

2.0 Design Rationale



2.1 Project Introduction

2.1.1 Architectural Description and Proposal

This redevelopment proposal is for a major renovations of the previous Four Seasons Hotel facilities which is an integral part of the CF Pacific Centre. The previous hotel was designed and constructed in the 18980's in a brutalist style with opaque facades along Dunsmuir and Howe Streets. The internal organization within the second and third storey podium levels reflected this facade approach with all back of house service spaces arranged along the perimeter of the block and all public elements such as lobbies, ballroom and restaurant internalized with limited access to natural daylight. Our Design proposes to reverse this internal organization and place all public functions along the exterior facades on Dunsmuir and Howe Streets. On Level 2 a lobby bar will overlook the Vancouver Art Gallery Plaza across Georgia Street, and on Level 3 meeting rooms will enjoy that same view. A grand double height ballroom pre-function space anchors the opposite corner of the podium and overlooks the intersection of Dunsmuir and Howe Streets. A generous gym facility on Level 3 completes the public functions facing Howe Street. The exception to this reversed planning is the former Yew Restaurant space. This skylit double height space will remain as the all-day dining restaurant for the new hotel.

Significant upgrades to the arrival porte cochere area are planned. Major changes to below grade structure are proposed to create a new formal pedestrian stair from Howe Street to the hotel entrance within the porte cochere. And a new accessible sloped walkway is introduced along the side of the vehicular drop-off. New wood ceilings and accent walls will draw visitors into the lobby entrance. A marquee canopy will mark this entrance and shelter pedestrians as they arrive.

The podium rooftop is a recongized landmark in Vancouver. This design proposes a re-magining of that landscape area with new lounge spaces surrounding a refurbished indoor/outdoor four seasons swimming pool, along with a generous event space with catering pavilion all surrounded by lush landscaping that replaces the existing extensive tree and shrub planting.

The existing crown of the tower has a stepped massing rising towards the east. This design proposes to simplify this massing with a single step back from the west that will create a rooftop restaurant terrace with fantastic views. The larger reamining mass contains a double height bar space at the east side and conceals all mechanical equipment and elevator overruns.

In keeping with the surrounding urban language, our proposed building envelope palette consists of curtain wall glazing and metal panels on the tower and podium facades, wood ceilings and accent walls at the porte cochere arrival area, natural stone paving and planter cladding at both grade an the podium amenity terrace.

This project includes significant seismic upgrades to the existitng structure using mechanical dampers and FRP (Fibre Reinforced Polymer).

The renovated hotel will include energy efficient systems and be connected to the central steam plant provided by Creative Energy A few of the key strategies for achieving a high level of sustainability include:

- Re-use of the existing concrete structural frame
- High efficiency mechanical systems with heat recovery
- High performance double glazed curtain wall
- Entrance vestibules
- The use of low emitting materials.
- The use of high efficiency lighting fixtures.

Project Statistics:

- 260 guest suites
- 466.1sm / 5,017sf additonal floor area
- No additional parking



2.2 Design Rationale

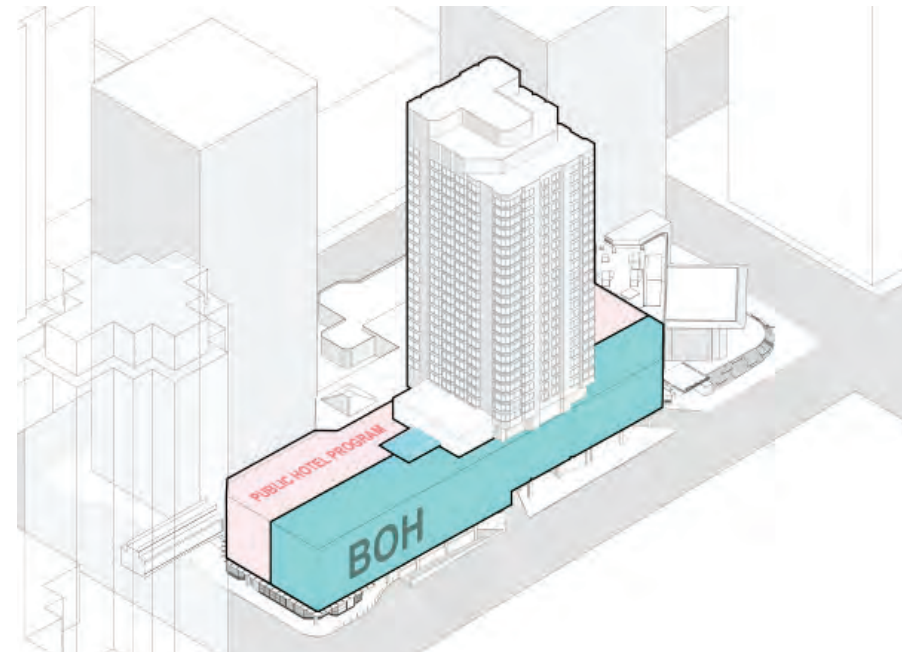
2.2.1 Activating The Street

As part of our design strategy, the back-of-house and public hotel spaces on the upper two floors of the lower podium will be flipped in position. This new plan makes space along the west side facing Howe Street for hotel amenities such as lobbies, bars, meeting rooms, and other public common areas. Meanwhile, the new location for the back-of-house spaces will be on the east side, facing the core of the city block.

The formerly windowless western façade will be reclad with metal and glazing to allow for larger windows, adding a two-storey, glass-enclosed space at the northwest corner for the pre-function space of the hotel's new ballroom.

