

4.0 Proposed Development

Urban Design Rationale

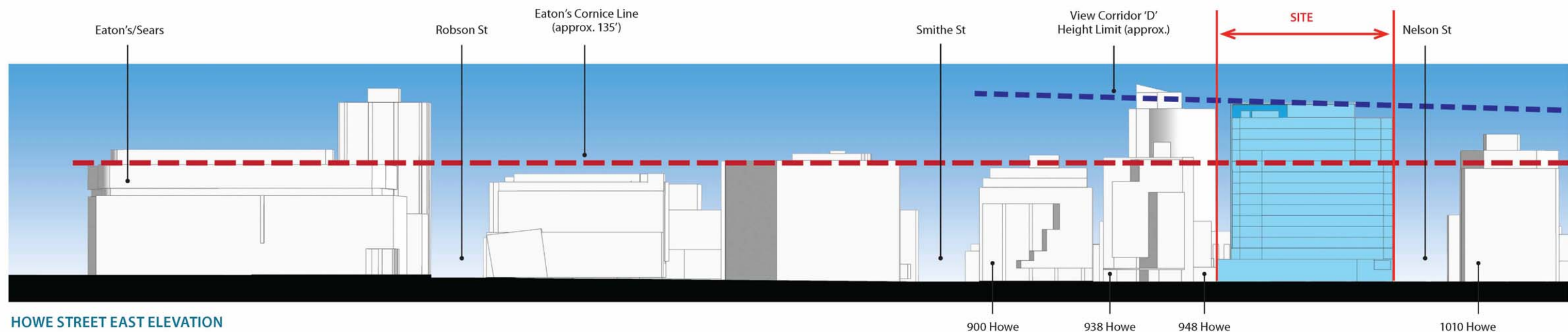
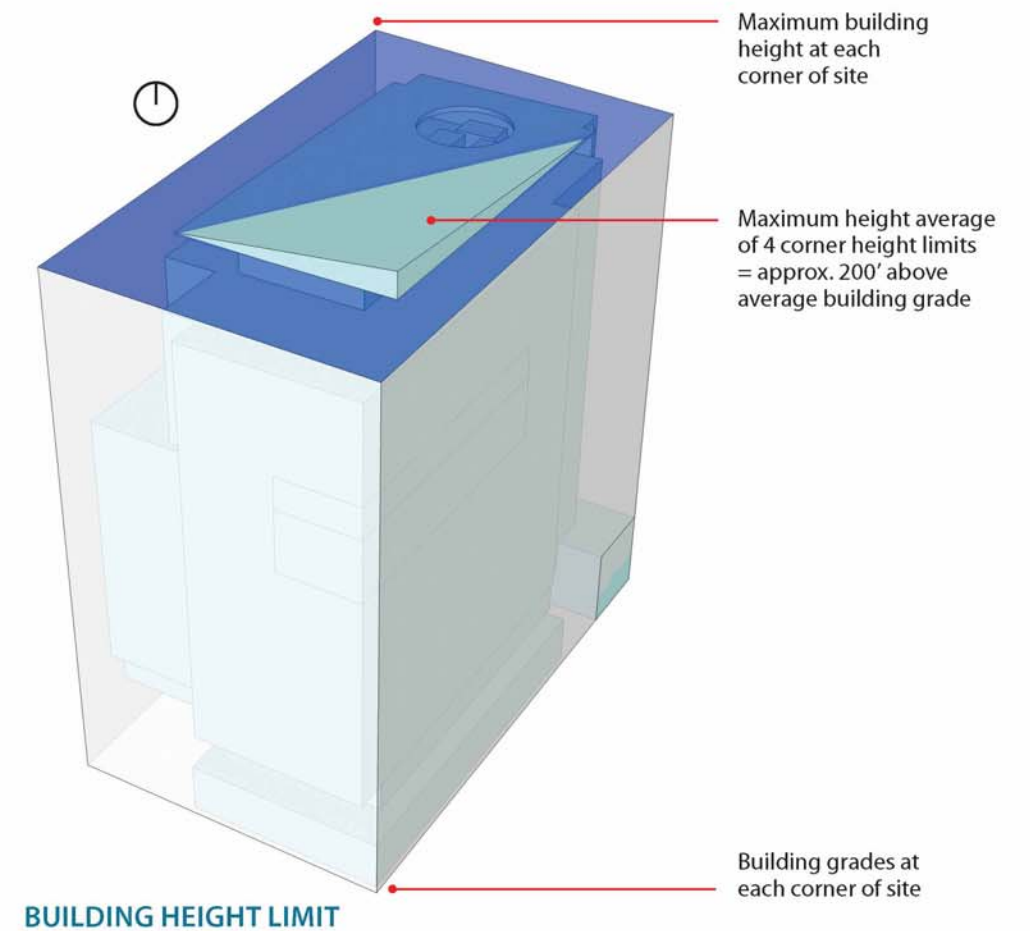
Form and Massing

