



B+H
an  company

2777 OAK STREET HOTEL

REZONING SUBMISSION BOOKLET - REVISION 1

Originally submitted: 28 October 2025 | Revised: 6 February 2026

PROJECT TEAM



Owner
Marquee Group



Architect
B+H Architects Inc.



Structural Consultant
Entuitive



Sustainability Consultant
Aqua-Coast Engineering Ltd.



Mechanical / FP Consultant
EMEC



Electrical Consultant
EMEC



Building Code Consultant
Pontem Group



Building Envelope
Aqua-Coast Engineering Ltd.



Elevator Consultant
Gunn Consultants



Geotechnical Consultant
Geopacific Consultants Ltd.



Landscape Architect
Durante Kreuk Ltd.



Energy Modeller
Aqua-Coast Engineering Ltd.



Civil Consultant
Binnie



Traffic / Parking Consultant
Watt Consulting Group



Arborist
Froggers Creek

Seal & Signature:



Warren Schmidt
Architect AIBC, AAA, MRAIC, CPHD
Principal, B+H Architects

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01 | INTRODUCTION *

REZONING INTENT

On behalf of the Marquee Group, B+H Architects is pleased to submit the enclosed rezoning proposal for the development of a full service and extended stay hotel project in the rapidly evolving Broadway corridor, adjacent to the Vancouver General Hospital campus. The variety of impending developments within the area, unlocked via the new Broadway Plan enactment, promises a dramatic evolution of the area, with this intriguing site providing an opportunity to contribute key hotel uses to the neighbourhood, as well as provide an iconic, urban landmark to the emerging neighbourhood.

Opportunity

With a significant deficiency of hotel units throughout the city, Vancouver City Council recently unanimously approved the Hotel Development Policy Update, encouraging hotel development across the Vancouver to address this comprehensive shortage. Given this urgent demand for hotel options in Vancouver, and particularly in proximity to the VGH and Women's & Children's Hospital campuses, this development proposal has been generated as a specific response to these demonstrated needs.

The proposed development will consist of a 26-storey mixed-stay hotel with 314 units, a six-storey podium, and four levels of underground parking. The project aims to deliver a vibrant, full-service hotel that integrates short term and extended stay accommodations within a single, thoughtfully designed vertical community. The proposed development supports a diverse range of travelers and extended stay guests within a well-integrated urban form that contributes positively to the surrounding streetscape and skyline.

This project offers a distinct design opportunity to create a landmark tower in the emerging Broadway corridor, a high-visibility location at the peak of the slope from West 12th Avenue down to Broadway Avenue and False Creek to the north. With planning staff guidance, we look forward to moving it forward to provide much needed and highly desirable hotel options, in support of key Council priorities.





**Planning, Urban Design and Sustainability
City of Vancouver – West Annex**
515 West 10th Avenue
Vancouver, British Columbia V5Y 1V4

October 27th, 2025

Dear Templar Tsang-Trinaistich,

RE: Rezoning Application Submission – 2777 Oak Street, Vancouver, BC

Marquee Group is pleased to submit this Rezoning Application for a mixed-use hotel development at the prominent corner of 12th Avenue and Oak Street in Vancouver's Fairview neighbourhood. The proposed project envisions a contemporary full-service and extended-stay hotel that directly responds to the City of Vancouver's urgent need for additional hotel capacity while advancing the objectives of the City's long term planning policies of the Broadway Plan.

Following our Letter of Enquiry, the City staff have expressed support for the proposed direction. The site, currently occupied by a three-storey 1950s-era building – strata wind-up in British Columbia – has historically served hospital patients, VGH and Children's Hospital staff, and newcomers seeking extended-stay accommodation.

Recognizing the site's strategic location within the Broadway Corridor, Marquee acquired the property in 2017 with the vision of creating a high-quality hospitality destination. The location offers exceptional access to VGH, BC Children's and Women's Hospital, Kitsilano, Granville Island and the Central Business District, along with excellent transit connectivity via the Broadway Subway Extension. The proposed project will accommodate the needs of the expanding business sector, leisure travelers, patients and families and the medical community, supporting both service delivery and professional training opportunities. The site is free from view cone and shadow constraints and enjoys elevated water and city views, making it ideally suited for landmark development.

This proposal supports the City's Hotel Development Policy (2023) by helping to address Vancouver's documented hotel shortage and diversifying its accommodation options. The project represents a major opportunity to expand Vancouver's hotel supply, strengthen tourism, stimulate economic growth, and create long-term employment. Its pedestrian-oriented, architecturally distinctive design will enhance Fairview's urban fabric and align with the Broadway Plan's vision for a complete, connected and vibrant corridor.

Marquee look forward to working collaboratively with City Staff to advance this proposal and ensure it reflects the City's aspiration for design excellence, sustainability and economic vitality.


Marquee Group
Director of Operations & Development

Marquee Group | 2774 South Sheridan Way, Oakville, ON. L6J 7T4 | Ph: 905.829.1145 F: 905.829.4690



Jeff Cury
Senior Director
Development
Canada

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October 23, 2025

*** Sent via email : gesmail@marqueegc.com ***

Twelve Oaks by Marquee Developments Inc.
2777 Oak Street
Vancouver, BC, V6H 3N3
Canada

Attention: Emtias Esmail, President

Re: Proposed Homewood Suites by Hilton and Canopy by Hilton hotel located at 2777 Oak Street, the Northwest Corner of West 12th Avenue and Oak Street, in Vancouver, BC.

Dear Mr. Esmail:

This letter is to confirm Hilton's strong interest in working with Marquee Group on the proposed new construction, dual-branded **Canopy by Hilton / Homewood Suites by Hilton** in midtown Vancouver.

Hilton is actively expanding throughout Canada and based on the information that has been provided, we believe this is a unique and exciting opportunity for a dual-branded hotel that will cater to the lifestyle, transient traveler and extended stay guests alike.

I am confident that Marquee Group has the experience, talent level and professionalism, to bring this project to fruition and will undoubtedly bring a sense of pride to the city and local community.

If you have any questions or require any additional information, please do not hesitate to contact me.

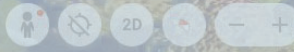
Best regards,


Jeff Cury
Senior Director
Development Canada



An aerial photograph of a city, likely Vancouver, showing a mix of high-rise buildings and residential areas. In the background, there are mountains. A white asterisk marker is placed on a residential area in the foreground. The text '02 | RATIONALE & POLICY ANALYSIS' is overlaid on the image.

02 | RATIONALE & POLICY ANALYSIS



PROJECT RATIONALE WHY THIS PROJECT?

It is widely known that the City of Vancouver is currently experiencing a shortfall in short-stay hotel accommodation throughout the city, with a marked loss of more than 1,500 hotel rooms between 2002 and 2022, a drop of more than 12.8%, as highlighted by Destination Vancouver in their Economic Analysis of Hotel Supply and Projected Demand in Vancouver (2022).

Economic Report Findings

The report identified need for 10,000 additional hotel rooms between 2023 and 2050. This represents more than a 70% increase from today's inventory. Per the economic impacts identified in the report, without significant additions to the regional hotel room supply, particularly in non-luxury hotel brands, it is projected that the city will miss out on more than \$16.6 billion in foregone GDP, and more than \$7.5 billion in foregone tax revenue for the municipal, provincial, and federal governments.

Contextual Need

Addressing hotel needs in Vancouver is not simply about increasing the quantity of hotel rooms, but also delivering a diversity of hotels to meet market demand. Currently, more than 90% of the hotel rooms in the City of Vancouver are in the downtown area, with the remaining 10% spread throughout other parts of the city, including in the Broadway corridor. Of concern, the marked decline in hotel room counts has had a disproportionate impact; the downtown area made up just 10% of the total rooms lost in this period, while the remaining areas of the city lost 28%.

Optimally Located

The Broadway Plan area, more specifically the area surrounding the VGH campus, is particularly bereft of short-stay accommodation options, with recent amendments to the Broadway Plan intending to address this deficit directly. Incentives for hotel development include expansion of acceptable locations as well as opportunities for additional height and density when part of mixed-use developments including residential components, with an increase in the City of Vancouver's 30-year target for hotel rooms in the Broadway area from 1,200 rooms to 3,000 rooms.

Per the staff report to council regarding the Hotel Development Policy Update, provided on April 1st, 2025, city policies on hotel development were updated, primarily through the consideration of additional density through site specific rezonings. Further, the importance of hotels with long-term stay options was also noted as these units can support key sectors in Vancouver's economy, such as film production, training, research and knowledge exchange, as well as in the technology and life-sciences sectors, particularly relevant in this location.

Design Viability

The viability of a hotel project is overwhelmingly driven by economic factors and within the significant financial and physical constraints placed on the design by the functional brand standards and by both construction and operational requirements. Viability is highly dependent upon provision of a project whose economic proforma aligns with these necessary constraints and is cognisant of the risks associated with the volatility of the construction and construction financing industries.

Given the proximity of the Vancouver General Hospital, the project provides a mix of 200+ standard hotel rooms, along with a mix of 100+ dedicated studio and one-bedroom extended stay hotel rooms. It is imperative to note that given the current economic climate, a mid-priced hotel must have at least 300+ rooms in order to be financially viable.

POLICY CONTEXT

BROADWAY PLAN

The Broadway Plan allows for various uses in the area, including hotel uses in high-density tower forms. The site sits amid the Broadway Plan area, located at the northwest corner of Oak Street and West 12th Avenue, directly west of the Vancouver General Hospital (VGH) campus, and thus, ideally located as a hub for hotel and extended stay accommodations.

Guiding Principles

The project is guided by the Broadway Plan policy and is in general compliance with the spirit of the form of development as outlined for mid-rise and tower forms. The site is located within the Fairview South (FSOA) area as identified in the Broadway Plan, defined by the stock of older rental housing and mature treed streets, with a mix of low-rise apartments and towers throughout.

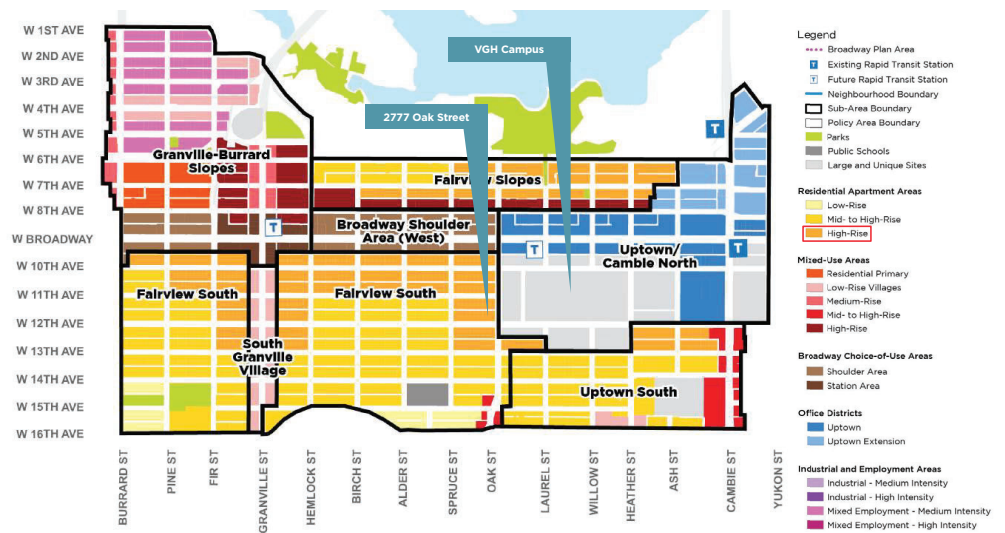
Plan Directions - Centres

Key to the policy is the need to strengthen the central Broadway corridor as Vancouver's "second downtown" by providing new opportunities for commercial development (e.g. office or hotel) through increased heights and densities, and by maintaining Uptown as a job space only. (Broadway Plan, page 39)

As well, the reports stresses the need to support the long-term renewal and expansion of institutional campuses, such as the Vancouver General Hospital, BC Cancer Centre, Mount Saint Joseph Hospital, Civic District (City Hall Campus), Vancouver Community College and Great Northern Way Campus. (Page 39)

Centres - Shoulder Areas

The site sets directly opposite Oak Street from the designated Centre Shoulder area, where a mix of housing, job space, shops, services and amenities are intended. The building heights for these areas will generally be up to 20 to 30 storeys, with active ground floor commercial uses and gathering places.



POLICY CONTEXT

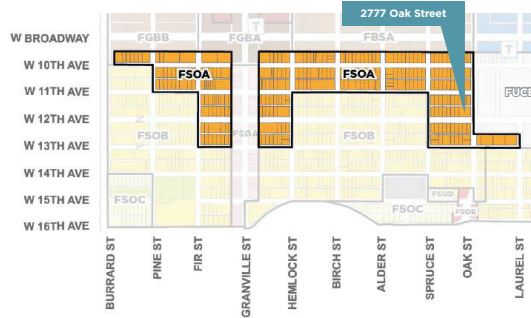
BROADWAY PLAN - FAIRVIEW FSOA AREA

As highlighted in the Broadway Plan, the Fairview South Area is a primarily residential apartment area with green and leafy streets and a significant stock of older rental housing, ranging from multiple conversion dwellings and three storey walk-up apartments to towers.

Tower Form Response

The tower form as provided in the Broadway Plan is limited to a 20-storey, 45.7m (150ft) maximum height, with density of 6.5 FSR. However, per the additional policies listed in the FSOA summary table, increases in height and density will be considered for delivery of ground-level retail or service uses, as well as for hotel with secured market rental in proximity to VGH. With this in mind, the project is seeking to achieve an increase in height and density, driven by economic and operational factors unique to the hotel program.

9.9 Fairview South - Area A FSOA



Intent
Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



Broadway Plan sub-policy 9.9.6:
9.9.6 Consider increased density and height (generally up to 20 storeys) for hotel or hotel with secured market rental on arterial/commercial streets in close proximity to VGH/ Uptown and rapid transit stations (recognizing existing rental replacement requirements per the Rental Housing Stock Official Development Plan).

Uptown / Cambie North (FUCB) Proximity

In addition to the FSOA planning considerations, the site is directly opposite from the VGH campus, part of the Uptown / Cambie North planning area. As highlighted in the Broadway Plan, these areas comprise the second largest concentration of job space in the province, and are the heart of Central Broadway.

The areas contain major employers such as City Hall, Vancouver General Hospital (VGH) and an abundance of health-related office and research facilities such as the BC Cancer Center. Key to this area is the desire to increase capacity for office and hotel development, as well as provide support for new music, entertainment, and nightlife venues, including on rooftop areas. (Pages 163-167)

9.9.1 FSOA Policy Summary Table

Policy Area	Fairview South - Area A		FSOA	
Uses	Residential, retail/service		FSOA	
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). For existing social housing sites, 100% of the residential floor area must be social housing. 	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	Existing purpose-built rental or social housing refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

POLICY CONTEXT

HOTEL DEVELOPMENT POLICY UPDATE



Vancouver City Council recently unanimously approved the Hotel Development Policy Update, encouraging hotel development across the City to address current shortage of hotel room supply. The recommendations have been informed by engagement with a wide variety of industry stakeholders, such as the Vancouver Hotel Development Task Force and Destination Vancouver.

Context and Background

The key findings of the report state that approximately 13,000 hotel rooms across 78 hotels currently exist in the city of Vancouver. Over the course of the COVID-19 pandemic between 2020 and 2022, there was a net decrease in hotel room supply of about 550 rooms. To close the gap between current supply and projected demand, approximately 20,000 new hotel rooms are needed in Metro Vancouver by 2050.

Engagement with Industry and Economic Modelling

The development of new hotel supply is complex and requires close cooperation between the City, developers, hotel operators, hospitality brands and financiers, with clear, reliable and consistent planning advice from the City; the City should encourage a diversity of hotel types in a variety of locations to provide a broader range of service levels and pricing options for visitors, including options outside of the Downtown Core; financing for new hotels is challenging; and additional hotel supply can be encouraged through amendments to land use policy in key areas.

The Complexity of Hotel Development

The construction of a new hotel is more complex than other typical development projects. In addition to the project developer/builder, hotel brands and operators are also part of the team and set specific standards for room sizes, fixtures, furnishings and brand identity. Furthermore, financing hotel construction presents unique risks and requirements for capital renovations to be undertaken often within 10 years from initial date of opening a new hotel.

Create Opportunities for Hotels

Development and rezoning enquiries and applications for commercial properties where hotel is permitted will be encouraged to consider increasing the number of hotel rooms in the city through the addition, retention or replacement of hotel rooms on the subject site. Areas outside the downtown peninsula, particularly within the Broadway Corridor, should also be considered to allow for broader options for hotel room supply.

Expand Hotel Options

While hotels in the downtown are particularly important due to their proximity to major convention facilities, major offices, the concentration of tourism destinations, opportunities for variety in visitor experience, choice and affordability should also be encouraged. This will be furthered through consideration of hotels in varied locations and price points across the city, particularly in commercially zoned districts. Variety in room choice, especially pricing, is important to enable visitor diversity and resilient growth.

Encourage Meeting Rooms and Event Spaces

The availability of event spaces, large meeting rooms and similar gathering spaces are a key factor in attracting special events and conventions to the city, which provide economic benefits to local businesses. Full-service hotels are typically major providers of such gathering spaces, and new hotels are encouraged to provide such spaces where practicable.

Project Response:

Design of the proposed project at 2777 Oak Street recognizes the complex factors highlighted here that influence hotel development and responds accordingly. The project height and density as proposed allows for provision of the desirable supporting meeting and event spaces, as well as the density of hotel rooms to help address the current VGH needs.

POLICY CONTEXT

HOTEL COMMUNITY IMPACT ASSESSMENT

Destination Vancouver issued the Hotel Community Impact Assessment, aiming to articulate a clear vision for hotel development in Vancouver, associated community impacts and a strategic path forward.

Community Benefit

Hotels provide significant economic and social benefit to communities. Despite this, demand for hotel space in Vancouver is currently outstripping supply. To close the gap between hotel supply and demand, to enable growth of regional tourism, and to unleash the economic and social benefits that accompany hotel development, it is critical to address barriers to hotel development:

Design Efficiency

Hotels can be less space efficient than other forms of development. When held to the same design standards or densities as residential development, it can be challenging to recover the same price per square foot buildable on hotel development.

Loading & Drop-Off Requirements

Meeting vehicle loading, manoeuvring, and passenger drop-off requirements for hotel developments can require a substantial amount of space, limiting the number of sites of suitable size and configuration to accommodate a hotel development.

Rezoning Requirements

Hotel use is not permitted at a sufficient density to be competitive with other land uses, requiring for rezoning prior to proceeding with a development permit application, resulting in a lengthy and costly process.

Financing Standards

Hotels require developers to have deep pockets and to tie up cash up-front with no payback for several years during permitting, construction, and stabilization. This is a major barrier to entry, and can preclude some developers from entering the space.

Operational Uncertainty

Hotel revenues and operating costs are more susceptible to outside market forces than other types of development. Revenues are highly sensitive to occupancy and room rates, and rising labour costs can drive significant increases to hotel operating costs.

The Hotel Development Task Force developed and assessed five hotel development scenarios to demonstrate how Vancouver can help meet demand for diverse hotel offerings:

The Event Space

Corporate and community event and convention hotel capacity.

This type is the largest of the hotels studied—is anticipated to deliver up to 15% of future hotel capacity in the form of large luxury meeting and event-oriented spaces.

The Big Brand

Large full-service hotels at an upper mid-market price point. This hotel type is anticipated to deliver up to 45% of future hotel capacity in the form of 200-300 room, 3 or 4-star full-service hotels.

The Familiar

Limited-service, extended stay hotels in commercial districts. This typology is anticipated to deliver up to 25% of future hotel capacity in the form of mid-sized, limited-service, extended stay hotels.

The Basics

Modern, budget-friendly options that cater to young people. This type is anticipated to deliver up to 10% of future hotel capacity in the form of small-scale, limited-service, budget friendly hotels.

The Urban Resorts

Unique, high-service, boutique hotel experiences. This hotel, the smallest of the hotels studied, is anticipated to deliver up to 5% of future hotel capacity in the form of small-scale, boutique, high-service hotels.



POLICY CONTEXT

HOTEL COMMUNITY IMPACT ASSESSMENT

As highlighted in the Destination Vancouver’s Report, multiple hotel types or ‘scenarios’ are contemplated, each with varying contextual influences and guest profiles. Upon analysis of these, the following two scenarios are readily identifiable as apropos to the area, given the immediate vicinity of the proposed project to major infrastructure (VGH), transit, and demonstrated demand.

The Big Brand

‘The Big Brand’ is a large, full-service hotel offering comfortable, standard services and accommodations in downtown or in a transit oriented development. This type of hotel features well-fitted, brand standard rooms and modest-size amenities, including a fitness centre, pool, restaurant, bar, and limited meeting spaces. It is designed for visitors that are looking for a mid-price point option and a convenient base for exploring the city before or after embarking on a cruise, attending a conference or event, or traveling throughout BC.

‘The Big Brand’ responds to a need for larger, hotels at an upper midscale price point with easy access to important venues, amenities, and major services.

The proposed project, located in close proximity to multiple transit options, provides easy access to many popular destinations across Vancouver, as listed above. This scenario provides for:

- Affordable options for mid budget leisure and business visitors
- Hotels on transit with easy access to cruise terminal and convention hubs
- Hotels with block booking capacity and arrangements to support event and convention organizers



The Familiar

‘The Familiar’ is defined as a limited service, extended stay hotel in a mid-density, mixed use commercial and residential district. Rooms in this type of hotel include simple kitchenettes and living spaces to make longer stays more comfortable. This type of hotel is designed with travelling professionals and those visiting Vancouver family or friends in mind.

The Familiar inherently offers a comfort and homeliness to visitors travelling to the city, a particularly important quality given the proximity to the adjacent hospital and the expected extended stay guests visiting friends or family at VGH. It offers a sense of respite and home away from home.

The Familiar’ responds to a need for extended stay hotels embedded in mixed-use commercial and residential districts. This scenario provides for:

- The need for more mid-market hotel options that provide an affordable option for longer stays.
- The need for hotels outside the downtown core, such as in Vancouver’s commercial districts.
- The need for more long-term stay design including modest living spaces, kitchenettes, and laundry access for visitors.



Project Response:

A key consideration for this project is the close proximity to the Vancouver General Hospital campus. Hotels play a critical role in supporting the healthcare sector in Vancouver. This includes providing accommodation for visiting specialists, doctors, and researchers, as well as providing accommodation for visiting patients, friends, and family.

Centrally located in the Broadway corridor, the project is ideally situated to address the requirements of each of these hotel scenarios.

The central transit-oriented location provides 14 floors of hotel use, providing approximately 200+ rooms in an area demonstrating significant demand.

As well, the project proposes 9 levels of extended-stay hotel, providing approximately 100+ units, tailored to temporary professional workers, friends and families.

POLICY CONTEXT OTHER PLANS AND POLICIES

Other Applicable Plans and Policies

- > Vancouver Plan 2050
- > Healthy City Strategy (update pending)
- > Green Buildings Policy for Rezoning (amended 2020)
- > Community Amenity Contributions Through Rezoning (amended 2021)
- > Housing Vancouver Strategy (2017)
- > Hotel Development Policy Update (2025)

Vancouver Plan 2050

The Vancouver Plan describes the long term vision for the evolution of the city. It is important to highlight that the first priority listed in the plan is provision of Equitable Housing and Complete Neighbourhoods. This translated into provision of more housing in all forms, across the housing continuum, including short and extended stay hotel accommodations.

The plan is founded on three big ideas, namely;

- Equitable Housing and Complete Neighbourhoods
- An Economy that Works for All
- Climate Protection and Restored Ecosystems

Highlighted in the plan is that these goals are guided by the realities of land use, based in the establishment of opportunities and expectations within fiscal realities.

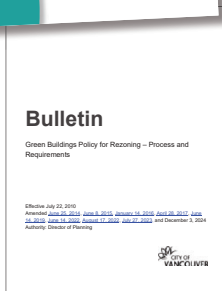
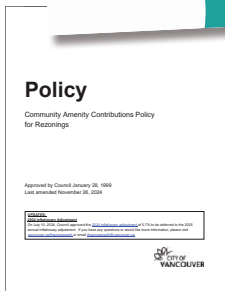
Fundamental to this project is the identified need to both allow and nurture development of economic opportunities that will add to the job opportunities in the city while also spurring economic growth.

Per the specific *Vancouver Plan Direction L1.3: Metro Core/Broadway* includes intensifying and expanding employment opportunities through varying project typologies, including new hotel developments.

Green Buildings Policies

This policy supports the Greenest City Action Plan through reducing carbon emissions in buildings. As part of this overarching policy, we must also adhere to the requirements noted in the Zero Emission Building Plan, the Climate Change Adaptation Strategy, the Embodied Carbon Strategy, and the Climate Emergency Action Plan.

This project reflects the highly walkable neighbourhood, cycling routes, integral rainwater and storm water management, as well as an integrated equitable approach to housing. For this project, this is interpreted through the demonstrated need for short and extended stay hotel options, particularly in the VGH campus area, relieving short term pressures on the existing rental housing stock.





03 | DESIGN ANALYSIS



SITE DESCRIPTION

EXISTING USE

Civic Address	2777 Oak Street Vancouver, BC V6H 3N3
Legal Address	Lot 1 Plan EPP72239 District Lot 526 NWD Group 1
Site Area	1,742 m ² (18,750 ft ² approx.)
Current Zone	RM-3
Age of Construction	1973
Number of Storeys	3
Extended Stay Units	30

Existing Building

Following on from conversion of the existing strata building, the aging residential building is currently operated as an extended stay facility, primarily occupied by temporary, long-stay visitors and staff of the VGH campus.

The building includes pet friendly fully furnished one bedroom and two-bedroom units, with linens, towels, tableware, kitchenware and in-suite washer/dryer provided, along with cable TV, Wi-Fi, and hydro included. Communal areas cleaned daily line-in caretaker and secure underground parking, with medical rates available.

The property is listed in the "Places to Stay" document in the VGH & GF Strong area, prepared by Vancouver Coastal Health.

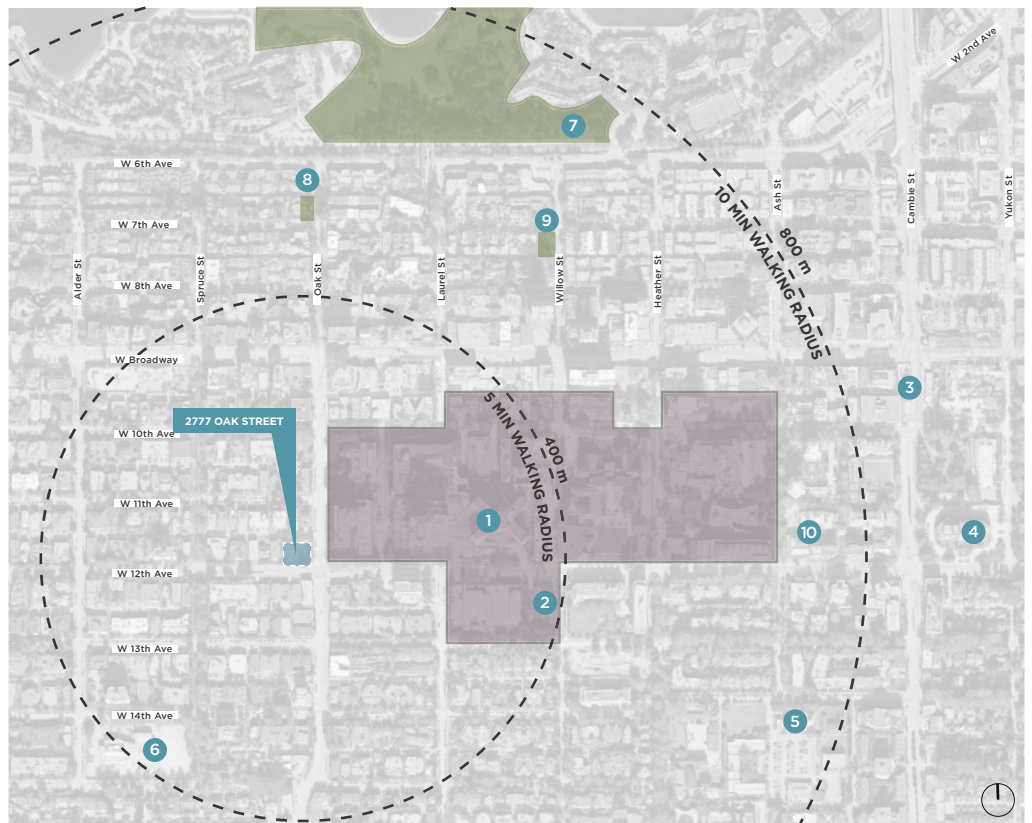


CONTEXT MAP

URBAN CONTEXT

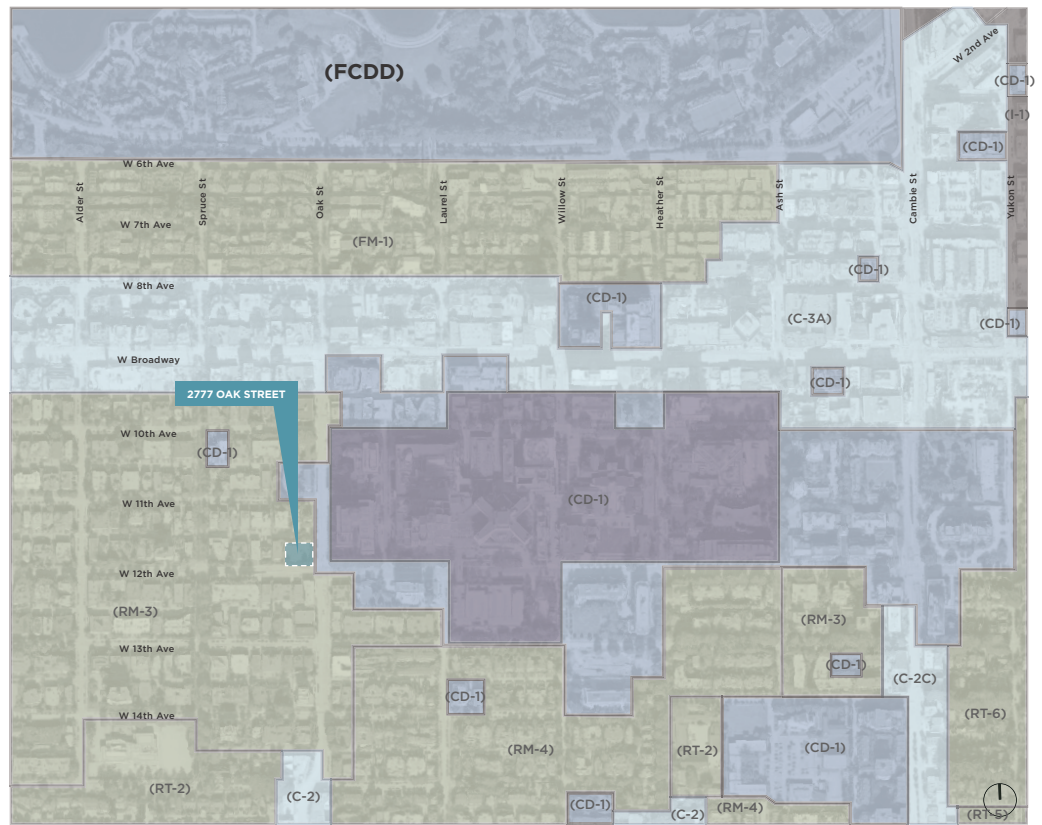
KEY

- 1 Vancouver General Hospital
- 2 VGH Energy Centre Plaza
- 3 Cambie Village
- 4 Vancouver City Hall
- 5 Protection of the Blessed Virgin Mary Catholic Church
- 6 L'École Bilingue
- 7 Charleson Park
- 8 Choklit Park
- 9 Willow Park
- 10 Grocery Store



