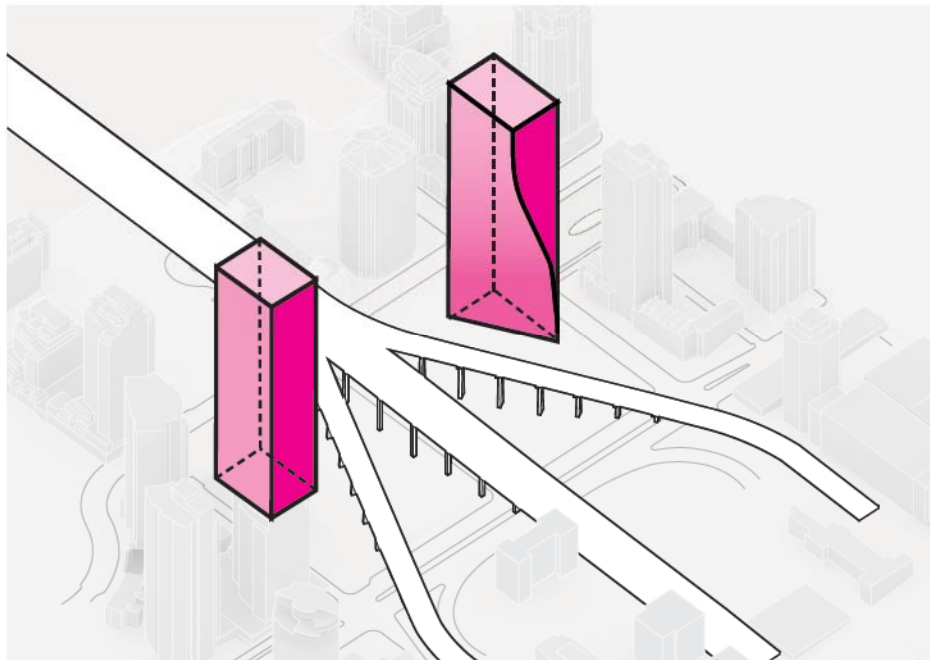
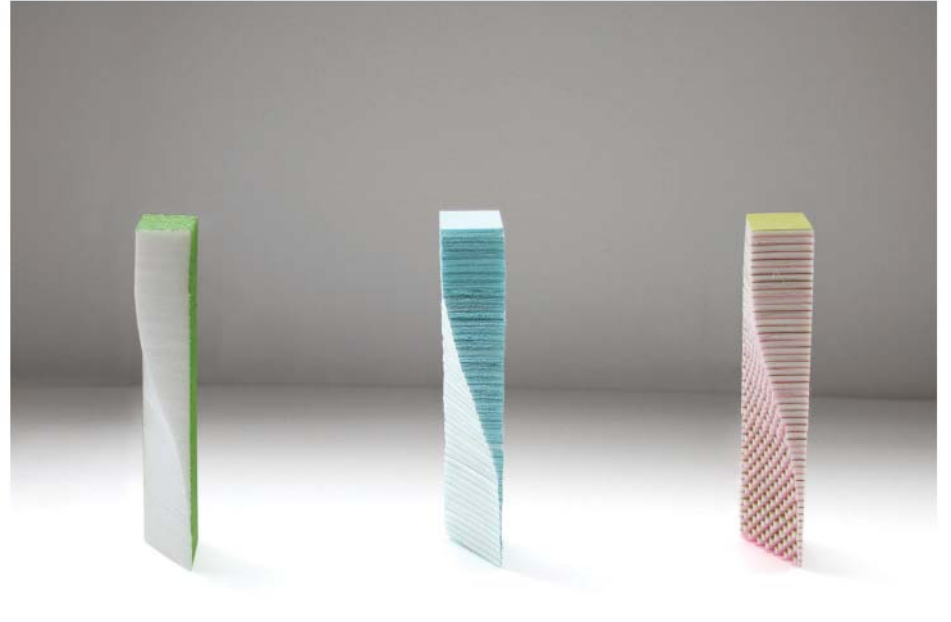
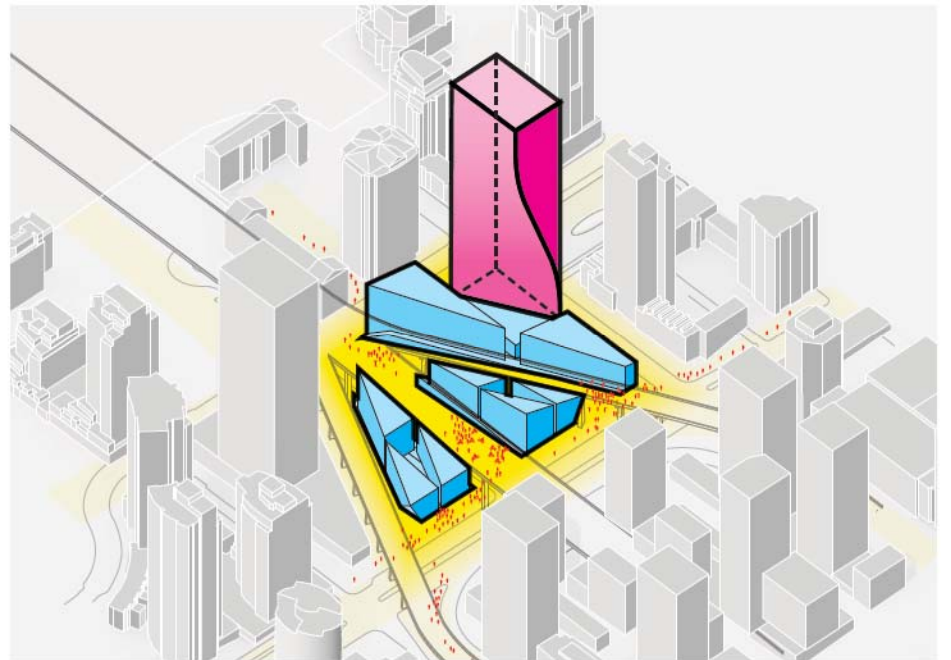


