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PROPOSED MIXED-USE RENTAL HOUSING DEVELOPMENT

3553 East Hastings Street - Vancouver B.C.



Issued for Rezoning - May 16th, 2025



3553 East Hastings Street - Rendering



View Looking Northwest Across East Hastings Street

revisions:

no.	date	description

issues:
2025-05-16 Issued for Rezoning

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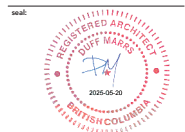


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project:
SECURED RENTAL HOUSING
MIXED-USE DEVELOPMENT
3553 East Hastings Street
Vancouver BC



consultant:



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3553 East Hastings Street - Rendering



Evening View Looking Northeast Along East Hastings Street

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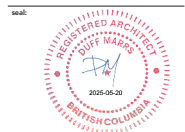


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3553 East Hastings Street - Rezoning & Design Rationale

Rezoning Intent:

This application proposes to rezone 3553 East Hastings Street from C-2C1 to CD-1 under the *Transit-Oriented Areas Rezoning Policy*. The proposal is for an 18-storey mixed-use building, with additional height for a partial rooftop amenity level above, and three levels of underground parking below. The building has 178 rental units, of which 20% of the net residential floor area will be designated for below-market units with rents at 10% below CMHC city-wide average rents. The building also includes a mix of retail and restaurant space at grade, with the residential entry off of East Hastings and the parking entrance accessed from the lane.

With respect to the *Family Room: Housing Mix Policy for Rezoning Projects*, this development proposes 64 family units (35.9%) and includes 2 three-bedroom units. The below-market units will maintain the 35% mix of family oriented units and the quality of design and finishes will match that of the secured market units.

This project will be seeking DCL waivers. As per the Rental Incentives Program Bulletin, projects generating new rental supply are eligible for a DCL waiver for the rental portion of the development. Under the Vancouver Area Specific DCL Bylaws, DCLs for rental housing can be waived for rental housing where tenure is secured through a housing agreement. The applicant intends to pursue an agreement with the City to this effect.

Site Context & Surrounding Neighbourhood:

This site falls within the Transit-Oriented Areas (TOA) outlined by the Province of BC and is within 200 metres of the Kootenay Loop Bus Exchange. The proposed design will contribute to the aspirations and goals of the TOAs by strengthening the mixed-use character of East Hastings Street near transit while providing much needed rental housing stock and commercial amenity. Currently the site sits vacant as demolition of the previous buildings on the property was completed in 2023. As such, no residential tenant relocation is required for this development. Immediately to the west, there is an existing 3-storey mixed-use building with retail at grade and two levels of residential above. Next to this on the corner is 388 Skeena, a 6-storey mixed-use Rental 100 building completed in 2017. To the north and south of this block are RS-1 single-family neighbourhoods. Due to its location on the Hastings corridor right next to the Kootenay Bus Loop, the proposed site will be well served by public transit. One block to the east there are also distinct north and south bus routes along Boundary Road. For images related to the current site and surrounding context, refer to A0.03.

The project has been designed to meet the latest Parking By-law (last updated April 2025). As such, in addition to providing the required visitor and accessible vehicle parking spaces, this development will pursue *Transportation Demand Management (TDM) Plan B - Bike Infrastructure Package* and provide 30% additional Class A bicycle parking spaces above the baseline requirements. All bikes are located at the P1 and Ground Level for easy access and proximity to grade. The loading proposal has been reviewed by the project traffic engineer and is considered to be appropriate for the proposed density and uses.

Design Rationale & Responses to CoV Planning Considerations:

The massing and form of development of this project has taken shape around key urban design considerations put forward by CoV Planning at the rezoning enquiry stage. The key considerations and design responses are outlined below:

1. Allow other properties on the block to achieve tower forms.

Given the length of the block between Skeena Street and Kootenay Street along East Hastings, a tower form on the subject site allows ample separation from future towers proposals to the east or west. Refer to the Site Context Plan on A1.02 for future tower separation diagrams and dimensions.

North of the site, along Franklin Street, shadow studies show that future mid-rise forms at six-stories cast shadows that press against the Franklin Elementary School grounds and neighbouring community park. On this basis, future towers would not be built directly north of the site. However, in light of staff advice and the potential for mid-rise forms to the north, the project team has reworked the typical floorplates and core position to bring the north building setbacks in a range of 22'4" to 25'4" versus the 17' setback shown in the initial application for rezoning advice. These new setbacks, plus the lane width (20'), plus the future rear-yard setbacks of future developments will provide adequate separation between the proposed tower form and future mid-rise developments. Refer to A8.10 and A8.11 for shadow studies.

2. Maximize pedestrian access to sky views.

This involves considering podium height, street enclosure, and tower massing / floor plate size. In response to the podium height and street enclosure, the podium has been reduced to four storeys from the six proposed in the original rezoning enquiry. The podium is also set back further than the tower massing from both the north and south property lines to soften its street wall presence. The tower floorplate can only be squeezed to approximately 7,150 sq. ft. to achieve an efficiency that is viable to build and to provide enough floor space to accommodate ten compact units per floor including the required portion of family-oriented units. Reducing to nine units per floor drives the efficiency down where it is no longer economical to build (i.e. considerably below 85% as the core and corridor sizes cannot shrink). In addition, the tower floorplate has been designed to accommodate upcoming code changes to accessibility and the transition to updated seismic requirements. As such, corridors are wider, allowing for new accessible clearances in front of suite entry doors, and structural components have thickened, making the core larger overall. To mitigate the perceived massing, the tower floorplate has been sculpted to achieve a more slender presence by making the south half along East Hastings narrower than the back half which allows better sky views and a more slender appearance from the street.

3. Consider relocating rental units into additional tower height.

With the reduction in height and loss of units in the podium, the consideration to recover units with additional tower height is appreciated and necessary. As such, the proposed design has been updated to 18 storeys (with amenity and mechanical above), through which the shadowing still falls shy of the Franklin Elementary School grounds. The increased tower height combined with the reduced podium height also goes a long way to increase the perceived slenderness of the tower and overall massing. The project team feels that 18 storeys, while not maxing out the shadow throw, strikes an appropriate balance within the context of the neighbourhood and future development potential.

Other key features of the design include generous amenity spaces that take advantage of building steps at Level 2 and the rooftop to provide indoor spaces next to large landscaped outdoor terraces. At the ground level, the streetface is articulated with recessed retail entries that follow the grade and storefront bays that are spaced to scale down the commercial spaces and enhance the human experience. The residential entry is recessed midway along East Hastings to break up the massing and provide a sheltered entrance for residents.

View Cones:

The proposed site is not affected by any View Cones.

Sustainability Measures:

This project will be highly sustainable and will meet or exceed all applicable City of Vancouver performance requirements under the *Green Buildings Policy for Rezonings* (updated in November 2024). An *Embodied Carbon Design Report* and a *Resilient Buildings Planning Worksheet* will be provided to demonstrate that the project is on track to meet carbon dioxide emissions limits and to outline resilience planning and strategies undertaken by the project team. Enhanced commissioning and energy submetering processes will also be pursued in line with the Green Buildings Policy. Later, at the BP stage, the project will be modelled in accordance with VBBL Part 10 and the CoV Energy Modelling Guidelines to conform with the Performance Limits and requirements set out for Residential High-Rise buildings.

From the outset, various strategies to meet energy targets and sustainability measures have been implemented including high performance envelope design, high efficiency windows, continuous insulation, detailing to minimize thermal bridging, and high-efficiency mechanical units in every suite.

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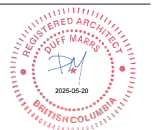
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 Rezoning & Design Rationale

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3553 East Hastings Street - Context Map & Photos



1. View from Skeena Street at the lane entrance looking east.



2. View from the lane looking east.



3. View from the lane looking southwest toward the site.



4. View from Kootenay Street at the lane entrance looking west.



5. View from the corner of East Hastings and Skeena Street looking east.



CONTEXT MAP



6. The "YARROW" at East Hastings and Kootenay.



7. View from East Hastings looking north toward the site.



8. View from East Hastings looking west in front of the Kootenay Bus Loop.



9. View from East Hastings and Boundary Road looking east.



10. View from Kootenay Street looking west at the bus loop.



11. Westbound bus stop on East Hastings between Kootenay Street and Boundary Road.



12. View from corner of East Hastings and Boundary Road looking southeast.



13. Looking southwest across Boundary Road and East Hastings.

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 Existing Site Photos

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3553 East Hastings Street - Project Statistics

Overall FSR Summary

Project Name:	3553 East Hastings Street			SF	SM	ACRES	HA	Units Per Acre	Units Per HA	Date:	31-Oct-22					
Project Number:	P508			Gross Site Area:	16084.00 sf	1494.25 sm	0.37 acres	0.149 ha	482.07	1191.23	Revised:	10-Apr-25				
Owner:	PCI Developments			Net Site Area:	16084.00 sf	1494.25 sm	0.37 acres	0.149 ha								
FSR Summary				Amenity Provided				Site Coverage								
	Permitted FSR	NET FSR (sf)	NET FSR (sm)	NET FSR	Required:	n/a	Provided:	3410 sf	316.83 sm	Site Area	16084.0 sf					
Total FSR	n/a	135978 sf	12632.79 sm	Total FSR	8.45 fsr					Footprint						
Total Commercial		6522 sf	605.90 sm	Commercial FSR	0.41 fsr					Coverage						
Total Residential		129456 sf	12026.89 sm	Residential FSR	8.05 fsr											
Parking Area																
LEVEL	SFA (Parkade)															
P1	15297 sf 1421.10 sm															
P2	15297 sf 1421.10 sm															
P3	15297 sf 1421.10 sm															
Total	45890 sf 4263.30 sm															
Commercial/Residential Areas																
LEVEL	Retail Store	Restaurant Class 1	Res Lobby	Common Commercial	Circulation (Residential)	Residential Area (Units)	Amenity	GFA	Efficiency	Units	GFA Check	FSR Exclusions (In Addition to Amenity)	NET FSR			
1	1079 sf	4844 sf	622 sf	599 sf	2055 sf	0 sf		9199 sf	64.38 %	0	9199 sf	0 sf	0.00 %	0 sf	9199 sf	
2					1597 sf	6725 sf	1371 sf	9693 sf	69.38 %	12	9693 sf	186 sf	527 sf	6.48 %	0 sf	8137 sf
3					1381 sf	7737 sf		9118 sf	84.86 %	13	9118 sf	214 sf	877 sf	9.85 %	0 sf	8904 sf
4					1381 sf	7737 sf		9118 sf	84.86 %	13	9118 sf	214 sf	1099 sf	12.34 %	0 sf	8904 sf
5					1175 sf	5976 sf		7151 sf	83.56 %	10	7151 sf	130 sf	697 sf	9.92 %	0 sf	7021 sf
6					1175 sf	5976 sf		7151 sf	83.56 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
7					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
8					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
9					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
10					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
11					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
12					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
13					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
14					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
15					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
16					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
17					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
18					1071 sf	6080 sf		7151 sf	85.02 %	10	7151 sf	130 sf	866 sf	12.33 %	0 sf	7021 sf
19					1530 sf	0 sf	2039 sf	3559 sf	0.00 %	0	3559 sf	0 sf	0 sf	0.00 %	0 sf	1530 sf
20					1021 sf	0 sf	0 sf	1021 sf	0.00 %	0	1021 sf	0 sf	0 sf	0.00 %	0 sf	1021 sf
Total	1079 sf	4844 sf	622 sf	599 sf	24164 sf	107106 sf	3410 sf	141924 sf	79.70 %	178 units	141924 sf	2436 sf	14456 sf	11 %	0 sf	135978 sf
Plus Prorated Common Area	100 sf	450.03 sm	57.77 sm	55.67 sm	2244.90 sm	9950.48 sm	316.83 sm	13778.89 sm				226.27 sm	1342.81 sm			12632.79 sm
Total Adjusted Area	1188 sf	5334 sf														
	110.34 sm	495.56 sm														

NOTE: 20% OF THE NET RESIDENTIAL FLOOR AREA WILL BE FOR BELOW MARKET UNITS. BELOW MARKET UNIT ALLOCATION AND EXACT AREAS TO BE DETERMINED AT THE DP STAGE.

Vehicular Parking

OFF STREET PARKING STATISTICS					3553 East Hastings Street				
PARKING REQUIRED:					TOTAL				
RESIDENTIAL PARKING					1079 units				
COMMERCIAL PARKING					7 stalls				
TOTAL PARKING REQUIRED					1086 units				
PARKING PROVIDED:					TOTAL				
P1 LEVEL					0 stalls				
P2 LEVEL					0 stalls				
P3 LEVEL					0 stalls				
TOTAL					0 stalls				
VISITOR PARKING:					TOTAL				
P1 LEVEL					0 stalls				
P2 LEVEL					0 stalls				
P3 LEVEL					0 stalls				
TOTAL					0 stalls				
COMMERCIAL PARKING:					TOTAL				
P1 LEVEL					0 stalls				
P2 LEVEL					0 stalls				
P3 LEVEL					0 stalls				
TOTAL					0 stalls				

Bicycle Parking

OFF STREET BICYCLE PARKING STATISTICS									
Date: 2025-05-20									
SUMMARY OF BICYCLE PARKING REQUIRED:									
LAND USE	NO. UNITS	CLASS A - REQUIRED	CLASS B - REQUIRED	TOTAL CLASS A	TOTAL CLASS B	END OF TRIP FACILITIES			
Residential	173 units	Min. 2 spaces for every unit	Min. 1.8 spaces for trip 20 units, and one additional space for every additional 20 units.	280 stalls	0 stalls	0 locker			
Commercial	3 units	Min. 2.3 spaces for every unit	every additional 20 units.	13 stalls	10 stalls	0 locker			
Accessible (ADA)	0	Min. 2.3 spaces for every unit		0 stalls	0 stalls	0 locker			
Commercial	607-40 sm	Min. 0.8 spaces for every development > 2000sm.		2 stalls	0 stalls	3 locker			
Hotel & Entertainment	1530 sf	0 sf	2039 sf	0 stalls	0 sf	0 sf			
TOTAL	178 units		Star TRF (only 100% units)	293 stalls	10 stalls	3 locker			
SUMMARY OF BICYCLE PARKING PROVIDED:									
% OF TOTAL	RESIDENTIAL CLASS A	RESIDENTIAL CLASS B	COMMERCIAL CLASS A	COMMERCIAL CLASS B	END OF TRIP FACILITIES				
Class A (Locker)	2%	30 stalls	10 stalls	0 stalls	4 locker				
Class B (Locker)	0%	0 stalls	0 stalls	0 stalls	0 locker				
Class C (Locker)	0%	0 stalls	0 stalls	0 stalls	0 locker				
Class D (Locker)	0%	0 stalls	0 stalls	0 stalls	0 locker				
Class E (Locker)	0%	0 stalls	0 stalls	0 stalls	0 locker				
TOTAL	100%	30 stalls	10 stalls	2 stalls	4 locker				

Loading Summary

TOTAL LOADING BAYS & PASSENGER SPACES REQUIRED	
RESIDENTIAL:	
CLASS A LOADING SPACES	1 (Section 5.2.1)
CLASS B LOADING SPACES	1 (Section 5.2.1)
CLASS A PASSENGER SPACES	1 (Section 7.2.1)
RETAIL:	
CLASS B LOADING SPACES	1 (Section 5.2.5)
TOTAL LOADING BAYS & PASSENGER SPACES PROVIDED	
CLASS A LOADING SPACES	1 (located on P2)
CLASS B LOADING SPACES	2 (located on L1 off of the Lane)
CLASS A PASSENGER SPACES	1 (located on L1 off of the Lane)

Storage Summary

Residential Storage Summary		
No. of Units	Storage Room Location	
93 units	Within Unit	
29 units	Level P2	
57 units	Level P3	
TOTAL	179 units	
(179 Storage Lockers for 178 Units) units		

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3553 East Hastings Street - Residential Unit Statistics

Residential Unit Summary

NOTE: 20% OF THE NET RESIDENTIAL FLOOR AREA WILL BE FOR BELOW MARKET UNITS. BELOW MARKET UNIT ALLOCATION AND EXACT AREAS TO BE DETERMINED AT THE DP STAGE.

Level	Unit Type	Count	% of Sub-Total	Area (sqm)	Area (sqft)	Avg Size (sqm)	Avg Size (sqft)	Area (sqm)	Area (sqft)	Avg Size (sqm)	Avg Size (sqft)
Level 1 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
	2 Bedroom	36	19.7%	2,376.00	25,600	66.00	711.72	2,376.00	25,600	66.00	711.72
	3 Bedroom	48	26.3%	3,168.00	34,200	66.00	711.72	3,168.00	34,200	66.00	711.72
	4 Bedroom	60	33.0%	3,960.00	42,600	66.00	711.72	3,960.00	42,600	66.00	711.72
Level 2 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
	2 Bedroom	36	19.7%	2,376.00	25,600	66.00	711.72	2,376.00	25,600	66.00	711.72
	3 Bedroom	48	26.3%	3,168.00	34,200	66.00	711.72	3,168.00	34,200	66.00	711.72
	4 Bedroom	60	33.0%	3,960.00	42,600	66.00	711.72	3,960.00	42,600	66.00	711.72
Level 3 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
	2 Bedroom	36	19.7%	2,376.00	25,600	66.00	711.72	2,376.00	25,600	66.00	711.72
	3 Bedroom	48	26.3%	3,168.00	34,200	66.00	711.72	3,168.00	34,200	66.00	711.72
	4 Bedroom	60	33.0%	3,960.00	42,600	66.00	711.72	3,960.00	42,600	66.00	711.72
Level 4 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
	2 Bedroom	36	19.7%	2,376.00	25,600	66.00	711.72	2,376.00	25,600	66.00	711.72
	3 Bedroom	48	26.3%	3,168.00	34,200	66.00	711.72	3,168.00	34,200	66.00	711.72
	4 Bedroom	60	33.0%	3,960.00	42,600	66.00	711.72	3,960.00	42,600	66.00	711.72
Level 5 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
	2 Bedroom	36	19.7%	2,376.00	25,600	66.00	711.72	2,376.00	25,600	66.00	711.72
	3 Bedroom	48	26.3%	3,168.00	34,200	66.00	711.72	3,168.00	34,200	66.00	711.72
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Level	Unit Type	Count	% of Sub-Total	Area (sqm)	Area (sqft)	Avg Size (sqm)	Avg Size (sqft)	Area (sqm)	Area (sqft)	Avg Size (sqm)	Avg Size (sqft)
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Level 2 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
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Level 3 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
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Level 4 Summary	1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
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	4 Bedroom	60	33.0%	3,960.00	42,600	66.00	711.72	3,960.00	42,600	66.00	711.72

Residential Unit Totals

Unit Type	Count	% of Sub-Total	Area (sqm)	Area (sqft)	Avg Size (sqm)	Avg Size (sqft)	Area (sqm)	Area (sqft)	Avg Size (sqm)	Avg Size (sqft)
1 Bedroom	24	13.3%	1,585.00	17,100	66.04	711.92	1,585.00	17,100	66.04	711.92
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4 Bedroom	60	33.0%	3,960.00	42,600	66.00	711.72	3,960.00	42,600	66.00	711.72
Sub-Totals	178	100.0%	107106.00	9950.00	602.00	656.00	93278.00	8666.00	524.00	49.00

revisions: no. date description

issues: 2025-05-16 Issued for Reasoning

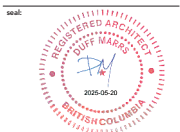
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project: SECURED RENTAL HOUSING MIXED-USE DEVELOPMENT 3553 East Hastings Street Vancouver BC



consultant:



drawn: M/HPH date: April 2025

checked: nts project no.: P508

sheet title: Residential Unit Statistics

sheet no.: A1.01.2 rev: 1

plotted: 25-5-5 1:32:21 PM

P508 Plans.vcx



3553 East Hastings Street - Site Context & Future Tower Separation Plan



revisions:

no.	date	description

Issues:
 2024-07-02 Issued for Rezoning Enquiry
 2025-05-16 Issued for Rezoning

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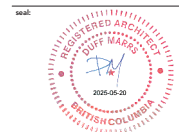


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project:
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 MIXED-USE DEVELOPMENT
 3553 East Hastings Street
 Vancouver BC



consultant:



drawn: MH/DM date: April 2025
 checked:
 scale: AS NOTED project no.: P508

sheet title:
 Site Context & Future Tower Separation Plan

sheet no.: **A1.02**
 rev:
 plotted: 25-5 1:36:17 PM

Site Context & Future Tower Separation Plan
 Scale: 1" = 40'

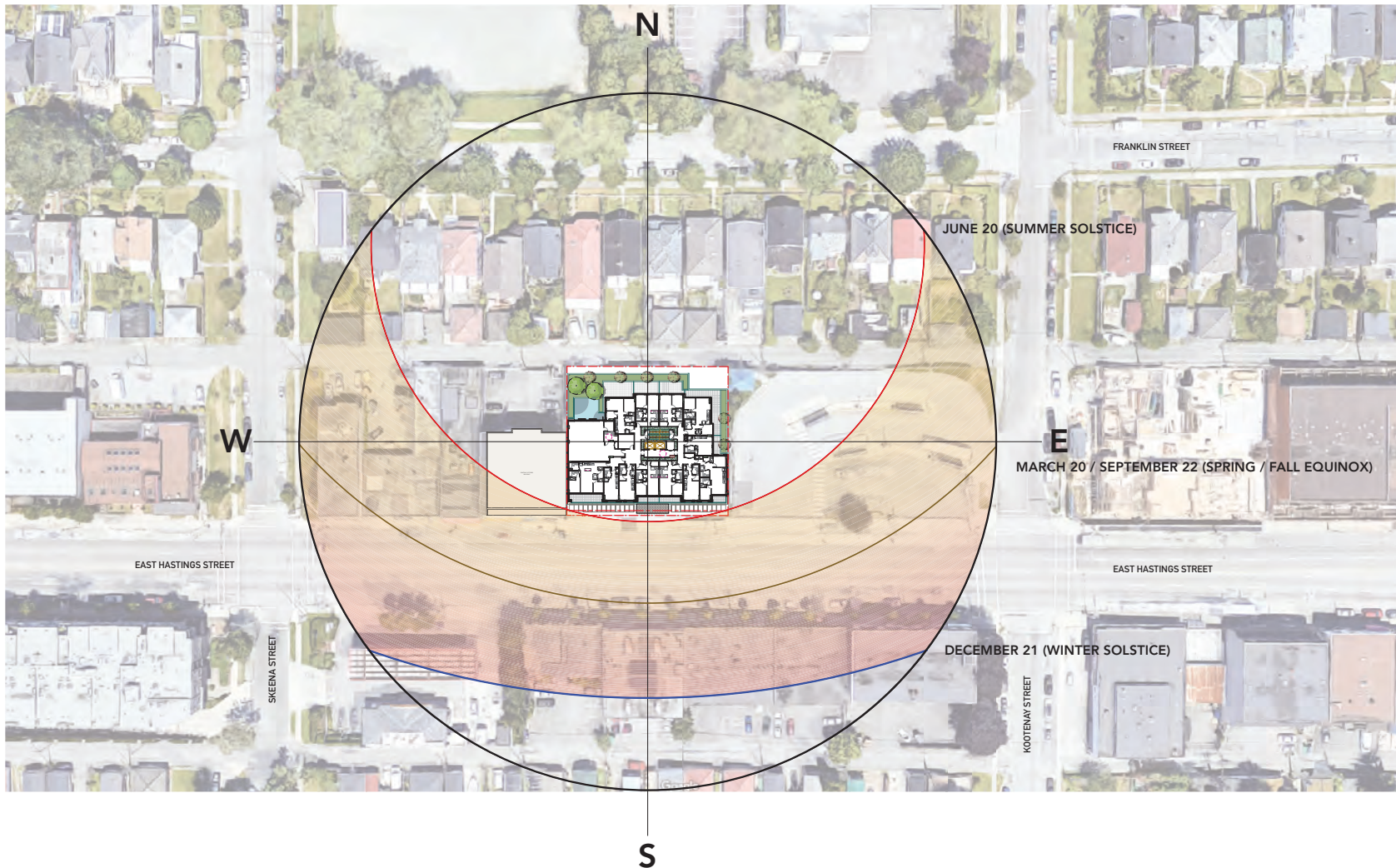


P508 Plans.vcx



plotted: 25-5 1:36:17 PM

3553 East Hastings Street - Sun Path Diagram



Site Context Plan - Sun Path Diagram
Scale: 1" = 40'



revisions:		
no.	date	description

Issues:
2025-05-16 Issued for Rezoning

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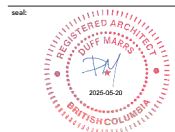


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consultant:



drawn: MH/DM date: April 2025
checked:
scale: AS NOTED project no.: P508

sheet title:
Sun Path Diagram

sheet no.: **A1.03**
rev:
plotted: 25-5-4 9:33:08 AM

P508 Plans.vcx



plotted: 25-5-4 9:33:08 AM

3553 East Hastings Street - Site Plan



revisions:		
no.	date	description

ISSUES:
 2024-07-02 Issued for Reasoning Enquiry
 2025-05-16 Issued for Reasoning

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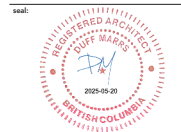


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consultant:



drawn: MH/DM	date: April 2025
checked:	
scale: 1/16" = 1'-0"	project no.: P508

sheet title:
 Site Plan

sheet no.:	P508 Plans.vsw
A1.04	
rev:	
plotted:	25-5-6 9:33:13 AM

Site Plan
 Scale: 1/16" = 1'-0"



3553 East Hastings Street - Floor Plans



Level P3 Floor Plan
Scale: 1/8" = 1'-0"



revisions:

no.	date	description

issues:
2025-05-16 Issued for Rezoning

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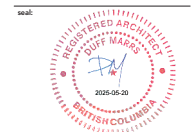


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Vancouver BC



consultant:



drawn: MH/DM date: April 2025

checked: project no.: P508

scale: 1/8" = 1'-0" sheet title: Level P3 Floor Plan

sheet no.: A2.01
rev:

P508 Plans.vcx

plotted: 25-5-5 1:42:21 PM

3553 East Hastings Street - Floor Plans



Level P2 Floor Plan
Scale: 1/8" = 1'-0"



revisions:

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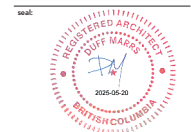


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3553 East Hastings Street
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consultant:



drawn: MH date: April 2025

checked: project no.: P508

scale: 1/8" = 1'-0"
sheet title:
Level P2 Floor Plan

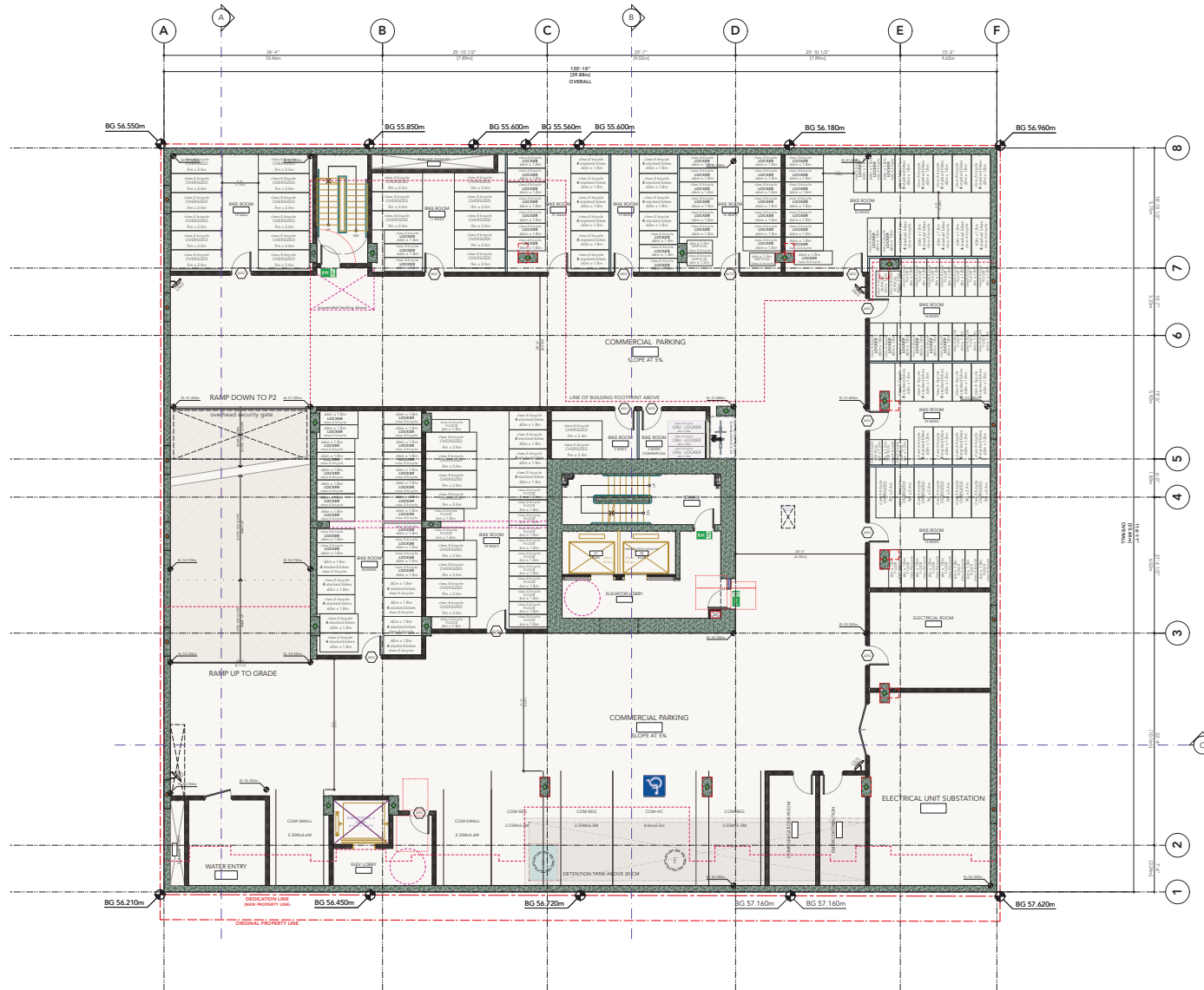
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P508 Plans.vcx



plotted: 25-5-5 1:42:36 PM

3553 East Hastings Street - Floor Plans



Level P1 Floor Plan
Scale: 1/8" = 1'-0"



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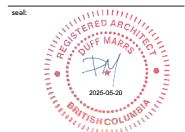


