

601 BEACH CRESCENT

REZONING APPLICATION RESUBMISSION - REZONING BOOK APPENDIX A

10.20.2026

PROJECT TEAM/ TABLE OF CONTENTS

Developer
PINNACLE INTERNATIONAL

PROJECT TEAM:

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MEP Engineer
NEMETZ & ASSOCIATES

Envelope + Energy Consultant
BC BUILDING SCIENCE

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1.0 PROJECT INTRODUCTION

1.1 REZONING INTENT

This rezoning application is based on the Council-approved 2020 rezoning application, the approved Development Application No. DP-2021-00192 by the City of Vancouver Development Permit Board on September 19, 2022, and the By-law No.14516 which amends the Zoning and Development By-law No. 3575 to rezone an area to CD-1 enacted by Council on December 9, 2025. The site is designated as CD-1 (913).

The application proposes to maintain the overall design concept and narrative that was approved in the process forementioned and to amend the CD-1 By-law to permit the development of a 70-storey mixed-use building with a terraced12-storey podium, 180 social housing units, 480 strata market units, 199 key hotel, one level of commercial retail space and 3 levels of parking. The site is 5,713.6 sm (61,501 sf).

The proposed design consists of 13,657sm / 147,003sf (FAR 2.39) of social housing, 47,471sm / 510,970sf (FAR 8.31) of strata market housing, 13,990sm / 150,588 sf (FAR 2.45) of hotel and 1,617sm / 17,407sf (FAR 0.28) or commercial retail. The combined density is 76,749m / 826,117sf (FAR 13.43). The maximum height proposed is 207m / 679'. There are hotel amenity and a roof top garden on Level 70.

The proposed design is a result of the considerations and revisions from three rounds of comments received from the City based of our Rezoning Enquiry. The Rezoning Enquiry was submitted on June 26, 2025, and resubmitted November 3, 2025 with an additional Detailed Fall Equinox Shadow Study on November 19. 2025. Valued City comments were received on October 22, 2025, and December 19, 2025 respectively. A formal Rezoning Submission was made of February 2, 2026 with additional submission materials provided on April 23, 2026. This rezoning resubmission is based on the comments received on September 4, 2026 and will be included here for reference and review, as a continuation of the rezoning application review process.

By-Law No. 14516 has been enacted on December 9. 2025. Here are items to note that are consistent with the Development Permit approved as the basis of this amendment.

1. The Design Rationale is consistent with the original Development Permit where the form of the building is a movement-inspired design created by curves in the façade that flow dynamically from top to bottom. The additional Hotel function further enhances the dynamic public realm in the new Beach neighborhood.

2. The overall form and relationship of the tower and podium is maintained and proportionally increased as proposed. The podium has increased by three floors and maintains the same terracing idea. The tower has increased by 16 floors from 54 Floors to 70 Floors. The additional hotel floors create a buffer to reduced distance from the bridgehead.

3. Building footprint density and the ground floor plane, including commercial frontage and plazas along Rolston Street and Unit Facades on Seymour Mews, are largely maintained per the approved Development Permit design.

4. Amenity spaces are provided for the Social Housing (Level 4 and 8), Market Housing (Level 4, 9 and 13), and Hotel (Level 9, 10 - 12 and an additional rooftop amenity on Level 70).

1.2 REZONING RATIONALE

The proposed design seeks to incorporate the following improvements:

1. Introduction of Hospitality function into the Mixed-use Development
The full-service hotel proposed will have a main entrance off Beach Crescent and will provide food & beverage, conferencing, business center and amenity functions along with approximately 199 keys over 13,990 sm (150,588 sf). The hotel function is added in the podium (Level 9-12) and tower floors (Level 13-17). The addition of hotel component aligns with the City's initiative and creates a more robust mixed-use development providing hotel public amenities including roof-top amenity space and terrace.

2. Maintain the City's Masterplan Vision of the Gateway into Vancouver
As the surrounding context of the site continues to develop with the additional four development sites of the Granville Loops, it is consistent to increase the density and height of this site in order to evolve with the vision of the City's growth and at the same time, to maintain the masterplan vision of the Gateway into Vancouver against future larger buildings approved in the immediate context. The proposed design increases the height and massing of the tower from 163m (535') to 207m (679') and from approximately 43,645sm / 470,000sf (FAR 7.64) to 76,750sm / 826,120sf (FAR 13.43) of area.

3. Increase Tower Floor Plate
The Tower floor plate increased from an average of 617sm (6,640sf) and largest (16F) of 697sm (7,502sf) to 1030 sm (11,096sf) in the proposed design which is smaller than the larger floor plate size of the Vancouver House (at approximately 1080sm (11,600sf)). This will make it more comparable in size and massing and proportional to the building height proposed.

This is a proposed increase from the required Urban Design Condition 1.1 for maximum floor plate to be 604sm (6,500sf) that has also been updated to the more recent Residential Tower Floor Plate Bulletin June 3, 2025 that recognizes the increase floor plate is necessary for the downtown area especially on sites to fulfill its vision as part of the Gateway in and out of downtown Vancouver. The updated maximum floor plate consideration for buildings with 40 storeys or more is 745m (8000sf). The increase in floor plate for the proposed design allows for efficiency and improved livability and accessibility of housing units.

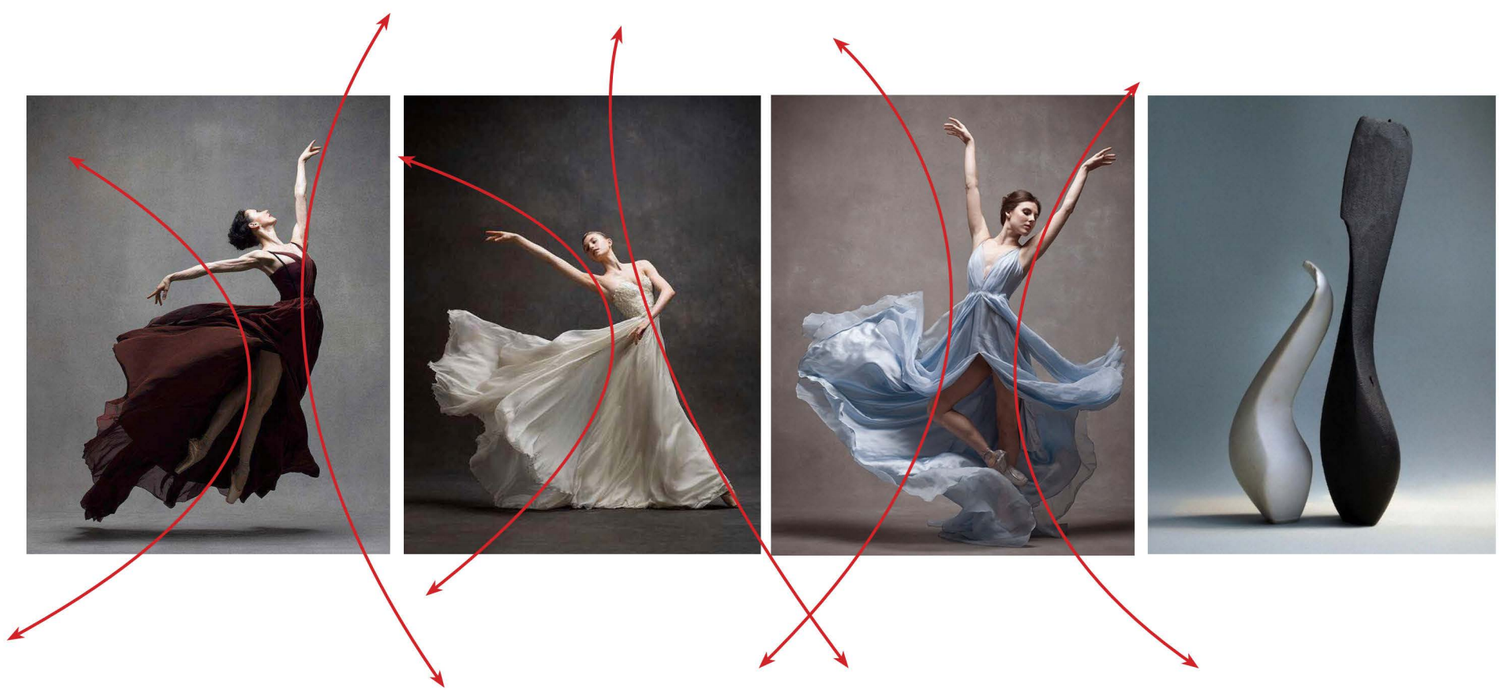
Due to the increase in floor plate and constraints of the site, the tower encroaches on the bridgehead setback stipulated by the Bridgehead Guidelines (Dec. 9, 1997). The closet point to the bridgehead is 17.88m (58'-8"), which is intentionally the hotel function. The social housing component is buffered by the large outdoor amenity garden.

4. Balance of Social and Market Housing Offering
The project will provide 180 turn-key social housing units, an additional 28 units from the original provision of 152 units. Residential strata market units increased from 303 units to 480. The previously DP approved 27.9% social housing to 72.1% market housing to proposed 22.3% social housing to 77.7% strata market housing will improve feasibility, viability of realization of the project in the current market condition and affordability.

1.3 DESIGN RATIONALE

CREATING A DANCE FOR THE CITY...

THE UNIQUE SITE CALLS FOR A UNIQUE WAY TO DIALOG WITH THE UNIQUE CONTEXT

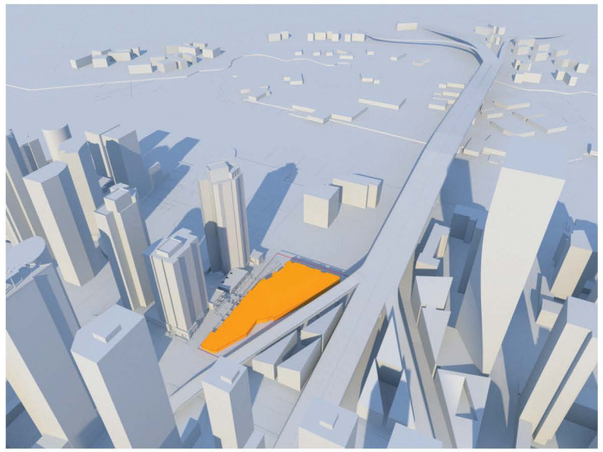


MASSING
The massing design follows a disciplined planning logic that adheres to and tests the limit of the site criteria in order to create an optimum design. It harmonizes the ideals of creating a dynamic public realm along with innovations of sky-high living.

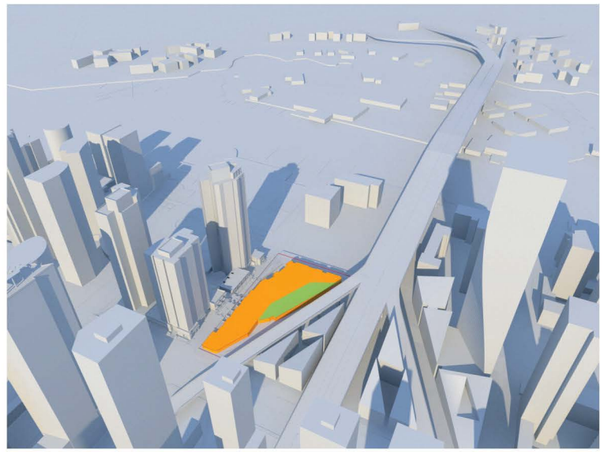
FORM
The design simultaneously complements, contrasts and poses with its counterpart, the Vancouver House, to create a landmark gateway via Granville Street Bridge in and out of downtown.
The forms are sculpted and poised, and through creating smooth, undulating curves on the body, one finds duality of form - elegant, graceful yet powerful and strong.

MOTION
The design is inspired by movement and cladded with rhythm of materials. The "Dress", which is the essential part of creating movement and dynamic gestures in the dance, is expressed in the facade design, through both graceful and strong details.

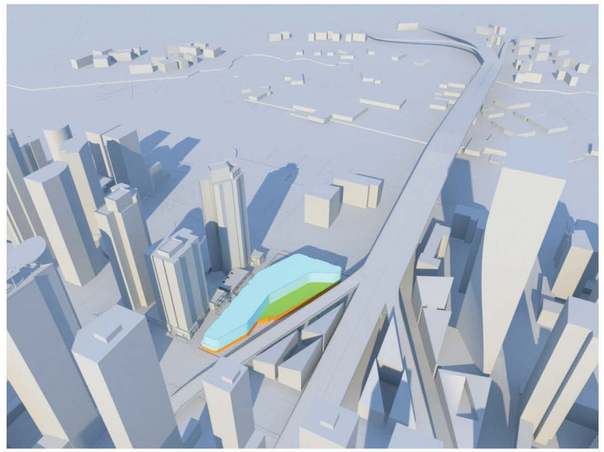
1.3 DESIGN RATIONALE



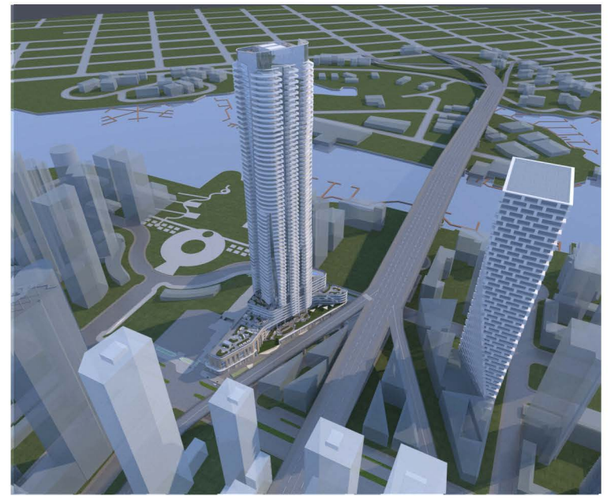
The unique shape and sloped site allows for multi-level planning - with main entrances at the lower part of the site and frontage on Beach Crescent, while the retail frontage and public realm mitigate the slope on Rolston. Seymour Mews maintains a scaled proportion to the adjacent townhouse facade.



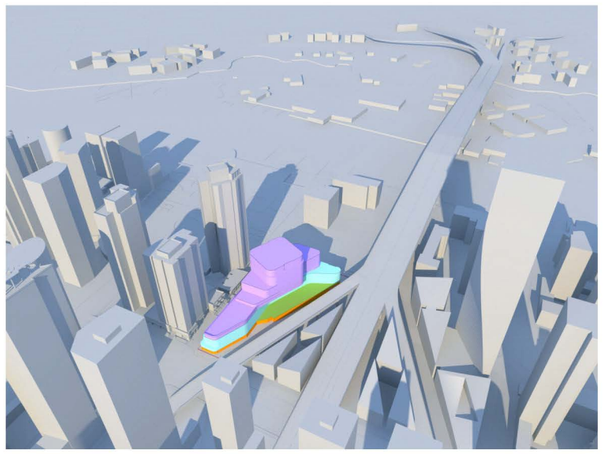
Garden space is carved out on Level 4 to provide ample amenity outdoor spaces for the residents. It also provides a visual and physical barrior between the living spaces and bridgehead.



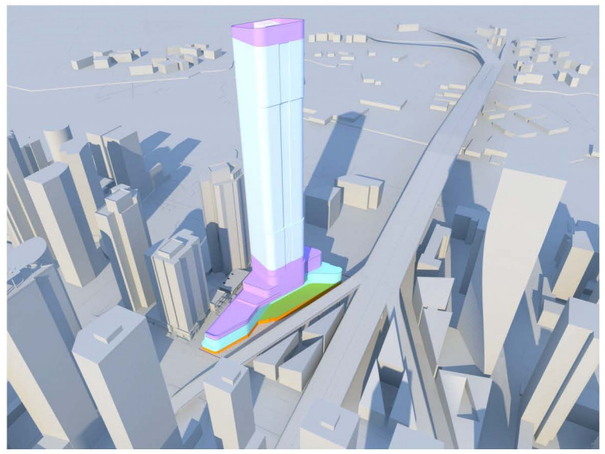
Social Housing floors are from Level 2-8, providing 180 units of prescribed mix from studios to family 3-BR units. The main indoor amenity area is on Level 4 and 8 with smaller amenity hubs on every social housing floors.



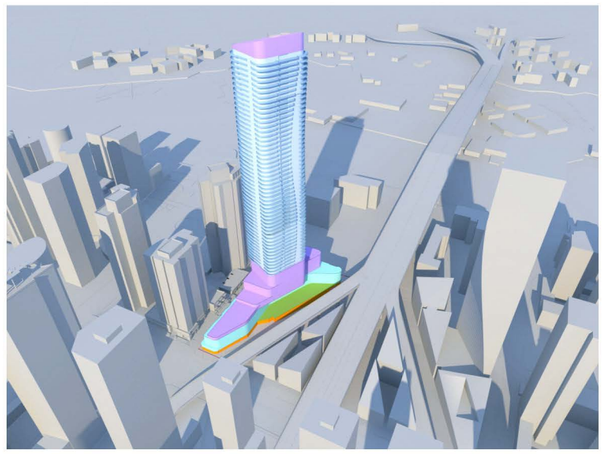
The design of the building creates movement that moves through the tower and expressed with the layering and terracing of the podium, weaving in amenity and green spaces. The contrast creates the unique gateway in and out of the City.



The hotel function is added starting from Level 9 to 17, taking a portion of the podium and a portion of the tower, maximizing outdoor amenity areas with the podium terraces and buffering residential units from the bridgehead.



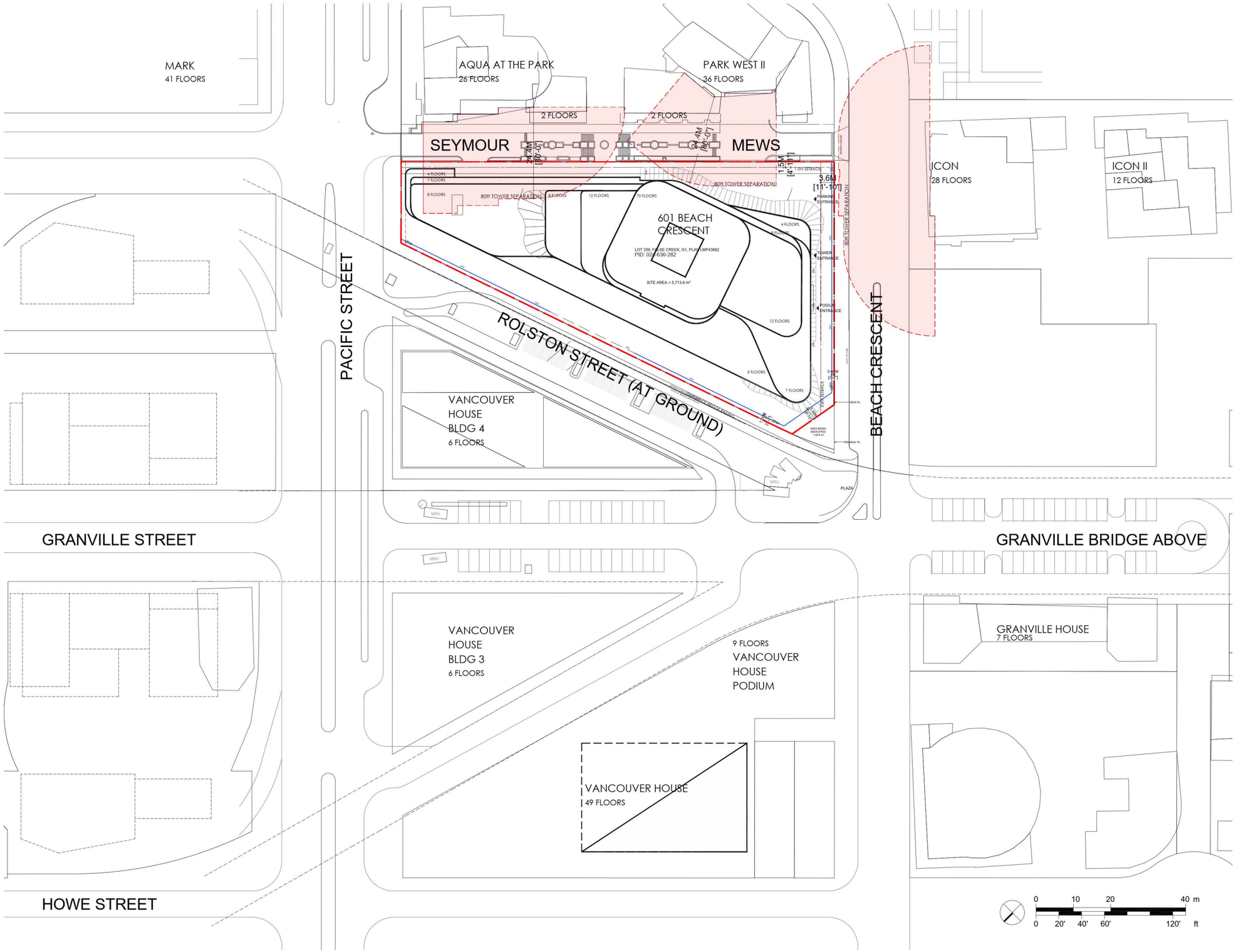
The residential tower continues from Level 18 to 69, providing prime living spaces and balconies. The residential amenity is located on Level 9. At the top of Level 70, residential and hotel users can experience additional amenity spaces and with a rooftop terrace above.



The movement and texture of the facade is created by slight change in floor plate and mainly by the balcony shape.

2.0 PROJECT CONTEXT

2.1 CONTEXT PLAN



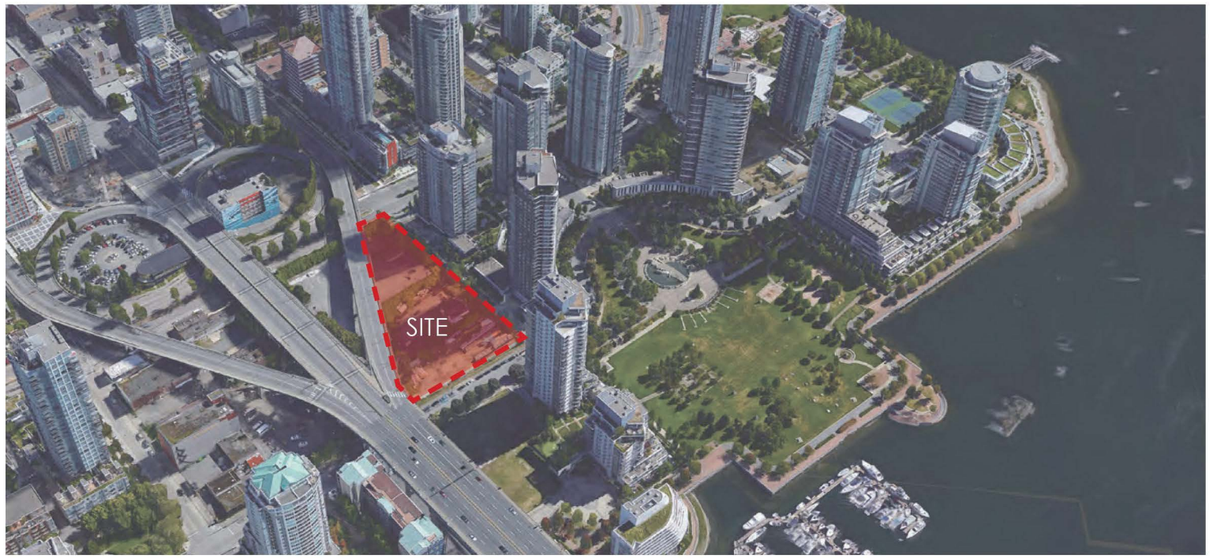
SITE ADDRESS:
597-691 BEACH CRESCENT AND
1408-1470 ROLSTON STREET

2.2 SITE PHOTOS AND STREETSCAPE

The site is located in the Beach Neighborhood which has gone and continues to go through a rapid development change. It is an important piece of Vancouver Downtown as it connects two established trendy neighborhoods, Yaletown to the east and the West end to the west.

The site is bordered by Beach Crescent, Rolston Street, Pacific Street and Seymour Mews and is adjacent to the Granville Street bridge off-ramp. The total area is 5,713.6 sm (61,501sf).



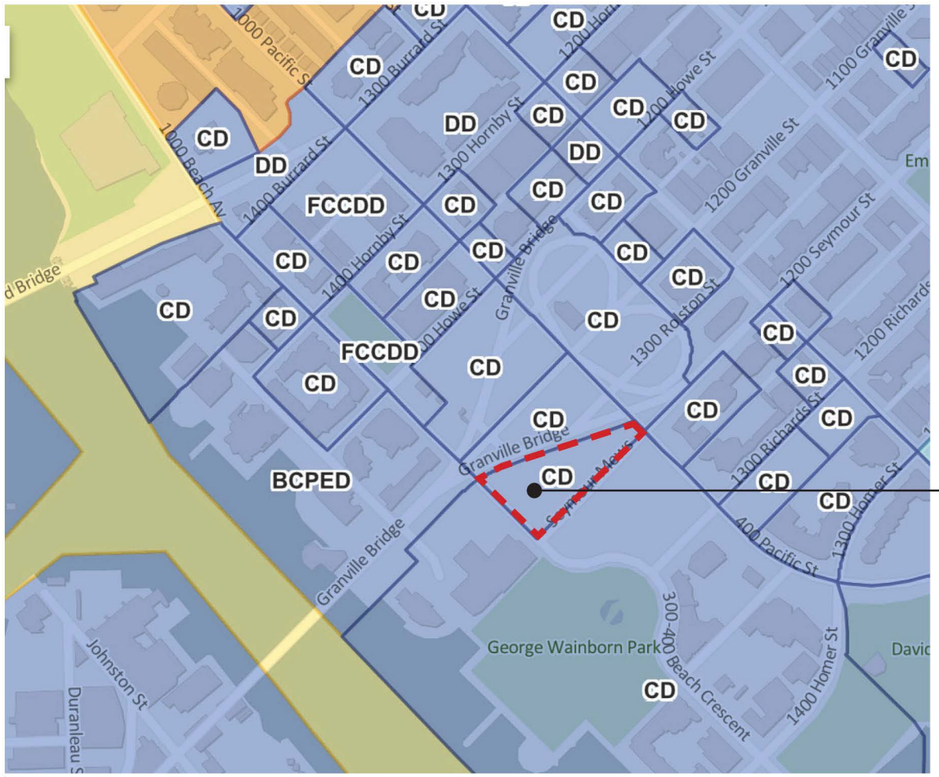




VIEW ALONG BEACH CRESCENT STREET



2.3 ZONING CONTEXT



601 BEACH CRESCENT

CD-1 (913) Comprehensive Development District

Legend

Zoning Classification

- Commercial
- Comprehensive Development
- Historical Area
- Industrial
- Limited Agriculture
- Residential
- Residential Inclusive
- Residential Rental

https://maps.vancouver.ca/zoning/

2.4 POLICY CONTEXT

Applicable Policies and Guidelines:

The development of 601 Beach Crescent was originally guided by the False Creek North Official Development Plan (FCN ODP), Area 1- Beach Neighborhood (zoned CD-1 (366) and applied for Rezoning on September 24, 2018. The Development Permit was approved on September 20, 2022, and CD-1 By-Law No. 14516 was enacted on December 9, 2025.

Additional key policies and guidelines include:

CD-1 (366) and the Beach Neighborhood CD-1 Guidelines (1996, last amended 2003)

Vancouver Downtown Skyline Study and General Policy for Higher Building (GPHB) (1997, last amended 2014)

Invitation to Offer (ITO) for Beach Crescent (2016)

Under the Granville Bridge Neighborhood Commercial Center Policies and Guidelines (2007)

Green Buildings Policy for Rezonings (GPBR) (2009, last amended 2017)

Rezoning Policy for Sustainable Large Developments (2010, last amended 2014)

City of Vancouver Public Views Guideline (2024)

Bridgehead Guidelines (1997)

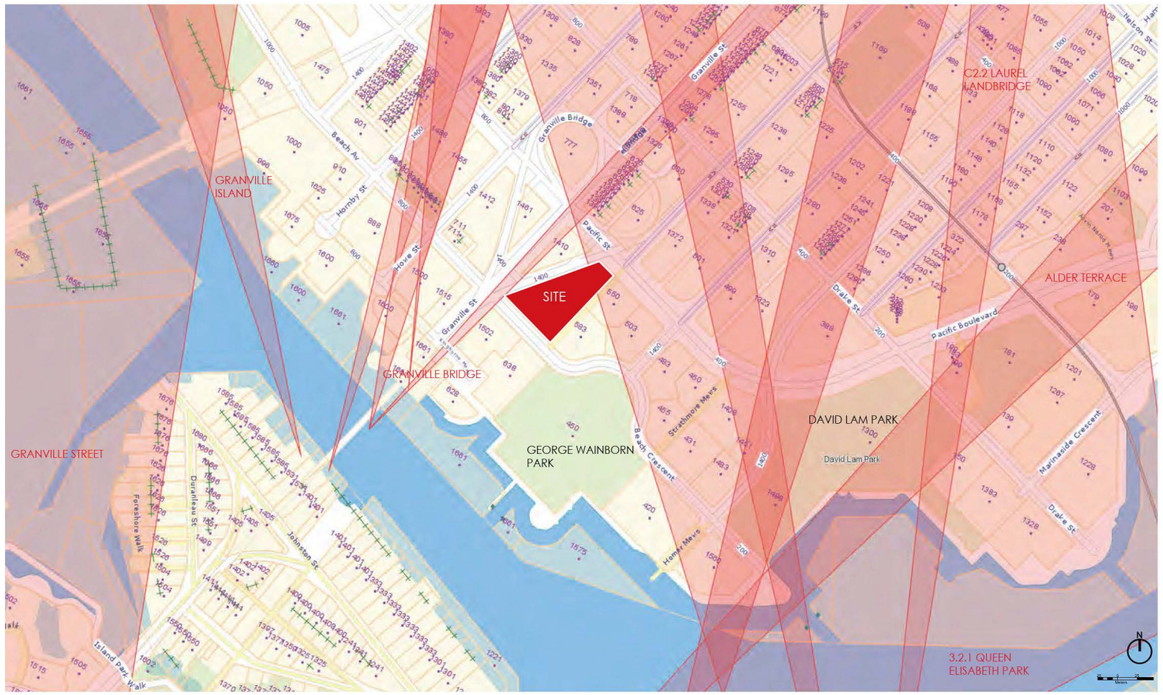
B.C. Housing – Design Guidelines and Construction Standards (2019)

City of Vancouver – Housing Design and Technical Guidelines (2025)

Bulletin – Residential Tower Floor Plates (June 3, 2025)

Real Estate and Facilities Management - False Creek North Development Site Sales Agreement

2.5 VIEW ANALYSIS



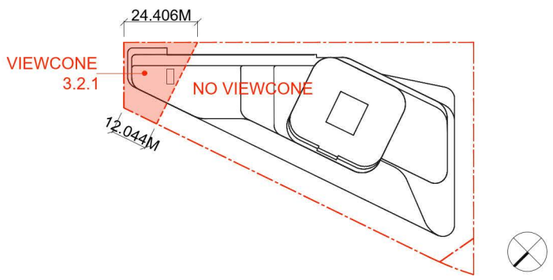
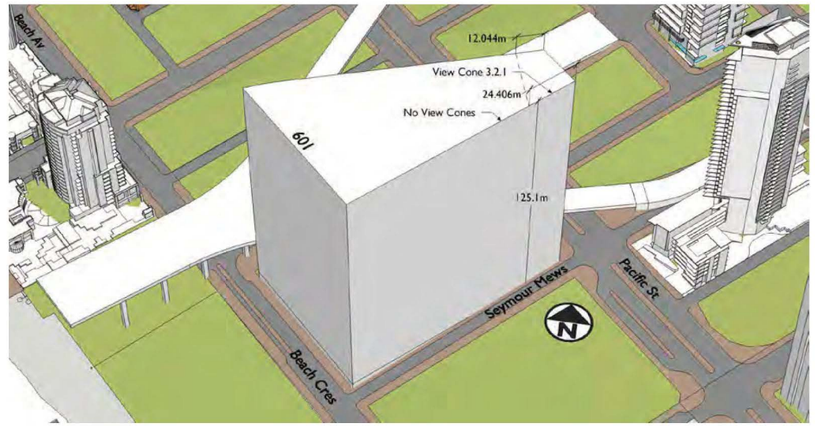




Image Source:
https://vancouver.ca/home-property-development/queen-elizabeth-park-public-view.aspx

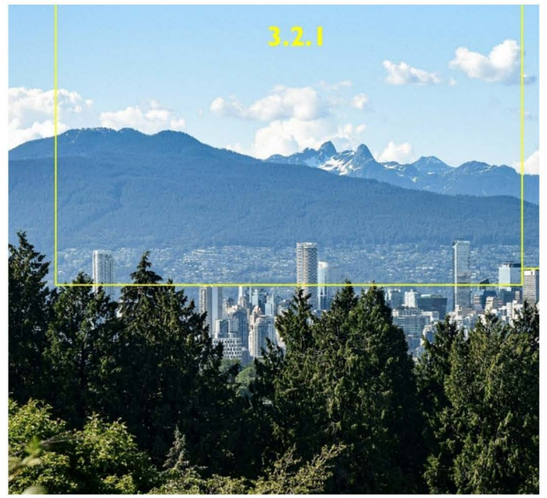


Preserving the ocean and mountain views ensures that Vancouver maintains its connection to nature while promoting density in the downtown area.

The Queen Elizabeth View Cone (originating from Little Mountain) covers the northeast corner of the site. The General Policy for Higher Buildings allows for buildings to exceed the height of this view cone. In order to preserve the view to the North Shore Mountains, the proposed tower is located to the southwest corner of the site, therefore will have no impact on the view cone from QE Park.

Queen Elizabeth Park (west) (3.2.1)

View Subject: Northern Shore Mountains from Mount Strachan to Enchanted Peak.



https://vancouver.ca/home-property-development/queen-elizabeth-park-public-view.aspx

2.6 SUSTAINABILITY MEASURES

BC Building Science

536-8188 Manitoba Street
Vancouver BC V5X 0L5
Canada

Date: October 15, 2026

To: City of Vancouver
Planning, Urban Design, and Sustainability
West Annex, 515 West 10th Ave
Vancouver, BC V5Y 1V4

Cc: Pinnacle International – Jim Ralph

Project: Pinnacle – 601 Beach
597-691 Beach Crescent and 1408-1470 Rolston Street, Vancouver, BC

Subject: **GREEN & RESILIENT BUILDINGS – REZONING AMENDMENT / RE-SUBMISSION**

BC Building Science Ltd. (BCBS) has been retained as the Building Science consultant for this project. On behalf of the Client, Pinnacle International, we are providing this report for consideration in meeting the requirements of the Vancouver Green Buildings Policy for Rezonings (GBPR), revised November 27, 2024.

The following summarizes the proposed Green and Resilient Buildings Strategy and confirms how the building design and construction intend to meet each requirement of the GBPR.

1. REPORTING OF GREEN AND RESILIENT BUILDING MEASURES

The following sections summarize the green and resilient building measures for this development.

1.1 EMBODIED CARBON LIMITS

The BCBS Envelope and Energy Teams have been leading the embodied carbon quantification and reduction measures to limit the environmental impacts of this project since the schematic design stage. We have discussed with the design team the applicable targets and potential carbon-reduction measures from the current Vancouver Building Bylaw (VBBL), Part 10, Section 10.4. Low Carbon Materials and Construction.

The structural design of the building is at a preliminary stage with some inputs still unknown. As such, we have performed a preliminary embodied carbon analysis based on available data and assumptions to confirm achievement of the applicable target at this stage.

Our preliminary analysis confirms that the project is on track to meet the expected embodied carbon limits from the GBPR / VBBL by the time of building permit application. The BCBS Team will perform a detailed embodied carbon analysis once the architectural and structural designs are further developed.

The preliminary embodied carbon design report and supporting raw data are enclosed.

1.2 RESILIENT BUILDINGS PLANNING

This development is subject to various future hazards, primarily related to climate change. Members of the design team have contributed to a risk assessment evaluating the exposure, consequence, and likelihood of each hazard, and identifying resilience measures to mitigate impacts on the development and its occupants.

A summary of the Resilience Assessment and Strategies is provided in the enclosed Resilient Buildings Planning Worksheet.

2. REQUIREMENTS FOR ENHANCED COMMISSIONING

The BCBS Commissioning Team has been working on enhanced commissioning for all energy systems in the building in accordance with the GBPR, VBBL, ASHRAE Guidelines 0 and 1.1, and ASHRAE Standard 202. BCBS has assisted the Owner in preparing the Owner's Project Requirements (OPR), and has coordinated and reviewed the Basis of Design (BOD) documents developed by the architect, mechanical, and electrical consultants with respect to sustainable energy design and applicable green buildings requirements.

BCBS has been involved since the early schematic design phase, taking the lead on green building design development. BCBS will develop the project commissioning plan in collaboration with the client, architect, mechanical and electrical consultants, and the construction management team.

BCBS will develop commissioning reports throughout the project based on the commissioning plan and by performing 1) design reviews of energy systems during design and construction phases with respect to energy performance, 2) field reviews of energy systems during construction, 3) performance test verification and documentation during and at the end of construction, and 4) reviewing the training record / documents and operation and maintenance manuals prepared by the corresponding consultants and contractors.

A Letter of Commitment from the Client is enclosed confirming fulfillment of the commissioning requirements applicable under the GBPR / VBBL.

3. REQUIREMENTS FOR ENERGY SYSTEM SUB-METERING

The BCBS Energy Team will coordinate with the architect, mechanical, and electrical consultants to ensure that master meters are designed and installed for each energy utility and building use, and that sub-meters are installed for all major energy end-uses and major space uses within each building. These systems will provide the necessary tools for energy auditing and benchmarking post-occupancy.

A Letter of Commitment from the Client is enclosed confirming fulfillment of the sub-metering requirements applicable under the GBPR / VBBL.

CLOSING

We are submitting this report on behalf of the Client, Pinnacle International, for the above-noted project. Fulfillment of all commitments in this letter remains the responsibility of the Client throughout the design, construction, and post-occupancy phases of the project.

Should you require any additional information, please contact the undersigned.

Respectfully Submitted,
BC Building Science

Prepared by:



Farshid Bagheri, P.Eng., Ph.D., EA, CBCP
Director, Energy & Commissioning

Enclosed: Embodied Carbon Report (+12 pages)
Letter of Commitment from Owner (+1 page)
Embodied Carbon Report (+1 Excel file)
Bill of Materials Report (+1 Excel file)
Detailed LCA Measure Table by Life Cycle Stages (+1 Excel file)
LCA Measure Table by Assembly Groups A to C (+1 Excel file)
Resilient Buildings Planning Worksheet (+1 Excel file)

2.7 HIGHER BUILDINGS POLICY

The original 601 Beach project rezoning was submitted in 2018 guided by the General Policy for Higher Buildings and through the City Planning process with the Open House, Urban Design Panels, Public Hearing and Development Permit approvals was formally enacted by Council on December 9. 2025 and designated as CD-1 (913).

The establishment of a “significant and recognizable new benchmark for architectural creativity and excellence” and contributing as the gateway in and out of the city has been demonstrated. The proposed new 601 Beach rezoning is based off the CD-1 (913) and further fulfills the policy for higher buildings.

The proposed design stays aligned with the overall design concept used in the original rezoning application and further contributes beauty and visual power to the skyline with the increase in height from the approved 163m / 535 ft to 207m / 679 ft.. The increase in height is due to the significant additional community benefit of hotel function and additional social housing units which is added to the terraced podium and lower part of the tower.

The added hotel creates additional on-site activities and builds on the existing commercial retail function and public realm. The terraced podium creates opportunities for open space in form of roof decks and terraces. Landscape over the commercial roof on the 4F creates vibrant outdoor amenity spaces for residents and mitigates visually and physically the inherit presence of the bridgehead. A roof top terrace on the rooftop and additional amenity spaces like restaurant, lounge and private dining spaces on the floor at level 70 is part of the hotel offering, allowing the public to experience the views.

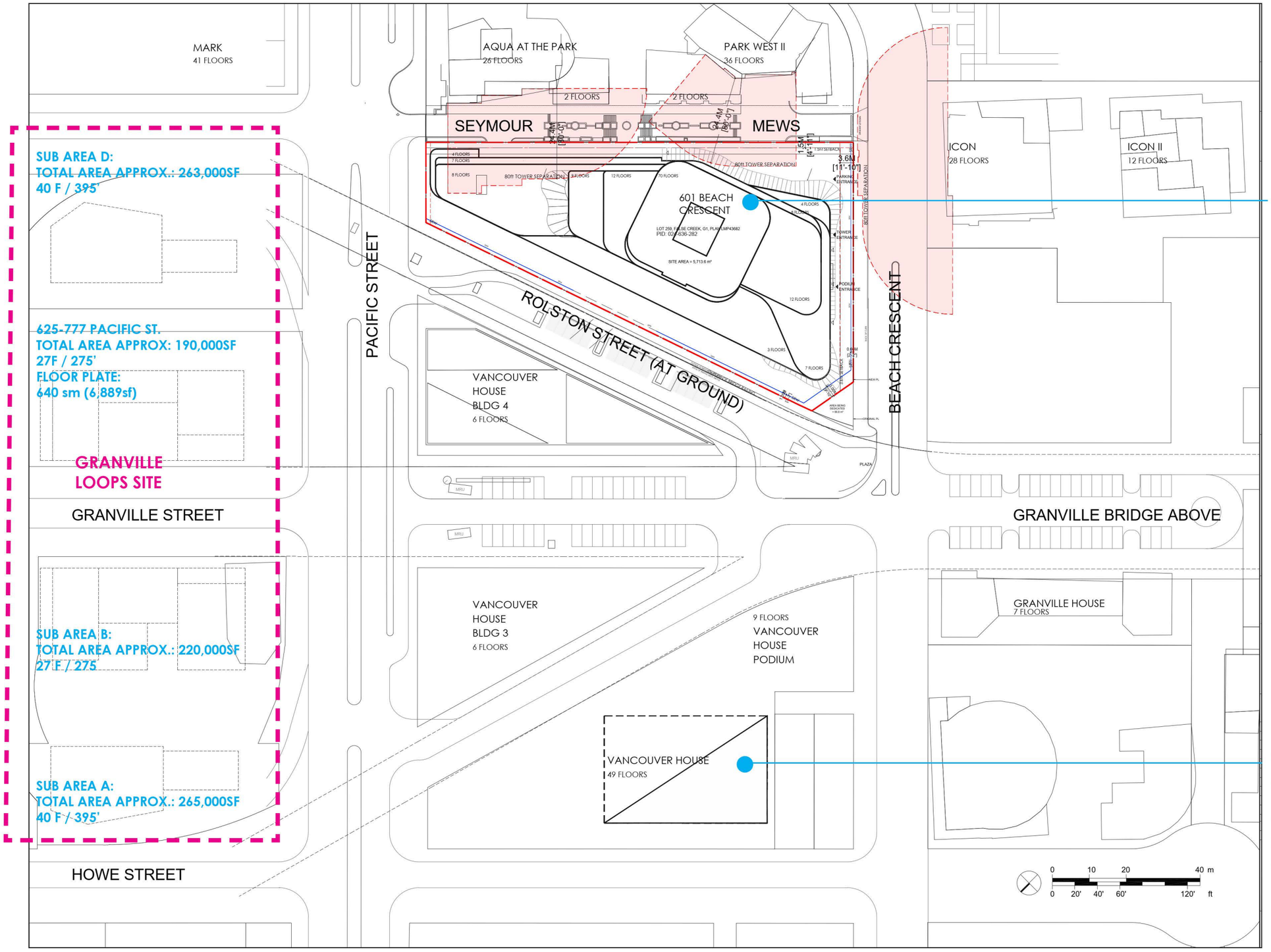
The ground floor footprint is consistent with the original approved design, where setbacks and distance to neighboring buildings stay intact with minimal impact to views. The footprint of the tower has increased and detailed shadow studies show only a slight increase (0.7%) in shadowing to May Lorne and Browne Park within a 30min window from 10:15am to 10:45am during the Fall Equinox. For all other seasons and intervals of time, there is no change to the shadow. This is the similar results at Emery Barnes Park where is only 0.4% increase in shadowing between 4:00pm and 4:30pm during the Fall Equinox.

The proposed design will demonstrate the commitment as in the original rezoning to meet and lead the City’s sustainability objectives through the Rezoning Policy for Sustainable Large Developments.

