



YAMAMOTO ARCHITECTURE

# 3215 MACDONALD ST

HOTEL DEVELOPMENT

REZONING AMENDMENT

DECEMBER 18, 2025



2025-12-18

## RATIONALE

This Rezoning Amendment proposes changing the recently approved, 5 storey mixed-use rental project with a 6 story hotel. The proposal is in line with the City's Hotel Policy, and provides much needed hotel accommodation in an area of the City that is underserved by hotel uses.

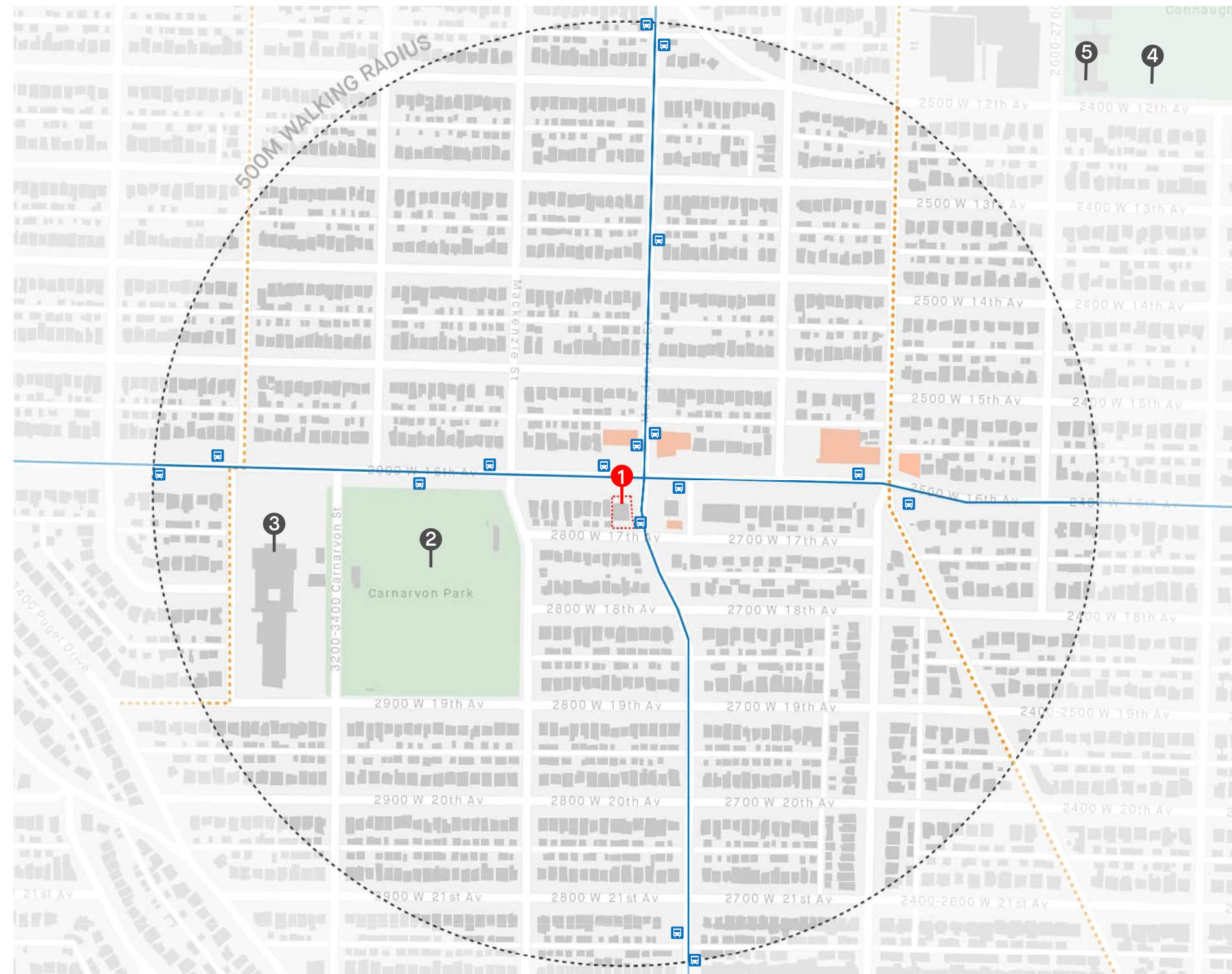
The proposed density of 3.7 FSR and height of 6 storeys is in line with the Hotel Policy, as well as the direction that the City is taking for RR and Villages planning to enable 6 storey rental apartments. The site is optimally located for hotel use as it is situated directly on east-west and north-south bus routes, immediate adjacent to community serving retail, and given its proximity to West Broadway.