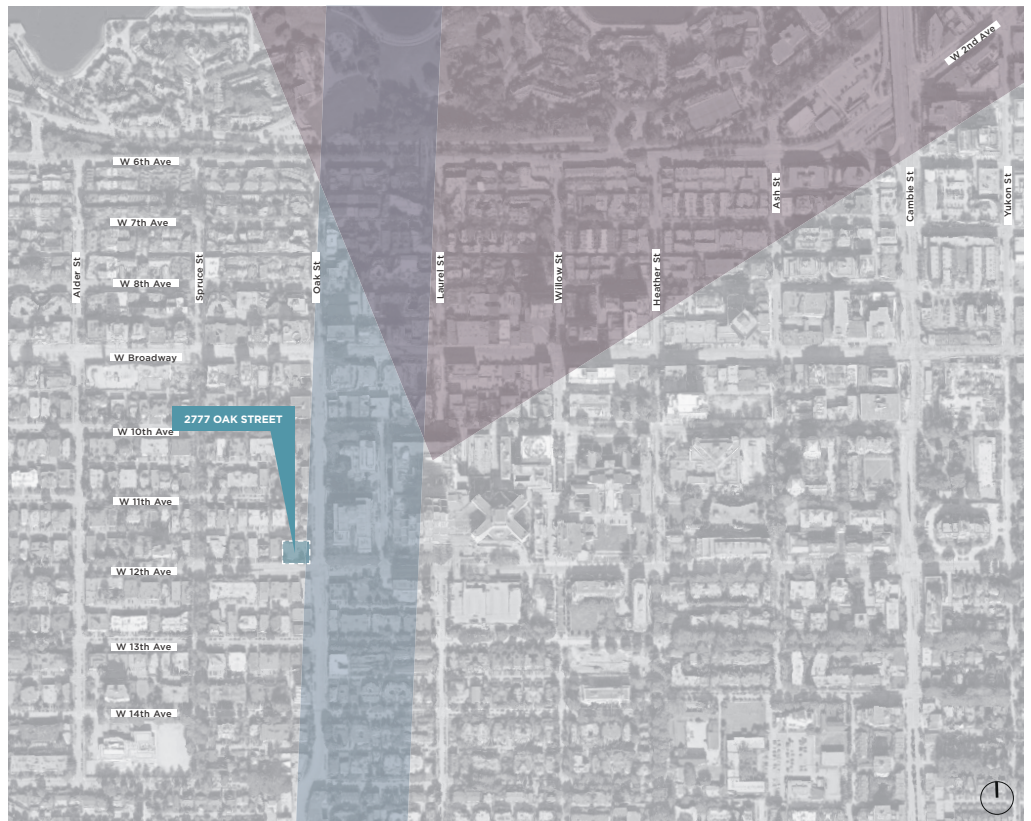
CONTEXT MAP

EXISTING ZONING CONTEXT



- KEY**
- Residential
 - Comprehensive Development
 - Commercial
 - Industrial

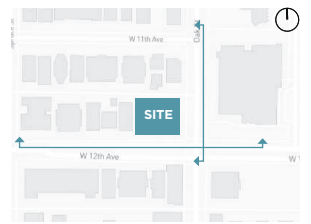
CONTEXT MAP FLIGHT PATHS



LEGEND

- VGH Flight Path
- WCH Flight Path

EXISTING STREETScape



OAK STREET FACING WEST

SITE



W 12TH AVE

LANEWAY

W 11TH AVE

W 12TH AVENUE FACING NORTH

SITE

OAK STREET



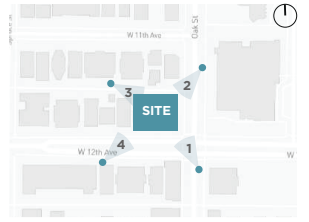
SITE PHOTOS



View looking towards the site from the intersection of W 12th Ave and Oak Street



View looking towards the site from the intersection of Oak Street and the laneway



View looking southeast towards site from the laneway

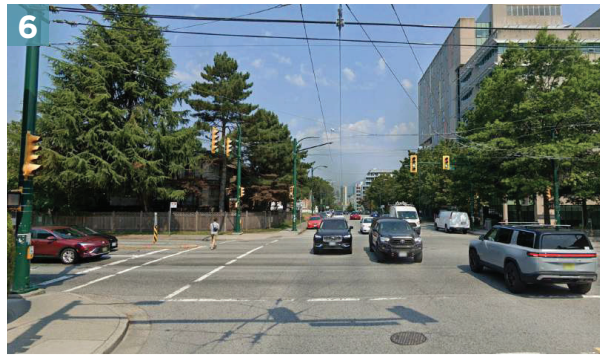


View looking northeast towards site from W 12th Ave

SITE PHOTOS



View looking east from laneway



View looking north from Oak Street



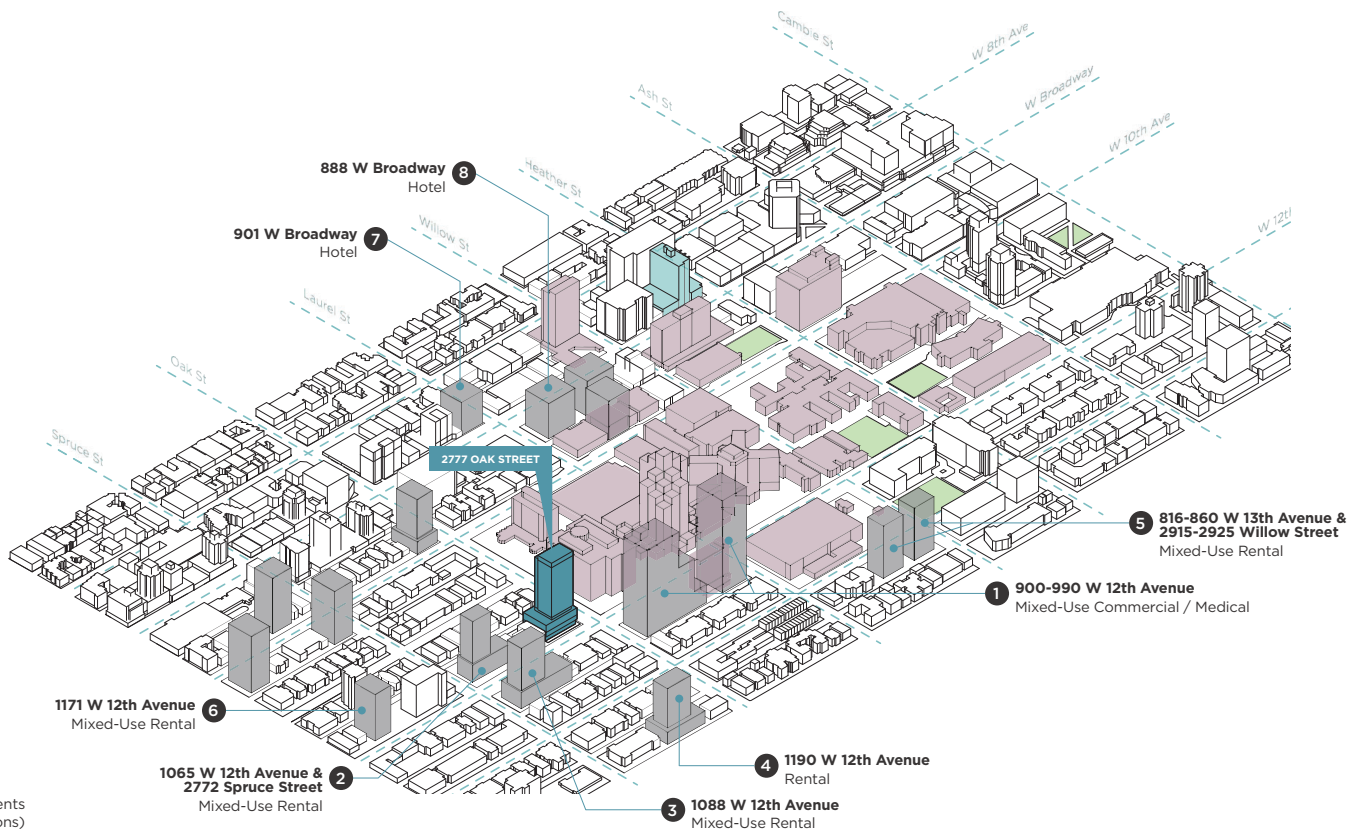
View looking east from W 12th Ave



View looking west from laneway

CONTEXT BUILDINGS

EXISTING AND FUTURE DEVELOPMENTS



CONTEXT BUILDINGS FUTURE DEVELOPMENTS



1 900-990 W 12th Ave
Mixed-Use / Healthcare Rezoning Application
FSR: 14.15
West building height: 100.3m (26 storeys)
East Building height: 107.6m (28 storeys)



3 1088 W 12th Ave
Mixed-use Rental Rezoning Application
FSR: 6.8
Building Height: 74m (24 storeys)



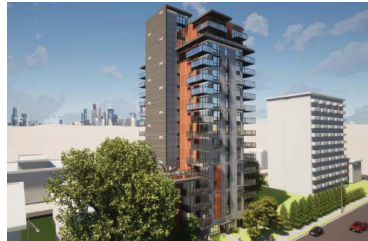
2 1065 W 12th Ave & 2772 Spruce St
Mixed-Use Rental Rezoning Application
FSR: 6.86
Building Height: 70.2m (22 storeys)



4 1045 W 14th Ave
Rental Building Rezoning Application
FSR: 5.95
Building Height: 60m (20 storeys)



5 816-860 W 13th Ave and 2915-2925 Willow St
Mixed-Use Rental Rezoning Application
FSR: 7.4
Building Height: 64.3m (21 storeys)



6 1171 W 12th Ave
Mixed-Use Rental Rezoning Application
FSR: 6.5
Building Height: 56.7m (17 storeys)



7 901 W Broadway
Mixed-Use / Hotel DP Application
FSR: 7.93
Building Height: 40.5m (12 storeys)



8 888 W Broadway
Mixed-Use / Hotel DP Application
FSR: 8.96
Building Height: 50.37m (15 and 11 storeys)



04 | PROPOSED PROJECT *

PROPOSED PROJECT OVERVIEW

The project proposes the addition of a landmark building to an important intersection within the emerging Broadway corridor, located adjacent to the VGH campus at the peak of the rapidly transforming Fairview neighbourhood. Designed as an elegant, contemporary addition to the aging 1970's low-rise multi-family context, the project proposes creation of a visually striking, sophisticated boutique hotel to an area with demonstrable demand.

Form of Development

The building design is a direct contextual response to the constrained corner site, ideally situated at the intersection of Oak Street and West 12th Avenue. The building massing is a response to the programmatic requirements of the hotel use within the limitations of site access, alongside the opportunities facing the two streets. The form of development is based on the podium / tower typology, with a clear delineation of programming of at-ground public programs and amenities, transitioning up to semi-public meeting and gathering spaces on the second floor, through to hotel amenity spaces occupying the podium rooftop. The proportions of the primary tower volume emulate that of the surrounding proposed developments, however also include additional area along the north facade in order to achieve the floorplate area and depth necessary to facilitate optimal hotel unit density and proportions.

Project Statistics

Civic Address	2777 Oak Street, Vancouver BC
Legal Address	Lot 1 Plan EPP72239 District Lot 526 NWD Group 1
Existing Zoning	RM-3
Proposed Zoning	CD-1
Site Area	1,742 m ² / 18,751 ft ²
Site Coverage	70%
Gross Floor Area	21,622.3 m ² / 232,740 ft ²
Net Floor Area	21,111.9 m ² / 227,245 ft ²
FSR	12.1
Building Height (Storeys)	26
Building Height	93.8 m / 307'-8 1/2" (measured from BS to T.O. parapet)
Unit Count (Extended Stay Hotel)	154 units
Unit Count (Hotel)	160 units
Total Hotel Unit Count	314 units



DESIGN PARAMETERS

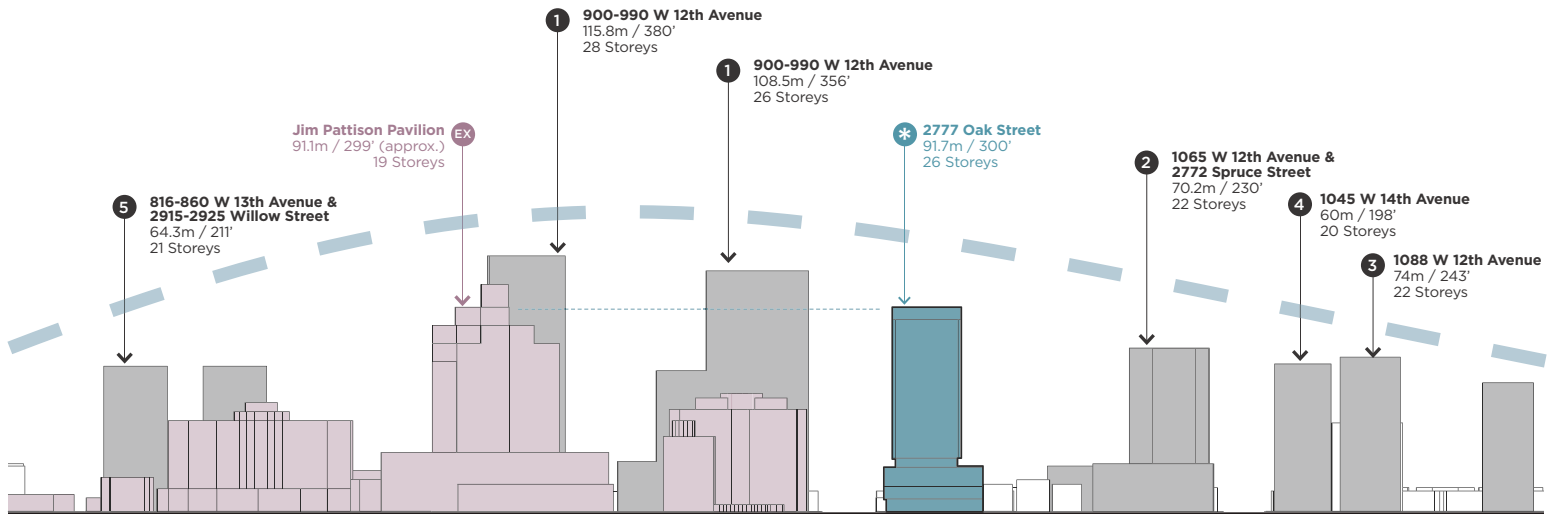
BUILDING HEIGHTS

Provision of sufficient height is intrinsic to project viability. Determination of the project height is the result of planning guidance, assessment need, and relationship to both the existing and the emerging context. While the proposed project site sits within the FSOA area, it is directly opposite Oak Street from a designated Centre Shoulder area (the VGH campus), where building heights of to 20 to 30 storeys are expected, with active ground floor commercial uses and gathering places (Broadway Plan, page 43).

Proposed Height and Context

Building heights in the Broadway Plan vary depending on the specific plan area; within the FSOA area, heights are generally limited to 20 storeys, however increased height in certain circumstances may be entertained. The proposed project seeks a relaxation to 26 storeys to facilitate project viability.

The height and density of the proposal is consistent with the emerging character of the immediate area, as demonstrated by the adjacent development application at 900-990 West 12th. As demonstrated in the context height diagram below, the heights of the existing buildings and proposed neighbouring applications are in keeping with the general principles of the plan.



DESIGN PARAMETERS

SITE CONSTRAINTS AND OPPORTUNITIES

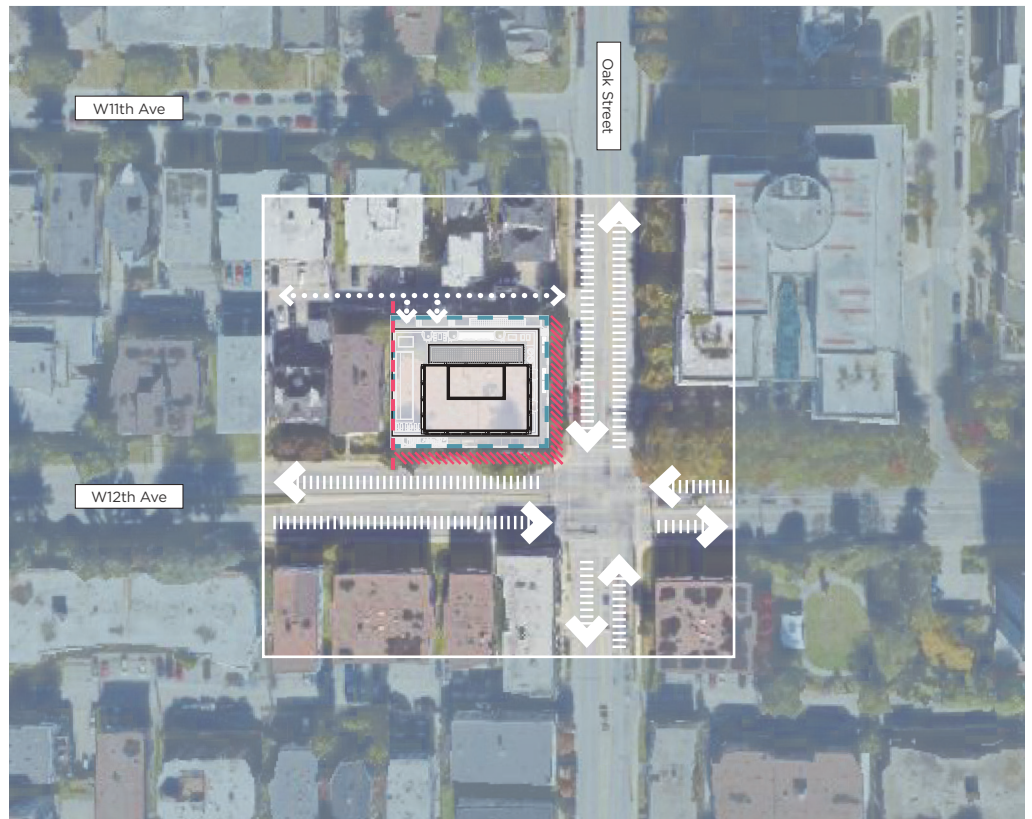
The site is ideally positioned to bring much needed hotel capacity to the Broadway corridor. Located along arterial streets, the site fronts onto West 12th Avenue to the south and Oak Street to the east, as well as to a connecting laneway to the north. The main roads serve as emergency vehicle routes to the VGH campus.

An important intersection adjacent to the high-density healthcare campus, the corner site is ideal for commercial high-visibility and offers supporting commercial services to the neighbourhood, namely needed hotel accommodations and food and beverage services.

The arterial nature and the narrow width of the two streets precludes any on-street parking or loading activities, thus diverting all vehicular traffic to the north laneway. Given the necessity of vehicular access to a hotel front entry, the main access point is located on the north lane elevation, with secondary pedestrian-only access points along the east and south elevations.

In summary, the site presents several limiting conditions and constraints, including the following:

- Double frontage on the two arterial streets that limits street access to pedestrian use only.
- A compact site with limited site area, restricted south and east access, with comprehensive entry, parking, and loading services from the lane, thus limiting internal lot line setbacks.

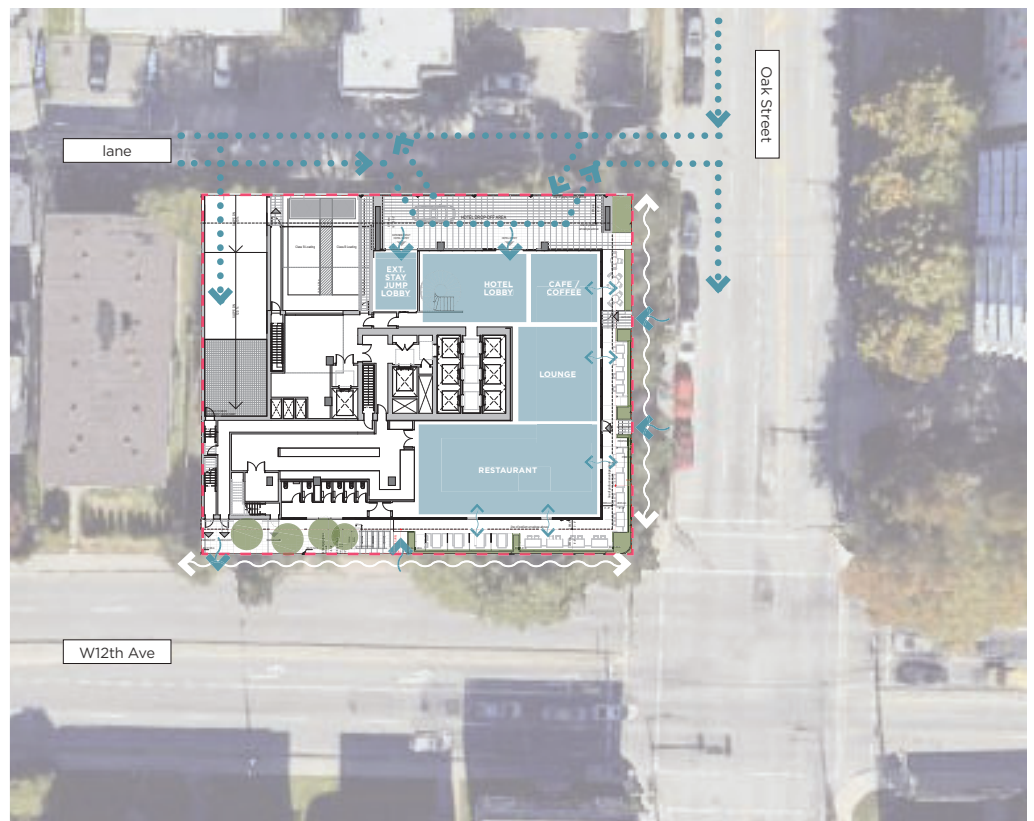


DESIGN PARAMETERS

SITE ACCESS

Site access and circulation is governed by the necessity to use the north elevation for all main hotel access purposes, including both hotel and extended stay hotel main entries, passenger loading, service access, as well as below-grade parking access.

The site itself is compact. Given the need significant vertical transportation requirements of the hotel use, the central building core occupies a significant portion of the building footprint.



MASSING AND FORM

MASSING AND PROGRAMMATIC RESPONSE

Siting

The primary entry access points for the hotel are located at grade facing the north lane accessed from Oak Street, protected by a porte cochere that covers the common entry area. The design of this covered entry is a vibrant, colourful, and engaging space with integral artwork and lighting that introduces the hotel identity.

Ground Level Programming

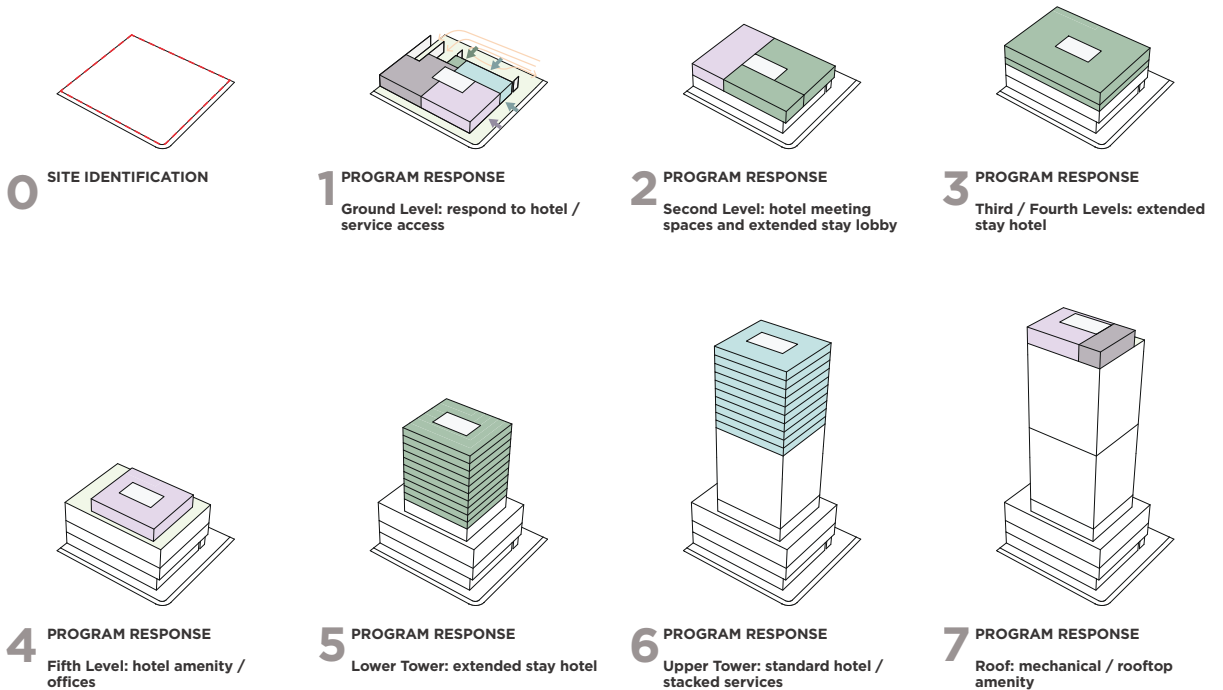
The ground floor provides engaging public programs related to the hotel, including a welcoming entry, a public restaurant with connected outdoor dining spaces, a central lounge, and a vibrant coffee bar, connected to an east facing outdoor terrace. The ground floor is interconnected with a character defining feature stair to the second level extended stay hotel lobby, along with adjacent lounge and dining options.

Podium Massing

The podium provides for more semi-public to semi-private uses, transitioning from grade to the extended stay lobby and meeting facilities on the second floor. The remainder of the podium consists of larger, extended stay units, culminating in a the podium rooftop level that features amenity spaces, fitness spaces, a shared lounge area as well as an outdoor pool and deck area.

Tower

The tower massing contains both short and extended stay units, capped by a publicly accessible restaurant and lounge, with panoramic north and west views of the city skyline and north shore mountains.

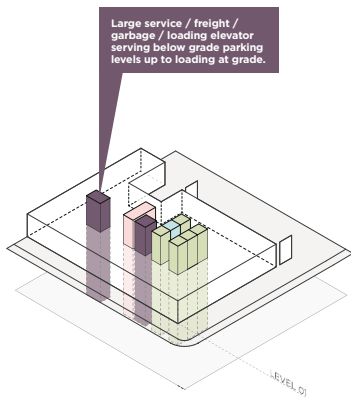


MASSING AND FORM

VERTICAL CIRCULATION REQUIREMENTS AND RESPONSE

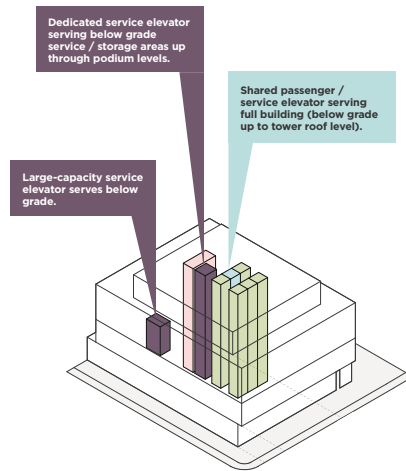
LEGEND

- Passenger Elevator
- Shared Hotel & Service Elevator
- Service Elevator
- Egress Stairway(s)



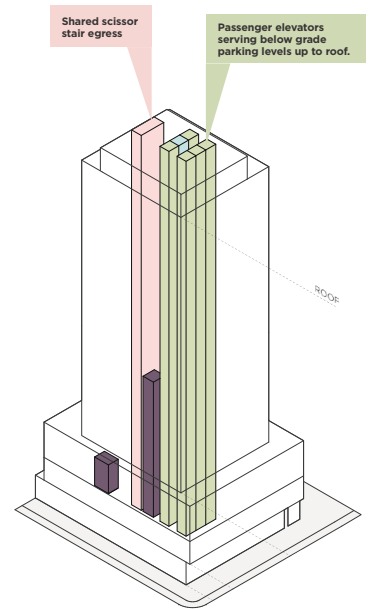
Vertical Circulation: Grade & Below

Based on the design guidance provided by the project elevator consultant and in accordance with hotel brand standards, five dedicated passenger elevators are provided along with a shared passenger / service elevator, serving the below grade parking through to the rooftop amenity spaces. Given the site limitations, separate parkade only elevators are not provided. In addition, a single dedicated elevator is provided in the ground level extended stay hotel 'jump' lobby, providing individual service to the extended stay lobby on the second floor.



Vertical Circulation: Service

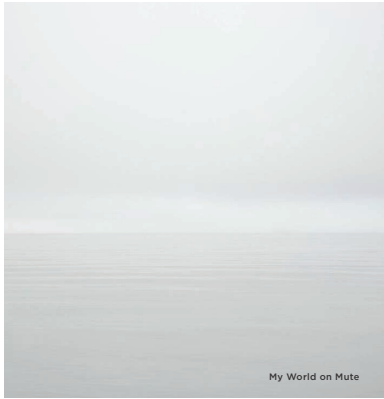
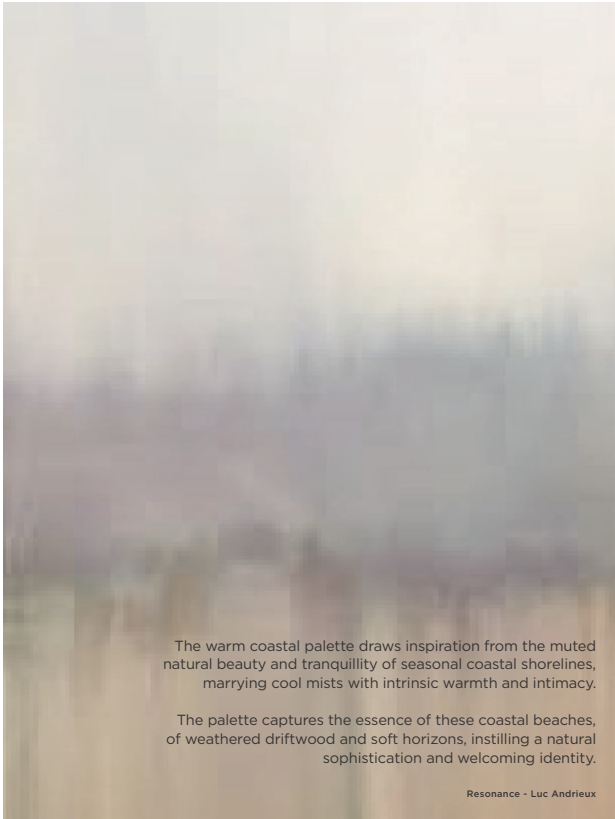
Given the constrained site and limited ground floor area, significant back-of-house services, storage areas, and garbage / recycling spaces will be located below grade. Access to these spaces from the at grade Class B loading spaces and garbage / recycling pickup areas require provision of a dedicated large scale service elevator to accommodate movement of these items. Two separate, dedicated service elevators are provided. A large capacity service elevator provides general service, storage, laundry, loading, recycling, and garbage service from below grade up to the loading area on the northwest end of the ground floor. A secondary service elevator in the tower core serves all floors.



Vertical Circulation: Stairs

A single scissor stair serves the entire project. Additional egress width requirements on the second floor requires additional capacity, as demonstrated on the architectural drawings.

DESIGN INSPIRATION
WARM COASTAL PALETTE



DESIGN RATIONALE

FORM AND IDENTITY

The building identity is driven by the expression and celebration of the exterior vertical structure, designed to free the plan and allow for flexibility of the interior space planning and the inherent variety between short-stay and extended-stay hotel program requirements. The exterior structure is more slender and compact on the tower, with the visual weight landing on the more robust, heavier columns on the podium base.

Structural Identity

The columns on both the podium and tower are faceted and angled in order to create visual interest and reduce visual bulk, with expressed horizontal sills at varying floors that provide playful shadowing across the east, south, and west facades. Together, the vertical and horizontal elements create a broad latticework across the facades.

Colour Palette

The building colour palette is defined via a simple, soft gradation approach to materiality, with an intensity of colour at the podium levels, transitioning to highly desaturated colours through the tower above, thus lending primacy to the podium while maintaining a consistency in identity.