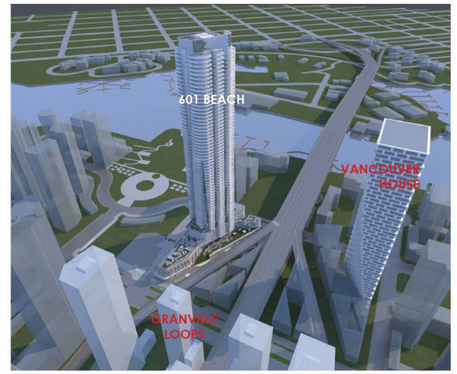




2.8 TOWER SEPERATION BLOCK STUDY



PROPOSED FLOOR PLATE
1,031 sm (11,096sf)





VANCOUVER HOUSE
MAX. FLOOR PLATE:
1080sm (11,600sf)
TOTAL AREA: APPROX.
590,000 SF (BLDG 1&2
ONLY)

3.0 PROJECT STATISTICS

3.1 PROJECT DATA

LEGAL ADDRESS: 597-691 BEACH CRESCENT AND 1408-1470 ROLSTON STREET

LEGAL DESCRIPTION: LOT 259, FALSE CREEK, G1, NWD, PLAN LMP43682

ZONING CD-1 (913)

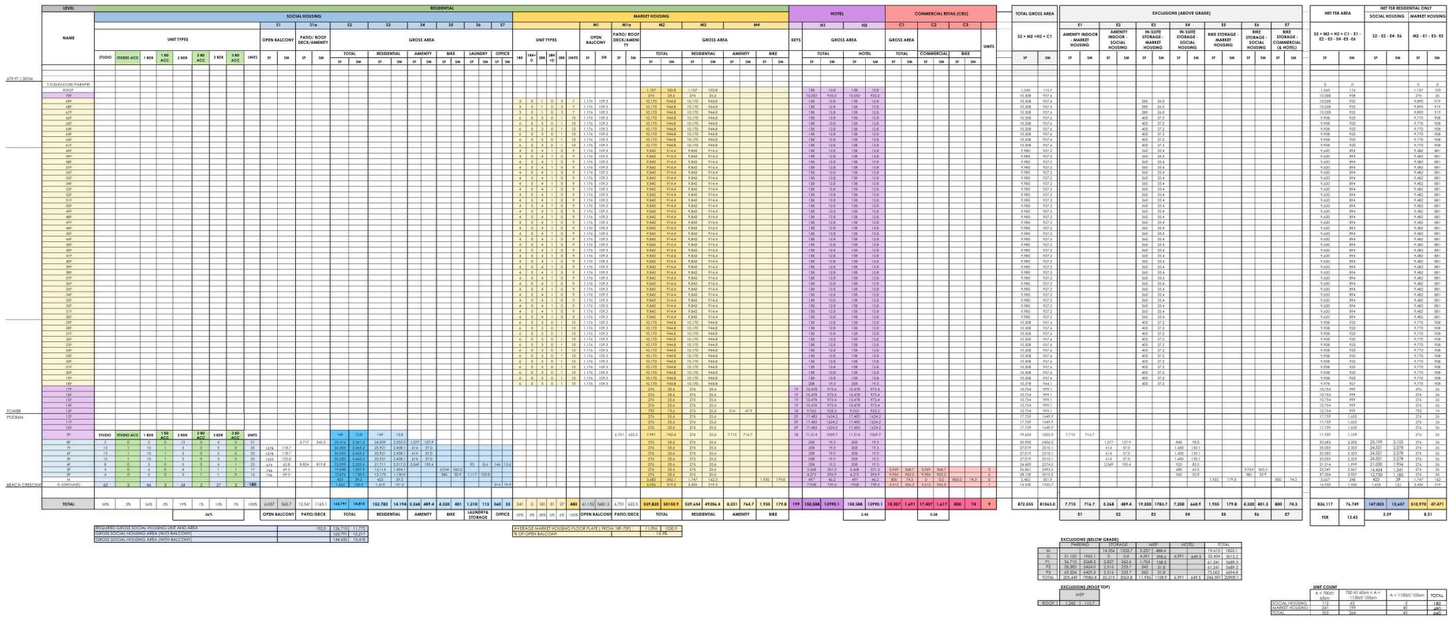
SITE AREA: 5,713.6 SM / 61,501 SF

SETBACKS FRONT (BEACH CRESCENT) = 6.34 M / 20'-10" SIDE (SEYMOUR MEWS) = 1.81M / 5'-11"

REAR (PACIFIC) = 1.2M / 3'-11" SIDE (ROLSTON) = 7.7M / 25'-3"

SUMMARY
FSR Area by Function
FSR Area
Total FSR Area / FAR
No. of Floors
Podium Height
Tower Height
Average Tower Floor Plate
Parking Levels

PROPOSED			
USE		SM	SF	FAR
Retail		1,617	17,407	0.28
Hotel	199 Keys	13,990	150,588	2.45
Residential	480 Units	47,471	510,970	8.31
Amenity (exempt)		1,254	13,499	
TOTAL		**63,092**	**679,114**	**11.04**
Social Housing	180 Units	13,657	147,003	2.39
		76,749	**826,117**	**13.43**
70			
30.6m		104'	
207m		679'	
	1,031	11,096	
3			



PROJECT DATA CHART ENLARGED ON NEXT TWO SHEET

3.1 PROJECT DATA

| LEVEL | NAME | RESIDENTIAL | | |

3.1 PROJECT DATA

PROJECT DATA CHART CONTINUE FROM PREVIOUS SHEET

	LEVEL
	NAME
679 FT / 207M	
	T.O.ELEVATOR/ PARAPET
	ROOF
	70F
	69F
	68F
	67F
	66F
	65F
	64F
	63F
	62F
	61F
	60F
	59F
	58F
	57F
	56F
	55F
	54F
	53F
	52F
	51F
	50F
	49F
	48F
	47F
	46F
	45F
	44F
	43F
	42F
	41F
	40F
	39F
	38F
	37F
	36F
	35F
	34F
	33F
	32F
	31F
	30F
	29F
	28F
	27F
	26F
	25F
	24F
	23F
	22F
	21F
	20F
	19F
	18F
	17F
	16F
	15F
	14F
TOWER	13F
PODIUM	12F
	11F
	10F
	9F
	8F
	7F
	6F
	5F
	4F
	3F
	2F
	M
BEACH CRESCENT	G (GROUND)
	TOTAL

TOTAL GROSS AREA		EXCLUSIONS (ABOVE GRADE)														NET FSR AREA		NET FSR RESIDENTIAL ONLY			
		E1		E2		E3		E4		E5		E6		E7				SOCIAL HOUSING		MARKET HOUSING	
S2 + M2 +H2 + C1		AMENITY INDOOR - MARKET HOUSING		AMENITY INDOOR - SOCIAL HOUSING		IN-SUITE STORAGE - MARKET HOUSING		IN-SUITE STORAGE - SOCIAL HOUSING		BIKE STORAGE - MARKET HOUSING		BIKE STORAGE - SOCIAL HOUSING		BIKE STORAGE - COMMERCIAL (& HOTEL)		S2 + M2 + H2 + C1 - E1 - E2 - E3 - E4 -E5 -E6		S2 - E2 - E4- E6		M2 - E1 - E3- E5	
SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM
																0	0			0	0
1,245	115.7															1,245	116			1,107	103
10,308	957.6															10,308	958			276	26
10,308	957.6					280	26.0									10,028	932			9,890	919
10,308	957.6					280	26.0									10,028	932			9,890	919
10,308	957.6					280	26.0									10,028	932			9,890	919
10,308	957.6					400	37.2									9,908	920			9,770	908
10,308	957.6					400	37.2									9,908	920			9,770	908
10,308	957.6					400	37.2									9,908	920			9,770	908
10,308	957.6					400	37.2									9,908	920			9,770	908
10,308	957.6					400	37.2									9,908	920			9,770	908
9,980	927.2					360	33.4									9,620	894			9,482	881

3.2 UNIT BREAKDOWN AND AMENITY

UNIT COUNT - MARKET HOUSING

NAME and LOCATION			GROSS AREA (BCH Net Standards)		NET AREA (COV Standards)		No. of UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
			SF	SM	SF	SM		SF	SM	SF	SM
1BR											
A1	L15-26, L58-66	01	694	64.5	586	54.4	21	14,574	1354.0	12,306	1143.3
		10	694	64.5	607	56.4	21	14,574	1354.0	12,747	1184.2
	L27-57	01	694	64.5	586	54.4	31	21,514	1998.7	18,166	1687.7
		09	694	64.5	586	54.4	31	21,514	1998.7	18,166	1687.7
	TOTAL						104	72,176	6705.4	61,385	5702.9
A2	L15-26, L58-63	03	668	62.1	580	53.9	18	12,024	1117.1	10,440	969.9
	L15-26, L58-63	08	668	62.1	580	53.9	21	14,028	1303.2	12,180	1131.6
	L27-57	03	668	62.1	580	53.9	31	20,708	1923.8	17,980	1670.4
		07	668	62.1	580	53.9	31	20,708	1923.8	17,980	1670.4
	TOTAL						101	67,468	6268.0	58,580	5442.3
A3	L15-26, L58-63	05	717	66.6	607	56.4	18	12,906	1199.0	10,926	1015.1
		06	717	66.6	607	56.4	18	12,906	1199.0	10,926	1015.1
	TOTAL						36	25812	2398.0	21852	2030.1
1BR TOTAL							**241**	**165,456**	**15,371**	**141,817**	**13,175**
AVERAGE UNIT SIZE - 1BR								**687**	**63.8**	**588**	**54.7**
2BR											
B1	L15-26, L58-63	02	1,090	101.3	949	88.2	18	19,620	1,822.8	17,082	1587.0
	L15-26, L58-66	09	1,090	101.3	949	88.2	21	22,890	2,126.5	19,929	1851.5
	L27-57	02	1,090	101.3	949	88.2	31	33,790	3,139.2	29,419	2733.1
		06	1,090	101.3	949	88.2	31	33,790	3,139.2	29,419	2733.1
		08	1,090	101.3	949	88.2	31	33,790	3,139.2	29,419	2733.1
	TOTAL						132	143,880	13,366.9	125,268	11637.8
B2	L15-26, L58-63	04	1,188	110.4	1,079	88.0	18	21,384	1,986.6	19,422	1804.4
B3	L27-57	04	1,040	96.6	930	88.0	31	32,240	2,995.2	28,830	2678.4
2BR TOTAL							**181**	**197,504**	**18,349**	**173,520**	**16,121**
AVERAGE UNIT SIZE - 2BR								**1091**	**101.4**	**959**	**89.1**
3BR											
C1	L15-26, L58-63	07	1,188	110.4	1,079	100.2	18	21,384	1,986.6	19,422	1,804.4
C2	L28-58	05	1,352	125.6	1,195	111.0	31	41,912	3,893.8	37,045	3,441.6
D1	L64-66	02	1,757	163.2	1,627	151.2	3	5,271	489.7	4,881	453.5
D2	L64-66	03	1,906	177.1	1,750	162.6	3	5,718	531.2	5,250	487.7
	L64-66	04	1,906	177.1	1,750	162.6	3	5,718	531.2	5,250	487.7
3BR TOTAL							**58**	**80,003**	**7,433**	**71,848**	**6,675**
AVERAGE UNIT SIZE - 3BR								**1379**	**128.1**	**1239**	**115.1**

UNIT MIX - SUBTOTAL

<700 SF	**<65 SM**	**241**	**50.2%**
700 - 1130 SF	**65 - 105 SM**	**199**	**41.5%**
>1130 SF	**>105 SM**	**40**	**8.3%**
		480	

	TOTAL UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
		SF	SM	SF	SM
MARKET HOUSING TOTAL	**480**	**442,963**	**41,153**	**387,185**	**35,971**
AVERAGE UNIT SIZE		**923**	**85.7**	**807**	**74.9**

UNIT COUNT - SOCIAL HOUSING

NAME and LOCATION		GROSS AREA (BCH Net Standards)		NET AREA (COV Standards)		No. of UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
		SF	SM	SF	SM		SF	SM	SF	SM
STUDIO										
S1	210,313,419	454	42.2	378	35.1	3	1362.0	126.5	1134.0	105.4
S2	209,312,418	415	38.6	342	31.8	3	1245.0	115.7	1026.0	95.3
S3	207,208,310,311,416,417	395	36.7	322	29.9	6	2370.0	220.2	1932.0	179.5
S4	502,602,702,	441	41.0	364	33.8	3	1323.0	122.9	1092.0	101.5
S5	503,504,603,604,703,704,	456	42.4	380	35.3	6	2736.0	254.2	2280.0	211.8
S6	505,605,705,	507	47.1	425	39.5	3	1521.0	141.3	1275.0	118.5
S7	402,506, 606,706	515	47.8	424	39.4	4	2060.0	191.4	1696.0	157.6
S8	507,607,707,	442	41.1	368	34.2	3	1326.0	123.2	1104.0	102.6
S9	535,635,735	475	44.1	390	36.2	3	1425.0	132.4	1170.0	108.7
S10	403	438	40.7	362	33.6	1	438.0	40.7	362.0	33.6
S11	404	451	41.9	376	34.9	1	451.0	41.9	376.0	34.9
S12	405	446	41.4	373	34.7	1	446.0	41.4	373.0	34.7
S13	513,613,713,808	413	38.4	331	30.8	4	1652.0	153.5	1324.0	123.0
S14	514,614,714,809	444	41.2	355	33.0	4	1776.0	165.0	1420.0	131.9
S15	5,18,618,718,520,620,720,521,621,721,523,623,723	400	37.2	326	30.3	12	4800.0	445.9	3912.0	363.4
S16	514,614,714,806	421	39.1	348	32.3	6	2526.0	234.7	2088.0	194.0
STUDIO TOTAL						**63**	**27,457.0**	**2,550.8**	**22,564.0**	**2,096.3**
AVERAGE UNIT SIZE - STUDIO							**436**	**40.5**	**358**	**33.3**
STUDIO-ACC										
F1	501,601,701	722	67.1	631	58.6	3	2166.0	201.2	1893.0	175.9
STUDIO ACC TOTAL						**3**	**2,166.0**	**201.2**	**1,893.0**	**175.9**
AVERAGE UNIT SIZE - STUDIO ACC							**722**	**67.1**	**631**	**58.6**
1BR										
A1	201,303-04,	610	56.7	525	48.8	3	1830.0	170.0	1575.0	146.3
A2	302,305,509-511,517,609-611,617,709-711,717	610	56.7	525	48.8	14	8540.0	793.4	7350.0	682.8
A3	202	610	56.7	524	48.7	1	610.0	56.7	524.0	48.7
A4	203	610	56.7	518	48.1	1	610.0	56.7	518.0	48.1
A5	205-206,308-309,414-415, 526-530,626,630,726,730,819	612	56.9	527	49.0	22	13464.0	1250.8	11594.0	1077.1
A6	408,516,616,716,	615	57.1	529	49.1	4	2460.0	228.5	2116.0	196.6
A7	811	681	63.3	589	54.7	1	681.0	63.3	589.0	54.7
1BR TOTAL						**46**	**29,307.0**	**2,722.7**	**25,216.0**	**2,342.6**
AVERAGE UNIT SIZE - 1BR							**611**	**56.7**	**525**	**48.8**
1BR-ACC										
F2	508, 608, 708,	805	74.8	718	66.7	3	2415.0	224.4	2154.0	200.1
1BR ACC TOTAL						**3**	**2,415.0**	**224.4**	**2,154.0**	**200.1**
AVERAGE UNIT SIZE - 1BR ACC							**805**	**74.8**	**718**	**66.7**
2 BR										
B1	204,307,413,525,625,725	927	86.1	831	77.2	6	5562.0	516.7	4986.0	463.2
B2	212,213,315,316,421,422,531,532,631,632,731,732	810	75.3	720	66.9	12	9720.0	903.0	8640.0	802.7
B3	301	989	91.9	883	82.0	1	989.0	91.9	883.0	82.0
B4	410	868	80.6	771	71.6	1	868.0	80.6	771.0	71.6
B5	409	882	81.9	790	73.4	1	882.0	81.9	790.0	73.4
B6	803	870	80.8	771	71.6	1	870.0	80.8	771.0	71.6
B7	804	968	89.9	868	80.6	1	968.0	89.9	868.0	80.6
B8	805	1,017	94.5	915	85.0	1	1017.0	94.5	915.0	85.0
B9	806	1,178	109.4	933	86.7	1	1178.0	109.4	933.0	86.7
B10	810	916	85.1	868	80.6	1	916.0	85.1	868.0	80.6
B11	811,812,813,814	842	78.2	868	80.6	4	3368.0	312.9	3472.0	322.6
B12	816	865	80.4	772	71.7	1	865.0	80.4	772.0	71.7
B13	817,818	880	81.8	747	69.4	2	1760.0	163.5	1494.0	138.8
B14	821	871	80.9	756	70.2	1	871.0	80.9	756.0	70.2
2BR TOTAL						**34**	**29,834.0**	**2,771.7**	**26,919.0**	**2,500.9**
AVERAGE UNIT SIZE - 2BR							**877**	**81.5**	**792**	**73.6**
2BR-ACC										
F3	214,317	980	91.0	854	79.3	2	1960.0	182.1	1708.0	158.7
2BR ACC TOTAL						**2**	**1,960.0**	**182.1**	**1,708.0**	**158.7**
AVERAGE UNIT SIZE - 2BR ACC							**980**	**91.0**	**854**	**79.3**
3BR										
C1	515,615,715,	1,068	99.2	942	87.5	3	3204.0	297.7	2826.0	262.5
C2	211,314,420	1,069	99.3	960	89.2	3	3207.0	297.9	2880.0	267.6
C3	531,631,731	1,013	94.1	911	84.6	3	3039.0	282.3	2733.0	253.9
C4	534, 634,734	975	90.6	856	79.5	3	2925.0	271.7	2568.0	238.6
C5	401-CHILDCARE	1,217	113.1	1,130	105.0	1	1217.0	113.1	1130.0	105.0
C6	423-CHILDCARE	1,309	121.6	1,193	110.8	1	1309.0	121.6	1193.0	110.8
C7	524,624,724	1,161	107.9	1,053	97.8	3	3483.0	323.6	3159.0	293.5
C8	406,407,411	1,171	108.8	1,062	98.7	3	3513.0	326.4	3186.0	296.0
C9	512,612,712,807	1,141	106.0	1,034	96.1	4	4564.0	424.0	4136.0	384.2
C10	801	1,413	131.3	1,296	120.4	1	1413.0	131.3	1296.0	120.4
C11	802	1,136	105.5	1,028	95.5	1	1136.0	105.5	1028.0	95.5
C12	820	1,153	107.1	946	87.9	1	1153.0	107.1	946.0	87.9
3BR TOTAL						**27**	**30,163.0**	**2,802.2**	**27,081.0**	**2,515.9**
AVERAGE UNIT SIZE - 3BR							**1117**	**103.8**	**1003**	**93.2**
3BR-ACC										
F4	306,412	1,179	109.5	1,071	99.5	2	2358.0	219.1	2142.0	199.0
3BR ACC TOTAL						**2**	**2,358.0**	**219.1**	**2,142.0**	**199.0**
AVERAGE UNIT SIZE - 3BR ACC							**1179**	**109.5**	**1071**	**99.5**

UNIT MIX - SUBTOTAL

<700 SF	**<65 SM**	**112**	**62.2%**
700- 1130 SF	**65 - 105 SM**	**65**	**36.1%**
>1130 SF	**>105 SM**	**3**	**1.7%**
		180	

	TOTAL UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
		SF	SM	SF	SM
SOCIAL HOUSING TOTAL	**180**	**0.0**	**9963.2**	**93548.0**	**8690.9**
AVERAGE UNIT SIZE		**706**	**65.5**	**615**	**57.2**

UNIT MIX - TOTAL

<700 SF	**<65 SM**	**353**	**53.5%**
700-1130 SF	**65 - 105 SM**	**264**	**40.0%**
>1130 SF	**>105 SM**	**43**	**6.5%**
		660	

COMMON AMENITIES

	MARKET	UNITS	REQUIRED (SM)			PROVIDED SM	PROVIDED SF	LOCATION
OUTDOOR	BC HOUSING GUIDELINE:	480	892.8		892.8	270.3	2909.0	4F ROOF
	(1.86 m²/DWELLING UNITS]					622.5	6701.0	9F ROOF
						892.8	9610.0	TOTAL
INDOOR	CoV GUIDELINE:		672.0	+37	709.0			
	MIN. 1.4 m²/DWELLING UNIT + SECOND AMENITY SPACE MIN. OF 37 m²					716.7	7715.0	9F
						47.9	516.0	13F
						764.7	8231.0	TOTAL

	NON-MARKET	UNITS	REQUIRED (SM)			PROVIDED SM	PROVIDED SF	LOCATION
OUTDOOR	BC HOUSING GUIDELINE:	180	334.8		334.8	549.5	5915.0	4F ROOF
	(1.86 m²/DWELLING UNITS]					345.3	3717.0	8F ROOF
						894.8	9632.0	TOTAL
INDOOR	CoV GUIDELINE:		252.0	+37	289.0	190.4	2049.0	4F
	MIN. 1.4 m²/DWELLING UNIT + SECOND AMENITY SPACE MIN. OF 37 m²					171.1	1842.0	5-7F
						127.9	1377.0	8F
						489.4	5268.0	TOTAL

3.3 PARKING SUMMARY

DEVELOPMENT STATISTICS

Land Use	Quantity	Unit		
Market Residential	480	d.u.		
Non-Market Residential	180	d.u.		
Hotel	199	units	13,990	sqm
Retail	1,617	sqm		

RESIDENTIAL UNIT BREAKDOWN

Land Use	< 65 m2	65 - 105 m2	> 105 m2	Total
Market Residential	241	199	40	480
Non-Market Residential	112	65	3	180
Total	**353**	**264**	**43**	**660**

PARKING SUPPLIES

	Vehicle Parking				Goods Loading		Bike Parking									Passenger Loading	
Land Use	Total Supply	Accessible	Van Accessible	Small Car	Class A	Class B	Class A	Class B	Vertical	Stacked	Oversized	Bike Lockers	Clothing Lockers	Water Closets	Wash asins	Showers	Class A	Class C
Market Residential	433	15	2	47	3	3	835	25	154	334	51	65					4	
Non-Market Residential	52	5	1	6			193	9	23	102	8	28						
Market Residential Visitor	24	1	0	5														
Non-Market Residential Visitor	8	0	0	0														
Hotel	54	6	1	3	1	1	8	6		2	1	1					4	
Retail		1	1		1	1	5	6		2		1						
TOTAL	**571**	**28**	**5**	**61**	**5**	**5**	**1,041**	**46**	**177**	**440**	**60**	**95**	**-**	**-**	**-**	**-**	**8**	**-**

VEHICLE PARKING

MAXIMUM PARKING SUPPLY

			Bylaw Requirement			
Land Use	Quantity	Unit	Bylaw	Rate	Req`t	Supply
Non-Residential	15,607	sqm	4.2.5	1 per 115 sqm	136	54

ACCESSIBLE PARKING

			Bylaw Requirement			
Land Use	Quantity	Unit	Bylaw	Rate	Req`t	Supply
Market Residential	480	d.u.	4.1.4a	1 for each building with at least 7 dwelling units and additional 0.034 for each additional du	17	17
Non-Market Residential	180	d.u.	4.1.4a	1 for each building with at least 7 dwelling units and additional 0.034 for each additional du	7	7
Hotel	13,990	sqm	4.1.4b	1 for each buidling with 500 sm and additonal 0.4 for each 1000 sm GFA	7	7
Retail	1,617	sqm	4.1.4b	1 for each buidling with 500 sm and additonal 0.4 for each 1000 sm GFA	2	2
				Total:	***33***	***33***

VAN ACCESSIBLE PARKING

			Bylaw Requirement			
Land Use	Quantity	Unit	Bylaw	Rate	Req`t	Supply
Market Residential	17	Acc Stalls	4.1.4a	the 1st + every 10th accessible stall must be provided as a van accessible stall	2	2
Non-Market Residential	7	Acc Stalls	4.1.4a	the 1st + every 10th accessible stall must be provided as a van accessible stall	1	1
Hotel	7	Acc Stalls	4.1.4b	the 1st + every 10th accessible stall must be provided as a van accessible stall	1	1
Retail	2	Acc Stalls	4.1.4b	the 1st + every 10th accessible stall must be provided as a van accessible stall	1	1
				Total:	***5***	***5***

VISITOR PARKING

			Bylaw Requirement				
Land Use	Quantity	Unit	Bylaw	Rate	Min	Max	Supply
Market Residential	480	d.u.	4.1.3	min 0.05 visitor per dwelling max 0.1 per du	24	48	25
Non-Market Residential	180	d.u.	4.1.3	min 0.05 visitor per dwelling max 0.1 per du	9	18	8
				Total:	***33***	***66***	***33***

SMALL CAR RATIO

Land Use	Bylaw	Rate	Total Supply	Small Car Spaces	Ratio
Market Residential	4.1.7	max 25%	433	47	11%
Non-Market Residential	4.1.7	max 25%	52	6	12%
Market Residential Visitor	4.1.7	max 25%	24	5	21%
Non-Market Residential Visitor	4.1.7	max 25%	8	0	0%
Hotel	4.1.7	max 25%	54	3	6%
Retail	4.1.7	max 25%	0	0	0%
			571	61	11%

GOODS LOADING

CLASS A LOADING

			Bylaw Requirement		ROVIDE 1 ABOVE REQ'T	
Land Use	Quantity	Unit	Bylaw	Rate	Req't	Supply
Residential	660	d.u.	5.2.1	No requirement for < 50 d.u. 1 space for 50 - 299 d.u. +1 space for any portion of each additional 200 d.u.	3	3
Hotel	199	units	5.2.2	No requirement for < 150 units 1 space for 150 - 249 units 2 spaces for 250 - 499 units 3 spaces for 500 - 699 units +1 space of any portion of each additional 200 units	1	1
Retail	1,617	sqm	5.2.6	No requirement	-	1
				Total:	***4***	***5***

CLASS B LOADING

			Bylaw Requirement		PROVIDE 5 (+1 CLASS A)	
Land Use	Quantity	Unit	Bylaw	Rate	Req't	Supply
Residential	660	d.u.	5.2.1	No requirement for < 100 d.u. 1 space for 100 - 299 d.u. 2 spaces for 300 - 499 d.u. +1 space for any portion of each additional 200 d.u.	3	3
Hotel	199	units	5.2.2	1 space for < 75 units 2 spaces for 75 - 399 units 3 spaces for 400 - 599 units +1 space of any portion of each additional 200 units	2	1
Retail	1,617	sqm	5.2.5	No requirement for < 100 m² 1 space for the first 2,325 m² +1 space for any portion of the next 2,325 m²	1	1
				Total:	***6***	***5***

CLASS C LOADING

			Bylaw Requirement		
Land Use	Quantity	Unit	Bylaw	Rate	Req't
Residential	660	d.u.	5.2.1	No requirement	-
Hotel	199	units	5.2.2	No requirement	-
Retail	1,617	sqm	5.2.5	No requirement for < 1,900 m² 1 space for the 1,900 - 5,000 m² 2 spaces for > 5,000 m²	-
				Total:	***0***

3.3 PARKING SUMMARY

BICYCLE PARKING

CLASS A BIKE PARKING

			Bylaw Requirement			
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**
Market Residential	480	d.u.	6.2.1.2	1.5 for dwellings less than 65 sm, 2.5 for dwellings between 65 sm and 105sm, 3 for dwellings greater than 105	954	835
Non-Market Residential	180	d.u.	6.2.1.2	1.5 for dwellings less than 65 sm, 2.5 for dwellings between 65 sm and 105sm, 3 for dwellings greater than 105	338	272
Hotel	199	units	6.2.5.2	1 per 30 units	7	8
Retail	1,617	sqm	6.2.5.1	1 per 340 m²	5	5
				Total:	***1,304***	***1120***

Please refer to TAMS

CLASS B BIKE PARKING

			Bylaw Requirement			
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**
Residential	480	d.u.	6.2.1.2	2 spaces for first 20 dwelling units, 1 for 20 dwelling units additional	25	25
Residential	180	d.u.	6.2.1.2	2 spaces for first 20 dwelling units, 1 for 20 dwelling units additional	10	9
Hotel	199	units	6.2.5.2	6 if greater than 75 units	6	6
Retail	1,617	sqm	6.2.5.1	6 for over 1,000 m²	6	6
				Total:	***47***	***46***

Refer to Landscape Plans

LASS A BIKE PARKING CONFIGURATION

Land Use	**Type**	**Class A Req't**	**Bylaw**	**Rate**	**Supply**	**Ratio**
Market Residential	Oversized	954	6.3.9	min 5%	51	5%
	Vertical	954	6.3.13	max 30%	154	16%
	Vertical & Stacked	954	6.3.13	max 60%	488	51%
	Lockers	954	6.3.13A	min 10%	65	7%
Non-Market Residential	Oversized	338	6.3.9	min 5%	8	2%
	Vertical	338	6.3.13	max 30%	23	7%
	Vertical & Stacked	338	6.3.13	max 60%	125	37%
	Lockers	338	6.3.13A	min 10%	28	8%
Hotel	Oversized	7	6.3.9	min 5%	1	14%
	Vertical	7	6.3.13	max 30%	-	0%
	Vertical & Stacked	7	6.3.13	max 60%	2	29%
	Lockers	7	6.3.13A	min 10%	1	14%
Retail	Oversized	5	6.3.9	min 5%	-	0%
	Vertical	5	6.3.13	max 30%	-	0%
	Vertical & Stacked	5	6.3.13	max 60%	2	40%
	Lockers	5	6.3.13A	min 10%	1	20%

Land Use	**Type**	**Class A Req't**	**Bylaw**	**Rate**	**Supply**	**Ratio**
Overall	Oversized	1304	6.3.9	min 5%	60	5%
	Vertical	1304	6.3.13	max 30%	177	14%
	ertical & Stacke	1304	6.3.13	max 60%	617	47%
	Lockers	1304	6.3.13A	min 10%	95	7%

END-OF-TRIP FACILITIES

Land Use	**Type**	**Overall Req't**	**Bylaw**	**Rate**	**Req't**	**Supply**	
Market Residential	Electrical Outlets	954	6.3.21	1 per 2 spaces	477	477	
	Maintenance Facilities	954	6.3.22	1 for > 100 spaces	1	1	*Level M*
Non-Market Residential	Electrical Outlets	338	6.3.21	1 per 2 spaces	169	144	
	Maintenance Facilities	338	6.3.22	1 for > 100 spaces	1	1	*Level 3*
Hotel	Electrical Outlets	7	6.3.21	1 per 2 spaces	4	4	
	Maintenance Facilities	7	6.3.22	1 for > 100 spaces	0	0	
	Clothing Lockers	7	6.5.1	1.4 per non-res space	10	10	*Level M*
	Water Closets	7	6.5.4	1 per 10 for < 50 non-res spaces	1	1	*Level M*
	Wash Basins	7	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*
	Showers	7	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*
Retail	Electrical Outlets	5	6.3.21	1 per 2 spaces	3	3	*Level M*
	Maintenance Facilities	5	6.3.22	1 for > 100 spaces	0	0	
	Clothing Lockers	5	6.5.1	1.4 per non-res space	7	7	*Level M*
	Water Closets	5	6.5.4	1 per 10 for < 50 non-res spaces	1	1	*Level M*
	Wash Basins	5	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*
	Showers	5	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*

PASSENGER LOADING

CLASS A PASSENGER LOADING

			Bylaw Requirement			
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**
Residential	660	d.u.	7.2.1	1 for 50 to 125 dwelling units plus one space for additional 150 units	5	4
Hotel	199	units	7.2.5.2	No requirement for less than 75 units 1 per 50 units for 75-200 units +1 additional space per additional 75 units	4	4
Retail	1,617	sqm	7.2.5	1 for each 4,000 s m²	-	-
				Total:	***9***	***8***

CLASS C PASSENGER LOADING

			Bylaw Requirement			
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**
Residential	660	d.u.	7.2.1	No requirement	-	-
Hotel	199	units	7.2.5.2	1 per 200 units for <= 400 units +1 additional space per additional 300 units	1	-
Retail	1,617	sqm	7.2.5	No requirement	-	-
				Total:	***1***	***0***

3.3 PARKING AND BIKE STORAGE SUMMARY

PARKING - CAR

MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	185	147	37	0	**369**	85.2%
SMALL	22	22	3	0	**47**	10.9%
ACCESSIBLE	7	8	0	0	**15**	3.5%
ACCESSIBLE - VAN	2	0	0	0	**2**	0.5%
TOTAL	216	177	40	0	**433**	100.0%

VISITOR - MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	18	0	**18**	75.0%
SMALL	0	0	5	0	**5**	20.8%
ACCESSIBLE	0	0	1	0	**1**	4.2%
TOTAL	0	0	24	0	**24**	100.0%

NON-MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	40	0	**40**	76.9%
SMALL	0	0	6	0	**6**	11.5%
ACCESSIBLE	0	0	5	0	**5**	9.6%
ACCESSIBLE - VAN	0	0	1	0	**1**	1.9%
TOTAL	0	0	52	0	**52**	100.0%

VISITOR - NON - MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	8	0	**8**	100.0%
SMALL	0	0	0	0	**0**	0.0%
ACCESSIBLE	0	0	0	0	**0**	0.0%
TOTAL	0	0	8	0	**8**	100.0%

COMMERCIAL - RETAIL AND HOTEL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	22	20	**42**	77.8%
SMALL	0	0	0	3	**3**	5.6%
ACCESSIBLE	0	0	7	0	**7**	13.0%
ACCESSIBLE - VAN	0	0	1	1	**2**	3.7%
TOTAL	0	0	30	24	**54**	100.0%

TOTAL - CAR STALLS

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	185	147	125	20	**477**	83.5%
SMALL	22	22	14	3	**61**	10.7%
ACCESSIBLE	7	8	13	0	**28**	4.9%
ACCESSIBLE - VAN	2	0	2	1	**5**	0.9%
TOTAL	216	177	154	24	**571**	100.0%

BIKE STORAGE

MARKET RESIDENTIAL

BIKE SPACES	P2	P1	M	2F	3F	TOTAL
HORIZONTAL		31	200			**231**
VERTICAL		37	117			**154**
STACKED		0	334			**334**
LOCKER		0	65			**65**
OVERSIZED		0	51			**51**
TOTAL		68	767			**835**

NON-MARKET RESIDENTIAL

BIKE SPACES		G	M	2F	3F	TOTAL
HORIZONTAL		0	0		67	**67**
VERTICAL		0	0		31	**31**
STACKED		0	0		132	**132**
LOCKER		0	0		28	**28**
OVERSIZED		0	0		14	**14**
TOTAL		0	0		272	**272**

RETAIL & HOTEL

BIKE SPACES		G	M	2F	3F	TOTAL
HORIZONTAL			6			**6**
VERTICAL			0			**0**
STACKED			4			**4**
LOCKER			2			**2**
OVERSIZED			1			**1**
TOTAL			13			**13**

EV CHARGING		
Energized outlet capable of providing Level 2 charging or higher		
MARKET RESIDENTIAL	433	1 per parking spaces
NON-MARKET RESIDENTIAL	52	1 per parking spaces
HOTEL	24	1 per parking spaces
RETAIL	13.5	installed at 45% of parking spaces
TOTAL	522.5	

RESIDENTIAL STORAGE & BIKE SPACE &CAR

MARKET RESIDENTIAL

STORAGE LOCKERS	P3	P2	P1
24 SF	16	16	8
	17	17	
	16	16	
TOTAL	**49**	**49**	**8**

STORAGE AREA	P3	P2	P1
	409	409	329
	667	667	68
	795	795	536
	645	645	704
			524
			217
			449
TOTAL	**2516**	**2516**	**2827**

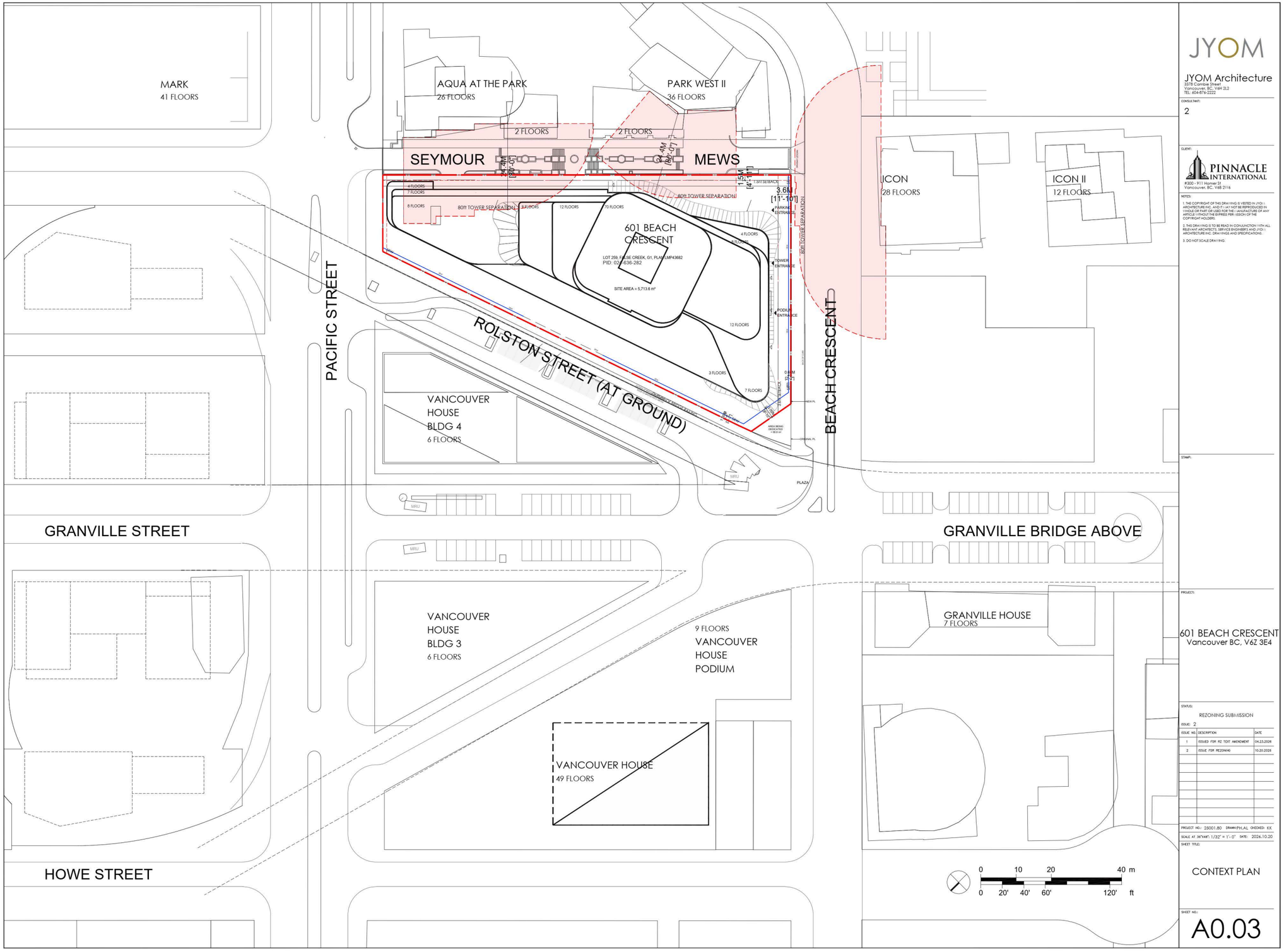
STORAGE AREA	G	M
TOTAL	**0**	**0**

MEP	P3	P2	P1
	342	342	1109
			595
			448
TOTAL	**342**	**342**	**1704**

G	M
754	2187
908	274
768	218
390	800
187	1000
975	354
309	424
4291	**5257**

4.0 DRAWINGS

4.1 CONTEXT PLAN



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CONSULTANT:
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CLIENT:
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601 BEACH CRESCENT
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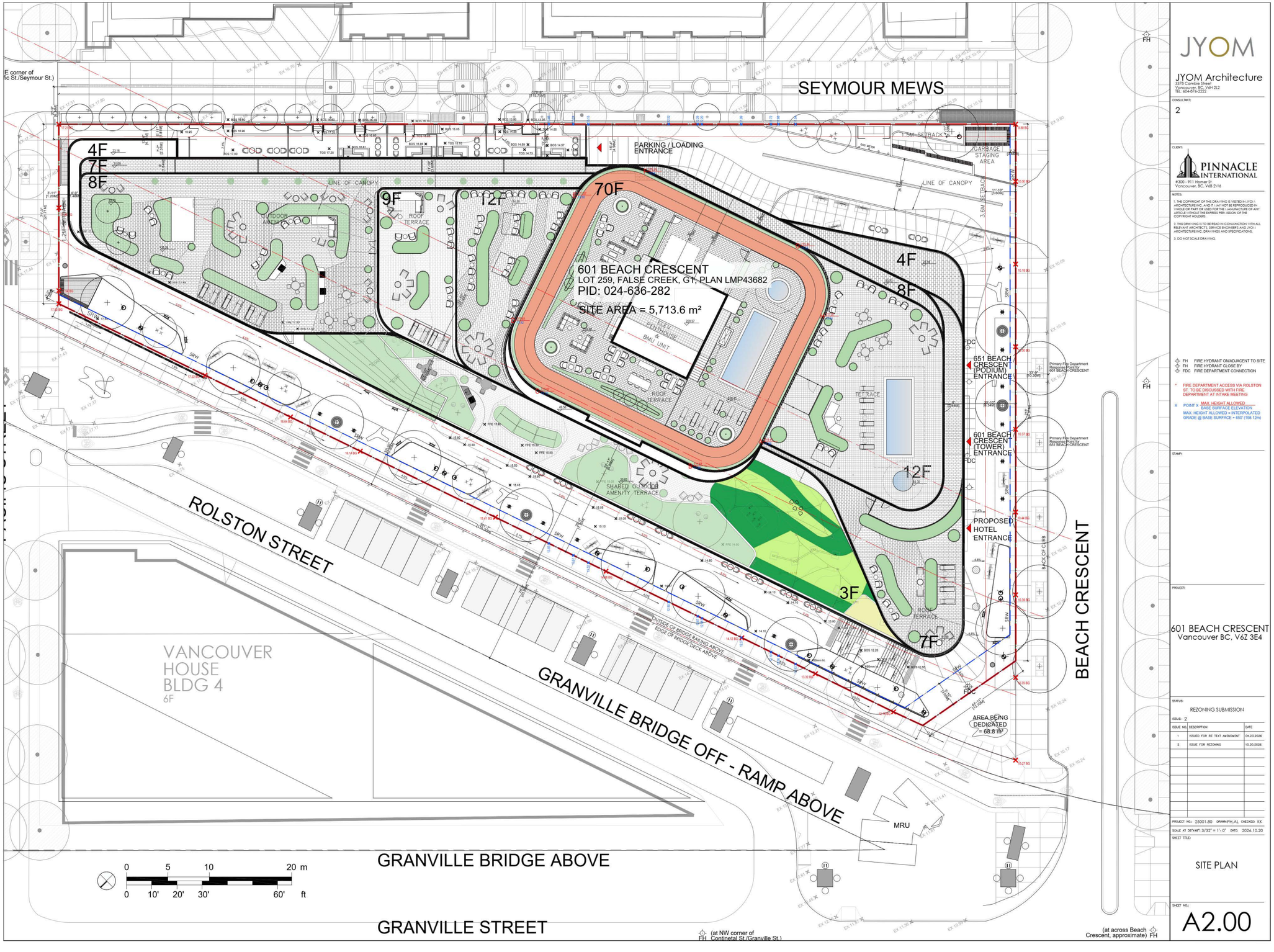
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE AT 36"x48": 1/32" = 1'-0" DATE: 2026.10.20
SHEET TITLE:
CONTEXT PLAN

SHEET NO.:
A0.03

4.2
SITE PLAN



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FH FIRE HYDRANT ON/ADJACENT TO SITE
FH FIRE HYDRANT CLOSE BY
FDC FIRE DEPARTMENT CONNECTION

* FIRE DEPARTMENT ACCESS VIA ROLSTON ST. TO BE DISCUSSED WITH FIRE DEPARTMENT AT INTAKE MEETING

X POINT X MAX. HEIGHT ALLOWED
BASE SURFACE ELEVATION
MAX. HEIGHT ALLOWED = INTERPOLATED GRADE @ BASE SURFACE + 650' (198.12m)

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SHEET TITLE:

SITE PLAN

SHEET NO.:

A2.00

4.3 RENDERING - GATEWAY NORTH



4.3 RENDERING - GATEWAY SOUTH



4.3 RENDERING - ROLSTON STREET

4.3 RENDERING - PACIFIC STREET

4.3 RENDERING - BEACH CRESCENT



4.3 RENDERING - BEACH CRESCENT



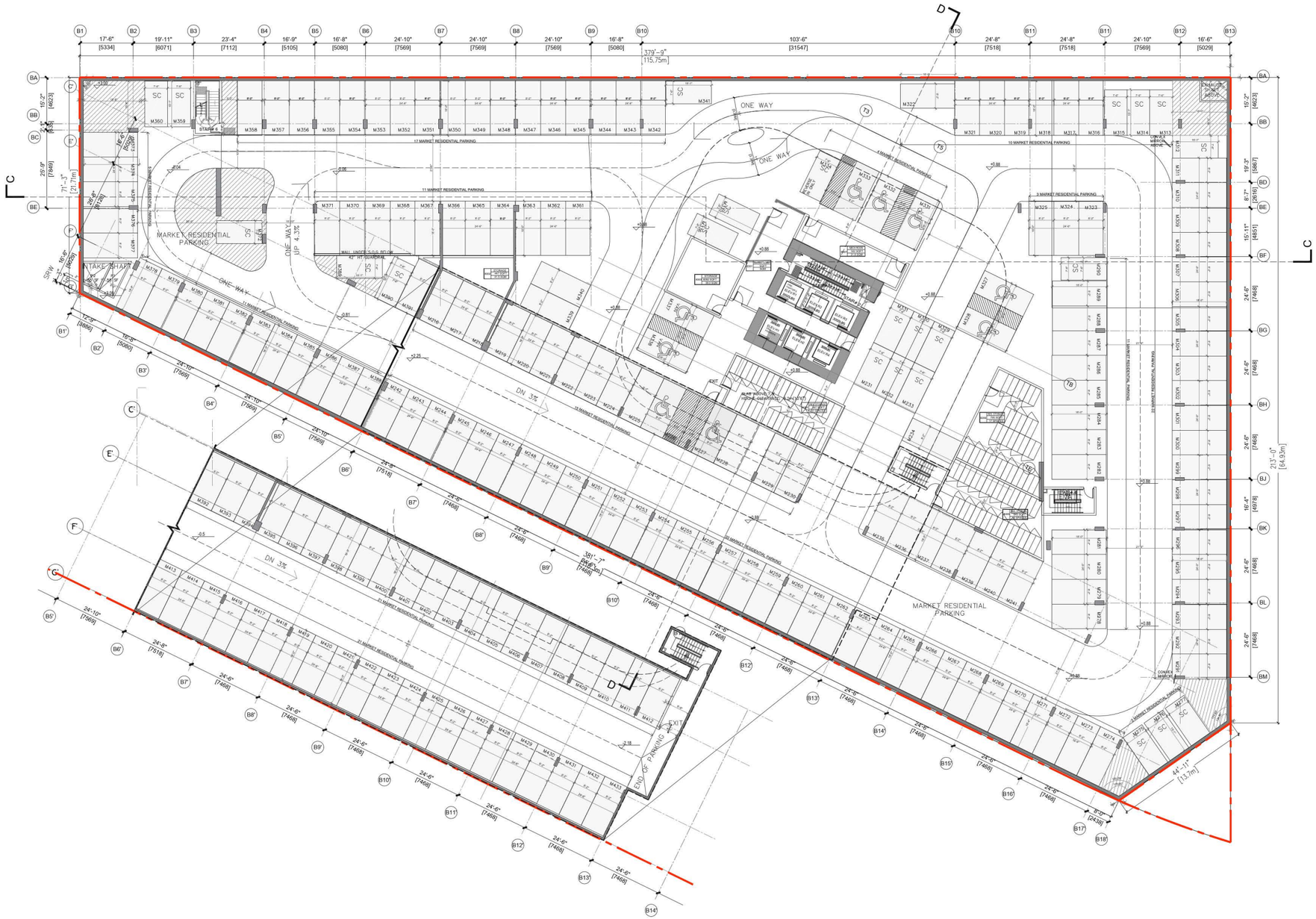
4.3 RENDERING - SEYMOUR MEWS

4.3 RENDERING - PACIFIC STREET

4.3 RENDERING - ROOFTOP HOTEL OUTDOOR AMENITY 70F



4.4 PARKING PLANS - LEVEL P3



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ISSUE NO.	DESCRIPTION	DATE
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2	ISSUE FOR REZONING	10.30.2026

PROJECT NO.: 25001.80 DRAWN: PH_AL CHECKED: KK

SCALE AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

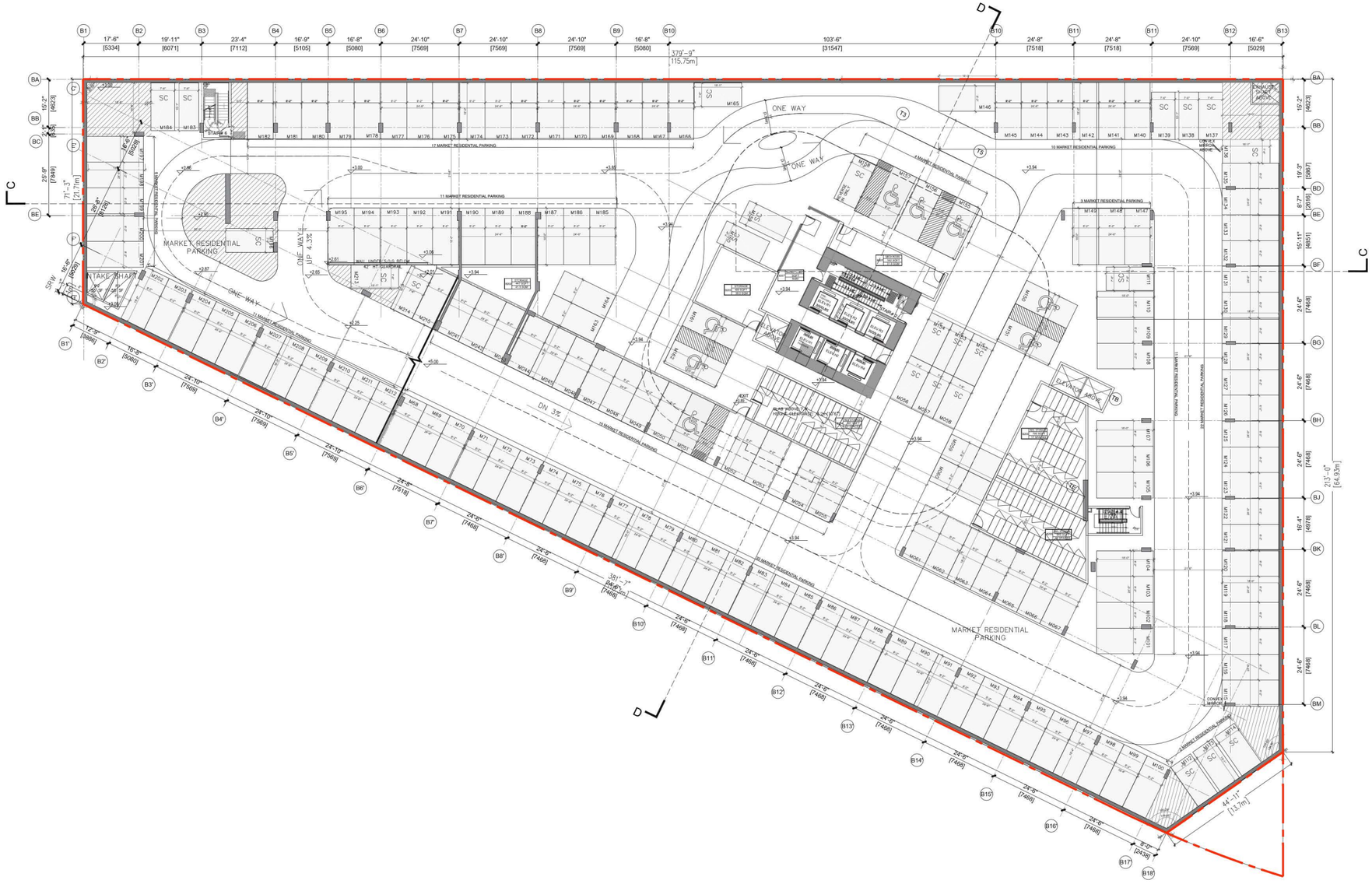
SHEET TITLE:

LEVEL P3 PLAN

SHEET NO.:

A2.01

4.4 PARKING PLANS - LEVEL P2


MARKET RESIDENTIAL PARKING
ONE WAY
UP 4.35%
DN 3%
RAMP BELOW
MARKET RESIDENTIAL PARKING
MARKET RESIDENTIAL PARKING
MARKET RESIDENTIAL PARKING

4.4 PARKING PLANS - LEVEL P1



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PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: K.K.