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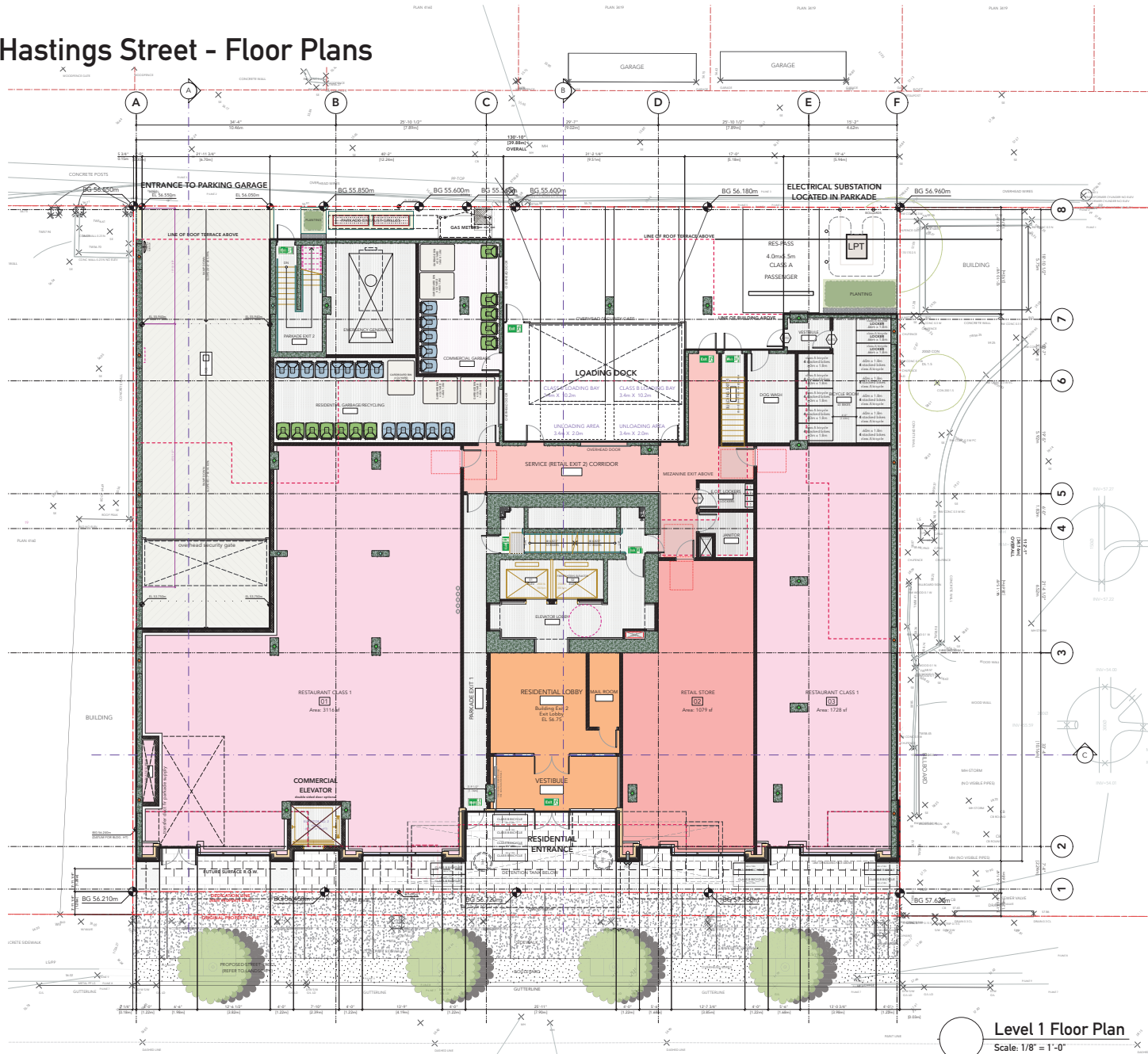


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scale: 1/8" = 1'-0"	project no.: P508

sheet title:
Level P1 Floor Plan

sheet no.: A2.03	plot date: 25-5-5 1:42:30 PM
rev:	

3553 East Hastings Street - Floor Plans



Level 1 Floor Plan
Scale: 1/8" = 1'-0"



revisions:

no.	date	description

issues:
2025-05-16 Issued for Rezoning

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seal:



drawn: MH/DM date: April 2025

checked: _____

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Level 1 Floor Plan

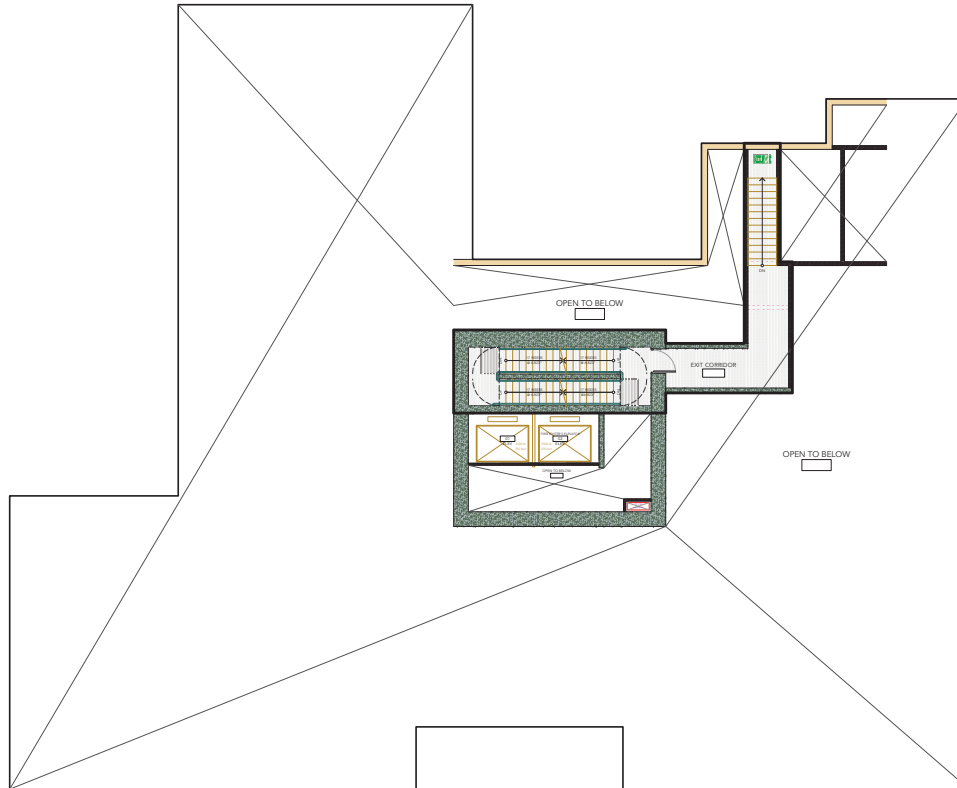
sheet no.: P508 Plans.vcx

A3.01



plotted: 25-5-5 1:42:35 PM

3553 East Hastings Street - Floor Plans



Level 1 Mezzanine Plan
Scale: 1/8" = 1'-0"



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2025-05-16 Issued for Rezoning

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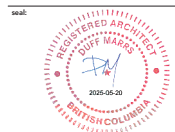


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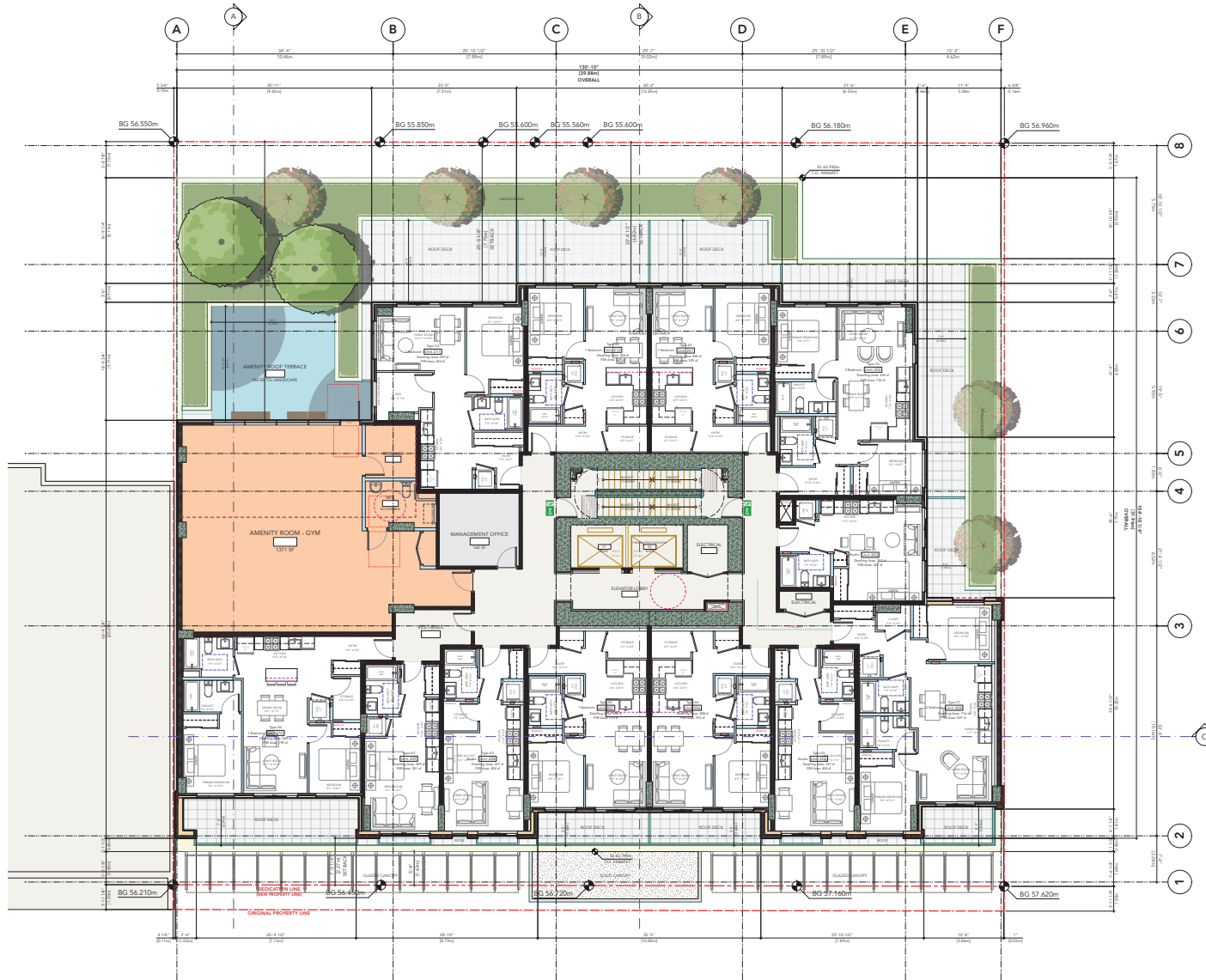
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sheet title:
Level 1 Mezzanine Floor Plan

sheet no.: A3.01.1	rev:
plotted: 25-5-5 1:42:40 PM	

P508 Plans.vvx

3553 East Hastings Street - Floor Plans



Level 2 Floor Plan
Scale: 1/8" = 1'-0"



revisions:

no.	date	description

issues:
2025-05-16 Issued for Rezoning

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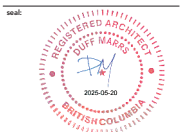


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MIXED-USE DEVELOPMENT
3553 East Hastings Street
Vancouver BC



consultant:



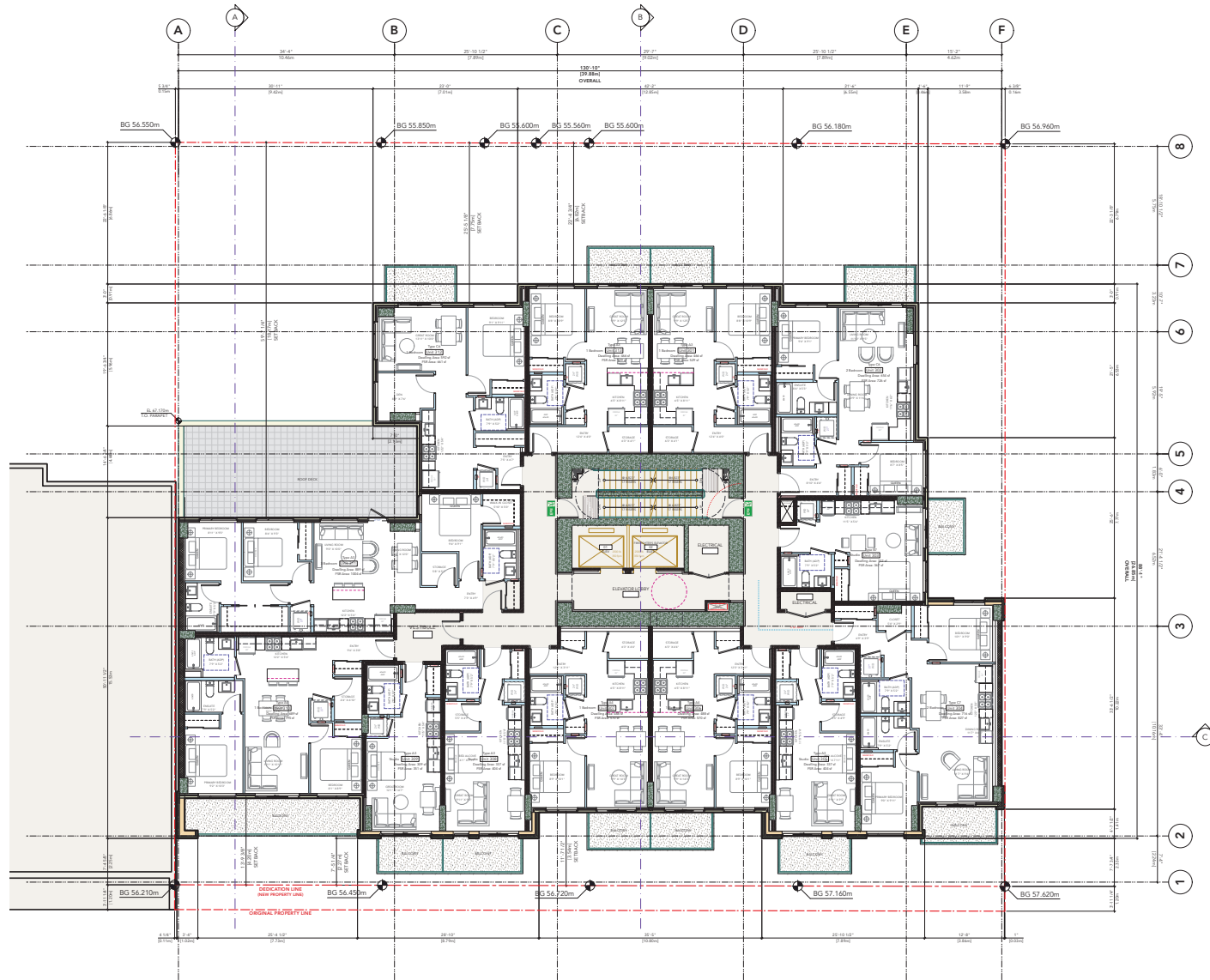
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checked: project no.: P508

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sheet no.: A3.02
rev: 
plotted: 25-5-5 1:42:44 PM

3553 East Hastings Street - Floor Plans



Level 3 Floor Plan
Scale: 1/8" = 1'-0"



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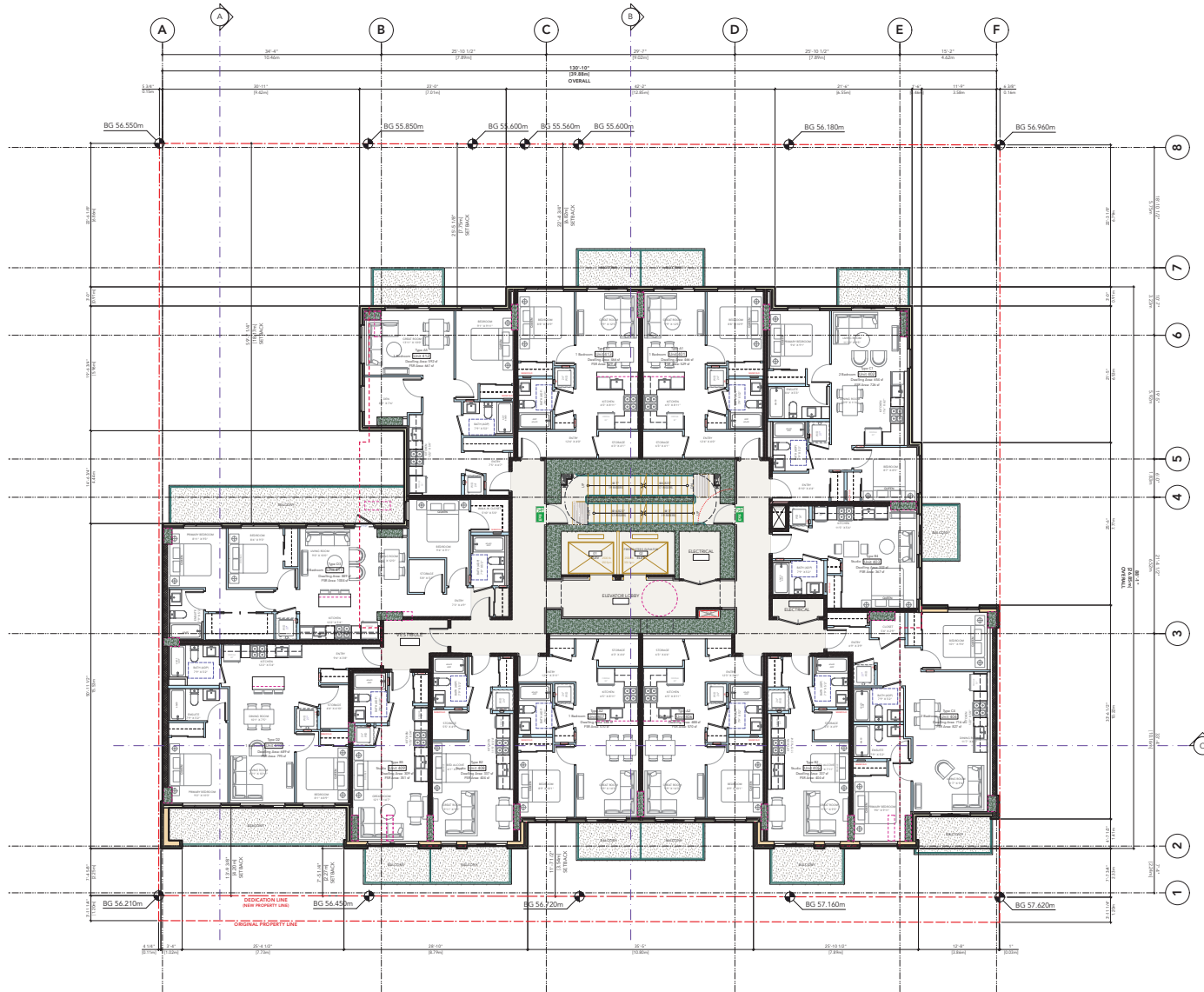
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drawn: MH	date: April 2025
checked:	project no.: P508
scale: 1/8" = 1'-0"	sheet title: Floor Plan - Levels 3

sheet no.: A3.03	plot: [QR Code]
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3553 East Hastings Street - Floor Plans



Level 4 Floor Plan
Scale: 1/8" = 1'-0"



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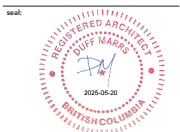


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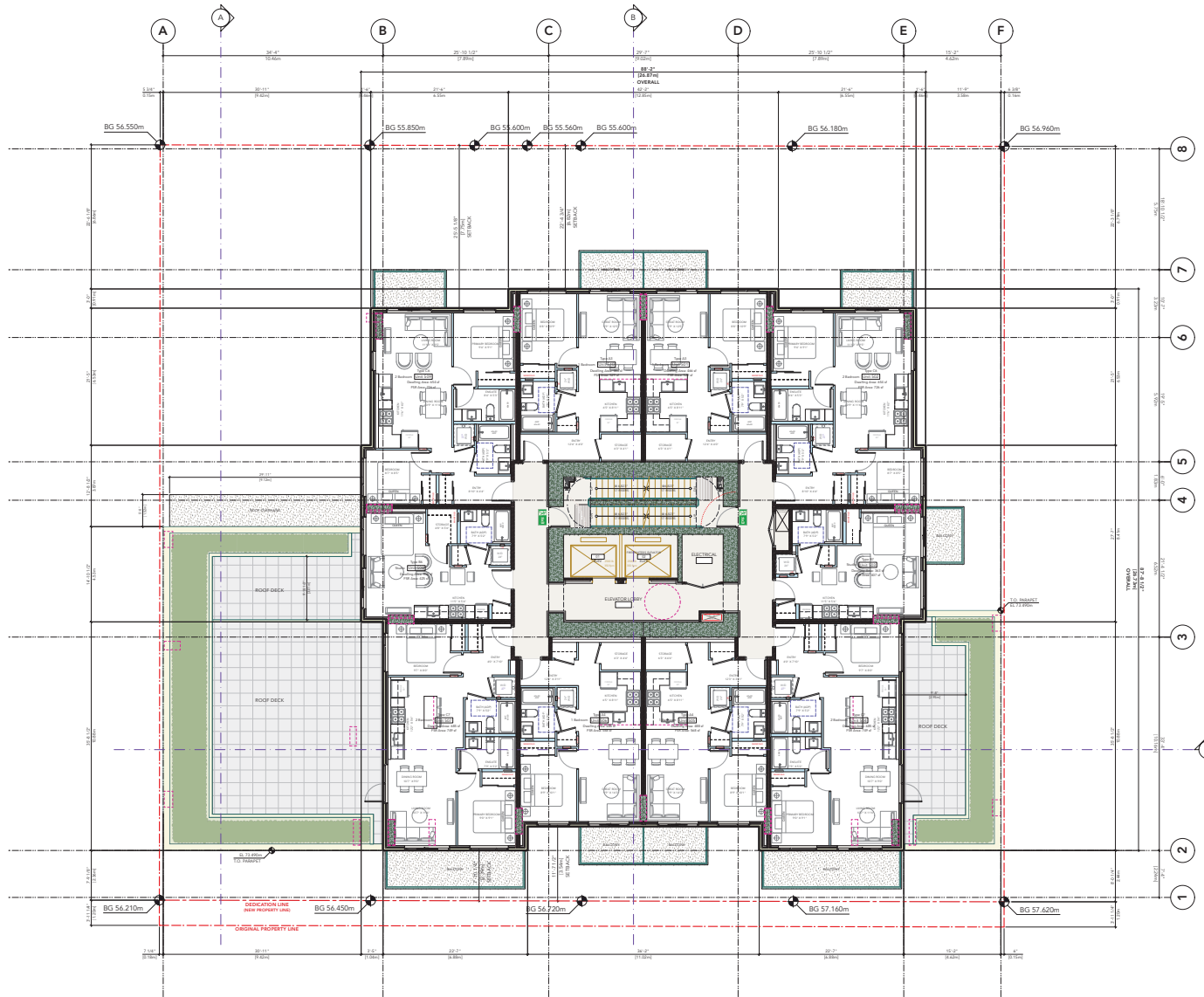
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sheet title:
Level 4 Floor Plan

sheet no.:
A3.04
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3553 East Hastings Street - Floor Plans



Level 5 Floor Plan
Scale: 1/8" = 1'-0"



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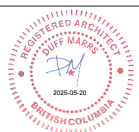


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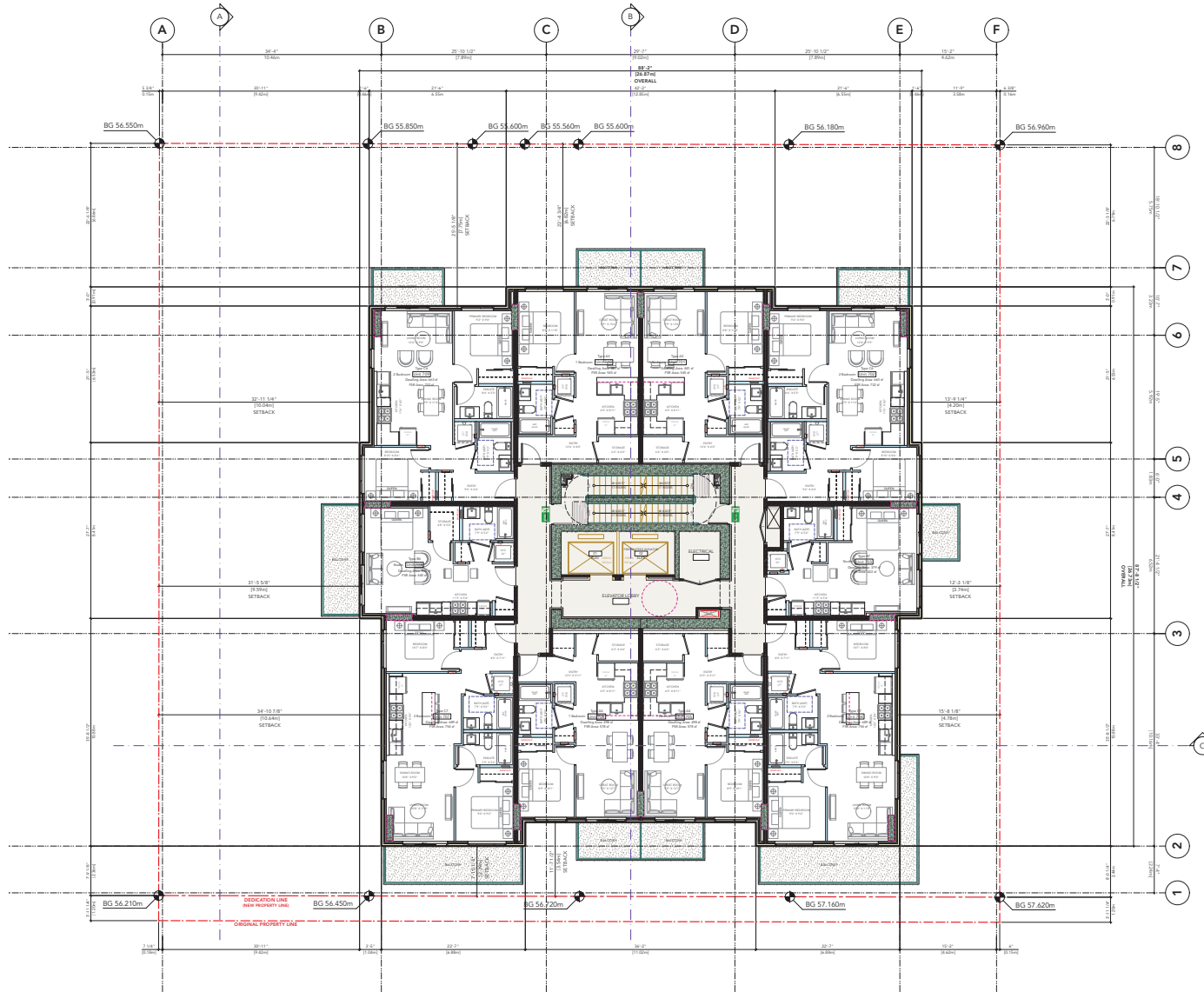
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Level 5 Floor Plan

sheet no.: **A3.05**
plotter: 25-5-5 1:42:57 PM

P508 Plans.vcx



3553 East Hastings Street - Floor Plans



Level 7 Floor Plan
Scale: 1/8" = 1'-0"



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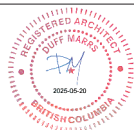
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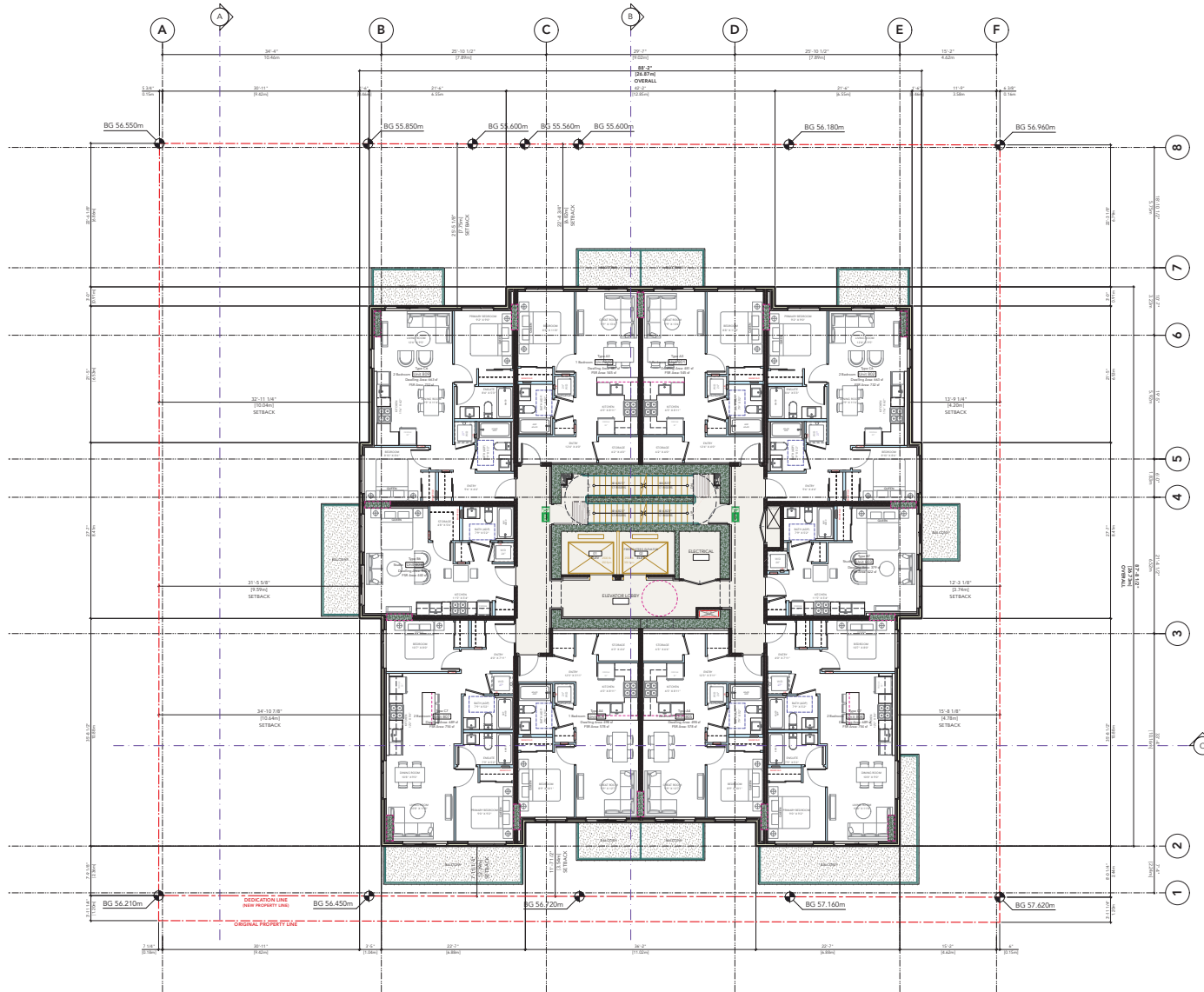
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drawn: MH	date: April 2025
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sheet title: Level 7 Floor Plan	

