



888 W BROADWAY

Rezoning Application

HOTEL + RENTAL HOUSING

August 26, 2025

PURPOSE OF REPORT

Henriquez Partners Architects (Henriquez), on behalf of Bosa Properties, is applying to the City of Vancouver to rezone the property at 888 West Broadway, Vancouver, BC.

The project is proposed to be rezoned to allow the provision of secured rental housing. The revised program is required to obtain the necessary financing and to ensure the viability of the project.

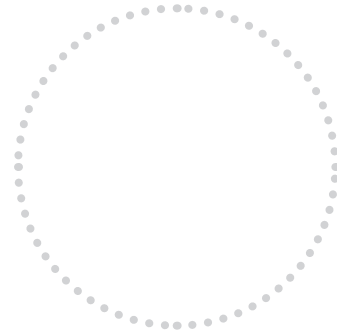
The revised program will deliver 279 hotel rooms under the Hilton Curio brand, and 105 secured rental housing units. Pairing hotel and residential is one of 6 key recommendations by Destination Vancouver and the British Columbia Hotel Association in their *Hotel Community Impact Assessment* from April 2025, and will ensure that Bosa Properties can deliver the much needed hotel rooms, secured rental housing, retail and amenities, needed in Vancouver and at this critical location directly next to the new Oak-VGH station and VGH hospital.

While secured rental housing isn't specifically permitted in this area of the Broadway Plan, we believe that the addition of secured rental housing significantly enhances this unique project, will contribute positively to the neighbourhood, and aligns with City of Vancouver objectives.

This report sets-out the project's goals and objectives and provides detailed information and rationale for the proposed changes.



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Gregory Henriquez
Architect AIBC
Managing Principal,
Henriquez Partners
Architects Ltd.

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* Refer to separate files for the following documents:

Architectural Drawings

FSR Drawings

Landscape Drawings

Consultants' supporting documents



Form of Development

A fine-grained and high-performance building design with textured fiber cement panels and bronze window frames, creates a unique modern expression that is complementary to the materiality and character of West Broadway.

The massing of the project has been sensitively sculpted to provide greater tower separations and building setbacks, enhancing existing views, minimizing impacts on the neighborhood, and providing additional privacy for hotel guests, occupants of the secured rental housing, and adjacent buildings.

The floor plate size of the west tower has been reduced in response to the change to rental housing, and will ensure no additional shadows on Broadway compared to the previous design.



Promoting Local Economy & Hotel Supply Growth

The Hilton Curio hotel is proposed in response to the strong demand for hotel rooms and to support tourism, the city, and the local community.

New hotel rooms are desperately needed to address the significant shortfall. Metro Vancouver faces overwhelming economic opportunity losses from the inability to meet the growing demand from tourism and businesses. Central Broadway plays a key role in gaining back more hotel capacity to provide hospitality services for tourism, businesses, and the healthcare industry.

The proposed hotel will increase the number of rooms from the existing 117 room hotel, to 279 suites (increased by 162 suites), accommodating a variety of guests and promoting job creation for the hotel and associated retail and services. Close proximity to VGH, the future rapid transit station, and nearby retail and services, will support the proposed hotel and retail uses.



Secured & Affordable Rental Housing

Housing supply and affordability are two key challenges for Vancouver. Our proposal includes secured rental housing in response to the housing crisis and the need to build 83,000 new homes in the next 10 years, including 41,500 in the Broadway Plan area.

The provision of 100% secured rental housing will help address housing challenges in the Broadway Plan area and within the broader context of the City of Vancouver.

The project will meet the affordability requirements of a senior government financing program, such as BC Housing or CMHC. A minimum of 20% of the rental units (21 of 105 total) will be affordable with rents at or below 30% of the median total income of all families in the subject market.

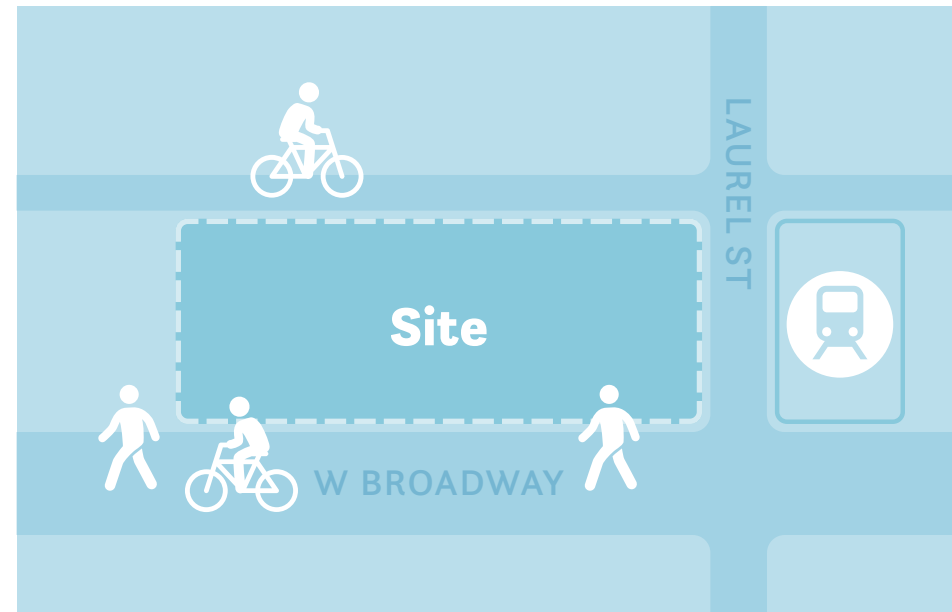
A minimum of 35% of all rental housing units will be two and three bedrooms and suitable for families with children.



Enhancing the Public Realm

The proposed development will enhance the public realm along West Broadway, Laurel Street and South Lane to accommodate existing and anticipated increased pedestrian volumes with wider sidewalks, and weather protection. The exterior, covered plaza at the corner of West Broadway and Laurel Street will increase the width of the public realm, allowing opportunities for seating and open spaces where activity can spill out onto the sidewalk.

Active ground floor uses, public plaza with cultural expressions (e.g. public art), Street-tree planting and connected / activated laneway, will contribute to an enhanced pedestrian experience and help reinforce the character of the area and serve the local neighborhood.



Encouraging a Car Free Lifestyle

The adjacency of the project to the future subway station across Laurel street and the Broadway Plan's enhanced shared mobility options & car-free network provisions, decrease the reliance on cars for daily commute. Residents of the secured rental housing, as well as hotel and retail staff, workers, and patrons are easily able to reach the site by alternate modes of transportation, and have a range of amenities, restaurants and services in direct vicinity of the site to reduce the need for car travel. The new subway will connect the site for easy access from the airport, to downtown, and the broader area.

The project's design at ground level aims to foster walking, cycling, and gathering, creates opportunities for social connections, and encourages a car free lifestyle. Frontages along Broadway and Laurel are devoted to retail, plaza, public bike share and access to transit and bike parking, while hotel drop off, car parking and loading are all accessed from the lane.



Sustainable Design Strategy

The project is aligned with Vancouver's goal to be the greenest city in the world and to meet the City's Green Buildings Policy for Rezoning (Last amended November 27, 2024).

A combination of measures will be employed to meet the performance targets including reduced overall window-to-wall ratios, high performance building envelope, ERVs with greater than 75% performance, four pipe fan coils with central air-source heat pumps, high performance domestic hot water heating, and LED lighting throughout.



Bosa Properties

Bosa Properties Inc. (BPI) is an end-to-end real estate company offering human-centered solutions for property development and management, working alongside our US subsidiary, IPB Properties. We have been shaping communities for generations with 35 years of trusted experience. Our diverse team of in-house experts work across residential, commercial and master-planned mixed-use projects. With a track record that spans decades and deep roots in construction, we are built on a legacy of building things.

Our growing residential portfolio includes more than 20,000 homes that are built or under development, while our income portfolio includes 6,000,000 ft² of retail, industrial, office and rental properties under management.

Our mixed-use and purpose-built rental portfolio boasts a significant development pipeline and represents much of our upcoming growth. With a keen focus on the customer, the experience of living in a property developed by IPB and BPI maintains the highest standards in quality and design, with an overall tenant satisfaction rating of 93% across our full rental portfolio.

We build relationships and leverage our strengths to create sustainable impact – building in communities, and with communities.



Henriquez Partners Architects

Henriquez Partners Architects is guided by the optimistic belief that architecture has the potential to be a poetic expression of social justice. Our holistic approach to sustainability considers social, cultural and economic factors, which create truly complete communities.

Henriquez has significantly influenced Vancouver's skyline and the neighbourhoods within it. The studio played a pivotal role in the Woodward's Redevelopment, which is unique in the city's history due to its scale, social aspirations and the intricacy of the partnerships involved. Since this time, Henriquez has continued with progressive and civic-minded projects in Vancouver, Seattle and Toronto; cumulatively, our buildings have delivered over 9,000 housing units.

Henriquez Partners' work has received numerous local and international awards for design excellence including the Governor General's Medals in Architecture, Lieutenant Governor Awards, Architizer A+ Awards, AIA Design Awards, Architecture Master Prize and World Architecture News Awards.

PFS Studio

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally. The firm has been in practice for over two decades and has a professional staff of over thirty-five. Their award winning portfolio demonstrates their success on a wide range of projects, many that have faced a high degree of complexity in terms of process and approval.

PFS Studio continually undertakes many of the most high profile projects in Canada and abroad. Their practice operates from their Vancouver office and they are proud of their contributions to the City's successful reputation as one of the most livable cities on the globe. At the same time, they are also comfortable and capable of working on projects throughout the world, proving this time and again through successfully delivered projects.



2.0

SITE ANALYSIS

Site Context

The site is located in the Broadway Uptown area and on the southeast corner of West Broadway and Laurel Street.

The site is comprised of seven legal parcels, with a total site size of 3,777.4 m² (40,660.9 ft²) and frontages of 99 m (325 ft) along Broadway and 38 m (125 ft) along Laurel Street. The new Oak-VGH subway station is currently under construction directly across the site on Laurel Street.

The site is currently occupied by a seven-storey hotel (Park Inn and Suites) with 117 suites, a bar and music venue (Fairview Pub). This building was built in 1971 and is not listed on the Vancouver Heritage Register. The hotel closed on November 30, 2017 and the Fairview Pub closed on January 30, 2020. The buildings are currently partially demolished to allow for the new development.

Adjacent sites along Broadway are zoned C-3A and CD-1 and contain a mix of office and retail in low-rise and tower forms. The sites on the north side of West 10th Avenue are zoned CD-1 and RM-3A and consist mostly of three to four storey residential and office buildings. Vancouver General Hospital (VGH) is located directly south of the site half a block away on the south side of West 10th Avenue.

Civic Address

888 West Broadway, Vancouver, BC

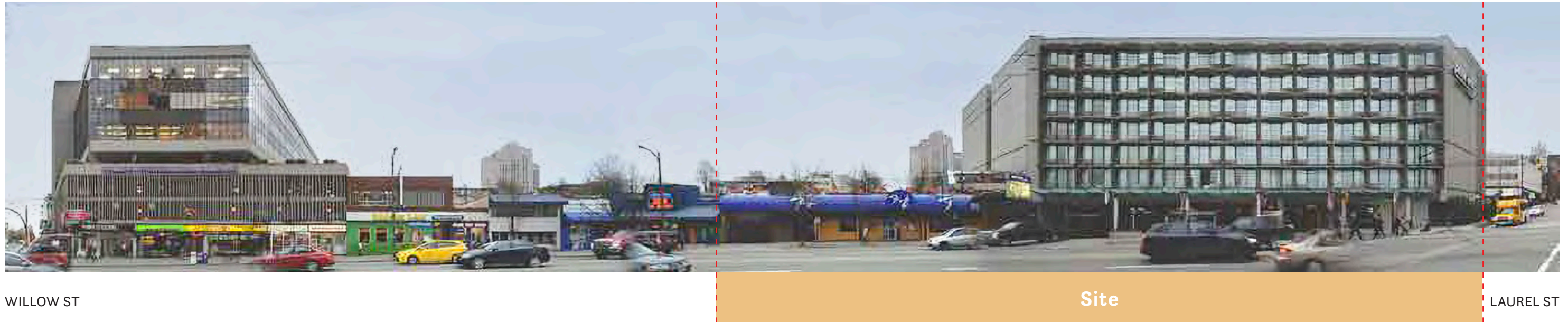
Legal Description

Lot A: Lots 1 to 6 and the West 1/2 of Lot 7 All of Block 357, District Lot 526 New Westminster District, Plan 590 and E, Block 61, District Lot 185 Plan BCP 7882



- 1 **Frank Stanzl Building*** (1974)
805 W Broadway
- 2 **Scotia Bank Building*** (1972)
999 W Broadway
- 3 **Office / Commercial Building**
988 W Broadway
- 4 **Retail**
885 W Broadway
- 5 **Willow Professional Building**
802 W Broadway
- 6 **Office / Commercial Building**
777 W Broadway
- 7 **Vancouver General Hospital**
899 W 12th Avenue
- 8 **VGH Emergency Department**
920 W 10th Ave
- 9 **VGH Research Pavilion**
828 W 10th Ave
- 10 **Blusson Spinal Cord Centre**
818 W 10th Ave
- 11 **Fairmont Medical Building**
750 W Broadway
- 12 **BC Cancer Research Centre**
675 W 10th Ave
- 13 **Broadway Medical**
943 W Broadway
- 14 **Multi-unit Residential**
- 15 **Willow Garden**
2577 Willow St
- 16 **Laurel Place**
925 W 10th Ave
- H **Future Oak / VGH Station**
- H **VGH Helicopter Pad**





WILLOW ST

Site

LAUREL ST

① West Broadway looking South



LANE

W BROADWAY

Site

LANE

② Laurel Street looking East

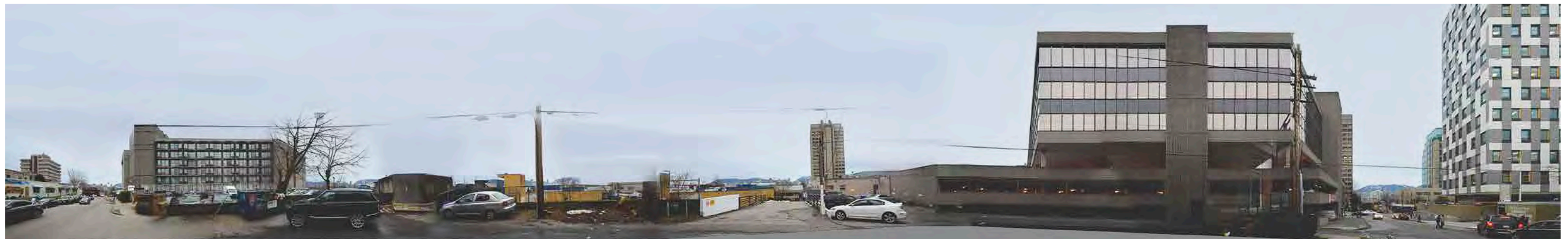


LANE

W BROADWAY

W 8TH AVE

3 Willow Street looking West



LAUREL ST

Site

WILLOW ST

4 Lane looking North

Zoning Summary

The site has been rezoned from C-3A to a site specific CD-1 (843).

The site specific CD-1 (843), By-law No. 13588 was enacted on December 6th, 2022.

A rezoning text amendment application to increase the building height in accordance with the new Broadway Plan was approved at Pubic Hearing on November 12, 2024 and enacted on July 22, 2025.

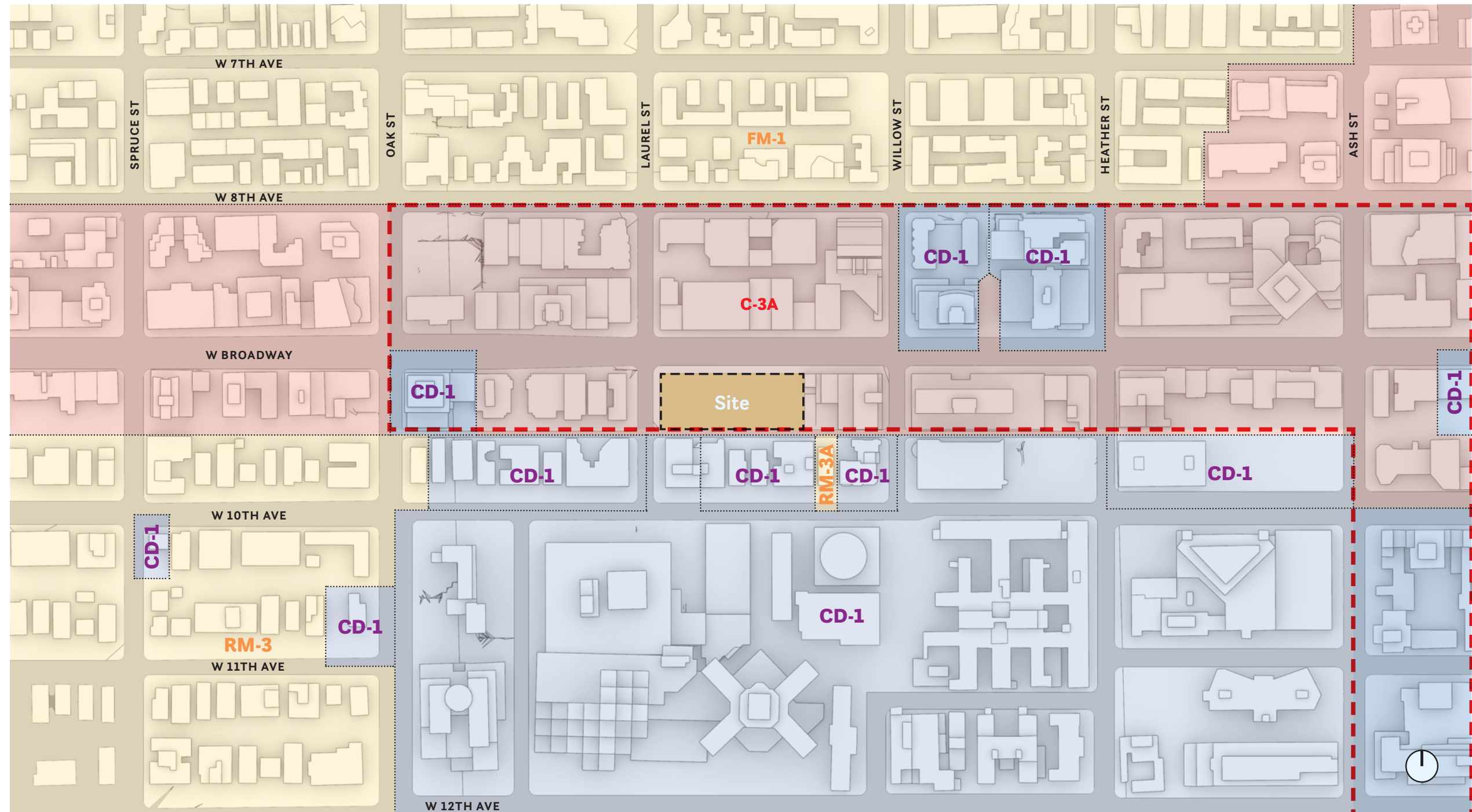
As per the CD-1 zoning, the floor space ratio for all uses must not exceed 8.96 and the building height must not exceed 51 meters, except that no part of the development may protrude into the approved view corridors, as set out in the City of Vancouver Public Views Guidelines, or the helicopter flight paths from Vancouver General Hospital.



CD-1 – Schedule “A”

ZONING	PERMITTED – CD-1 (843)	PROPOSED
Uses	<p>Permitted</p> <ul style="list-style-type: none"> (a) Cultural and Recreational Uses limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre; (b) Institutional Uses limited to Child Day Care Facility, and Social Service Centre; (c) Office Uses; (d) Retail Uses limited to Farmers’ Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store; (e) Service Uses limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel; (d) Accessory Uses customarily ancillary to the uses listed in section 3. <p>Conditional</p> <p>All commercial uses and accessory uses listed in this By-law shall be carried on wholly within a completely enclosed building except for the following:</p> <ul style="list-style-type: none"> (a) Farmers’ Market; (b) Neighbourhood Public House; (c) Public Bike Share; (d) Restaurant; and (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use. 	<p>Hotel Retail</p> <p>Residential: 100% Secured Rental Housing</p>
Site Area	3,777.4 m ²	3,777.4 m ²
Building Height	Maximum: 51m	Maximum: 51m *
FSR	8.96	7.29

* Note: The VGH helicopter flight zone will govern the building height as the most restrictive height limit.



 Broadway Plan (Uptown/Cambie North – Area A)

Rezoning Application for Residential Use

Henriquez Partners Architects is submitting a new rezoning application to the City of Vancouver, to allow residential use to the existing CD-1.

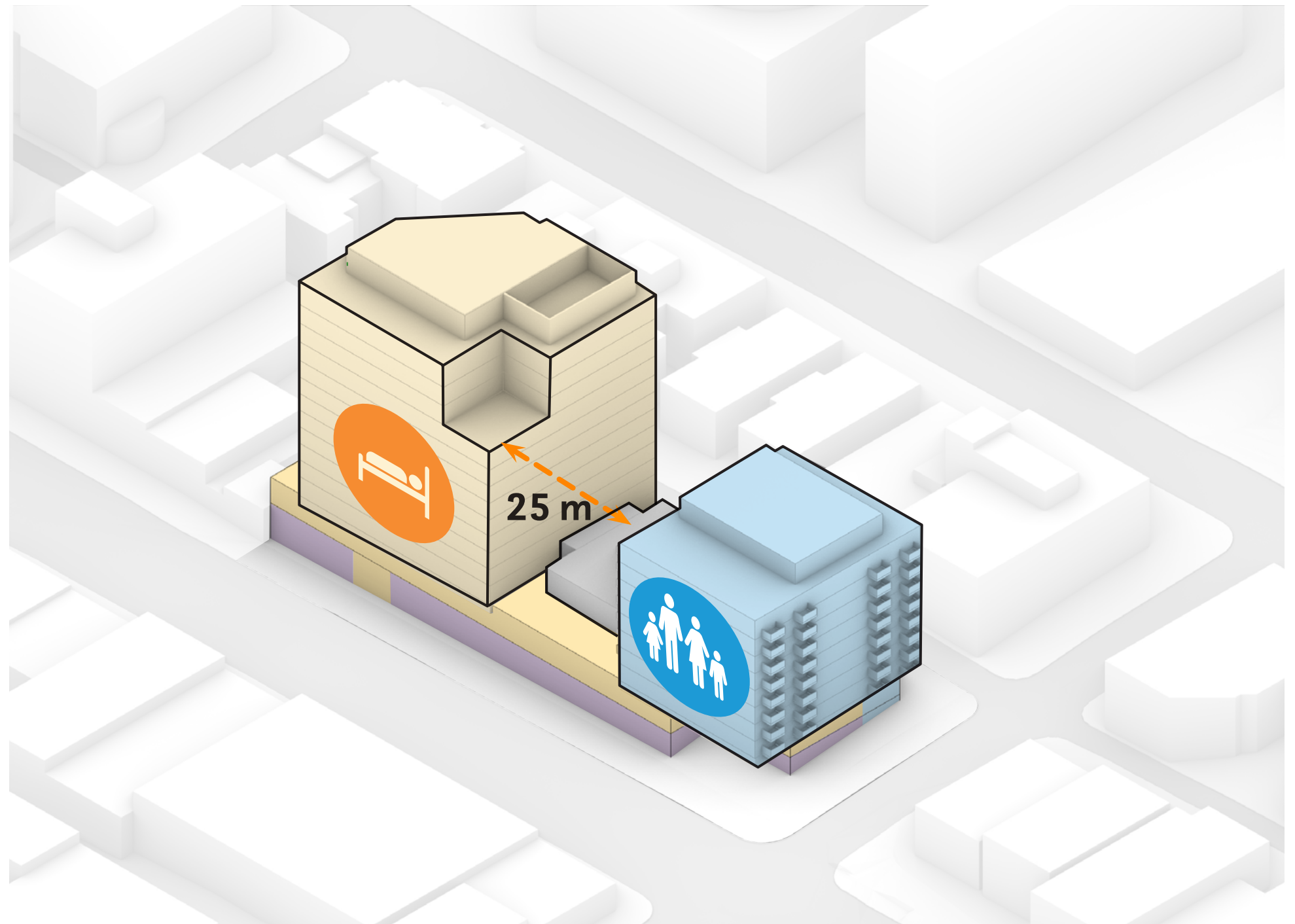
This application proposes a minor amendment to the existing CD-1 zoning by adding **residential** as an approved use. No changes to density or building height are proposed as part of this rezoning.

The form of development remains generally consistent with the previous design, which was shaped by the parameters of the Broadway Plan, applicable view cones and helicopter flight zone.

Currently, residential use is not permitted under the existing zoning and Broadway Plan's Uptown / Cambie North – Area A (FUCA). This proposal seeks to allow residential as an approved use, as outlined in the rezoning rationale and the requested variances detailed in Sections 2.7 and 3.3 of this report.

The current proposed building height conforms to the existing CD-1 (843) zoning and Broadway Plan by remaining below View Cone 3.2.1 and within the limits imposed by the VGH helicopter flight path, as described further in this report.

This rezoning application is focused solely on permitting residential use within the already approved development framework.



West tower revised from hotel to secured rental housing

To address increasing demand for both hotel accommodations and secured rental housing, the revised proposal replaces the west hotel tower with a 105-unit secured rental housing tower, while retaining the 14-storey east tower as a 279-suite hotel.

Project's Rezoning & DP Application Background

The project has been in development since 2017, and the original rezoning application was submitted in 2018. The project has faced challenges over the past 8 years to find a solution that will work. Staff's support to help expedite the approvals would be appreciated.

Initial Rezoning & DP Applications

Arno Matis Architecture (AMA) submitted a Rezoning application to the City on behalf of Centennial Hotel Ltd for a mixed-use development, comprising two hotel towers and Commercial Retail Units (CRU). The rezoning application was submitted prior to the enactment of the Broadway Plan. AMA also submitted a Development Permit (DP) application in May 2020 and received prior-to conditions from the City in September 2020.

Bosa's Acquisition of the Site

Bosa acquired the site from Centennial Hotel Ltd in 2021. Following their acquisition of the site, Henriquez Partners Architects (Henriquez)

was engaged by Bosa to revise the program and form of development to align with their development goals at the time. Henriquez, on behalf of Bosa, applied for a new DP application for a mixed-use development including an office tower, a hotel tower, and CRU. The DP application was submitted in August 2022, prior to the enactment of the zoning bylaw and Broadway Plan.

Enactment of CD-1 (843), By-law 13588

Bosa and Henriquez coordinated with the City to ensure the new DP application submitted by Henriquez was substantially in accordance with the original rezoning application submitted by AMA. Bosa worked closely with the City to finalize the rezoning conditions and legal agreements. The zoning was enacted in December 2022 in accordance with the revised form of development from Henriquez's DP application.

Rezoning Text Amendment

Following the enactment of the Broadway Plan and in consideration of Bosa's economic analysis of office and hotel demand, Bosa requested

that Henriquez submit a rezoning text amendment, encompassing modifications to the proposed program, massing, and design, including altering the building height in accordance with the Broadway Plan. The text amendment to the rezoning was submitted in January 2024 and was approved at Public Hearing on November 12, 2024 and enacted on July 22, 2025.

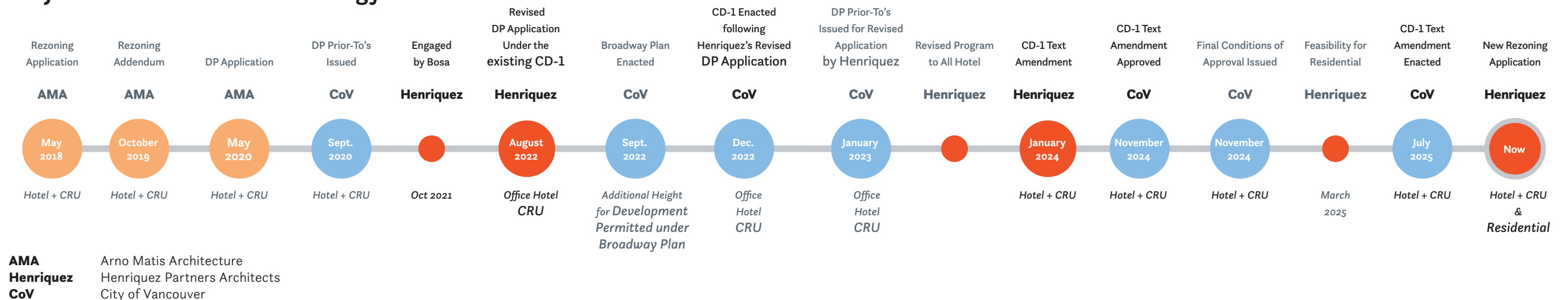
New Rezoning Application

In response to Bosa's request to revise the originally proposed program, HPA has prepared this updated rezoning application.

The revised proposal now includes a mix of Retail, Hotel, and secured rental housing, replacing the previous hotel-only and retail configuration. This change reflects evolving market conditions and project financial objectives, while aligning with the goals and direction of the Broadway Plan and City's policies and objectives.

The following timeline aims to clarify the project's milestones and chronology of the document submissions, revisions, approvals, and enactments.

Project's Milestones & Chronology



Policy Context

The proposed development has been shaped in direct response to the policy context, the neighbourhood, and the unique site conditions.

A number of City policies, guidelines and administrative bulletins have informed the design of our project and have been addressed in various sections in the following report.



Built Form & Fit

APPLICABLE POLICIES:

- **View Protection Guidelines** (1989, last amended 2011)
- **Broadway Plan** (2022)
- **Transit-Oriented Areas Rezoning Policy** (2024)

The proposed towers massing is consistent with the recently enacted CD-1 zoning and are subject to the applicable policies of the Broadway Plan and Tier 1 Transit-Oriented Areas (TOA) Rezoning Policy.

The site is located in the Uptown / Cambie North Area A (FUCA), where building heights up to 122 m (400 ft.) are permitted, though the helicopter flight path imposes the most restrictive height limit.

The building massing has been carefully sculpted to increase tower separation and provide generous setbacks, preserving key public and private view corridors while minimizing impacts on the surrounding neighborhood. Privacy for hotel guests and adjacent residences has been thoughtfully considered, and the proposed form of development results in similar shadowing on Broadway compared to the previous design.

The architecture and building form are shaped by the site's topography, evolving urban context, local character and history, the Broadway Plan, and proximity to the future rapid transit station.

Refer to the section "2.5 View Cone 3.2.1", "2.6 Helicopter Flight Path", section "3.0 Proposed Development", and section "4.0 Design Analysis" in our report for our rationale in support of the proposed form of development, including building heights, setbacks, tower separations and floor plate.



Supporting Growth

APPLICABLE POLICIES:

- **CD-1 (Rezoned from C-3A, Refer to Section 2.3 Zoning Summary)**
Note: A rezoning text amendment has been submitted, in January 2024, to adopt the building height increase, to the underside of view cone 3.2.1, and helicopter flight path, whichever is more restrictive, permitted under the newly enacted Broadway Plan.
- **Broadway Plan** (2022)
- **Vancouver Plan 2050**
- **Housing Vancouver Strategy**
- **Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process** (2018)
- **Central Area Plan: Goals and Land Use Policy** (1991)
- **Development Contribution Expectations Policy in Areas Undergoing Community Planning** (2018)
- **City of Vancouver's Regional Context Statement** (2013)
- **Metro Vancouver Regional Growth Strategy** (2011)

The project site is located in Central Broadway area, designated for future growth and plays a key role in the region's growing economy. The project supports the City's goal to promote sustainable economic and population growth with supporting services and amenities.

The proposed project is aligned with the goals of the City for the Broadway corridor to increase the amount and diversity of job by providing new opportunities for commercial development (e.g. Retail and hotel) through increased heights and densities to strengthen Central Broadway as the location for many growing businesses and neighborhoods, while also delivering secured market rental housing for growing population.

Aligned with the Broadway Plan, Vancouver Plan 2050, and the Housing Vancouver Strategy, the project adds much-needed rental housing near transit, reduces transportation costs, and supports workforce retention. It contributes to building an inclusive, complete community adjacent to the Broadway Subway.



Economic Development

APPLICABLE POLICIES:

- **Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report** (2007)
- **Hotel Development Policy** (2025)
- **The Vancouver Economic Action Strategy** (2011)

The project site is located in Central Broadway area, designated for future growth, and is aligned with the goals of the City for the Broadway corridor to increase the amount and diversity of job space to strengthen Central Broadway as the location for many growing businesses and neighborhoods.

The proposed hotel and retail will respond to the strong demand in the area to provide additional opportunities for job space to support a range of city-serving businesses. The proposed hotel in close proximity to VGH and future rapid transit stations will support & facilitate the short and long term housing while promoting job creation. The proposed developments will achieve both and are fully aligned with those goals.

This strategic direction will support a growing population and jobs to foster a robust and diverse economy, while contributing to the City's public benefits and demonstrating sustainable and resilient approach.



Sustainability

APPLICABLE POLICIES:

- **Greenest City 2020 Action Plan** (2011)
- **Transportation 2040 Plan** (2012)
- **Green Buildings Policy for Rezonings** (2010, last amended 2023)
- **Integrated Rainwater Management Plan, Volumes 1 & 2** (2016)

The project is aligned with Vancouver's goal to be the greenest city in the world and is designed to meet the City's Green Building Policy for Rezonings.

The project will comply with the energy requirements of the Green Buildings Policy for Rezonings (Last amended July 25, 2023): Low Emissions Green Buildings with absolute targets for 30 kWh/m² TEDI, 170 kWh/m² TEUI, 4.8 kgCO_{2e}/m² GHGI. Energy modeling was performed in accordance with industry-accepted modeling practices using EnergyPlus simulation software.

Extensive early design energy modeling identified various combinations of measures to meet the performance targets including the use of high performance double glazed windows with insulated pre-cast concrete panels and reduced overall window to wall ratios, HRVs with greater than 75% performance, four pipe fan coil with central air-source heat pumps, high performance domestic hot water heating, and LED lighting throughout.

Refer to the "section 3.11 Sustainability", section in our report for information on our strategies to meet our sustainability objectives.



Supporting Community

APPLICABLE POLICIES:

- **Community Amenity Contributions Policy for Rezonings** (1999, last amended 2022)

The project has been designed to support public benefits.

Previously negotiated and approved Cash CAC, as a part of the existing approved CD-1 Rezoning, will be provided by the applicant to be invested through Council approval on public benefits through the City's capital planning.



Technical

APPLICABLE POLICIES, PLANS & GUIDELINES

- **Parking By-Law No. 6059 (2024)**
- **Flood Plain Standards and Requirements (2023)**
- **Garbage & Recycling Storage Amenity Design (2022)**
- **Bulk Storage and In-Suite Storage (2022)**
- **Design Standards for Public Bike Share (PBS) Rezoning**
- **CD-1 Rezoning Application Submission Requirements (2024)**

Our project has been designed in coordination with a number of COV technical requirements. Refer to the "Project Statistics & Program" and "Diagrammatic Floor Plans" sections in our report for information on our response to the technical requirements for the project.

Broadway Plan

The Broadway Plan was approved by Council on June 22, 2022 and enacted on September 1, 2022.

The Plan is a significant opportunity to integrate additional housing and job space, new shops and services, hotels and amenities close to high-quality rapid transit to create complete, inclusive and affordable transit-oriented neighbourhoods.

The proposed project site is located within the Broadway Plan's Uptown/Cambie North Area A (FUCA).

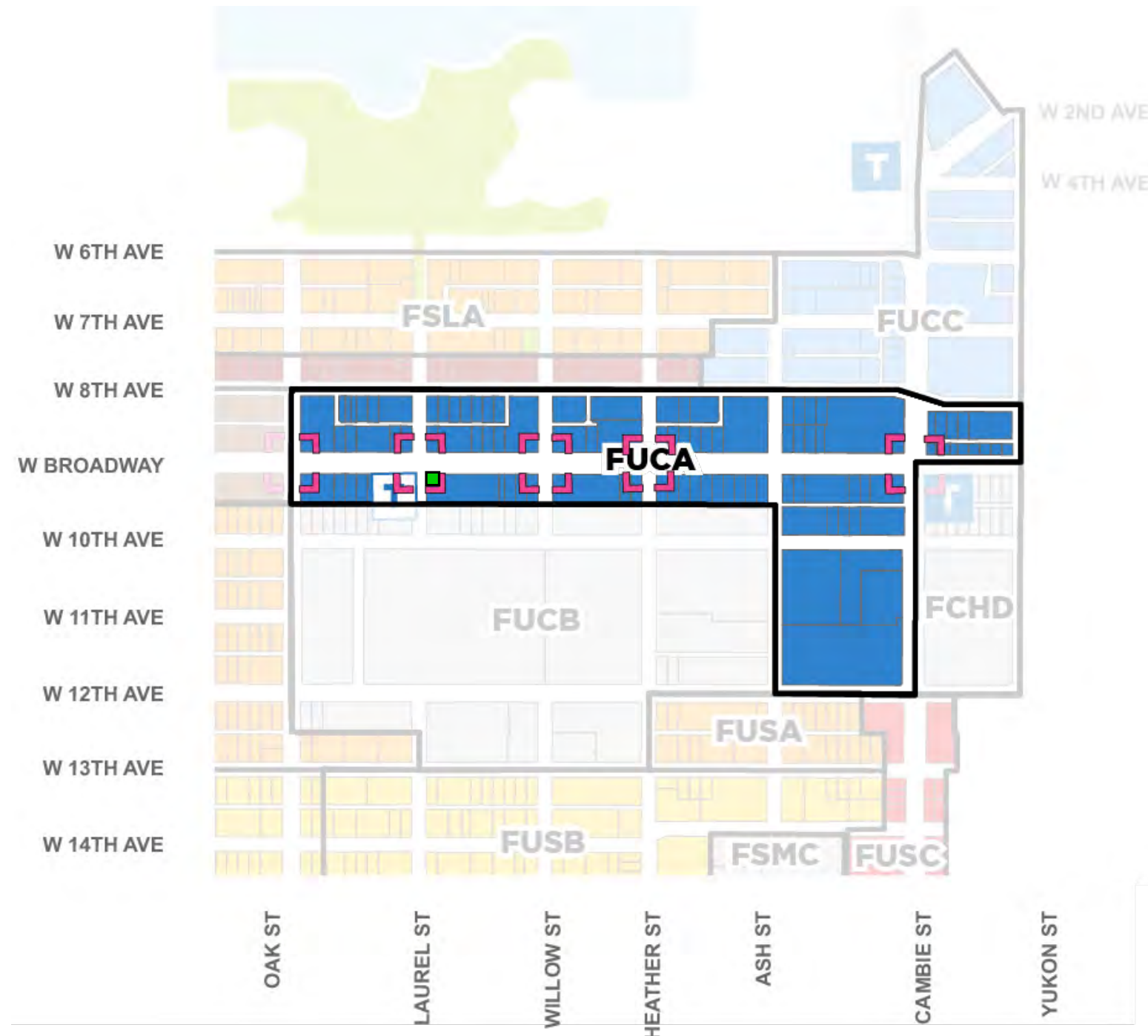
Uptown / Cambie North Area Character

Uptown comprises the second largest concentration of job space in the province, and is the heart of Central Broadway, Vancouver's "second downtown". It contains major employers such as City Hall, Vancouver General Hospital (VGH), and an abundance of health-related offices and research facilities such as the BC Cancer Centre.