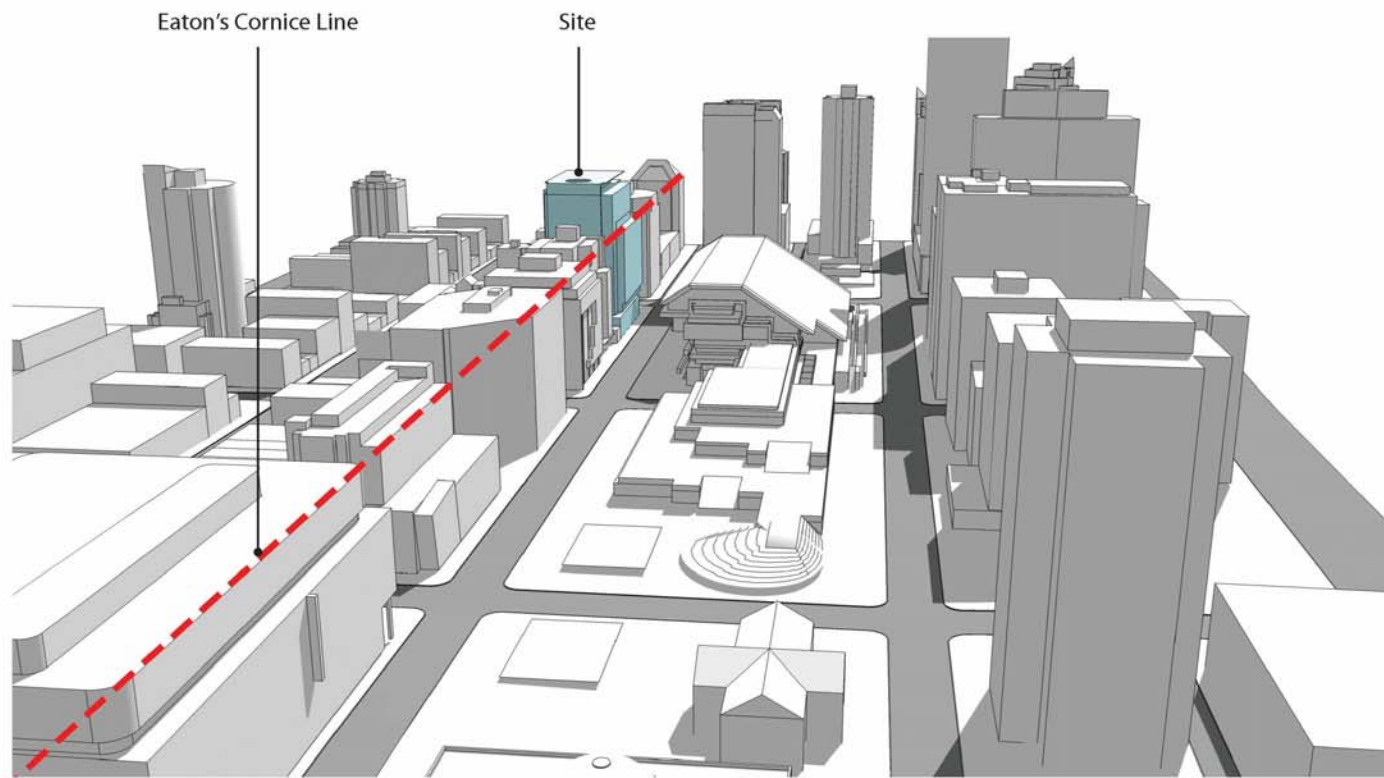
Given the site's size and urban context, the scale and proportion of the proposed development and its important role in defining the southeast corner and eastern edge of the Robson Square Law Courts Complex, the proposed form of development seeks to attain an appropriate contextual fit with its immediate neighbours. At 15 storeys and with the Howe Street 'shoulder' element relating to the scale of Eaton's and neighbouring buildings to the north, the proposed development is more akin to a "streetwall" building than a tower form. Unlike an 'iconic' tower form that is highly visible on the city skyline from a distance, the proposed building form has been developed more in response to its immediate context.