The result is a carefully choreographed design scheme that allows for occupants to experience meaningful moments of curiosity and discovery with the comings and goings of Howe Street and beyond.

Existing Program



Existing Program Axonometric

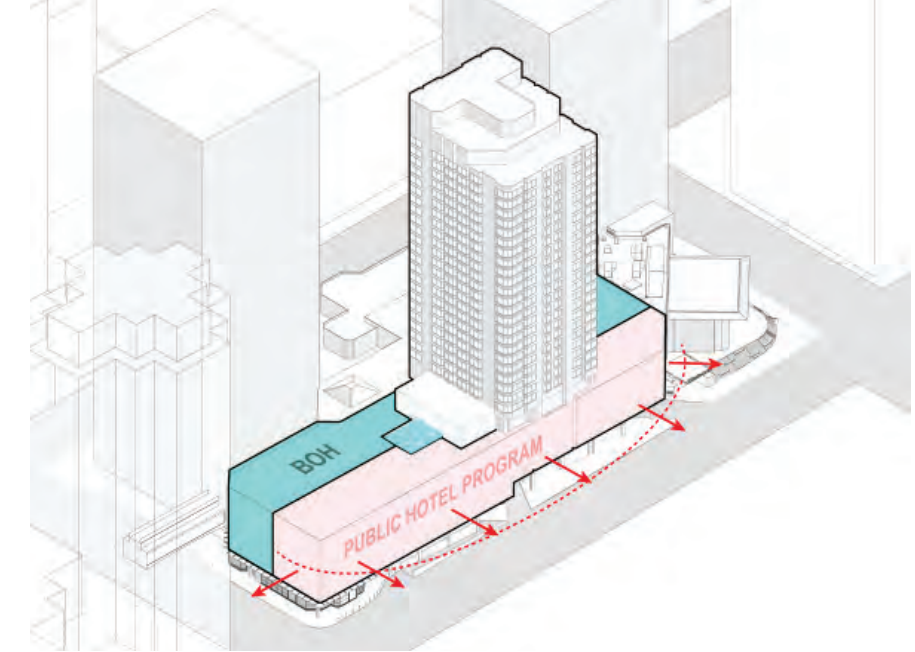


Existing Level 2

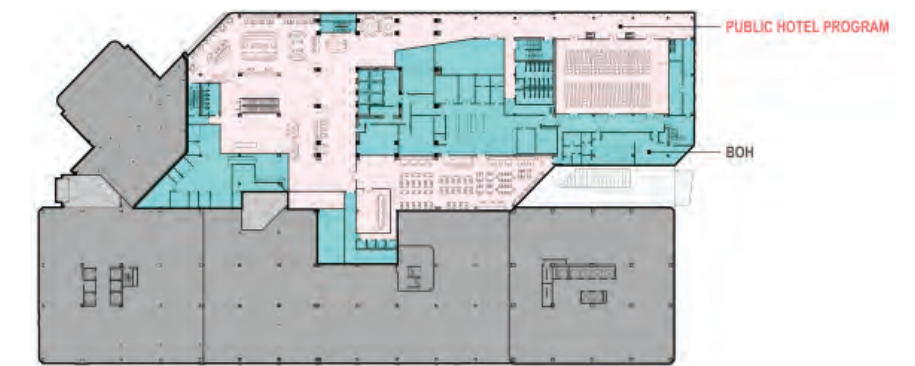


Existing Level 3

Proposed Program



Proposed Program Axonometric



Proposed Level 2

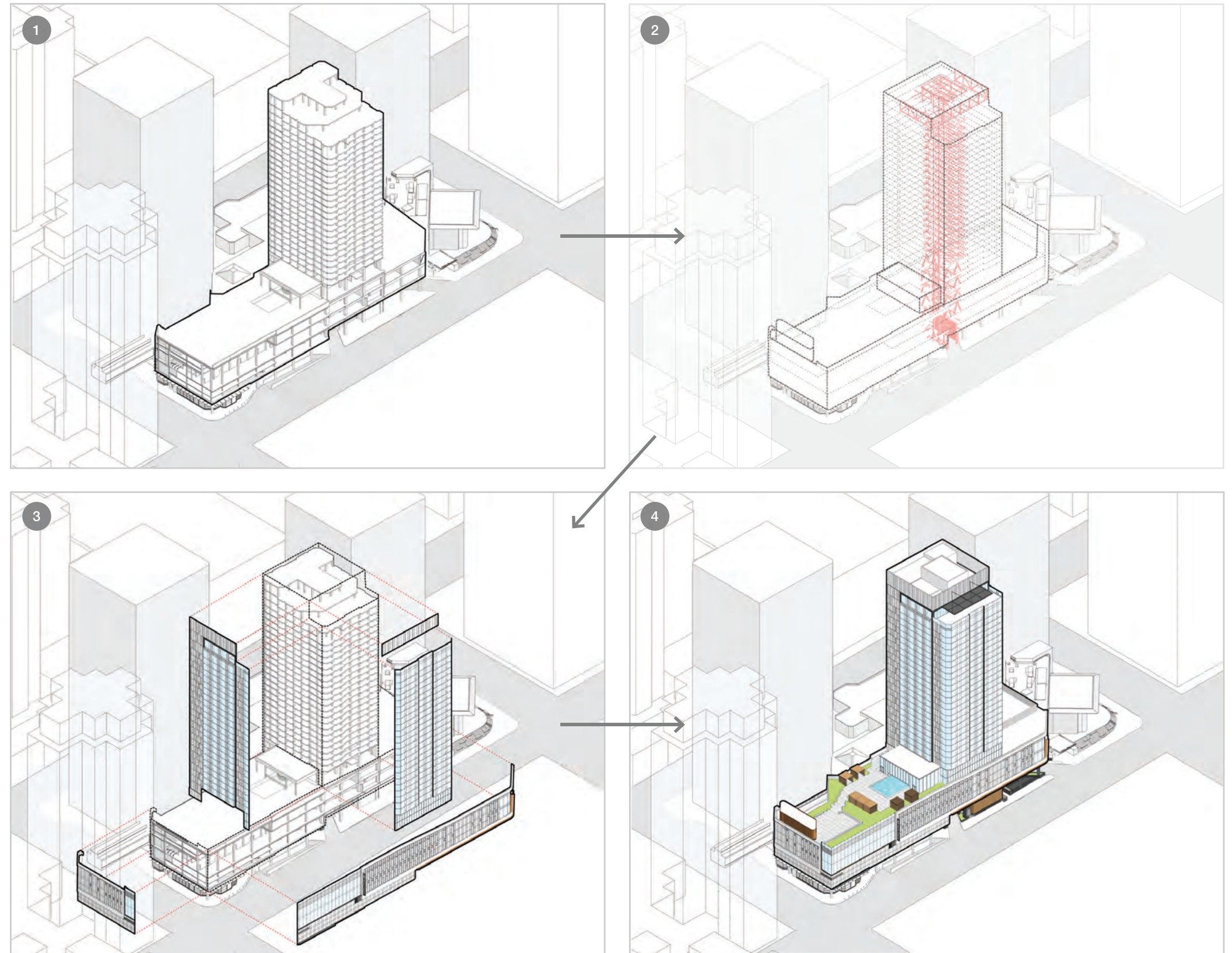


Proposed Level 3

PUBLIC HOTEL
BACK OF HOUSE

