



1580-1588 W3RD AVE

HOTEL REZONING SUBMISSION

04.2025

AMA+U ARNO MATIS ARCHITECTURE + URBANISM



LAND ACKNOWLEDGEMENT

THE APPLICANT TEAM ACKNOWLEDGES THAT THIS PROJECT IS SITUATED ON THE UNCEDED TRADITIONAL TERRITORIES OF THE X̱MƏΘḴƏÝ̱ƏM (MUSQUEAM), SḴW̱X̱W̱Ú̱7MESH (SQUAMISH), AND SƏLILWƏTƏƛ̱ (TSLEIL-WAUTUTH) NATIONS. THIS PLACE IS THE UNCEDED AND ANCESTRAL TERRITORY OF THE HƏṈ Q̱ ƏMIŋ̱ ƏM̱ AND SḴW̱X̱W̱Ú̱7MESH SPEAKING PEOPLES, THE X̱MƏΘḴƏÝ̱ƏM, SḴW̱X̱W̱Ú̱7MESH, AND SƏLILWƏTƏƛ̱ NATIONS, AND HAS BEEN STEWARDED BY THEM SINCE TIME IMMEMORIAL.

Attn: City of Vancouver

515 W 10th Ave, Vancouver, BC V5Z 4A8

RE: REZONING AT 1580-1588 W3RD AVE FOR A 100% HOTEL PROJECT

Dear Planning Department, Mayor, and Council,

The project we present to you is very much within the sustainable vision set forth by the City of Vancouver Planning Department.

PROPOSAL:

- Proposal is for a 100% Hotel project, reducing pressure on short-term rental;
- Project to be the first Mass-Timber-Hybrid hotel in Vancouver;
- No net loss of industrial space in the area (current empty lot);

HOTEL POLICY:

The proposal looks to be considered under the city-wide Hotel Policy and the Broadway Plan. The project is:

- Located within the City Core;
- In a Hotel Desert: only one other hotel within 800m.
- In a high-demand tourist zone, and relatively close to VGH;
- The hotel use contributes to key city objectives for hotel & job growth;
- Smaller rooms with reduced back-of-house allow the project to target a mid-level (3-4 star) price point;

SUSTAINABILITY + MASS TIMBER POLICY:

- Project is proposing Mass Timber Hybrid Building;
- Project would like to be considered for additional height under the Mass-Timber Policy;

DEMAND FOR HOTEL:

Per the Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, produced by MNP LLP for Destination Vancouver (March 2023), Vancouver requires 10,000 new hotel rooms by 2050.¹

Between 2022 and 2050, the cumulative economic impacts due to lack of hotel rooms are projected to be:

- \$30.6 billion in foregone output;¹
- \$16.6 billion in foregone GDP;¹
- 168,000+ in foregone employment;¹
- \$7.5 billion in foregone tax revenue for all three levels of government.¹

The lack of hotel rooms also puts pressure on short-term rental (like AirB&B), taking much-needed inventory away from the long-term rental housing stock. This 100% hotel proposal will help to alleviate some of this market demand.

UNIQUE SITE:

The site we present to you is unique and a rare opportunity to provide hotel in a high-demand and growing tourist zone:

- Near Granville Island (10.5 million annual visitors);
- Near Senákw (9,000 future residents, no hotel proposed);
- Lower land cost makes Hotel more financially feasible;
- Site is in the Armoury District, an area with many mixed-use buildings, and a growing design hotspot. It was recently named "one of 12 best design districts" by Architectural Digest;
- Close to Kits beach, Vancouver Museum, W 4th Ave & South Granville shopping, theatres etc;
- Significant development (Senákw, Broadway plan) in this tourist area will increase demand for hotel;
- Project notes surrounding Broadway Plan areas which allow for hotel, ALSO allow residential use, making hotel an unlikely outcome.
- Proposal has worked for 4 years to unsuccessfully partner/acquire neighbouring site to the west 1918 Fir St.

JOBS & ECONOMY:

This 100% hotel project will provide 162 jobs, more than an industrial/office building under the Broadway plan.²

Further, the project notes the challenges and changes in the office market post-covid. New office space does not necessarily mean more employment for Vancouver due to vacancies and remote work:

- As of Q2 2024, 5 million square feet of office space remains empty in Metro Vancouver.³
- Only 11% of workers in Metro Vancouver who worked from home during COVID are back at the office full-time.⁴
- 32% of BC residents continue to work from home full-time, with another 51% working from home part-time.⁵

These changes in work style greatly reduce the economic activity that new office space would traditionally bring to an area.

In contrast, tourism in BC is on the rise, hotel jobs are mostly in-person, allowing these jobs to provide a better economic boost for Vancouver. Specifically:

- Tourism accounts for more to the provincial GDP (\$7.9B) than any other primary resource industry, except the oil & gas⁶;
- A visitor spends more than double what a resident does in local shops, restaurants and local services extraction industry⁶;
- Hotels provide critical support for key growth job sectors such as high-tech firms⁶;

SUPPORT:

Project notes that in its brief community outreach, it has received significant support. Please find within support from:

- Destination Vancouver;
- BC Hotel Association;
- Armoury District (Design District's) lead organizer;
- Local Design firms: Revery Architecture, Measured Architecture, Hungerford Design, Salter Design, SwitzerCultCreative;
- Local Retail: AER skincare, Provide, GermanHaus, Reckless Bikestore, Jan Kath, Kravetworkspace, Framed Custom Framing;
- Globally Recognized Mass-Timber structural engineer: Fast + Epp.

We look forward to working with the City to bring this commercial project to fruition.

Sincerely,



Arno J. Matis

PRINCIPAL *Architect* AIBC

arnomatisarchitecture.com

1. SOURCE: MNP REPORT TITLED "DESTINATION VANCOUVER ECONOMIC ANALYSIS OF HOTEL SUPPLY AND PROJECTED DEMAND IN METRO VANCOUVER, 2023 TO 2050" https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/economic_analysis_hotel_supply_and_demand_dvan_8c58bae5-448a-42a4-8f03-2a4c538a7ffe.pdf

2. BASED ON 3-4 STAR HOTEL + RESTAURANT SERVICE AT LOBBY LOUNGE SOURCE: "EMPLOYMENT DENSITIES: A FULL GUIDE". ARUP ECONOMICS + PLANNING AND "EMPLOYMENT DENSITIES" DRIVERS JONAS DELOITTE. <https://www.walthamforest.gov.uk/sites/default/files/2021-12/2017-ENGLISH-PARTNERSHIPS-EMPLOYMENT-DENSITIES.PDF>

3. URBANIZED: CHAN, KENNETH. "OVER FIVE MILLION SQ FT OF OFFICE SPACE IN METRO VANCOUVER IS CURRENTLY VACANT." DAILY HIVE, 4 JULY 2024, <https://dailyhive.com/vancouver/metro-vancouver-office-space-is-currently-vacant/>

4. RESEARCH.CO: MARIO CANSECO. "HOME OFFICE STILL DESIRABLE FOR YOUNG WORKERS IN BRITISH COLUMBIA." RESEARCH.CO, 19 JULY 2023, <https://research.co/2023/07/19/work-from-home-bc-2/>

5. BIV: MARIO CANSECO. "REMOTE WORK NOW A MANDATORY OFFICE OPTION FOR YOUNGER GENERATION." BUSINESS INTELLIGENCE FOR B.C., 19 JULY 2023, <https://www.biv.com/news/commentary/mario-canseco-remote-work-now-mandatory-office-option-younger-generation-527248/>

6. CITY OF VANCOUVER POLICY REPORT DATED JUNE 28, 2018: <https://council.vancouver.ca/20180719/documents/b2.pdf>

TEAM/TABLE OF CONTENTS

Civic Address

1580-1588 W3RD AVE, VANCOUVER BC, V6J 1J7

Legal Description

LOT 3 BLOCK 240 PLAN VAP590 DISTRICT LOT 526 NWD GROUP 1 & LOT 4 BLOCK 240 PLAN VAP590 DISTRICT LOT 526 NWD GROUP 1

FOLIO NUMBER: 638124300000



AM+U
ARNO MATIS ARCHITECTURE + URBANISM

APPLICANT
MR. ARNO J. MATIS, ARNO MATIS ARCHITECTURE + URBANISM INC.
204 -1540 WEST 2ND AVE, VANCOUVER BC, V6J 1H2
604.708.0188 AMATIS@ARNOMATISARCHITECTURE.COM



DEVELOPER: INTEGRATED DEVELOPMENT SERVICES
PHONE: 778-668-3489 INTEGRATEDDEVELOPMENTSERVICES.COM

COVER IMAGE BY SANJAY SRIDHAR

CONTENTS

1 INTRODUCTION	5	6 UNIQUE SITE	42
1.1 INTRO - SUMMARY	6	6.1 UNIQUE SITE	43
1.2 PROPOSAL BENEFITS	7	6.2 ARMOURY DISTRICT - TOURISM CONTEXT	44
1.3 HOTEL BRAND	8	6.3 TRANSIT CONTEXT	45
1.4 PROPOSAL SUMMARY	9	6.4 ZONING CONTEXT	46
1.5 PROGRAM SUMMARY	10	6.5 RECREATION CONTEXT	47
1.5B SUMMARY - BROADWAY PLAN	11	6.6 GREATER HOTEL CONTEXT	48
1.6 MID-BLOCK HOTEL PRECEDENTS	12	7 JOBS & ECONOMY	49
1.7 FAR SUMMARY	13	7.1 JOBS	50
1.8 SUMMARY - HEIGHT RATIONALE	14	8 DESIGN PROPOSAL	51
1.9 FRONTAGE RATIONALE SUMMARY	16	8.1 PROPOSAL	52
1.10 ADJACENT SITE BUILDOUT	17	8.2 SUSTAINABILITY	54
1.11 BLOCK BUILD-OUT	18	8.3 FUNCTIONAL PROGRAM	55
2 POLICY	20	8.4 HOTEL DROP-OFF & CIRCULATION	56
2.1 POLICY - MASS TIMBER	21	8.5 TDM MEASURES	57
2.2 POLICY - INTERIM HOTEL DEV.	22	8.6 HOTEL AMENITIES	58
2.3 POLICY - METROCORE JOBS & ECONOMIC DEVELOPMENT	23	8.7 ROOM FEATURES	60
3 LETTERS OF SUPPORT	24	8.8 BROADWAY BUILT FORM GUIDELINES	61
3.1 SUPPORT - BC HOTEL ASSOCIATION	25	8.9 HEIGHT CONTEXT	62
3.3 SUPPORT - LOCAL CRU	26	9 PUBLIC REALM	63
3.4 SUPPORT - LOCAL DESIGN COMMUNITY	27	9.1 ART OPPORTUNITY	64
3.5 SUPPORT - THE ARMOURY DISTRICT	28	9.2 SETBACKS	65
3.7 SUPPORT - LOCAL MASS TIMBER EXPERT	29	9.3 SHADOW STUDY - HEIGHT REFERENCE MAP	66
4 LOCATION	30	9.4 SHADOW STUDIES	67
4.1 SITE CONTEXT	31	9.5 VIEW CONES	71
4.2 SITE DETAILS	32	10 ADJACENT SITE STUDY	72
4.3 HISTORIC CONTEXT	33	10.1 ADJACENT SITE BUILDOUT	73
4.4 CONTEXT PLAN	34	10.2 ADJACENT SITE STUDY	75
4.5 SITE IMAGES	35	10.3 BLOCK BUILD-OUT	81
5 HOTEL CONTEXT	37	11 EAST/WEST FACADE AND DAYLIGHT	82
5.1 ECONOMIC CONTEXT	38	11.1 WEST INTERFACE	83
5.2 OFFICE TO HOTEL CONVERSION	39	11.2 DAYLIGHT ACCESS	84
5.3 HOTEL CONTEXT	40	12 PERSPECTIVES & VIEW STUDIES	85
5.4 HOSPITAL CONTEXT	41	12.1 EXPECTED FUTURE BUILDOUT	86
		12.2 FUTURE STREET VIEWS	88
		13 ARCHITECTURAL & LANDSCAPE DRAWINGS	91



1 INTRODUCTION

THIS BOUTIQUE HOTEL PROPOSAL CONTRIBUTES TO KEY CITY OBJECTIVES:

 **UNIQUE SITE, IDEAL FOR HOTEL**

NEAR GRANVILLE ISLAND
(10 MILLION ANNUAL VISITORS) &
SENÁKW (9,000 NEW RESIDENTS)

HIGH-DEMAND TOURIST ZONE

NEAR RAPID TRANSIT

499M FROM SKYTRAIN STATION + ADJACENT BUS STOP,
50M FROM FERRY BOAT AND ON AAA BIKE NETWORK.

VACANT EX-CP RAIL SITE

 **HOTEL NEED**

10,000 HOTELS NEEDED IN
VANCOUVER BY 2050

NO SUPPLY: AREA HAS ONLY ONE HOTEL WITHIN 800M

 **ECONOMIC
BENEFIT**

PROPOSAL PROVIDES
162 JOBS

BETTER ECONOMIC OUTCOME FOR COMMUNITY
(DUE TO OFFICE VACANCIES + REMOTE WORK)

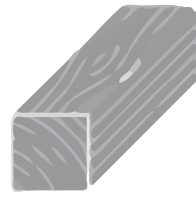
1.2 PROPOSAL BENEFITS

160 HOTEL ROOMS **ADDED TO THE AREA**



PROJECT ADDS MUCH-NEEDED HOTEL ROOMS TO A HIGH TOURIST ZONE WITH ONLY 1 HOTEL

VANCOUVER'S FIRST **MASS-TIMBER HYBRID HOTEL**



MASS-TIMBER REDUCES POTENTIAL EMBODIED EMISSIONS IN CONSTRUCTION BY 25% TO 45%.
LIGHTWEIGHT MATERIAL ALLOWS FOR PRE-FABRICATION, REDUCING CONSTRUCTION TIME AND COST.

PROJECT ADDS **162 JOBS**



PROJECT WILL ADD 162 JOBS TO THE AREA, FURTHER ECONOMIC BENEFIT VIA TOURISM: PER DAY, TOURISTS SPEND DOUBLE THE AVERAGE RESIDENT¹

REDUCES PRESSURE ON **SHORT-TERM RENTAL**



ADDED HOTEL ROOMS HELPS TO ALLEVIATE PRESSURE ON SHORT-TERM RENTAL, WHICH TAKES AWAY FROM RENTAL STOCK FOR LONG-TERM RESIDENTS.

NO NET LOSS **OF INDUSTRIAL SPACE**



THIS PROJECT DOES NOT REDUCE CURRENT INDUSTRIAL SPACE IN THE AREA.

PROPOSED ART PIECE **OVER RAILWAY CROSSING**



PROJECT PROPOSES TO RETAIN THE RAIL-CROSSING POST AND REBRAND AS A GATEWAY SIGN.

REMOVE CONTAMINATED **LOT & HEAL URBAN FABRIC**



EMPTY CONTAMINATED LOT REPLACED WITH A BOUTIQUE HOTEL SERVING THE GROWING TOURIST AREA.

DESIGN DISTRICT **ARCHITECTURE**



ARCHITECTURALLY AMBITIOUS DESIGN SERVES AS A MARKER FOR THE DESIGN DISTRICT.

1. CITY OF VANCOUVER POLICY REPORT DATED JUNE 28, 2018: <https://council.vancouver.ca/20180710/documents/p2.pdf>

PROJECT IS WORKING WITH WYNDHAM HOTELS AS A POTENTIAL HOTEL BRAND



October 17 2024

Mr. Arno Matis
Principal
Arno Matis Architecture
1540 W 2nd Avenue
Vancouver BC V6J 1H2

Dear Arno,

Re: Letter of interest - WaterWalk Extended Stay Hotel Franchise, 1530 W 3rd Avenue, Vancouver

In accordance with our recent conversations, we are pleased to confirm our sincere interest in providing our new, upscale and innovative **WaterWalk by Wyndham** Extended Stay brand and identifying the hotel operator for proposed hotel project at 1580-1588 West 3rd Avenue in Vancouver.

The proposed hotel location is ideally suited for our extended stay suite hotel with its proximity to Granville Island, West 4th shopping areas, downtown Vancouver and Kitsilano area. And the Vancouver area is one of the best markets in the world to build a new hotel with the strong demand from domestic and global travelers.

As the largest hotel company in the world with 25 brands, over 9,200 franchised hotels, and the largest in Canada with over 490 properties we are positioned to offer our resources, global support, network and best-in-class systems, including the #1 loyalty program, Wyndham Rewards (over 107 million members), toward the successful development and operation on the new hotel.

We appreciate the time provided to outline the scope of the development and approval process. We look forward to further discussions and working with your team to bring our **WaterWalk** extended stay hotel providing exceptional guest experience for both long-term and short-term stays.

In the meantime, should you have any questions, please do not hesitate to contact me.

Best regards,

Peter Lee
Vice-President - Brand Development Canada
Wyndham Hotels and Resorts
Mobile: 778-838-7711

THE LARGEST AND MOST DIVERSE COLLECTION OF HOTEL EXPERIENCES IN THE WORLD:

- ✓ 9,000+ HOTELS.
- ✓ 26 BRANDS.
- ✓ 95 COUNTRIES.
- ✓ OVER 107 MILLION LOYALTY PROGRAM MEMBERS.
- ✓ OVER 490 PROPERTIES IN CANADA.



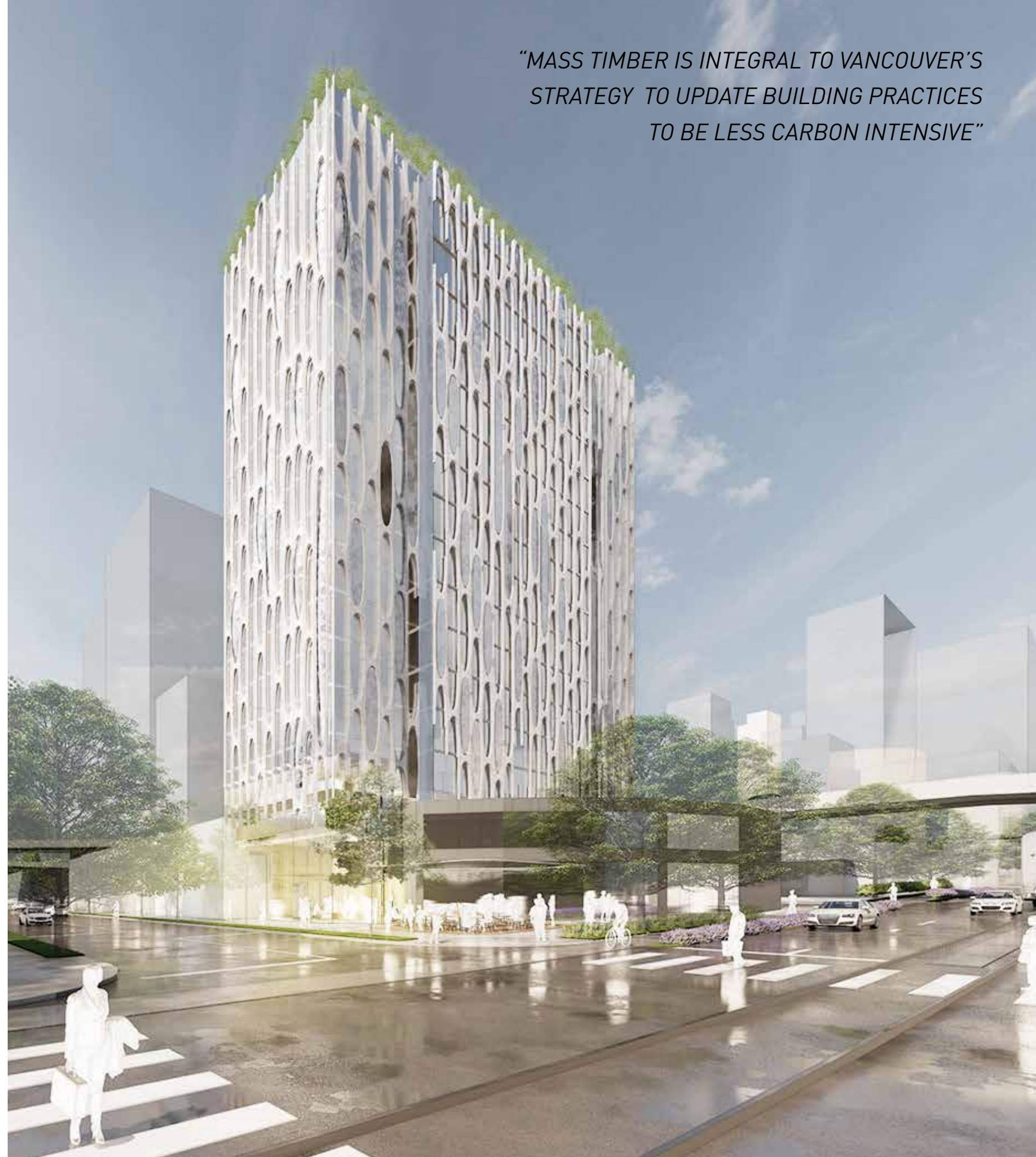
1.4 PROPOSAL SUMMARY

VANCOUVER'S FIRST "MASS HYBRID-TIMBER HOTEL"

"RAINCITY HOTEL"



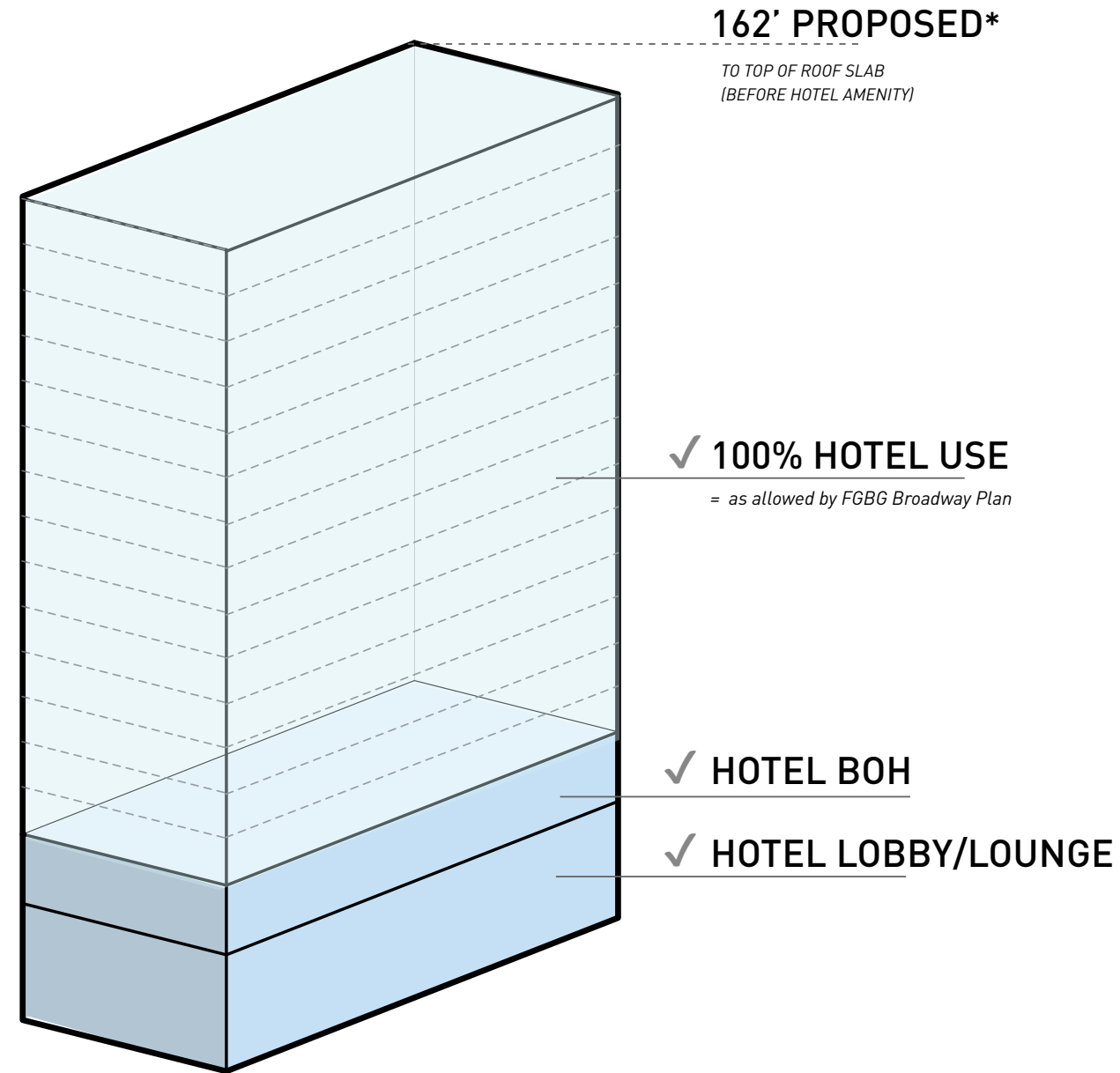
PROJECT CELEBRATES THE 'RAINY CITY'



*"MASS TIMBER IS INTEGRAL TO VANCOUVER'S
STRATEGY TO UPDATE BUILDING PRACTICES
TO BE LESS CARBON INTENSIVE"*

PROPOSAL: 100% BOUTIQUE HOTEL, AS PERMITTED UNDER THE BROADWAY PLAN:

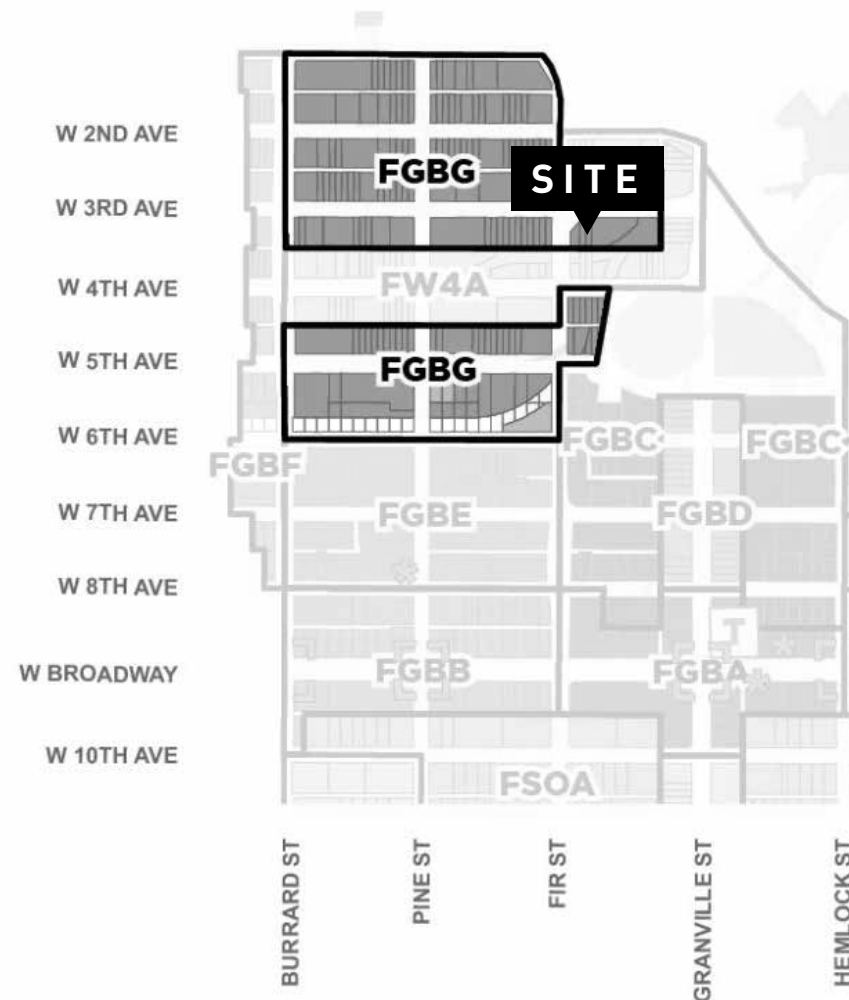
PROPOSAL GENERALLY FOLLOWS BROADWAY PLAN
FGBG /IC-2 FORM & MASSING GUIDELINES:



REQUESTED: FLEXIBILITY IN BUILDING HEIGHT & DENSITY
PER POLICY 9.7.5 OF THE BROADWAY PLAN

FLEXIBILITY IN BUILDING HEIGHT & DENSITY REQUESTED FOR HOTEL USE,
PER 9.7.5 OF THE BROADWAY PLAN

9.7 Granville/Burrard Slopes - Area G



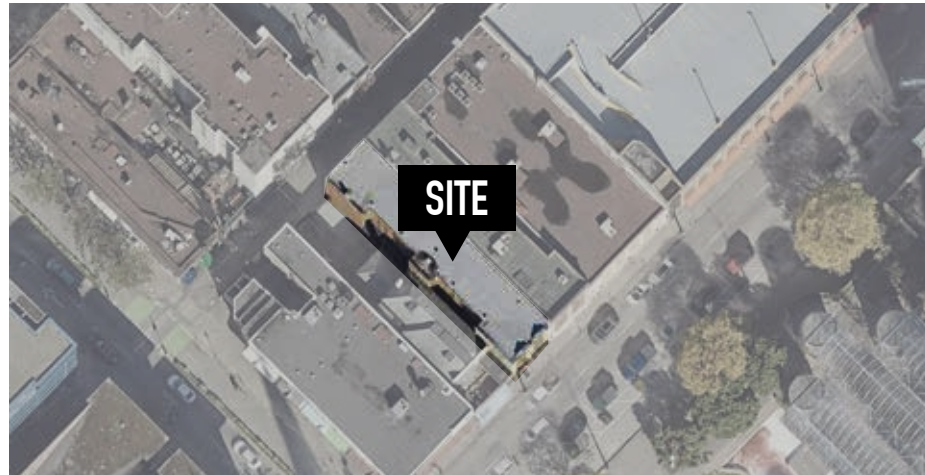
9.7.1 FGBG Policy Summary Table

Policy Area	Granville/Burrard Slopes - Area G	FGBG
Uses	Industrial, office, hotel, retail/service, cultural and institutional	
Max Height	10 storeys	
Max Density	4.5 FSR	

Additional Policies

- 9.7.2 Choice of use for up to 2.5 FSR.
- 9.7.3 For every m² of industrial use provided, an additional m² of office, service, retail, recreational or institutional use is permitted to a maximum of 4.5 FSR overall.
- 9.7.4 Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Employment lands.
- 9.7.5 Consider rezoning for 100% hotel use up to 4.5 FSR (can include complementary non-residential uses), with no minimum industrial use requirement. Flexibility in maximum building height and density can be considered to support hotel project viability.
- 9.7.6 For sites adjacent to the Arbutus Greenway, encourage active ground floor retail/service uses that front onto the Arbutus Greenway.

MANY MID-BLOCK BOUTIQUE HOTELS ARE ON SMALL FRONTAGE LOTS:



1. ST CLAIRE HOTEL/HOSTEL

577 RICHARDS ST, VANCOUVER, BC V6B 2Z5

- **25 FOOT FRONTAGE**
- BUILT TO **ZERO** LOT LINE
- LOW LEVEL PRICE POINT. (1-STAR HOTEL)



2. SKWACHÀYS LODGE

31 W PENDER ST, VANCOUVER, BC V6B 1R3

- **36 FOOT FRONTAGE**
- MID LEVEL PRICE POINT. (3-STAR HOTEL)



3. HILDON HOTEL VANCOUVER

50 W CORDOVA ST, VANCOUVER, BC V6B 1C9

- 66 FOOT FRONTAGE
- LOW LEVEL PRICE POINT. (2-STAR HOTEL)

PROPOSAL NOTES DENSITY TYPICALLY REQUIRED FOR HOTEL FEASIBILITY & FINANCING:

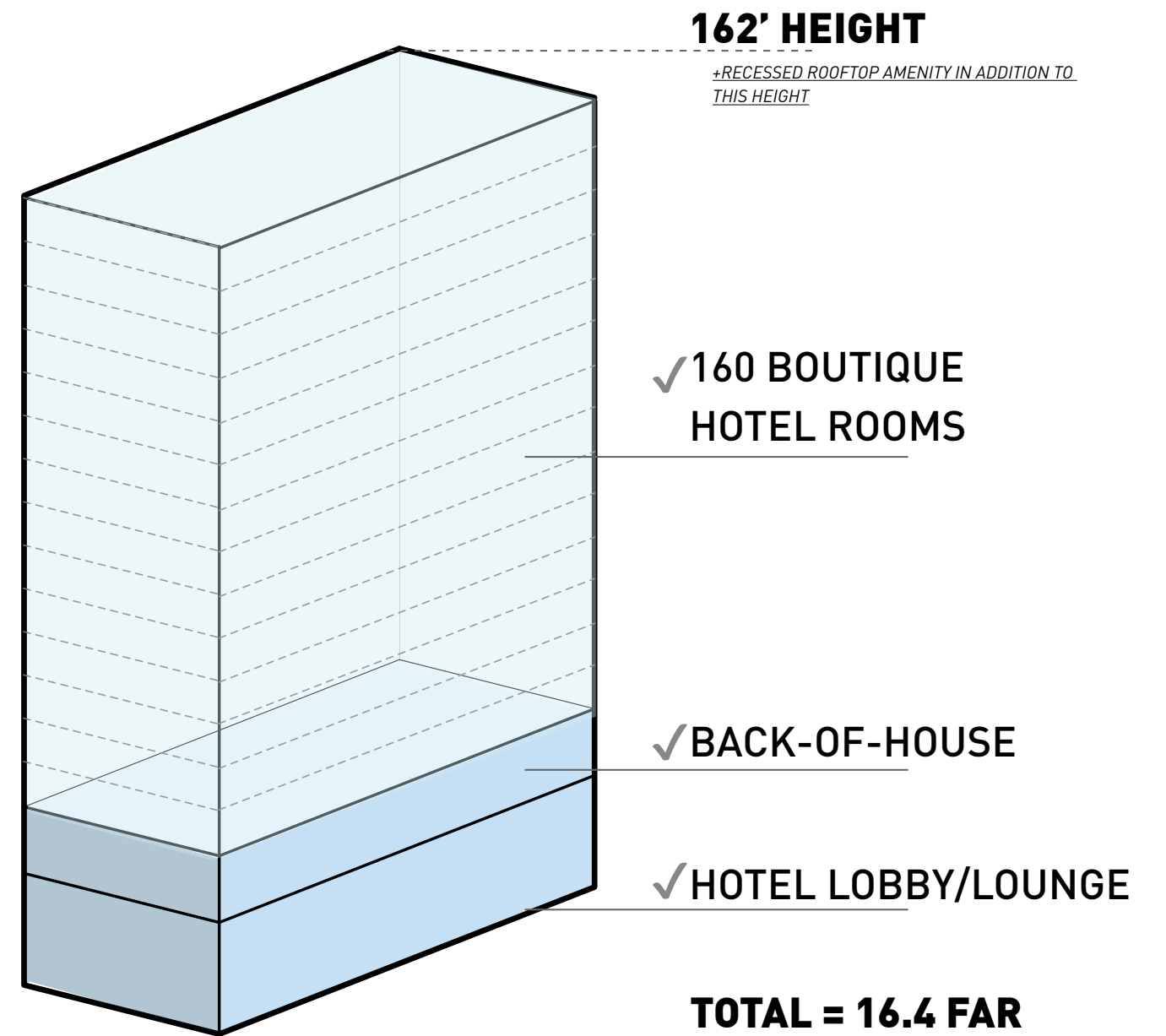
VERY FEW HOTELS BUILT IN VANCOUVER DUE TO:

- X** DIFFICULT FINANCIAL MODEL (HARD TO FINANCE)
- X** NOT HIGHEST & BEST USE (OTHER MARKETS MORE PROFITABLE/ LESS RISK :I.E.MARKET HOUSING)
- X** LENGTHY, EXPENSIVE CONSTRUCTION
- X** HIGH COST OF LAND
- X** HIGH-RISK

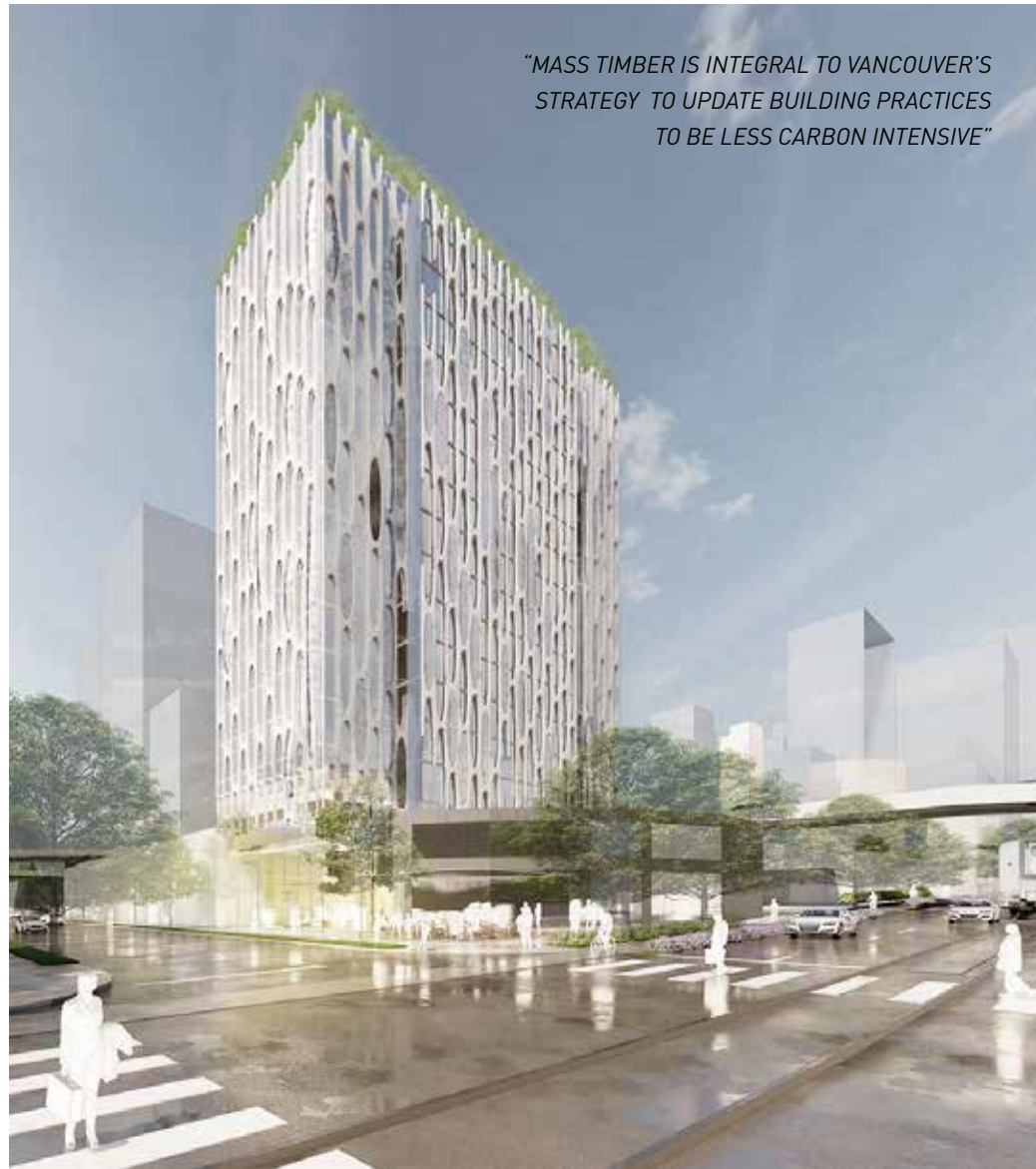
PROPOSED HEIGHT/DENSITY ALIGNS WITH RECENTLY APPROVED HOTEL PROJECTS:

- **16.6 FSR** - 848 SEYMOUR
- **13.0 FSR** - 900 GEORGIA
- **15 STOREY HOTEL** 488 W 43RD AVE
- **11.39 FSR** - 225 SMYTHE ST
- **21.79 FSR** - 1167 GRANVILLE

PROPOSAL: 100% BOUTIQUE HOTEL:



CONSIDERATION FOR EXTRA HEIGHT UNDER MASS TIMBER POLICY REQUESTED:



"MASS TIMBER IS INTEGRAL TO VANCOUVER'S STRATEGY TO UPDATE BUILDING PRACTICES TO BE LESS CARBON INTENSIVE"

"RAINCITY HOTEL"



PROJECT CELEBRATES THE 'RAINY CITY'

3 POLICIES

3.1 Mass Timber Policy for Rezonings

3.1.1 In areas of the city where existing plans and policies already enable redevelopment to 8 storeys or more, allow modest increases in height and density for projects which meet the definition of mass timber construction. This policy does not apply in areas where the height limit is less than 8 storeys.

