

A low-angle photograph of the Waterfront Tower in Vancouver, British Columbia. The image shows a modern glass skyscraper with a complex, faceted facade on the right, and a traditional brick building with arched windows on the left. A statue of a figure is visible in the foreground at the bottom left. The sky is a clear, deep blue.

# Waterfront Tower

Vancouver, British Columbia

ADRIAN SMITH + GORDON GILL  
ARCHITECTURE

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Waterfront Tower will be a new building that located in Vancouver on Cordova Street immediately east of The Station Building and west of the Landing. The tower will be have approximately 37,503 square-meters and 23 floors of office space.

### SERVICES

Architecture  
Interior Design

### CLIENT

Cadillac Fairview Corporation  
Limited

### FUNCTION

Office

### FACTS

114 m height

The new building will sit on the 7,652 square-meter site between two significant heritage buildings. Both of these existing structures are significant, not only architecturally but as public representations of the history and heritage of the surrounding Gastown area. The site is faced with numerous constraints and is positioned to be the gateway access to future developments along the waterfront. As a gateway site the urban aspects of pedestrian flow, vehicular access, and utility and infrastructure all come into play in influencing the building's physical location. Much of the design, like the formal three dimensional response to right of ways and set-backs, was influenced by the allowable footprint of the site.

From the base, the building will rise up at varying angles making use of the allowable space, while navigating the above constraints of setbacks and right of ways. Above the base, the building's form is simplified and will reach 114 meters – the acceptable height that conforms to the view cones defined by the City of Vancouver.

While the building's form was a result of accommodating the existing legal restrictions of the site, the environmental consciousness of the design was also a top priority for the design team and the client. The building will include measures to improve occupant comfort and energy performance while reducing the environmental impacts of construction.

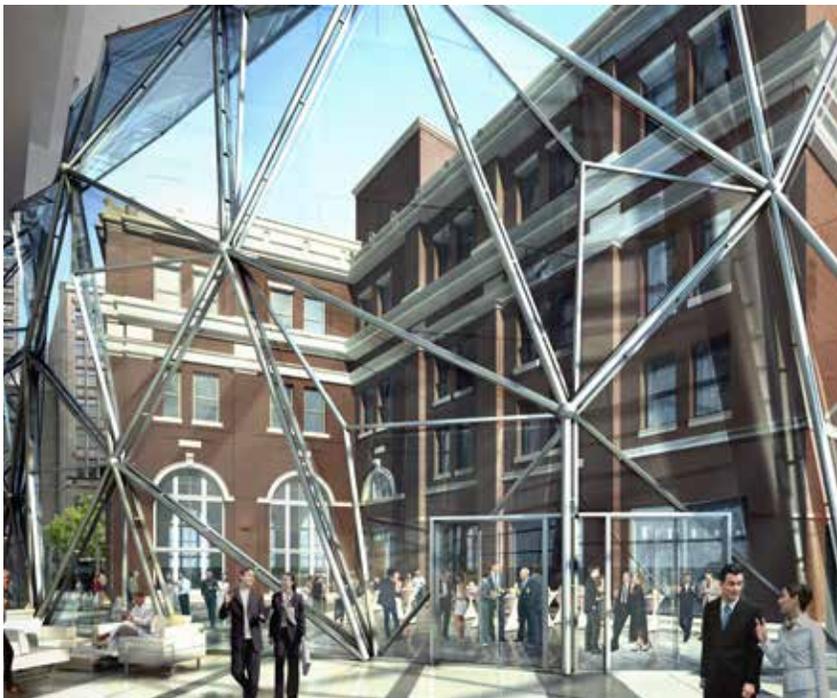
The design team performed a series of climate and solar analyses to determine the position that maximized the energy potential of the tower. Sustainable strategies will include state-of-the-art mechanical and electrical systems that will minimize energy consumption, rainwater capture/reuse systems, materials in the tower envelope to minimize solar heat gain, and the use of local, regional, and recycled materials where possible.

Other sustainable design strategies include tilting the building's roof toward the south to maximize energy generation through the use of photovoltaics. This tilt will also provide shading to the southern façade and will increase daylighting on the northern façade, reducing the need for the use of lighting. The tapered base of the tower also increases open space and daylight to the at grade plaza.

Waterfront Tower is currently being designed in accordance with LEED CS, although it will surpass the LEED requirements. The project is also targeting an estimated water use reduction of over 35% compared to the LEED baseline and will feature improved roof and wall R-values, improved glazing U-values, improved lighting power densities, and overall improved lighting controls.

The highly-efficient tower will also offer phenomenal views of Vancouver Harbor, North Vancouver and West Vancouver that will be accessible to the public through two viewing areas. The first, a grand plaza located along the east side of the site, will act as a gathering space to accommodate existing cafes from the heritage buildings. The plaza will feature landscaped areas for shade in the summer, water fountains for to block city sounds, and custom sculptural seating in a variety of configurations. The second will be an intimate courtyard located to the west of the building that will be protected from the rain by the overhangs of the building.





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