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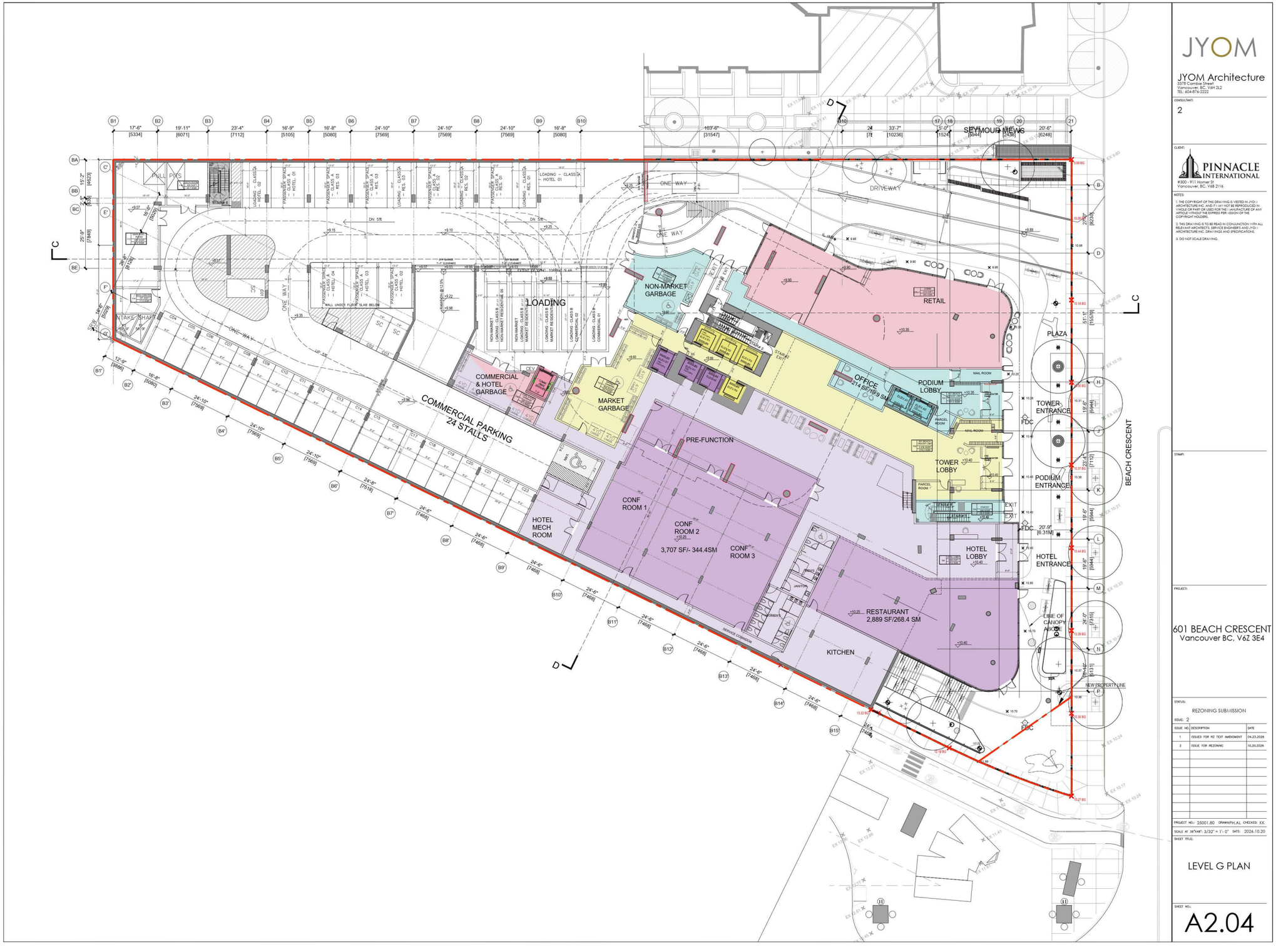
SHEET TITLE:

LEVEL P1 PLAN

SHEET NO.:

A2.03

4.5 FLOOR PLANS - GROUND FLOOR PLAN



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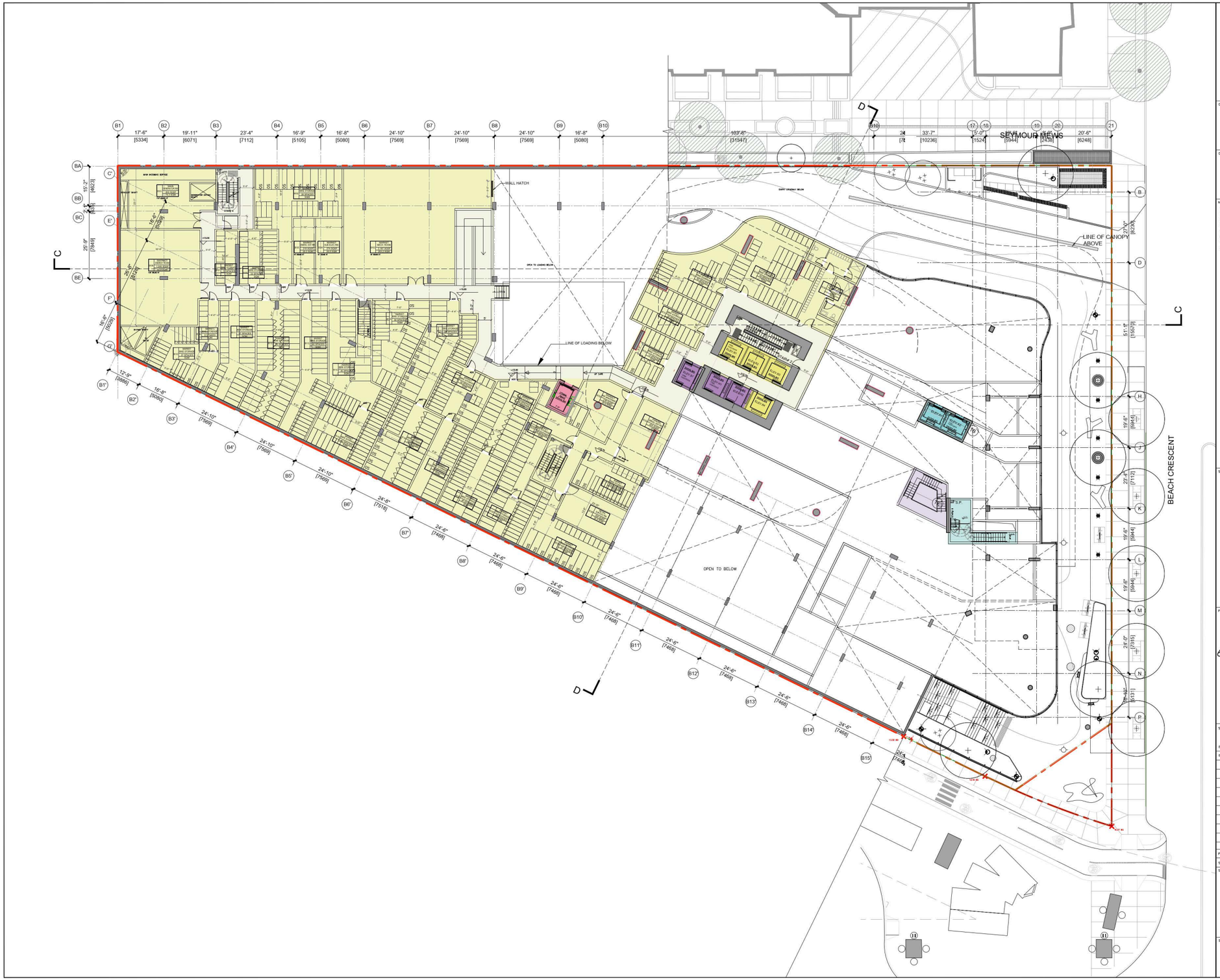
SHEET TITLE:

LEVEL G PLAN

SHEET NO.:

A2.04

4.5 FLOOR PLANS - LEVEL M PLAN



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ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
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2	ISSUE FOR REZONING	10.20.2026

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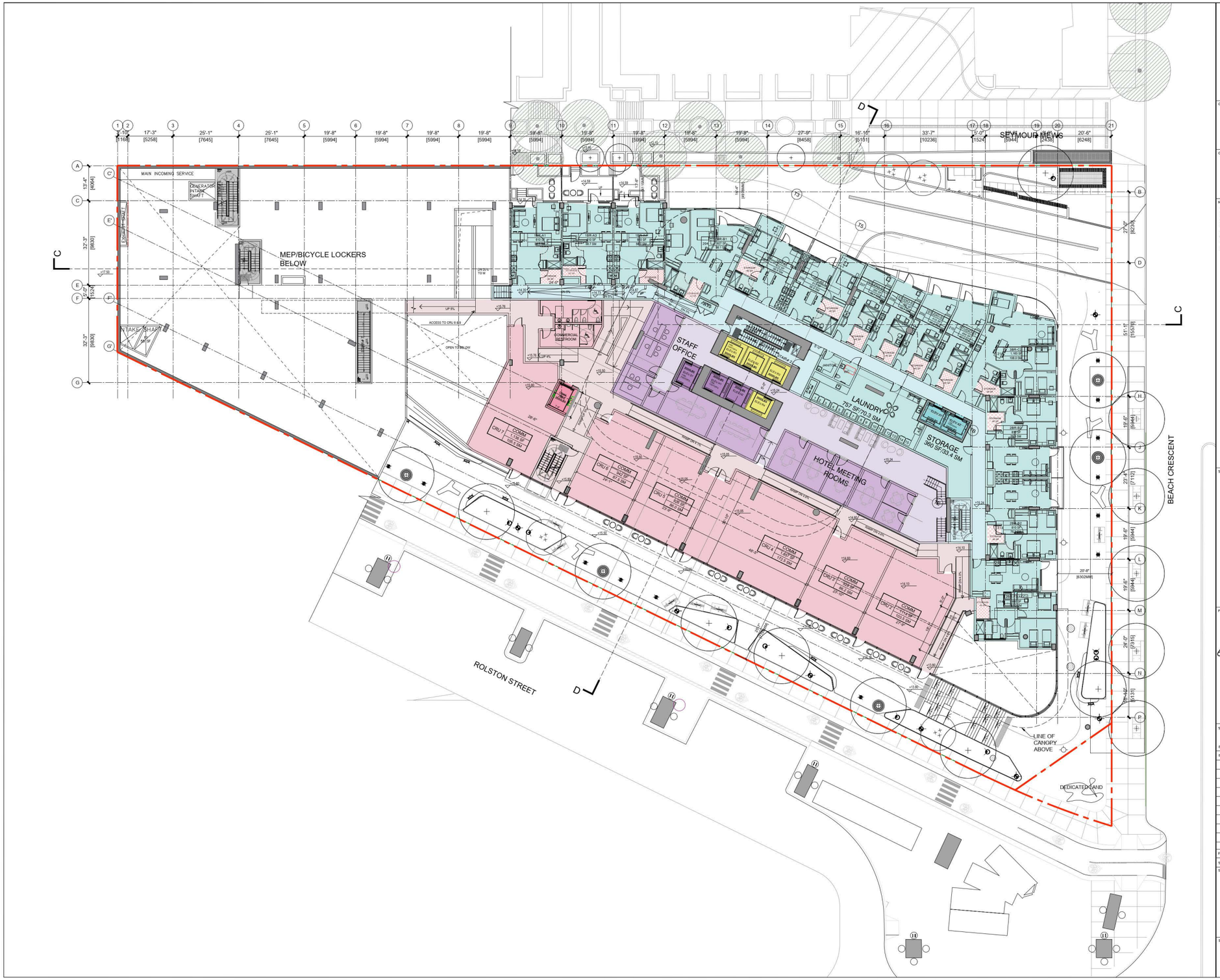
SHEET TITLE:

LEVEL M PLAN

SHEET NO.:

A2.05

4.5 FLOOR PLANS - LEVEL 2 PLAN



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STATUS:

REZONING SUBMISSION

ISSUE: 2

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PROJECT NO.: 25001.80 DRAWN:PH, AL CHECKED: KK
SCALE AT 36"x48": 3/32" = 1'-0" DATE: 2026.10.20

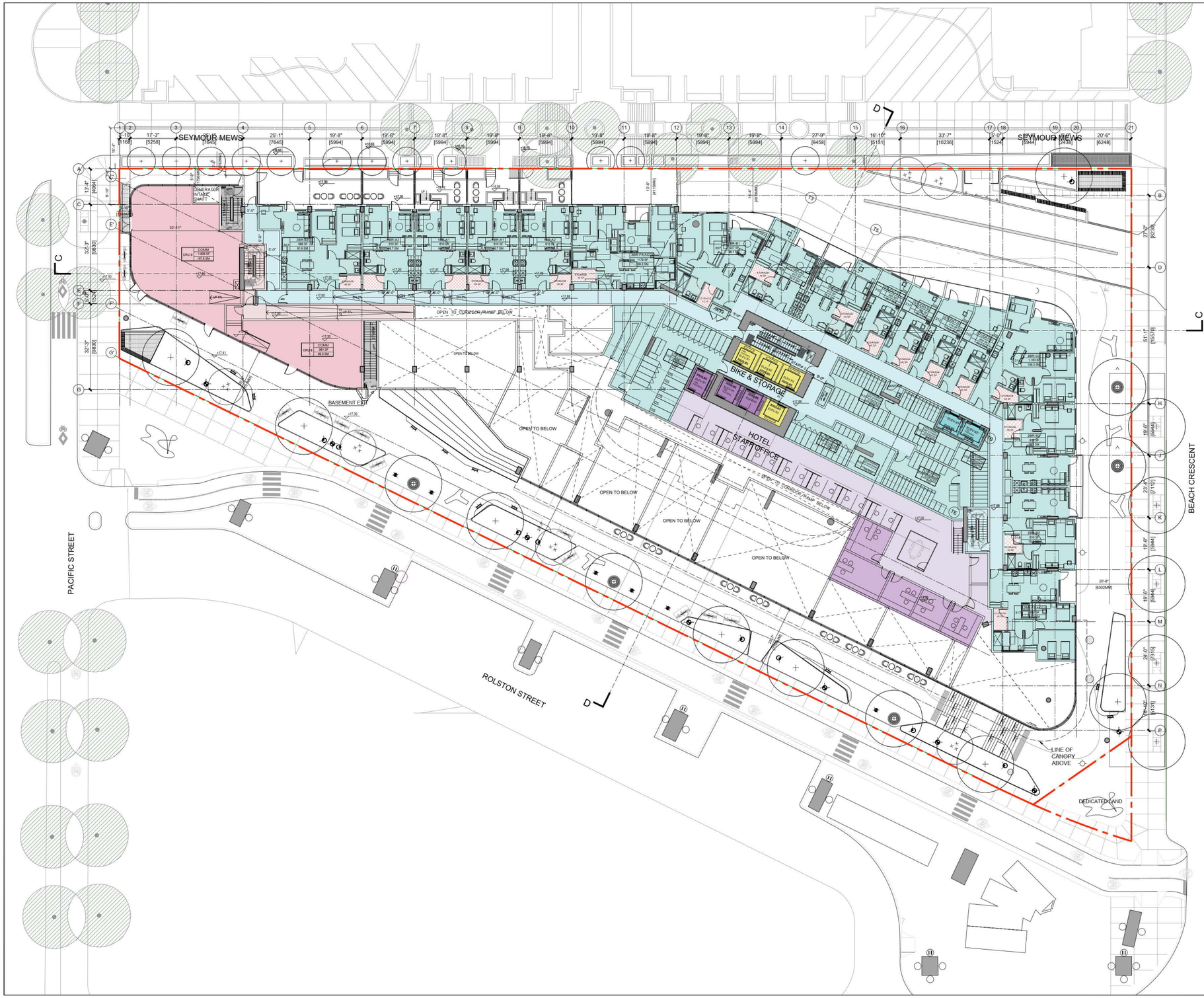
SHEET TITLE:

LEVEL 2 PLAN

SHEET NO.:

A2.06

4.5 FLOOR PLANS - LEVEL 3 PLAN



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601 BEACH CRESCENT
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REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: KK

SCALE AT 36"x48": 3/32" = 1'-0" DATE: 2026.10.20

SHEET TITLE:

LEVEL 3 PLAN

SHEET NO.:

A2.07

4.5 FLOOR PLANS - LEVEL 4 PLAN



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SCALE AT 36"x48": 3/32" = 1'-0" DATE: 2026.10.20

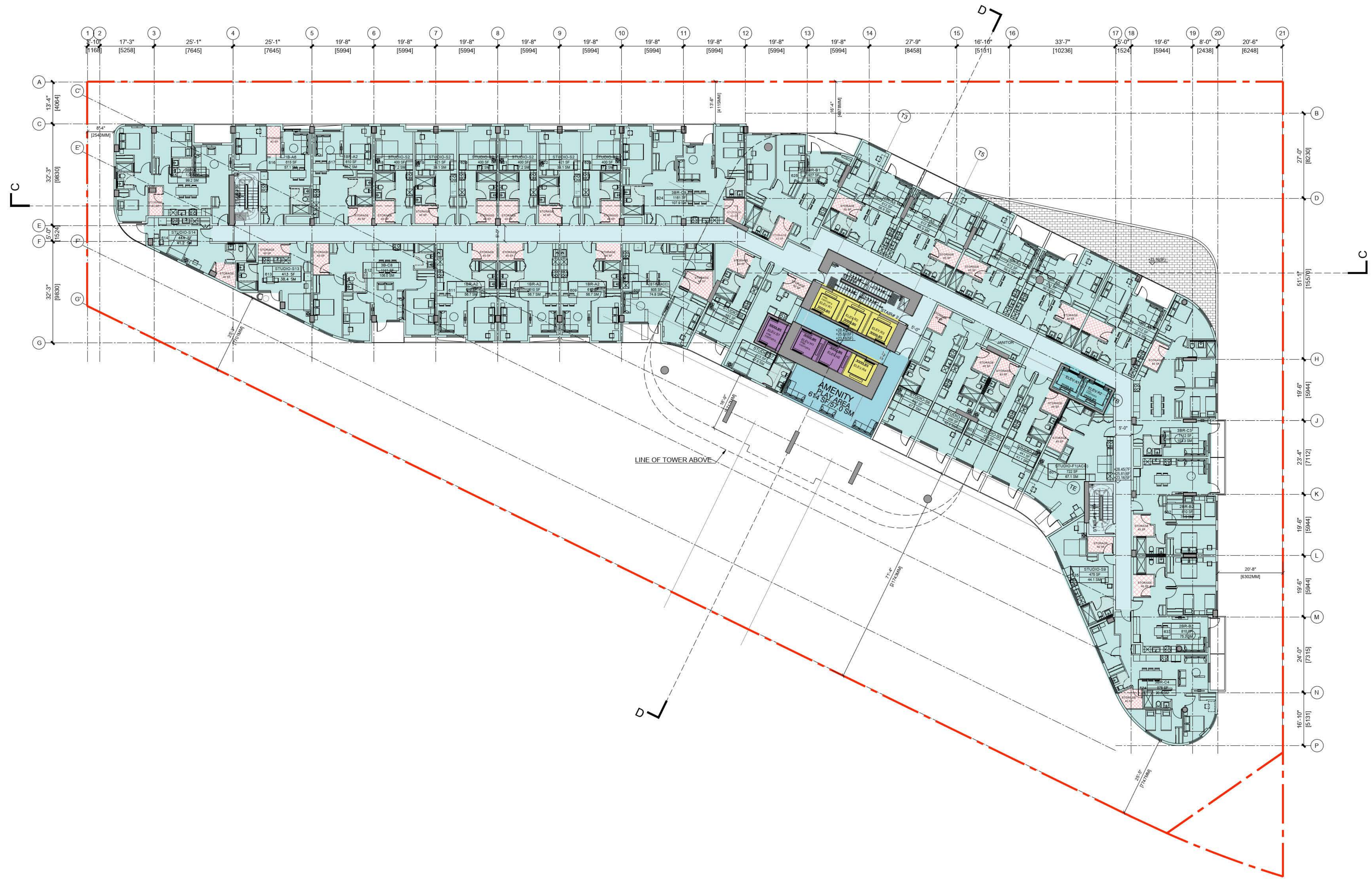
SHEET TITLE:

LEVEL 4 PLAN

SHEET NO.:

A2.08

4.5 FLOOR PLANS - LEVEL 5 - 7 PLAN



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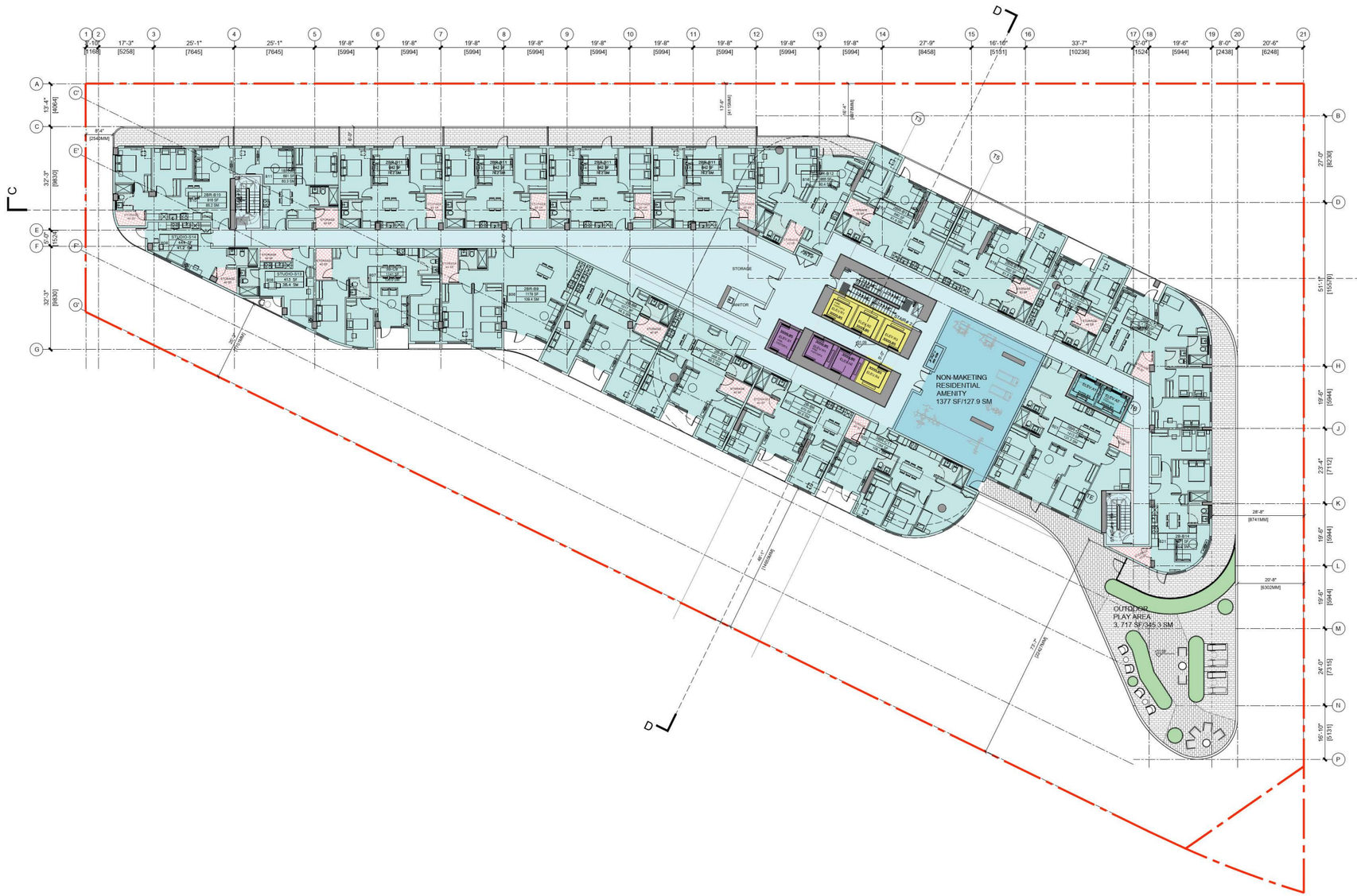
SHEET TITLE:
LEVEL 5~7 PLAN

SHEET NO.:
A2.09

4.5 FLOOR PLANS - LEVEL 8 PLAN



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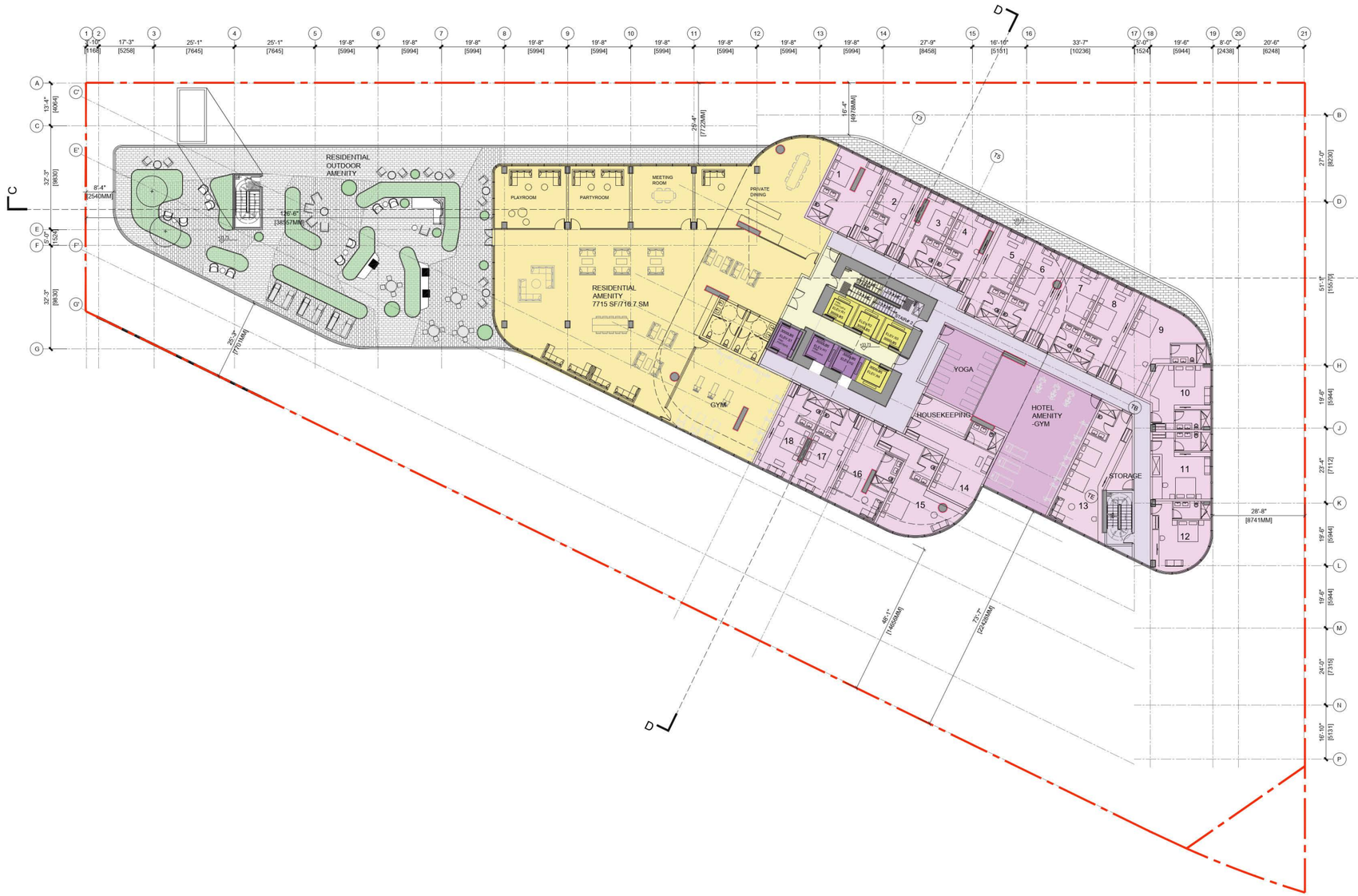
SHEET TITLE:

LEVEL 8 PLAN

SHEET NO.:

A2.10

4.5 FLOOR PLANS - LEVEL 9 PLAN



HOTEL AREA
HOTEL KEYS:18
RESIDENTIAL AMENITY:7715 SF
716.7 SM
FLOOR PLATE AREA:19654 SF
1825.9 SM

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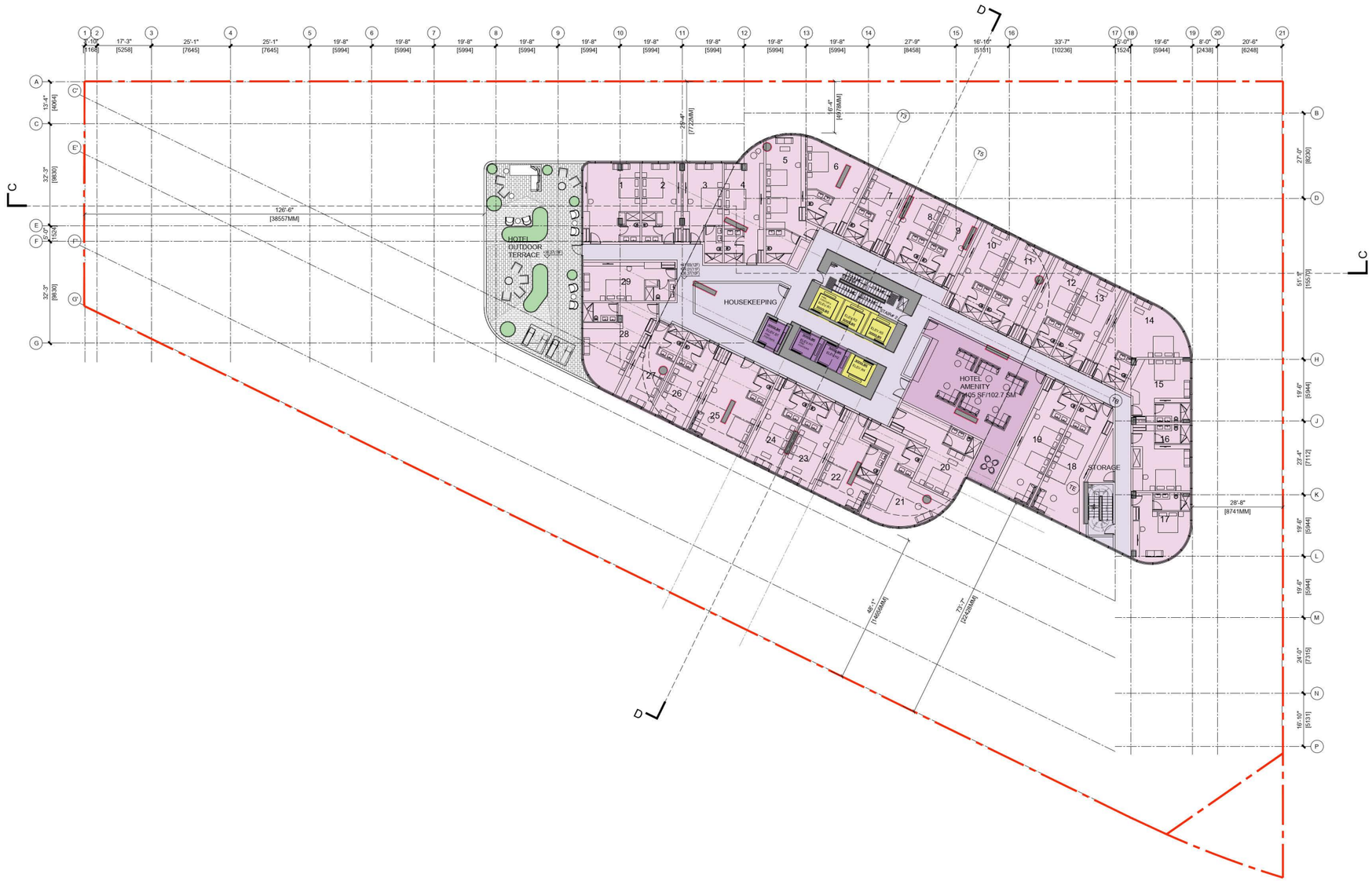
SHEET TITLE:
LEVEL 9 PLAN

SHEET NO.:
A2.11

4.5 FLOOR PLANS - LEVEL 10-12 PLAN



HOTEL AREA
HOTEL KEYS:29
FLOOR PLATE AREA:17759 SF
1649.9SM

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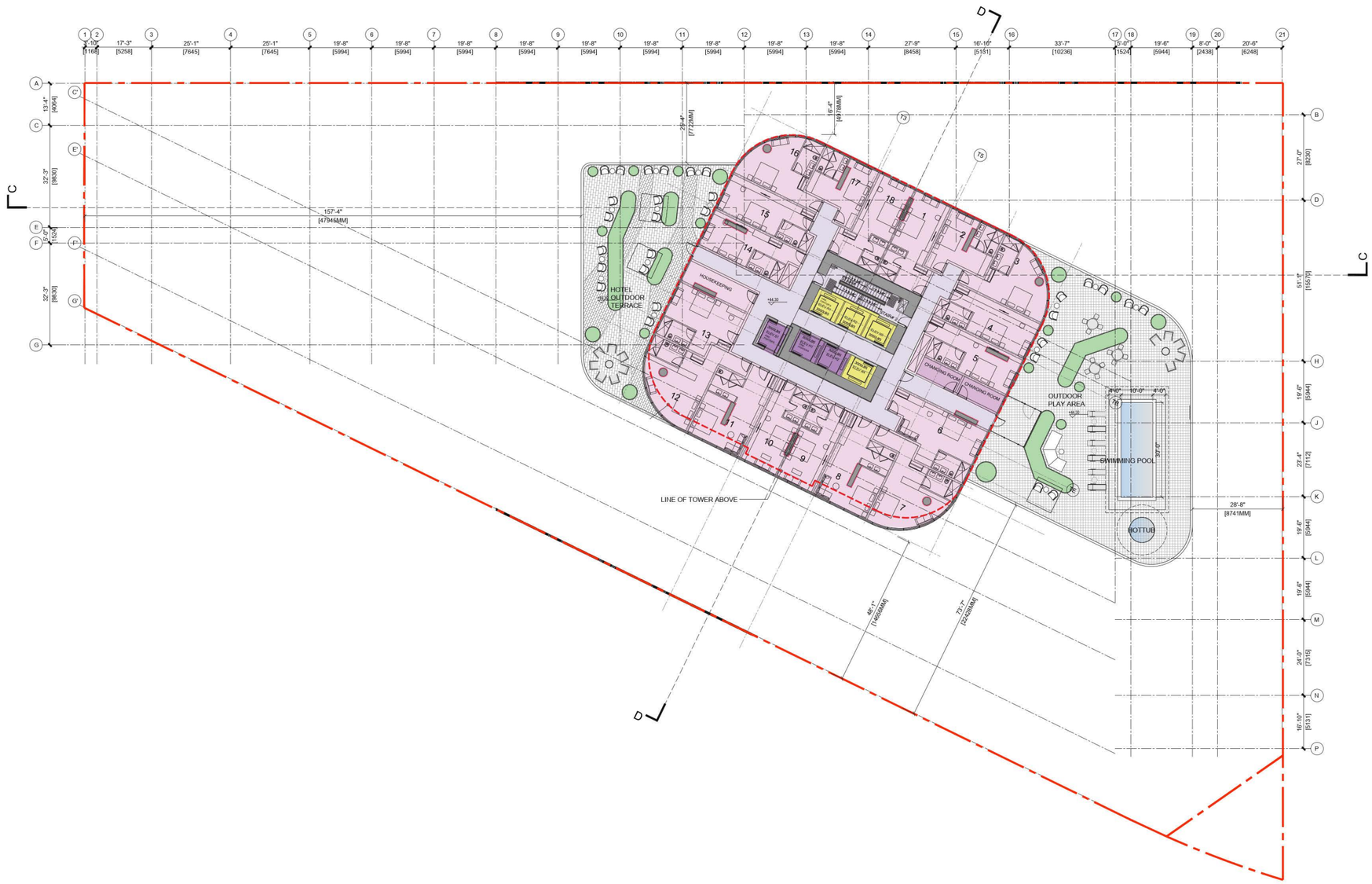
SHEET TITLE:
LEVEL 10-12 PLAN

SHEET NO.:
A2.12

4.5 FLOOR PLANS - LEVEL 13 PLAN



HOTEL AREA
HOTEL KEYS:17
RESIDENTIAL AMENITY:516 SF
47.9 SM
FLOOR PLATE AREA:10754 SF
999.1SM

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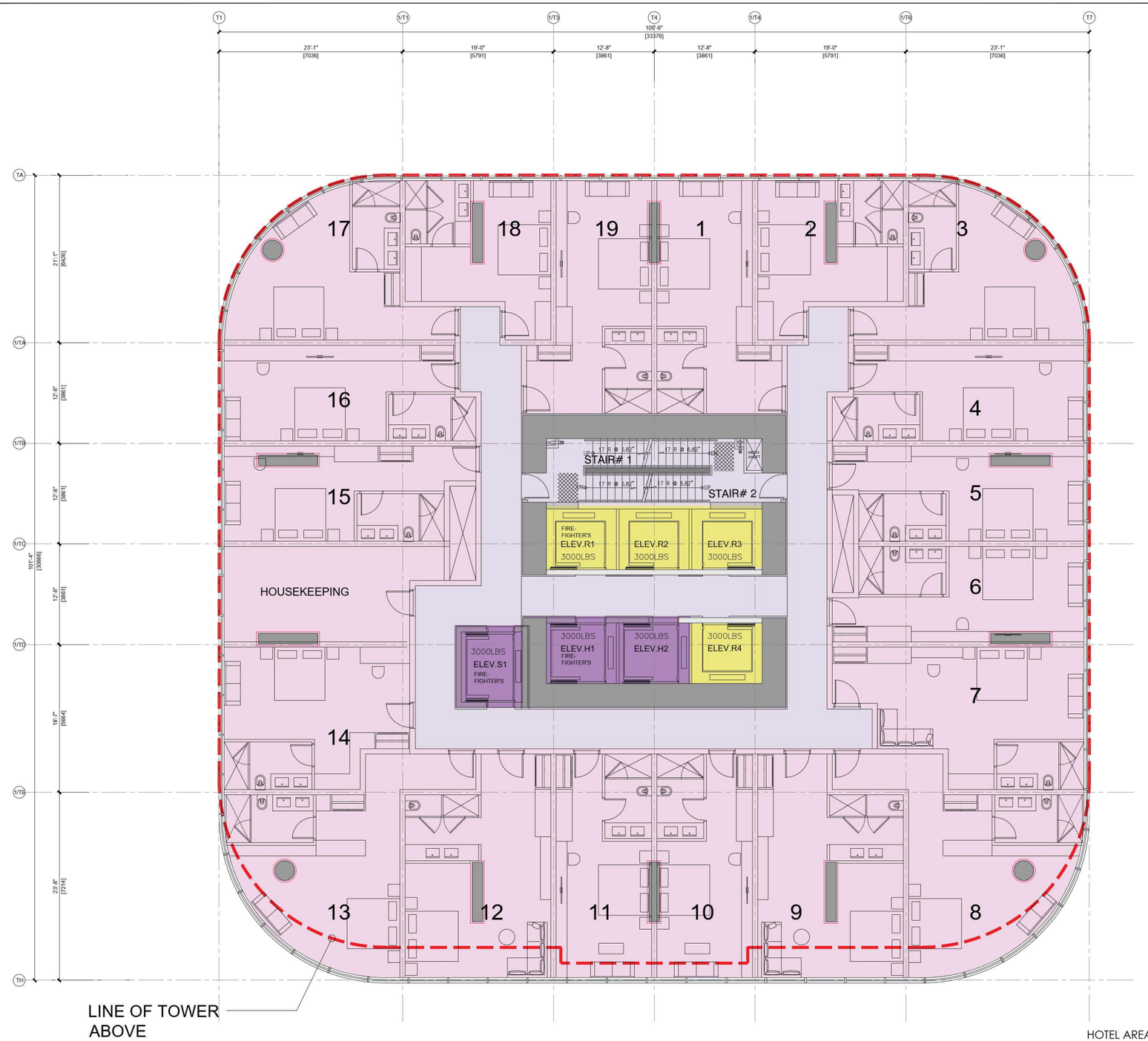
SHEET TITLE:
LEVEL 13 PLAN

SHEET NO.:
A2.13

4.5 FLOOR PLANS - LEVEL 14-17 PLAN



HOTEL AREA
HOTEL KEYS:19
FLOOR PLATE AREA:10754 SF
999.1SM

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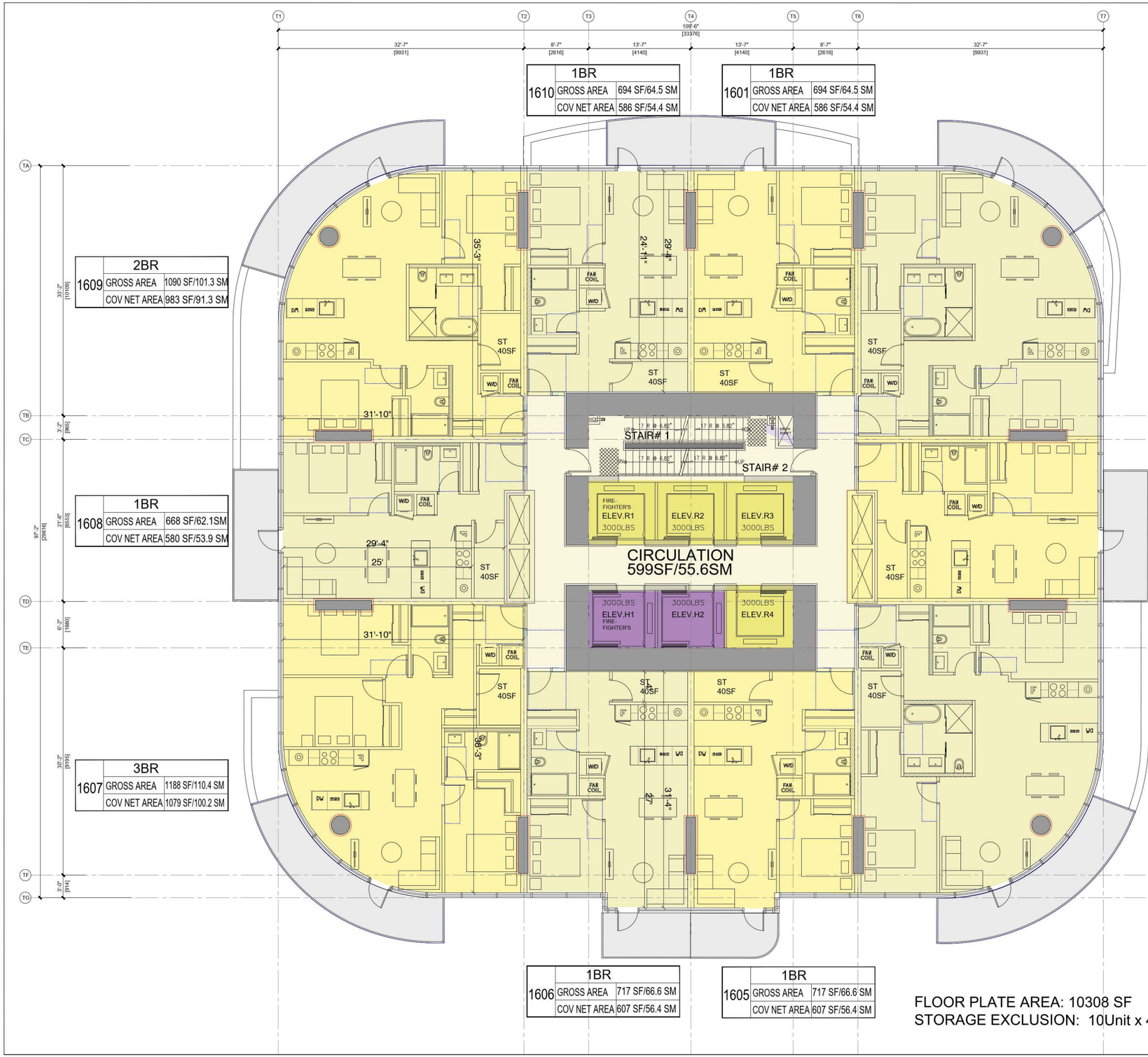
SHEET TITLE:

LEVEL 14-17 PLAN

SHEET NO.:

A2.14

4.5 FLOOR PLANS - LEVEL 18-29 AND LEVEL 61-66 PLAN



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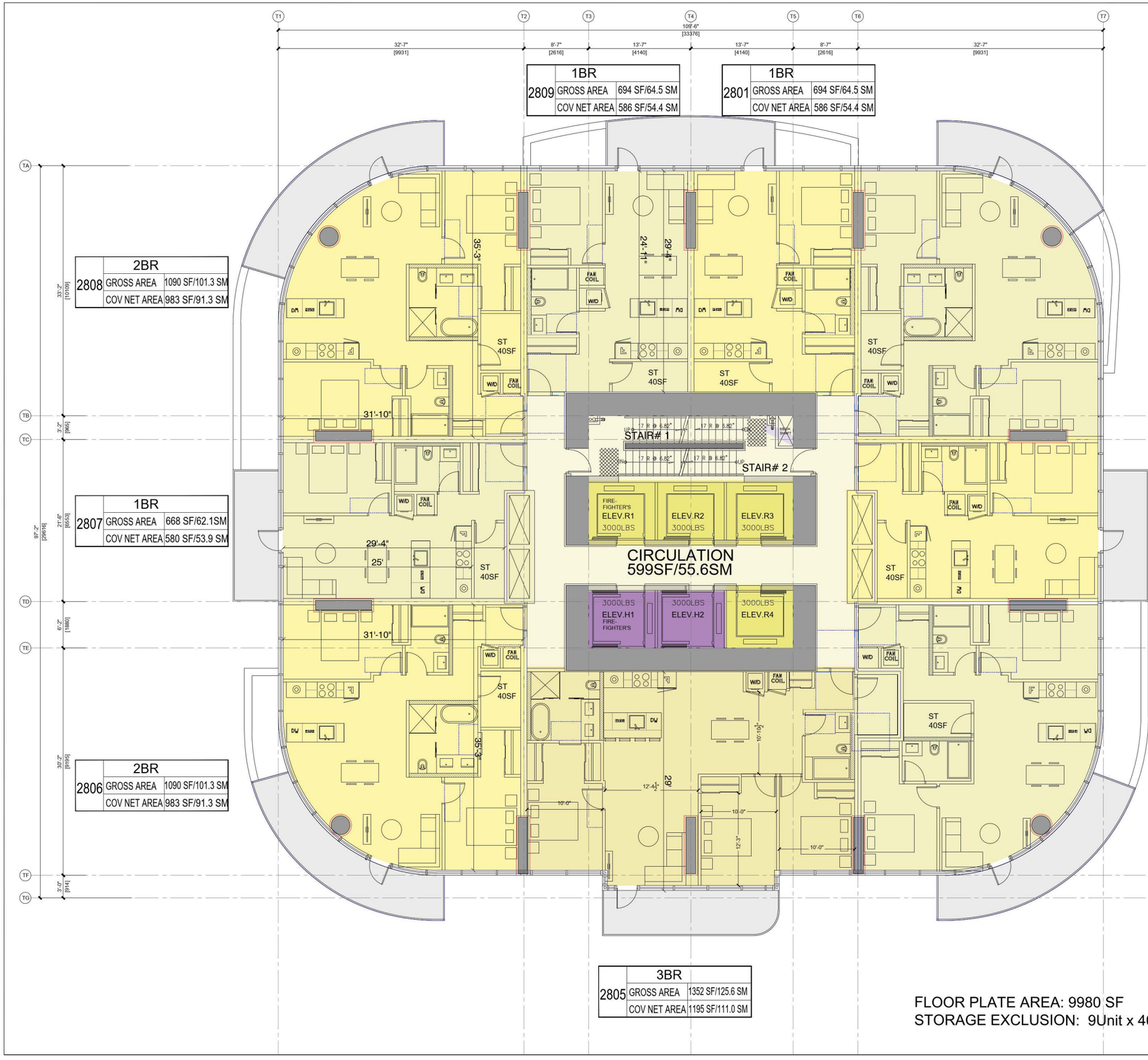
SHEET TITLE:

LEVEL 18-29 PLAN
LEVEL 61-66 PLAN

SHEET NO.:

A2.16

4.5 FLOOR PLANS - LEVEL 30-60 PLAN



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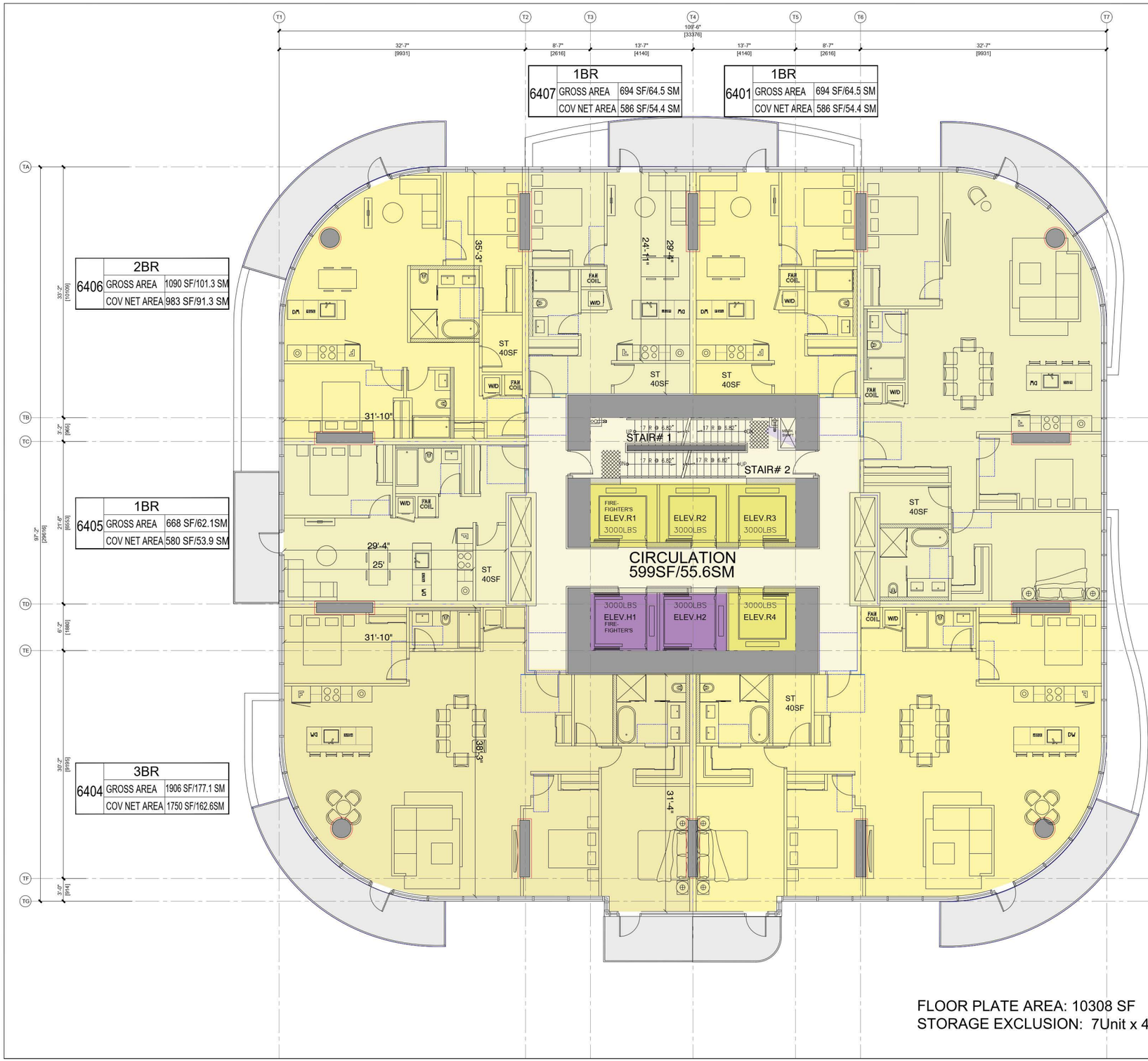
SHEET TITLE:

LEVEL 30-60 PLAN

SHEET NO.:

A2.17

4.5 FLOOR PLANS - LEVEL 67-69 PLAN



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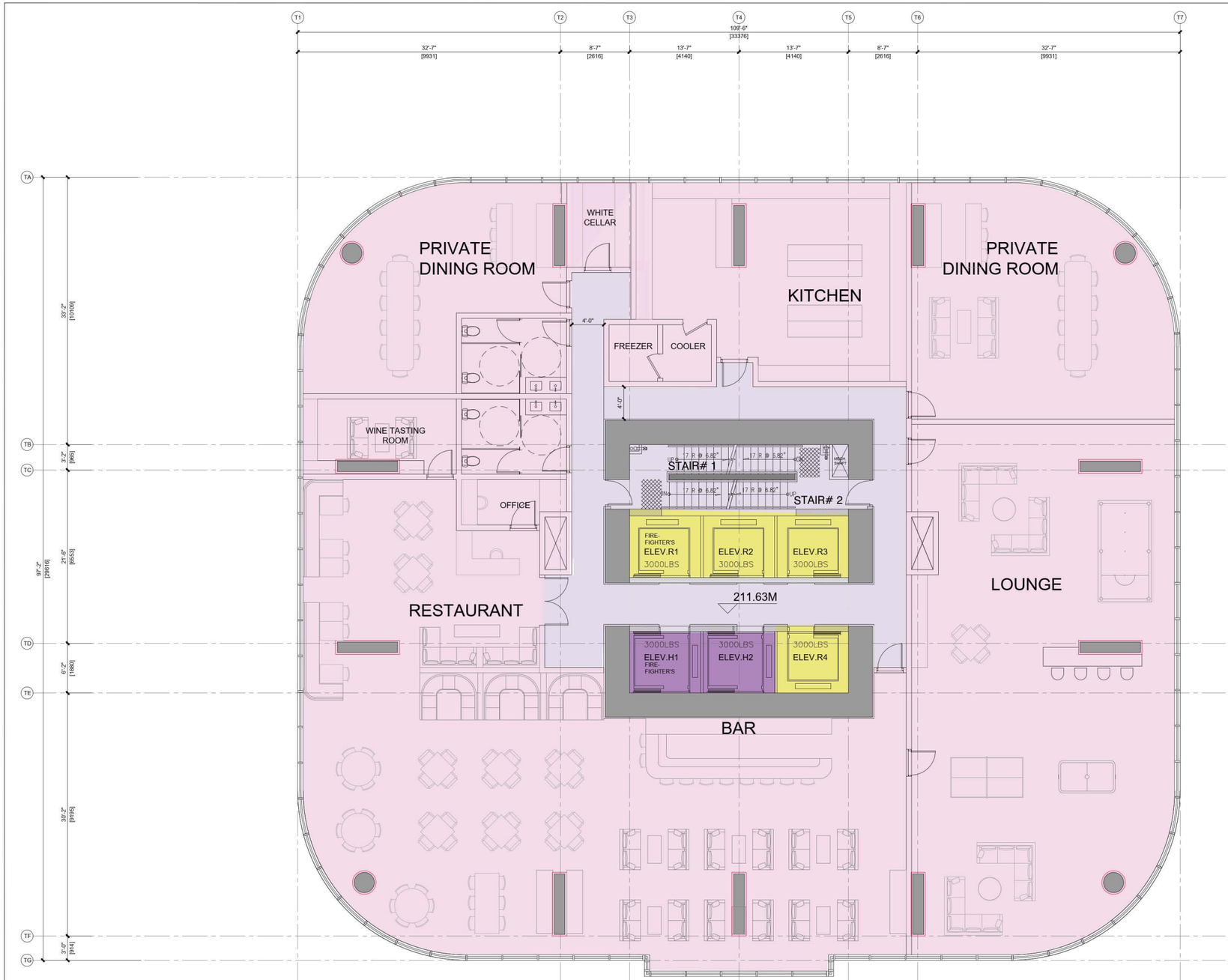
SHEET TITLE:

LEVEL 67-69 PLAN

SHEET NO.:

A2.18

4.5 FLOOR PLANS - LEVEL 70 PLAN



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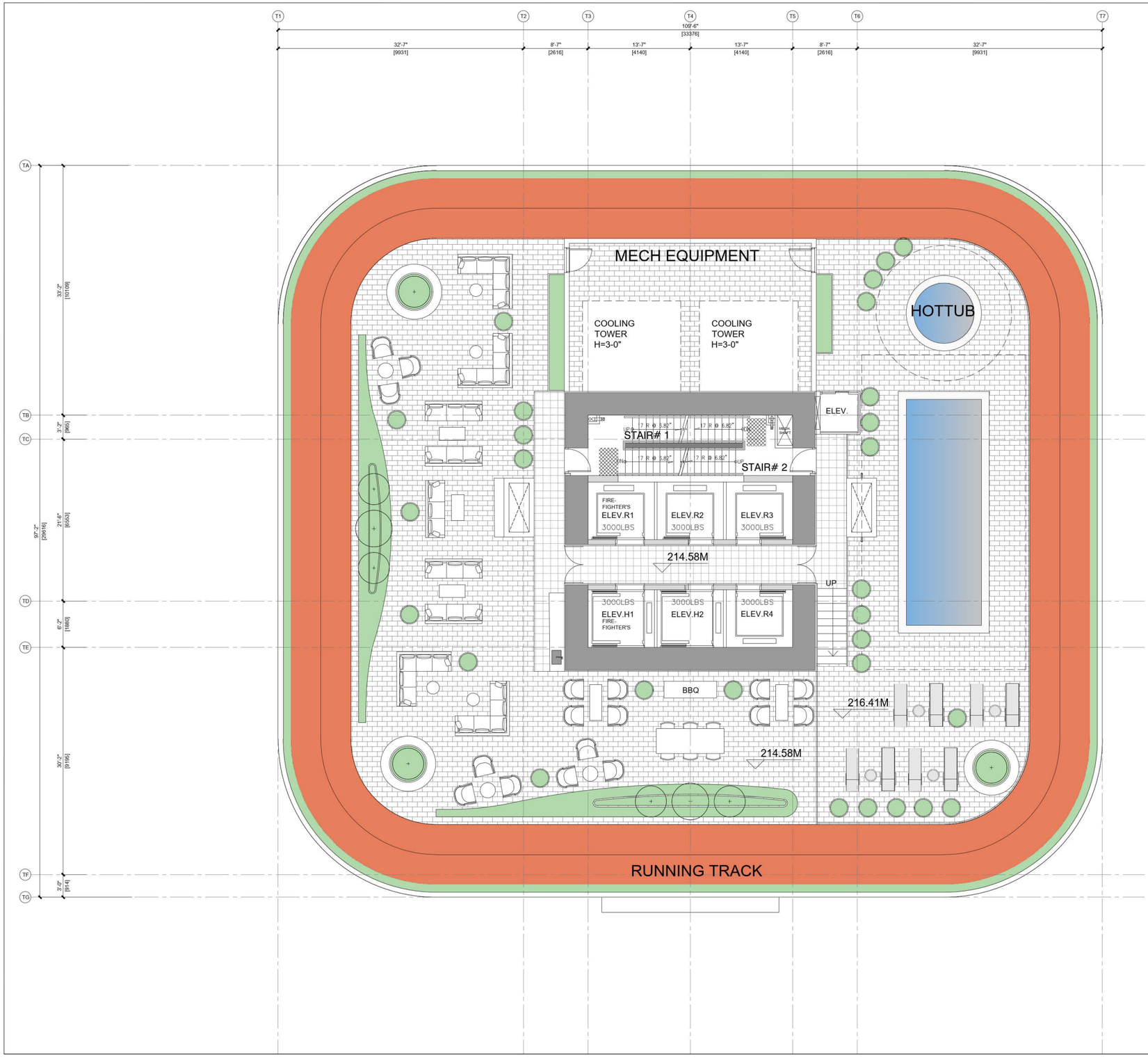
SHEET TITLE:

LEVEL 70 PLAN

SHEET NO.:

A2.19

4.5 FLOOR PLANS - ROOF TERRACE PLAN



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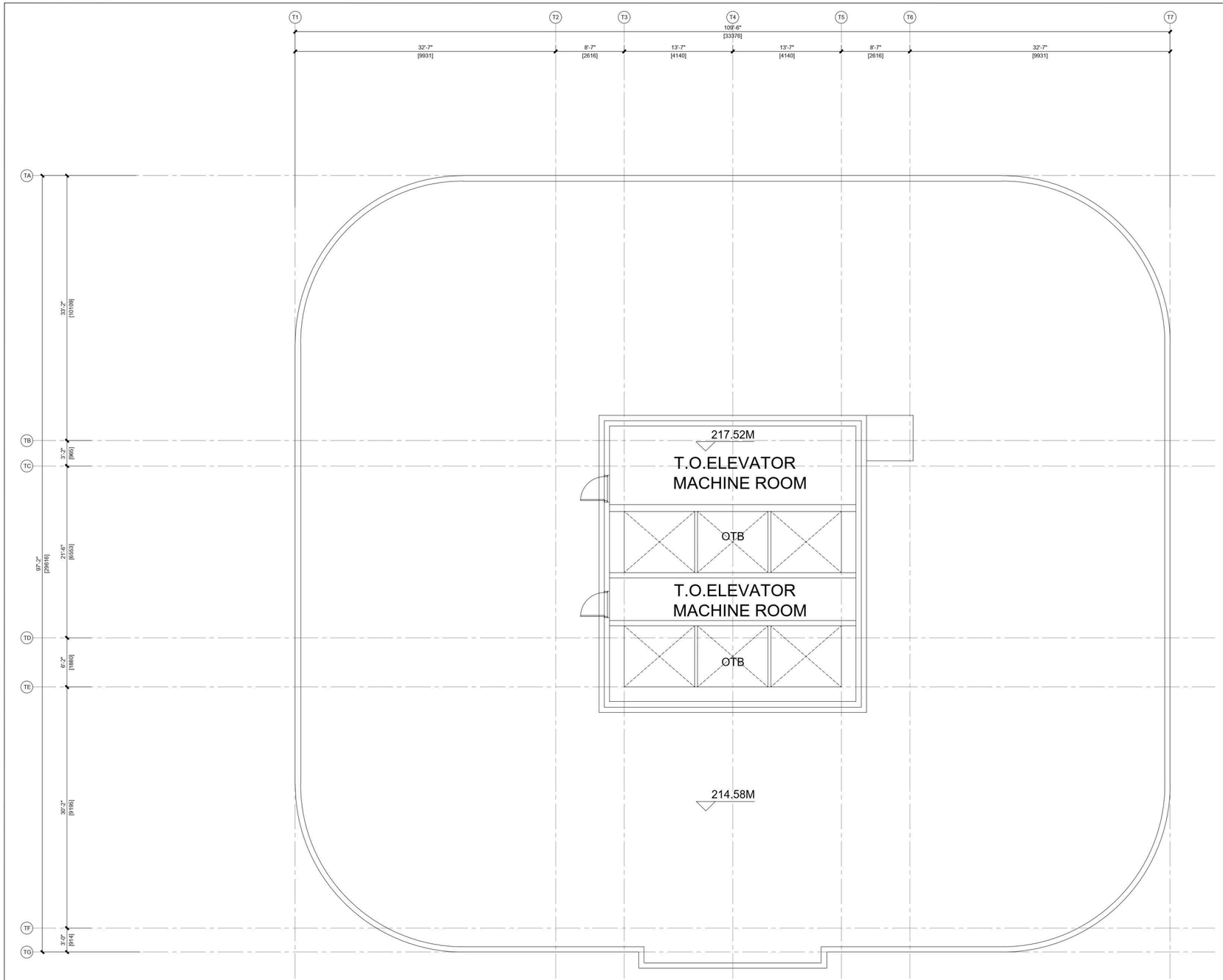
SHEET TITLE:

LEVEL 71 PLAN
ROOF TOP
AMENITY

SHEET NO.:

A2.20

4.6 ROOF PLAN



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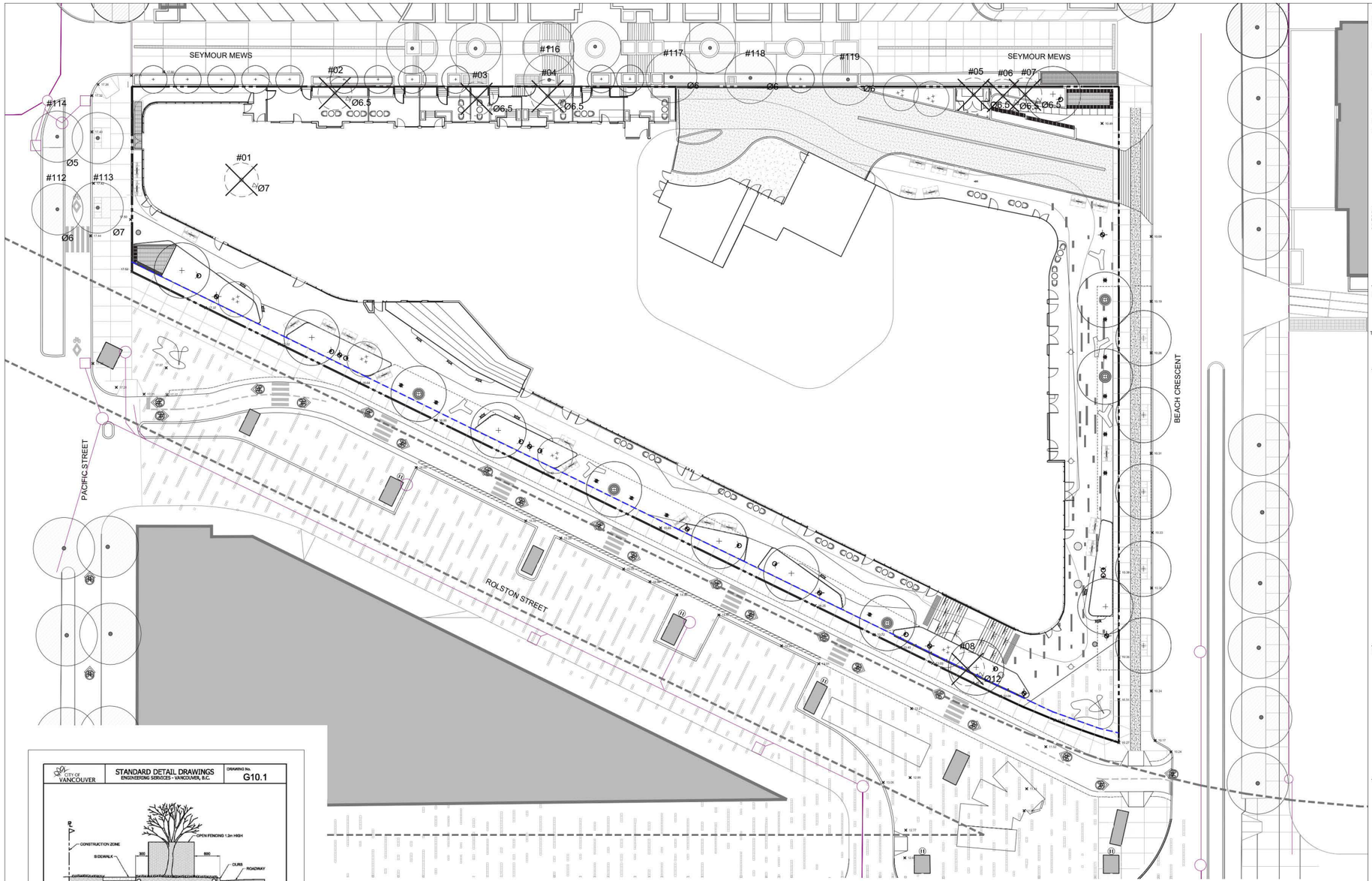
SHEET TITLE:

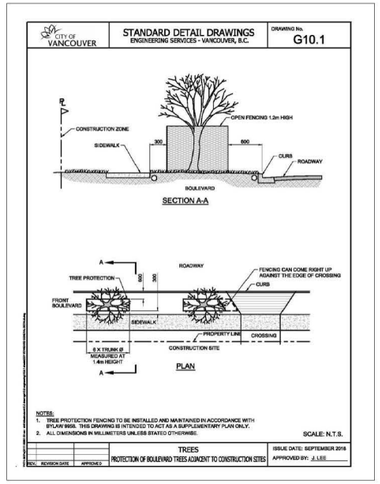
ROOF PLAN

SHEET NO.:

A2.21

4.7 LANDSCAPE PLAN





TREE INVENTORY (Inventory as per Arboricultural Tree Report prepared by durantekesuk, May 31, 2018)
For additional information, refer to Arboricultural Tree Report

Tree No.	Species	# of Stems	DBH (cm)	Spread (m)	Condition	Action
1	*Thuja plicata*		56	7	Poor	Remove
2	*Populus var.*	2	35	6.5	Fair	Remove
3	*Populus var.*		21	6.5	Fair	Remove
4	*Populus var.*	2	35	6.5	Fair	Remove
5	*Populus var.*	2	35	6.5	Fair	Remove
6	*Populus var.*		27	6.5	Fair	Remove
7	*Populus var.*		20	6.5	Fair	Remove
8	*Populus var.*		106	12	Poor	Remove
112*	*Acer platanoides*		21	6	Good	Retain
113*	*Acer platanoides*		21	7	Good	Retain
114*	*Acer platanoides*		21	5	Good	Retain
116	*Acer var.*	3	20	3	Good	Remove
117	*Acer palmatum*	3	30	6	Good	Retain
118	*Acer palmatum*	3	26	6	Fair	Retain
119	*Acer palmatum*	3	32	6	Good	Retain

* Trees not previously identified for removal

NOTES

The following note shall apply to all drawings and associated documents

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3. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.
4. Positions of exposed or finished mechanical or electrical devices, fittings, and lighting are not necessarily shown but are to be located as directed by the Architect or as shown on the Landscape Architectural drawings (prepare over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Landscape Architect.
5. These drawings are not to be used for construction unless noted below as "Issued for Construction".
6. All work to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Designer of these plans and specifications gives no warranty or representation as to their fitness for any purpose whatsoever. The Contractor and all his sub-contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

NOT FOR CONSTRUCTION

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LEGEND

- #08 — TREE ID NUMBER; Ø — EXTENT OF DRIP LINE Øm; EXISTING BYLAW TREE OVER 0.20 DBH TO BE REMOVED
- #08 — TREE ID NUMBER; EXISTING BYLAW TREE OVER 0.20 DBH TO BE RETAINED
- PROPOSED TREE

ISSUE

10		
9	2026-10-20	ISSUED FOR REZONING
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2019-09-12	ISSUED FOR REZONING

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PINNACLE

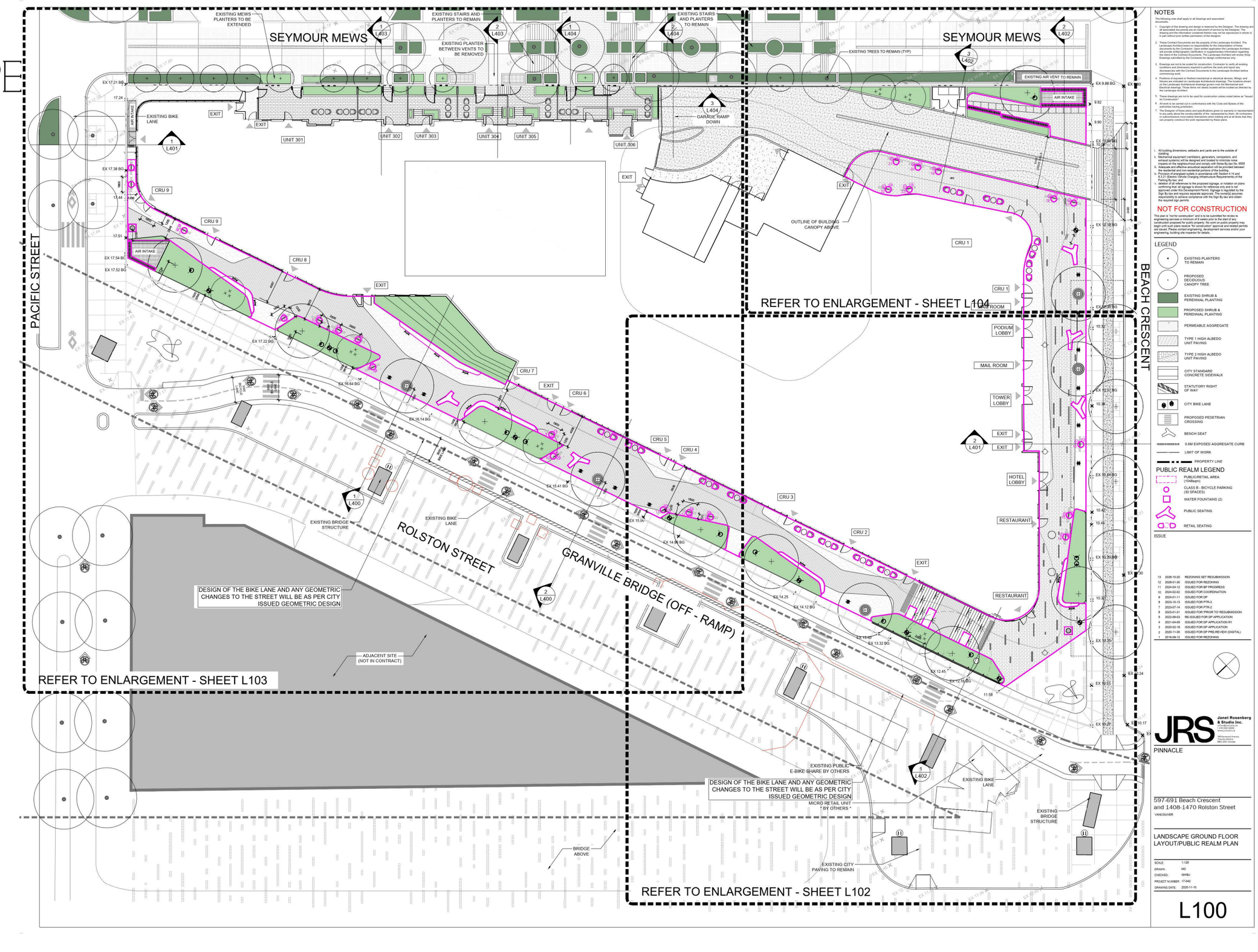
597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

TREE PROTECTION & REMOVALS PLAN

SCALE:	1:150
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L001

4.7 LANDSCAPE PLAN



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7. The Designer of these plans and specifications gives no warranty or representation to any party as to the constructability of the represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

1. All building dimensions, setbacks and yards are to the outside of cladding
5. Mechanical equipment (ventilation, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts to adjacent residential units as per Section 6.1.3 and 6.1.4 of Bulletin 2005-69.
6. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
8. Provision of energized outlets in accordance with Section 6.14 and 8.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Vancouver Building By-law
c. deletion of all references to the proposed signage, or notation on plans confirming that: all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility for ensuring compliance with the Sign By-law and obtain the required sign permits.

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LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- EXISTING SHRUB & PERENNIAL PLANTING
- PROPOSED SHRUB & PERENNIAL PLANTING
- PERMEABLE AGGREGATE
- TYPE 1 HIGH ALBEDO UNIT PAVING
- TYPE 2 HIGH ALBEDO UNIT PAVING
- CITY STANDARD CONCRETE SIDEWALK
- STATUTORY RIGHT OF WAY
- CITY BIKE LANE
- PROPOSED PEDETRIAN CROSSING
- BENCH SEAT
- 0.6M EXPOSED AGGREGATE CURB
- LIMIT OF WORK
- PROPERTY LINE

PUBLIC REALM LEGEND

- PUBLIC/RETAIL AREA (1048sqm)
- CLASS B - BICYCLE PARKING (30 SPACES)
- WATER FOUNTAINS (2)
- PUBLIC SEATING
- RETAIL SEATING

ISSUE

13	2026-10-20	REZONING SET RESUBMISSION
12	2026-01-30	ISSUED FOR REZONING
11	2024-04-12	ISSUED FOR BP PROGRESS
10	2024-02-02	ISSUED FOR COORDINATION
9	2024-01-11	ISSUED FOR DP
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-08	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

JRS Janet Rosenberg & Studio Inc.

PINNACLE

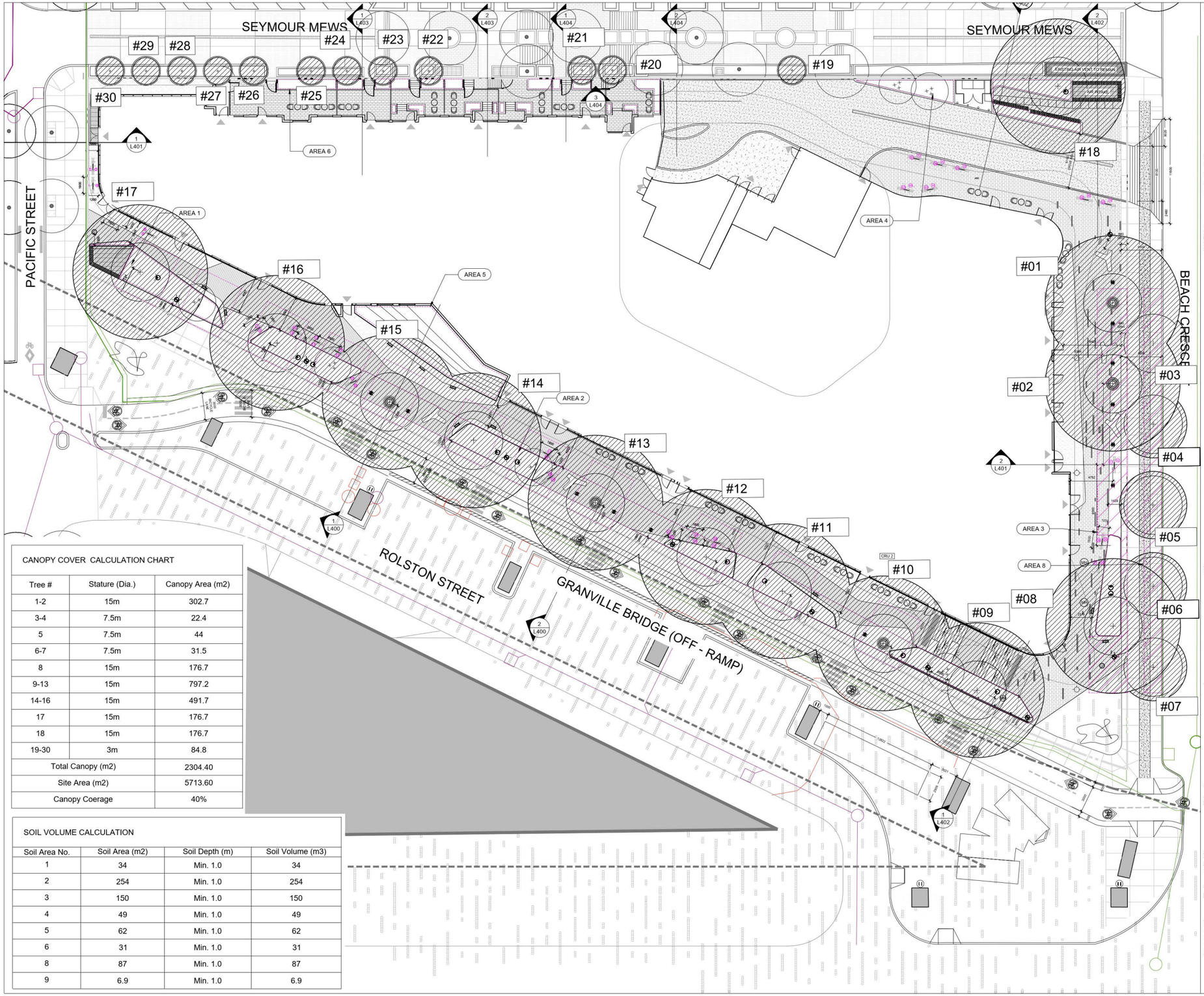
597-691 Beach Crescent and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE GROUND FLOOR LAYOUT/PUBLIC REALM PLAN

SCALE:	1:125
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L100

4.7 LANDSCAPE PLAN



CANOPY COVER CALCULATION CHART

Tree #	Stature (Dia.)	Canopy Area (m2)
1-2	15m	302.7
3-4	7.5m	22.4
5	7.5m	44
6-7	7.5m	31.5
8	15m	176.7
9-13	15m	797.2
14-16	15m	491.7
17	15m	176.7
18	15m	176.7
19-30	3m	84.8
Total Canopy (m2)		2304.40
Site Area (m2)		5713.60
Canopy Coerage		40%

SOIL VOLUME CALCULATION

Soil Area No.	Soil Area (m2)	Soil Depth (m)	Soil Volume (m3)
1	34	Min. 1.0	34
2	254	Min. 1.0	254
3	150	Min. 1.0	150
4	49	Min. 1.0	49
5	62	Min. 1.0	62
6	31	Min. 1.0	31
8	87	Min. 1.0	87
9	6.9	Min. 1.0	6.9

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1. All building dimensions, setbacks and yards are to the outside of cladding
2. Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on residential units in accordance with Section 6.1.5 and 6.1.6 of Bulletin 2005
3. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
4. Provision of energized outlets in accordance with Section 4.14 and 8.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Parking By-law 6059
5. deletion of all references to the proposed signage, or notation on plans confirming that: all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility for compliance with the Sign By-law and obtain the required sign permits.

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ISSUE

12	2026-10-20	REZONING SET SUBMISSION
11	2026-01-30	ISSUED FOR REZONING
10	2024-04-12	ISSUED FOR BP PROGRESS
9	2024-02-02	ISSUED FOR COORDINATION
8	2024-01-11	ISSUED FOR DP
7	2023-10-13	ISSUED FOR PTR-3
6	2023-07-14	ISSUED FOR PTR-2
5	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
4	2022-08-03	RE-ISSUED FOR DP APPLICATION
3	2020-02-18	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-08-12	ISSUED FOR REZONING

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M5C 0C2, Canada.

PINNACLE

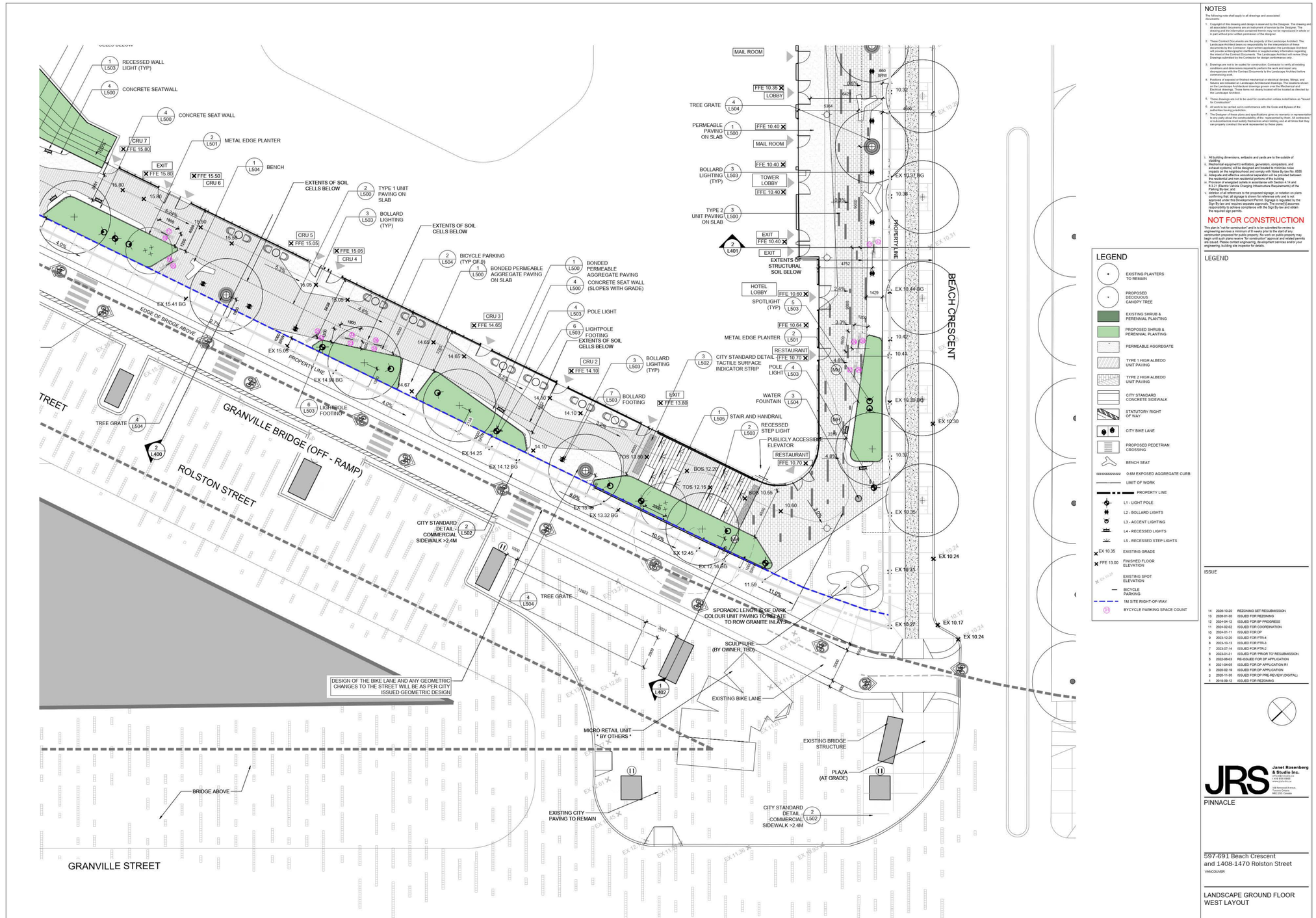
597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE SOIL VOLUME PLAN

SCALE: 1:125
DRAWN: MC
CHECKED: GH/BJ
PROJECT NUMBER: 17-042
DRAWING DATE: 2020-11-10

L101

4.7 LANDSCAPE PLAN



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i. All building dimensions, setbacks and yards are to the outside of cladding
ii. Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts to residential occupancies in accordance with Section 6.9 of Bylaw 6555
iii. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
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LEGEND

ISSUE

14	2026-10-20	REZONING SET RESUBMISSION
13	2026-01-30	ISSUED FOR REZONING
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-12-20	ISSUED FOR PTR-4
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR PRIOR TO' RESUBMISSION
5	2022-08-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-05	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-08-12	ISSUED FOR REZONING

JRS Janet Rosenberg & Studio Inc.
LANDSCAPE ARCHITECTS OF THE FUTURE
WWW.JRSTUDIO.CA
108 Fernwood Avenue, Toronto Ontario, M4C 2S5 Canada

PINNACLE

597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE GROUND FLOOR WEST LAYOUT

SCALE:	1:100
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L102

4.7 LANDSCAPE PLAN



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v. deletion of all references to the proposed signage, or notation on plans confirming that: all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to ensure compliance with the Sign By-law and obtain the required sign permits.

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LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- EXISTING SHRUB & PERENNIAL PLANTING
- PROPOSED SHRUB & PERENNIAL PLANTING
- PERMEABLE AGGREGATE
- TYPE 1 HIGH ALBEDO UNIT PAVING
- TYPE 2 HIGH ALBEDO UNIT PAVING
- CITY STANDARD CONCRETE SIDEWALK
- STATUTORY RIGHT OF WAY
- CITY BIKE LANE
- PROPOSED PEDETRIAN CROSSING
- BENCH SEAT
- 0.6M EXPOSED AGGREGATE CURB
- LIMIT OF WORK
- PROPERTY LINE
- L1 - LIGHT POLE
- L2 - BOLLARD LIGHTS
- L3 - ACCENT LIGHTING
- L4 - RECESSED LIGHTS
- L5 - RECESSED STEP LIGHTS
- EX 10.35 EXISTING GRADE
- FFE 13.00 FINISHED FLOOR ELEVATION
- EXISTING SPOT ELEVATION
- BICYCLE PARKING
- 1M SITE RIGHT-OF-WAY
- BYCYCLE PARKING SPACE COUNT

LEGEND

ISSUE

14	2026-10-20	REZONING SET RESUBMISSION
13	2026-01-30	ISSUED FOR REZONING
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-12-20	ISSUED FOR PTR-4
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-08	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-08-12	ISSUED FOR REZONING

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www.jrsstudio.ca
108 Isabella Avenue, Toronto,Ontario
M4W 1G8 Canada

PINNACLE

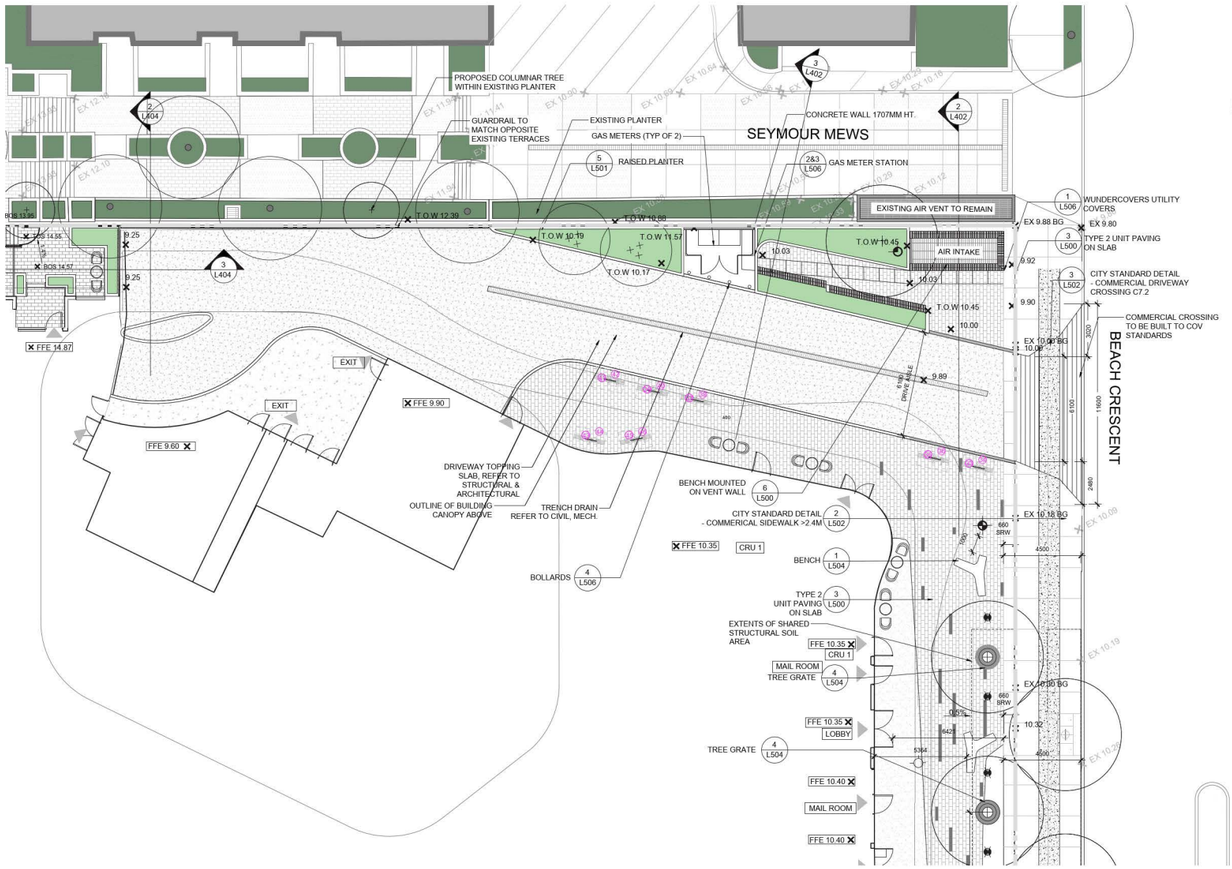
597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

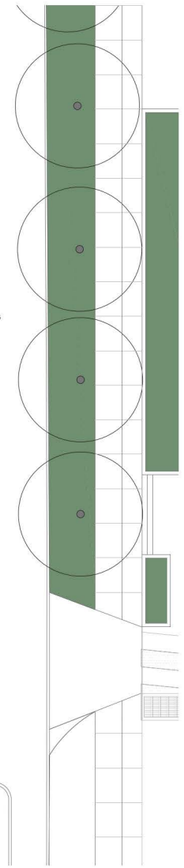
LANDSCAPE GROUND FLOOR NORTH LAYOUT

SCALE:	1:100
DRAWN:	MC
CHECKED:	SH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L103

4.7 LANDSCAPE PLAN





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iii. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
iv. Provision of energized outlets in accordance with Section 4.14 and 8.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Vancouver By-law 6555
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NOT FOR CONSTRUCTION

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LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- EXISTING SHRUB & PERENNIAL PLANTING
- PROPOSED SHRUB & PERENNIAL PLANTING
- PERMEABLE AGGREGATE
- TYPE 1 HIGH ALBEDO UNIT PAVING
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- CITY STANDARD CONCRETE SIDEWALK
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- PROPOSED PEDETRIAN CROSSING
- BENCH SEAT
- 0.6M EXPOSED AGGREGATE CURB
- LIMIT OF WORK
- PROPERTY LINE
- L1 - LIGHT POLE
- L2 - BOLLARD LIGHTS
- L3 - ACCENT LIGHTING
- L4 - RECESSED LIGHTS
- L5 - RECESSED STEP LIGHTS
- EX 10.35 EXISTING GRADE
- FFE 13.00 FINISHED FLOOR ELEVATION
- EX 10.24 EXISTING SPOT ELEVATION
- BICYCLE PARKING
- 1M SITE RIGHT-OF-WAY
- BYCYCLE PARKING SPACE COUNT

LEGEND

ISSUE

14	2026-10-20	REZONING SET RESUBMISSION
13	2026-01-30	ISSUED FOR REZONING
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-12-20	ISSUED FOR PTR-4
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-05	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-08-12	ISSUED FOR REZONING

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PINNACLE

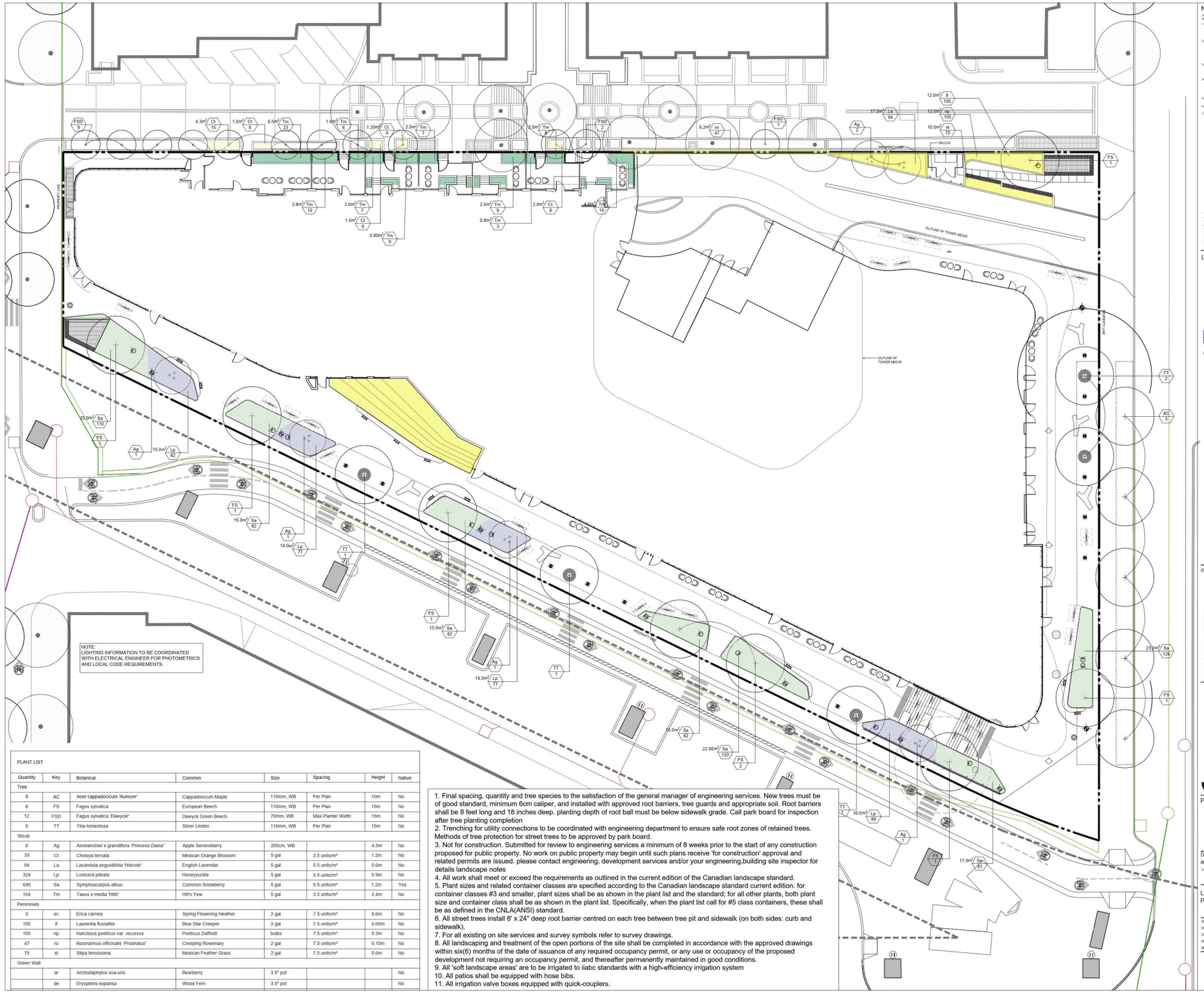
597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE GROUND FLOOR SOUTH LAYOUT

SCALE:	1:100
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L104

4.7 LANDSCAPE SECTION



PLANT LIST

Quantity	Key	Botanical	Common	Size	Spacing	Height	Native
Tree							
5	AC	Acer cappadocicum 'Aureum'	Cappadocicum Maple	110mm, WB	Per Plan	10m	No
8	FS	Fagus sylvatica	European Beech	110mm, WB	Per Plan	15m	No
12	FSD	Fagus sylvatica 'Dawyck'	Dawyck Green Beech	70mm, WB	Max Planter Width	15m	No
5	TT	Tilia tomentosa	Silver Linden	110mm, WB	Per Plan	15m	No
Shrub							
6	Ag	Amelanchier x grandiflora 'Princess Diana'	Apple Serviceberry	200cm, WB		4.5m	No
39	Ct	Choisya ternata	Mexican Orange Blossom	5 gal	3.5 units/m²	1.2m	No
94	La	Lavandula angustifolia 'Hidcote'	English Lavendar	5 gal	5.5 units/m²	0.6m	No
324	Lp	Lonicera pileata	Honeysuckle	5 gal	5.5 units/m²	0.9m	No
695	Sa	Symphoscarpos albus	Common Snowberry	5 gal	5.5 units/m²	1.2m	Yes
104	Tm	Taxus x media 'Hillii'	Hill's Yew	5 gal	3.5 units/m²	2.4m	No
Perennials							
0	ec	Erica carnea	Spring Flowering Heather	2 gal	7.5 units/m²	0.6m	No
105	lf	Laurentia fluviatilis	Blue Star Creeper	2 gal	7.5 units/m²	0.05m	No
105	np	Narcissus poeticus var. recurvus	Poeticus Daffodil	bulbs	7.5 units/m²	0.3m	No
47	ro	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	2 gal	7.5 units/m²	0.15m	No
75	st	Stipa tenuissima	Mexican Feather Grass	2 gal	7.5 units/m²	0.6m	No
Green Wall							
	ar	Arctostaphylos uva-ursi	Bearberry	3.5" pot			No
	de	Dryopteris expansa	Wood Fern	3.5" pot			No

1. Final spacing, quantity and tree species to the satisfaction of the general manager of engineering services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. planting depth of root ball must be below sidewalk grade. Call park board for inspection after tree planting completion
2. Trenching for utility connections to be coordinated with engineering department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by park board.
3. Not for construction. Submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'for construction' approval and related permits are issued. please contact engineering, development services and/or your engineering,building site inspector for details landscape notes
4. All work shall meet or exceed the requirements as outlined in the current edition of the Canadian landscape standard.
5. Plant sizes and related container classes are specified according to the Canadian landscape standard current edition. for container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA(ANSI) standard.
6. All street trees install 8' x 24" deep root barrier centred on each tree between tree pit and sidewalk (on both sides: curb and sidewalk).
7. For all existing on site services and survey symbols refer to survey drawings.
8. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six(6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
9. All 'soft landscape areas' are to be irrigated to iiabc standards with a high-efficiency irrigation system
10. All patios shall be equipped with hose bibs.
11. All irrigation valve boxes equipped with quick-couplers.