PROPOSAL:

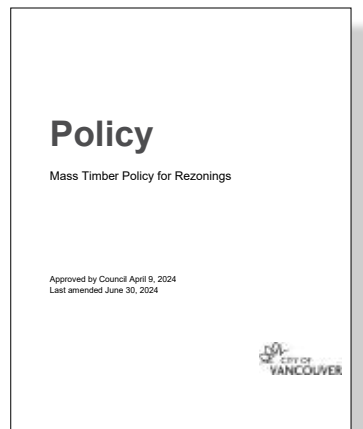
✓ **BROADWAY POLICY FGBG CURRENTLY ALLOWS UP TO 10 STOREYS.**

3.1.2 Additional height and commensurate density will be considered generally up to:

- (a) **Two additional storeys** for sites where 8 to 11 storeys are enabled; or

PROPOSAL:

✓ **PROJECT NOTES THAT ADDITIONAL STOREYS ARE CONSIDERED UNDER MASS TIMBER PROPOSALS.**



PROJECT IS OUTSIDE OF ALL VIEWCONES (SEE PG 71), NO CRITICAL SHADOW IMPACT (SEE PG 67)

ADDITIONAL HEIGHT RATIONALE SUMMARY:

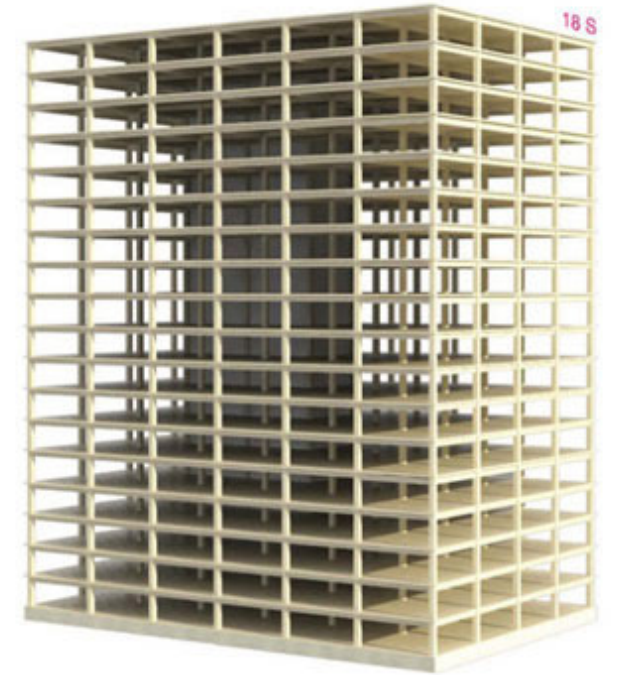
ADDITIONAL ROOMS NEEDED:

- ✓ HOTEL ROOMS ARE IN DESPERATE NEED IN VANCOUVER (10,000 ROOMS NEEDED BY 2050¹),
- ✓ HOTEL USE REQUIRES MIN. ROOM COUNT FOR FINANCING FEASIBILITY (BUILDABLE PRICE PER UNIT COST)
- ✓ NOTE OTHER HOTEL REZONINGS APPLYING FOR SIMILAR DENSITIES (DETAILS PG 12)

- ✓ SITE IS OUTSIDE OF ALL VIEWCONES (DETAILS PG 71)
- ✓ NO SHADOW IMPACT ON PARKS, SCHOOLS ETC (DETAILS PG 69)
- ✓ PROPOSED HEIGHT IS WELL BELOW HEIGHT OF AREA (SEE HEIGHT CONTEXT PG 62)

FRONTAGE RELAXATION/ 50' FRONTAGE RATIONALE SUMMARY:

- ✓ SQUARE FLOORPLATE (NO 'JOGS') KEY FOR MASS TIMBER BUILDING
- ✓ LIMITED SPANS KEY FOR COST-EFFECTIVE MASS TIMBER BUILDING
- ✓ SMALL, EFFICIENT AND REPEATABLE HOTEL SUITES KEY TO TARGET MID-LEVEL PRICE POINT
- ✓ HOTEL USE CONTRIBUTES TO CITY NEED FOR HOTEL ROOMS



MASS-TIMBER IDEAL FOR SQUARE GRID SYSTEM

IMG SOURCE: THINKWOOD.COM

NO ADDITIONAL IMPACT ON NEIGHBOURING SITES:

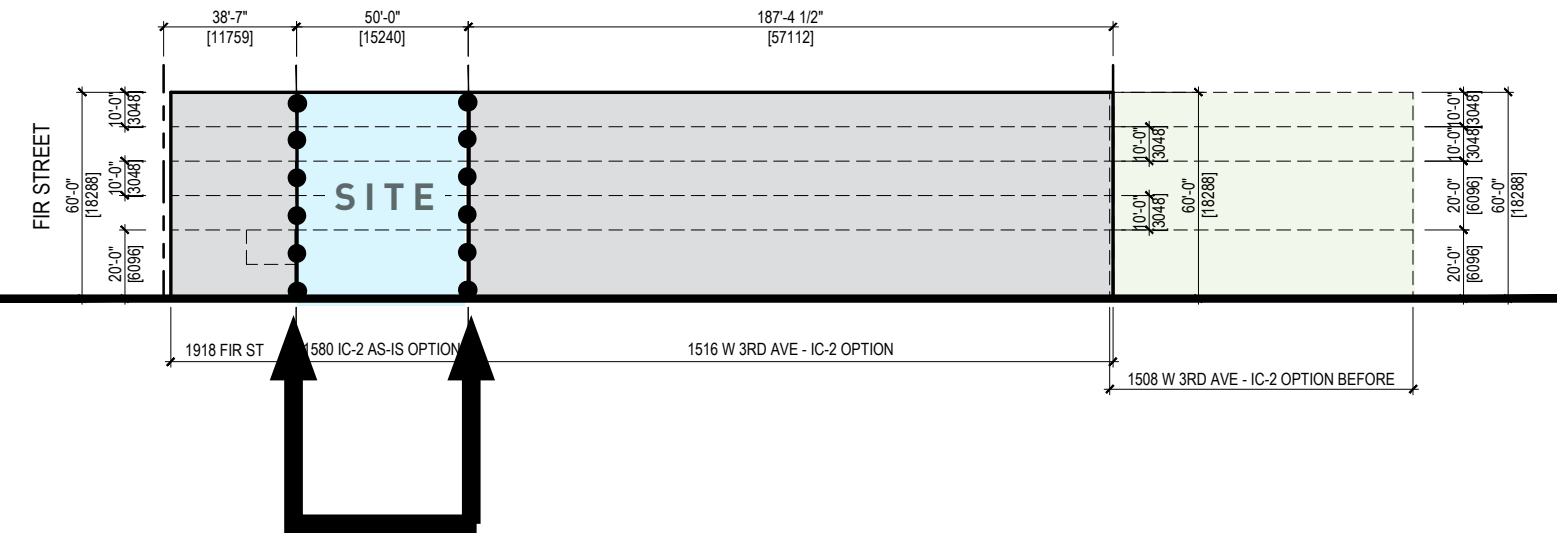
- ✓ CITY BLOCK INCLUDING ADJACENT SITES REMAIN FULLY FEASIBLE TO BROADWAY PLAN DENSITY AND HIGHER (DETAILS PG 74-83)
- ✓ IC-2 OUTRIGHT DEVELOPMENT VS. PROPOSED TOWER AT 1580 W3RD AVE HAVE SAME IMPACT ON NEIGHBOURING SITES
DUE TO ZERO LOT LINE (DETAILS PG 17)

1.10 ADJACENT SITE BUILDOUT

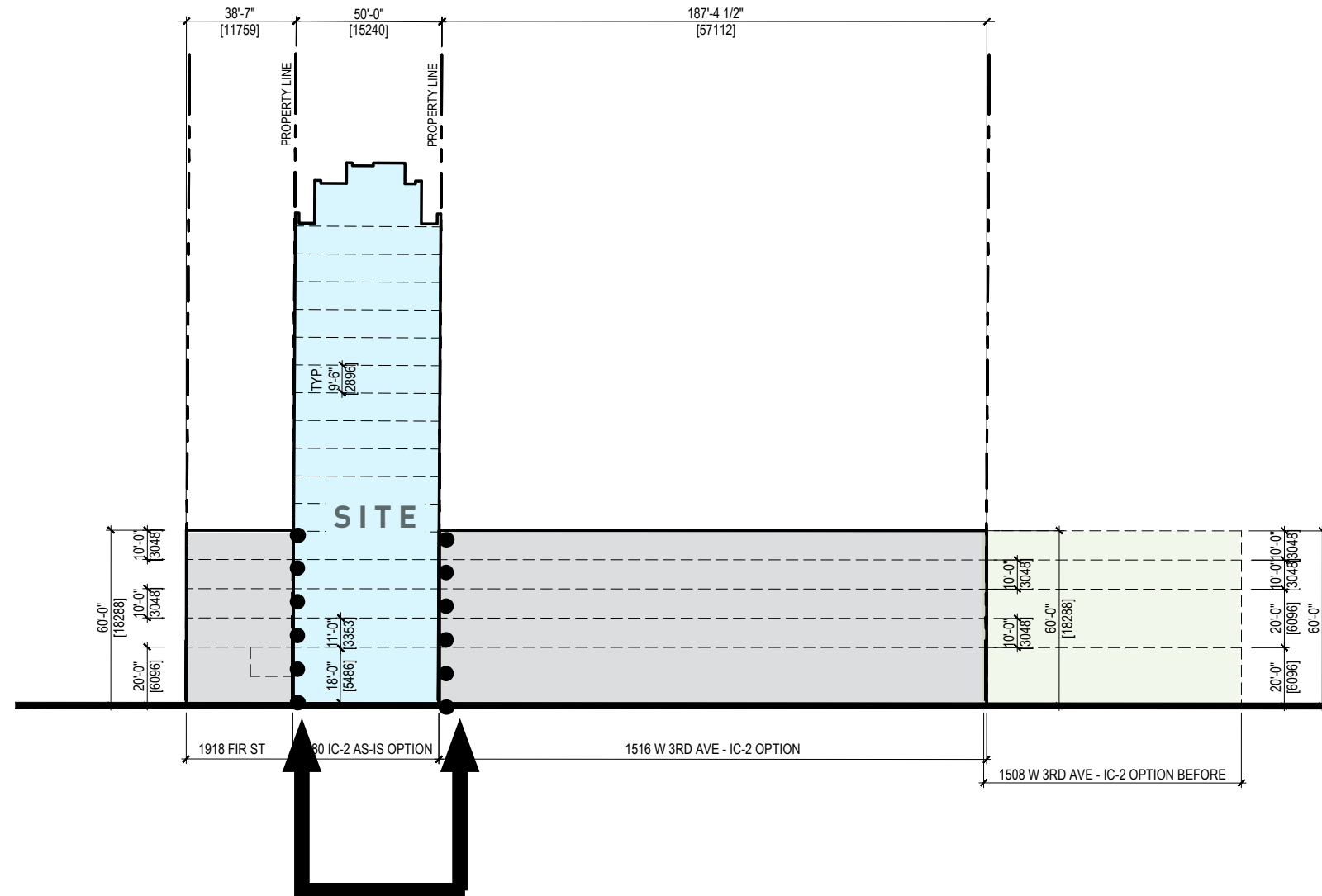
PROPOSED REZONING HAS NO CHANGE IN IMPACT ON 1918 FIR ST
FROM CURRENT IC-2 OUTRIGHT ZONE:

1500 W3RD BLOCK BUILDOUT -
WITH PROPOSED REZONING AT 1580-1588 W3RD AVE:

1500 W3RD BLOCK BUILDOUT -
IC-2 OUTRIGHT DEVELOPMENT PERMIT:



IC-2 = EAST/WEST ZERO LOT-LINE



EAST/WEST ZERO LOT-LINE = SAME AS IC-2
NO CHANGE IN IMPACT ON ADJACENT LOTS

FULL BLOCK BUILD STUDY CAN BE FOUND ON PG 73-83.
DETAILS ON PROPOSED EAST/WEST MATERIALS CAN BE SEEN ON PG 85.

NARROW LOTS IN THE BURRARD SLOPES SUGGEST A NARROW, VERTICAL STREET PATTERN FOR BLOCK:



**NARROW LOTS IN THE BURRARD SLOPES SUGGEST A NARROW,
VERTICAL STREET PATTERN FOR BLOCK:**

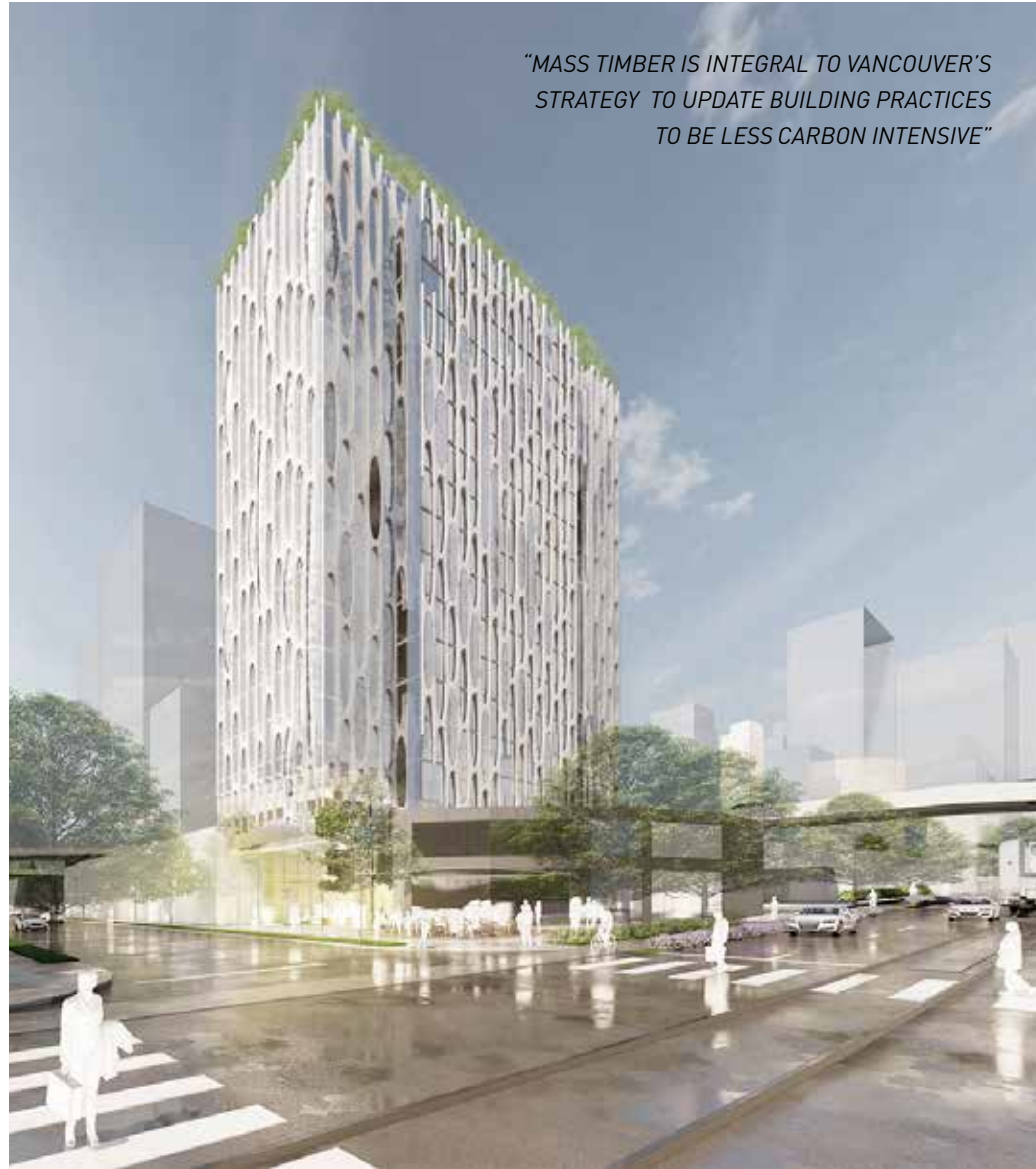


**SMALL, EFFICIENT HOTEL SUITES WITH LOW BOH/AMENITIES
KEY TO TARGET MID-LEVEL HOTEL PRICE POINT**



2 POLICY

CONSIDERATION FOR EXTRA HEIGHT UNDER MASS TIMBER POLICY REQUESTED:



"MASS TIMBER IS INTEGRAL TO VANCOUVER'S STRATEGY TO UPDATE BUILDING PRACTICES TO BE LESS CARBON INTENSIVE"

"RAINCITY HOTEL"



PROJECT CELEBRATES THE 'RAINY CITY'

3 POLICIES

3.1 Mass Timber Policy for Rezonings

3.1.1 In areas of the city where existing plans and policies already enable redevelopment to 8 storeys or more, allow modest increases in height and density for projects which meet the definition of mass timber construction. This policy does not apply in areas where the height limit is less than 8 storeys.

PROPOSAL:

✓ BROADWAY POLICY FGBG CURRENTLY ALLOWS UP TO 10 STOREYS.

3.1.2 Additional height and commensurate density will be considered generally up to:

(a) **Two additional storeys** for sites where 8 to 11 storeys are enabled; or

PROPOSAL:

✓ PROJECT NOTES THAT ADDITIONAL STOREYS ARE CONSIDERED UNDER MASS TIMBER PROPOSALS.

Policy

Mass Timber Policy for Rezonings

Approved by Council April 9, 2024
Last amended June 30, 2024



**PROPOSAL IS APPLYING UNDER VANCOUVER'S INTERIM HOTEL DEVELOPMENT POLICY
LOCATION "CHECKS ALL THE BOXES":**

"POLICY APPLIES THROUGHOUT THE CITY" 1.0 APPLICATION AND INTENT

PROPOSAL:

- ✓ **SITE IS LOCATED WITHIN THE CITY CORE**

"SITES IN (...) CITY CORE AREAS ARE PARTICULARLY IMPORTANT DUE TO THEIR PROXIMITY (...) THE CONCENTRATION OF TOURISM DESTINATIONS"
- 2.0 THE SUPPLY OF HOTEL ROOMS

PROPOSAL:

- ✓ **UNIQUE SITE CENTRAL TO A HIGH-DEMAND TOURIST ZONE**
(KITS BEACH, W4TH AVE SHOPPING, MUSEUM OF VANCOUVER, THE MARITIME MUSEUM, VANIER PARK, SOUTH GRANVILLE SHOPPING ETC.)
- ✓ **ADJACENT GRANVILLE ISLAND (10.5 MILLION VISITORS ANNUALLY)**

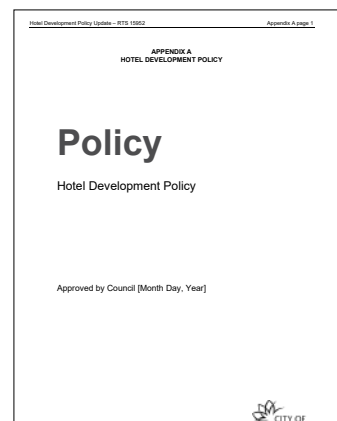
"CONSIDERATION WILL BE GIVEN TO THE APPROPRIATENESS, NECESSITY, AND SUPPLY OF SITES FOR HOTEL USES." - 2.0 THE SUPPLY OF HOTEL ROOMS

PROPOSAL:

- ✓ **NO SUPPLY: ONLY ONE 82-ROOM HOTEL EXISTS WITHIN 800M OF GRANVILLE ISLAND/ SEÑÁKW**
- ✓ **SITE IS 499M FROM SOUTH GRANVILLE SKYTRAIN STATION, ADJACENT BUS STOP + AAA BIKE NETWORK.**

UPDATE: APRIL 15, 2025: COUNCIL APPROVED NEW HOTEL DEVELOPMENT POLICY

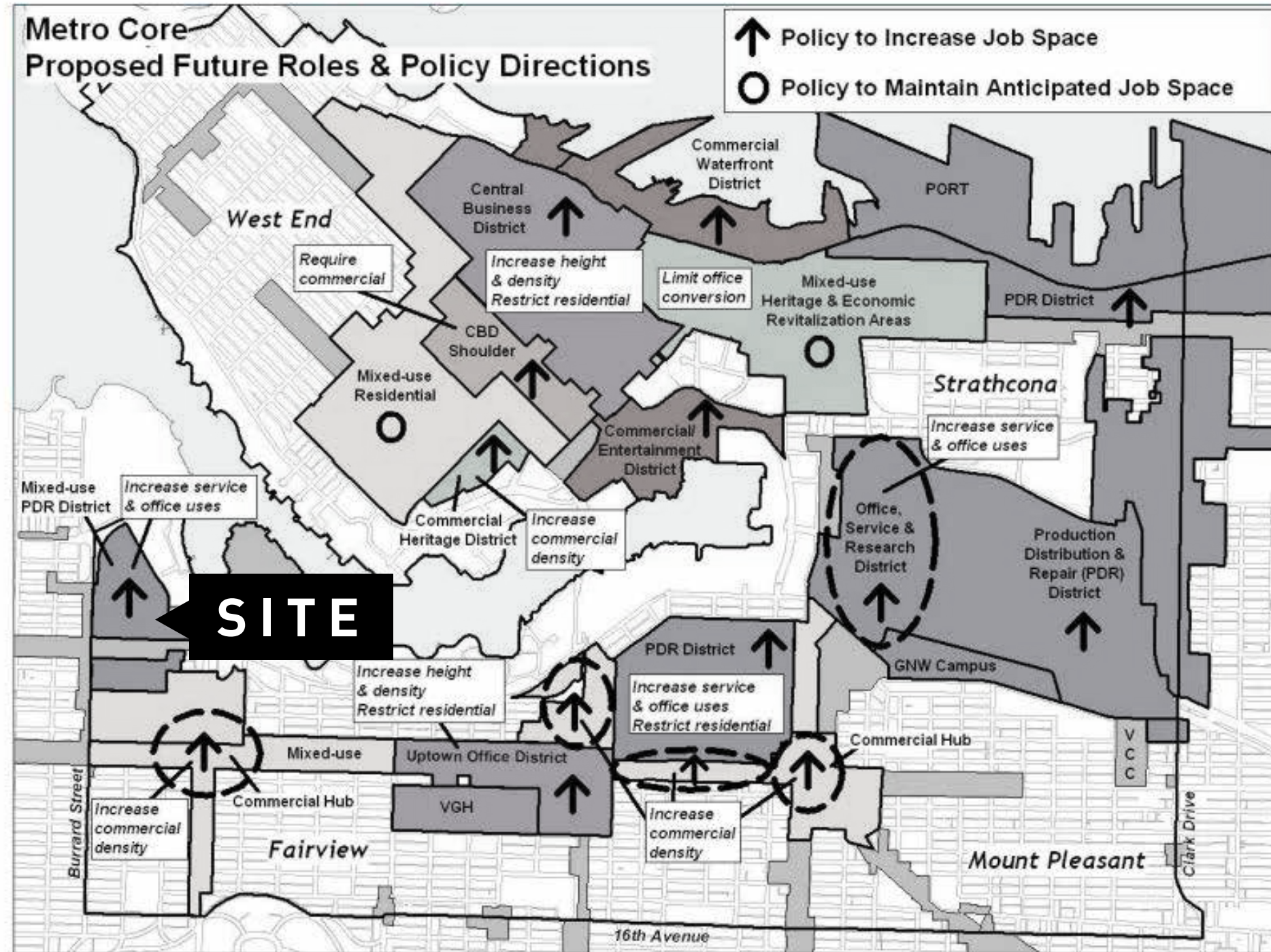
POLICY ALLOWS CONSIDERATION FOR FRONTAGES LESS THAN 99 FT



Plan Section	Proposed Amendment	Rationale
9 Fairview Additional Policies 9.7.5 (p.133)	Amend: Consider rezoning for 100% hotel use up to 4.50 FSR (can include complementary non-residential uses), with no minimum industrial use requirement. Flexibility in maximum building height and density can be considered to support hotel project viability. Hotel proposals on sites with less than 30.2 m (99 ft.) frontages will be considered on a case-by-case basis. Proposals will need to satisfy the Plan's built form and site design policies (including tower separation requirements) and demonstrate that the development reasonably mitigates development limitations on adjacent properties.	To provide greater flexibility to support the delivery of hotels in the Broadway Plan area.
10 Mount Pleasant		

2.3 POLICY - METROCORE JOBS & ECONOMY LAND USE PLAN

METROCORE J&E LAND USE PLAN IS TO "INCREASE JOB SPACE" IN THE AREA:



SOURCE: [HTTPS://GUIDELINES.VANCOUVER.CA/POLICY-PLAN-METRO-CORE-JOBS-ECONOMY-LAND-USE.PDF](https://guidelines.vancouver.ca/policy-plan-metro-core-jobs-economy-land-use.pdf)

RR-1

CITY OF VANCOUVER
POLICY REPORT
URBAN STRUCTURE

Report Date: June 16, 2007
Author: Kevin Achnow
Phone No.: 604.671.6851
RTS No.: 0487
Vantag No.: 11-2007-12
Meeting Date: July 10, 2007

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the General Manager of Engineering Services

SUBJECT: Metro Core Jobs & Economy Land Use Plan: Issues & Directions

RECOMMENDATION

THAT Council adopt the Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report, contained in Appendix A, to guide further research and development of a Draft Metropolitan Core Jobs and Economy Land Use Plan.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

Guiding Principles: Economic Development in the City of Vancouver (2006)
Terms of Reference: Metropolitan Core Jobs and Economy Land Use Plan (2005)
Downtown Transportation Plan (2005)
Downtown District: Interim Policies for New Residential (May 2004)
Central Business District 20 Year Land Supply Policy (1997)
Vancouver Transportation Plan (1997)
CityPlan (1995)
Industrial Land Policies (1995)



3 LETTERS OF
SUPPORT

3.1 SUPPORT - BC HOTEL ASSOCIATION



City Hall 453 West 12th Ave
Vancouver, BC
V5Y 1V4

APRIL 12, 2024

Dear Vancouver City Council,

RE: LETTER OF SUPPORT FOR THE HOTEL PROPOSED AT 1580-1588 W 3RD AVE, VANCOUVER

I write to you in support of the 144-unit hotel, office, and industrial project proposed at 1580-1588 W3rd Avenue in Vancouver.

This proposed hotel is ideally located within 400m (5 min walk) of Granville Island and 800m (10 min walk) of the South Granville Broadway Line Skytrain Station. Further, this hotel anticipates being adjacent to a future streetcar station.

Granville Island receives an estimated 10.5 million visitors each year¹, served by a single 82-room hotel. No other hotels are located within an 800m walking distance of Granville Island.

With an anticipated 9,000 residents in the neighbouring Senakw development, hotel demand is sure to increase. We look forward to seeing this project service the in-demand hotel needs of the area.

Sincerely,

Ingrid Jarrett (she|her) | President & CEO
(604) 681 – 7164 | INGRID@BCHA.COM | BCHA.COM

1. (n.d.). Secrets of Granville Island.
<https://www.destinationvancouver.com/activities/attractions/secrets-of-granville-island/#:~:text=Somewhere%20in%20all%20of%20this,10.5%20million%20people%20each%20year>

3.2 SUPPORT - DESTINATION VANCOUVER



23 August 2024

Mayor & Council / Planning Department
City of Vancouver
453 12th Avenue W.
Vancouver, BC V5Y 1V4
Via email

Re: Support for Arno Matis Architecture's Proposal for 1580 West 3rd Avenue

Dear Mayor Sim and Councillors:

I am writing to provide Destination Vancouver's support for the 144-room hotel proposed by Arno Matis Architecture to be built at 1580 West 3rd Avenue.

Granville Island is one of the city's most popular attractions, drawing millions of visitors annually, but it currently lacks sufficient accommodation options. There currently is only a single 82-room hotel to serve this bustling hub, and, remarkably, there are no other hotels within an 800m radius of Granville Island.

This proposed hotel, located within walking distance of Granville Island, is a meaningful opportunity to address significant unmet demand. It is also situated close to Olympic Village Station, providing easy access to the rest of the city via public transit.

As demand increases, lack of available hotel rooms makes visiting Vancouver ever more expensive, and the city less competitive in attracting major conferences, large sporting and cultural events, and leisure group travel. Vancouver is running short on time to prepare for the influx of visitors and the economic impact they contribute to the city.

We know Mayor and Council have heard us. Destination Vancouver is grateful for all of the City's on-going work to address Vancouver's hotel shortage and we remain committed to working together to further those efforts.

Thank you for the opportunity to voice our support.

Yours sincerely,

Royce Chwin
President & CEO
Destination Vancouver

3.3 SUPPORT - LOCAL CRU

DocuSign Envelope ID: D74E04DA-4CAF-42A1-9EA3-23F3C631B009

A.E.R

A E . R S K I N L A B

Letter of Support for 1580-1588 W 3rd Avenue Project

Dear Vancouver City Council,

I am expressing my enthusiastic support for the proposed mixed-use hotel project at 1580-1588 W 3rd Avenue in Vancouver. As the owner of AE.R Skinlab, located one block away on West 2nd Avenue, I believe this development will be a significant asset to our community.

AE.R Skinlab is a premier medical aesthetics clinic that is locally owned and operated. During this time, we have witnessed firsthand the incredible growth and transformation of the Armoury District neighbourhood. The Armoury District has become a thriving hub for creativity, innovation, and culture, hosting design studios, galleries, specialty shops, and culinary establishments. The addition of a hotel in this dynamic district would further enhance the area's appeal and functionality.

Currently, the area lacks accommodation options, which limits the potential for extended visits from tourists and business travelers. The nearest hotel on Granville Island is insufficient to meet the demand generated by the district's growing popularity. By supporting this hotel project, we can provide much-needed lodging for visitors, thereby promoting local bricks-and-mortar businesses contributing to the district's economic vitality.

The presence of a hotel will not only boost tourism but also support local businesses like AE.R Skinlab by attracting a steady stream of visitors who can discover and enjoy the neighbourhood's unique offerings.

I urge you to consider this project's numerous benefits to our community. Your support will significantly impact the continued growth and prosperity of The Armoury District, ensuring it remains a premier destination for both residents and visitors.

Thank you for your attention and consideration.

Kind regards,

Francine Salari
Owner, AE.R Skinlab

Signed by:

3085C80CAC084D9...

8/9/2024

1#207 - 1540 West 2nd Avenue Vancouver,
BC V6J 1H2

1604-262-4111 | hello@aerskinlab.com
WWW.AERSKINLAB.COM

East India Carpets

Dear Vancouver City Council,

We write to you in support of the mixed-use hotel, office and industrial project at 1580-1588 W.3rd Avenue in Vancouver.

As the owners of the 76-year-old business East India Carpets, our family has a proud history and deep connection to the Armoury District. Established in 1948, East India Carpets was the first "design resident" of the neighbourhood. The Armoury District has since evolved into a bustling design district, home to boutique décor retailers, fine food shops, galleries, breweries, designers, and luxury car dealerships.

The Armoury District has been profiled by the Vancouver Sun and most notably named "one of north America's 12 best design districts" by Architecture Digest magazine.

Despite its rising tourism profile, there are no hotels in or around the Armoury District. A single hotel services the neighbouring Granville Island (est. 10.5 million visitors annually). Hotels are vital to tourism, and ensuring local retail can thrive.

Please support this Industrial/Hotel project in the Armoury District.

Kind Regards,


Ravi Sidhoo

Owner, East India Carpets
sunmayal@hotmail.com

1606 West 2nd Avenue Vancouver, B.C. V6J 1H4

revery

August 2, 2024

Vancouver City Council
Vancouver Planning Department

**LETTER OF SUPPORT FOR THE PROPOSED
144-ROOM HOTEL PROJECT AT 1580 WEST 3RD AVENUE, VANCOUVER, BC**

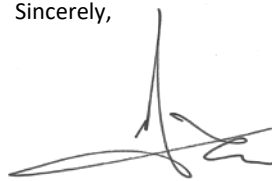
I am pleased to support the proposed boutique Hotel/Industrial project near Granville Island in Vancouver. On behalf of Revery, an internationally recognized architectural studio located in the Armoury District and the Design Architect of the neighbouring Sen'ákw project, we recognize the benefits this project will bring to the neighbourhood.

The proposed 144-room hotel is ideally situated to serve the 10.5 million tourists who visit Granville Island each year and the anticipated 9,000 future residents of Sen'ákw. Its proximity to tourist attractions, the growing local area population, and excellent transit connectivity, would make this development a sustainable addition to the community.

Currently, only one hotel is within 800 meters of Granville Island and Sen'ákw, highlighting the need for additional accommodation options. The proposed boutique, design-forward hotel will serve this need and complement the neighborhood's reputation as a burgeoning design district and tourist destination.

Please consider supporting this proposal.

Sincerely,



Venelin Kokalov
Principal

VENELIN KOKALOV
Architect AIBC, OAA, AAA,
SAA, MRAIC, NCARB, AIA
Principal

reveryARCHITECTURE

August, 06 2024

To: Vancouver City Council & Planning Department

Dear City Council,

I am writing to support the proposed mixed-use industrial/office/ hotel project at 1580-1588 W 3rd Avenue in Vancouver.

As principal of Measured Architecture, a Vancouver-based architecture firm founded in 2007 and located in the Armoury District, I am deeply invested in the city's growth. I believe this project will significantly enhance the Armoury District's appeal and functionality.

The Armoury District is an emerging destination for design: home to countless architects, interior designers, and landscapers, as well as cafes, interior design boutiques, and showrooms. It has been frequently profiled in the media, touted as Vancouver's "newest design district."

Despite its growing popularity and cache, the Armoury District has zero hotels. A single, mid-scale hotel serves the neighbouring Granville Island and the surrounding area. The modern-looking project proposed at 1580-1588 W3rd Ave would provide much-needed accommodation while conforming with the Armoury District's modern aesthetic.

I support this project and look forward to its positive impact on our community.

Regards,



Clinton Cuddington, Principal MAIBC, MRAIC
Measured Architecture

Measured

Architecture
Interiors / Landscapes

Tel: 604.737.0235 Email: build@measured.ca Web: measured.ca
410-1639 W 2nd Avenue, Vancouver, BC V6J 1H3

3.5 SUPPORT - THE ARMOURY DISTRICT

Re: Letter of Support for 1580-1588 W 3rd Avenue Project

Dear Vancouver City Council and Planning Departments,

As a lead organizer of the Armoury District’s advocacy, I fully support the proposed 144-unit hotel, office, and industrial project at 1580-1588 W 3rd Avenue in Vancouver. Located in the Armoury District, this modern-looking boutique building designed by Arno Matis Architecture is in synergy with the Armoury District’s vision to be “Vancouver’s Newest Design District.”

The Armoury District is evolving into a creative mecca for interior design, architectural services, creative design, galleries, fine food shops, exotic cars, and boutique decor retailers. Architectural Digest recently named it one of the 12 best design districts in the world.

Strategically positioned adjacent to Granville Island (10+ million visitors per month), the Armoury District is brimming with tourism potential. Unfortunately, the area offers little-to-no options (one, 82-room hotel on Granville Island) for hotel accommodation.

I enthusiastically endorse this 144-room hotel project because it has the potential to contribute to the continued growth and vitality of the Armoury District.

Warm regards,

Sandra Garossino

Sandy Garossino
The Armoury District

3.6 ADDITIONAL COMMUNITY SUPPORT

COMMUNITY SUPPORT FOR 1580-1588 W. 3rd AVE, VANCOUVER

The following Armoury District Community members in SUPPORT of the 144-room hotel + office / industrial proposal at 1580-1588 W. 3rd Ave, Vancouver.

Name	Organization	Signature
Alexa Salter	Hungerford Int Design	Alexa Salter
Travis Salter	SALTER DESIGN	Travis Salter
PATRICIA KRAMER	KRAMER WORKSPACE	Patricia Kramer
DAVID KELLY	ISRAMED	David Kelly
BRANNA LEE	PROVIDE	Branna Lee
Jessie Thomas	JAN KATH	Jessie Thomas
Adam Bellas	SwitzerCult Creative	Adam Bellas
Dmitry Bogouslavski	Germanhaus	D. Bogouslavski
Beckless Bike store	Ericka Dragon	Ericka Dragon
Donna Bowyer	allBowyer	Donna Bowyer

3.7 SUPPORT - LOCAL MASS TIMBER EXPERT

Fast + Epp

397 W 7th Avenue
Suite 300
Vancouver, BC V5Y 1M2

T 604.731.7412
www.fastepp.com
mail@fastepp.com

October 3, 2024

Re: City Council Members & Planning Department - Arno Matis Architect

Dear Christie,

I am writing on behalf of Fast + Epp Structural Engineers to express our support for the proposed mass-timber hybrid development at 1580 -1588 W 3rd Avenue in Vancouver.

Fast + Epp is a structural engineering firm with offices worldwide and deep roots in the Armoury District, having had our global headquarters located in the neighbourhood for decades.

At Fast + Epp, our engineers have been experts in the field of mass timber for more than 20 years, designing multiple world-class projects with wood as the primary structural material on record-breaking scales. Fast + Epp has led the charge to reinvent mass timber construction projects, and in doing so, create structurally efficient, sustainably sourced, and architecturally striking structures.

It is with this experience in mind that I write to express my support for a mass-timber hybrid building in the Armoury District. Exposed mass timber construction would be ideally suited for a boutique hotel project and very much in tune with the timber vibe of the adjacent Granville Island shopping district.

Thank you for considering support for this project.

Respectfully,



Fast + Epp

Paul A. Fast



4 LOCATION

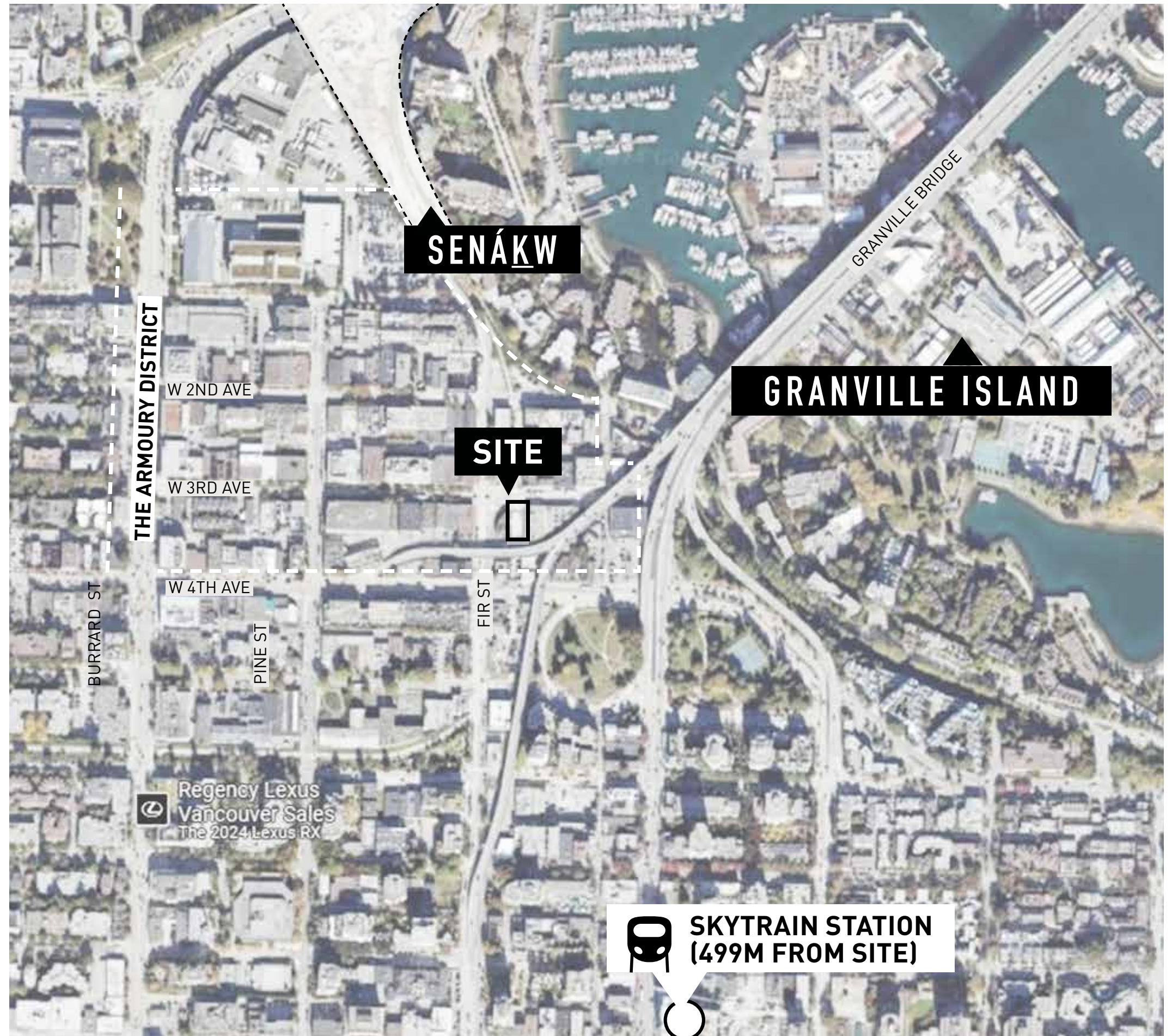
4.1 SITE CONTEXT

SITE IS ADJACENT TO GRANVILLE ISLAND AND SENÁKW DEVELOPMENT:



4.2 SITE DETAILS

SITE IS LOCATED IN THE
ARMOURY DISTRICT WITHIN
499M OF SKYTRAIN STATION



EX-CP RAIL SITE SITE REMAINS A CONTAMINATED, EMPTY LOT TODAY:

ORIGINALLY COAST SALISH LAND, THE LAND WAS LATER USED FOR THE CANADIAN PACIFIC RAILWAY. IT REMAINS A SCAR IN THE URBAN FABRIC OF THE ARMOURY DISTRICT



1. A SAWMILL AT GRANVILLE ISLAND, 1915 SOURCE: VANCOUVER ARCHIVES



1. CANADIAN PACIFIC RAILWAY, 1917

2. SOURCE: VANCOUVER ARCHIVES, TITLE: CANADIAN NORTHERN RAILWAY SYSTEM, IMAGE DATE: 1915, BY: TAYLOR, LOUIS DENISON, REFERENCE CODE: AM1477-1-S5-; CVA 1477-264.2
 1. SOURCE: VANCOUVER ARCHIVES, TITLE: A SAWMILL AT GRANVILLE ISLAND, IMAGE DATE: 1917, BY: MATTHEWS, JAMES SKITT, MAJOR, REFERENCE CODE: AM54-54-; WAT P93



STATUS: EMPTY, CONTAMINATED LOT
 SITE: 1580-1588 W3RD AVE
 CURRENT ZONE: IC-2

SITE SIZE: 5998 SF
 BROADWAY PLAN AREA: FGBG
 AREA: ARMOURY DISTRICT

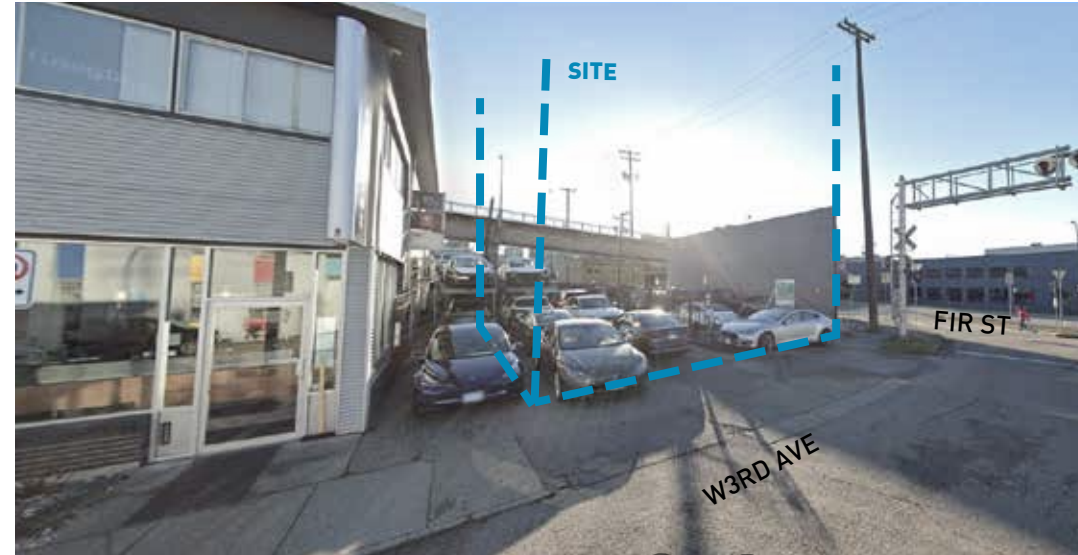
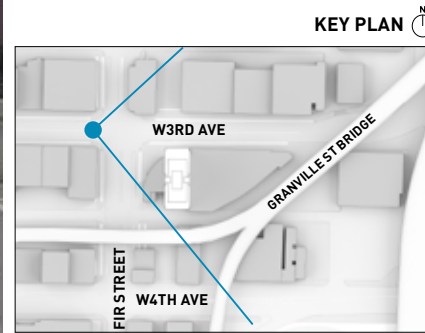
4.4 CONTEXT PLAN



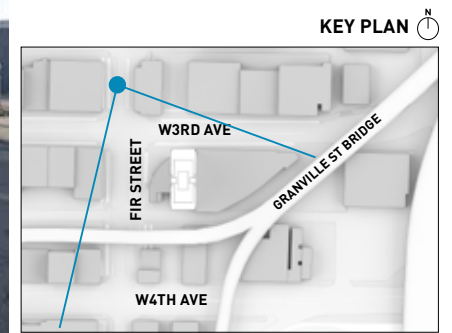
4.5 SITE IMAGES



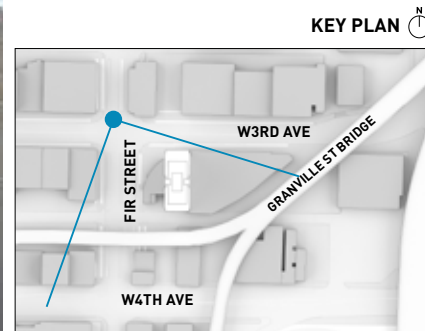
W 3RD AVE LOOKING EAST



W 3RD LOOKING SOUTHEAST



FIR ST. LOOKING SOUTH



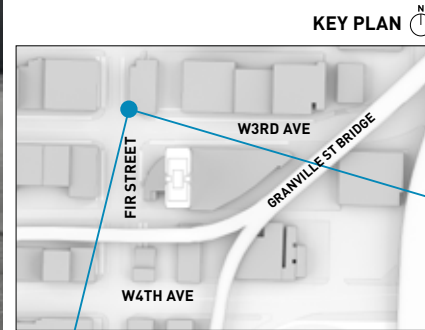
FIR ST. LOOKING NORTH-EAST



4.5 SITE IMAGES



FIR ST. LOOKING SOUTH



FIR ST. LOOKING EAST





5 HOTEL CONTEXT

10,000 NEW HOTEL ROOMS ARE NEEDED IN VANCOUVER BY 2050
LACK OF HOTELS COULD RESULT IN SIGNIFICANT ECONOMIC LOSS:



ECONOMIC ANALYSIS OF HOTEL SUPPLY AND PROJECTED DEMAND IN METRO VANCOUVER, 2023 TO 2050 ESTIMATES THAT BETWEEN 2022 AND 2050, THE CUMULATIVE ECONOMIC IMPACTS DUE TO LACK OF HOTEL ROOMS ARE PROJECTED TO BE:

- **\$30.6 BILLION IN FOREGONE OUTPUT¹**
- **\$16.6 BILLION IN FORGONE GDP¹**
- **168,000+ IN FOREGONE EMPLOYMENT¹**
- **\$7.5 BILLION IN FOREGONE TAX REVENUE FOR ALL THREE LEVELS OF GOVERNMENT.¹**

1. SOURCE: MNP REPORT TITLED "Destination Vancouver Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050" https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic_Analysis_Hotel_Supply_and_Demand_DVan_8c55bae5-468a-42a6-8f03-24ac538a99fe.pdf

1. VANCOUVER SUN, SOURCE: <https://www.vancouversun.com/news/local-news/no-rooms-at-the-inns-knock-on-effects-of-vancouver-hotel-shortage>
 2. CBC, SOURCE: <https://www.cbc.ca/news/canada/british-columbia/vancouver-hotel-shortage-2026-world-cup-1.7117696>
 3. URBANIZED, SOURCE: <https://dailyhive.com/vancouver/metro-vancouver-hotel-supply-shortage-demand>

OVER 5 MILLION SF OF OFFICE VACANT (Q2 2024)

HOTEL CONVERSIONS BECOMING MORE COMMON DUE TO HIGH OFFICE VACANCY:

1.



2.



3.