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3553 East Hastings Street - Floor Plans



Level 8 Floor Plan
Scale: 1/8" = 1'-0"



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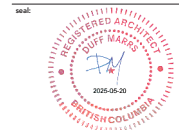


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sheet title:
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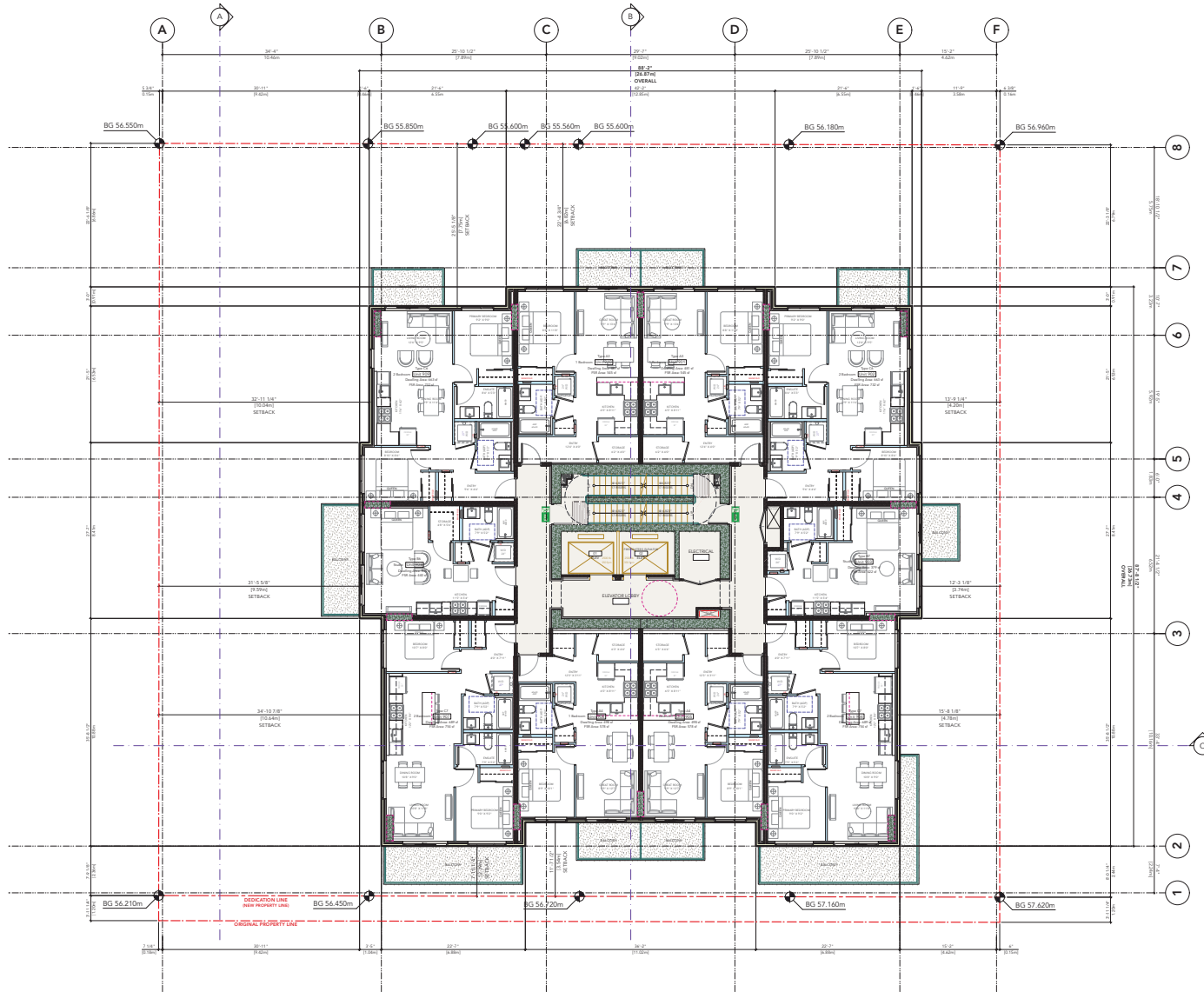
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PS08 Plans.vcx



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3553 East Hastings Street - Floor Plans



Level 9 Floor Plan
Scale: 1/8" = 1'-0"



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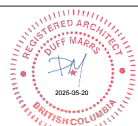
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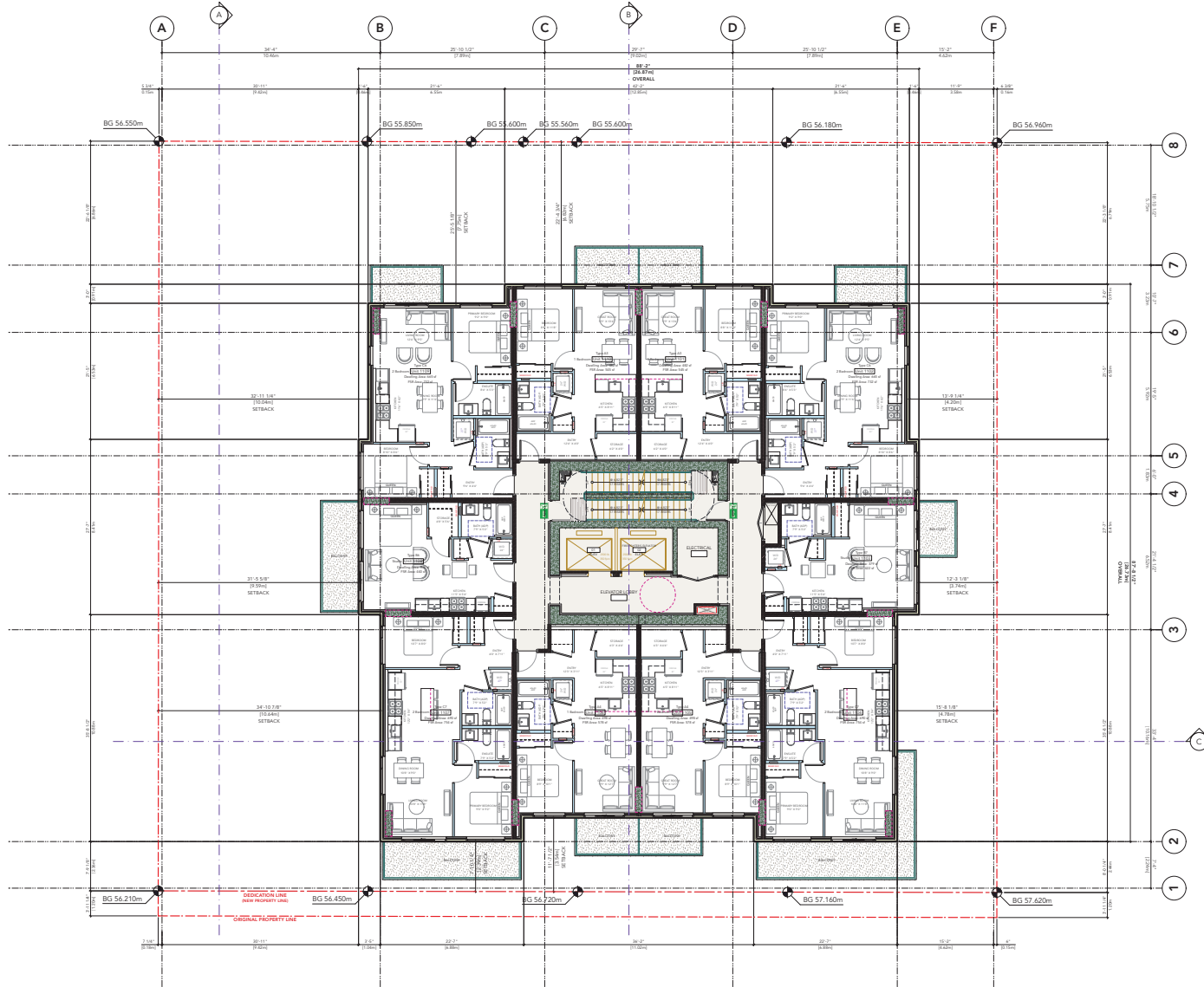
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drawn: MH date: April 2025
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sheet title:
Level 9 Floor Plan

sheet no.: **A3.09**
rev: 
plotted: 25-5-5 1:43:22 PM

3553 East Hastings Street - Floor Plans



Level 11 Floor Plan
Scale: 1/8" = 1'-0"



revisions:

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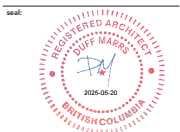


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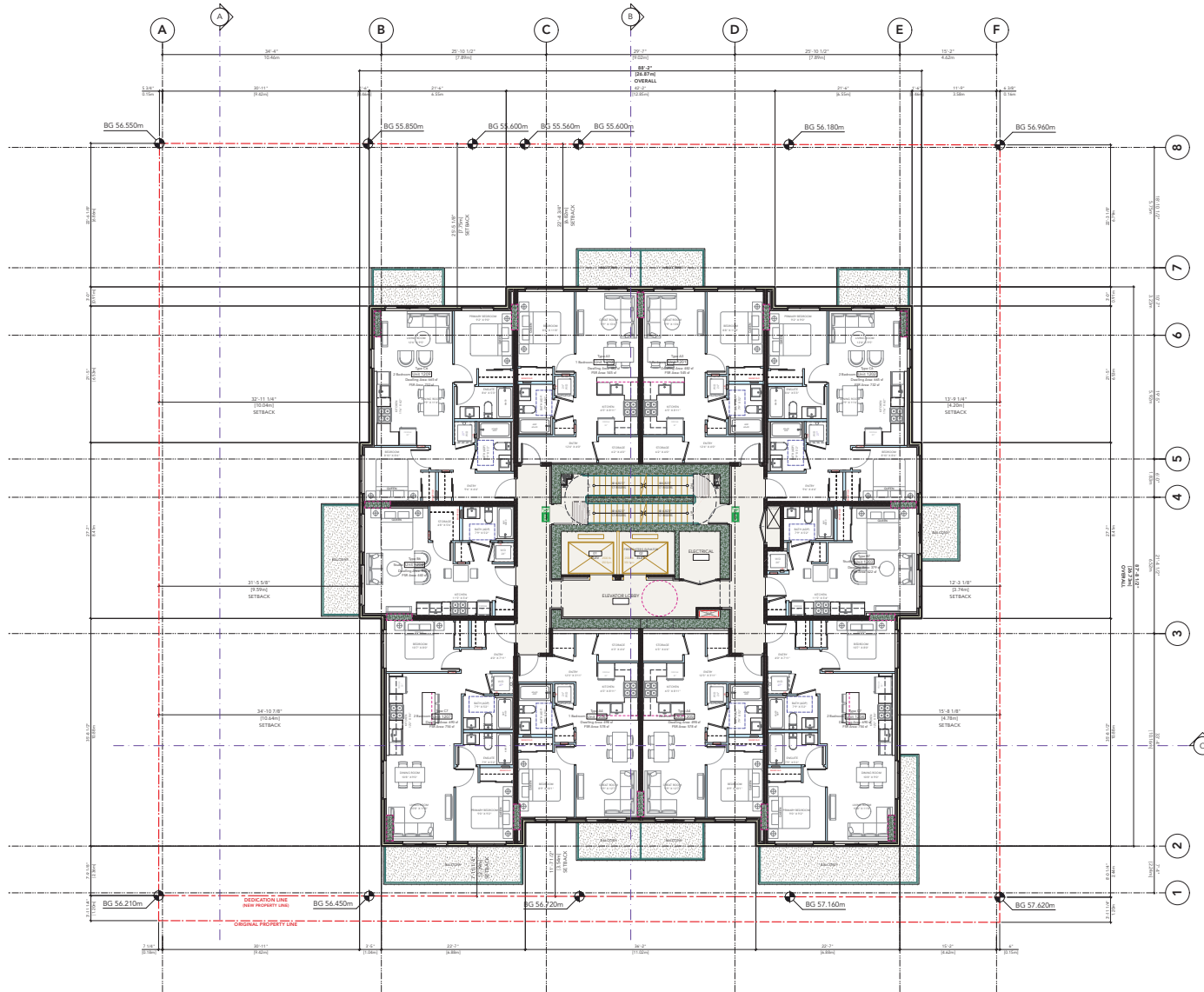
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sheet no.:
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PS08 Plans.vcx



3553 East Hastings Street - Floor Plans



Level 12 Floor Plan
Scale: 1/8" = 1'-0"



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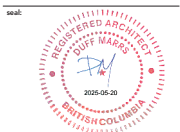


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scale: 1/8" = 1'-0" project no.: P508

sheet title:
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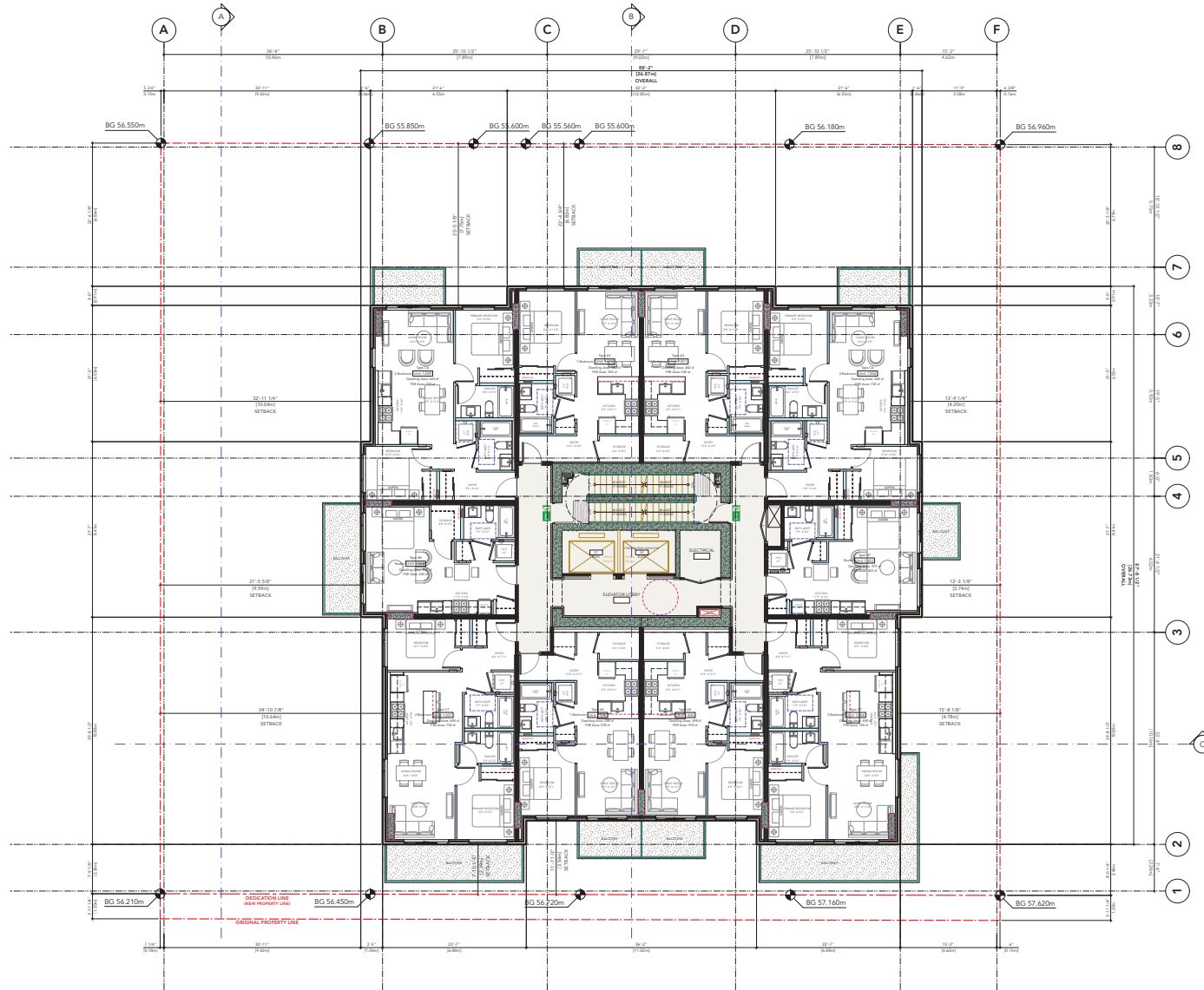
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P508 Plans.vcx



plotted: 25-5-5 1:43:38 PM

3553 East Hastings Street - Floor Plans



Level 13 Floor Plan
Scale: 1/8" = 1'-0"



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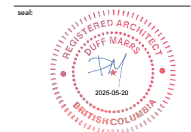


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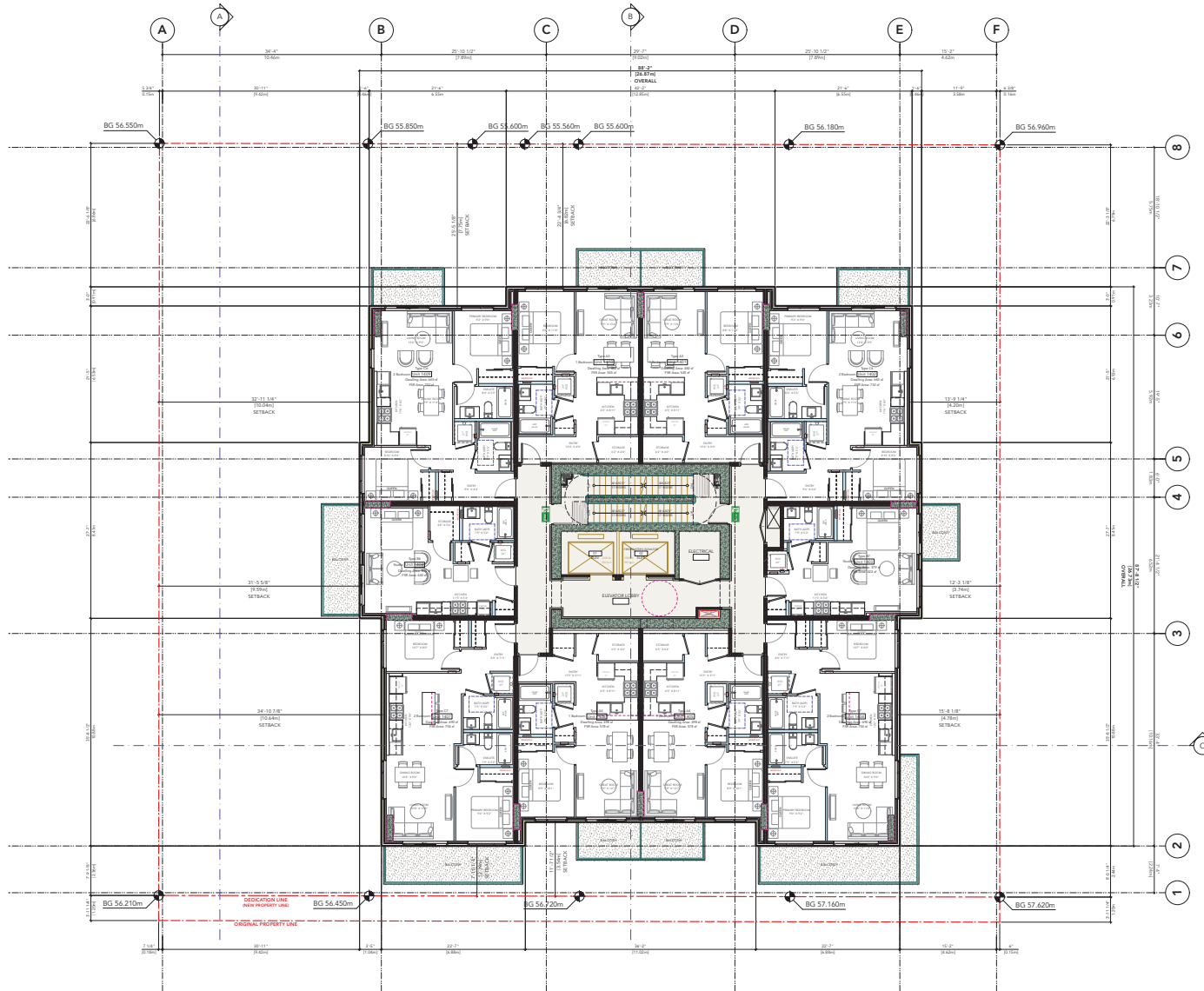
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Level 13 Floor Plan

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P508 Plans.vcx



3553 East Hastings Street - Floor Plans



Level 14 Floor Plan
Scale: 1/8" = 1'-0"



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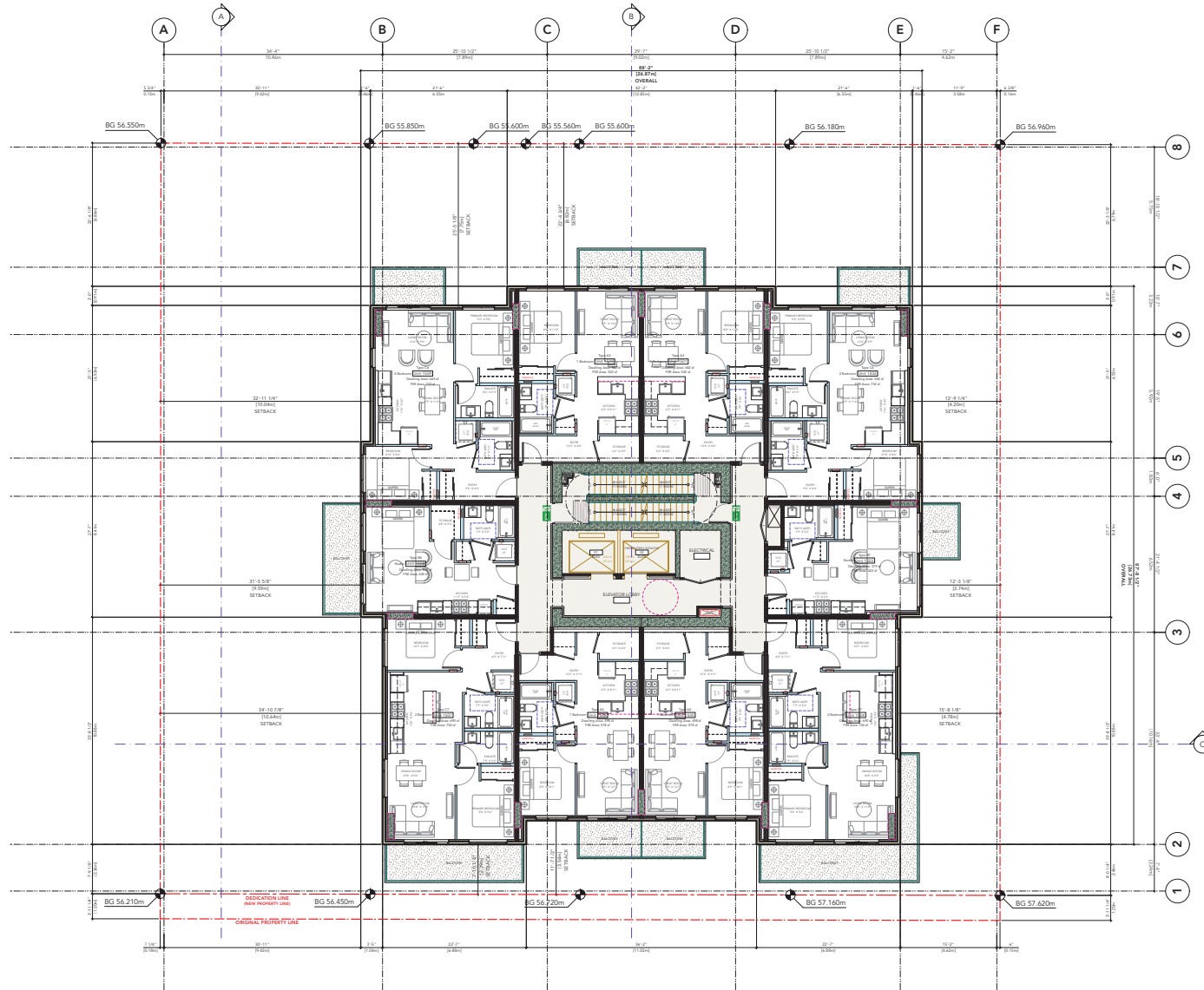
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Level 14 Floor Plan

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PS08 Plans.vcx



3553 East Hastings Street - Floor Plans



Level 15 Floor Plan
Scale: 1/8" = 1'-0"



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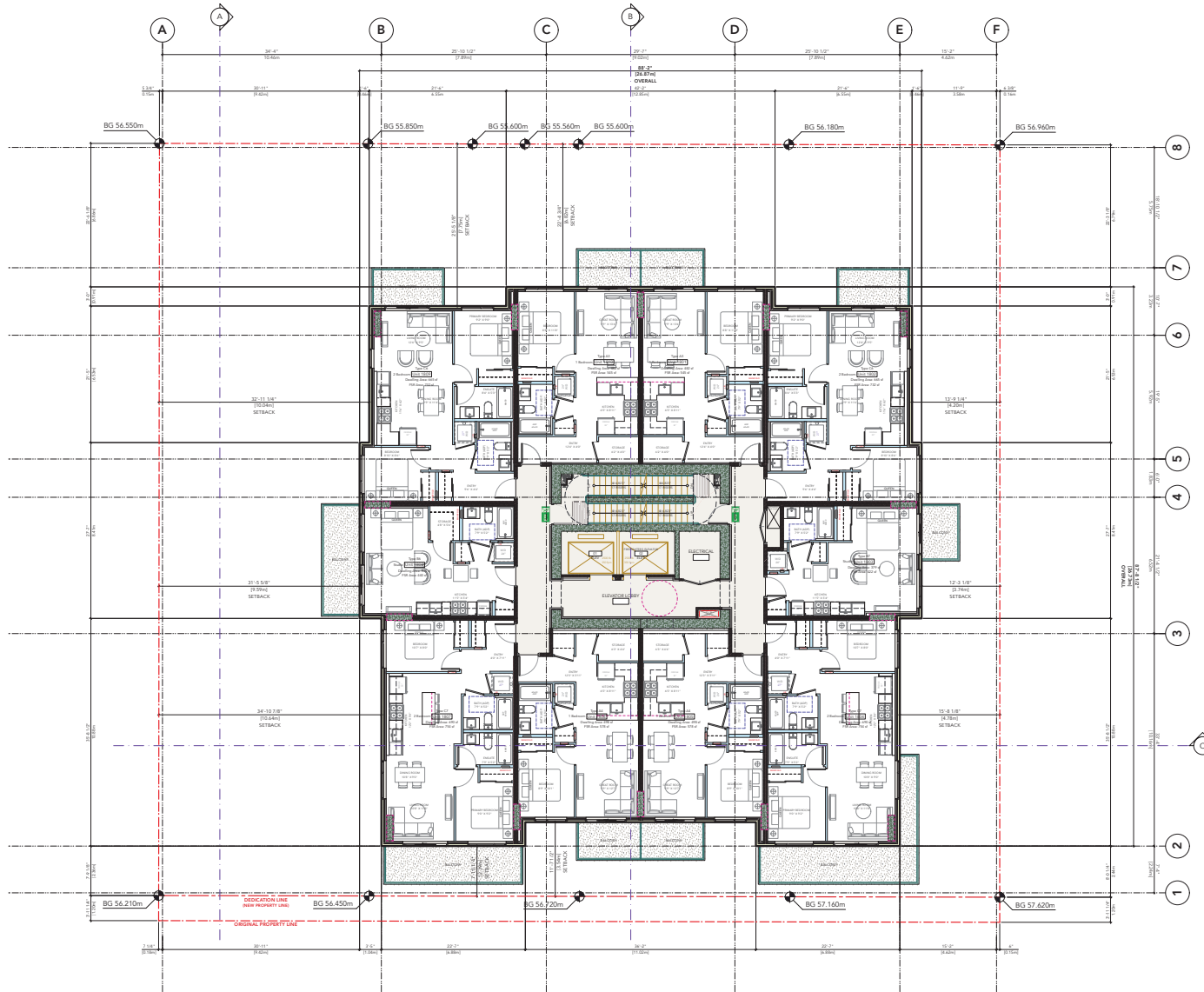
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PS08 Plans.vcx



plotted: 25-5 1:43:50 PM

3553 East Hastings Street - Floor Plans



Level 18 Floor Plan
Scale: 1/8" = 1'-0"



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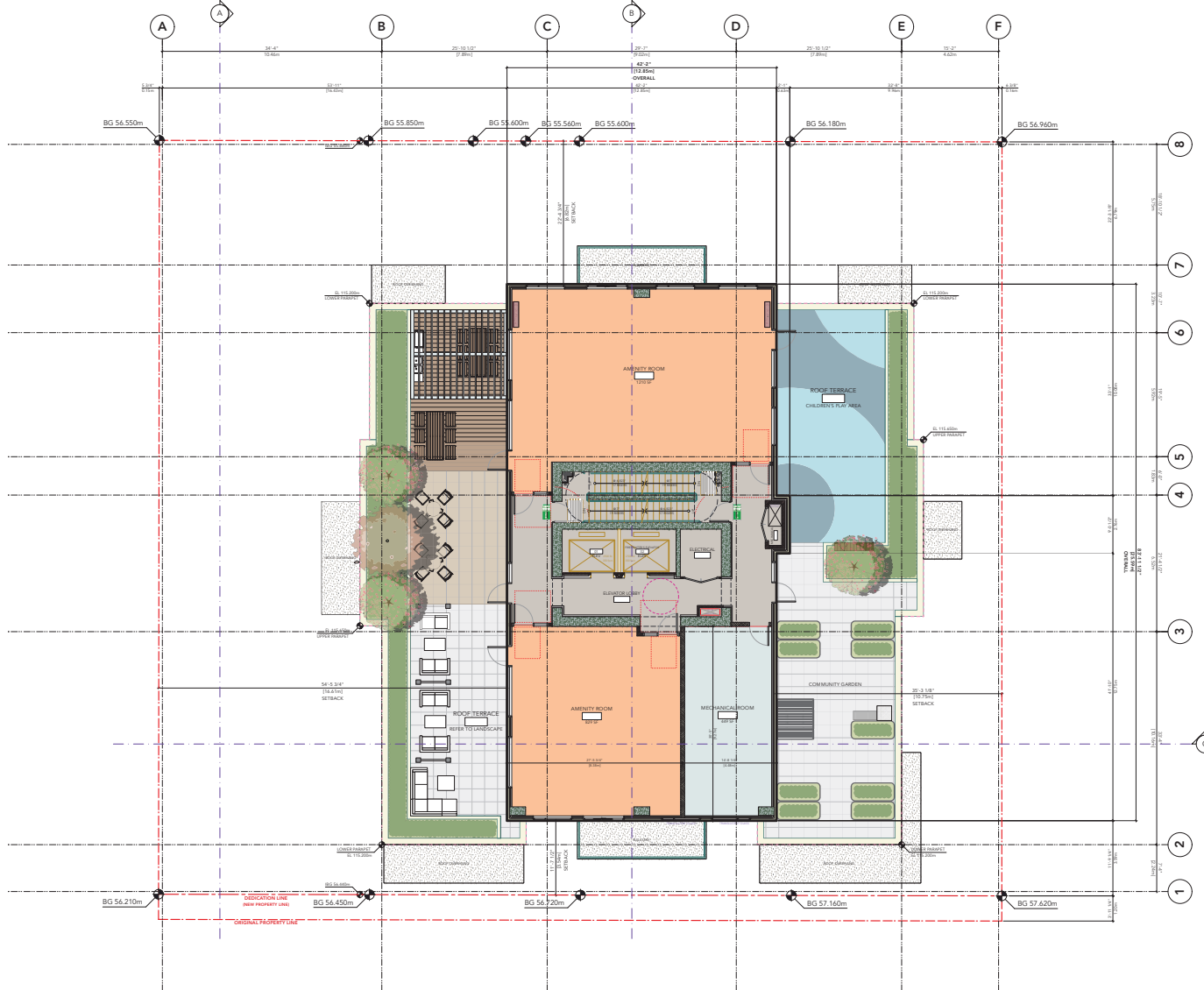
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3553 East Hastings Street - Floor Plans