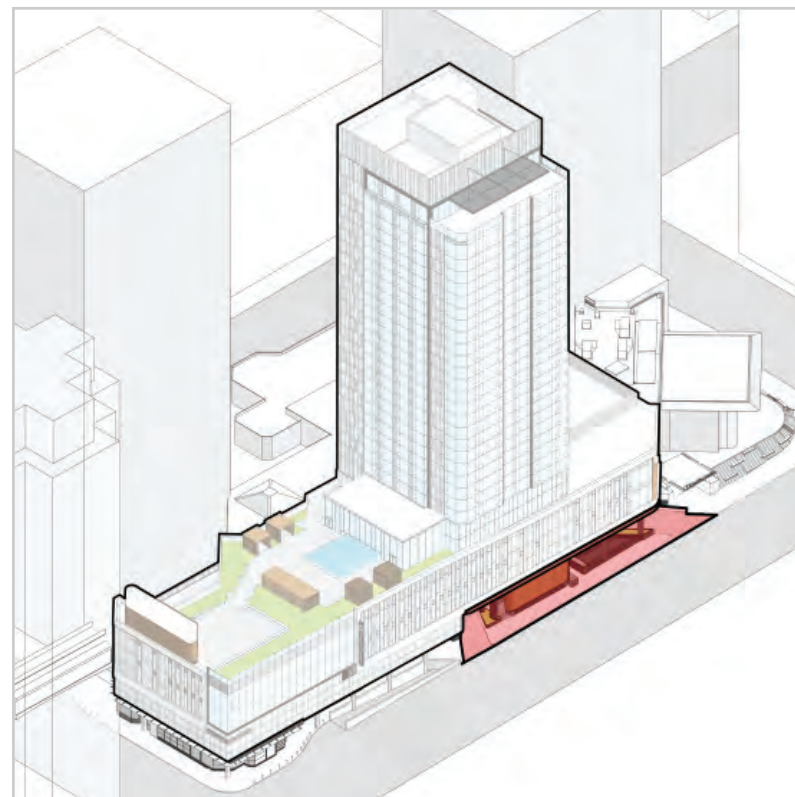
2.2.2 Renew for the Future

1. Existing building structural framing is preserved, while the building's existing façade will be removed and replaced.
2. The building's structural system will be upgraded to include seismic bracing throughout – to ensure the building's longevity and adherence to current building code standards.
3. The podium and the tower façades will be reclad using a combination of metal cladding and curtainwall glazing systems
4. The result is a proposed design with a new exterior façade.