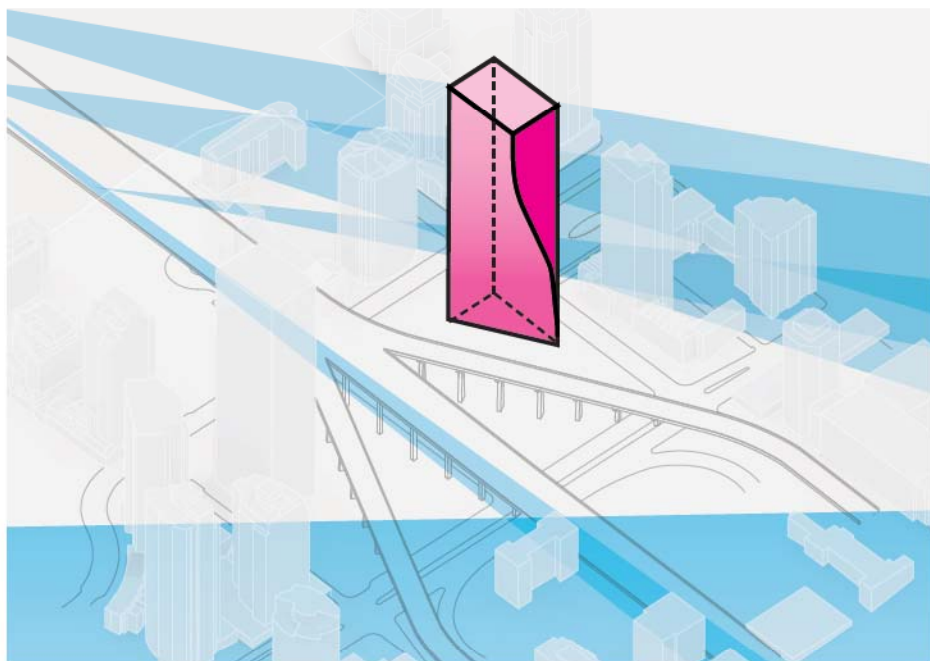
DESIGN PROCESS. STUDY MODELS



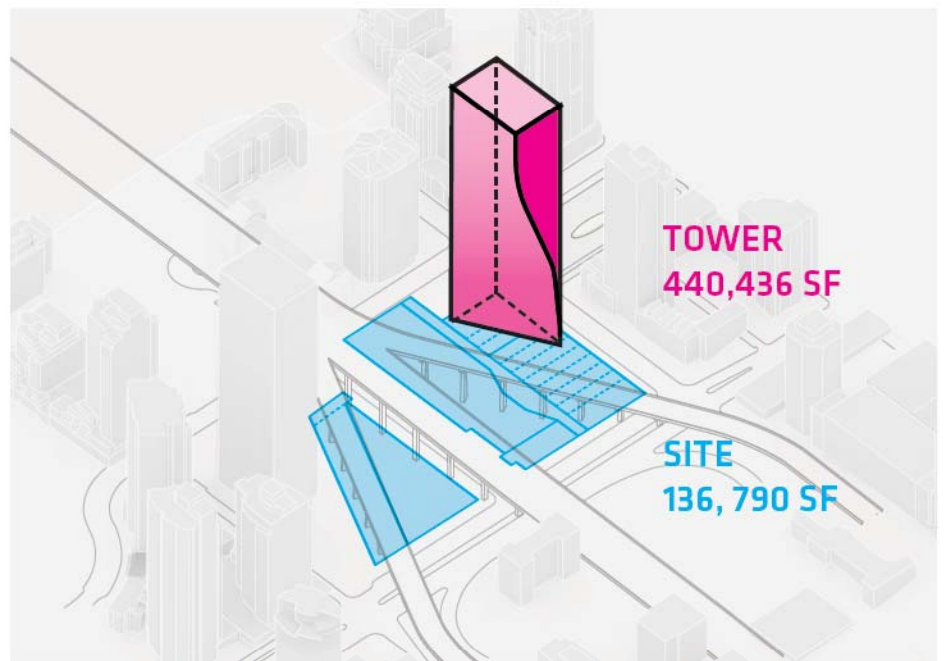
1. THE SITE IS SYMBOLICALLY IMPORTANT TO MARK THE ENTRY TO DOWNTOWN VANCOUVER



2. A MEANINGFUL DENSIFICATION THAT TURNS A PROBLEM INTO EXCITING AREAS



3. THE SITE IS ONE OF FEW ONES LEFT WITHOUT A VIEW CONE INTERSECTION



4. A LOWER TOWER WOULD RESULT IN LOW DENSITY FOR A SITE LARGER THAN 100,000 SF

WHY A TOWER HIGHER THAN 425' / 130 M.?

TOWER
440,436 SF

SITE
136,790 SF



NEW GATE: 497' - 468' TOWERS. VIEW FROM GRANVILLE BRIDGE HEADING DOWNTOWN