Commercial office buildings inherently are required to provide efficient, flexible office space best achieved in simple rectilinear plan forms. For this project, large, efficient floor plates in the order of 18,500 SF are required to satisfy market demands for office space by corporate and public sector tenancies. With these priorities in mind, the form and massing of the proposed development is derived in consideration of:

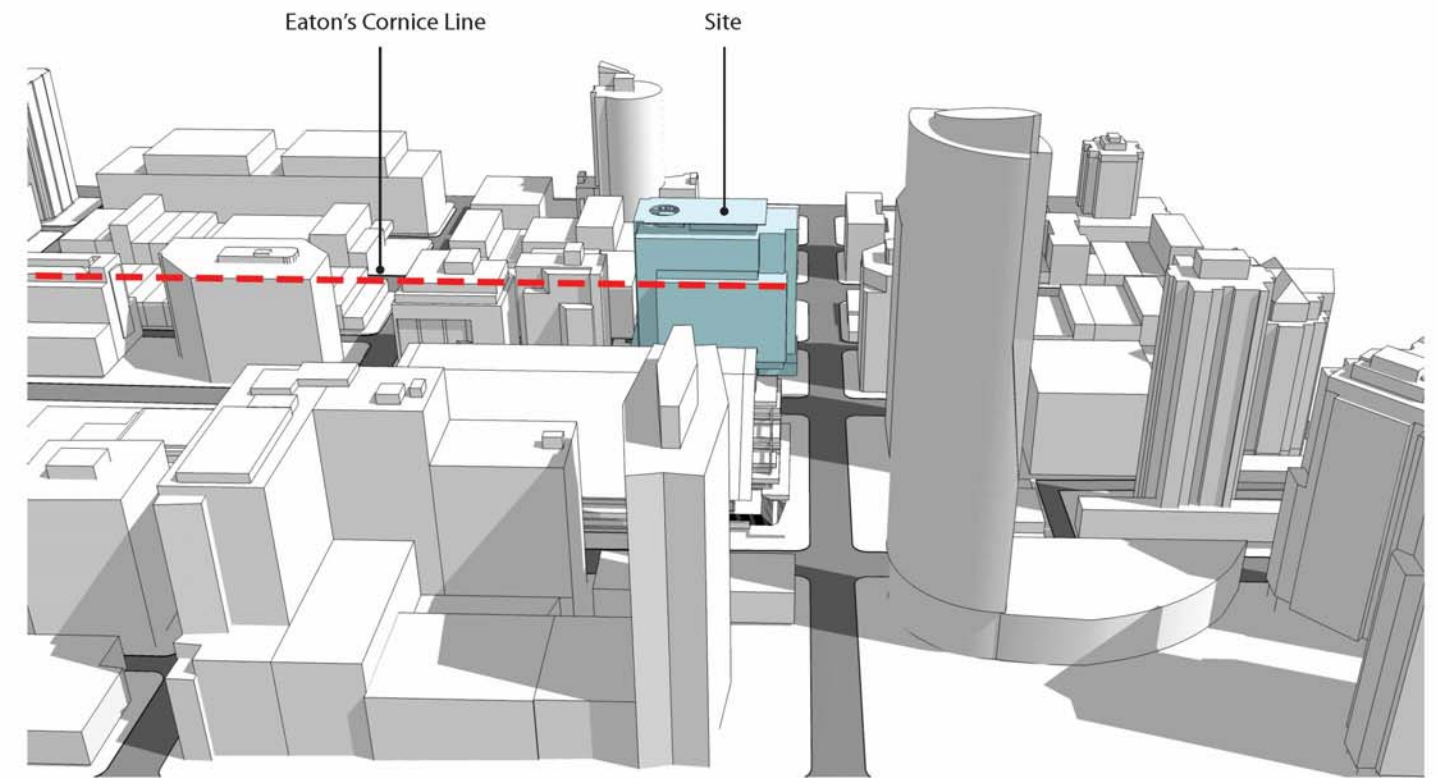
- The 'shoulder height' along the east side of Howe Street in response to the Eaton's cornice line and the now demolished Devonshire Hotel, and the role of the streetwall edge in defining the east boundary of the Robson Square 'Urban Room'.
- Provision of an appropriately scaled retail and lobby base element to relate to street-level activity and transition from the upper office levels of the building.

- The massing relationship to the Robson Square Law Courts building. The upper levels of the proposed building viewed as a backdrop as one approaches from the west along Nelson. The Howe and Nelson corner of the building has been inset at the upper levels to relate to the plan and form of the Law Courts Building and to accentuate the highly visible corner as seen from the southwest.
- The prominent visibility to the site from Granville Street. This view could be affected by future development to a maximum of 70' along Granville, nonetheless subtle variations to the southeast façade are introduced at levels above 70' to alleviate the broad expanse of that frontage.
- To mitigate overlook issues to the building from neighbouring towers, a roof screening device is proposed that screens elevator machine rooms and mechanical equipment from view and achieves a simpler, distinctive top to the building, particularly as perceived from a distance within the Heather Bay View corridor. This screen also helps shade the roof and could incorporate photovoltaic panels to contribute to the development's sustainability initiatives.