NOTES

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7. The Designer of these plans and specifications gives no warranty or representation as to their fitness for any application except that intended by the owner. The owner or subcontractors must satisfy themselves when bidding and at all times that they use properly construct the work represented by these plans.

This plan is "not for construction" and is to be submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "for construction" approval and related permits are issued. Please contact engineering, development services and/or your engineering, building site inspector for details.

NOT FOR CONSTRUCTION

LEGEND

- EXISTING TREES
- PROPOSED DECIDUOUS CANOPY TREE
- PROPOSED SHRUBS/ GROUNDCOVERS
- PROPERTY LINE
- L1 - LANDSCAPE LIGHTS
- L2 - BOLLARD LIGHTS
- L3 - SOFFIT LIGHTS
- L4 - BENCH/ STEP LIGHTS
- L5 - LIGHT POLE

ISSUE

13	2026-10-26	REZONING SET RESUBMISSION
12	2026-01-30	ISSUED FOR REZONING
11	2024-04-12	ISSUED FOR BP PROGRESS
10	2024-02-02	ISSUED FOR COORDINATION
9	2024-01-11	ISSUED FOR DP
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
5	2022-08-05	REISSUED FOR DP APPLICATION
4	2021-04-06	ISSUED FOR DP APPLICATION R1
3	2021-02-16	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2019-09-12	ISSUED FOR REZONING

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PINNACLE

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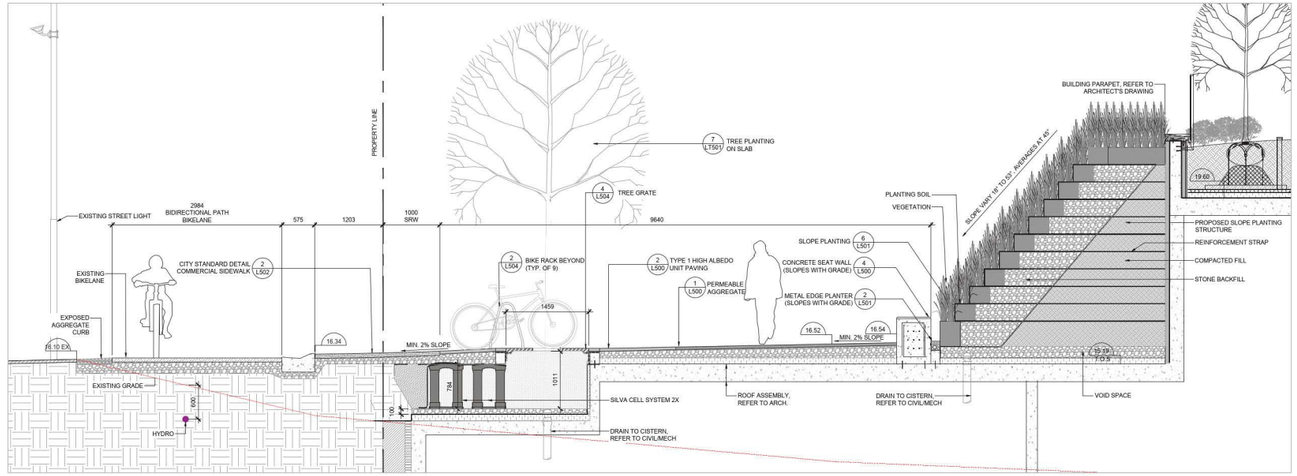
VANCOUVER

LANDSCAPE GROUND FLOOR PLANTING PLAN

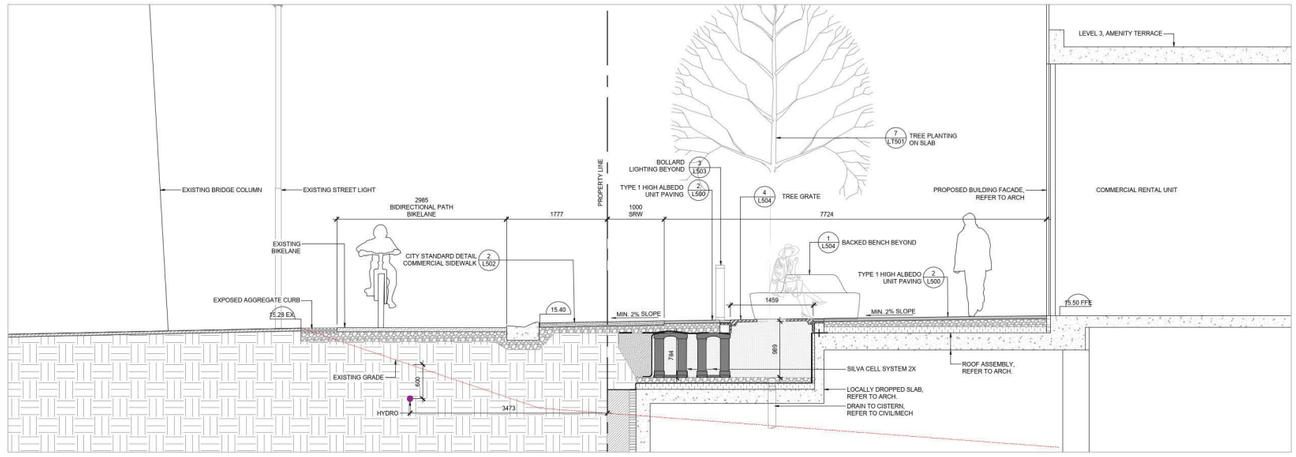
SCALE:	1:125
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L300

4.7 LANDSCAPE SECTION



1 ROLSTON STREET STREETSCAPE SECTION A
SCALE: 1 : 30



2 ROLSTON STREET STREETSCAPE SECTION B
SCALE: 1 : 30

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2026-01-30	ISSUED FOR REZONING
8	2024-04-12	ISSUED FOR BP PROGRESS
7	2024-02-02	ISSUED FOR COORDINATION
6	2024-01-11	ISSUED FOR DP
5	2023-10-13	ISSUED FOR PTR-3
4	2023-07-14	ISSUED FOR PTR-2
3	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
2	2022-08-03	RE-ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

NOT FOR CONSTRUCTION

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M6G 2S2 Canada

PINNACLE

601 BEACH CRESCENT

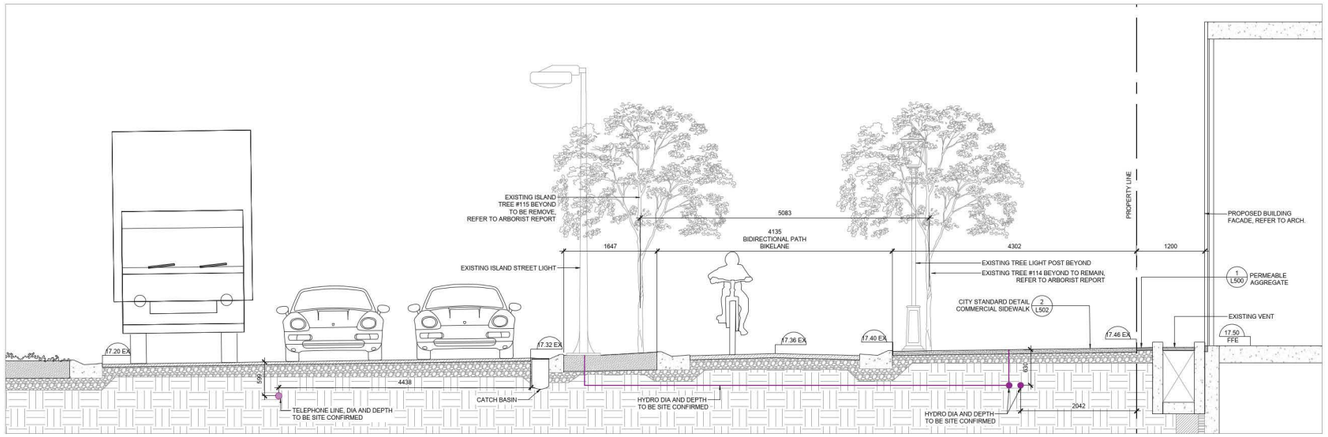
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR

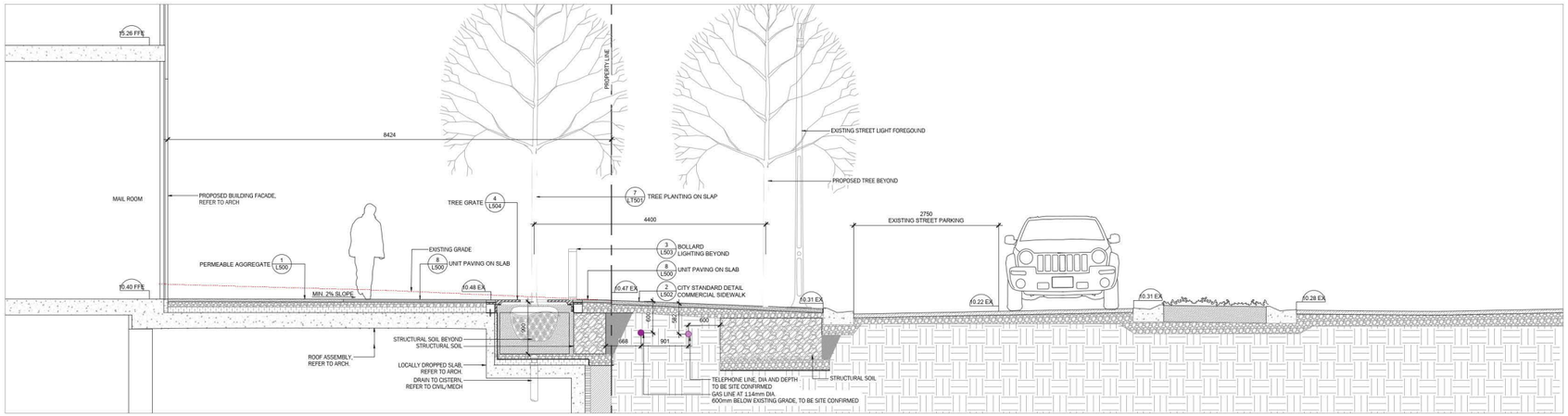
SCALE:	AS NOTED
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L400

4.7 LANDSCAPE SECTION



1 PACIFIC STREET STREETSCAPE SECTION A
SCALE: 1 : 30



2 BEACH STREET STREETSCAPE SECTION A
SCALE: 1 : 30

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LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2026-01-30	ISSUED FOR REZONING
8	2024-04-12	ISSUED FOR BP PROGRESS
7	2024-02-02	ISSUED FOR COORDINATION
6	2024-01-11	ISSUED FOR DP
5	2023-10-13	ISSUED FOR PTR-3
4	2023-07-14	ISSUED FOR PTR-2
3	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
2	2022-06-03	RE-ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

NOT FOR CONSTRUCTION

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PINNACLE

601 BEACH CRESCENT

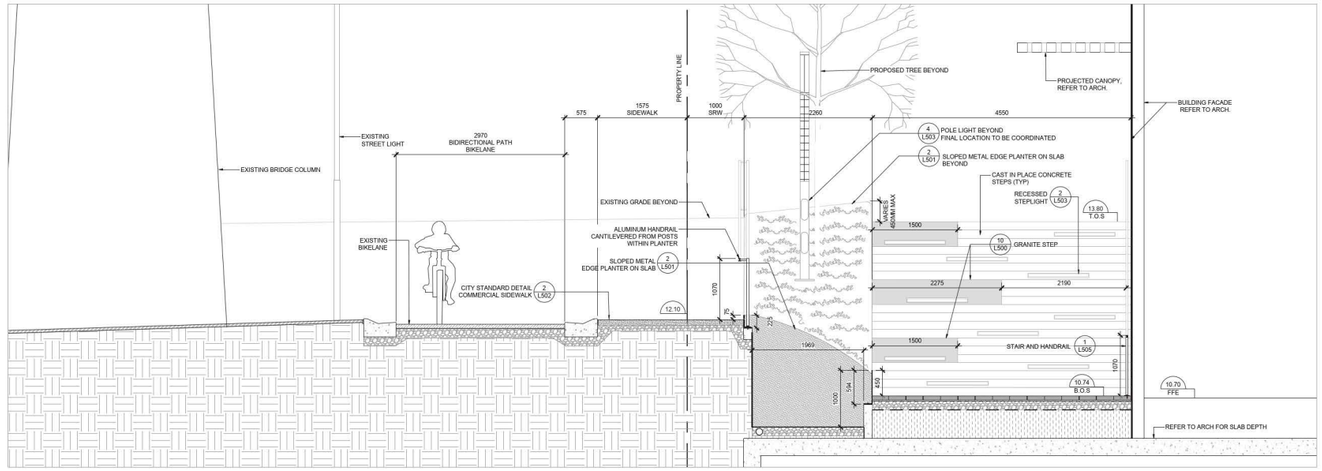
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR

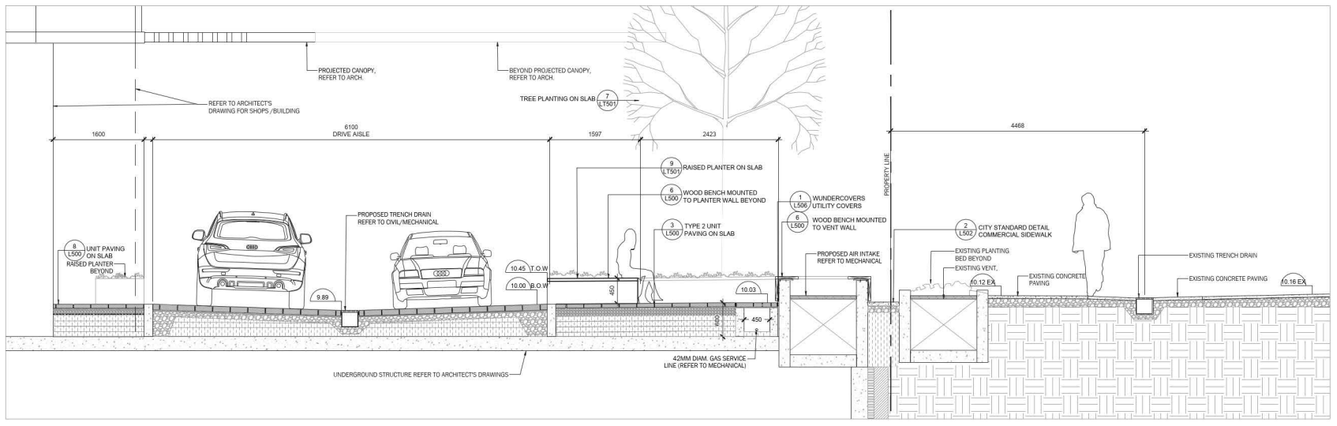
SCALE:	AS NOTED
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L401

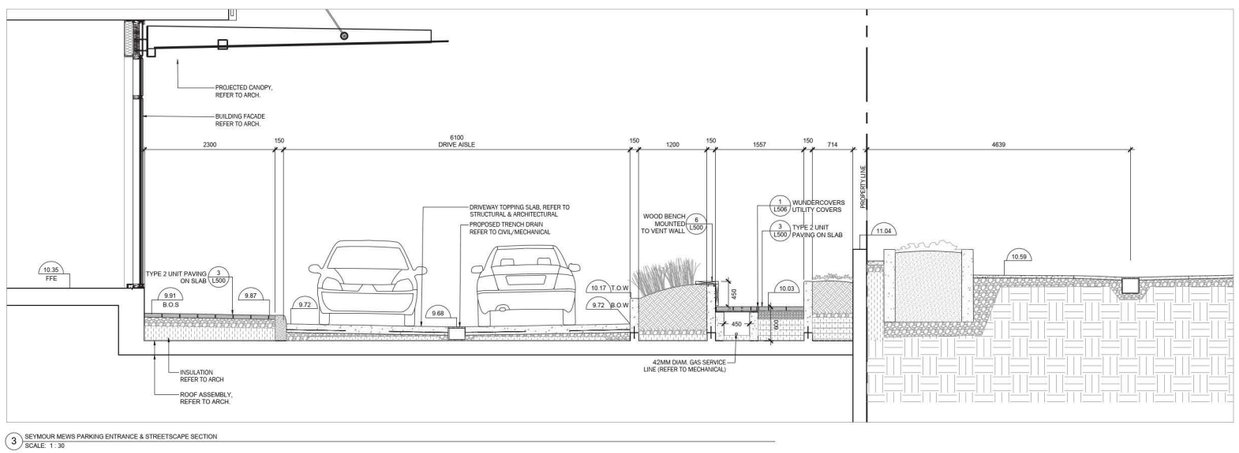
4.7 LANDSCAPE SECTION



1 PLANTER & STAIRS CROSS SECTION
SCALE: 1 : 30



2 SEYMOUR MEWS PARKING ENTRANCE & STREETSCAPE SECTION
SCALE: 1 : 30



3 SEYMOUR MEWS PARKING ENTRANCE & STREETSCAPE SECTION
SCALE: 1 : 30

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2026-01-30	ISSUED FOR REZONING
8	2024-04-12	ISSUED FOR BP PROGRESS
7	2024-02-02	ISSUED FOR COORDINATION
6	2024-01-11	ISSUED FOR DP
5	2023-10-13	ISSUED FOR PTR-3
4	2023-07-14	ISSUED FOR PTR-2
3	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
2	2022-08-03	RE-ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

NOT FOR CONSTRUCTION

JRS Janet Rosenberg & Studio Inc.
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Toronto Ontario
M6C 2S2 Canada

PINNACLE

601 BEACH CRESCENT

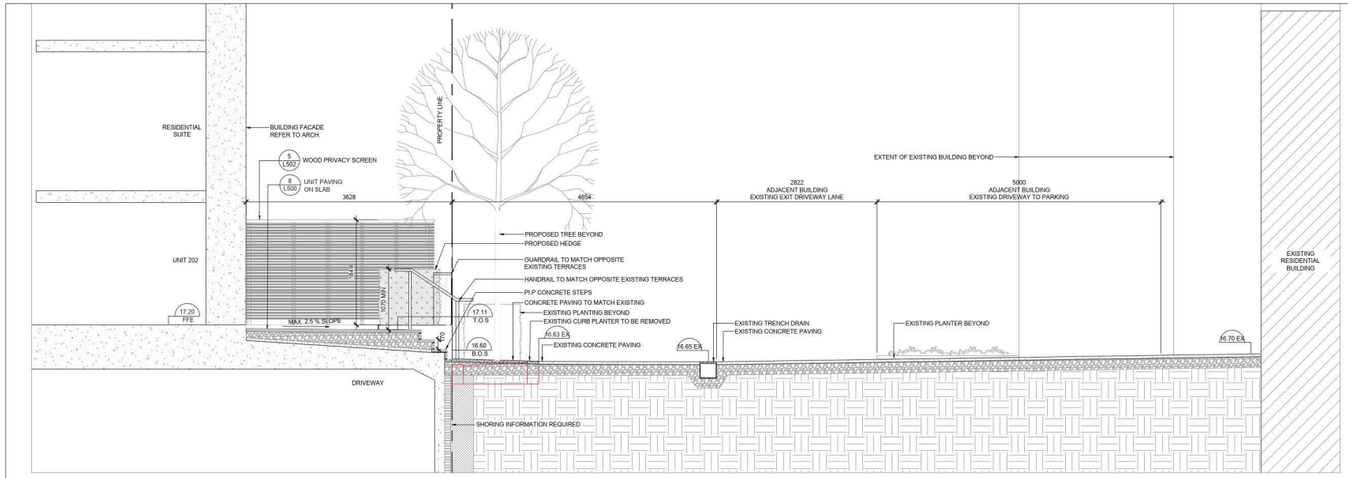
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR

SCALE:	1:200
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L402

4.7 LANDSCAPE SECTION



1 SEYMOUR MEWS STREETSCAPE SECTION A
SCALE: 1 : 30

2 SEYMOUR MEWS UNIT 204 SECTION
SCALE: 1 : 30

NOTES

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LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2026-01-30	ISSUED FOR REZONING
8	2024-04-12	ISSUED FOR BP PROGRESS
7	2024-02-02	ISSUED FOR COORDINATION
6	2024-01-11	ISSUED FOR DP
5	2023-10-13	ISSUED FOR PTR-3
4	2023-07-14	ISSUED FOR PTR-2
3	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
2	2022-08-03	RE-ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

NOT FOR CONSTRUCTION

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108 Helmsdale Avenue,
Toronto, Ontario,
M6G 2S3 Canada

PINNACLE

601 BEACH CRESCENT

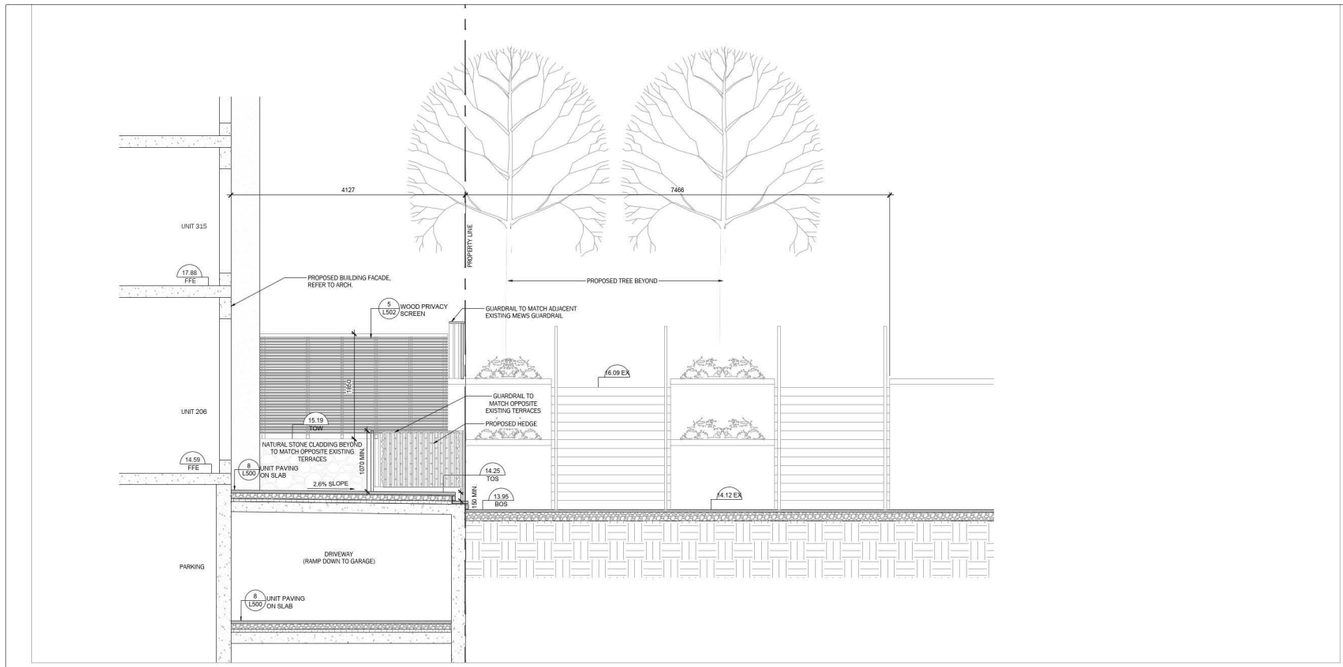
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR MEWS

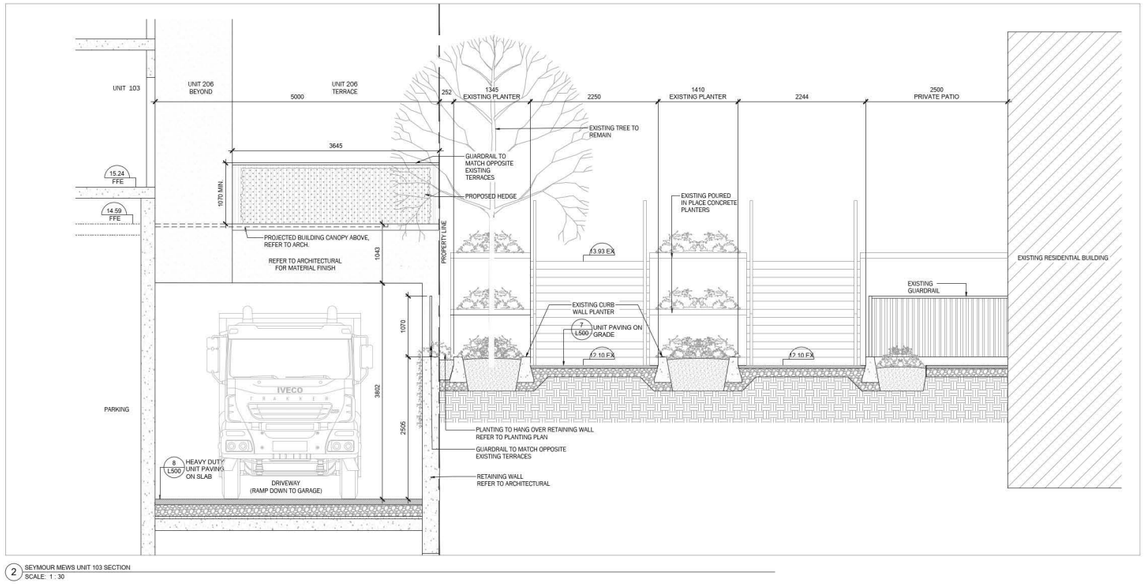
SCALE:	AS NOTED
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L403

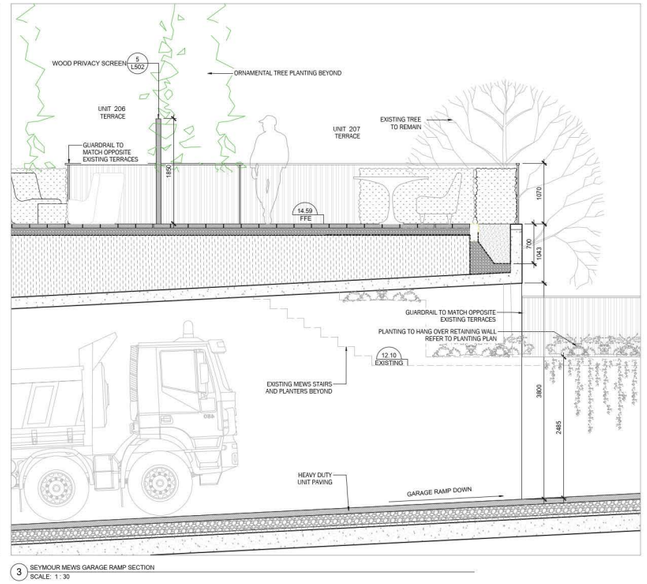
4.7 LANDSCAPE DETAILS



1 SEYMOUR MEWS UNIT 206 SECTION
SCALE: 1 : 30



2 SEYMOUR MEWS UNIT 103 SECTION
SCALE: 1 : 30



3 SEYMOUR MEWS GARAGE RAMP SECTION
SCALE: 1 : 30

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10		
9		
8	2026-10-20	REZONING SET RESUBMISSION
7	2026-01-30	ISSUED FOR REZONING
6	2024-04-12	ISSUED FOR BP PROGRESS
5	2024-02-02	ISSUED FOR COORDINATION
4	2024-01-11	ISSUED FOR DP
3	2023-10-13	ISSUED FOR PTR-3
2	2023-07-14	ISSUED FOR PTR-2
1	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION

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99 Atlantic Avenue, Toronto, Ontario, M6K 3J8, Canada

PINNACLE

601 BEACH CRESCENT

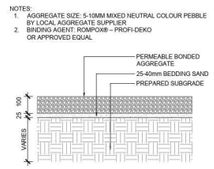
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR MEWS

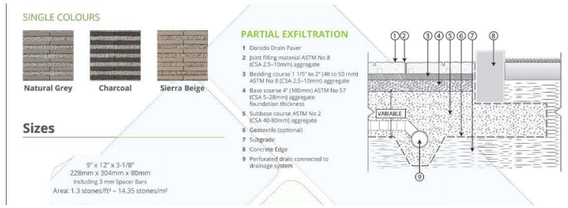
SCALE:	AS NOTED
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L404

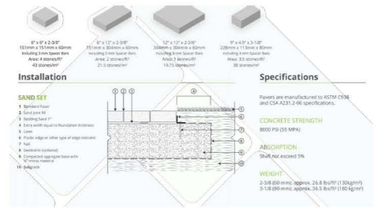
4.7 LANDSCAPE DETAILS



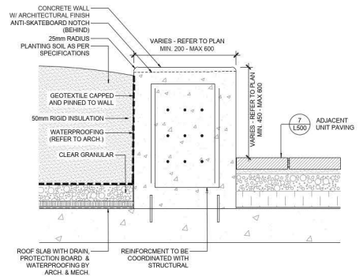
1 PERMEABLE AGGREGATE
SCALE: 1 : 10



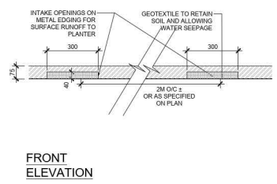
2 TYPE 1 HIGH ALBEDO UNIT PAVING ON GRADE
SCALE: NTS



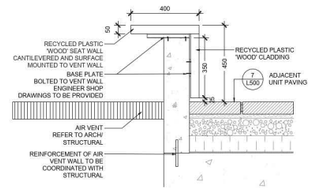
3 TYPE 2 HIGH ALBEDO UNIT PAVING ON GRADE
SCALE: NTS



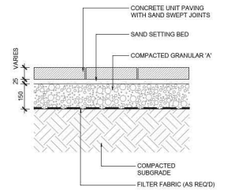
4 CONCRETE SEAT WALL
SCALE: 1 : 10



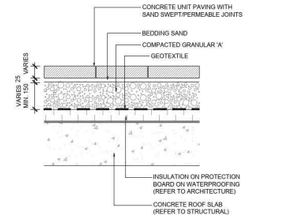
5 METAL EDGE RUNOFF INTAKE
SCALE: 1 : 10



6 RECYCLED PLASTIC 'WOOD' BENCH MOUNTED TO VENT WALL
SCALE: 1 : 10



7 UNIT PAVING ON GRADE
SCALE: 1 : 10



8 UNIT PAVING ON SLAB
SCALE: 1 : 10

NOTES

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LEGEND

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1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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PINNACLE

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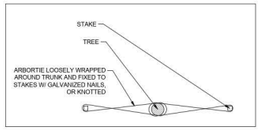
VANCOUVER

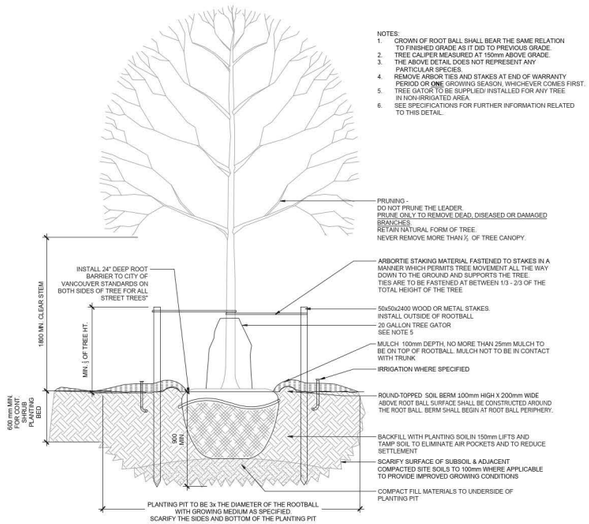
LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L500

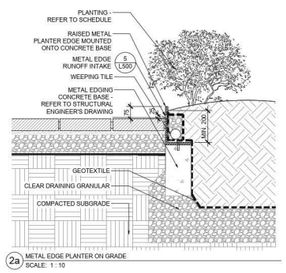
4.7 LANDSCAPE DETAILS



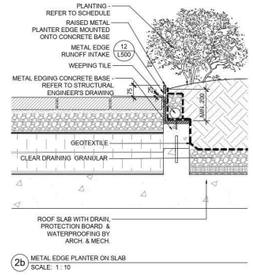


NOTES:
1. CROWN OF ROOT BALL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO PREVIOUS GRADE.
2. TREE CALIPER MEASURED AT 150mm ABOVE GRADE.
3. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
4. REMOVE ARBOR TIES AND STAKES AT END OF WARRANTY PERIOD OR ONE GROWING SEASON, WHICHEVER COMES FIRST.
5. TREE GATOR TO BE SUPPLIED INSTALLED FOR ANY TREE IN NON-IRRIGATED AREA.
6. SEE SPECIFICATIONS FOR FURTHER INFORMATION RELATED TO THIS DETAIL.

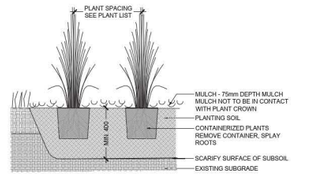
1 TREE PLANTING TYP.
SCALE: 1 : 20



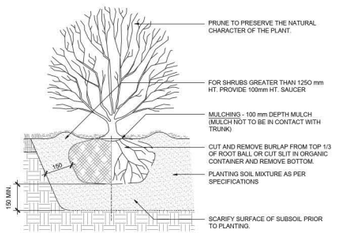
2a METAL EDGE PLANTER ON GRADE
SCALE: 1 : 10



2b METAL EDGE PLANTER ON SLAB
SCALE: 1 : 10

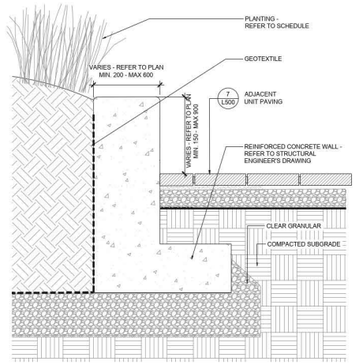


3 HERBACEOUS PLANTING TYP.
SCALE: 1 : 10



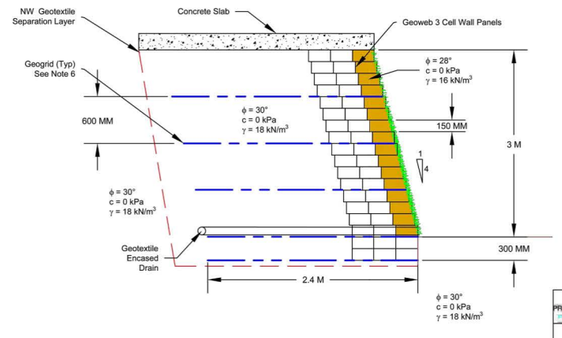
NOTES:
- PLANTING METHOD ILLUSTRATED, SHALL APPLY EQUALLY TO BARE ROOT STOCK AND BALLED STOCK.
- FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT.
- SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
- THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

4 SHRUB PLANTING TYP.
SCALE: 1 : 10



5 RAISED PLANTER ON GRADE
SCALE: 1 : 10

Notes:
1. This evaluation is copyrighted and is based on the use of products manufactured by Reynolds Presto Products, Inc. Any use of this evaluation for any product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this evaluation invalid.
3. No global stability or water pore pressure analysis of the wall were performed. No slope at the top or toe has been considered.
4. Use a nutrient-rich topsoil in the front cells and establish dense vegetation soon after the installation. Infill the back cells with a free-draining material such as crushed aggregate.
5. The evaluation assumes metal concrete slab, and pedestrian surcharge load behind the wall.
6. Geogrid shall be Mirafi 2XT and have a ultimate long-term design strength of 1,098 lbs/ft.
7. Geoweb panels shall be connected with the ATRA Wall Key at each interleaf and end-to-end connection.
7. Limit the drop of infill to the panels to prevent panel distortion.
8. Ensure the panel set back is consistent.
9. Refer to the Geoweb Retaining Wall Installation Guide for installation procedures.





ATRA WALL KEY

REYNOLDS PRESTO PRODUCTS, INC
625 PRESTO DRIVE, FOREST APPLETON, WI 54915
920-738-1345
WWW.PRESTOGEO.COM

PRESTO GEOSYSTEMS

PR24046 THE FLATIRON
GEOWEB EARTH RETENTION

GEOWEB® GEOGRID AND ATRA® ARE REGISTERED TRADEMARKS OF REYNOLDS PRESTO PRODUCTS, INC.

DATE	JANUARY 24, 2024	FILE NAME	SHEET 1
SCALE	NTS	SHEET	1 OF 2

6 SLOPE PLANTING
SCALE: NTS

NOTES

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LEGEND

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3	2022-08-03	RE-ISSUED FOR DP APPLICATION
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M6G 2S9 Canada

PINNACLE

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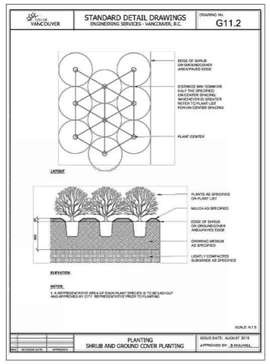
and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE DETAILS

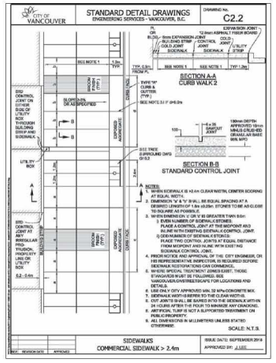
SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L501

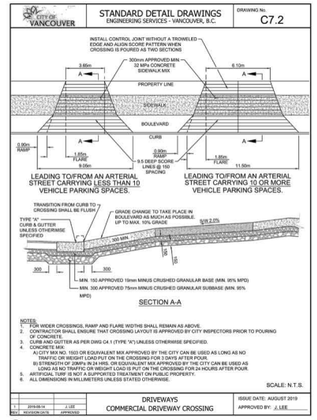
4.7 LANDSCAPE DETAILS



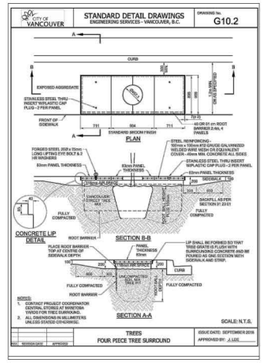
1 CITY STANDARD DETAIL - SHRUB AND GROUND COVER PLANTING
SCALE: NTS



2 CITY STANDARD DETAIL - COMMERCIAL SIDEWALK >2.4M
SCALE: NTS



3 CITY STANDARD DETAIL - COMMERCIAL DRIVEWAY CROSSING C7.2
SCALE: NTS



4 CITY STANDARD DETAIL - TREES - FOUR PIECE TREE SURROUND
SCALE: NTS

5 WOOD PRIVACY SCREEN
SCALE: 1 : 10

NOTES

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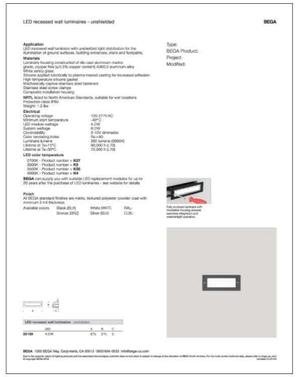
LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L502

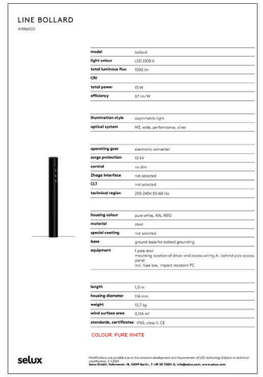
4.7 LANDSCAPE DETAILS



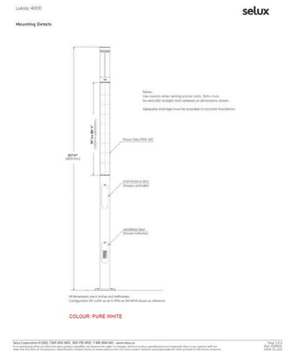
1 RECESSED WALL LIGHT BY BEGA
SCALE: NTS



2 RECESSED STEP LIGHT BY BEGA
SCALE: NTS



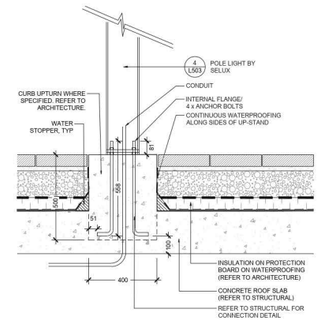
3 BOLLARD LIGHT BY SELUX
SCALE: NTS



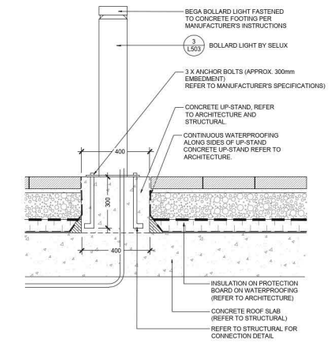
4 POLE LIGHT BY SELUX
SCALE: NTS



5 SPOTLIGHT BY BEGA
SCALE: NTS



6 LIGHTPOLE FOOTING ON SLAB
SCALE: 1 : 10



7 BOLLARD FOOTING ON SLAB
SCALE: 1 : 10

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

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3	2022-06-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-19	ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

Janet Rosenberg & Studio Inc.
PINNACLE

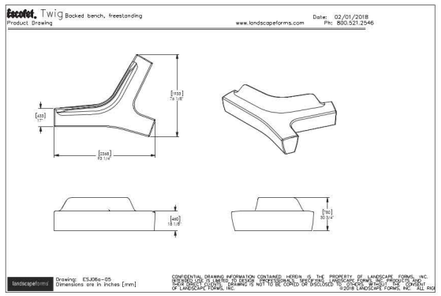
597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE DETAILS

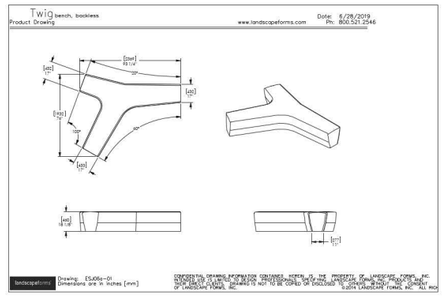
SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L503

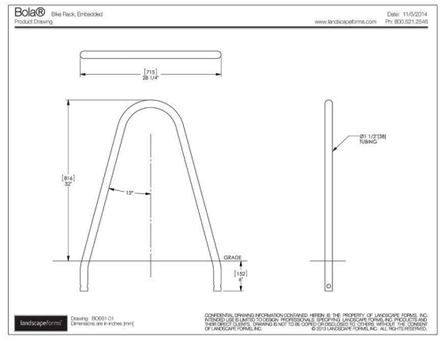
4.7 LANDSCAPE DETAILS



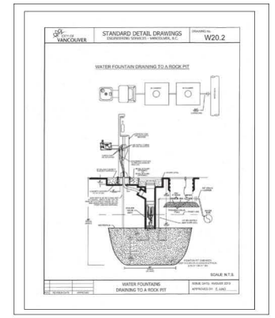
1a TWIQ BACKED BENCH
SCALE: NTS



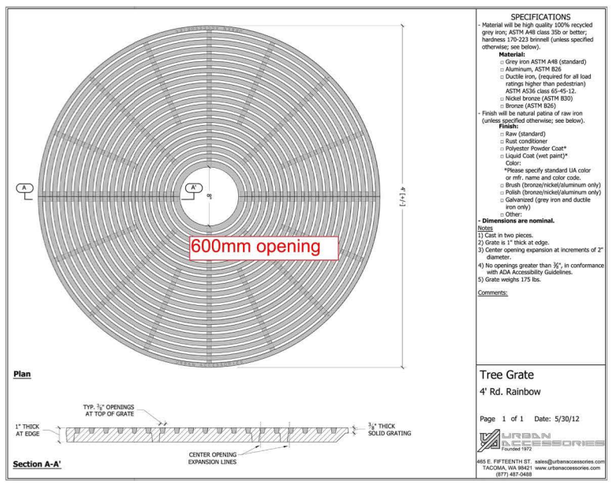
1b TWIQ BENCH BACKLESS
SCALE: NTS



2 BOLA EMBEDDED BIKE RACK
SCALE: NTS



3 WATER FOUNTAINS
SCALE: NTS



4 TREE GRATE
SCALE: NTS

NOTES

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6. All work to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Designer of these plans and specifications gives no warranty or representation that following these plans and specifications will result in a bid that is accurate and or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVISION TO ENGINEERING SERVICES A MINIMUM OF 5 WEEKS PRIOR TO CONSTRUCTION. NO WORK IS TO BE UNDERTAKEN ON PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2024-04-12	ISSUED FOR BP PROGRESS
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
3	2022-06-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-19	ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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M6P 3M7 Canada

PINNACLE

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LANDSCAPE DETAILS

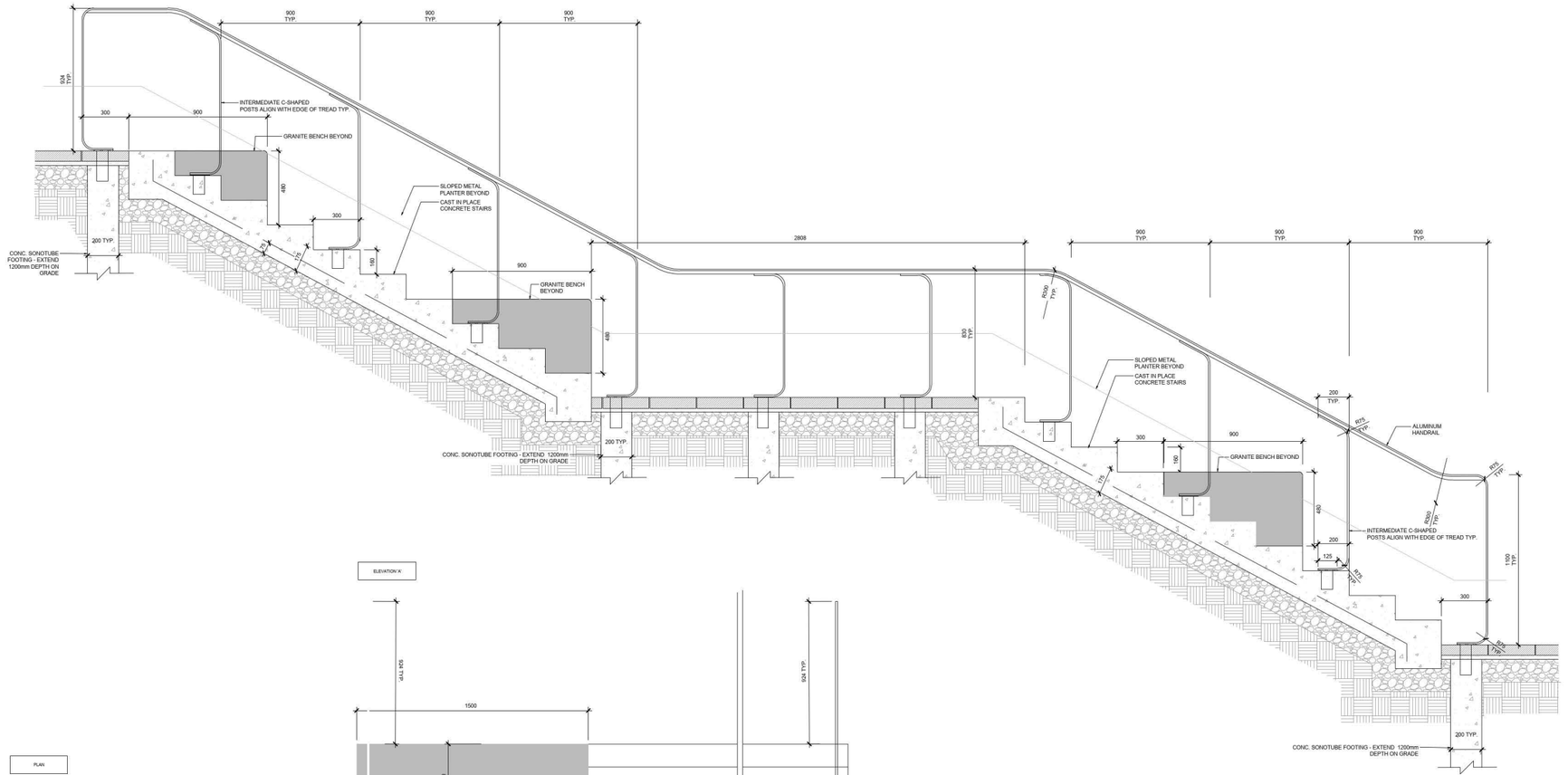
SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L504

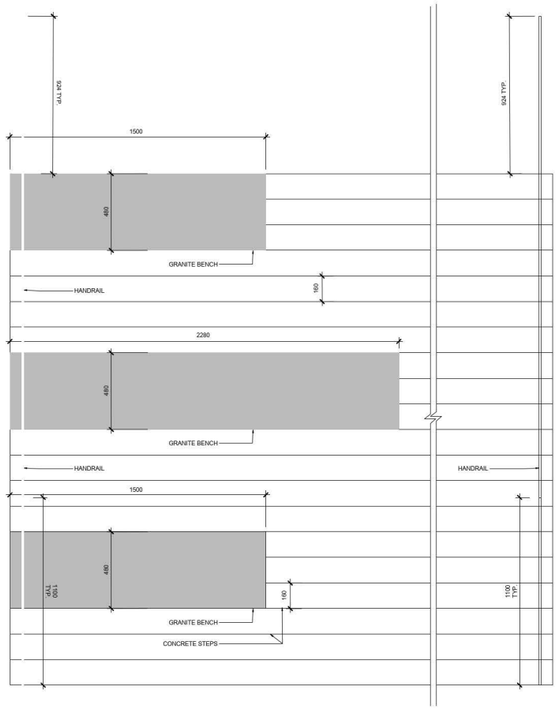
4.7 LANDSCAPE DETAILS

NOTES:

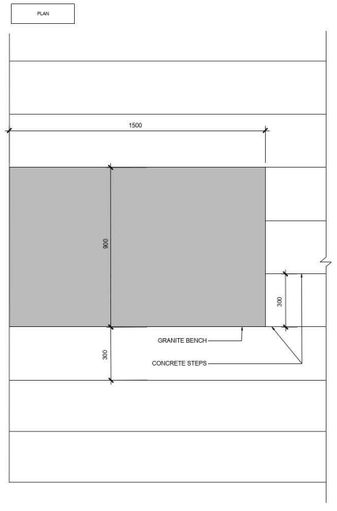
1. STAIR TREADS AND RISERS TO RECIEVE LIGHT SANDBLASTED FINISH.