Identity Accents

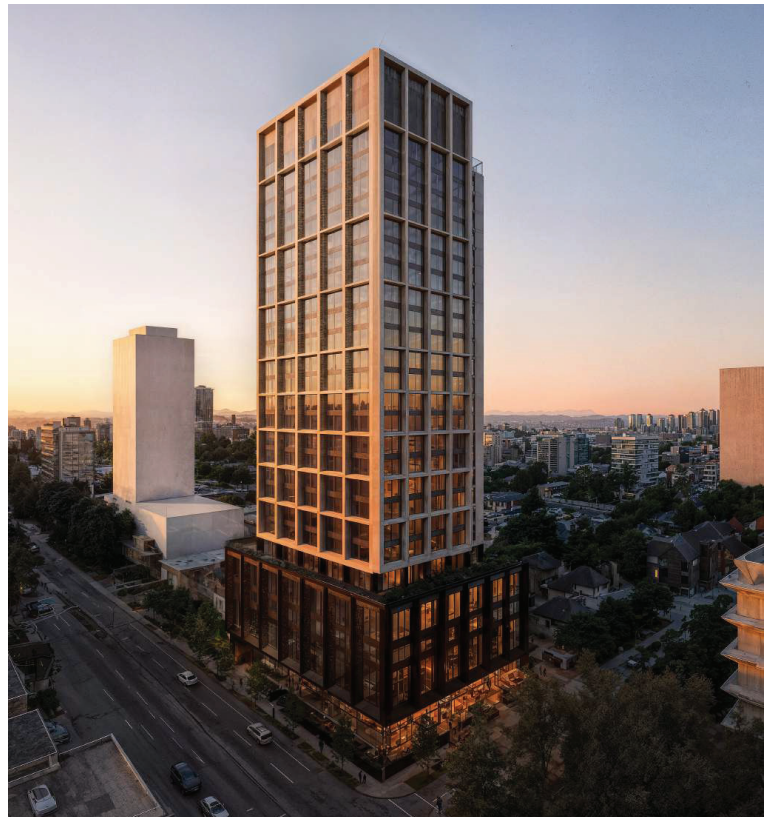
The materiality and latticework are accented and further refined via the addition of decorative, illuminated perforated panels at the angled face of the column surrounds, creating opportunity for the building envelope to serve as a permanent artwork installation. These perforated accent panels add texture, colour, and a sense of filigree to these significant defining elevation elements.

Contrast and Separation

The separation of the podium and tower volumes at level five is delineated by the use of perimeter glazing and spandrel at this level, providing a marked differentiation and contrast in material and sheen.

Glazing

The glazing of the tower design is provided in a shifting pattern that offers a simple approach to visual variety and rhythm, while allowing for a unitized, prefabricated envelope approach. The podium glazing is approached in a similar manner, with variety that is reflective of the various programs within.

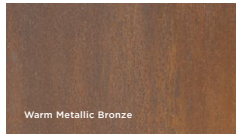
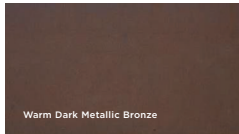
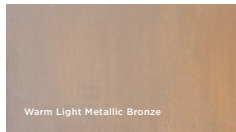
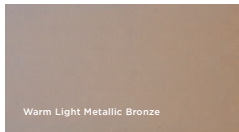
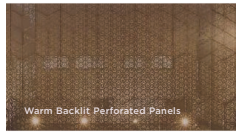
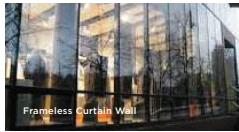


DESIGN RATIONALE

MATERIAL AND COLOUR PALETTE

The material and colour palette of the project is defined by warm tones and a simple gradation, matte metallic tones in the defining latticework materials on both the podium and tower, creating a clear delineation of the main building volumes.

Material and Colour Palette Options



DESIGN RATIONALE

ARRIVAL AND PUBLIC REALM

The public realm design for the project is lively and engaging, with visual porosity, connectivity, high-quality materials, and opportunities for intrinsic public art.

The primary pedestrian and vehicle entrance is located on the north side of the building, accessed from both the northeast corner facing Oak Street, and from the north face at the lane.

The entry is through the recessed porte cochere entryway, identifiable through the vibrant, textured art installation mural that surrounds and envelops the interior faces and soffit of the entry porte cochere, rendered through backlit perforated panelling. This installation, yet to be developed, is an integral opportunity for a vibrant public art installation. This bright and vibrant entry leads inside to a visually warm and inviting inner lobby, connecting the public realm to the public spaces within.

The east and south perimeter facades are each recessed from the sidewalk, with planting and elevated patios wrapping the perimeter, protected from above by both the cantilevered overhang of the second floor as well as by perimeter canopy weather protection.



DESIGN RATIONALE

PUBLIC REALM TRANSPARENCY

Activation of the public realm is encouraged through provision of engaging food and beverage programming that is integral to the hotel use. The proposed project relies on active transportation as a central tenet of the design. Located in close proximity to multiple forms of sustainable transportation, a high concentration of pedestrian access is anticipated, thus demanding an engaging, visually accessible ground level design.

Establishing and strengthening an engaging urban environment for the project is generated via provision of focal points and magnetic points of attraction along the public realm. This is achieved via inclusion of street level cafe, lounge, and restaurant programs, visually accessible from the street with extensive operable glazing, allowing for lively engagement with pedestrians from morning to night, serving as an engaging backdrop to streetscape life and identity.

These programs are further strengthened by vibrant, green, protected outdoor seating areas. These intimate outdoor spaces are to be both sheltered and engagingly lit so as to serve as a visual filter from the street, a layered visual transition from exterior public spaces to semi-public spaces within, while also providing a territorial safety buffer from the busy arterial street.

These surrounding outdoor seating areas are enclosed by a low height buffering wall that provides opportunity for a ribbon-like cultural installation / public art, as well as intrinsic wayfinding and signage.



DESIGN RATIONALE SUSTAINABILITY

The key principles of sustainable design and construction include design for intrinsic durability, energy efficiency, waste reduction, quality indoor air quality, and material conservation. This project reflects the highly walkable neighbourhood, cycling routes, integral rainwater and storm water management, as well as an integrated equitable approach to complete neighbourhoods.

The core tenets sustainability inherent in the project include:

- Energy efficiency: reduction of reliance on non-renewable energy by optimizing building performance.
- Incorporating passive design strategies, efficient systems, and renewable energy.
- Resource conservation, emphasizing responsible use of materials.
- Focus on durable, renewable, and locally sourced materials.
- Occupant health and well-being, focused on creation of a healthy, productive, and comfortable indoor environment with great indoor air quality and acoustic comfort.
- Access to natural light.
- Considering the building's entire lifecycle.



The project features the following specific approaches:

Passive Design Fundamentals

The project has been designed with sustainability and passive design strategies at the fore. The building envelope window to wall ratio has been developed to provide optimal vision glazing where needed while looking to utilize the celebrated exterior structure as integral solar shading, thus reducing energy demand and enhancing thermal comfort.



Materials and Design Effectiveness

Design of the building structure is optimized to minimize transfers where possible with the aim of reducing the volume of concrete needed. As well selection of building materials is based on low-emitting, healthy, low-carbon, with careful attention to ensure specification of low Global Warming Potential (GWP) materials.



Energy Efficiency and Embodied Carbon

The approach to the building envelope is based on high-performance energy and minimizing air leakage, optimizing interior comfort as well as energy conservation. The project is targeted to substantially exceed the embodied emissions parameters, meeting the requirements for carbon and emissions intensity. In addition, the project includes commitment for enhanced commissioning and energy metering to assess that performance targets are maintained during occupancy.



Transportation and Community

The project is in immediate proximity to the Broadway Corridor and VGH, and is home to an enviable public transportation score, currently at 80, though this is expected to substantially increase upon completion of the Broadway Skytrain line. In addition, the project has a nearly perfect walk score of 99, and a bike score of 81.

Locating key supporting hotel uses near transit and the hospital campus will help reduce car trips, vehicle dependence, thus supporting civic sustainability goals. Integration of significant hotel space within the community will help support the emerging Broadway Corridor as a complete community.



DESIGN RATIONALE

REQUESTED RELAXATIONS / VARIANCES

As highlighted, given the significant deficiency of hotel units in Vancouver and near the VGH campus, Vancouver City Council recently unanimously approved the Hotel Development Policy Update, encouraging hotel development across the City to address this comprehensive shortage.

In order to support this Council directive, this proposal is seeking relaxations on Broadway Plan guidance relative to building height, floor plate size, internal setbacks, and overall density on the site in order to optimize the project potential, and to align with the changing realities of project viability, including financing, construction delivery, and operations.

This rezoning application includes request for variances from the various policy guidelines, necessary for project viability due to site constraints and hardships, operational requirements, and minimum viable floor plate size / unit counts relative to project economics.

1 Density Relaxation Per Broadway Plan guidance, density is limited to an FSR of 6.0, however given the realities of project delivery and hotel operations, this is insufficient for project viability given the unique characteristics of the site and current market realities.

This project proposes an increase in density, allowing for the construction of much needed 314 hotel rooms, divided between hotel and extended stay suites, in a context where demand for hotel space currently outstrips supply in Vancouver. It is also important to recognize the design and operational requirements of the specific hotel brand associated with the project. To attract an international brand such as Hilton, it is imperative that the design, functionality and operating fundamentals are viable.

This request is supported by the realities of hotel design and operations as highlighted in the Hotel Community Impact Assessment published by Destination Vancouver on April 2025. As noted in the report, hotels are less space efficient than other forms of development, particularly full-service hotels with a complex mix of amenities, room types, and back of house uses on site.

When held to the same design standards or densities as residential development, it can be challenging to recover the same price per square foot buildable on hotel development, making it difficult to compete with other uses. Furthermore, hotel use is not permitted at a sufficient density to be competitive with other land uses in several of Vancouver's neighbourhoods.

2 Height Relaxation The Broadway Plan limits tower height to 20 storeys, however includes provision to increase height in certain circumstances and in certain areas. Of particular note, the site is directly opposite a designated Centre Shoulder area, where a mix of housing, job space, shops, services and amenities are intended. The building heights for these areas will generally be up to 20 to 30 storeys, with active ground floor commercial uses and gathering places.

The proposed project seeks a relaxation to 26 storeys to facilitate project viability. The height and density of the proposal is consistent with the emerging character of the immediate area, as demonstrated by the adjacent development application at 900-990 West 12th. Refer to the context height diagram on page 29 for relative heights between the proposed project and the neighbouring applications.

3 Internal Setback Relaxation The building setbacks on the south (West 12th), east (Oak Street), and north (laneway) adhere to the guidance identified in the Broadway Plan. Given the constrained site and inability to utilize either West 12th or Oak Street for any feasible purpose (i.e. loading, short term parking, pickup / drop off, etc.), full utilization of the site width is necessary in order to provide the necessary hotel entry, access to parking, at grade loading requirements, as well as passenger loading requirements suitable for hotel use. As such, a zero-lot line is proposed along the west edge of the site.

4 Below Grade Parkade Setbacks Relaxation The proposal includes below-grade parking levels extending to the property line on all four sides. Due to the compact size of the site, efficient and functional below-grade parking can only be accommodated if the below grades extend to the property line, allowing only for a single loaded driving aisle on all sides.

5 Class C Loading Relaxation Per the Vancouver Parking By-law 6059, two (2) Class C loading spaces are required for the development. This proposal requests a relaxation to this requirement given compact site size and corresponding hardships enforcement of this requirement would create. All other required vehicle parking, bicycle parking, and loading spaces are provided per the Parking By-law, as documented on the enclosed architectural drawings.



A | ARCHITECTURAL DRAWINGS

2777 OAK STREET HOTEL, VANCOUVER, B.C

ISSUED FOR REZONING APPLICATION _ REVISION 1



ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A001	PROJECT STATISTICS
A010	CONTEXT PLAN
A011	BUILDING GRIDS
A012	SURVEY PLAN
A013	SITE PLAN
A014	SHADOW STUDY - SPRING EQUINOX
A015	SHADOW STUDY - SUMMER SOLSTICE
A016	SHADOW STUDY - FALL EQUINOX
A100	FLOOR PLAN - P4
A101	FLOOR PLAN - P5
A102	FLOOR PLAN - P2
A103	FLOOR PLAN - P1
A104	FLOOR PLAN - LEVEL 01
A106	FLOOR PLAN - FORESS MEZZANINE LEVEL
A108	FLOOR PLAN - LEVEL 02
A107	FLOOR PLAN - LEVELS 03 & 04
A108	FLOOR PLAN - LEVEL 05
A109	FLOOR PLAN - LEVEL 06-15 (TYP. EXTENDED STAY HOTEL)
A110	FLOOR PLAN - LEVEL 16-26 (TYP. HOTEL)
A111	AMENITY ROOFTOP PLAN
A112	ELEVATOR MACHINE ROOM PLAN
A113	ROOFTOP PLAN
A120	AREA PLANS OVERLAY - LEVEL 01
A121	AREA PLANS OVERLAY - FORESS MEZZANINE
A122	AREA PLANS OVERLAY - LEVEL 02
A123	AREA PLANS OVERLAY - LEVEL 03
A124	AREA PLANS OVERLAY - LEVEL 04
A125	AREA PLANS OVERLAY - LEVEL 05
A126	AREA PLANS OVERLAY - TYP. EXTENDED STAY HOTEL (LEVEL 06-15)
A127	AREA PLANS OVERLAY - TYP. HOTEL (LEVEL 16-26)
A128	AREA PLANS OVERLAY - ROOFTOP (LEVEL 26)
A129	AREA PLANS OVERLAY - ELEVATOR MACHINE ROOM
A130	AREA PLANS OVERLAYS - SUMMARY
A300	STREET ELEVATIONS
A301	BUILDING ELEVATIONS - SOUTH & EAST
A302	BUILDING ELEVATIONS - NORTH & WEST
A400	EW SECTION
A401	NS SECTION
A600	ARCHITECTURAL VISUALIZATIONS
A601	ARCHITECTURAL VISUALIZATIONS

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

REVISION	DESCRIPTION
A	28/10/2025 Issued for Rezoning Application
B	06/02/2026 Issued for Rezoning Application, Rev 1

B+H Architects Inc
 465-1706 West 104 Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.685.9913

SEAL



OWNER:
MARQUEE GROUP

Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
COVER SHEET

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 1

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO: **A000** REV: **B**

PROJECT STATISTICS

LEGAL ADDRESS: 2777 OAK STREET, VANCOUVER, B.C.

LEGAL DESCRIPTION: LOT 1 PLAN EPP172220 DISTRICT LOT S24 NMD GROUP 1

EXISTING ZONING: RM-3

PROPOSED ZONING: CD-1

TOTAL SITE AREA: 0.174 ha
1,742 m²
16,761 SF

SITE COVERAGE: 70%
(Ground level gross floor area: 1025 m² / 11,025 SF)

BUILDING HEIGHT: PROPOSED: 26
HEIGHT: 93.8 m / 307' 8 1/2" (measured from BS 51.31m to top of parapet)

FLOOR AREA: PROPOSED (m²) PROPOSED (SF)
GROSS FLOOR AREA: 21,622.3 232,740
FOR EXCLUSIONS: 493.4 5,409
NET FLOOR AREA: 21,111.9 227,246

FBR: 12.12

HOTEL UNITS: 154 UNITS
EXTENDED STAY HOTEL: 86 UNITS
TOTAL: 240 UNITS

¹As suggested in the "Mini Community Impact Assessment" by Destination Vancouver, below is an illustrative FSR calculation based on the inclusion of back of house operational spaces and service rooms from density calculation.

FLOOR AREA: PROPOSED (m²) PROPOSED (SF)
NET FLOOR AREA: 21,111.9 227,246
ADDITIONAL EXCLUSION AREA: 1,372.8 14,779
NET AREA: 19,739.1 212,470

FBR: 11.33

GROSS FLOOR AREA

LEVEL	AREA (m ²)	AREA (SF)
LEVEL 01	1,025.1 m ²	11,025 SF
LEVEL 02	481.7 m ²	5,200 SF
LEVEL 03	1,342.7 m ²	14,450 SF
LEVEL 04	1,342.7 m ²	14,450 SF
LEVEL 05	1,342.7 m ²	14,450 SF
LEVEL 06	852.4 m ²	9,160 SF
LEVEL 07	752.0 m ²	8,075 SF
LEVEL 08	752.0 m ²	8,075 SF
LEVEL 09	752.0 m ²	8,075 SF
LEVEL 10	752.0 m ²	8,075 SF
LEVEL 11	752.0 m ²	8,075 SF
LEVEL 12	752.0 m ²	8,075 SF
LEVEL 13	752.0 m ²	8,075 SF
LEVEL 14	752.0 m ²	8,075 SF
LEVEL 15	752.0 m ²	8,075 SF
LEVEL 16	752.0 m ²	8,075 SF
LEVEL 17	752.0 m ²	8,075 SF
LEVEL 18	752.0 m ²	8,075 SF
LEVEL 19	752.0 m ²	8,075 SF
LEVEL 20	752.0 m ²	8,075 SF
LEVEL 21	752.0 m ²	8,075 SF
LEVEL 22	752.0 m ²	8,075 SF
LEVEL 23	752.0 m ²	8,075 SF
LEVEL 24	752.0 m ²	8,075 SF
LEVEL 25	588.9 m ²	6,340 SF
LEVEL 26	588.9 m ²	6,340 SF
ROOF	154.4 m ²	1,659 SF
TOTAL	21,622.3 m²	232,740 SF

FSR EXCLUSIONS

LEVEL	AREA (m ²)	AREA (SF)
LEVEL 03	103.6 m ²	1,119 SF
LEVEL 04	103.6 m ²	1,119 SF
LEVEL 05	134.2 m ²	1,445 SF
ROOF	154.4 m ²	1,659 SF

NET FLOOR AREA

LEVEL	AREA (m ²)	AREA (SF)
LEVEL 01	1,025.1 m ²	11,025 SF
LEVEL 02	481.7 m ²	5,200 SF
LEVEL 03	1,342.7 m ²	14,450 SF
LEVEL 04	1,342.7 m ²	14,450 SF
LEVEL 05	1,342.7 m ²	14,450 SF
LEVEL 06	852.4 m ²	9,160 SF
LEVEL 07	752.0 m ²	8,075 SF
LEVEL 08	752.0 m ²	8,075 SF
LEVEL 09	752.0 m ²	8,075 SF
LEVEL 10	752.0 m ²	8,075 SF
LEVEL 11	752.0 m ²	8,075 SF
LEVEL 12	752.0 m ²	8,075 SF
LEVEL 13	752.0 m ²	8,075 SF
LEVEL 14	752.0 m ²	8,075 SF
LEVEL 15	752.0 m ²	8,075 SF
LEVEL 16	752.0 m ²	8,075 SF
LEVEL 17	752.0 m ²	8,075 SF
LEVEL 18	752.0 m ²	8,075 SF
LEVEL 19	752.0 m ²	8,075 SF
LEVEL 20	752.0 m ²	8,075 SF
LEVEL 21	752.0 m ²	8,075 SF
LEVEL 22	752.0 m ²	8,075 SF
LEVEL 23	752.0 m ²	8,075 SF
LEVEL 24	752.0 m ²	8,075 SF
LEVEL 25	588.9 m ²	6,340 SF
LEVEL 26	588.9 m ²	6,340 SF
ROOF	154.4 m ²	1,659 SF
TOTAL	21,111.9 m²	227,246 SF

SERVICE / BACK OF HOUSE AREA

LEVEL	AREA (m ²)	AREA (SF)
LEVEL 01	301.8 m ²	3,260 SF
LEVEL 02	39.2 m ²	420 SF
LEVEL 03	87.0 m ²	930 SF
LEVEL 04	87.0 m ²	930 SF
LEVEL 05	39.2 m ²	420 SF
LEVEL 06	39.2 m ²	420 SF
LEVEL 07	39.2 m ²	420 SF
LEVEL 08	39.2 m ²	420 SF
LEVEL 09	39.2 m ²	420 SF
LEVEL 10	39.2 m ²	420 SF
LEVEL 11	39.2 m ²	420 SF
LEVEL 12	39.2 m ²	420 SF
LEVEL 13	39.2 m ²	420 SF
LEVEL 14	39.2 m ²	420 SF
LEVEL 15	39.2 m ²	420 SF
LEVEL 16	39.2 m ²	420 SF
LEVEL 17	39.2 m ²	420 SF
LEVEL 18	39.2 m ²	420 SF
LEVEL 19	39.2 m ²	420 SF
LEVEL 20	39.2 m ²	420 SF
LEVEL 21	39.2 m ²	420 SF
LEVEL 22	39.2 m ²	420 SF
LEVEL 23	39.2 m ²	420 SF
LEVEL 24	39.2 m ²	420 SF
LEVEL 25	39.2 m ²	420 SF
LEVEL 26	41.9 m ²	449 SF
TOTAL	1,372.8 m²	14,779 SF

HOTEL - UNIT COUNT

LEVEL	COUNT
LEVEL 17	16
LEVEL 18	16
LEVEL 19	16
LEVEL 20	16
LEVEL 21	16
LEVEL 22	16
LEVEL 23	16
LEVEL 24	16
LEVEL 25	16
TOTAL UNITS: 160	

EXTENDED STAY HOTEL - UNIT COUNT

LEVEL	COUNT
LEVEL 02	4
LEVEL 03	19
LEVEL 04	19
LEVEL 05	19
LEVEL 06	12
LEVEL 07	12
LEVEL 08	12
LEVEL 09	12
LEVEL 10	12
LEVEL 11	12
LEVEL 12	12
LEVEL 13	12
LEVEL 14	12
LEVEL 15	12
TOTAL UNITS: 154	

NOTE: ALL UNITS ARE CURRENTLY SHOWN AS PHYSICAL LAYOUTS UPON BUILDING CODE SUBMITTAL. THE REQUIRED NUMBER OF ACCESSIBLE UNITS WILL BE CONFIRMED AND THE DESIGN WILL BE SPECIFIC ACCORDING TO OUR COMPLIANCE.

OFF-STREET PARKING REQUIREMENT

Note:\filem:\vancover\carparking\haci6.pdf
REQUIRED UNDER COV BYLAW SECTION 4

REQUIRED PARKING SPACES (4.1.1)

- NO PARKING SPACES ARE REQUIRED FOR THE OFF-STREET PARKING OF MOTOR VEHICLES ACCESSORY TO ANY DEVELOPMENT IN THE CITY, EXCEPT FOR THE FOLLOWING: VISITOR PARKING SPACES AND ACCESSIBLE PARKING SPACES.

ACCESSIBLE STALLS (4.1.4M)

- FOR NON-RESIDENTIAL USES IN BUILDINGS THAT CONTAIN AT LEAST 50 M² OF GROSS FLOOR AREA, A MIN. OF 10 SPACES PLUS AN ADDITIONAL 0.4 SPACES FOR EACH 1000 M² OF GROSS FLOOR AREA.

THE FIRST ACCESSIBLE PARKING SPACE PROVIDED, PLUS EVERY TENTH ACCESSIBLE PARKING SPACE PROVIDED, MUST BE A MIN. ACCESSIBLE PARKING SPACE.

MAX. PERMITTED ACCESSORY PARKING SPACES (4.2.5)

- 1 SPACE FOR EACH 48.3 M² OF GROSS FLOOR AREA.

ACCESSIBLE PARKING REQ

AREA	REQUIRED	PROVIDED
CD-1	1	1
TOTAL	1	1

OFF-STREET LOADING REQUIREMENT

Note:\filem:\vancover\carparking\haci6.pdf
REQUIRED UNDER COV BYLAW SECTION 5

HOTEL (5.2.2)

- CLASS A: MIN. 2 SPACES WITH MIN. 200 UNITS UP TO MAX. 499 UNITS
- CLASS B: MIN. 2 SPACES WITH MIN. 75 UNITS UP TO MAX. 399 UNITS

HOTEL LOADING PARKING REQ

CLASS A PARKING		REQUIRED	PROVIDED
UNITS	1	1	1
TOTAL	1	1	1

OFF-STREET BICYCLE REQUIREMENT

Note:\filem:\vancover\carparking\haci6.pdf
REQUIRED UNDER COV BYLAW SECTION 6

HOTEL (2.2.5.2)

- CLASS A: MIN. 1 SPACE FOR EVERY 50 UNITS UP TO MAX. 200 UNITS AND 1 ADDITIONAL SPACE FOR EVERY ADDITION 75 UNITS
- CLASS B: MIN. 6 SPACES FOR A MIN. 75 UNITS

HOTEL BICYCLE PARKING REQ

CLASS A PARKING		REQUIRED	PROVIDED
UNITS	19	19	19
TOTAL	19	19	19

END OF TRIP FACILITIES REQUIREMENT

Note:\filem:\vancover\carparking\haci6.pdf
REQUIRED UNDER COV BYLAW SECTION 8

CLASS A

- CLOTHING LOCKERS (8.5.1): 14 CLOTHING LOCKERS FOR MIN. REQUIRED CLASS A BICYCLE SPACES
- WATER CLOSETS (TABLE 8.5.2): 2 WATER CLOSETS FOR EVERY 4-29 REQUIRED CLASS A BICYCLE SPACES
- WASH ROOMS (TABLE 8.5.3): 2 WASH ROOMS FOR EVERY 4-29 REQUIRED CLASS A BICYCLE SPACES
- SHOWERS (TABLE 8.5.4): 2 SHOWERS FOR EVERY 4-29 REQUIRED CLASS A BICYCLE SPACES
- OROOMING STATION (8.5.5): 1 GROOMING STATION PER SHOWER PROVIDED

HOTEL END OF TRIP FACILITIES REQ

CLOTHING CLOSETS		REQUIRED	PROVIDED
UNITS	1	1	1
TOTAL	1	1	1

HOTEL END OF TRIP FACILITIES REQ

WATER CLOSETS		REQUIRED	PROVIDED
UNITS	2	2	2
TOTAL	2	2	2

HOTEL END OF TRIP FACILITIES REQ

WASH ROOMS		REQUIRED	PROVIDED
UNITS	2	2	2
TOTAL	2	2	2

HOTEL END OF TRIP FACILITIES REQ

SHOWERS		REQUIRED	PROVIDED
UNITS	2	2	2
TOTAL	2	2	2

HOTEL END OF TRIP FACILITIES REQ

GROOMING STATIONS		REQUIRED	PROVIDED
UNITS	2	2	2
TOTAL	2	2	2

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

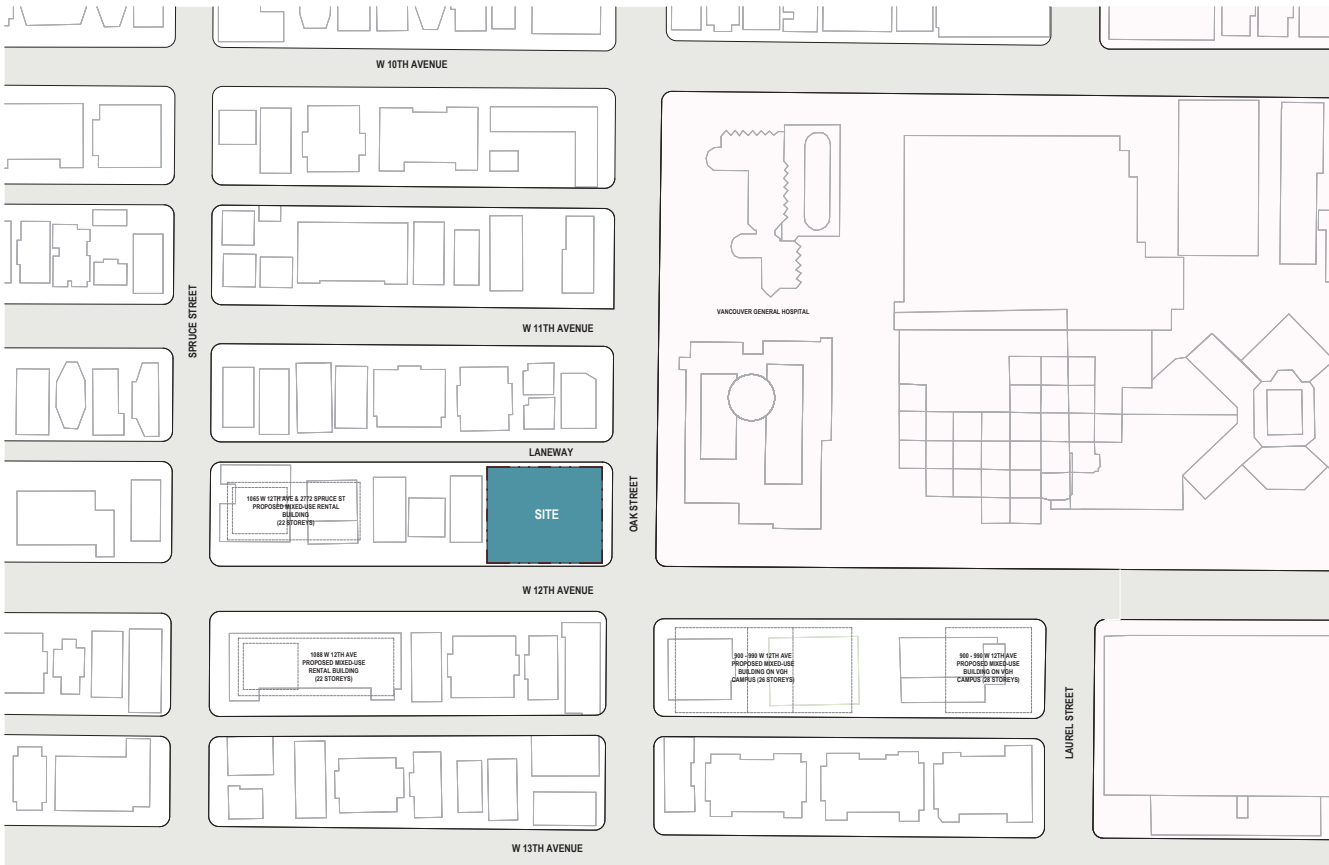
NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025	Issued for Planning Application	
B	06/02/2026	Issued for Rezoning Application, Rev 1	



Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS
PROJECT STATISTICS

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 1
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: **A001** REV: **B**



1 CONTEXT PLAN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	DESCRIPTION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

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 Vancouver, BC, Canada V6J 0E4
 T 604.625.9973



OWNER:
MARQUEE GROUP

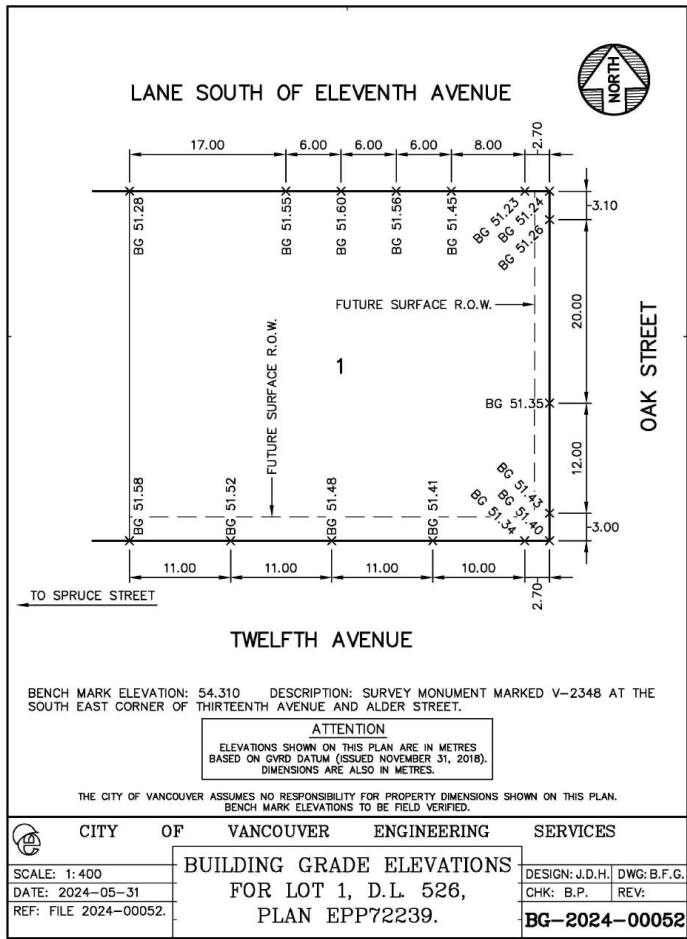
Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
CONTEXT PLAN

