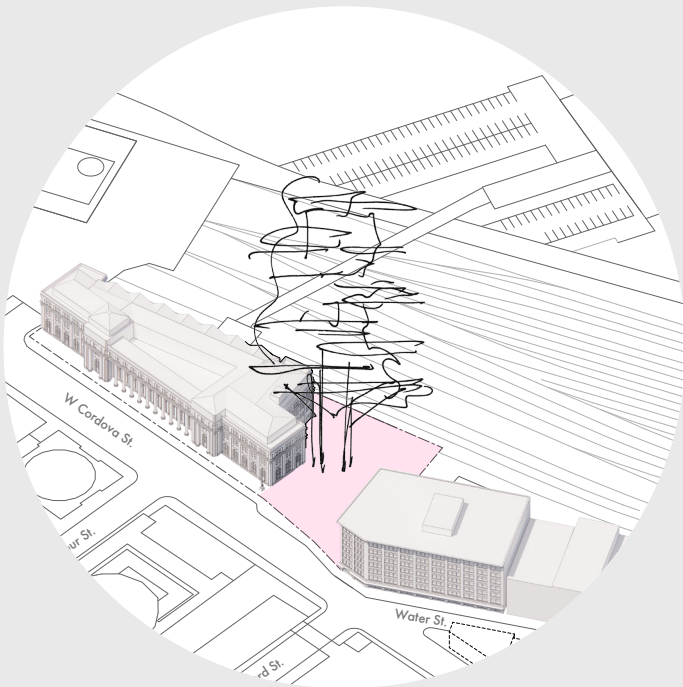


Design Rationale

Idea of a "Tree"

In the pre-colonial time, this area is known as "Grove of Maples - K'emk'emeláy," to the indigenous people, which has led us to use the "tree" as the inspiration.



the "Trunk" - Core

Preserve the sightline and views to the water and mountains beyond, by splitting the core, and lifting the building mass off the ground.

Minimize impact on the two adjacent heritage buildings, by lifting the building mass above the heritage buildings

Minimize solid footprint to open up the ground plane, creating a new urban plaza, enhancing the entrance and connection to Gastown.

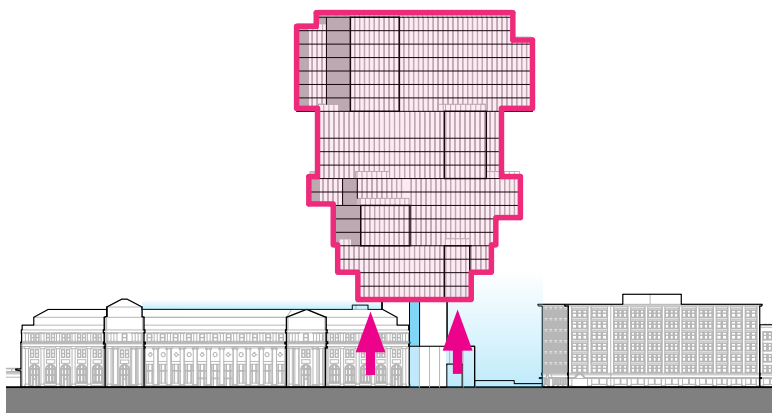
the "Crown" - Building Mass

Relate the skyline of the building mass to the surrounding context of both Downtown and Gastown.

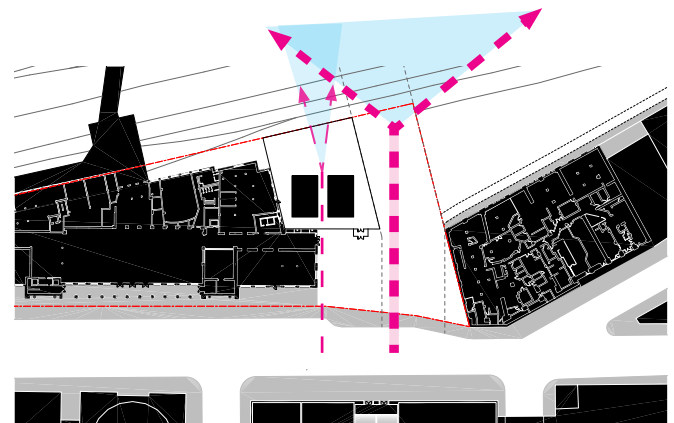
Break down the overall scale of the massing into stacked smaller boxes, responding to the context and scale of adjacent heritage buildings.

Respond to different orientations of the organizational grids of the city, by rotating these various boxes, in turn generating a more dynamic form.