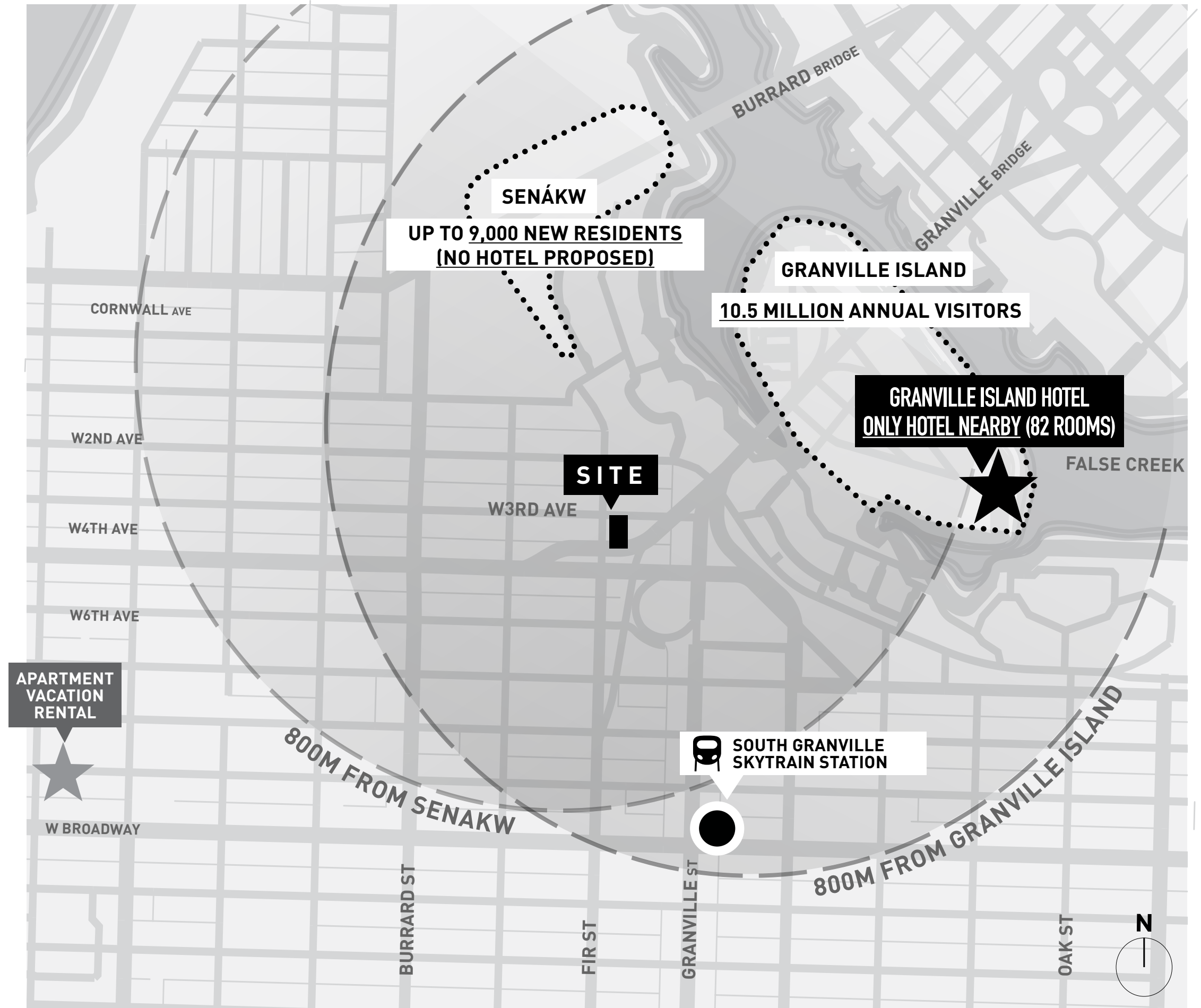


1. VANCOUVER SUN, SOURCE: [HTTPS://VANCOUVERSUN.COM/NEWS/MORE-METRO-VANCOUVER-OFFICE-SPACES-GETTING-MAKEOVERS-INTO-HOTELS](https://vancouversun.com/news/more-metro-vancouver-office-spaces-getting-makeovers-into-hotels)
2. URBANIZED, SOURCE: [HTTPS://DAILYHIVE.COM/VANCOUVER/THE-SMITHE-225-CAMBIE-STREET-VANCOUVER-HOTEL](https://dailyhive.com/vancouver/the-smithe-225-cambie-street-vancouver-hotel)
3 URBANIZED, SOURCE: [HTTPS://DAILYHIVE.COM/VANCOUVER/METRO-VANCOUVER-OFFICE-VACANCY-RATE-Q2-2024](https://dailyhive.com/vancouver/metro-vancouver-office-vacancy-rate-q2-2024)

ONLY ONE HOTEL
WITHIN 800M

OF GRANVILLE ISLAND
(10.5 MILLION VISITORS)

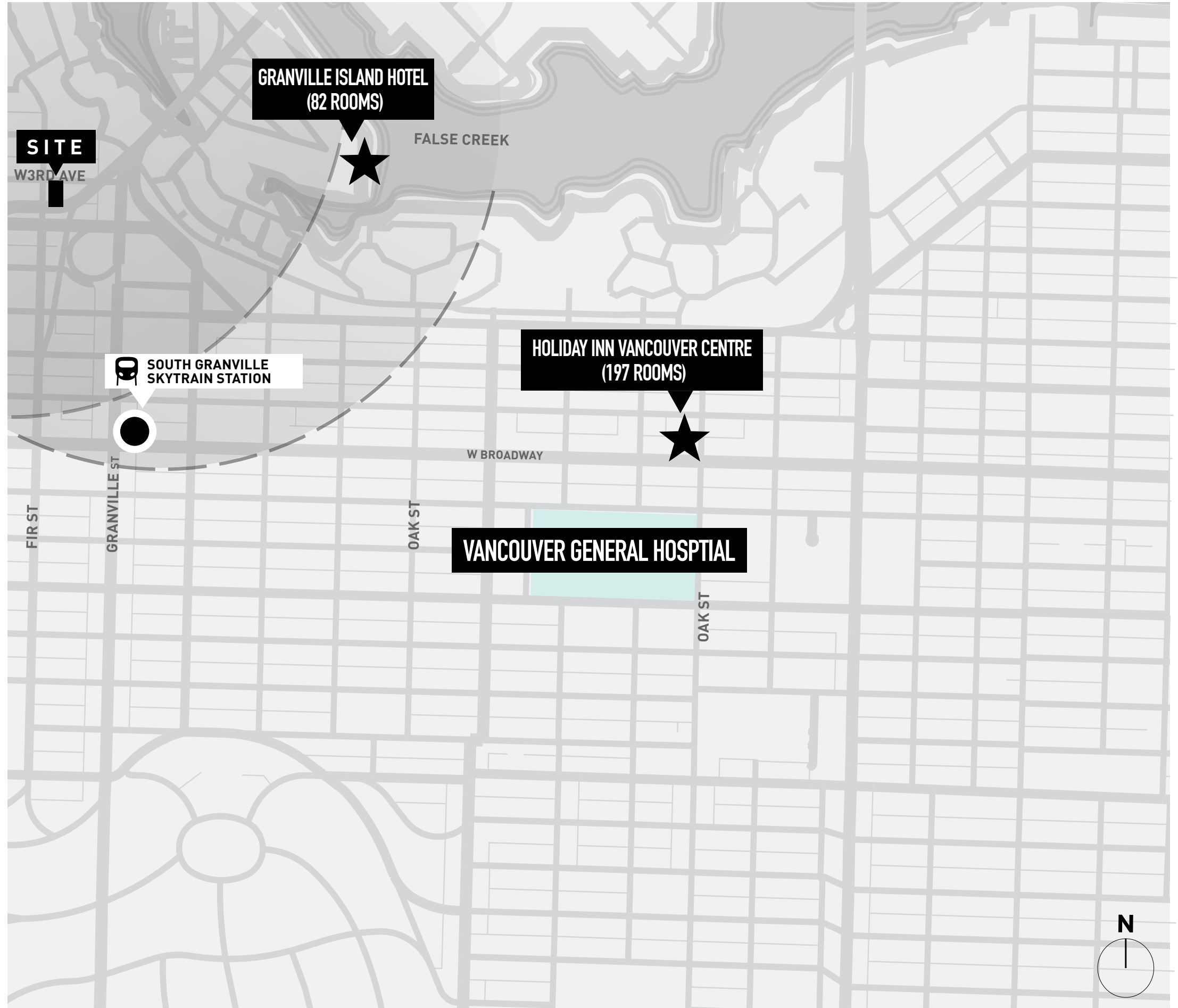
& SENÁKW
(9,000 NEW RESIDENTS)



ONLY TWO HOTELS ARE CURRENTLY LOCATED NEAR VGH HOSPITAL

SOUTH OF THE DOWNTOWN PENNINSULA

≈ 40% OF VGH'S PATIENTS ARE FROM OUTSIDE THE VANCOUVER REGION¹



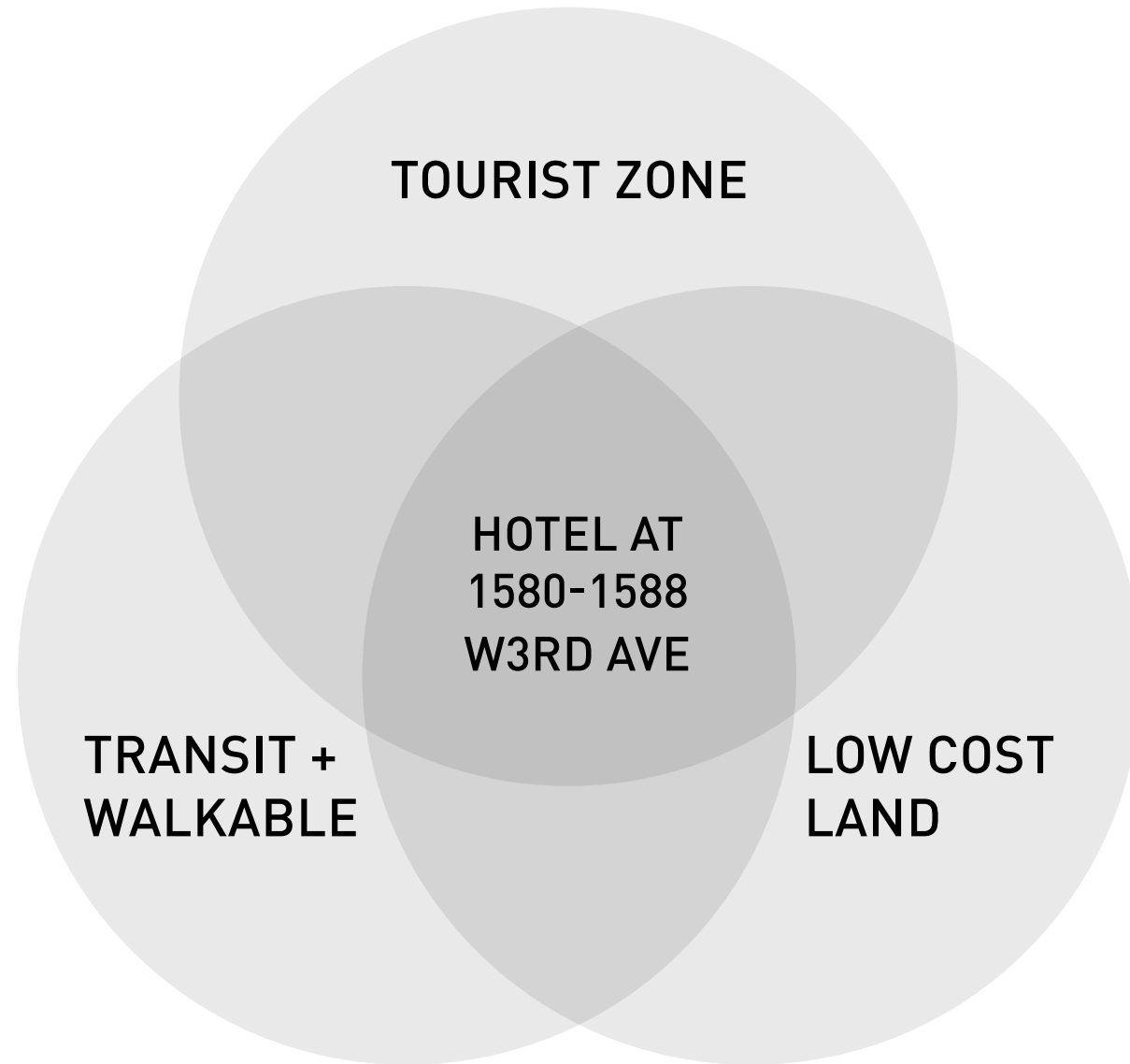
1. WIKIPEDIA SOURCE: [HTTPS://EN.WIKIPEDIA.ORG/WIKI/VANCOUVER_GENERAL_HOSPITAL](https://en.wikipedia.org/wiki/Vancouver_General_Hospital)



6 UNIQUE SITE

6.1 UNIQUE SITE

LOCATION COMBINES 3 KEY FEATURES TO HOTEL SUCCESS:



"THE ARMOURY DISTRICT" IS NOW AN EMERGING DESIGN DISTRICT /TOURIST DESTINATION:

"THE 12 BEST DESIGN DISTRICTS AROUND THE WORLD: AN AD PRO ESSENTIAL GUIDE... NORTH AMERICA: THE ARMOURY DISTRICT, VANCOUVER."

-Architectural Digest

SOURCE: THEARMOURYDISTRICT.COM



SITE IS IN A HIGH TOURIST ZONE OF VANCOUVER



STANLEY PARK

MUSEUM OF VANCOUVER

VANIER PARK

ENGLISH BAY

KITS BEACH

VANCOUVER MARITIME MUSEUM

THE A.D DESIGN DISTRICT

SITE

GRANVILLE ISLAND
10.5 MILLION ANNUAL VISITORS

W 4TH AVE SHOPPING

SOUTH GRANVILLE
SHOPPING & THEATRE

3RD AVE

FIR ST

6.3 TRANSIT CONTEXT

SITE IS 499M FROM SKYTRAIN STATION
+ POTENTIAL FUTURE STREET CAR STATION



800 M TOA AREA

400 M TOA AREA

SITE

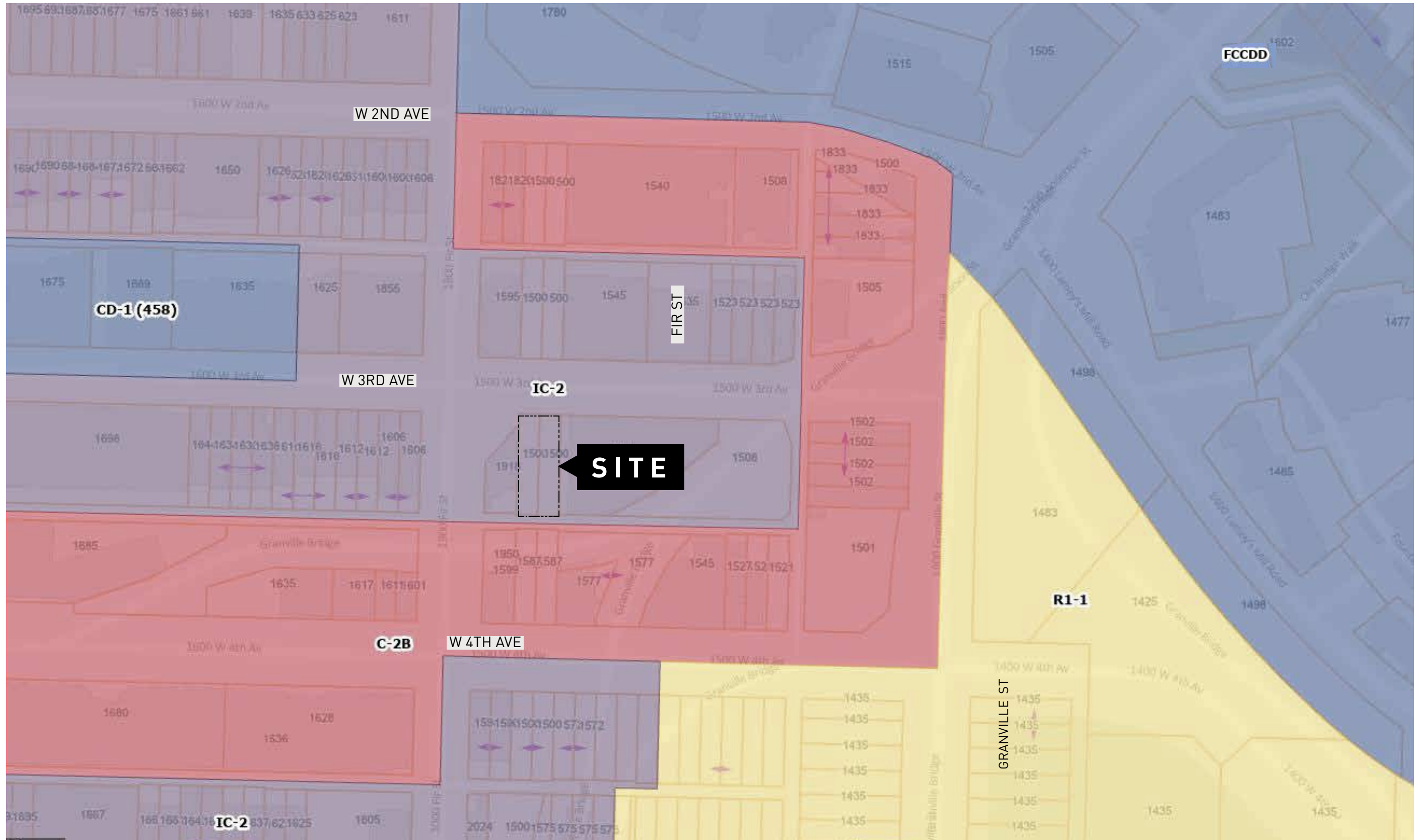
POTENTIAL FUTURE STREET CAR STATION

FALSE CREEK FERRY DOCK

SOUTH GRANVILLE SKYTRAIN STATION

499 M

SITE IS SURROUNDED BY MIXED-USE BUILDINGS:



6.5 RECREATION CONTEXT

SITE IS CLOSE TO PARKS, GREENWAYS, SEAWALL AND COMMUNITY CENTRES:



STANLEY PARK

VANCOUVER
AQUATIC CENTRE

SUNSET BEACH PARK

KITSILANO BEACH

VANIER PARK

GEORGE WAIN-
BORN PARK

SEAFORTH PEACE PARK

SITE

FALSECREEK COM-
MUNITY CENTRE

3RD AVE

RON BASFORD PARK

5TH & PINE PARK

FIR ST

GRANVILLE LOOP PARK

6TH & FIR PARK

6.6 GREATER HOTEL CONTEXT

SITE IS CLOSE TO SCHOOLS, HOSPITALS & TECH VIA TRANSIT, BIKEWAYS, BUS AND FERRY:

1. UNIVERSITY CANADA WEST



2. AMAZON OFFICE



3. MICROSOFT OFFICE

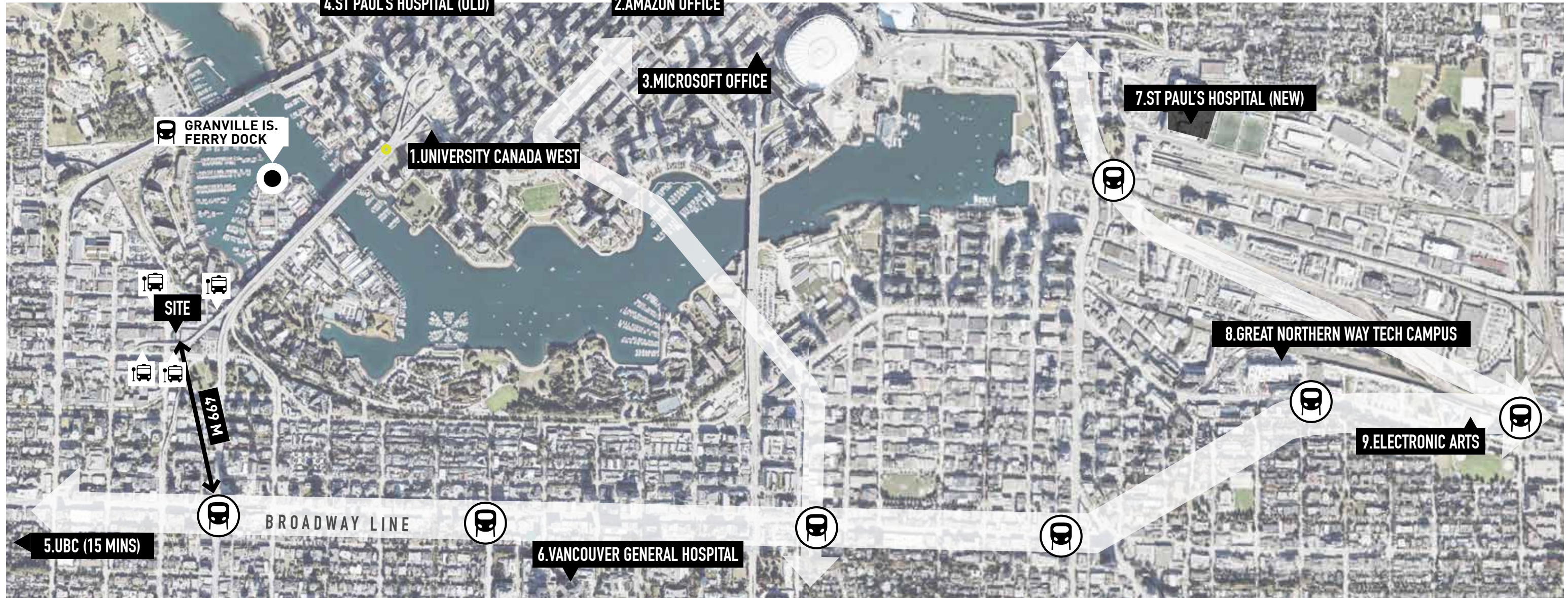


4. ST PAUL'S HOSPITAL (OLD)

2. AMAZON OFFICE

3. MICROSOFT OFFICE

7. ST PAUL'S HOSPITAL (NEW)



8. GREAT NORTHERN WAY TECH CAMPUS

9. ELECTRONIC ARTS

5. UBC (15 MINS)

6. VANCOUVER GENERAL HOSPITAL



4. ST PAUL'S HOSPITAL (OLD)



5. UBC (15 MINS)



6. VANCOUVER GENERAL HOSPITAL



7. ST PAUL'S HOSPITAL (NEW)



8. GREAT NORTHERN WAY TECH CAMPUS



9. ELECTRONIC ARTS



7 JOBS &
ECONOMY

PROPOSAL PROVIDES MORE JOBS THAT POSITIVELY IMPACT LOCAL ECONOMY:

“OFFICE” JOBS:



- **OVER 5 MILLION SF OF OFFICE VACANT¹**
AS OF Q2 2024 IN METRO VANCOUVER
- **32% STILL WORK FROM HOME FULL-TIME³**
IN BC, OF THOSE WHO COULD WORK FROM HOME DURING THE PANDEMIC
- **51% WORK FROM HOME PART-TIME²**
IN BC, OF THOSE WHO COULD WORK FROM HOME DURING THE PANDEMIC

JOBS UNDER THE PROPOSED PROJECT:



- ✓ **HOTEL JOBS PRIMARILY IN-PERSON**
- ✓ **TOURISM REPRESENTS (\$7.9B) TO PROVINCIAL GDP⁴**
MORE THAN ANY OTHER PRIMARY RESOURCE INDUSTRY! EXCEPT OIL & GAS
- ✓ **A VISITOR SPENDS MORE THAN DOUBLE A TYP. RESIDENT IN LOCAL SHOPS, RESTAURANTS⁴**
- ✓ **HOTELS PROVIDE CRITICAL SUPPORT FOR KEY GROWTH JOB SECTORS SUCH AS HIGH-TECH⁴**

1. URBANIZED: CHAN, KENNETH. "OVER FIVE MILLION SQ FT OF OFFICE SPACE IN METRO VANCOUVER IS CURRENTLY VACANT." DAILY HIVE, 4 JULY 2024, dailyhive.com/vancouver/metro-vancouver-officevacancy-rate-q2-2024.
 2. BIV: MARIO CANSECO. "REMOTE WORK NOW A MANDATORY OFFICE OPTION FOR YOUNGER GENERATION." BUSINESS INTELLIGENCE FOR B.C., 19 JULY 2023, www.biv.com/news/commentary/mario-cansecoremove-work-now-mandatory-office-option-younger-generation-8272600/.
 3. RESEARCH.CO: MARIO CANSECO. "HOME OFFICE STILL DESIRABLE FOR YOUNG WORKERS IN BRITISH COLUMBIA." RESEARCH.CO, 19 JULY 2023, researchco.ca/2023/07/19/work-from-home-bc-2/.
 4. CITY OF VANCOUVER POLICY REPORT DATED JUNE 28, 2018: <https://council.vancouver.ca/20180710/documents/p2.pdf>.
 5. BASED ON 3-4 STAR HOTEL + RESTAURANT SERVICE AT LOBBY LOUNGE SOURCE: "EMPLOYMENT DENSITIES: A FULL GUIDE". ARUP ECONOMICS + PLANNING AND "EMPLOYMENT DENSITIES" DRIVERS JONAS DE-LOITTE. <https://www.walthamforest.gov.uk/sites/default/files/2021-12/ke127-english-partnerships-employment-densities.pdf>



8 DESIGN
PROPOSAL

8.1 PROPOSAL

DESIGN TO COMPLIMENT THE ARMOURY DISTRICT'S UNIQUE "DESIGN DISTRICT" VISION

*THIS HOTEL ENDEAVORS TO BE A CREATIVE & SUSTAINABLE MARKER
FOR THE ARMOURY DESIGN DISTRICT*

"RAINCITY HOTEL"



PROJECT'S DESIGN CELEBRATES THE 'RAINY CITY'

"Recognize and strengthen the *unique role and character of different districts, e.g. Armoury District near Granville Island,* and arts and cultural districts with a high density of arts and cultural spaces"

- PLAN DIRECTIONS *BROADWAY PLAN*

VANCOUVER'S FIRST
MASS-TIMBER HYBRID
HOTEL



PROJECT PROPOSES TO BE THE FIRST HYBRID MASS-TIMBER HOTEL IN VANCOUVER:

PROJECT TO BE ONE OF THE FIRST OF ITS KIND UNDER THE NEW POLICY ALLOWING WOOD BUILDINGS ABOVE 12 STOREYS:



SOURCE: <https://vancouversun.com/news/local-news/vancouver-height-limits-mass-timber>

MASS TIMBER IS INTEGRAL TO VANCOUVER'S STRATEGY TO UPDATE BUILDING PRACTICES TO BE LESS CARBON INTENSIVE THROUGH MORE ENVIRONMENTALLY FRIENDLY MATERIAL CHOICES

BENEFITS OF MASS-TIMBER INCLUDE

- GENERATES LOWER CARBON EMISSIONS COMPARED TO CONVENTIONAL CONSTRUCTION PRACTICES
- POTENTIALLY REDUCES EMBODIED EMISSIONS IN CONSTRUCTION BY 25 TO 45%
- OFFERS COST-EFFECTIVENESS, SAFETY, FIRE RESISTANCE, AND SEISMIC RESILIENCE
- MAKES IT POSSIBLE TO BUILD PARTS OFFSITE BECAUSE WOOD IS LIGHTWEIGHT, REDUCING INSTALLATION TIME AND COST
- CREATES LOCAL AND REGIONAL JOB OPPORTUNITIES

SOURCE: <https://vancouversun.com/news/local-news/vancouver-height-limits-mass-timber>



PROJECT WILL ALSO TARGET LOW EMBODIED CARBON AND NET ZERO CARBON OPERATIONS

8.2 SUSTAINABILITY

PROJECT TAKES AN ULTRA-LOW EMBODIED CARBON+ ZERO OPERATIONAL CARBON APPROACH TO DESIGN

THE PRIMARY FEATURES OF THIS APPROACH INCLUDE:

- 1 MASS TIMBER STRUCTURAL SYSTEM
- 2 MINIMIZE CONCRETE AND PARKING SYSTEMS BELOW GRADE
- 3 HIGH PERFORMANCE ENVELOPE SYSTEM (TRIPLE GLAZING AND INSULATED COMPOSITE RAIN SCREEN EXTERIOR WALLS)
- 4 PASSIVE SYSTEMS INCLUDING SHADING (SCREENS) AND VENTILATION
- 5 ENERGY EFFICIENT MECHANICAL SYSTEM (NO EMISSIONS ELECTRICAL SYSTEMS)
- 6 LOW FLOW PLUMBING FIXTURES
- 7 LIMITED AND DROUGHT RESISTANT LANDSCAPING
- 8 ENERGY EFFICIENT LIGHTING AND OCCUPANT SENSORS
- 9 ENERGY EFFICIENT APPLIANCES AND FIXTURES



8.3 FUNCTIONAL PROGRAM

PROJECT PROGRAM:

HOTEL LOBBY + LOUNGE - 5,286 SQFT

BOUTIQUE HOTEL:

- 8 ACCESSIBLE KING ROOMS
- 8 DOUBLE KING ROOMS
- 144 REGULAR KING ROOMS

TOTAL: 160 HOTEL ROOMS

BUSINESS CENTRE/LOUNGE + FITNESS - 2,336 SQFTT

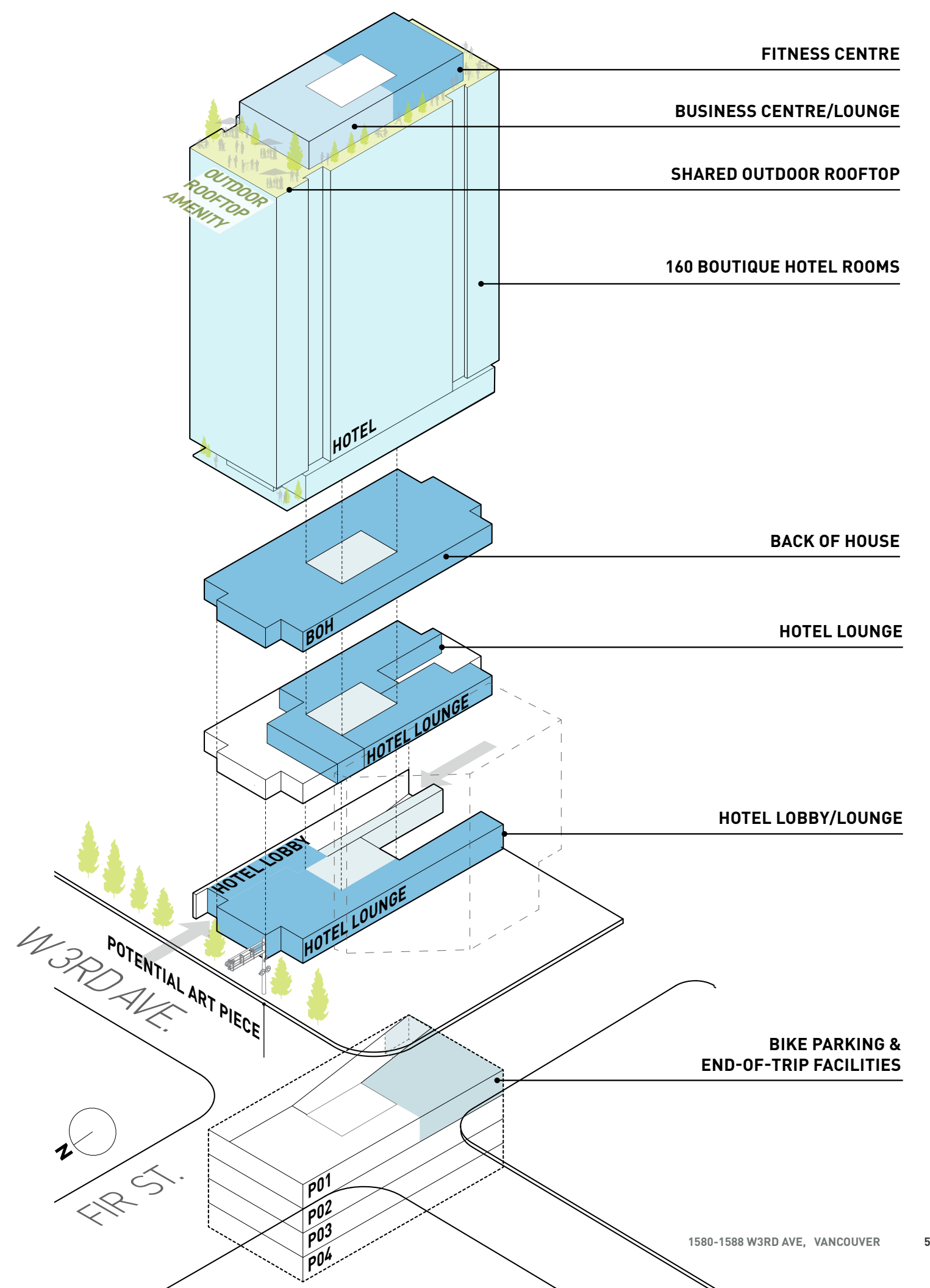
+ OPEN 'URBAN FOREST' SHARED HOTEL ROOFTOP.

37 CLASS A BIKE STALLS

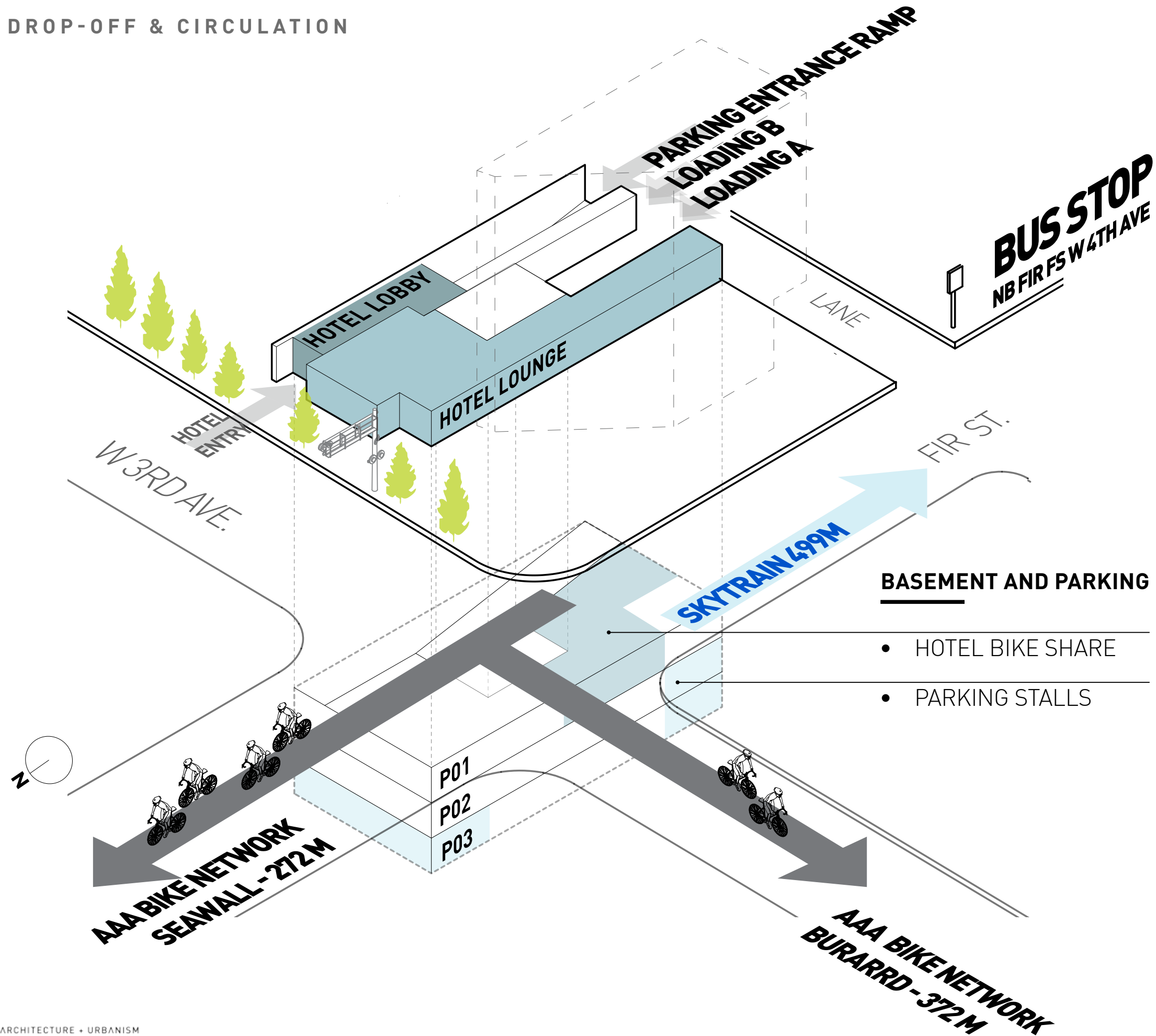
12 CLASS B BIKE STALLS

29 BELOW-GRADE PARKING STALLS,
INCLUDING 5 ACCESSIBLE STALLS

1 CLASS A AND 1 CLASS B LOADING STALL



8.4 HOTEL DROP-OFF & CIRCULATION




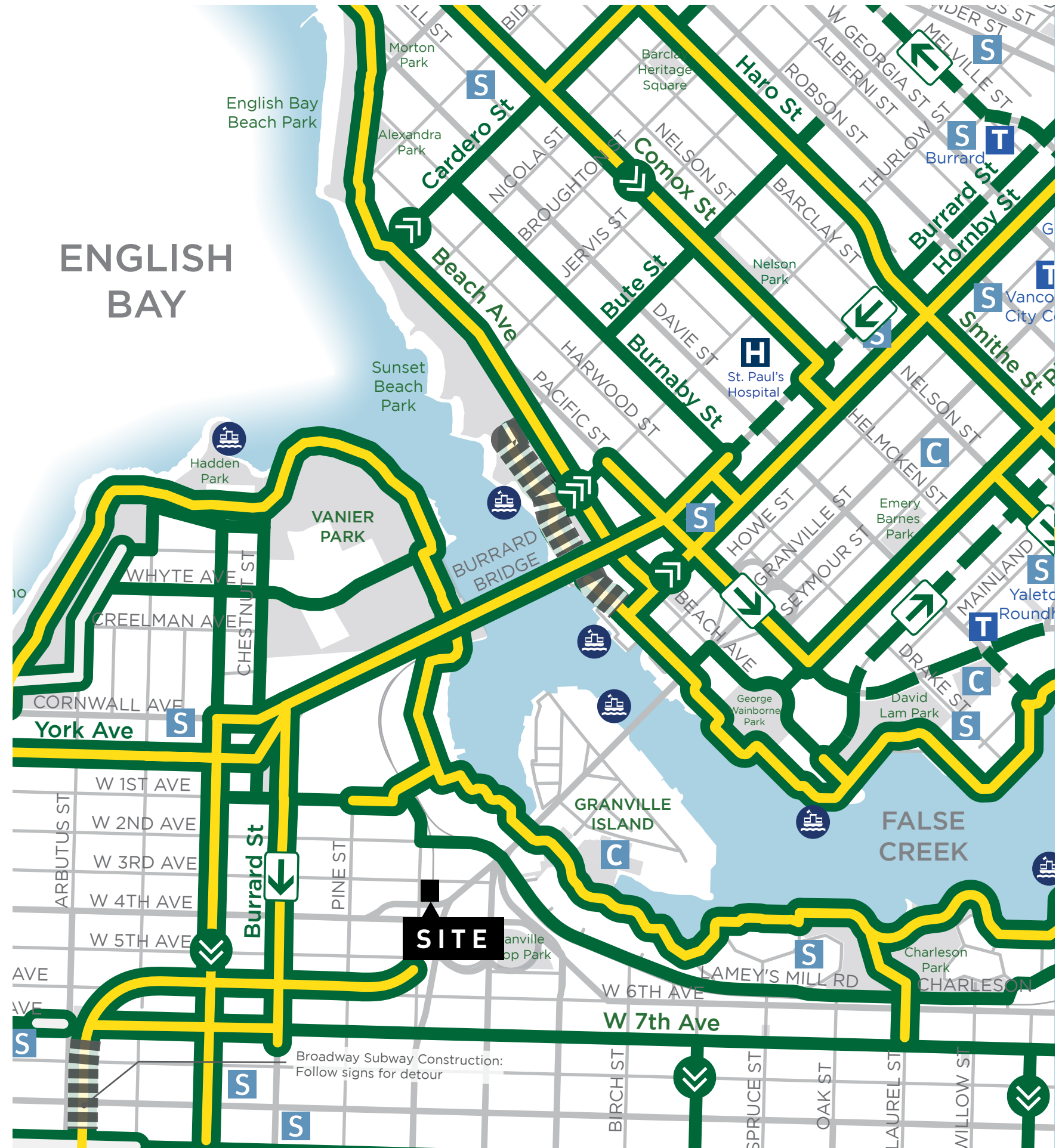
8.5 TDM MEASURES

PROPOSAL SIGNIFICANTLY REDUCES NEW VEHICLE/VEHICLE PARKING NEEDS BY:

- LOCATED NEAR MULTIPLE AAA BIKE PATHES
- ON SEAWALL/PINE&BURRARD - IDEAL FOR TOURIST USE.
- FREE BIKE RENTAL WITH HOTEL STAY
- LOCATED ON-SITE + A POTENTIAL PARTNERSHIP W/BIKE RENTAL SHOP
- 50% MORE BIKE PARKING STALLS THAN REQUIRED + END-OF-TRIP BIKE FACILITIES PROVIDED.
- ADJACENT TO TRANSIT: 1 BLOCK FROM BUS STOP, 499M FROM SKYTRAIN, EXTREMELY WALKABLE, BIKEABLE + TAXI STOP NEARBY
- LOCATED IN A TOA TIER 3 ZONE
- 499M FROM SOUTH GRANVILLE SKYTRAIN STATION

Map Symbols

 Connected All Ages and Abilities (AAA) Network



8.6 HOTEL AMENITIES

MODEST HOTEL AMENITIES TARGETING A MID-LEVEL PRICEPOINT:

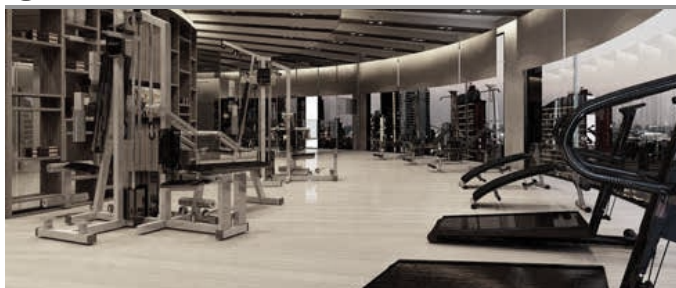
1 SHARED ROOFDECK WITH MIX&MINGLE SOCIAL HOURS



2 BUSINESS CENTRE / LOUNGE



3 FITNESS CENTRE



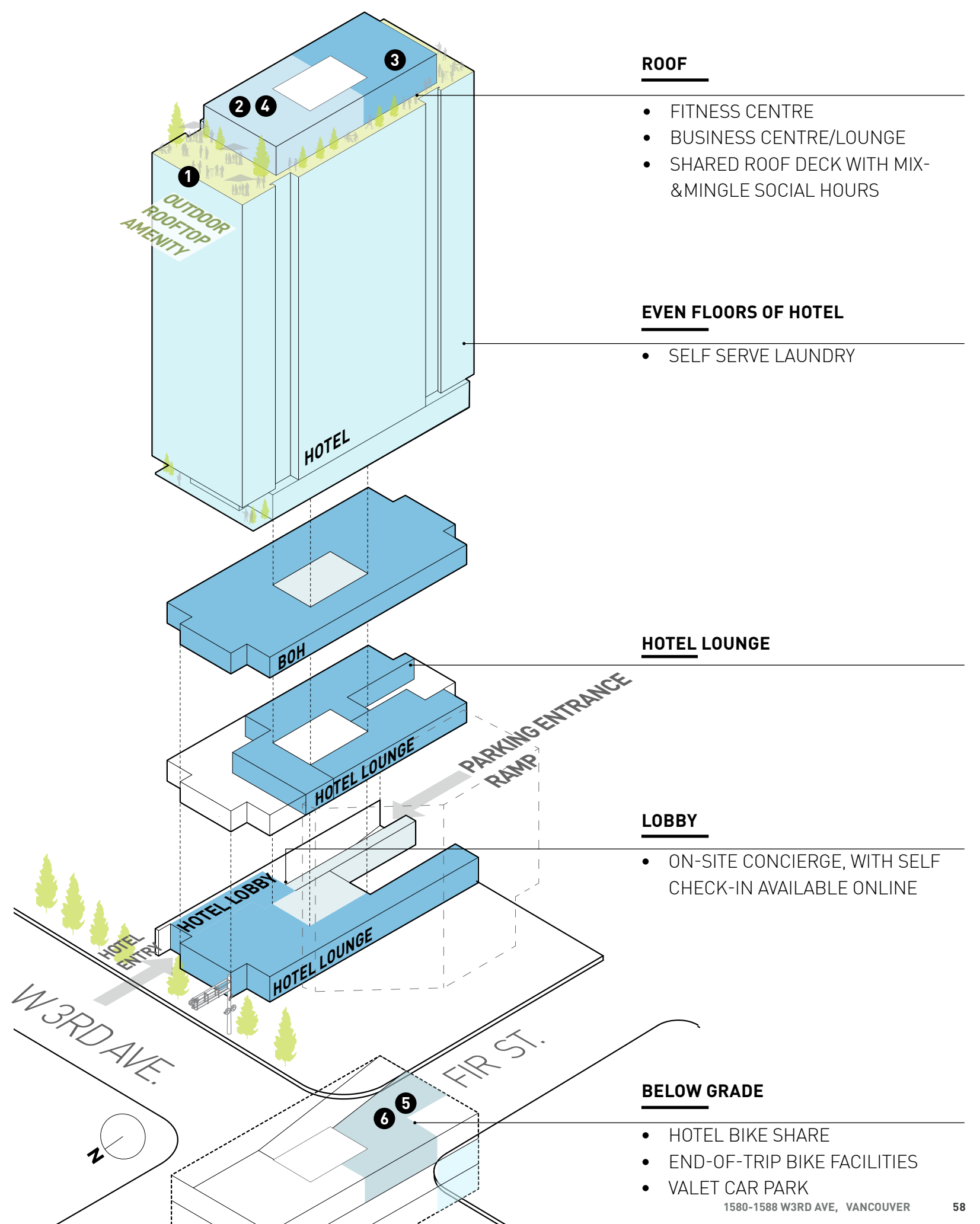
4 CONTINENTAL BREAKFAST



5 COMPLIMENTARY BIKE RENTAL



6 END-OF-TRIP BIKE FACILITIES



HOTEL ROOFDECK WITH FITNESS, GROUP SEATING & BUSINESS CENTRE

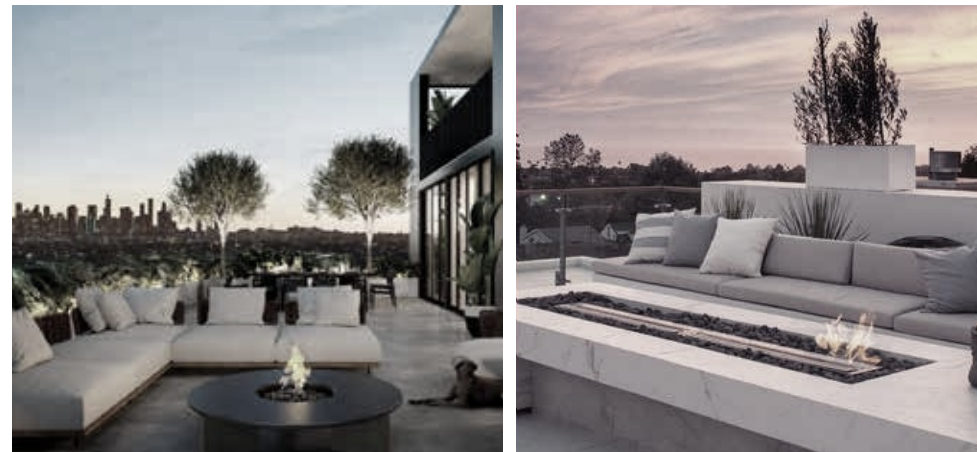


PICTURED: VIEW OF ROOFTOP HOTEL AMENITY

BUSINESS CENTRE/LOUNGE



OUTDOOR GROUP SEATING & FIREPLACES



FITNESS CENTRE



8.7 ROOM FEATURES

CLEAN, MODERN, ECONOMICAL ROOMS TARGETING A MID-LEVEL PRICEPOINT

PRECEDENT: UBC ACCESSIBLE SUITES AT GAGE AND WEST COAST SUITES

KITCHENETTE & LIGHTWELL PRECEDENTS:



CLEAN, COMPACT AND MINIMAL DESIGN:



PRECEDENT: MODENA BY FRASER HONGKONG



SHARED LAUNDRY LOCATED ON EVERY 2ND FLOOR



IPAD IN ROOM FOR FOOD DELIVERY SERVICE

KING OR
2 SINGLE BEDS

KING BED OR
2 SINGLE BEDS

FREE WIFI/ NETFLIX

KING SUITE
368 SQ. FT.