The site shape provides opportunities for a ground level ancillary hotel use restaurant to take advantage of the outdoor space adjacent to the wide space between Macdonald Street and the building face. Rooftop outdoor amenity space is proposed for hotel guests, and to provide access to views for all visitors. A total of 40 hotel room units are proposed.








The proposal will follow the same approach to tree preservation and replacement as the previously approved CD-1 Zoning.

The design of the building will evolve through the Development Permit Application, but the initial design is a preview of the direction that we will pursue. The proposal is for a building with a simple, compact form, and with interest provided through textured cladding. The upper levels of the building will be expressed with a simple grid of punched windows, and the lower level ancillary hotel use by expansive glazing that activates the streetscape. A large continuous canopy will provide weather protection and emphasize the pedestrian scale.










# NEIGHBOURHOOD CONTEXT

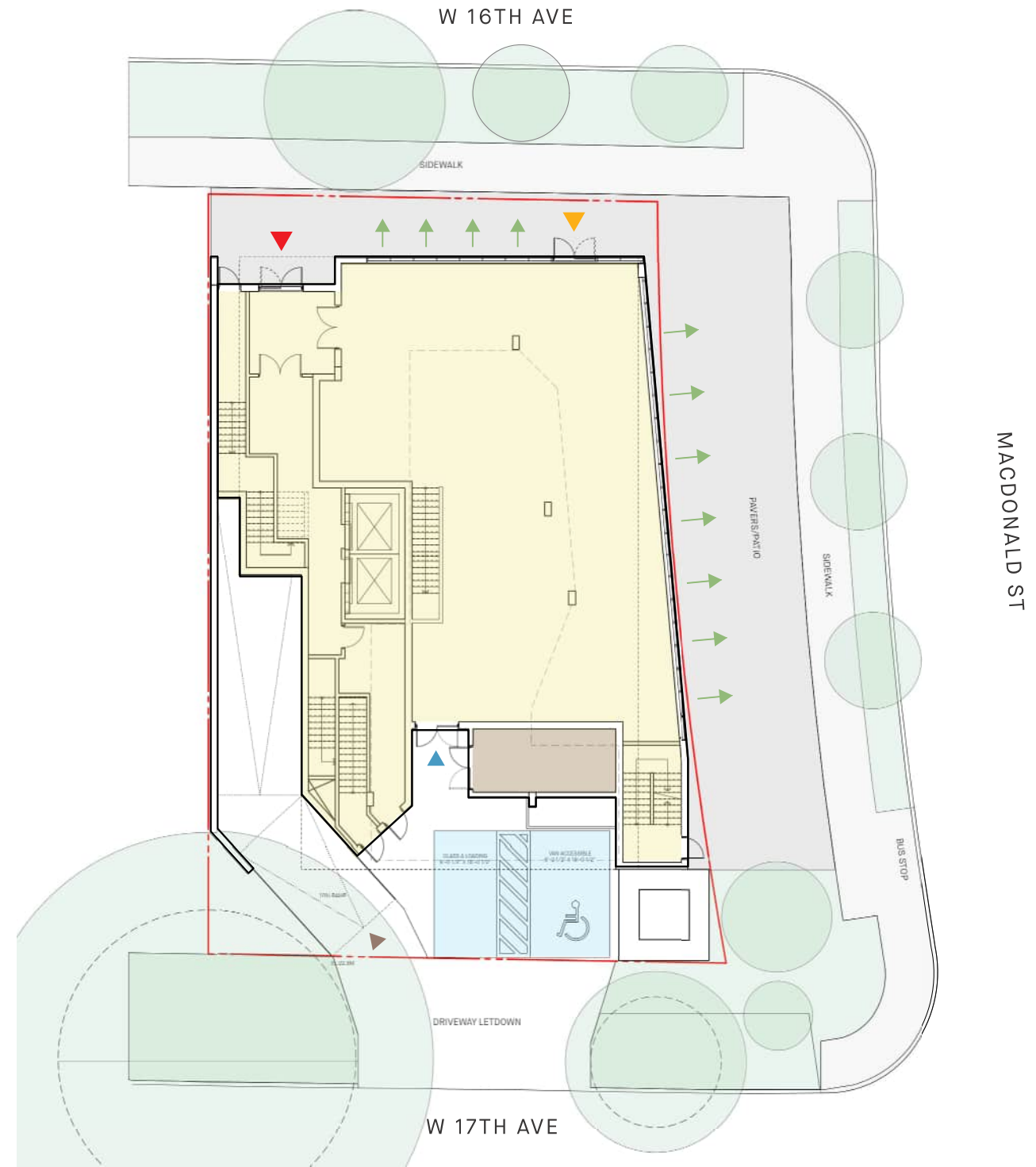


- 1 SUBJECT SITE
- 2 CARNARVON PARK
- 3 CARNARVON COMMUNITY PRESCHOOL
- 4 CONNAUGHT PARK
- 5 KITSLANO COMMUNITY CENTRE

-  BUS STOP
-  SUBJECT PROPERTY
-  500M WALKING CIRCLE
-  BUS ROUTES
-  BIKE ROUTE
-  PARKS / GREEN SPACES
-  NEIGHBORHOOD RETAIL

