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April 1, 2019

City of Vancouver  
Development and Building Services  
515 West 10<sup>th</sup> Avenue  
Vancouver, BC V5Z 4A8

Re: **DEVELOPMENT PERMIT APPLICATION  
1055 & 1025 WEST GEORGIA STREET**

### Site / Analysis

The site is located at one of the most important intersections of the downtown: Burrard Street and W Georgia St. They are the two widest streets in Vancouver (100ft). Burrard Street slopes towards Burrard Inlet to the north and West Georgia Street is essentially flat east / west. West Georgia Street is considered the “ceremonial” street of Vancouver with events ranging from parades to starts of running and bike races.

The site consists of two properties (to be amalgamated) and is currently developed with a 35 storey office tower mid- block (1055 West Georgia Street) and a 4 storey building set back from the corner with access up to a banking pavilion on W Georgia St and down to a retail mall under it as Burrard Street slopes away to the north. Plaza areas run along W Georgia St and surround the 1055 West Georgia Street tower. It is identified as Royal Centre with its major tenant being RBC (Royal Bank of Canada). The north edge is defined by the Hyatt Hotel and its convention/meeting spaces which require exit egress across the plaza areas to W Georgia St. and a port cocherie / access to parking off Burrard Street.

The corners are defined at the property line to the south and east by the Hotel Vancouver and Burrard Building. Christ Church Cathedral to the east is set back from the property line on both streets and is spatially contained by the Hotel Vancouver and Cathedral Place across the lane. The RBC Pavilion on the northeast corner is setback on both streets with a footprint that repeats that of the 1055 West Georgia Street office tower with similar expression, having little relationship the corner.

Other than the overhead bridge between the buildings there is no real linkage of elements and the development is a collection of unrelated spaces with inanimate plazas.

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## Proposal

Expand the 1055 tower lobby with a coffee area and provide a restaurant addition to increase animation of the plaza and street creating a place that you want to be. Capitalize on a new entry to the lower retail mall that connects directly to transit at the Burrard Station weather protected.

Add additional office levels to the RBC pavilion bringing it to the property line on each street to make a statement about retail that engages the street, a more positive entry statement to the lower retail mall and better definition of the Burrard Street edge to further spatially contain the Christ Church Cathedral. Create a new office entry on Burrard Street further animating the sidewalk. Fenestrate the mass above the canopy with a three dimensional patterning in contrast to buildings around it. Utilize a cornice to accent the roof and define an amenity deck space for the office users.

Create a continuous canopy to unite the project, leading from the corner to the lobby of 1055 and plaza areas integrating all components including Burrard Street retail. It will create an all season plaza and deck above restaurant: a sense of place. Scaled to height of 1055 tower lobby it relates directly to the height of the Burrard Building podium across the street. The canopy drops to in height turning onto Burrard Street and articulates to accommodate street trees. Overlapping canopies at different heights identify each street and create an accent at the corner. The canopy creates a precinct and weather protects an animated plaza.

## Materials

New plaza materials will upgrade the current seeded aggregate that is in disrepair with an accent area for tables and chairs within the landscape planters and seating elements.

A limestone arcade will define the retail and restaurant areas with articulated curtainwall above on the RBC Pavilion.

## Sustainability

The additions will be certified LEED gold and will adhere to the required STEP code provisions.

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