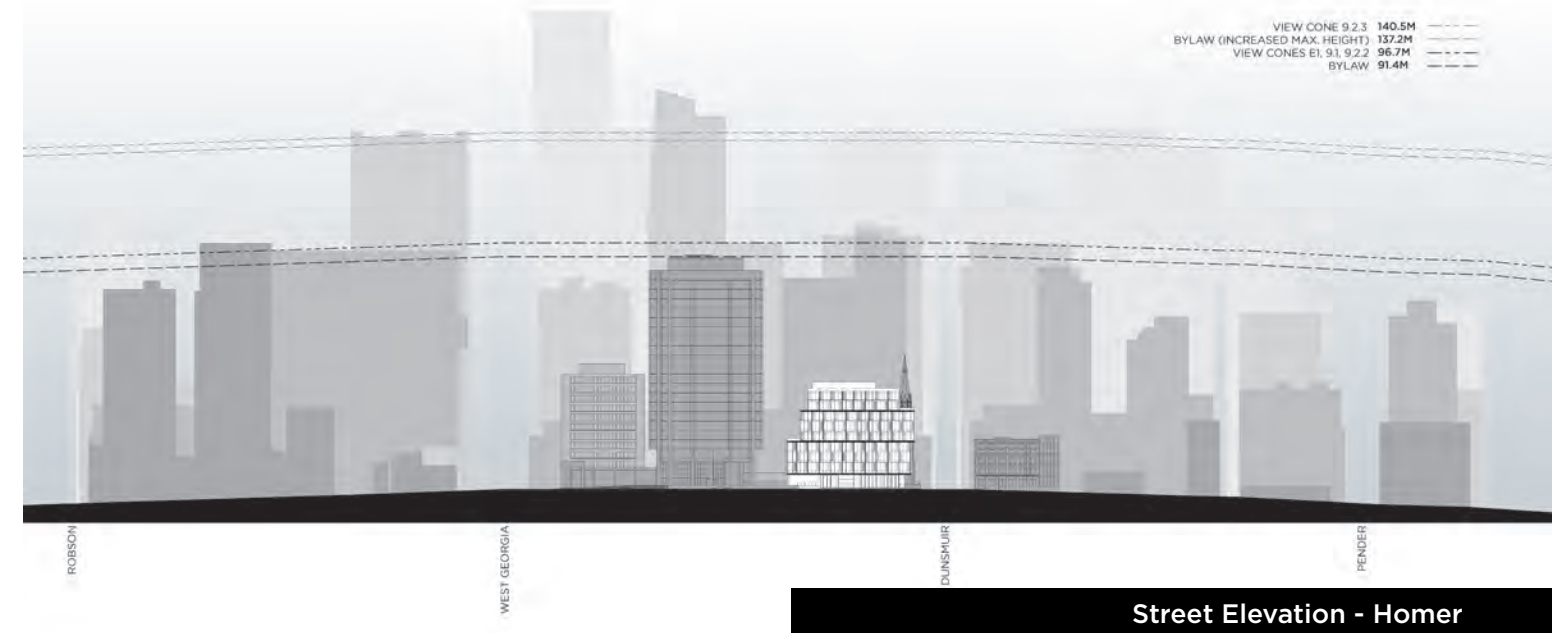
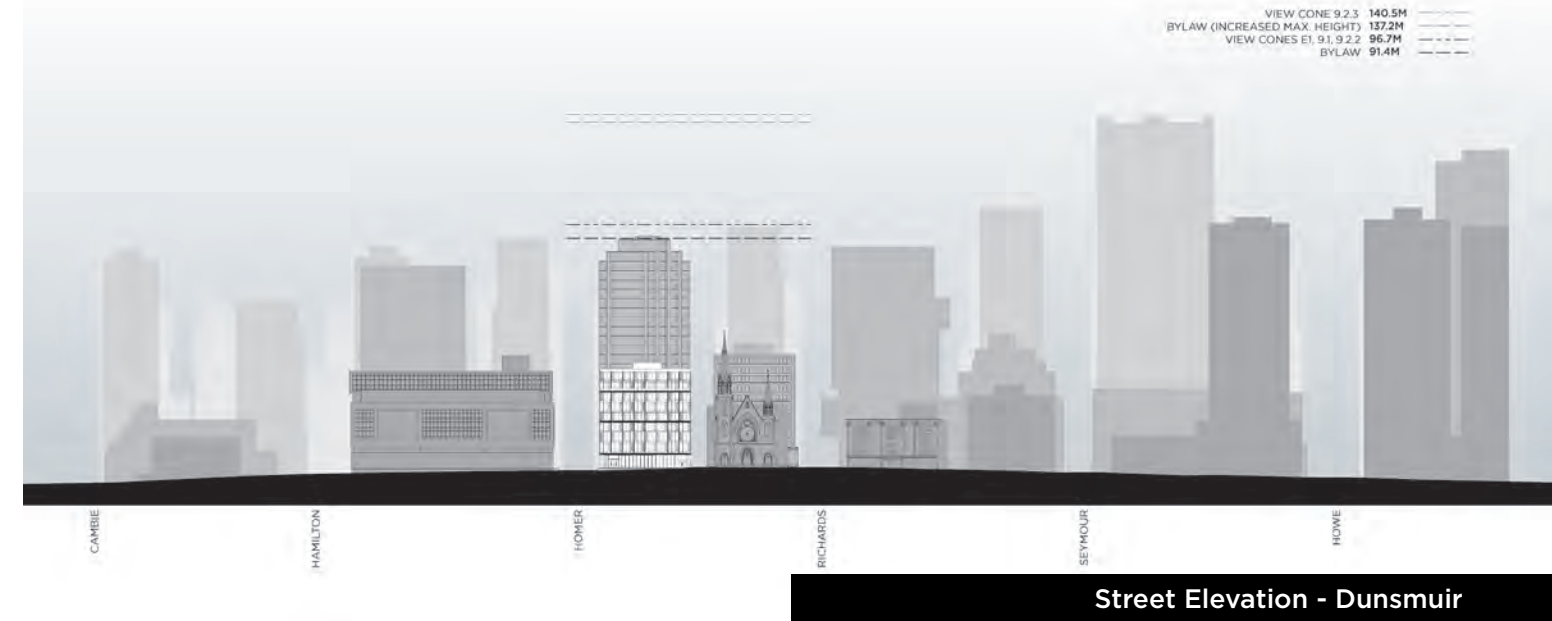
- Addition of new courtyard creates public oasis and provides a mid-block connection through the site
- Existing trees are preserved and new trees are introduced along major pedestrian routes