SITTING
AREA

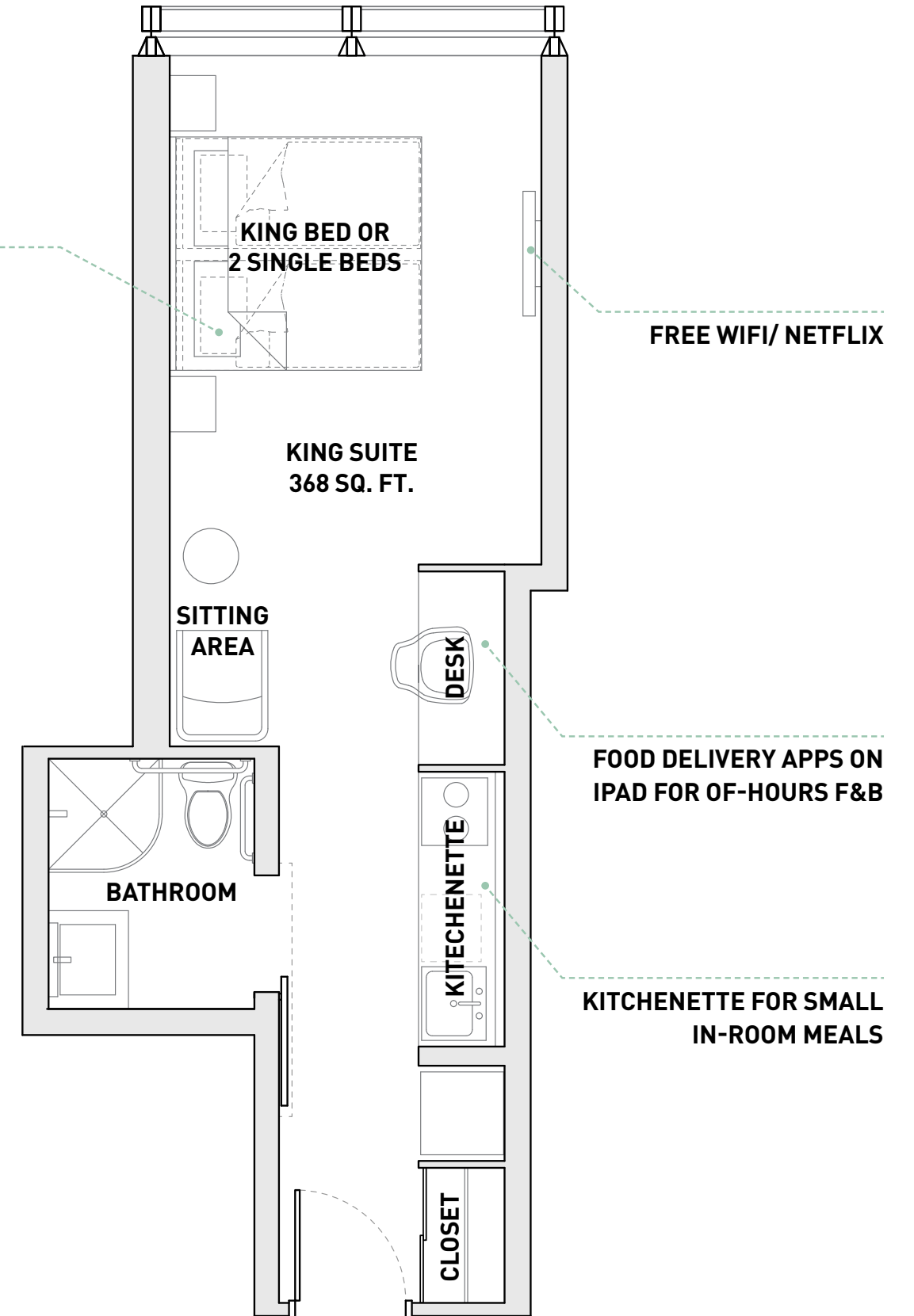
DESK

FOOD DELIVERY APPS ON
IPAD FOR OF-HOURS F&B

BATHROOM

KITCHENETTE FOR SMALL
IN-ROOM MEALS

CLOSET



8.8 BROADWAY BUILT FORM GUIDELINES

PROPOSAL IS GUIDED BY THE BROADWAY PLAN BUILT-FORM GUIDELINES

BUILT FORM GUIDELINES (BROADWAY PLAN)	PROVIDED
BUILDING HEIGHT	
11.9.3 Varies between 8-11 storeys (<i>exceptional higher intensity industrial projects which deliver a minimum of 50% of floor area as industrial uses</i>). (FGBG Specifies 10 storeys)	Project requests consideration for height increase under mass timber policy for rezoning. Project notes program responds to City's consideration.
SITE REQUIREMENTS	
11.9.4 Minimum frontage is 45.7 m (150 ft.) for 8-11 storeys (a minimum of 50% of floor area as industrial uses) <i>*Can be adjusted by discretion of the planner</i>	Frontage Relaxation Requested for added rooms needed for Hotel Use + Mass Timber Hybrid building. (Per Hotel Policy UPDATED APRIL 15, 2025)
SETBACKS	
11.9.5 Ground floor setbacks may be required to accommodate the desired streetscape condition including space for makerspace, café seating, signage and clear unobstructed space for walking	✓ Setbacks follow COV requested setbacks. Details on page 65
FLOORPLATES	
11.9.6 A maximum tower floor plate of 930 m ² (10,000 ft ²) is recommended	✓ Floorplate is less than max allowed.
TOWER SEPARATION	
11.9.7 An industrial/employment tower will be considered as any part of a building higher than 3 storeys (N/A for buildings on smaller sites without a podium element)	✓ Full block buildout showcases 50' tower separation (see pages 72-83)
OUTDOOR SPACE	
11.9.8 Outdoor space on rooftops and podiums in this typology should allow for a range of activities that support healthy workplaces.	✓ Rooftop outdoor space + fitness provided for hotel guests.
11.9.9 Privately owned public space (POPS) is strongly encouraged alongside active ground floor retail/commercial edges	✓ Hotel Lobby lounge with highly transparent frontage and potential refreshment offering to public to provide active ground floor.
11.9.10 Interior atrium spaces with generous landscaping and amenity are encouraged	✓ Generous landscaping and urban forest roof provided. Double height atrium hotel lobby/lounge space at ground level.

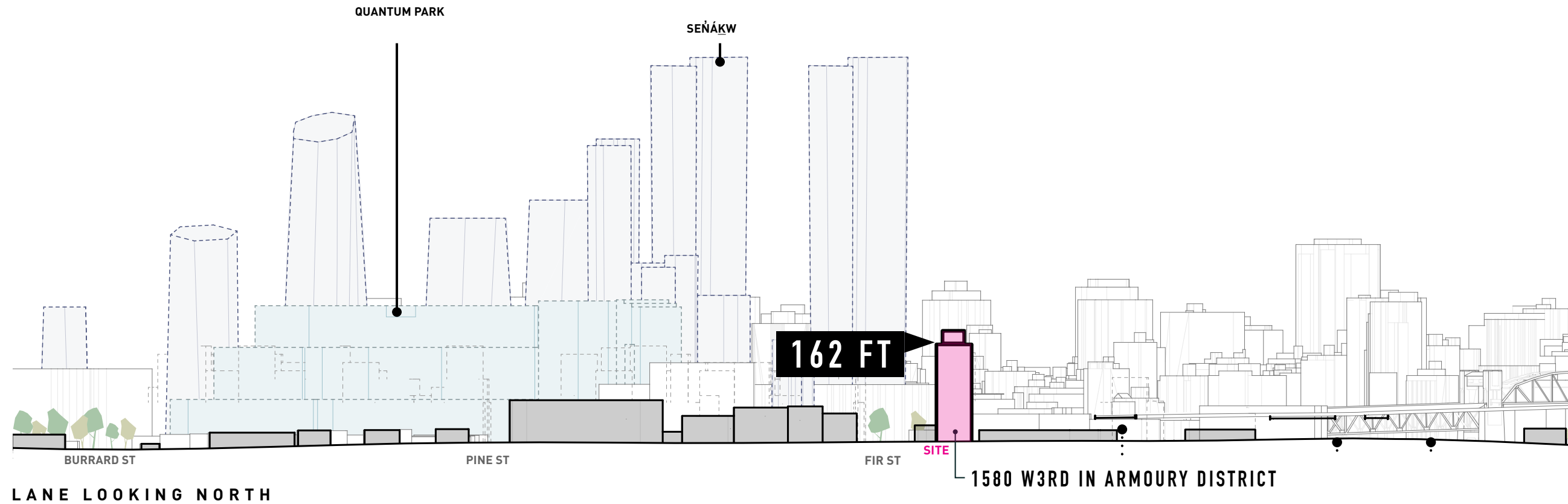
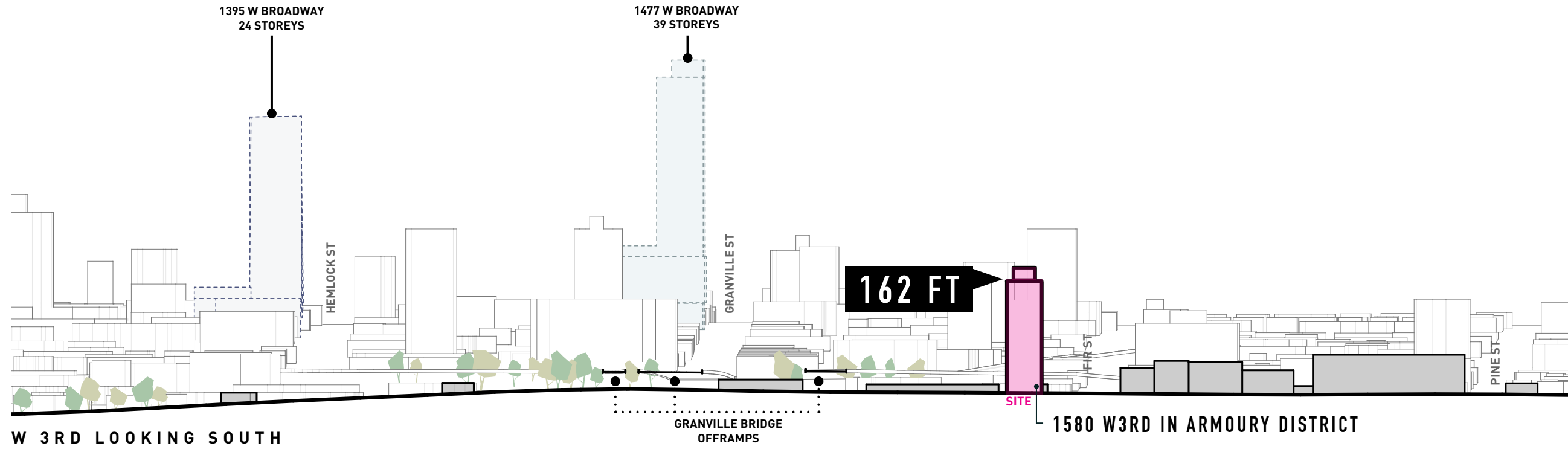
BUILT FORM DESIGN PRINCIPLES - INDUSTRIAL/EMPLOYMENT

New industrial/employment buildings will contribute to the unique industrial character of these areas, complementing the eclectic mix of new and existing industrial and mixed-use industrial-commercial buildings, retained heritage buildings, and arts and cultural spaces. Small-scale retail and food and beverage options will provide services and amenities for area employees as well as foster pedestrian interest and activity.

BUILT FORM GUIDELINES (BROADWAY PLAN)	PROVIDED
ARCHITECTURE	
11.9.12 Architecture should reflect the character of the existing industrial context, while considering the historical and the emerging character of the area	✓ Narrow, vertical form is contextual with the design district
11.9.13 Buildings should reinforce the near view and emphasize proportions at the scale of the pedestrian with intrinsically high-quality materials, detailing, showcasing outdoor work spaces, and clear visual access from exterior to interior spaces	✓ High quality design and materials; Clear visual access provided at grade.
11.9.14 Industrial spaces must be considered in terms of functionality. Recommended minimum 6.1 m (20 ft.) floor-to-floor height for each level of industrial use is desired. Additional height may be necessary where an industrial level incorporates a mezzanine	✓ N/A
INTERFACE WITH PUBLIC REALM	
11.9.15 Ground floor frontages should contribute to the eclectic nature of industrial areas. This will range from being clearly identifiable, continuous and transparent to opaque for industrial functionality.	✓ Continuous and clearly identifiable.
11.9.16 Where applicable, active commercial uses should wrap the corner, providing patios (for restaurant/café or brewery) with a softer landscape transition to the lane	✓ W3rd Frontage wraps slightly to the west, potential to face a future plaza at 4th and Fir St.
11.9.17 Industrial lanes should provide visual interest by creating engaging facades and murals	✓ N/A
11.9.18 Thoughtful consideration of ground level outdoor industrial uses (loading, storage, etc.) with public realm is required, particularly at lanes	✓ N/A

8.9 HEIGHT CONTEXT

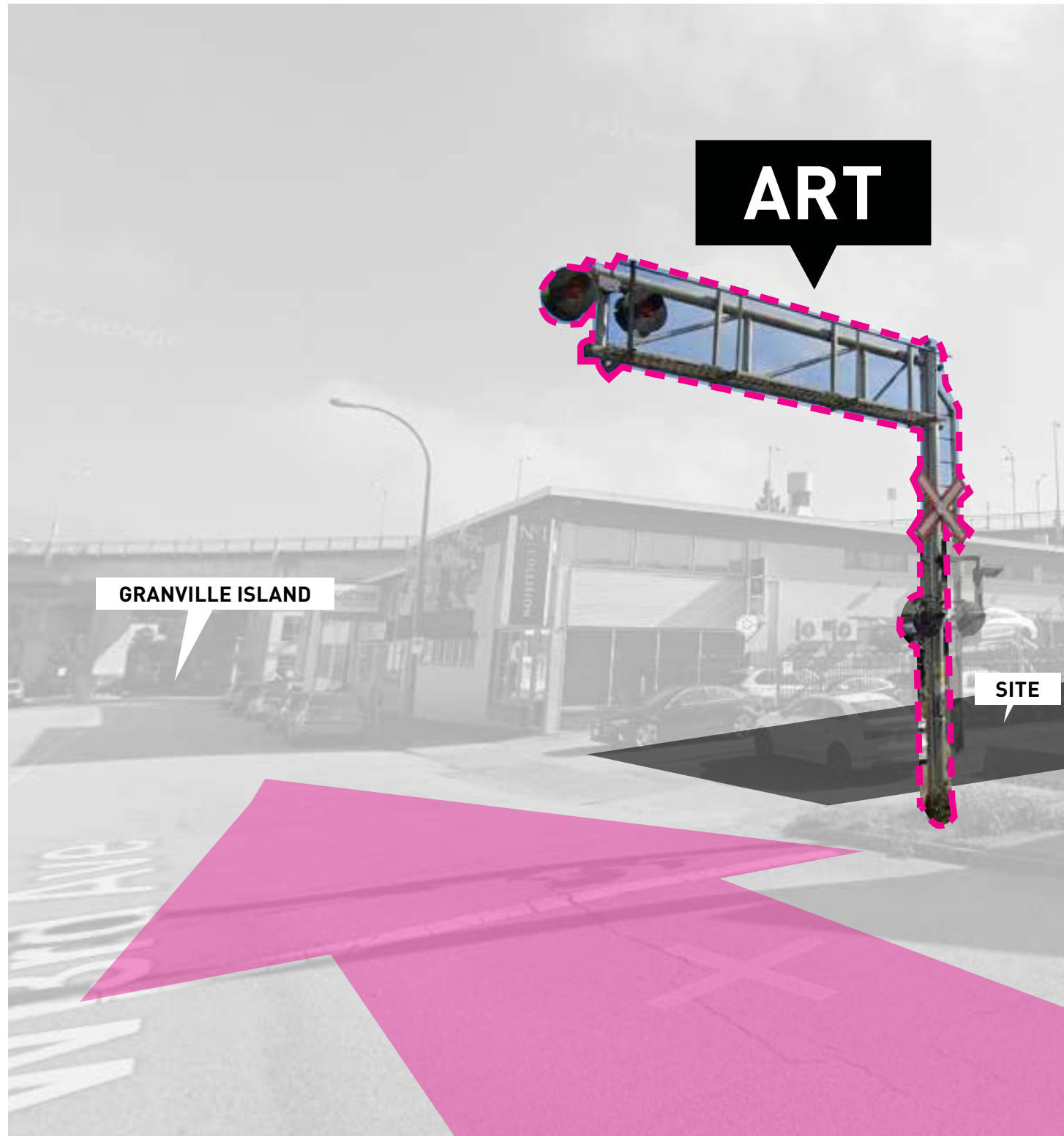
162' HEIGHT (+ AMENITY) IS WELL BELOW AREA'S HEIGHT CONTEXT:





9 PUBLIC REALM

**PROPOSAL TO RE-IMAGINE THE RAILWAY CROSSING
THE ART PIECE BECOMING A SYMBOLIC GATEWAY TO THE DISTRICT:**



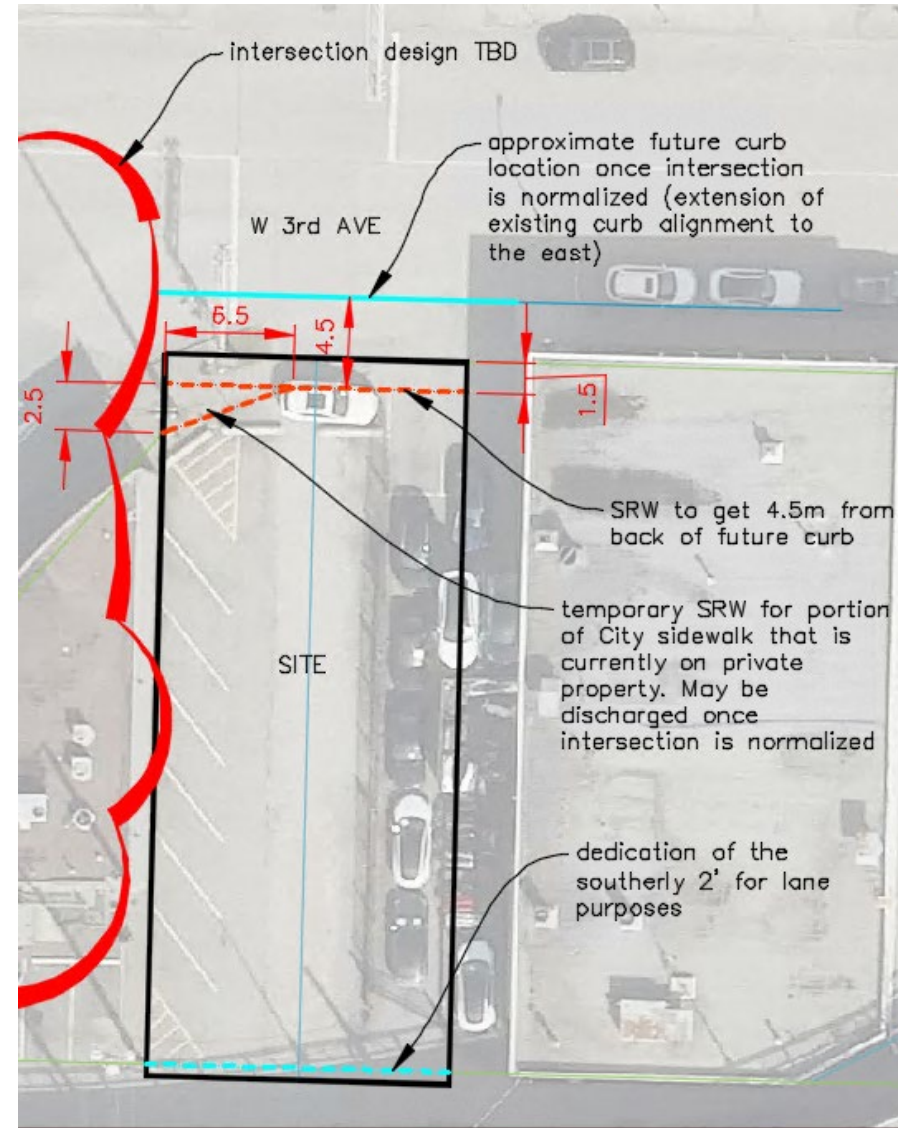
9.2 SETBACKS

PROJECT FOLLOWS THE REQUESTED SETBACKS FOR THE SITE:

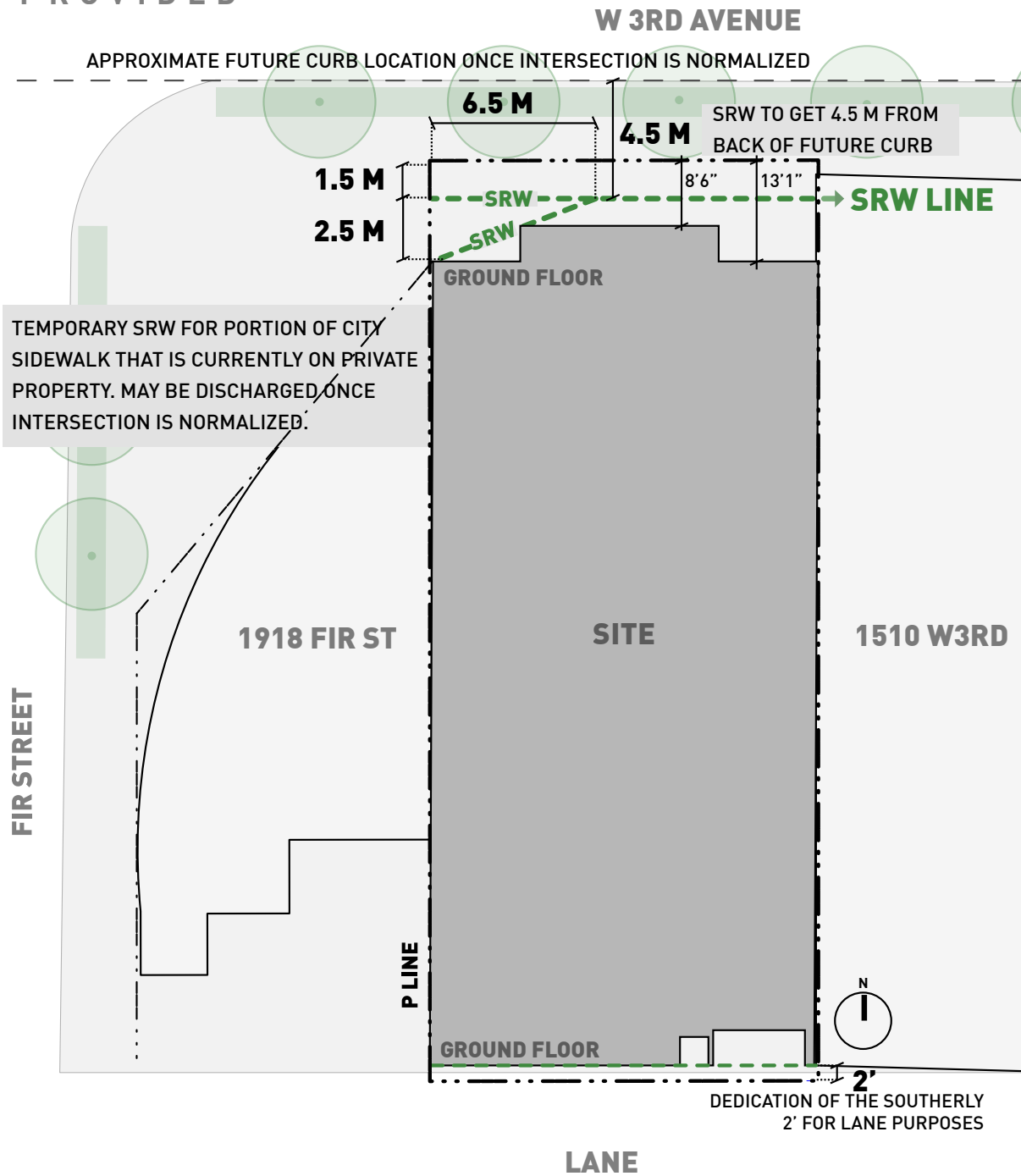
COV ENGINEERING REQUESTED

APPENDIX B – Required Dedications and SRWs

SKETCH PROVIDED BY THE CITY OF VANCOUVER



PROVIDED

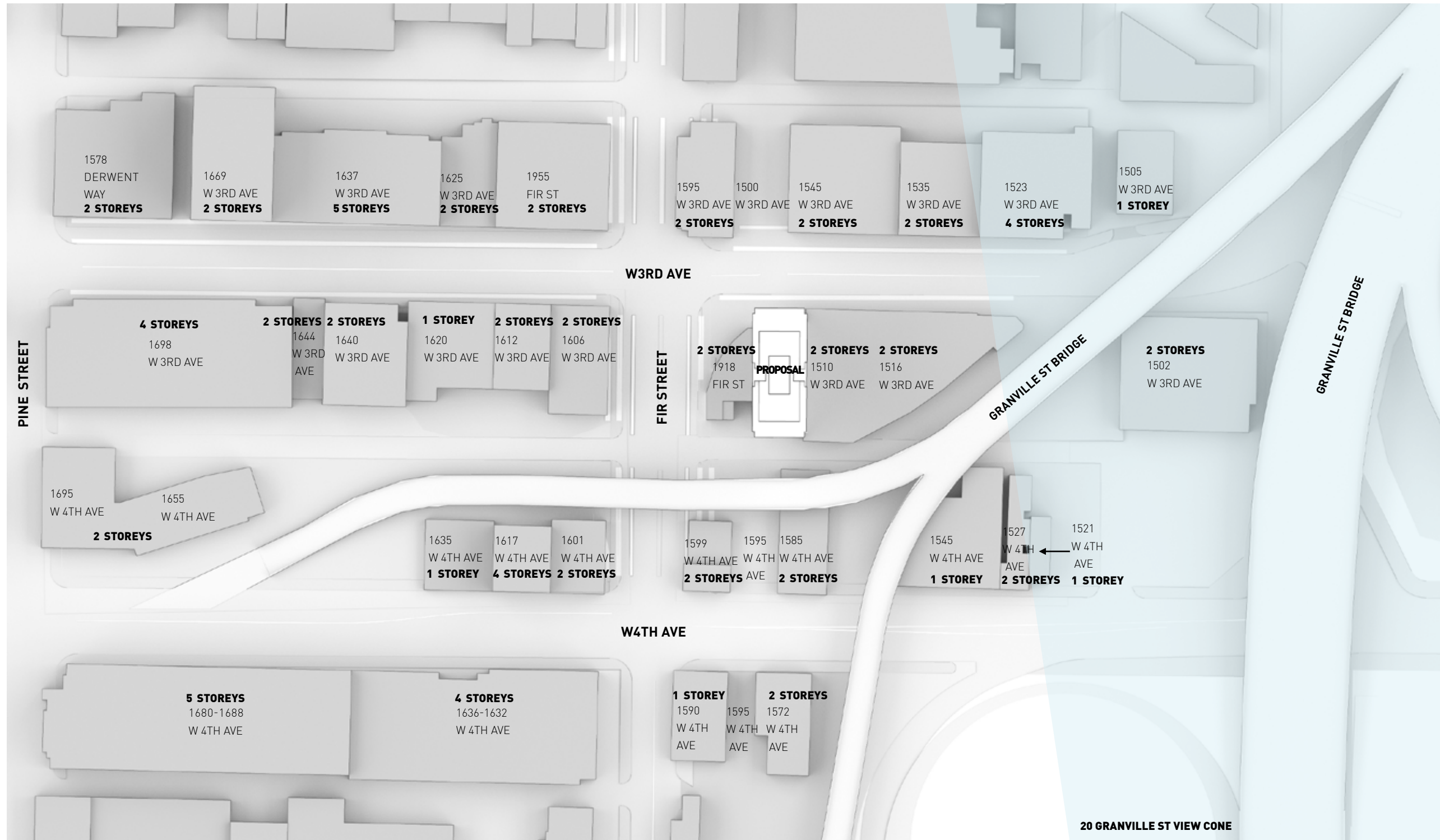


SUMMARY

SETBACKS	COV REQUESTED	PROVIDED
W3RD AVE (NORTH)		
AT GRADE	4.5M FROM FUTURE CURB	4.5M FROM FUTURE CURB
AT GRADE	1.5M FROM PROPERTY LINE	1.5M FROM PROPERTY LINE
SRW (NW CORNER)	2.5M X 6.5M	2.5M X 6.5M
UPPER FLOORS	0 FT	0 FT
LANE (SOUTH)	2 FT DEDICATION	2 FT DEDICATION

9.3 SHADOW STUDY - HEIGHT REFERENCE MAP

NOTE: CONTEXT HEIGHTS APPROXIMATE BASED ON GOOGLE MAPS. THIS MAP OF HEIGHTS USED IN SHADOW STUDIES. (CURRENT CONTEXT USED)



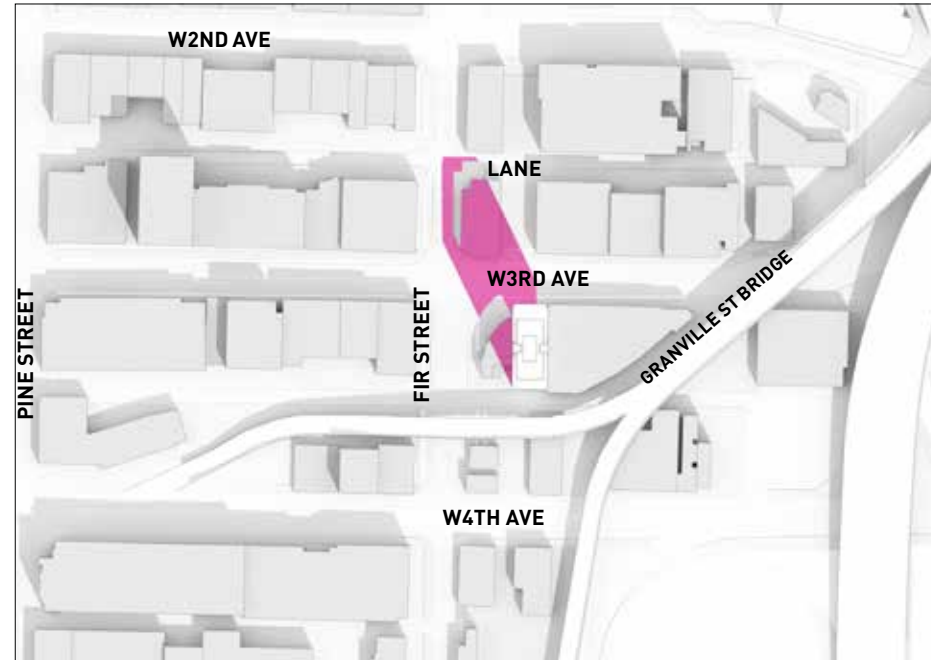
9.4 SHADOW STUDIES

20 MARCH-SPRING EQUINOX
UTC: -7:00

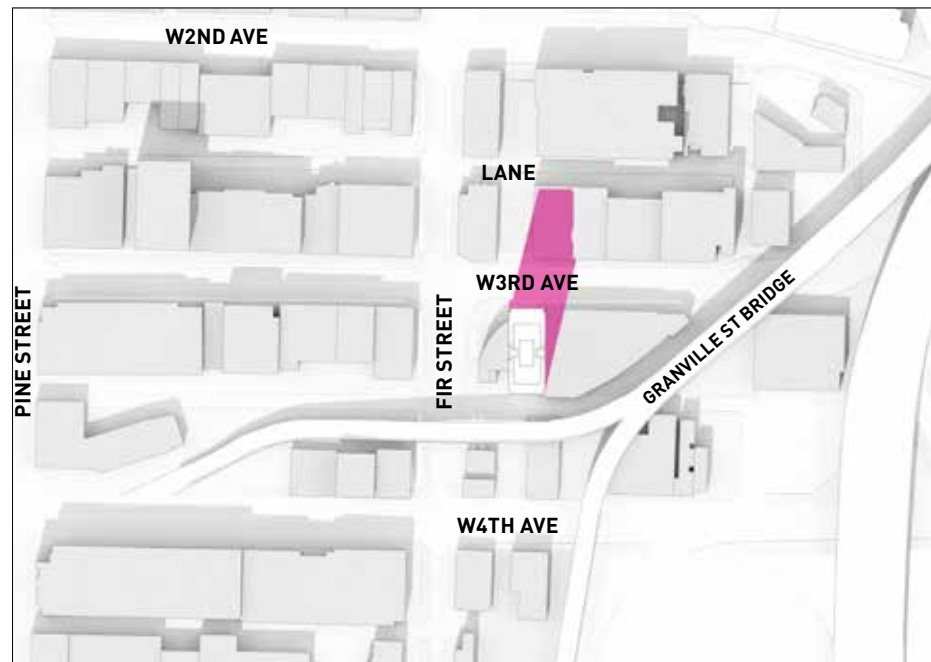
10 AM PDT



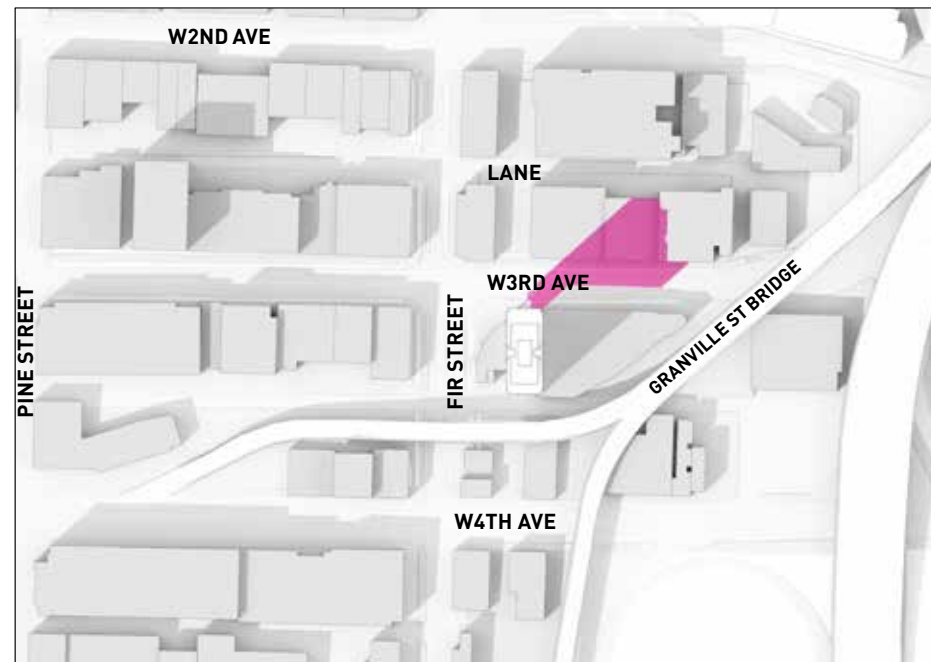
12 PM PDT



2 PM PDT



4 PM PDT




NOTE: THIS SHADOW STUDY SHOWS THE PROPOSED BUILDING AT 162' IN CURRENT CONTEXT.

BROADWAY PLAN - 11.0 BUILT FORM GUIDELINES - GENERAL APPROACHES TO HEIGHT (PG 290)

Balancing the need for housing and job space with the importance of sunlight in parks and open spaces, including village high streets

Response: Project does not shadow parks, open spaces, or village high streets on the equinox .

LEGEND

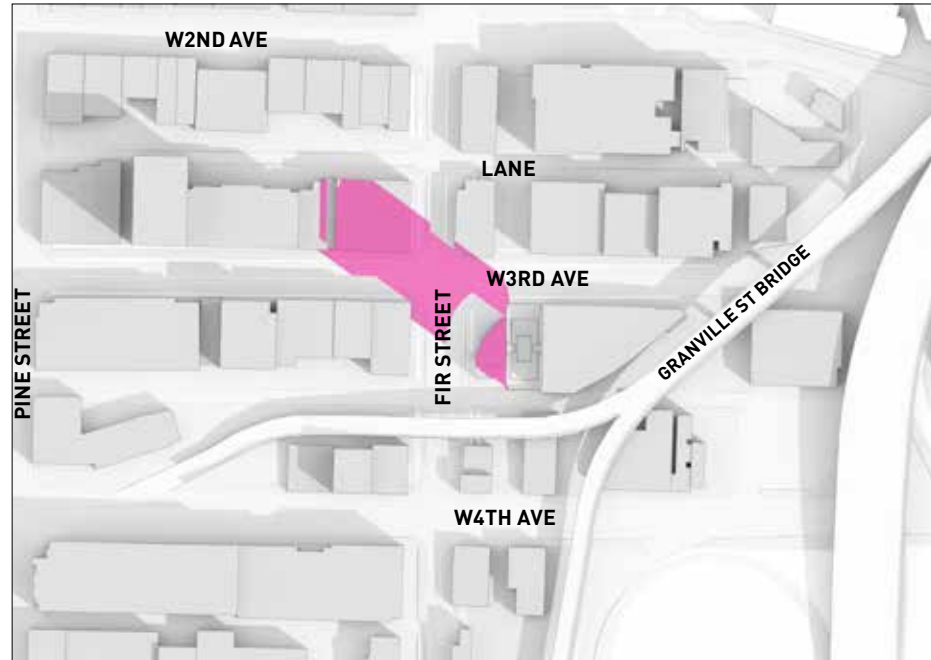
 Shadow Study



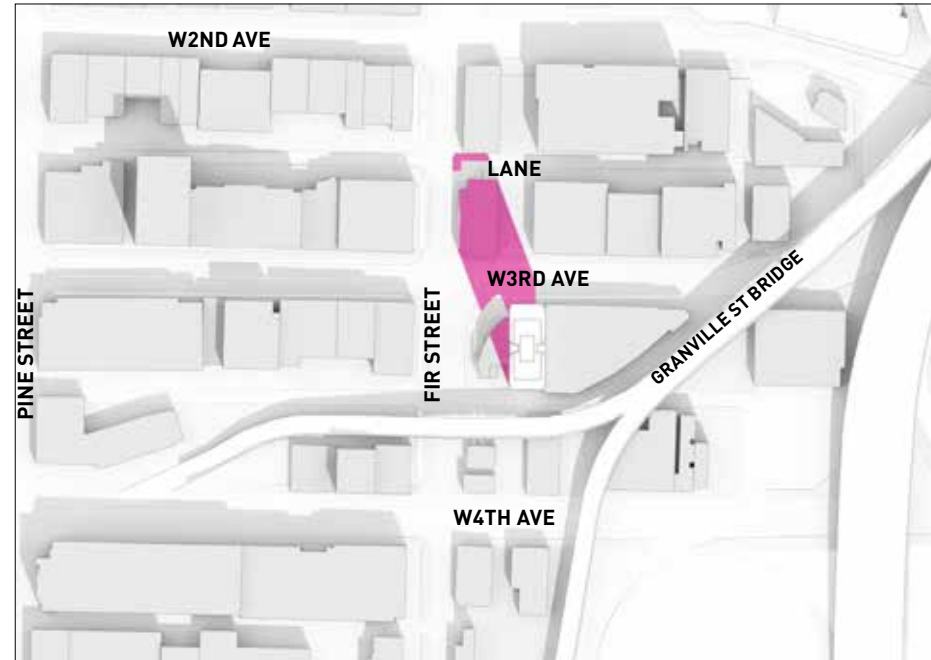
9.5 SHADOW STUDIES

23 SEPTEMBER-FALL EQUINOX
PDT: UTC: -7:00

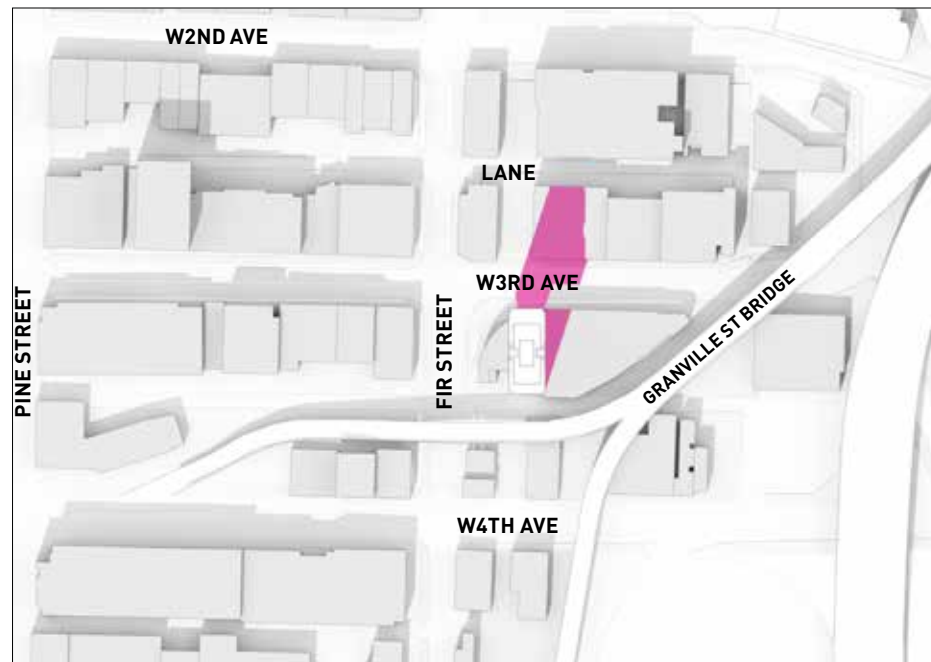
10 AM PDT



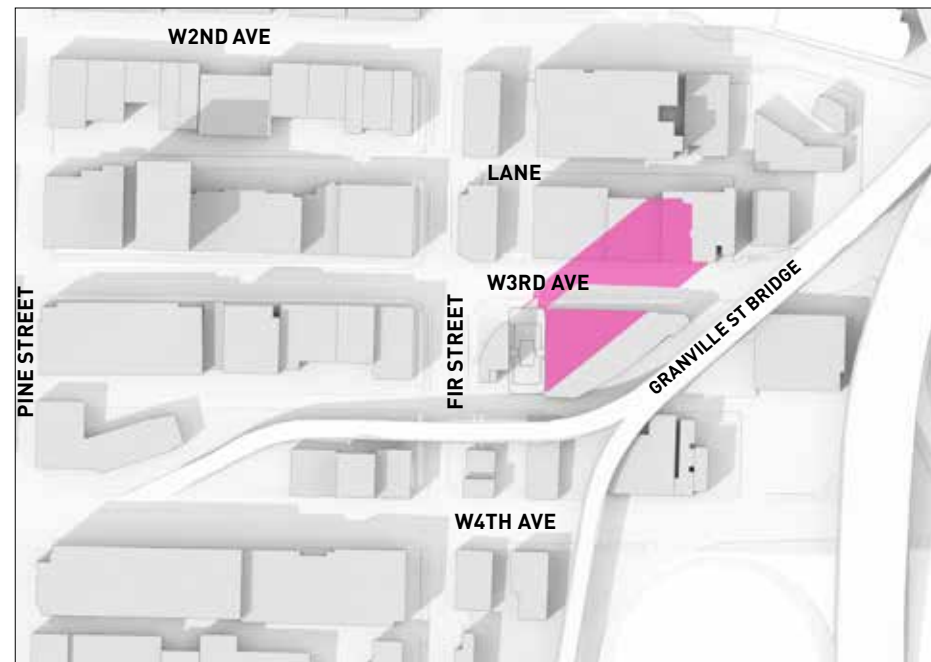
12 PM PDT



2 PM PDT




4 PM PDT



NOTE: THIS SHADOW STUDY SHOWS THE PROPOSED BUILDING AT 162' IN CURRENT CONTEXT.