Uptown is a district that supports the increase in capacity of developments and allows a variety of retail, hotel and restaurant programs at the future nexus of two rapid transit lines providing opportunities for additional job space and services to leverage the rapid transit investment that serves the area.

- FUCA Area
- Site Location

- Opportunity Area for Enhanced Corner Setbacks for Public Open Space



Broadway Plan's Uptown / Cambie North Area A

APPLICABLE POLICIES OF UPTOWN / CAMBIE NORTH – AREA A (FUCA)

Broadway Plan

The proposed design complies with the FUCA area policies including design guidelines, building program, height and density. The main applicable policies are outlined below:



Supported Program & Use:

Aligned with the primary focus on hotel and retail/service uses outlined in the Broadway Plan’s FUCA area policy, the development proposes a mixed-use program consisting of substantial non-residential program (hotel and retail) contributing to the dynamic urban fabric of the area.

While residential use is not currently permitted in this area, the proposal includes secured rental housing program. Supporting studies and site-specific rationale for the requested relaxation is provided in Section 3.3 of this report.



Activation of Ground Floor Retail / Service Uses:

In line with the area’s policy to activate the pedestrian areas, the proposed design places a strong emphasis on continuous active ground floor retail uses. The proposed design creates a dynamic street interface, fostering a pedestrian-friendly environment by creating a well-designed retail interface.

The improved retail experience addresses the public realm with architectural features and fenestration patterns that emphasize a scale appropriate for the neighborhood, strengthens the connection between public and private space and contributes to the vibrancy and vitality of the streetscape.



Building Height Restrictions:

In accordance with the provisions set forth in the FUCA area planning, the development navigates the interplay of height regulations. The maximum allowable building height is 122 m (400 ft). However, building heights on the site are constrained by the Queen Elizabeth view cone 3.2.1 and the VGH helicopter flight path. Our proposal recognizes the helicopter flight path as the more restrictive height limit. Further details and comprehensive studies on building height limits are provided in following sections of this report.



Support for VGH Campus & BC Cancer Centre Expansion:

Acknowledging the broader healthcare infrastructure goals, our proposed hotel program plays a role in supporting the expansion of the Vancouver General Hospital (VGH) Campus and the BC Cancer Centre by providing short- and long-term accommodation options for patients’ families, visitors and hospital staff. The hotel, secured rental housing and retail/services programs become a part of the supportive ecosystem surrounding the healthcare facilities.

FUCA Policy Summary

POLICY AREA	UPTOWN/ CAMBIE NORTH – AREA A (FUCA)
Uses	Retail /service, office, hotel, cultural and institutional uses.
Maximum Height	Can generally be considered up to 122 m (400 ft.) or up to the underside of Queen Elizabeth Park View sections 3.2.1 – 3.2.3 (if more restrictive), except where other view cones or helicopter flight paths are more restrictive.
Maximum Density	Maximum Density Achievable will depend on view cone and helicopter flight path height restrictions and urban design performance.
Notes	Primary focus on office and hotel uses.

Secured Rental Housing Use: Advancing Vancouver's Housing Vision

The proposed adjustment responds to Vancouver's evolving housing needs and advances the City's housing vision by addressing the financial challenges of a hotel development, while delivering secured rental housing that supports the creation of complete, inclusive, and transit-oriented communities.

A number of City plans and administrative documents have informed the proposal of the 105-unit Secured Rental housing units while retaining the East Hotel Tower and retail at grade.



Broadway Plan

SECTION 12 : HOUSING

The Broadway Plan identifies the Broadway corridor as a strategic area to expand rental housing, especially family-oriented units, near transit and amenities to foster diverse, inclusive communities.

- The Plan emphasizes addressing housing affordability by focusing on rental tenure and reducing transportation costs for lower-income households.
- The area's existing housing stock is renter-dense, but aging, with much of it over 50 years old. The proposed 105 secured rental units (with 35% family units) directly support this priority.
- The Plan promotes incremental, equitable development in areas with fewer renters to avoid displacement — this new rental proposal adds new capacity while preserving existing rental in nearby older buildings.

Alignment:

- Provides new secured rental housing options in a high-transit, mixed-use hub.
- Increases family-oriented units (35%) as encouraged by the Plan.
- Supports complete community-building near the Broadway Subway station.



Vancouver Plan 2050

HOUSING & ECONOMY SECTIONS

The Vancouver Plan envisions an equitable housing system prioritizing affordable, secure rental housing near transit, jobs, and amenities.

- Encourages new rental opportunities citywide, particularly in transit-oriented locations, to reduce car dependency and lower household transportation costs.
- Recognizes housing affordability as a key issue impacting workforce retention and business vitality.
- Calls for integrating economic spaces (like CRU) alongside residential to support community-serving businesses.

Alignment:

- Delivers transit-adjacent, secured rental housing.
- Balances hotel, CRU, and residential uses, supporting both housing affordability and economic activity.
- Creates livable, well-connected homes to reduce commuting costs and enhance family economic stability.



Housing Vancouver Strategy

INTENTION

This broader strategy prioritizes affordable rental options across the city to meet the needs of families, seniors, youth, and equity-seeking groups.

Alignment:

- Purpose-built rental housing supply contributes to affordability over time.
- Provides long-term, secure rental tenure in a rapidly developing transit corridor



Housing Vancouver

3-YEAR ACTION PLAN (2024-2026)

This action plan operationalizes housing targets and strategic priorities by enabling more market and below-market rental housing, with an emphasis on partnerships and regulatory flexibility.

Alignment:

- Contributes to rental housing targets on private land.
- Aligns with the City's strategic direction to enable more family-appropriate rental units.

10-YEAR ACTION PLAN (2024-2033)

The City's updated targets call for 83,000 new housing units by 2033, with a strong focus on purpose-built rental housing.

Alignment:

- Adds 105 new secured rental homes, addressing unmet housing needs for renters facing affordability, suitability, and security challenges.

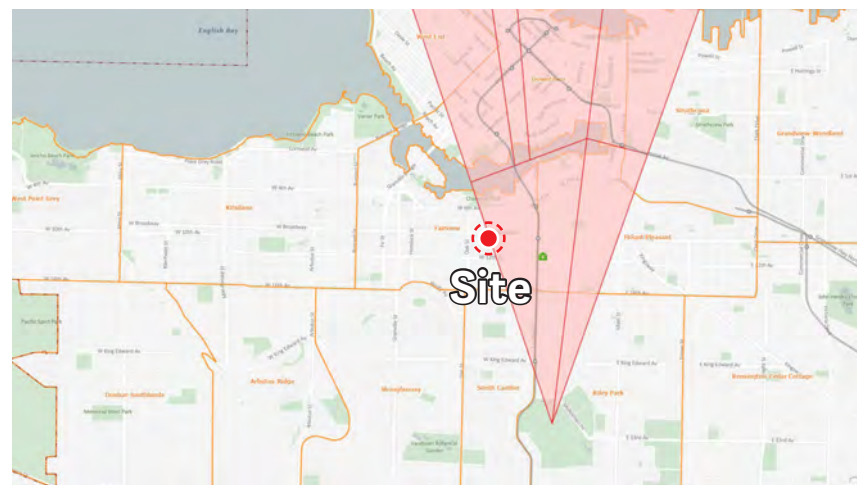
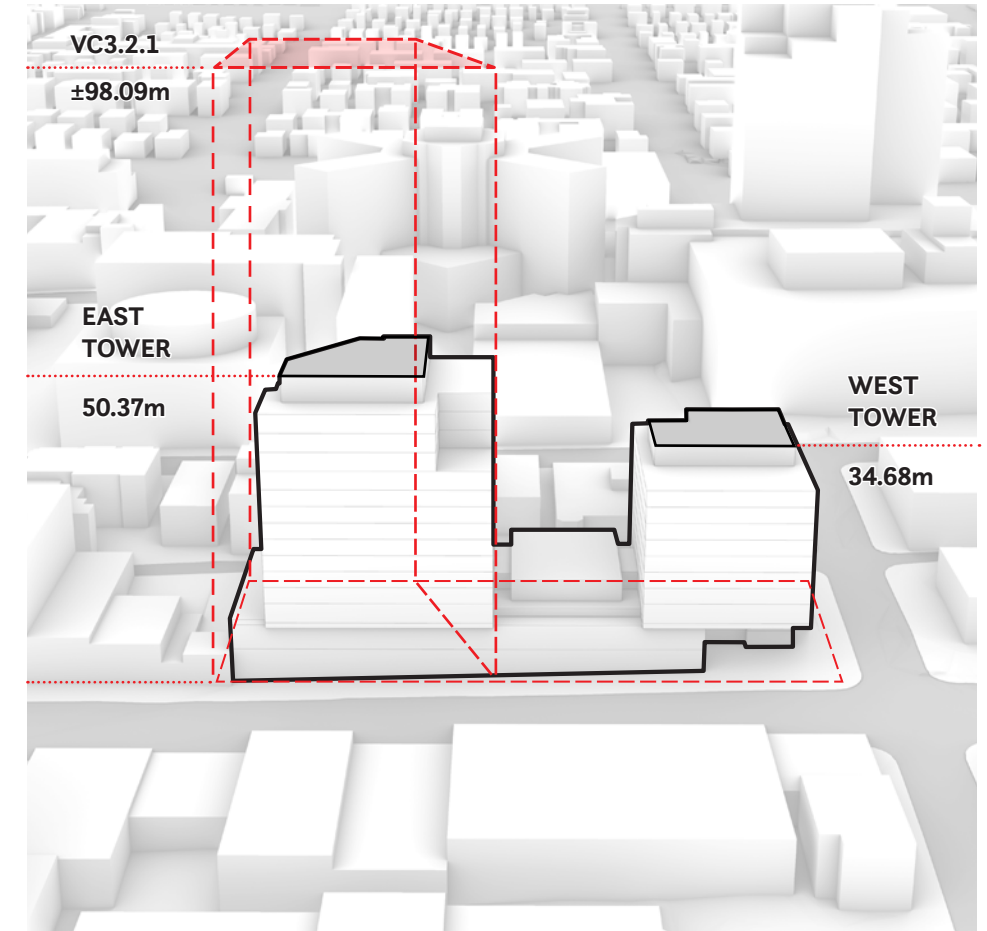
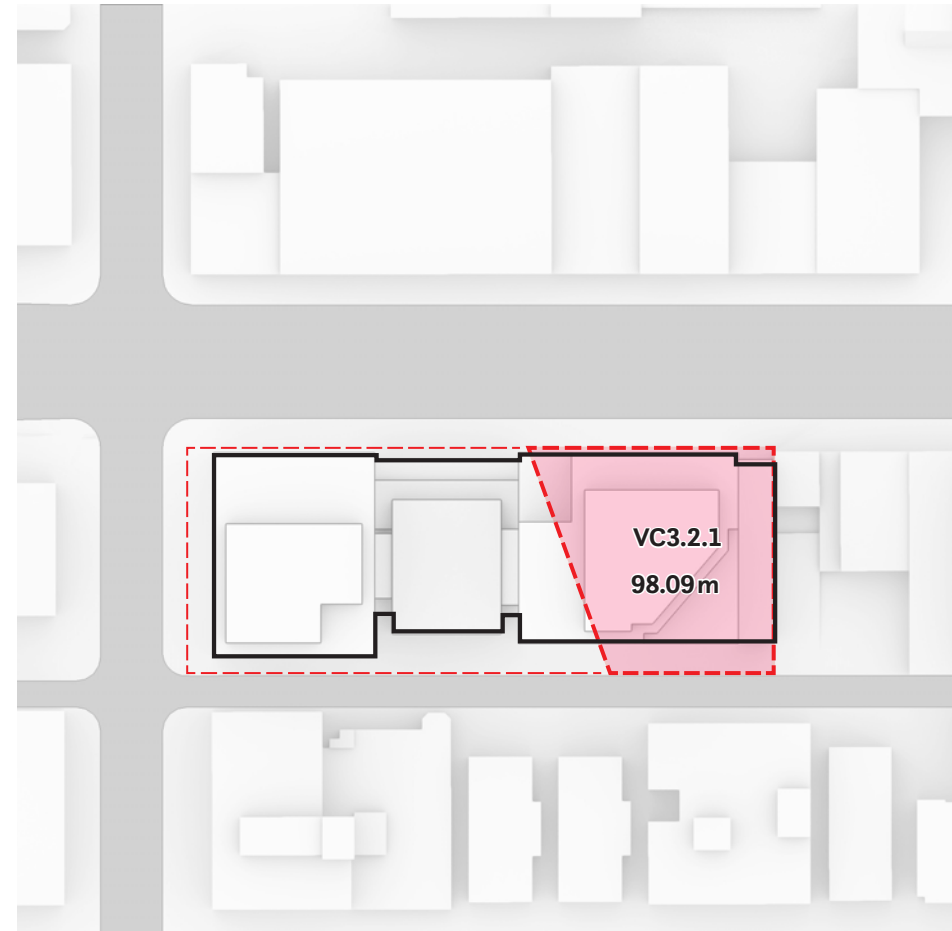
View Cone 3.2.1

The east portion of the site falls below Queen Elizabeth View Cone 3.2.1.

The East side of the site falls below View Cone 3.2.1, and limits the height of the building at the NE corner to approximately 98.09m. The height of the west tower is not impacted by the view cone and is limited by the helicopter flight path from VGH, as described in the next section of this report.

A building height of 51 m was approved at Public Hearing on November 12, 2024 and enacted on July 22, 2025.

There are no proposed changes to the building height included in this rezoning application.



Queen Elizabeth Park – View Cone 3.2.1

* Heights noted are geodetic elevations unless otherwise noted.

BELOW TEXT FROM: "BASIC VIEW CONE BUILDING HEIGHT LIMITS" DOCUMENT

View Cone 3.2.1

Maximum building height is determined by the Zoning and Development By-law, Official Development Plan, and City adopted View Cones – whichever is more restrictive. The attached View Cone Illustration, provided by City of Vancouver, indicates the approximate height of the most restrictive View Cone above the site (View Cone 3.2.1 - Queen Elizabeth Park).

Our site also falls within the helicopter flight path of Vancouver General Hospital, that is more restrictive than the View Cone 3.2.1 - Queen Elizabeth Park, which determines the maximum building height. Refer to the Helicopter Flight Path section of this report for clarification and further information.

All parts of the proposed development are anticipated and planned for, including stairs, screen walls, mechanical room appurtenances, elevator overruns, etc., and located below the applicable view cone height and helicopter flight path, whichever is more restrictive, and will not be treated as "exceptions" to the height limits.

The City of Vancouver's View Cone data set was updated in April 2018. The heights noted on the attached illustration supersede any previous advice supplied for this site.



<p>CITY OF VANCOUVER Planning, Urban Design & Sustainability</p>	<p>BASIC VIEW CONE BUILDING HEIGHT LIMITS 888 W Broadway</p> <p>The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.</p> <p>Note: This site falls under the VGH Helicopter Flight Path. The geodetic elevations illustrated on this assessment are approximate numbers. You will need to get in contact with Transport Canada or a private consultant that can provide you with more precise elevations.</p> <p>Note: Views 3.1 and 3.2.4a have been OMITTED from this analysis. If your proposal does not meet the criteria for entering these views under the Broadway Plan, the heights in this document do not apply.</p>		<p>Site IDs: 031273700</p>	<p>View cones limiting the site: VGHFP - *VGH Flight Path 3.2.1 - Queen Elizabeth Park</p>
	<p>Requested by: Payam Ashjae</p>	<p>Prepared by: TIL9122</p>	<p>Date: Wednesday, November 9, 2022</p>	<p>Page No: 1 of 1</p>

Basic View Cone Building Height Limits (888 West Broadway)

Helicopter Flight Path

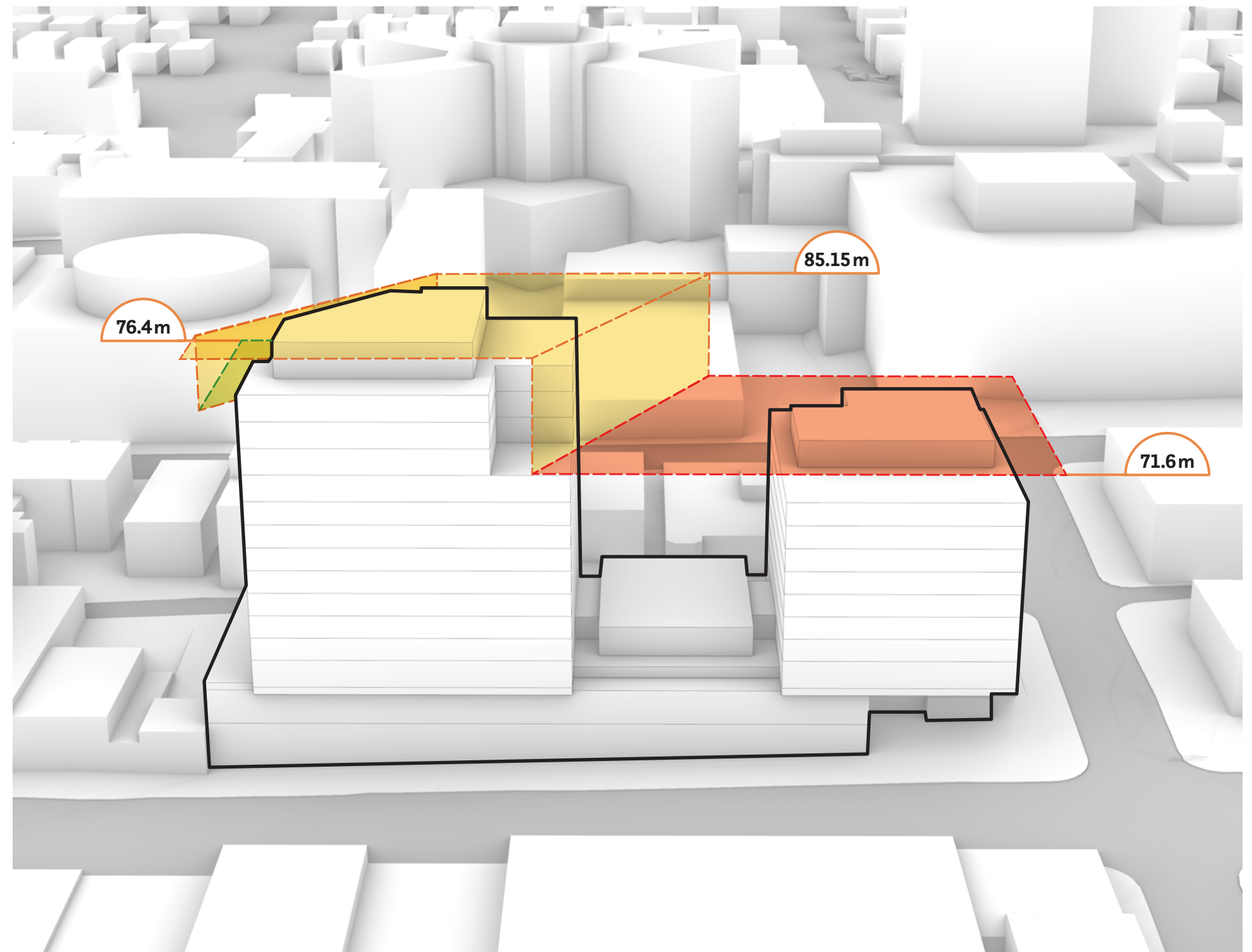
Height limits for the building massing have been informed and sculpted by the helicopter flight path requirements from Vancouver General Hospital (VGH).

Our site falls within the helicopter flight path of Vancouver General Hospital that has an H1 designation, which is the most restrictive from a helicopter performance perspective. To ensure our proposal does not impact operation of the VGH flights, either during construction or after the building is occupied, Bosa Properties engaged a specialty helicopter consultant to review our proposal and coordinate with VGH to ensure compliance with their requirements.

An analysis was undertaken by GroundEffect Aerodrome Consulting Ltd, the helicopter consultant, to determine maximum heights that would be permitted on our site while maintaining safe operations for VGH's current fleet of helicopters. The heights are shown on the map on the next page. These maximum heights range in elevation from 71.6 m on the west side to 85.15 m on the east side as set-out in the adjacent diagram.

Our building has been sculpted in response to the helicopter flight path, including the corner cut at the NW corner of the east tower, and at the SE corner of its rooftop mechanical area.

The applicant (Bosa Properties) has already consulted with VGH regarding the helicopter flight path and the proposed building heights, as requested by the City staff. After several in-depth meetings, VGH acknowledged the proposed design conformance with the flight path and expressed no concerns with the application. Refer to the Helicopter flight zone confirmation letter issued by the Vancouver Coastal Health Authority (VCH) on the next page.



Maximum Permissible Geodetic Heights



Vancouver Coastal Health
899 West 12th Avenue
Vancouver, BC V5Z 1M9
604 875 4111

January 26, 2023

BOSA COMMERCIAL WB LAND INC. ("BOSA")
#1101 - 838 West Hastings Street
Vancouver, BC V6C 0A6

Attention: Jordan Grubner, Development Manager

RE: Development at 888 West Broadway, Vancouver, BC (the "Project")

Further to the January 13, 2023 meeting between representatives of BOSA, Vancouver Coastal Health Authority ("VCH") and other stakeholders, I confirm the following on behalf of VCH:

1. BOSA intends to develop the Project. The Project is close to the Vancouver General Hospital Heliport (the "Heliport"). VCH wishes to ensure the Project does not impede helicopter operations to and from the Heliport, both in terms of Project building elevations and crane activity during Project construction.
2. Following our review of the Project at the January 13 meeting, VCH agrees the building elevations shown in the drawing dated 2022-04-11 and prepared by Ground Effect Aerodrome Consulting Ltd. (*attached*) will not unreasonably interfere with Heliport operations.
3. Further discussion and agreement between BOSA and VCH is required with respect to (i) Project crane design, staging and operations, and their impact on Heliport operations and (ii) crane swing and underpinning agreements BOSA may require over VCH controlled properties in relation to the construction of the Project.

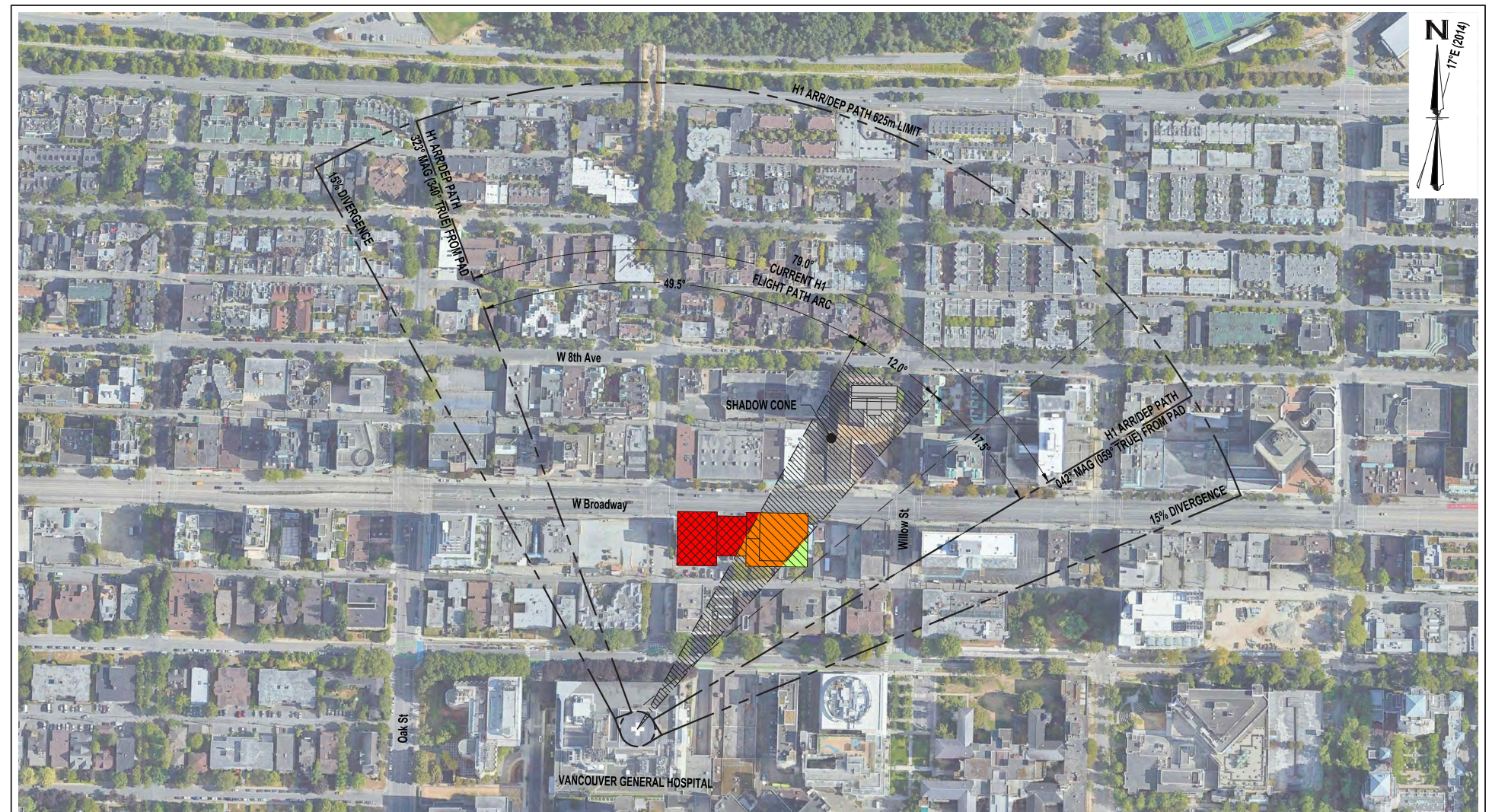
Please contact me if you have any concerns regarding this letter.

Sincerely,

Michelle de Moor
Vice President, Vancouver Acute
Vancouver Coastal Health

office 604-875-5318
e-mail michelle.demoor@vch.ca

cc. Mauricio Acosta (VCH)
Shelly Fleck (VCH)



 PO Box 279 Red Deer AB T4N 5E8 1 403 318 4275 PO Box 1683 Grand Forks BC V0H 1H0 1 250 442 2744 www.groundeffect.ca ©2021 GroundEffect Aerodrome Consulting Ltd. All rights reserved.	GENERAL NOTES/LEGEND BUILDING PARCEL A PARCEL B ARR/DEP PATH CRANE BOOM ARC	PERMISSIBLE ELEVATION = 71.6m PERMISSIBLE ELEVATION = 85.15m PERMISSIBLE ELEVATION = 76.4m	NOTES A. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE NOTED. B. HELIPORT COORDINATES N049° 15' 43"-W123° 07' 28" C. HELIPORT ELEV: 71.6m (235 ft) ASL	CLIENT & PROJECT BOSA PROPERTIES Vancouver, BC DRAWING No./Filename BC2109.dwg TITLE BUILDING ELEVATION ASSESSMENT DRAWING-1
	REV 1 BY KAW DATE 2022-04-11			

Helicopter Flight Zone Confirmation Letter Vancouver Coastal Health Authority (VCH)

Building Elevation Assessment Drawing

Excerpted from the Ground Effect Aerodrome Consulting Report

Note: Refer to the submitted supporting documents for the full helicopter consultant's report.

Revised Rental & Hotel Program Overview

The secured rental housing alongside hotel and commercial uses better serve Vancouver's housing needs, support economic resilience, and improve project viability within the evolving realities of the Broadway Corridor.

To better align with the City of Vancouver's housing priorities and address financial feasibility challenges, this application proposes replacing the approved West Hotel Tower with a 105-unit Secured Rental Housing building, while retaining the East Hotel Tower and commercial retail at grade.

This adjustment responds to Vancouver's critical shortage of purpose-built rental housing in transit-connected neighbourhoods, particularly those with access to job centres, services, and healthcare infrastructure.

The following pages of this report address these conditions in detail, including comparable City policies, financial and operational viability, site constraints, and the unique characteristics of this site.



Alignment with CBD Interim Policy Objectives

While our site lies outside the CBD boundary, it meets the intent and key criteria of the CBD Interim Policy, providing a strong and practical basis for applying its framework to guide this proposal.

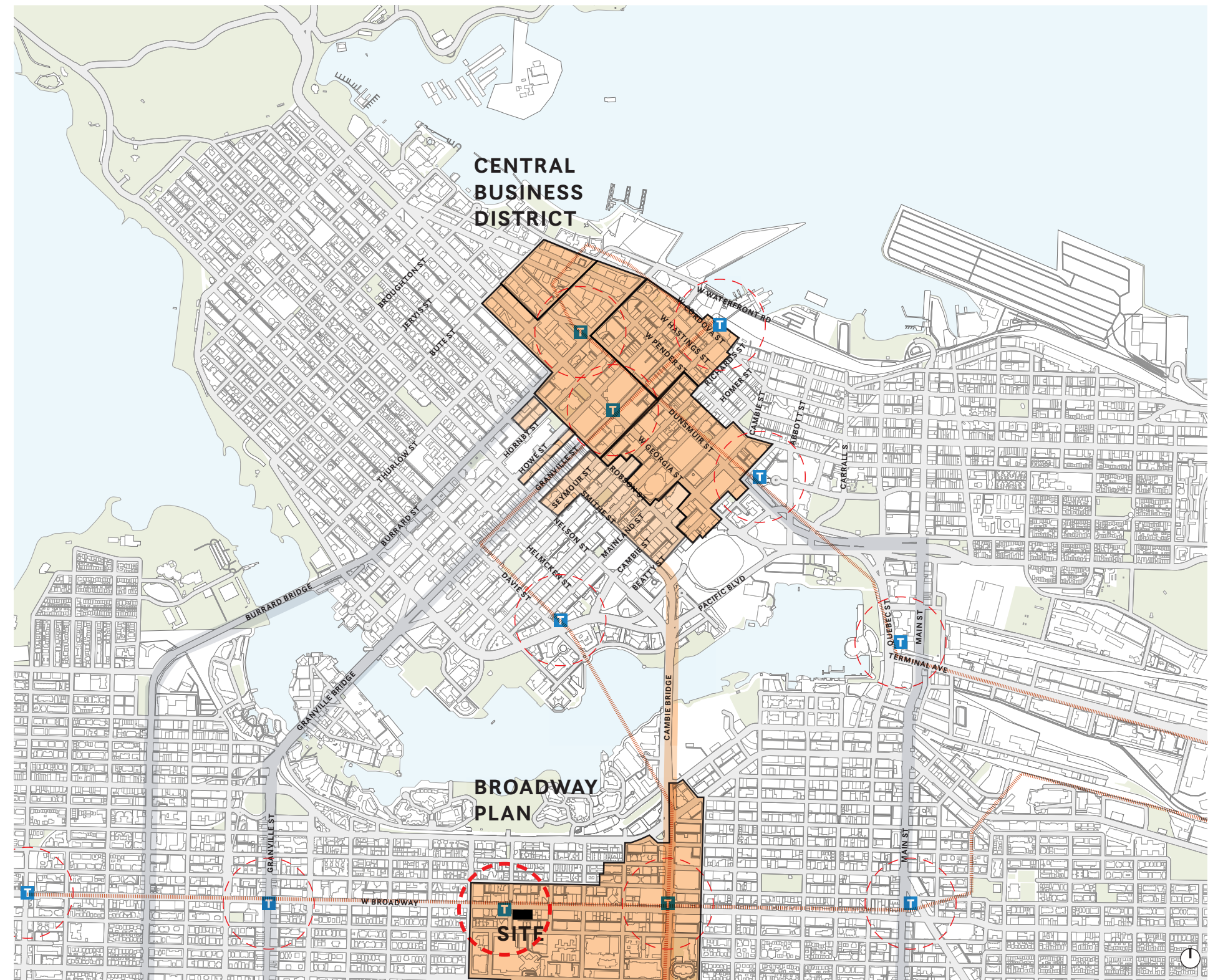
Unlike the downtown CBD, the Broadway Plan's Uptown Cambie Central Business District doesn't include criteria to guide how residential uses can be considered and integrated within the commercial area.

While we acknowledge that the CBD Interim Policy does not formally extend to this site, we have applied it as a practical and policy-relevant precedent to guide this proposal. The same financial and urban planning challenges facing hotel developments in the Downtown Core are present at 888 West Broadway, particularly given its scale, corner site prominence, and proximity to transit infrastructure.

In this way, the CBD Interim Policy offers a clear and appropriate framework for considering how residential uses can be thoughtfully integrated alongside substantial non-residential uses within Vancouver's second downtown, under comparable financial and development conditions.

Our site, at 3,777.4 m², exceeds the CBD's 1,672 m² (18,000 ft²) minimum large site threshold and is a prominent corner site at West Broadway and Laurel Street, meeting both CBD Policy criteria for mixed-use consideration.

Additionally, the proposal maintains a substantial non-residential (Hotel & Retail) FSR floor area of 19,992.35 m² (Residential FSR Area: 7,564.96 m²), consistent with CBD Policy 3.1.2, which requires substantial non-residential use for rezonings including residential.



Vancouver's two downtowns, the CBD and Broadway's Uptown Cambie Office District

Financial and Operational Viability

This proposal responds to Vancouver's housing needs while addressing the financial and operational challenges of hotel development.

The market conditions for standalone hotel projects have become increasingly challenging, making a mixed-use program not only preferable but essential to ensure project feasibility and long-term operational stability. The April 2025 Council-approved Hotel Development Policy Update and accompanying Hotel Community Impact Assessment confirmed that hotel developments face significant financial barriers, including high construction and financing costs, unfavourable loan-to-value ratios, limited access to pre-sale revenue streams, and considerable operational volatility. These risks are further amplified in urban areas with added site constraints, such as the Broadway Corridor's height limitations tied to the Vancouver General Hospital helicopter flight path.

To address these barriers, both the Hotel Community Impact Assessment and the CBD Interim Rezoning Policy (Section 3.1.2, April 2025 amendment) recommend pairing hotel and market residential uses within mixed-use developments on large sites. This strategy improves access to financing by leveraging upfront capital from the residential component, diversifies revenue sources to stabilize operational cash flow, and delivers complementary community benefits within a single, efficient development program.

While our site is located outside the CBD, it presents comparable financial and urban planning challenges. As such, the rationale underpinning the CBD Interim Policy is equally applicable here. This revised proposal follows that guidance, advancing a financially viable, socially valuable mixed-use project that supports the Broadway Plan's vision for housing, employment, and a complete, inclusive neighbourhood.



A Unique Opportunity for Mixed-Use Redevelopment

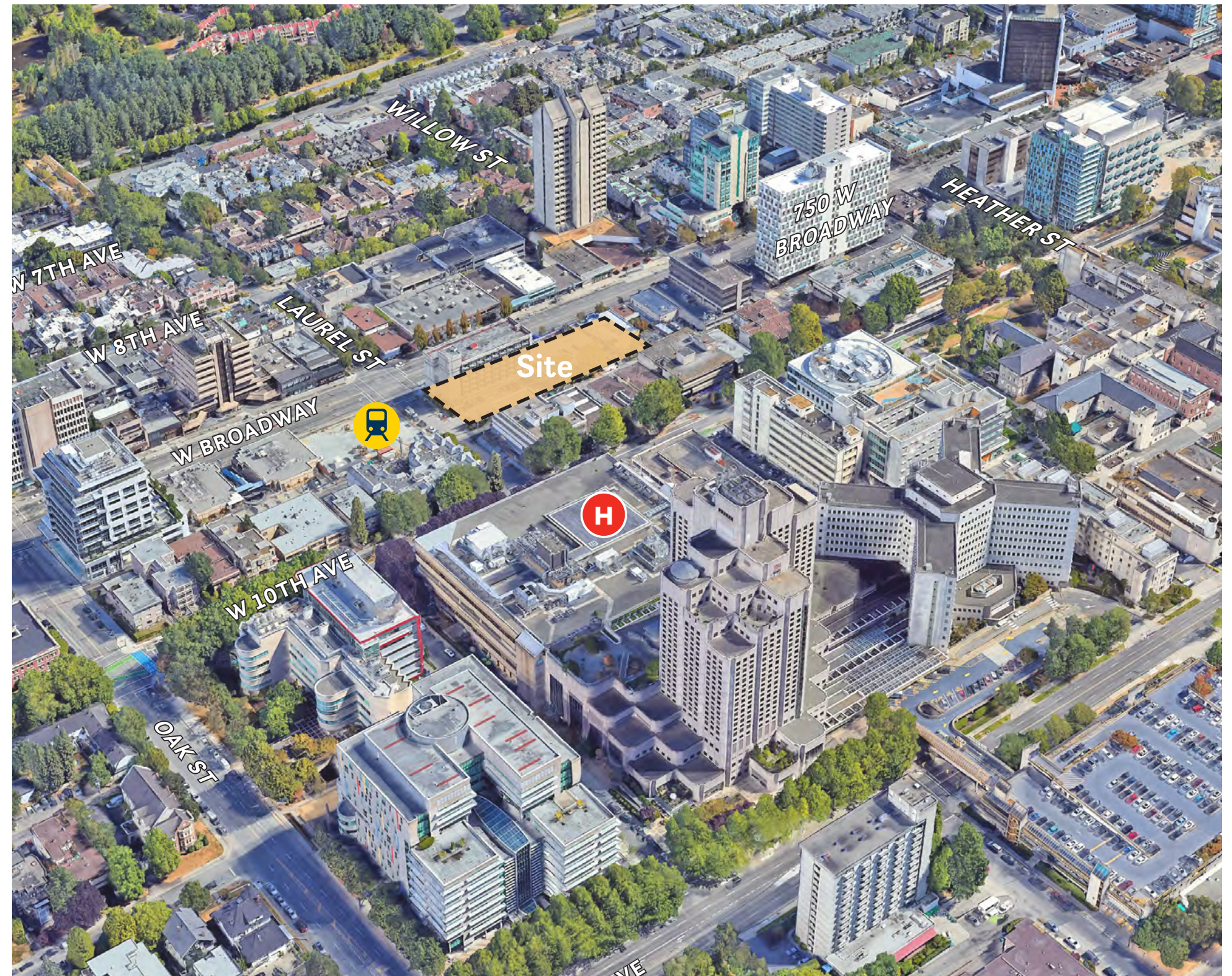
888 West Broadway is the only large, corner site directly impacted by helicopter restrictions and currently positioned for redevelopment.

Within this section of the Broadway Corridor, 888 West Broadway represents the only large, corner site both directly impacted by the Vancouver General Hospital helicopter flight path and actively positioned for redevelopment.

These constraints significantly restrict the site's ability to leverage the full height and density incentives available through the 2025 Broadway Plan and TOA Policy, placing it in a uniquely challenging development context relative to other properties along the corridor.

One other nearby site to the east, 750 West Broadway (Fairmont Medical Building) is a large site, at 3,486.33 m², and is affected by the flight path. The site is occupied by a relatively new medical office development, and based on its current use and condition, it is not expected to redevelop within the CBD Interim Policy's timeframe (until May 1, 2028). As a result, 888 West Broadway stands alone as the only large, corner site where a mixed-use program is possible. This unique site provides the opportunity to combine secured market rental housing with a hotel and is both financially necessary and strategically positioned to deliver critical public benefits. These include urgently needed rental housing, new hotel capacity to address identified citywide shortages, and an active, transit-oriented streetscape at a prominent urban intersection.

The proposal responds directly to the site's complex physical constraints and evolving market realities, offering a balanced and policy-aligned solution to support Vancouver's housing, employment, and economic growth objectives in the Broadway Corridor.



Site Constraints and Livability Considerations

This site is uniquely constrained by helicopter flight path limitations, yet the new proposal enhances livability and exceeds policy standards compared to the previous all-hotel proposal.