Level 19 Amenity Roof Plan
Scale: 1/8" = 1'-0"



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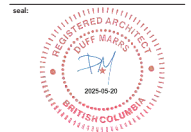


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checked: checked

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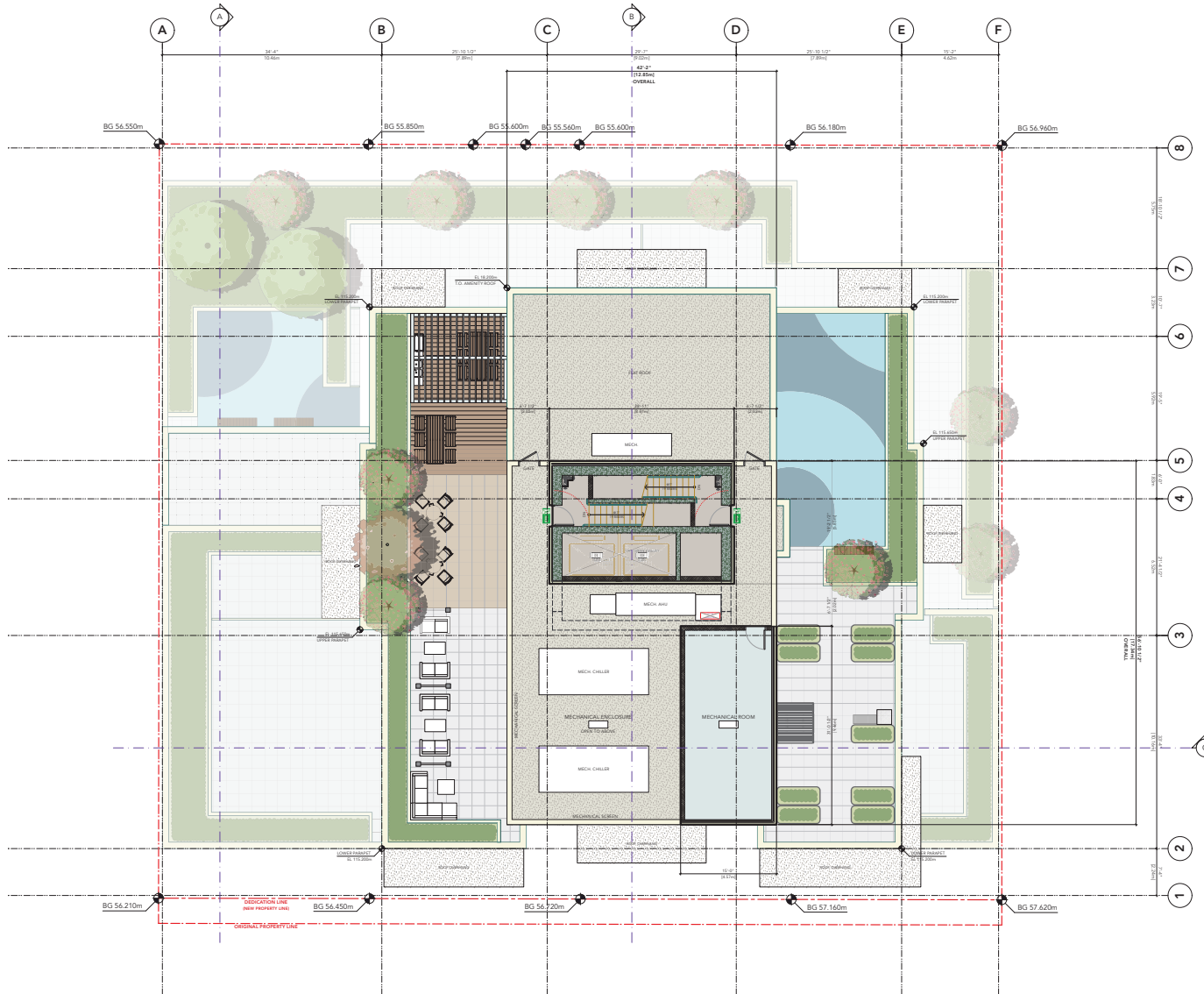
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rev: 

P508 Plans.vsw

plotted: 25-55 1:44:14 PM

3553 East Hastings Street - Floor Plans



Level 20 Plan (Mechanical Penthouse)
Scale: 1/8" = 1'-0"



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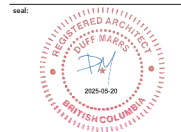


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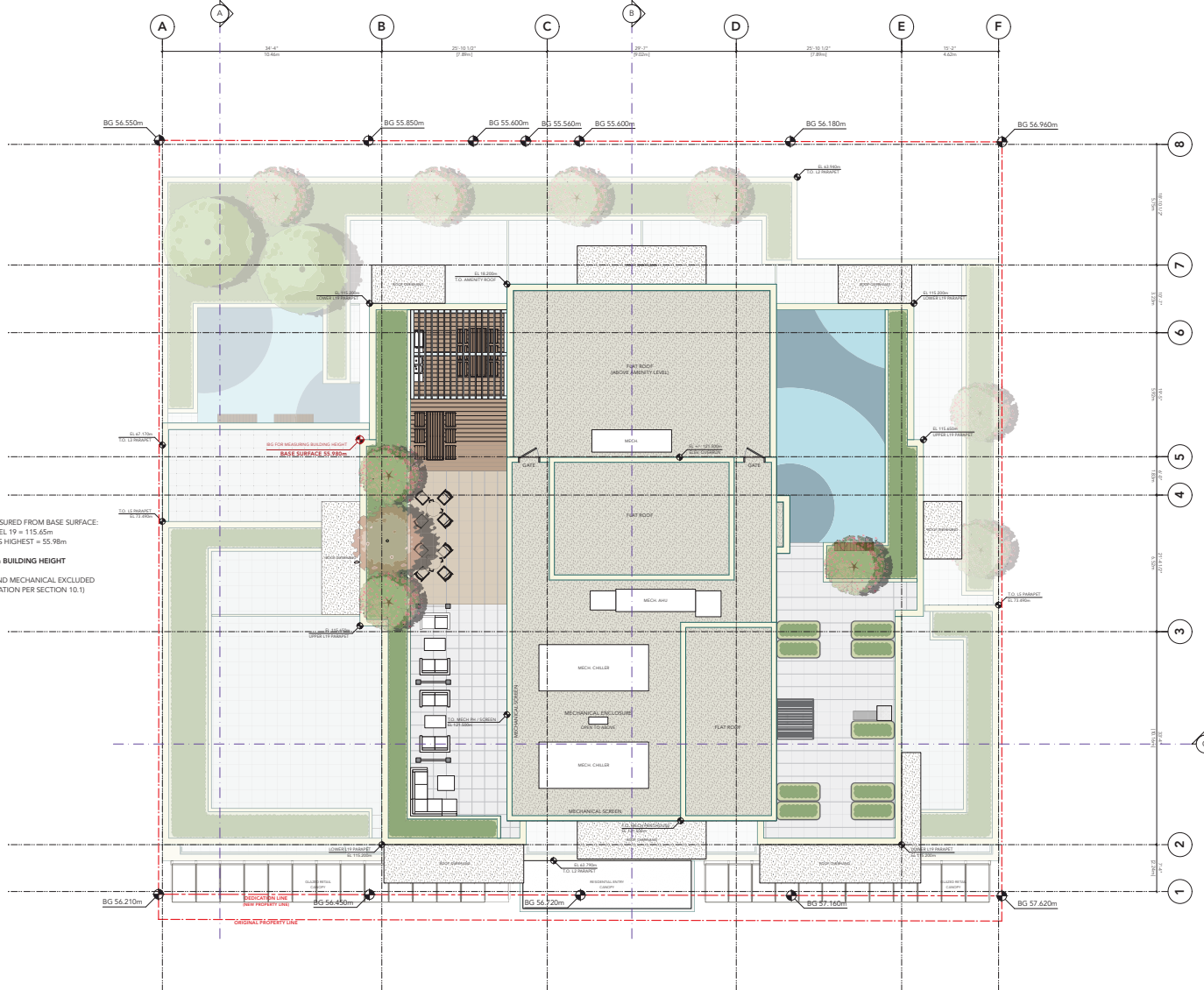
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sheet title:
Level 20 Roof Plan

sheet no.: **A3.20**
PI508 Plans.vsw
plotted: 25-5-5 1:44:19 PM



3553 East Hastings Street - Floor Plans



BUILDING HEIGHT MEASURED FROM BASE SURFACE:
 UPPER PARAPET AT LEVEL 19 = 115.65m
 IBG WHERE BUILDING IS HIGHEST = 55.98m
 115.65 - 55.98 = **59.67m BUILDING HEIGHT**
 (ROOFTOP AMENITY AND MECHANICAL EXCLUDED FROM HEIGHT CALCULATION PER SECTION 10.1)

Overall Roof Plan
 Scale: 1/8" = 1'-0"



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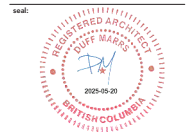


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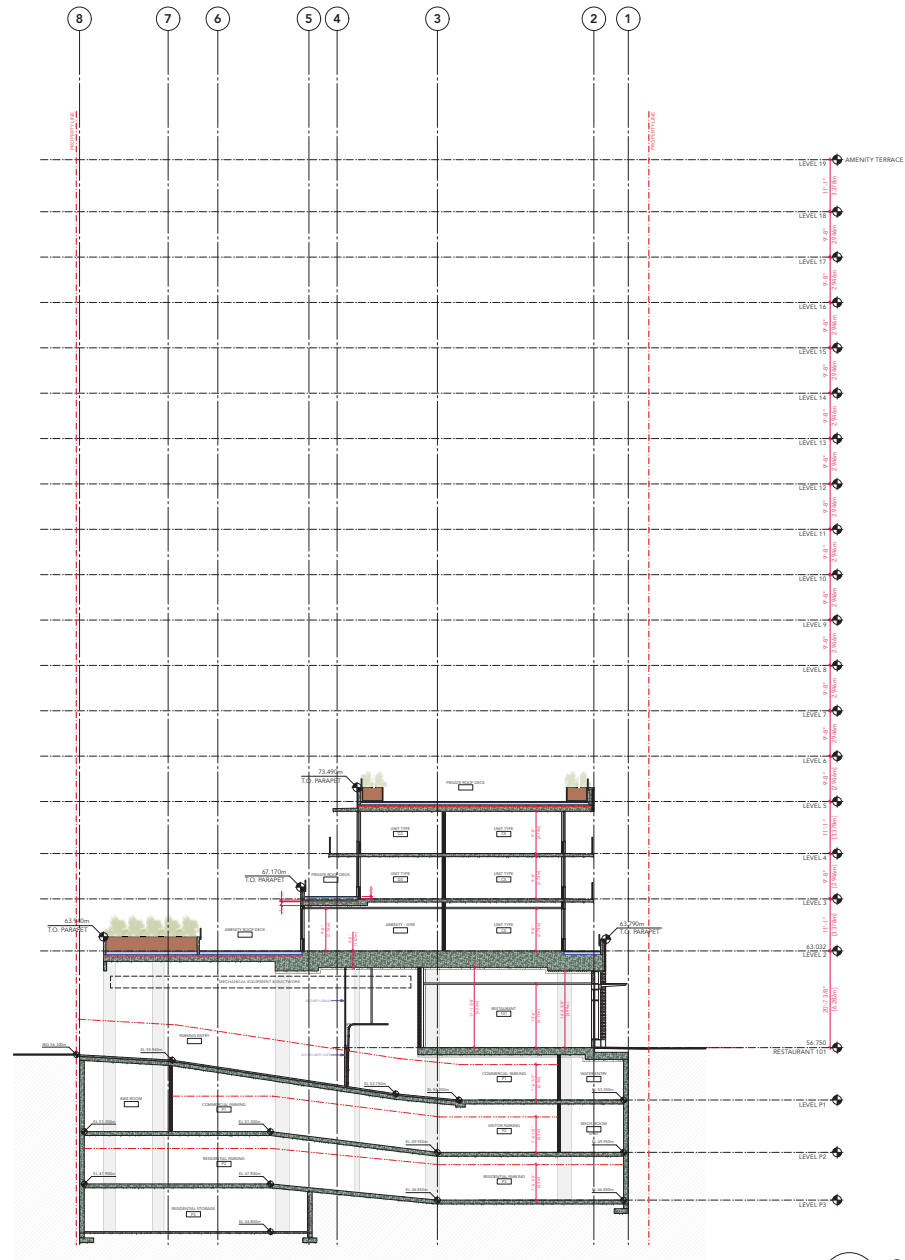


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checked: **project no.:** P508
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sheet title:
 Overall Roof Plan

sheet no.: **A3.21**
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3553 East Hastings Street - Section A



Section A
Scale: 3/32" = 1'-0"

revisions:

no.	date	description

issues:

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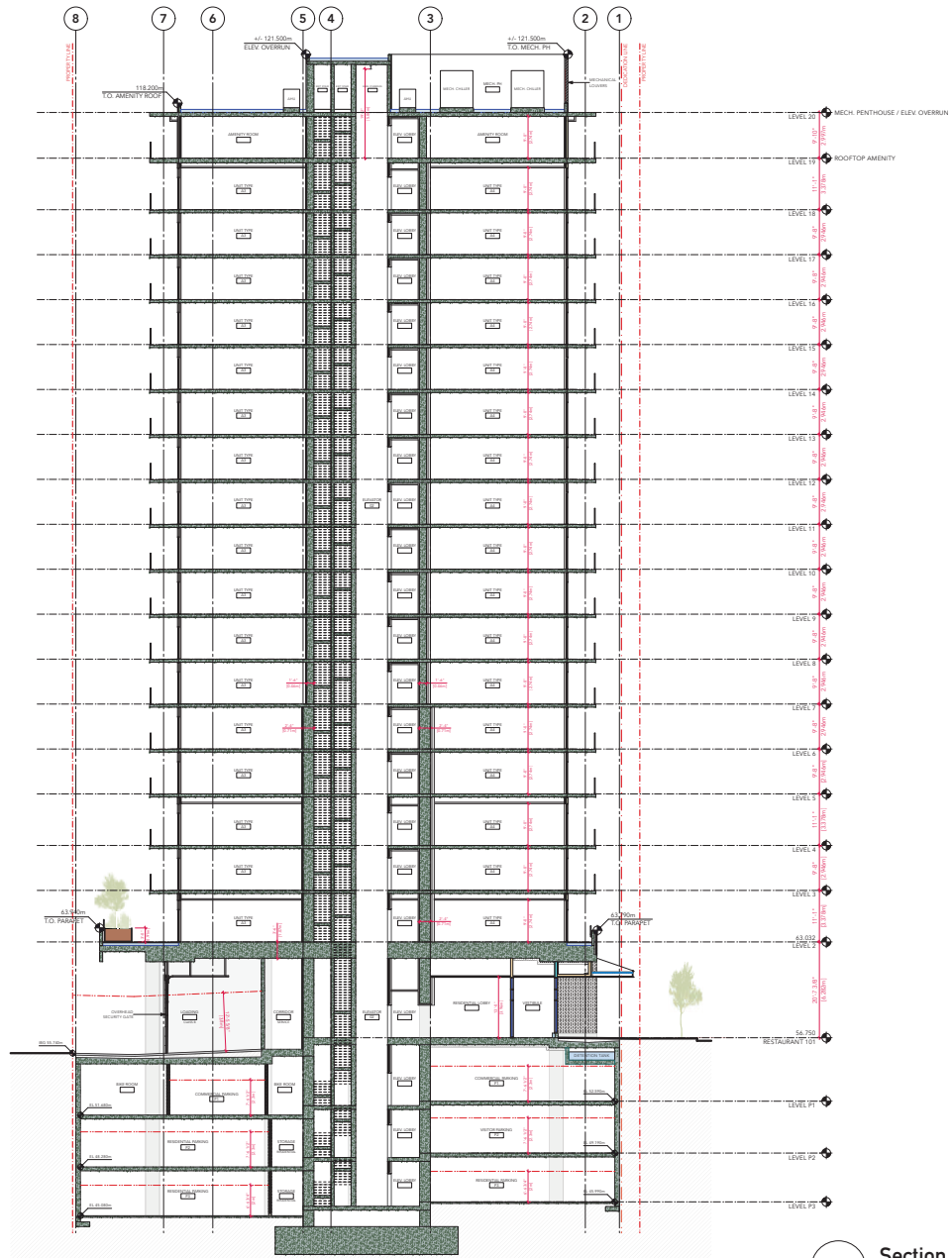
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drawn: DM	date: March 2025
checked:	
scale: as noted	project no.: P-508
sheet title: Section A	

sheet no.: A4.01
plot: [QR Code]
plotted: 25-3-11 4:33:34 PM

3553 East Hastings Street - Section B



Section B
Scale: 3/32" = 1'-0"

revisions:

no.	date	description

issues:

no.	date	description

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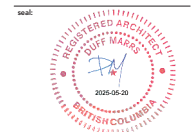


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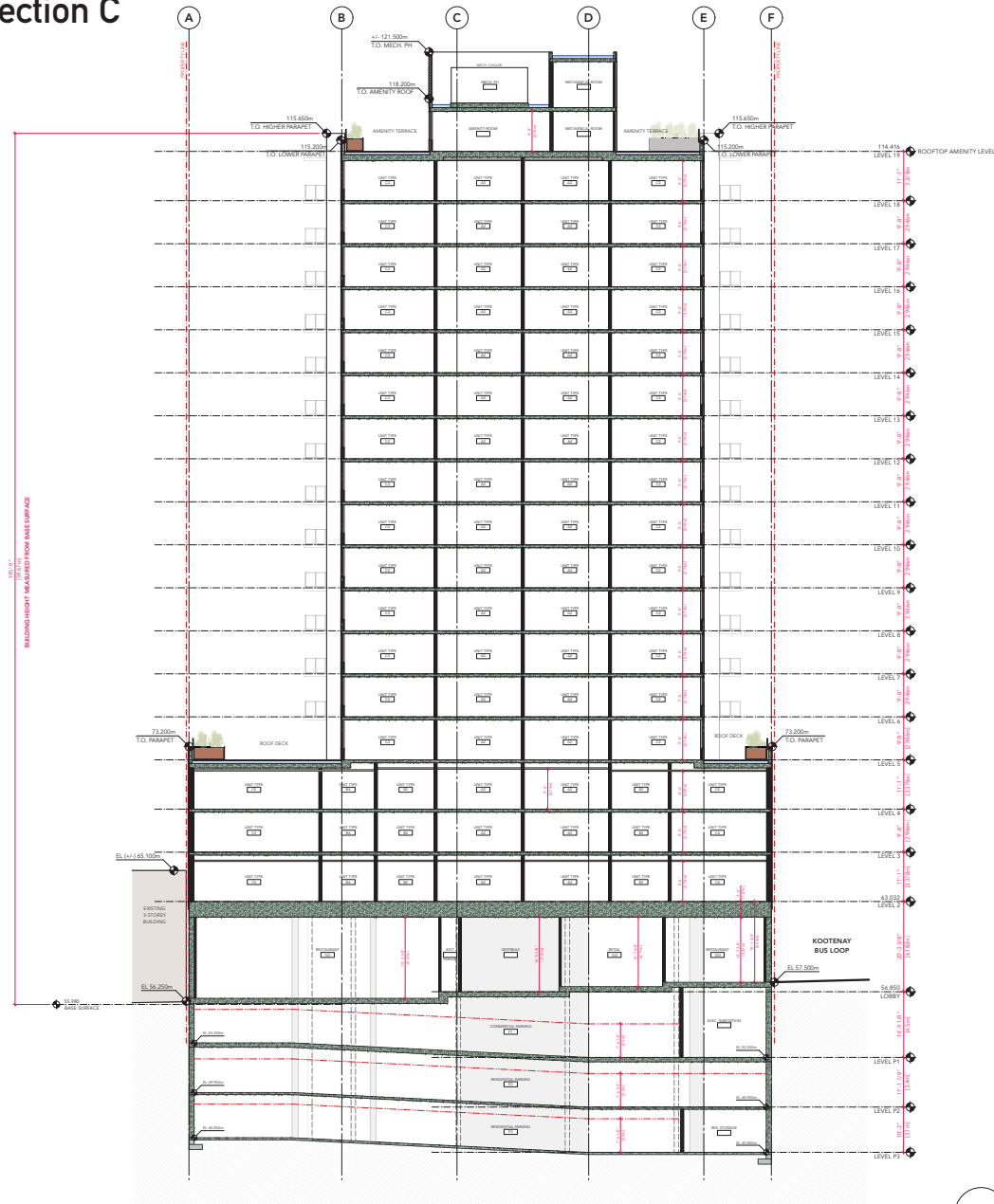
sheet title:
Section B

sheet no.: **A4.02**



plotted: 25-3-11 4:33:52 PM

3553 East Hastings Street - Section C



revisions:

no.	date	description

issues:

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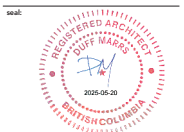


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consultant:



drawn: DM	date: March 2025
checked:	
scale: as noted	project no.: P-508

sheet title:
Section C

Section C
 Scale: 3/32" = 1'-0"

sheet no.: **A4.03**



plotted: 25-3-11 4:36:16 PM

3553 East Hastings Street - Elevations



South Elevation (East Hastings Street)
Scale: 3/32" = 1'-0"

revisions:		
no.	date	description

Issues:
 2024-07-05 Issued for Reasoning Enquiry
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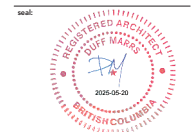


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consultant:



drawn: DM	date: May 2025
checked:	
scale: as noted	project no.: P-508

sheet title:
 Elevations

sheet no.: P508 Elevations.vwx
A5.01
 rev:

plotted: 25-5-13 1:50:30 PM

3553 East Hastings Street - Elevations



East Elevation (Kootenay Bus Loop)
Scale: 3/32" = 1'-0"

revisions:

no.	date	description

Issues:
2024-07-05 Issued for Reasoning Enquiry
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drawn: DM	date: May 2025
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scale: as noted	project no.: P-508

sheet title:
Elevations

sheet no.: P508 Elevations.vwx
A5.02
plotted: 25-5-13 4:36:38 PM

3553 East Hastings Street - Elevations



revisions:

no.	date	description

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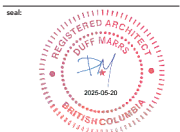


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checked: as noted **project no.:** P-508

sheet title:
 Elevations

sheet no.: P008 Elevations.vwx

A5.03



plotted: 25-5-13 4:36:46 PM

3553 East Hastings Street - Elevations



West Elevation
Scale: 3/32" = 1'-0"

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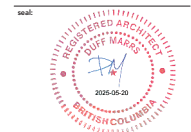


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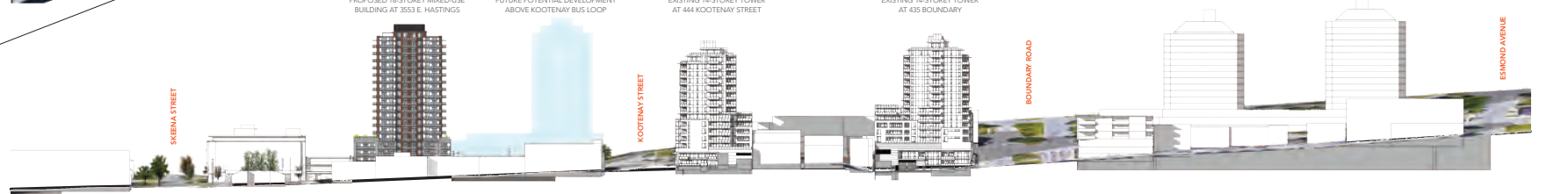
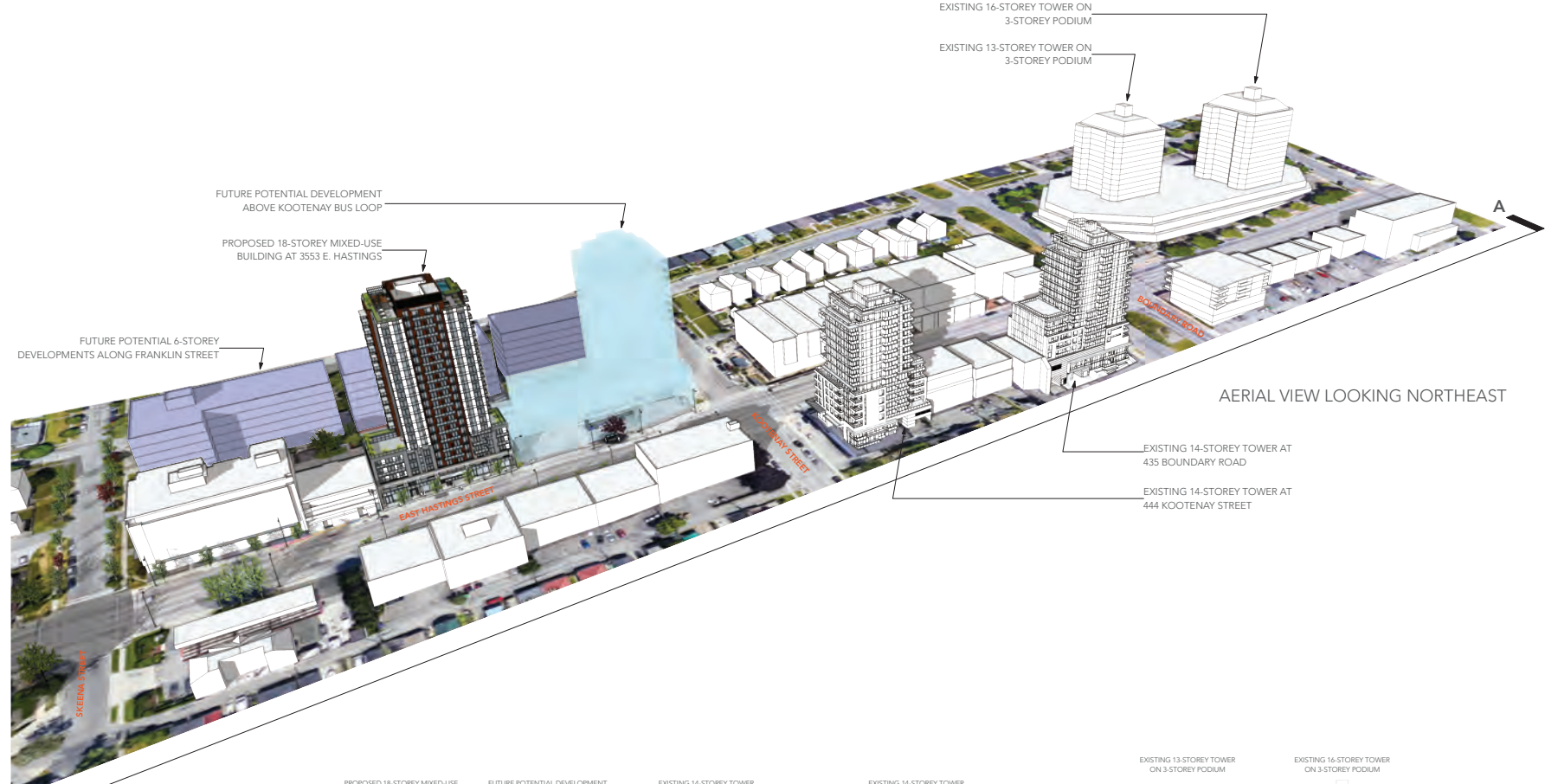
drawn: DM	date: May 2025
checked:	project no.: P-508
scale: as noted	sheet title: Elevations

sheet no.: PS08 Elevations.vcx

A5.04

plotted: 25-5-13 4:36:57 PM

3553 East Hastings Street - 3D Massing Studies



A - SECTIONAL ELEVATION SOUTH OF EAST HASTINGS STREET

revisions:

no.	date	description

issues:
 2024-07-05 Issued for Reasoning Enquiry
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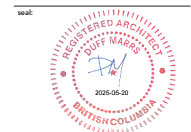
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PCI
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consultant:



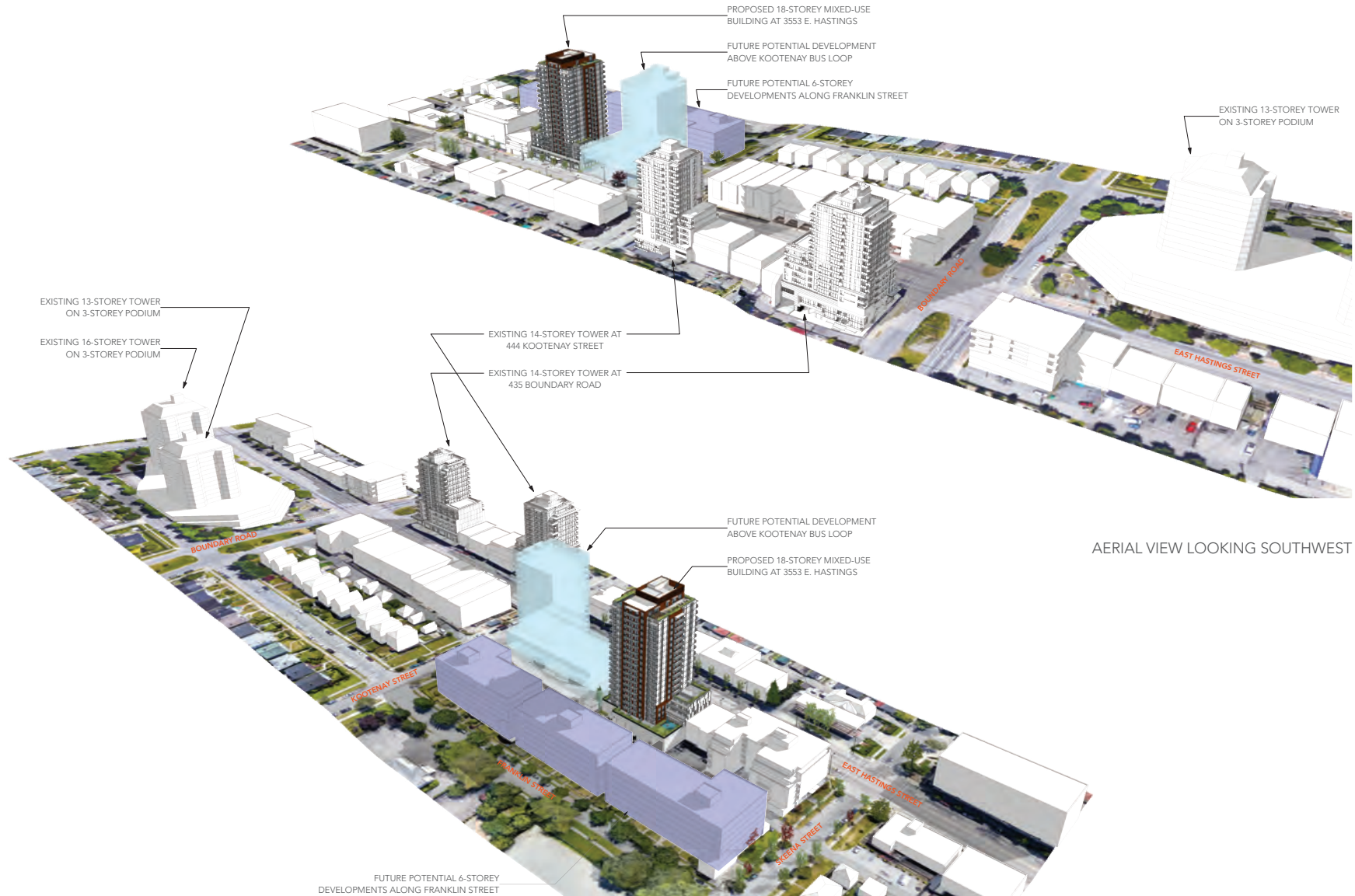
drawn: DM **date:** May 2025
checked: **project no.:** P-508
scale: NTS

sheet title:
 3D Massing Studies

sheet no.:
A8.01
 P508 Elevations.vwx
 plotted: 25-5-13 12:15:49 PM



3553 East Hastings Street - 3D Massing Studies



AERIAL VIEW LOOKING SOUTHWEST

AERIAL VIEW LOOKING SOUTHEAST

revisions:

no.	date	description

issues:
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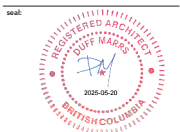


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consultant:



drawn: DM **date:** May 2025
checked: **project no.:** P-508
scale: NTS

sheet title:
 3D Massing Studies

sheet no.:
A8.02

PS08 Elevations.vwx



plotted: 25-5-13 12:17:00 PM

3553 East Hastings Street - 3D Studies



FRONT PERSPECTIVE ALONG EAST HASTINGS STREET

revisions:		
no.	date	description

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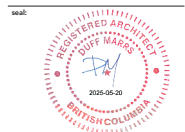


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consultant:



drawn: DM	date: May 2025
checked:	
scale: NTS	project no.: P-508

sheet title:
 3D Studies

sheet no.: **A8.03**

PS08 Elevations.vwx



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3553 East Hastings Street - 3D Studies



LOOKING EAST ALONG EAST HASTINGS



LOOKING WEST ALONG EAST HASTINGS

revisions:

no.	date	description

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consultant:



drawn: DM	date: May 2025
checked	
scale: NTS	project no.: P-508

sheet title:
3D Studies

sheet no.: PS08 Elevations.vwx

A8.04



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3553 East Hastings Street - 3D Studies



PODIUM AND STOREFRONT ALONG EAST HASTINGS



LOOKING SOUTH DOWN KOOTENAY STREET

revisions:

no.	date	description

Issues:
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consultant:

seal:



drawn: DM date: May 2025

checked:

scale: NTS project no.: P-508

sheet title:
3D Studies

sheet no.: P008 Elevations.vwx

A8.05



rev:

plotted: 25-5-13 1:54:23 PM

3553 East Hastings Street - 3D Studies



AERIAL VIEW FROM THE SOUTH EAST

- Elevator Overrun
- Mechanical Chillers
- Louvered Mechanical Penthouse
- Mechanical Room
- Amenity Room

- Children's Play Area
- Urban Agriculture Area

- Private Roof Decks with Perimeter Planters



AERIAL VIEW FROM THE NORTH WEST

- Mechanical Room
- Mechanical Chillers
- Louvered Mechanical Penthouse
- Elevator Overrun
- Amenity Room
- Seating and Lounge Area

- Outdoor BBQ and Seating Area

- Private Roof Decks with Perimeter Planters

- Outdoor Amenity Area Next to Gym

revisions:		
no.	date	description

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2025-05-16 Issued for Rezoning

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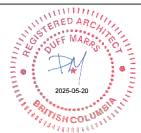
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seal:



drawn: DM	date: May 2025
checked:	
scale: NTS	project no.: P-508

sheet title:
3D Studies

sheet no.:

A8.06

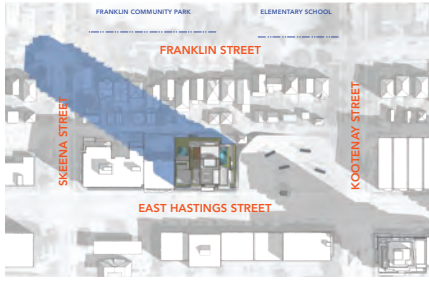
PS08 Elevations.vwx



plotted: 25-5-13 1:54:15 PM

3553 East Hastings Street - Shadow Studies: Proposed Tower with Existing Context

SPRING EQUINOX



MARCH 19 - 10AM



MARCH 19 - 12PM



MARCH 19 - 2PM

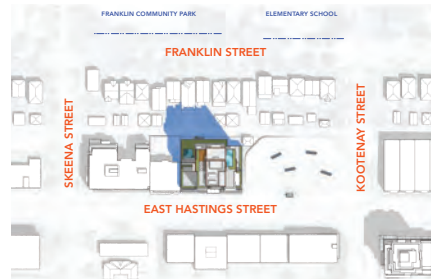


MARCH 19 - 4PM

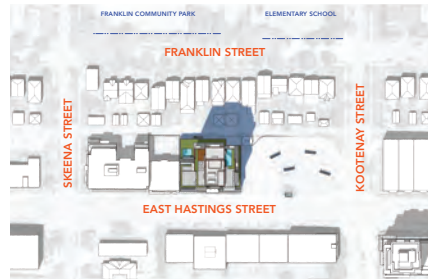
SUMMER SOLSTICE



JUNE 20 - 10AM



JUNE 20 - 12PM

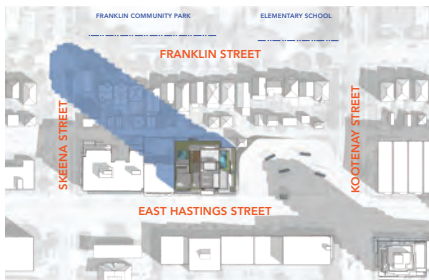


JUNE 20 - 2PM



JUNE 20 - 4PM

FALL EQUINOX



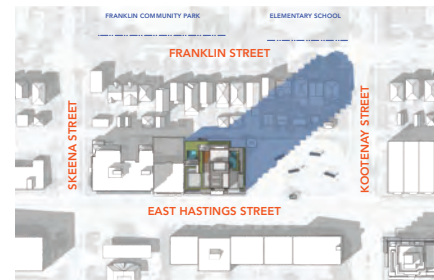
SEPTEMBER 22 - 10AM



SEPTEMBER 22 - 12PM



SEPTEMBER 22 - 2PM



SEPTEMBER 22 - 4PM

revisions:		
no.	date	description

Issues:
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consultant:

scale:

drawn: DM	date: July 2024
checked:	
scale: NTS	project no.: P-508

sheet title:
Shadow Studies

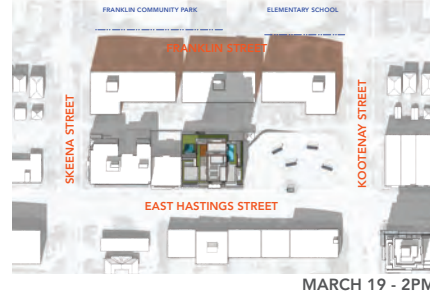
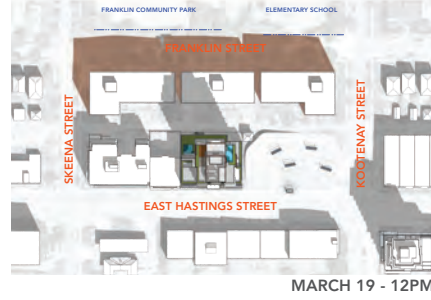


sheet no.: **A8.10**
P008 Elevations.vwx
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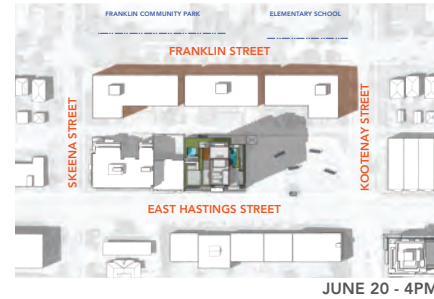
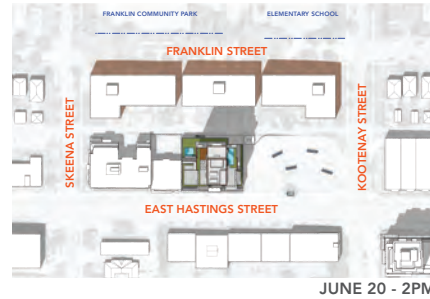
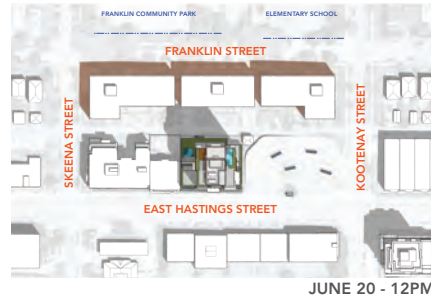


3553 East Hastings Street - Shadow Studies: Future Potential 6-Storey Developments Along Franklin Street

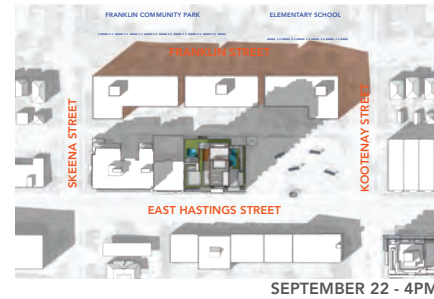
SPRING EQUINOX



SUMMER SOLSTICE



FALL EQUINOX



revisions:		
no.	date	description

Issues:
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consultant:

scale:



drawn: DM	date: July 2024
checked:	
scale: NTS	project no.: P-508

sheet title:
Shadow Studies



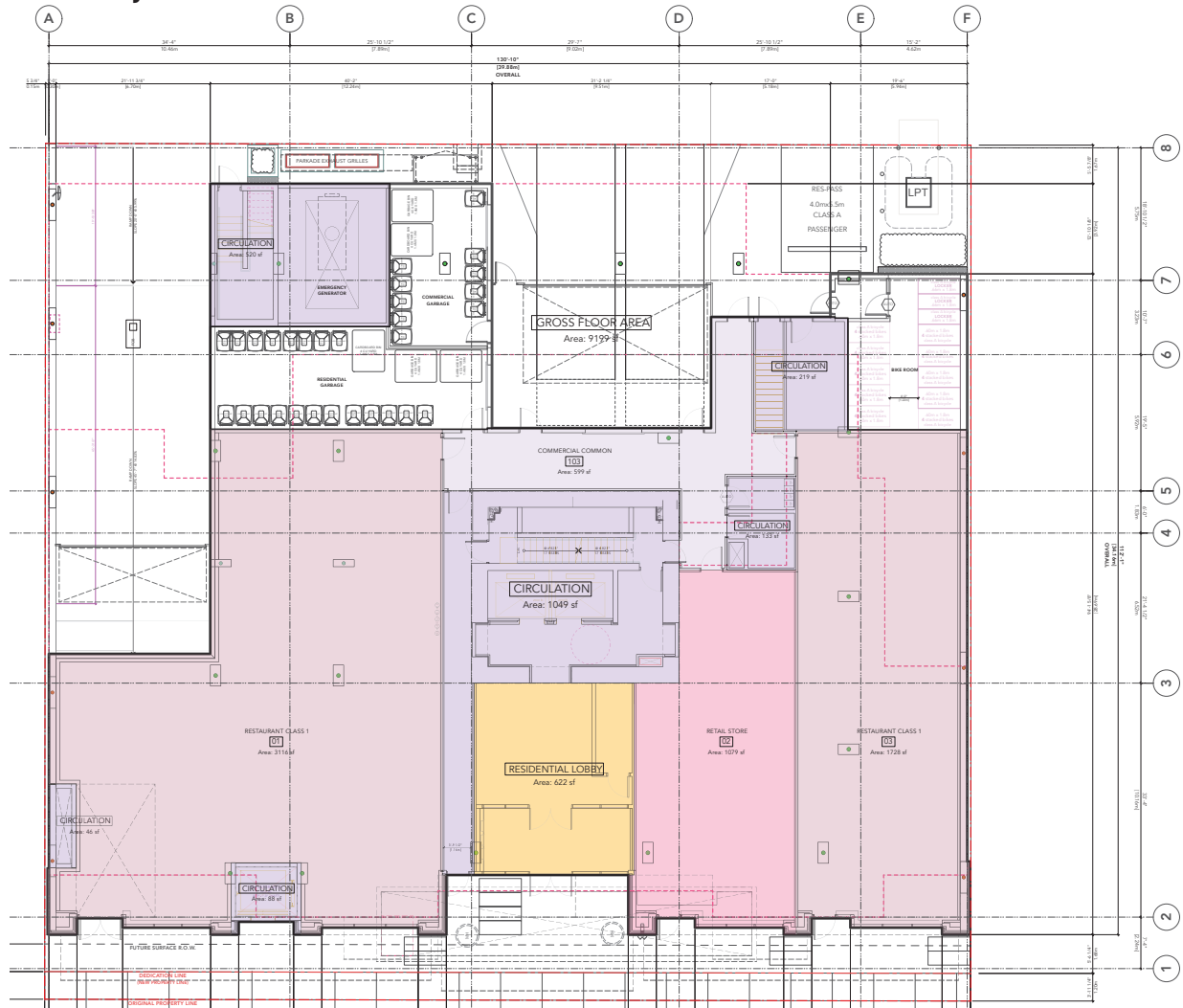
sheet no.:
A8.11

POB Elevations.vwx
rev: [QR Code]
plotted: 25-5-15 12:46:48 PM

3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



Commercial/Residential Area										FSR Exclusions (in Addition to Allowed)										NET FSR	
LEVEL	Rest. Store	Restaurant Class 1	Res. Lobby	Common Commercial	Circulation (Residential)	Residential Area (Units)	Amenity	STPA	Efficiency	Units	Storage	Balconies	Battery %	Recreation/Amusement	NET FSR						
1	1079	4844	622	599	2555	0	0	0	0	0	0	0	0	9199							
2																					
3																					
4																					
5																					
6																					
7																					
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11																					
12																					
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18																					
19																					
20																					
Total	1079	4844	622	599	2454	0	0	0	0	288	1465	0	0	13819							
Plus Permitted Common Area	0	0	0	0	0	0	0	0	0	0	0	0	0	13819							
Total Allowed Area	1079	4844	622	599	2454	0	0	0	0	288	1465	0	0	13819							
Plus Permitted Common Area	0	0	0	0	0	0	0	0	0	0	0	0	0	13819							
Total Allowed Area	1079	4844	622	599	2454	0	0	0	0	288	1465	0	0	13819							

Level 1 FSR Overlay
Scale: 1/8" = 1'-0"

revisions:		
no.	date	description

issues:

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project:
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MIXED-USE DEVELOPMENT
3553 East Hastings Street
Vancouver BC



consultant:

seal:



drawn: MCH/DM date: April 2025

checked: project no.: P508

scale: 1/8" = 1'-0" sheet title: Level 1 FSR Overlay

sheet no.: A9.01

PSDB Plans.vcx

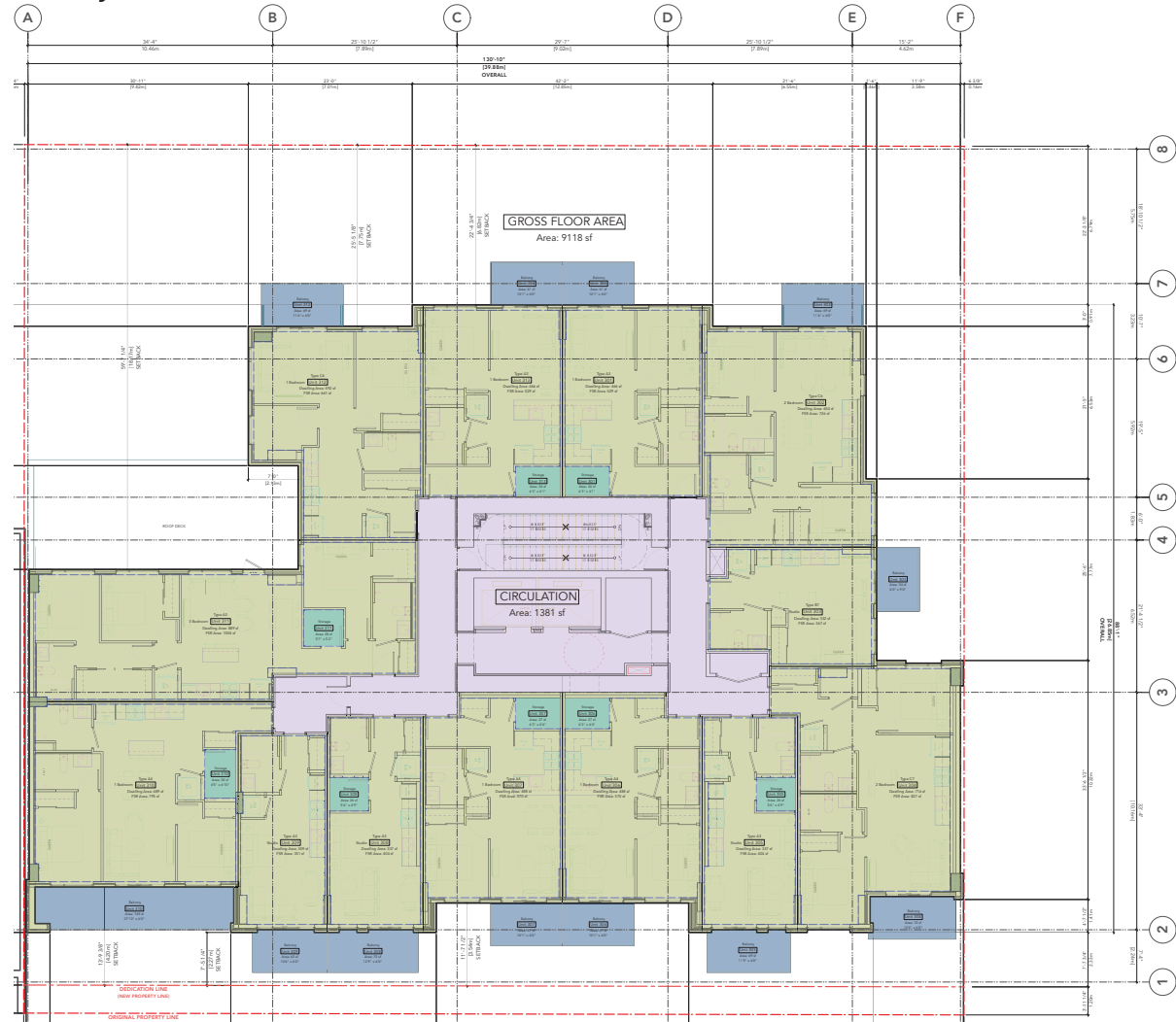


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3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



RESIDENTIAL UNIT SUMMARY

Level	Unit	Type	Configuration	Bedrooms	Bathrooms	Storage	Area (sq ft)	Area (sq m)	Net FSR Area	Balcony Area	Dwelling Unit Area
Level 3	301	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	302	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	303	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	304	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	305	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	306	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	307	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	308	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	309	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	310	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	311	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
	312	1-Bedroom	Master Suite	1	1	1	1,118	103.1	1,118	0	1,118
Level 3 Totals:											
				12	12	12	13,416	1,247.3	13,416	0	13,416

Level	Use	Area (sq ft)	Area (sq m)	Net FSR Area	Balcony Area	Dwelling Unit Area	FSR Exclusions (In Addition to Annual)				NET FSR
							Storage	Recreation	Amenity	Participation/Transition	
1	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
2	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
3	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
4	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
5	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
6	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
7	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
8	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
9	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
10	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
11	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
12	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
13	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
14	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
15	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
16	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
17	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
18	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
19	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
20	Commercial	1,118	103.1	1,118	0	1,118	0	0	0	0	1,118
Total		13,416	1,247.3	13,416	0	13,416	0	0	0	0	13,416

Level 3 FSR Overlay
Scale: 1/8" = 1'-0"

no.	date	description

issues:

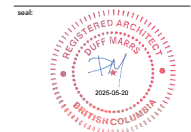
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project:
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MIXED-USE DEVELOPMENT
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Vancouver BC



consultant:



drawn: MCH/DM date: April 2025

checked: project no.: P508

scale: 1/8" = 1'-0"

sheet title: Level 3 FSR Overlay

sheet no.: A9.03

PSDB Plans.vcx

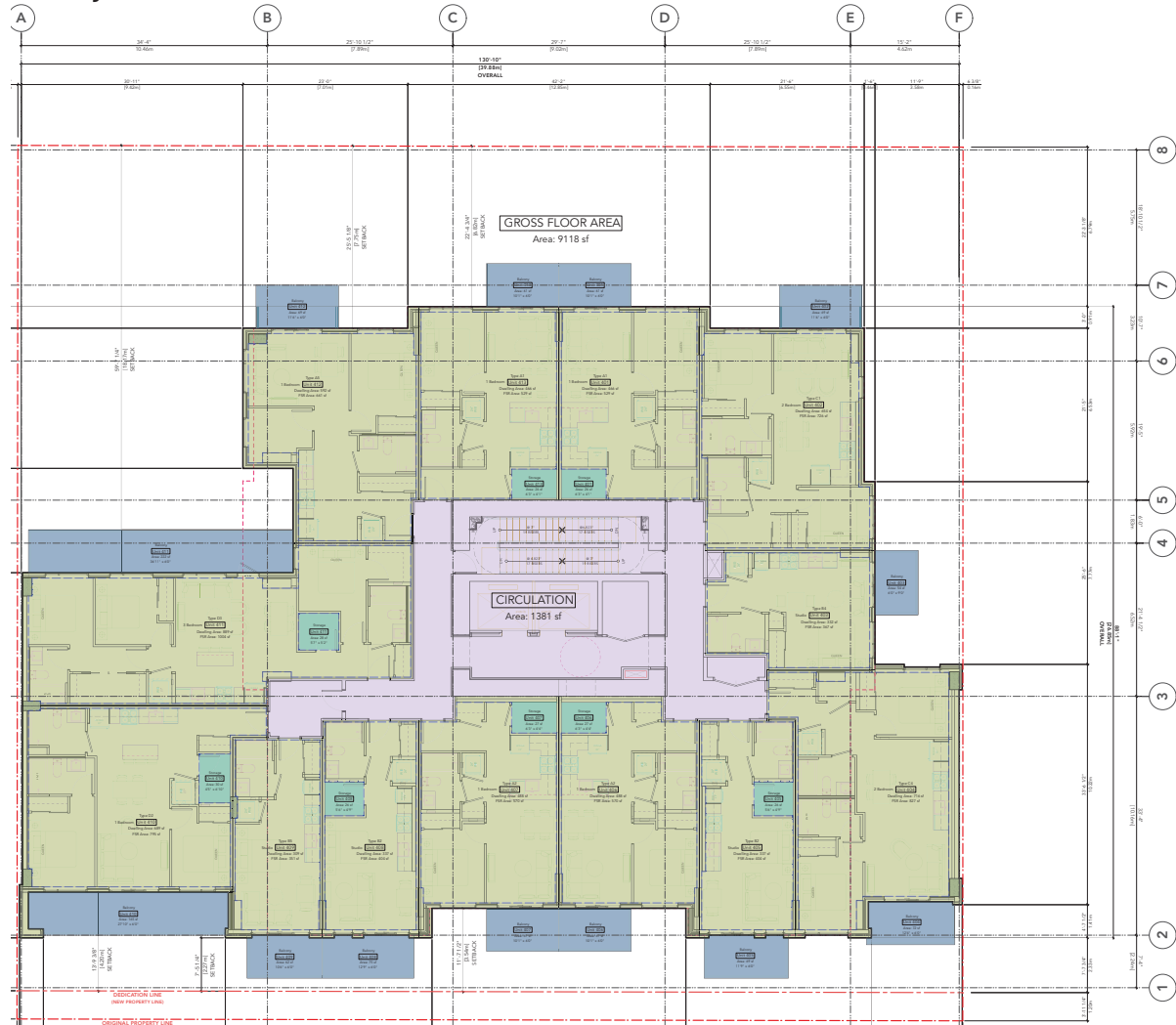


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3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



RESIDENTIAL UNIT SUMMARY

Level 4	Count	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
Level 4	1	1381	127.5	1381	127.5	1381	127.5	1381	127.5
Level 4 Totals:	1	1381	127.5	1381	127.5	1381	127.5	1381	127.5

Level 4 Summary

Category	Count	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
Commercial/Residential Area	1	9118	841.8	9118	841.8	9118	841.8
Net FSR	1	9118	841.8	9118	841.8	9118	841.8

Level	Use	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
1	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
2	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
3	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
4	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
5	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
6	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
7	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
8	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
9	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
10	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
11	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
12	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
13	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
14	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
15	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
16	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
17	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
18	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
19	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
20	Commercial/Residential	9118	841.8	9118	841.8	9118	841.8	9118	841.8
Total	20	18236	1683.6	18236	1683.6	18236	1683.6	18236	1683.6

Level 4 FSR Overlay
Scale: 1/8" = 1'-0"

revisions:

no.	date	description

issues:

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project:
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MIXED-USE DEVELOPMENT
3553 East Hastings Street
Vancouver BC

consultant:

PCi
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drawn: MCH/DM **date:** April 2025
checked: **project no.:** P508
scale: 1/8" = 1'-0" **sheet title:** Level 4 FSR Overlay
sheet no.: A9.04
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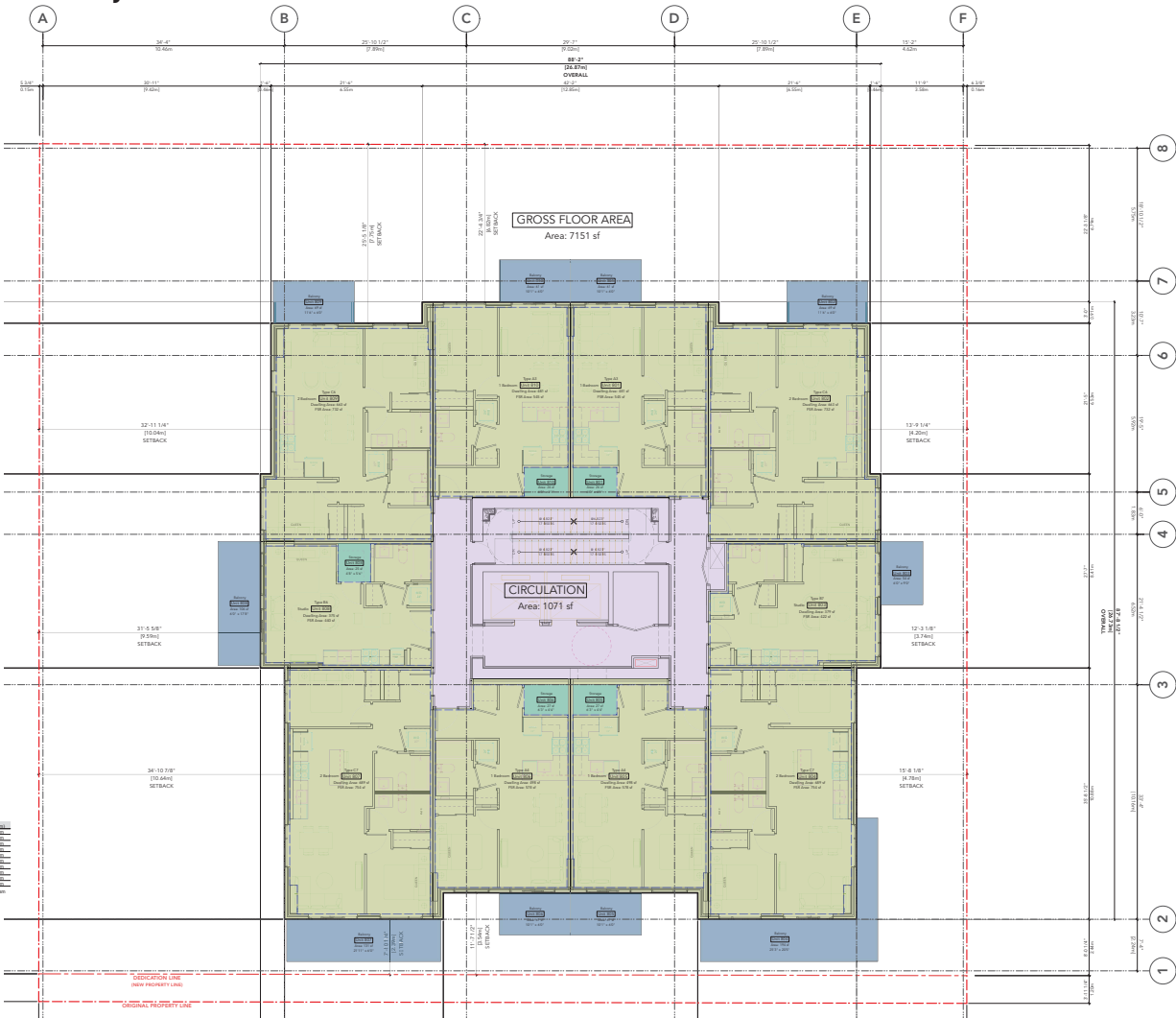
3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA