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 750

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A010** REV: **B**



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025		Issued for Planning Application
B	06/02/2026		Issued for Planning Application, Rev 1

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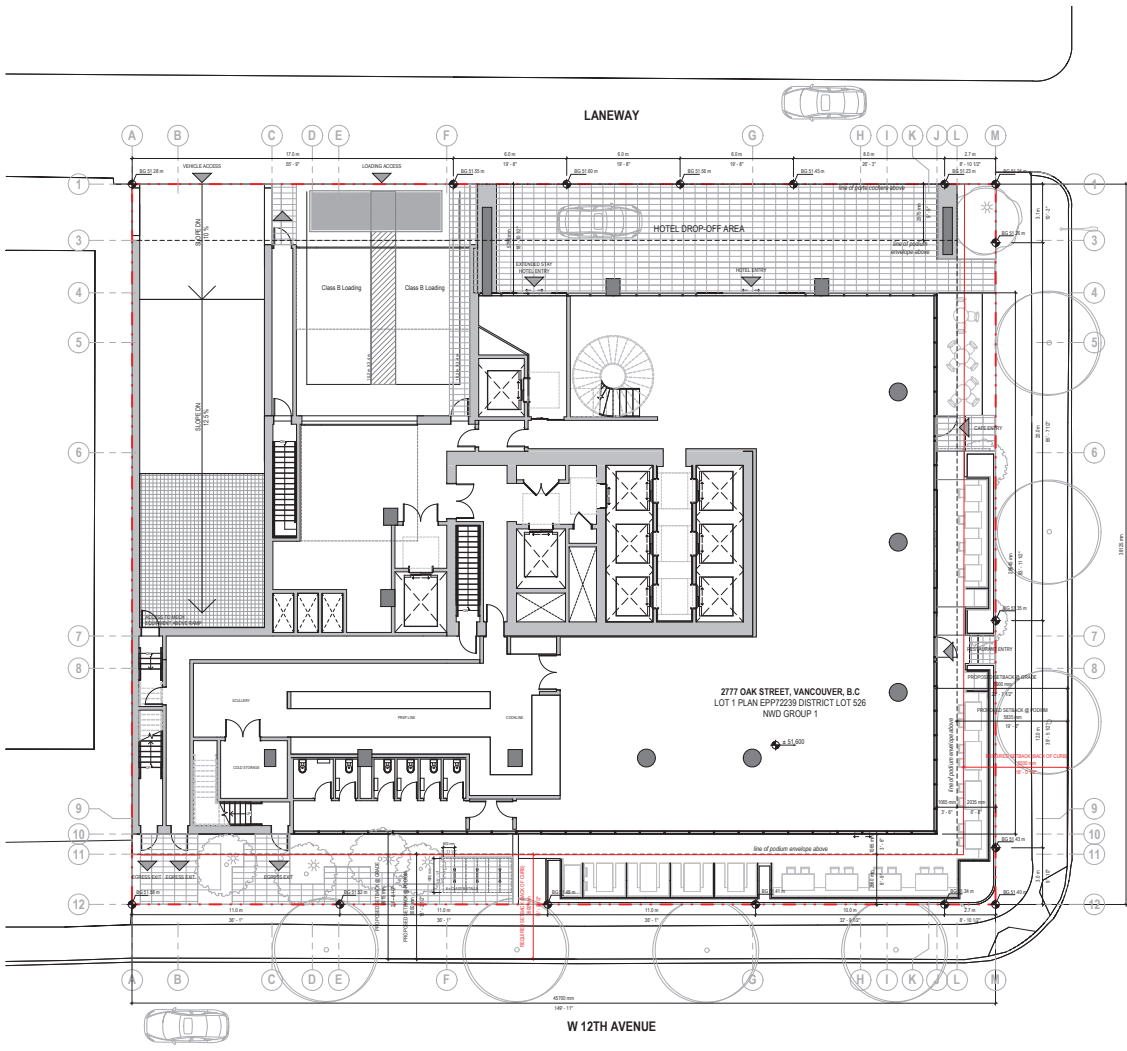
OWNER:
MARQUEE GROUP

Client Address
MARQUEE Group
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS
BUILDING GRADES

PROJECT NUMBER:
2414077
DRAWING SCALE:

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25 REV: A011 B



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	28/10/2025	Issued for Planning Application
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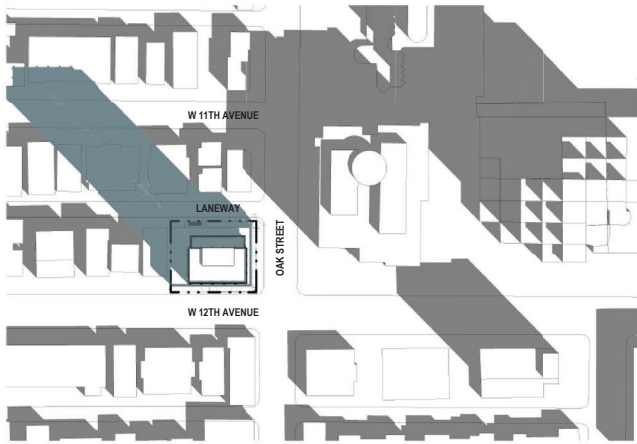


OWNER:
MARQUEE GROUP
 Client Address
MARQUEE
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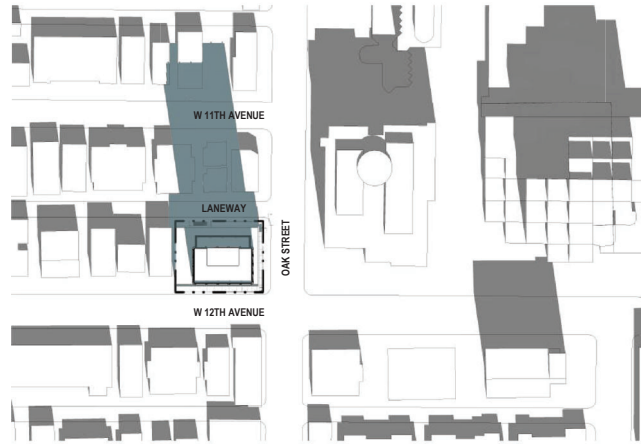
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
SITE PLAN

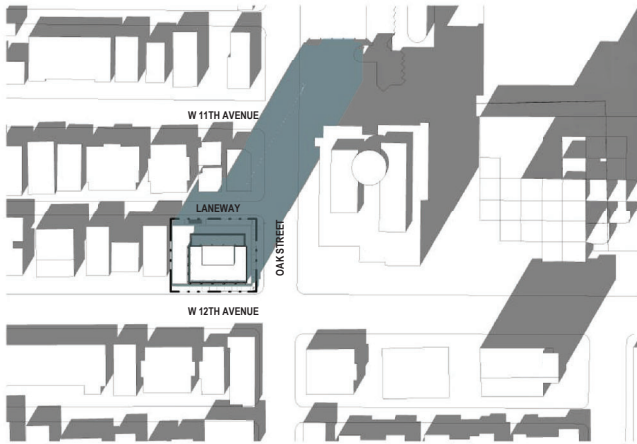
PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A013** REV: **B**



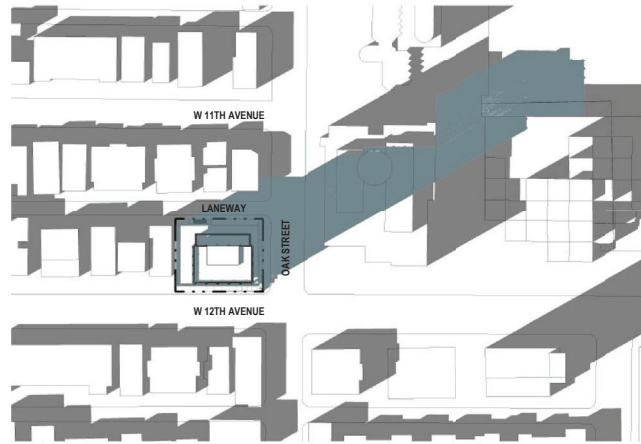
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2 MAR 21 @ 12 PM
1:1000



3 MAR 21 @ 2 PM
1:1000



4 MAR 21 @ 4 PM
1:1000

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
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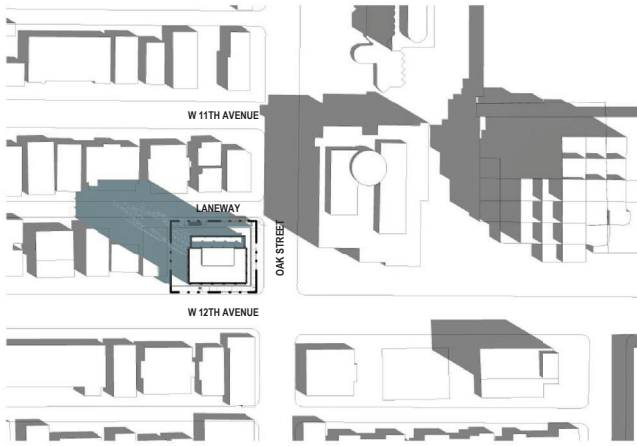
OWNER:
MARQUEE GROUP
MARQUEE
Group

Client Address
PROJECT
2777 OAK STREET HOTEL

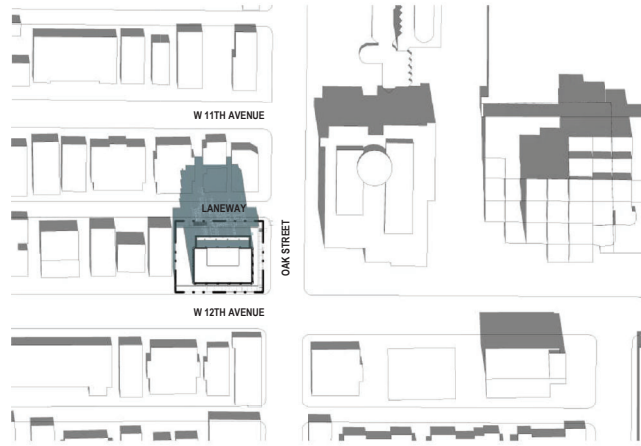
2777 Oak Street, Vancouver BC
SHEET CONTENTS
SHADOW STUDY - SPRING
EQUINOX

PROJECT NUMBER:
2414077
DRAWING SCALE:
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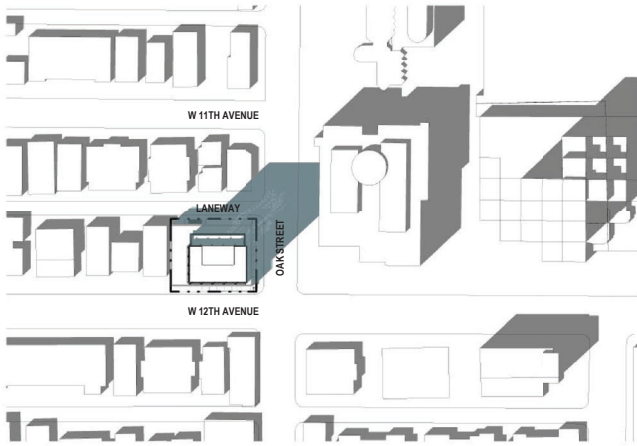
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A014
REV: B



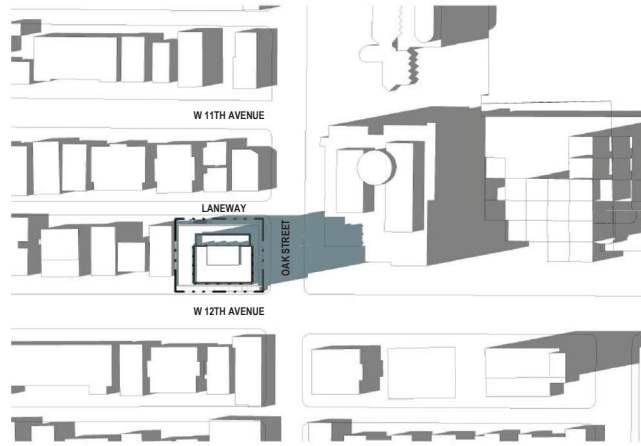
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2 JUN 20 @ 12 PM
1:1000



3 JUN 20 @ 2 PM
1:1000



4 JUN 20 @ 4 PM
1:1000

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

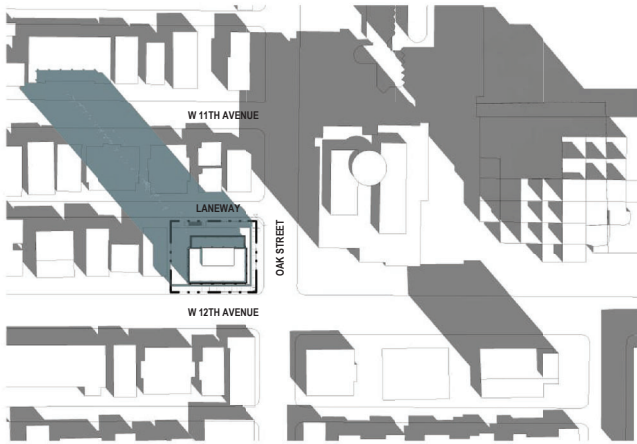
KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	29/10/2025	Issued for Planning Application
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OWNER:
MARQUEE GROUP
 Client Address
2777 OAK STREET HOTEL

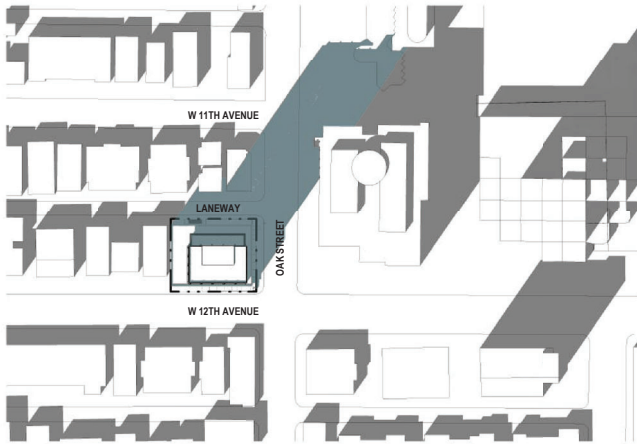
2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
 SHADOW STUDY - SUMMER SOLSTICE
 PROJECT NUMBER:
 2414077
 DRAWING SCALE:
 1 : 1000
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: A015 REV: B



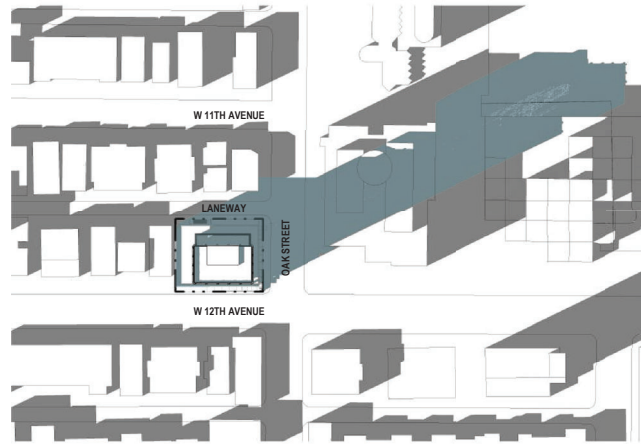
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2 SEP 22 @ 12 PM
1:1000



3 SEP 22 @ 2 PM
1:1000



4 SEP 22 @ 4 PM
1:1000

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
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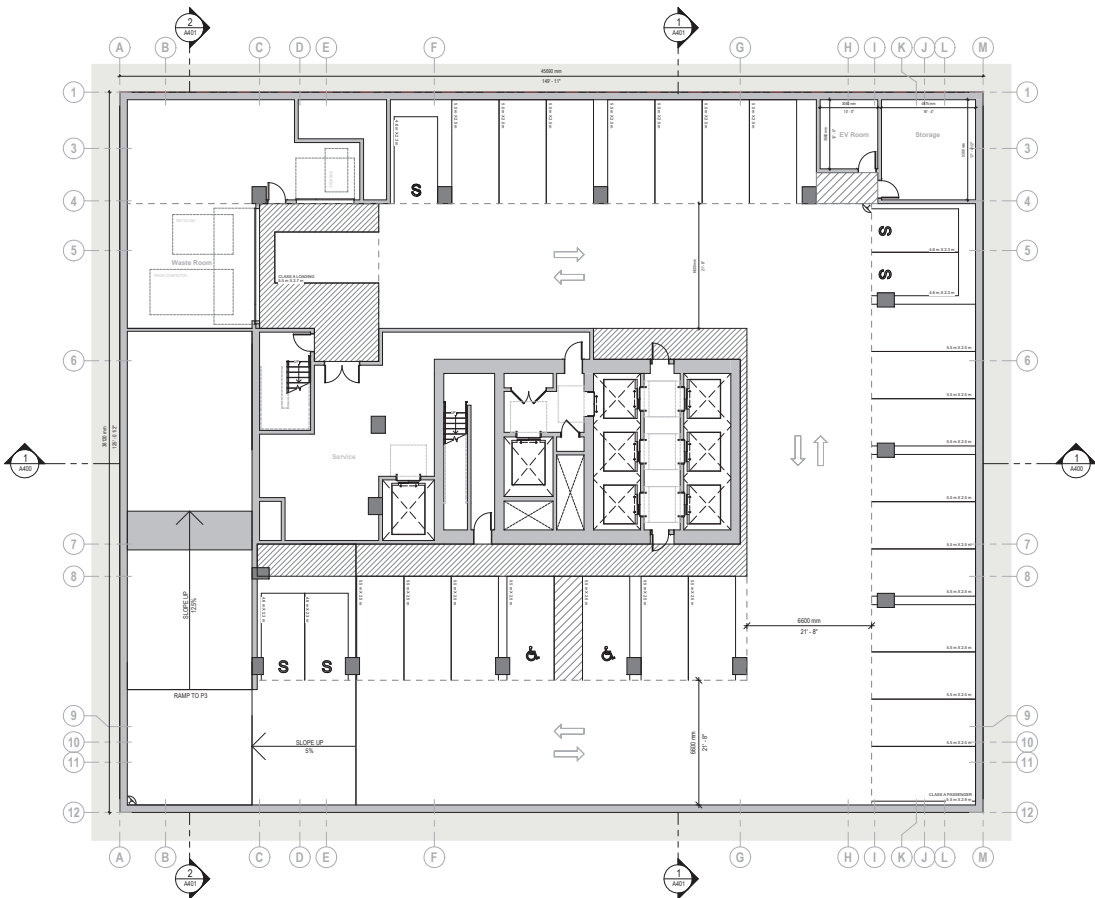
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405-1108 West 103 Avenue
Vancouver, BC, Canada V6J 0E4
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OWNER:
MARQUEE GROUP
MARQUEE Group
Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS
SHADOW STUDY - FALL
EQUINOX
PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 1000
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
SHEET NO: A016 REV: B

P4 PARKING COUNT	
TYPE	COUNT
Car - 4000 x 2000mm Small Stall	5
Car - 6000 x 2600mm Typ. Stall	21
Car - 6000 x 2700mm Class A Loading	1
Car - 6000 x 2900mm Class A Passenger Loading	1
Car - 6000 x 4000mm Accessible Stall	2
	30



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	28/10/2025	Issued for Planning Application
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OWNER:
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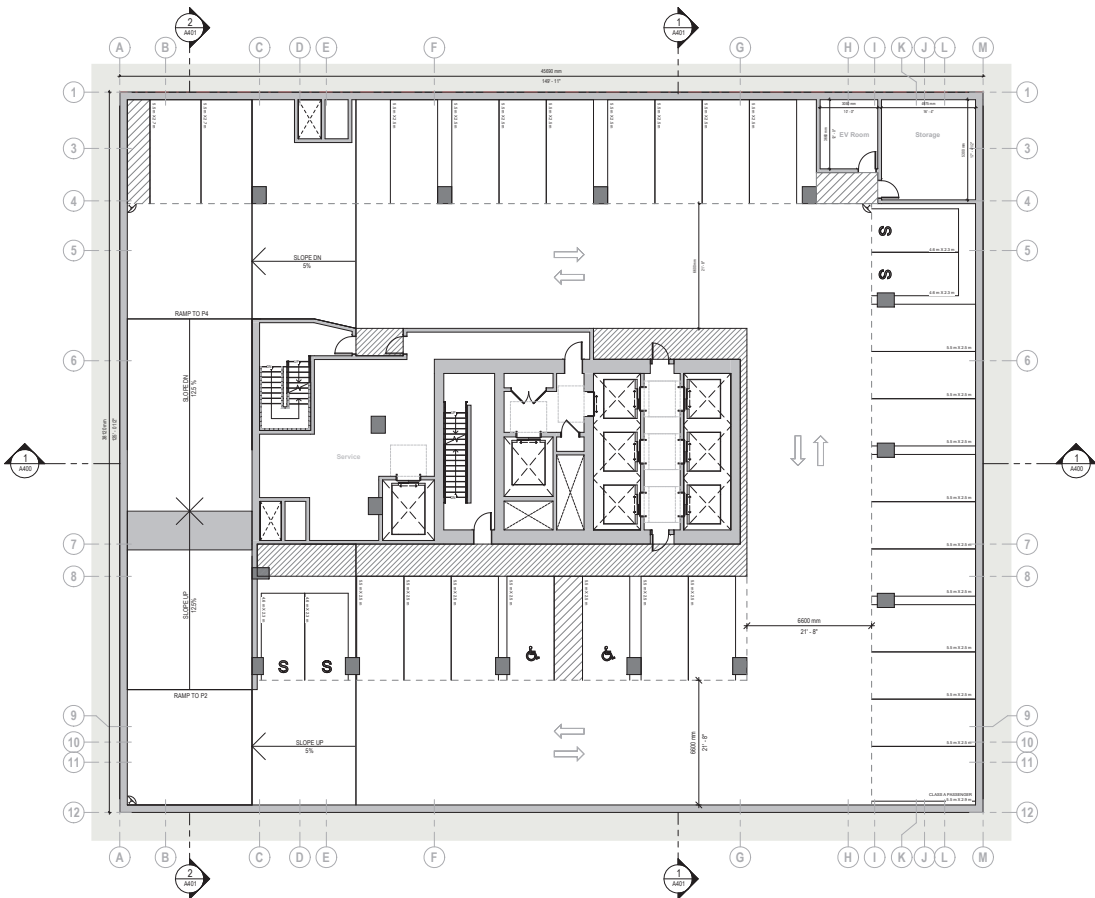
Client Address
MARQUEE
 Group

PROJECT
2777 OAK STREET HOTEL

2777 Oak Street / Vancouver BC
 SHEET CONTENTS
FLOOR PLAN - P4

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A100** REV: **B**

P3 PARKING COUNT	
TYPE	COUNT
Car - 4000 x 2000mm Small Stall	4
Car - 6000 x 2600mm Typ. Stall	23
Car - 6000 x 2700mm Typ. Stall	2
Car - 6000 x 2900mm Class A Passenger Loading	1
Car - 6000 x 4000mm Accessible Stall	2
	32



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
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OWNER:
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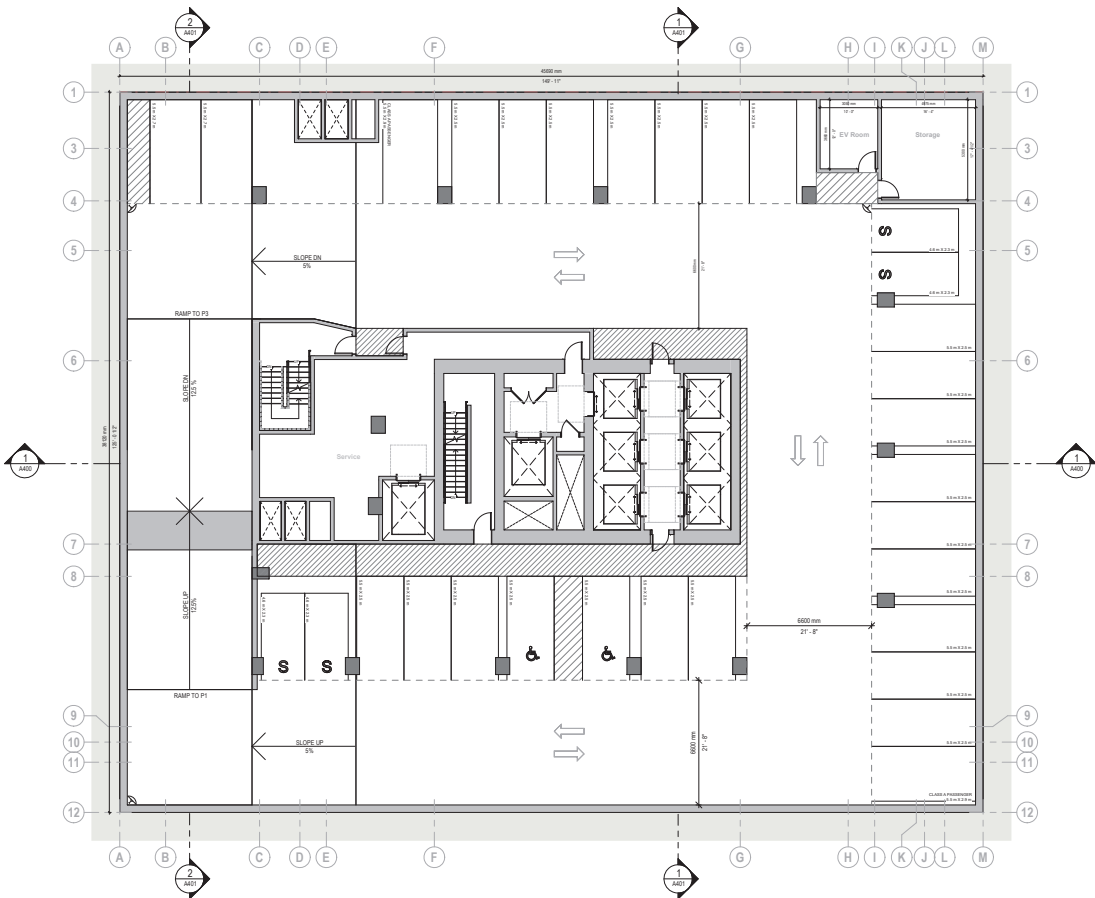
Client Address
MARQUEE
 Group

PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
FLOOR PLAN - P3

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A101** REV: **B**

P2 PARKING COUNT	
TYPE	COUNT
Car - 4000 x 2000mm Small Stall	5
Car - 6000 x 2000mm Typ. Stall	21
Car - 6000 x 2700mm Typ. Stall	2
Car - 6000 x 2900mm Class A Passenger Loading	2
Car - 6000 x 4000mm Accessible Stall	2
	34



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN			
NO.	DATE	REVISION	DESCRIPTION
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B	06/02/2026		Issued for Planning Application, Rev 1

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 Vancouver, BC, Canada V6J 0E4
 T 604.685.9913



OWNER:
MARQUEE GROUP

Client Address
MARQUEE
 Group

Client Address
2777 OAK STREET HOTEL

Client Address
2777 Oak Street, Vancouver BC

PROJECT
FLOOR PLAN - P2

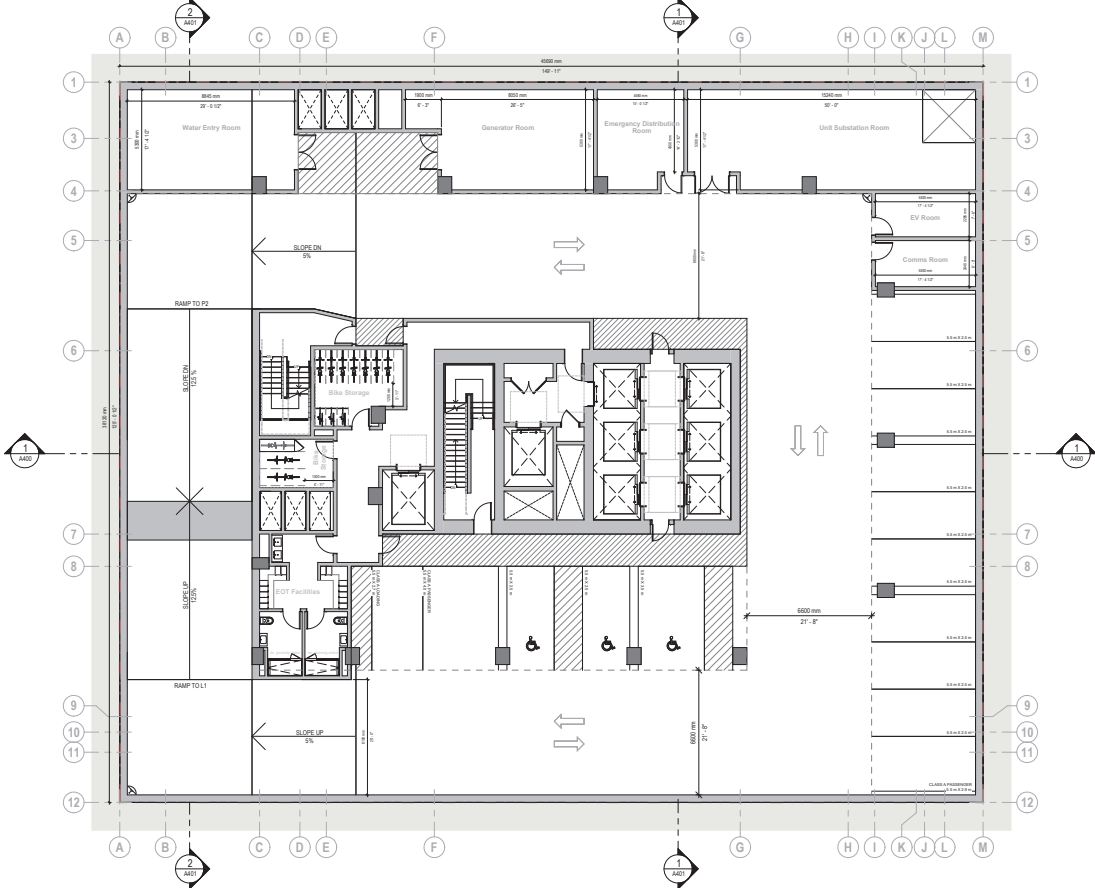
PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO.: **A102** REV: **B**

P1 PARKING COUNT		
TYPE		COUNT
GV - 1000 x 600 mm Bike Vertical Stall		3
GV - 1000 x 600 mm Bike Horizontal Stall		7
GV - 2000 x 500mm Bike Overhead Stall		2
GV - 5000 x 2000mm Typ. Stall		9
GV - 6000 x 2700mm Class A Passenger Loading		1
GV - 6000 x 2900mm Class A Passenger Loading		1
GV - 5000 x 4000 mm Class A Passenger Loading		2
GV - 5000 x 4000mm Accessible Stall		1
GV - 6000 x 2500mm Van Accessible Stall		1
GV - Bike Locker		28



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	28/10/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

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 Vancouver, BC, Canada V6J 0E4
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OWNER:
MARQUEE GROUP