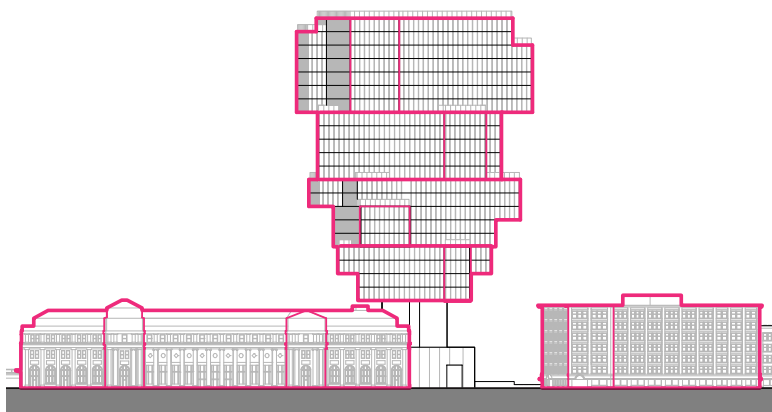
Create a variety of outdoor green spaces on roof terraces, providing both environmental and social benefits.



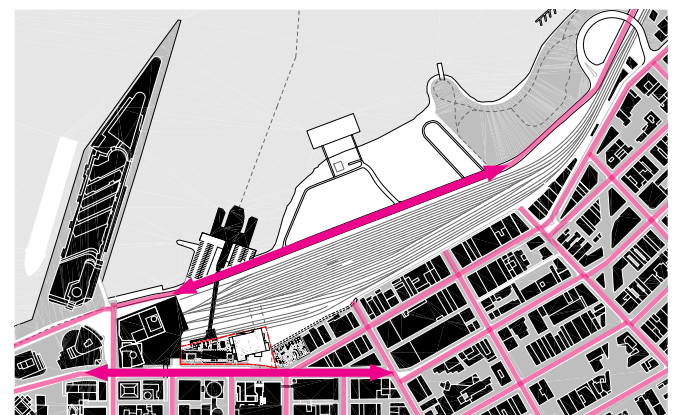
Preserve the sightline and views to the water and mountains beyond, by splitting the core, and lifting the building mass off the ground. Minimize impact on the two adjacent heritage buildings, by lifting the building mass above the heritage buildings



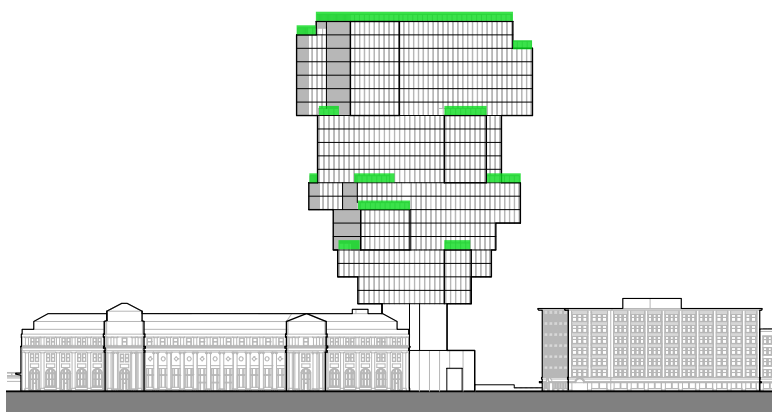
Preserve the sightline and views to the water and mountains beyond, by splitting the core, and lifting the building mass off the ground.



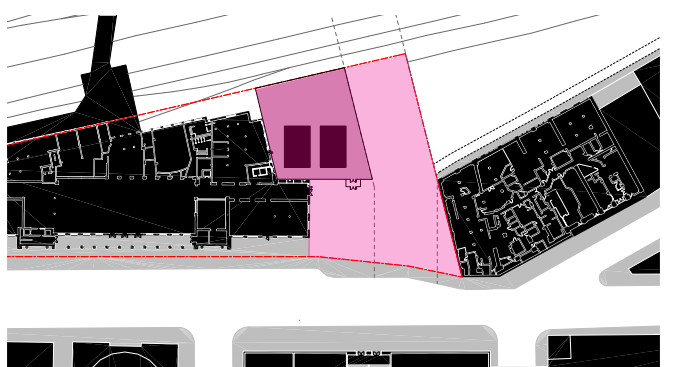
Break down the overall volume of the massing into stacked smaller boxes, responding to the context and scale of adjacent heritage buildings.



Respond to different orientations of the organizational grids of the city, by rotating these various boxes.



Create a variety of outdoor green spaces on roof terraces, providing both environmental and social benefits.



Minimize solid footprint to open up the ground plane, creating a new urban plaza, enhancing the entrance and connection to Gastown.