

## DESIGN RATIONALE

### MASSING

Moving away from Vancouver's standard tower-podium typology, the Plaza of Nations masterplan proposes a fluid and continuous terracing landscape that enhances the backdrop of the North Shore Mountains.

The overall height of the development respects the city established view planes. The terracing typology has been further developed in both plan and section, cascading gradually down to the water's edge. This provides unobstructed views of False Creek for all upper level resident units.

An important feature of the design was to maintain views of BC Place, a vibrant icon in Vancouver's skyline and a celebrated center in the surrounding community. The terraced topography was therefore shaped to frame views of the stadium.

The base building is diversified in terms of scale and character in direct response to the different established character areas of the public realm.

The direct relationship of the civic centre to Georgia Plaza provides an anchor for the block with greater scale and identity. Retail anchors are positioned at the corners on each individual block along Pacific Boulevard and are used as contrast to the proposed finer and smaller scale of retail facades on the water's edge and local streets.

Strategically positioned to capture natural sunlight, this habitable topography wanders along the seawall providing new pedestrian infrastructure, multiple public spaces and stunning views to the city and False Creek's Waterfront. Merging landscape and architecture further enhances Vancouver's strong natural and urban interface and contributes to a unique sense of place.