Unique Height Constraints from Helicopter Flight Path

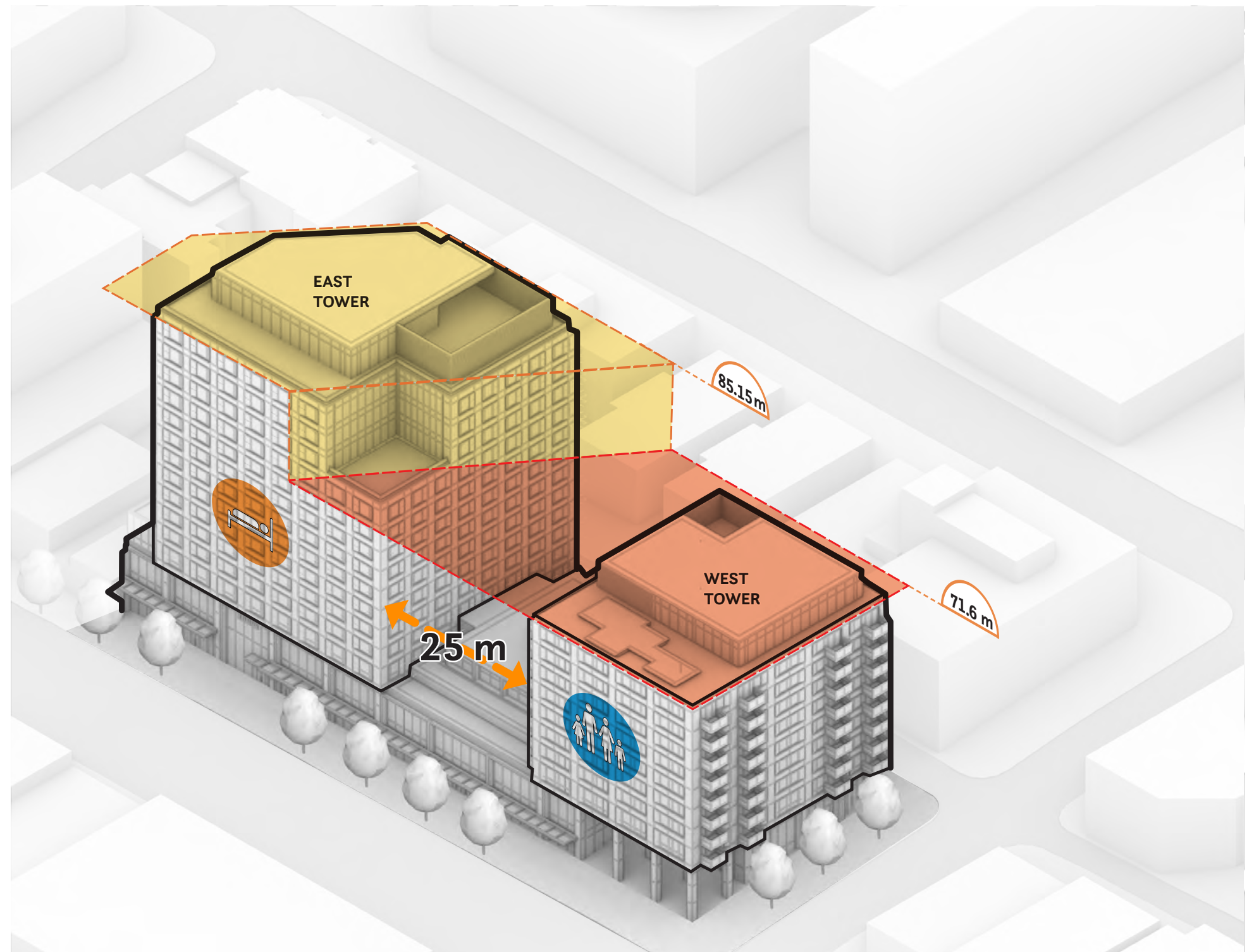
888 West Broadway is uniquely constrained by its location within the Vancouver General Hospital heliport's 150-metre takeoff zone, which imposes segmented height limits across three azimuths, ranging from 71.6 m to 85.15 m, as confirmed in the submitted helicopter Report.

These restrictions significantly limit the site's capacity to access the additional height and density incentives offered under the 2025 Broadway Plan and TOA Policy, creating a challenging development context not faced by nearby sites.

Enhanced Tower Separation and Livability Despite Constraints

In response to these limitations, the proposal has been carefully shaped to prioritize livability and spatial quality. The west residential tower floorplate has been reduced by approximately 10%, optimizing residential layouts and allowing for a wider separation between towers. As a result, the tower separation has increased from 24.4 m to 25.29 m (+/- 83 ft), greatly exceeding the CBD Policy 7.2.1(b) requirement of 18.3 m (60 ft).

This enhanced setback improves privacy, daylight access, and overall livability for both residents and hotel guests, delivering a higher-quality built environment within a highly constrained site.



Revised Mixed-Use Program Proposal

We are proposing a mixed-use residential and hotel development guided by a comparable policy rationale to address this site's unique constraints.

This mixed-use, transit-oriented development advances multiple Council priorities by delivering secured market rental housing, new hotel capacity, and a vibrant, pedestrian-friendly streetscape in a high-demand, strategically located urban node.

Given the site's exceptional limitations, including segmented height restrictions under the heliport flight path and its status as the only viable large corner redevelopment site in this section of the Broadway Corridor, we believe this proposal warrants consideration through a practical lens that acknowledges the site's specific challenges and opportunities.

It offers a balanced and feasible solution to current market conditions while achieving important public benefits consistent with Council's recent policy directions and the Broadway Plan's vision for a complete, inclusive, and economically resilient district.

We respectfully request that City staff evaluate this proposal using a comparable rationale to the CBD Interim Policy (April 2025 amendment), acknowledging the unique financial, operational, and physical constraints of the 888 West Broadway site.



Housing Strategy

Our proposal includes 100% secured purpose-built rental housing

Our project has been guided by the requirements of Section 12 of the Broadway Plan supporting the goals of the Broadway Plan of providing a varied housing stock located near transit, services, job opportunities and amenities, and to create an inclusive and vibrant city.

Bosa Properties is proposing 105-units of secured rental housing, replacing the West Hotel Tower only, while preserving the East Hotel Tower and Retail podium.

The proposed secured rental housing directly supports both the Broadway Plan’s housing objectives and the broader Housing Vancouver Strategy, which prioritize increasing the supply of secured, purpose-built rental housing as a means to improve affordability, reduce displacement pressures, and retain a diverse population within the city. By introducing a mix of secured market rental housing and secured affordable rental housing, the project contributes to addressing Vancouver’s ongoing rental housing shortage while enhancing the livability and economic sustainability of the Broadway Corridor.

A total of 105 secured rental housing units are proposed, of which 20% (21 units) will be secured affordable rental housing in accordance with a senior government financing program. These units will have rents set at or below 30% of the median total income of all families in the subject market and will be secured for a minimum of 10 years. This mix of secured market rental housing and secured affordable rental housing supports access to long-term, stable housing options across a broader range of incomes in a high-demand, transit-connected neighbourhood.

The rental housing will be secured in accordance with the City’s Secured Market Rental Housing Policy, ensuring long-term rental tenure and enabling purpose-built rental developments to meaningfully contribute to the city’s housing objectives.

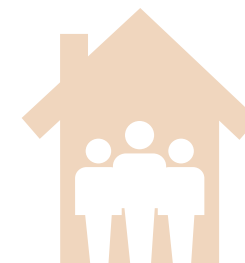
+ 100% Secured Rental Housing

100% of all residential units will be secured rental housing and will contribute much needed rental housing in support of the City’s 10-year housing goal to provide 83,000 units, including 41,500 units within the Broadway Plan area.



+ 35% Family Units

A minimum of 35% of all units for the overall site will be two and three bedrooms and suitable for families with children and in compliance with the requirements of the High Density Housing for Families with Children Guidelines.



+ Affordable Housing

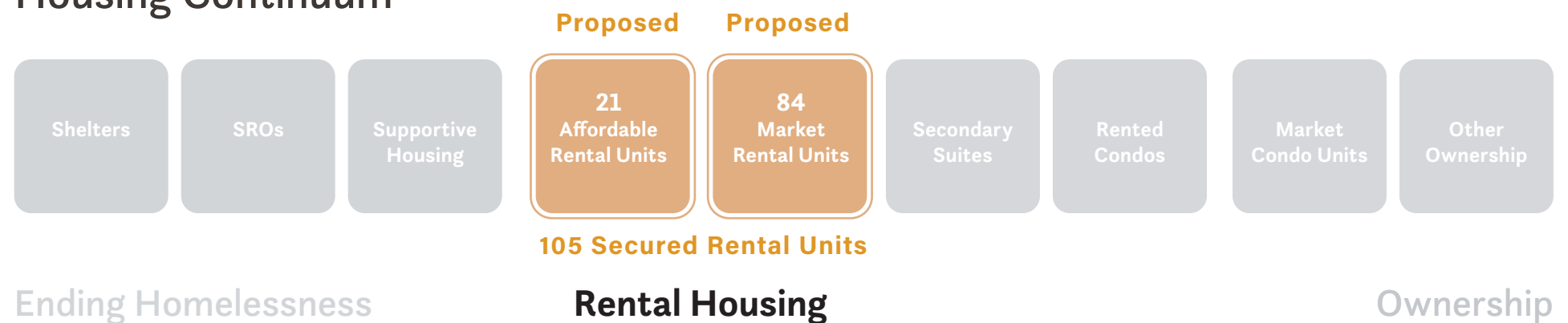
The project will meet the affordability requirements of a senior government financing program, such as BC Housing or CMHC;

- A minimum of 20% of the rental units (21 of 105 total) will be affordable.
- Rents at or below 30% of the median total income of all families in the subject area.
- Secured for a minimum of 10 years
- Other incentives, including enhanced sustainability and accessibility requirements.

+ Complete Neighbourhoods

The project creates new rental housing at the heart of a Transit Oriented Area, near green spaces, VGH and amenities, to create rental housing opportunities within a livable neighbourhood .

Housing Continuum



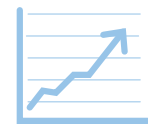
Community Impact & Urban Benefits

The new rezoning application, transitioning from a 100% hotel model to a mixed-use hotel and secured rental housing program, delivers a financially viable, socially responsible, and policy-aligned development.

This proposal not only aligns with the City of Vancouver's most current housing, economic, and urban planning policies but also responds thoughtfully to financial feasibility realities highlighted in the City's Hotel Community Impact Assessment.

Beyond policy alignment and project viability, the proposed integration of secured rental housing into this mixed-use development offers tangible, long-term benefits to the surrounding community, the local economy, and the city's broader livability goals.

The combination of hotel, secured rental housing, and retail uses creates a complementary program that fosters a complete, resilient urban environment while directly supporting the operational, economic, and social needs of the neighbourhood. These benefits extend well beyond the site boundary and contribute to building a sustainable, inclusive Broadway Corridor.



Support for the Local Economy & Jobs

- **Ground-floor retail spaces will activate the street frontage, strengthen local retail activity, and improve pedestrian vibrancy.**
- **The hotel component generates operational and hospitality sector employment opportunities, contributing to economic resilience in the service sector.**
- **The residential component supports the success of local businesses by providing a stable, year-round customer base and fostering a more active, complete community.**



Support for VGH Hospital Infrastructure

- **The hotel provides vital accommodations for patient families, visitors, and out-of-town medical travelers, addressing an identified gap in the health district's support services.**
- **Secured rental housing near Vancouver General Hospital provides essential proximity-based living for healthcare professionals, supporting staff recruitment, retention, and reducing commuter congestion. It also benefits families, elderly residents, and those with medical needs who require stable housing close to care, improving access, convenience, and quality of life.**



Enhancing Community Livability

- **The proximity to the Broadway Subway Station reduces transportation costs for future residents, supports transit use, and facilitates a car-light urban lifestyle.**
- **This mixed-use program aligns with Vancouver's climate and sustainability goals by prioritizing dense, transit-oriented development over car-dependent growth.**
- **By introducing secured rental housing, including family-oriented units, the proposal contributes to the creation of a balanced, mixed-income community with diverse housing choices.**



3.0

**PROPOSED
DEVELOPMENT**



Hilton

SIGNAGE

Project Description

The proposed development includes a mix of secured rental housing, hotel, and retail uses, that will activate West Broadway with a vibrant streetscape.

The project features 8 levels of residential in the west tower and 12 levels of hotel in the east tower, both above a shared podium with ground-level retail.

The proposed development features a mixed-use design with 105 units of secured rental housing in the west tower with a typical floor size of 853 m² (9,182 ft²), 279 short- and long-term hotel suites in the east tower with a typical floor size of 1,207 m² (12,992 ft²), and active retail spaces along West Broadway and Laurel Street. This integrated project addresses the need for rental housing, enhances Vancouver's hotel capacity in a transit-rich location, and supports the growth of Uptown as a dynamic urban center.

At street level, the building activates the public realm through fine-grain retail frontage and a secondary hotel entrance along West Broadway, adding vibrancy and visibility. The main hotel entrance is located off the south lane and designed to offer a welcoming arrival experience with quality landscaping.

The rental housing entrance is located along Laurel Street next to the lane, providing secure, separate access for tenants while preserving a distinct identity for each use.

The hotel's core operations, including the lobby, restaurant, and meeting rooms, are located on the second floor, while guest amenities span the third floor and rooftop. Similarly, the residential tower includes rooftop indoor and outdoor amenities for tenants, promoting community and access to open space.

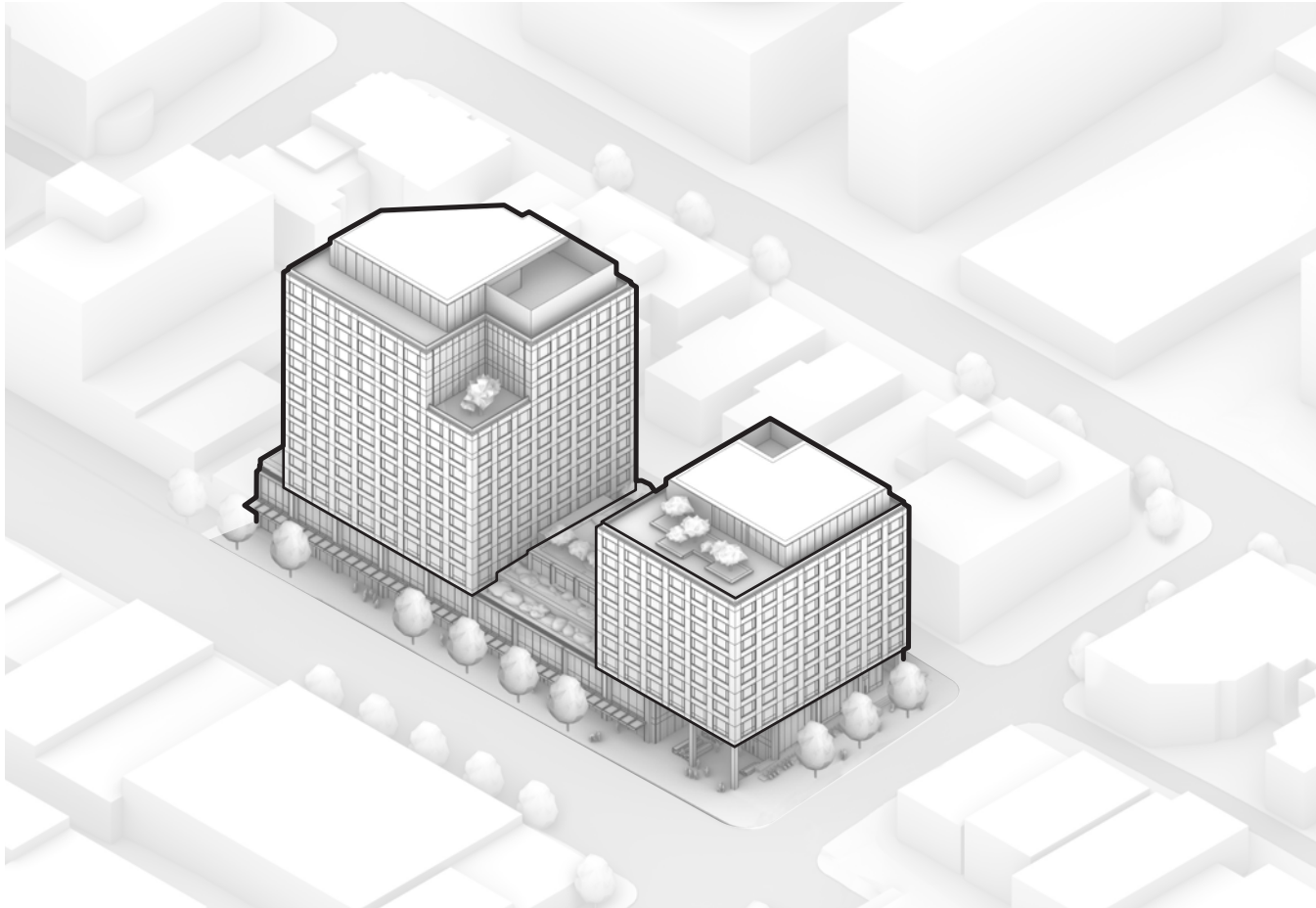
Efficient access for loading and parking is provided off the lane, with three levels of underground parking and back-of-house services located below grade. This layout supports both uses while maintaining a vibrant, pedestrian-friendly streetscape along Broadway.

The project offers numerous public benefits to nurture the community, including the following:

Public Benefits

- **279** short- and long-term hotel rooms to expand Vancouver's hotel capacity near transit and VGH
- **105** units of secured rental housing, including a minimum of 20% affordable housing units
- Contributes to Vancouver's housing targets by adding secured rental housing in a high-demand, transit-oriented neighbourhood
- Increases opportunities for job creation to support the growth of Central Broadway and the local economy.
- Expands and enhances the Public Realm, including a new public plaza, active retail and hotel activation.
- Animates the West Broadway, Laurel Street, and Lane Streetscapes.
- Respects the materiality and character of West Broadway.
- Enhances the neighbourhood with a high quality building design and program.
- Promotes a sustainable, transit-oriented, family-inclusive community.
- Achieves high performance energy targets to support the City's sustainability goals.

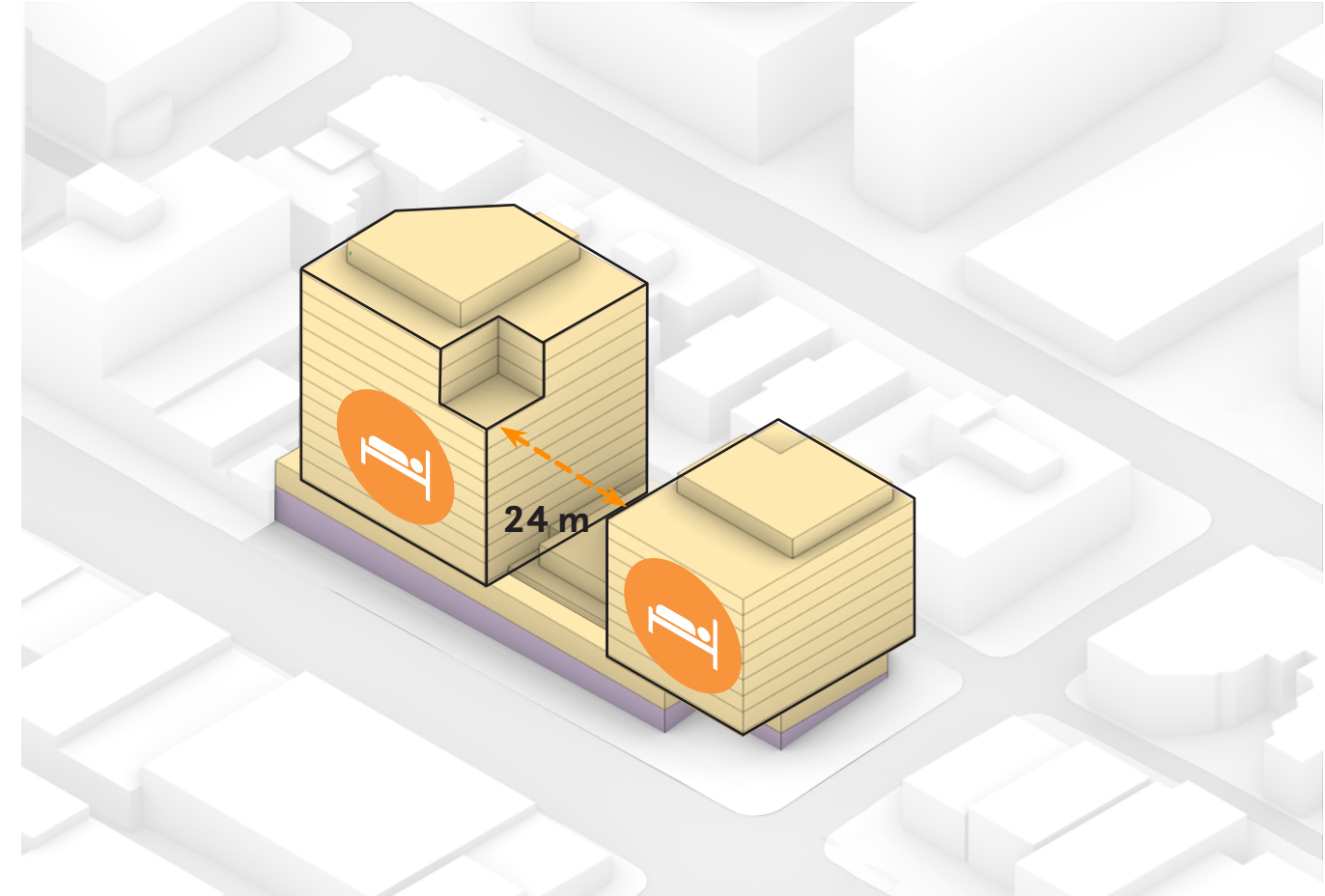
Design Narrative



1 Form of Development - Rezoning text Amendment (2024)

The original rezoning text amendment application, submitted in 2024, proposed a mixed-use development with two hotel towers: a 10-storey west tower and a 14-storey east tower, with retail uses along the Broadway frontage.

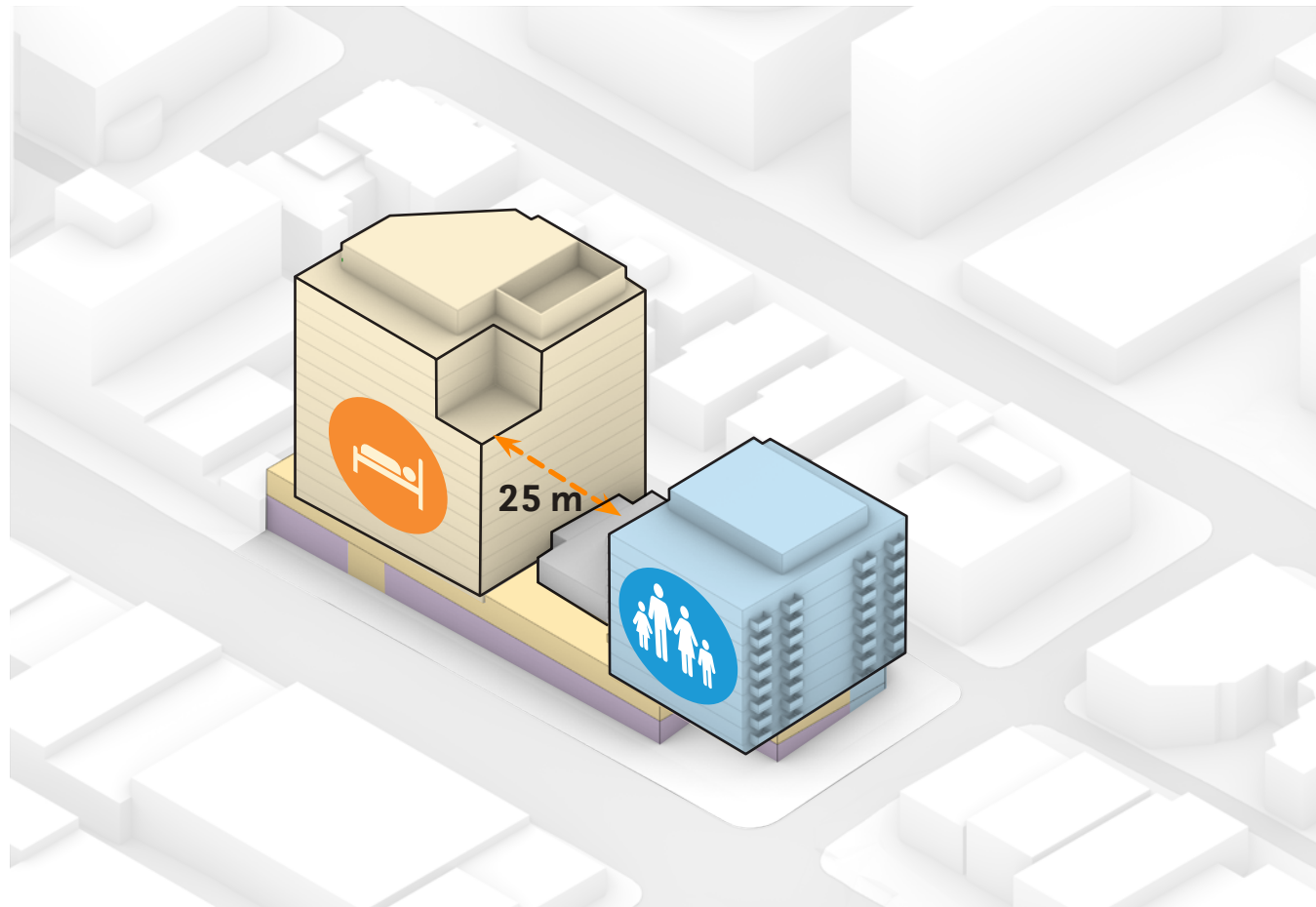
The application sought to incorporate additional height permitted by the Broadway Plan, while remaining within the maximum limits imposed by the VGH helicopter flight path.



2 Previous Application Program

The original program proposed hotel uses in both towers, with a 10-storey west hotel tower and a 14-storey east hotel tower. Retail was proposed along Broadway, while the main hotel lobby access was provided from the south lane with a secondary entry from Laurel Street.

The separation between the two towers was 24.4m (80'), consistent with the built form and site design policies of Section 11 in the Broadway Plan to support privacy, livability, and appropriate site planning.

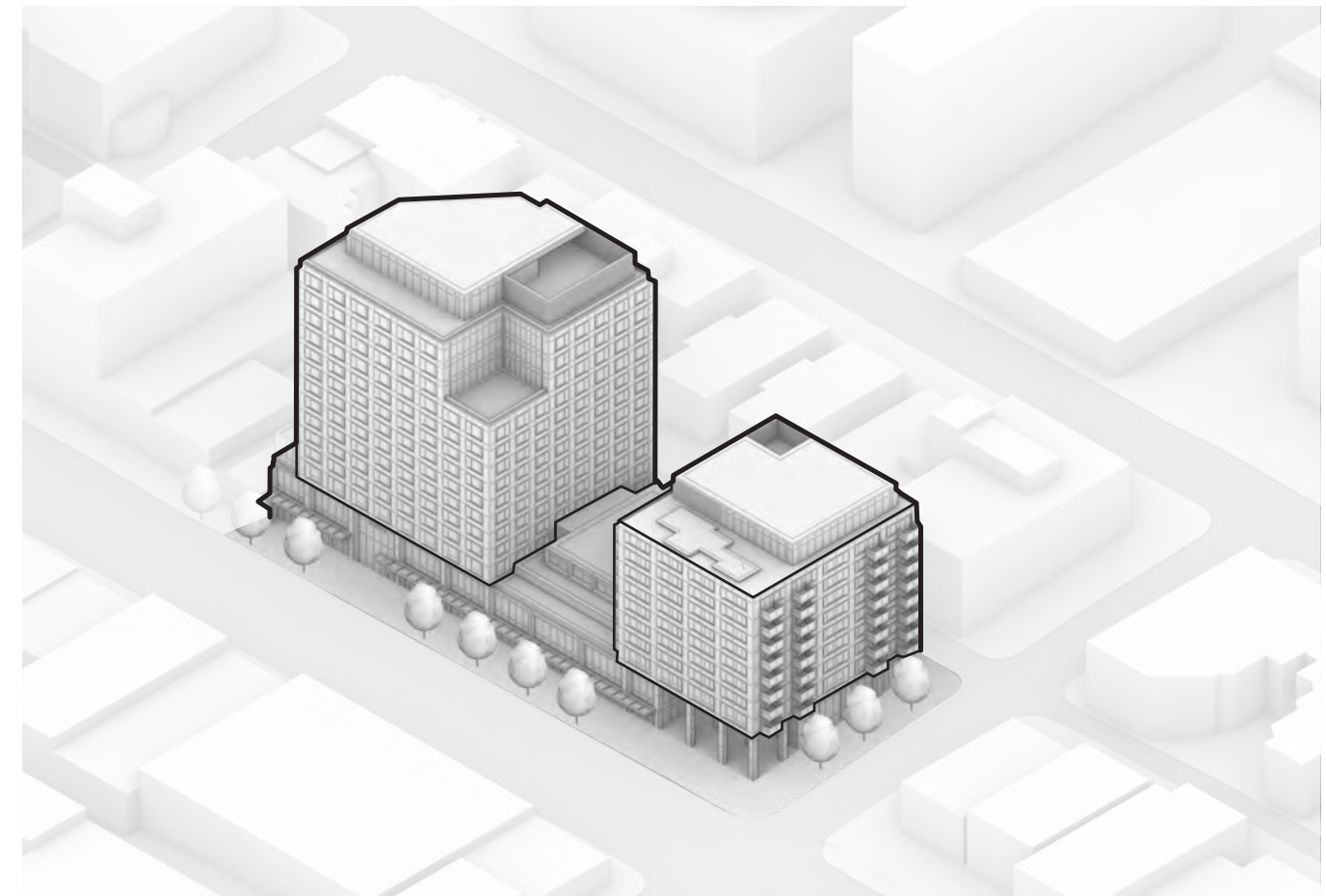


3 Revised Program Arrangement

To address project requirements, the revised proposal replaces the west hotel tower with a 105-unit secured rental housing tower, while retaining the 14-storey east tower as a 279-suite hotel. Retail remains along Broadway. The primary hotel entry remains at the south lane, with a secondary entrance from Broadway. The residential entry is located along Laurel Street.

The overall height and floor-to-floor heights of both towers remain unchanged, respecting helicopter flight path limits and the approved CD-1 zoning building envelope.

The west tower floorplate has been reduced by approximately 10% to optimize residential layouts, improve livability, and increase tower separation from 24.4m to 25m, enhancing privacy and spatial separation between the two towers.

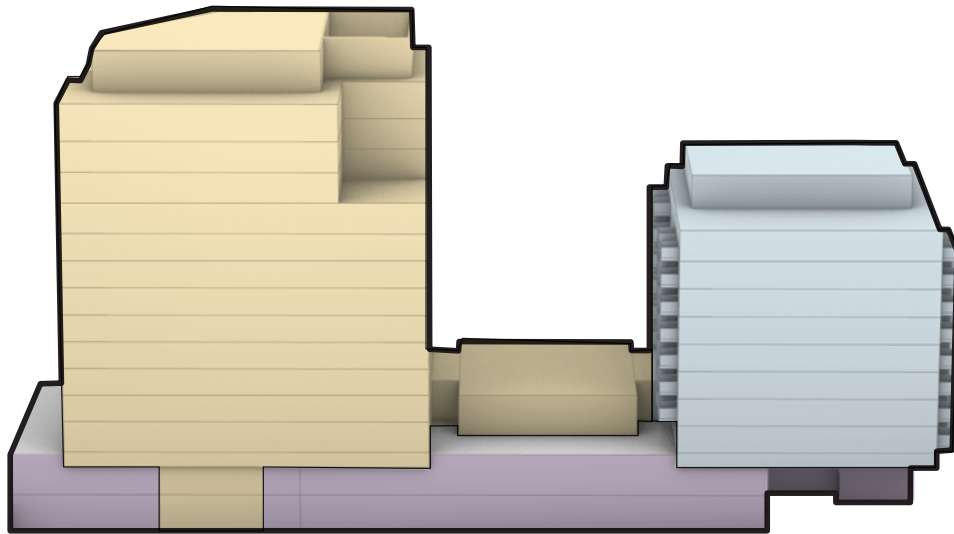


4 Facade Treatment

The revised proposal maintains a contemporary material palette of textured fibre cement panels and bronze window frames, reflecting the evolving character of the neighbourhood.

Balconies on the east and west façades have been incorporated into the west residential tower to provide private outdoor space for tenants and enhance the building's livability and articulation. Balconies are not proposed on the north and south façades to avoid the noise from the busy streets and to retain the existing setbacks and form of development from the original proposal.

Program



Programmatic Axo

- Residential
- Hotel
- Retail

Building Area

LEVEL	GROSS AREA (m ²)							FSR EXCLUSIONS (m ²)			TOTAL (m ²)		
	Hotel	Retail	Residential	Shared Area	Shared Retail & Res	Shared Retail & Hotel	Total FSR Area [A]	Res Amenity	Above Grade Services	Total Exclusions [B]	Total Gross Floor Area [A+B=C]	Below Grade / Services Exclusions	Total Constructible Floor Area
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	474.89	0.00	0.00	0.00	0.00	0.00	474.89	0.00	159.36	159.36	634.25	0.00	634.25
14	972.37	0.00	0.00	0.00	0.00	0.00	972.37	0.00	0.00	0.00	972.37	0.00	972.37
13	972.37	0.00	0.00	0.00	0.00	0.00	972.37	0.00	0.00	0.00	972.37	0.00	972.37
12	1,102.84	0.00	0.00	0.00	0.00	0.00	1,102.84	0.00	0.00	0.00	1,102.84	0.00	1,102.84
11	1,207.87	0.00	205.05	0.00	0.00	0.00	1,412.92	159.70	66.49	226.19	1,639.12	0.00	1,639.12
10	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
9	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
8	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
7	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
6	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
5	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
4	1,207.87	0.00	853.01	0.00	0.00	0.00	2,060.88	0.00	0.00	0.00	2,060.88	0.00	2,060.88
3	1,704.05	0.00	873.47	0.00	0.00	0.00	2,577.51	0.00	0.00	0.00	2,577.51	0.00	2,577.51
2	1,723.24	11.59	166.29	18.24	91.89	118.74	2,129.99	0.00	487.13	487.13	2,617.12	0.00	2,617.12
1	150.72	2,198.45	49.80	134.72	52.50	48.90	2,635.08	0.00	469.80	469.80	3,104.88	0.00	3,104.88
P1	589.47	28.42	74.99	27.51	37.79	32.82	791.00	0.00	0.00	0.00	791.00	2,808.03	3,599.03
P2	0.00	0.00	0.00	38.50	0.00	0.00	38.50	0.00	0.00	0.00	38.50	3,560.53	3,599.03
P3	0.00	0.00	24.44	0.00	0.00	0.00	24.44	0.00	0.00	0.00	24.44	2,269.18	2,293.62
Total (m²)	17,352.91	2,238.45	7,365.12	218.97	182.18	200.46	27,558.10	159.70	1,182.77	1,342.47	28,900.57	8,637.75	37,538.32

Hotel Suite Count

LEVEL	Long Term	Short Term	Total Units
14	2	16	18
13	3	15	18
12	2	20	22
11	5	19	24
10	5	19	24
09	5	19	24
08	5	19	24
07	5	19	24
06	6	18	24
05	6	18	24
04	6	18	24
03	6	23	29
Total	56	223	279
Total (%)	20%	80%	100%

Rental Unit Count

LEVEL	Studio	1 Bed	2 Bed	3 Bed	Affordable	Market	Total Units
10	2 / 3*	5	3	1	2	12	14
09	2 / 3*	5	3	1	2	12	14
08	2 / 3*	5	3	1	2	12	14
07	2 / 3*	5	3	1	2	12	14
06	2 / 3*	5	3	1	2	12	14
05	4 / 1*	2	5	1	4	9	13
04	5 / 0*	2	5	1	5	8	13
03	2 / 0*	2	4	1	2	7	9
	21 / 16*	31	29	8	21	84	105
Total (%)	35.24%	29.53%	27.61%	7.62%	20%	80%	100%

Family Units 35.2%

* Affordable / Market

Project Statistics — Key Summaries

Shared Gross Area Calculation – Retail & Residential (m²)

USE	HOTEL	RETAIL	RESIDENTIAL	TOTAL
Area	-	2,238.45	7,365.12	9,603.57
% of Use Ratio	-	23.31%	76.69%	100%
Shared Area	-	42.46	139.72	182.18
Total Area	-	2,280.91	7,504.84	9,785.75

Shared Gross Area Calculation – Retail & Hotel (m²)

USE	HOTEL	RETAIL	RESIDENTIAL	TOTAL
Area	17,352.91	2,238.45	-	19,591.36
% of Use Ratio	88.57%	23.31%	-	100%
Shared Area	177.56	22.90	-	200.46
Total Area	17,530.47	2,261.35	-	19,791.82

Shared Gross Area Calculation – All (m²)

USE	HOTEL	RETAIL	RESIDENTIAL	TOTAL
Area	17,352.91	2,238.45	7,365.12	26,956.48
% of Use Ratio	64.37%	8.30%	27.32%	100%
Shared Area	140.96	18.18	59.83	218.97
Retail & Residential	-	42.46	139.72	182.18
Retail & Hotel	177.56	22.90	-	200.46
Total Area	17,671.43	2,321.99	7,564.67	27,558.10

Total FSR Area Calculation – All (m²)

USE	HOTEL	RETAIL	RESIDENTIAL	TOTAL
Total FSR Area	17,671.43	2,321.99	7,564.67	27,558.10
Site Area				3,777.40
FSR				7.29

Project Data

	PERMITTED	PROPOSED
Site Area		3,777.40 m² (40,659.60 ft²)
FSR – all uses combined	8.96	7.29
FSR Area – all uses combined	33,845.50 m ²	27,558.10 m²

Gross Floor Area Summary

GROSS FLOOR AREA	m ²	ft ²
Hotel	17,671.43 m ²	190,213.69 ft ²
Retail	2,321.99 m ²	24,993.69 ft ²
Residential	7,564.67 m ²	81,425.43 ft ²
Total FSR Area	27,558.10 m²	296,632.90 ft²
Total Exclusions	1,342.47 m²	14,450.25 ft²
Total Constructible Gross Area	37,538.32 m²	404,059.07 ft²
Total Gross Area	28,900.57 m²	311,083.15 ft²

Building Height Summary*

	PERMITTED HEIGHT (m)	HELICOPTOR ZONE (m)	PROPOSED HEIGHT (m)	ELEVATION	STOREYS**
Hotel East Tower	51 m	85.15m	50.37 m	85.15 m	15
Res. West Tower	34.68 m	71.60m	34.68 m	71.60 m	11

* No height exclusions apply. Under the bylaw, no part of the building—including projections like architectural features, rooftop amenities, or mechanical equipment—extends into the permitted building height and helicopter flight zone height limit.

** Including the mechanical and amenity rooftop

Setback Summary

	NORTH	EAST	SOUTH	WEST
Tower Levels	95mm	5780mm	5395mm	2440mm
Podium Level / Landscape Level	550mm	0mm	4550 / 8210mm*	4680mm

* 8210mm is measured to the centerline of the back lane. All other measurements are made to the property line.