RESIDENTIAL UNIT SUMMARY

Level #	Unit No.	Type	Area (sq ft)	Area (sq m)	Bedrooms	Bathrooms	Storage	Other
Level 8	8001	1 Bed	512	47.3	1	1	1	1
	8002	1 Bed	512	47.3	1	1	1	1
	8003	1 Bed	512	47.3	1	1	1	1
	8004	1 Bed	512	47.3	1	1	1	1
	8005	1 Bed	512	47.3	1	1	1	1
	8006	1 Bed	512	47.3	1	1	1	1
	8007	1 Bed	512	47.3	1	1	1	1
	8008	1 Bed	512	47.3	1	1	1	1
	8009	1 Bed	512	47.3	1	1	1	1
	8010	1 Bed	512	47.3	1	1	1	1
Level 8 Totals: 5120 sq ft, 473 sq m, 10 Units								



Category	Area (sq ft)	Area (sq m)	Percentage (%)
Commercial/Residential Area			
Level 8	5120	473	71.7%
Level 9	1000	93	14.1%
Level 10	1000	93	14.1%
Other			
Level 11	1000	93	14.1%
Level 12	1000	93	14.1%
Total	9120	846	100%

Level 8 FSR Overlay
Scale: 1/8" = 1'-0"

no.	date	description

issues:

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3553 East Hastings Street
Vancouver BC
PCI DEVELOPMENTS

consultant:

scale:



drawn: MCH/DM date: April 2025

checked: project no.: P508

scale: 1/8" = 1'-0"

sheet title: Level 8 FSR Overlay

sheet no.: A9.08

POB Plans.vcx



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3553 East Hastings Street - FSR Overlays

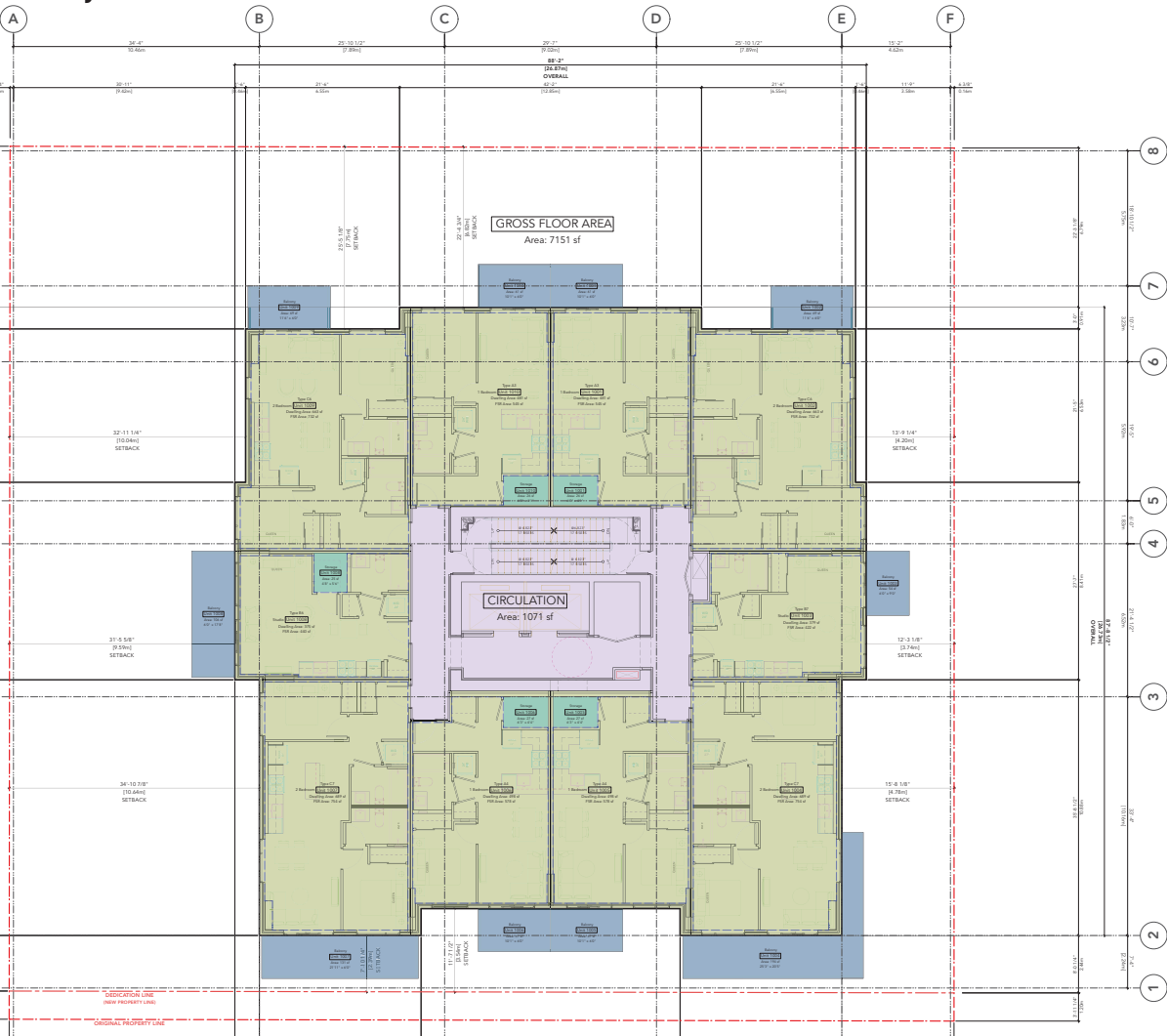
FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA

RESIDENTIAL UNIT SUMMARY

Level 10	Unit No.	Type	Area (sq ft)	Area (sq m)	Net FSR Area	Balcony Area	Dwelling Unit Area
	1001	1 Bed	524.0	48.3	524.0	0.0	524.0
	1002	1 Bed	524.0	48.3	524.0	0.0	524.0
	1003	1 Bed	524.0	48.3	524.0	0.0	524.0
	1004	1 Bed	524.0	48.3	524.0	0.0	524.0
	1005	1 Bed	524.0	48.3	524.0	0.0	524.0
	1006	1 Bed	524.0	48.3	524.0	0.0	524.0
	1007	1 Bed	524.0	48.3	524.0	0.0	524.0
	1008	1 Bed	524.0	48.3	524.0	0.0	524.0
	1009	1 Bed	524.0	48.3	524.0	0.0	524.0
	1010	1 Bed	524.0	48.3	524.0	0.0	524.0
	1011	1 Bed	524.0	48.3	524.0	0.0	524.0
	1012	1 Bed	524.0	48.3	524.0	0.0	524.0
	1013	1 Bed	524.0	48.3	524.0	0.0	524.0
	1014	1 Bed	524.0	48.3	524.0	0.0	524.0
	1015	1 Bed	524.0	48.3	524.0	0.0	524.0
	1016	1 Bed	524.0	48.3	524.0	0.0	524.0
	1017	1 Bed	524.0	48.3	524.0	0.0	524.0
	1018	1 Bed	524.0	48.3	524.0	0.0	524.0
	1019	1 Bed	524.0	48.3	524.0	0.0	524.0
	1020	1 Bed	524.0	48.3	524.0	0.0	524.0
Level 10 Totals:			6000.0	554.6	6000.0	0.0	6000.0

Level 10 Summary	Unit Counts	Count	% of Total	% of Allowable
1 Bed	20	100.0%	100.0%	100.0%
2 Bed	0	0.0%	0.0%	0.0%
3 Bed	0	0.0%	0.0%	0.0%
Total Unit Counts	20	100.0%	100.0%	100.0%



Level	Use Class	Area (sq ft)	Area (sq m)	Net FSR Area	Balcony Area	Dwelling Unit Area
1	Commercial Retail	1000	92.9	1000	0	1000
2	Commercial Restaurant	1000	92.9	1000	0	1000
3	Commercial Common Area	1000	92.9	1000	0	1000
4	Residential Units	6000	554.6	6000	0	6000
5	Residential Circulation	1071	98.8	1071	0	1071
6	Residential Lobby	1000	92.9	1000	0	1000
7	Storage	1000	92.9	1000	0	1000
8	Balcony (Open to Below)	1000	92.9	1000	0	1000
9	Amenity	1000	92.9	1000	0	1000
10	Dwelling Unit Area	6000	554.6	6000	0	6000
Total		11971	1104.5	11971	0	11971

Level 10 FSR Overlay
Scale: 1/8" = 1'-0"

revisions:

no.	date	description

issues:

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3553 East Hastings Street
Vancouver BC

consultant:
PCI
CONSULTANTS

scale:
1/8" = 1'-0"

sheet title:
Level 10 FSR Overlay

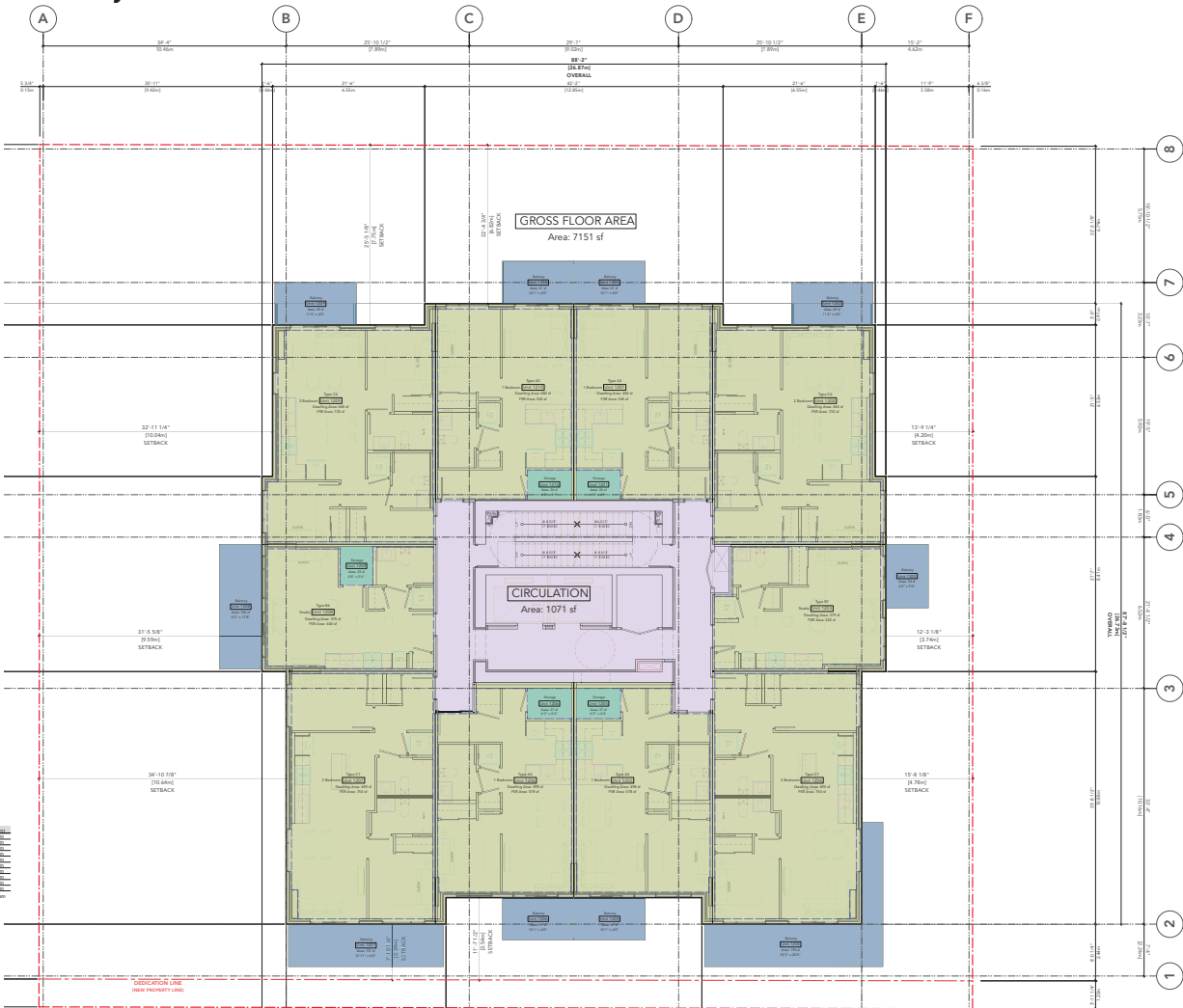
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checked: **project no.:** P508

sheet no.: A9.10
plot no.: 25-415 3.32-45 PM

3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



RESIDENTIAL UNIT SUMMARY

Level 12	Unit No.	Area	Category	Area (sq ft)	Area (sq m)
Level 12	12-01	1,100	Residential	1,100	101.7
	12-02	1,100	Residential	1,100	101.7
	12-03	1,100	Residential	1,100	101.7
	12-04	1,100	Residential	1,100	101.7
	12-05	1,100	Residential	1,100	101.7
	12-06	1,100	Residential	1,100	101.7
	12-07	1,100	Residential	1,100	101.7
	12-08	1,100	Residential	1,100	101.7
	12-09	1,100	Residential	1,100	101.7
	12-10	1,100	Residential	1,100	101.7
	12-11	1,100	Residential	1,100	101.7
	12-12	1,100	Residential	1,100	101.7
Level 12 Totals:					
				13,218 sq ft	1,226 sq m

Commercial/Residential Area	Area (sq ft)	Area (sq m)	FSR	Units	Net FSR
Commercial	1071	98.8	1.0	0	1071
Residential	6080	561.3	1.0	12	6080
Total	7151	660.1	1.0	12	7151

Level 12 FSR Overlay
 Scale: 1/8" = 1'-0"
 sheet title: Level 12 FSR Overlay
 sheet no.: A9.12
 drawn: MCH/DM date: April 2025
 checked: project no.: P508
 scale: 1/8" = 1'-0"
 sheet title: Level 12 FSR Overlay
 sheet no.: A9.12
 P508 Plans.vcx
 plotted: 25-4-15 3:33:34 PM

revisions:	no.	date	description

issues:

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 3553 East Hastings Street
 Vancouver BC
PCI
 DEVELOPMENTS

consultant:



drawn: MCH/DM date: April 2025

checked: project no.: P508

scale: 1/8" = 1'-0"

sheet title: Level 12 FSR Overlay

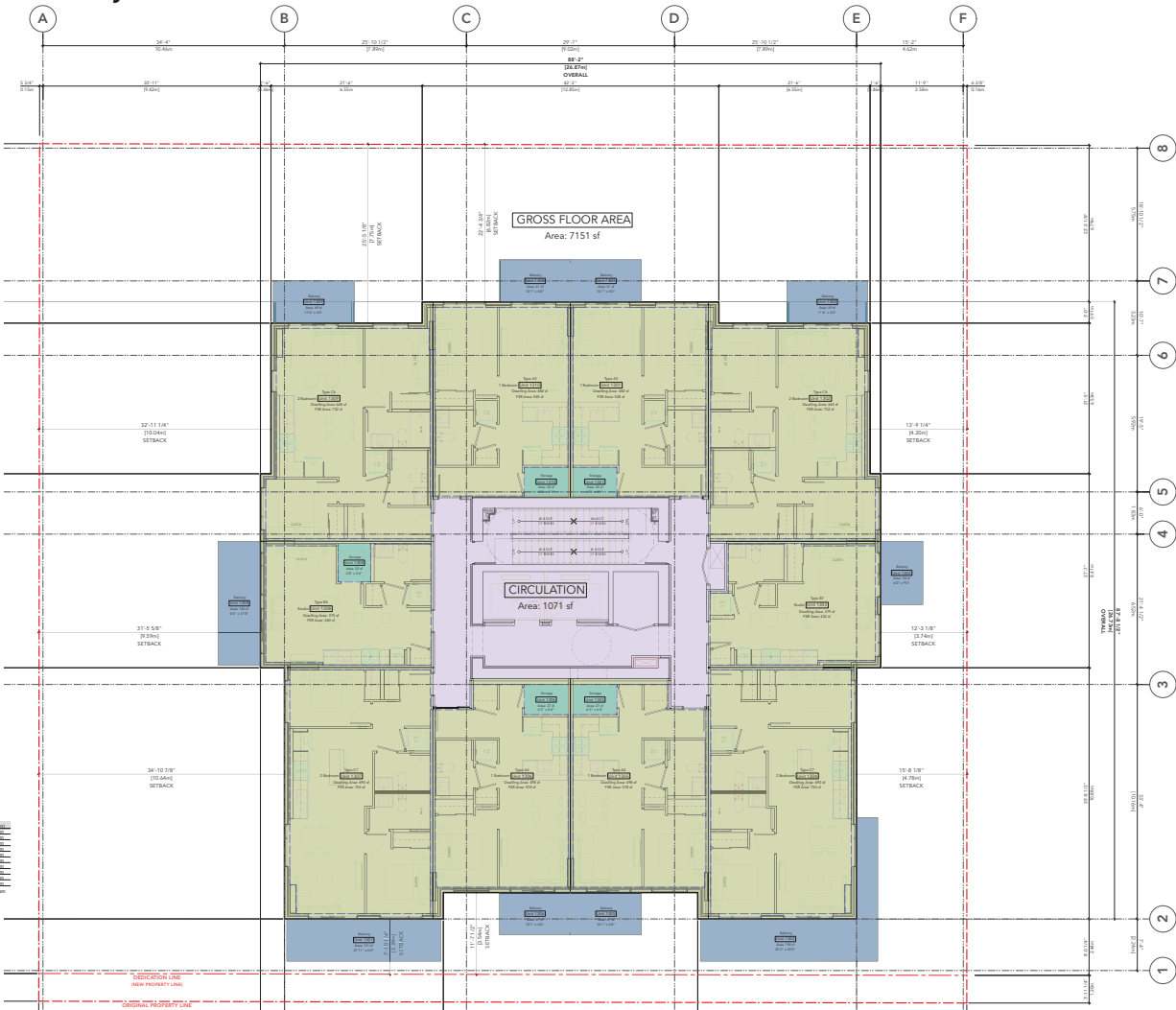
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3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



LEVEL	Rise (mm)	Rise (feet)	Residential Class 1	Floor Lobby	Common Commercial	Circulation (Residential)	Residential Area (Units)	Amenity	GFA	Efficiency	Units	FSR Exclusions (In Addition to Annual)		NET FSR					
												Storage	Basement		Basement %	Penetration/Inclusion			
1	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
2	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
3	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
4	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
5	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
6	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
7	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
8	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
9	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
10	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
11	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
12	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
13	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
14	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
15	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
16	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
17	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
18	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
19	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
20	0	0.00'	584.0'	0.0'	0.0'	0.0'	0.0	0.0	0.00	0.00%	0	0.0'	0.0%	0.00					
Total												14884.0'	79.79%	178 units	2438.0'	14835.0'	11%	8.4'	13889.0'
Days Provided Common Area												288.0'			288.0'	1.56%	0		13832.7'
Total Admitted Area												15172.0'			2726.0'				12446.0'
Days Provided Common Area												288.0'			288.0'				12158.0'

RESIDENTIAL UNIT SUMMARY

Level 13	Unit Count	Area (sq ft)	Area (sq m)	Net FSR Area	Balcony Area	Dwelling Unit Area
Level 13 Total:	6800	131.05	12.17	3848.57	532.64	867.83

no.	date	description
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issues:

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 SECURED RENTAL HOUSING
 MIXED-USE DEVELOPMENT
 3553 East Hastings Street
 Vancouver BC

consultant:



drawn: MCH/DM **date:** April 2025

scale: 1/8" = 1'-0" **project no.:** P508

sheet title: Level 13 FSR Overlay

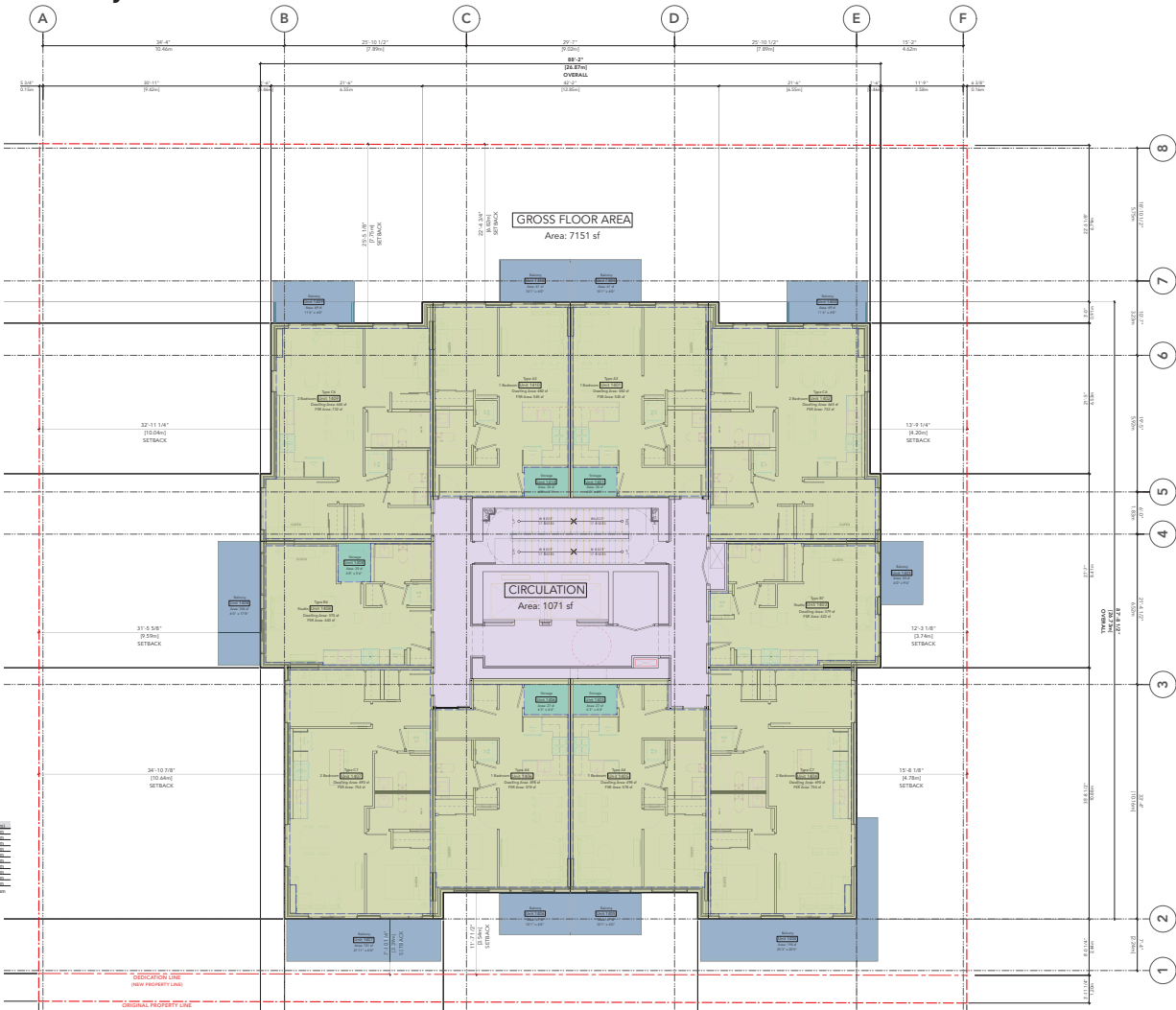
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Level 13 FSR Overlay
 Scale: 1/8" = 1'-0"

3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



RESIDENTIAL UNIT SUMMARY

Level 14	Unit No.	Type	Area (sq ft)	Area (sq m)	Bedrooms	Bathrooms	Storage	Other
Level 14 Summary	1401	1 Bed	650	60.1	1	1	1	1
	1402	1 Bed	650	60.1	1	1	1	1
	1403	1 Bed	650	60.1	1	1	1	1
	1404	1 Bed	650	60.1	1	1	1	1
	1405	1 Bed	650	60.1	1	1	1	1
	1406	1 Bed	650	60.1	1	1	1	1
	1407	1 Bed	650	60.1	1	1	1	1
	1408	1 Bed	650	60.1	1	1	1	1
	1409	1 Bed	650	60.1	1	1	1	1
	1410	1 Bed	650	60.1	1	1	1	1
	1411	1 Bed	650	60.1	1	1	1	1
	1412	1 Bed	650	60.1	1	1	1	1
Total Area:			7800	723.6	12	12	12	12

Level	Area (sq ft)	Area (sq m)	Units	Units/sq ft	Units/sq m
Level 14	7800	723.6	12	0.0154	0.0177
Total	7800	723.6	12	0.0154	0.0177

Level 14 FSR Overlay
 Scale: 1/8" = 1'-0"
 sheet title: Level 14 FSR Overlay
 A9.14
 P508

revisions:
 no. | date | description

issues:

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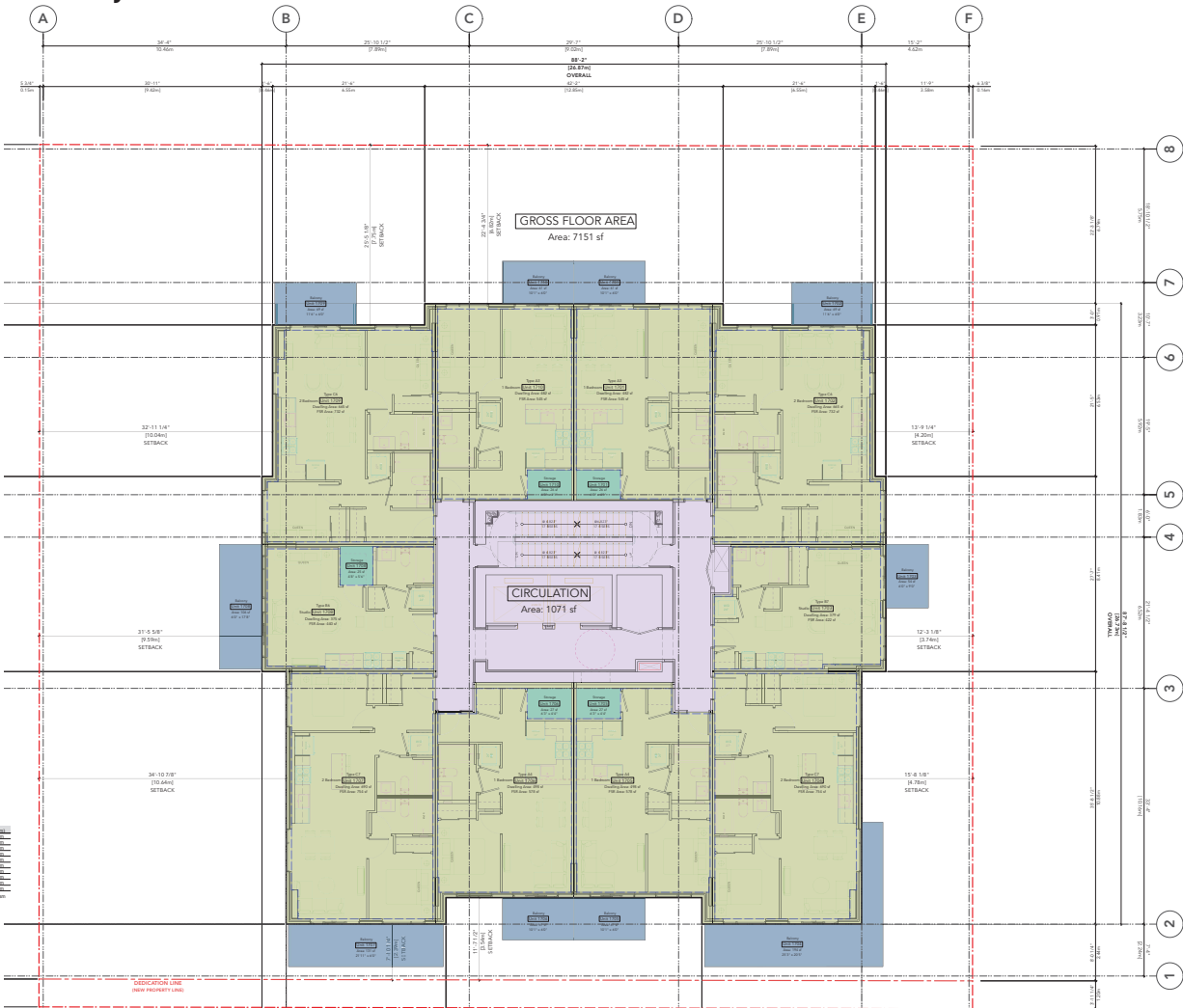
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 2005-05-20
 BRITISH COLUMBIA

drawn: MCH/DM date: April 2025
 checked: project no.: P508
 scale: 1/8" = 1'-0"
 sheet title: Level 14 FSR Overlay
 sheet no.: P508 Plans.vcx
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 P508
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3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



RESIDENTIAL UNIT SUMMARY

Level 17	Unit No.	Type	Category	Area	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)																														
Level 17 Totals:	6860 of 564.6 sqm 12.17 km 5948.57 of 552.64 sqm 87.80 of 80.51 km 5424 of 502.81 sqm																																							
	<table border="1"> <tr> <th>Category</th> <th>Count</th> <th>% By Count</th> <th>% By Area</th> </tr> <tr> <td>Residential</td> <td>4</td> <td>57.1%</td> <td>23.3%</td> </tr> <tr> <td>Commercial</td> <td>2</td> <td>28.6%</td> <td>23.3%</td> </tr> <tr> <td>Amenity</td> <td>4</td> <td>57.1%</td> <td>23.3%</td> </tr> </table>										Category	Count	% By Count	% By Area	Residential	4	57.1%	23.3%	Commercial	2	28.6%	23.3%	Amenity	4	57.1%	23.3%														
	Category	Count	% By Count	% By Area																																				
	Residential	4	57.1%	23.3%																																				
	Commercial	2	28.6%	23.3%																																				
	Amenity	4	57.1%	23.3%																																				
	<table border="1"> <tr> <th>Area Totals</th> <th>Unit</th> <th>Area (sq ft)</th> <th>Area (sq m)</th> <th>Area (sq ft)</th> <th>Area (sq m)</th> </tr> <tr> <td>Residential</td> <td>4</td> <td>1584.00</td> <td>146.10</td> <td>1584.00</td> <td>146.10</td> </tr> <tr> <td>Commercial</td> <td>2</td> <td>1071.00</td> <td>99.00</td> <td>1071.00</td> <td>99.00</td> </tr> <tr> <td>Amenity</td> <td>4</td> <td>1584.00</td> <td>146.10</td> <td>1584.00</td> <td>146.10</td> </tr> <tr> <td>Dwelling Unit Area</td> <td>4</td> <td>5424.00</td> <td>502.81</td> <td>5424.00</td> <td>502.81</td> </tr> </table>										Area Totals	Unit	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Residential	4	1584.00	146.10	1584.00	146.10	Commercial	2	1071.00	99.00	1071.00	99.00	Amenity	4	1584.00	146.10	1584.00	146.10	Dwelling Unit Area	4	5424.00	502.81	5424.00	502.81
	Area Totals	Unit	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)																																		
	Residential	4	1584.00	146.10	1584.00	146.10																																		
	Commercial	2	1071.00	99.00	1071.00	99.00																																		
Amenity	4	1584.00	146.10	1584.00	146.10																																			
Dwelling Unit Area	4	5424.00	502.81	5424.00	502.81																																			