ELEVATION 'A'



PLAN



1 STAIR AND HANDRAIL
SCALE: 1 : 10

NOTES

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2024-04-12	ISSUED FOR BP PROGRESS
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
3	2022-06-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-18	ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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PINNACLE

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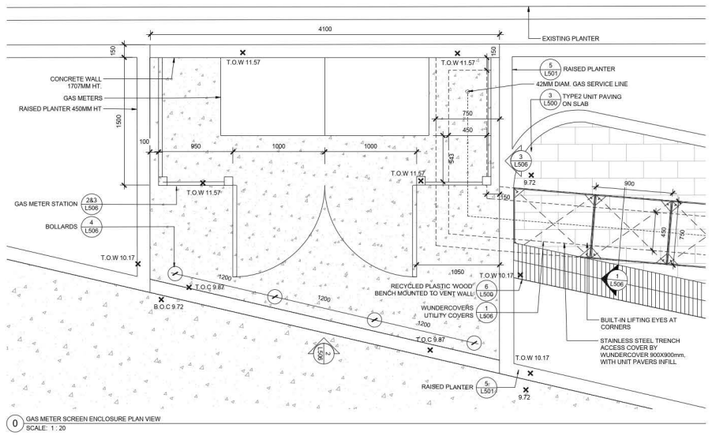
VANCOUVER

LANDSCAPE DETAILS

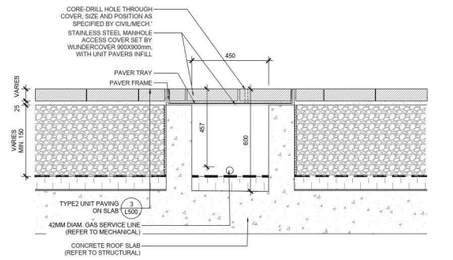
SCALE: AS SHOWN
DRAWN: MC
CHECKED: SH/BJ
PROJECT NUMBER: 17-042
DRAWING DATE: 2020-11-10

L505

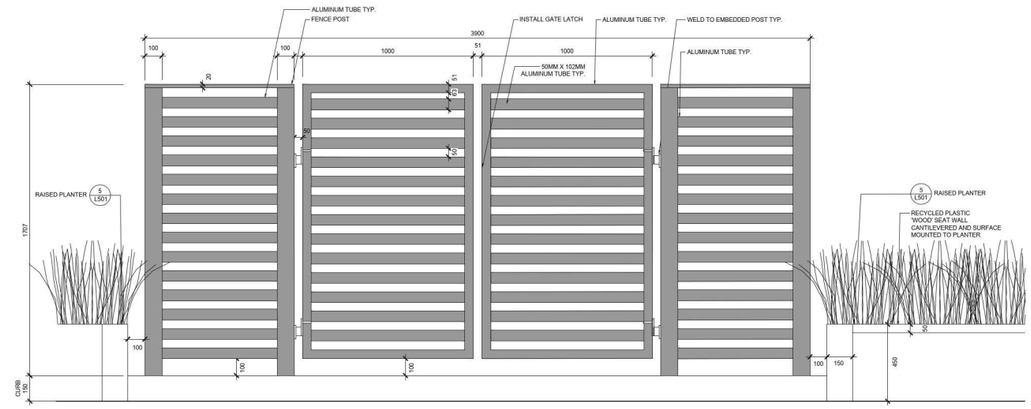
4.7 LANDSCAPE PLAN



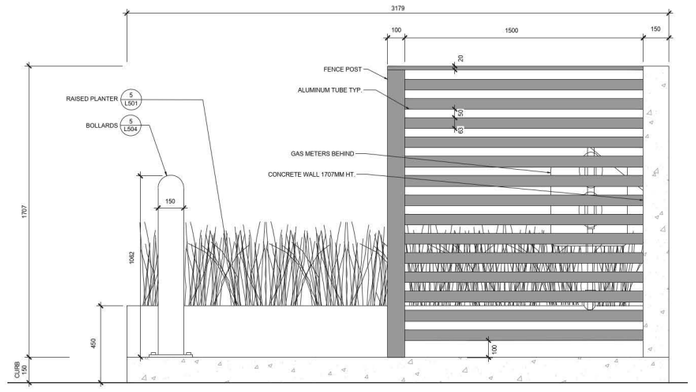
0 GAS METER SCREEN ENCLOSURE PLAN VIEW
SCALE: 1 : 20



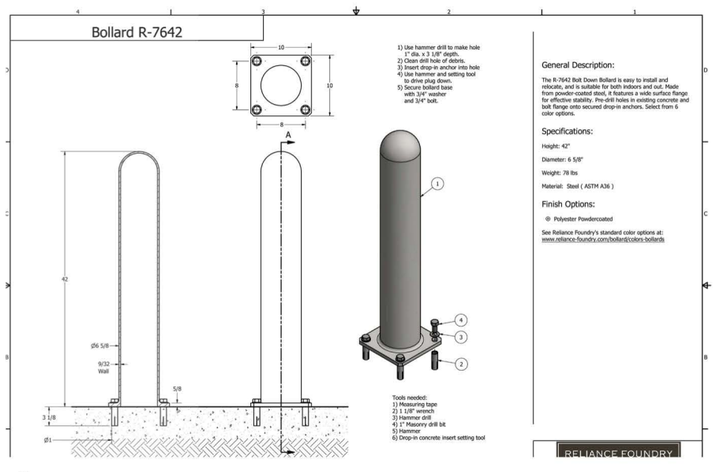
1 WUNDERCOVERS UTILITY COVERS
SCALE: 1 : 10



2 GAS METER ENCLOSURE NORTH ELEVATION - METAL FENCE & GATE
SCALE: 1 : 10



3 GAS METER ENCLOSURE SOUTH ELEVATION - CONCRETE WALL & FENCE & BOLLARDS
SCALE: 1 : 10



4 BOLLARDS
SCALE: NTS

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-10-20	REZONING SET RESUBMISSION
9	2024-04-12	ISSUED FOR BP PROGRESS
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
3	2022-08-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-19	ISSUED FOR DP APPLICATION
1	2020-11-06	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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Toronto, Ontario
M5S 2G9 Canada

PINNACLE

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and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L506

4.7 LANDSCAPE PLAN



NOTES

The following note shall apply to all drawings and associated documents:

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2. These Contract Documents are the property of the Landscape Architect. The Contractor is responsible for obtaining all the necessary permits and documents by the Contractor. Upon written application the Landscape Architect will provide writtengraphic clarification or supplementary information regarding the Contract Documents. Contractor to review and approve all Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.
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5. These drawings are not to be used for construction unless noted below as "Issued for Construction".
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7. The Designer of these plans and specifications gives no warranty or representation that these plans and specifications comply with the Code or Bylaws and the owner or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR THIS PLAN. NO WORK SHALL COMMENCE ON SITE OR OFF SITE UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DECIDUOUS CANOPY TREE
- MIXED PLANTING
- UNIT PAVING
- RUBBERIZED SURFACE
- SYNTHETIC MULCH/ SANDBOX
- PLAY BERM ON RUBBERIZED SURFACE
- PLAY EQUIPMENTS WITH SAFETY MARGIN INDICATION
- FFE 13.00 FINISHED FLOOR LEVEL
- PROPERTY LINE
- L1 - LANDSCAPE LIGHTS
- L4 - RECESSED LIGHTS

ISSUE

14	2026-10-20	REZONING SET RESUBMISSION
13	2026-01-30	ISSUED FOR REZONING
12	2026-01-20	ISSUED FOR COORDINATION
11	2024-04-12	ISSUED FOR BP PROGRESS
10	2024-02-02	ISSUED FOR COORDINATION
9	2024-01-11	ISSUED FOR DP
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-02-19	ISSUED FOR DP APPLICATION
3	2021-01-18	ISSUED FOR REVIEW & COORDINATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-08-12	ISSUED FOR REZONING

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M4C 2S3 Canada

PINNACLE

597-691 Beach Crescent
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VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 4

SCALE:	1:100
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2025-11-10

LT104

4.7 LANDSCAPE PLAN



8TH FLOOR PRIVATE TERRACES
SCALE: 1:100

8TH FLOOR HOTEL TERRACES
SCALE: 1:100

NOTES

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NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DECIDUOUS CANOPY TREE
- MIXED PLANTING
- UNIT PAVING
- DALTILE KEYSTONE POOL DECK
- L1 - LANDSCAPE LIGHTS
- L2 - BOLLARD LIGHTS
- L4 - RECESSED STEP LIGHTS

ISSUE

15	2026-10-20	REZONING SET RESUBMISSION
14	2026-01-30	ISSUED FOR REZONING
13	2026-01-20	ISSUED FOR COORDINATION
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-10-13	ISSUED FOR PTR-3
8	2023-07-14	ISSUED FOR PTR-2
7	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
6	2022-08-03	RE-ISSUED FOR DP APPLICATION
5	2022-04-02	ISSUED FOR DP PRE-REVIEW (DIGITAL)
4	2021-02-16	ISSUED FOR DP APPLICATION
3	2021-01-19	ISSUED FOR REVIEW & COORDINATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2019-09-12	ISSUED FOR REZONING

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M6C 2V3 Canada

PINNACLE

597-691 Beach Crescent
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VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 8

SCALE:	1:100
DRAWN:	JRS
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT108

4.7 LANDSCAPE PLAN



NOTES

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NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DECIDUOUS CANOPY TREE
- MIXED PLANTING
- UNIT PAVING

ISSUE

16	2026-10-20	REZONING SET RESUBMISSION
14	2026-01-30	ISSUED FOR REZONING
13	2026-01-20	ISSUED FOR COORDINATION
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-10-13	ISSUED FOR PTR-3
8	2023-07-14	ISSUED FOR PTR-2
7	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
6	2022-06-03	RE-ISSUED FOR DP APPLICATION
5	2022-04-22	ISSUED FOR DP PRE-REVIEW (DIGITAL)
4	2021-02-19	ISSUED FOR DP APPLICATION
3	2021-01-19	ISSUED FOR REVIEW & COORDINATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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www.jrsinc.ca
148 Kenwood Avenue, Toronto Ontario M6C 2S3 Canada

PINNACLE

597-691 Beach Crescent
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VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 9

SCALE:	1:75
DRAWN:	JRS
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT109

4.7 LANDSCAPE PLAN



NOTES

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NOT FOR CONSTRUCTION

LEGEND

MIXED PLANTING

UNIT PAVING

ISSUE

3	2026-10-20	REZONING SET RESUBMISSION
2	2026-01-30	ISSUED FOR REZONING
01	2024-01-26	ISSUED FOR COORDINATION

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VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 10

SCALE:	1:75
DRAWN:	JRS
CHECKED:	BB
PROJECT NUMBER:	17-042
DRAWING DATE:	2023-01-31

LT110

4.7 LANDSCAPE PLAN



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NOT FOR CONSTRUCTION

LEGEND

- MIXED PLANTING
- UNIT PAVING
- POOL DECK

ISSUE

3	2026-10-20	REZONING SET RESUBMISSION
2	2026-01-30	ISSUED FOR REZONING
01	2026-01-20	ISSUED FOR COORDINATION

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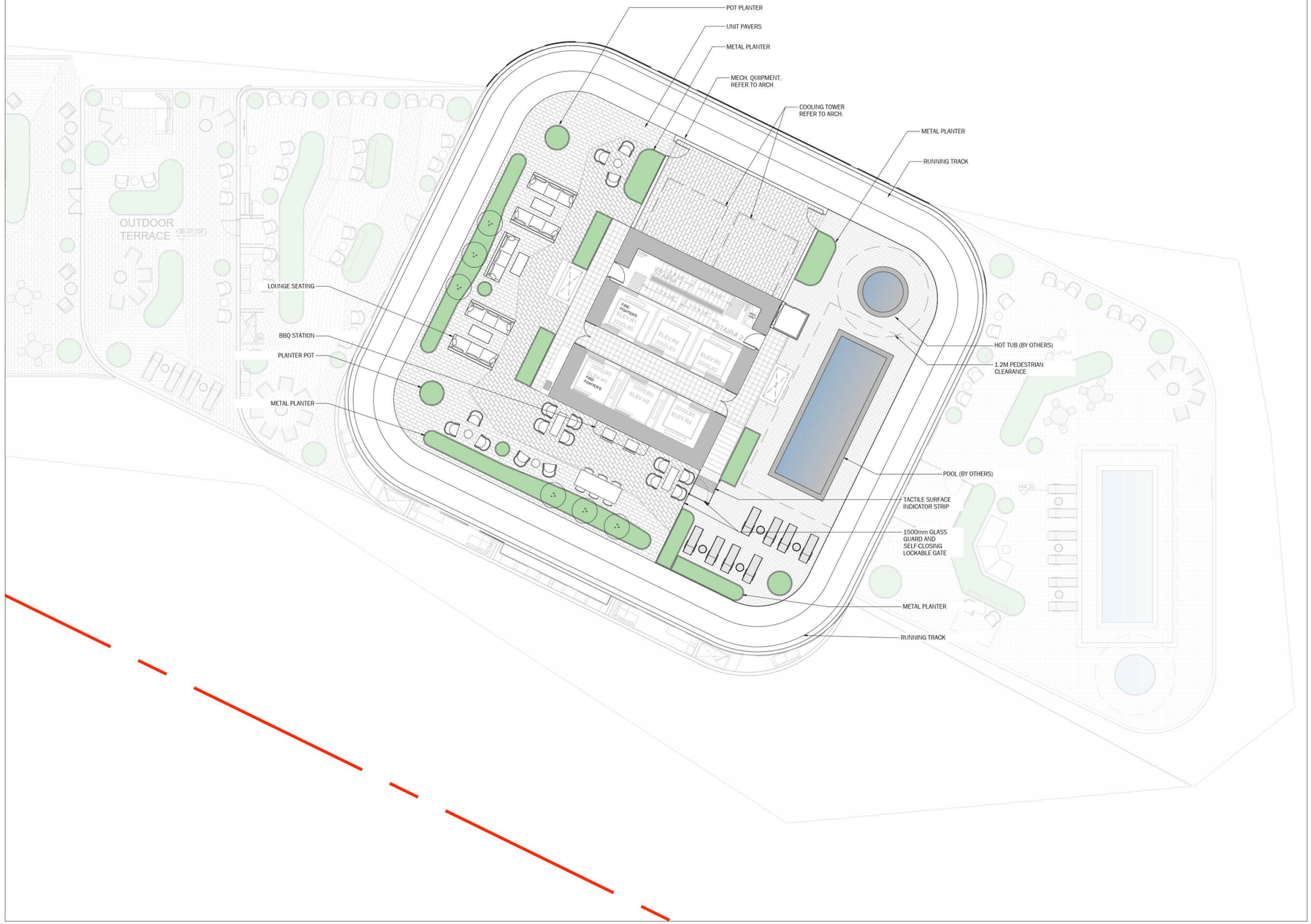
VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 13

SCALE:	1:75
DRAWN:	JRS
CHECKED:	BB
PROJECT NUMBER:	17-042
DRAWING DATE:	2023-01-31

LT113

4.7 LANDSCAPE PLAN



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NOT FOR CONSTRUCTION

LEGEND

MIXED PLANTING

UNIT PAVING

POOL DECK

ISSUE

3	2026-10-20	REZONING SET RESUBMISSION
2	2026-01-30	ISSUED FOR REZONING
01	2026-01-20	ISSUED FOR COORDINATION

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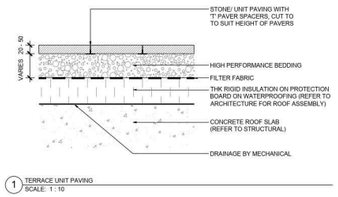
ROOF TERRACE
OUTDOOR AMENITY

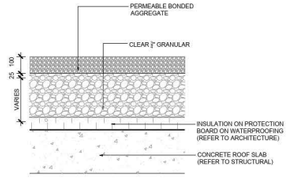
SCALE:	1:75
DRAWN:	JRS
CHECKED:	JRS
PROJECT NUMBER:	17-042
DRAWING DATE:	2023-01-31

LT120

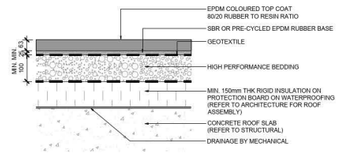
4.7 LANDSCAPE PLAN



1 TERRACE UNIT PAVING
SCALE: 1 : 10

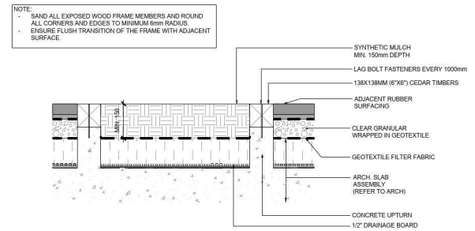


2 PERMEABLE SURFACING ON SLAB
SCALE: 1 : 10



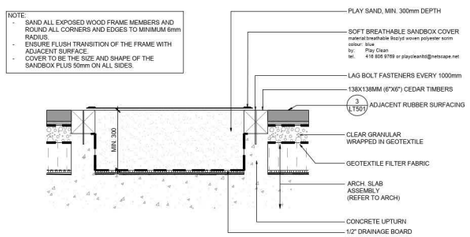
3 RUBBER SURFACE ON TERRACE
SCALE: 1 : 10

NOTE:
- SAND ALL EXPOSED WOOD FRAME MEMBERS AND ROUND ALL CORNERS AND EDGES TO MINIMUM 6mm RADIUS.
- ENSURE FLUSH TRANSITION OF THE FRAME WITH ADJACENT SURFACE.

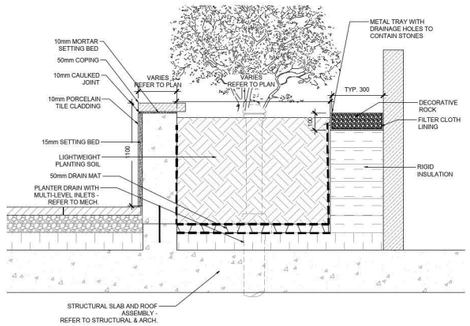


4 SYNTHETIC MULCH ON TERRACE
SCALE: 1 : 10

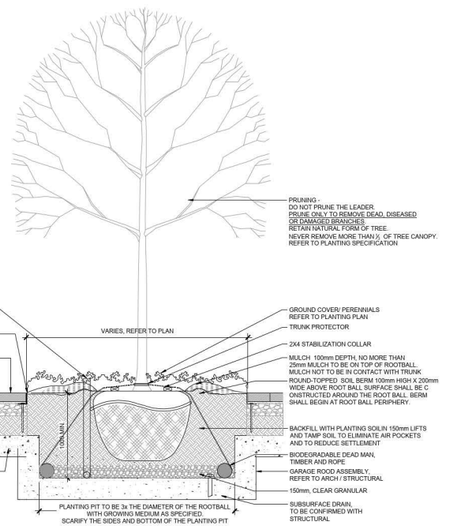
NOTE:
- SAND ALL EXPOSED WOOD FRAME MEMBERS AND ROUND ALL CORNERS AND EDGES TO MINIMUM 6mm RADIUS.
- ENSURE FLUSH TRANSITION OF THE FRAME WITH ADJACENT SURFACE.
- COVER TO BE THE SIZE AND SHAPE OF THE SANDBOX PLUS 50mm ON ALL SIDES.



5 SANDBOX ON TERRACE
SCALE: 1 : 10

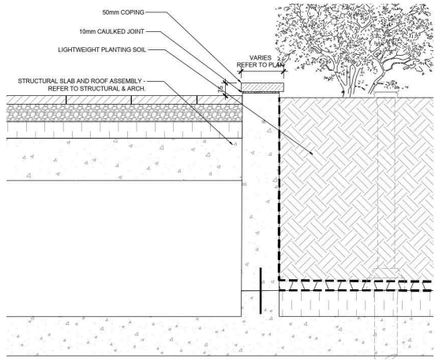


6 RAISED PLANTER AT BUILDING FACE
SCALE: 1 : 10

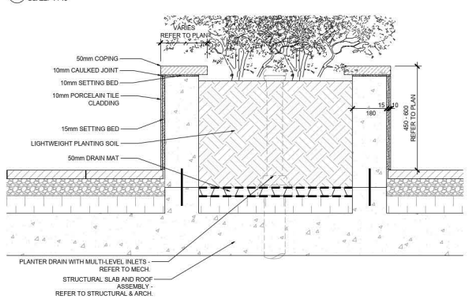


NOTES:
1. CROWN OF ROOT BALL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO PREVIOUS GRADE.
2. TREE CALIPER MEASURED AT 150mm ABOVE GRADE.
3. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
4. REMOVE ARBOR TIES AND STAKES AT END OF WARRANTY PERIOD OR ONE GROWING SEASON, WHICHEVER COMES FIRST.
5. TREE GATOR TO BE SUPPLIED/ INSTALLED FOR ANY TREE IN NON-IRRIGATED AREA.
6. SEE SPECIFICATIONS FOR FURTHER INFORMATION RELATED TO THIS DETAIL.

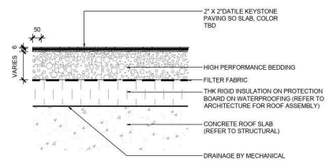
7 TYPICAL TREE PLANTING ON SLAB
SCALE: 1 : 30



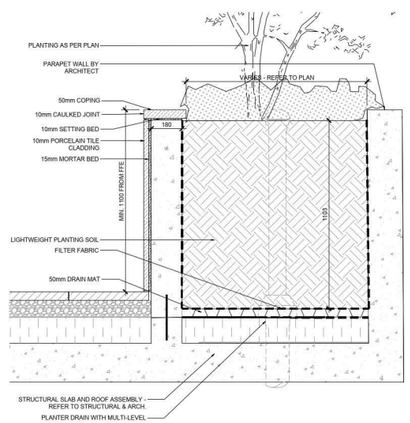
8 IN-GROUND PLANTER
SCALE: 1 : 10



9 RAISED PLANTER
SCALE: 1 : 10



11 DALTILE KEYSTONE POOL PAVING
SCALE: 1 : 10



10 RAISED PLANTER AT PARAPET
SCALE: 1 : 10

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LEGEND

ISSUE

10	2026-10-26	REZONING SET RESUBMISSION
9	2024-04-12	ISSUED FOR BP PROGRESS
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
3	2022-08-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-19	ISSUED FOR DP APPLICATION
1	2020-11-06	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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VANCOUVER

LANDSCAPE DETAILS -
AMENITY TERRACES

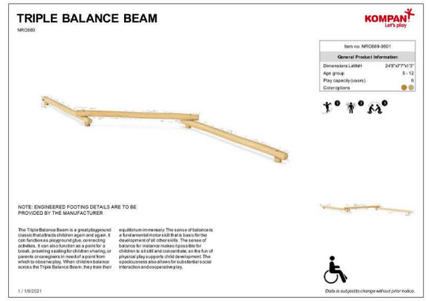
SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT501

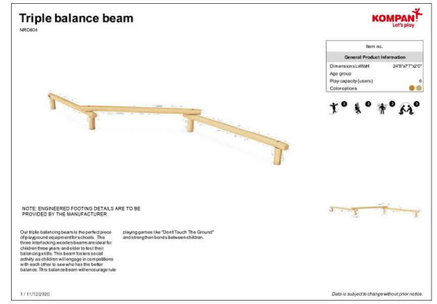
4.7 LANDSCAPE PLAN



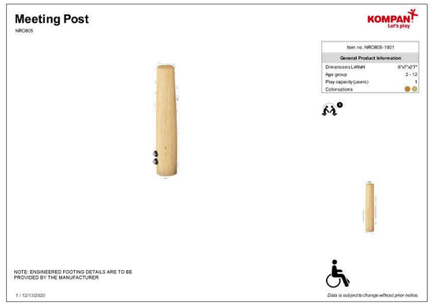
1 BALANCE POSTS - 'WATERLILIES' 5 PCS SET
SCALE: NTS



2 TRIPLE BALANCE BEAM (LOW)
SCALE: NTS



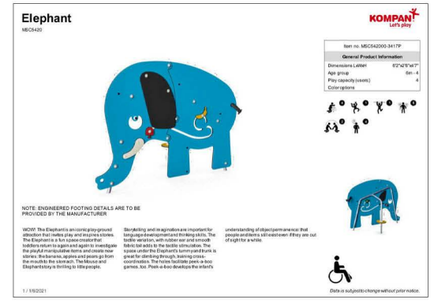
3 TRIPLE BALANCE BEAM (TALL)
SCALE: NTS



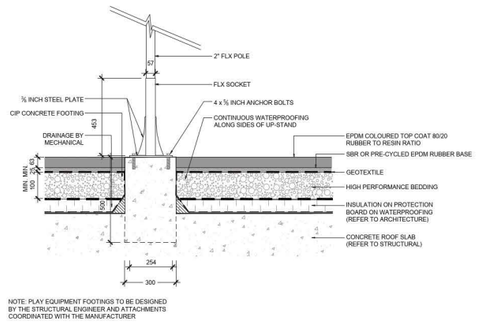
4 MEETING POST
SCALE: NTS



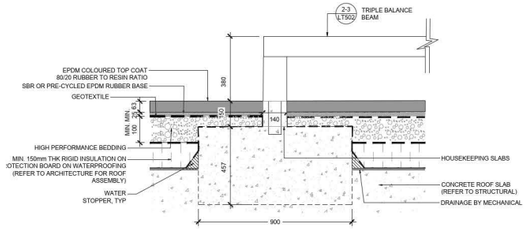
5 BALANCING STILTS
SCALE: NTS



6 PLAY STRUCTURE - 'ELEPHANT'
SCALE: NTS



7 SHADE STRUCTURE FOOTING
SCALE: 1 : 10



8 BALANCE BEAM FOOTING
SCALE: 1 : 10

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

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8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-04	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
3	2022-08-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-16	ISSUED FOR DP APPLICATION
1	2020-11-26	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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VANCOUVER

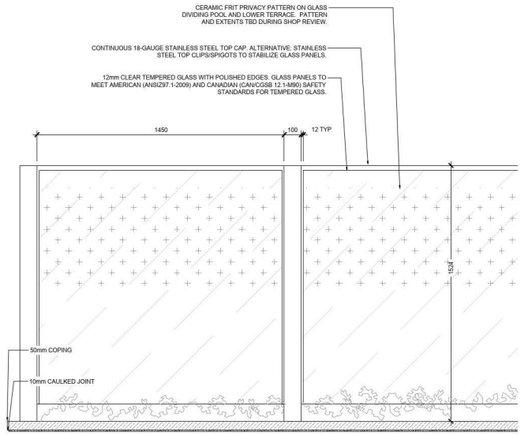
LANDSCAPE DETAILS - AMENITY TERRACES

SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

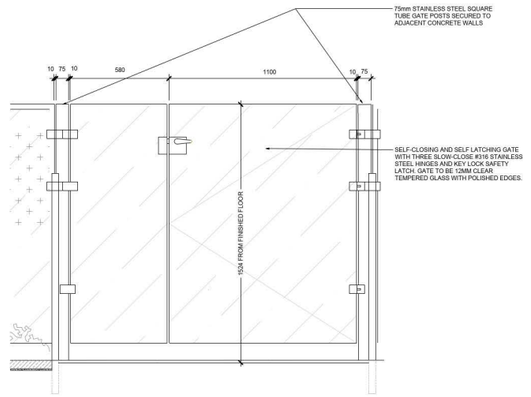
LT502

4.7 LANDSCAPE PLAN

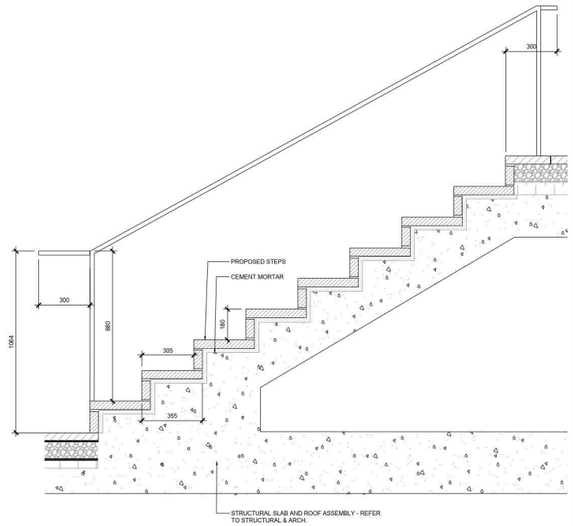
NOTES:
1. ENGINEERED STAMPED SHOP DRAWINGS WILL BE REQUIRED BY FABRICATOR.
2. SHOP DWGS REQUIRED FOR THE SOLE PURPOSE OF ACERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND DOES NOT IN ANY WAY CONSTITUTE REVIEW OF THE DESIGN OF ENGINEERED ELEMENTS.



1 1524MM HT. GLASS GUARD
SCALE: 1 : 10

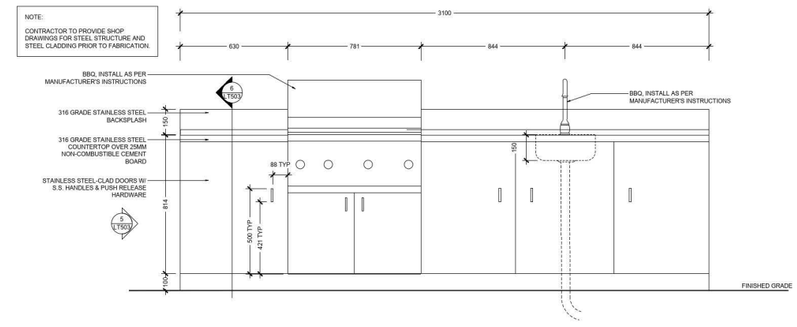


2 1500MM HT. SELF-CLOSING LOCKABLE GATE
SCALE: 1 : 10

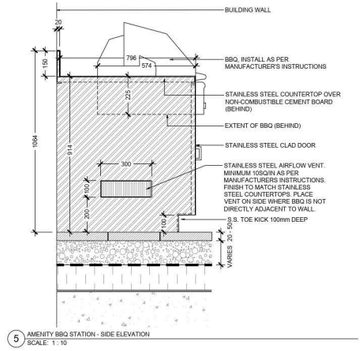


3 STAIRS ON SLAB
SCALE: 1 : 10

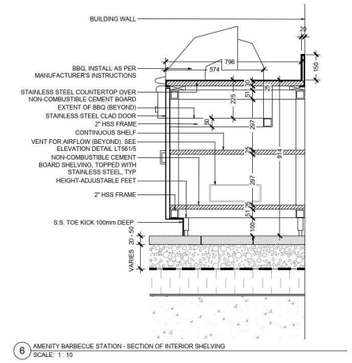
NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL STRUCTURE AND STEEL CLADDING PRIOR TO FABRICATION.



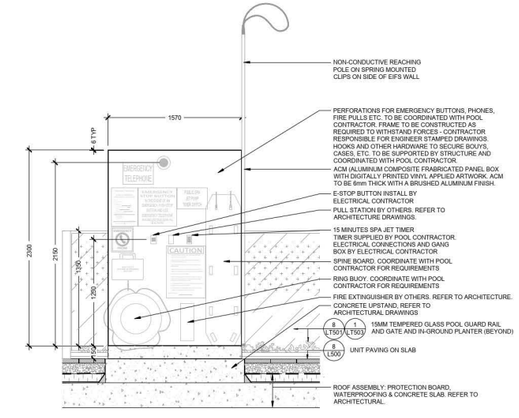
4 AMENITY BARBECUE STATION - FRONT ELEVATION
SCALE: 1 : 10



5 AMENITY BBQ STATION - SIDE ELEVATION
SCALE: 1 : 10

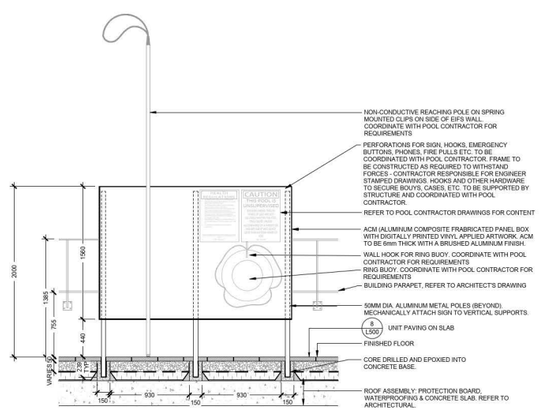


6 AMENITY BARBECUE STATION - SECTION OF INTERIOR SHELVING
SCALE: 1 : 10



NOTES:
1. ENGINEER STAMPED SHOP DRAWINGS WILL BE REQUIRED BY FABRICATOR.
2. SHOP DWGS REQUIRED FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND DOES NOT IN ANY WAY CONSTITUTE REVIEW OF THE DESIGN OF ENGINEERED ELEMENTS.
3. REFER TO POOL CONSULTANT DRAWINGS FOR ALL SIGNAGE & EQUIPMENT.
4. COORDINATE W/ POOL CONSULTANT DRAWINGS

7 POOL SAFETY EQUIPMENT 1 - ON WALL
SCALE: 1 : 20



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3. REFER TO POOL CONSULTANT DRAWINGS FOR ALL SIGNAGE & EQUIPMENT.
4. COORDINATE W/ POOL CONSULTANT DRAWINGS

8 POOL SAFETY EQUIPMENT 2 - FREE STANDING
SCALE: 1 : 20

NOTES

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3. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.
4. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The locations shown on the Landscape Architectural drawings govern over the Mechanical and Electrical drawings. Where items not clearly located will be located as directed by the Landscape Architect.
5. These drawings are not to be used for construction unless noted below as "Issued for Construction".
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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-10-26	REZONING SET RESUBMISSION
9	2024-04-12	ISSUED FOR BP PROGRESS
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
3	2022-06-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-18	ISSUED FOR DP APPLICATION
1	2020-11-26	ISSUED FOR DP PRE-REVIEW (DIGITAL)

JRS Janet Rosenberg & Studio Inc.
mail@jrsstudio.com
t 416 924 6900
www.jrsstudio.ca
148 Kingston Avenue
Toronto, Ontario
M4M 2S8 Canada

PINNACLE

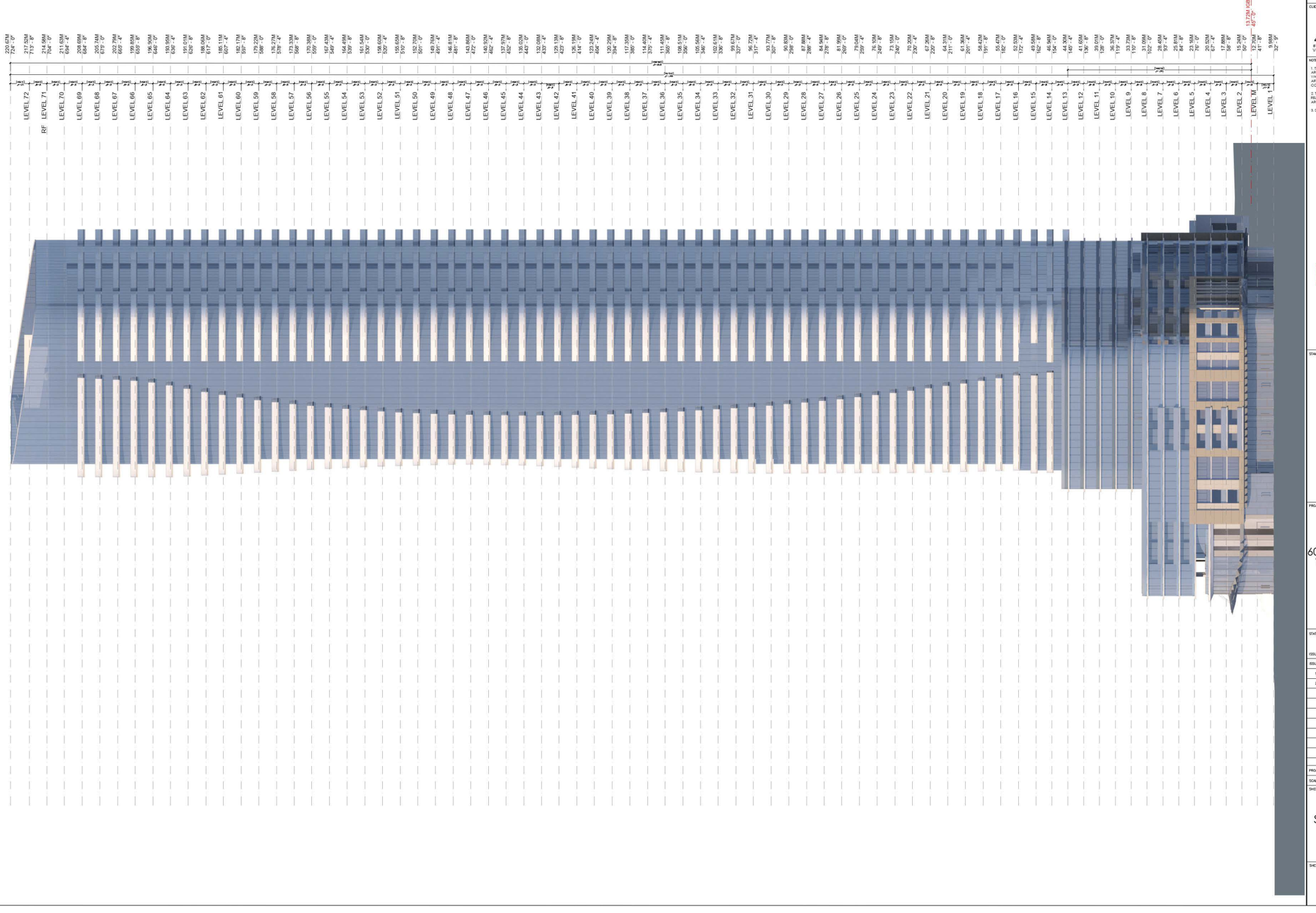
597-691 Beach Crescent
and 1408-1470 Rolston Street
VANCOUVER

LANDSCAPE DETAILS - AMENITY TERRACES

SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT503

4.8 SOUTH ELEVATION - BEACH CRESCENT



NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCULATED USING THE AVERAGE OF THE FOUR CORNER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
3378 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

2

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.30.2026

PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: KK
SCALE: AT 36"x48": 1:200 DATE: 2026.10.20

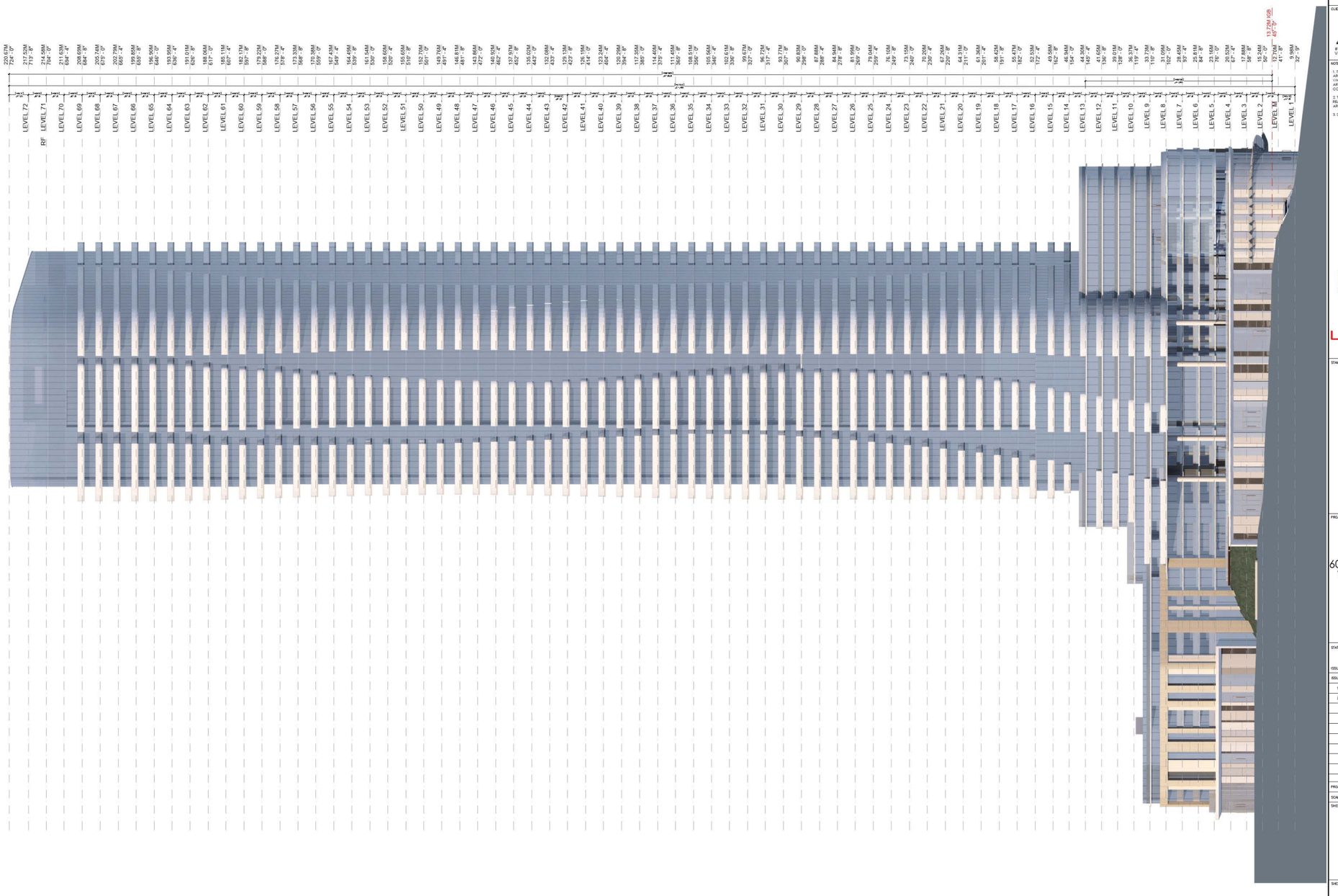
SHEET TITLE:

SOUTH ELEVATION

SHEET NO.:

A5.01

4.8 WEST ELEVATION - ROLSTON STREET



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BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
3275 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

2

CLIENT:

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Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

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2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE: AT 36"x48": 1:200 DATE: 2026.10.20

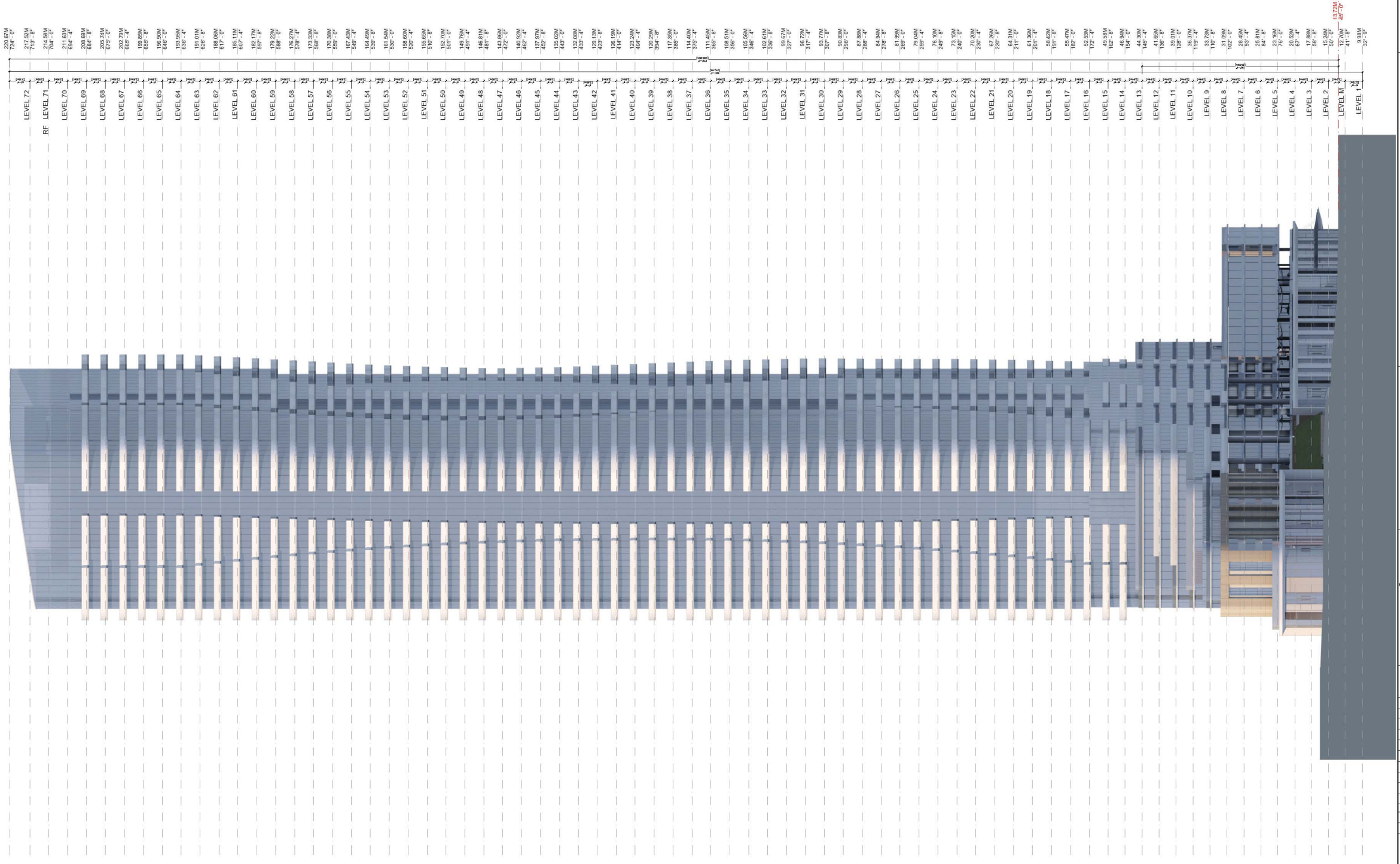
SHEET TITLE:

WEST ELEVATION

SHEET NO.:

A5.05

4.8 NORTH ELEVATION - PACIFIC STREET



NOTE:

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BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
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Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

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CLIENT:

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#300 - 911 Homer St
Vancouver, BC, V6B 2V6

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
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PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: KK
SCALE AT 36"x48": 1:200 DATE: 2026.10.20

SHEET TITLE:

NORTH ELEVATION

SHEET NO.:

A5.03

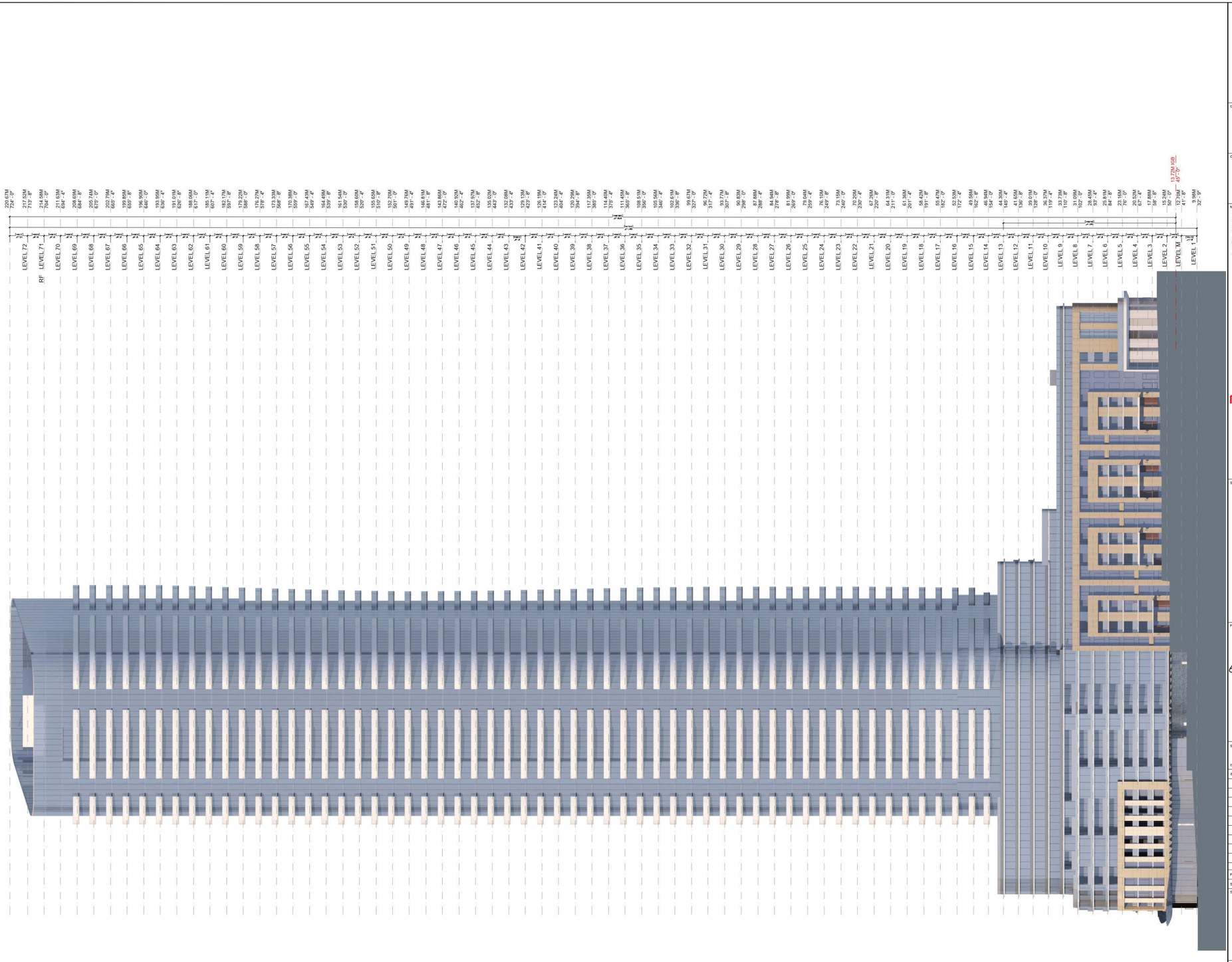
4.8 EAST ELEVATION - SEYMOUR MEWS

NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCULATED USING THE AVERAGE OF THE FOUR CORNER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')



JYOM

JYOM Architecture
3375 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

2

CLIENT:

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Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.30.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE AT 36"x48": 1:200 DATE: 2026.10.20

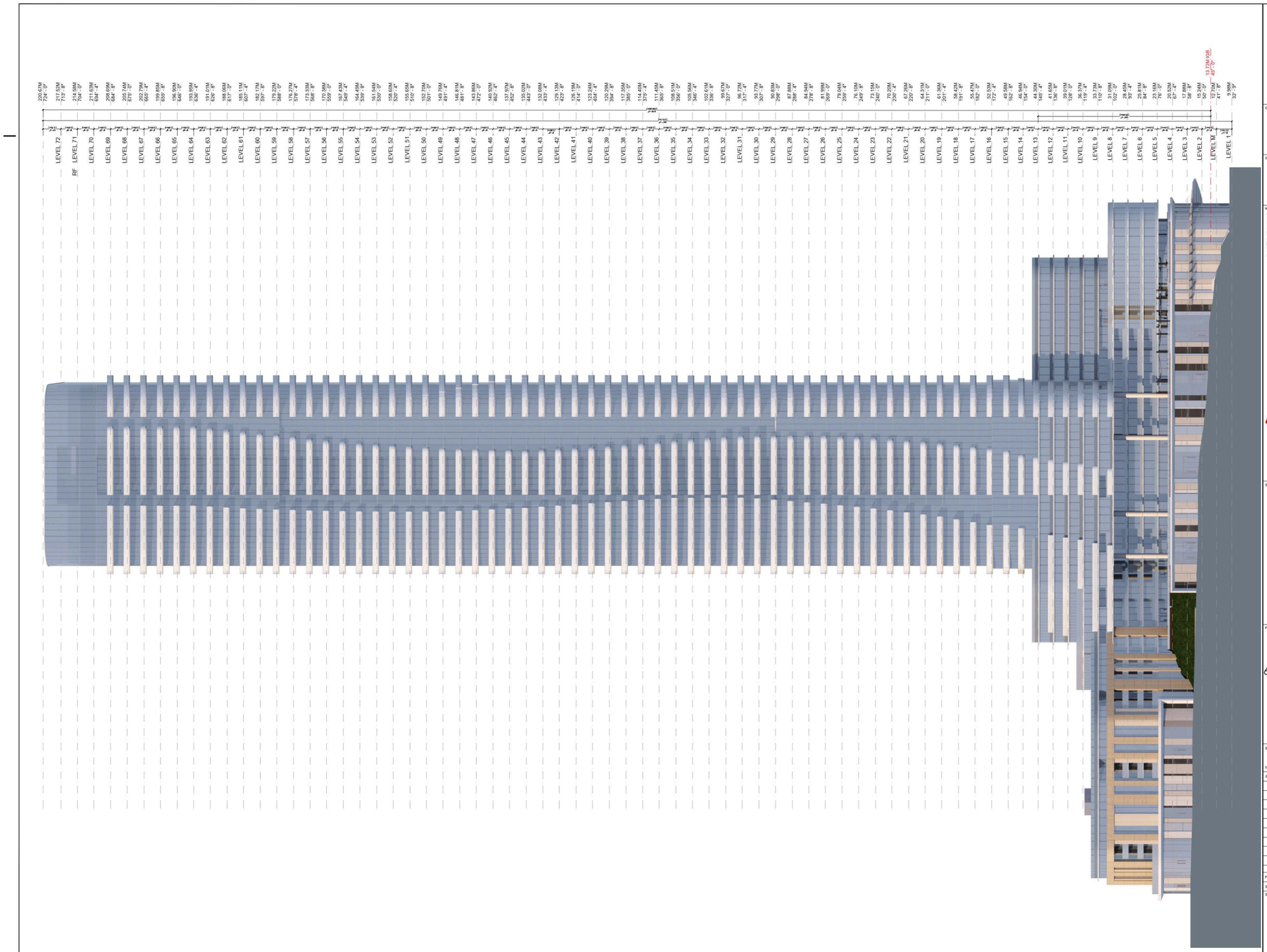
SHEET TITLE:

EAST ELEVATION

SHEET NO.:

A5.02

4.8 NW ELEVATION - ROLSTON STREET



NOTE:

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BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

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3378 Cambie Street
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TEL: 604-876-2222

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STAMP:

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601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

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ISSUE NO.	DESCRIPTION	DATE
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2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE: AT 36"x48": 1:200 DATE: 2026.10.20

SHEET TITLE:

NW ELEVATION

SHEET NO.:

A5.04

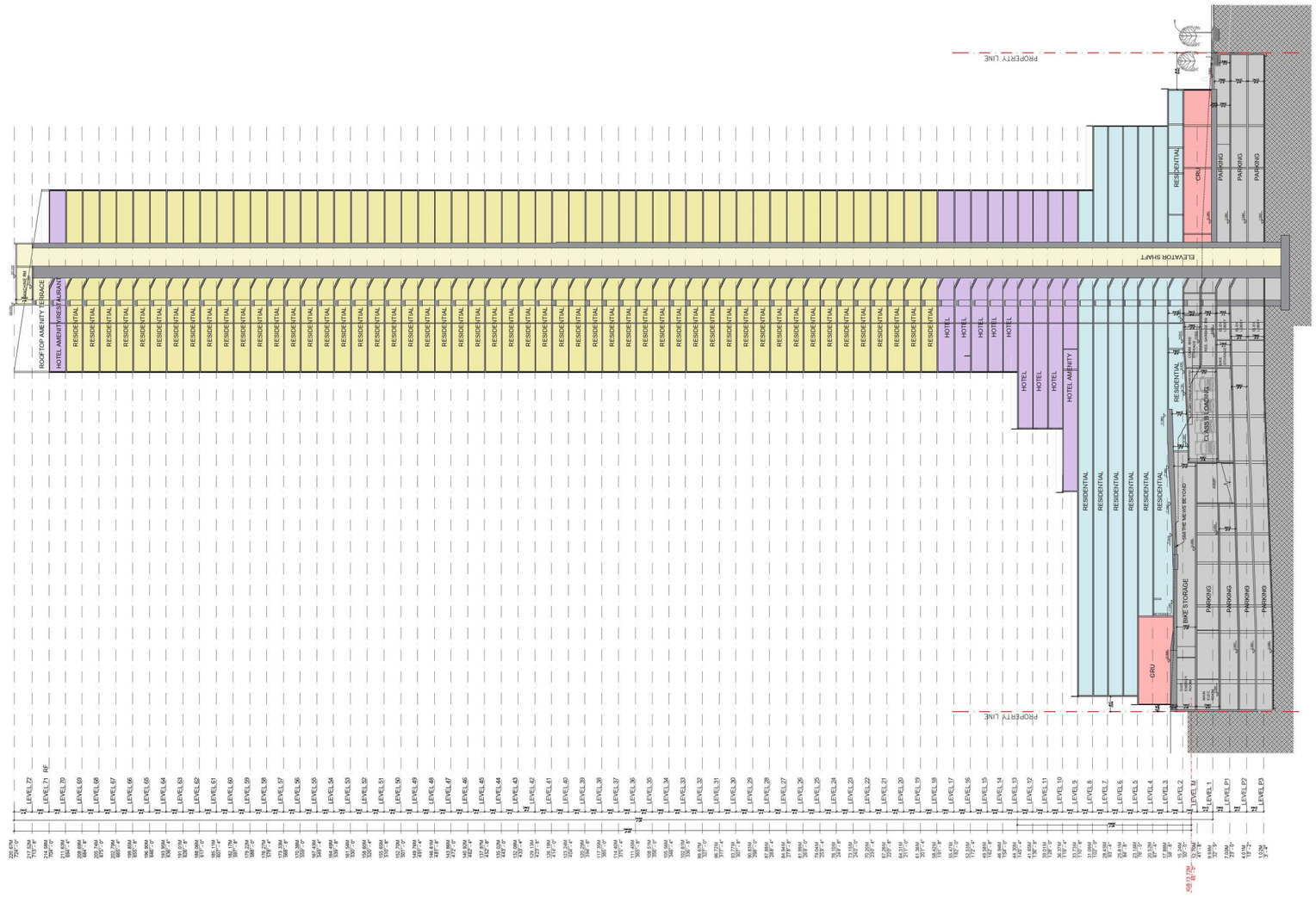
4.9
SECTION
C-C

NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCULATED USING THE AVERAGE OF THE FOUR CORNER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')



SECTION C-C

JYOM

JYOM Architecture
3178 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

2

CLIENT:

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3. DO NOT SCALE DRAWING.



STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

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ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
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2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: KK

SCALE AT 36"x48": 3/64" = 1'-0" DATE: 2026.10.20

SHEET TITLE:

SECTION C-C
OVERALL

SHEET NO.:

A6.03

4.9
SECTION
D-D

NOTE:

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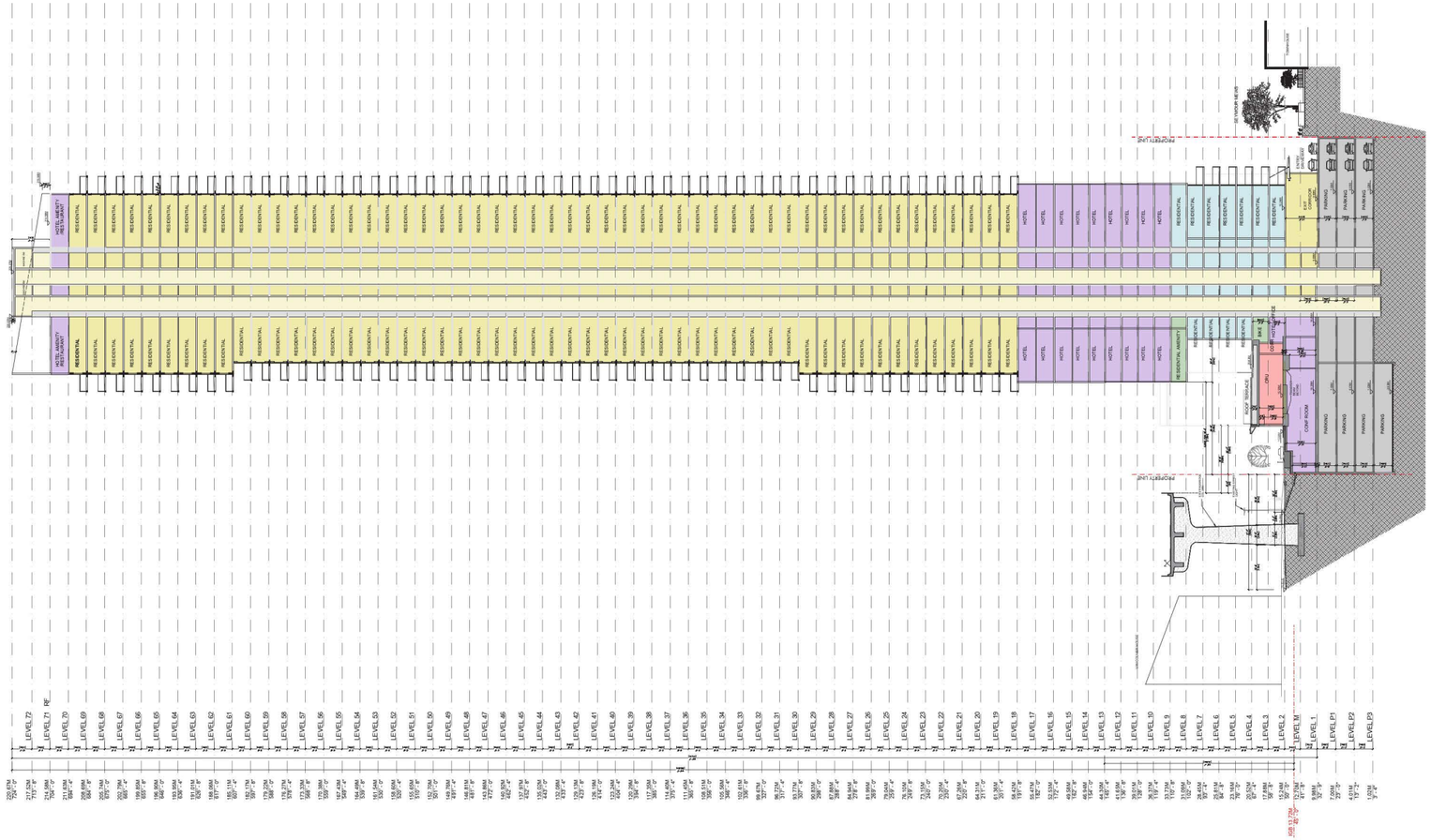
HOTEL AMENITY RESTAURANT
RESIDENTIAL
HOTEL
RESIDENTIAL AMENITY
PROPERTY LINE
SKY TRAIN RESERVE
EXIT STAIR DOWN
RAMP DOWN
PARKING
AVERAGE
CRU
CRU TERRACE
COMP. ROOM
LEVEL P3
LEVEL P2
LEVEL P1
LEVEL M
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
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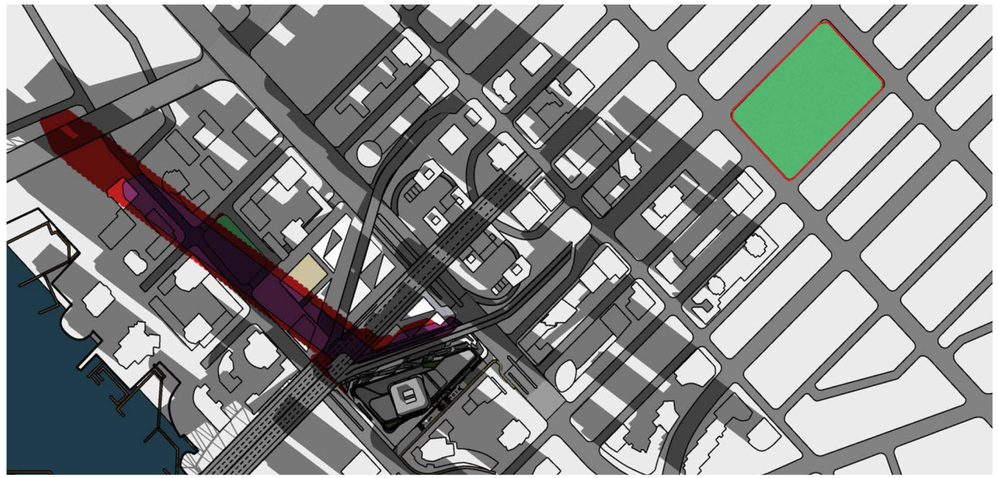
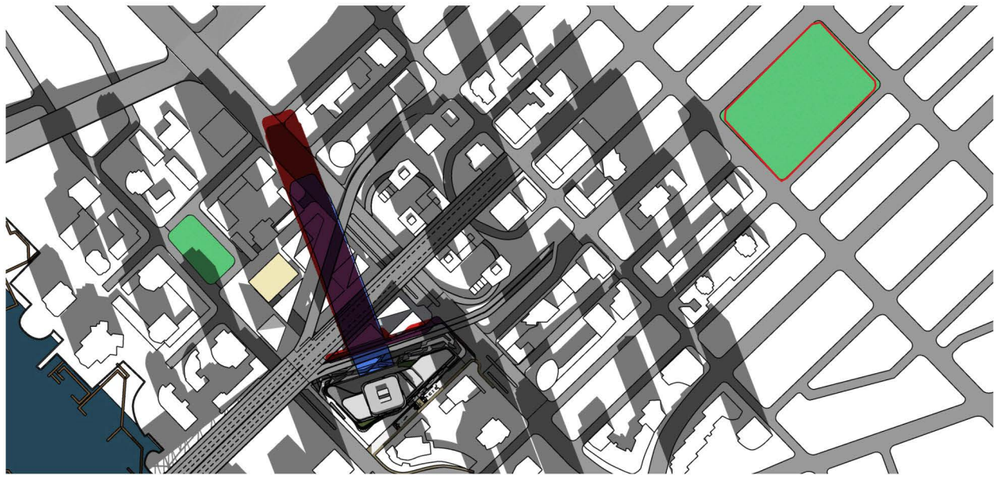
LEVEL 67
LEVEL 68
LEVEL 69
LEVEL 70
LEVEL 71
LEVEL 72
RF
220.67M 724'-0"
217.52M 713'-6"
214.68M 704'-0"
211.84M 694'-8"
208.99M 685'-5"
206.14M 676'-2"
203.29M 666'-10"
200.45M 657'-7"
197.60M 648'-4"
194.75M 639'-1"
191.91M 629'-8"
189.06M 620'-5"
186.21M 611'-2"
183.37M 601'-10"
180.52M 592'-7"
177.67M 583'-4"
174.83M 574'-1"
171.98M 564'-8"
169.13M 555'-5"
166.29M 546'-2"
163.44M 536'-10"
160.59M 527'-7"
157.75M 518'-4"
154.90M 509'-1"
152.06M 499'-8"
149.21M 490'-5"
146.36M 481'-2"
143.52M 471'-10"
140.67M 462'-7"
137.82M 453'-4"
134.98M 444'-1"
132.13M 434'-8"
129.28M 425'-5"
126.44M 416'-2"
123.59M 406'-10"
120.74M 397'-7"
117.90M 388'-4"
115.05M 379'-1"
112.20M 369'-8"
109.36M 360'-5"
106.51M 351'-2"
103.67M 341'-10"
100.82M 332'-7"
97.97M 323'-4"
95.13M 314'-1"
92.28M 304'-8"
89.43M 295'-5"
86.59M 286'-2"
83.74M 276'-10"
80.89M 267'-7"
78.05M 258'-4"
75.20M 249'-1"
72.35M 239'-8"
69.51M 230'-5"
66.66M 221'-2"
63.81M 211'-10"
60.97M 202'-7"
58.12M 193'-4"
55.27M 184'-1"
52.43M 172'-8"
49.58M 163'-5"
46.73M 154'-2"
43.89M 144'-10"
41.04M 135'-7"
38.19M 126'-4"
35.35M 117'-1"
32.50M 107'-8"
29.65M 98'-5"
26.81M 89'-2"
23.96M 79'-10"
21.11M 70'-7"
18.27M 61'-4"
15.42M 52'-1"
12.57M 42'-8"
9.88M 32'-5"
7.03M 23'-0"
4.19M 13'-9"
1.34M 4'-4"
SEE 13.72M 45'-0"
72
72
72

4.10 SHADOW STUDY

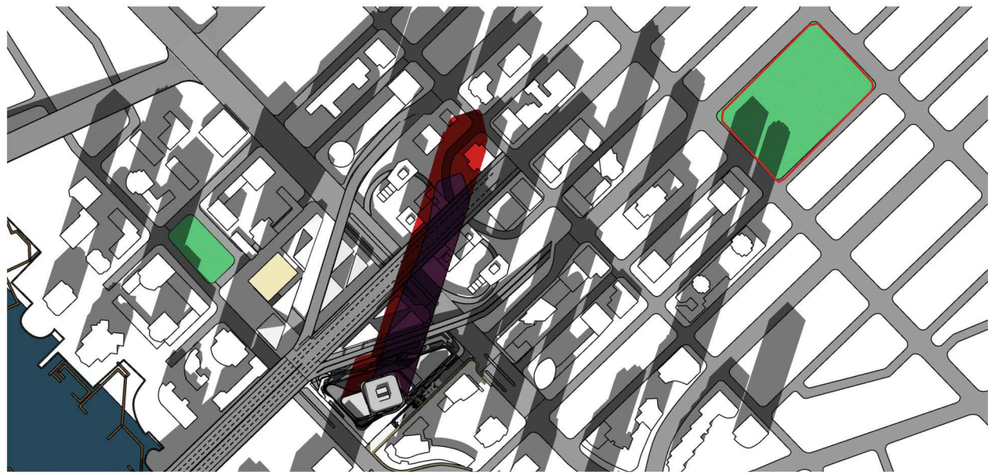
SEPTEMBER 22
10:00 AM PDT:UTC-7:00



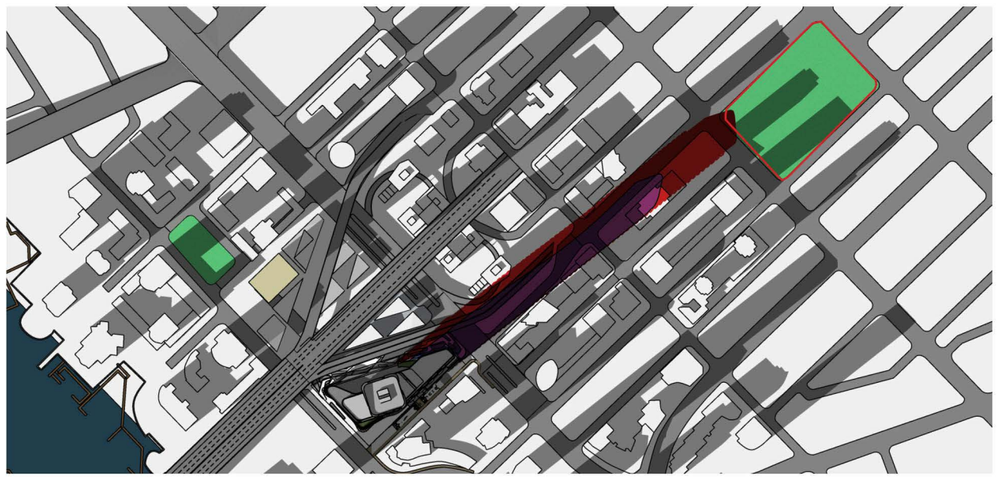
SEPTEMBER 22
12:00 PM PDT:UTC-7:00



SEPTEMBER 22
2:00 PM PDT:UTC-7:00



SEPTEMBER 22
4:00 PM PDT:UTC-7:00



BLUE SHADE IS THE SHADOW CAST BY APPROVED DEVELOPMENT PERMIT DESIGN

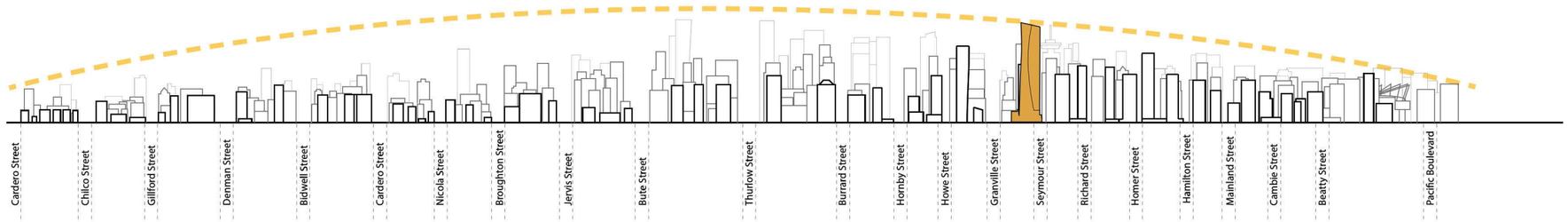
RED SHADE IS THE SHADOW CAST BY REZONING ENQUIRY PROPOSED DESIGN

MAY & LORNE BROWN PARK

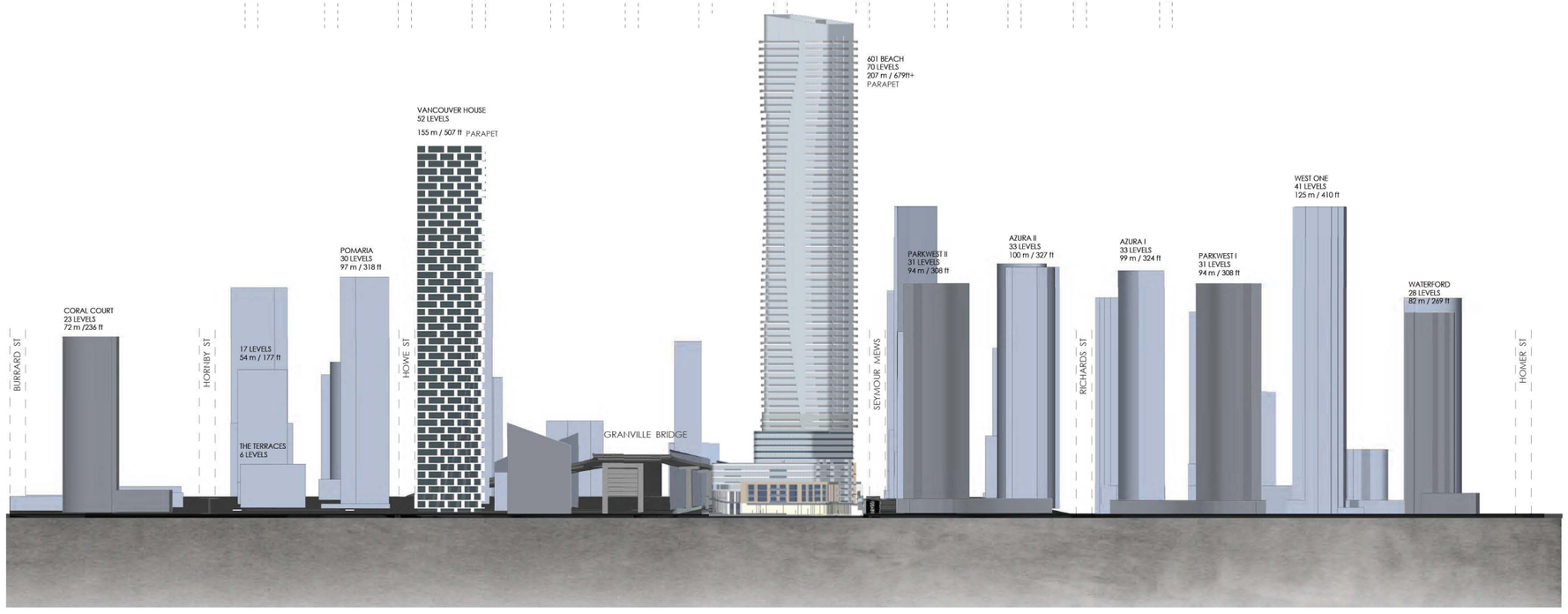
EMERY BARNES PARK

4.11 VIEW ANALYSIS - SKYLINE

SKYLINE ALONG PACIFIC STREET



SKYLINE ALONG SEYMOUR STREET



SKYLINE ALONG BEACH CRESCENT STREET

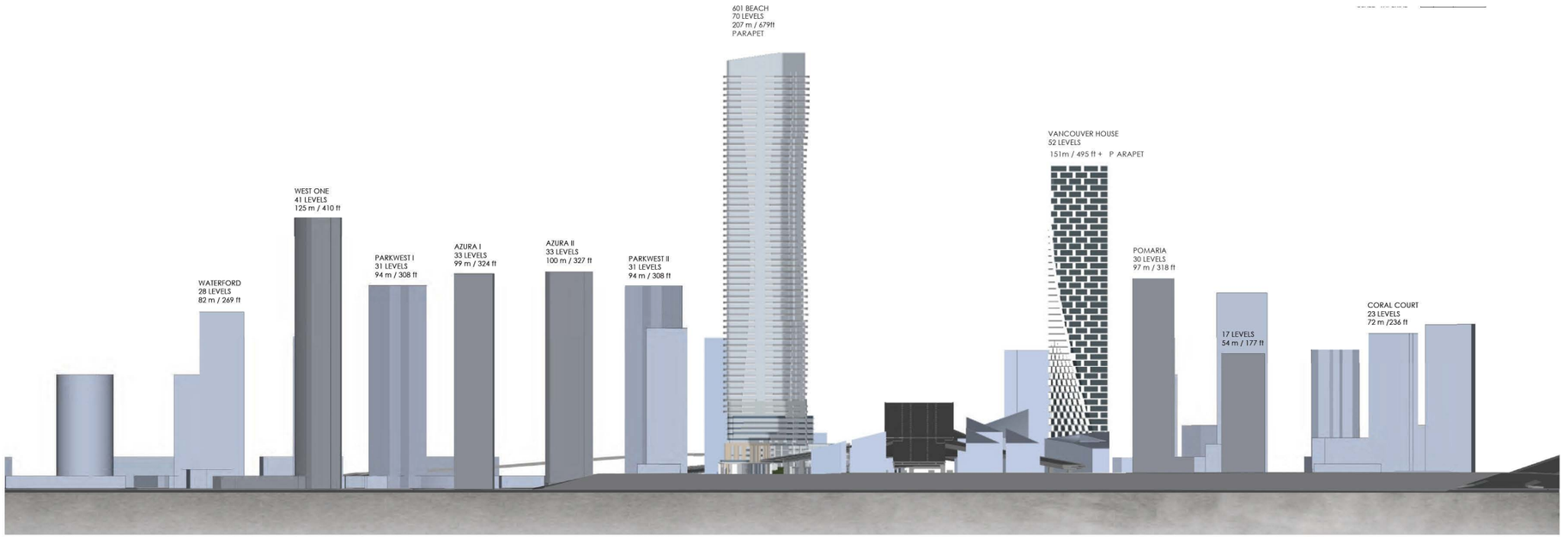
SCALE - METRIC 0 m 10 m 25 m 50 m

SCALE - IMPERIAL 0 20' 50' 100'

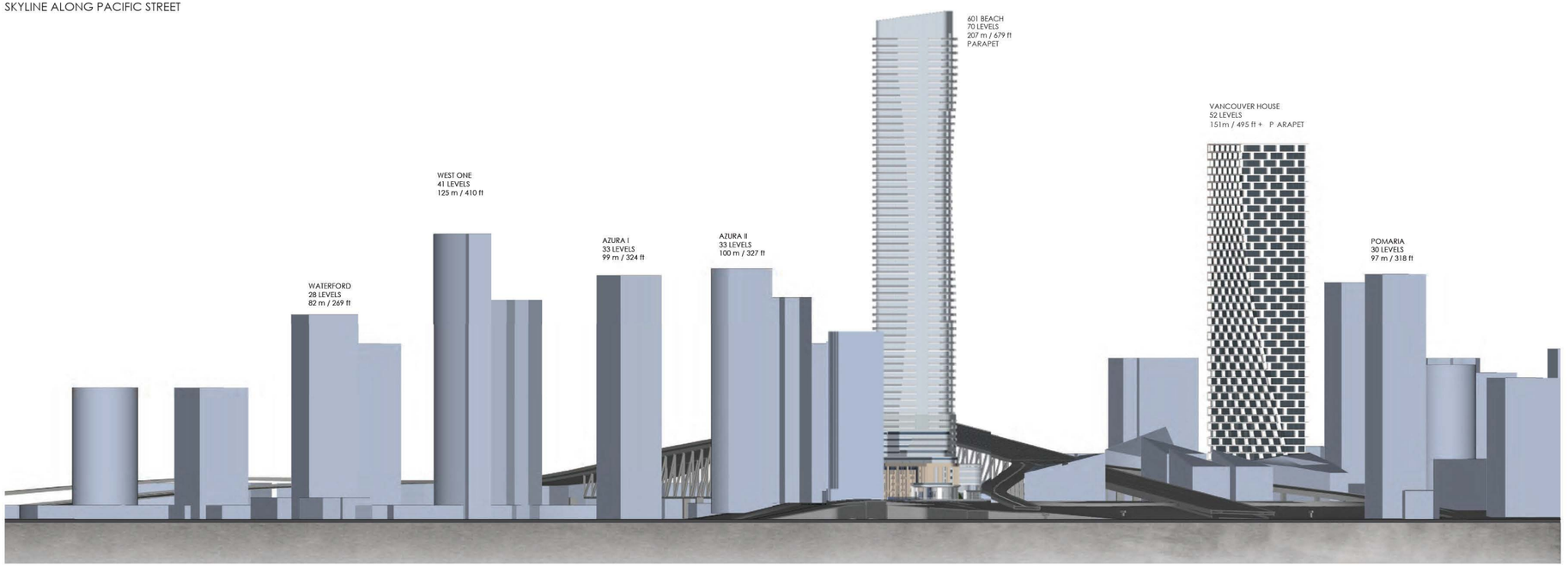
The proposed 601 Beach tower fits nicely into the projected skyline of the City, which has a clear dome shape centerd in the core of Downtown.

The continuation of the skyline "dome" along both Pacific Street and Seymour Street is reinforced with the tower being at 207m / 679' high.

4.11 VIEW ANALYSIS - SKYLINE



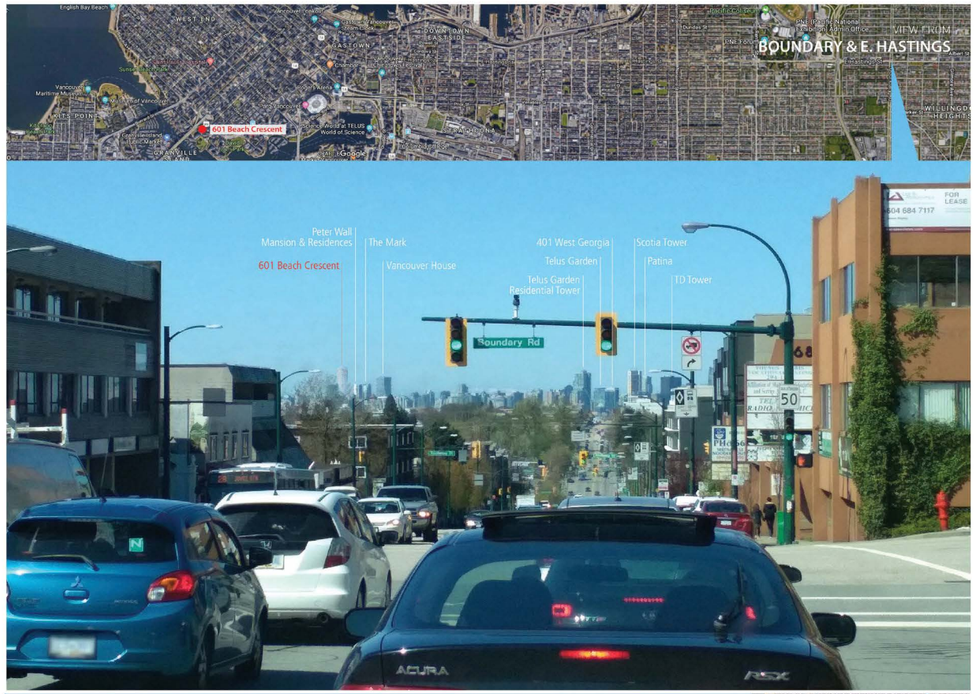
SKYLINE ALONG PACIFIC STREET



SCALE - METRIC 0 m 10 m 25 m 50 m

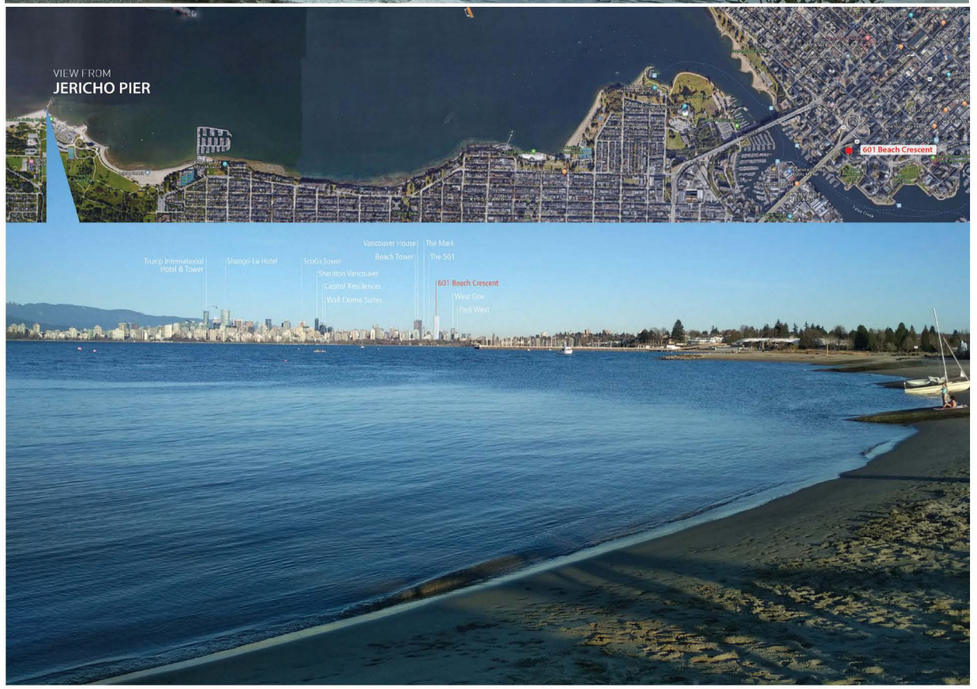
SCALE - IMPERIAL 0 20' 50' 100'

4.11 VIEW ANALYSIS - PHOTOMONTAGE



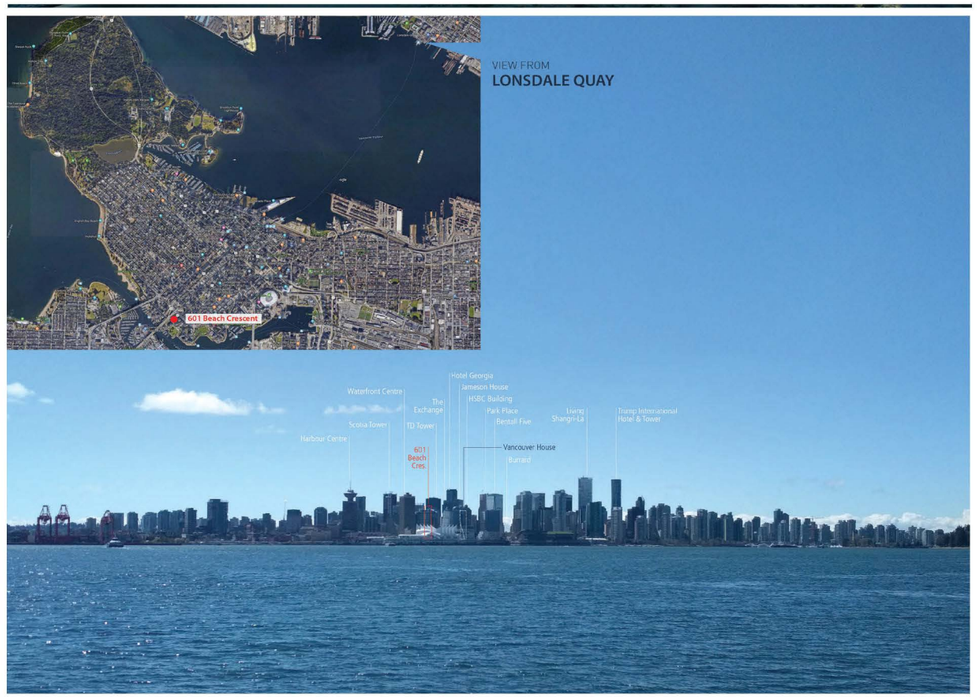




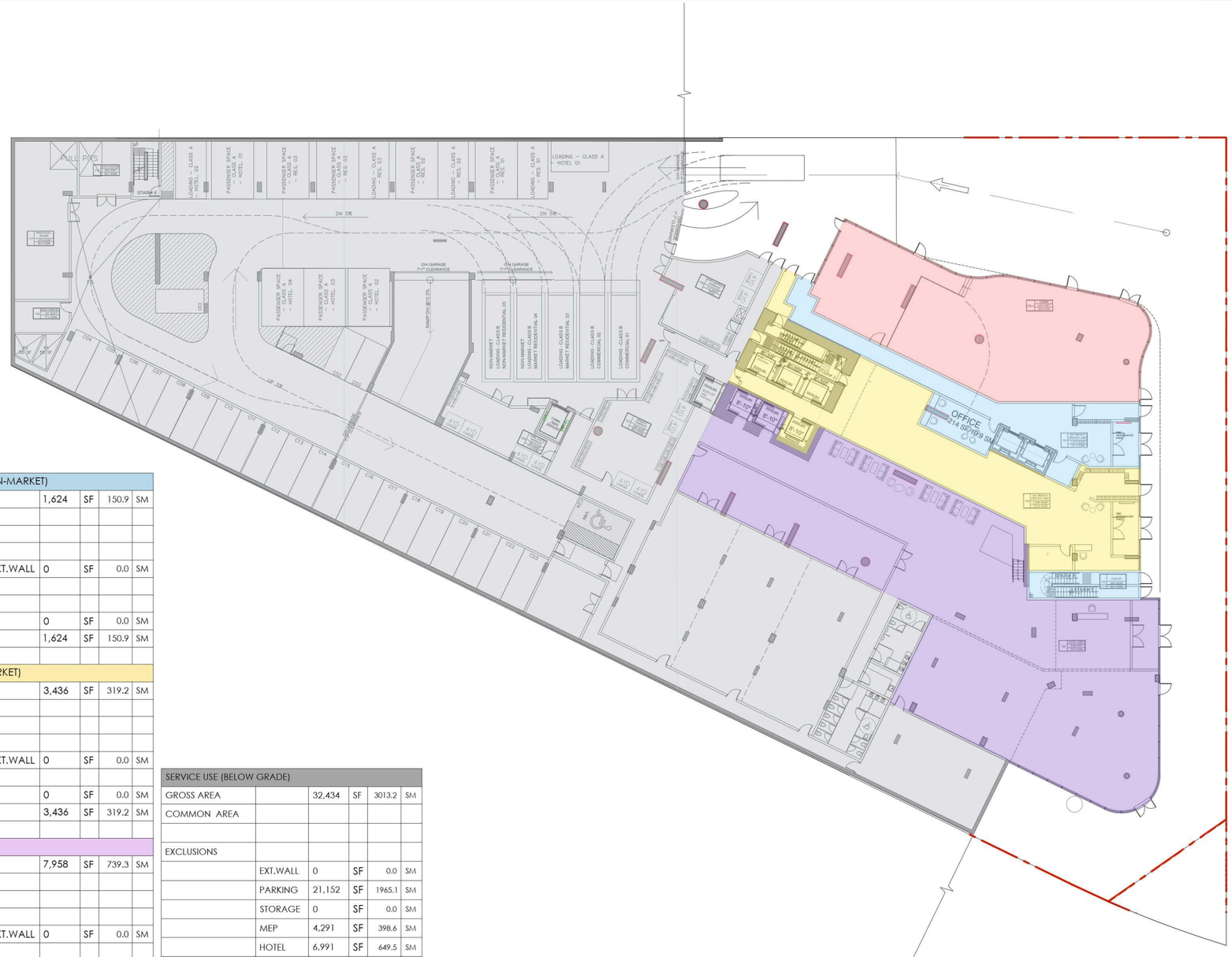


4.11 VIEW ANALYSIS - PHOTOMONTAGE





4.12 FSR OVERLAY - GROUND LEVEL



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		1,624	SF	150.9	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		1,624	SF	150.9	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		3,436	SF	319.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		3,436	SF	319.2	SM
HOTEL USE					
GROSS AREA		7,958	SF	739.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		7,958	SF	739.3	SM
RETAIL USE					
GROSS AREA		3,512	SF	326.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		3,512	SF	0.0	SM

SERVICE USE (BELOW GRADE)					
GROSS AREA		32,434	SF	3013.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	PARKING	21,152	SF	1965.1	SM
	STORAGE	0	SF	0.0	SM
	MEP	4,291	SF	398.6	SM
	HOTEL	6,991	SF	649.5	SM
SUB TOTAL		32,434	SF	3013.2	SM
NET AREA (FSR)		0	SF	0.0	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

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CONSULTANT:
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CLIENT:
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STAMP:

PROJECT:
601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
REZONING SUBMISSION
ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE: AT 36"x48": 3/32" = 1'-0" DATE: 2026.10.20

SHEET TITLE:
GROUND FLOOR PLAN

SHEET NO.:
A9.04

4.12 FSR OVERLAY - LEVEL M



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		423	SF	39.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		423	SF	39.3	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		3,682	SF	342.1	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	BIKE STORAGE	1,935	SF	179.8	SM
SUB TOTAL		1,935	SF	179.8	SM
NET AREA (FSR)		1,747	SF	162.3	SM
HOTEL USE					
GROSS AREA		497	SF	46.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		497	SF	46.2	SM
RETAIL USE					
GROSS AREA		800	SF	74.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	BIKE STORAGE	800	SF	74.3	SM
SUB TOTAL		800	SF	74.3	SM
NET AREA (FSR)		0	SF	0.0	SM

SERVICE USE (BELOW GRADE)					
GROSS AREA		19,613	SF	1822.1	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	PARKING	0	SF	0.0	SM
	STORAGE	14,356	SF	1333.7	SM
	MEP	5,257	SF	488.4	SM
	HOTEL	0	SF	0.0	SM
SUB TOTAL		19,613	SF	1822.1	SM
NET AREA (FSR)		0	SF	0.0	SM

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- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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CLIENT:

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: FH, AL CHECKED: KK

SCALE: AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

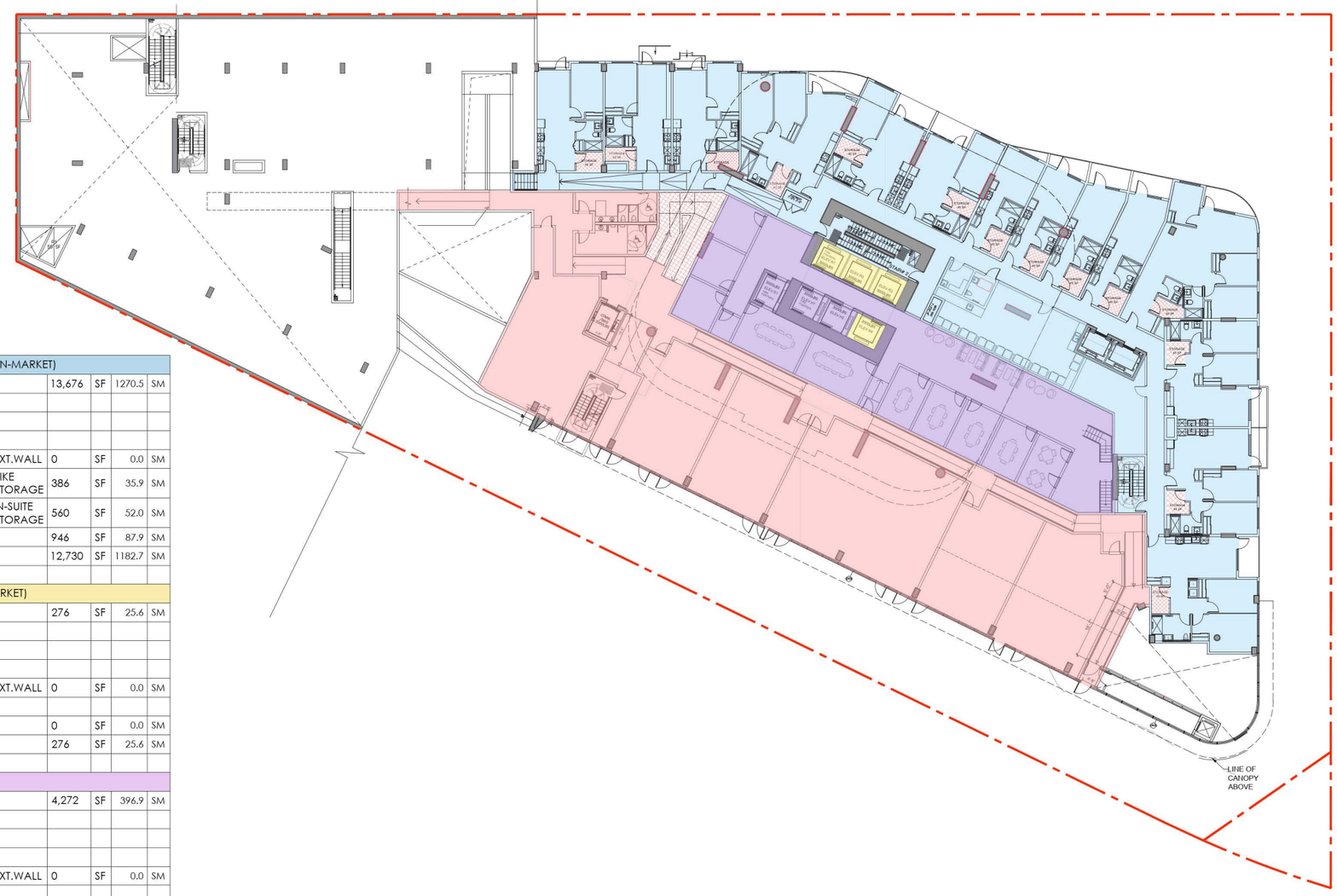
SHEET TITLE:

MEZZANINE FLOOR PLAN

SHEET NO.:

A9.05

4.12 FSR OVERLAY - LEVEL 2



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		13,676	SF	1270.5	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	BIKE STORAGE	386	SF	35.9	SM
	IN-SUITE STORAGE	560	SF	52.0	SM
SUB TOTAL		946	SF	87.9	SM
NET AREA (FSR)		12,730	SF	1182.7	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		4,272	SF	396.9	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		4,272	SF	396.9	SM
RETAIL USE					
GROSS AREA		9,926	SF	922.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		9,926	SF	922.2	SM

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- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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CONSULTANT:

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CLIENT:

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2024
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: K.K.