Rezoning Application Relaxation Requests

As part of this revised rezoning proposal for 888 West Broadway, a number of targeted relaxations are requested to support the delivery of a viable, mixed-use development that meets both citywide housing priorities and the financial realities of hotel development within a highly constrained site.

The following items are submitted for consideration:

Add Residential (dwelling) Use to the CD-1 Zoning Text

The Broadway Plan does not currently permit residential use within the FUCA sub-area for this site. However, to support the Broadway plan and City's urgent objectives for secured rental housing and address the financial feasibility challenges of hotel-only development, as detailed in the Hotel Community Impact Assessment (April 2025), this proposal seeks to integrate a secured rental housing program within the west tower.

Height and density increases available through the Secured Rental Housing and Transit-Oriented Areas (TOA) Policy cannot be realized on this unique site due to height restrictions from the VGH helicopter flight path. This height limitation further constrains project economics, making a mixed-use program necessary to support both the hotel realization and long-term housing needs in this key transit-oriented location.

The combination of hotel and rental housing is well-suited to this unique site, adjacent to a rapid transit station, Vancouver General Hospital, and a major commercial corridor, contributing to a more complete and resilient neighbourhood.

Family Unit Mix Compliance

The proposed development includes 35.2% Family Units, comprised of 7.62% three-bedroom and 27.61% two-bedroom Market Rental units. While the percentage of three-bedroom units is slightly below the 10% target outlined in the Broadway Plan, the proposal meets the overall minimum requirement of minimum 35% Family Units.

This unit mix balances the project's design constraints and financial feasibility with current housing demand trends. The inclusion of three-bedroom units, despite site limitations, demonstrates a commitment to delivering Family Units, while the larger proportion of two-bedroom units responds to both market demand and the City's broader housing goals.

The proposal emphasizes livability with features such as private balconies, shared rooftop amenities, and the thoughtful placement of larger units intended for families. This approach ensures the development contributes meaningfully to the secured rental stock in a way that is both responsive to policy and grounded in urban housing realities.

Provision of 20% Secured Affordable Rental Housing with a senior government financing program

The Broadway Plan typically requires that 20% of units in new secured rental housing projects be delivered as below-market rental. We are proposing an alternate approach where 20% of all units are affordable and secured in a housing agreement based on the criteria from a senior government financing program, such as BC Housing or CMHC. All affordable rental housing units are proposed as studio units.

This adjustment reflects the unique financial constraints of the site, including significant hotel development costs, height restrictions limiting overall density, and ongoing construction cost escalation. Under this framework, the project would deliver 100% secured rental housing, with 20% of the units offered as secured affordable rental housing at rents set at or below 30% of the median total income in the subject market for a minimum of 10 years.

This approach maintains the long-term affordability intent of the Broadway Plan while ensuring the project remains financially viable. It also contributes meaningfully to the City's secured rental housing targets and aligns with the Housing Vancouver Strategy's broader goal of increasing secured rental supply across income levels.

Provision of Balconies for Units

This proposal provides full balconies for all 2- and 3-bedroom units and select 1-bedroom units, primarily located on the quieter east and west façades. On the more active north and south façades, which face Broadway and the service lane, Juliet balconies have been included for the studio and remaining 1-bedroom units.

Full balconies were avoided in these areas to maintain acoustic comfort, privacy, and resident safety, given the presence of traffic, loading activity, and nearby infrastructure. This approach carefully balances livability with the realities of an urban setting and remains consistent with the original development form and required setbacks.

The rooftop amenity program, comprising generous indoor and outdoor resident spaces, ensures access to high-quality communal outdoor areas for all tenants.

Loading Relaxations for Hotel

For the hotel component, consistent with the previous rezoning approval and confirmed by the hotel operator, the project requests a relaxation from the requirement for a full-size Class C passenger loading space. Given the reduced hotel room count (279 suites), two reduced-size Class C passenger loading stalls will be provided at grade in the south lane, supplemented by an additional Class A passenger loading space.

This arrangement meets the operational needs of the hotel, relieves pressure on the lane, and preserves service and safety functionality in a highly constrained site.

Similarly, the project seeks a relaxation of the Class C loading requirement for the retail component. Based on the transportation consultant's studies and data, the scale and nature of the proposed retail use does not warrant a Class C loading stall. Additionally, geometric constraints of the lane and its limited access make it physically infeasible for a Class C vehicle to service the site.

In this context, the proposed loading strategy is considered appropriate based on the operational requirements of the site, recommendations of the building operators and consultant advice. It effectively meets the needs of both the hotel and retail uses, without compromising the overall functionality of the loading area.

Rezoning Application Relaxation List

ITEM	RELAXATION REQUEST	RATIONALE	SUPPORTING PLAN/POLICY	DEVIATION FROM PLAN/POLICY
1	<i>Add residential (dwelling) use to CD-1 zoning text.</i>	Support city housing need and improve project viability under helicopter height limits. Unique site constraints prevent TOA density uplift; mixed-use better utilizes this transit-oriented site.	Housing Vancouver Strategy Broadway Plan housing goals	Broadway Plan (FUCA Sub-Area restrictions)
2	<i>Include 7.62% three-bedroom and 27.61% two-bedroom units in Family Unit mix (overall 35.2% Family Units).</i>	A slightly lower number of 3-bedroom units (7.62%) reflects market demand as well as financial and site constraints, while the proposal still meets the required minimum 35% combined Family Units (2- and 3-bedroom). Supports broader renter demographics, including young families, professionals, and essential workers, through more accessible and functional unit types.	Housing Vancouver 3 & 10-Year Targets Housing Vancouver Strategy Vancouver Plan Broadway Plan (Section 12-Housing)	Broadway Plan (family unit mix requirements)
3	<i>Allow 100% secured rental housing, with 20% secured affordable rental units in accordance with a senior government financing program</i>	Enable the development's financial viability while delivering secured rental housing and hotel in a high-demand, transit-oriented area.	Housing Vancouver 3 & 10-Year Targets Housing Vancouver Strategy Vancouver Plan Broadway Plan (Section 12-Housing)	Broadway Plan (below-market rental requirements)
4	<i>Provide full Balconies for 2- and 3-bedroom and select 1-Bedroom Units and Juliette balconies for studios and some 1-bedroom units.</i>	Address privacy, acoustic, and operational and service concerns along south lane and busy Broadway side. Maintain existing setbacks and form of development. Rooftop indoor/outdoor amenity provided for all units	Housing Vancouver Livability Objectives	Broadway Plan Design Guidelines (private outdoor space)
5	<i>CRU Class C loading relaxation</i>	Site constraints make Class C infeasible. Operationally not required given the size of the CRUs and the nature of the expected tenants.	-	Loading By-law Requirements
6	<i>Hotel Class C passenger loading relaxation</i>	Operationally sufficient per hotel operator; reduced hotel size lowers demand. Two reduced-size Class C passenger stalls + Class A passenger loading at grade; consistent with previous Rezoning Application.	-	Passenger Loading By-law Requirements



View from West Broadway & Laurel Street

Autumnal Equinox at 16:00



View of Public Plaza from West Broadway

Autumnal Equinox at 16:00



View from Laurel Street looking East



View from Laurel Street looking East

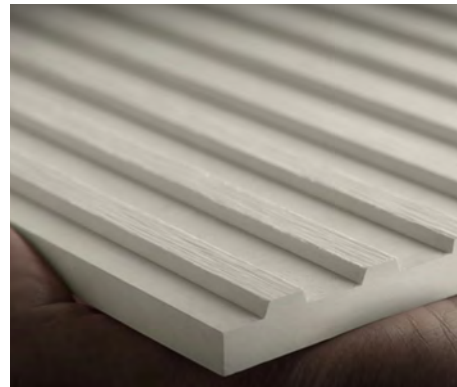
Materiality

The building is designed using high quality materials and detailing, and to reflect high standards of the Bosa and Hilton brands.

Simple and sincere design expressions with distinctly articulated components such as textured fibre cement panels and punched windows framed by bronzed finished metal panels, are the key characteristics of the proposed building inspired by the modernist buildings in the neighboring Broadway area and downtown Vancouver.

High quality building materials will be used throughout the project in a refined palette that integrates with the rich context of its surroundings.

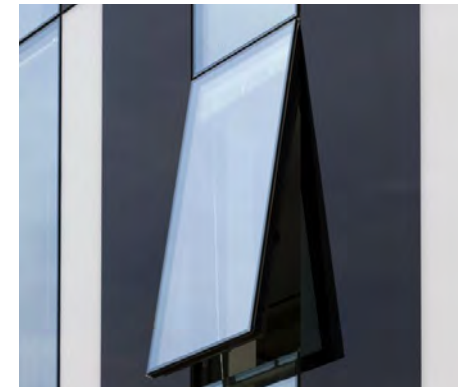
The reoccurring modular fiber cement panels, articulated storefront frames and columns at grade, use of natural materials and biophilic interior design and meticulous details, will help highlight the building's unique architectural vocabulary.



1 Textured Fiber Cement Panels



2 Window Wall / Punched Windows



3 Operable Windows



4 Capless Curtain Wall



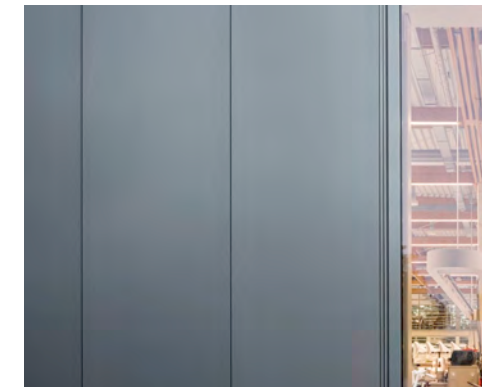
5 Balcony



6 Glass Guardrails



7 Metal & Glass Canopies



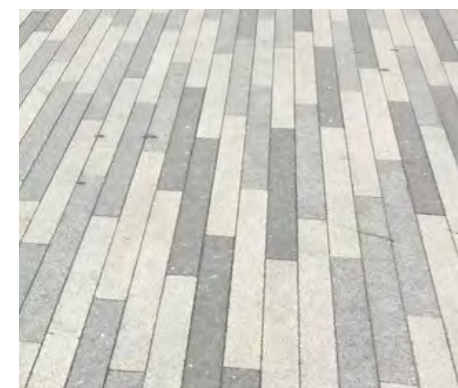
8 Painted Metal Panel



9 Architectural Window Frame



10 Aluminium Louvers



11 Granite Stone Paving



12 Green Roof



Exterior Architectural Expression

The proposed exterior design looks at merging the efficiency of the modular form and dimensions and simplicity of material with new sustainability goals and building standards.

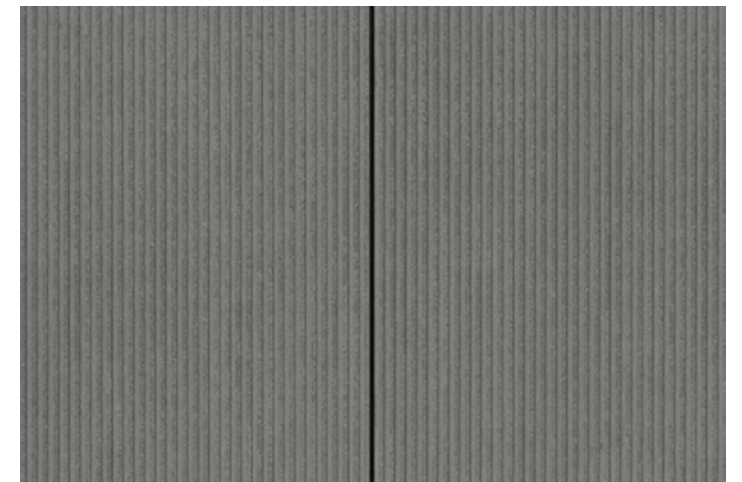
Textured fiber cement panels, with a variation in the grooved texture direction, are proposed for a durable and timeless character that will provide a unique and dynamic pattern on the facade.



Vista North Pearl, Portland, OR – Bora Architects



Clerkenwell, London – Studio Weave, London



The choice of the insulated wall assembly with textured fiber cement panel is a design decision that provides efficiency, simplicity, sustainability, and fine grained expression. It becomes a key driver, creating a facade that meets the functional requirements, while offering a unique architectural expression.

Efficiency through Modular Form & Dimensions

The design uses the efficiency inherent in modular forms and dimensions, creating a streamlined and organized aesthetic. This approach contributes to the ease of construction and establishes a cohesive visual language. The modular elements form a structural rhythm, providing a sense of order while allowing for flexible design iterations to cater to various hotel's spatial needs.

Material Simplicity

The material's pure lines and neutral tones echo a timeless character, ensuring longevity and visual resonance. Simplicity in materiality is not only an aesthetic choice but a deliberate strategy to minimize environmental impact and streamline construction processes.

Sustainability

In alignment with the sustainability goals and standards, the proposed design integrates insulated wall assembly with textured fiber cement panels that provide efficient thermal insulation and minimized thermal bridge with thoughtful envelope details.

Visual Dynamism

The textured fiber cement panels, introduce a dynamic visual element to the facade. The variation in grooved texture direction adds a layer of intricacy, creating a unique pattern that evolves with changing perspectives. The proposed design is intended to engage pedestrians visually, offering different experiences based on their point of view. Moreover, the interplay of light and shadow, influenced by the changing sun direction throughout the day, adds a dynamic quality to the facade, ensuring an ever-evolving visual narrative.

Durability & Timelessness

The material requires minimal maintenance, contributing to the longevity of the structure. The durable and timeless character of the panels aligns with the project's commitment to creating enduring architectural statements that stand resilient and contribute to the neighborhood character.



888 W Broadway – Insulated Fiber Cement Panel Design

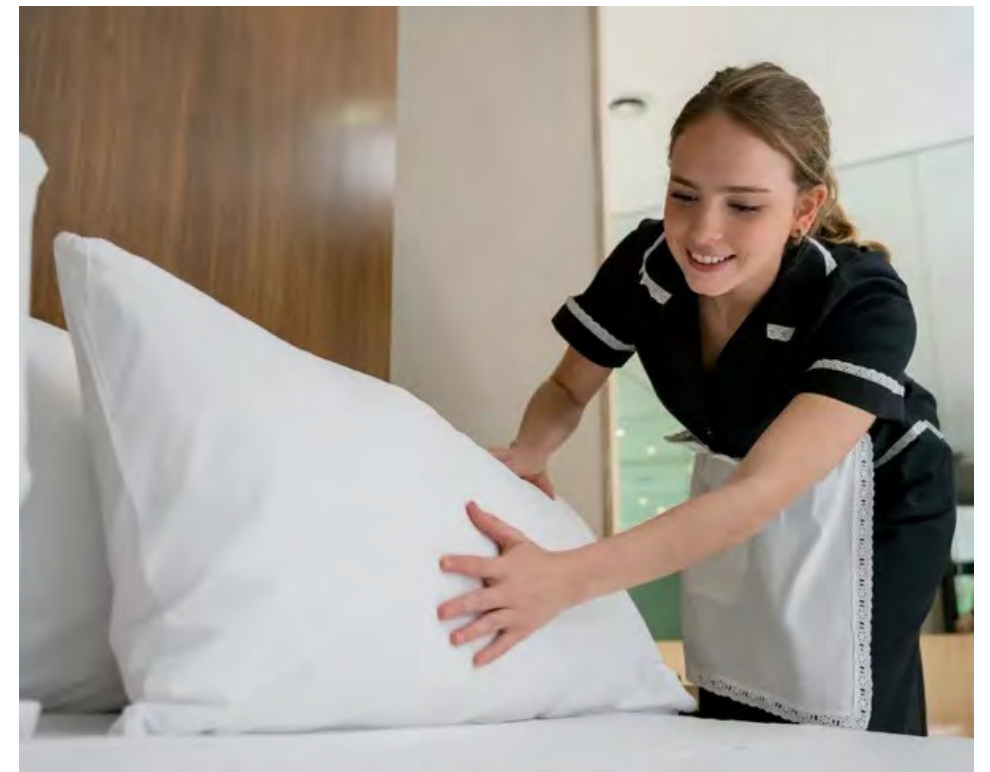
Hotel Program

The proposed hotel program is aligned with the Broadway Plan guidelines, contributing to Vancouver’s economy by creating jobs in hospitality, retail, and services with a strategic focus on diversifying guest accommodation and revitalizing the community.

Considering Vancouver’s economic landscape and the vital role played by the tourism industry, we are proposing a hotel program to meet the growing demand for hotel rooms in the City. Recognizing the sector’s significance, particularly in job creation within hospitality, retail, and related services, this initiative aligns with the broader economic goals of the city and the Broadway Plan.

The proposed development represents a strategic revitalization effort for an existing hotel that has been an integral part of the community for decades. This comprehensive revitalization plan includes the addition of new hotel rooms, transforming the existing 117 suites into a total of 279 suites. Additionally, amenities such as a restaurant, a bar/lounge, conference facilities, and a wellness center will be integrated, catering to a diverse range of guests.

Also, the hotel program aligns with broader healthcare infrastructure goals. In acknowledgment of the proximity to the Vancouver General Hospital (VGH) and the BC Cancer Centre, our development offers short- and long-term accommodation options for patients’ families and visitors. By doing so, our hotel and associated retail/services program seamlessly become a vital component of the supportive ecosystem surrounding these healthcare facilities.



Hotel program & Local Economy

Without increasing the pace of new hotel construction over the short and long term, Metro Vancouver faces overwhelming economic opportunity losses from the inability to meet the real demand from growing tourism.

The tourism industry is one of Vancouver's largest economic sectors and strengths. Hotel room supply is critical to support the industry, including supporting the tens of thousands of jobs in the hospitality, restaurant, retail and service sectors.

As of 2022, Metro Vancouver has a hotel supply of 23,292 rooms across 163 properties; this includes 13,290 rooms in 78 properties within the City of Vancouver. In a recent study, Destination Vancouver – the local tourism bureau – indicates that 20,000 new additional hotel rooms will be needed in Metro Vancouver by 2050, including 10,000 within the City of Vancouver alone.

The City of Vancouver's number of hotel rooms reached an all-time high of 15,242 rooms in 2002, and there was an attrition of 1,100 rooms between 2008 and 2018. The region as a whole is down by about 2,000 hotel rooms since 2010. Currently, based on publicly posted development applications and building permits, the region is expected to see 3,452 new additional hotel rooms from new building developments, including 670 within downtown Vancouver and 1,045 in other areas of the city. But this new capacity will be far from sufficient to meet growing short- and medium-term demand through the end of this decade.

To make matters worse, the persistent supply-demand imbalance means hotel prices will see significant upward pressure. With only expensive hotel rooms to offer, the diversity of visitors to Vancouver becomes limited, and the region's competitiveness in landing the rights to host tourism- and visitor-generating events is reduced.

In May of 2023, Vancouver City Council approved the staff-recommended prioritization framework to deal with the backlog of rezoning applications, with job space – in particular hotel room supply – being one of the priorities along with housing supply.



Hotel Vision:

The proposed project encompasses a hotel tower, designed to meet the diverse needs of the travelers and guests. Operated by the esteemed Hilton™ brand, the tower is tailored for short- and long-term stays under the Curio label.

Hotel Design Approach

The hotel design concept aims to deliver a development that stands as a testament to hospitality innovation and meet and elevate the expectations associated with the hotel brands. The hotel will be an upscale brand from Hilton's portfolio: Curio Collection.

A thoughtful, consistent approach in developing the project aims to ensure the best guest experience possible with elevated public areas, and to celebrate the personality of the brand's unique identity.

This proposal will be a destination in the heart of the healthcare precinct in Vancouver. The short- and long-term accommodation will provide families and business travellers diverse options.

The Curio tower (east tower) provides an immersive experience for transient guests and the hospital patients and their family ensuring a home away from home experience.

High Quality Amenities

The project will also provide high-standard amenities and facilities, offering comfort and convenience for guests.

Hotel amenities are located on levels 2, 3, and the rooftop. The hotel entry lobby, situated on level 2, includes lounge areas, a restaurant, a bar, and meeting rooms. The fitness center is located on level 3. Additional indoor and outdoor amenities are provided in the rooftop spaces.



CURIO

COLLECTION
by Hilton™

Curio Collection by Hilton™ is a global portfolio of unique, hand-selected hotels celebrated for their independent character, distinctive style, and authentic connection to their local context.

Each Curio property offers guests an immersive, story-driven experience, blending the warmth and reliability of Hilton hospitality with the individuality of a one-of-a-kind hotel.

Guided by the Curio brand ethos, hotels are encouraged to author unique property stories, reflecting their neighbourhood's culture, history, and spirit. These narratives shape the guest experience, influencing everything from design to service, positioning each hotel as a destination with its own identity. Inspiring design is central to the brand, with thoughtful, contemporary spaces that embody the hotel's story through materiality, detailing, and curated visual identity.

Public spaces and guest suites will reflect a carefully curated design narrative inspired by the neighbourhood's layered character, using a refined material palette and rich, tactile finishes. The design will be complemented by Hilton's marketing, design, and operational resources, maximizing brand exposure while ensuring a uniquely local, independent hotel experience within Hilton's global network. The **East tower** of the proposed development will operate as a **Curio Collection hotel**, offering **279 suites** in a variety of configurations including one-bedroom suites, deluxe suites and standard rooms ranging from ± 270 ft² to 620 ft². Of these, 20% (56 suites) will be long-term stay, while 80% (223 suites) will operate as short-term accommodations.

The hotel will deliver a high-quality, boutique-style guest experience tailored to business travellers, medical visitors, and leisure guests drawn to the Broadway Corridor's emerging cultural and commercial vitality.





View from Lane looking North



View from Lane looking North – Hotel Entry



Hilton

Hilton

Interior Design Principles

The residential and hotel programs are designed to offer reprieve, revitalization, and a sense of home.

Inspired by the concept of a cocoon, the building’s protective exterior gives way to a soft, welcoming interior that gradually transitions from public to private realms.

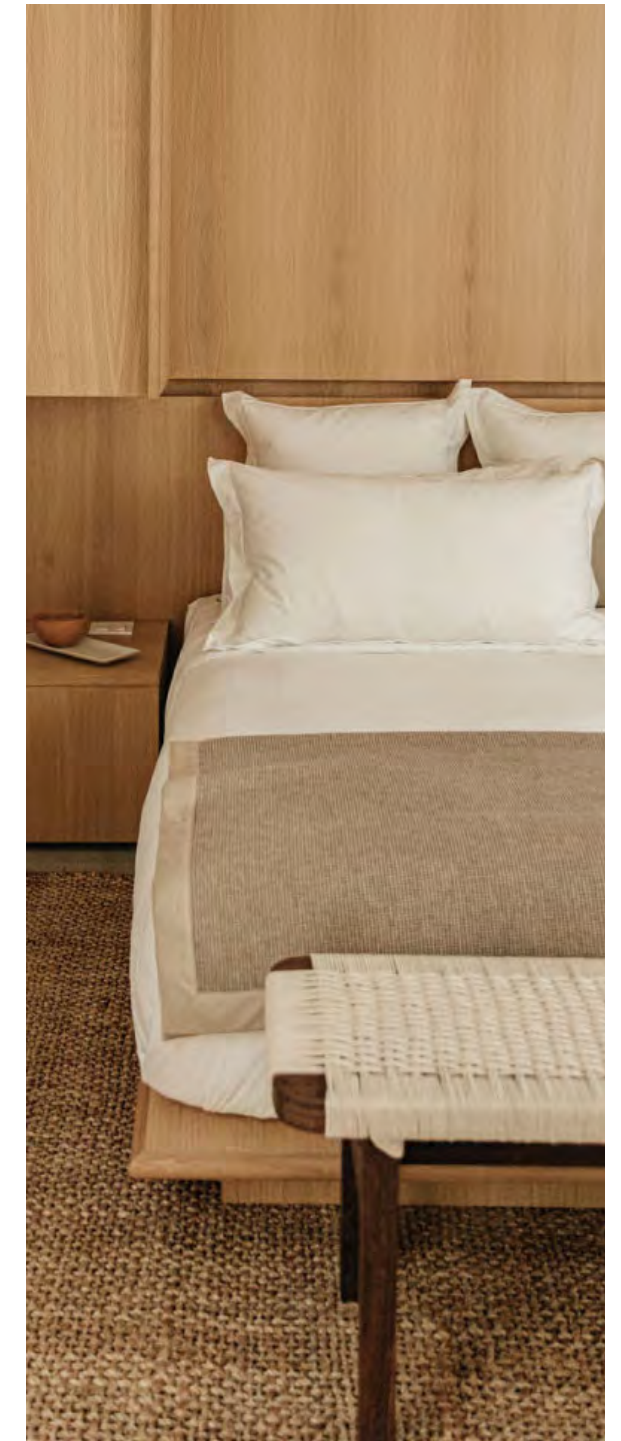
The interior design is rooted in wellness living, emphasizing natural materials and modern residential detailing to create calm, restorative environments for both residents and hotel guests alike.



Wellness Culture



Natural Experience

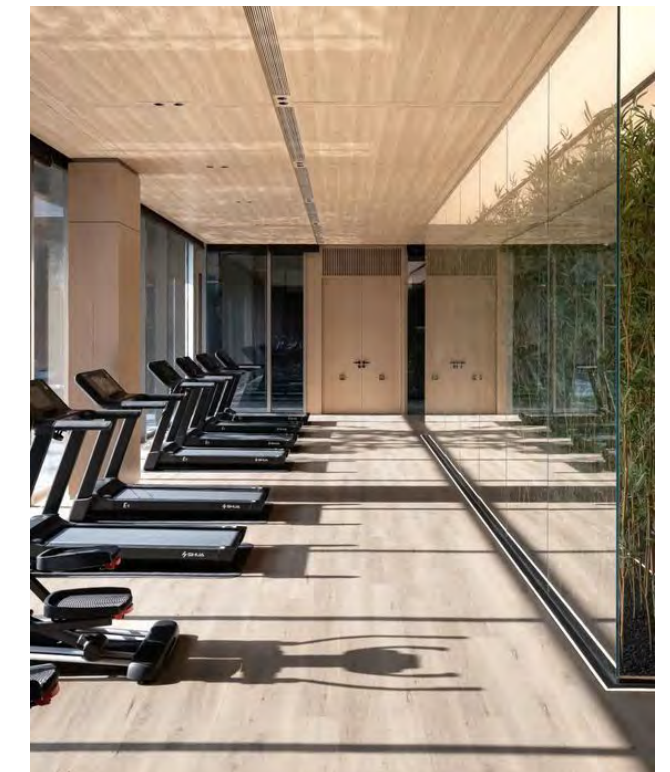
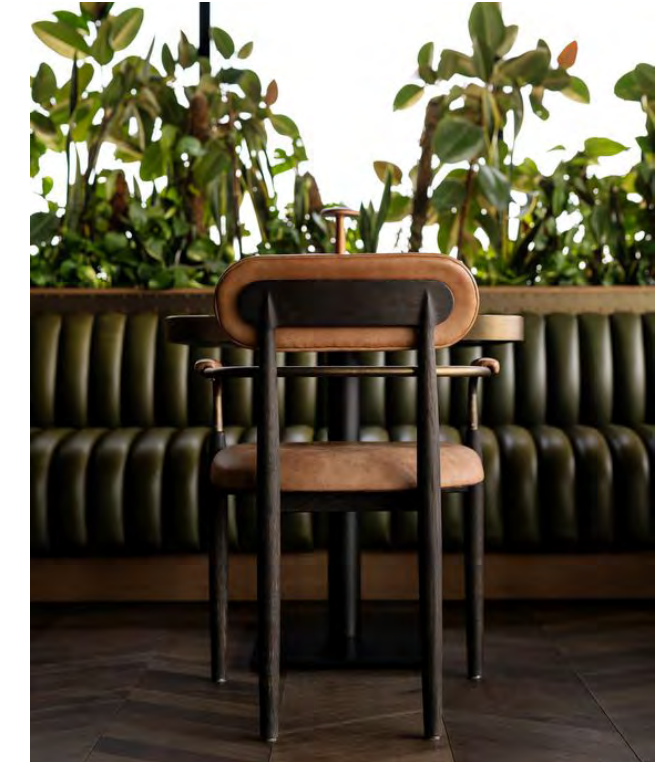
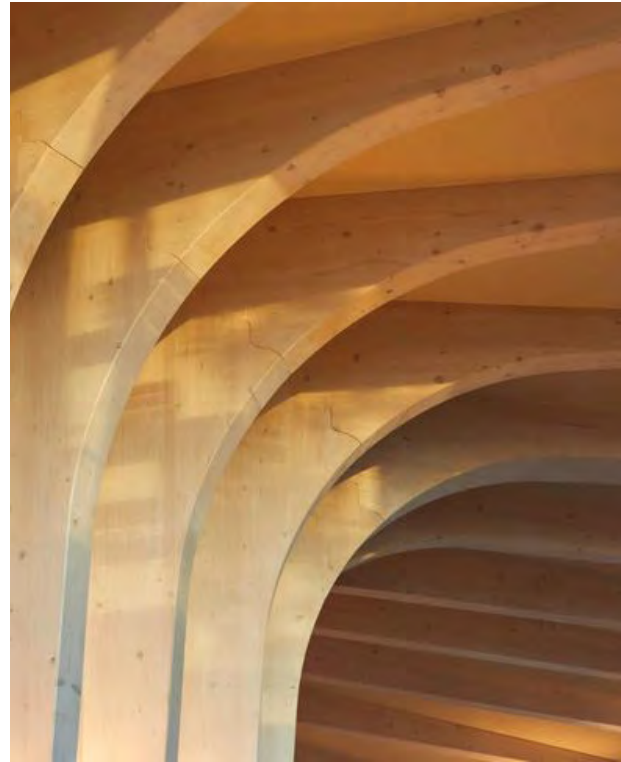


Home Away from Home

Interior Public Spaces

Biophilic design informs the public areas of both the residential and hotel programs, fostering a connection to nature and a sense of well-being.

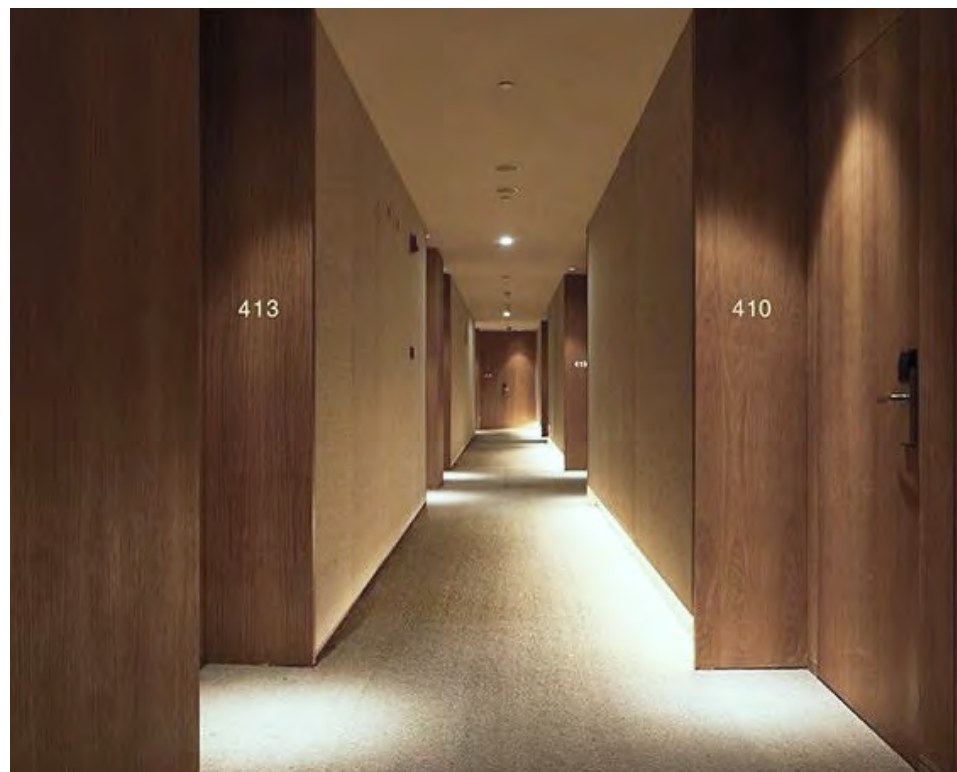
These shared spaces are designed to engage residents and guests alike through muted, natural textures, soft edges, and intuitive wayfinding that foster a sense of calm and belonging. Warm woods, natural stone, and lush plantings are layered throughout open social zones and quiet nooks, creating environments that feel both inviting and restorative.



Interior Suites & Guest Spaces

As occupants move through the building, the spaces transition from the exterior world to pockets of privacy and retreat.

Soft lighting, natural materials, and layered textures create a warm, quiet haven within each suite or home.



Landscaping

The landscape concept responds to the unique placement and design of the buildings, public realm and the context of the site in Broadway character area.

Broadway Streetscape

The Broadway Street edge is designed as an active retail frontage and hotel secondary entrance fostering building transparency and enlivening the streetscape. Continuous weather protection is integrated along the building edge, and the widened sidewalk features street trees within a tree / rainwater trench along the curb edge.

Broadway / Laurel Street Plaza

Generous setbacks at the corner of Broadway and Laurel Street create a covered outdoor public plaza. Animated by a café (indoor & outdoor) at its south edge, the plaza becomes a central gathering space. The suggested location for public art enhances the visual appeal of the space, complementing the vibrant atmosphere.

Laurel Street Sidewalk

The city's public bike share station is placed along the widened sidewalk of Laurel Street, close to the future Broadway line station. A continuous green edge along Laurel Street and a generous residential lobby entry at the corner of the lane and Laurel Street enhance the pedestrian experience.

Lane & Drop-off Area

The lane, hotel entry, and drop-off areas are designed with green edges, special paving, and covered pedestrian walkways. This creates a welcoming entry plaza for the main hotel drop-off area. The proposal includes landscaping with shrubs and trees appropriate for the south-facing lane. A concrete surface treatment for the lane along the property and special pavement throughout the vehicle drop-off and pedestrian areas are proposed in order to treat the lane as an attractive multi-functional space (subject to CoV approval).

Level 3 Podium – Roof Edge

Versatile planting softens and animates the façade edge above

Podium Level, along the Broadway sidewalk. This greenery is detailed for visibility from the sidewalk, offering a layered, cascading design for a soft green edge throughout the year.

Level 4 Podium – Roof Garden

The podium roof garden at Level 4 is a visual feature between the residential & hotel towers. It includes specimen trees and layered planting, providing an aesthetically pleasing environment and privacy for both hotel guests and residential tenants.

West Tower residential Rooftop

A variety of outdoor amenity spaces are provided on the rooftop of the residential building. These include a covered outdoor kitchen and dining table, social and dining areas, community garden plots, and a dedicated dog run. These rooftop spaces also offer scenic views of the mountains and downtown.

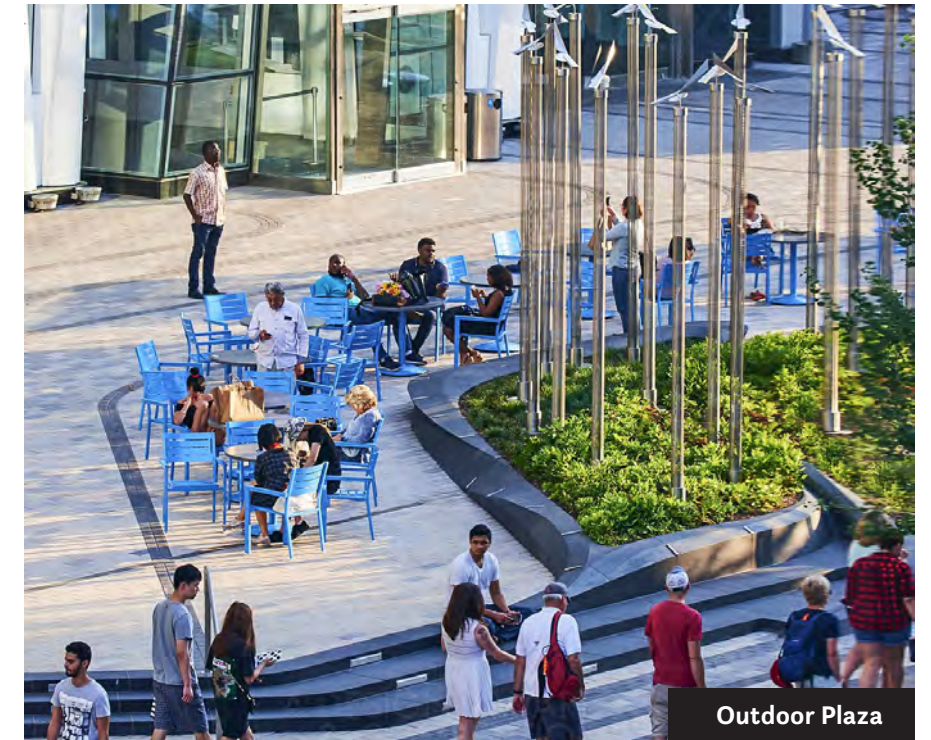
East Tower Hotel Rooftops

A series of common outdoor amenity spaces are provided on the rooftops of the Curio hotel. Outdoor social spaces offer a variety of seating, tables and gathering opportunities for the hotel guests. These areas have a series of gardens that are social spaces. These rooftop areas feature gardens as social spaces and offer views of the North Shore Mountains.

The southeast corner courtyard gardens offer outdoor private patios for adjacent suites. Designed as refuges for healing and contemplation, these gardens provide panoramic views of the city.

Landscape Rainwater Functions

Each rooftop landscape serves as an opportunity to detain rainwater, contributing to the project's integrated rainwater strategy as outlined in the civil engineer documents provided separately.