2.2.3 Making an Entrance

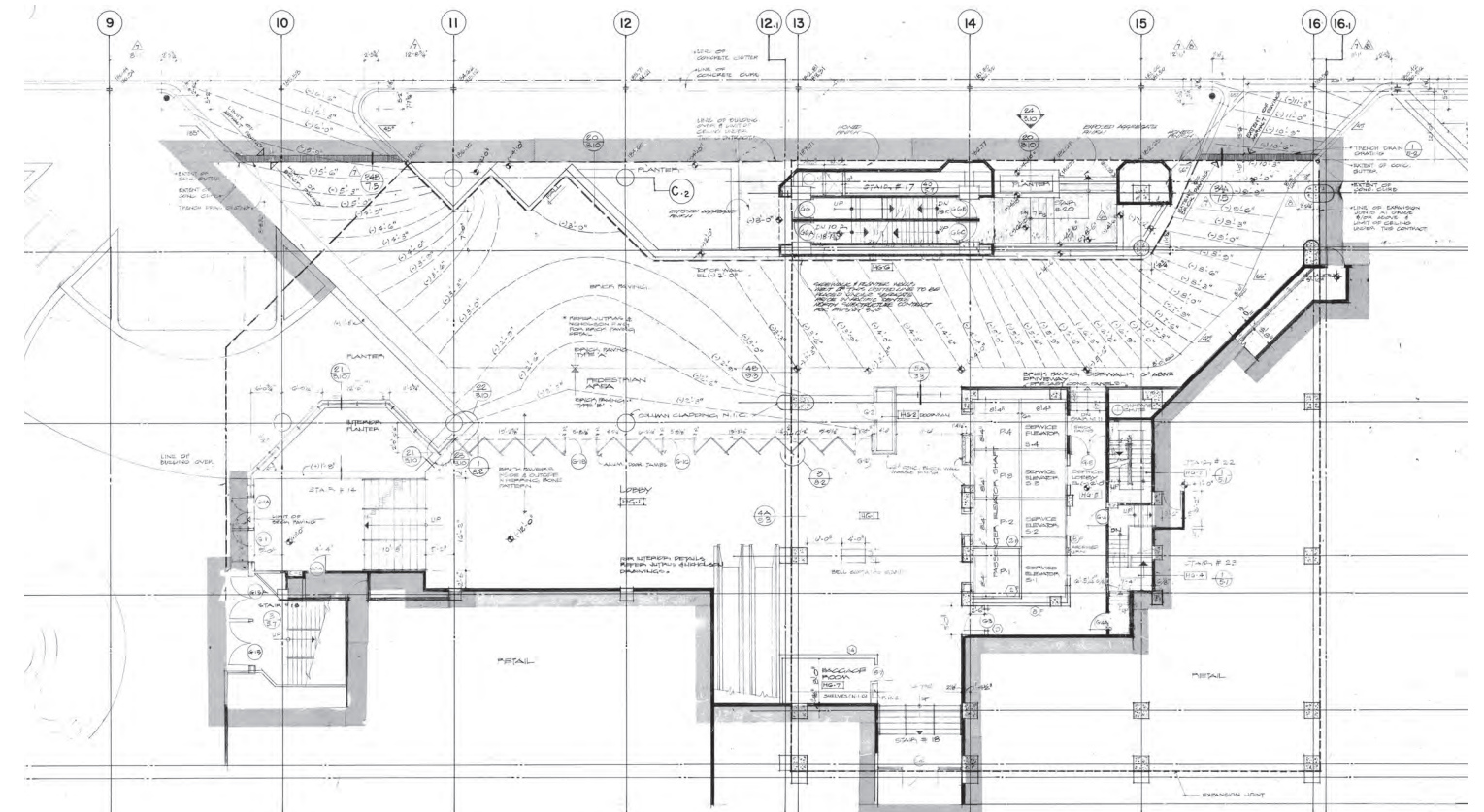
The main hotel entrance on Howe Street and the porte cochère will be redesigned to improve access to the building. Both pedestrian and vehicular traffic flows have been considered in the proposed porte cochère design to strengthen circulation and boost the vibrancy of the public realm. Where the existing condition presented a barrier wall on Howe Street, a new grand stair with marquee canopy is added from Howe Street to the upper porte cochère level. And a new ramp is added providing universal accessibility to the main hotel entrance.