Client Address
MARQUEE
 Group

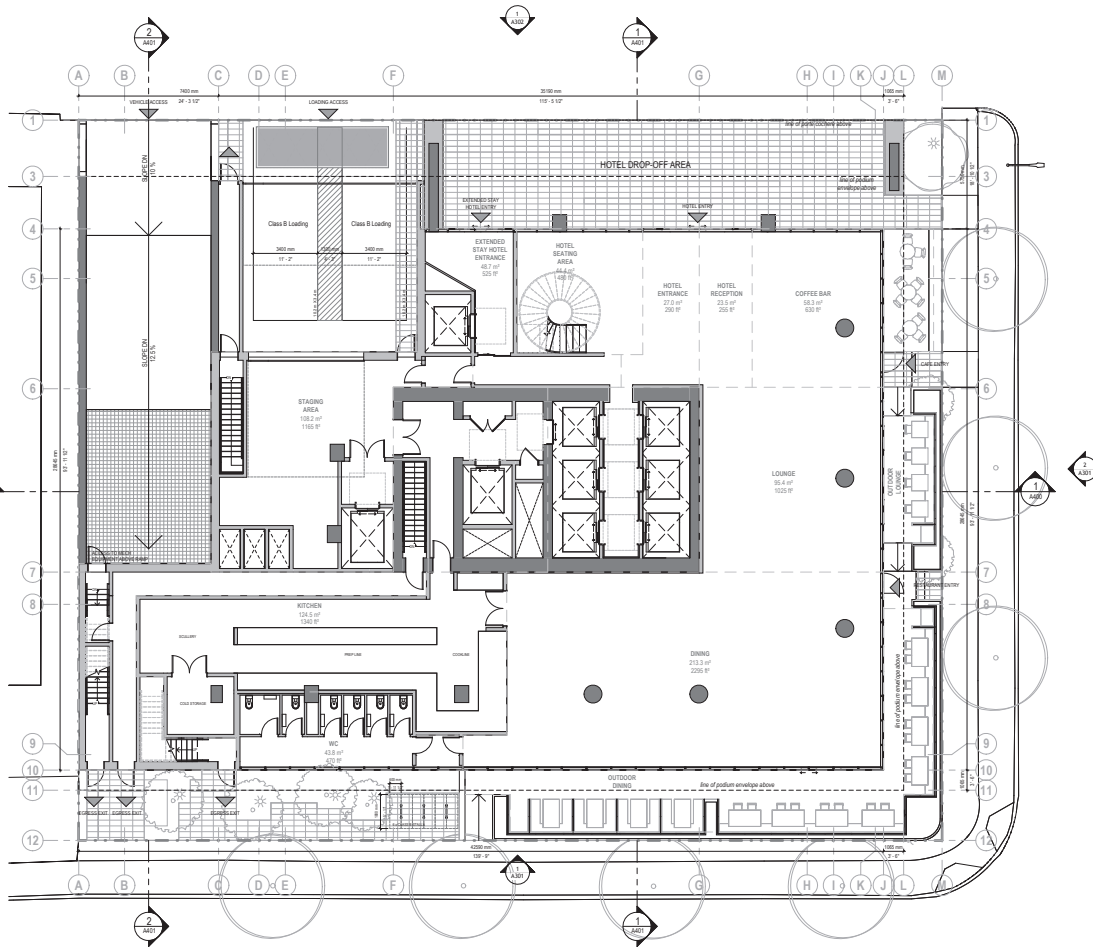
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
 SHEET CONTENTS
FLOOR PLAN - P1

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A103** REV: **B**

- NOTES:**
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A
 GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES
 HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:
 • CENTER LINE OF DEMISING WALLS
 • OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY
 ASSEMBLY / OUTSIDE FACE OF GLAZING
 • OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
 • OUTSIDE FACE OF CORE WALLS

Name	AREA (sqm)	AREA(ft ²)
BACK OF HOUSE	68.9 sqm	742 sq ft
BACK OF HOUSE 1	68.9 sqm	742 sq ft
COFFEE BAR	58.3 sqm	630 sq ft
COFFEE BAR 1	58.3 sqm	630 sq ft
DINING	213.3 sqm	2,295 sq ft
DINING 1	213.3 sqm	2,295 sq ft
EGRESS	78.9 sqm	852 sq ft
EGRESS 1	78.9 sqm	852 sq ft
EGRESS 2	11.7 sqm	125 sq ft
EGRESS 3	90.7 sqm	975 sq ft
ELEV LOBBY	78.4 sqm	845 sq ft
ELEV LOBBY 1	78.4 sqm	845 sq ft
EXTENDED STAY HOTEL ENTRANCE	48.7 sqm	525 sq ft
EXTENDED STAY HOTEL ENTRANCE 1	48.7 sqm	525 sq ft
HOTEL ENTRANCE	27.8 sqm	298 sq ft
HOTEL ENTRANCE 1	27.8 sqm	298 sq ft
HOTEL RECEPTION	23.5 sqm	254 sq ft
HOTEL RECEPTION 1	23.5 sqm	254 sq ft
HOTEL SEATING AREA	44.4 sqm	480 sq ft
HOTEL SEATING AREA 1	44.4 sqm	480 sq ft
KITCHEN	134.5 sqm	1,449 sq ft
KITCHEN 1	134.5 sqm	1,449 sq ft
LOUNGE	55.4 sqm	595 sq ft
LOUNGE 1	55.4 sqm	595 sq ft
STAGING AREA	108.2 sqm	1,165 sq ft
STAGING AREA 1	108.2 sqm	1,165 sq ft
WC	43.8 sqm	470 sq ft
WC 1	43.8 sqm	470 sq ft
TOTAL AREA	1,005.1 sqm	11,025 sq ft



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK
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NO.	DATE	REVISION	DESCRIPTION
A	29/10/2025		Issued for Planning Application
B	06/02/2026		Issued for Planning Application, Rev 1

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OWNER:
MARQUEE GROUP
 Client Address
2777 OAK STREET HOTEL

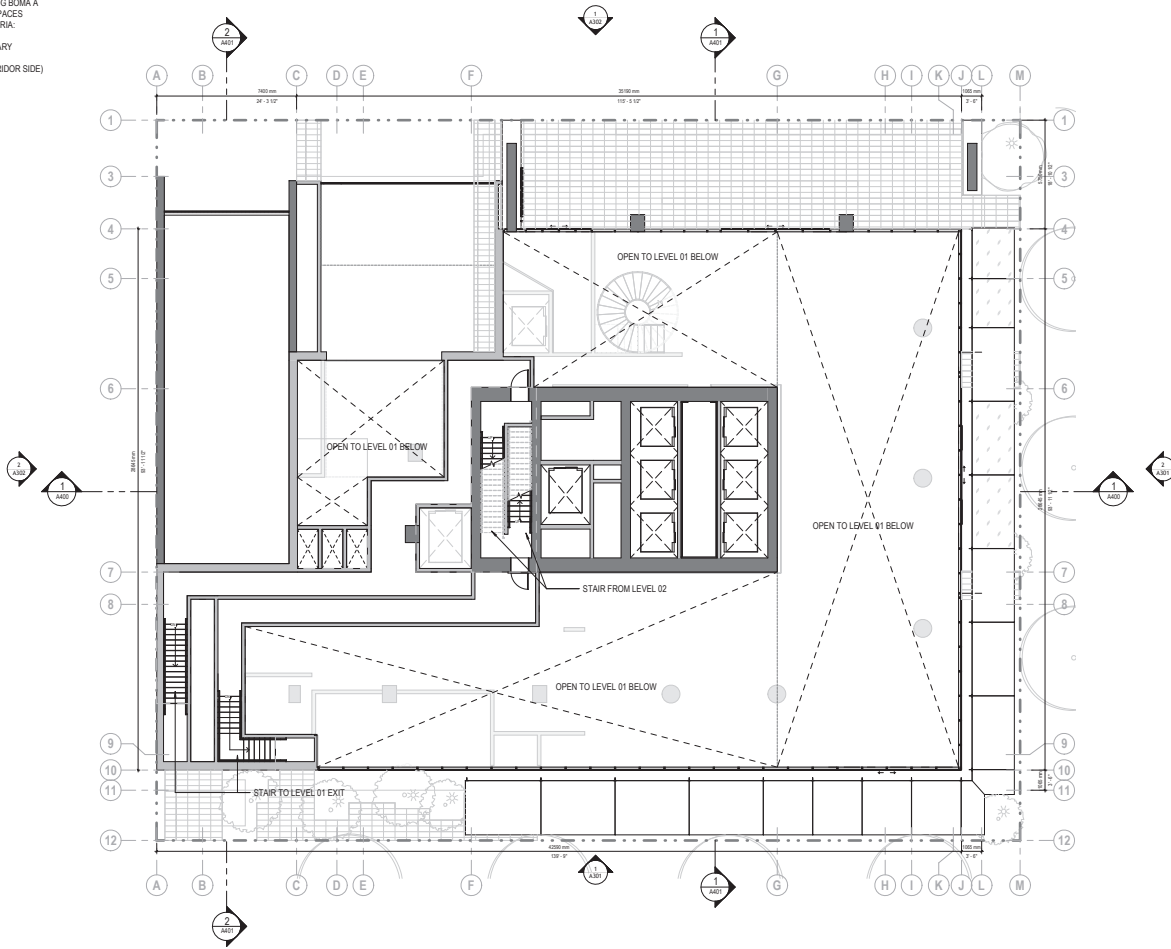
2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
FLOOR PLAN - LEVEL 01

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A104** REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

GFA - EGRESS MEZZANINE LEVEL		
Name	AREA (sqm)	AREA (sq ft)
EGRESS 1	113.1 sqm	1,215 sq ft
EGRESS 2	113.1 sqm	1,215 sq ft
STAIR	33.6 sqm	360 sq ft
STAIR 1	23.8 sqm	256 sq ft
TOTAL AREA	146.7 sqm	1,580 sq ft



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	28/10/2025	Issued for Planning Application
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OWNER:
MARQUEE GROUP
 Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
FLOOR PLAN - EGRESS MEZZANINE LEVEL

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A105** REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF BUILDING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

Name	AREA (sqm)	AREA (sq ft)
1 BED	68.1	730
1 BED	68.2	730
1 BED	62.0	670
1 BED	64.1	690
1 BED - 4	287.4	3,095
BACK OF HOUSE	39.2	423
BACK OF HOUSE 1	39.2	423
CIRCULATION	54.1	580
CIRCULATION	36.3	390
CIRCULATION 2	90.4	975
ELEV LOBBY	78.4	845
ELEV LOBBY 1	78.4	845
EXTENDED STAY HOTEL BREAKFAST AREA	147.8	1,590
EXTENDED STAY HOTEL BREAKFAST AREA 1	147.8	1,590
EXTENDED STAY HOTEL LOBBY	36.0	385
EXTENDED STAY HOTEL LOBBY 1	36.0	385
EXTENDED STAY HOTEL LOUNGE	68.8	740
EXTENDED STAY HOTEL LOUNGE 1	68.8	740
EXTENDED STAY HOTEL OFFICE	11.8	125
EXTENDED STAY HOTEL OFFICE 1	11.8	125
EXTENDED STAY HOTEL SUITE SHOP	22.8	245
EXTENDED STAY HOTEL SUITE SHOP 1	22.8	245
HOTEL OFFICE	21.4	230
HOTEL OFFICE 1	21.4	230
MEETING ROOM 1A	178.1	1,918
MEETING ROOM 1A.1	178.1	1,918
MEETING ROOM 1B	178.1	1,918
MEETING ROOM 1B.1	178.1	1,918
MEETING ROOM PREFUNCTION	66.8	720
MEETING ROOM PREFUNCTION 1	66.8	720
STAIR	33.8	360
STAIR 1	33.8	360
STORAGE 1A	16.7	180
STORAGE 1A.1	16.7	180
STORAGE 1B	17.7	190
STORAGE 1B.1	17.7	190
WAITING AREA	8.1	85
WAITING AREA 1	8.1	85
WC	38.8	420
WC 1	38.8	420
TOTAL AREA	1,342.7	14,450

NOTE: ALL UNITS ARE CURRENTLY SHOWING NET FLOOR AREA. BOMA GROSS MEASUREMENT STANDARDS. THE REQUIRED NUMBER OF ACCESSIBLE UNITS WILL BE DETERMINED BY THE DESIGN TEAM, IN ACCORDANCE WITH THE LOCAL BUILDING CODE.



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025		Issued for Planning Application
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OWNER:
MARQUEE GROUP

Client Address
MARQUEE Group

PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
FLOOR PLAN - LEVEL 02

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

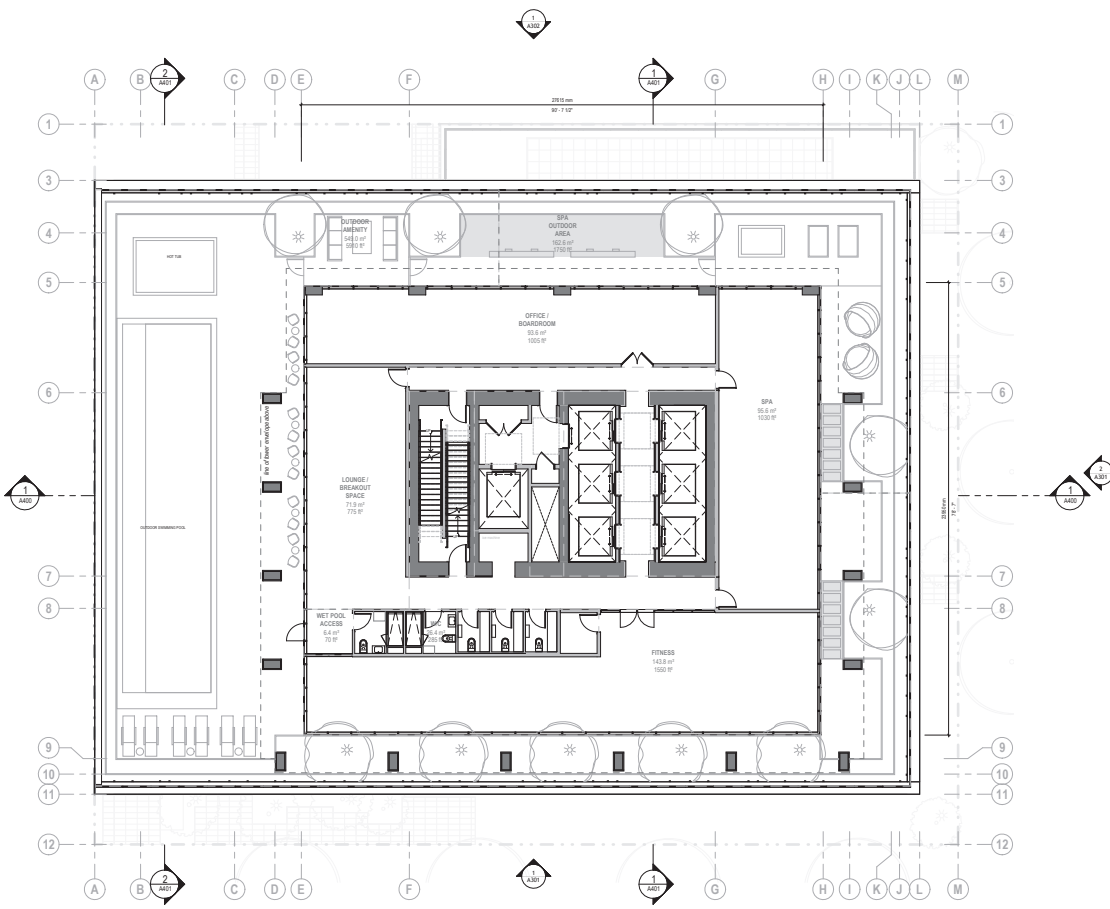
DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25

SHEET NO:
A106 REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

Name	AREA (sq ft)	AREA (sq m)
BACK OF HOUSE	39.2 sq ft	420 sq m
BACK OF HOUSE 1	39.2 sq ft	420 sq m
CIRCULATION	25.8 sq ft	239 sq m
CIRCULATION 1	25.8 sq ft	239 sq m
CIRCULATION 2	39.2 sq ft	420 sq m
ELEV LOBBY 1	78.4 sq ft	845 sq m
ELEV LOBBY 2	78.4 sq ft	845 sq m
FITNESS	143.8 sq ft	1,500 sq m
FITNESS 1	143.8 sq ft	1,500 sq m
FITNESS STORAGE	5.2 sq ft	55 sq m
FITNESS STORAGE 1	5.2 sq ft	55 sq m
LOUNGE / BREAKOUT SPACE	71.9 sq ft	775 sq m
LOUNGE / BREAKOUT SPACE 1	71.9 sq ft	775 sq m
OFFICE / BOARDROOM	93.6 sq ft	1,005 sq m
OFFICE / BOARDROOM 1	93.6 sq ft	1,005 sq m
SPA	95.8 sq ft	1,030 sq m
SPA 1	95.8 sq ft	1,030 sq m
STAR	33.6 sq ft	360 sq m
STAR 1	33.6 sq ft	360 sq m
WC	26.4 sq ft	285 sq m
WC 1	26.4 sq ft	285 sq m
WET POOL ACCESS	6.4 sq ft	70 sq m
WET POOL ACCESS 1	6.4 sq ft	70 sq m
TOTAL AREA	604.4 sq ft	7,000 sq m



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025	Issued for Planning Application	
B	06/02/2026	Issued for Planning Application, Rev 1	

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OWNER:
MARQUEE GROUP
MARQUEE
 Group
 Client Address
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
 SHEET CONTENTS:
FLOOR PLAN - LEVEL 05

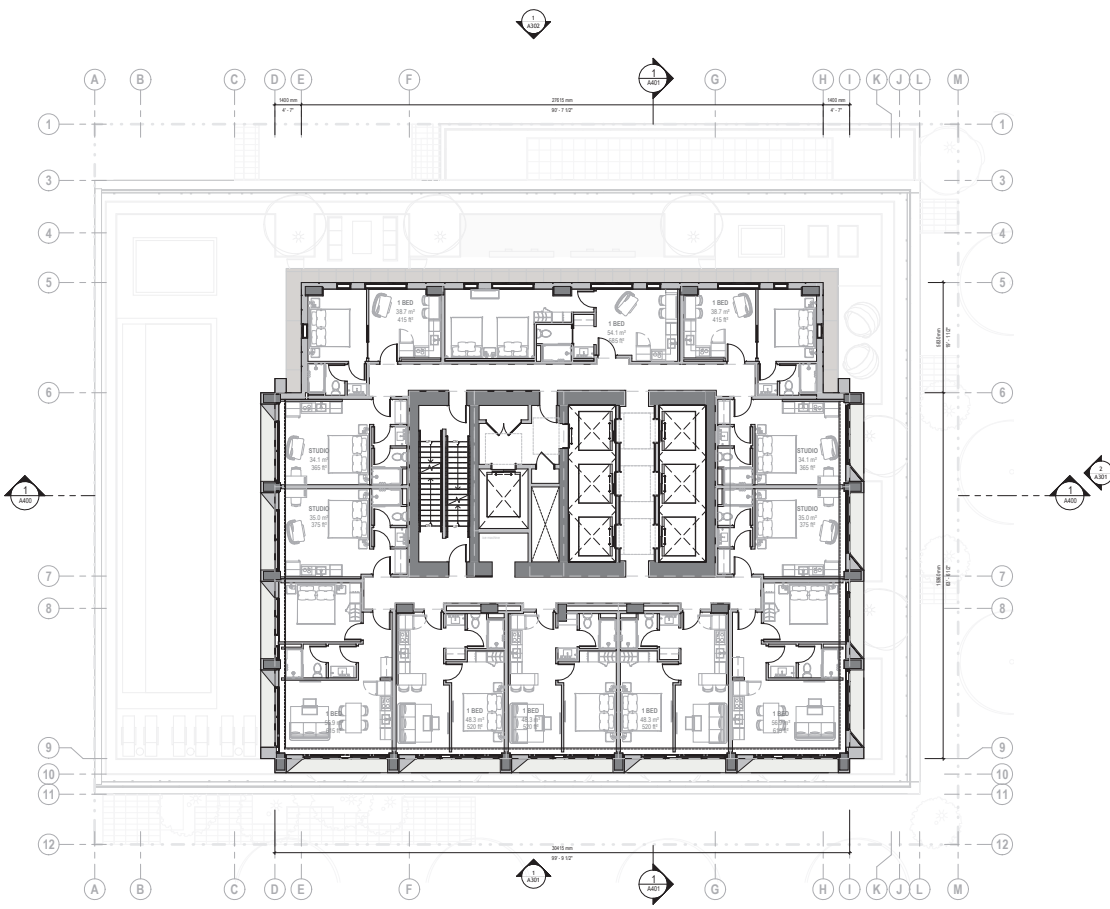
PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A108** REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

GFA - EXTENDED STAY HOTEL LEVEL		
Name	AREA (m ²)	AREA (ft ²)
1 BED	48.3 m ²	520 ft ²
1 BED	56.9 m ²	615 ft ²
1 BED	56.9 m ²	615 ft ²
1 BED	38.7 m ²	419 ft ²
1 BED	44.1 m ²	475 ft ²
1 BED	38.7 m ²	419 ft ²
1 BED	48.3 m ²	520 ft ²
1 BED	48.3 m ²	520 ft ²
1 BED 8	300.3 m ²	3,250 ft ²
BACK OF HOUSE	39.2 m ²	423 ft ²
BACK OF HOUSE 1	39.2 m ²	423 ft ²
CIRCULATION	30.9 m ²	333 ft ²
CIRCULATION 1	30.9 m ²	333 ft ²
CIRCULATION 2	70.3 m ²	755 ft ²
ELEV LOBBY	78.4 m ²	846 ft ²
ELEV LOBBY 1	78.4 m ²	846 ft ²
STAR	33.6 m ²	360 ft ²
STAR 1	33.6 m ²	360 ft ²
STUDIO	35.5 m ²	379 ft ²
STUDIO	34.1 m ²	366 ft ²
STUDIO	34.1 m ²	366 ft ²
STUDIO	35.5 m ²	379 ft ²
STUDIO 4	138.2 m ²	1,485 ft ²
TOTAL AREA	750.6 m ²	8,078 ft ²

NOTE: ALL UNITS ARE CURRENTLY SHOWN AS PHYSICAL LAYOUTS. UPON BUILDING CODE APPROVAL, THE REQUIRED NUMBER OF ACCESSIBLE UNITS WILL BE DETERMINED AND THE DESIGN WILL BE UPDATED ACCORDINGLY FOR COMPLIANCE.



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

REVISION	
NO.	DATE
A	28/10/2025
B	08/02/2026

Issued for Planning Application, Rev 1

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OWNER:
MARQUEE GROUP
 Client Address
2777 OAK STREET HOTEL

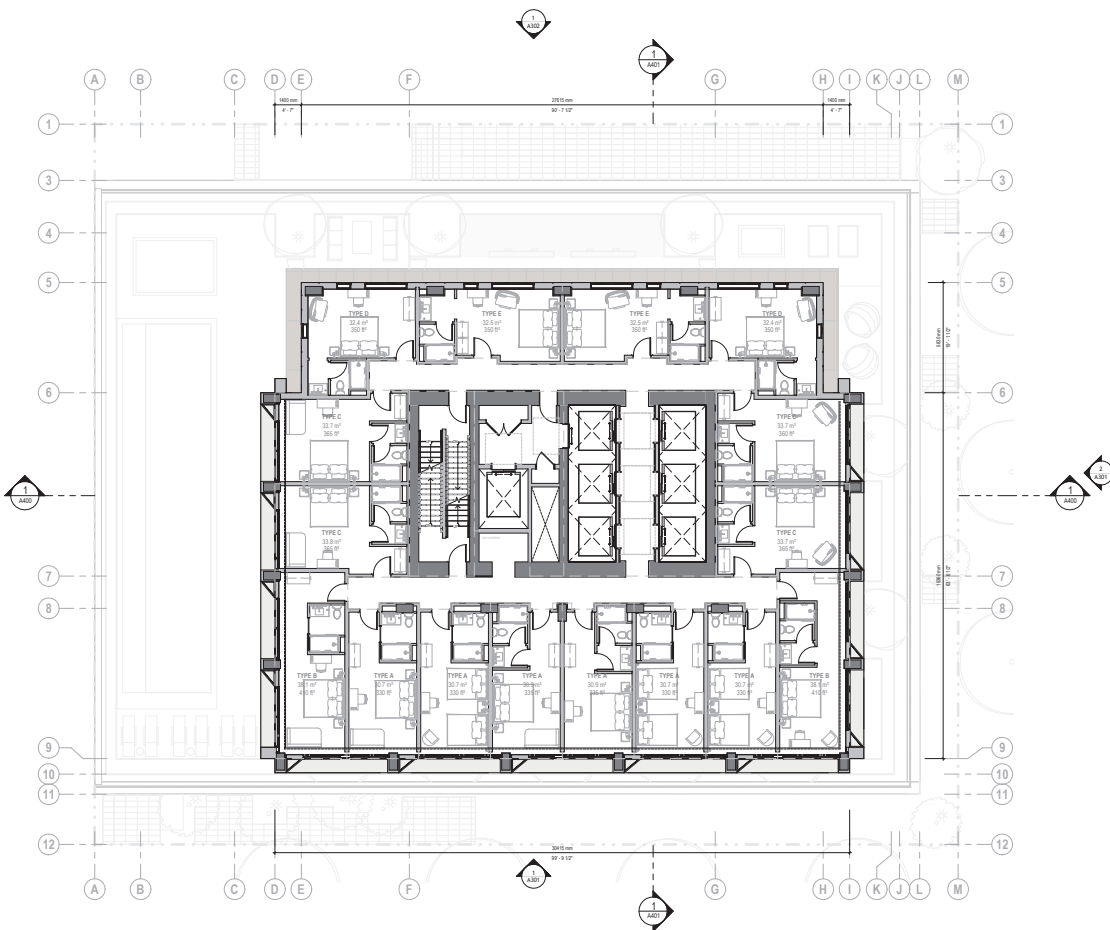
2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
FLOOR PLAN - LEVEL 06-15 (TYP. EXTENDED STAY HOTEL)
 PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A109** REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

SFA - STANDARD HOTEL LEVEL		
Name	AREA (m ²)	AREA (ft ²)
BACK OF HOUSE	39.2 m ²	420 ft ²
BACK OF HOUSE 1	39.2 m ²	420 ft ²
CIRCULATION	31.2 m ²	336 ft ²
CIRCULATION 2	41.7 m ²	446 ft ²
CIRCULATION 2	73.3 m ²	790 ft ²
ELEV LOBBY	78.4 m ²	846 ft ²
ELEV LOBBY 1	78.4 m ²	846 ft ²
STAR	33.6 m ²	360 ft ²
STAR - 1	33.6 m ²	360 ft ²
TYPE A	30.7 m ²	330 ft ²
TYPE A	30.7 m ²	330 ft ²
TYPE A	30.8 m ²	333 ft ²
TYPE A	30.7 m ²	330 ft ²
TYPE A	30.7 m ²	330 ft ²
TYPE A 6	184.7 m ²	1,993 ft ²
TYPE B	38.1 m ²	410 ft ²
TYPE B	38.1 m ²	410 ft ²
TYPE B 2	76.2 m ²	820 ft ²
TYPE C	33.7 m ²	360 ft ²
TYPE C	33.7 m ²	360 ft ²
TYPE C	33.8 m ²	363 ft ²
TYPE C	33.7 m ²	360 ft ²
TYPE C 4	134.8 m ²	1,452 ft ²
TYPE D	32.4 m ²	348 ft ²
TYPE D	32.4 m ²	348 ft ²
TYPE D 2	64.8 m ²	696 ft ²
TYPE E	32.5 m ²	349 ft ²
TYPE E	32.5 m ²	349 ft ²
TYPE E 2	65.0 m ²	700 ft ²
TOTAL AREA	750.0 m ²	8,075 ft ²

NOTE: ALL UNITS ARE CURRENTLY SHOWN AS PHYSICAL LAYOUTS UPON BUILDING CODE APPROVAL. THE REQUIRED NUMBER OF ACCESSIBLE UNITS WILL BE DETERMINED AND THE DESIGN WILL BE UPDATED ACCORDINGLY FOR COMPLIANCE.