Outdoor Plaza



Rooftop Garden

Landscape Precedents



Outdoor Plaza Seating



Roof Garden Spaces



Children's Play



Linear Pavers



Intimate Seating

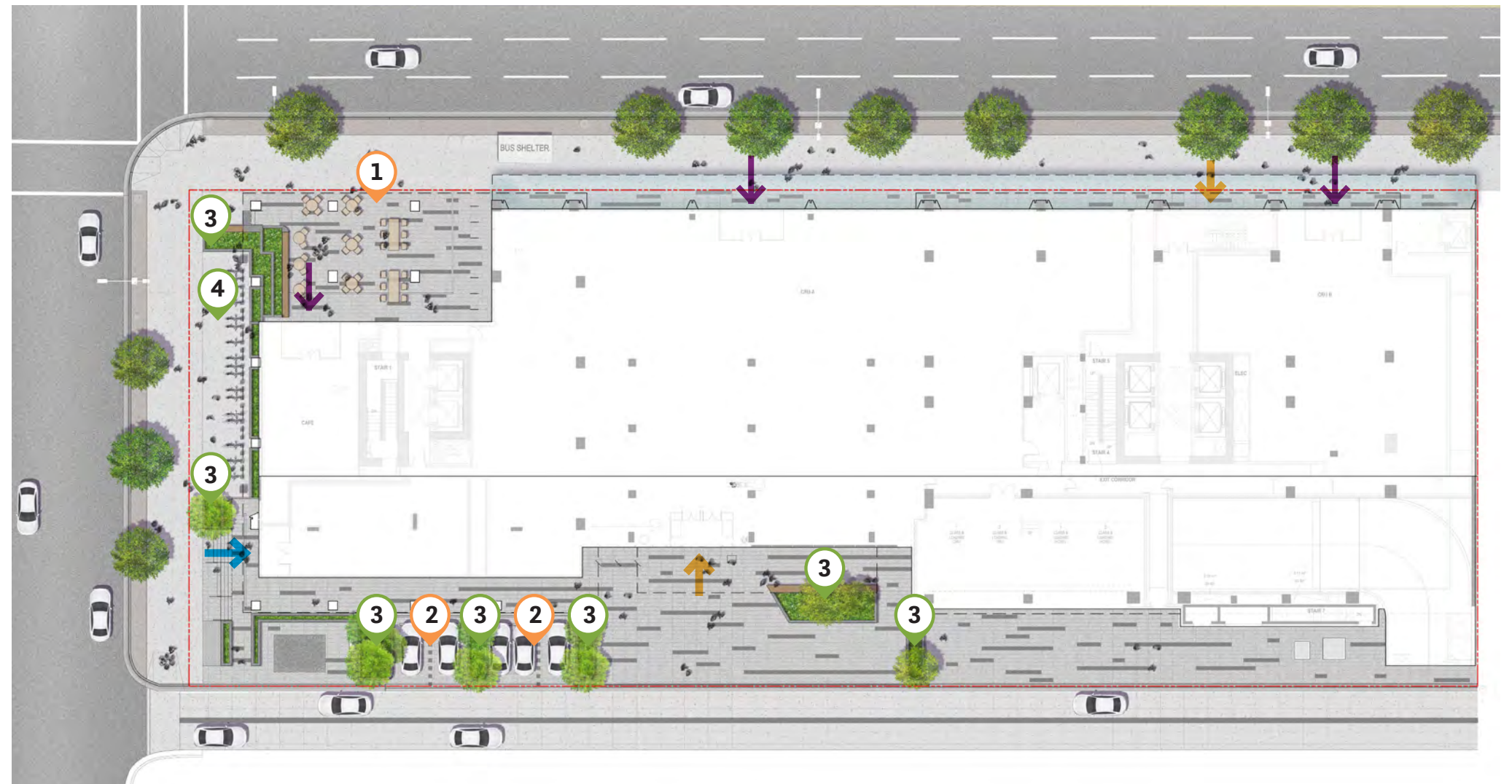


Rooftop Garden

Rooftop Precedents

Ground Level (Level 1 & 2): Public Plaza, Laurel St & Lane

- 1 Outdoor Public Plaza
- 2 Passenger Loading
- 3 Planters
- 4 Public Bike Share
- ➔ Retail Entry
- ➔ Hotel Entry
- ➔ Residential Entry



Ground Level - Level 1 and 2

Level 3 & 4: Podium Green Roofs

- 1 Outdoor Kitchen
- 2 Outdoor Seating /Lounge Area
- 3 Dog Run Area
- 4 Roof Deck/Patio Space
- 5 Planters
- 6 Urban Agriculture - garden Boxes
- 7 Green Roof



Level 4 Green Roof

Levels 11: Residential Rooftop Amenity

- 1** Outdoor Kitchen
- 2** Outdoor Seating /Lounge Area
- 3** Dog Run Area
- 4** Roof Deck/Patio Space
- 5** Planters
- 6** Urban Agriculture - garden Boxes
- 7** Green Roof



Level 11 - West Tower Amenity Rooftop

Levels 12: Rooftop and Roof Decks

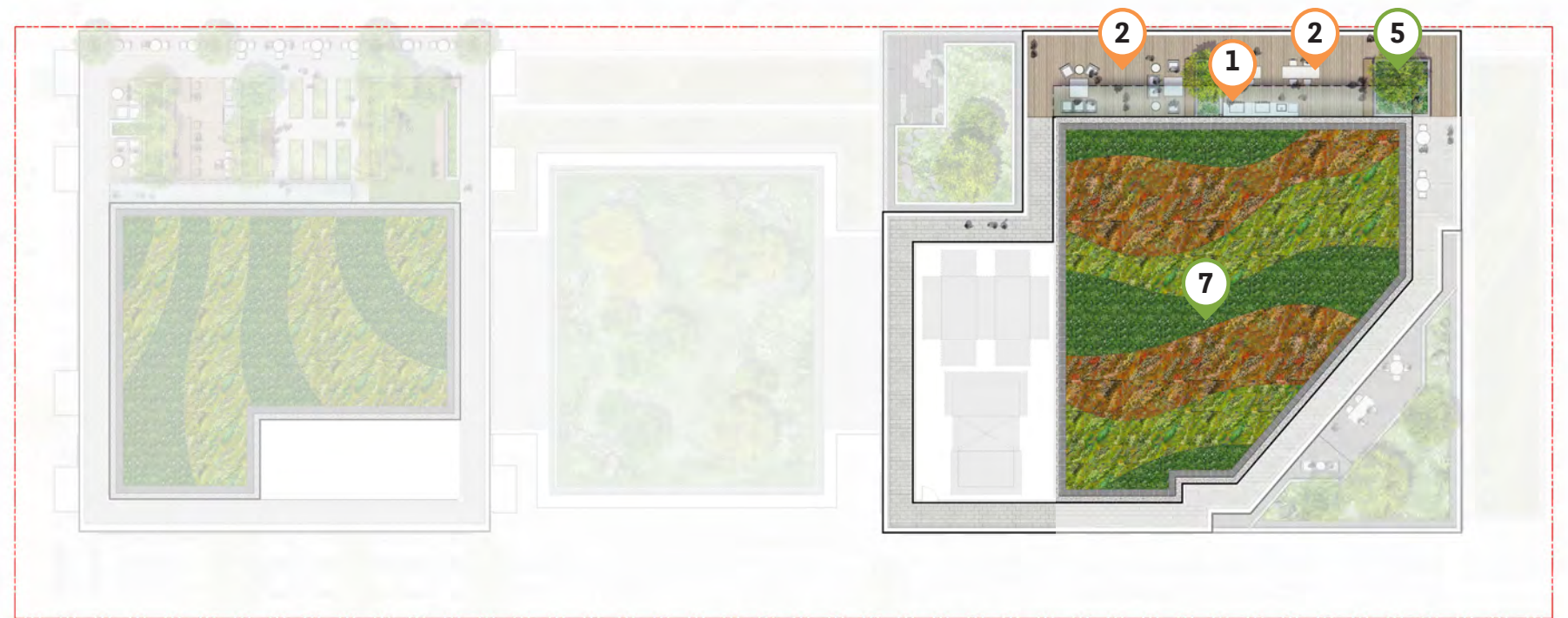
- 1 Outdoor Kitchen
- 2 Outdoor Seating /Lounge Area
- 3 Dog Run Area
- 4 Roof Deck/Patio Space
- 5 Planters
- 6 Urban Agriculture - garden Boxes
- 7 Green Roof



Level 12 - West Tower Mechanical green roof and East Tower Roof Decks

Levels 15: Hotel Rooftop Amenity

- 1 Outdoor Kitchen
- 2 Outdoor Seating /Lounge Area
- 3 Dog Run Area
- 4 Roof Deck/Patio Space
- 5 Planters
- 6 Urban Agriculture - garden Boxes
- 7 Green Roof



Level15- East Tower Amenity Roof Plan and Mechanical Roof Plan

Overall Site Plan; Landscape Overview

The landscape strategy creates a rich tapestry of public and semi-private spaces that support vibrant urban life while contributing to ecological performance.

The design strengthens the project's connection to the city through animated streetscapes, lush podium gardens, and accessible rooftop experiences.

At street level, widened sidewalks, continuous weather protection, and lush tree trenches activate Broadway and Laurel Street, while the Broadway/Laurel Plaza offers a welcoming public space anchored by a café and future public art. The lane and hotel drop-off area is treated as a landscaped plaza with green edges and special paving to elevate the arrival experience.

Above, podium and rooftop spaces provide distinct outdoor experiences; residents enjoy diverse amenities including shared garden plots, lounge and dining areas, and a dog run with panoramic views, while hotel guests have access to a series of rooftop amenity spaces designed for both social connection and quiet retreat. Landscaped terraces offer flexible seating, gathering areas, and gardens with views to the North Shore Mountains.

All planted areas contribute to on-site rainwater detention as part of the broader sustainability strategy.



Public Art

The Public Art can be an integral aspect of the northwest plaza expression to reinforce a dynamic and more inviting public realm.

The plaza provides opportunities for cultural expressions, such as public art, that can contribute to an enhanced pedestrian experience, foster a distinctive cityscape and enrich the public realm narrative through creative interactions.

There are potential art installation opportunities, available in the public plaza area, that can be explored through option “A” (On-Site Artwork) laid out in the “public art policy and procedures for rezoned developments” document issued by City of Vancouver.



View of Public Plaza from West Broadway

Precedent Images



Studio Mieke Meijer – London’s Coal Drops Yard



Charles Pétilion – Heartbeat



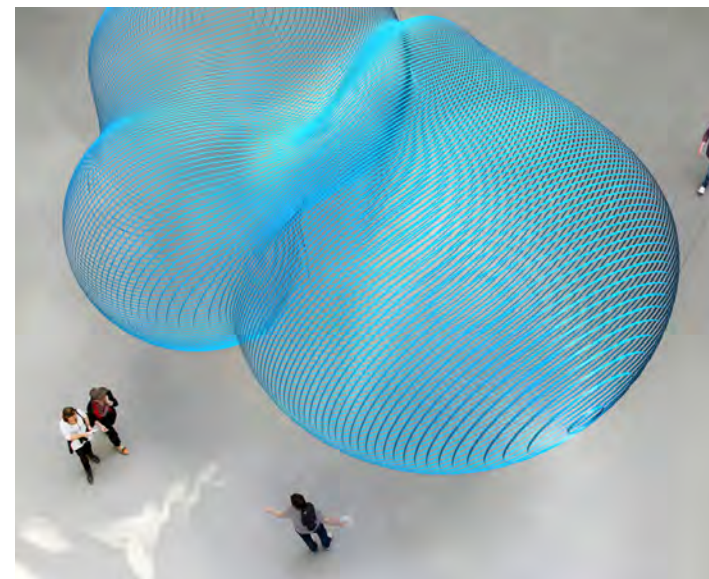
Cerith Wyn Evan – Tate Britain NEON Installation



David Svensson – Stockholm Station LED Installation



L4 Studio – Wave Field



Vincent Leroy – Cloud



Vincent Leroy – Boreal Halo



Eva Rothschild – My World & Your World

Sustainability Strategy

The project is aligned with Vancouver’s goal to be the greenest city in the world and is designed to meet the City’s Green Buildings Policy for Rezoning (Last amended November 27, 2024).

The City of Vancouver has signaled a shift in their Green Buildings Rezoning Policy, moving away from energy savings over code and towards absolute energy targets. In coordination with the requirements of the Green Buildings Policy for Rezoning (Last amended November 27, 2024), as the pathway for compliance.

To meet the City’s green building policy requirements the project will be designed to meet the following strategies and targets.

Note: The revised proposal do not pursue the **LEED** certification as **LEED** is not longer required under the new Green Building Policy for Rezoning (last amended November 27, 2024).

Performance Limits

The project will meet performance limits for high-rise buildings connected to a City-recognized Low Carbon Energy System and to meet the following performance limits:

Space Type	TEDI (kWh/m ²)	TEUI (kWh/m ²)	GHGI (kgCO ₂ /m ²)
Hotel	20.0	140.0	4.0
CRU	20.0	120.0	3.0
Residential	30.0	120.0	3.0
Whole Building	23.0	133.0	

Airtightness Testing

Airtightness is critical to reducing heat loss through the building envelope. The project will be designed and tested to meet a minimum of 2.0 L/s m² @ 75 Pa for the overall building and 1.2 L/s m² @ 50 Pa for suites.

Enhanced Commissioning

In addition to high performance system design, the project energy systems will be commissioned, ensuring the ongoing performance targets of the project are met and to identify areas for further improvement.

Metering & Reporting

Each utility will be metered for the whole building and sub-metered for each major use. This will allow an accounting of energy use and reporting that will provide accountability to building operators and users, and provide information to the City to inform future policy.

Embodied Carbon Emissions

The project will limit embodied carbon emissions where possible and will prepare a whole-building life-cycle assessment (LCA) to determine embodied carbon in kgCO₂e/m² to inform future city policy.

Reduced Thermal Bridging

The project will use good building practices to minimize thermal bridging, which is critical to maintaining building envelope performance and reducing operational energy requirements.

High Performance Building Envelope

The building envelope will be designed to meet or exceed the project’s performance limits and to reduce heating and cooling energy demand. This will be achieved by increasing the area and insulation value of opaque wall and roof assemblies and by using high performance window systems.

Verified Direct Ventilation

Outdoor air ventilation will be provided to all occupiable indoor spaces and will be designed to ASHRAE 62.1 to reduce occupant exposure to indoor pollutants by ventilating with appropriate flows of outdoor air.

Ventilation Heat Recovery

The project will utilize Energy Recovery Ventilators (ERVs) with greater than 75% performance to meet fresh air and ventilation requirements.

Resilient Buildings Planning

To ensure the capacity of the buildings to survive, adapt and thrive the potential environmental risks and hazards, the Resilient Buildings Planning Worksheet will be provided to summarize the level of resilience planning undertaken by the project and to identify proposed strategies.

Integrated Rainwater Management

Onsite rainwater management has become and increasingly important sustainability feature in urban areas with the associated climate change issues. The project will meet the requirements of the ‘Rainwater Management Bulletin’ to capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from rooftops, paved and landscape areas. The project will employ Tier 1, Tier 2 and Tier 3 measure to achieve these targets, including: green roofs, landscape and soil retention, permeable paving, water detention and Jellyfish treatment system.

Energy Efficiency

Operational energy requirements will be reduced by using high performance domestic hot water heating and LED lighting throughout the project.



View from West Broadway looking South



SIGNAGE

Hilton

4.0

DESIGN ANALYSIS

Form of Development Comparison

The form of development has been revised to replace the west hotel tower with secured rental housing, while retaining hotel use in the east tower. Building heights and massing remain unchanged consistent with the previous rezoning application and respecting the site’s constraints. Key updates include:

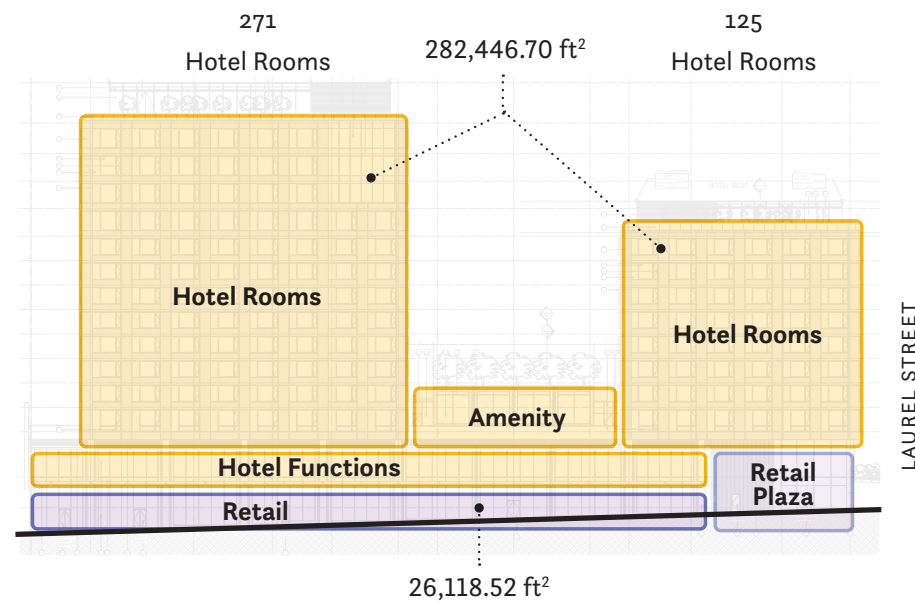
Program: The revised proposal replaces the west tower hotel program with 105 secured rental housing units, while retaining the east tower as a 279-suite hotel. This change responds to the city’s critical need for secured rental housing while preserving valuable hotel capacity in a high-demand, transit-oriented location.

Building Design & Facades: The updated design maintains a clean, modern architectural expression through a refined material palette of textured fibre cement panels and bronze window frames. Balconies have been integrated into the west residential tower to provide outdoor space for residents, enhancing livability and façade articulation.

Public Plaza: The proposed revisions expand and enhance the public plaza along the Broadway frontage, creating a wider, more inviting, and functional pedestrian space that supports public life, social interaction, and retail activity along this key urban node.

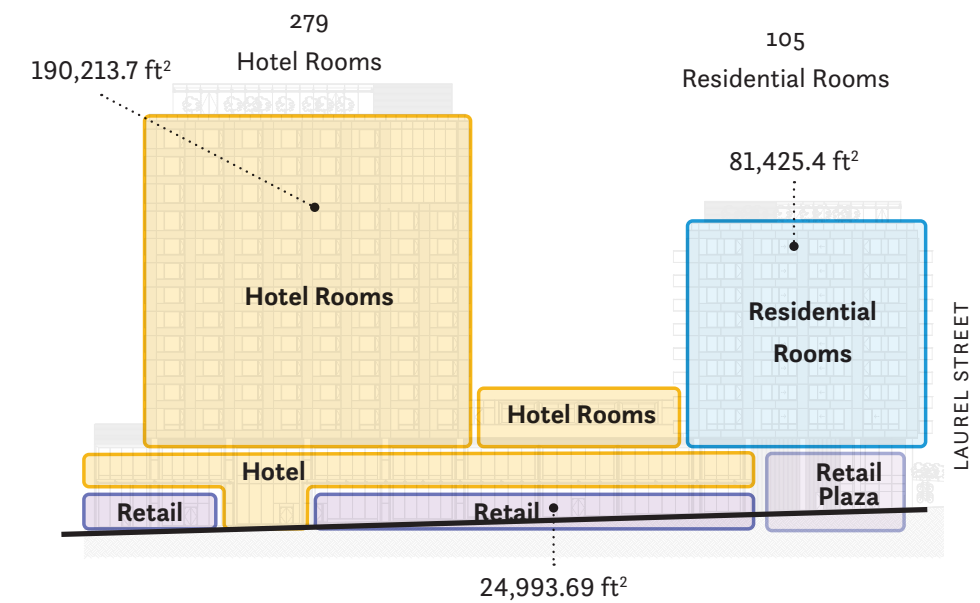
Spatial Separation Between Towers: The revised plan increases the tower separation from 24.4m to 25m, improving privacy, daylight access, and views between the residential and hotel towers, while contributing to a more open and livable site layout.

Previous Rezoning Text Amendment (2024)



Previous Proposal

New Rezoning Proposal (2025)



New Proposal

Massing Analysis

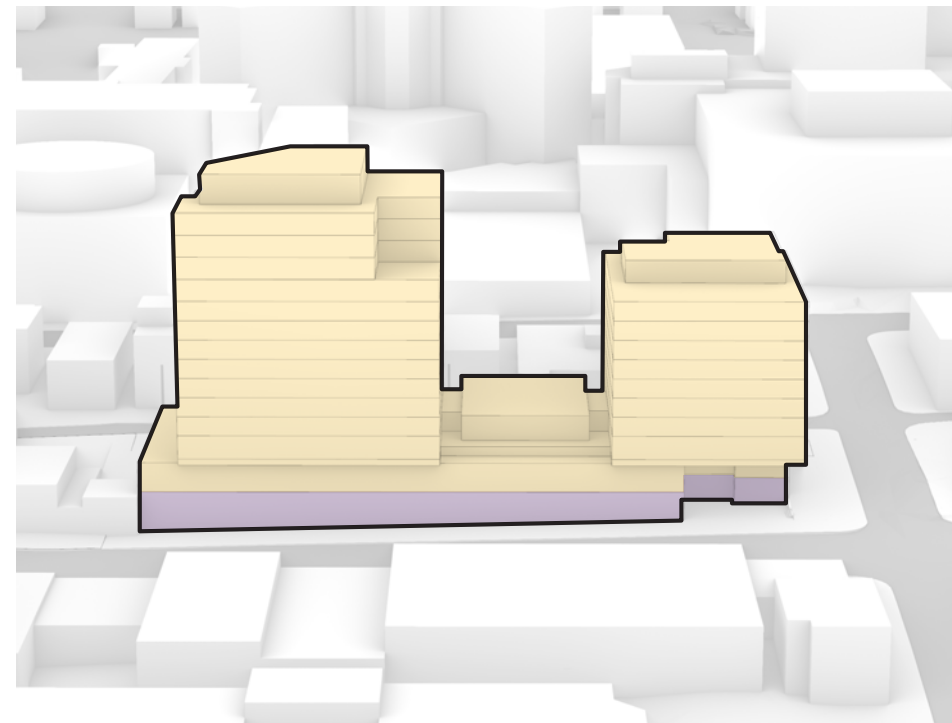
Our proposal has been carefully analyzed at every step to ensure that it performs equal or better than the previous Rezoning application.

We created numerous massing models and studies to compare the revised Rezoning proposal to our previous Rezoning application.

The massing studies have been used to assess the form of development, to study the comparative shadows and for review of the separation between towers, as illustrated on the following pages.

- Hotel
- Residential
- Retail

Previous Rezoning Text Amendment Application (2024)



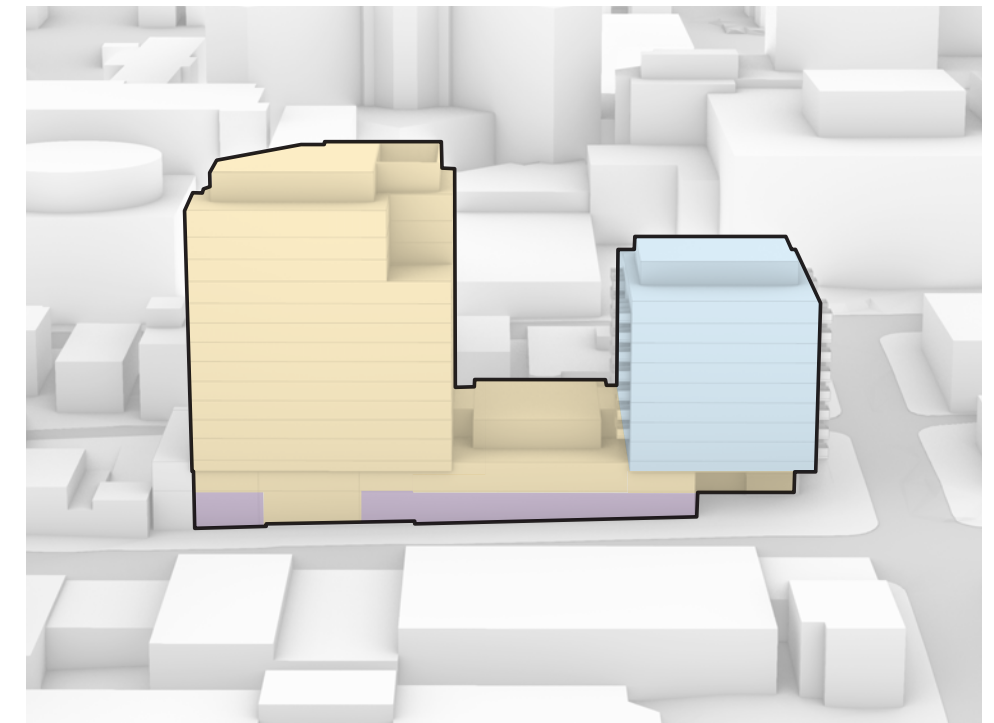
Previous Proposal

Use	Hotel, & Retail (CRU & Restaurant)
East Tower Height	50.37 m (14 floors + Amenity/Mechanical level)
West Tower Height	34.68 m (10 floors + Amenity/Mechanical level)
FSR	7.59 (FSR 7.34 above grade)
Floor Area	28,665.00 m ² (308,547.54 ft ²) total, 954.46 m ² (10,273.72 ft ²) below grade

Notes:

- Building height limited by Helicopter Flight Path & View Cone 3.2.1.
- Tower Separation minimum **24** m

New Rezoning Proposal (2025)



New Proposal

Use	Hotel, Residential & Retail (CRU & Restaurant)
East Tower Height	50.37 m (14 floors + Amenity/Mechanical level)
West Tower Height	34.68 m (10 floors + Amenity/Mechanical level)
FSR	7.29 (FSR 7.07 above grade)
Floor Area	27,557.31 m ² (296,624.4 ft ²) total, 853.94 m ² (9,191.73 ft ²) below grade

Notes:

- Building height limited by Helicopter Flight Path & View Cone 3.2.1.
- Tower Separation minimum **25** m

Public Plaza Analysis

The proposed changes to the plaza design, including the widening of the plaza along Broadway from 15,500mm to 17,900mm and adjustments to the café edge, offer several meaningful improvements to the public realm and overall pedestrian experience.

Plaza Widening:

The plaza along Broadway is widened from 15,500mm to 17,900mm, creating a more open, inviting, and generous public space. This enhancement improves pedestrian movement, increases access to natural light, and provides greater opportunities for public art, seating, and social activity.

Café Edge Realignment:

The south edge of the café has been straightened to form a more consistent edge along both the east and south sides of the plaza. This eliminates deep, shaded corners, creating a more cohesive, active, and accessible space with better pedestrian flow and clear sightlines.

Plaza Height and Café Program:

The height of the plaza remains unchanged from the previous rezoning application, preserving its generous, open, and spacious character. The café program and footprint remain consistent, continuing to animate and activate the plaza while benefiting from the enhanced, more functional public realm design.

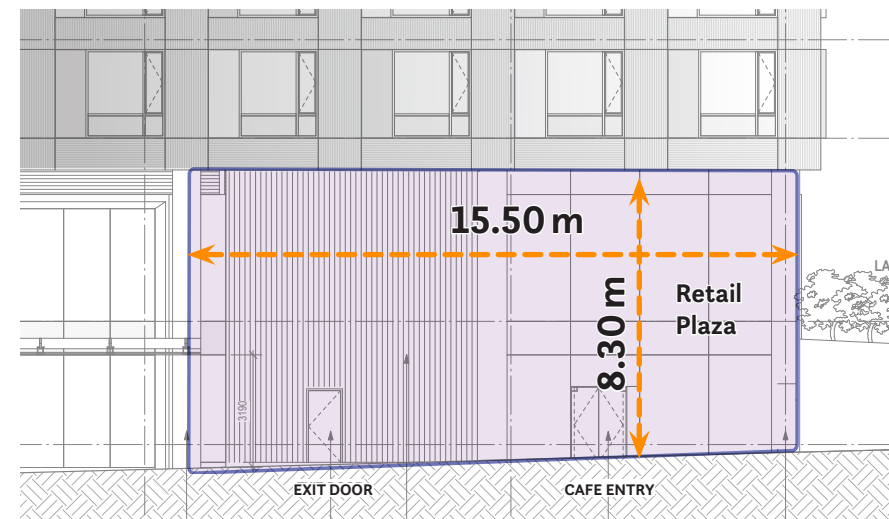
Activation of the Plaza:

The combined effect of the plaza widening and café edge realignment will significantly enhance the plaza's usability, attractiveness, and social function. It creates a more dynamic, open, and flexible public space that encourages people to gather, pass through, and spend time, ultimately supporting pedestrian activity, local businesses, and the broader public realm experience along Broadway.

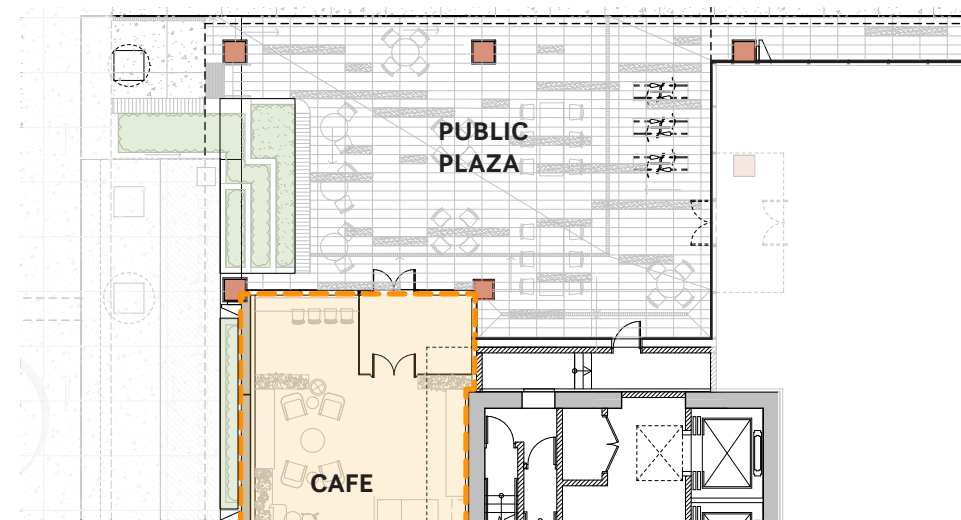
In summary, the proposed revisions result in a more inviting, functional, and cohesive plaza design, strengthening both community use and commercial vibrancy in this highly visible, transit-oriented location.

Henriquez has studied the Plaza design revisions from the Previous Application Proposal at time of Rezoning text amendment and their impact on the public realm.

Previous Rezoning Text Amendment (2024)

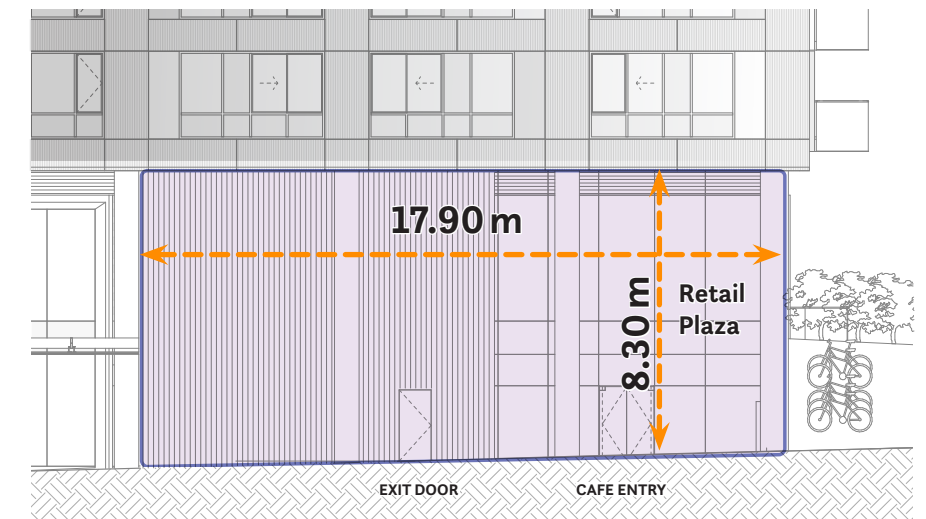


Plaza Height – North Elevation

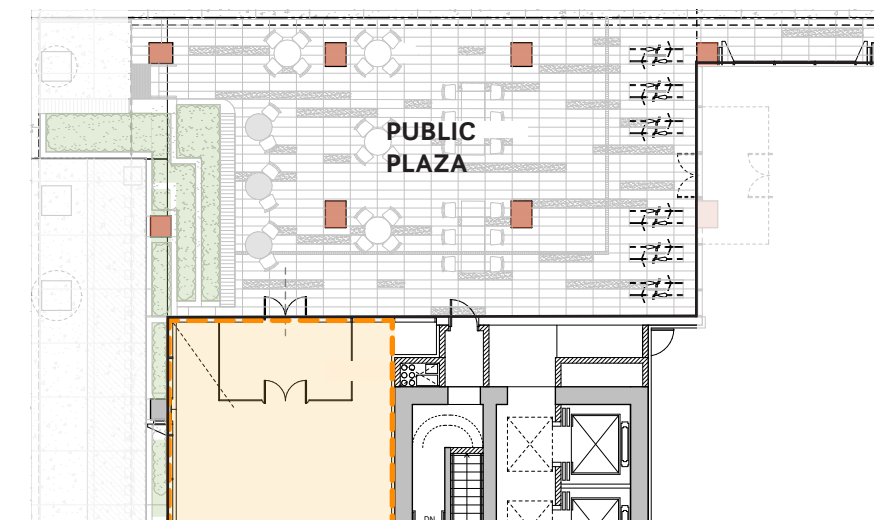


Plaza Width & Cafe Location – Plaza Plan Level 1

New Rezoning Proposal (2025)



Plaza Height – North Elevation



Plaza Width & Cafe Location – Plaza Plan Level 1

Previous Rezoning Text Amendment (2024)

Autumnal Equinox at 16:00



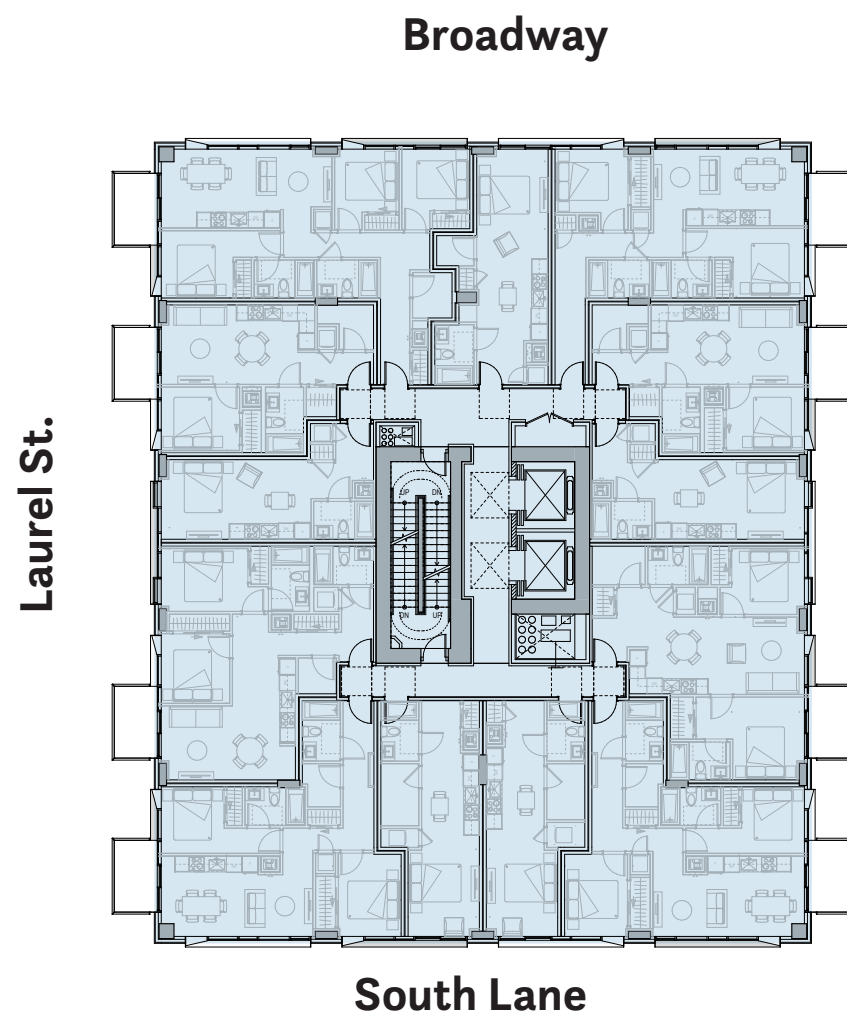
New Rezoning Proposal (2025)

Autumnal Equinox at 16:00



Typical Residential Floor

The typical secured rental housing floor, at levels 6 to 10, includes 14 units per floor. Additional family units are proposed at levels 3 to 5 to achieve 35% family units. The following design considerations and benefits inform the residential tower design:



Architectural Integration and Cohesion

The design of the residential tower emphasizes a visually continuous and horizontally articulated fibre cement panels on the façade, while integrating balconies into the building's overall tectonic language.

This approach maintains a harmonious relationship with the adjacent east hotel tower, ensuring a cohesive streetscape presence while allowing the residential tower to establish its own distinct identity within the development.

Residential Units Design:

The proposed residential tower will deliver a total of 105 secured rental housing units across 8 residential floors, contributing to much-needed rental housing in the area. The building's typical residential floor plate has been reduced from 942 m² (10,138 ft²) to 853 m² (9,182 ft²) to improve site integration, optimize massing, and enhance overall livability for residents.

In alignment with the City's family housing policies, the proposal includes a minimum of 35% of all units as two- and three-bedroom units, providing suitable options for families and supporting a diverse and inclusive residential community.

The unit mix has been carefully considered to balance density, livability, and housing choice within the secured rental housing.

Access to Outdoor Space and Amenities

To supplement private outdoor spaces, the proposal includes +/-150 sqm of indoor rooftop amenity space (1.4 sqm per unit) and +/-270 sqm of outdoor rooftop amenity space (2.57 sqm per unit).

These shared amenities ensure that all residents, regardless of unit type, enjoy access to generous communal spaces with panoramic views of the North Shore and city skyline.

Balcony Distribution

Projecting balconies are provided for 60% of all units, including all 2 and 3 bedroom and most 1 bedroom units. Juliette Balconies are proposed for studios and some 1 bedroom units.

Strategic Placement of Balconies for Livability

Balconies are avoided along Broadway and the south lane. Along Broadway, high traffic volumes, acoustic impacts, and limited outdoor comfort reduce balcony usability. Along the lane, overhead power lines, service areas, and the hotel entry create privacy and quality concerns. Balconies are also avoided on the north and south facades to retain the setbacks and form of development from the original proposal.

Balconies are introduced on the quieter east and west façades, facing Laurel Street and the central green rooftop, providing more desirable, sheltered outdoor spaces.

Secured Market
Rental Housing



Residential Tower Design

Previous Rezoning Text Amendment Application (2024)



Previous Proposal

West tower designed as a hotel with a continuous fibre cement panel façade along Laurel Street, offering no private outdoor space for the hotel occupants.

New Rezoning Application (2025)



New Proposal

West tower reimagined as secured rental housing with integrated balconies on the east and west façades, providing improved livability, outdoor access, and a residential expression while maintaining cohesion with the overall architectural language.

Tower Separation Analysis

Our proposal increases tower separations, privacy, views through the site, and the overall volume of the proposed gap between towers.

The spatial separation between the towers has been increased to improve the overall design quality from the previous rezoning application, with several key benefits:

Improved Privacy and Livability:

With the west tower now dedicated to secured rental housing, increasing the separation enhances privacy between long-term residents and hotel guests, reducing overlook and improving the living experience for both uses.

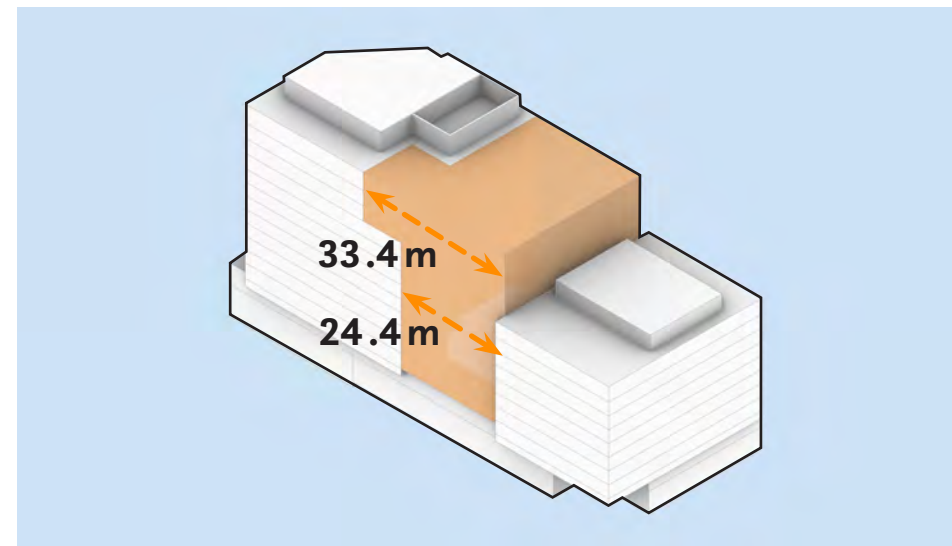
Better Massing and Site Placement:

The adjustment creates a wider, more open gap between towers, resulting in a better-balanced site layout, less visual massing, and improved views, daylight, and ventilation for residents, hotel guests, and neighboring properties.

