



*Figure 1. View of Plaza, Pavilion and new Office building mid-frame. Existing Bentall 4 to the left. Existing Bentall 3 to the right.*



*Figure 2. View of new Office building*

**A. EXISTING CONDITION:**

The site of the future Office building is currently occupied by a parkade that fronts Thurlow and Eveleigh Streets. The site of the future Pavilion and Plaza is currently a tiered terrace area that steps down to the below grade Retail areas. The site is also flanked by Bentall 3 to the east and Bentall 4 to the south. The existing buildings and tiered terraces impede pedestrian movement through the site and only allow for limited universal accessibility to the Office buildings, Retail and TransLink connection.

**B. URBAN DESIGN VISION:**

The new plaza regrades the site to create continuity in the urban fabric. Continuous and universally accessible pedestrian traffic can now pass through the site from Dunsmuir to both Thurlow and Eveleigh Streets. The new Office building anchors the site to the north and the Pavilion helps mitigate the existing grade changes in the area where connectivity is most problematic due to significant changes in elevation. The new Plaza will create a level urban zone that is ultra flexible and can accommodate a myriad of urban events. The new Office building gives tenants multiple access points to outdoor areas and its façade materials echo the mass timber structure within. This gives urban scale visibility to the sustainable and wellness strategies inherent in this project.

**C. OFFICE MID-RISE:**

**i. Job Space:**

The primary footprint of the building is a large, rectangular floorplate with a centre core positioned to avoid the TransLink tunnel below. These larger floor plates offer expansive, contiguous areas desired by tenants filling a deficiency that currently exists in downtown Vancouver. Generous floor to floor heights and full height glass create open and airy places to work and gather.

**ii. Sustainability:**

Sustainability is the heart of this project. The mass timber structural system uses local, environmentally responsible materials. The project encourages and enhances the connection to the TransLink public transit system and creates bike friendly connections and access points. The exterior wall for both the Pavilion and Office building employ high performance glazing and optimize opaque, insulated areas. The Office building façade window to wall ratio was carefully calculated to mitigate solar gain. The roof of the Pavilion is planted to and uses thermal mass to shield the interior spaces. The efficient building façade materials and strategies require less energy use from the buildings heating and cooling systems.

**iii. Materiality**

The Office building and Pavilion openly display the overall project goal of creating sustainable and welcoming urban spaces through their materiality. Exposed mass timber girders, purlins and slabs highlight the commitment to locally sourced and environmentally sensitive materials and biophilia in the interior spaces. This idea is reflected and reinforced on the exterior via fire rated “wood” spandrel panels and detailing. To create a cohesive campus feeling the new office building takes material cues from the existing Bentall towers and incorporates precast concrete vertical elements and dark bronze metal detailing.

**D. Pavilion:**

Complementing the new Office building the Pavilion uses a strong gestural roof to display its own use of mass timber and fire rated “wood” panels. The roof floats above a stainless steel and glass façade which promotes porosity between the Pavilion and Plaza. The Pavilion roof is planted to give a garden vista to the lobby of Bentall 4 and act as an accompanying landscape element to the plantings on the Plaza. The area of the Plaza has been optimized to foster Retail while not taking away from the public nature of the Plaza.

**E. Plaza:**

As was done in the Office building palette the Plaza also looks to take cues from the existing plaza areas of Bentall Centre. The paving looks to match the existing in materiality, but reinterpret and evolve as it travels east to west through the new Plaza. The paver color will gradually morph from the existing darker grey to a light grey. This gradient will lead pedestrians through the Plaza and seamlessly blend existing to new while reducing the overall heat island effect of the Plaza. The Plaza will transition to the perimeter sidewalks on Dunsmuir and Thurlow via a gradual and universally accessible slope. It will have select landscape plantings and interventions that define the edges and facilitate flexible urban programming.

**END**