LEGEND

 Shadow Study



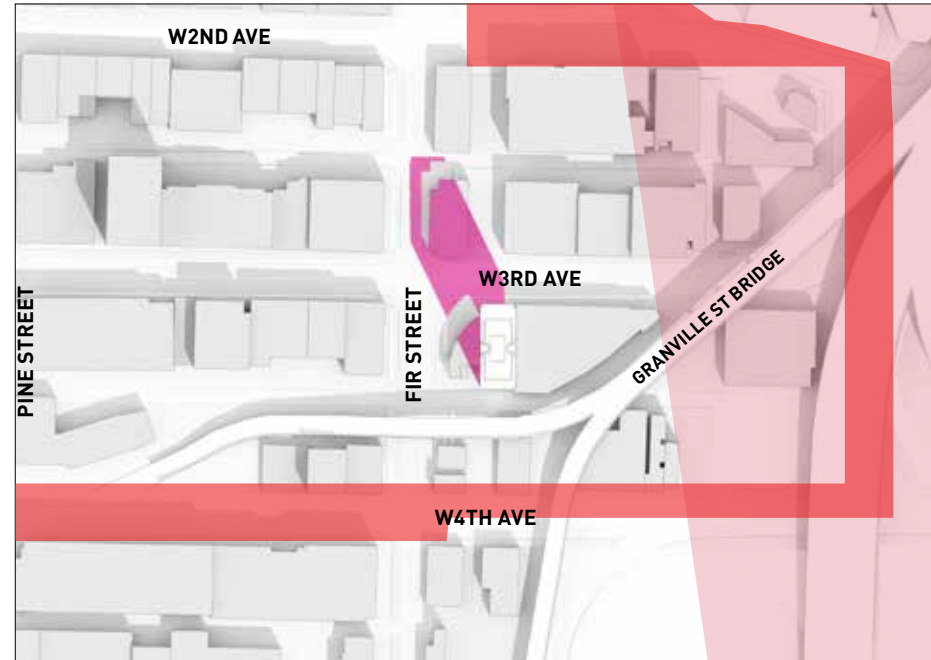
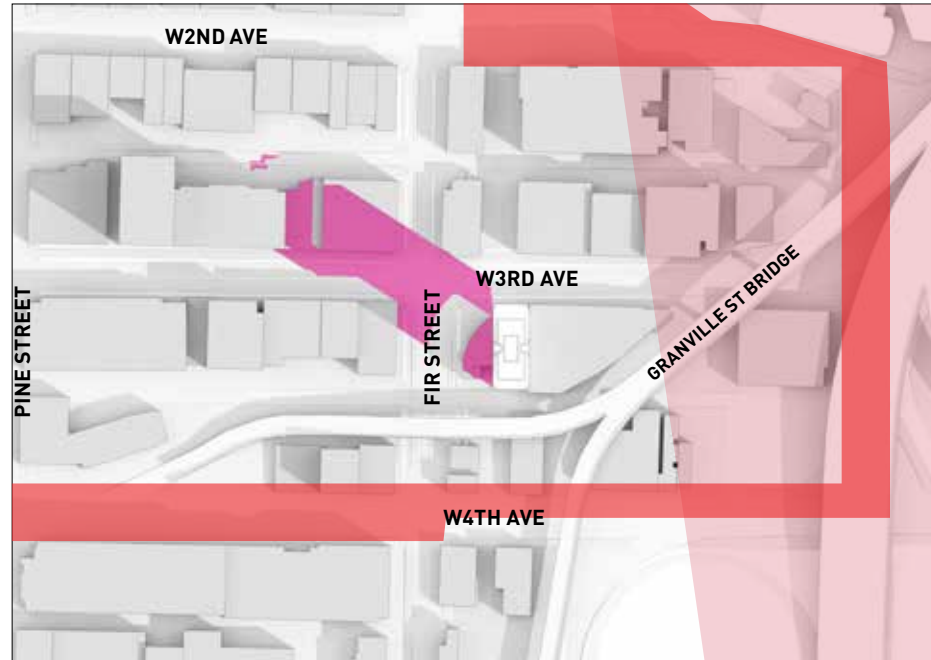
9.5 SHADOW STUDIES

20 MARCH-SPRING EQUINOX
UTC: -7:00

BROADWAY PLAN - 11.0 BUILT FORM GUIDELINES - GENERAL APPROACHES TO HEIGHT (PG 290)
Balancing the need for housing and job space with the importance of sunlight in parks and open spaces, including village high streets
Response: Project does not shadow parks, open spaces, or village high streets on the equinox .

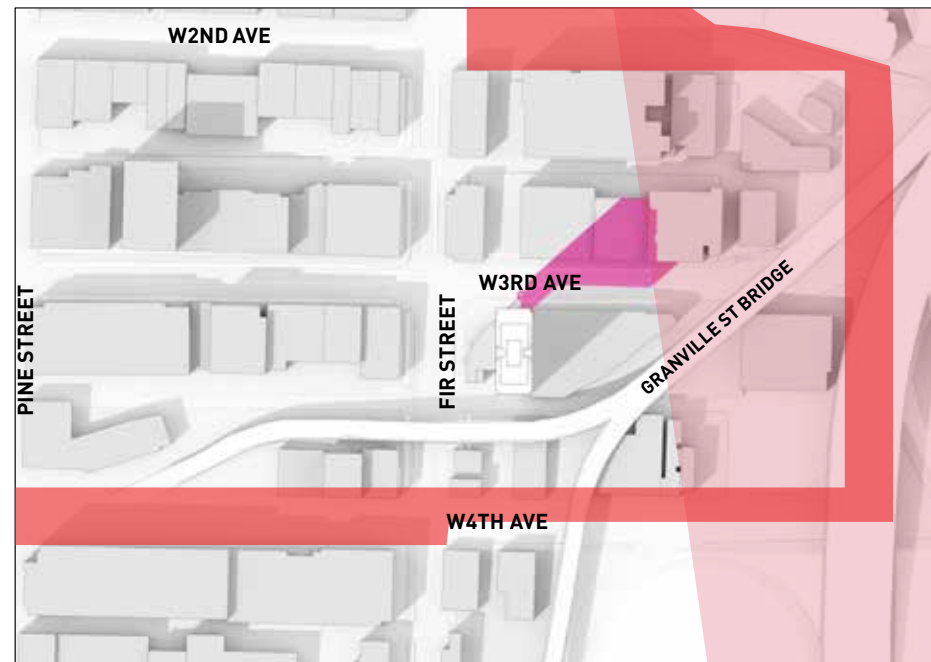
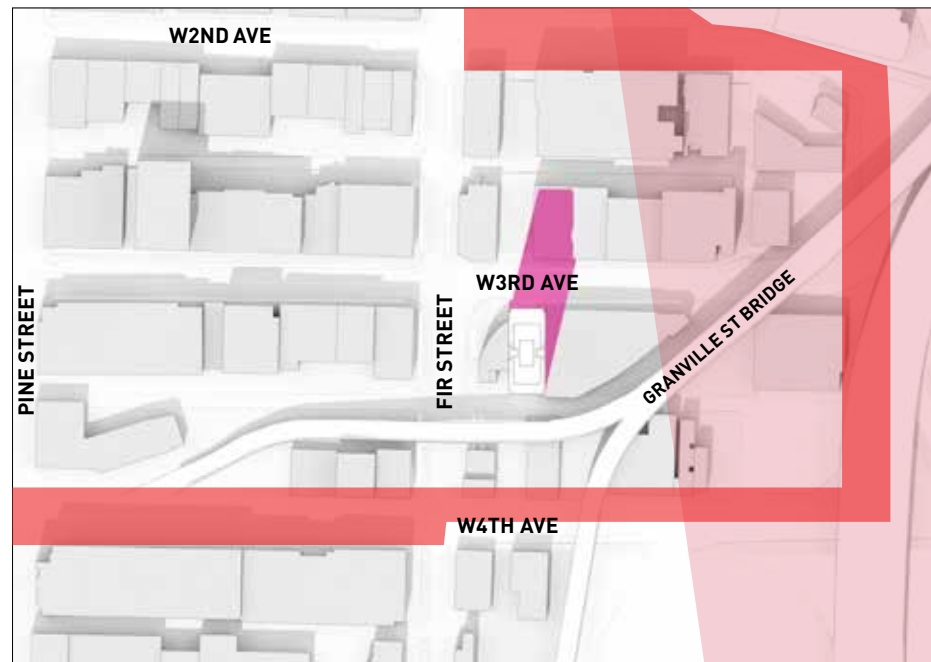
10 AM PDT

12 PM PDT



2 PM PDT

4 PM PDT

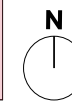


SITE LOCATED OUTSIDE A SOLAR PRIORITY AREA NO SHADOW CREATED ON VILLAGE HIGH STREET/PLAZA.

NOTE: STUDY CURRENTLY SHOWING AS-IS (NO DENSITY INCREASE) OF SURROUNDING AREA SHADOWS CREATED FROM ADDITIONAL HEIGHT PRIMARILY LAND ON ROOF/LANE.

LEGEND

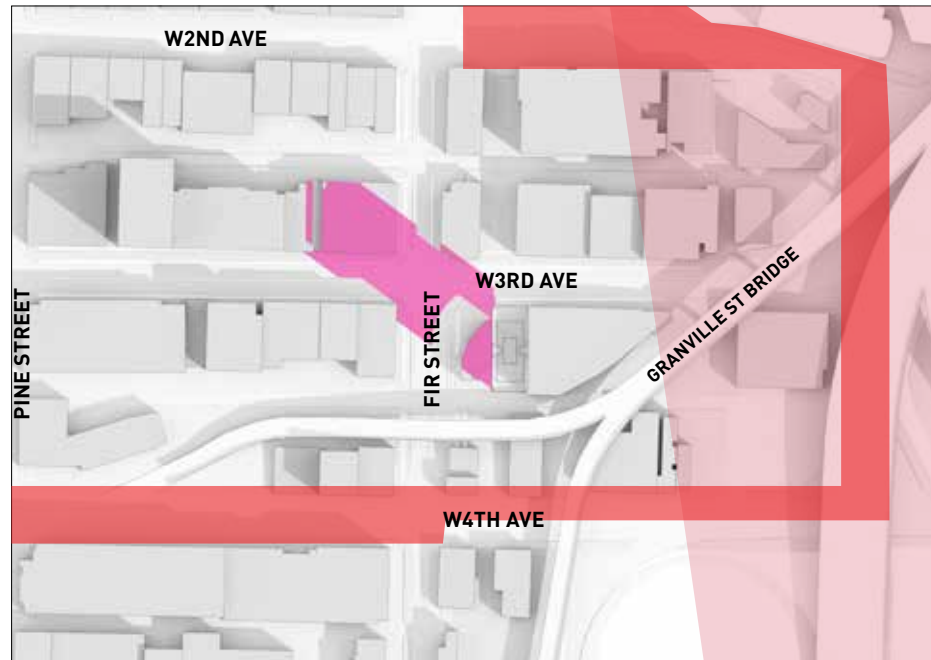
- Village High Street/Plaza
- View Cone - 20 Granville st. UPDATED July 10, 2024
- Shadow Study



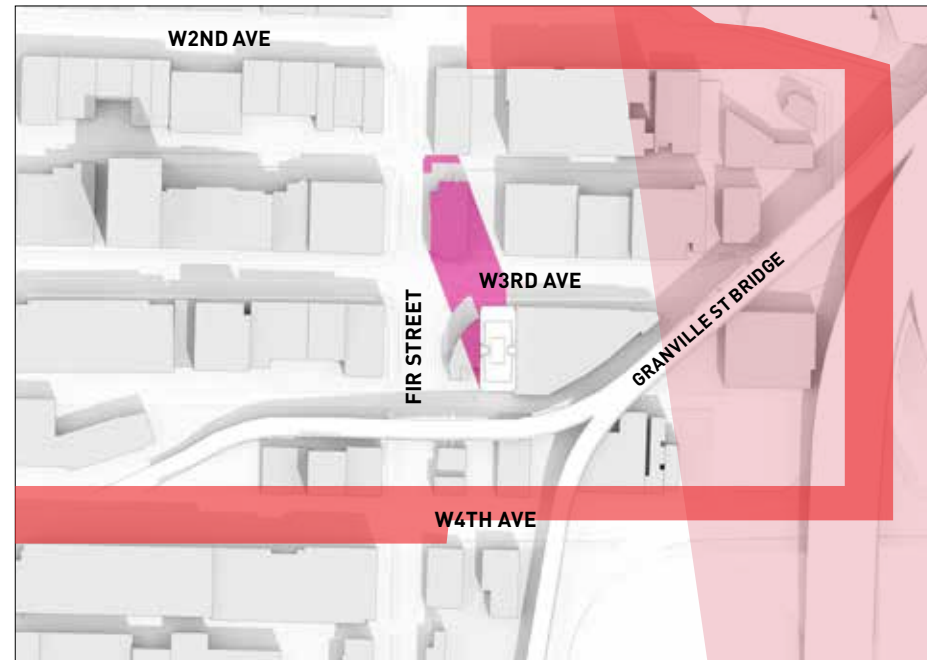
9.5 SHADOW STUDIES

23 SEPTEMBER-FALL EQUINOX
UTC: -7:00

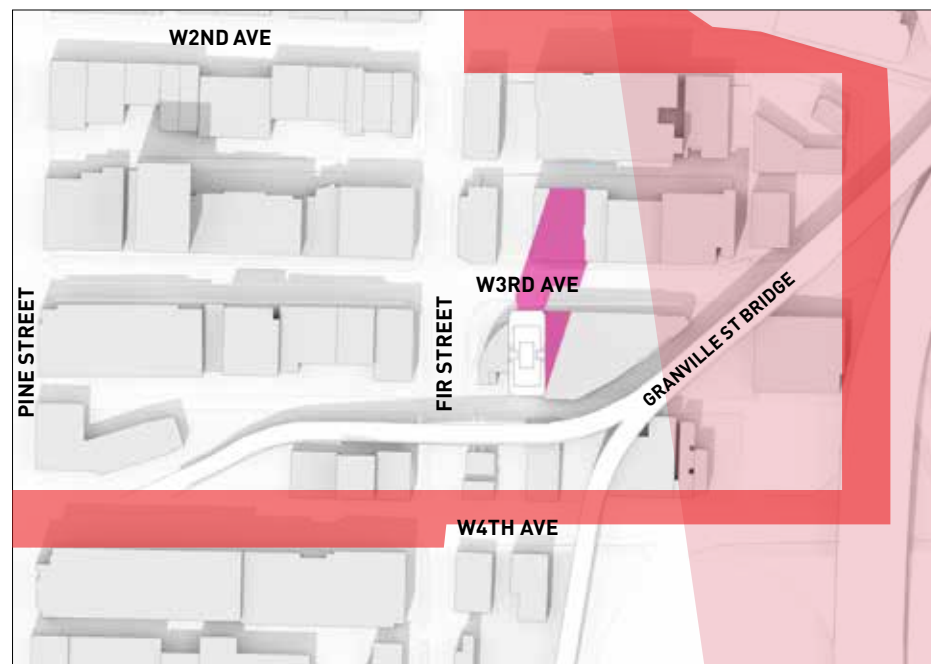
10 AM PDT



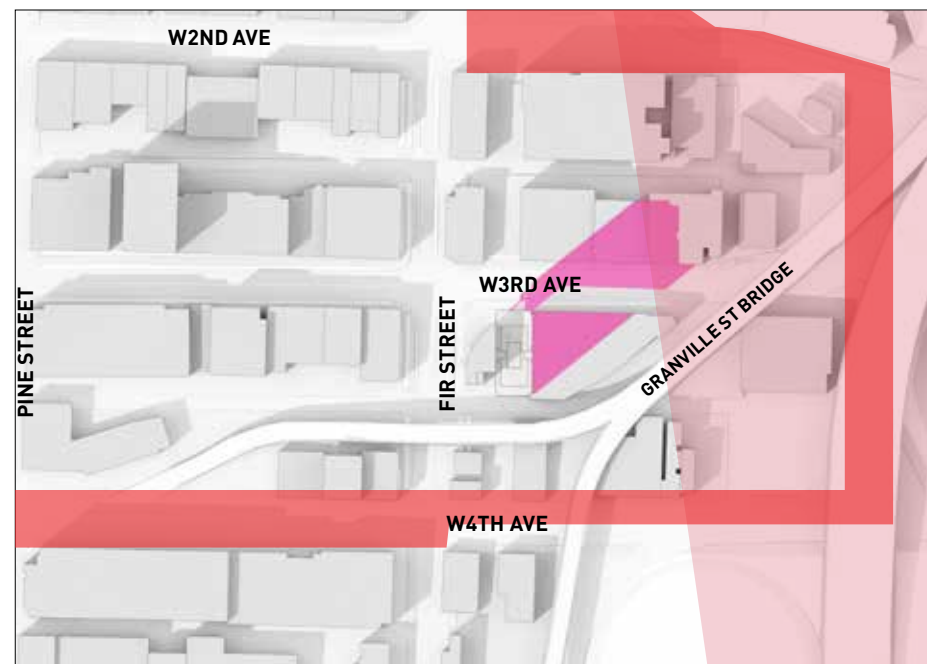
12 PM PDT



2 PM PDT



4 PM PDT



SITE LOCATED OUTSIDE A SOLAR PRIORITY AREA NO SHAD-
OW CREATED ON VILLAGE HIGH STREET/PLAZA.

**NOTE: STUDY CURRENTLY SHOWING AS-IS (NO DENSITY IN-
CREASE) OF SURROUNDING AREA SHADOWS CREATED FROM
ADDITIONAL HEIGHT PRIMARILY LAND ON ROOF/LANE.**

LEGEND

- Village High Street/Plaza
- View Cone - 20 Granville st.
UPDATED July 10, 2024
- Shadow Study



PROJECT DOES NOT FALL WITHIN ANY VIEW CONES:





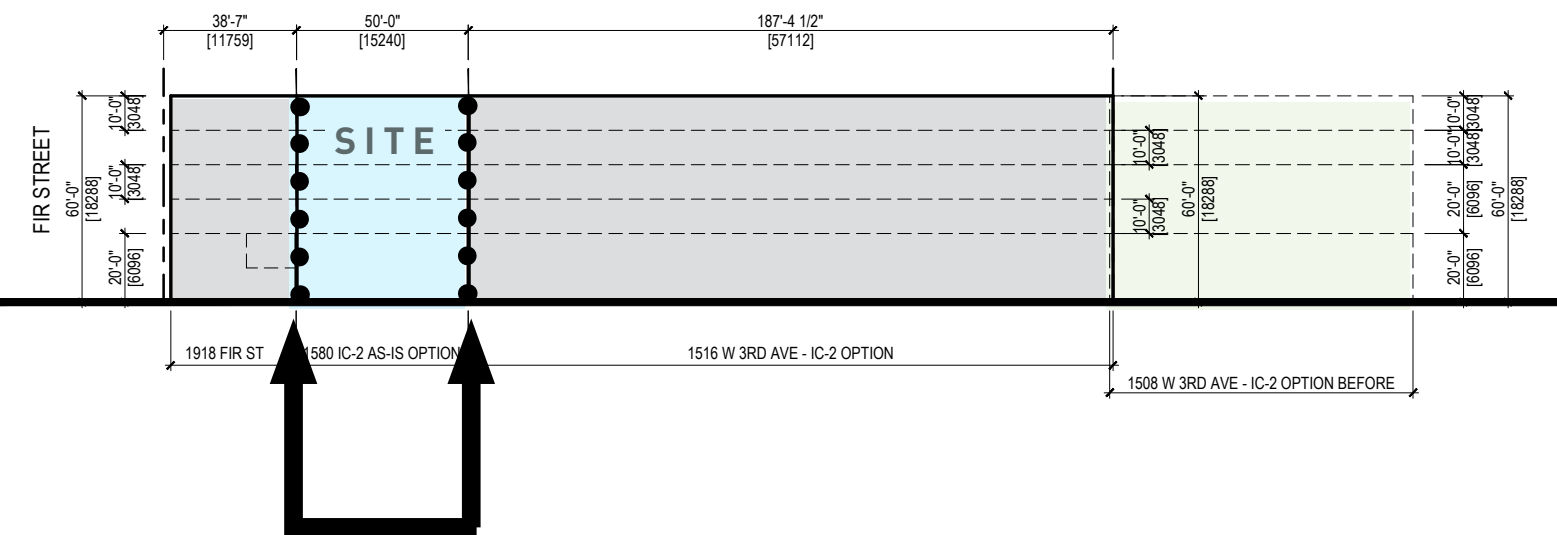
10 ADJACENT SITE
STUDY

10.1 ADJACENT SITE BUILDOUT

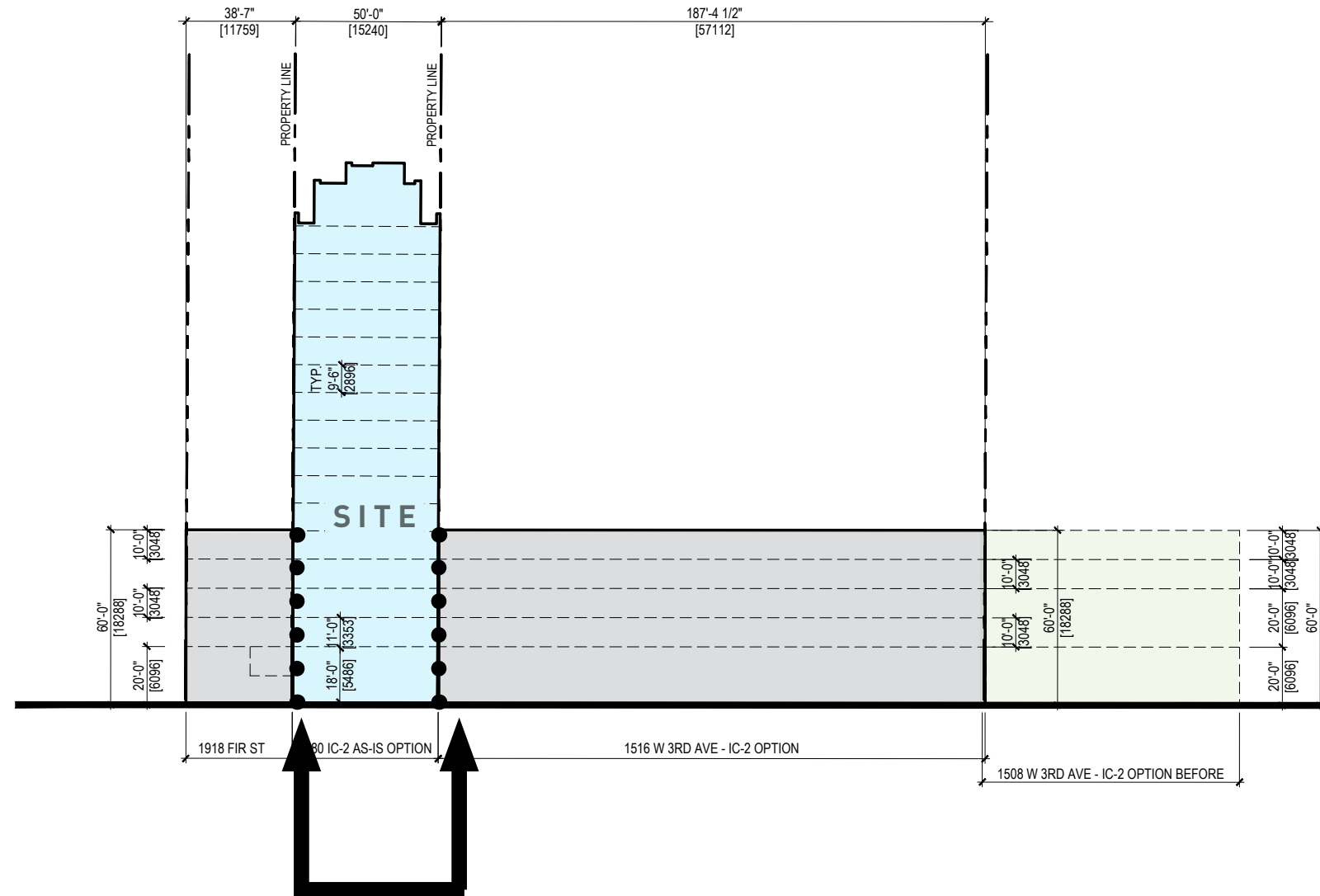
PROPOSED REZONING HAS NO CHANGE IN IMPACT ON 1918 FIR ST
FROM CURRENT IC-2 OUTRIGHT ZONE:

1500 W3RD BLOCK BUILDOUT -
WITH PROPOSED REZONING AT 1580-1588 W3RD AVE:

1500 W3RD BLOCK BUILDOUT -
IC-2 OUTRIGHT DEVELOPMENT PERMIT:



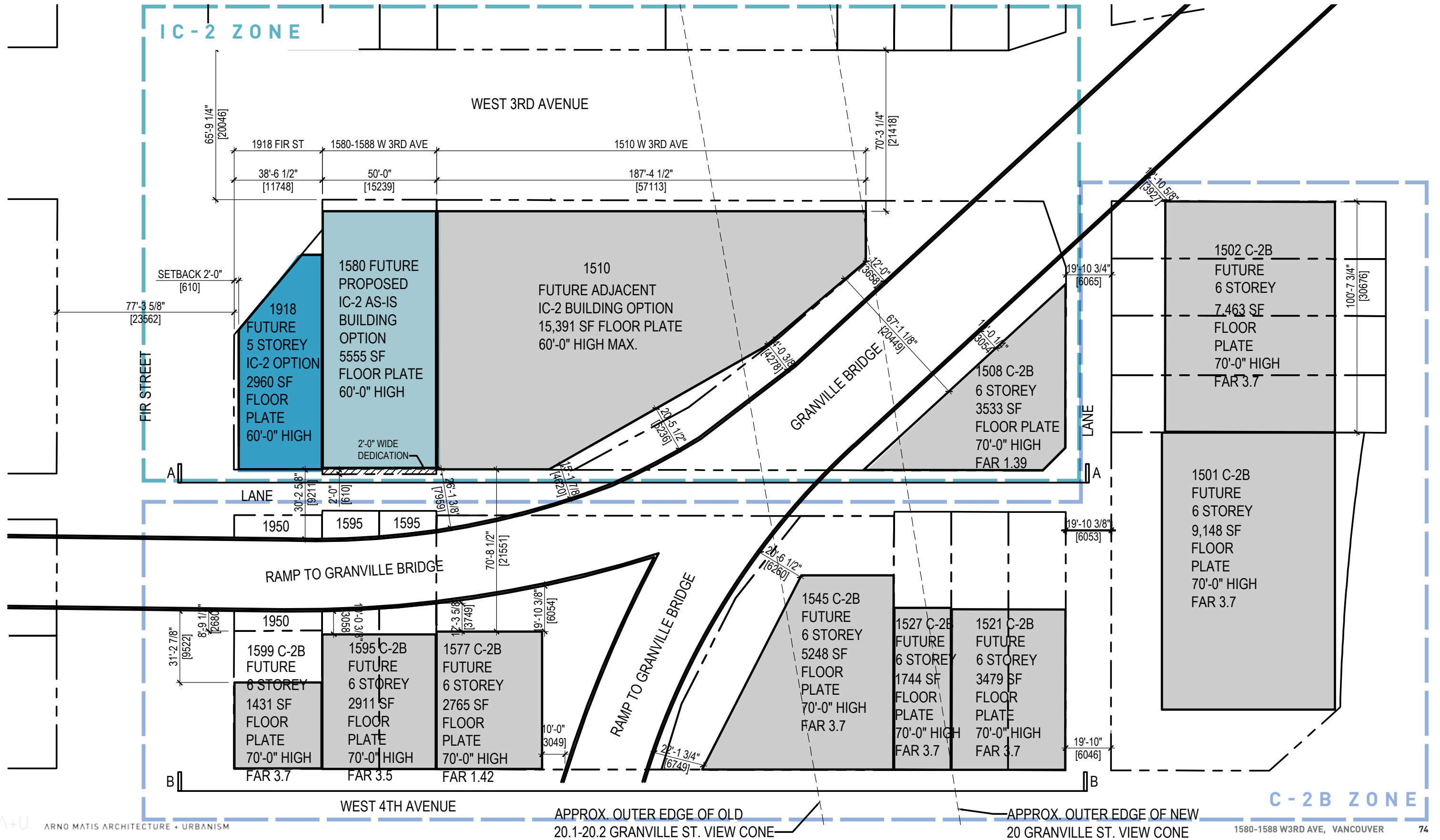
IC-2 = EAST/WEST ZERO LOT-LINE



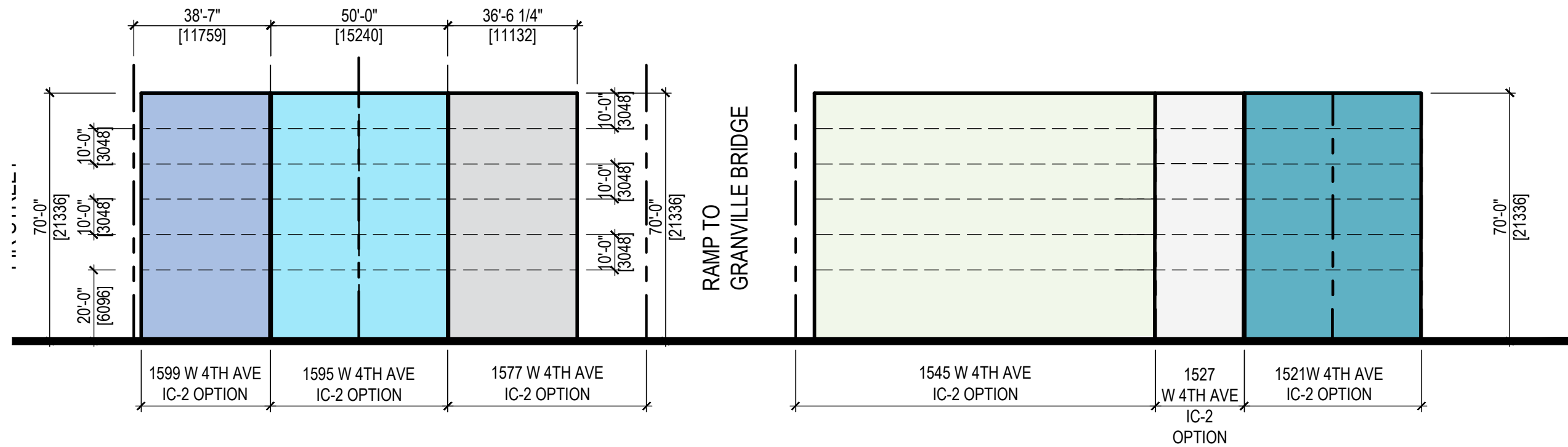
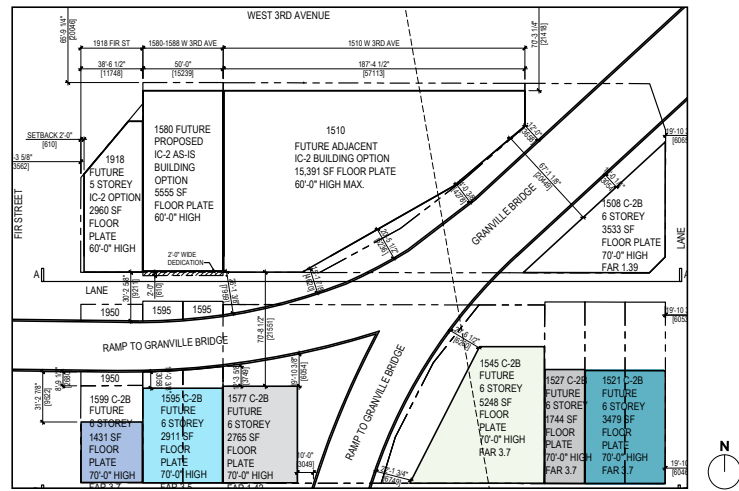
EAST/WEST ZERO LOT-LINE = SAME AS IC-2
NO CHANGE IN IMPACT ON ADJACENT LOTS

10.1 ADJACENT SITE BUILDOUT

BLOCK BUILD-OUT AS OUTRIGHT DEVELOPMENT PERMIT (IC-2):



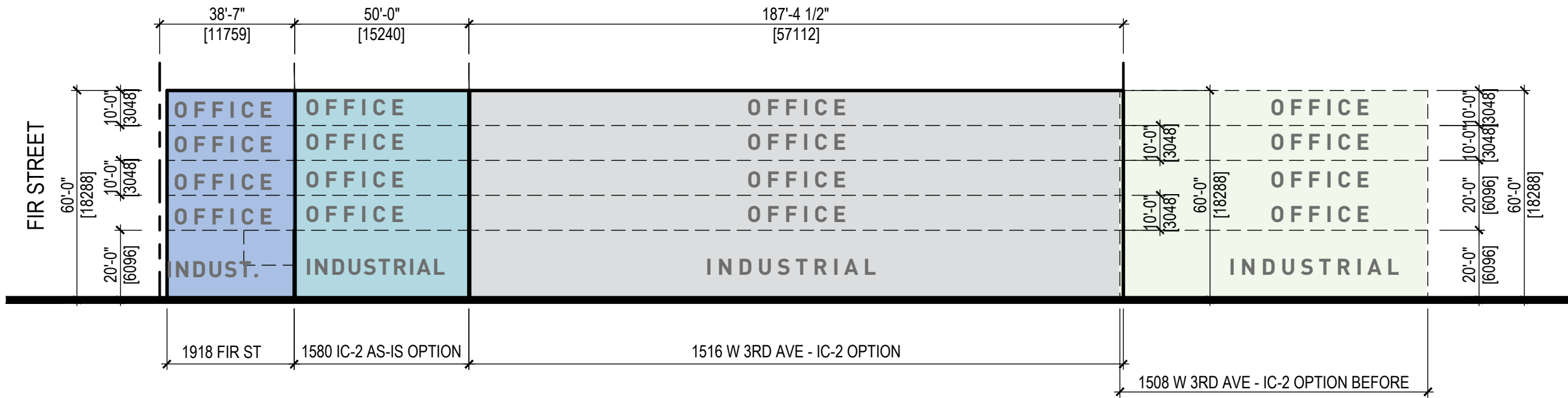
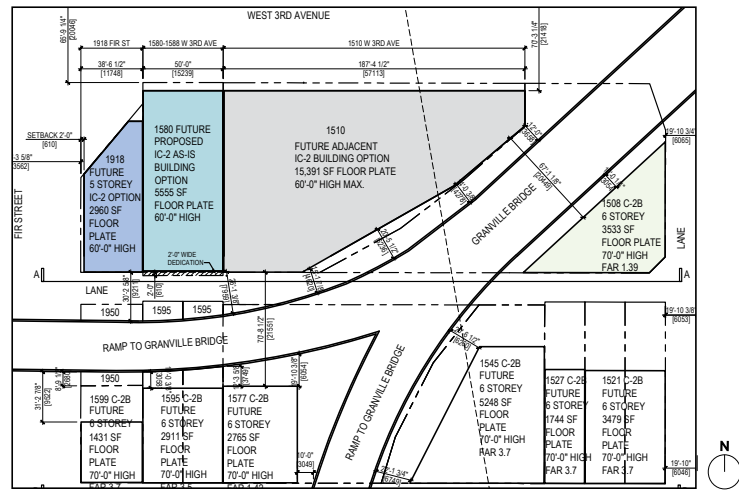
BLOCK BUILD-OUT AS OUTRIGHT DEVELOPMENT PERMIT (C-2B):



BUILDING ELEVATION B-B ALONG WEST 4TH AVE
C-2BAS-IS OPTION - BLOCK BUILD-OUT

10.2 ADJACENT SITES STUDY

BLOCK BUILD-OUT AS OUTRIGHT DEVELOPMENT PERMIT (IC-2):



BUILDING ELEVATION A-A ALONG LANE
IC-2 AS-IS OPTION - BLOCK BUILD-OUT

BLOCK BUILD-OUT AS OUTRIGHT DEVELOPMENT PERMIT (IC-2):

1918 FIR ST

*Project Data And Statistics - ESTIMATE GFA ONLY
2024-11-27*

ZONING DATA	
SITE AREA (GROSS) :	
SQ. FT.	3155
SQM	293

AREA DATA

LEVEL	GROSS FLOOR AREA (Sq.Ft)
L1	2200
L2	2960
L3	2960
L4	2960
L5	2960
Total Area (Sq. Ft.)	14040
Floor Space Ratio	4.5

1580-1588 W 3RD AVE

*Project Data And Statistics - ESTIMATE GFA ONLY
2024-11-27*

ZONING DATA	
SITE AREA (GROSS) :	
SQ. FT.	5,998.30
SQM	557.26

AREA DATA

LEVEL	GROSS FLOOR AREA (Sq.Ft)
L1	5,000
L2	5,555
L3	5,555
L4	5,555
L5	5,555
Total Area (Sq. Ft.)	27,220
Floor Space Ratio	4.5

BLOCK BUILD-OUT AS OUTRIGHT DEVELOPMENT PERMIT (IC-2):

1510 W 3RD AVE

*Project Data And Statistics - ESTIMATE GFA ONLY
2024-11-27*

ZONING DATA	
SITE AREA (GROSS) :	
SQ. FT.	16,880.14
SQM	1,568.20

AREA DATA

LEVEL	GROSS FLOOR AREA (Sq.Ft)
L1	13,891
L2	15,391
L3	15,391
L4	15,391
L5	15,391
Total Area (Sq. Ft.)	75,455
Floor Space Ratio	4.5

1508 W 3RD AVE

*Project Data And Statistics - ESTIMATE GFA ONLY
2024-11-27*

ZONING DATA	
SITE AREA (GROSS) :	<i>*AREA approx. based on vanmaps</i>
SQ. FT.	15364
SQM	1427

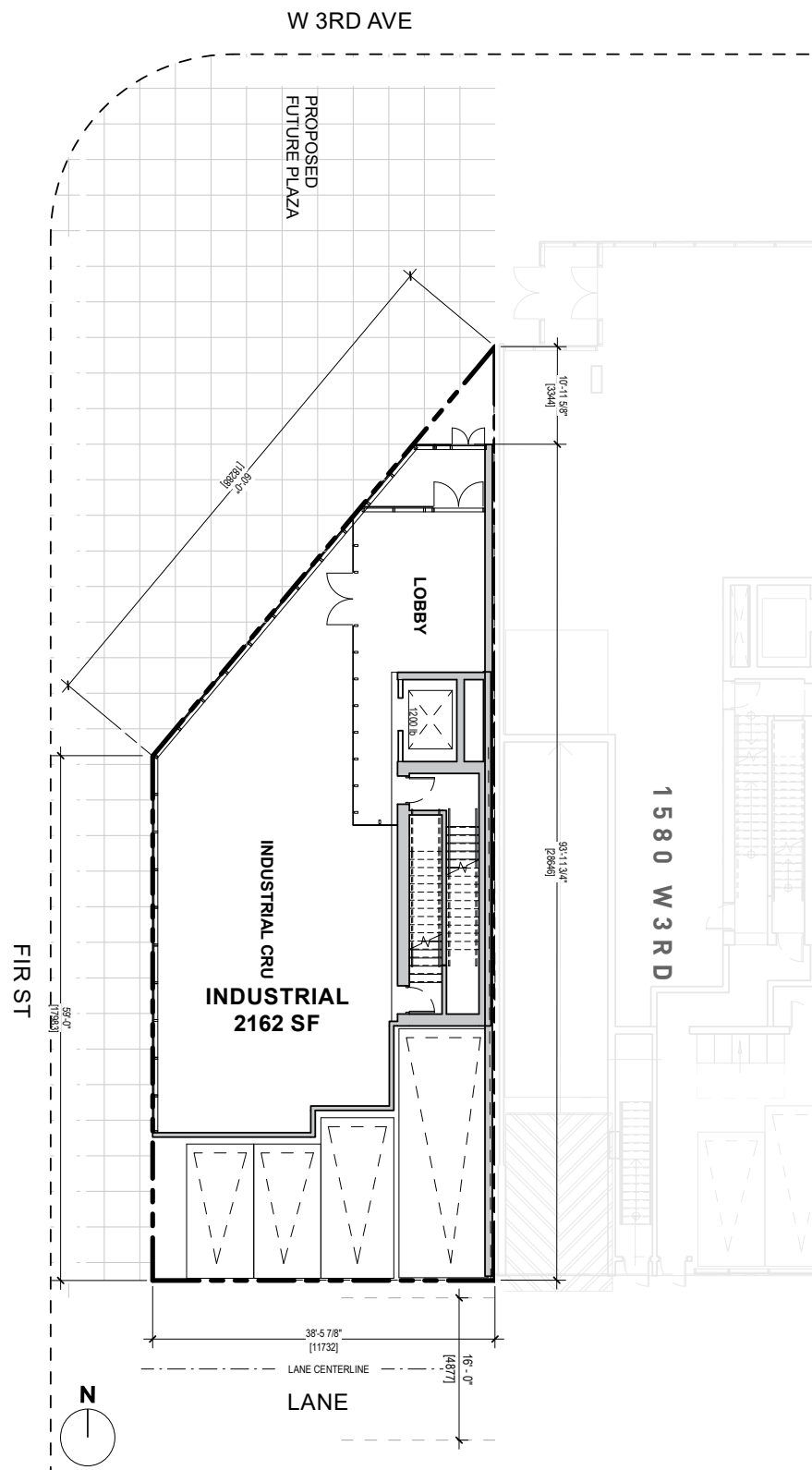
AREA DATA

LEVEL	GROSS FLOOR AREA (Sq.Ft)
L1	3533
L1 - MEZZ	1500
L2	3533
L3	3533
L4	3533
L5	3533
Total Area (Sq. Ft.)	19165
Floor Space Ratio*	1.2

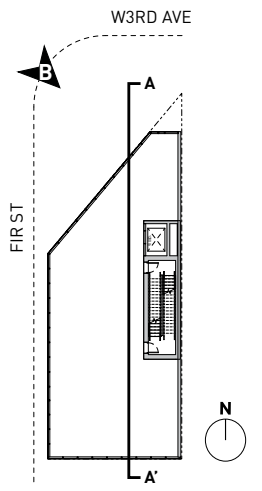
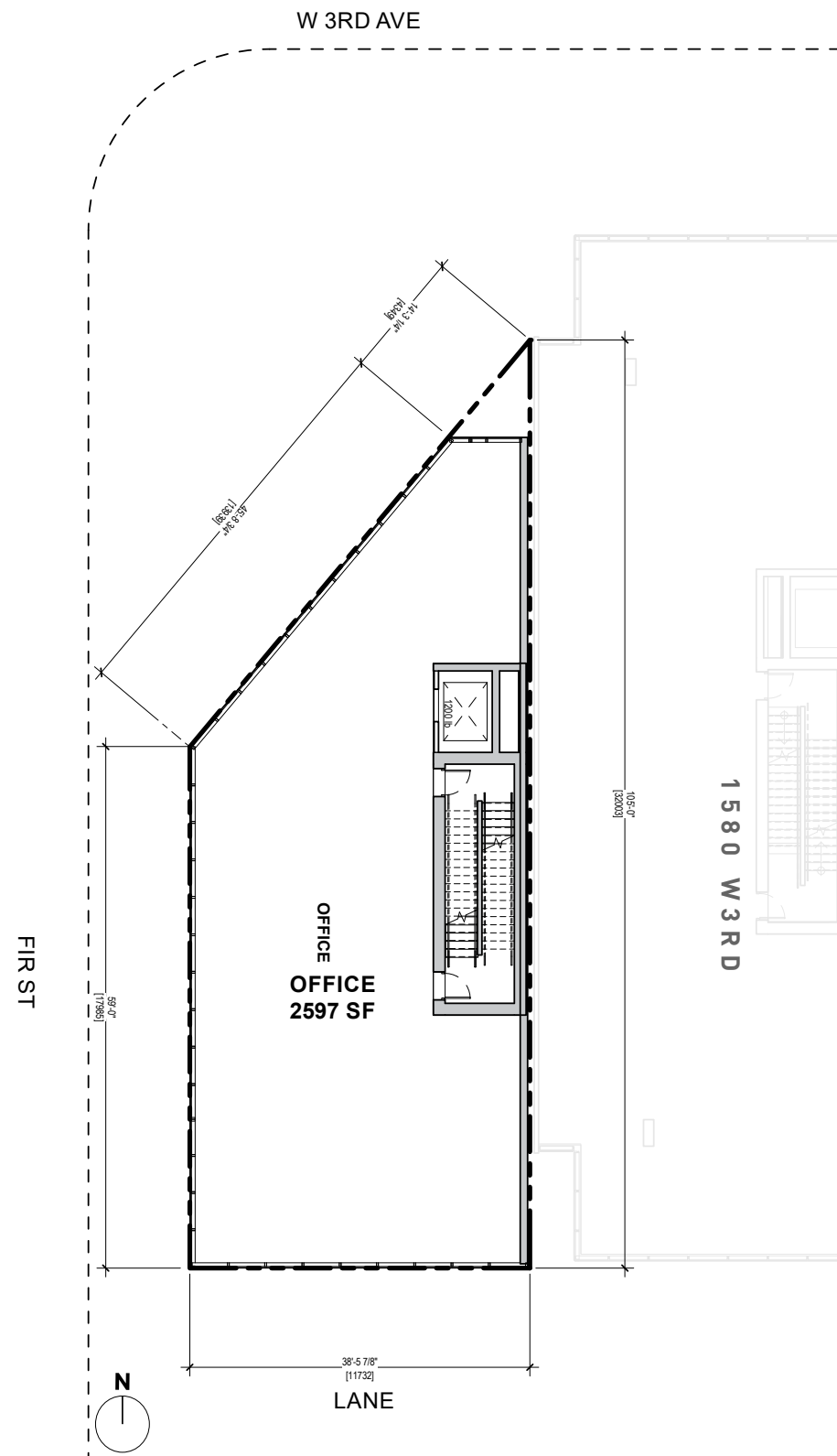
*NOTE: MOST OF LOT IS UNDER A BRIDGERAMP,
15 storeys would be required to achieve 3.5 FAR*

1918 FIR ST IS FEASIBLE AS A SINGLE-LOT:

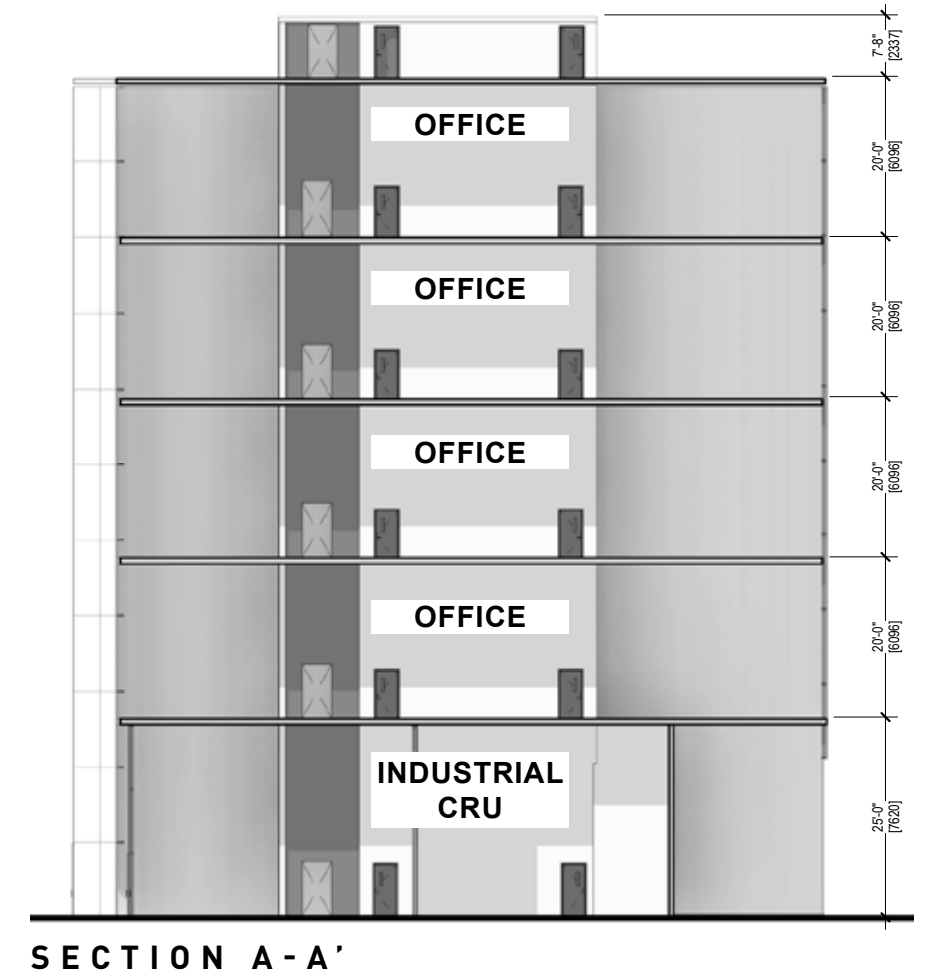
L1 FLOORPLAN



L2-5 FLOORPLAN



KEY PLAN



1918 FIR ST IS FEASIBLE AS A SINGLE-LOT UNDER IC-2 OR FUTURE REZONING:

1918 FIR ST IC-2 DP

*Project Data And Statistics - ESTIMATE GFA ONLY
2024-11-27*

ZONING DATA	
SITE AREA (GROSS) :	
SQ. FT.	3155
SQM	293

AREA DATA

LEVEL	GROSS FLOOR AREA (Sq.Ft)
L1	2200
L2	2960
L3	2960
L4	2960
L5	2960
Total Area (Sq. Ft.)	14040
Floor Space Ratio	4.5