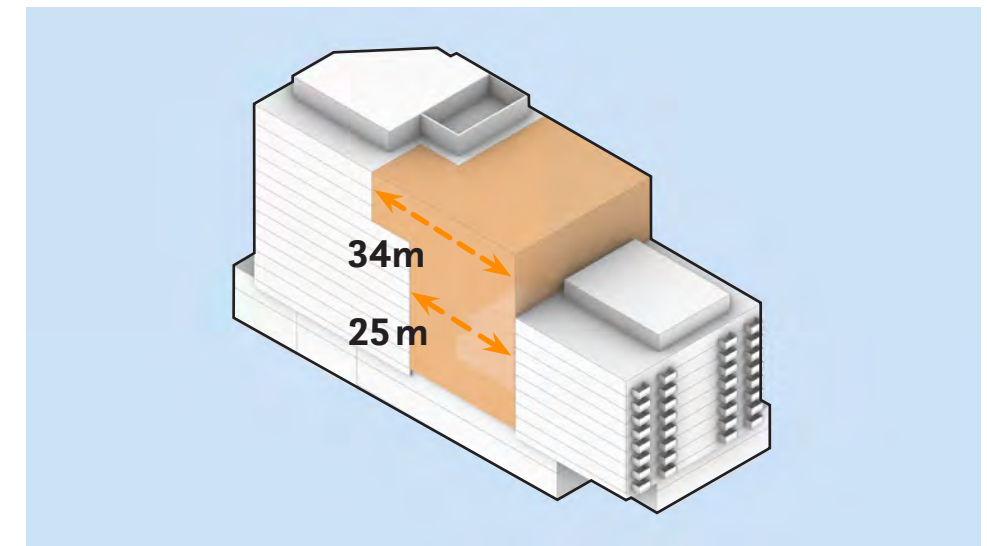
Enhanced Public Realm and Urban Integration:

A more open site configuration improves pedestrian experience at grade and strengthens the relationship between the towers and their surroundings, ensuring the development integrates more thoughtfully into the evolving Broadway Corridor context.

Previous Rezoning Text Amendment (2024)



New Rezoning Proposal (2025)



Previous Proposal



New Proposal

Shadow Comparison

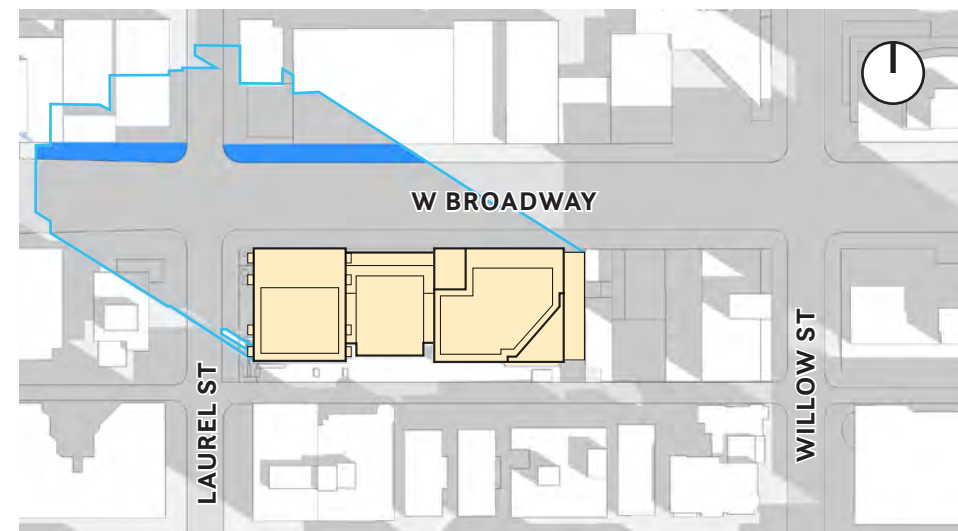
Our proposal has been designed to ensure it provides equal or less overall shadows on the north sidewalk of Broadway overall, compared to the previous Rezoning submitted in 2024.

To fully understand the impacts of the revised massing and increased tower separation, Henriquez Partners Architects conducted a shadow analysis. A key objective of this study was to confirm that the proposed development would result in decreased shadowing on the north sidewalk of West Broadway compared to the previous rezoning application.

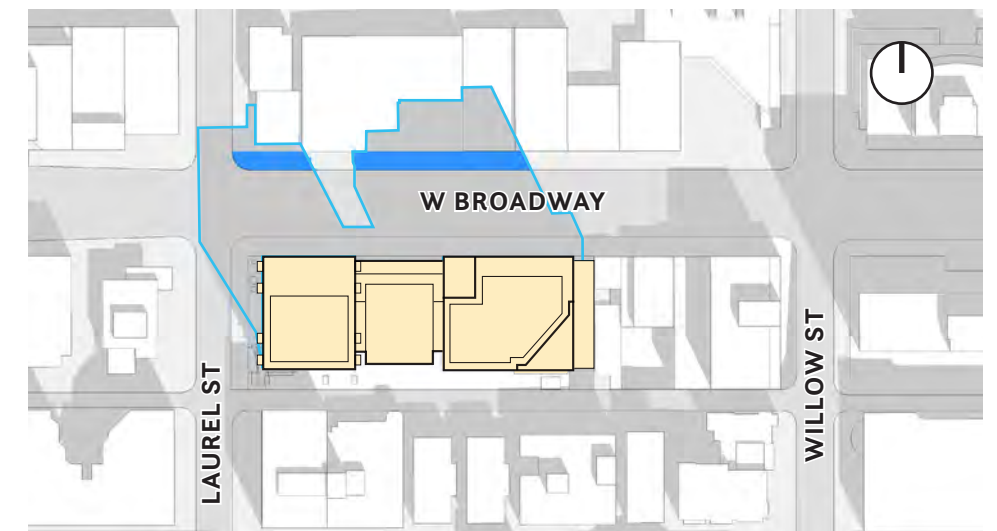
The overall massing remains generally unchanged, with the east tower maintaining the same height, form, and floor-to-floor heights as the previous approval, while the west tower's floorplate has been reduced by approximately 10%, improving separation between towers and further reducing shadow impacts on the surrounding public realm. The building heights and floor-to-floor heights remain identical to the previously approved rezoning, ensuring consistency in skyline and contextual fit while enhancing daylight access and livability at grade.



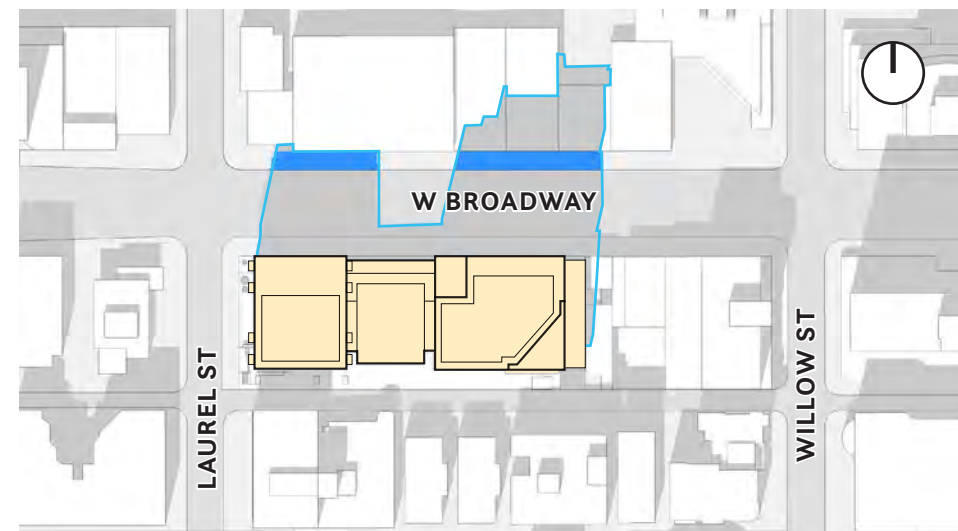
New Rezoning Proposal (2025) – Spring Equinox - 20 March



10:00 AM Sidewalk Shadows: 499.06 m²



12:00 PM Sidewalk Shadows: 374.23 m²

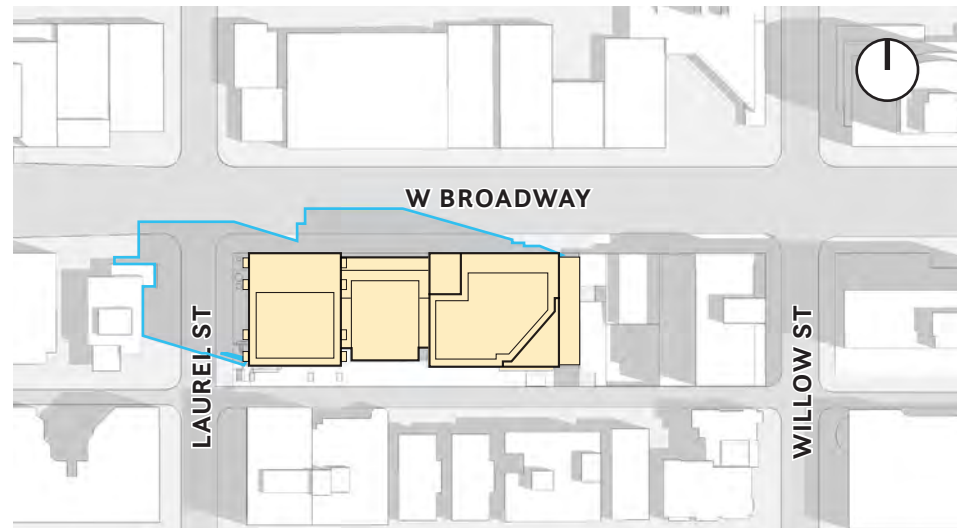


2:00 PM Sidewalk Shadows: 382.09 m²

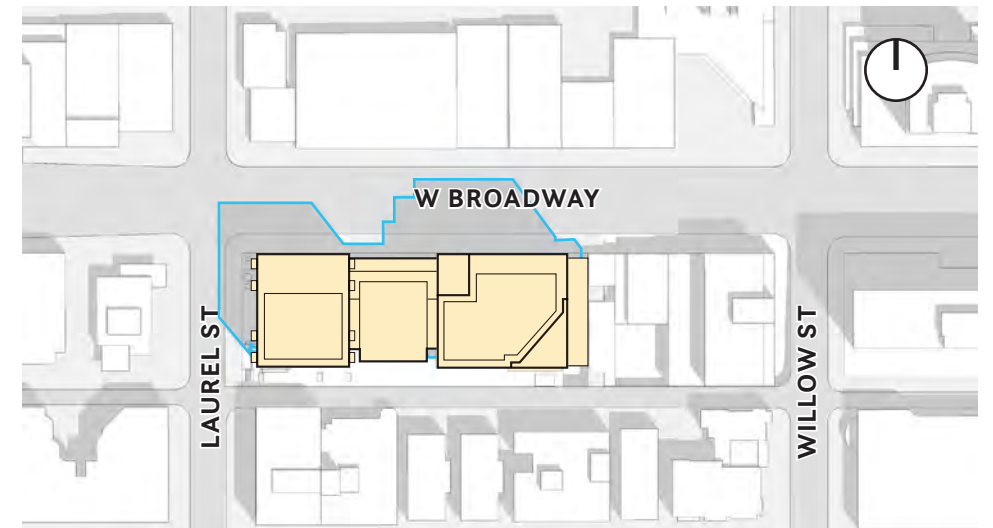


4:00 PM Sidewalk Shadows: 541.94 m²

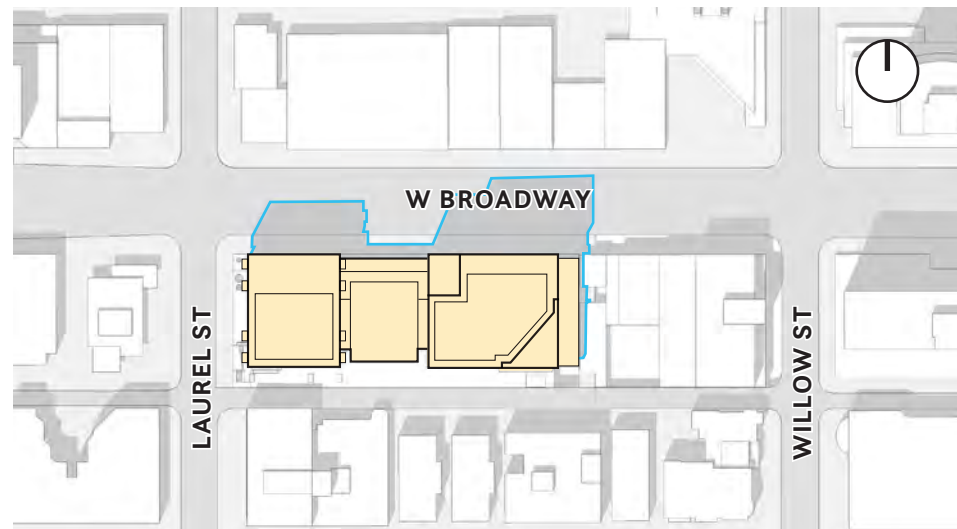
New Rezoning Proposal (2025) – Summer Solstice - 20 June



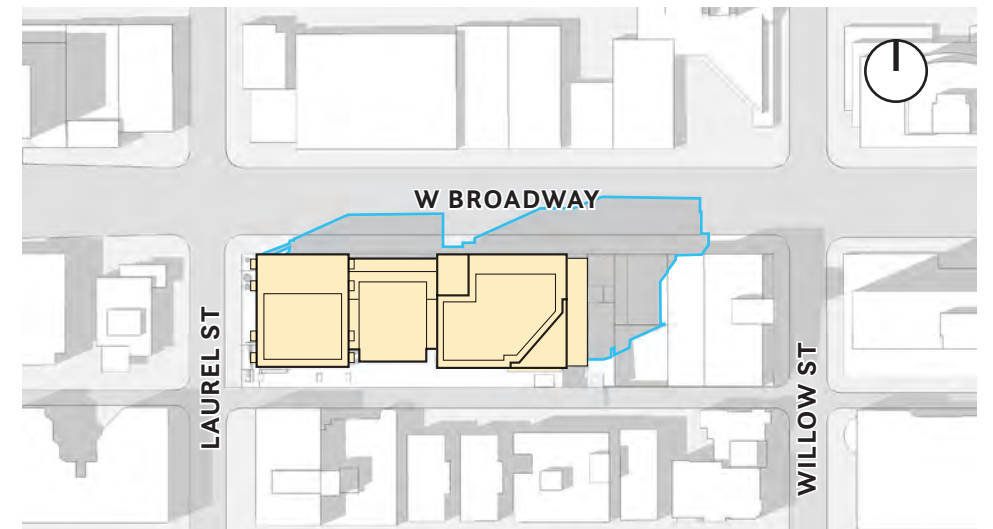
10:00 AM



12:00 PM



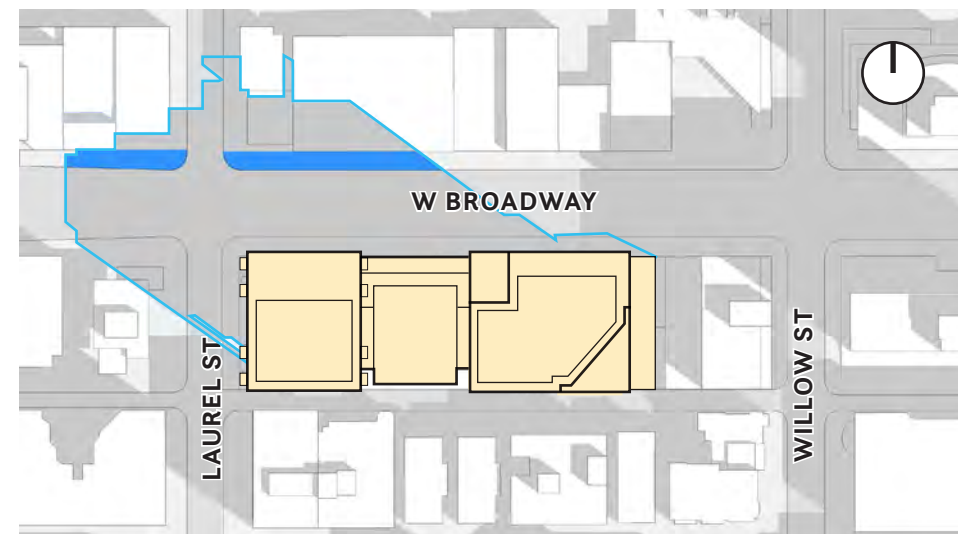
2:00 PM



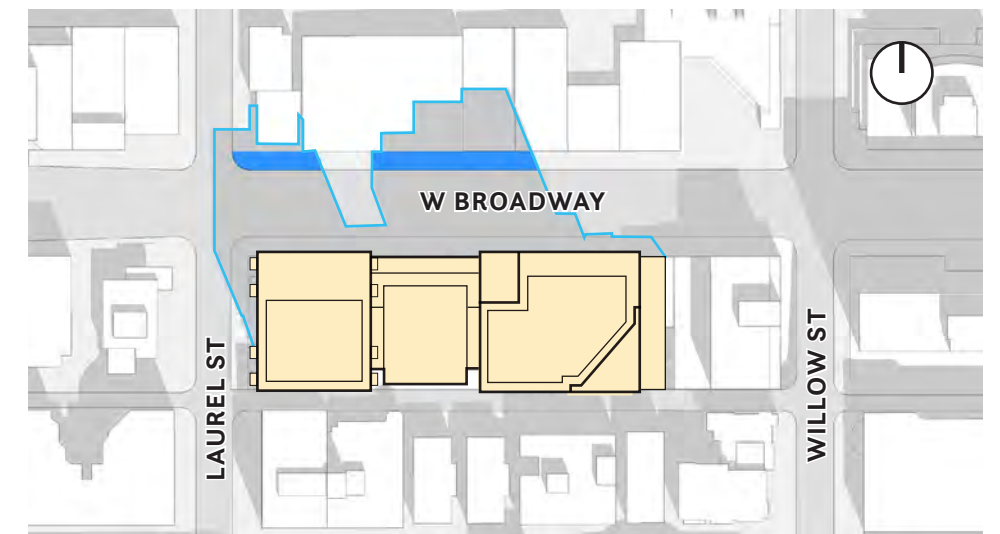
4:00 PM

-  Proposed Buildings
-  Proposed Incremental Ground Plane Shadows
-  Existing Shadows
-  Proposed Incremental Sidewalk Shadows

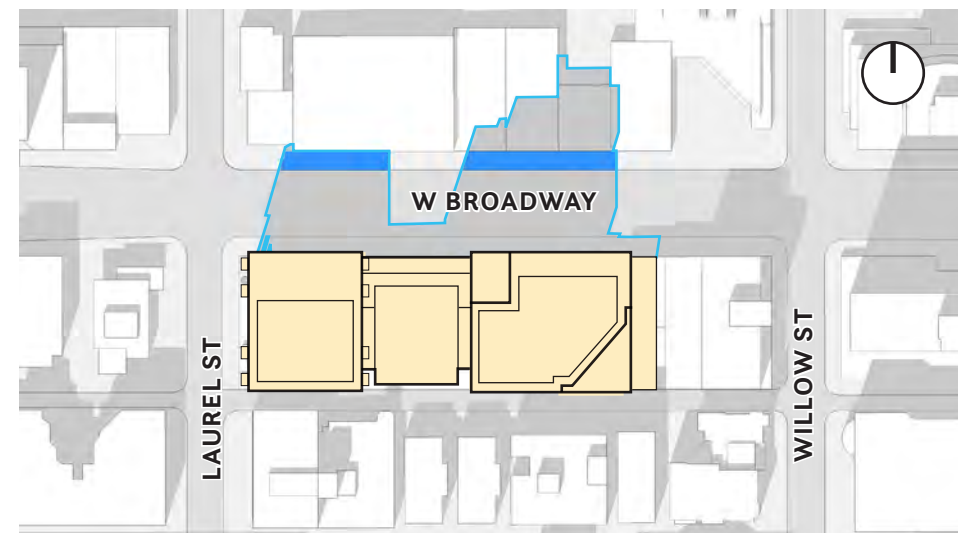
New Rezoning Proposal (2025) – Autumnal Equinox - 22 September



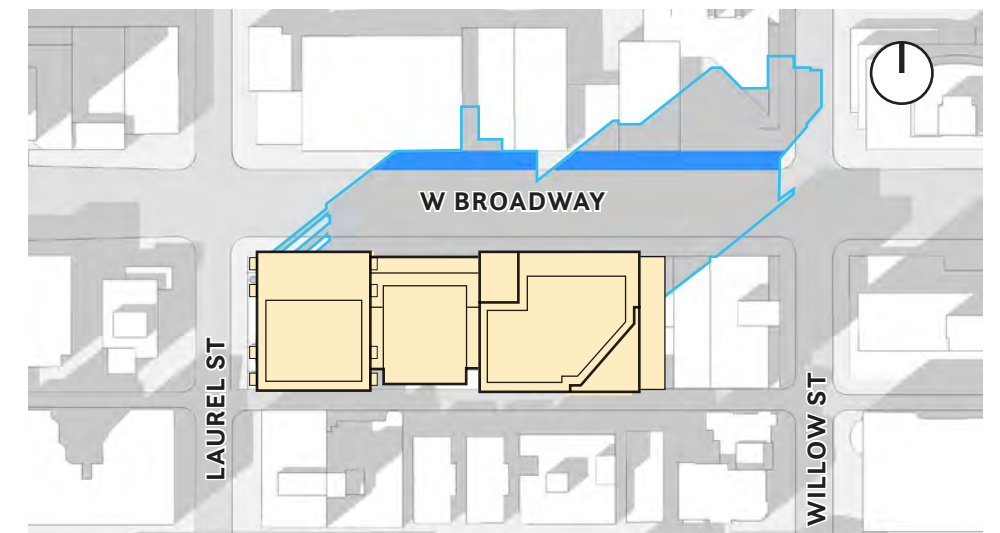
10:00 AM Sidewalk Shadows: 486.01m²



12:00 PM Sidewalk Shadows: 374.07m²

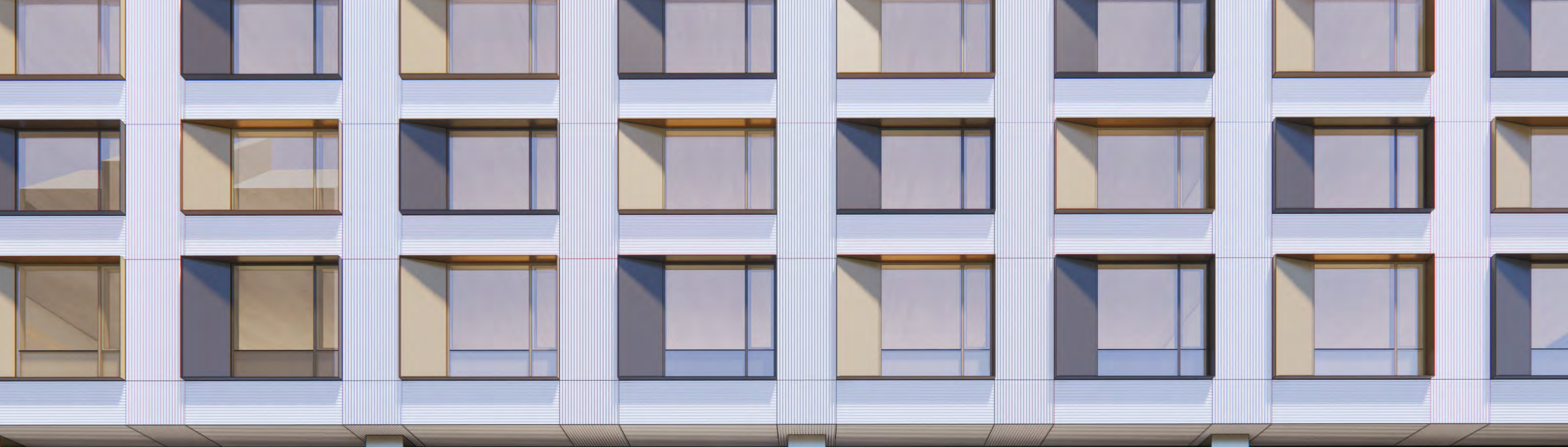


2:00 PM Sidewalk Shadows: 393.57m²



4:00 PM Sidewalk Shadows: 569.00m²

-  Proposed Buildings
-  Existing Shadows
-  Proposed Incremental Ground Plane Shadows
-  Proposed Incremental Sidewalk Shadows



SIGNAGE

Hilton

5.0

**DIAGRAMMATIC
DRAWINGS**

Project Statistics — Parking & Loading

Parking Summary

USE	Area / Units	REQUIRED (min.)	PERMITTED (max.)	PROPOSED
Hotel	17,671.43 m ² / 279 units	-	380	106
CRU	2,321.99 m ²	-	20	13
Residential	7,564.67 m ² / 105 units	-	162	53
Vistor		6	11	6
Total	27,558.10 m²	6	573	178
Small Car Parking (included in above)		N/A	(25% OF TOTAL)	22

Accessible Parking

USE	Area / Units	REQUIRED	PERMITTED (max.)	PROPOSED
Hotel	17,671.43 m ² / 279 units	9	-	9
CRU	2,321.99 m ²		-	
Residential	7,564.67 m ² / 105 units	4	-	4
Total	27,558.10 m²	13	N/A	13

Bicycle Parking Summary

USE	Area / Units	REQUIRED		PROPOSED	
		Class A	Class B	Class A	Class B
Hotel	17,671.43 m ² / 279 units	9	6	13	6
CRU	2,321.99 m ²	7	6	9	6
Residential	7,564.67 m ² / 105 units	181	6	236	6
Total	27,558.10 m²	197	18	258	18

Freight Loading Summary

USE	Area / Units	REQUIRED			PROPOSED		
		Class A	Class B	Class C	Class A	Class B	Class C
Hotel	17,671.43 m ² / 279 units	2	2	0	2	2	0
Retail	2,321.99 m ²	0	1	1	1	1	0*
Residential	7,564.67 m ² / 105 units	1	1	0	2	1	0
Total	27,588.10 m²	3	4	1	5	4	0

* Requesting Relaxation. Refer to the Transportation Report.

Passenger Loading Summary

USE	Area / Units	REQUIRED			PROPOSED		
		Class A	Class B	Class C	Class A	Class B	Class C*
Hotel	17,671.43 m ² / 279 units	5	0	1	5	0	2
CRU	2,321.99 m ²	1	0	0	1	0	0
Residential	7,564.67 m ² / 105 units	1	0	0	1	0	0
Total	27,558.10 m²	7	0	1	7	0	2*

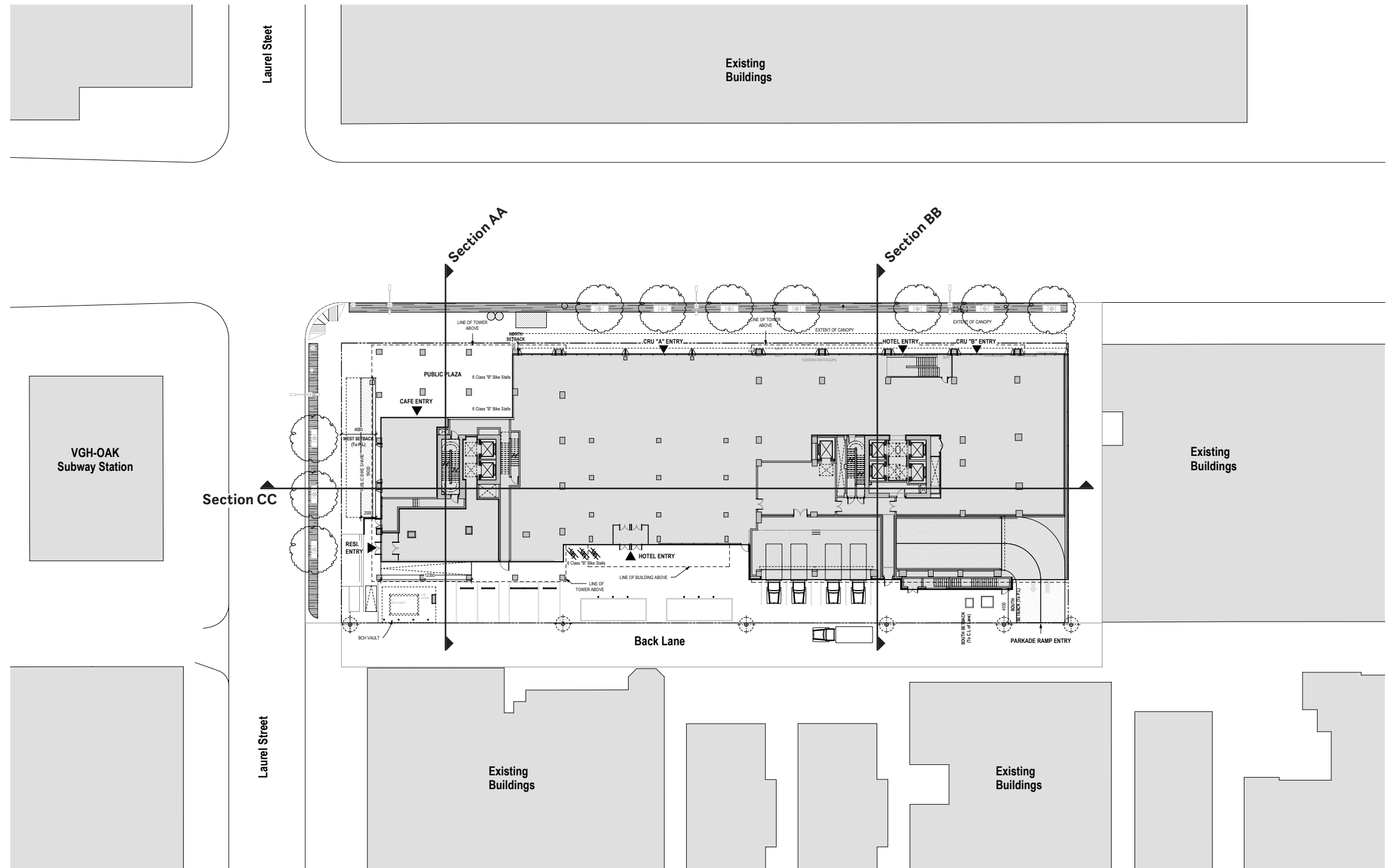
* Reduced size "Class C" passenger loading spaces.

Site Plan

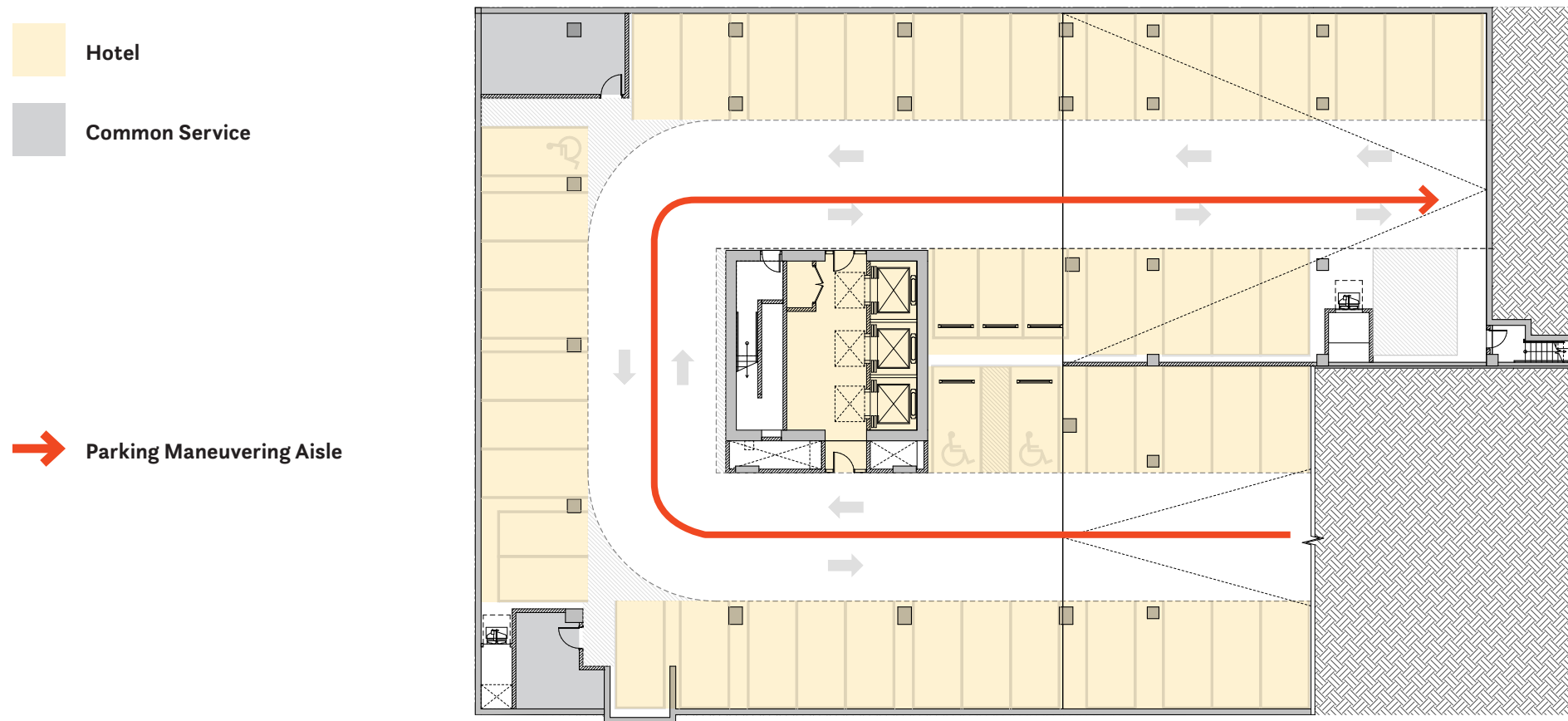
Civic Address:
888 West Broadway
Vancouver, B.C

Legal Description
Block 357,
District Lot 526
New Westminster
District Plan
EPP67376

Lots Area: 3,774 m²



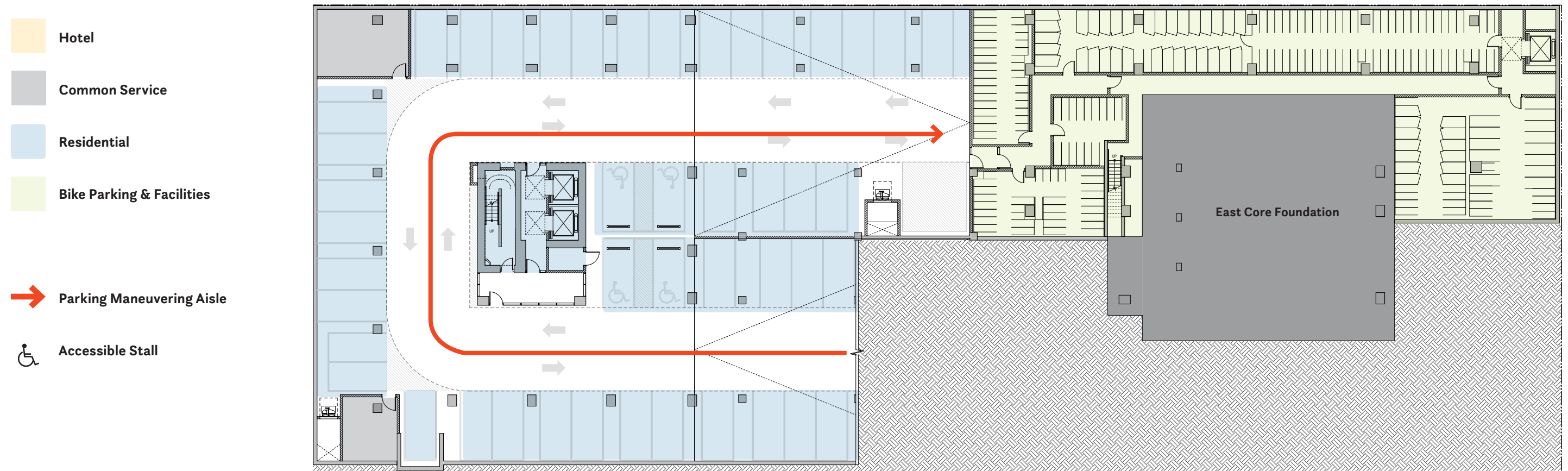
Floor Plans-Previous Rezoning Text Amendment (2024)



Level P3



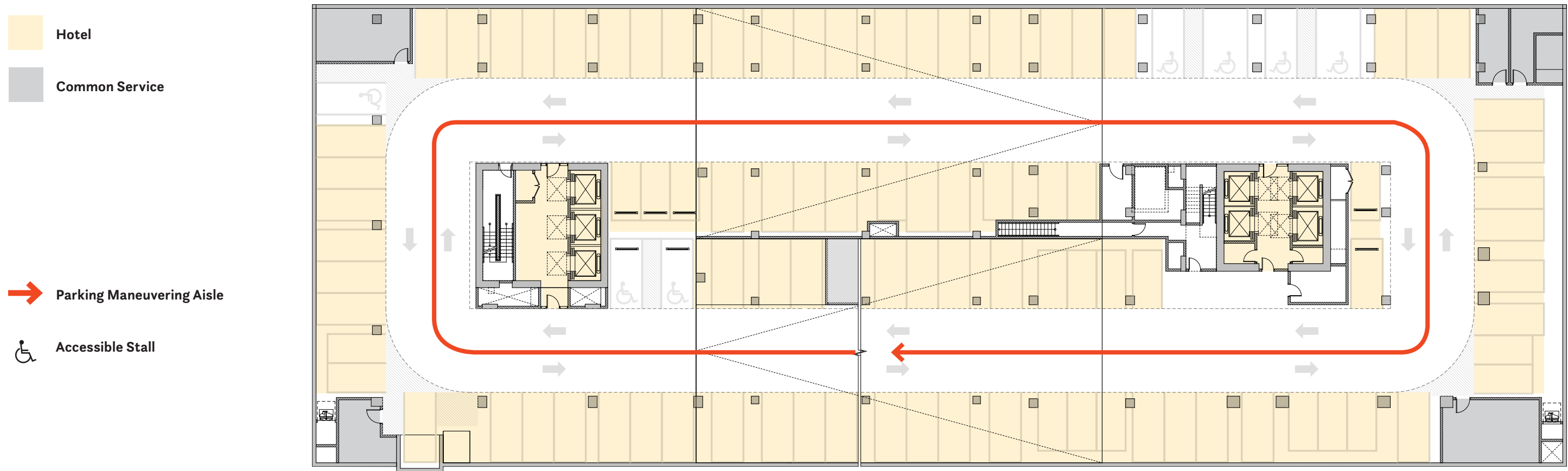
Floor Plans-New Rezoning (2025)