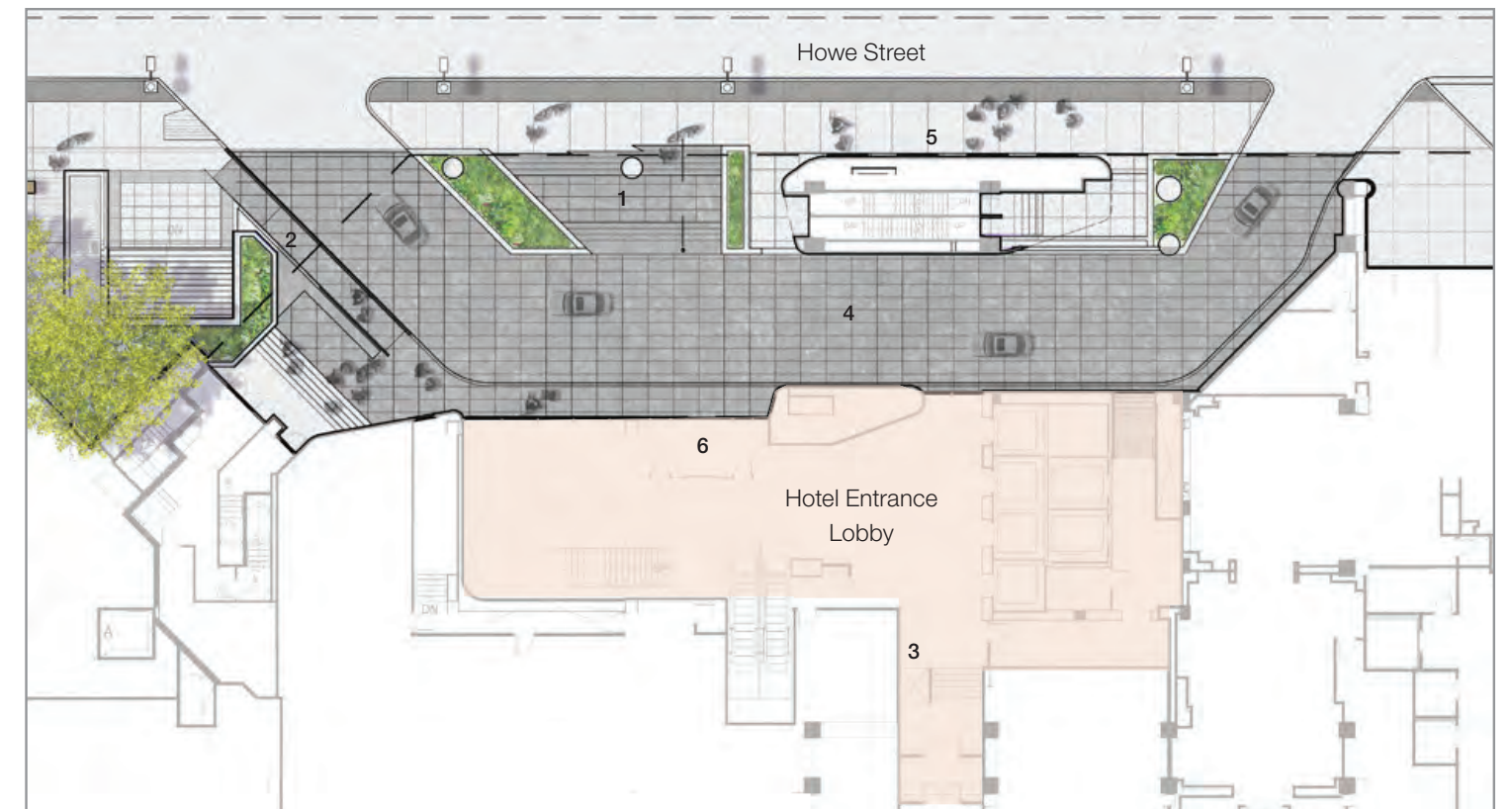
LEGEND

- 1 New access stairs with planters
- 2 New accessible ramp
- 3 New accessible lift to mall
- 4 New granite paving
- 5 Reclad exit stair / mech shafts
- 6 Reconfigured lobby with vestibule

Existing Entrance Plan



Proposed Entrance Plan



Existing Entrance



Proposed Entrance



Existing Entrance

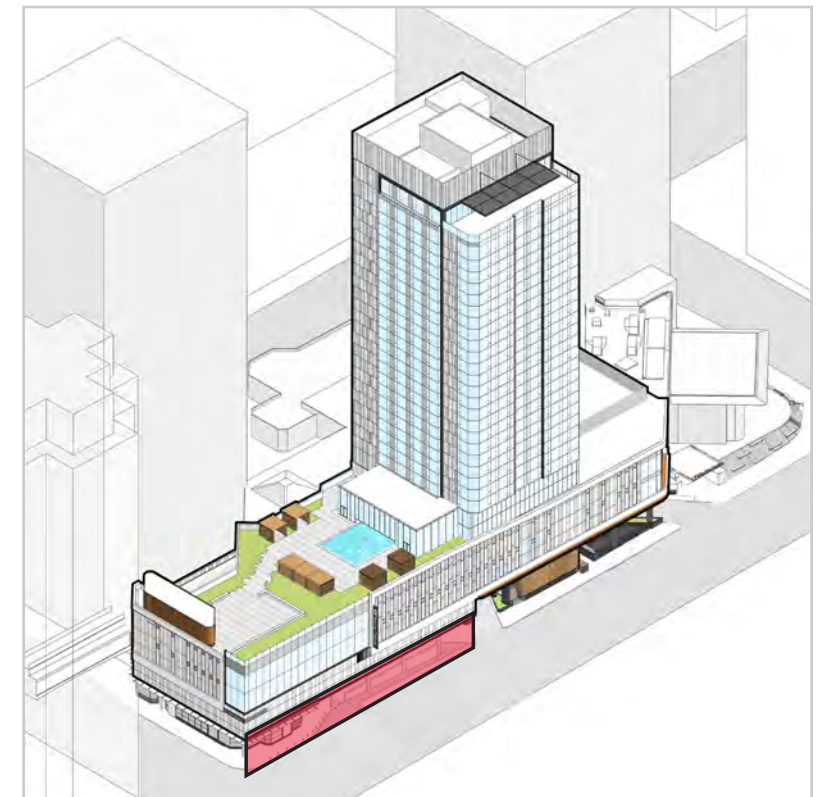


Proposed Entrance

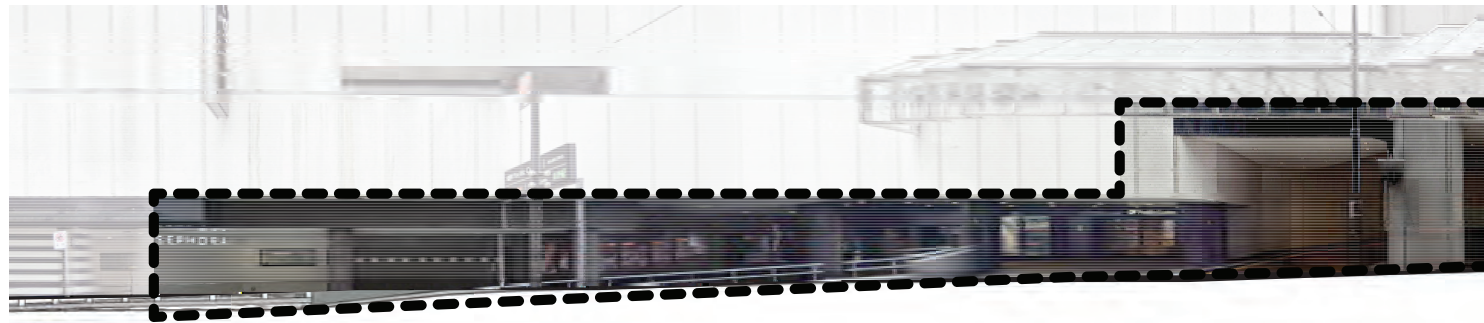


2.2.4 Pedestrian Realm Upgrade

The public sidewalk on Howe Street moves under the second floor of the Pacific Centre South of Dunsmuir Street to accommodate the parking and loading ramp. This pedestrian walkway will be improved with a new ceiling and recessed lighting, refinished facade panels and glazing mullions in a light colour, and new metal column cladding to match those at the Nordstrom store in the next block of the centre.