1918 FIR ST REZONING

*Project Data And Statistics - ESTIMATE GFA ONLY
2024-11-27*

ZONING DATA	
SITE AREA (GROSS) :	
SQ. FT.	3155
SQM	293

AREA DATA

LEVEL	GROSS FLOOR AREA (Sq.Ft)
L1	2,162
L1 -mezz	432
L2	3081
L3	3081
L4	3081
L5	3081
L6	3081
L7	3081
L8	3081
L9	3081
L10	3081
Total Area (Sq. Ft.)	30,323
Floor Space Ratio	9.61

NARROW LOTS NEXT TO GRANVILLE ISLAND INSPIRE A VERTICAL BOUTIQUE BLOCK MASSING:

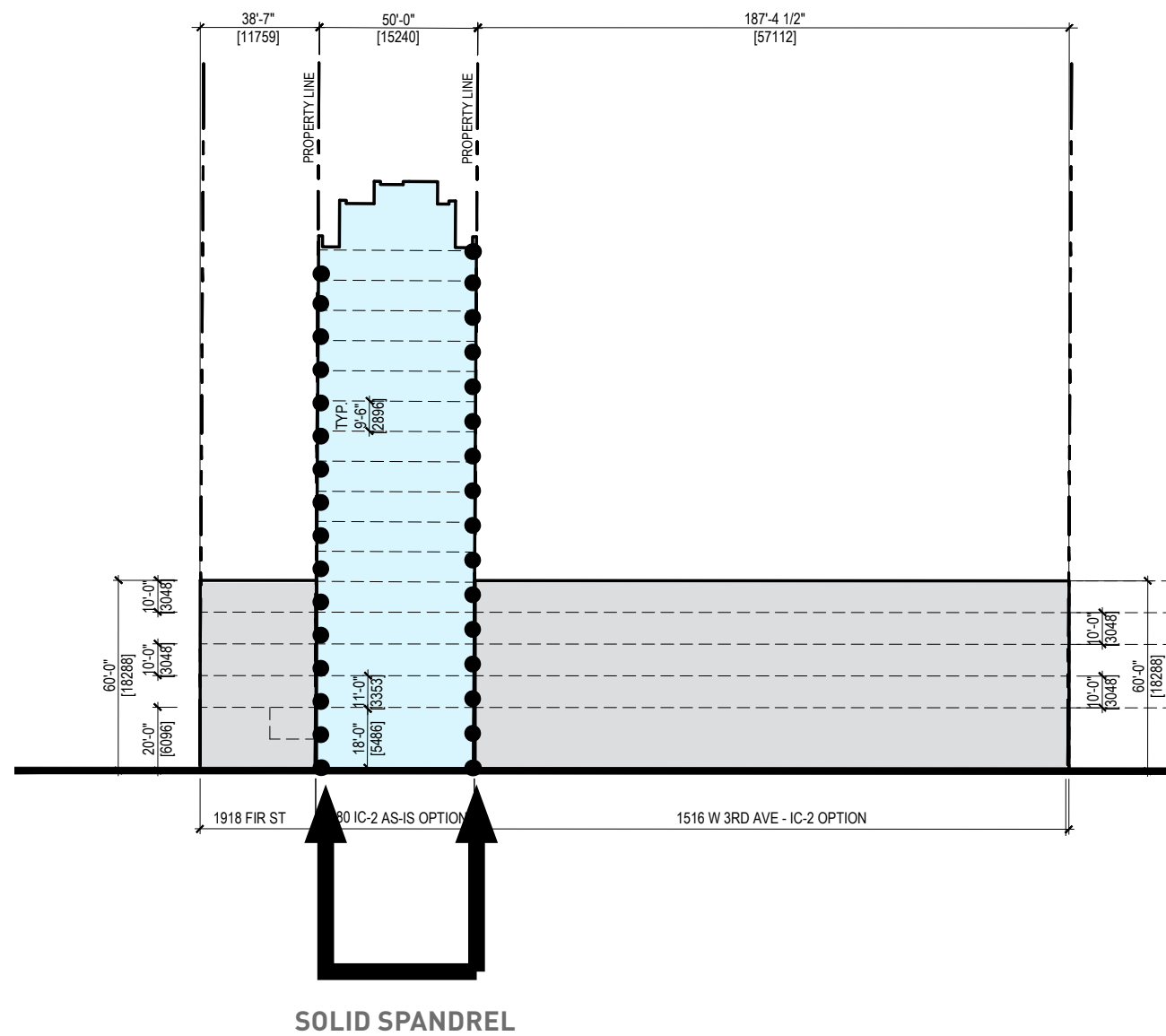




11 EAST/WEST
FACADE AND
DAYLIGHT

11.1 WEST INTERFACE

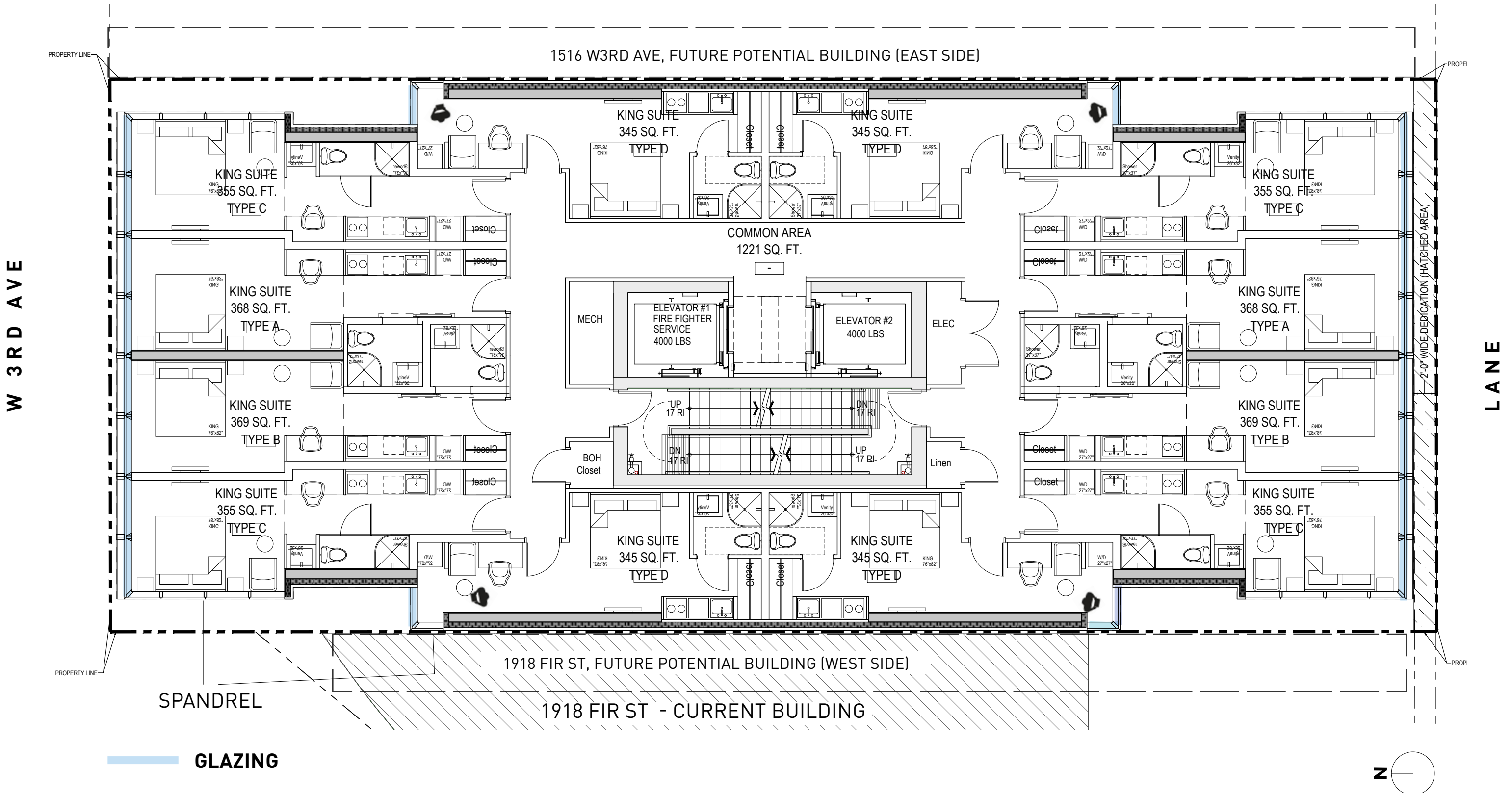
EAST-WEST FACADE TO BE RAINSCREEN PARTITION WITH SOLID SPANDREL GLASS CLADDING:



EAST/WEST SOLID PANEL PRECEDENTS:
SOLID SPANDREL WITH ETHEREAL / TRANSLUCENT LOOK



**GLAZING ENSURES LIGHT ACCESS TO ALL HOTEL SUITES:
STAGGERED SOLID SPANDREL AND VISION GLASS ELIMINATE OVERLOOK**





12 PERSPECTIVES &
VIEW STUDIES

12.1 AERIAL VIEWS

CURRENT CONTEXT + PROJECTS IN PROGRESS

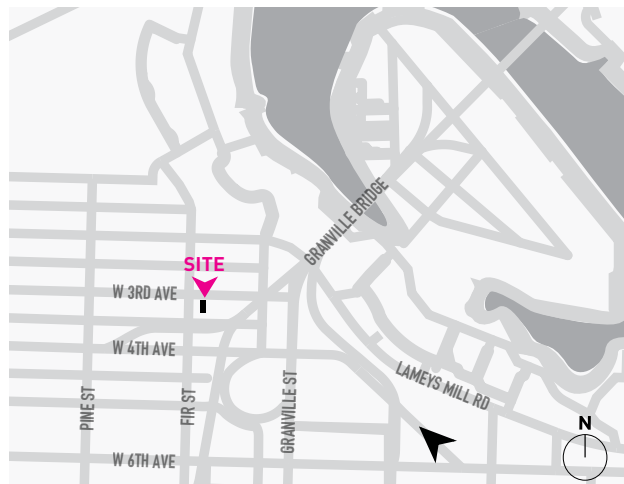
VIEW FROM HEMLOCK ON RAMP LOOKING NORTHWEST



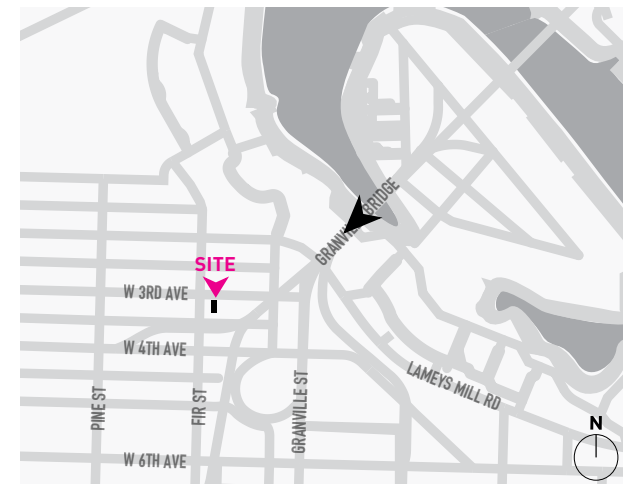
VIEW FROM GRANVILLE BRIDGE LOOKING SW



KEY PLAN



KEY PLAN



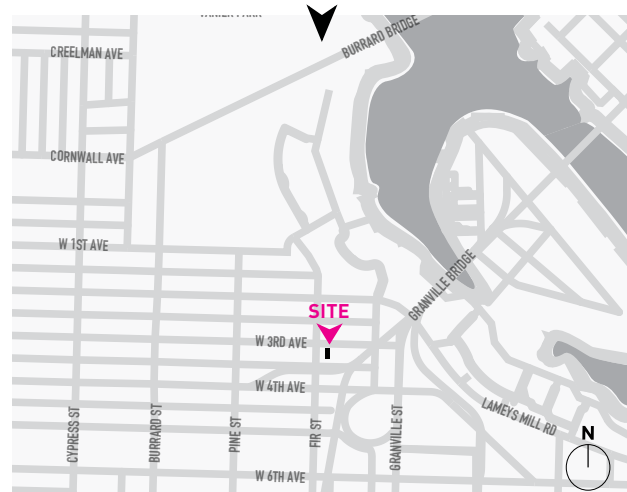
12.1 AERIAL VIEWS

CURRENT CONTEXT + PROJECTS IN PROGRESS

VIEW ABOVE VANIER PARK LOOKING SOUTH



KEY PLAN



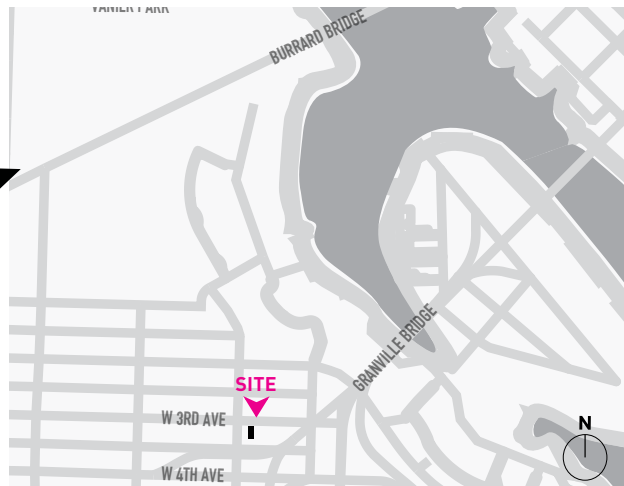
12.2 STREET VIEWS

CURRENT CONTEXT + PROJECTS IN PROGRESS

AERIAL VIEW LOOKING NE



KEY PLAN



W4TH AVE & FIR LOOKING NORTH



KEY PLAN



12.2 STREET VIEWS

CURRENT CONTEXT + PROJECTS IN PROGRESS

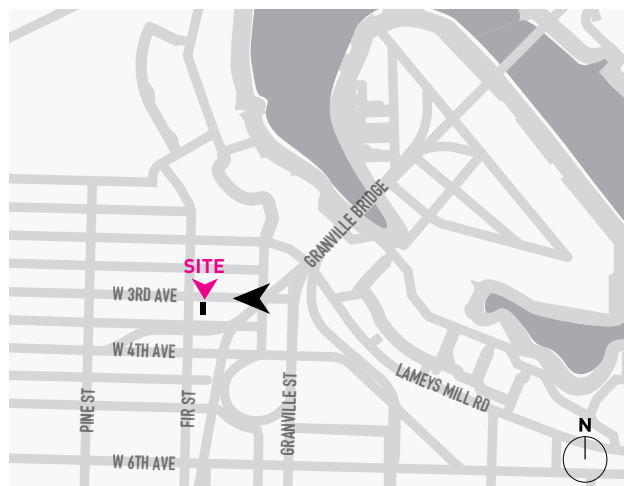
W3RD AVE LOOKING WEST



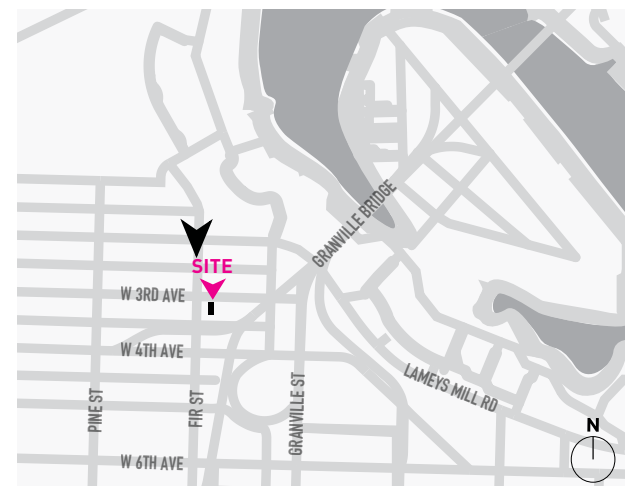
FIR ST LOOKING SOUTH



KEY PLAN



KEY PLAN





13 ARCHITECTURAL
DRAWINGS

13.1 STATS - INTRO/AREAS

1580-1588 W3rd Ave

REZONING DATA

2025-05-06

CIVIC ADDRESS:	1580-1588 W 3rd AVENUE, VANCOUVER BC
LEGAL DESCRIPTION:	LOT 3, BLOCK 240, PLAN VAP590, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID	023-793-805 & 023-793-813

ZONING DATA	SQ. FT.	SQM
SITE AREA:	5,998.30	557.2

	ALLOWED	PROPOSED
FSR	Consideration of FSR requested, per 9.7.5 of the Broadway Plan	16.40
EXISTING ZONING		IC-2
PROPOSED ZONING		CD-1

	ALLOWED (MAX UNDER FGBG BROADWAY PLAN)	ALLOWED (MAX UNDER IC-2)	EXCLUDED HEIGHT		
			PROPOSED** (to top of Hotel L18 CLT roof topping)	PROPOSED ¹ (to top of shared hotel amenity roof parapet)	PROPOSED ² (to top of elevator overrun parapet)
STOREYS	10 STOREYS	not specified	17 STOREYS	18 STOREYS	
FEET		100	162	174.75	183.75
METERS		30.48	49.38	53.3	56.01

*note: estimate based on Broadway Plan required floor-to-floor heights

**note: relaxation on frontage requested.

FLOOR AREA	PROPOSED (SF)	PROPOSED (SM)
GROSS	193,763	18,001

SETBACK	REQUIRED (M)	PROPOSED (M)
N. Front (W3rd Ave)	1.5M (4.5m from back of curb)	1.5M (4.5m from back of curb)
TEMPORARY SRW on northwest corner	2.5M (depth) X 6.5M (width)	2.5M (depth) X 6.5M (width)
S. Lane	2'-0" Dedication	2'-0" Dedication
E. Side	0	0
W.Side	0	0

1. Per Height Exclusions 10.1.1 (f) roof-top access structures to private or common outdoor amenity space that do not exceed a height of 3.6 m; Note amenity height is 11'-9" from top of pavers (noted on sections)
 2. Per Height Exclusions 10.1.1 (b) mechanical equipment, including elevator machine rooms, and any related screening materials that the Director of Planning considers appropriate to reduce visual impacts of 3.6 m;
- See Drawing A.1101 for Building Height Calculations including IBG.

CRU / BOUTIQUE HOTEL

LEVEL	HOTEL						HOTEL EFFECIENCY	GROSS FLOOR (SF)	FSR
	HOTEL LOUNGE (SF)	HOTEL LOBBY + SUITES (SF)	HOTEL CIRCULATION (SF)	HOTEL AMENITY (FITNESS CENTRE/LOUNGE) (SF)	EXCLUSIONS (PARKING/P.K. SHUFTS/LOADING DOUBLE HEIGHT/BIKE/Mec./Elec./Trip of Facility/Balcony)				
P04	-	-	-	-	5,734		22,936	-	
P03					5,734		22,936	-	
P02					5,734		22,936	-	
P01					5,734		22,936	-	
L01	1,753	586	1,042		1,914	80%	5,295	3,381	
L02	2,947		514		1,707	90%	5,168	3,461	
L03		4,138	1,007			80%	5,145	5,145	
L04		4,341	1,221			78%	5,562	5,562	
L05		4,341	1,221			78%	5,562	5,562	
L06		4,341	1,221			78%	5,562	5,562	
L07		4,341	1,221			78%	5,562	5,562	
L08		4,341	1,221			78%	5,562	5,562	
L09		4,341	1,221			78%	5,562	5,562	
L10		4,341	1,221			78%	5,562	5,562	
L11		4,341	1,221			78%	5,562	5,562	
L12		4,341	1,221			78%	5,562	5,562	
L13		4,341	1,221			78%	5,562	5,562	
L14		4,341	1,221			78%	5,562	5,562	
L15		4,341	1,221			78%	5,562	5,562	
L16		4,341	1,221			78%	5,562	5,562	
L17		4,435	1,127			80%	5,562	5,562	
L18		4,435	1,127			80%	5,562	5,562	
ROOF			645	2,336		78%	2,981	2,981	
Total Area (Sq. Ft.)	4,700	70,027	21,335	2,336	20,823		193,763	98,398	
Total Area (SM)	437	6,506	1,982	217	1,935		18,001	9,141	
Floor Space Ratio	0.78	11.67	3.56	0.39	3.47		TOTAL FSR	16.40	

13.2 STATS - HOTEL SUITES

HOTEL SUITE MIX

LEVEL	KING SUITE	KING SUITE - ACCESSIBLE**	DOUBLE KING SUITE	TOTAL
L01	0			0
L02	0			0
L03	0			0
L04	12			12
L05	12			12
L06	12			12
L07	12			12
L08	12			12
L09	12			12
L10	12			12
L11	12			12
L12	12			12
L13	12			12
L14	12			12
L15	12			12
L16		4	4	8
L17		4	4	8
L18				0
TOTAL UNITS	144	8	8	160

*NOTE: SUITES KEPT UNIFORM TO ACHIEVE MID-LEVEL PRICE POINT.

**NOTE: PER BCBC 2025 EFFECTIVE MARCH 10, 2025 SUITE ACCESSIBILITY REQUIREMENTS

13.3 STATS - PARKING AND LOADING

OFFSTREET PARKING

	RATE	UNITS OR AREA	REQUIRED STALL	PROVIDED STALL	BYLAW
HOTEL	1 STALL/115 SQM	9141	0	19	4.1.1
TOTAL			0	19	

**ITALIC= CLIENT REQUEST, NO BYLAW REQUIREMENT*

OFFSTREET ACCESSIBLE PARKING

	RATE	UNITS OR AREA	REQUIRED STALL	PROVIDED STALL	BYLAW
HOTEL PER BASE OF 500 SQM GROS. AREA	1	9141	1	1	4.1.4
HOTEL ADDITIONAL 0.4 PER ADDITIONAL 1000 SQM	0.4STALL/1000SQM	8641	4	4	4.1.4
TOTAL			5	5	

NOTE REQUIRED ACCESSIBLE STALLS ARE INCLUDED IN THE TOTAL REQUIRED OFFSTREET PARKING STALLS

OFFSTREET PASSENGER SPACE

	RATE	UNITS OR AREA	REQUIRED STALL	PROVIDED STALL	BYLAW
CLASS A HOTEL: 1 SPACE FOR EVERY 50 SLEEPING/HOUSEKEEPING/DWELLING UNIT UP TO 200	1	160	4	5	7.2.5.2
CLASS A HOTEL: 1 SPACE FOR EVERY 75 ADDITIONAL UNITS	1	0	0	0	7.2.5.2
CLASS C HOTEL: 1 SPACE FOR EVERY 200 SLEEPING, HOUSEKEEPING, OR DWELLING UNIT UP TO MAXIMUM OF 400 UNITS	1	160	1	0	7.2.5.2
TOTAL			5	5	

NOTE: CLASS B HOTEL NOT REQ.

NOTE: CLASS B AND CLASS C OFFSTREET PASSENGER SPACES ARE NOT REQUIRED FOR RESIDENTIAL AND RETAIL

OFFSTREET LOADING

	RATE	UNITS OR AREA	REQUIRED STALL	PROVIDED STALL	BYLAW
HOTEL USE (CLASS A) 1 SPACE FOR BASE 150 SLEEPING, HOUSEKEEPING, DWELLING UNITS UP TO 249*	1	160	1	1	5.2.2
HOTEL USE (CLASS B) 2 SPACES FOR 75 UNITS UP TO 399 UNITS	2	0	2	1	5.2.2
TOTAL			3	2	

NOTE: CLASS C RESIDENTIAL & HOTEL LOADING SPACES ARE NOT REQUIRED

NOTE: NO CLASS A RETAIL LOADING SPACE REQUIRED, NO CLASS C REQUIREMENT FOR LESS THAN 2000M2

**RETAIL USE (CLASS C) 1 SPACE FOR 2000SQM TO 5000SQM

OFFSTREET BICYCLE SPACE

	RATE	UNITS OR AREA (HOTEL ROOMS)	REQUIRED STALL	PROVIDED STALL	BYLAW
CLASS A					
HOTEL USE	1 SPACE PER 30 UNITS	160	5	37	6.2.5.2
TOTAL CLASS A (INTERIOR)			5	37	
HOTEL USE	6 SPACES FOR BASE 75 UNITS	160	6	12	6.2.5.2
TOTAL CLASS B (EXTERIOR)			6	12	

13.4 SITE PLAN AND BUILDING PLAN

CIVIC ADDRESS:
1580 - 1588 WEST 3RD AVENUE
VANCOUVER BC
V6J 1K4

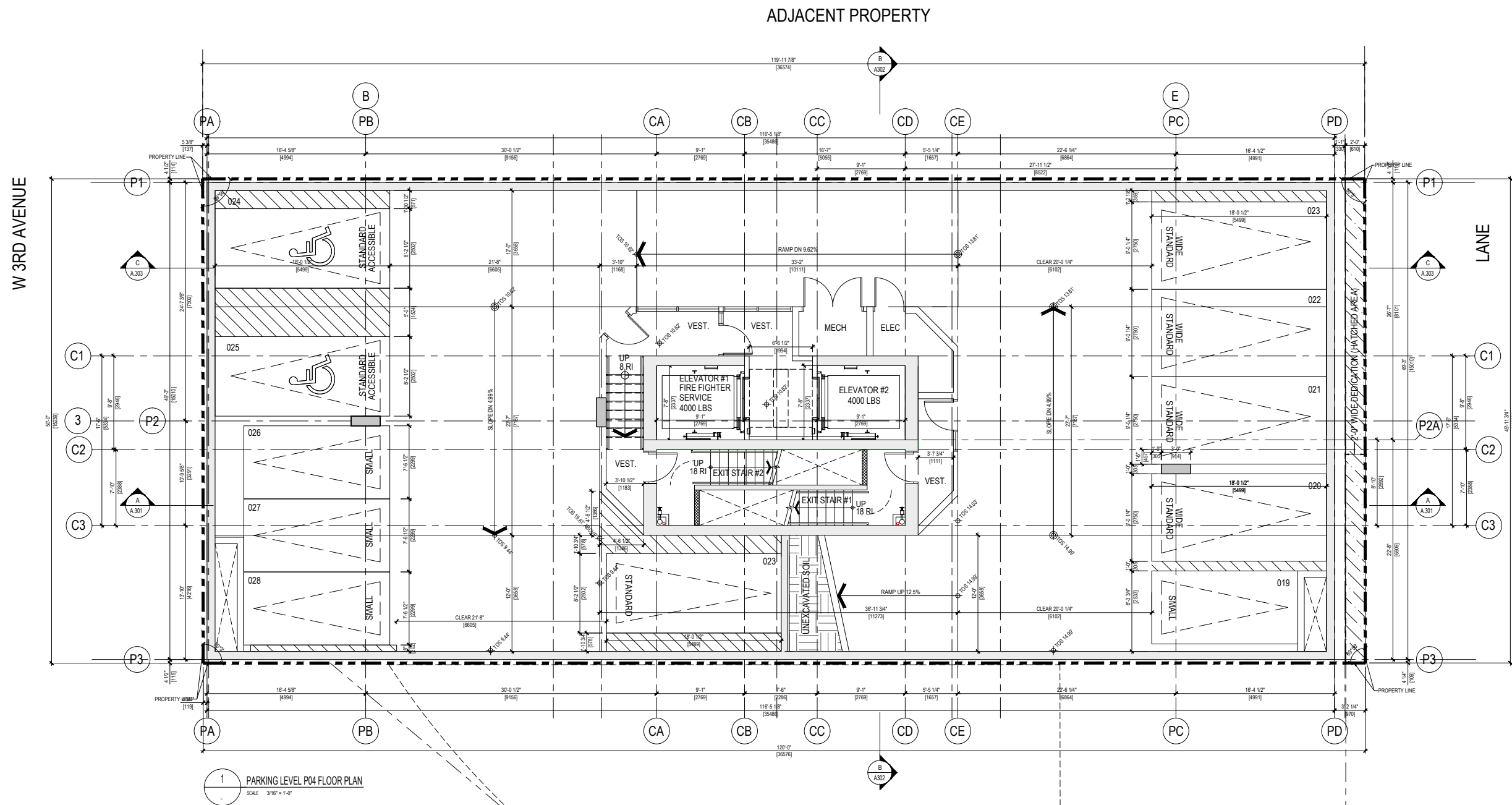
LEGAL DESCRIPTION:
LOT 3, BLOCK 240, PLAN VAP590, DISTRICT LOT 526,
GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID: 023-793-805 & 023-793-813

TYPE OF USE: INDUSTRIAL, OFFICE (GROUP D), HOTEL



P:\202108 1580 W3rd Ave\01 Draw\Current\100 Context\202108 CURRENT A102 SITE PLAN.dwg (sheep.mcphee 4/14/2025 3:21 PM)

13.5 FLOOR PLAN - PARKING LEVEL P04



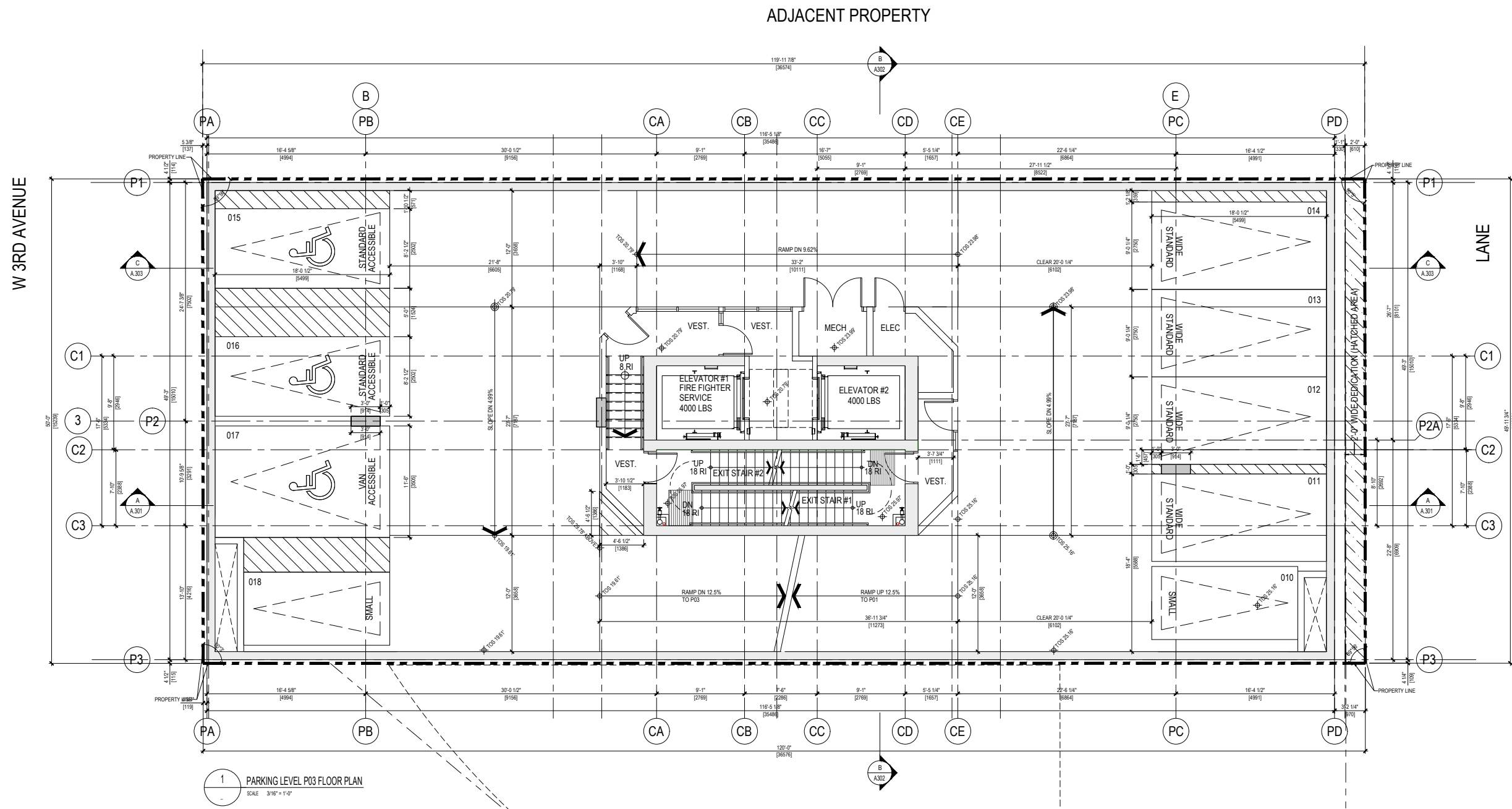
1 PARKING LEVEL P04 FLOOR PLAN
SCALE 3/16" = 1'-0"

LEVEL P04 PLAN:

EXISTING ADJACENT BUILDING ABOVE



13.6 FLOOR PLAN - PARKING LEVEL P03

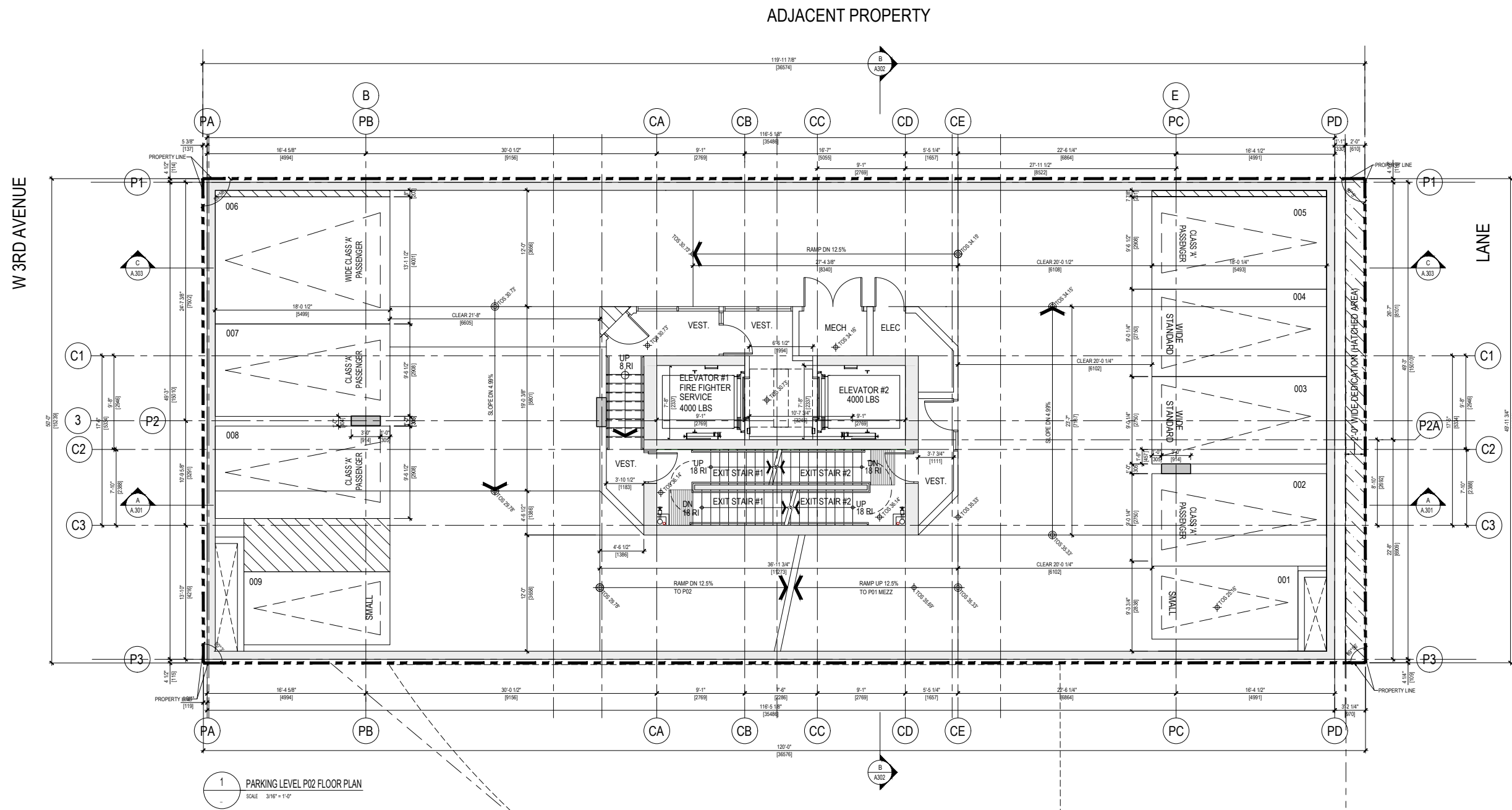


LEVEL P03 PLAN:

EXISTING ADJACENT BUILDING ABOVE



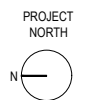
13.7 FLOOR PLAN - PARKING LEVEL P02



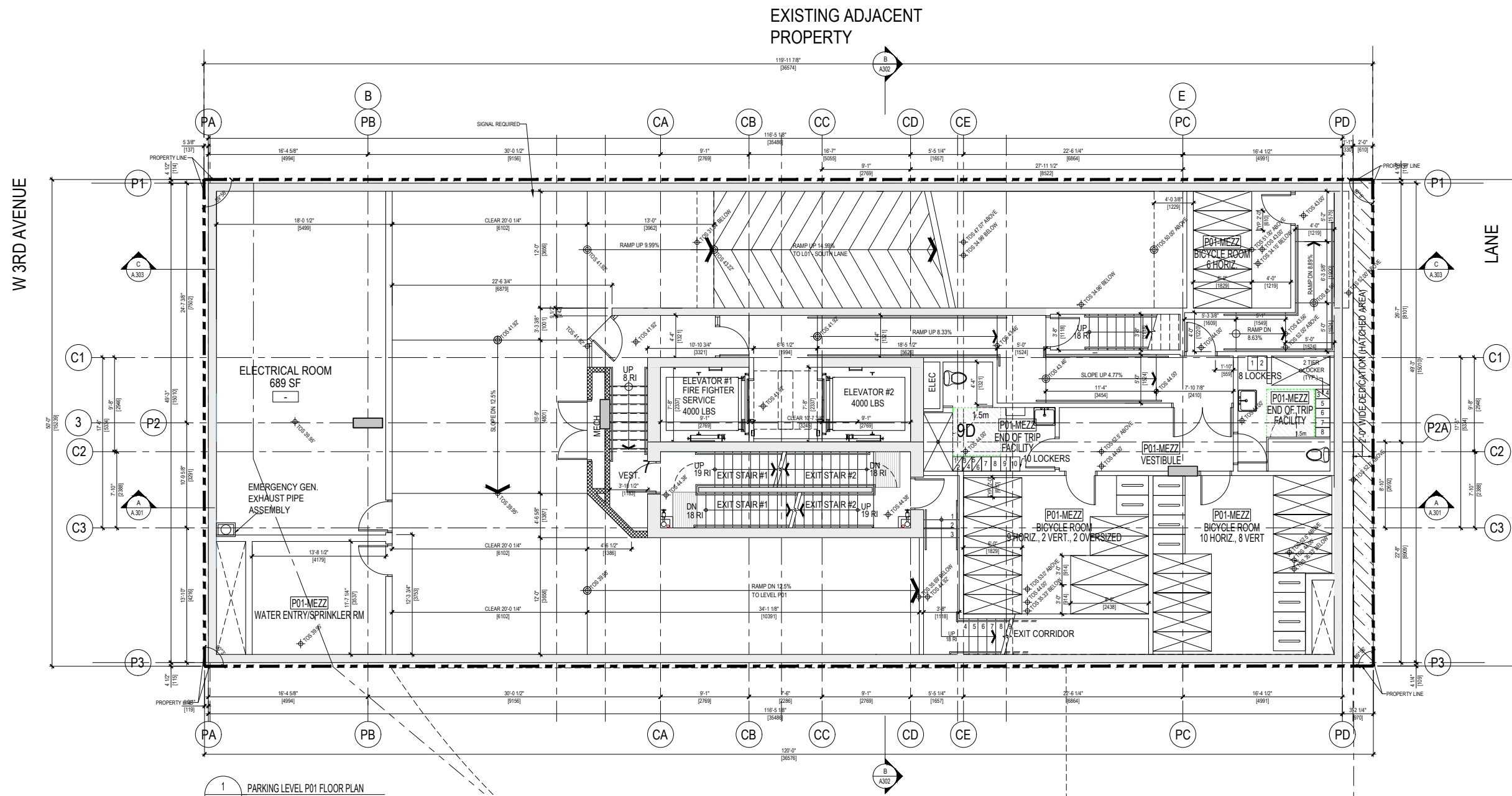
1 PARKING LEVEL P02 FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEVEL P02 PLAN:

EXISTING ADJACENT
BUILDING ABOVE



13.8 FLOOR PLAN - PARKING LEVEL P01



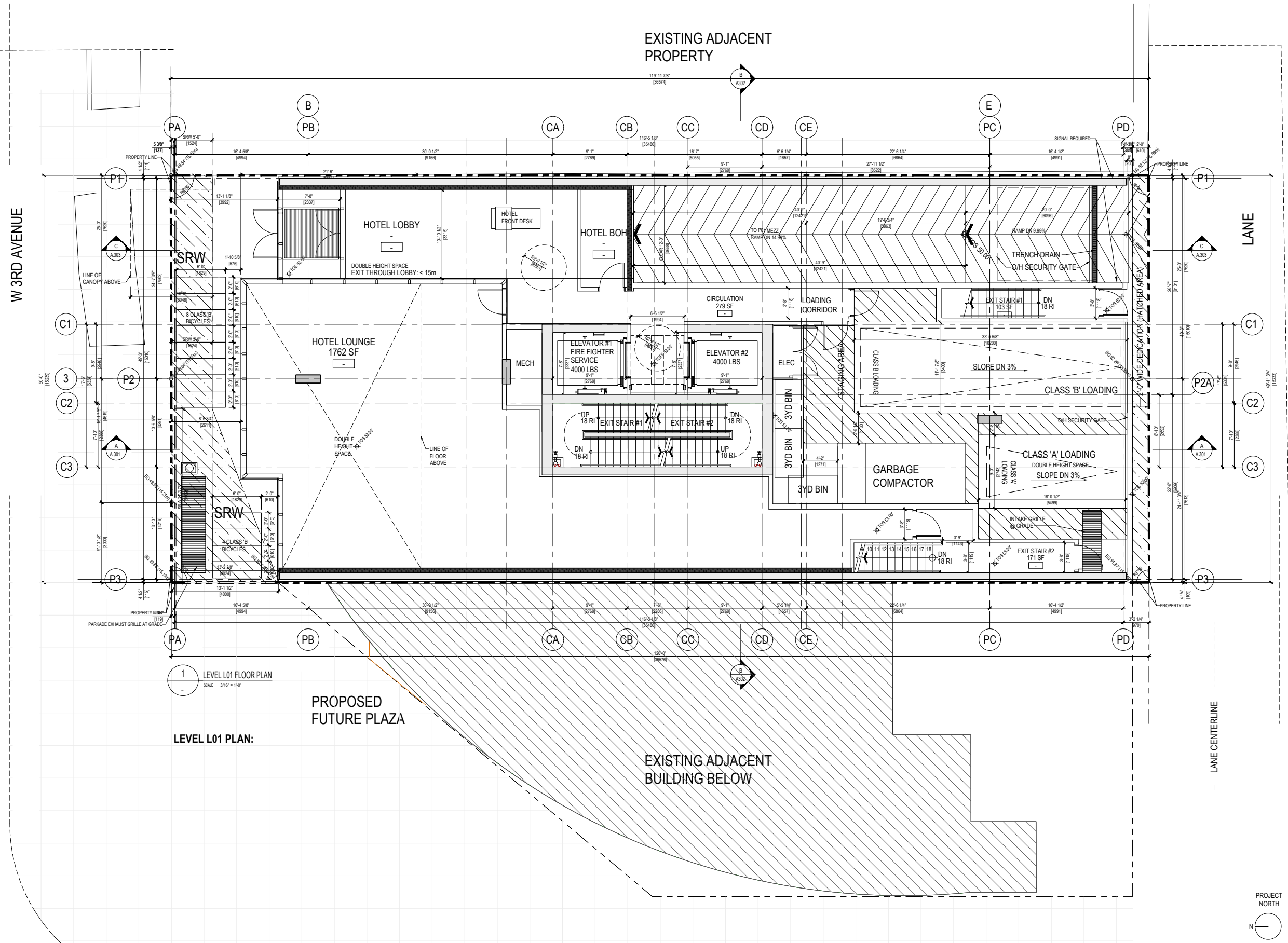
1 PARKING LEVEL P01 FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEVEL P01 PLAN:

EXISTING ADJACENT BUILDING ABOVE



13.9 FLOOR PLAN - LEVEL 01

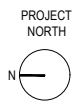


1 LEVEL L01 FLOOR PLAN
SCALE 3/16" = 1'-0"

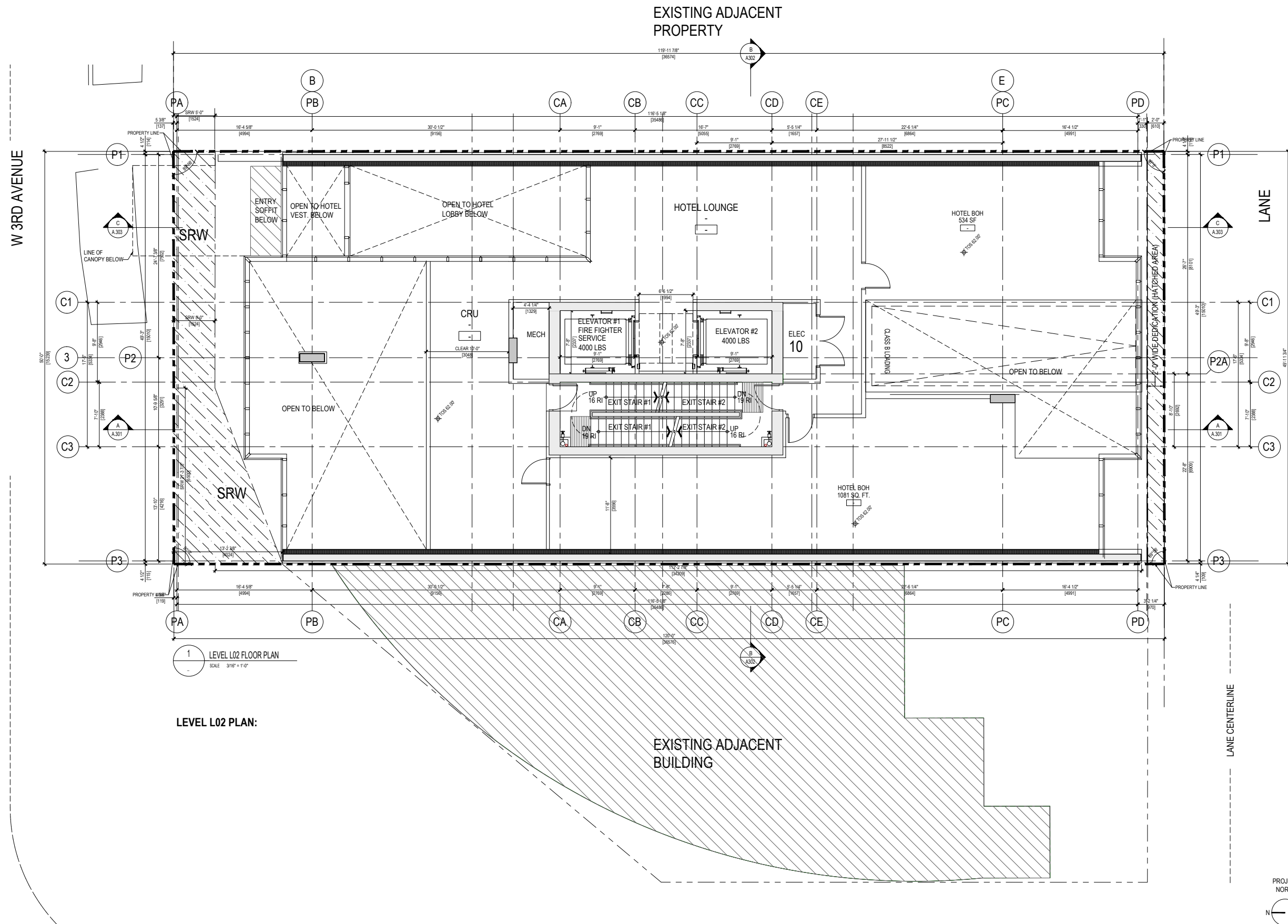
LEVEL L01 PLAN:

PROPOSED FUTURE PLAZA

EXISTING ADJACENT BUILDING BELOW



13.10 FLOOR PLAN - LEVEL 02

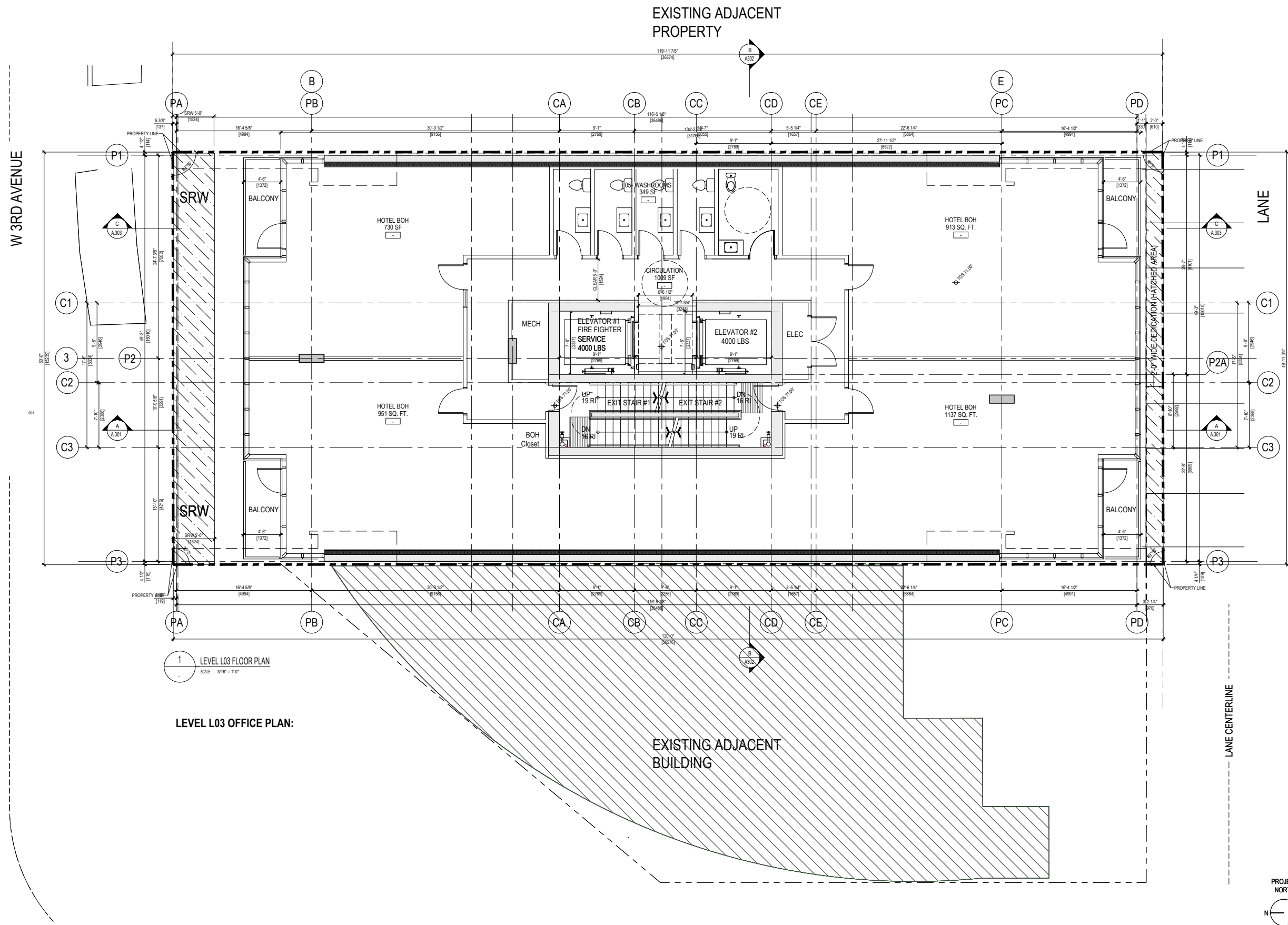


1 LEVEL L02 FLOOR PLAN
SCALE 3/16" = 1'-0"

LEVEL L02 PLAN:



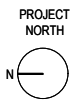
13.11 FLOOR PLAN - LEVEL 03



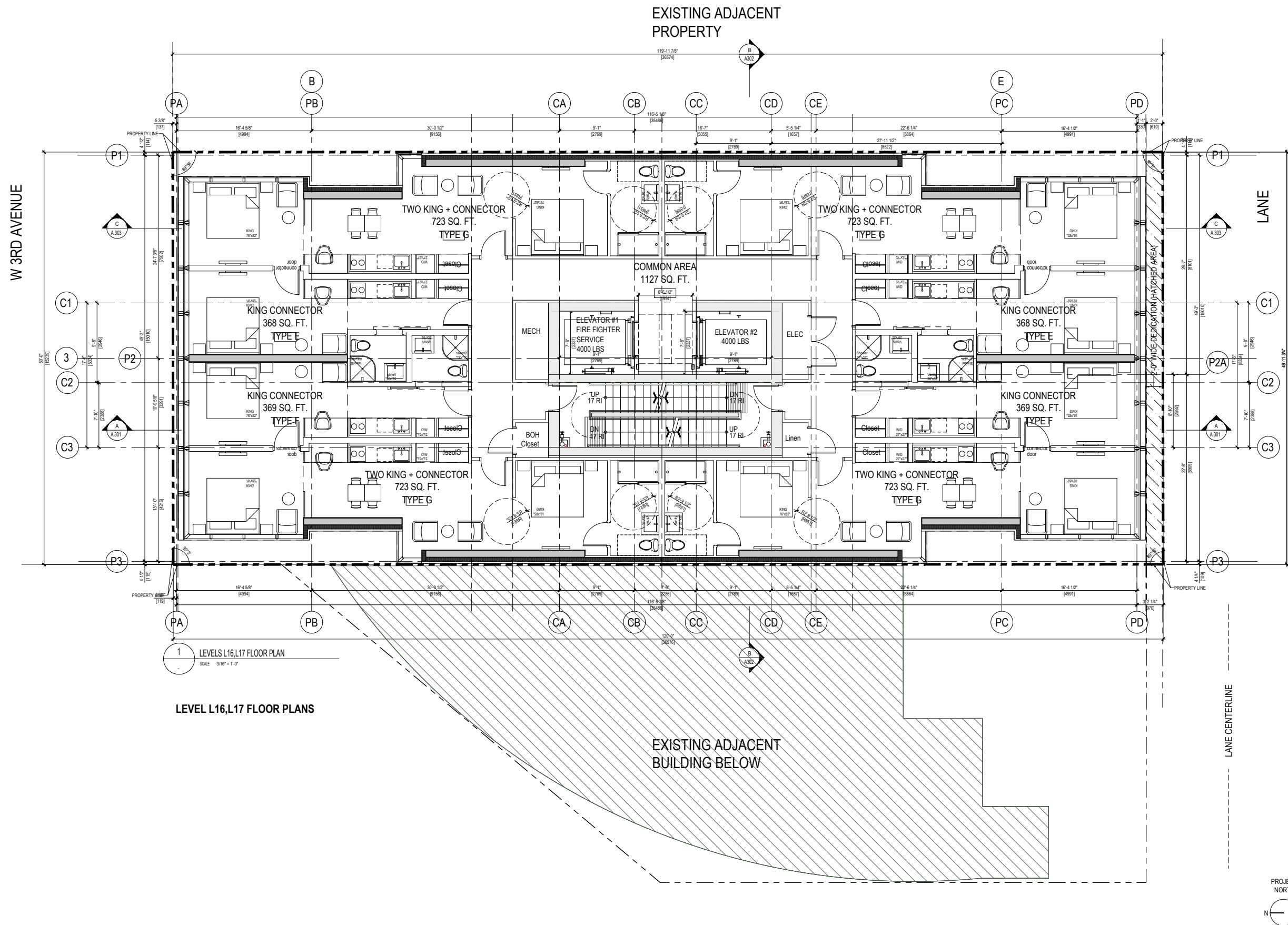
1 LEVEL L03 FLOOR PLAN
SCALE 3/16" = 1'-0"

LEVEL L03 OFFICE PLAN:

EXISTING ADJACENT BUILDING



13.13 FLOOR PLAN - LEVEL 16-17

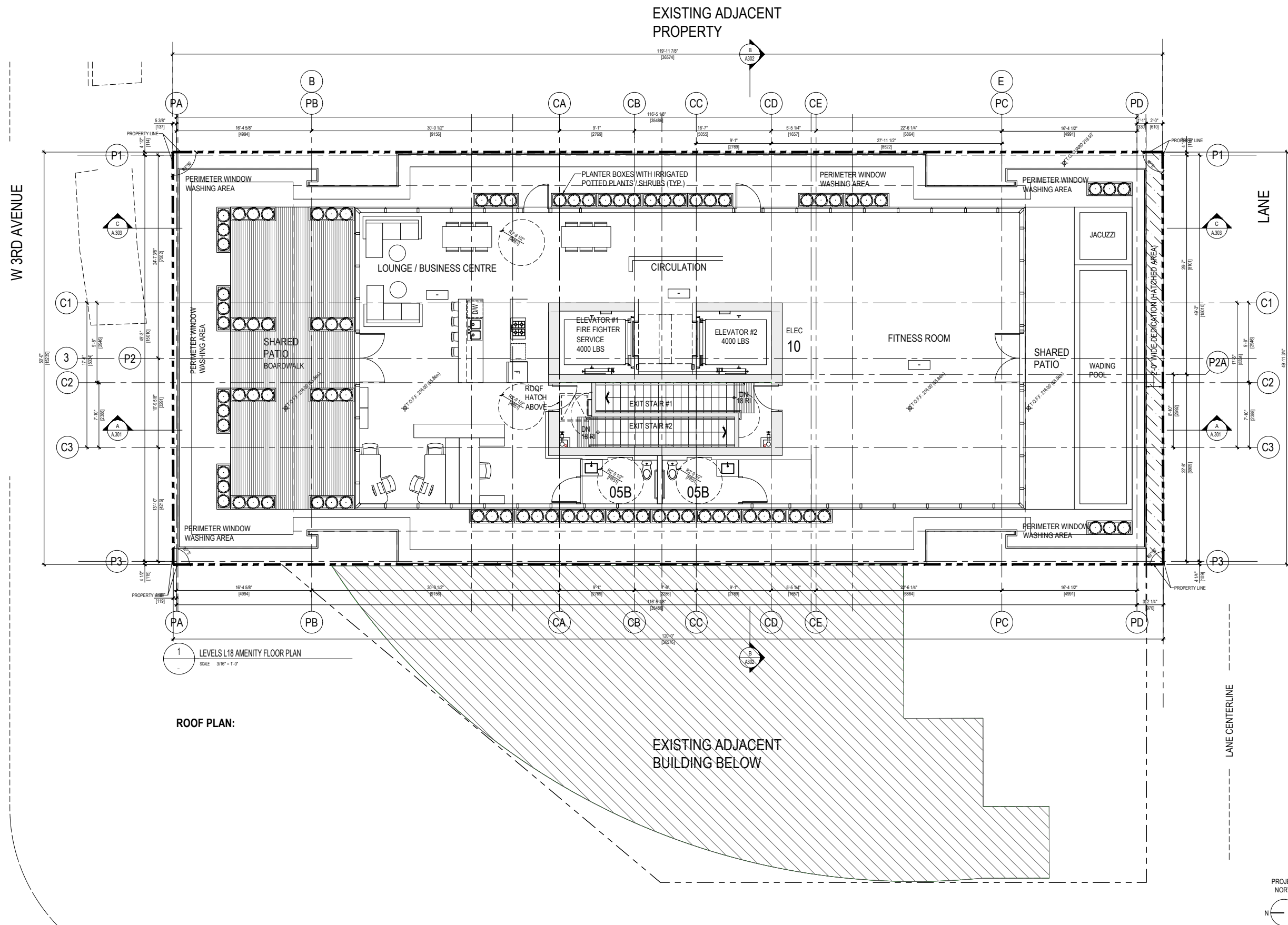


1 LEVELS L16,L17 FLOOR PLAN
SCALE 3/16" = 1'-0"

LEVEL L16,L17 FLOOR PLANS



13.14 FLOOR PLAN - LEVEL 18 AMENITIES



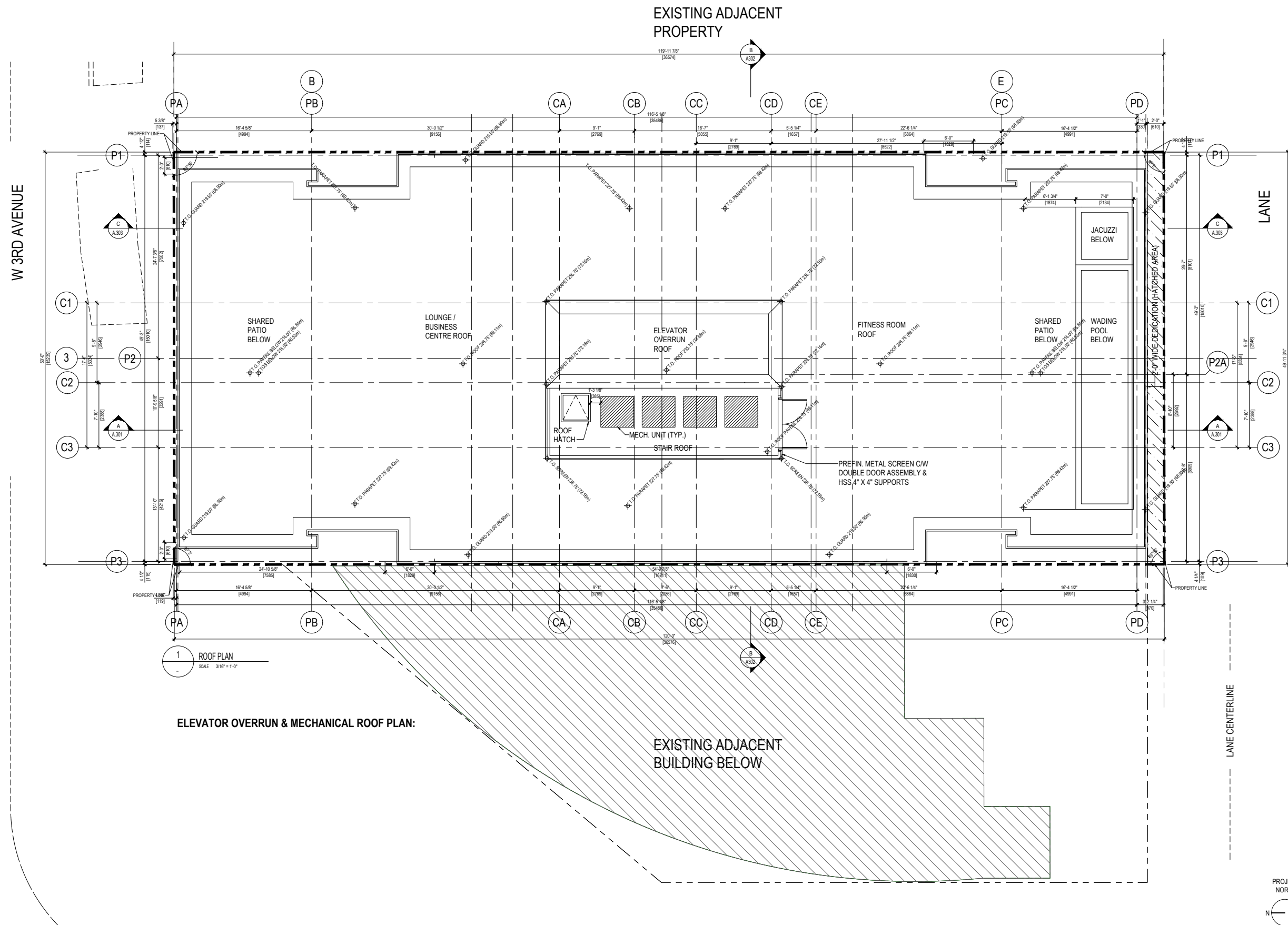
1 LEVELS L18 AMENITY FLOOR PLAN
SCALE 3/16" = 1'-0"

ROOF PLAN:

EXISTING ADJACENT BUILDING BELOW



13.15 ROOF PLAN



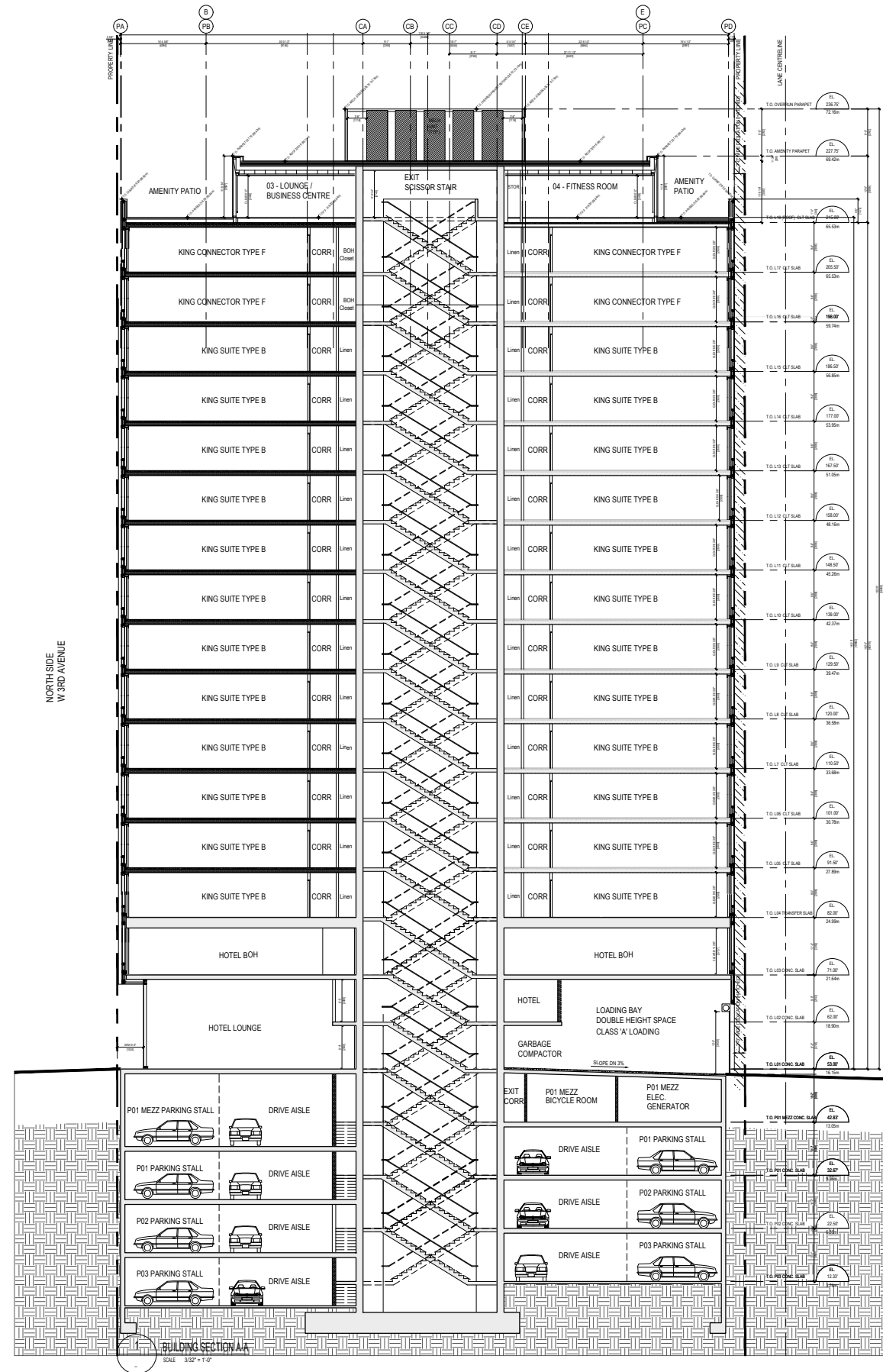
1 ROOF PLAN
SCALE 3/16" = 1'-0"

ELEVATOR OVERRUN & MECHANICAL ROOF PLAN:

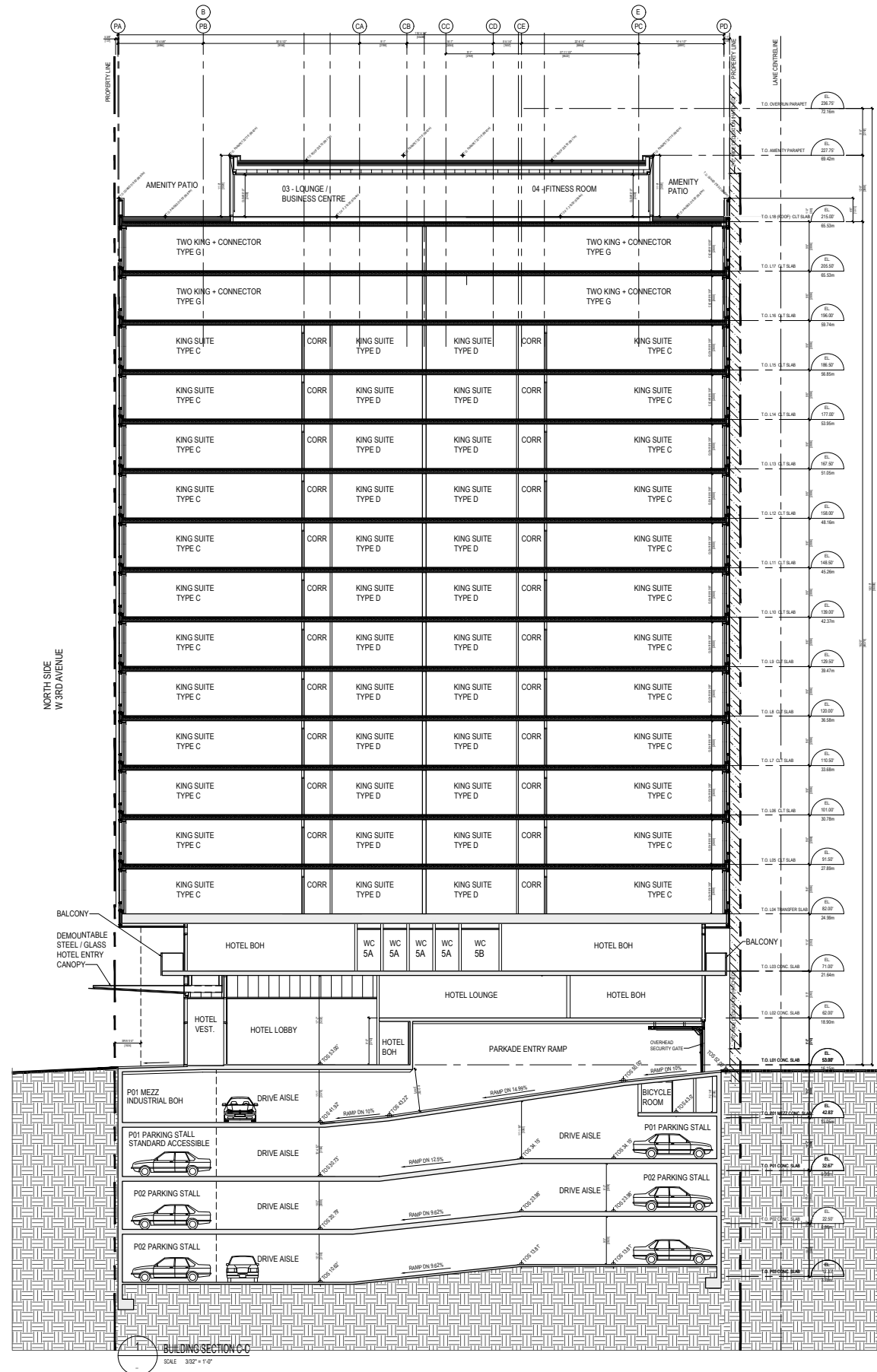
EXISTING ADJACENT BUILDING BELOW



13.16 SECTION A-A



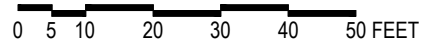
13.18 SECTION C-C



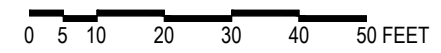
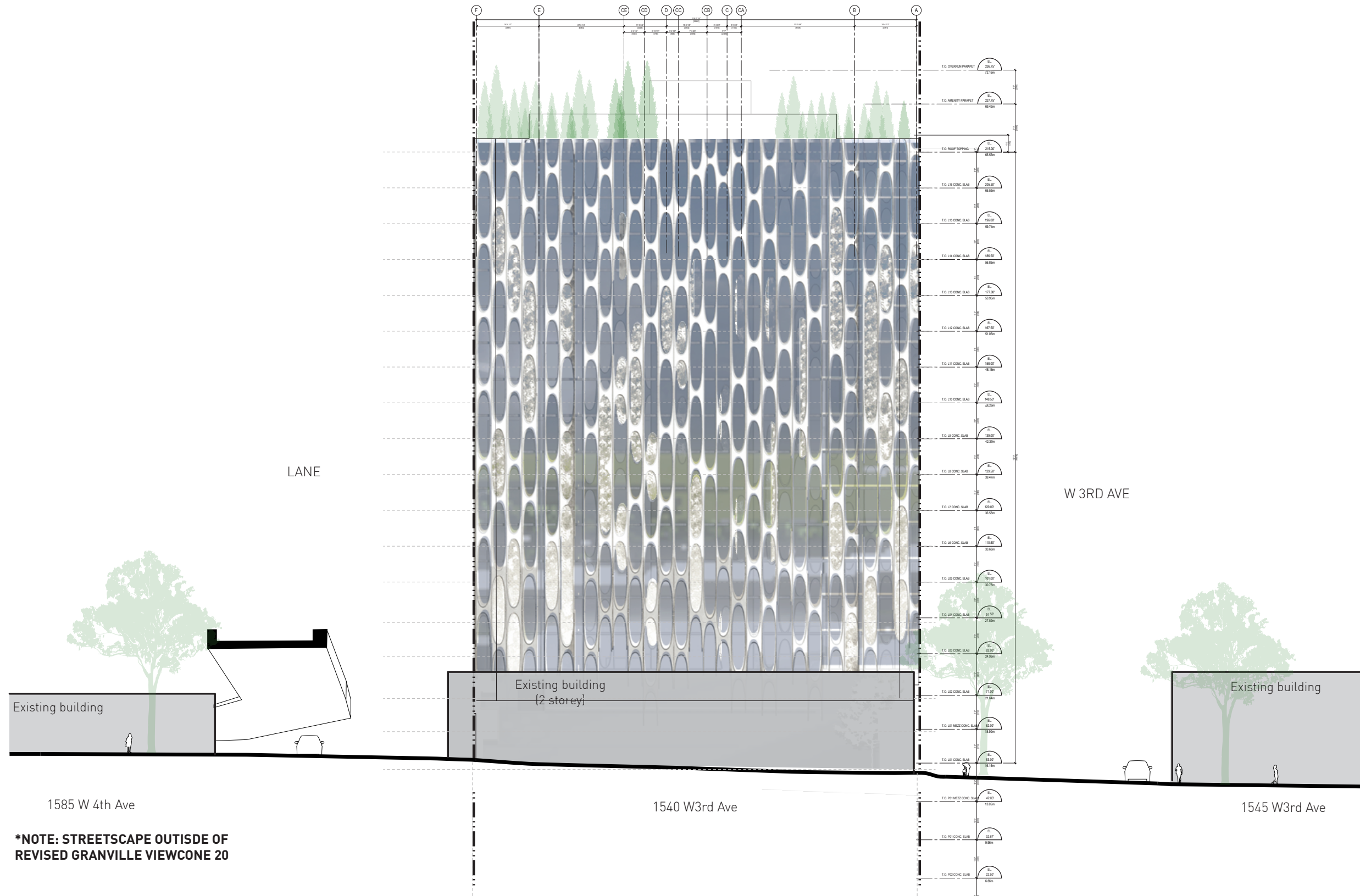
13.19 NORTH ELEVATION



*NOTE: STREETSCAPE OUTSIDE OF REVISED GRANVILLE VIEWCONE 20



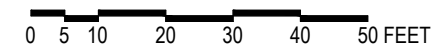
13.20 EAST ELEVATION



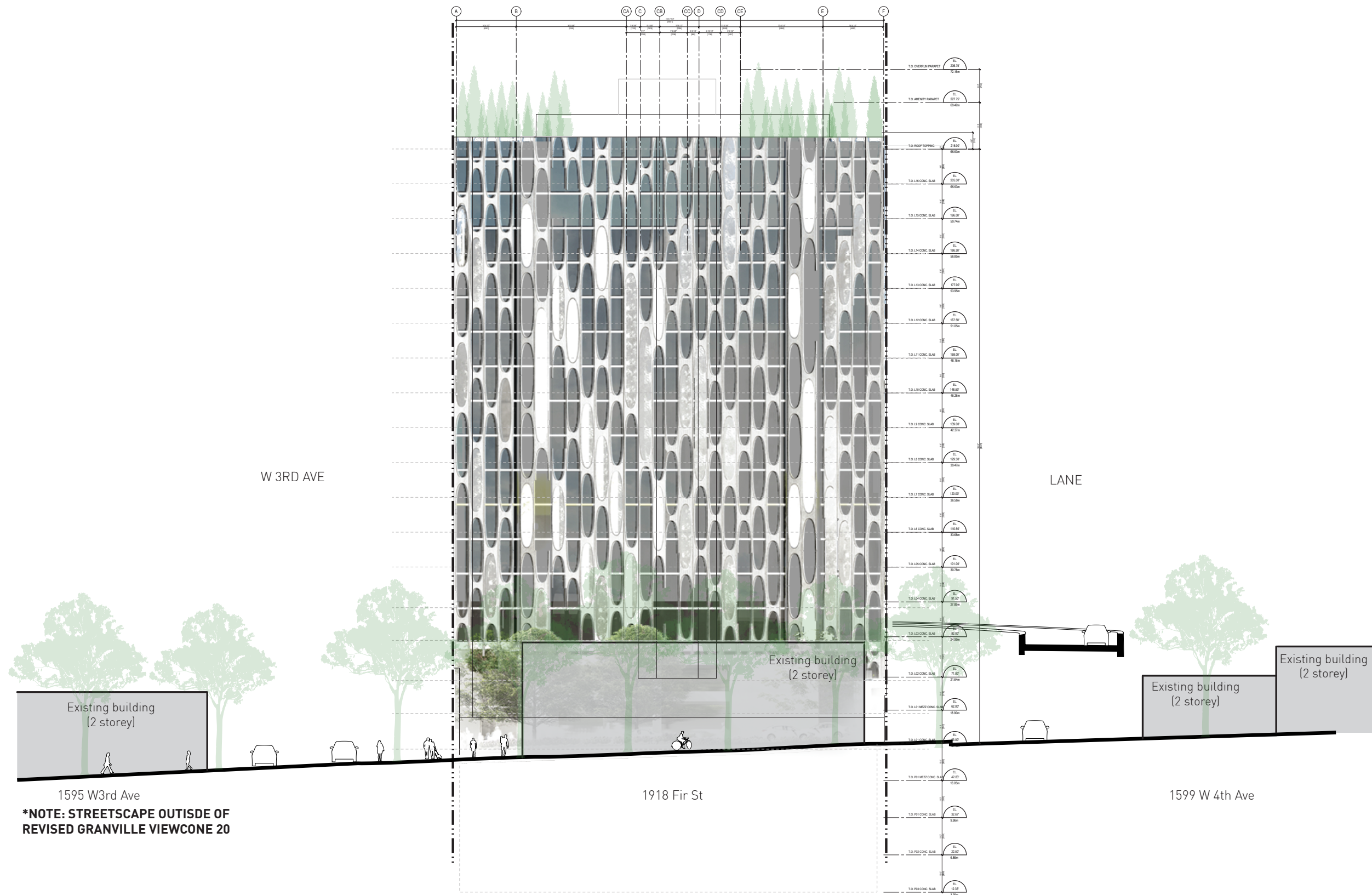
13.21 SOUTH ELEVATION



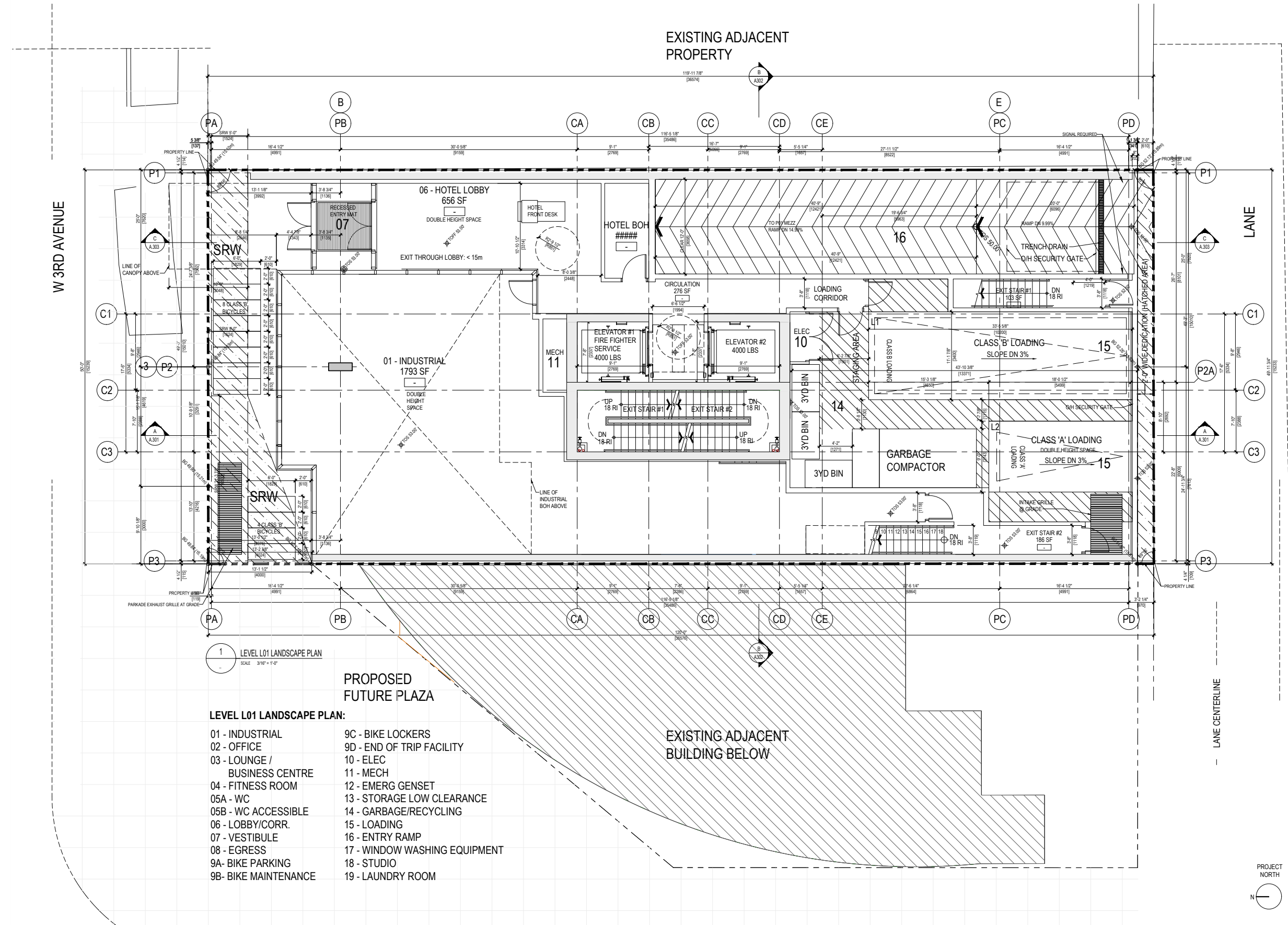
*NOTE: STREETScape OUTSIDE OF REVISED GRANVILLE VIEWCONE 20



13.22 WEST ELEVATION



13.23 LEVEL 01 - LANDSCAPE PLAN



1 LEVEL L01 LANDSCAPE PLAN
SCALE 3/16" = 1'-0"

LEVEL L01 LANDSCAPE PLAN:

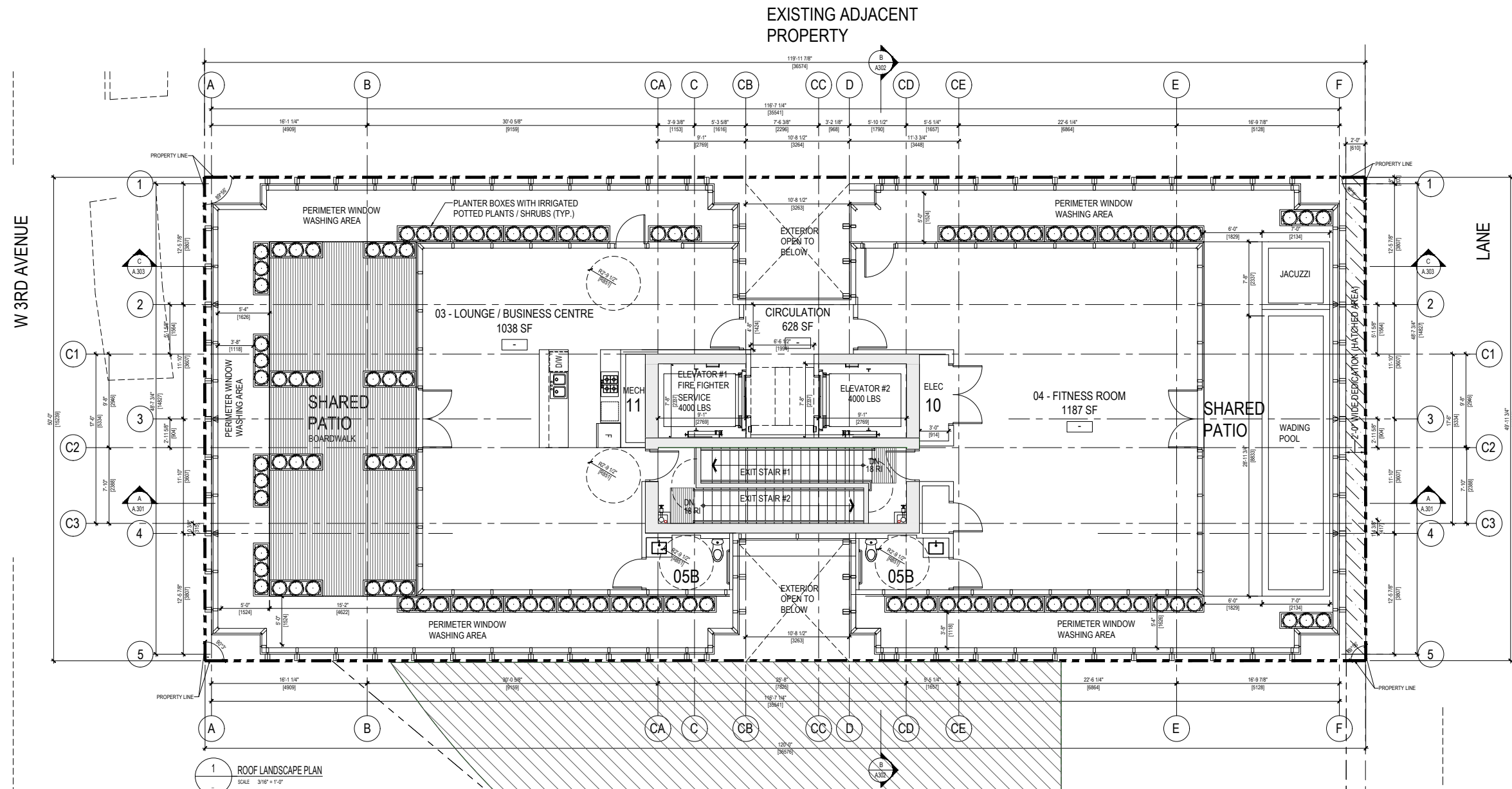
- | | | |
|-------------------------------|------------------------|-------------------------------|
| 01 - INDUSTRIAL | 06 - LOBBY/CORR. | 09C - BIKE LOCKERS |
| 02 - OFFICE | 07 - VESTIBULE | 09D - END OF TRIP FACILITY |
| 03 - LOUNGE / BUSINESS CENTRE | 08 - EGRESS | 10 - ELEC |
| 04 - FITNESS ROOM | 09A - BIKE PARKING | 11 - MECH |
| 05A - WC | 09B - BIKE MAINTENANCE | 12 - EMERG GENSET |
| 05B - WC ACCESSIBLE | | 13 - STORAGE LOW CLEARANCE |
| 06 - LOBBY/CORR. | | 14 - GARBAGE/RECYCLING |
| 07 - VESTIBULE | | 15 - LOADING |
| 08 - EGRESS | | 16 - ENTRY RAMP |
| 09A - BIKE PARKING | | 17 - WINDOW WASHING EQUIPMENT |
| 09B - BIKE MAINTENANCE | | 18 - STUDIO |
| | | 19 - LAUNDRY ROOM |

PROPOSED FUTURE PLAZA

EXISTING ADJACENT BUILDING BELOW



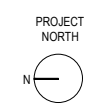
13.24 ROOF - LANDSCAPE PLAN



ROOF LANDSCAPE PLAN:

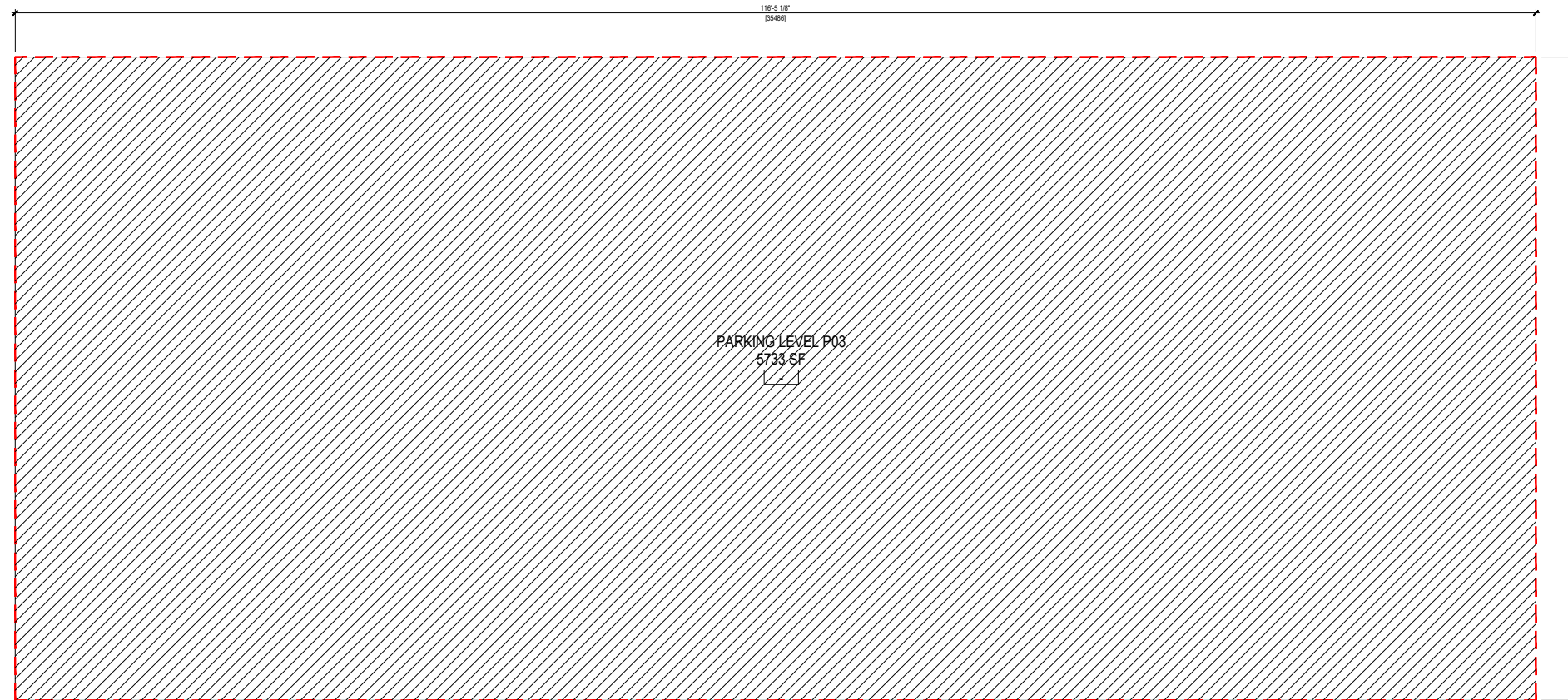
- | | |
|-------------------------------|-------------------------------|
| 01 - INDUSTRIAL | 9C - BIKE LOCKERS |
| 02 - OFFICE | 9D - END OF TRIP FACILITY |
| 03 - LOUNGE / BUSINESS CENTRE | 10 - ELEC |
| 04 - FITNESS ROOM | 11 - MECH |
| 05A - WC | 12 - EMERG GENSET |
| 05B - WC ACCESSIBLE | 13 - STORAGE LOW CLEARANCE |
| 06 - LOBBY/CORR. | 14 - GARBAGE/RECYCLING |
| 07 - VESTIBULE | 15 - LOADING |
| 08 - EGRESS | 16 - ENTRY RAMP |
| 9A - BIKE PARKING | 17 - WINDOW WASHING EQUIPMENT |
| 9B - BIKE MAINTENANCE | 18 - STUDIO |
| | 19 - LAUNDRY ROOM |

EXISTING ADJACENT BUILDING BELOW



P:\202108 1580 W3rd Ave\01 Dwg\Current\200 Plans\202108 CURRENT A204 L01 PLAN_17.dwg (Richard Lee 12/11/2024 9:12 AM)

13.25 AREA OVERLAY P04 PARKING PLAN



1 P04 PARKING PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

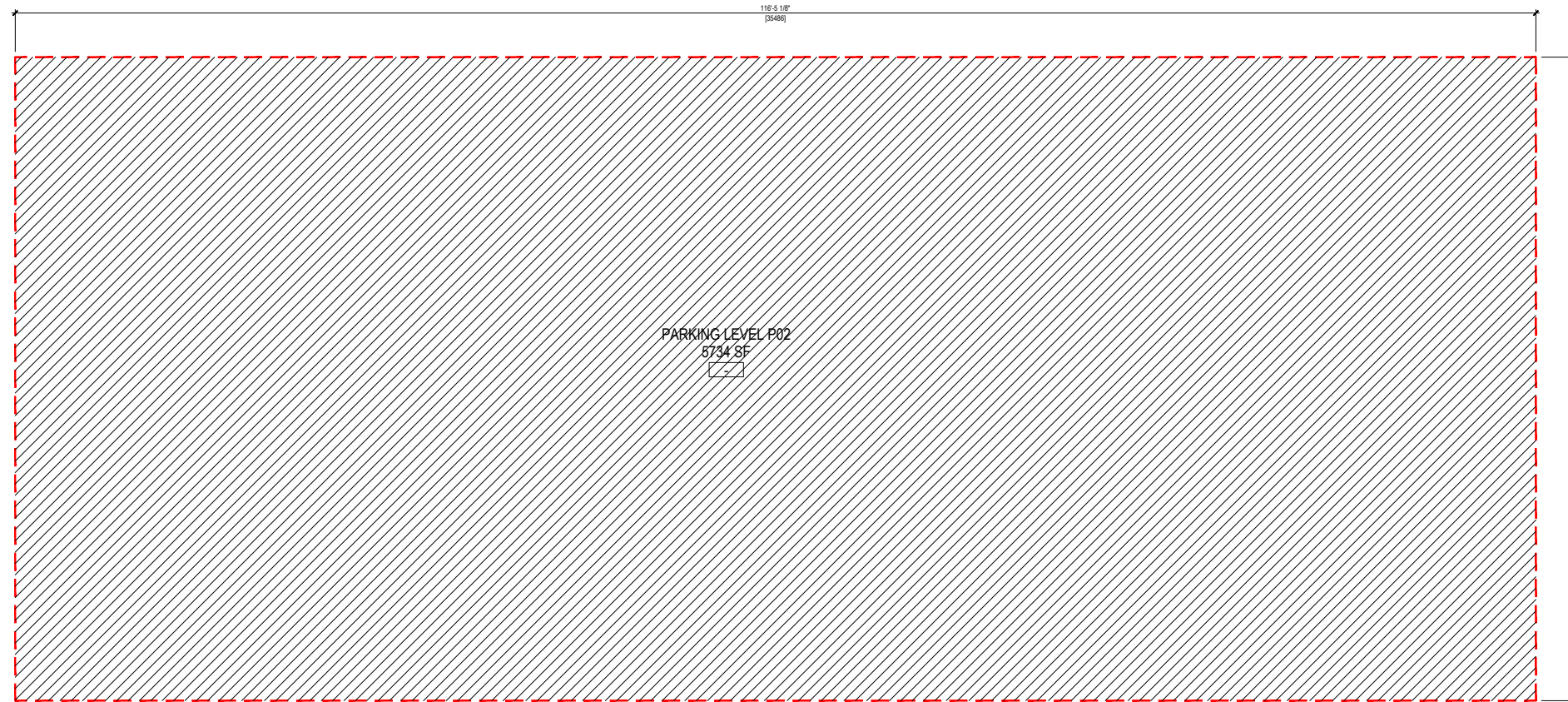
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

P04 EXCLUSIONS		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
PARKING LEVEL		5734 SF
TOTAL P04 EXCLUSIONS		5734 SF







FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
PARKING LEVEL	5734 SF		5734 SF
TOTAL	5734 SF		5734 SF

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.26 AREA OVERLAY P03 PARKING PLAN



1 P03 PARKING PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

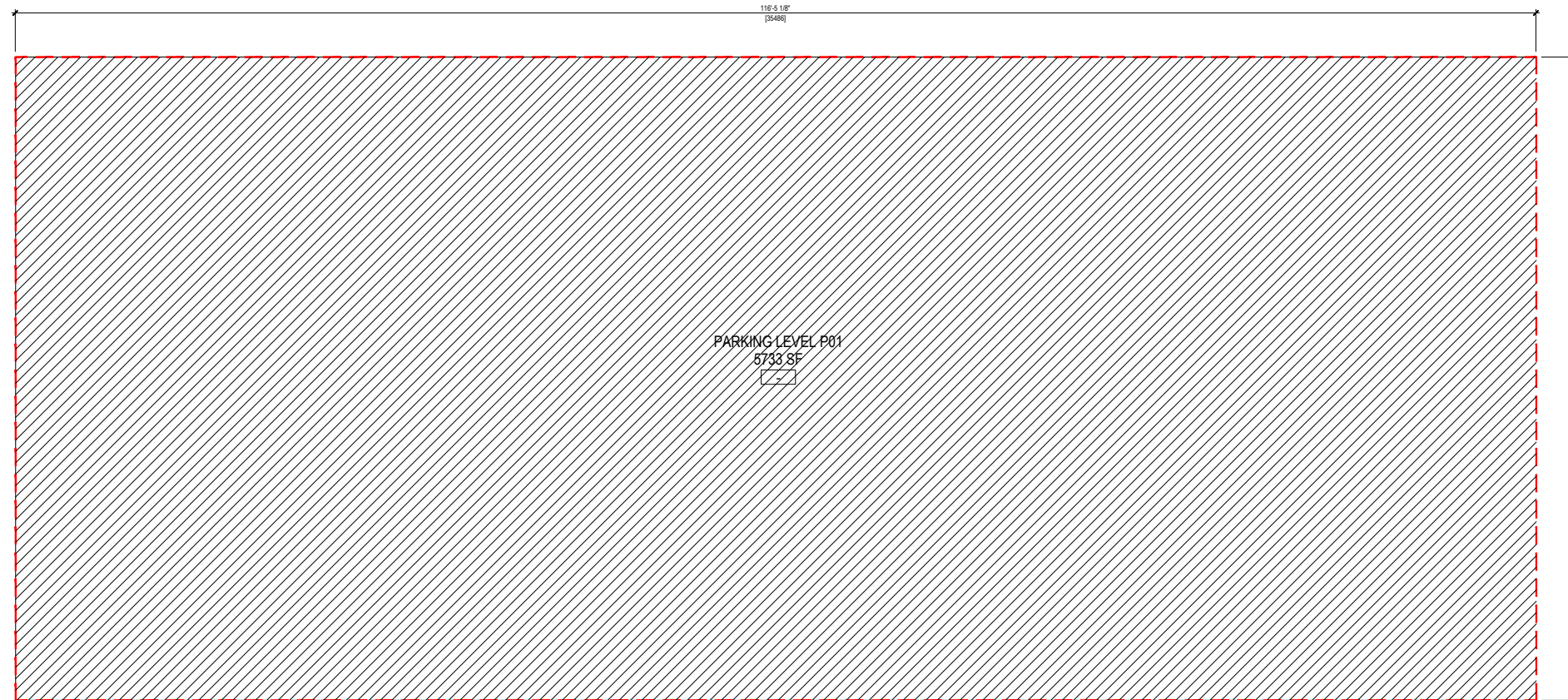
- LEGEND
-  AREA EXCLUSIONS
 -  CIRCULATION / MEP
 -  HOTEL
 -  AMENITY
 -  CRU
 -  BALCONY

P03 - NET FLOOR AREA		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
PARKING LEVEL		5734 SF
TOTAL NET FLOOR AREA		5734 SF

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
PARKING LEVEL	5734 SF		5734 SF
TOTAL	5734 SF		5734 SF

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.27 AREA OVERLAY P02 PARKING PLAN



1 P02 PARKING PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

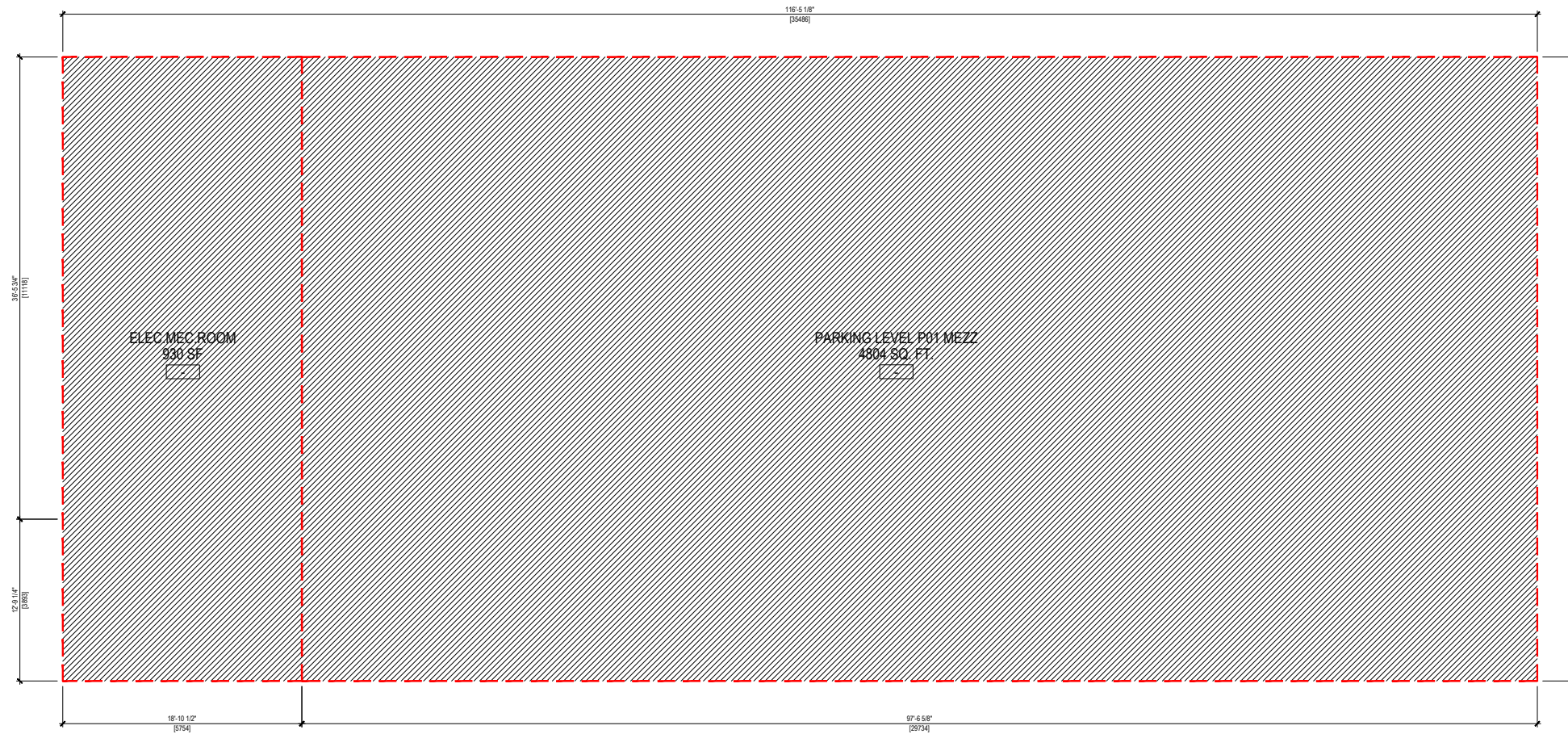
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

P02 EXCLUSIONS		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
PARKING LEVEL		5734 SF
TOTAL EXCLUSIONS		5734 SF

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
PARKING LEVEL	5734 SF		5734 SF
TOTAL	5734 SF		5734 SF

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.28 AREA OVERLAY P01 PARKING PLAN



1 P01 PARKING PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

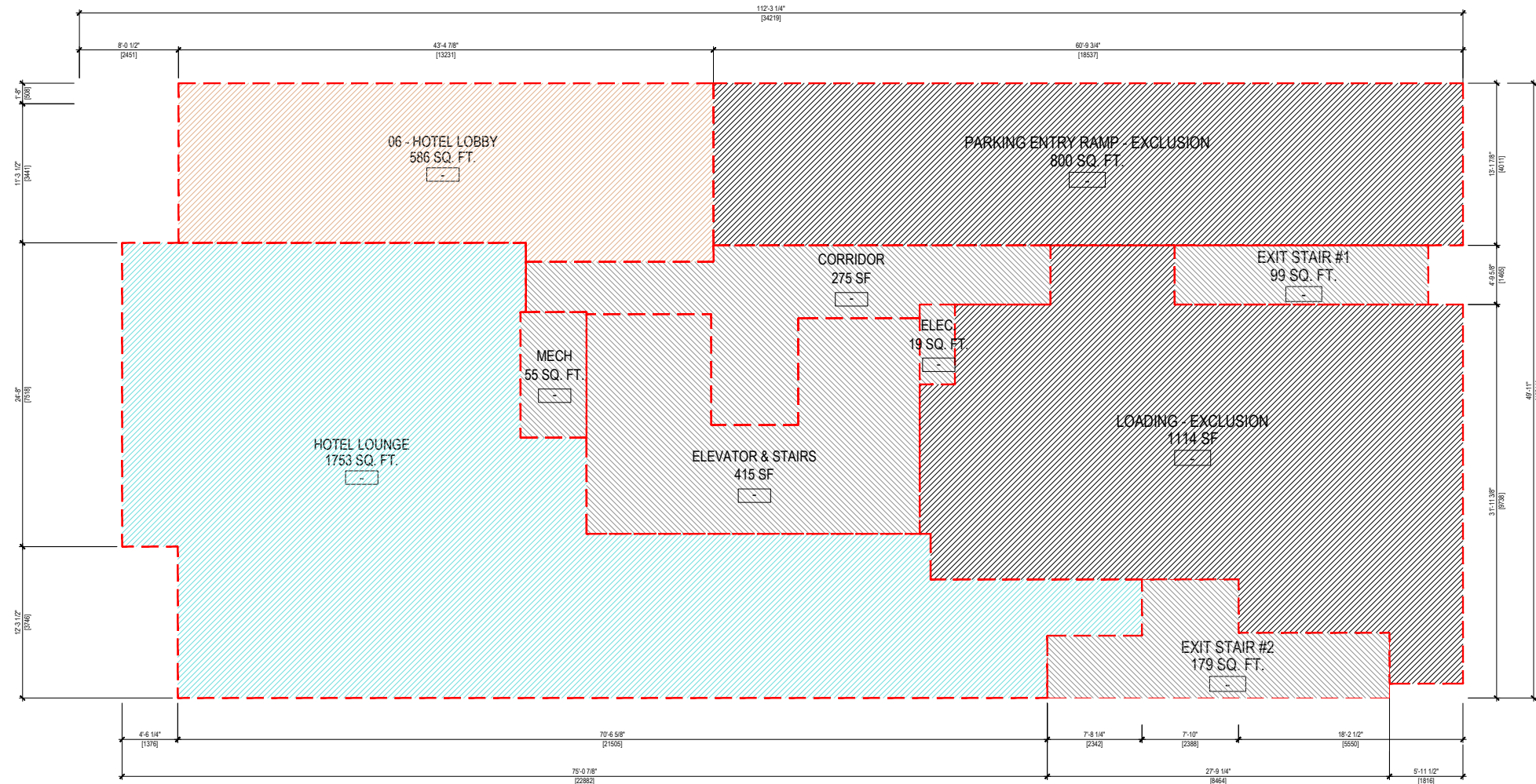
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

P01 - NET FLOOR AREA		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
PARKING LEVEL		5734 SF
TOTAL NET FLOOR AREA		5734 SF

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
PARKING LEVEL	5734 SF		5734 SF
TOTAL	5734 SF		5734 SF

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.29 AREA OVERLAY GROUND FLOOR PLAN



1 GROUND FLOOR PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

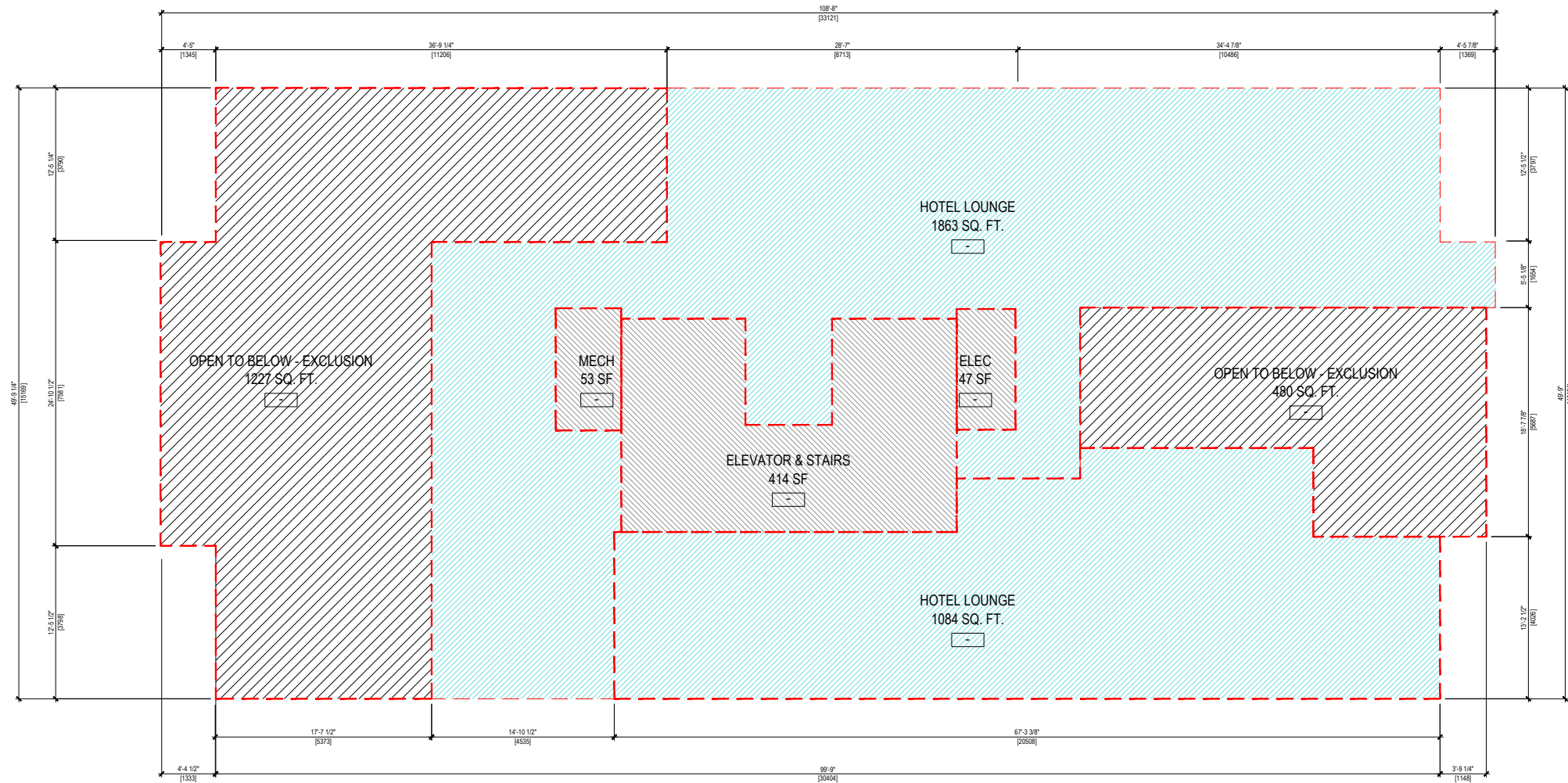
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

L01 - NET FLOOR AREA		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
HOTEL LOBBY	586 SF	NO
CRU	1753 SF	NO
MECH CLOSET	55 SF	NO
ELEC CLOSET	19 SF	NO
ELEVATOR & STAIRS	415 SF	NO
CORRIDOR	275 SF	NO
EXIT STAIR #1	99 SF	NO
EXIT STAIR #2	179 SF	NO
TOTAL NET FLOOR AREA	3381 SF	

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
L01	5295 SF	3381 SF	1914 SF
TOTAL	5295 SF	3381 SF	1914 SF

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.30 AREA OVERLAY LEVEL L02 FLOOR PLAN



1 LEVEL L01 MEZZ FLOOR PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

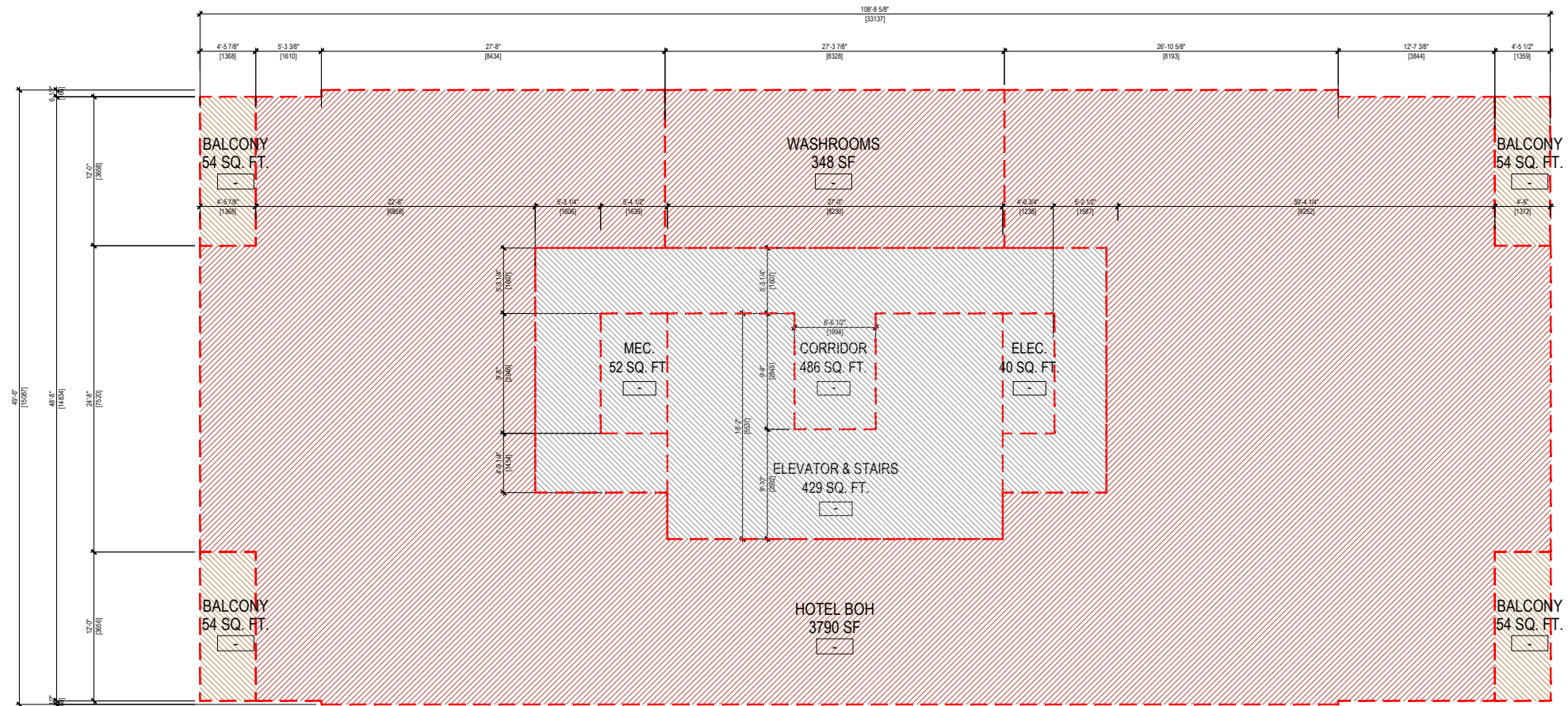
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

L02 - NET FLOOR AREA		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
HOTEL LOUNGE	1863 SF	NO
HOTEL BOH	1084 SF	NO
MECH CLOSET	53 SF	NO
ELEC CLOSET	47 SF	NO
ELEVATOR & STAIRS	414 SF	NO
TOTAL NET FLOOR AREA	3461 SF	

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
L02	5168 SF	3461 SF	1707 SF
TOTAL	5168 SF	3461 SF	1707 SF

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.31 AREA OVERLAY LEVEL 03 FLOOR PLAN



1 LEVEL L02 FLOOR PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

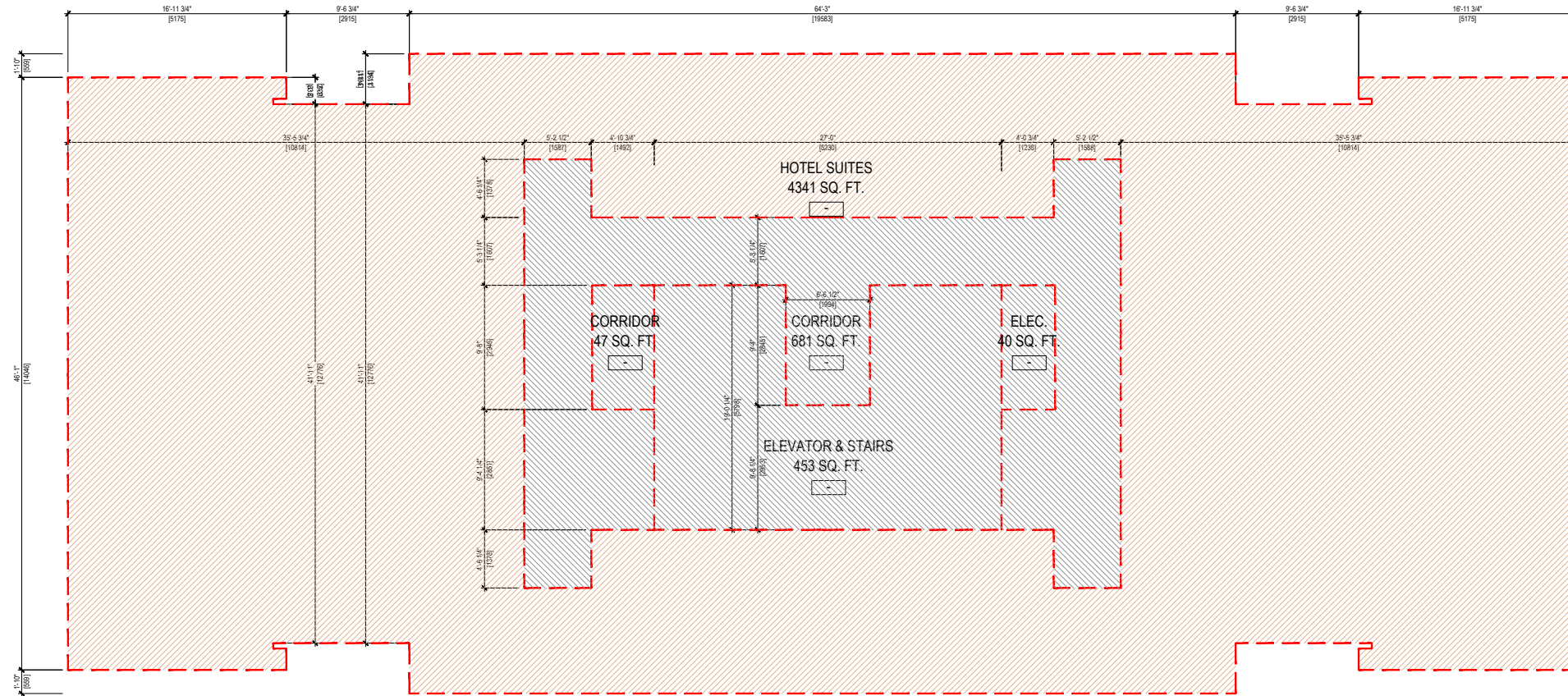
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

L03 - NET FLOOR AREA		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
HOTEL BOH	3790 SF	NO
WASHROOMS	348 SF	NO
MECH CLOSET	40 SF	NO
ELEC CLOSET	52 SF	NO
ELEVATOR & STAIRS	429 SF	NO
CORRIDOR	486 SF	NO
TOTAL NET FLOOR AREA	5145 SF	

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
L03	5415 SF	5145 SF	
TOTAL	5415 SF	5145 SF	

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.32 AREA OVERLAY - LEVEL -4-15



1 LEVELS L03, L05, L07, L11, L13, L15 FLOOR PLANS - AREA OVERLAY
SCALE 3/16" = 1'-0"

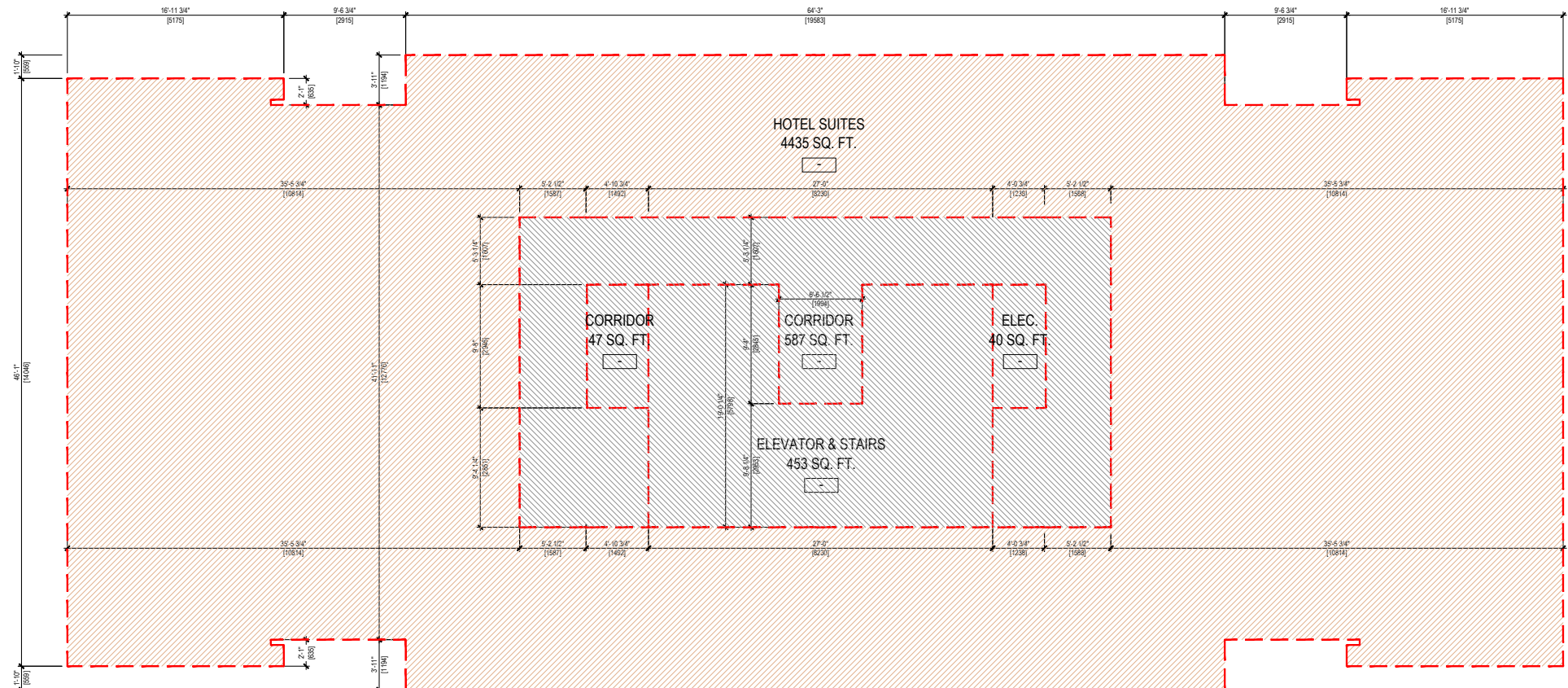
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

L04 to L15 - NET FLOOR AREA / FLOOR		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
HOTEL	4341 SF	NO
MECH CLOSET	47 SF	NO
ELEC CLOSET	40 SF	NO
ELEVATOR & STAIRS	453 SF	NO
CORRIDOR	681 SF	NO
TOTAL NET FLOOR AREA / FLR	5562 SF	

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
L04 to L15	5562 SF	5562 SF	NO
TOTAL	5562 SF	5562 SF	NO

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.33 AREA OVERLAY - LEVEL 16-17



1 LEVELS L04, L06, L08, L10, L12, L14, L16 FLOOR PLANS - AREA OVERLAY
SCALE 3/16" = 1'-0"

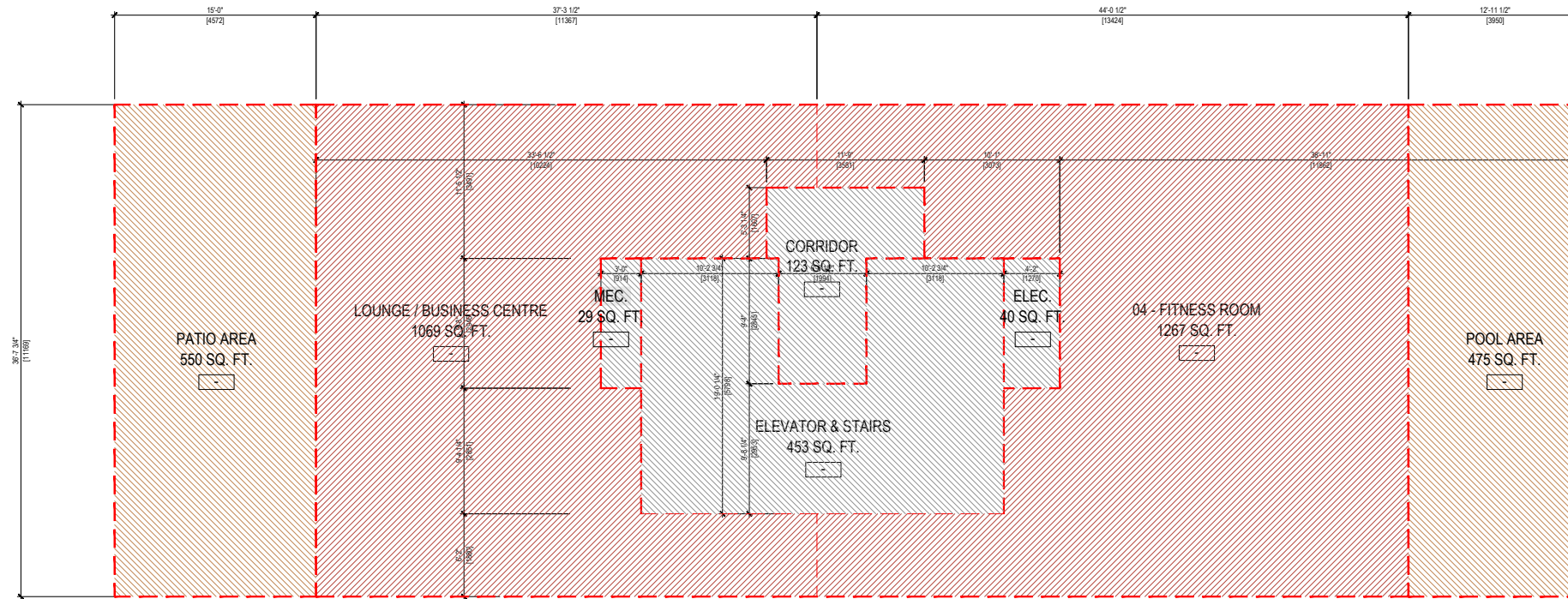
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

L016.L17 - NET FLOOR AREA / FLOOR		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
HOTEL	4435 SF	NO
MECH CLOSET	47 SF	NO
ELEC CLOSET	40 SF	NO
ELEVATOR & STAIRS	453 SF	NO
CORRIDOR	587 SF	NO
TOTAL NET FLOOR AREA / FLR	5562 SF	

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
L016.L17	5562 SF	5562 SF	NO
TOTAL	5562 SF	5562 SF	NO

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.34 AREA OVERLAY - ROOF PLAN



1 ROOF PLAN - AREA OVERLAY
SCALE 3/16" = 1'-0"

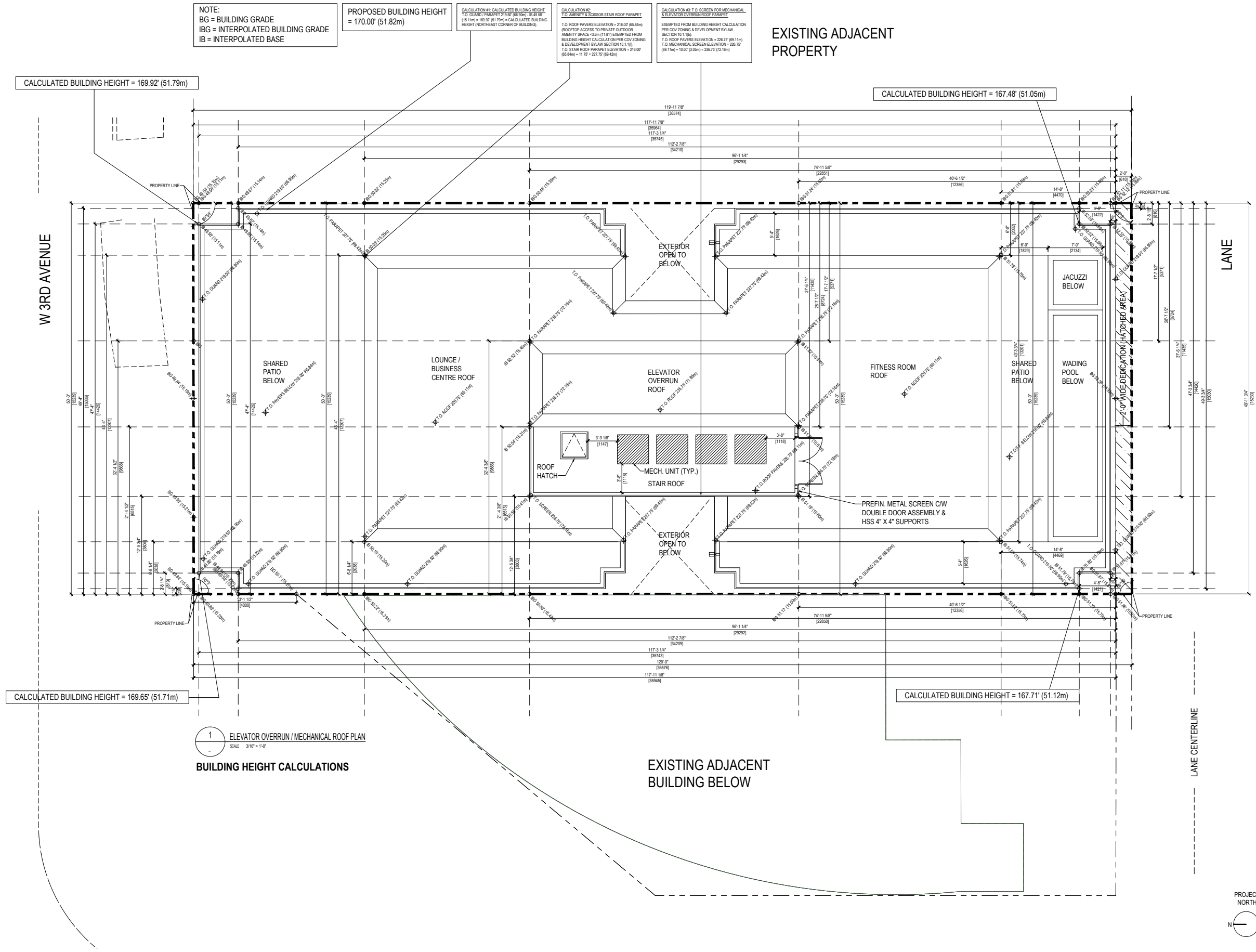
- LEGEND
- AREA EXCLUSIONS
 - CIRCULATION / MEP
 - HOTEL
 - AMENITY
 - CRU
 - BALCONY

ROOF HOTEL AMENITY - NET FLOOR AREA		
AREA TYPE	FLOOR AREA	FSR EXCLUSION
LOUNGE / BUSINESS CENTRE	1069 SF	NO
FITNESS ROOM	1267 SF	NO
MECH CLOSET	29 SF	NO
ELEC CLOSET	40 SF	NO
CORRIDOR	123 SF	NO
ELEVATOR & STAIRS	453 SF	NO
TOTAL NET FLOOR AREA	2981 SF	

FLOOR AREA BREAKDOWN			
LEVEL	GFA	NET FLOOR AREA	EXCLUSIONS
ROOF HOTEL AMENITY	2981 SF	2981 SF	NO
TOTAL	2981 SF	2981 SF	NO

GROSS FLOOR AREA (GFA) = NET FLOOR AREA + EXCLUSIONS

13.35 ELEVATOR OVERRUN/MECHANICAL ROOF PLAN / BUILDING HEIGHT CALCULATIONS



NOTE:
 BG = BUILDING GRADE
 IBG = INTERPOLATED BUILDING GRADE
 IB = INTERPOLATED BASE

PROPOSED BUILDING HEIGHT
 = 170.00' (51.82m)

CALCULATION #1: CALCULATED BUILDING HEIGHT
 T.O. GUARD PARAPET 216.00' (65.84m) - 48.48' (14.78m) + 18.52' (5.70m) = CALCULATED BUILDING HEIGHT (NORTHEAST CORNER OF BUILDING)

CALCULATION #2: T.O. AMENITY & SCISSOR STAIR ROOF PARAPET
 T.O. ROOF PAVES ELEVATION + 216.00' (65.84m)
 (ROOFTOP ACCESS TO PRIVATE OUTDOOR AMENITY SPACE < 3.0m (11.81') EXEMPTED FROM BUILDING HEIGHT CALCULATION PER COV ZONING & DEVELOPMENT BYLAW SECTION 15.1.1(1))
 T.O. STAIR ROOF PARAPET ELEVATION + 216.00' (65.84m) + 11.75' (3.58m) = 227.75' (69.42m)

CALCULATION #3: T.O. SCREEN FOR MECHANICAL & ELEVATOR OVERRUN ROOF PARAPET
 EXEMPTED FROM BUILDING HEIGHT CALCULATION PER COV ZONING & DEVELOPMENT BYLAW SECTION 15.1.1(1)
 T.O. ROOF PAVES ELEVATION + 226.70' (69.11m)
 T.O. MECHANICAL SCREEN ELEVATION + 226.70' (69.11m) + 10.00' (3.05m) = 236.70' (72.16m)

EXISTING ADJACENT PROPERTY

1 ELEVATOR OVERRUN / MECHANICAL ROOF PLAN
 SCALE 3/16" = 1'-0"
 BUILDING HEIGHT CALCULATIONS