Level P3

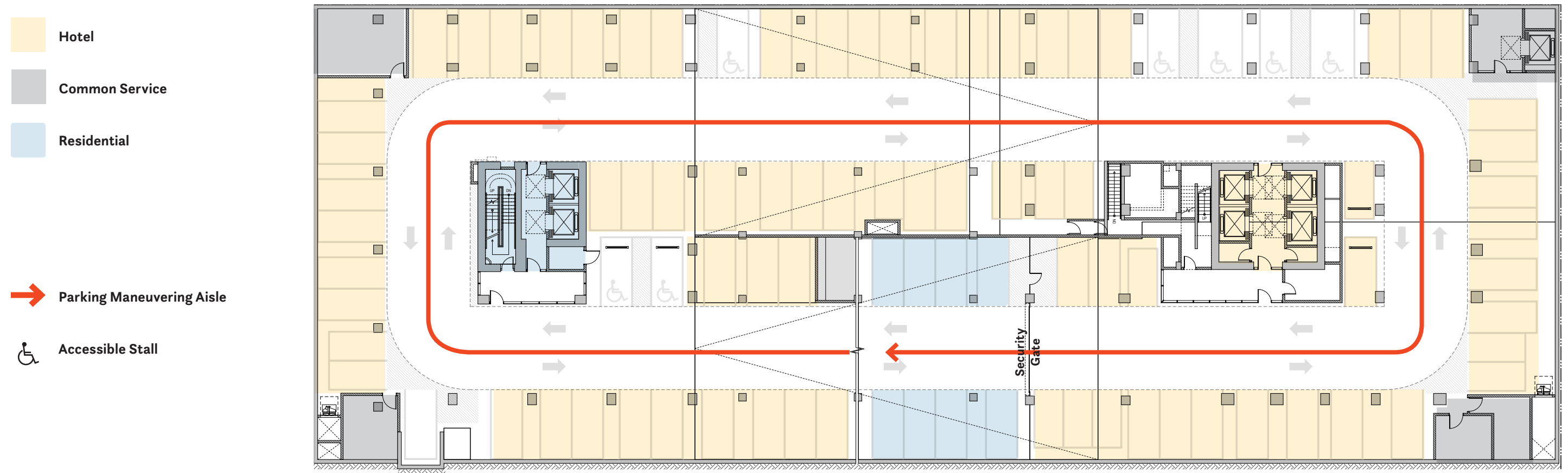


Floor Plans-Previous Rezoning Text Amendment (2024)



Level P2

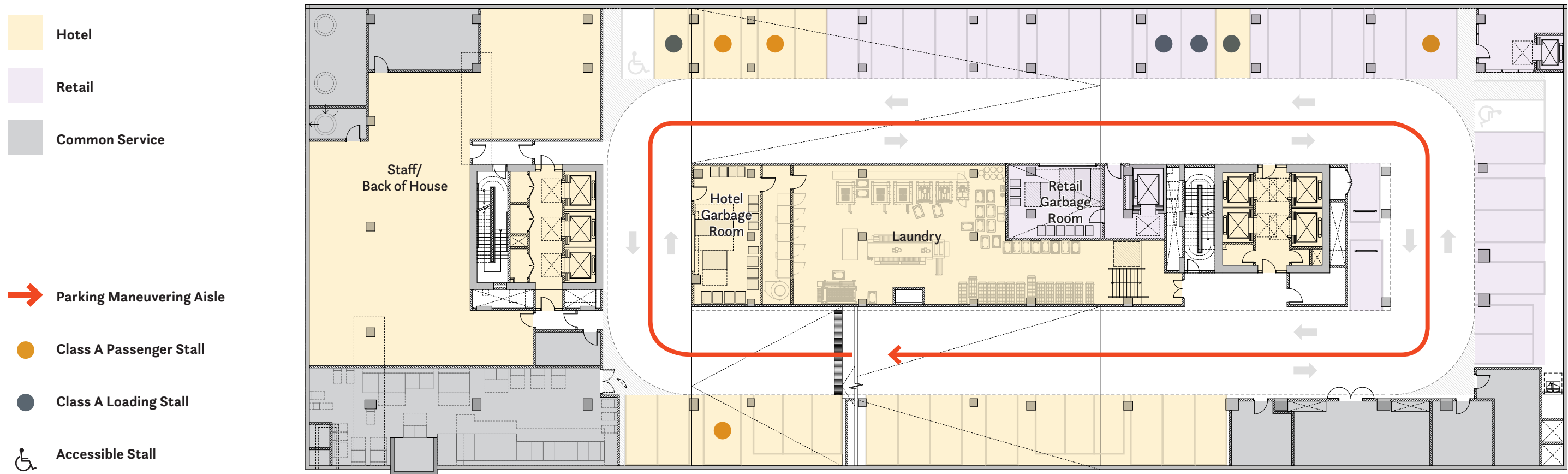
Floor Plans-New Rezoning (2025)



Level P2



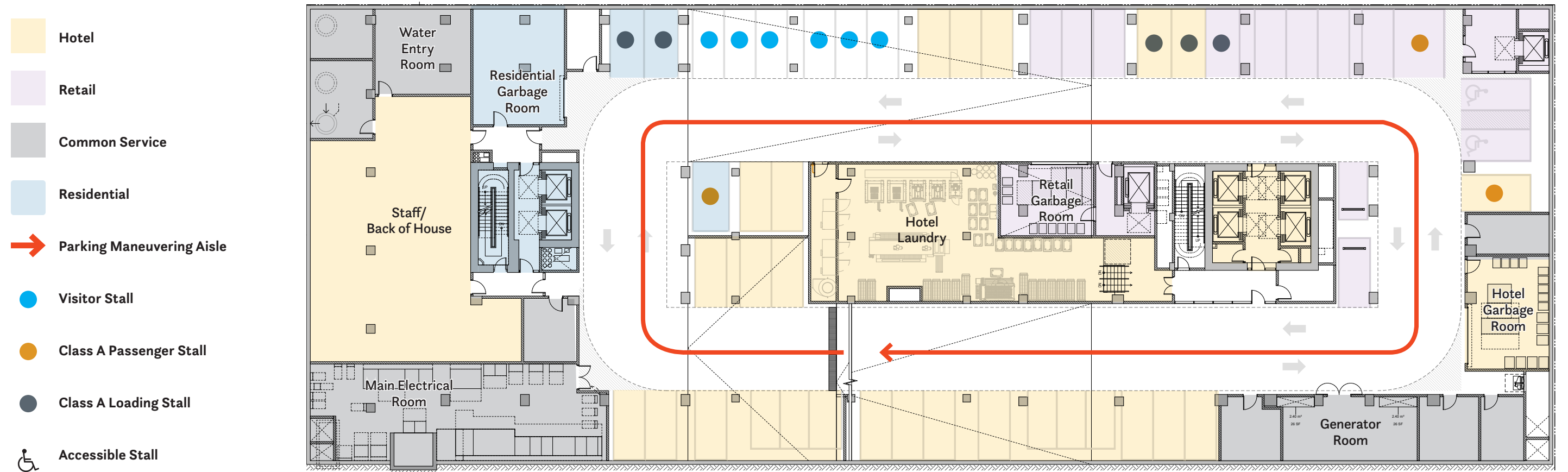
Floor Plans-Previous Rezoning Text Amendment (2024)



Level P1



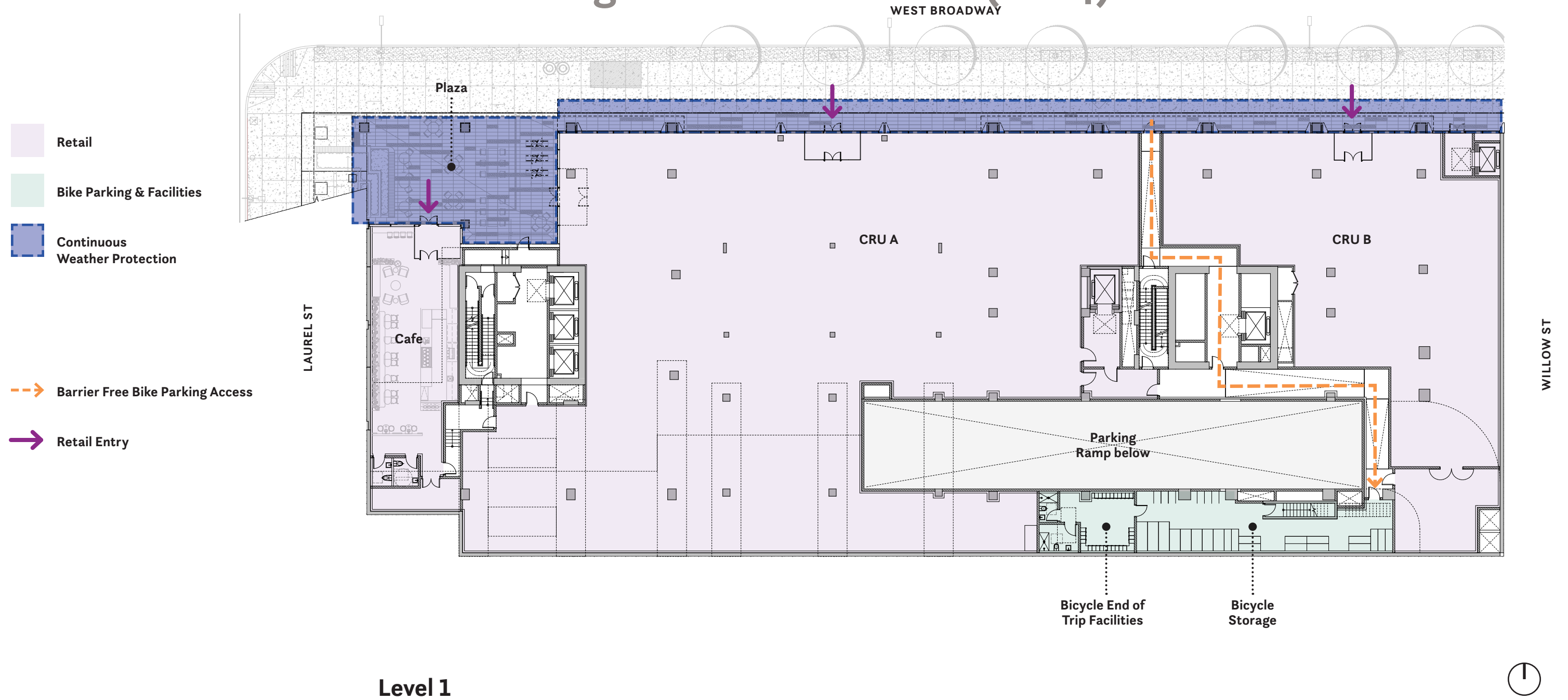
Floor Plans-New Rezoning (2025)



Level P1

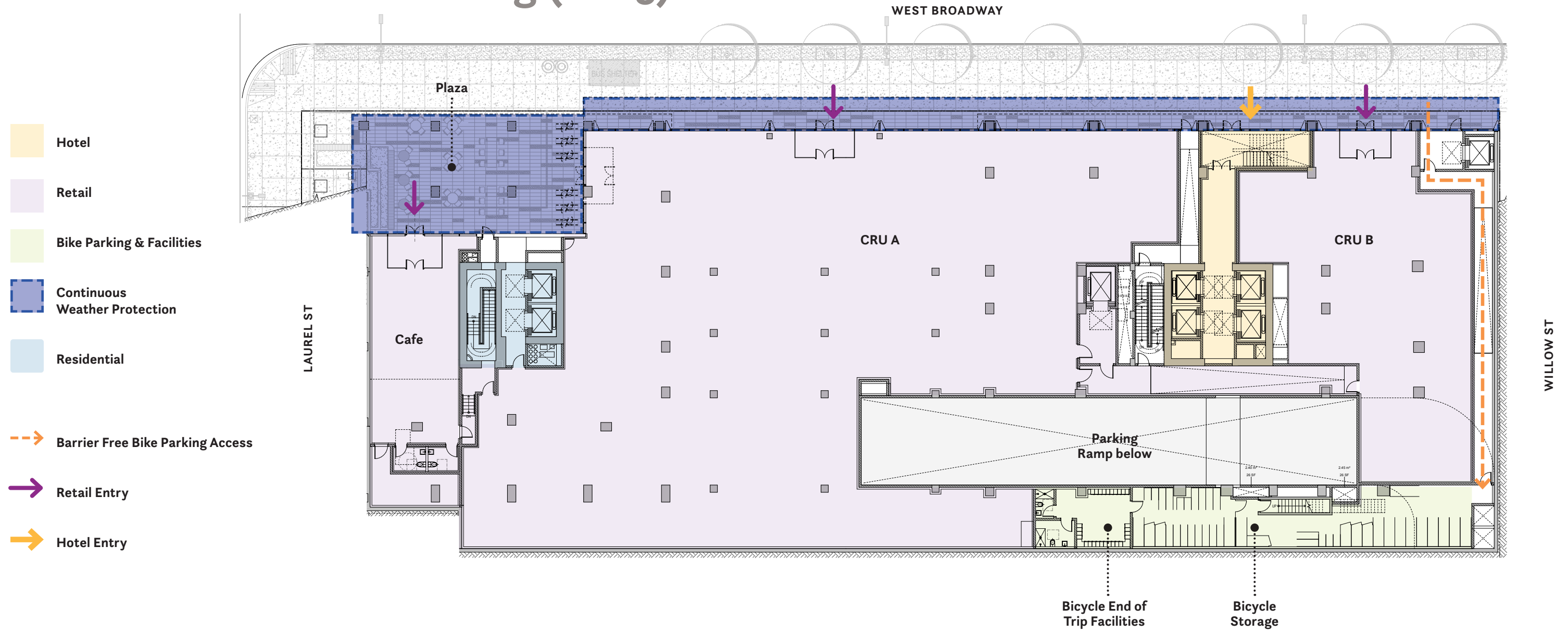


Floor Plans-Previous Rezoning Text Amendment (2024)



Level 1

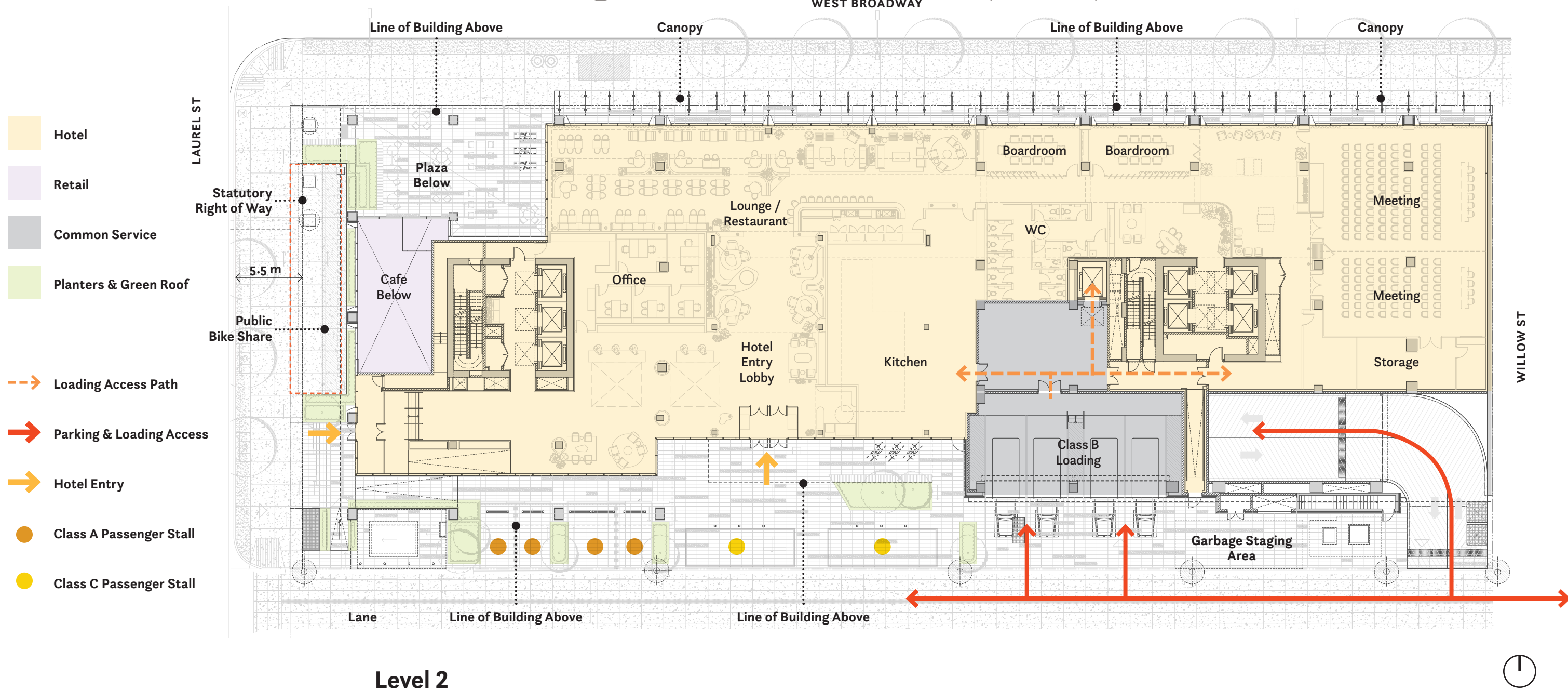
Floor Plans-New Rezoning (2025)



Level 1

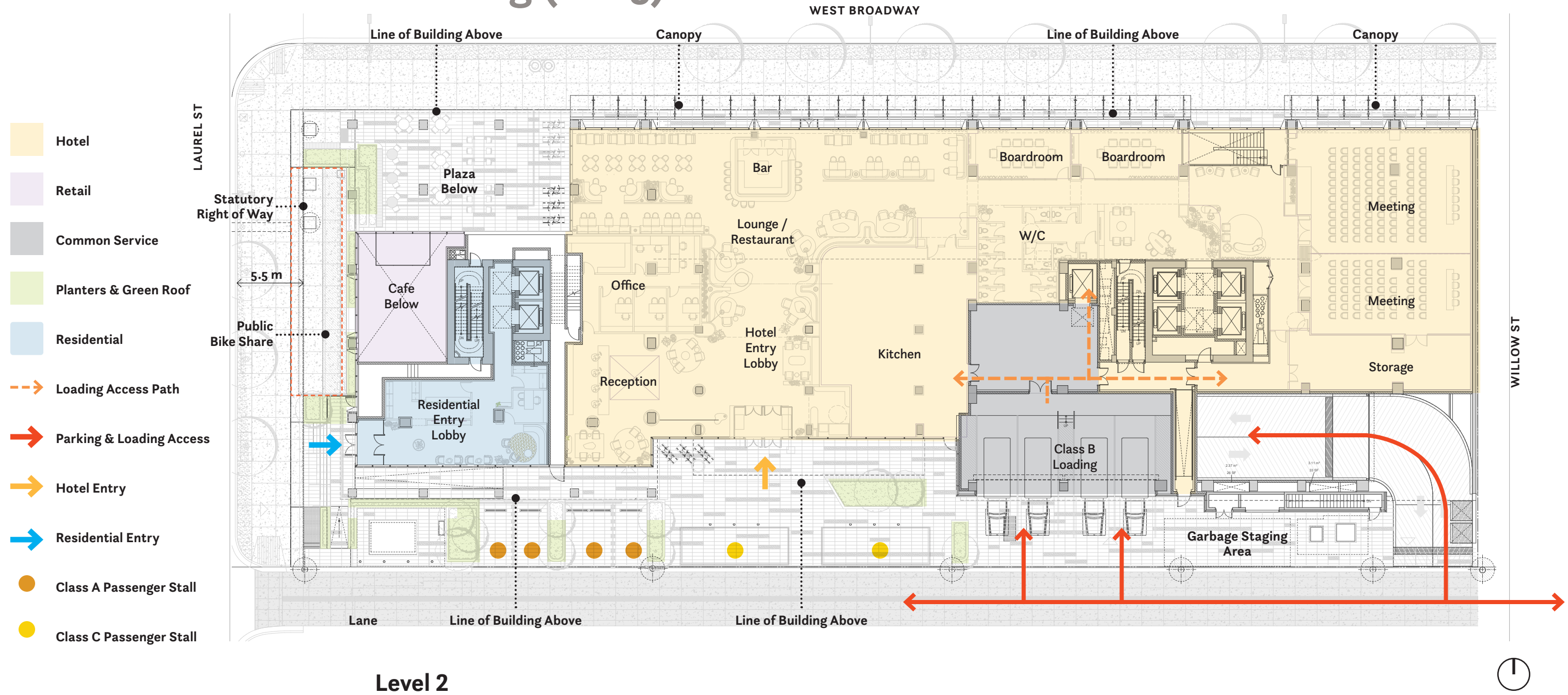


Floor Plans-Previous Rezoning Text Amendment (2024)



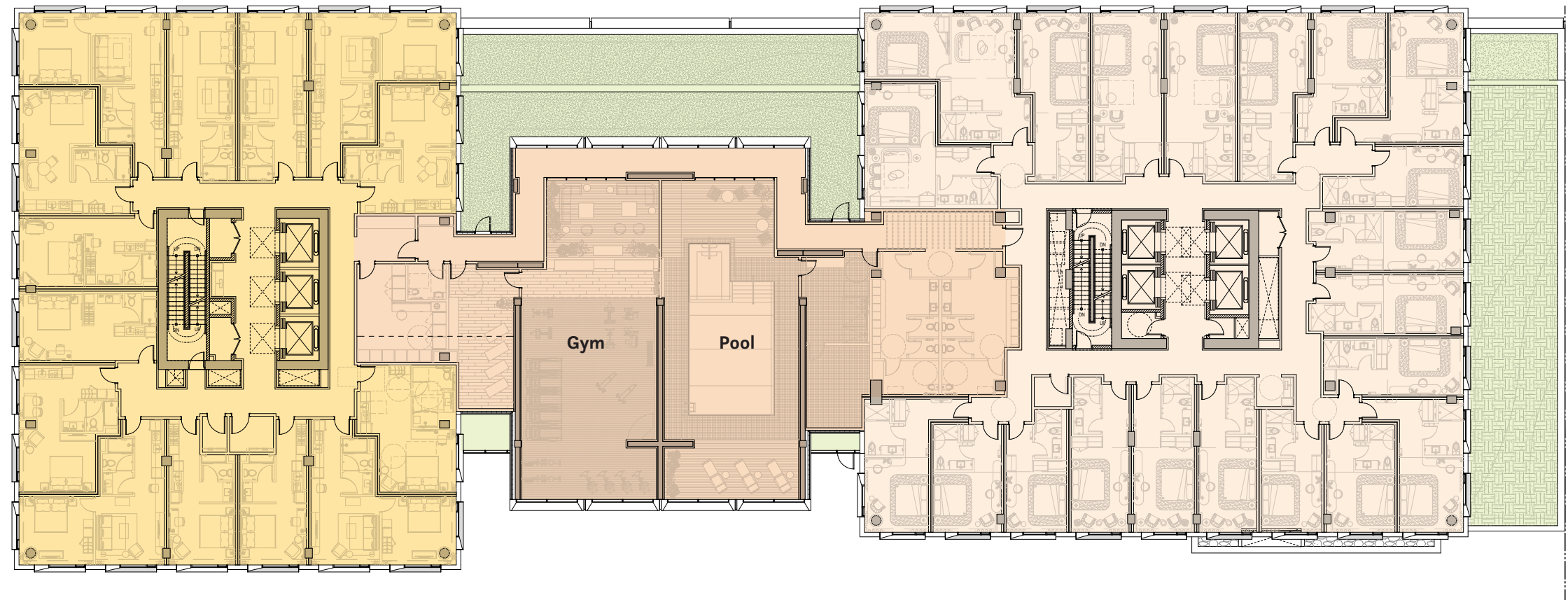
Level 2

Floor Plans-New Rezoning (2025)



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof

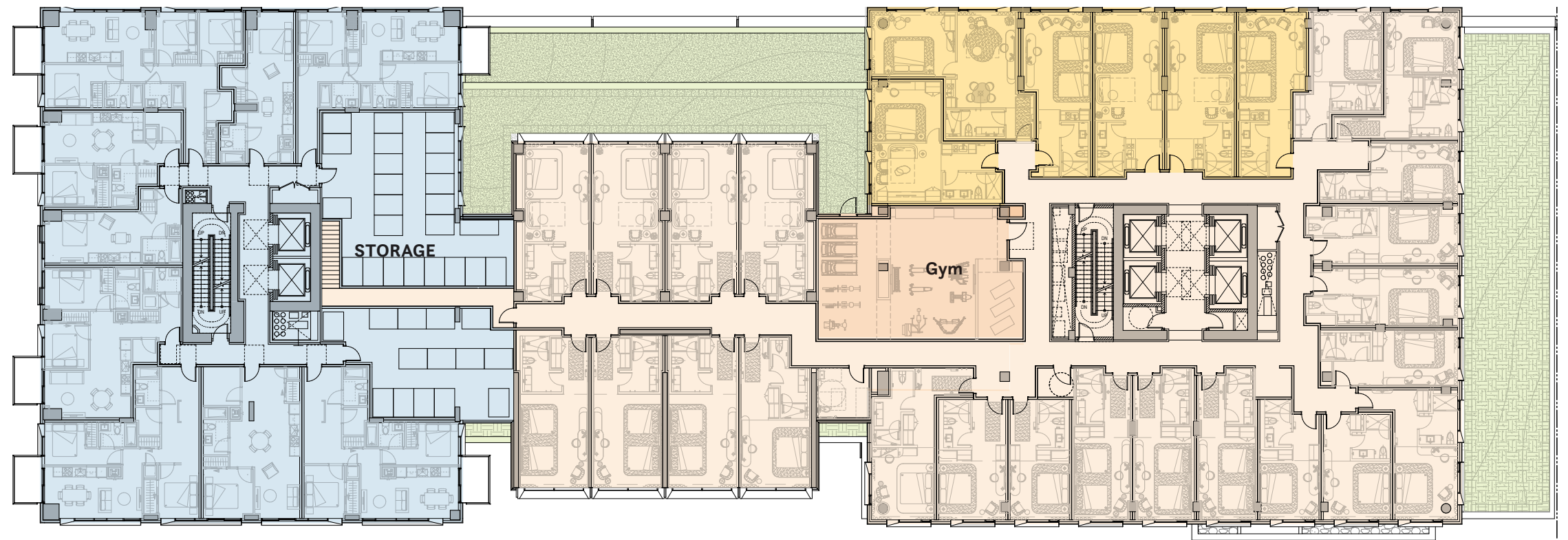


Level 3



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

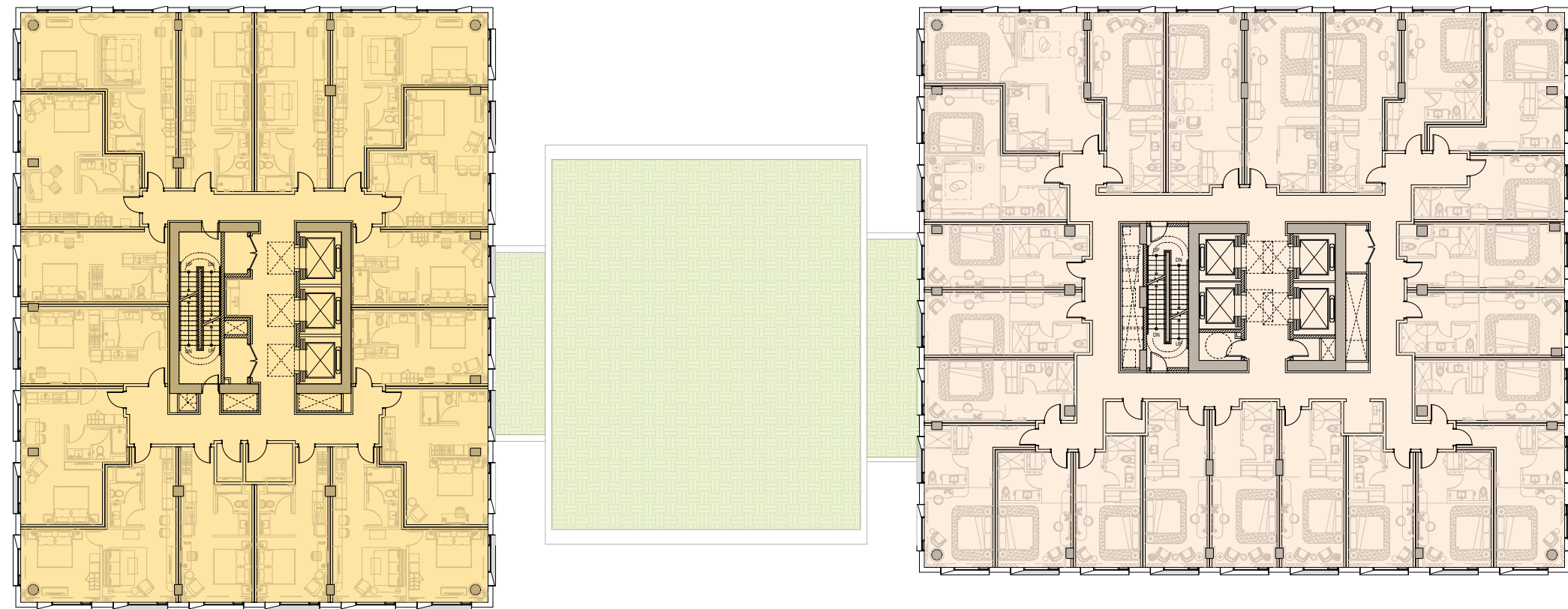


Level 3



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Planters & Green Roof

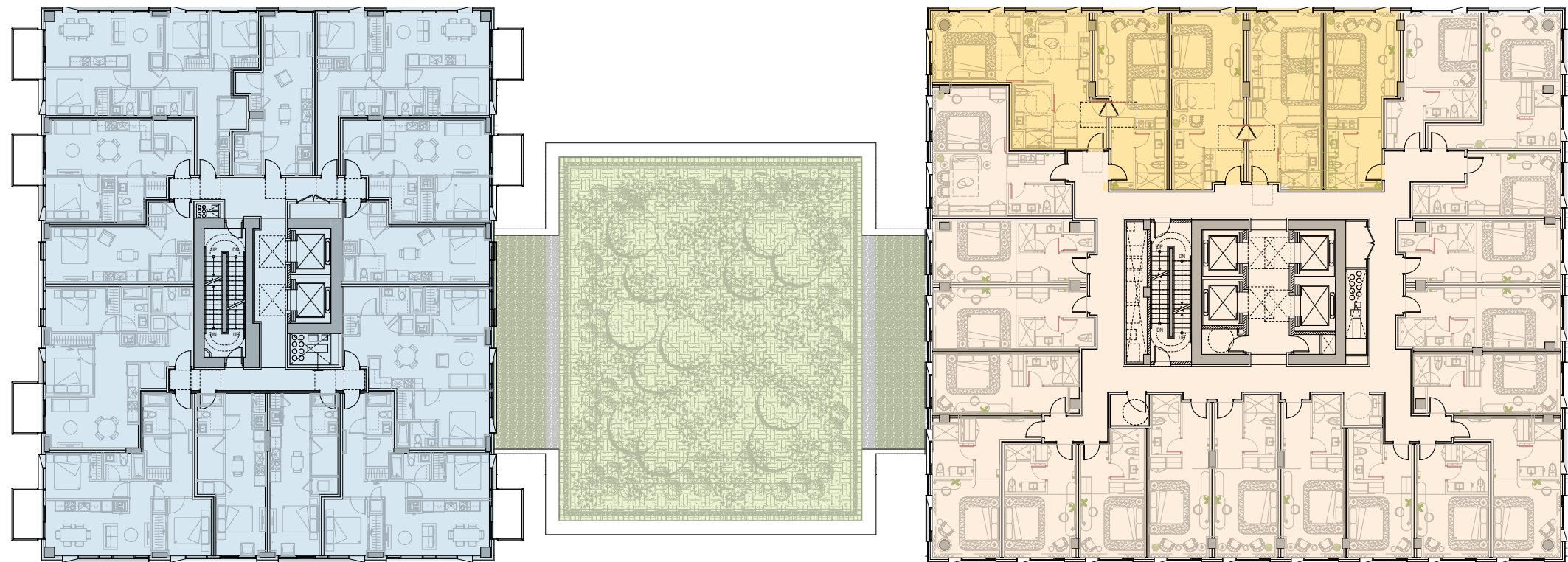


Level 4 – Typical Hotel Plan



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

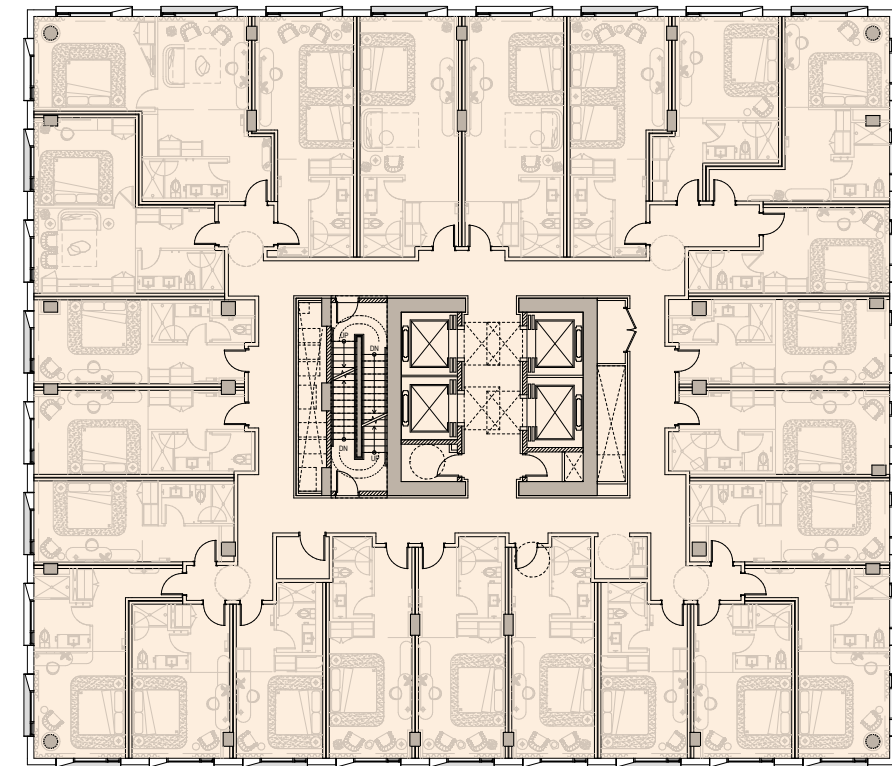
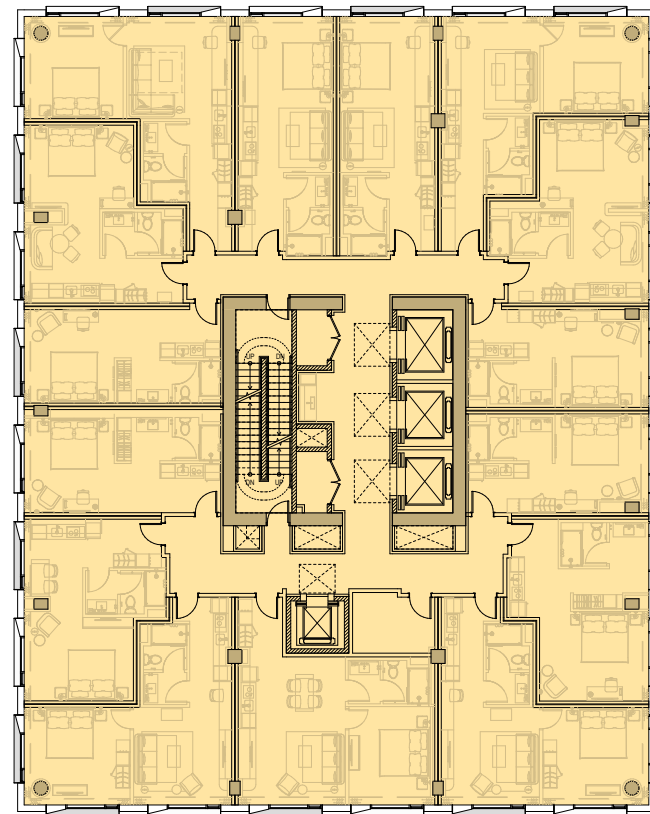


Level 4 – Typical Residential & Hotel Plan



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation

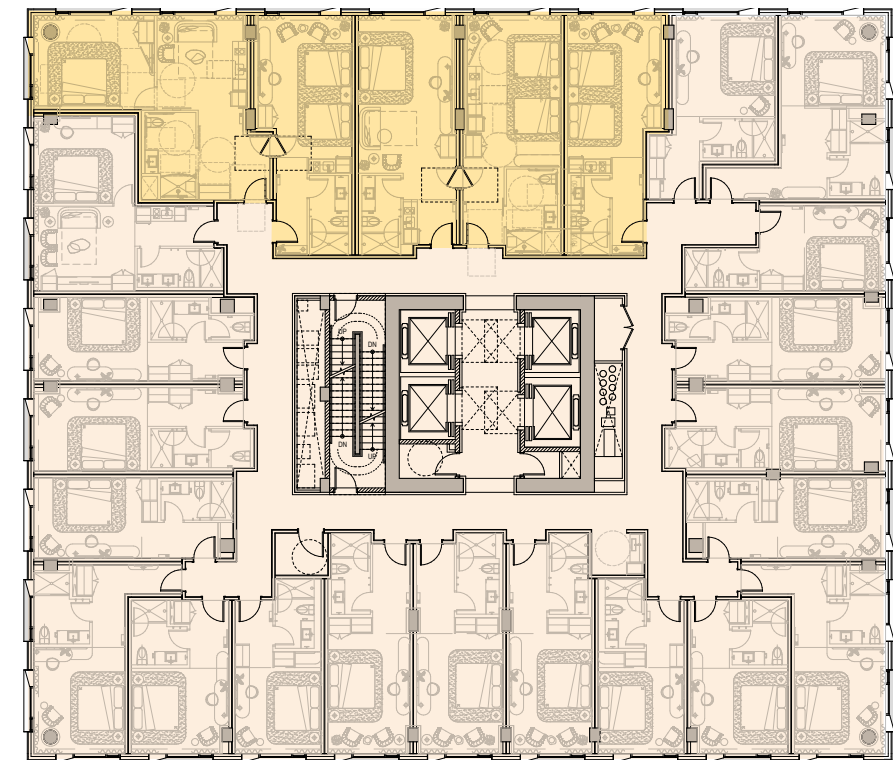
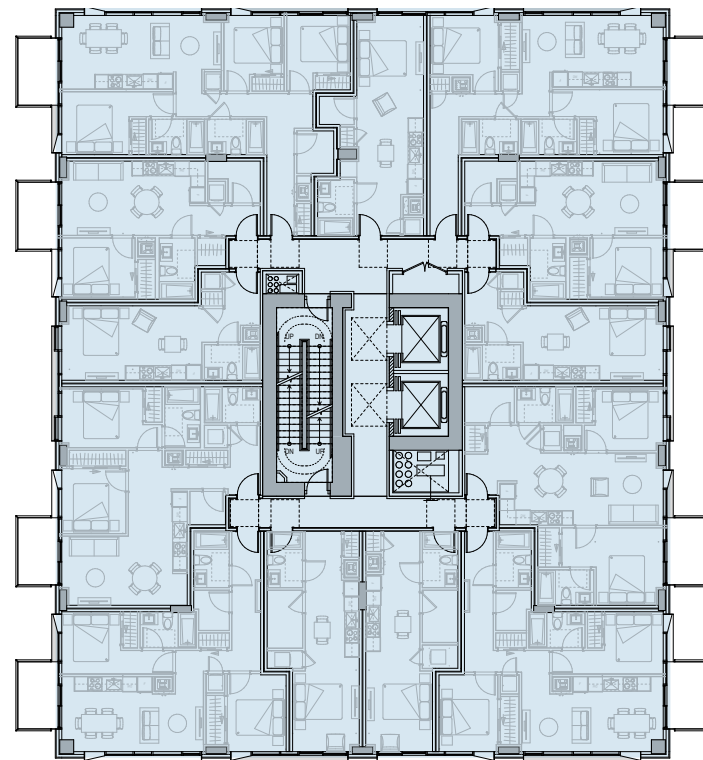


