

Tower B Design Rationale

Tower B is the “front door” of the proposed mixed-use development. It anchors the critical and highly visible corner of Burrard and Drake Street. As the lowest of the three towers in the development with an important architectural mandate, Tower B unifies the expression of its two primary uses as an office building and a car display showroom in one distinctive built-form. This deliberate gesture sets it apart from the podium/tower expression of the rest of the development. The Toyota showroom, occupying the lower 3 levels of the building, is highly transparent with overlapping “fingers” of display floors along the Drake elevation. The office tower anchored by a cylindrical volume at the plaza level unfolds into a fluid glass wall above, fronting on Burrard Street. Around the corner on Drake Street, a tapering glass wall exemplifies the vertical dimension of the tower giving it a sculptural and slim profile. For privacy and comfort, the glass skin of the entire building will be articulated with “random” placement of insulated spandrels, fritted and vision glass, further animating the appearance of the building. The new centralized core of the office floor plate simplifies the structural system and at the same time provides a high level of flexibility for either single or multi-tenant use.

The sculptural building form with its articulated glass skin defines Tower B truly as a “jewel box” in downtown Vancouver.



Burrard Street Plaza



South West View

Urban Design Rationale

In keeping with the previous UDP response to provide a generous public plaza along Burrard and Drake Streets, the current design also sets back generously on those streets creating an urban plaza with public arts and seating. A deliberate attempt to set back the entire Tower B from the podium of the adjacent residential tower on the north side creates another public space between the two buildings in the form of a pedestrian mews. It provides a mid-block connection from Burrard into the rest of the development along the lane and a thoroughfare to Hornby Street. The focal point will be a vertical water feature with green walls along the entire length of the neighbor's blank podium wall. Against this back drop, public art, outdoor patio and public seating activate the space throughout the day.

The entrance of the Toyota showroom is strategically located at the corner of Burrard and Drake. Its undulating street wall defines an oval entrance forecourt to the office tower further up Burrard. The Drake Street elevation showcases a 3-storey and highly transparent street wall acting like a giant display window of cars which are uniquely arranged on multi-levels of display "fingers". At street level, the interface between the public plaza and interior rooms is kept visually unobstructed. Extensive glass canopies along the streets provide continuous weather protection for pedestrians and restaurants patrons.

The strong visual connection between inside and outside is maintained even on the lane side. The lane and its shoulder areas will be rendered in contrasting color pavers giving the area a lively and urban character. Wherever possible, curbs have been eliminated along the driveway. Instead, the different activity zones are defined with bollards, light stands and landscaping.



Drake Street Plaza



Burrard Plaza - NW View



Pedestrian Mews