Existing Howe Street Main Entrance and Street Frontage

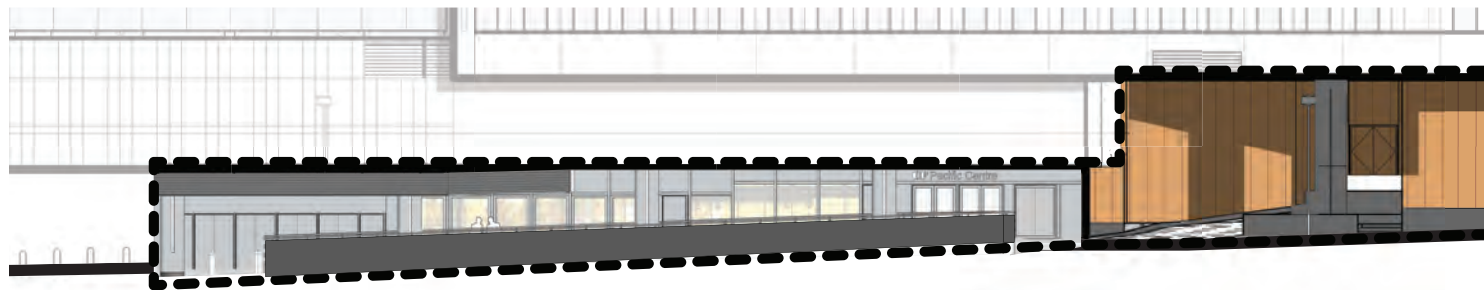


Existing Conditions



Proposed Improvements

Proposed Howe Street Main Entrance and Street Frontage

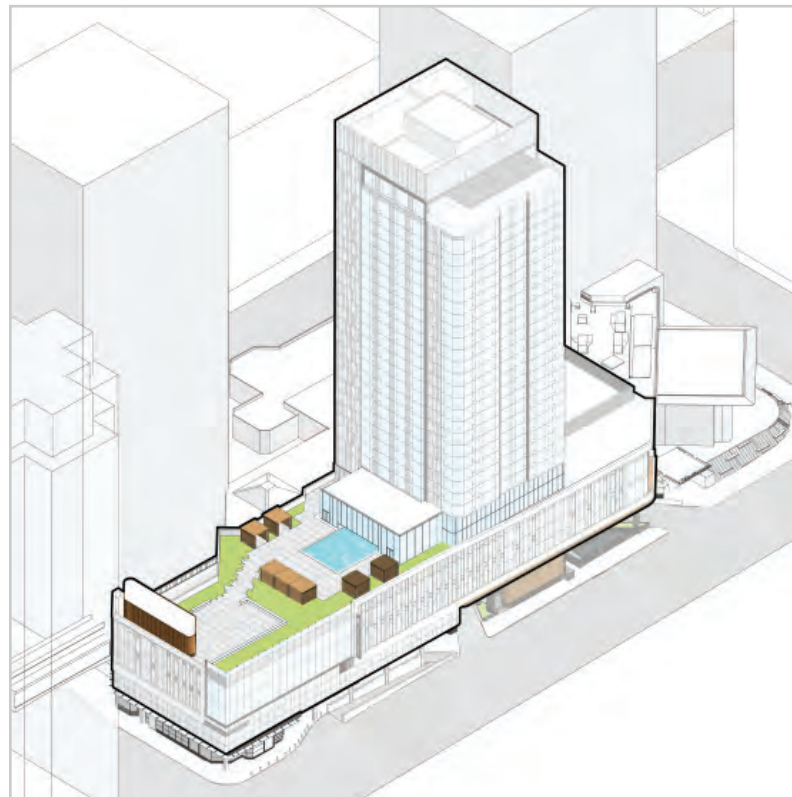


Podium Level 4 | Landscape Plan



2.2.5 Urban Oasis

The outdoor amenity spaces located on the podium rooftop levels will be reconfigured with alternative material finishes and decorative landscape elements alongside a complete indoor/outdoor pool renovation.