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025	Issued for Planning Application	
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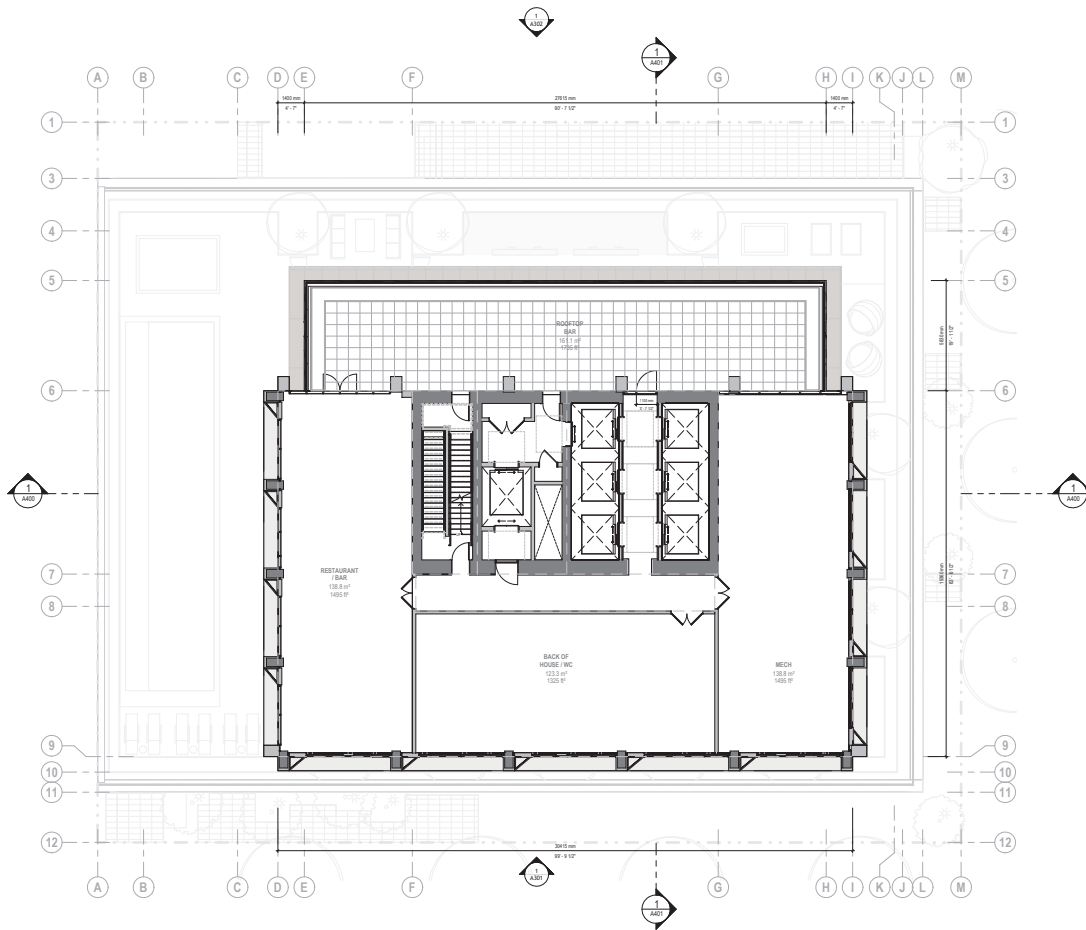
OWNER:
MARQUEE GROUP
 Client Address
MARQUEE
 Group
 PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
FLOOR PLAN - LEVEL 16-25 (TYP. HOTEL)
 PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 28/10/25
 SHEET NO: **A110** REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
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- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

GFA - ROOF		
Name	AREA (sqm)	AREA (sqft)
BACK OF HOUSE	45.9 sqm	495 sqft
BACK OF HOUSE 1	45.9 sqm	495 sqft
BACK OF HOUSE / MEC	123.3 sqm	1,329 sqft
BACK OF HOUSE / MEC 1	123.3 sqm	1,329 sqft
CIRCULATION	35.9 sqm	389 sqft
CIRCULATION 1	35.9 sqm	389 sqft
ELEV LOBBY	77.8 sqm	839 sqft
ELEV LOBBY 1	77.8 sqm	839 sqft
MECH	138.8 sqm	1,492 sqft
MECH 1	138.8 sqm	1,492 sqft
RESTAURANT / BAR	138.8 sqm	1,492 sqft
RESTAURANT / BAR 1	138.8 sqm	1,492 sqft
STAIR	33.4 sqm	360 sqft
STAIR 1	33.4 sqm	360 sqft
TOTAL AREA	588.9 sqm	6,340 sqft



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN	
REVISION	DESCRIPTION
A	28/10/2025 Issued for Planning Application
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 Vancouver, BC, Canada V6J 0E4
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OWNER:
MARQUEE GROUP
 Client Address
MARQUEE Group

PROJECT
2777 OAK STREET HOTEL

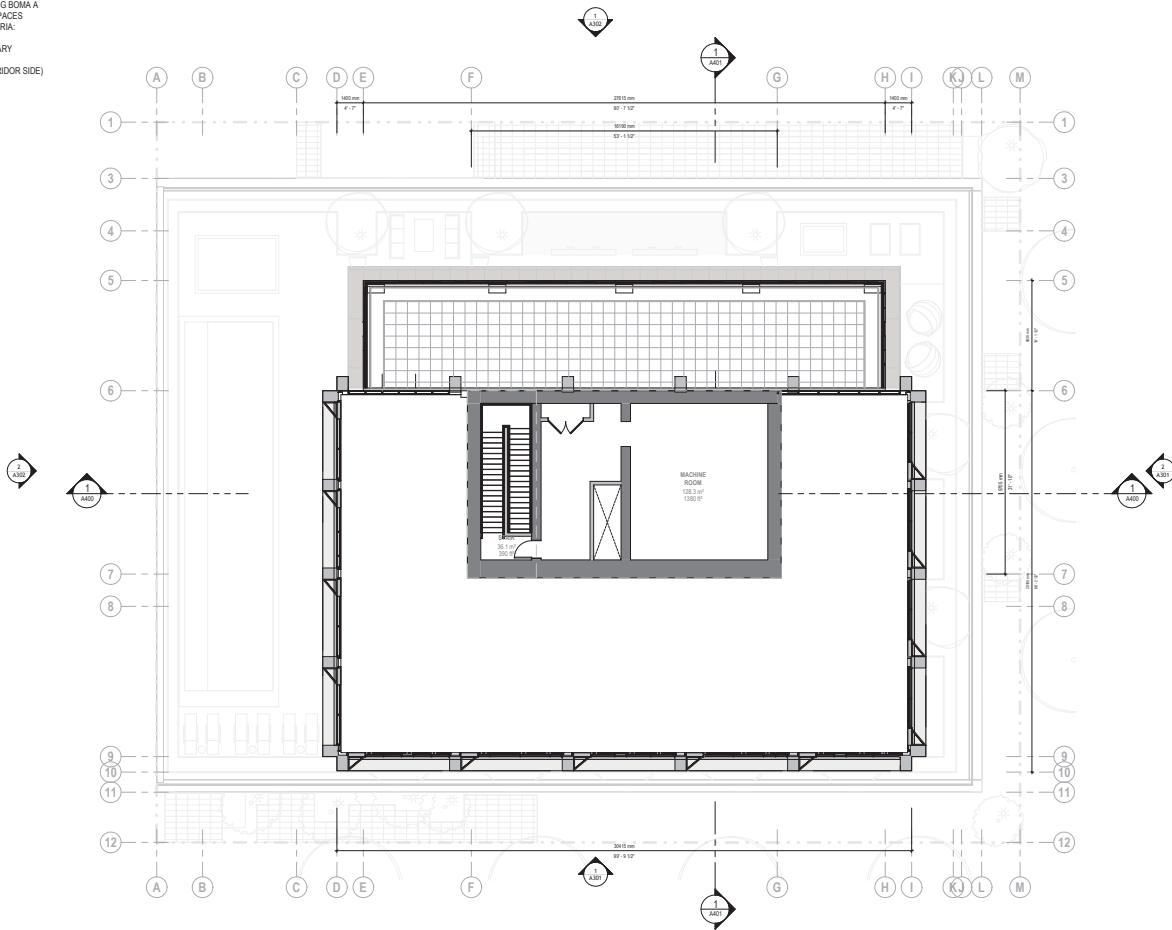
2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
AMENITY ROOFTOP PLAN

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A111** REV: **B**

NOTES:
 AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE PRELIMINARY ASSEMBLY / OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

GFA - ELEVATOR MACHINE ROOM		
Name	AREA (sqm)	AREA(sq ft)
MACHINE ROOM	129.3 sqm	1,380 sq ft
MACHINE ROOM 1	129.3 sqm	1,380 sq ft
STAIR	36.1 sqm	390 sq ft
STAIR 1	36.1 sqm	390 sq ft
TOTAL AREA	165.4 sqm	1,770 sq ft



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025		Issued for Planning Application
B	06/02/2026		Issued for Planning Application, Rev 1

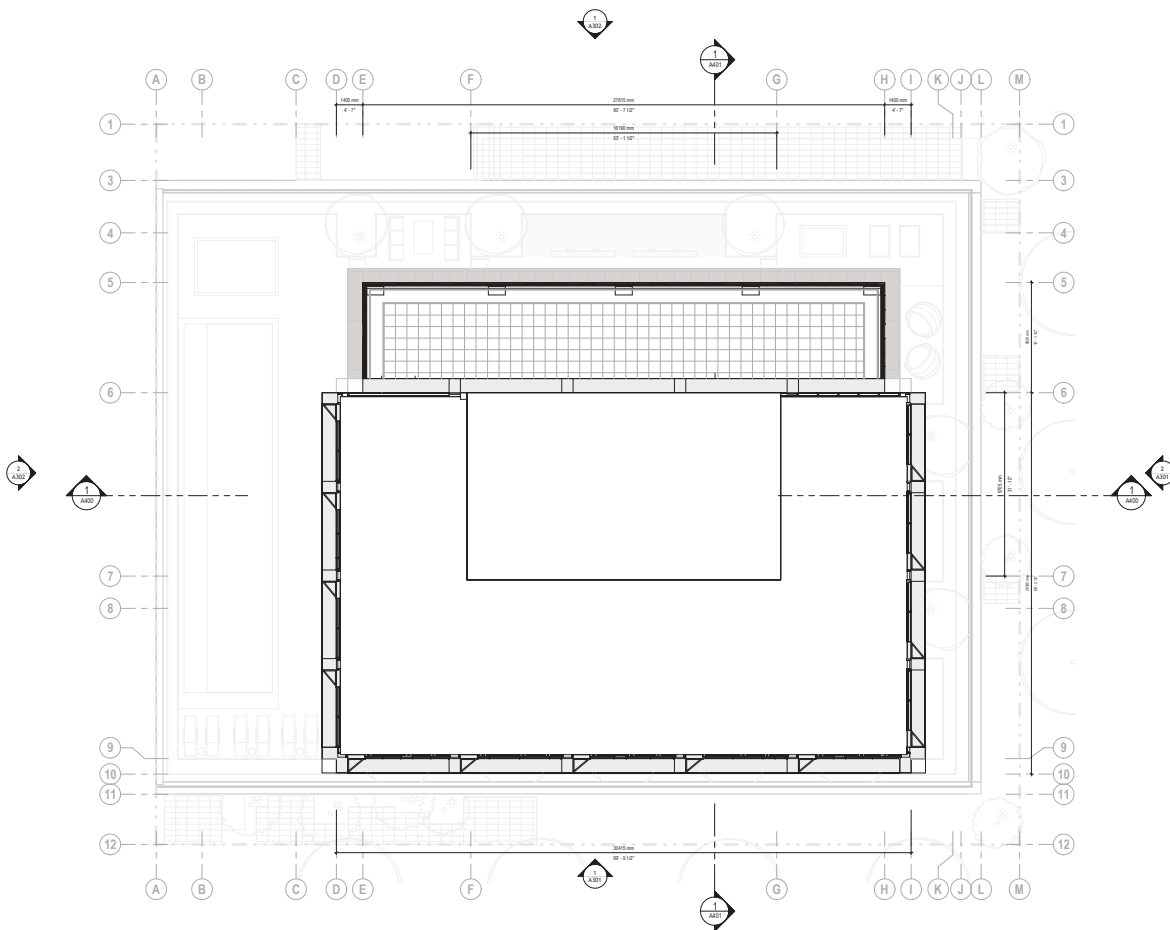
B+H Architects Inc
 405-1706 West 104 Avenue
 Vancouver, BC, Canada V6J 0E4
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MARQUEE Group
 Client Address
 PROJECT
 2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
 ELEVATOR MACHINE ROOM
 PLAN

PROJECT NUMBER:
 2414077
 DRAWING SCALE:
 1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: A112 REV: B



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN	
NO.	REVISION
A	DATE: 28/10/2025 DESCRIPTION: Issued for Planning Application
B	DATE: 06/02/2026 DESCRIPTION: Issued for Planning Application, Rev 1

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 405-1706 West 104 Avenue
 Vancouver, BC, Canada V6J 0E4
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OWNER:
MARQUEE GROUP
MARQUEE Group
 Client Address
 PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
ROOF PLAN

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A113** REV: **B**

GENERAL NOTES

- AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:
- CENTER LINE OF DEMISING WALLS
 - OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
 - OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
 - OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
 (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M BOTH ABOVE AND BELOW GROUND LEVELS, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
 (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:
 (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
 (B) PATIOS AND ROOF DECKS, TERRACES; AND
 (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FFR EXCLUSIONS KEYNOTE
MECHANICAL SPACES FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

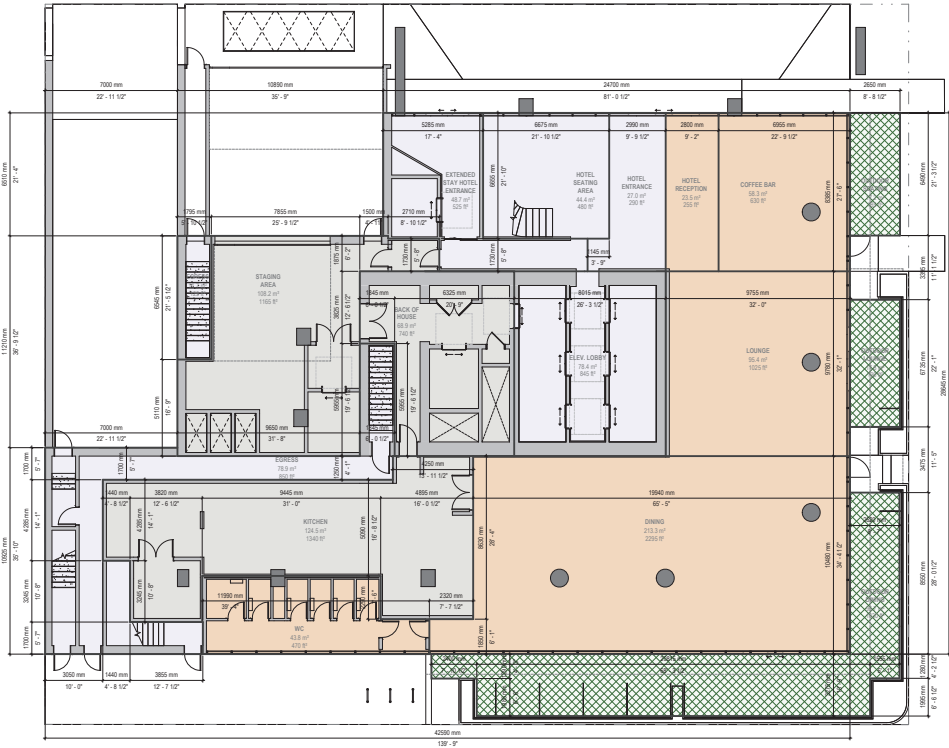
LEVEL 01 - GROSS FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
DINING	213.3	2,295
KITCHEN	124.8	1,350
STAGING AREA	108.2	1,165
LOUNGE	184.4	1,995
EGRESS	78.9	850
ELEV. LOBBY	78.4	845
BACK OF HOUSE	68.9	740
COFFEE BAR	58.9	635
EXTENDED STAY HOTEL	48.7	525
HOTEL SEATING AREA	44.4	475
MC	43.8	470
HOTEL ENTRANCE	27.0	290
HOTEL RECEPTION	23.5	255
EGRESS	11.7	125
TOTAL	1,861	19,989

LEVEL 01 - NET FLOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
DINING	213.3	2,295
KITCHEN	124.8	1,350
STAGING AREA	108.2	1,165
LOUNGE	184.4	1,995
EGRESS	78.9	850
ELEV. LOBBY	78.4	845
BACK OF HOUSE	68.9	740
COFFEE BAR	58.9	635
EXTENDED STAY HOTEL	48.7	525
ENTRANCE	44.4	475
HOTEL SEATING AREA	43.8	470
MC	43.8	470
HOTEL ENTRANCE	27.0	290
HOTEL RECEPTION	23.5	255
EGRESS	11.7	125
TOTAL	1,861	19,989

LEVEL 01 - OUTDOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)
OUTDOOR DINING	66.7	720
OUTDOOR LOUNGE	17.8	190
OUTDOOR SEATING	12.2	132
TOTAL	96.7	1,042

Outdoor areas do not compute towards the proposed FSR

area exclusions are not applicable on this level (GFA equals NFA)



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION / DESCRIPTION
A	06/02/2026	Issued for Planning Application, Rev 1

B+H Architects Inc.
 455-1706 West 102 Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.625.9913



OWNER:
MARQUEE GROUP

Client Address
2777 OAK STREET HOTEL

Client Address
 2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
AREA PLANS OVERLAY - LEVEL 01

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI CHECKED BY: WSC DATE: 06/02/26
 SHEET NO: **A120** REV: **A**

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARD. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

EGRESS MEZZANINE - GROSS FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
EGRESS	113.1 m ²	1,215 ft ²
STAIR	33.6 m ²	361 ft ²
TOTAL	146.7 m²	1,580 ft²

EGRESS MEZZANINE - NET FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
EGRESS	113.1 m ²	1,215 ft ²
STAIR	33.6 m ²	361 ft ²
TOTAL	146.7 m²	1,580 ft²

area exclusions are not applicable on this level (GFA equals NFA)

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

- (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
- (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

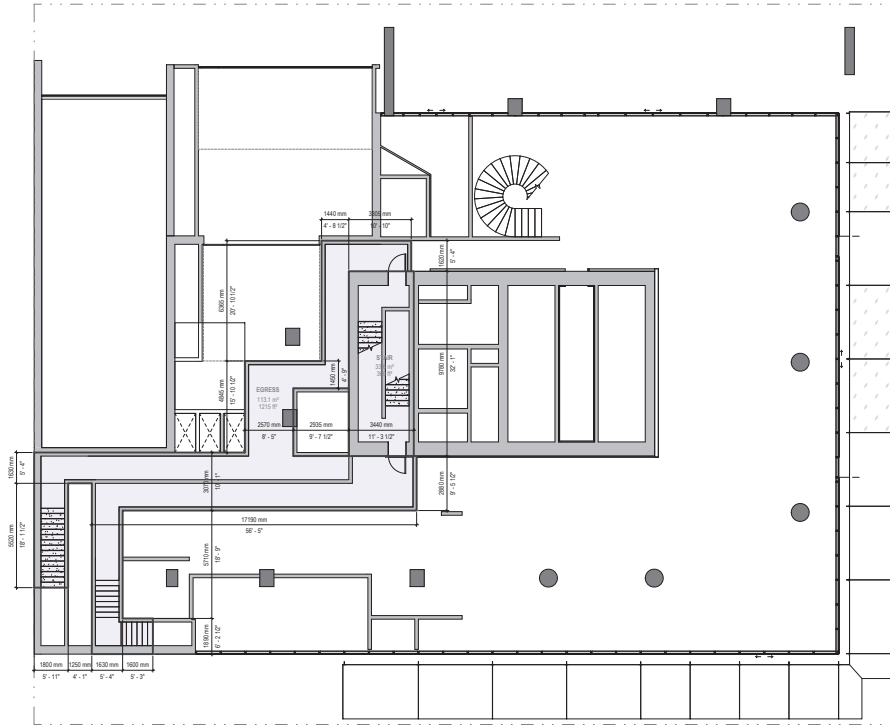
- (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
- (B) PATIOS AND ROOF DECKS, TERRACES; AND
- (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FIR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECT'S GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)



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KEY PLAN	
NO.	REVISION
A	06/02/2026 Issued for Planning Application, Rev 1

B+H Architects Inc
 405-1708 West 104 Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.685.9913



OWNER:
MARQUEE GROUP
 Client Address
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
 SHEET CONTENTS:
AREA PLANS OVERLAY - EGRESS MEZZANINE

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

DRAWN BY: JLI CHECKED BY: WSC DATE: 06/02/26

SHEET NO: **A121** REV: **A**

GENERAL NOTES

- AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARD. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:
 - CENTER LINE OF DEMISING WALLS
 - OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
 - OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
 - OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

- COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
 - (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 7.3M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
 - (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS
- COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:
 - (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
 - (B) PATIOS AND ROOF DECKS, TERRACES, AND
 - (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

IFR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

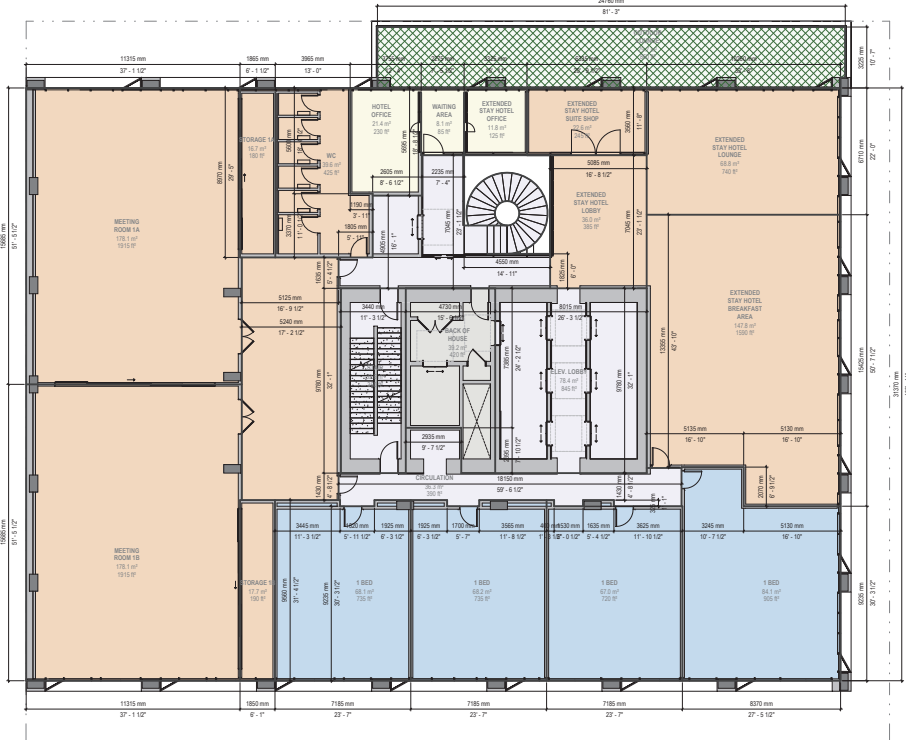
NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

LEVEL 02 - GROSS FLOOR AREA			LEVEL 02 - GROSS FLOOR AREA			LEVEL 02 - NET FLOOR AREA			LEVEL 02 - NET FLOOR AREA			LEVEL 02 - OUTDOOR AREA		
PROGRAM	AREA (m²)	AREA (ft²)	PROGRAM	AREA (m²)	AREA (ft²)	PROGRAM	AREA (m²)	AREA (ft²)	PROGRAM	AREA (m²)	AREA (ft²)	PROGRAM	AREA (m²)	AREA (ft²)
MEETING ROOM 1A	178.1 m²	1,915 ft²	BACK OF HOUSE	39.2 m²	425 ft²	MEETING ROOM 1A	178.1 m²	1,915 ft²	BACK OF HOUSE	39.2 m²	425 ft²	OUTDOOR LOUNGE	79.7 m²	860 ft²
MEETING ROOM 1B	178.1 m²	1,915 ft²	CIRCULATION	36.3 m²	392 ft²	MEETING ROOM 1B	178.1 m²	1,915 ft²	CIRCULATION	36.3 m²	392 ft²	TOTAL	79.7 m²	860 ft²
EXTENDED STAY HOTEL BREAKFAST AREA	147.8 m²	1,590 ft²	EXTENDED STAY HOTEL LOBBY	36.0 m²	385 ft²	EXTENDED STAY HOTEL BREAKFAST AREA	147.8 m²	1,590 ft²	EXTENDED STAY HOTEL LOBBY	36.0 m²	385 ft²			
1 BED	84.1 m²	905 ft²	STAIR	33.6 m²	362 ft²	1 BED	84.1 m²	905 ft²	STAIR	33.6 m²	362 ft²			
SELE LOBBY	78.4 m²	849 ft²	EXTENDED STAY HOTEL LOBBY	23.4 m²	252 ft²	SELE LOBBY	78.4 m²	849 ft²	EXTENDED STAY HOTEL LOBBY	23.4 m²	252 ft²			
EXTENDED STAY HOTEL LOUNGE	68.8 m²	740 ft²	EXTENDED STAY HOTEL SUITE SHOP	21.4 m²	230 ft²	EXTENDED STAY HOTEL LOUNGE	68.8 m²	740 ft²	EXTENDED STAY HOTEL SUITE SHOP	21.4 m²	230 ft²			
1 BED	68.2 m²	735 ft²	HOTEL OFFICE	17.7 m²	190 ft²	1 BED	68.2 m²	735 ft²	HOTEL OFFICE	17.7 m²	190 ft²			
1 BED	68.1 m²	735 ft²	STORAGE 1A	16.7 m²	180 ft²	1 BED	68.1 m²	735 ft²	STORAGE 1A	16.7 m²	180 ft²			
1 BED	67.9 m²	732 ft²	EXTENDED STAY HOTEL OFFICE	11.8 m²	128 ft²	1 BED	67.9 m²	732 ft²	EXTENDED STAY HOTEL OFFICE	11.8 m²	128 ft²			
MEETING ROOM PRESCRIPTION	54.1 m²	583 ft²	WAITING AREA	8.1 m²	87 ft²	MEETING ROOM PRESCRIPTION	54.1 m²	583 ft²	WAITING AREA	8.1 m²	87 ft²			
CIRCULATION	35.8 m²	387 ft²	TOTAL	1,342.7 m²	14,458 ft²	CIRCULATION	35.8 m²	387 ft²	TOTAL	1,342.7 m²	14,458 ft²			
HC						HC								

area exclusions are not applicable on this level (GFA equals NFA)



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

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B+H Architects Inc.
 465-1706 West 104 Avenue
 Vancouver, BC, Canada V6U 0E4
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MARQUEE Group
 Client Address
 PROJECT
 2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
 AREA PLANS OVERLAY - LEVEL 02
 PROJECT NUMBER: 2414077
 DRAWING SCALE: 1 : 100
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 06/02/26
 SHEET NO: A122 REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARD. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
 (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
 (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:
 (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
 (I) PATIOS AND ROOF DECKS, TERRACES AND
 (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FIR EQUIPMENT KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

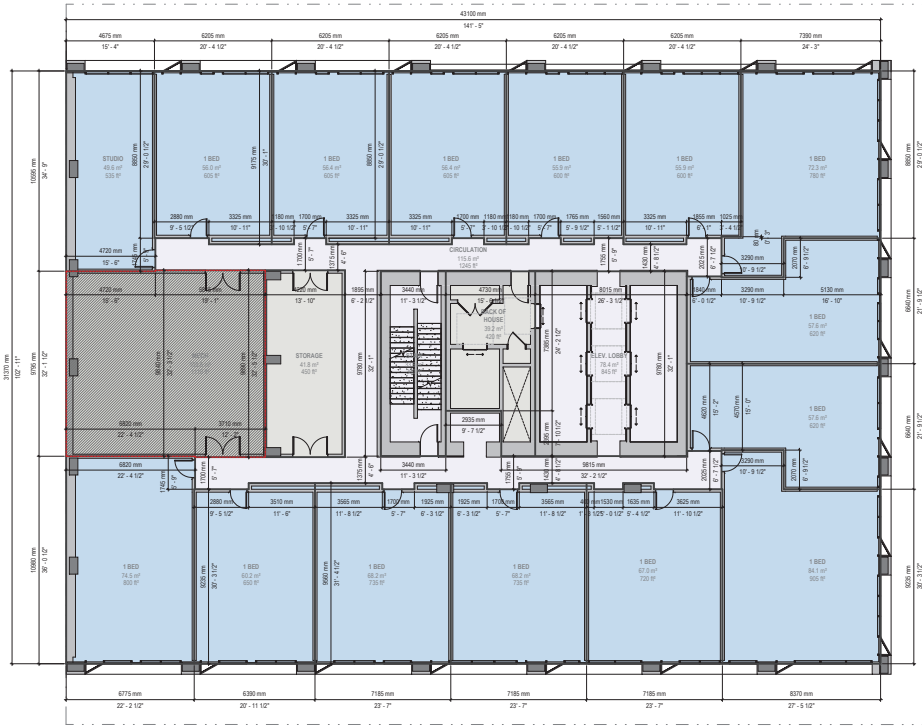
AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

LEVEL 03 - GROSS FLOOR AREA		
PROGRAM	AREA (M ²)	AREA (S ²)
CIRCULATION	115.6	1,245.9
MECH	333.8	3,595.9
1 BED	84.1	905.8
BEVY LOBBY	78.8	845.9
1 BED	74.5	803.9
1 BED	72.3	776.9
1 BED	68.2	730.9
1 BED	68.2	730.9
1 BED	67.2	720.9
1 BED	67.2	720.9
1 BED	57.6	615.9
1 BED	57.6	615.9
1 BED	56.4	603.9
1 BED	56.4	603.9
1 BED	55.9	600.9
1 BED	55.9	600.9
1 BED	49.8	535.9
STORAGE	41.8	449.9
BACK OF HOUSE	39.2	421.9
STAR	33.6	361.9
TOTAL	1,352.1	14,455.9

LEVEL 03 - FBR EXCLUSIONS		
PROGRAM	AREA (M ²)	AREA (S ²)
MECH	103.6	1,115.9
TOTAL	103.6	1,115.9

LEVEL 03 - NET FLOOR AREA		
PROGRAM	AREA (M ²)	AREA (S ²)
CIRCULATION	115.6	1,245.9
1 BED	84.1	905.8
BEVY LOBBY	78.8	845.9
1 BED	73.3	785.9
1 BED	68.2	730.9
1 BED	68.2	730.9
1 BED	67.2	720.9
1 BED	67.2	720.9
1 BED	57.6	615.9
1 BED	57.6	615.9
1 BED	56.4	603.9
1 BED	56.4	603.9
1 BED	55.9	600.9
1 BED	55.9	600.9
1 BED	49.8	535.9
STORAGE	41.8	449.9
BACK OF HOUSE	39.2	421.9
STAR	33.6	361.9
TOTAL	1,248.5	13,440.9



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MARQUEE Group

Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
AREA PLANS OVERLAY - LEVEL 03

PROJECT NUMBER:
2414077

DRAWING SCALE:
1 : 100

DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 06/02/26
 REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

- (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
- (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

- (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
- (B) PATIOS AND ROOF DECKS, TERRACES; AND
- (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FSR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS, AS IDENTIFIED ABOVE, TO THE PROJECT'S GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

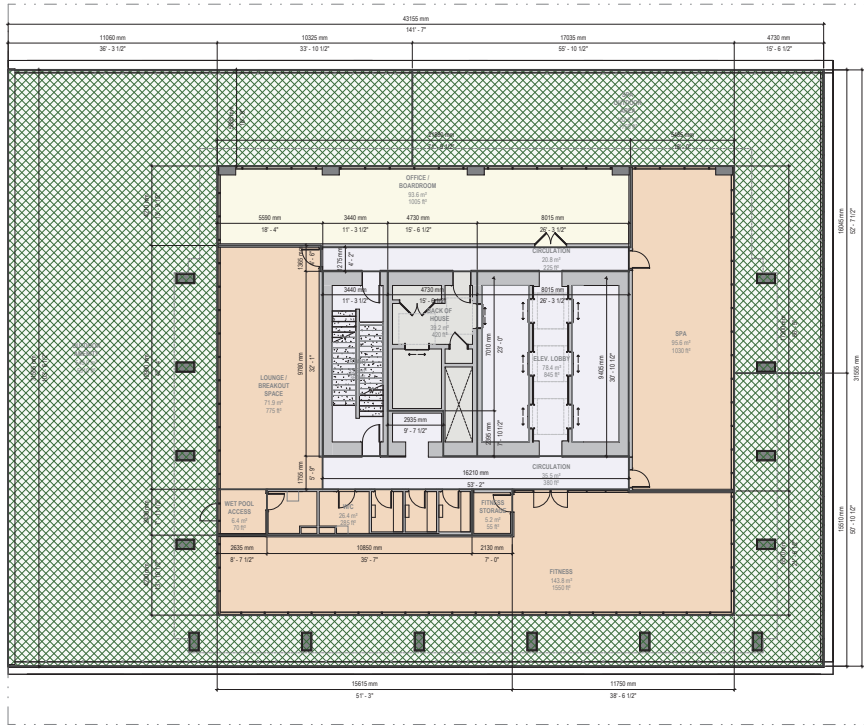
LEVEL 05 - GROSS FLOOR AREA		
PROGRAM	AREA (M ²)	AREA (FT ²)
FITNESS	143.8 m ²	1,550 FT ²
SPA	36.4 m ²	392 FT ²
OFFICE / BOARDROOM	33.8 m ²	363 FT ²
ELEV. LOBBY	78.4 m ²	846 FT ²
LOUNGE / BREAKOUT SPACE	71.9 m ²	775 FT ²
BACK OF HOUSE	39.2 m ²	423 FT ²
CIRCULATION	35.5 m ²	383 FT ²
STAIR	33.6 m ²	361 FT ²
MVC	26.4 m ²	285 FT ²
CIRCULATION	20.8 m ²	225 FT ²
NET POOL ACCESS	6.4 m ²	70 FT ²
FITNESS STORAGE	5.2 m ²	56 FT ²
TOTAL	650.4 m²	7,000 FT²

LEVEL 05 - NET FLOOR AREA		
PROGRAM	AREA (M ²)	AREA (FT ²)
FITNESS	143.8 m ²	1,550 FT ²
SPA	36.4 m ²	392 FT ²
OFFICE / BOARDROOM	33.8 m ²	363 FT ²
ELEV. LOBBY	78.4 m ²	846 FT ²
LOUNGE / BREAKOUT SPACE	71.9 m ²	775 FT ²
BACK OF HOUSE	39.2 m ²	423 FT ²
CIRCULATION	35.5 m ²	383 FT ²
STAIR	33.6 m ²	361 FT ²
MVC	26.4 m ²	285 FT ²
CIRCULATION	20.8 m ²	225 FT ²
NET POOL ACCESS	6.4 m ²	70 FT ²
FITNESS STORAGE	5.2 m ²	56 FT ²
TOTAL	650.4 m²	7,000 FT²

LEVEL 05 - OUTDOOR AREA		
PROGRAM	AREA (M ²)	AREA (FT ²)
SPA OUTDOOR AREA	142.8 m ²	1,530 FT ²
OUTDOOR AMENITY	545.0 m ²	5,910 FT ²
TOTAL	711.8 m²	7,660 FT²

outdoor areas do not compute towards the proposed FSR

area exclusions are not applicable on this level (GFA equals NFA)



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
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B+H Architects Inc
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 Vancouver, BC, Canada V6U 0E4
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MARQUEE Group
 Client Address
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
 SHEET CONTENTS
AREA PLANS OVERLAY - LEVEL 05
 PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 06/02/26
 REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARD. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
 (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
 (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:
 (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
 (B) PATIOS AND ROOF DECKS, TERRACES; AND
 (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