Commercial/Residential Area	Level	Base Area	Residential Class 1	Base Lobby	Common Commercial	Circulation (Residential)	Residential Area Units	Amenity	STPA	Efficiency	Units	FSR Exclusions (In Addition to Annual)	NET FSR
1	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
2	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
3	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
4	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
5	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
6	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
7	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
8	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
9	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
10	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
11	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
12	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
13	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
14	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
15	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
16	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
17	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
18	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
19	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
20	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60
Total	1071.00	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60	564.60

Level 17 FSR Overlay
Scale: 1/8" = 1'-0"

revisions:

no.	date	description

issues:

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consultant:
PCI
CONSULTANTS

scale:
1/8" = 1'-0"

drawn: MCH/DM **date:** April 2025
checked: **project no.:** P508

sheet title: Level 17 FSR Overlay

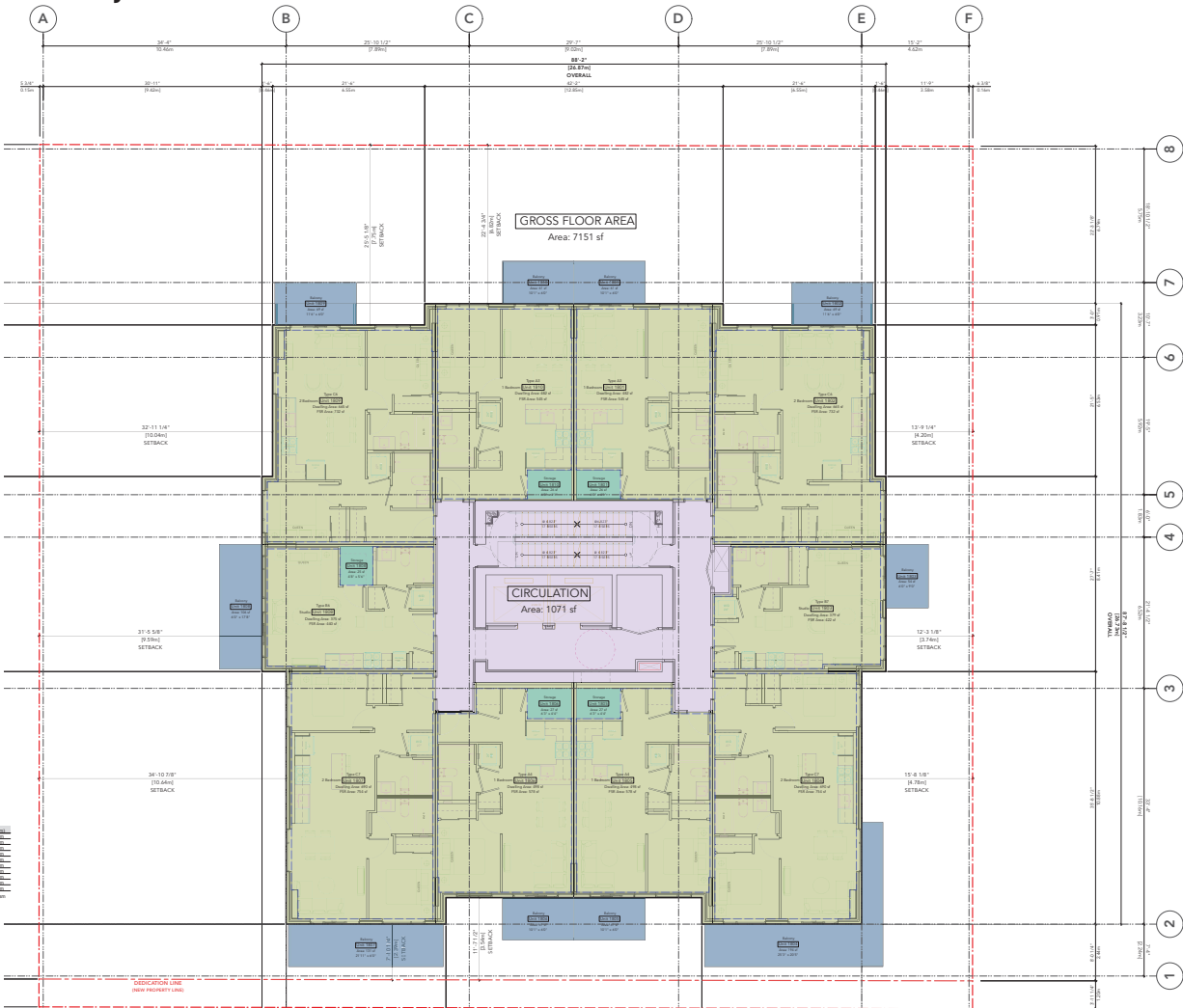
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3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



RESIDENTIAL UNIT SUMMARY

Level 18	Unit No.	Type	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
Level 18 Totals:	1801	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1802	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1803	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1804	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1805	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1806	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1807	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1808	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1809	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3
	1810	1-Bedroom	524.0	48.3	524.0	48.3	524.0	48.3	524.0	48.3

Level 18	Base Area	Residential Class 1	Base Lobby	Common Commercial	Calculation (Residential)	Residential Area Units	Amenity	Office	Efficiency	Units	FSR Exclusions (In Addition to Amenity)	NET FSR
1	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
2	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
3	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
4	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
5	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
6	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
7	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
8	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
9	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
10	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
11	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
12	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
13	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
14	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
15	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
16	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
17	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
18	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
19	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
20	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0
Total	1071.0	524.0	524.0	524.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0	1071.0

Level 18 FSR Overlay
Scale: 1/8" = 1'-0"

revisions:

no.	date	description

issues:

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PCI DEVELOPMENTS

consultant:

scale:

drawn: MCH/DM **date:** April 2025

checked: **project no.:** P508

scale: 1/8" = 1'-0" **sheet title:** Level 18 FSR Overlay

sheet no.: A9.18 **sheet title:** Level 18 FSR Overlay

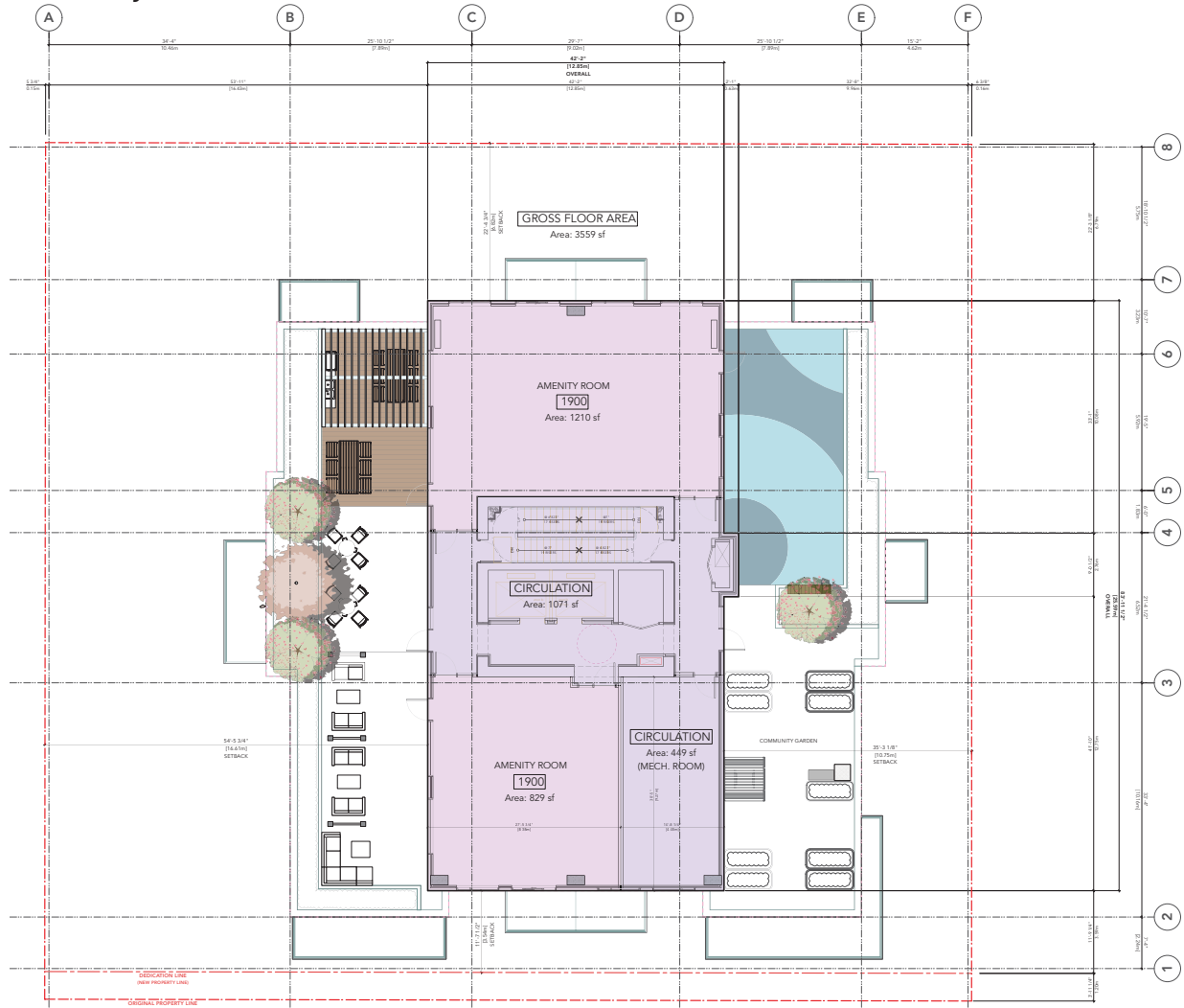
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3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



Commercial/Residential Areas				FSR Exclusions (in Addition to Amenity)										NET FSR	
LP No.	Range (Zone)	Residential Class 1	Res. Lobby	Common Commercial	Circulation (Residential)	Residential Area (Units)	Amenity	STPA	Efficiency	Mez	Storage	Recreation	Mezzanine	Mechanical/Plant	100% FSR
1	1019-1020	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
2	1021-1022	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
3	1023-1024	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
4	1025-1026	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
5	1027-1028	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
6	1029-1030	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
7	1031-1032	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
8	1033-1034	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
9	1035-1036	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
10	1037-1038	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
11	1039-1040	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
12	1041-1042	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
13	1043-1044	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
14	1045-1046	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
15	1047-1048	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
16	1049-1050	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
17	1051-1052	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
18	1053-1054	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
19	1055-1056	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
20	1057-1058	4842 sf	822 sf	589 sf	2555 sf	0 sf	3971 sf	0.00%	0.00%	0 sf	0 sf	0 sf	0 sf	0 sf	4842 sf
Total	1979-1058	4842 sf	822 sf	589 sf	24164 sf	0 sf	10716 sf	79.9%	176 units	2436 sf	14655 sf	1%	9 sf	14899 sf	
Plus Proposed Common Area		100 sf	0 sf	0 sf	2084.98 sq.m	2084.98 sq.m	218.82 sq.m	13173.89 sq.m		208.87 sq.m	1342.21 sq.m		0 sf	12832.79 sq.m	
Total Available Area		1100 sf	5312 sf												
119.28 sq.m		493.58 sq.m													

revisions:		
no.	date	description

issues:

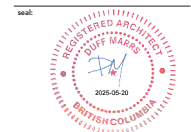
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project:
 SECURED RENTAL HOUSING
 MIXED-USE DEVELOPMENT
 3553 East Hastings Street
 Vancouver BC
PCI
 DEVELOPMENTS

consultant:



drawn: MCH/DM date: April 2025
 checked:

scale: 1/8" = 1'-0" project no.: P508

sheet title:
Level 19 FSR Overlay

sheet no.:
A9.19

POB Plans.vcx



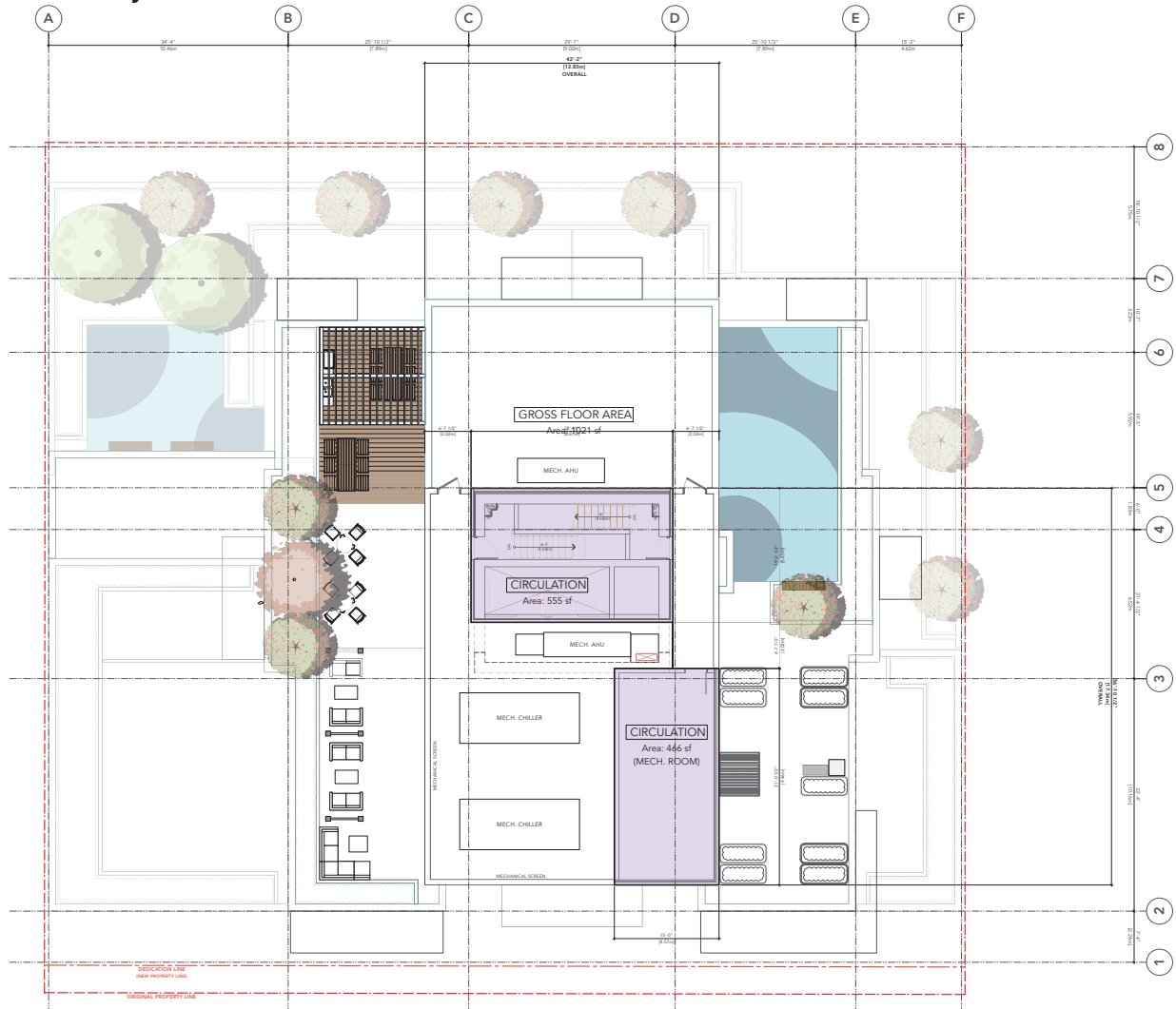
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Level 19 FSR Overlay
 Scale: 1/8" = 1'-0"

3553 East Hastings Street - FSR Overlays

FSR COLOUR SCHEDULE

- COMMERCIAL RETAIL
- COMMERCIAL RESTAURANT
- COMMERCIAL COMMON AREA
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- RESIDENTIAL LOBBY
- STORAGE
- BALCONY (OPEN TO BELOW)
- AMENITY
- DWELLING UNIT AREA



Commercial/Residential Area										FSR Exclusions (in Addition to Annex)										NET FSR	
LP/FL	Range (Zone)	Residential Class 1	Res. Lobby	Common Commercial	Circulation (Residential)	Residential Area (Lobby)	Amenity	STP	Efficiency	MECH	Storage	Recreation	Mezzanine	Roof/terrace/penetration	101 FSR	102 FSR					
1	101	4844 sf	822 sf	589 sf	555 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	4844 sf	1467 sf					
2	101	1881 sf	777 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1881 sf	572 sf	572 sf					
3	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
4	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
5	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
6	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
7	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
8	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
9	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
10	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
11	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
12	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
13	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
14	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
15	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
16	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
17	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
18	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
19	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
20	101	1716 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	1716 sf	527 sf	527 sf					
Total																					
Total		1978 sf	4844 sf	822 sf	589 sf	34164 sf	107186 sf	74.76 %	178 units	2436 sf	14455 sf	11 %	8 sf	158918 sf	18342.79 sqm						
Plus Proposed Common Area		108 sf	0 sf	0 sf	0 sf	288.98 sqm	228.82 sqm	216.82 sqm	13172.89 sqm	208.87 sqm	1342.21 sqm										
Total Available Area		1108 sf	4844 sf	822 sf	589 sf																
Total Available Area		119.38 sqm	455.54 sqm																		

revisions:		
no.	date	description

issues:

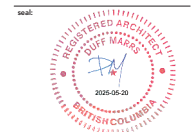
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PCI
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consultant:



drawn: MCH/DM date: April 2025
 checked:

scale: 1/8" = 1'-0" project no.: P508

sheet title:
Level 20 FSR Overlay

sheet no.:
A9.20

Level 20 FSR Overlay
 Scale: 1/8" = 1'-0"

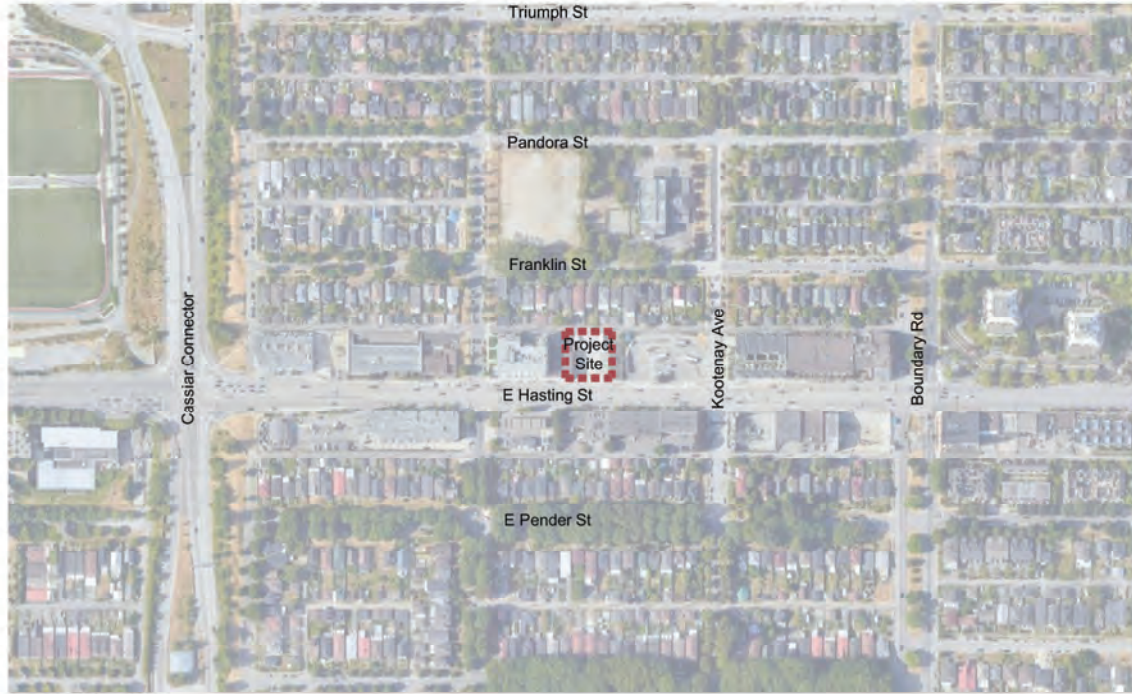
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3555 E Hastings

Issued for Rezoning



Location Map (NTS)

Sheet List Table	
Sheet Number	Sheet Title
L-00	COVER SHEET
L-01	TREE MANAGEMENT PLAN
L-02	L1 LANDSCAPE PLAN
L-03	L2 LANDSCAPE PLAN
L-04	L3 LANDSCAPE PLAN
L-05	L5 LANDSCAPE PLAN
L-06	L19 LANDSCAPE PLAN
L-07	L1 SOIL VOLUME PLAN
L-08	L2 SOIL VOLUME PLAN
L-10	L5 SOIL VOLUME PLAN
L-11	L19 SOIL VOLUME PLAN
L-12	PLANTING PALETTE
LD-01	DETAILS

Contact Information

VDZ+A
Project Landscape Architecture

Fort Langley Studio
101 - 9181 Church Street
Fort Langley, British Columbia, V1M 1A0

Mount Pleasant Studio
102-3535 Kingsway
Vancouver, British Columbia, V5T 3J7

Kelowna Studio
ONE Water West, 1181 Sunset Dr #302,
Kelowna, British Columbia, V1Y 0L4

Primary project contact:
Selina Zheng
Selina@vdz.ca
604.882.0024 (Ext: 120)

Alternate contacts (incase away):
Dave Jerke
Principal Landscape Architect
Dave@vdz.ca
604.882.0024 (Ext: 102)

Contact Information

PCI Developments
Project Owner

300 - 1030 West Georgia Street,
Vancouver, BC Canada V6E 2Y3
o. (604) 684-1151

BHA Architecture Inc.
Project Building Architecture

Suite 205 - 1628 West 1st Avenue,
Vancouver B.C.
o. (604) 730-8100

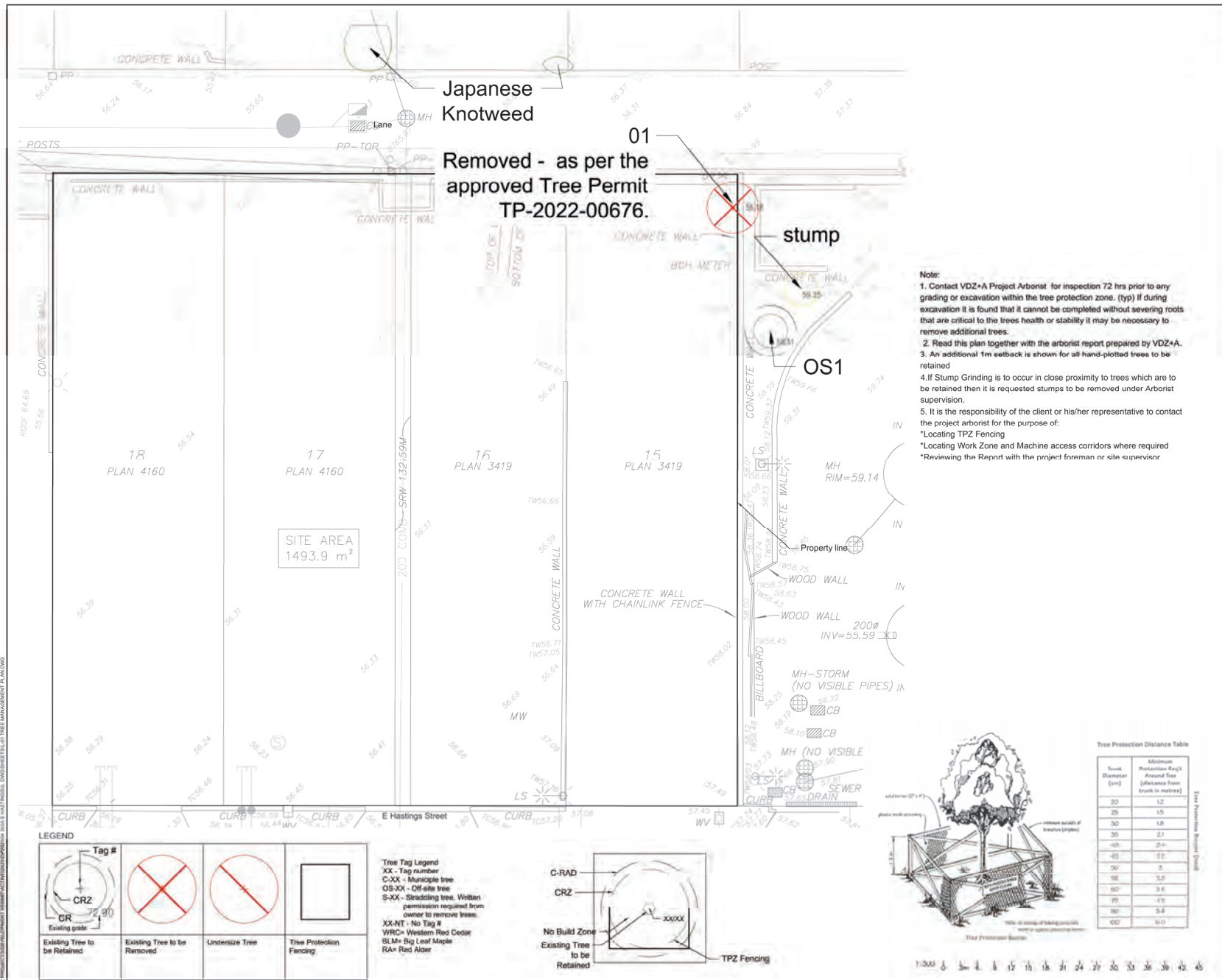
No.	By:	Description	Date
1	sz	Issued for Rezoning	May 20, 2025
REVISIONS TABLE FOR DRAWINGS			
* changes required. This drawing and design is the property of Vdz+A Inc. + associates inc. and may not be reproduced or used for other projects without permission.			
REVISIONS TABLE FOR SHEET			
No.	By:	Description	Date
Project: 3553 EAST HASTINGS STREET			
Location: 3553 East Hastings Street, Vancouver, B.C.			
Drawn:	sz		
Checked:	DJ		
Approved:	DJ		
Scale:	Original Sheet Size: 24"x36"		
AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING AND DESIGN IS THE PROPERTY OF Vdz+A INC. + ASSOCIATES INC. AND IS NOT TO BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT PERMISSION.		

Drawing Title:
COVER SHEET



VDZ Project #:
DP2021-04

Drawing #:
L-00

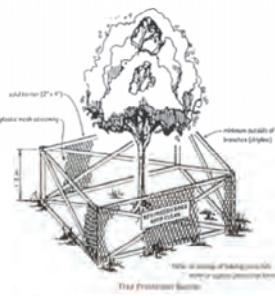
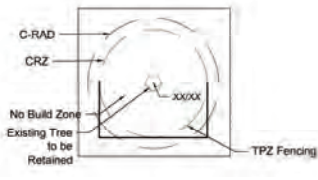


Note:
 1. Contact VDZ+A Project Arbonist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 2. Read this plan together with the arborist report prepared by VDZ+A.
 3. An additional 1m setback is shown for all hand-plotted trees to be retained
 4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 * Locating TPZ Fencing
 * Locating Work Zone and Machine access corridors where required
 * Reviewing the Report with the project foreman or site supervisor

LEGEND

CRZ Existing grade	Existing Tree to be Retained	Existing Tree to be Removed	Undersize Tree	Tree Protection Fencing
-----------------------	------------------------------	-----------------------------	----------------	-------------------------

Tree Tag Legend
 XX - Tag number
 O-XX - Municipal tree
 S-XX - Off-site tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 WRC= Western Red Cedar
 SL= Big Leaf Maple
 RA= Red Alder



Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Radius Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
1	SZ	Issued for Reasoning	May 20, 2025

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date
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Project:
 3553 EAST HASTINGS STREET

Location:
 3553 East Hastings Street,
 Vancouver, B.C.

Drawn: SZ
Checked: DJ
Approved: DJ

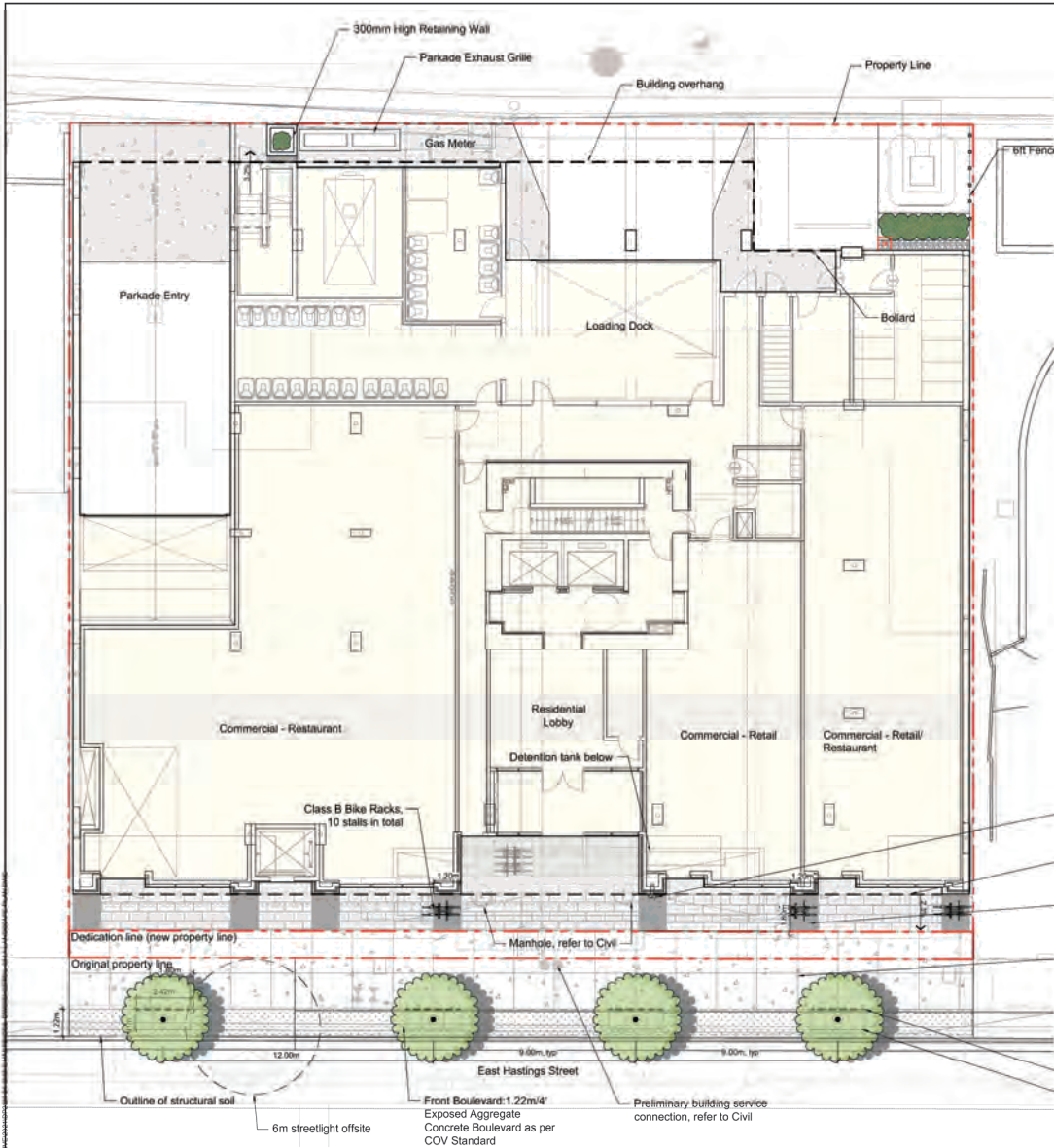
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 DAVID JERKE
 5041

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Scale:
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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Pattern]		Broom Finished C.I.P. Concrete Colour: Natural
[Pattern]		Broom Finished C.I.P. Concrete Colour: Charcoal
[Pattern]		Exposed Aggregate Concrete
[Pattern]		Concrete Unit Paver
[Pattern]		Shrub Planting
[Pattern]		Drop Strip
[Pattern]		Bike Racks
[Pattern]		Bolt fence
[Pattern]		Bolard

IRRIGATION

KEY	DESCRIPTION
[Symbol]	IRRIGATION STUB-OUT 2" OD x 6m Maximum Coverage. To be Coordinated with Mechanical. Refer to General Notes. Check for ground cover and connection for control (manual irrigation conditions)

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
[Symbol]	Nyssa sylvatica Tundra Tower / Tundra	B&B	6 cm cal.	4

1 L1 SITE PLAN
Scale 1:100



VDZ+A
 VERTICAL DESIGN ZONE ARCHITECTS
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 345 5541 Church St. 560-855 Kingway
 Fort Langley, BC Vancouver, BC
 V3M 1A2 V5T 1A7
 www.vdz.ca 604-880-0207

No.	By	Description	Date
1	SZ	Issued for Bidding	May 20, 2021

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3553 EAST HASTINGS STREET

Location:
3553 East Hastings Street,
Vancouver, B.C.