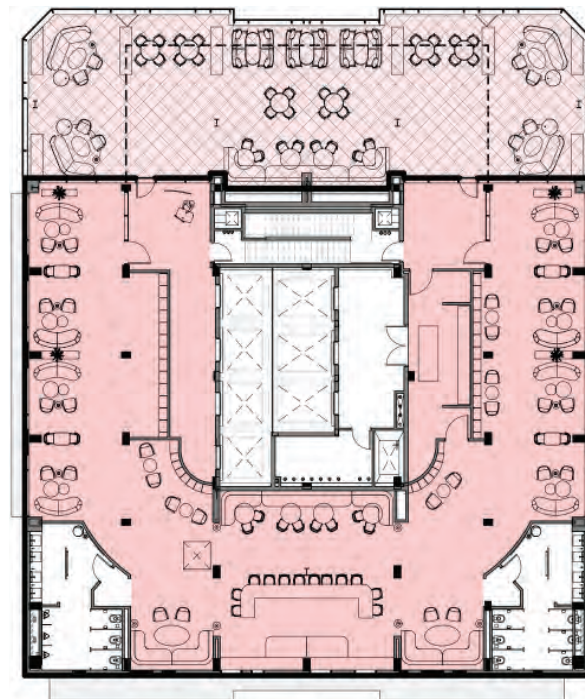
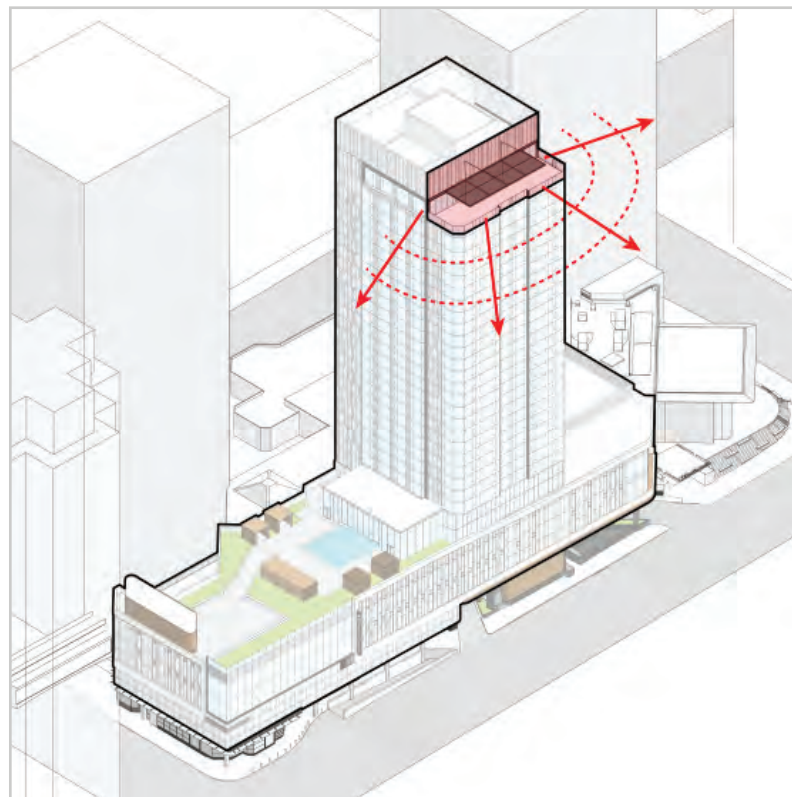




2.2.6 Crown of Vancouver

On the 28th floor of the tower, the space will be transformed into a one-of-a-kind destination featuring a restaurant, bar, lounge, and a partially covered outdoor terrace.

To signify this new hotel development as well as provide screening to its mechanical equipment, the tower will be capped with an architectural crown bringing it to a new height of 94.985m (311.6 ft) as measured from Georgia Street Level.



Program Diagram - Level 28



Tower Rooftop View 1



Tower Rooftop View 2

2.3 Materiality

2.3.1 Materials

The hotel will use a number of different materials in its palette: glass, wood, metal panels, and stone.

High Efficiency Glazing

The tower rooms will have floor to ceiling high-efficiency glazing (double glazed, low-e IGU glazing system), which will permit maximum amount of light and views while unifying the tower.

Metal Panels

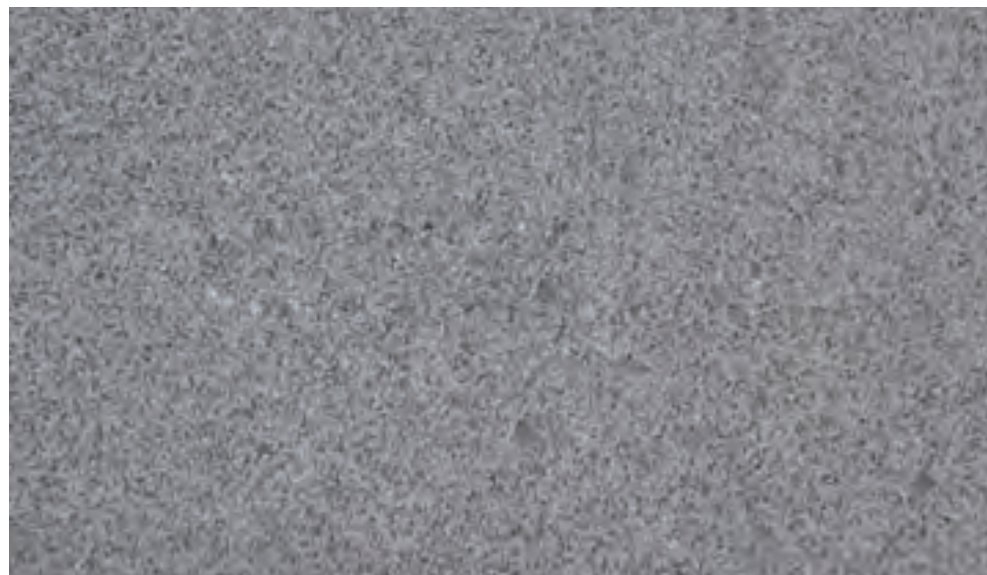
Metal panels clad unglazed walls of the tower and are used to create a rhythmic patterning along the podium facades.

Wood

Wood is used selectively to highlight the porte cochere entrance ceiling as well as the sculptural reclad of the existing scissor stair exit tower at grade.

Stone

Two tones of grey stone are used as cladding for the porte cochere walking surfaces and planters.





