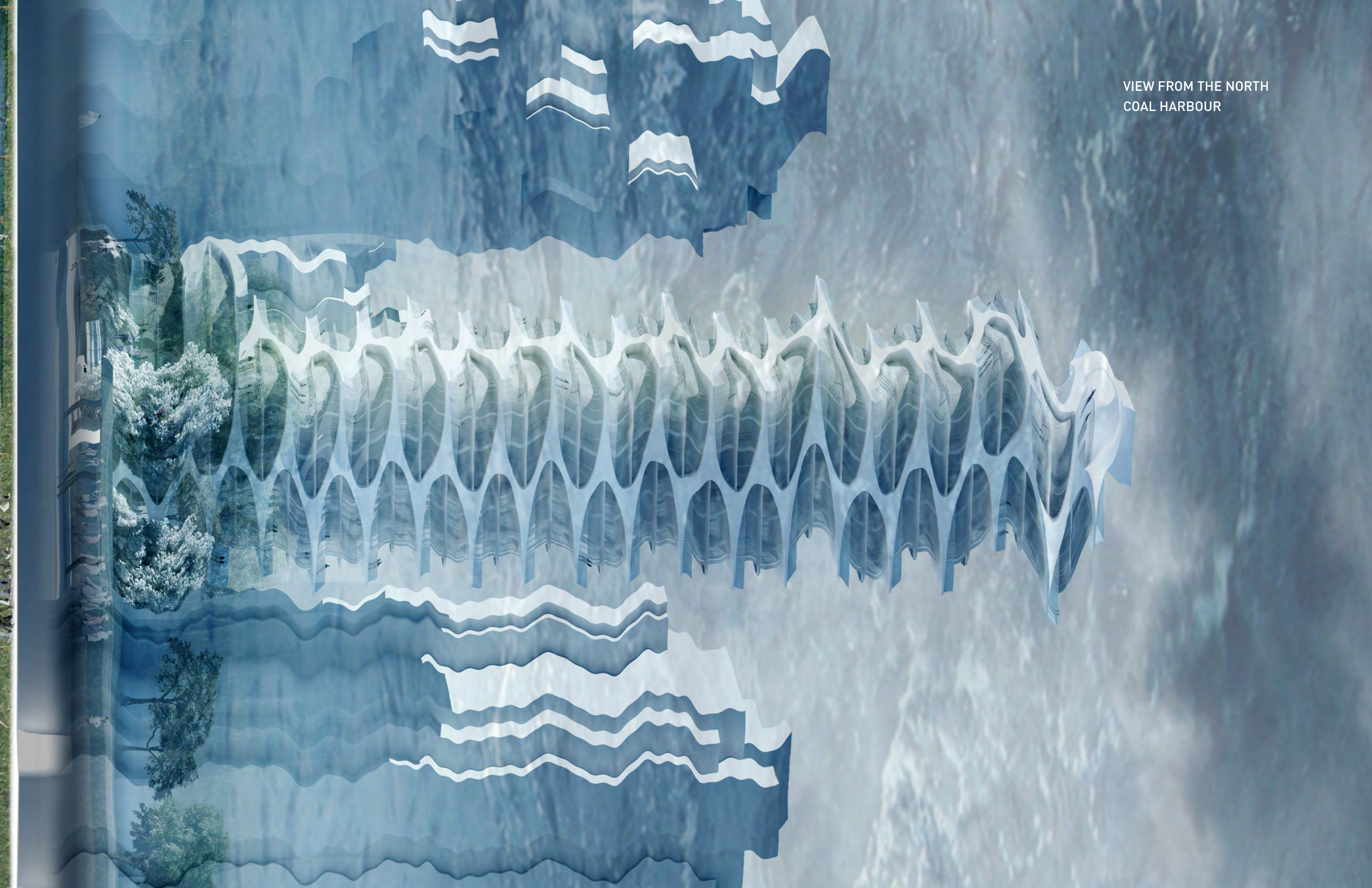




VIEW FROM THE NORTH  
COAL HARBOUR





VIEW FROM THE WEST  
DENMAN ST.





VIEW FROM SOUTH WEST  
ROBSON ST .





AERIAL VIEW  
ALONG ALBERNI ST.





VIEW FROM ALONG BIDWELL ST  
FROM ROBSON ST





VIEW ALONG LANE

The podium has been carved away on the lane next to the neighboring proposed development so that the tower seems to continue to grade. As a result, a 80' tower separation is achieved through the podium. Approximately 70% of the facade in this area will be solid walls behind spandrel glazing both to meet the new and stricter energy requirements as well as to provide privacy for the suites.

An indoor/outdoor common play area is located at grade off of the lane along with a street level residential unit that has frontages and outdoor patios on both the lane and Bidwell St. These serve to activate the lane and create a more pleasant pedestrian experience of Bidwell St as it transitions from Robson St. towards Alberni St.

While loading is not required for this project, a generous loading area is provided to separate the parking ramps and provide convenient access to at grade bicycle parking.





VIEW OF TYPICAL FACADE  
EXOSKELETON



The single powerful concept of a repeating form that is both functional and aesthetically pleasing results in an ‘exoskeleton’ that weaves up all four sides of the tower to distinguish this tower from others. Without changing form or material, the design achieves a sense of architectural purity that celebrates simplicity and rhythm. The exoskeleton tapers in the middle of each facade to reduce the sense of bulk. The curtain wall complete with curved glass is set back to accentuate the thin spine of the exoskeleton.

To meet the new Green Building Policy for Rezoning, an overall target of 60% glazing vs 40% solid wall was determined to be achievable. To achieve this, vertical strips of insulated solid wall behind spandrel glazing run up the facade to create a subtle gradation effect so that the amount of solid gradually lessens on the higher floors. By using the same glass finish as the windows, these spandrel panels will look similar to the adjacent clear glazing units as light and reflections will bounce off of them in the same manner.



BALCONIES

To emphasize the signature exoskeleton as the primary design gesture, the balconies are completed with frameless glass guardrails which are strategically nestled into the exoskeleton. Secondary privacy louvers are provided to maintain privacy between units and to provide sun shading for the lower units. The resulting double height exterior space is generous enough to accommodate planting and outdoor furniture; becoming a true outdoor living room.

APPURTENANCE

The exoskeleton continues past the roof to conceal the mechanical penthouse and elevator overrun. Unlike most typical towers that deploy metal screens or simply leave the roof clutter visible, the continuation of the exoskeleton past the roof helps elongate the proportions and creates a unique crown for the tower, while remaining faithful to the concept of the repeating form that starts from street level. The sculptural quality of the design in the daytime takes on an equally interesting effect at night. At the penthouses, pulling back the building to lighten the top and avoid unwanted shadows on Marina Park creates additional larger balconies and roof deck access.





PRIVACY LOUVERS

Discrete extruded aerofoil privacy louvers are provided to maintain privacy between units and to provide sun shading and access to sky views for the lower units. They are intentionally finished to match the glazing system so as not to distract from the exoskeleton, which remains the primary architectural gesture. The alternating balconies and privacy louvres ensure that all balconies receive maximum privacy despite appearing very open. The diagram on the left illustrates how neighbours cannot look down onto balconies. The diagram on the right shows the balcony decks acting as sun shades.