# SITE ORGANIZATION PLAN

-  PROPERTY LINE
-  HOTEL
-  GARBAGE + RECYCLING
-  GROUND LEVEL PARKING + LOADING
-  HOTEL LOBBY
-  HOTEL RESTAURANT
-  PARKING ENTRY
-  LOADING ENTRY
-  ACTIVATED SIDEWALK



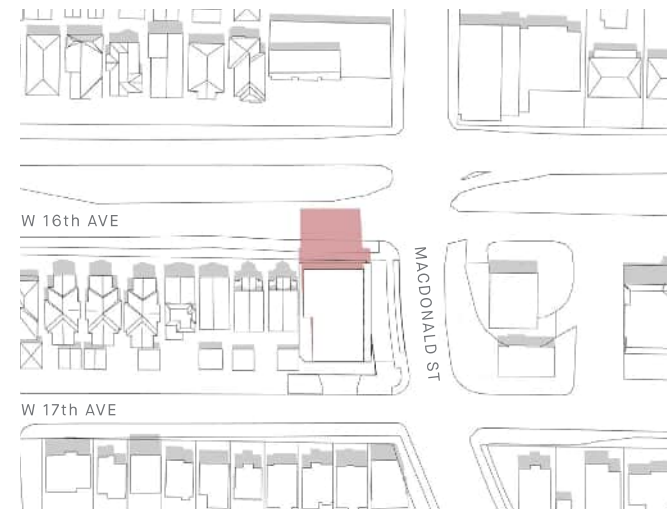
# RENDERING



# SHADOW STUDY



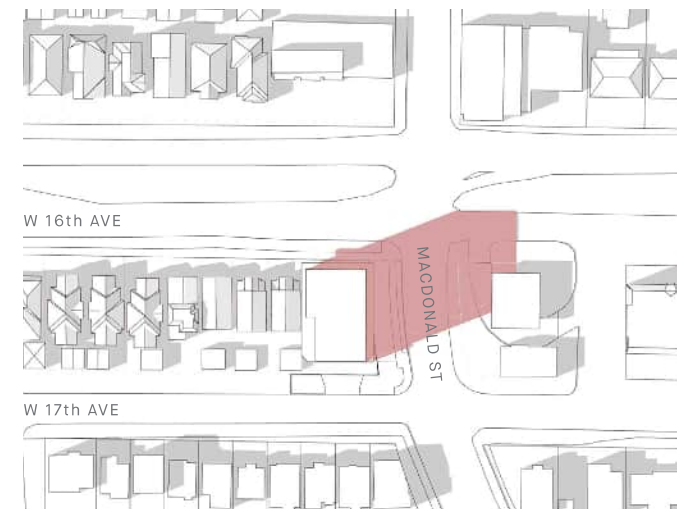
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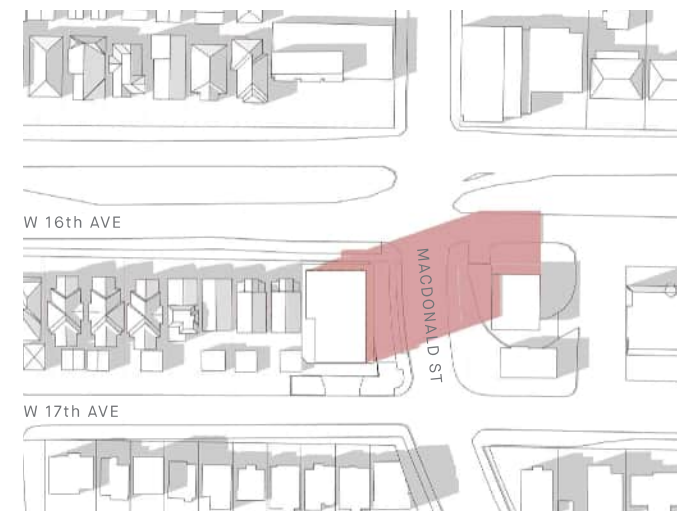
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