View from Dunsmuir Street and Howe Street



View from Georgia Street and Howe Street



2.4 Shadow Diagrams

Spring Equinox 10:00



Spring Equinox 12:00



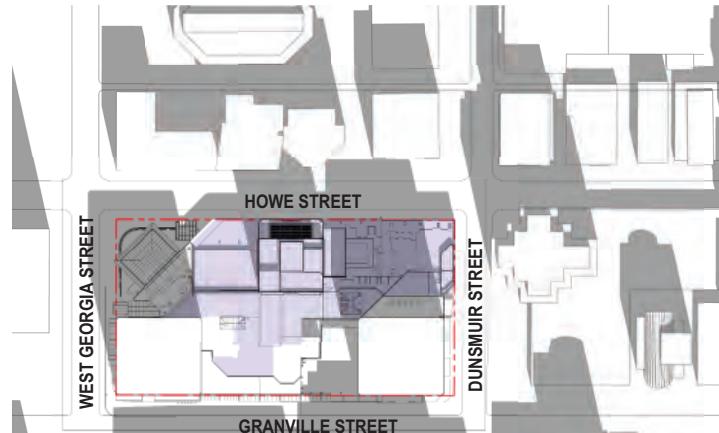
Spring Equinox 14:00



Spring Equinox 16:00



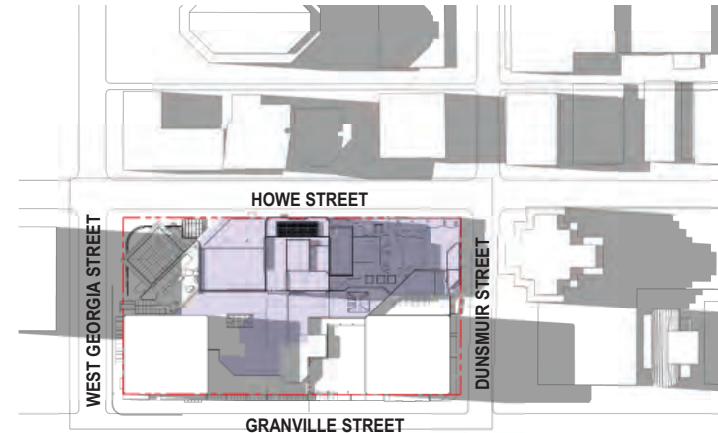
Summer Equinox 10:00



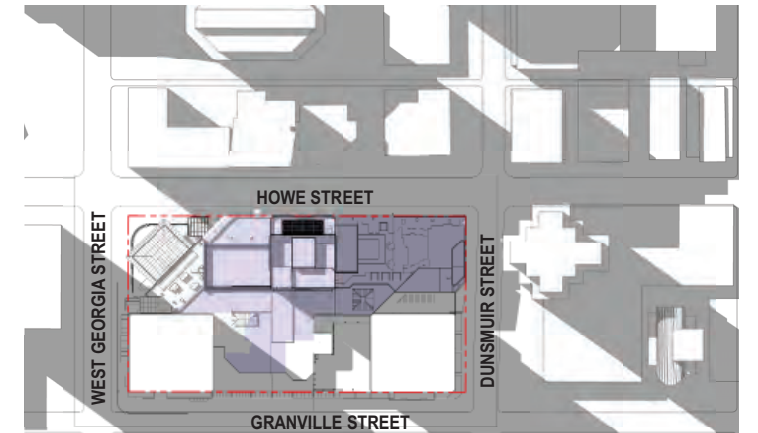
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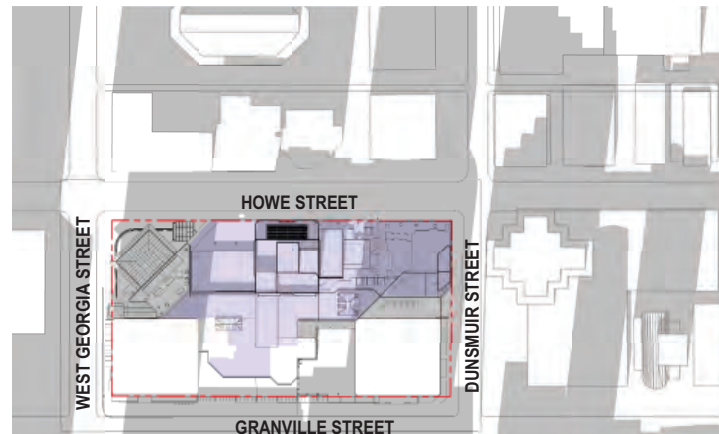
Summer Equinox 14:00



Summer Equinox 16:00



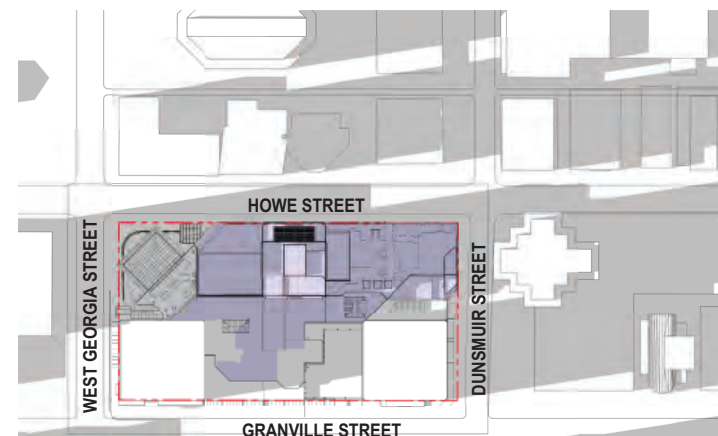
Autumn Equinox 10:00



Autumn Equinox 12:00



Autumn Equinox 14:00



Autumn Equinox 16:00