Drawn: [Signature]
SZ

Checked: DJ

Approved: DJ

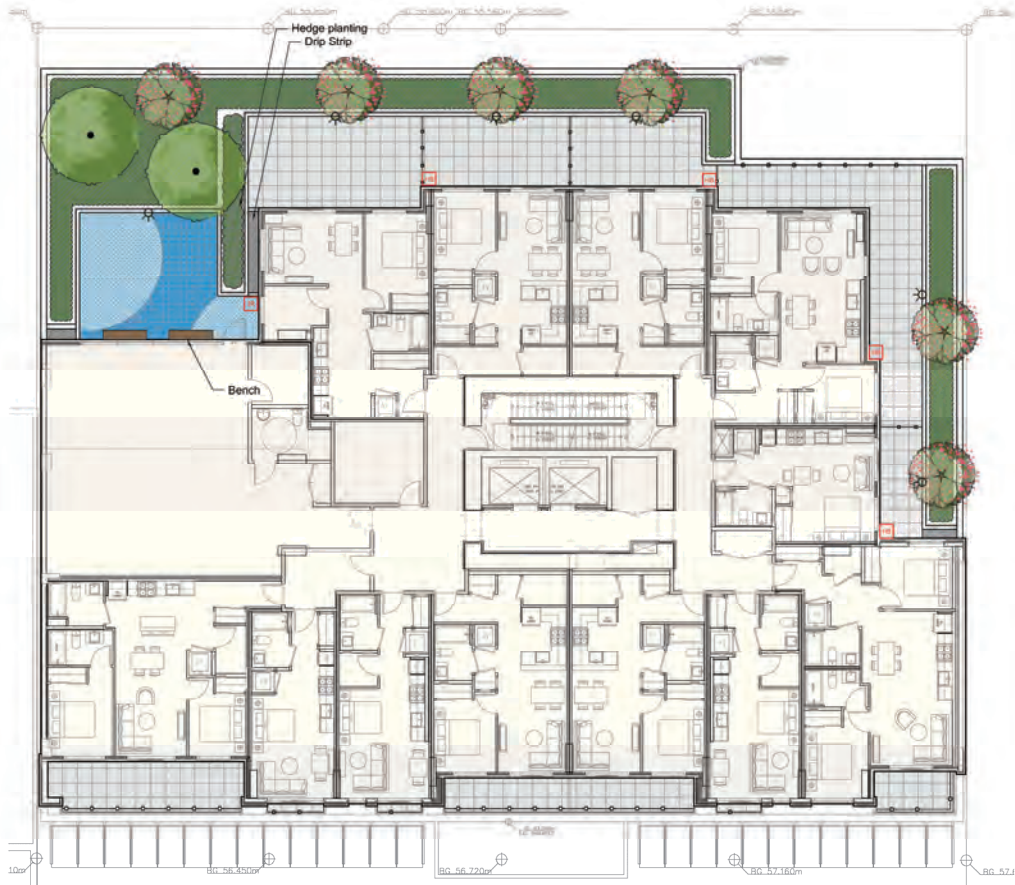
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AS SHOWN

Drawing Title: L1 LANDSCAPE PLAN

VDZ Project #: DP2021-04

Drawing #: L-02



1 L2 LANDSCAPE PLAN
Scale 1:100



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		HYDRAPRESSED SLAB
		RUBBER SURFACING Color: green, light blue, dark blue
		BENCH
		SHRUB PLANTING
		HEDGE PLANTING
		PRIVACY SCREEN Refer to Arch
		GUARDRAIL Refer to Arch

LIGHTING

KEY	REF.	DESCRIPTION
		WALL LIGHT

IRRIGATION

KEY	DESCRIPTION
	IRRIGATION SUB-OUT 2" (50mm) Mallet Connection. To be Connected with Mechanical Water to Control Valve. Connections provide control and connection for control personnel engineer completion.
	IRRIGATION HOSE BIB

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	<i>Acer palmatum</i> 'Seiryu' / Seiryu Japanese Maple	B&B	50cm	8
	<i>Stewartia monadelpia</i> / Tall Stewartia	B&B	50cm	2

No.	By	Description	Date
1	GD	Issued for Rezoning	May 20, 2025

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3553 EAST HASTINGS STREET

Location:
3553 East Hastings Street,
Vancouver, B.C.

Drawn: GZ
Checked: DJ
Approved: DJ
 Original Sheet Size:
24"x36"



Scale:
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1 L3 LANDSCAPE PLAN
 Scale 1:100



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		Hydropressed Slabs
		Privacy Screens, Refer to Arch
		Courtyards, Refer to Arch

No.	By:	Description	Date
1	02	Issued for Reasoning	May 20, 2025

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REVISIONS TABLE FOR SHEET

Project:
 3553 EAST HASTINGS STREET

Location:
 3553 East Hastings Street,
 Vancouver, B.C.

Drawn:
 02

Checked:
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Approved:
 DJ

AS SHOWN



Original Sheet Size:
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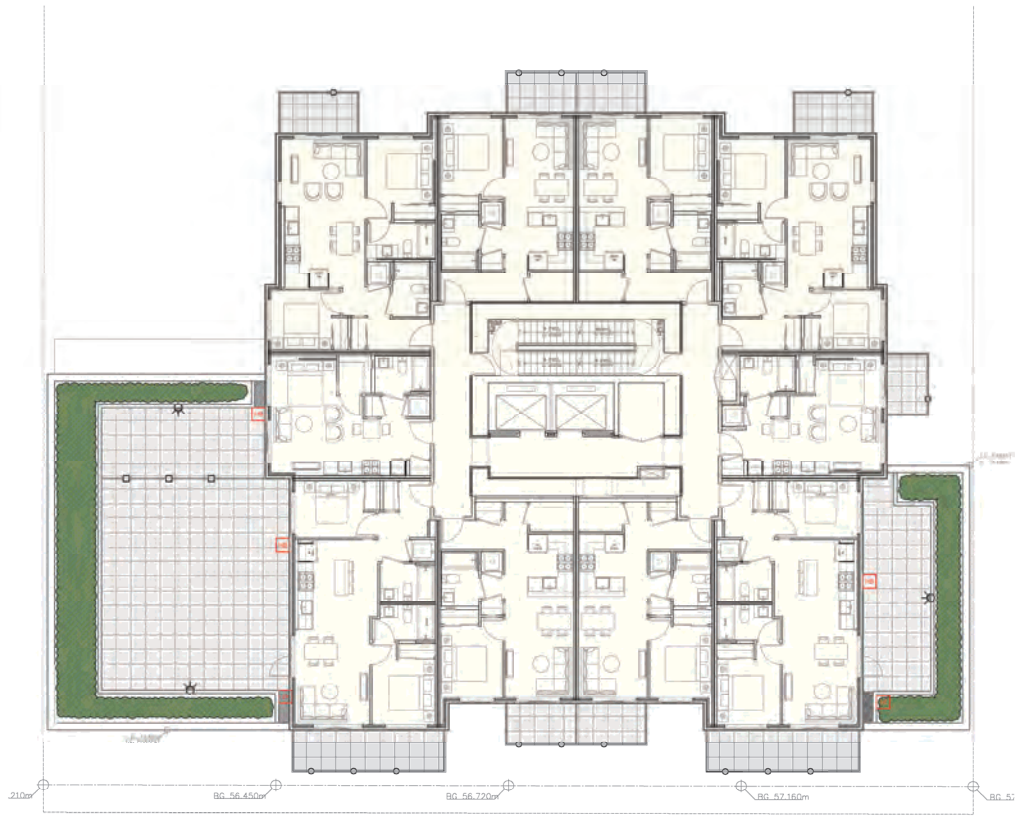
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Drawing Title: **L3 LANDSCAPE PLAN**



VZD Project #: **DP2021-04**

Drawing #: **L-04**



1 L3 LANDSCAPE PLAN
 Scale 1:100



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		HYDRAPRESSED SLAB
		SHRUB PLANTING
		Privacy Screen Refer to Arch
		Guadrals, Refer to Arch

LIGHTING

KEY	REF.	DESCRIPTION
		WALL LIGHT

IRRIGATION

KEY	DESCRIPTION
	IRRIGATION SUB-CUT <small>2" (50mm) Machine Connection. To be Connected with Mechanical Water to General Valve. Contractor to provide detailed and operation for manual overhead irrigation controller.</small>
	IRRIGATION HOSE BIB

No.	By:	Description	Date
1	SZ	Issued for Review	May 20, 2025

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REVISIONS TABLE FOR SHEET

Project:
 3503 EAST HASTINGS STREET

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Drawn: SZ
 Checked: DJ
 Approved: DJ
 Scale: AS SHOWN

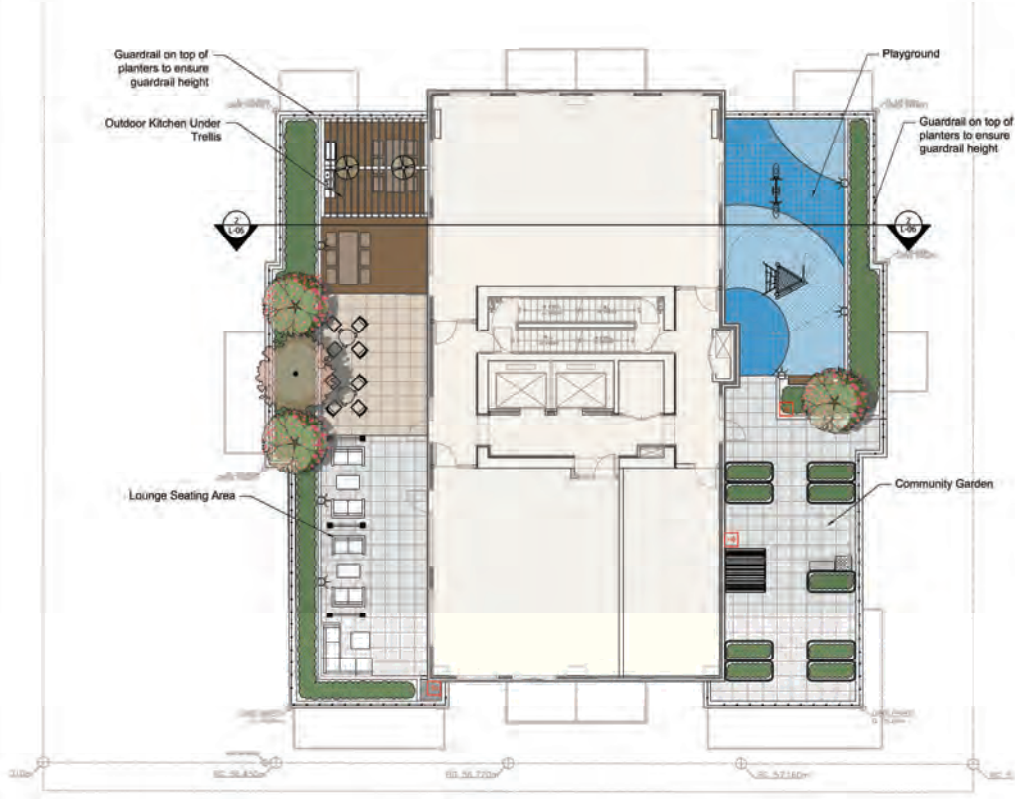


Drawing Title: L5 LANDSCAPE PLAN



VDZ Project #: DP2021-04

Drawing #: L-05



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		HYDRATED SLAB
		DECKING ON SLAB
		RUBBER SURFACING Color: green, light blue, dark blue
		SHRUB PLANTING
		GUARDRAIL, Refer to Arch
		COMMUNITY PLANTER
		PLAY HOUSE
		CAFE TABLE AND CHAIRS
		DINING TABLE
		LOUNGE CHAIR
		POTTING TABLE AND COMPOST BIN
		OUTDOOR KITCHEN
		PAVED TABLE

LIGHTING

KEY	REF.	DESCRIPTION
		WALL LIGHT
		CATENARY LIGHT

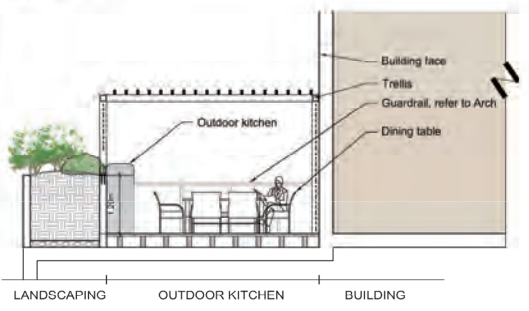
IRRIGATION

KEY	DESCRIPTION
	IRRIGATION STUB-OUT 2" Orange Flexible Connector. To be Connected with Mechanical Water to General Notes. Connector to provide flexible and removable for several connected irrigation systems.
	IRRIGATION HOSE BIB

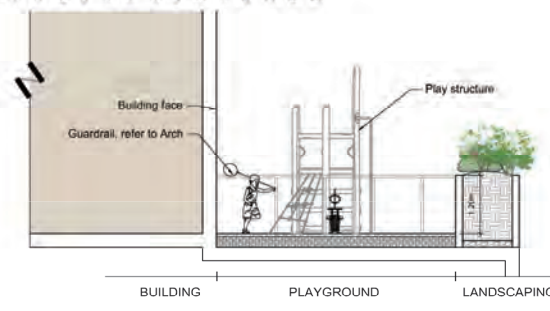
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY.
	TREES Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	5cm	3
	Comus kousa 'Stella' / Red Kousa Dogwood	B&B	5cm	1

1 L19 LANDSCAPE PLAN
Scale 1:100



LANDSCAPING OUTDOOR KITCHEN BUILDING



BUILDING PLAYGROUND LANDSCAPING

2 SECTION THROUGH AMENITY
Scale 1:50



No.	By	Description	Date
1	ISZ	Issued for Reasoning	May 20, 2025

REVISIONS TABLE FOR DRAWINGS

* Changes required: The drawing was made in the month of May 20, 2025. It is available up and may not be implemented if not by 2025 completed project.

No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
3553 EAST HASTINGS STREET

Location:
3553 East Hastings Street,
Vancouver, B.C.

Drawn:
ISZ

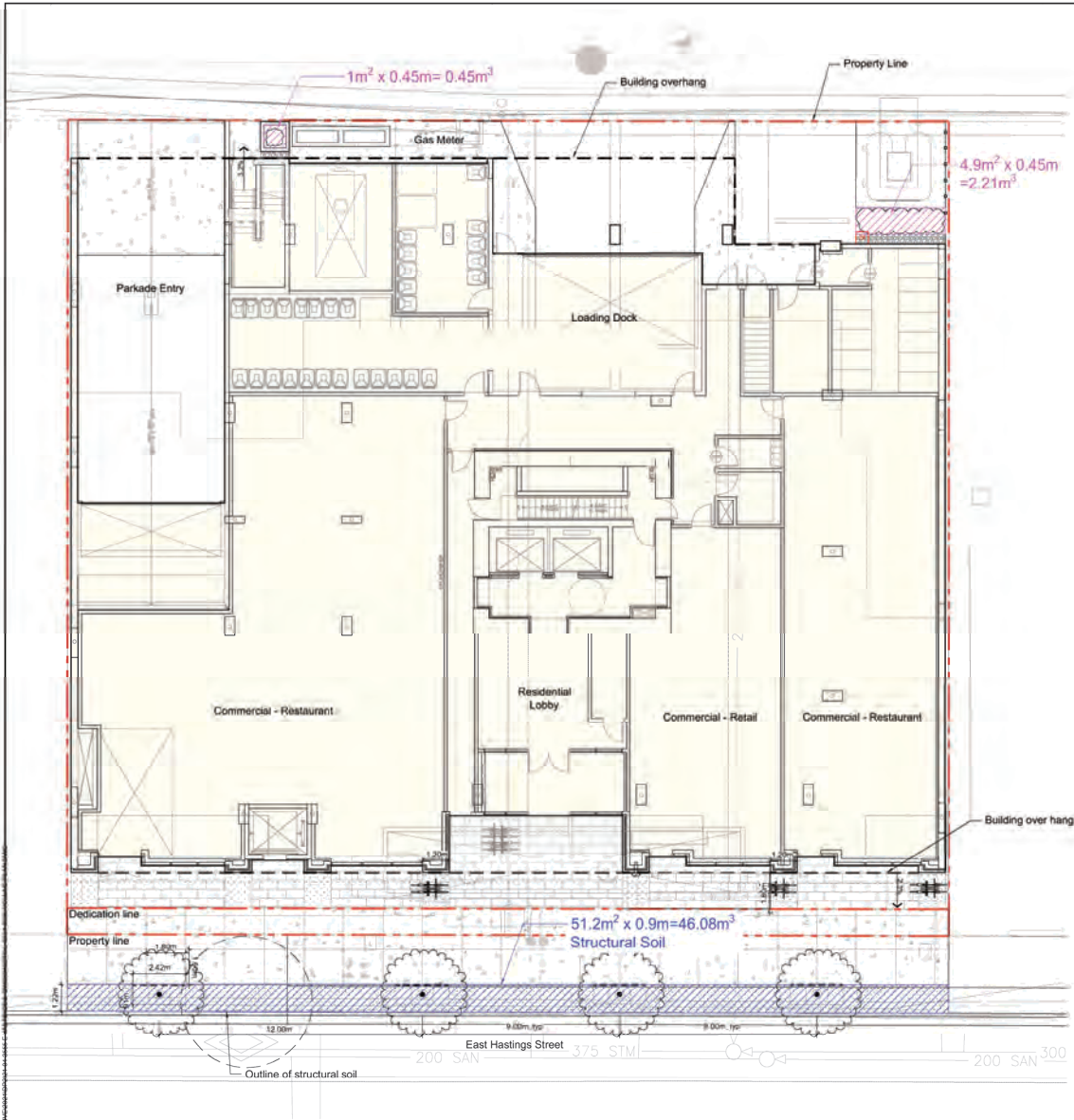
Checked:
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Approved:
DJ

Scale:
AS SHOWN

Original Sheet Size:
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SOIL VOLUME ROBINSON LEGEND

KEY	REF.	DESCRIPTION
		0.9M SOIL DEPTH
		0.45M SOIL DEPTH

VDZ+A

PORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 343 8543 Church St. 503-855 Kingway
 Port Langley BC Vancouver BC
 V3M 1A2 VST 1A7
 www.vdz.ca 604-880-0207

No.	By	Description	Date
1	OZ	Issued for Reviewing	May 20, 2021

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Project:
3553 EAST HASTINGS STREET

Location:
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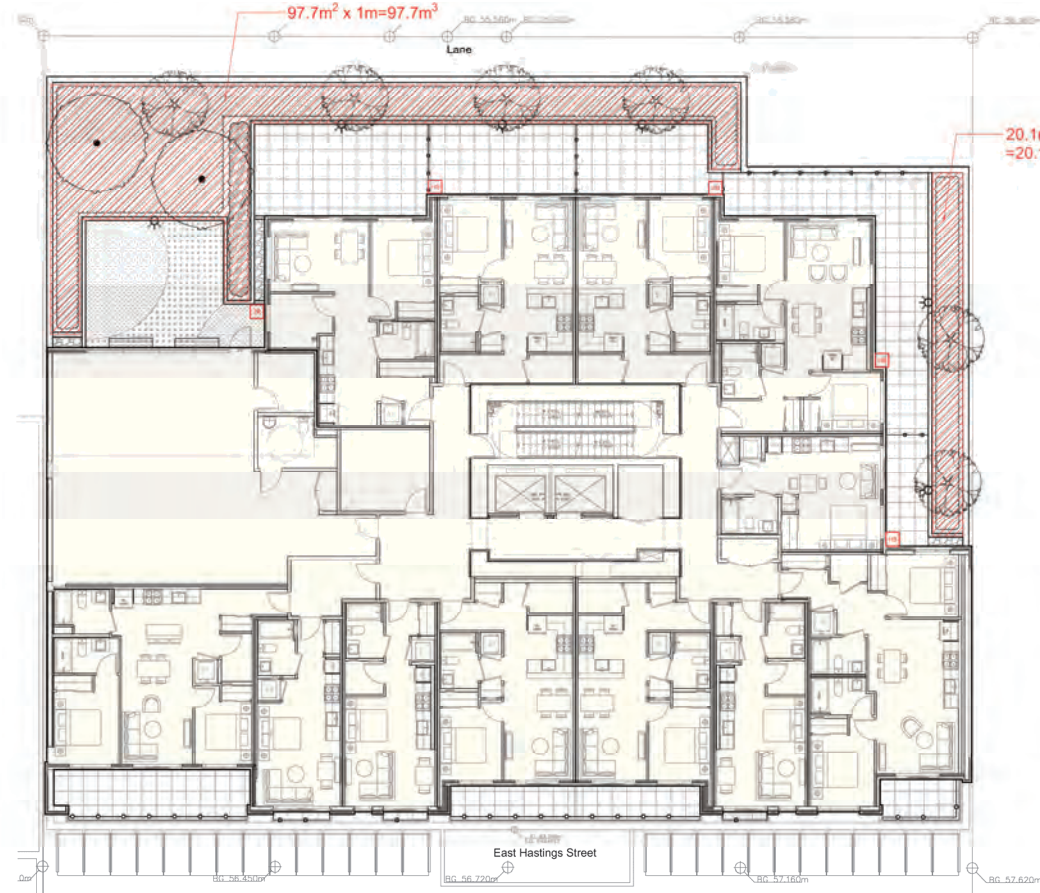
1 L1 SOIL VOLUME PLAN
Scale 1:100



Drawing Title: **L1 SOIL VOLUME PLAN**

VDZ Project #: **DP2021-04**

Drawing #: **L-07**



1 L2 SOIL VOLUME PLAN
 Scale 1:100



SOIL VOLUME ROBINSON LEGEND

KEY	REF.	DESCRIPTION
		1M SOIL DEPTH

No.	By	Description	Date
1	OZ	Issued for Reasoning	May 20, 2025

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Project:
 3553 EAST HASTINGS STREET

Location:
 3553 East Hastings Street,
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Drawn:
 OZ

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Original Sheet Size:
 24"x36"



Scale:
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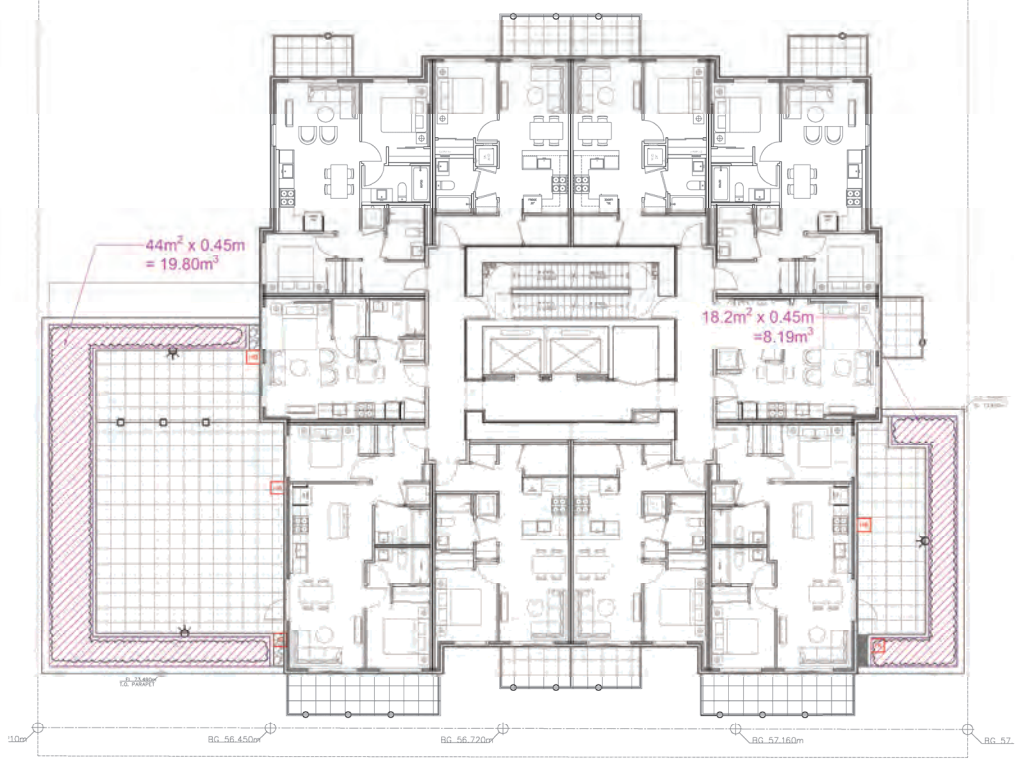
Drawing Title: L2 SOIL VOLUME PLAN

VDZ Project #: DP2021-04

Drawing #: L-08

SOIL VOLUME ROBINSON LEGEND

KEY	REF.	DESCRIPTION
		0.45M SOIL DEPTH



1 L5 SOIL VOLUME PLAN
 Scale 1:100



No.	By:	Description	Date
1	QZ	Issued for Reasoning	May 20, 2021

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REVISIONS TABLE FOR SHEET

No.	By:	Description	Date
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Project:
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Drawn:
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Checked:
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 DJ

Original Sheet Size:
 24"x36"



Scale:
 AS SHOWN

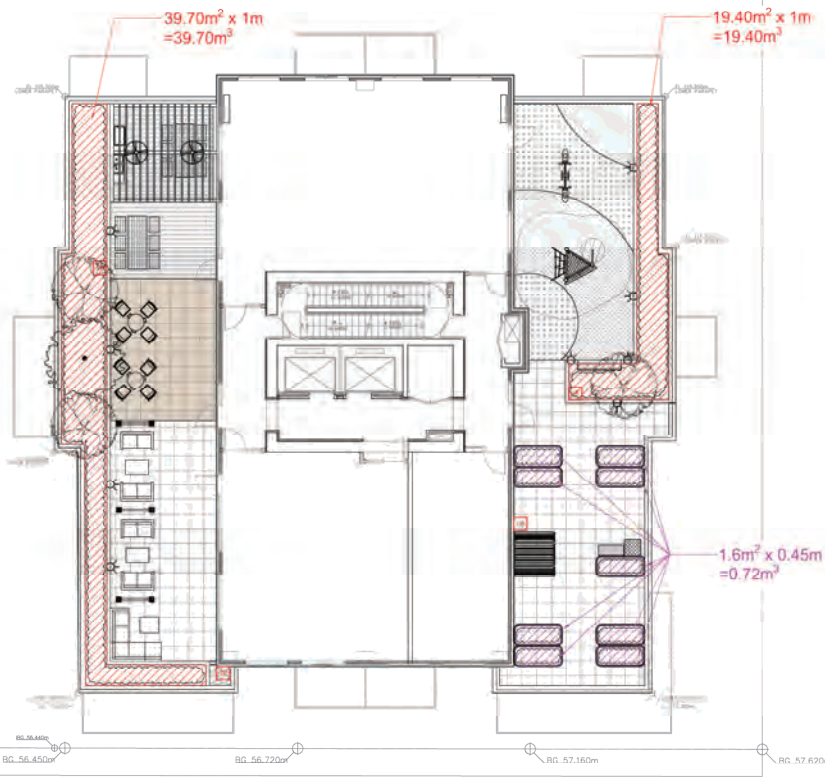
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE FOR THE FINISH AND EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE SHOWN AT THE COMPLETION OF THE WORK. ALL RECORDING COPY/PRINTED DRAWINGS MUST NOT BE REPRODUCED OR CONSTRUCTION UNLESS LABELED RESULT OF THIS CONSTRUCTION.

Drawing Title:
L5 SOIL VOLUME PLAN



VDZ Project #:
DP2021-04

Drawing #:
L-10



SOIL VOLUME ROBINSON LEGEND

KEY	REF.	DESCRIPTION
		1M SOIL DEPTH
		0.45M SOIL DEPTH

1 L19 SOIL VOLUME PLAN
 Scale 1:100



No.	By	Description	Date
1	OZ	Issued for Reworking	May 20, 2021

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Scale:
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Original Sheet Size:
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Drawing Title: **L19 SOIL VOLUME PLAN**



VZ Project #: **DP2021-04**

Drawing #: **L-11**



① OUTDOOR PLAYGROND
Scale NTS



② OUTDOOR SEATING AREA
Scale NTS



③ OUTDOOR KITCHEN
Scale NTS



④ OUTDOOR COMMUNITY GARDEN
Scale NTS

No.	By:	Description	Date
1	SZ	Issued for Reasoning	May 20, 2025

No.	By:	Description	Date

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Location:
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SZ

Checked:
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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIV\2021\DP2021-04_3503 E HASTINGS - DWGS\DETAILS\04-DETAILS - FOR REASONING.DWG