IFR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

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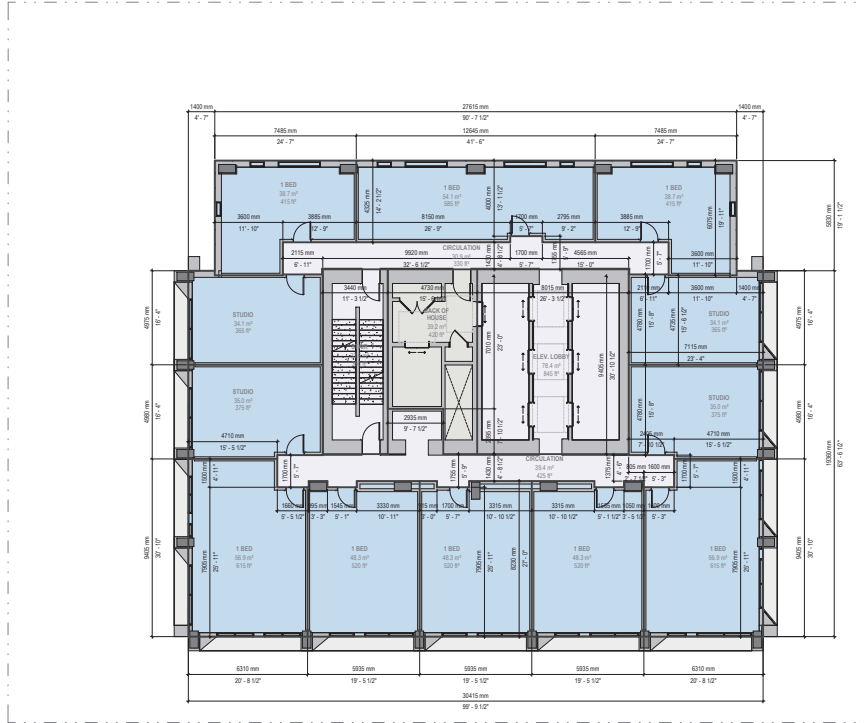
AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / SACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

EXTENDED STAY - GROSS FLOOR AREA		
PROGRAM	AREA (sq')	AREA (sq'')
ELEV LOBBY	78.4 sq'	845 sq''
1 BED	56.9 sq'	615 sq''
1 BED	56.9 sq'	615 sq''
1 BED	54.1 sq'	586 sq''
1 BED	48.3 sq'	523 sq''
1 BED	48.3 sq'	523 sq''
1 BED	48.3 sq'	523 sq''
1 BED	48.3 sq'	523 sq''
1 BED	39.4 sq'	425 sq''
BACK OF HOUSE	39.2 sq'	423 sq''
1 BED	38.7 sq'	415 sq''
1 BED	38.7 sq'	415 sq''
STUDIO	35.0 sq'	375 sq''
STUDIO	35.0 sq'	375 sq''
STUDIO	34.1 sq'	365 sq''
STUDIO	34.1 sq'	365 sq''
STAR	33.6 sq'	360 sq''
STAR	33.6 sq'	360 sq''
CIRCULATION	30.9 sq'	333 sq''
TOTAL	758.8 sq'	8,075 sq''

EXTENDED STAY - NET FLOOR AREA		
PROGRAM	AREA (sq')	AREA (sq'')
ELEV LOBBY	78.4 sq'	845 sq''
1 BED	56.9 sq'	615 sq''
1 BED	56.9 sq'	615 sq''
1 BED	54.1 sq'	586 sq''
1 BED	48.3 sq'	523 sq''
1 BED	48.3 sq'	523 sq''
1 BED	48.3 sq'	523 sq''
1 BED	48.3 sq'	523 sq''
1 BED	39.4 sq'	425 sq''
BACK OF HOUSE	39.2 sq'	423 sq''
1 BED	38.7 sq'	415 sq''
1 BED	38.7 sq'	415 sq''
STUDIO	35.0 sq'	375 sq''
STUDIO	35.0 sq'	375 sq''
STUDIO	34.1 sq'	365 sq''
STUDIO	34.1 sq'	365 sq''
STAR	33.6 sq'	360 sq''
STAR	33.6 sq'	360 sq''
CIRCULATION	30.9 sq'	333 sq''
TOTAL	758.8 sq'	8,075 sq''

area exclusions are not applicable on this level (CPA equals NFA)



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	06/02/2026	Issued for Planning Application, Rev 1

B+H Architects Inc.
 465-1706 West 1st Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.685.9913



MARQUEE Group
 Client Address
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
AREA PLANS OVERLAY - TYP.
EXTENDED STAY HOTEL
 (LEVEL 06-15)
 PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 06/02/26
 SHEET NO: **A126** REV: **A**

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:
 (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
 (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:
 (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
 (B) PATIOS AND ROOF DECKS, TERRACES AND
 (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FFR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

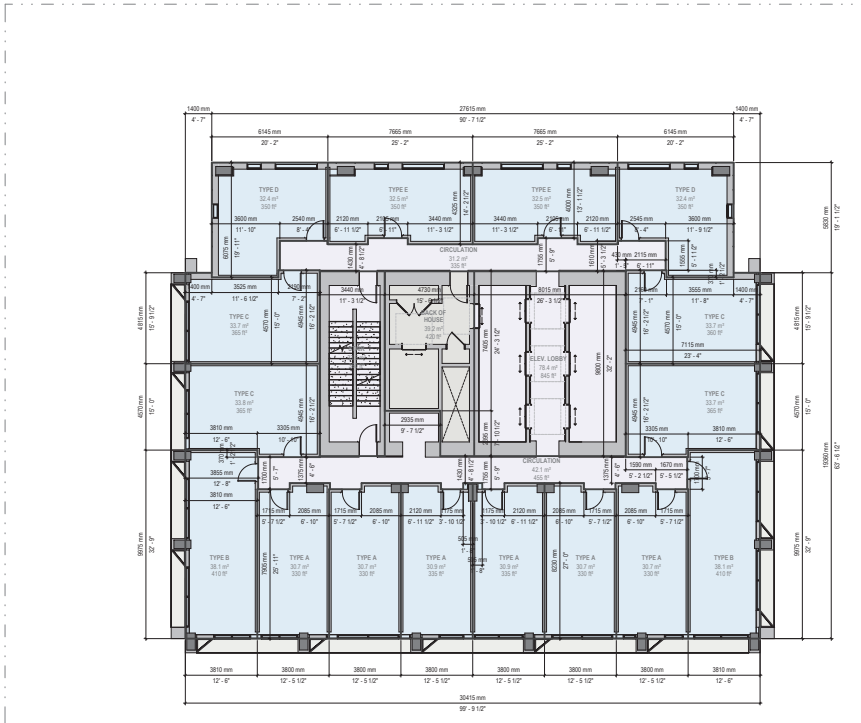
NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS, AS IDENTIFIED ABOVE, TO THE PROJECT'S GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / SACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

HOTEL - GROSS FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
ELEV LOBBY	78.4 m ²	845 ft ²
CIRCULATION	42.1 m ²	453 ft ²
BACK OF HOUSE	39.2 m ²	423 ft ²
TYPE B	38.1 m ²	410 ft ²
TYPE B	38.1 m ²	410 ft ²
TYPE C	33.8 m ²	363 ft ²
TYPE C	33.7 m ²	362 ft ²
TYPE C	33.7 m ²	362 ft ²
STAR	33.6 m ²	360 ft ²
TYPE E	32.5 m ²	350 ft ²
TYPE E	32.5 m ²	350 ft ²
TYPE D	32.4 m ²	350 ft ²
TYPE D	32.4 m ²	350 ft ²
CIRCULATION	31.2 m ²	335 ft ²
TYPE A	30.9 m ²	333 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TOTAL	736.9 m²	7,975 ft²

HOTEL - NET FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
ELEV LOBBY	78.4 m ²	845 ft ²
CIRCULATION	42.1 m ²	453 ft ²
BACK OF HOUSE	39.2 m ²	423 ft ²
TYPE B	38.1 m ²	410 ft ²
TYPE B	38.1 m ²	410 ft ²
TYPE C	33.8 m ²	363 ft ²
TYPE C	33.7 m ²	362 ft ²
TYPE C	33.7 m ²	362 ft ²
STAR	33.6 m ²	360 ft ²
TYPE E	32.5 m ²	350 ft ²
TYPE E	32.5 m ²	350 ft ²
TYPE D	32.4 m ²	350 ft ²
TYPE D	32.4 m ²	350 ft ²
CIRCULATION	31.2 m ²	335 ft ²
TYPE A	30.9 m ²	333 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TYPE A	30.7 m ²	331 ft ²
TOTAL	736.9 m²	7,975 ft²



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN		
NO.	DATE	REVISION DESCRIPTION
A	06/02/2018	Issued for Planning Application, Rev 1

B+H B+H Architects Inc
 405-1706 West 168 Avenue
 Vancouver, BC, Canada V6U 0E4
 T 604.685.9913



OWNER:
MARQUEE GROUP
 Client Address:
MARQUEE Group

PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
AREA PLANS OVERLAY - TYP. HOTEL (LEVEL 16-25)

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 100
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 06/02/2018
 REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARD. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

- (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
- (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

- (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
- (B) PATIOS AND ROOF DECKS, TERRACES; AND
- (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FSR EXCLUSIONS KEYNOTE

MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECT'S GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

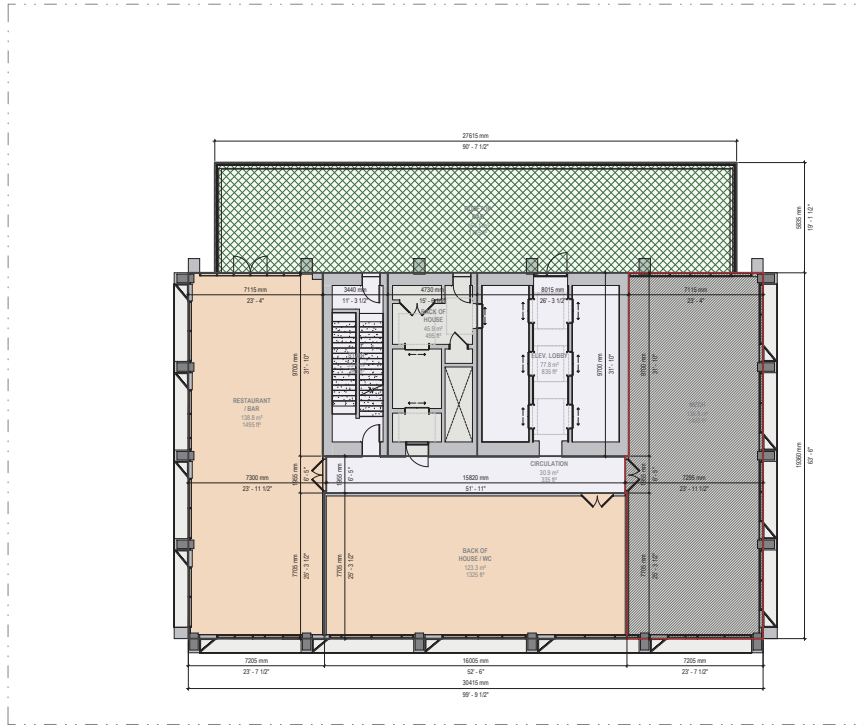
ROOFTOP - GROSS FLOOR AREA		
PROGRAM	AREA (M ²)	AREA (F ²)
MECH	138.8 m ²	1,486 F ²
RESTAURANT / BAR	138.8 m ²	1,486 F ²
BACK OF HOUSE / WC	123.3 m ²	1,325 F ²
ELEV. LOBBY	77.8 m ²	839 F ²
BACK OF HOUSE	45.9 m ²	493 F ²
STAIR	33.4 m ²	359 F ²
CIRCULATION	25.9 m ²	278 F ²
TOTAL	588.9 m²	6,340 F²

ROOFTOP - FSR EXCLUSIONS		
PROGRAM	AREA (M ²)	AREA (F ²)
MECH	138.8 m ²	1,486 F ²
TOTAL	138.8 m²	1,486 F²

ROOFTOP - NET FLOOR AREA		
PROGRAM	AREA (M ²)	AREA (F ²)
RESTAURANT / BAR	138.8 m ²	1,486 F ²
BACK OF HOUSE / WC	123.3 m ²	1,325 F ²
ELEV. LOBBY	77.8 m ²	839 F ²
BACK OF HOUSE	45.9 m ²	493 F ²
STAIR	33.4 m ²	359 F ²
CIRCULATION	25.9 m ²	278 F ²
TOTAL	466.1 m²	4,985 F²

ROOFTOP - OUTDOOR AREA		
PROGRAM	AREA (M ²)	AREA (F ²)
ROOFTOP BAR	161.1 m ²	1,726 F ²
TOTAL	161.1 m²	1,726 F²

(Outdoor areas do not compute towards the proposed FSR)



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REVISION		DESCRIPTION
NO.	DATE	DESCRIPTION
A	06/02/2026	Issued for Planning Application, Rev 1

B+H Architects Inc.
 405-1706 West 102 Avenue
 Vancouver, BC, Canada V6U 0E4
 T 604.625.9973



OWNER:
MARQUEE GROUP

Client Address
PROJECT
 2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS
 AREA PLANS OVERLAY -
 ROOFTOP (LEVEL 26)

PROJECT NUMBER:
 2414077
DRAWING SCALE:
 1 : 100

DRAWN BY: JLI
CHECKED BY: WSC
DATE: 06/02/26

SHEET NO: A128
REV: A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA A GROSS MEASUREMENT STANDARD. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE (PRELIMINARY ASSEMBLY) OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORRIDOR WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

ELEV. MACHINE ROOM - GROSS FLOOR AREA		
PROGRAM	AREA (m ²)	AREA (ft ²)
MACHINE ROOM	128.3 m ²	1,380 ft ²
STAIR	36.1 m ²	389 ft ²
TOTAL	164.4 m²	1,770 ft²

ELEV. MACHINE ROOM - FSR EXCLUSIONS		
PROGRAM	AREA (m ²)	AREA (ft ²)
MACHINE ROOM	128.3 m ²	1,380 ft ²
STAIR	36.1 m ²	389 ft ²
TOTAL	164.4 m²	1,770 ft²

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

- (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.2M BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
- (B) STAIRWAYS, FIRE ESCAPES AND ELEVATOR SHAFTS

COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

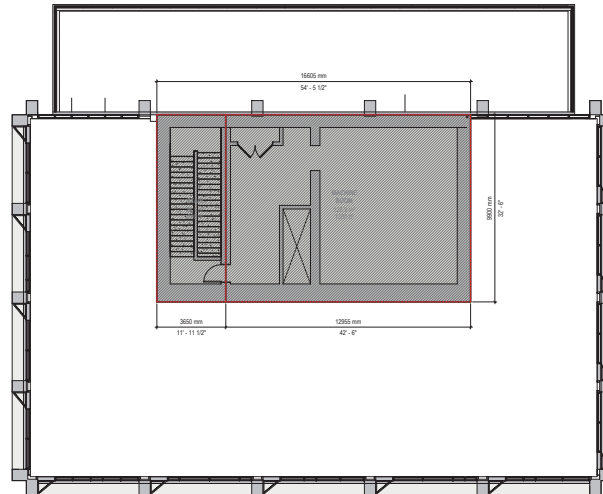
- (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
- (B) PATIOS AND ROOF DECKS, TERRACES; AND
- (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, RESIDENTIAL STORAGE, HEATING AND MECHANICAL EQUIPMENT OR USES WHICH ARE AT OR BELOW THE BASE SURFACE.

FSR EXCLUSIONS KEYNOTE
MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

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AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE (BACK OF HOUSE)
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	06/02/2026		Issued for Planning Application, Rev 1

B+H B+H Architects Inc
 455-1708 West 104 Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.685.9973



OWNER:
MARQUEE GROUP
MARQUEE
 Group

Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS
AREA PLANS OVERLAY -
ELEVATOR MACHINE ROOM

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 100
DRAWN BY: JLI **CHECKED BY:** WSC **DATE:** 06/02/26
SHEET NO: A129 **REV:** A

GENERAL NOTES

AREAS SHOWN IN PLANS HAVE BEEN MEASURED USING BOMA GROSS MEASUREMENT STANDARDS. FOR CLARITY, SPACES HAVE BEEN MEASURED USING THE FOLLOWING CRITERIA:

- CENTER LINE OF DEMISING WALLS
- OUTSIDE FACE OF BUILDING ENVELOPE, PRELIMINARY ASSEMBLY, OUTSIDE FACE OF GLAZING
- OUTSIDE FACE OF CORNER WALL (FACING CORRIDOR SIDE)
- OUTSIDE FACE OF CORE WALLS

AREA OVERLAYS AND AREA NOTES

COMPUTATION OF GROSS FLOOR AREA (GFA) INCLUDES:

- (A) ALL FLOORS HAVING A MINIMUM CEILING HEIGHT OF 1.3M, BOTH ABOVE AND BELOW GROUND LEVEL, MEASURED TO THE EXTREME OUTER LIMITS OF THE BUILDING; AND
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COMPUTATION OF GROSS FLOOR AREA (GFA) EXCLUDES:

- (A) BALCONIES OR COVERED ROOF DECKS, EXCEPT THAT:
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FIR EXCLUSIONS KEYNOTE

MECHANICAL (EXCLUDED) FLOOR AREA EXCLUSIONS FOR INDOOR SPACES DESIGNATED FOR MECHANICAL USE.

NOTE: NET FLOOR AREA IS OBTAINED BY SUBTRACTING EXCLUSION AREAS AS IDENTIFIED ABOVE, TO THE PROJECTS GROSS FLOOR AREA. EXCLUDED AREAS ARE HIGHLIGHTED IN THE DRAWINGS, OUTLINED IN A RED DASHED LINE.

AREA OVERLAYS COLOUR KEYNOTE

- STANDARD HOTEL SUITES
- EXTENDED STAY HOTEL SUITES
- CIRCULATION
- HOTEL AMENITY
- ADMIN
- SERVICE / BACK OF HOUSE
- MECHANICAL (EXCLUDED)
- OUTDOOR AMENITY (NOT COMPUTED)

GROSS FLOOR AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 01	1,025.1 m²	11,025.0 ft²
EGRESS MEZZANINE	146.7 m²	1,580.0 ft²
LEVEL 02	1,342.7 m²	14,450.0 ft²
LEVEL 03	1,352.1 m²	14,550.0 ft²
LEVEL 04	1,352.1 m²	14,550.0 ft²
LEVEL 05	1,025.1 m²	11,025.0 ft²
LEVEL 06	750.0 m²	8,075.0 ft²
LEVEL 07	750.0 m²	8,075.0 ft²
LEVEL 08	750.0 m²	8,075.0 ft²
LEVEL 09	750.0 m²	8,075.0 ft²
LEVEL 10	750.0 m²	8,075.0 ft²
LEVEL 11	750.0 m²	8,075.0 ft²
LEVEL 12	750.0 m²	8,075.0 ft²
LEVEL 13	750.0 m²	8,075.0 ft²
LEVEL 14	750.0 m²	8,075.0 ft²

GROSS FLOOR AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 15	750.0 m²	8,075.0 ft²
LEVEL 16	750.0 m²	8,075.0 ft²
LEVEL 17	750.0 m²	8,075.0 ft²
LEVEL 18	750.0 m²	8,075.0 ft²
LEVEL 19	750.0 m²	8,075.0 ft²
LEVEL 20	750.0 m²	8,075.0 ft²
LEVEL 21	750.0 m²	8,075.0 ft²
LEVEL 22	750.0 m²	8,075.0 ft²
LEVEL 23	750.0 m²	8,075.0 ft²
LEVEL 24	750.0 m²	8,075.0 ft²
LEVEL 25	750.0 m²	8,075.0 ft²
ROOF	588.0 m²	6,300.0 ft²
TOTAL	21,622.3 m²	232,740.0 ft²

FIR EXCLUSIONS		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 03	103.6 m²	1,115.0 ft²
LEVEL 04	103.6 m²	1,115.0 ft²
LEVEL 20	136.2 m²	1,465.0 ft²
ROOF	194.4 m²	2,100.0 ft²
TOTAL	537.8 m²	5,795.0 ft²

NET FLOOR AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 01	1,025.1 m²	11,025.0 ft²
EGRESS MEZZANINE	146.7 m²	1,580.0 ft²
LEVEL 02	1,342.7 m²	14,450.0 ft²
LEVEL 03	1,248.5 m²	13,440.0 ft²
LEVEL 04	1,248.5 m²	13,440.0 ft²
LEVEL 05	1,025.1 m²	11,025.0 ft²
LEVEL 06	750.0 m²	8,075.0 ft²
LEVEL 07	750.0 m²	8,075.0 ft²
LEVEL 08	750.0 m²	8,075.0 ft²
LEVEL 09	750.0 m²	8,075.0 ft²
LEVEL 10	750.0 m²	8,075.0 ft²
LEVEL 11	750.0 m²	8,075.0 ft²
LEVEL 12	750.0 m²	8,075.0 ft²
LEVEL 13	750.0 m²	8,075.0 ft²
LEVEL 14	750.0 m²	8,075.0 ft²

NET FLOOR AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 15	750.0 m²	8,075.0 ft²
LEVEL 16	750.0 m²	8,075.0 ft²
LEVEL 17	750.0 m²	8,075.0 ft²
LEVEL 18	750.0 m²	8,075.0 ft²
LEVEL 19	750.0 m²	8,075.0 ft²
LEVEL 20	750.0 m²	8,075.0 ft²
LEVEL 21	750.0 m²	8,075.0 ft²
LEVEL 22	750.0 m²	8,075.0 ft²
LEVEL 23	750.0 m²	8,075.0 ft²
LEVEL 24	750.0 m²	8,075.0 ft²
LEVEL 25	750.0 m²	8,075.0 ft²
TOTAL	21,119.9 m²	227,940.0 ft²

EXTENDED STAY SUITES AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 02	287.4 m²	3,095.0 ft²
LEVEL 03	319.9 m²	3,435.0 ft²
LEVEL 04	319.9 m²	3,435.0 ft²
LEVEL 05	319.9 m²	3,435.0 ft²
LEVEL 06	319.9 m²	3,435.0 ft²
LEVEL 07	319.9 m²	3,435.0 ft²
LEVEL 08	319.9 m²	3,435.0 ft²
LEVEL 09	319.9 m²	3,435.0 ft²
LEVEL 10	319.9 m²	3,435.0 ft²
LEVEL 11	319.9 m²	3,435.0 ft²
LEVEL 12	319.9 m²	3,435.0 ft²
LEVEL 13	319.9 m²	3,435.0 ft²
LEVEL 14	319.9 m²	3,435.0 ft²
LEVEL 15	319.9 m²	3,435.0 ft²
TOTAL	7,451.4 m²	80,265.0 ft²

HOTEL SUITES AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 16	526.4 m²	5,685.0 ft²
LEVEL 17	526.4 m²	5,685.0 ft²
LEVEL 18	526.4 m²	5,685.0 ft²
LEVEL 19	526.4 m²	5,685.0 ft²
LEVEL 20	526.4 m²	5,685.0 ft²
LEVEL 21	526.4 m²	5,685.0 ft²
LEVEL 22	526.4 m²	5,685.0 ft²
LEVEL 23	526.4 m²	5,685.0 ft²
LEVEL 24	526.4 m²	5,685.0 ft²
LEVEL 25	526.4 m²	5,685.0 ft²
TOTAL	5,264.0 m²	56,850.0 ft²

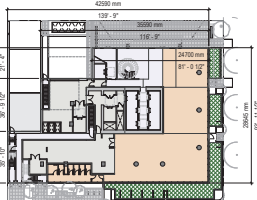
CIRCULATION AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 01	289.2 m²	3,115.0 ft²
EGRESS MEZZANINE	146.7 m²	1,580.0 ft²
LEVEL 02	202.4 m²	2,180.0 ft²
LEVEL 03	227.6 m²	2,450.0 ft²
LEVEL 04	227.6 m²	2,450.0 ft²
LEVEL 05	182.3 m²	1,965.0 ft²
LEVEL 06	182.3 m²	1,965.0 ft²
LEVEL 07	182.3 m²	1,965.0 ft²
LEVEL 08	182.3 m²	1,965.0 ft²
LEVEL 09	182.3 m²	1,965.0 ft²
LEVEL 10	182.3 m²	1,965.0 ft²
LEVEL 11	182.3 m²	1,965.0 ft²
LEVEL 12	182.3 m²	1,965.0 ft²
LEVEL 13	182.3 m²	1,965.0 ft²
LEVEL 14	182.3 m²	1,965.0 ft²
LEVEL 15	182.3 m²	1,965.0 ft²
LEVEL 16	182.3 m²	1,965.0 ft²
LEVEL 17	182.3 m²	1,965.0 ft²
LEVEL 18	182.3 m²	1,965.0 ft²
LEVEL 19	182.3 m²	1,965.0 ft²
LEVEL 20	182.3 m²	1,965.0 ft²
LEVEL 21	182.3 m²	1,965.0 ft²
LEVEL 22	182.3 m²	1,965.0 ft²
LEVEL 23	182.3 m²	1,965.0 ft²
LEVEL 24	182.3 m²	1,965.0 ft²
LEVEL 25	182.3 m²	1,965.0 ft²
ROOF	142.1 m²	1,520.0 ft²
TOTAL	3,988.3 m²	42,880.0 ft²

SERVICE / BACK OF HOUSE AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 01	301.6 m²	3,255.0 ft²
LEVEL 02	392.2 m²	4,220.0 ft²
LEVEL 03	815.0 m²	8,750.0 ft²
LEVEL 04	815.0 m²	8,750.0 ft²
LEVEL 05	392.2 m²	4,220.0 ft²
LEVEL 06	392.2 m²	4,220.0 ft²
LEVEL 07	392.2 m²	4,220.0 ft²
LEVEL 08	392.2 m²	4,220.0 ft²
LEVEL 09	392.2 m²	4,220.0 ft²
LEVEL 10	392.2 m²	4,220.0 ft²
LEVEL 11	392.2 m²	4,220.0 ft²
LEVEL 12	392.2 m²	4,220.0 ft²
LEVEL 13	392.2 m²	4,220.0 ft²
LEVEL 14	392.2 m²	4,220.0 ft²
LEVEL 15	392.2 m²	4,220.0 ft²
LEVEL 16	392.2 m²	4,220.0 ft²
LEVEL 17	392.2 m²	4,220.0 ft²
LEVEL 18	392.2 m²	4,220.0 ft²
LEVEL 19	392.2 m²	4,220.0 ft²
LEVEL 20	392.2 m²	4,220.0 ft²
LEVEL 21	392.2 m²	4,220.0 ft²
LEVEL 22	392.2 m²	4,220.0 ft²
LEVEL 23	392.2 m²	4,220.0 ft²
LEVEL 24	392.2 m²	4,220.0 ft²
LEVEL 25	392.2 m²	4,220.0 ft²
ROOF	485.1 m²	5,210.0 ft²
TOTAL	13,519.8 m²	145,770.0 ft²

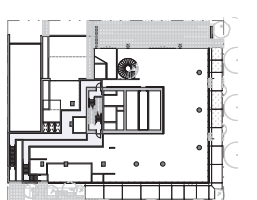
OUTDOOR AMENITY AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 01	130.7 m²	1,420.0 ft²
LEVEL 02	79.7 m²	855.0 ft²
LEVEL 05	715.6 m²	7,680.0 ft²
LEVEL 20	161.1 m²	1,735.0 ft²
TOTAL	1,087.1 m²	11,690.0 ft²

INDOOR AMENITY AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 01	434.2 m²	4,635.0 ft²
LEVEL 02	772.3 m²	8,350.0 ft²
LEVEL 03	348.3 m²	3,730.0 ft²
LEVEL 04	261.1 m²	2,810.0 ft²
LEVEL 20	1,817.3 m²	19,570.0 ft²

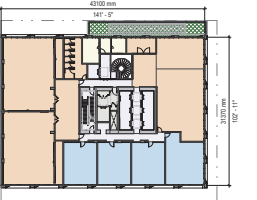
ADMIN AREA		
LEVEL	AREA (m²)	AREA (ft²)
LEVEL 02	41.3 m²	442.0 ft²
LEVEL 05	89.6 m²	962.0 ft²
LEVEL 20	134.9 m²	1,450.0 ft²



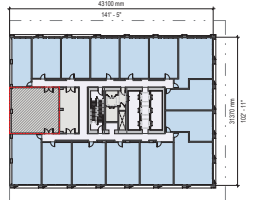
1 GFA - LEVEL 01
1:400



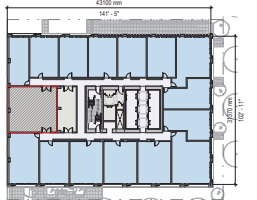
2 GFA - EGRESS MEZZANINE
1:400



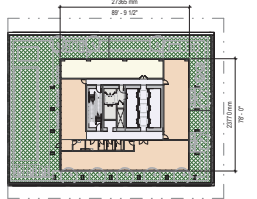
3 GFA - LEVEL 02
1:400



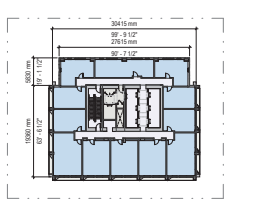
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1:400



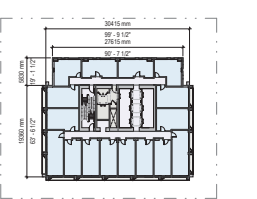
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1:400



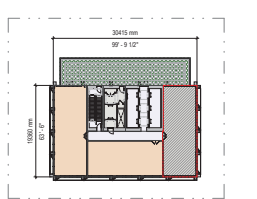
6 GFA - LEVEL 05
1:400



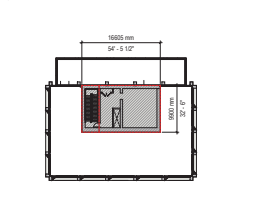
7 GFA - LEVELS 06-15
1:400



8 GFA - LEVELS 16-25
1:400



9 GFA - ROOFTOP
1:400



10 ELEVATOR MACHINE ROOM
1:400

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	DESCRIPTION
A	20/02/2025	Issued for Planning Application
B	06/02/2026	Issued for Planning Application, Rev 1

B+H B+H Architects Inc
 465-1706 West 1st Avenue
 Vancouver, BC, Canada V6J 4E4
 T 604.625.9913

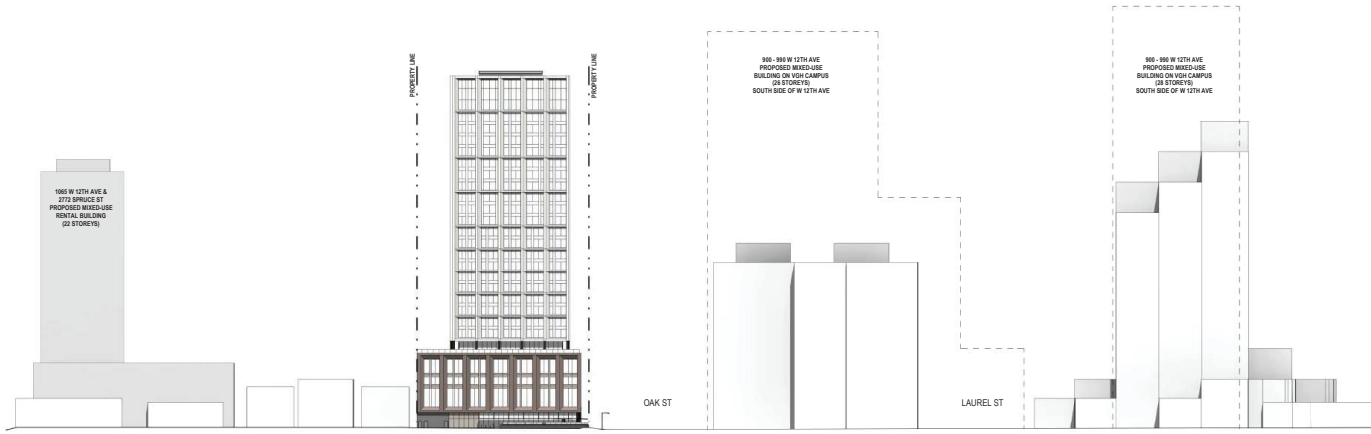


OWNER:
MARQUEE GROUP

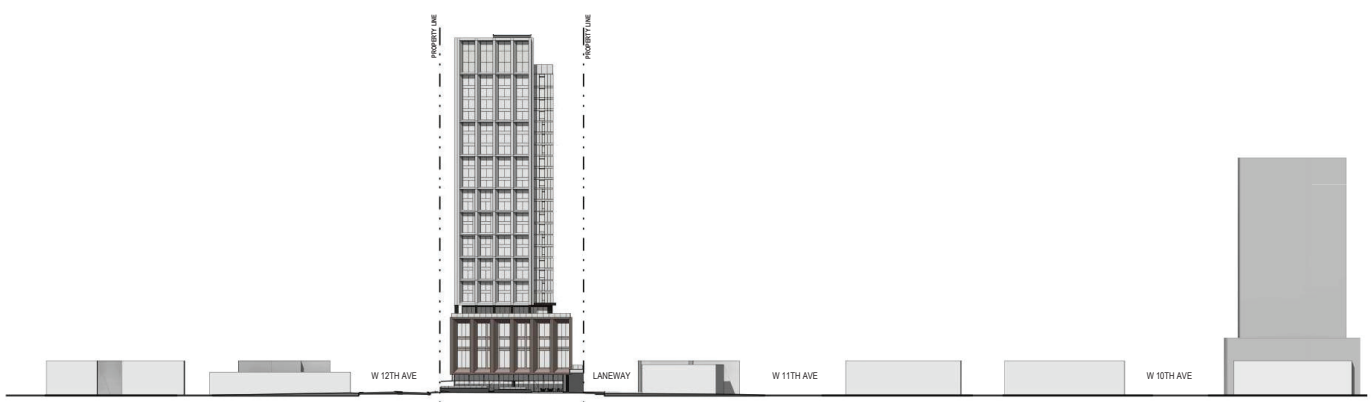
PROJECT:
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
AREA PLANS OVERLAYS - SUMMARY