Design Rationale

Building Form

The proposed building height is capped to fit into the urban fabric. The adjacent buildings along Dunsmuir Street range from low to midrise. The new 401 North tower is bookended by the Canada Post Building to the East and the Holy Rosary Cathedral to the West (refer to the adjacent street elevation diagrams). The proposed building height is respectful to its immediate context and provides a stepped transition to the existing 401 West Georgia Tower. The proposed massing is also sensitive to the Labor Temple building and the Cathedral Square Park to the North by minimizing the shadow impact.

The massing encourages daylight penetration. The stepped form on the South face allows for increased tower separation, landscaped terraces for occupant use, improved daylight penetration, and retains views North from the existing 401 West Georgia Tower.





Massing Aerial - View from NE



Massing Aerial - View from NW



Massing Aerial - View from SE



Massing Aerial - View from SW

Design Rationale

Façade Inspiration

Located within the diverse urban context of downtown Vancouver, the proposed building has been designed to both address and respect the neighbouring massing, window patterns, design features, fenestration proportions and façade treatments. In particular, attention was given to the massing and articulation of the 411 Dunsmuir “Labor Temple” building, the Holy Rosary Cathedral, and the Canada Post Building that are directly adjacent to the site.

Datum

The proposed building massing is created by three volumetric blocks. The proportions are derived from the horizontal datums created by the adjacent buildings. The 411 Dunsmuir building and adjacent Cathedral spire are used to define the base, while the taller of the two Cathedral spires and the height of the Canada Post Building establish the upper volume step back. The scale and proportions of the colonnades found in both the 411 Dunsmuir and Canada Post buildings, are also reflected at grade.

Rhythm

The vertical pattern of window openings can be observed as a prominent design feature on the adjacent buildings. This rhythm is replicated in the design with vertical extrusions emulating the pilasters found on the adjacent 411 Dunsmuir building. A subtle shift of the verticals is applied to each of the three volumes to emphasize movement.

Grouping

Each of the window openings are grouped in sets of three. This is seen as a distinct façade element in the area, from 411 Dunsmuir to the Cathedral trefoil arch windows.