SCALE AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

SHEET TITLE:

2ND FLOOR PLAN

SHEET NO.:

A9.06

4.12 FSR OVERLAY - LEVEL 3



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		19,048	SF	1769.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	BIKE STORAGE	3,934	SF	365.5	SM
	IN-SUITE STORAGE	680	SF	63.2	SM
SUB TOTAL		4,614	SF	428.7	SM
NET AREA (FSR)		14,434	SF	1341.0	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		3,568	SF	331.5	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		3,568	SF	331.5	SM
RETAIL USE					
GROSS AREA		3,969	SF	368.7	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		3,969	SF	368.7	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

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PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

SHEET TITLE:

3RD FLOOR PLAN

SHEET NO.:

A9.07

4.12 FSR OVERLAY - LEVEL 4



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		23,999	SF	2229.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	2,049	SF	190.4	SM
	IN-SUITE STORAGE	920	SF	85.5	SM
SUB TOTAL		2,969	SF	275.8	SM
NET AREA (FSR)		21,030	SF	1953.8	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		208	SF	19.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		208	SF	19.3	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

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PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE: AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

SHEET TITLE:

4TH FLOOR PLAN

SHEET NO.:

A9.08

4.12 FSR OVERLAY - LEVEL 5-7



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		26,535	SF	2465.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	614	SF	57.0	SM
	IN-SUITE STORAGE	1,400	SF	130.1	SM
SUB TOTAL		2,014	SF	187.1	SM
NET AREA (FSR)		24,521	SF	2278.1	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		208	SF	19.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		208	SF	19.3	SM

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- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
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PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE: AT 36"X48": 3/32" = 1'- 0" DATE: 2026.10.20

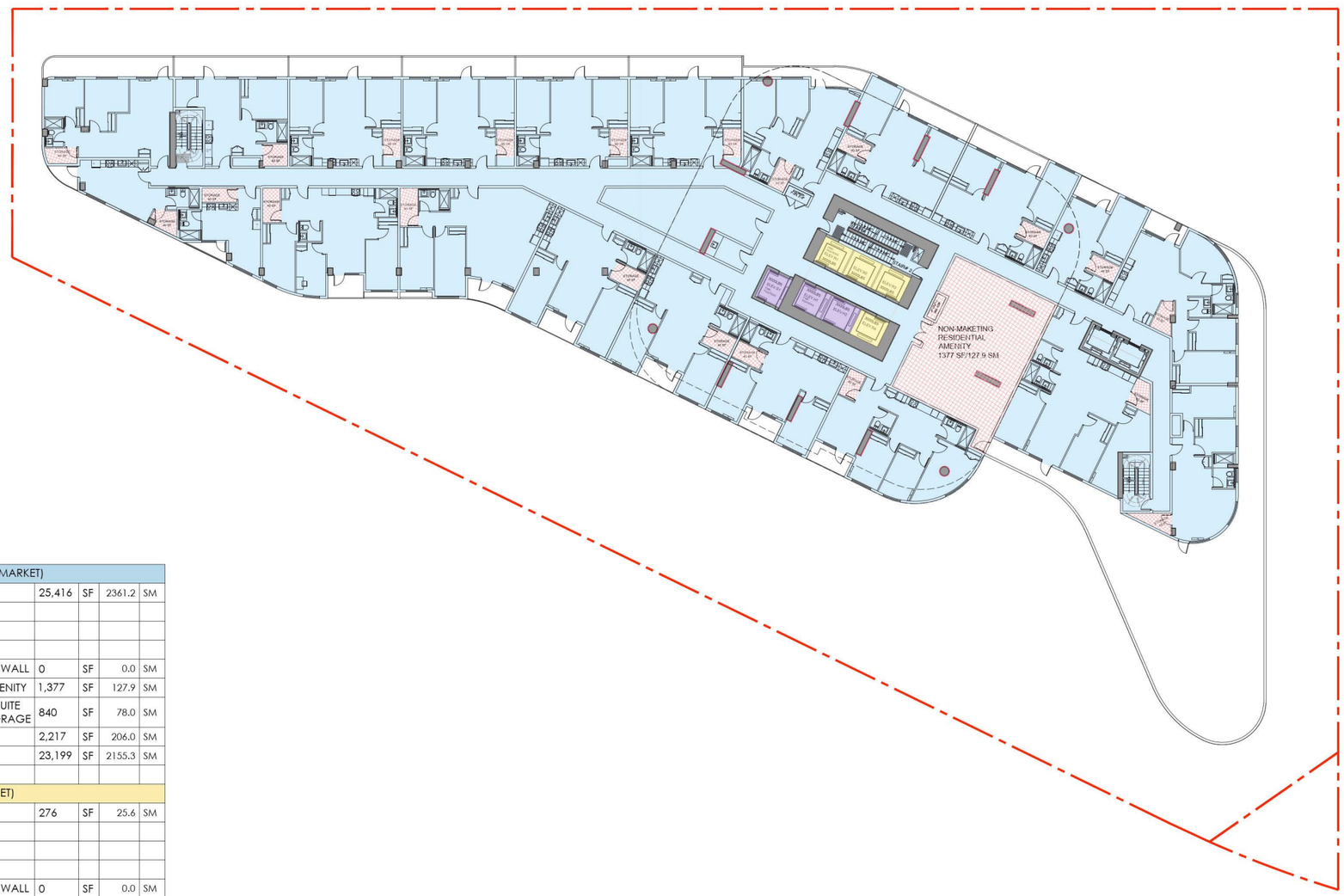
SHEET TITLE:

5TH-7TH FLOOR PLAN

SHEET NO.:

A9.09

4.12 FSR OVERLAY - LEVEL 8



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		25,416	SF	2361.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	1,377	SF	127.9	SM
	IN-SUITE STORAGE	840	SF	78.0	SM
SUB TOTAL		2,217	SF	206.0	SM
NET AREA (FSR)		23,199	SF	2155.3	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		208	SF	19.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		208	SF	19.3	SM

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CONSULTANT:
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CLIENT:
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PROJECT:
601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
REZONING SUBMISSION

ISSUE: 2

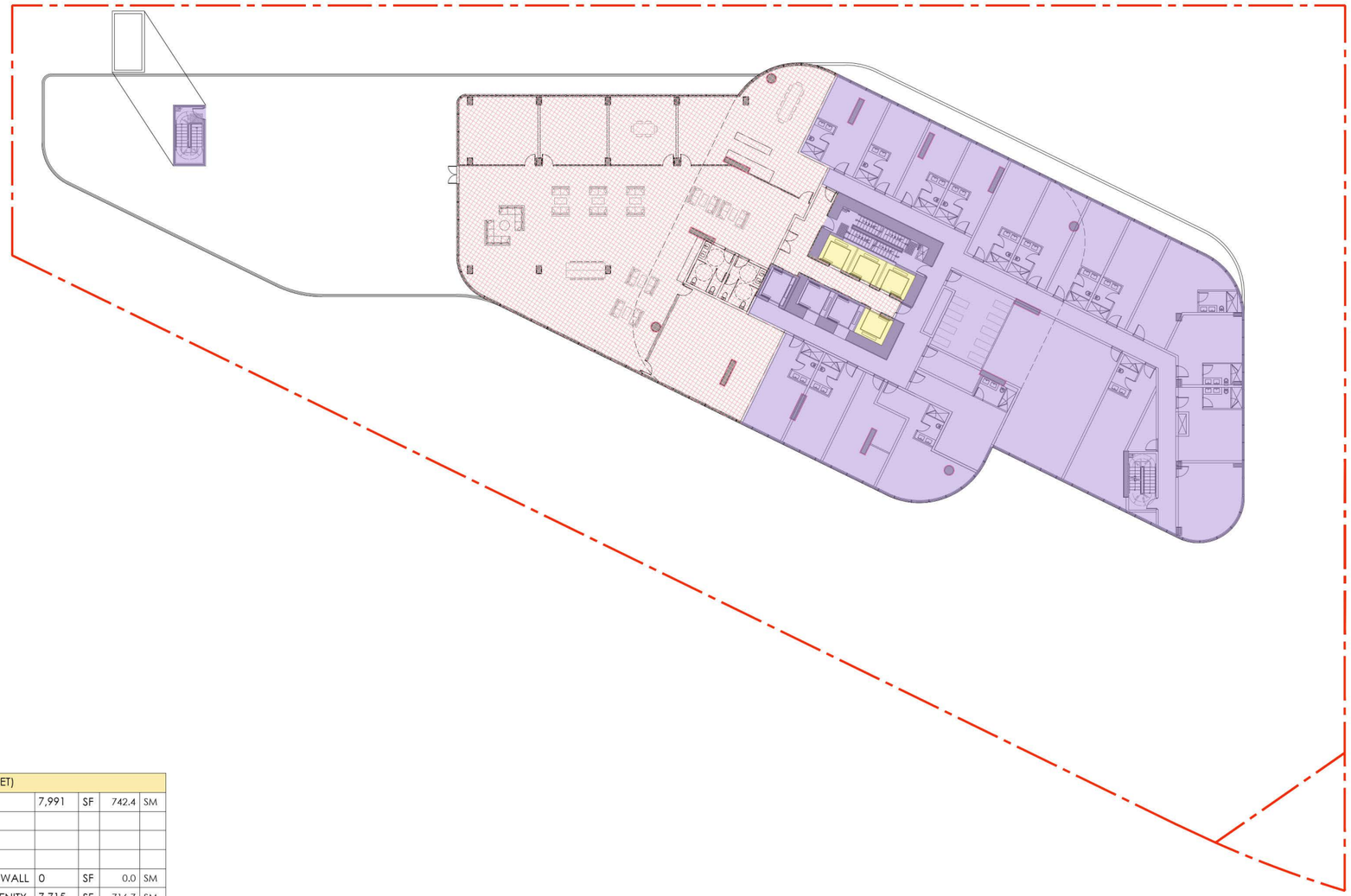
ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 26001.80 DRAWN: PH, AL CHECKED: KK
SCALE: AT 36"X48": 3/32" = 1'- 0" DATE: 2026.10.20

SHEET TITLE:
8TH FLOOR PLAN

SHEET NO.:
A9.10

4.12
FSR OVERLAY - LEVEL 9



RESIDENTIAL USE (MARKET)					
GROSS AREA		7,991	SF	742.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	7,715	SF	716.7	SM
SUB TOTAL		7,715	SF	716.7	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		11,514	SF	1069.7	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		11,514	SF	1069.7	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

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EXCLUSIONS

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.30.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE: AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

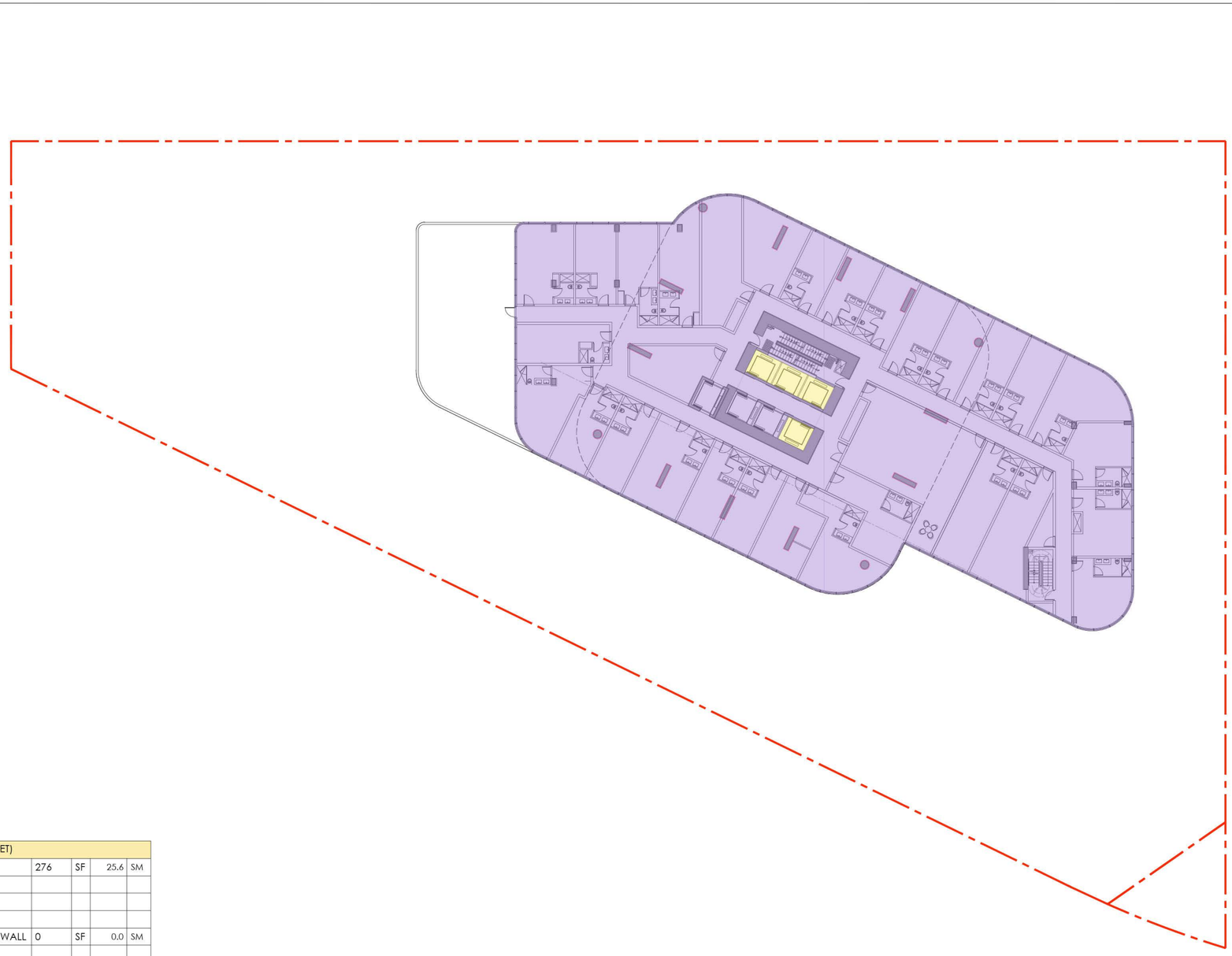
SHEET TITLE:

9TH FLOOR PLAN

SHEET NO.:

A9.12

4.12
FSR OVERLAY - LEVEL 10-12



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		17,483	SF	1624.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		17,483	SF	1624.2	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

JYOM

JYOM Architecture
3079 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-874-2222

CONSULTANT:

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CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN:PH,AL CHECKED: K.K.

SCALE AT 36"x48": 3/32" = 1'- 0" DATE: 2026.10.20

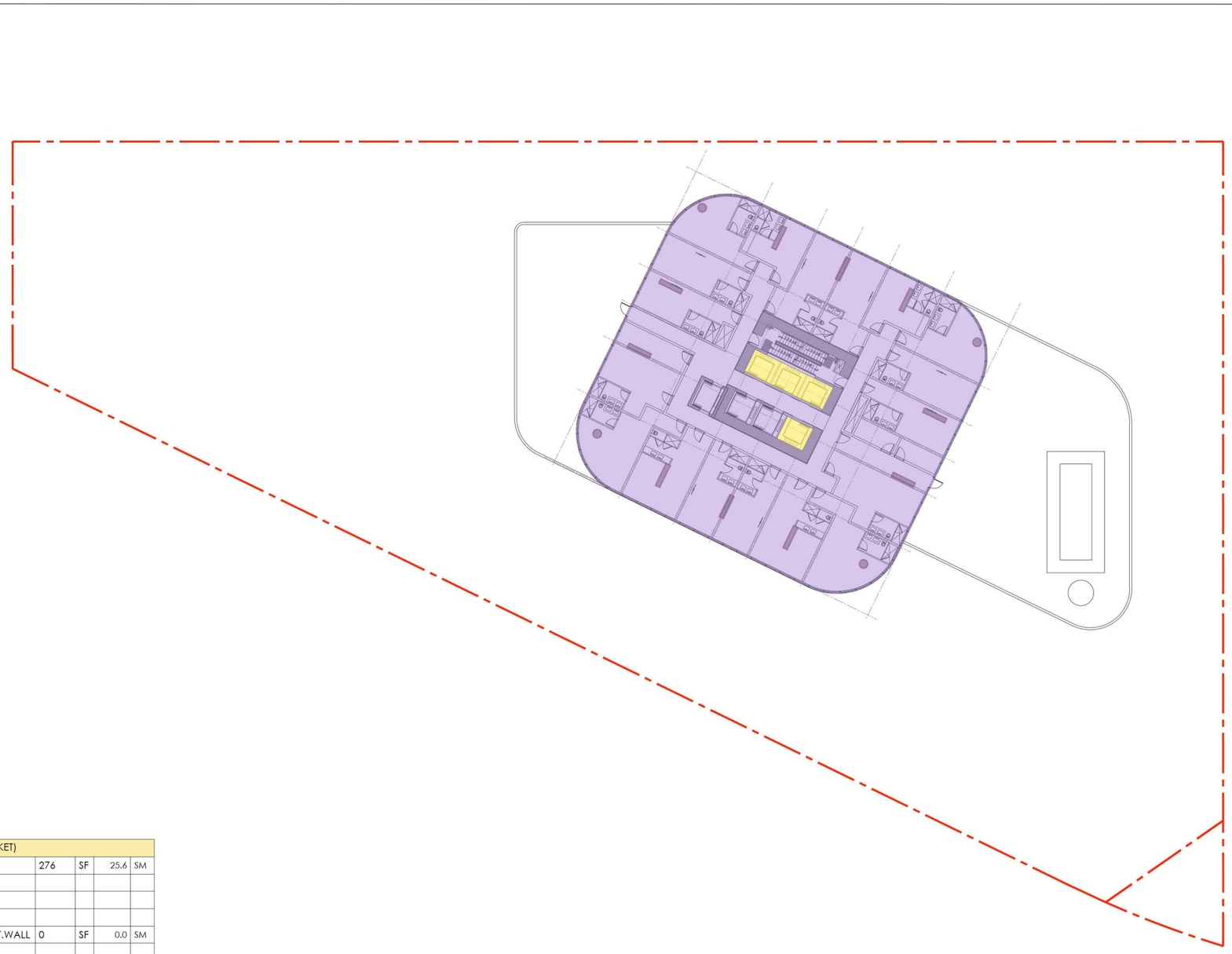
SHEET TITLE:

10TH-12TH FLOOR PLAN

SHEET NO.:

A9.13

4.12
FSR OVERLAY - LEVEL 13



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		10,478	SF	973.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		10,478	SF	973.4	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

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CLIENT:

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE: AT 36"x24": 3/32" = 1'- 0" DATE: 2026.10.20

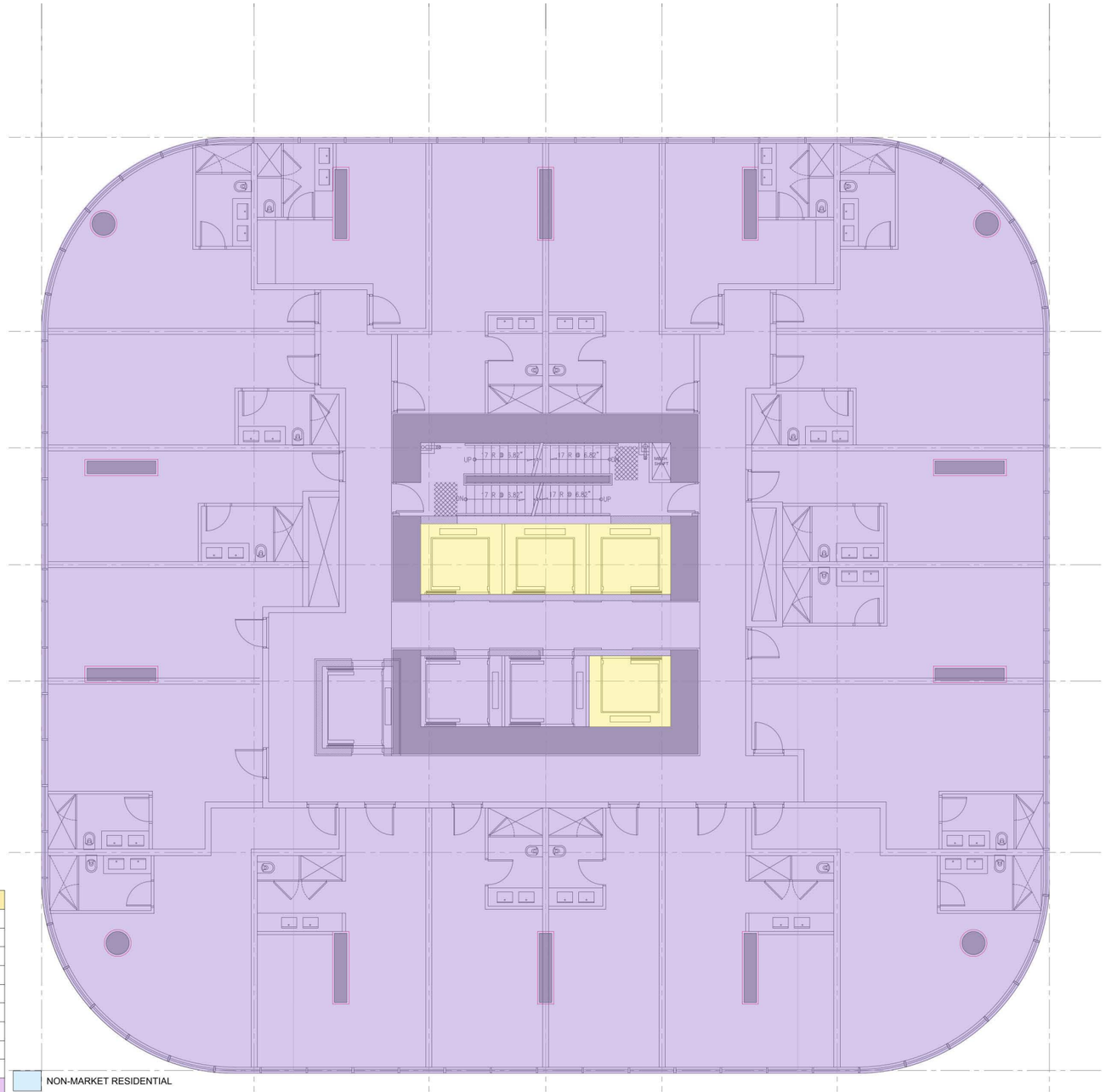
SHEET TITLE:

13TH FLOOR PLAN

SHEET NO.:

A9.14

4.12
FSR OVERLAY - LEVEL 14-17



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		10,478	SF	973.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		10,478	SF	973.4	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

JYOM

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: FH, AL CHECKED: KK

SCALE: AT 36"x48": 1/4" = 1'- 0" DATE: 2026.10.20

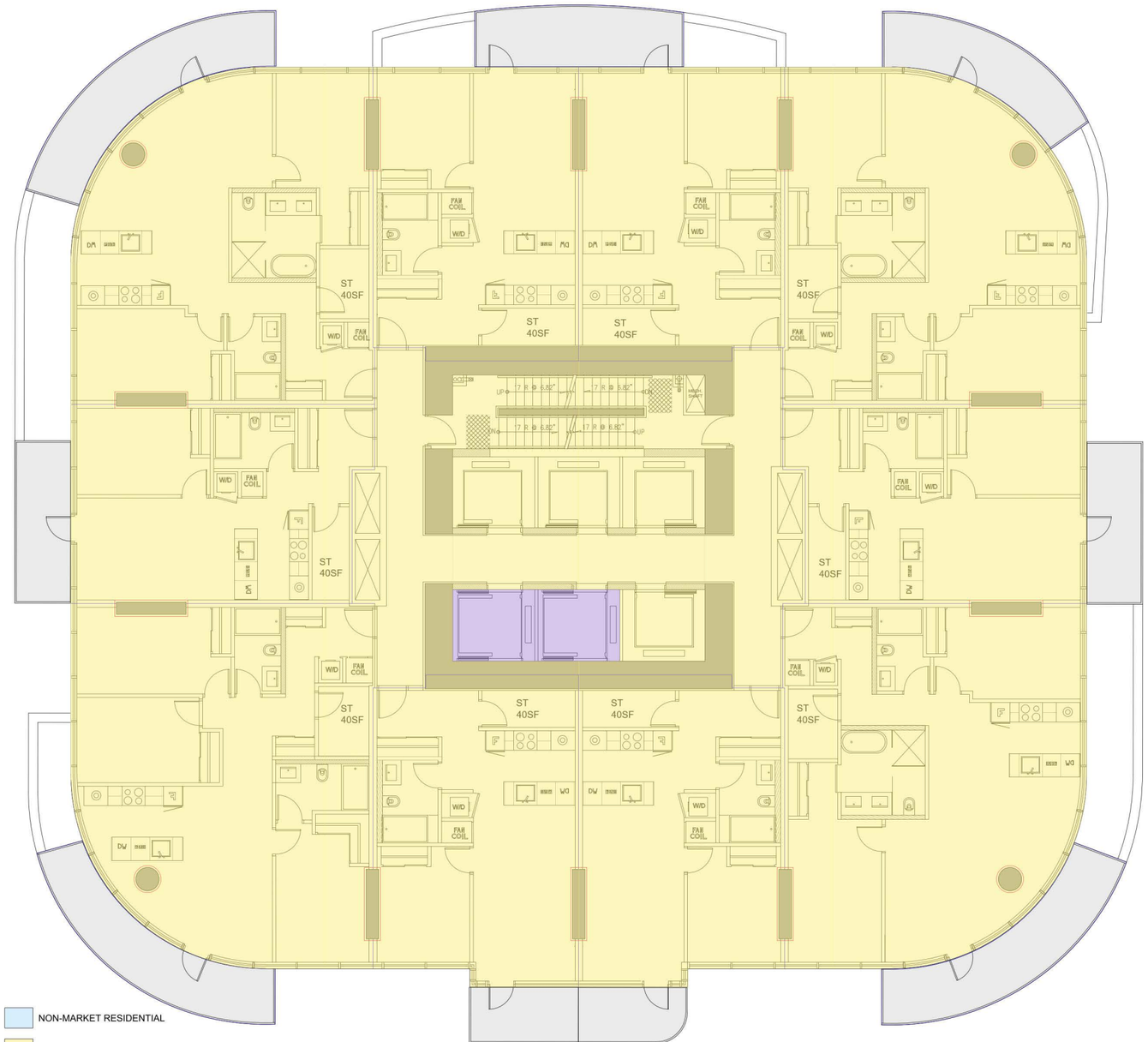
SHEET TITLE:

14TH-17TH FLOOR PLAN

SHEET NO.:

A9.15

4.12
FSR OVERLAY - LEVEL 18-29 LEVEL 61-66



RESIDENTIAL USE (MARKET)					
GROSS AREA		10,170	SF	944.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	IN-SUITE STORAGE	400	SF	37.2	SM
SUB TOTAL		400	SF	37.2	SM
NET AREA (FSR)		9,770	SF	907.7	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.30.2026

PROJECT NO.: 25001.80 DRAWN: PH, LAL CHECKED: KK

SCALE: AT 36"x48": 1/4" = 1'- 0" DATE: 2026.10.20

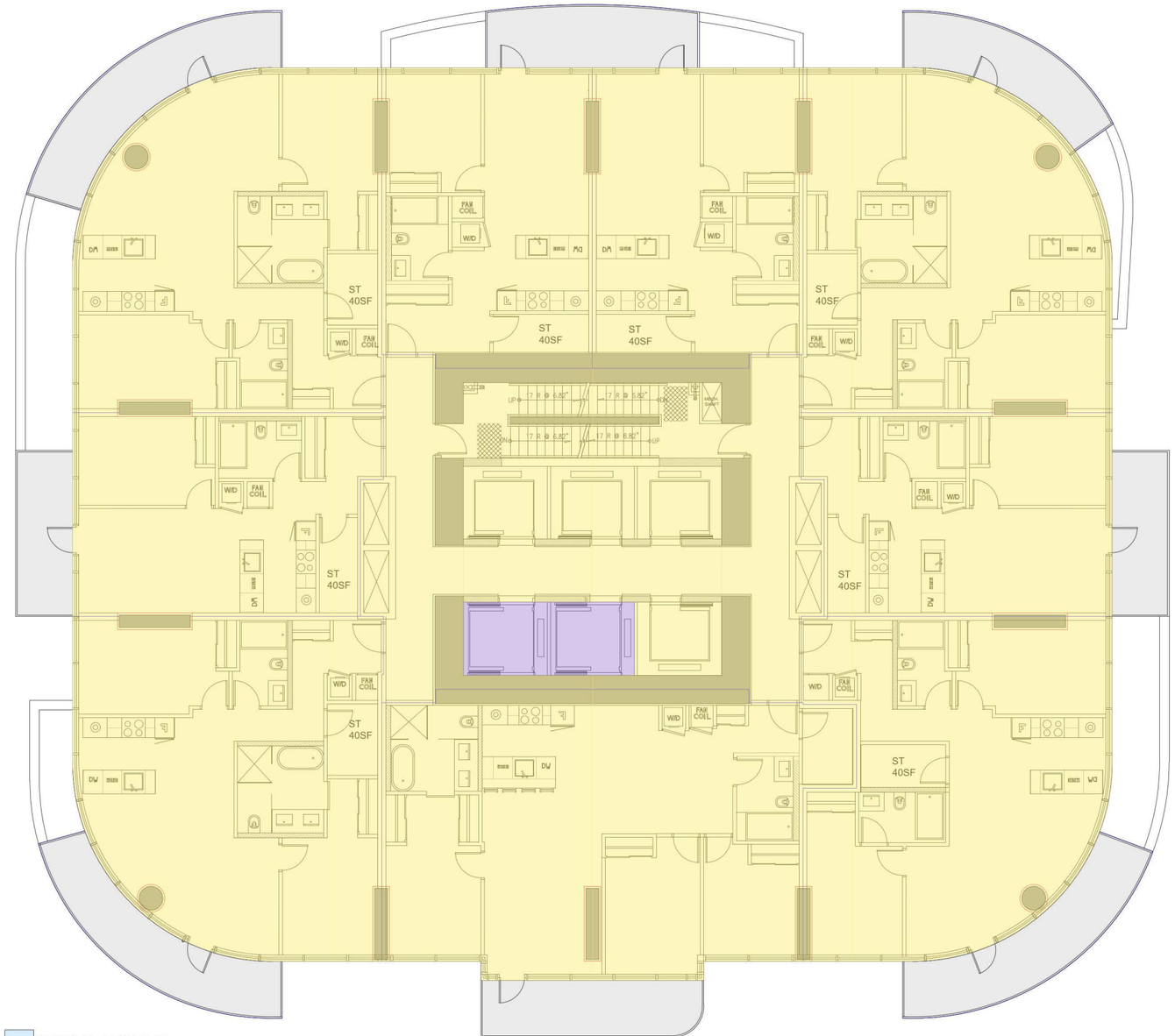
SHEET TITLE:

18TH-29TH,61TH-66TH FLOOR PLAN

SHEET NO.:

A9.16

4.12
FSR OVERLAY - LEVEL 30-60



RESIDENTIAL USE (MARKET)					
GROSS AREA		9,842	SF	914.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	IN-SUITE STORAGE	360	SF	33.4	SM
SUB TOTAL		360	SF	33.4	SM
NET AREA (FSR)		9,482	SF	880.9	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

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- RETAIL
- PARKING/LOADING/MEP/STORAGE
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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, LAL CHECKED: KK

SCALE: AT 36"x48": 1/4" = 1'- 0" DATE: 2026.10.20

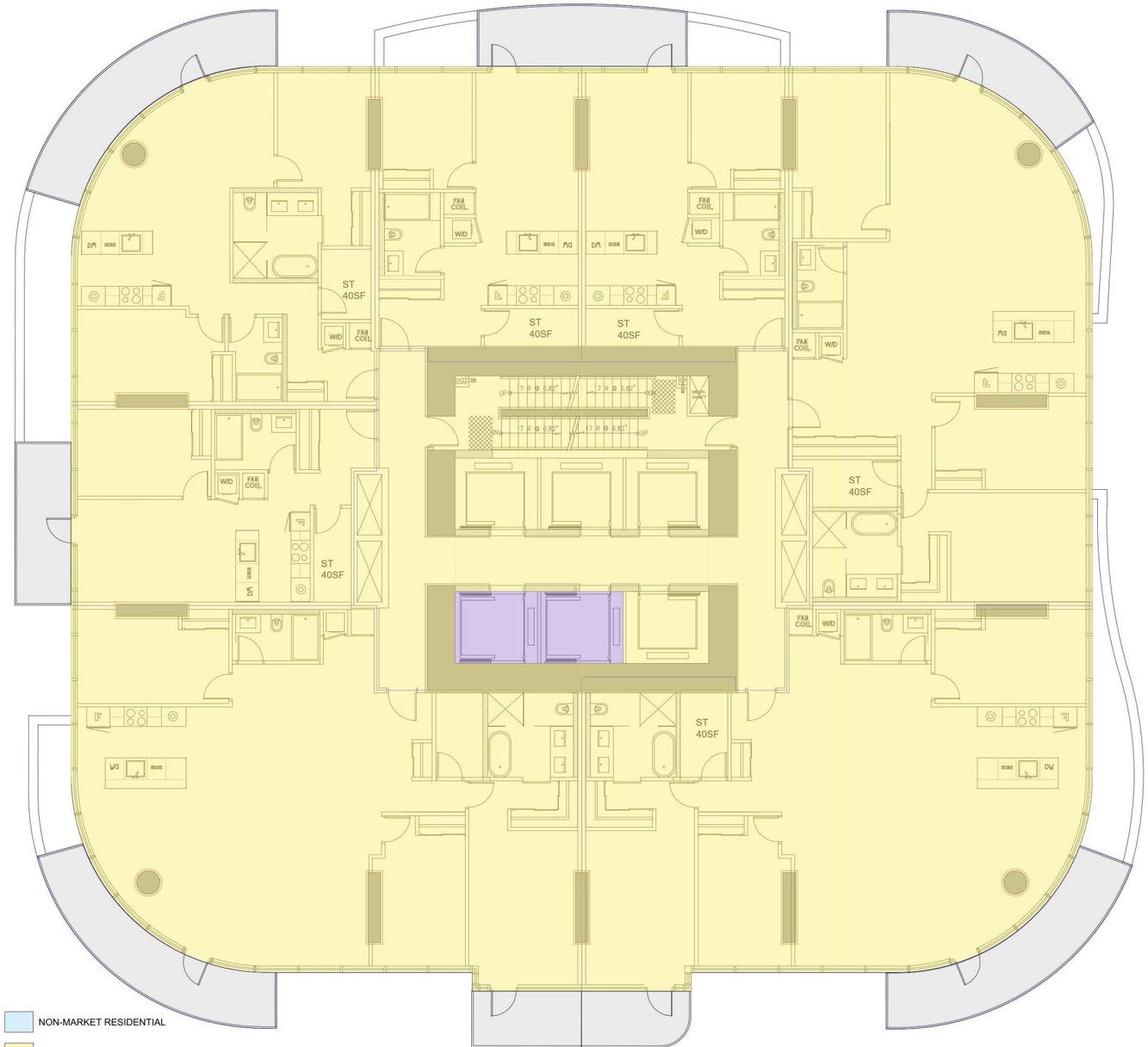
SHEET TITLE:

30TH-60TH FLOOR PLAN

SHEET NO.:

A9.17

4.12
FSR OVERLAY - LEVEL 67-69



RESIDENTIAL USE (MARKET)					
GROSS AREA		10,170	SF	944.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	IN-SUITE STORAGE	280	SF	26.0	SM
SUB TOTAL		280	SF	26.0	SM
NET AREA (FSR)		9,890	SF	918.8	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE AT 36"X48": 1/4" = 1'-0" DATE: 2026.10.20

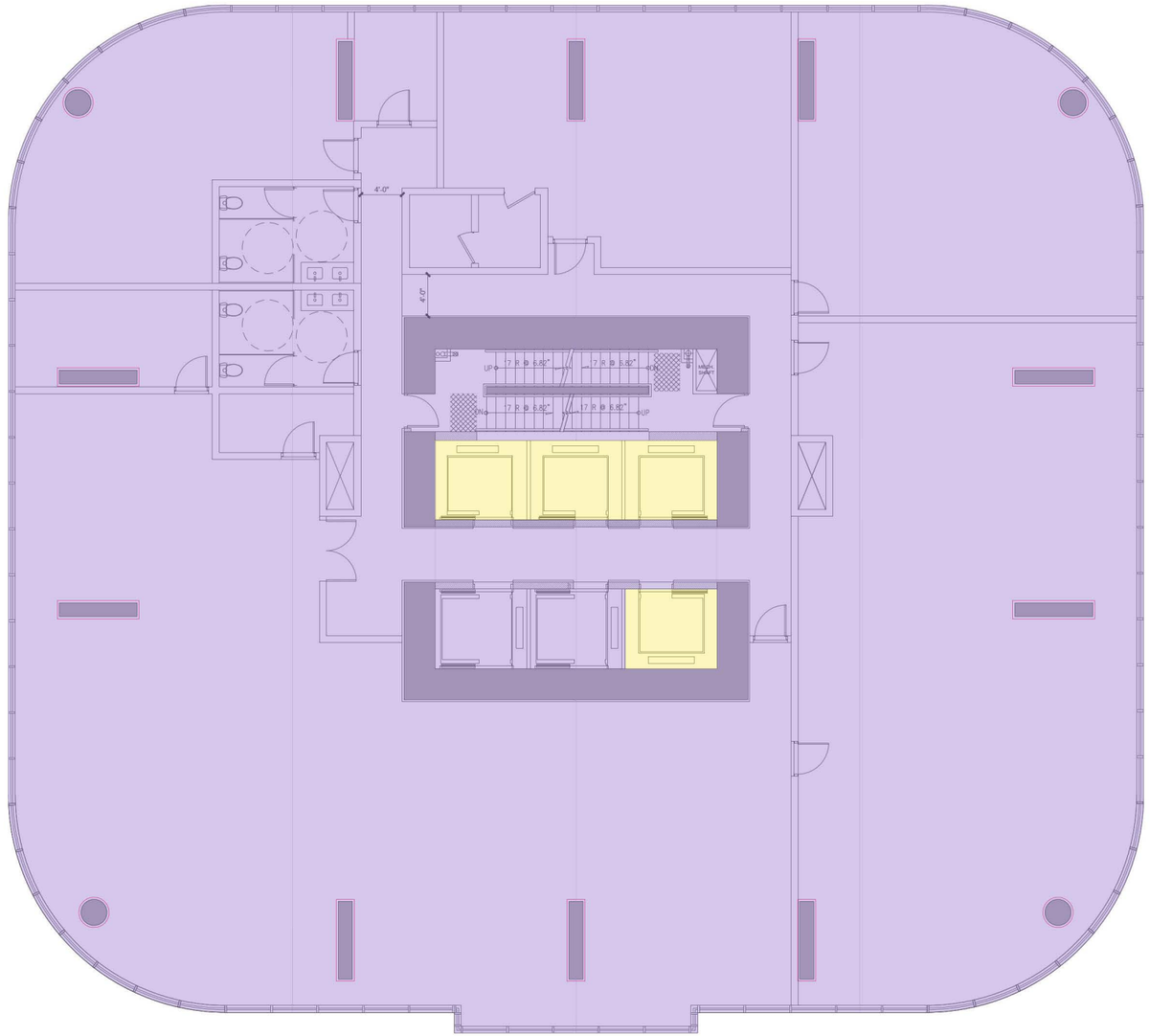
SHEET TITLE:

67TH-69TH FLOOR PLAN

SHEET NO.:

A9.18

4.12
FSR OVERLAY - LEVEL 70



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		10,032	SF	932.0	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		10,032	SF	932.0	SM

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

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EXCLUSIONS

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Vancouver, BC, V6B 2W6

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: FH, AL CHECKED: KK

SCALE: AT 36"x48": 1/4" = 1'- 0" DATE: 2026.10.20

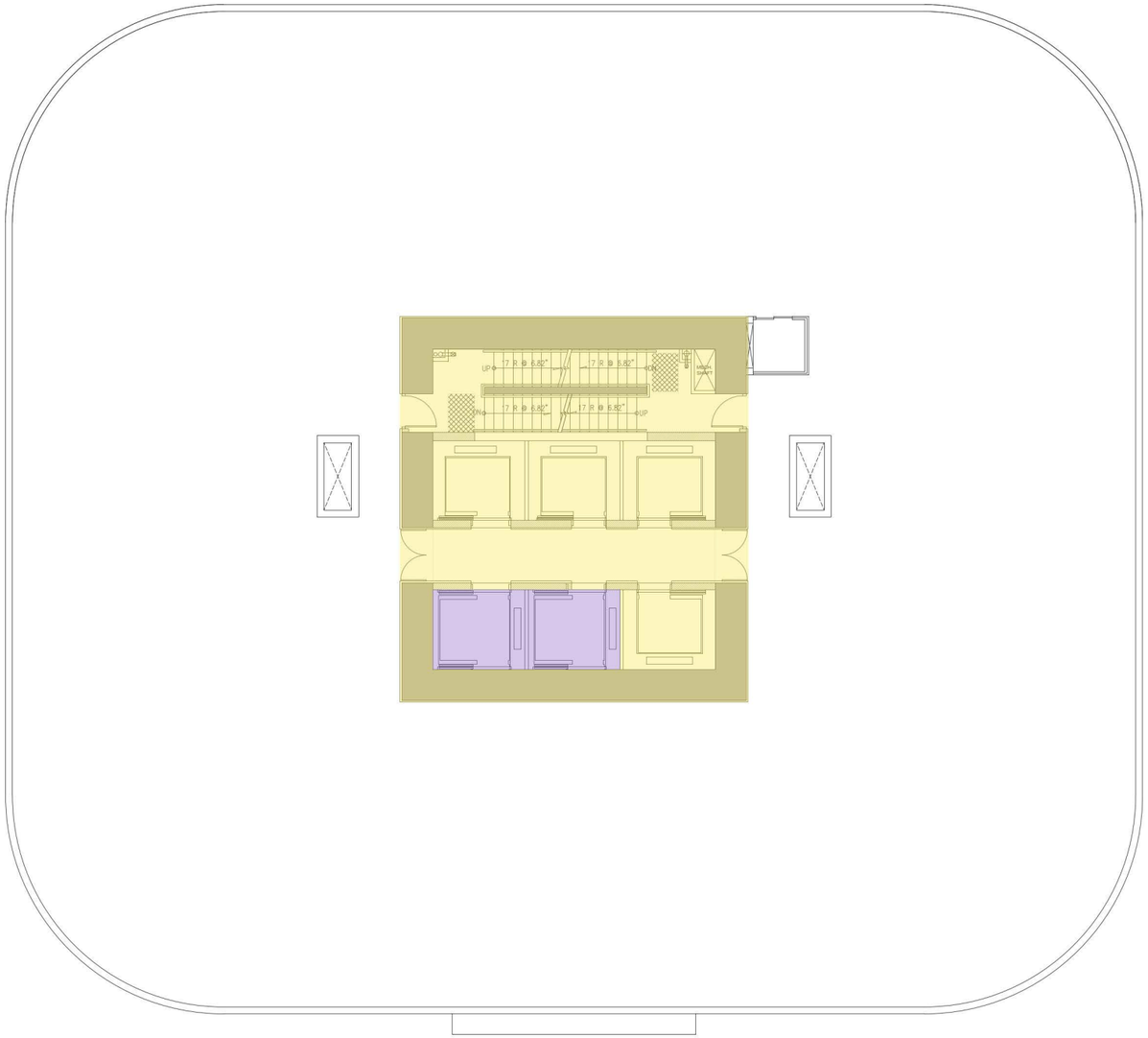
SHEET TITLE:

70TH
FLOOR PLAN

SHEET NO.:

A9.19

4.12 FSR OVERLAY - LEVEL ROOFTOP TERRACE



RESIDENTIAL USE (MARKET)					
GROSS AREA		1,107	SF	102.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		1,107	SF	102.8	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

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- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

REZONING SUBMISSION

ISSUE: 2

ISSUE NO.	DESCRIPTION	DATE
1	ISSUED FOR RZ TEXT AMENDMENT	04.23.2026
2	ISSUE FOR REZONING	10.20.2026

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK

SCALE: A1 (36"x48"): 1/4" = 1'-0" DATE: 2026.10.20

SHEET TITLE:

ROOF FLOOR PLAN

SHEET NO.:

A9.20