PROJECT NUMBER:
2414077
 DRAWING BY: As indicated
 CHECKED BY: DATE: 06/02/26
 SHEET NO: A130 REV: B



1 STREET ELEVATION - W 12TH AVE
1:500



2 STREET ELEVATION - OAK STREET
1:500

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KEY PLAN

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A	28/10/2025		Issued for Planning Application
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Vancouver, BC, Canada V6J 0E4
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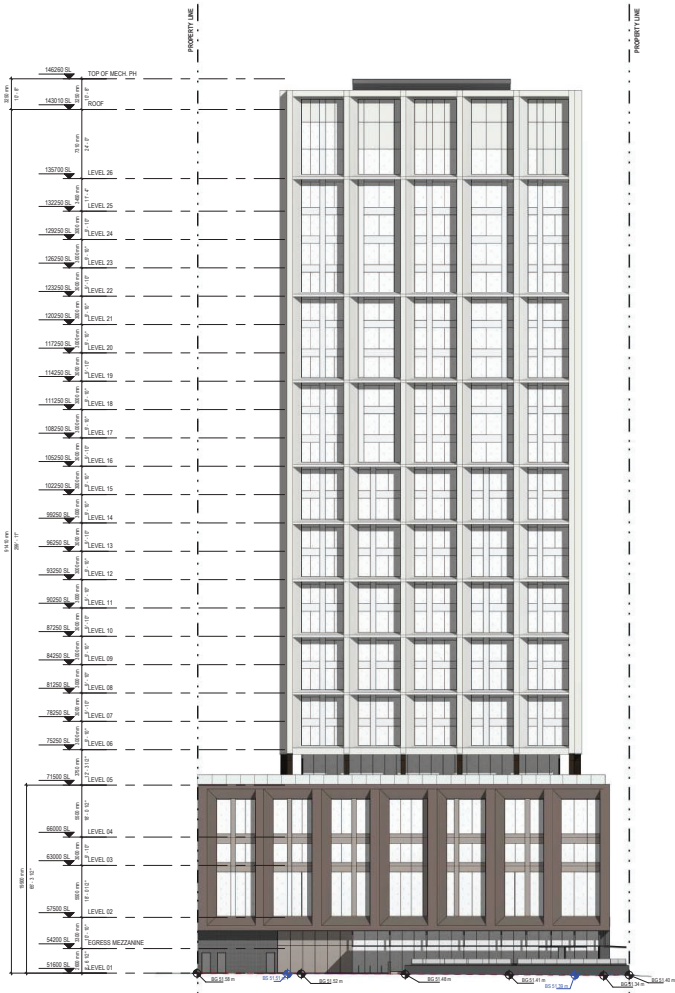


OWNER:
MARQUEE GROUP
Client Address
PROJECT
2777 OAK STREET HOTEL

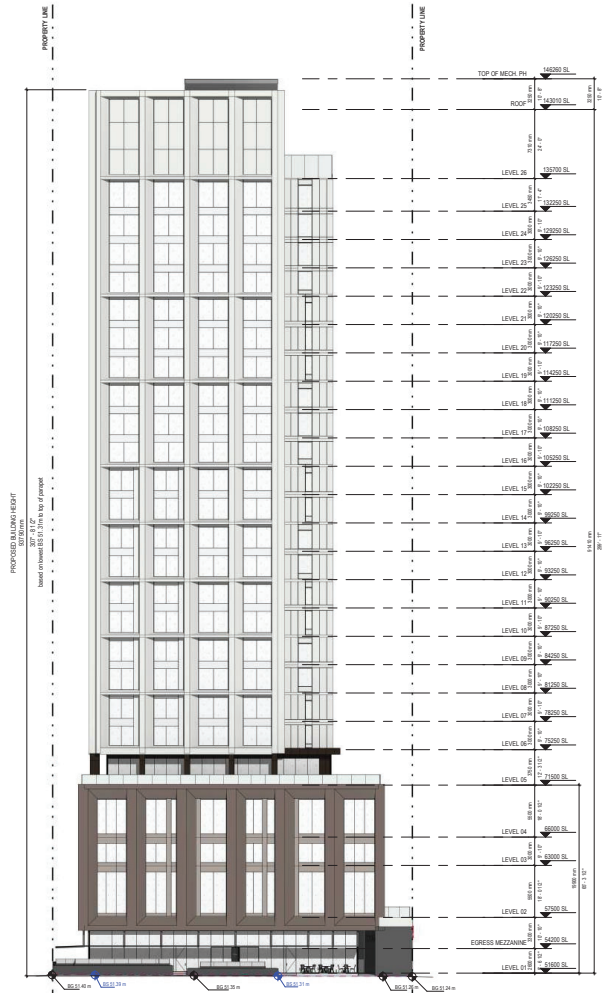
2777 Oak Street, Vancouver BC
SHEET CONTENTS
STREET ELEVATIONS

PROJECT NUMBER:
2414077
DRAWING SCALE:
1 : 500

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25 REV: B



1 SOUTH ELEVATION
1:200



2 EAST ELEVATION
1:200

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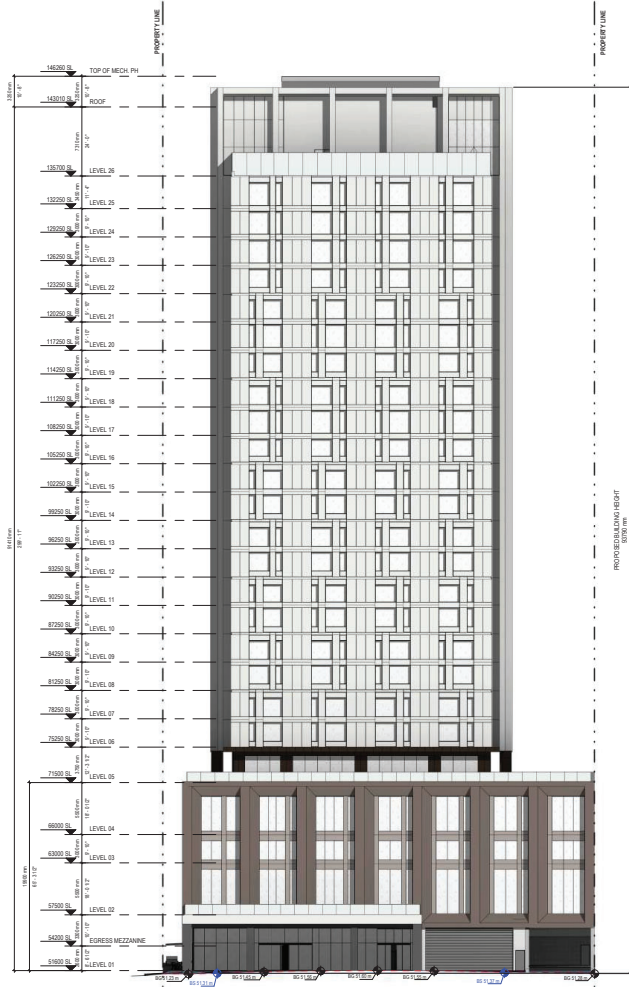
KEY PLAN			
NO.	DATE	REVISION	DESCRIPTION
A	29/10/2025		Issued for Planning Application
B	06/02/2026		Issued for Planning Application, Rev 1

B+H B+H Architects Inc
405-1706 West 104 Avenue
Vancouver, BC, Canada V6J 0E4
T 604.685.9913

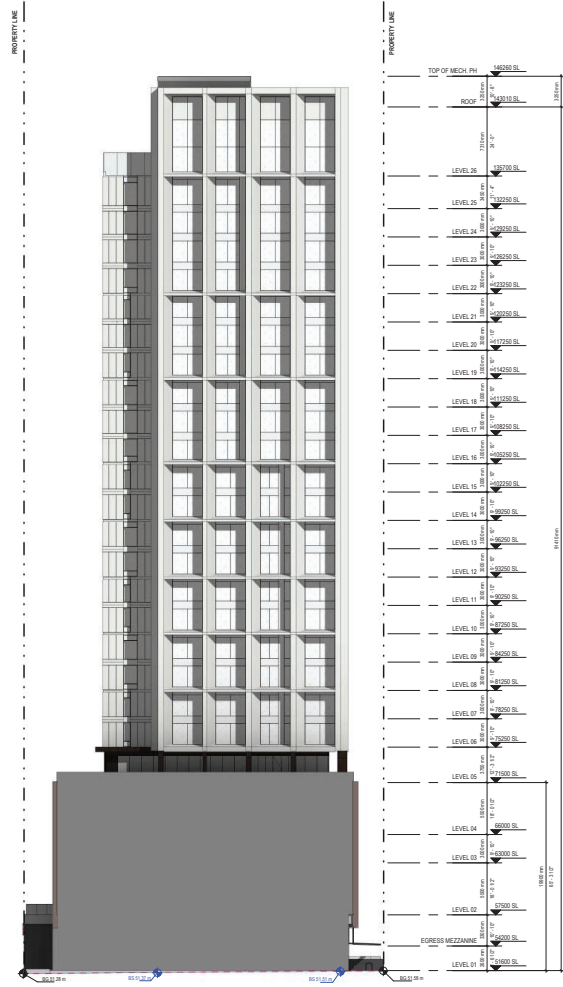


OWNER:
MARQUEE GROUP
Client Address
2777 OAK STREET HOTEL

2777 Oak Street Vancouver BC
SHEET CONTENTS:
BUILDING ELEVATIONS - SOUTH & EAST
PROJECT NUMBER:
2414077
DRAWING SCALE:
1:200
DRAWN BY: JLI
CHECKED BY: WSC
DATE: 28/10/25
SHEET NO: A301
REV: B



1 NORTH ELEVATION
1:200



2 WEST ELEVATION
1:200

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KEY PLAN			
NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025		Issued for Planning Application
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 455-1706 West 102 Avenue
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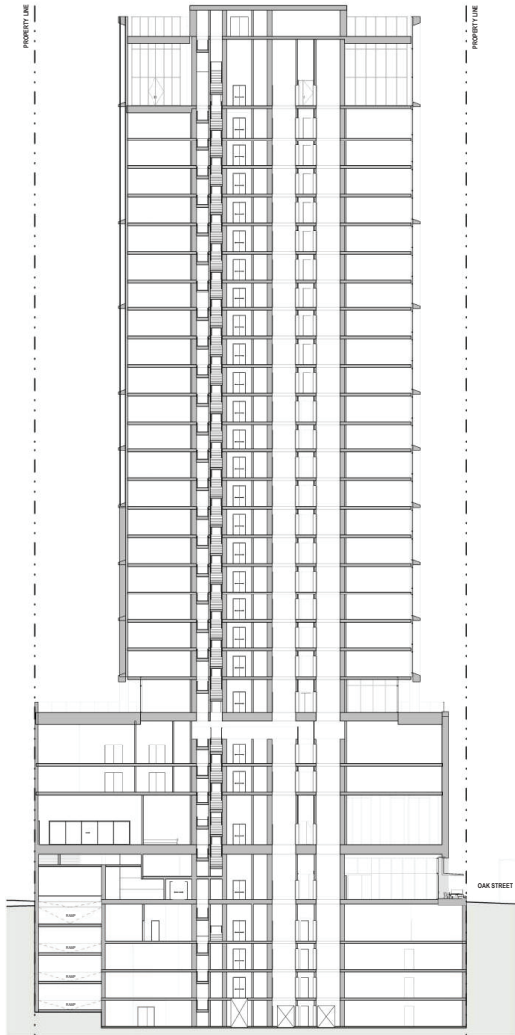


OWNER:
MARQUEE GROUP
 Client Address
MARQUEE
 Group

PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
BUILDING ELEVATIONS - NORTH & WEST

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1:200
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 28/10/25
 SHEET NO: **A302** REV: **B**



Level	Height (EL)
TOP OF MECH PH	6980 EL
ROOF	6430 EL
LEVEL 26	6370 EL
LEVEL 25	6330 EL
LEVEL 24	6290 EL
LEVEL 23	6250 EL
LEVEL 22	6210 EL
LEVEL 21	6170 EL
LEVEL 20	6130 EL
LEVEL 19	6090 EL
LEVEL 18	6050 EL
LEVEL 17	6010 EL
LEVEL 16	5970 EL
LEVEL 15	5930 EL
LEVEL 14	5890 EL
LEVEL 13	5850 EL
LEVEL 12	5810 EL
LEVEL 11	5770 EL
LEVEL 10	5730 EL
LEVEL 09	5690 EL
LEVEL 08	5650 EL
LEVEL 07	5610 EL
LEVEL 06	5570 EL
LEVEL 05	5530 EL
LEVEL 04	5490 EL
LEVEL 03	5450 EL
LEVEL 02	5410 EL
GROSS MEZZANINE	5370 EL
LEVEL 01	5330 EL
P1	5290 EL
P2	5250 EL
P3	5210 EL
P4	5170 EL

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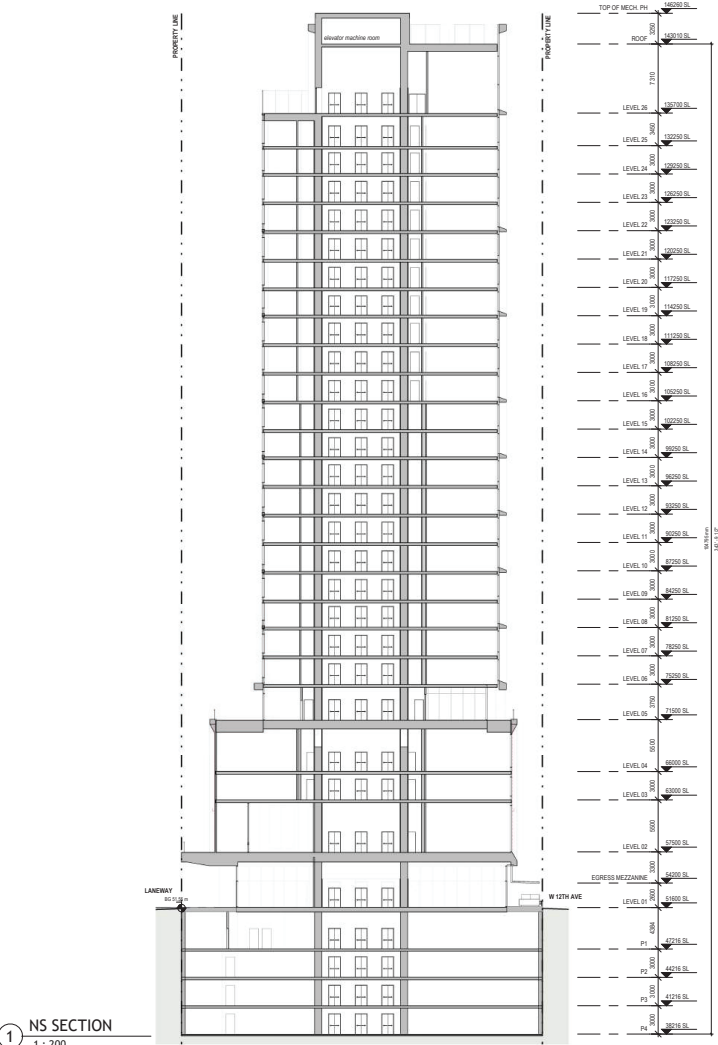


OWNER:
MARQUEE GROUP

Client Address
PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
SHEET CONTENTS
EW SECTION

PROJECT NUMBER:
2414077
 DRAWING SCALE:
1 : 200
 DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A400** REV: **B**



1 NS SECTION
1 : 200



2 RAMP SECTION
1 : 200

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KEY PLAN	
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A	28/10/2025 Issued for Planning Application
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 T 604.625.9973



OWNER:
MARQUEE GROUP
 Client Address
MARQUEE
 Group
 PROJECT
2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
NS SECTION
 PROJECT NUMBER:
 2414077
 DRAWING SCALE:
 1 : 200
 DRAWN BY: JLI
 CHECKED BY: WSC
 DATE: 28/10/25
 SHEET NO: A401
 REV: B

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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025		Issued for Planning Application
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 455-1700 West 10th Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.685.9913



OWNER:
MARQUEE GROUP

Client Address
PROJECT
 2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
ARCHITECTURAL VISUALIZATIONS

PROJECT NUMBER:
 2414077
 DRAWING SCALE:
 1 : 1

DRAWN BY: JLI CHECKED BY: WSC DATE: 28/10/25
 SHEET NO: **A900** REV: **B**



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KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
A	28/10/2025		Issued for Planning Application
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 405-1706 West 104 Avenue
 Vancouver, BC, Canada V6J 0E4
 T 604.685.9919

SEAL



OWNER:
MARQUEE GROUP

Client Address
PROJECT
 2777 OAK STREET HOTEL

2777 Oak Street, Vancouver BC
 SHEET CONTENTS
ARCHITECTURAL VISUALIZATIONS

PROJECT NUMBER:
 2414077

DRAWING SCALE:
 1 : 1

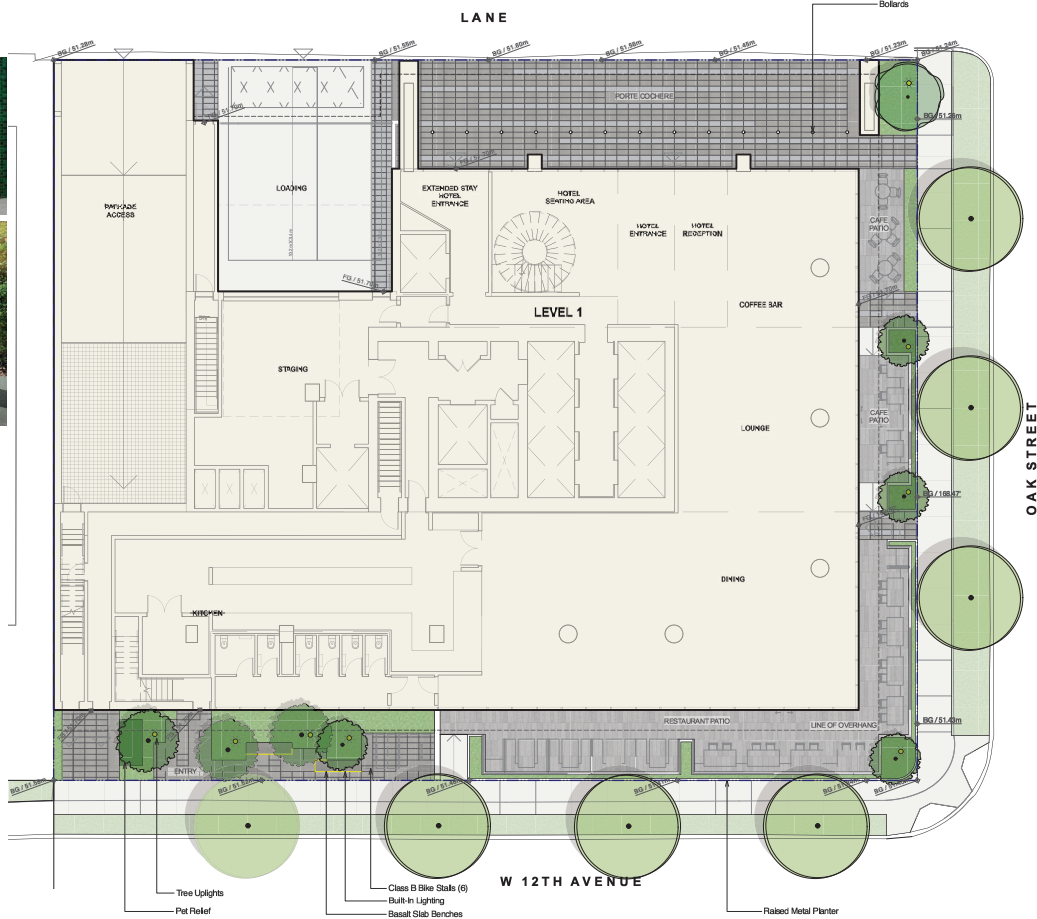
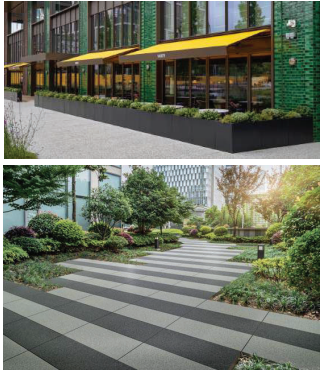
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B | LANDSCAPE DRAWINGS



PRECEDENTS



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED IN WRITING BY CONSULTANT.

REVISION	ISSUED FOR REVISION
1	2025-10-27

dk
 DURANTE KRELUK LTD. LANDSCAPE ARCHITECTS
 102-1037 West 69th Avenue Vancouver BC, V6J 1N6
 P: (604) 694-4811 | F: (604) 694-0577 | www.dk.bc.ca

B+H B+H Architects Inc
 400-1700 West 14th Avenue
 Vancouver, BC, Canada V6J 0E4
 an company T: 604.685.8973

SCALE:

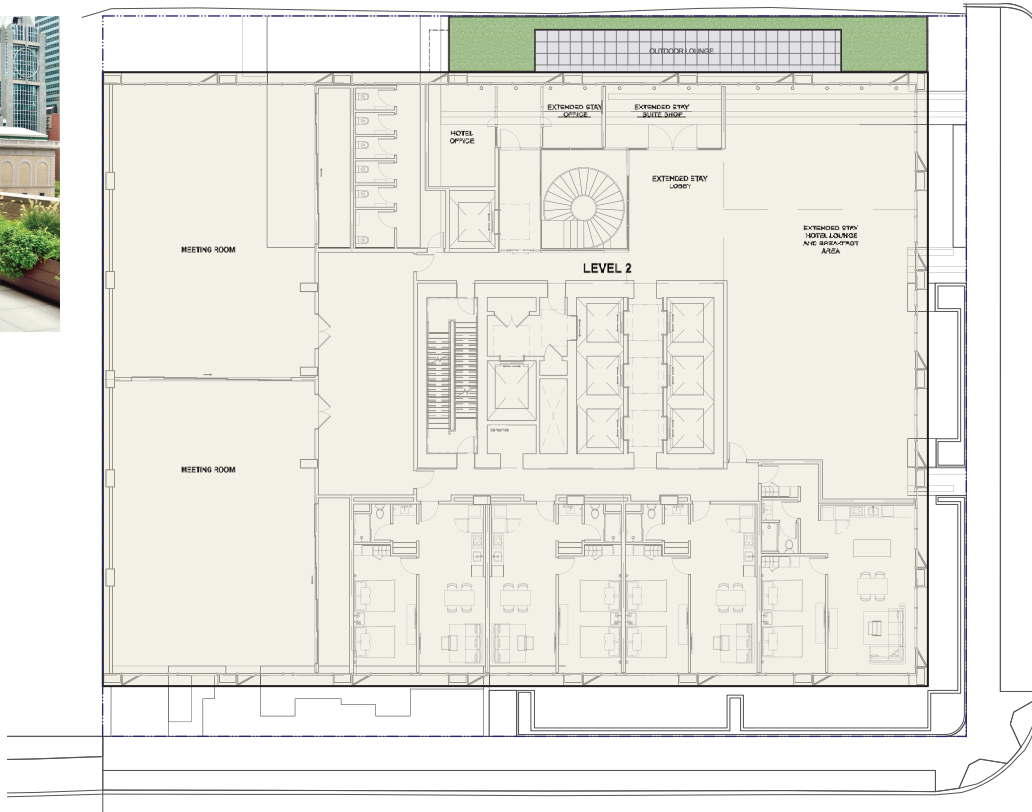
OWNER:
MARQUEE GROUP

Client Address
PROJECT:
 2777 OAK STREET

2777 Oak Street, Vancouver BC
 SHEET CONTENTS:
 L1 PLAN

PROJECT NUMBER:
 25053
 DRAWING SCALE:
 1:100
 DRAWN BY: CHECKED BY: DATE:
 SM DC OCT 14, 2025
 SHEET NO: REV:
 L1.1

PRECEDENTS



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REVISION
1 2025-10-27 ISSUED FOR REZONING

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102-1027 West 8th Avenue Vancouver BC V6J 1K6
P: 604.684.4811 | F: 604.684.0577 | www.dk.bc.ca

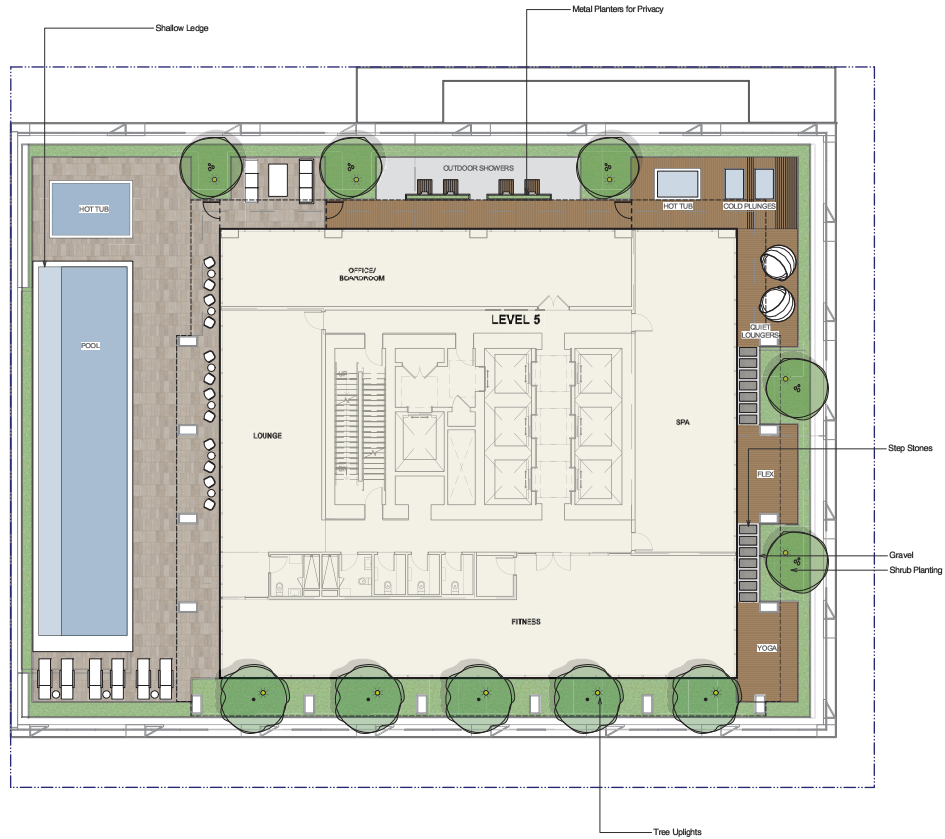
B+H B+H Architects Inc
400-1700 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
an company T: 604.685.8975

OWNER:
MARQUEE GROUP
 MARQUEE
Group
Client Address
PROJECT:
2777 OAK STREET

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
L2 PLAN

PROJECT NUMBER:
25053
DRAWING SCALE:
1:100
DRAWN BY: CHECKED BY: DATE:
SM DC OCT 14, 2025
SHEET NO: REV:
L1.2

PRECEDENTS



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B+H B+H Architects Inc
400-1100 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
an company T: 604.685.8973
S&A:

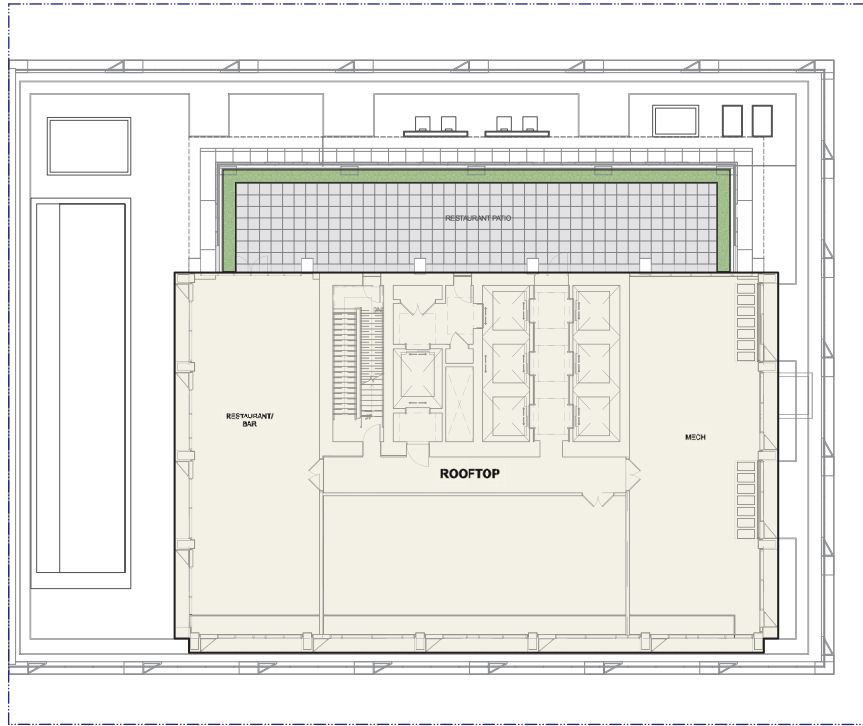
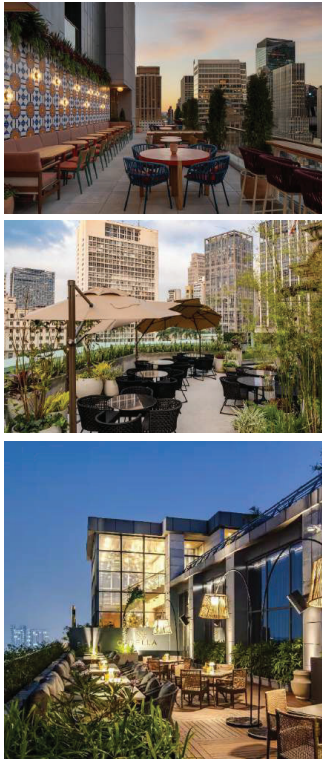
OWNER:
MARQUEE GROUP

Client Address
PROJECT:
2777 OAK STREET

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
L5 PLAN

PROJECT NUMBER:
25053
DRAWING SCALE:
1:100
DRAWN BY: CHECKED BY: DATE:
SM DC OCT 14, 2025
SHEET NO: REV:
L1.3

PRECEDENTS



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400-1100 West 1st Avenue
Vancouver, BC, Canada V6J 0E4
an company T: 604.685.8975

SCALE:

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MARQUEE GROUP

MARQUEE
Group

Client Address
PROJECT:
2777 OAK STREET

2777 Oak Street, Vancouver BC
SHEET CONTENTS:
ROOFTOP PLAN

PROJECT NUMBER:
25053

DRAWING SCALE:
1:100

DRAWN BY: CHECKED BY: DATE:
SM DC OCT 14, 2025

SHEET NO: REV:
L1.4