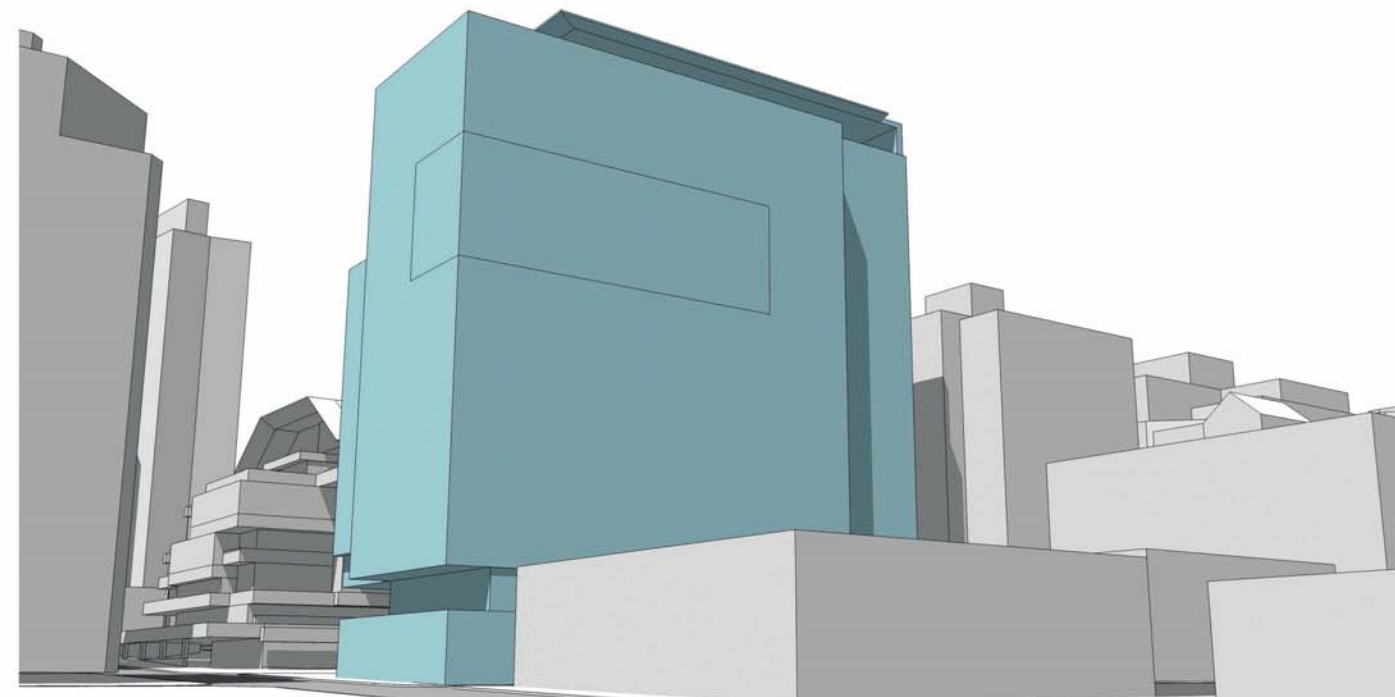
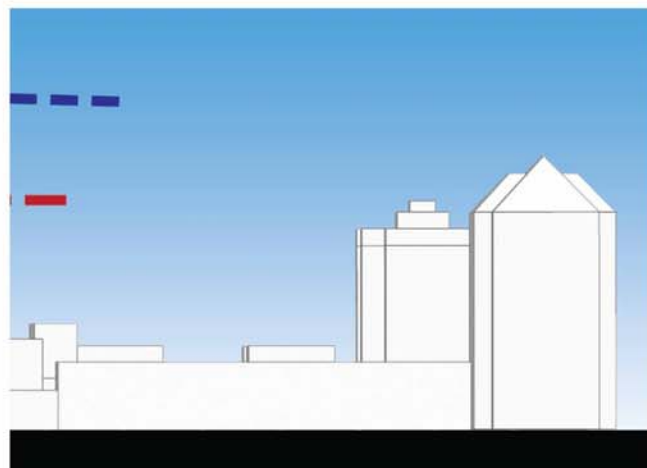




VIEW OF ROBSON SQUARE FROM NORTH — URBAN ROOM/STREETWALL DEFINITION



VIEW FROM WEST



VIEW FROM GRANVILLE AND NELSON INTERSECTION