Levels 5–10 – Typical Hotel Plan



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

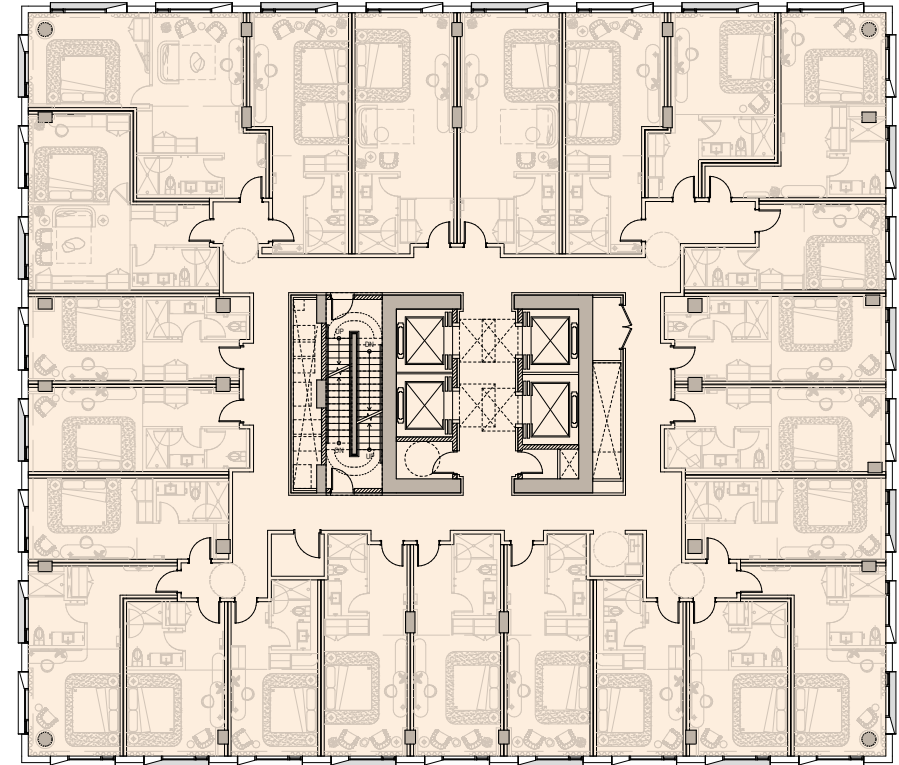
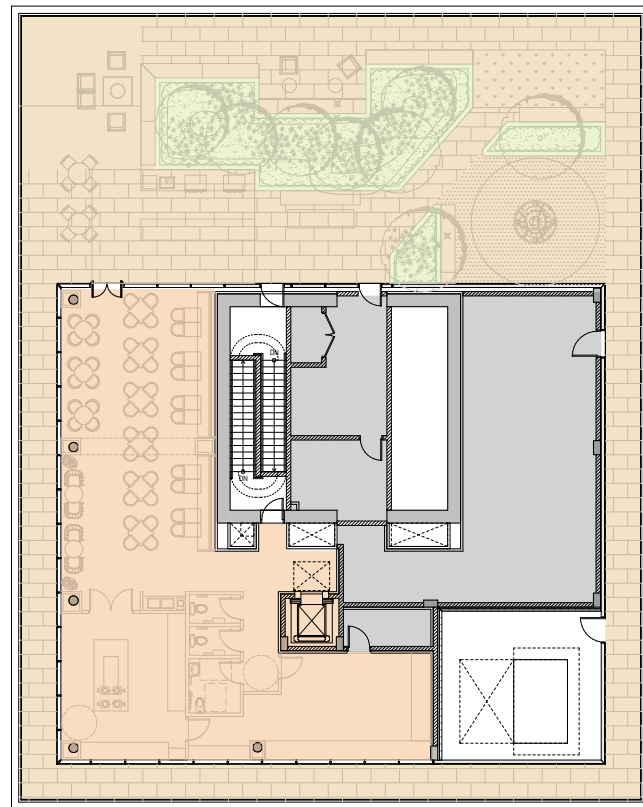


Levels 5–10 – Typical Residential & Hotel Plan



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Indoor Amenity
- Outdoor Amenity
- Planters & Green Roof
- Common Service

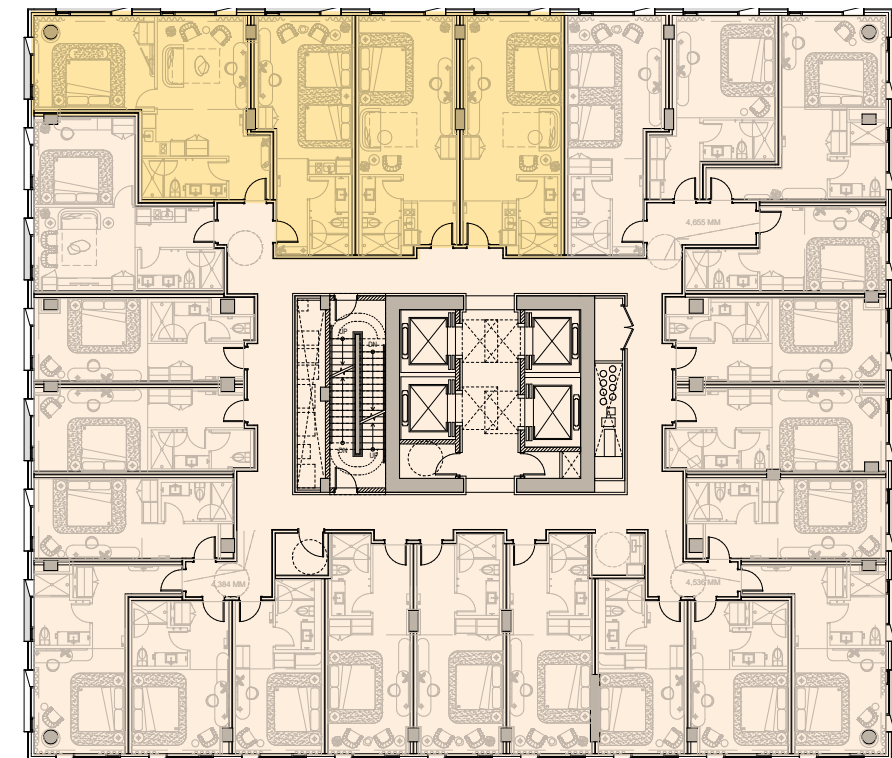
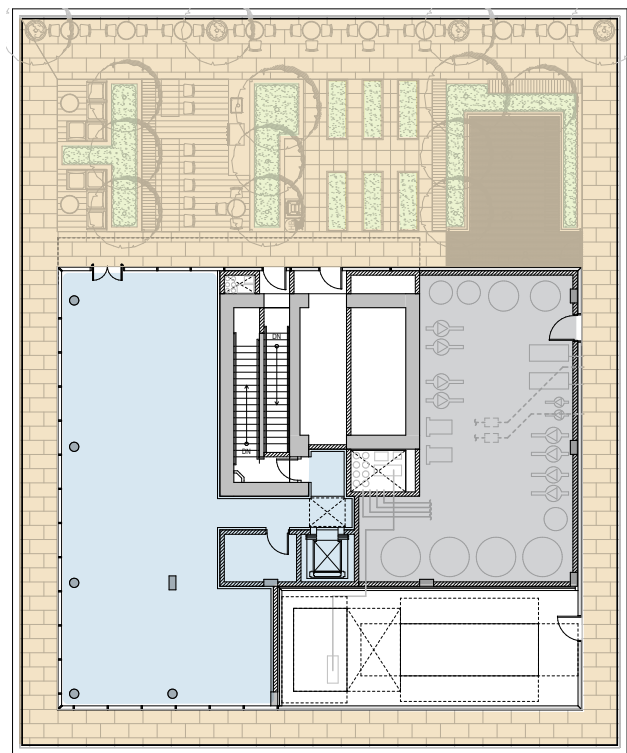


Level 11 – West Hotel Roof



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential
- Residential Service

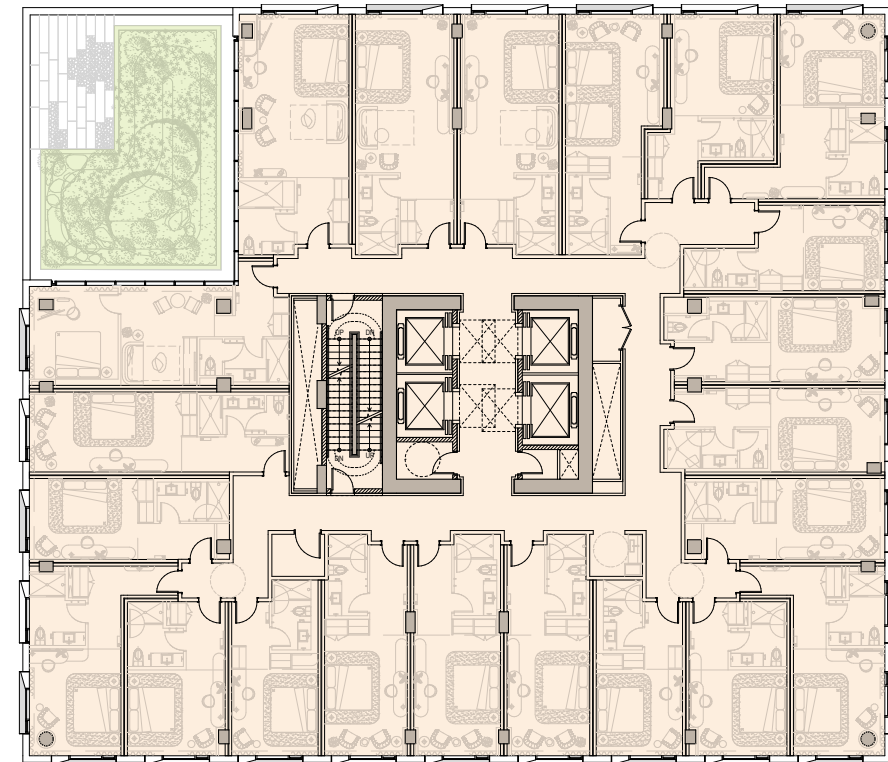
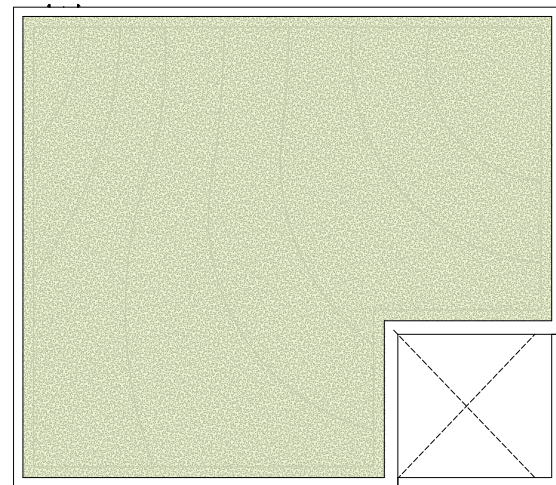


Level 11 – West Residential Roof



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Indoor Amenity
- Outdoor Amenity
- Planters & Green Roof

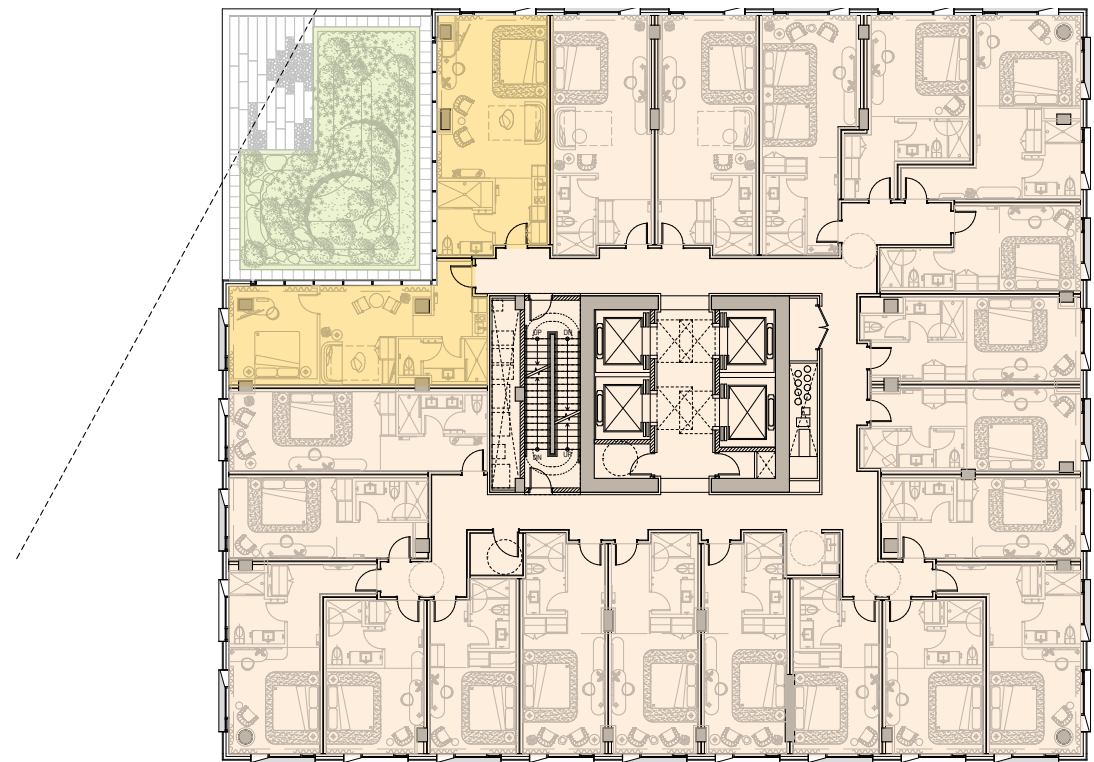
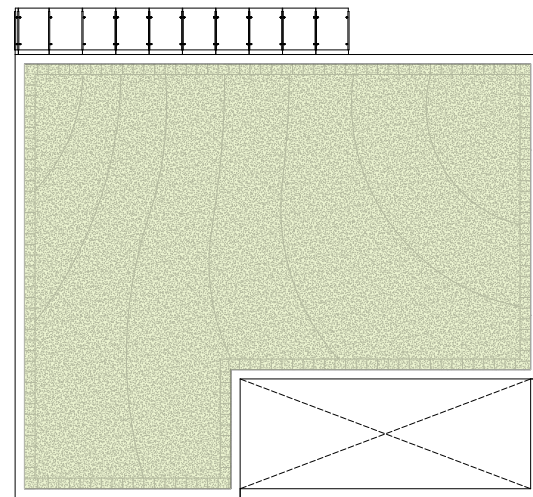


Level 12



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

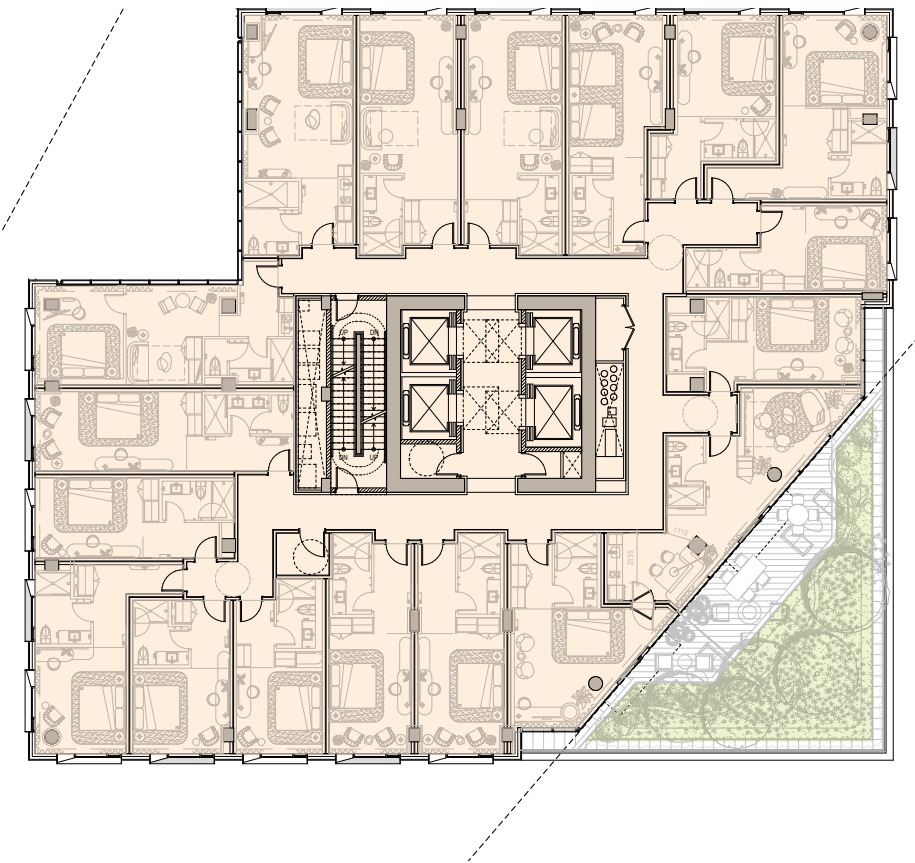


Level 12



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Indoor Amenity
- Outdoor Amenity
- Planters & Green Roof

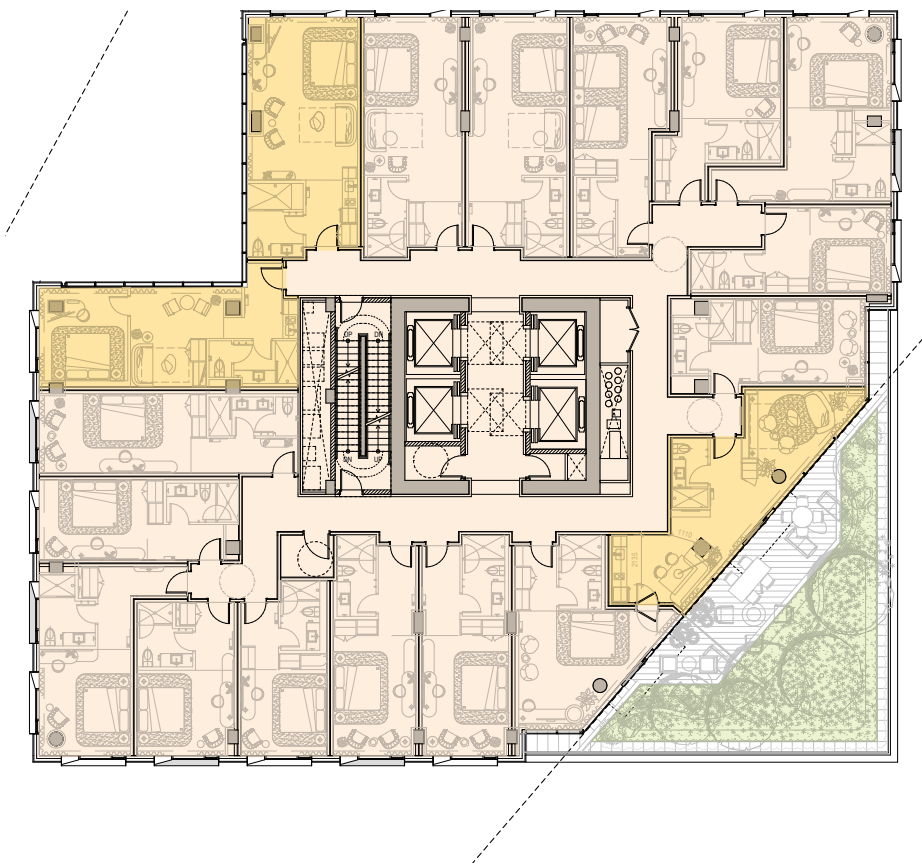


Level 13



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

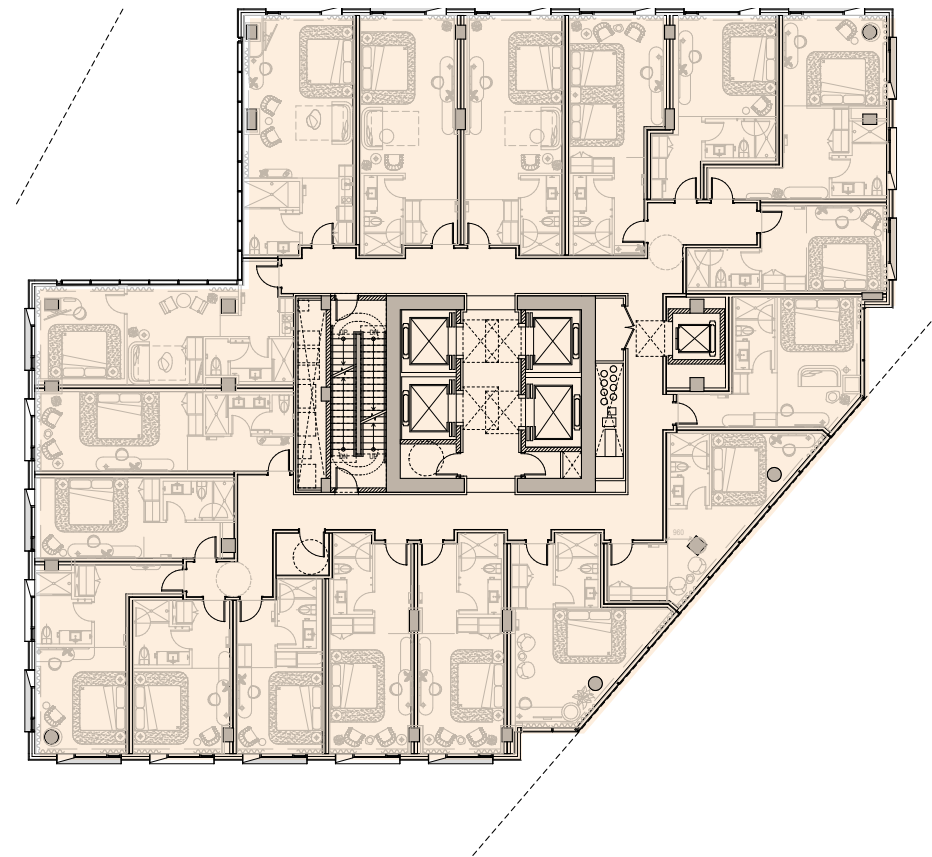


Level 13



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

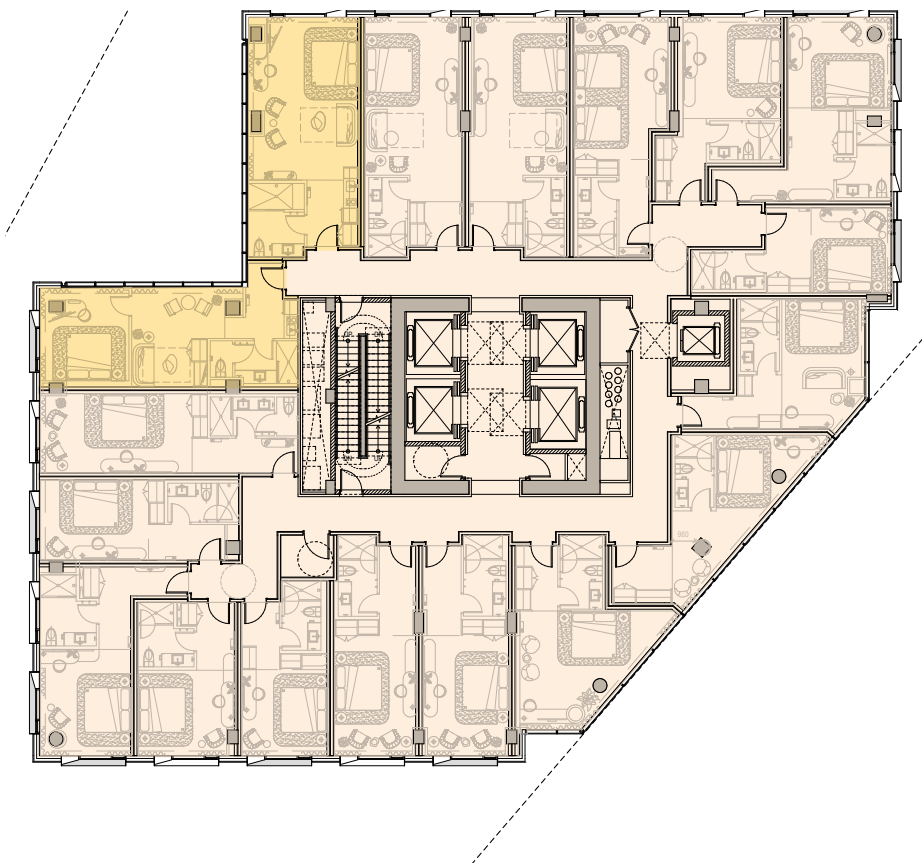


Level 14



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

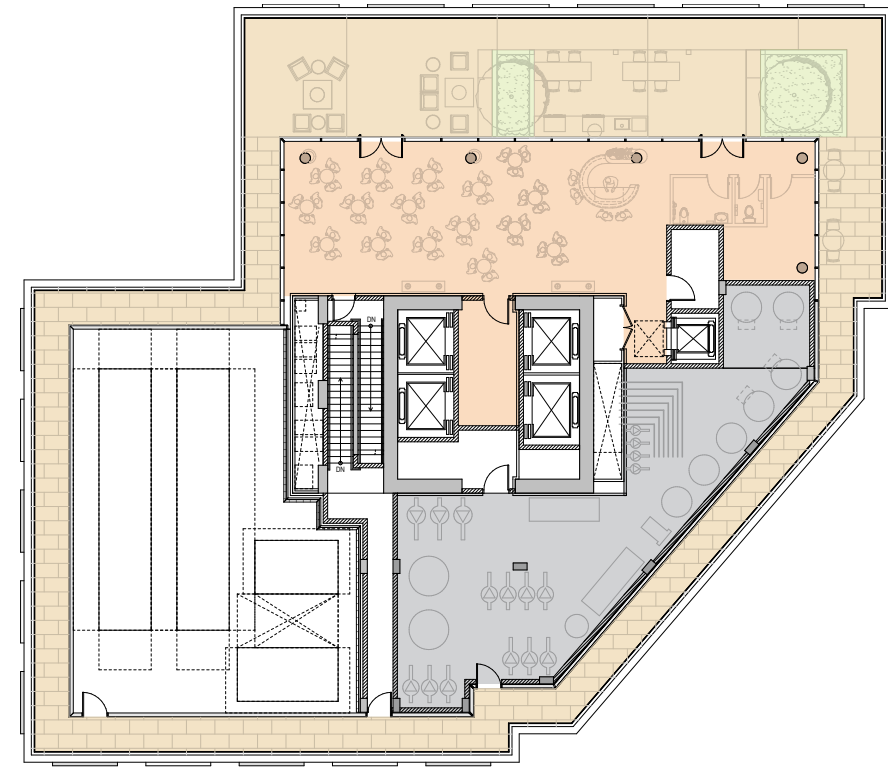


Level 14



Floor Plans-Previous Rezoning Text Amendment (2024)

- Hotel – Short-term Accommodation
- Indoor Amenity
- Outdoor Amenity
- Planters & Green Roof
- Common Service

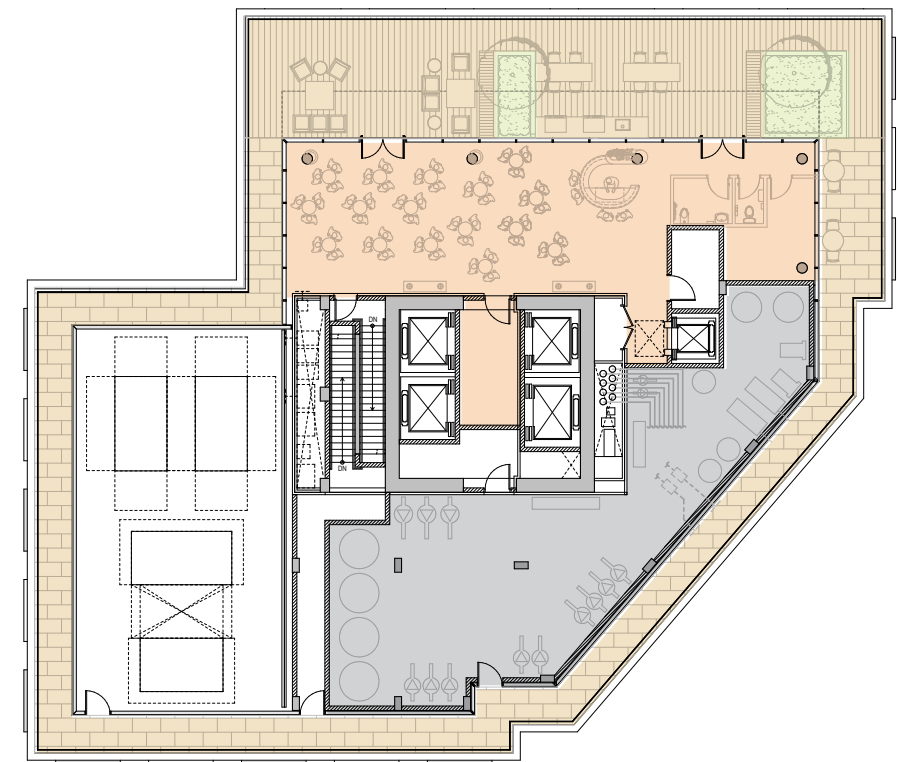


Level 15 – East Hotel Roof



Floor Plans-New Rezoning (2025)

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Indoor Amenity
- Planters & Green Roof
- Residential

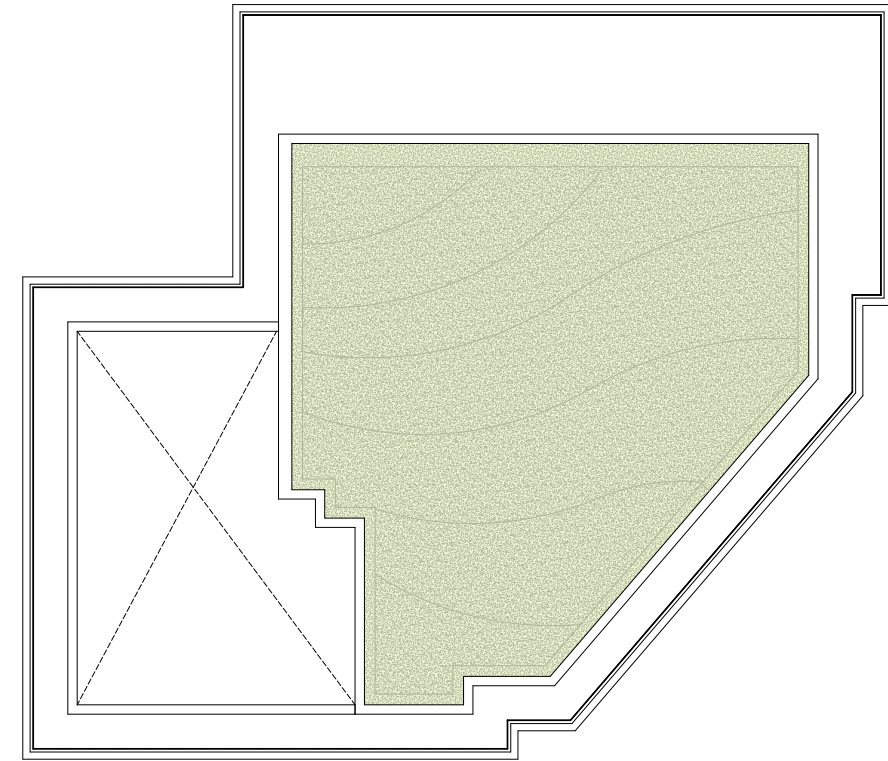


Level 15 - East Hotel Roof



Floor Plans-Previous Rezoning Text Amendment (2024)

 Planters & Green Roof

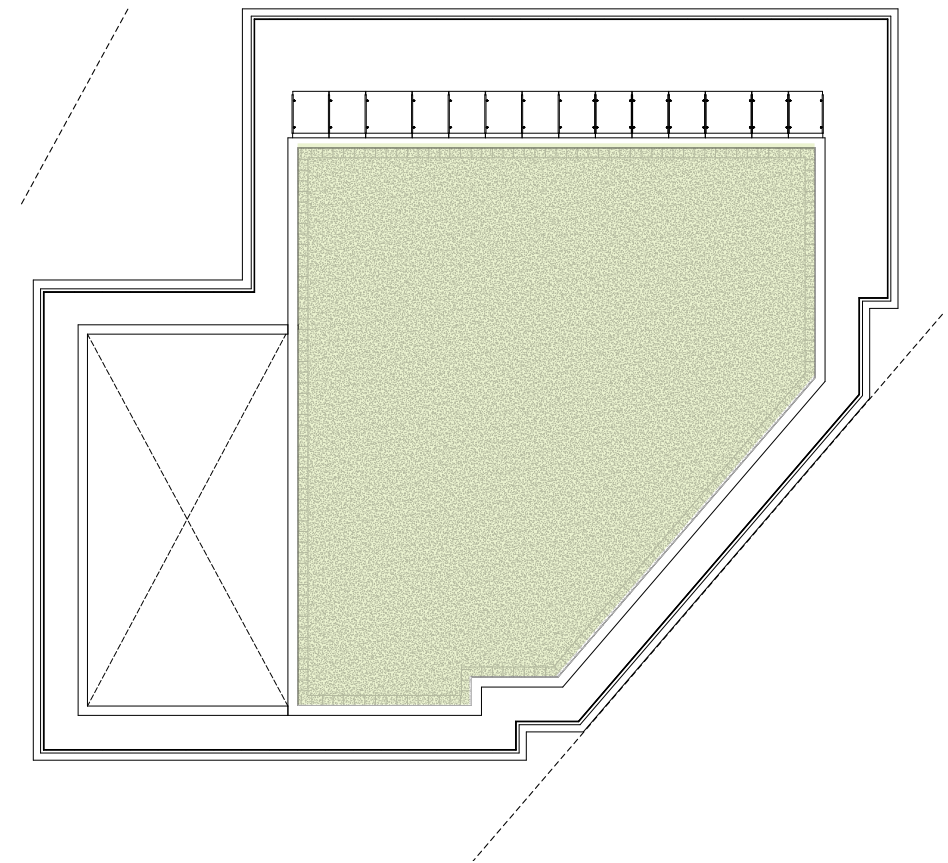


Level 16 Roof Plan



Floor Plans-New Rezoning (2025)

 Planters & Green Roof



Level 16 - East Hotel Roof Plan



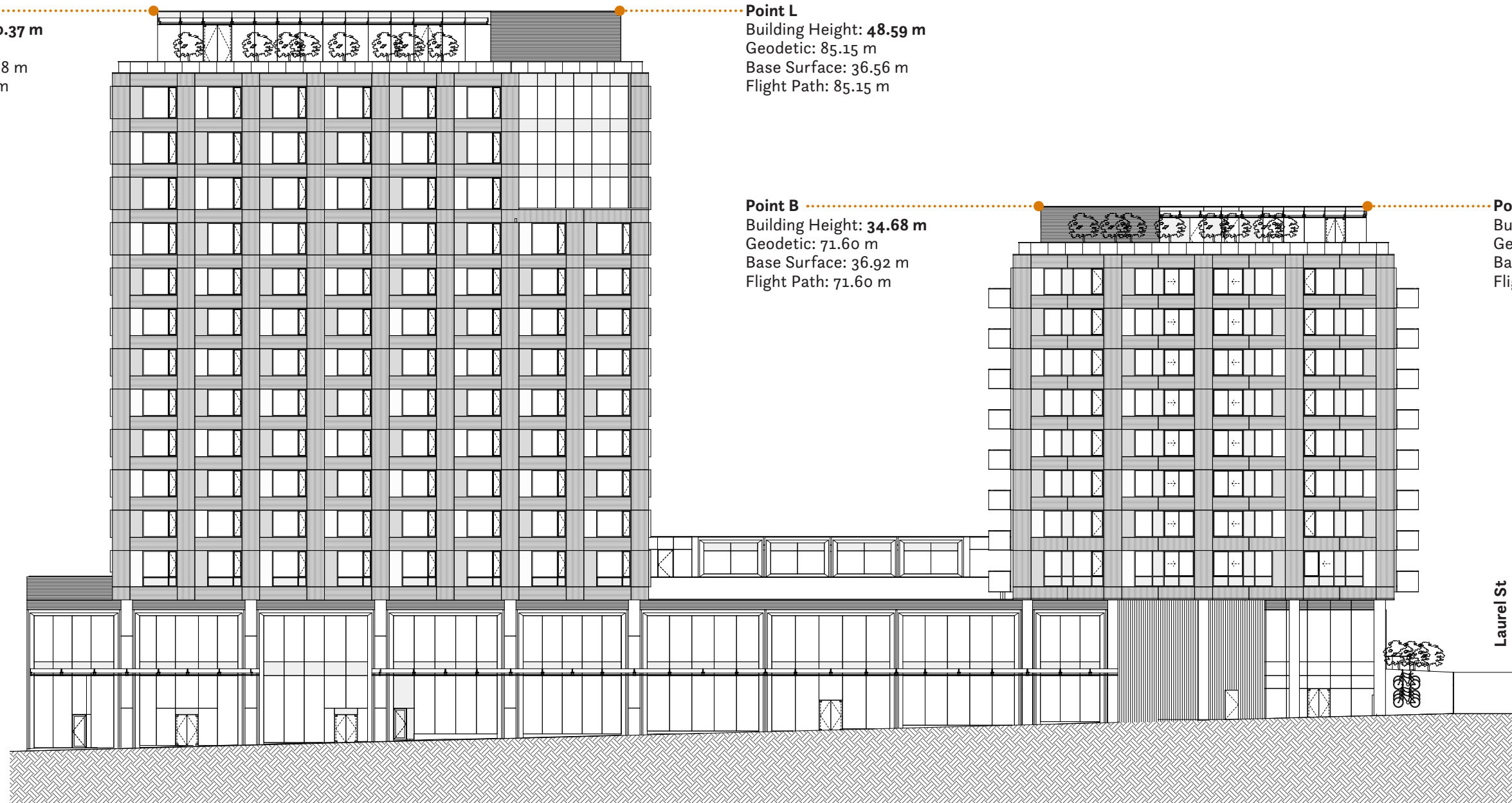
North Elevation — Along W Broadway

Point G
 Building Height: 50.37 m
 Geodetic: 85.15 m
 Base Surface: 34.78 m
 Flight Path: 85.15 m

Point L
 Building Height: 48.59 m
 Geodetic: 85.15 m
 Base Surface: 36.56 m
 Flight Path: 85.15 m

Point B
 Building Height: 34.68 m
 Geodetic: 71.60 m
 Base Surface: 36.92 m
 Flight Path: 71.60 m

Point A
 Building Height: 34.40 m
 Geodetic: 71.60 m
 Base Surface: 37.20 m
 Flight Path: 71.60 m



South Elevation — Along Back Lane

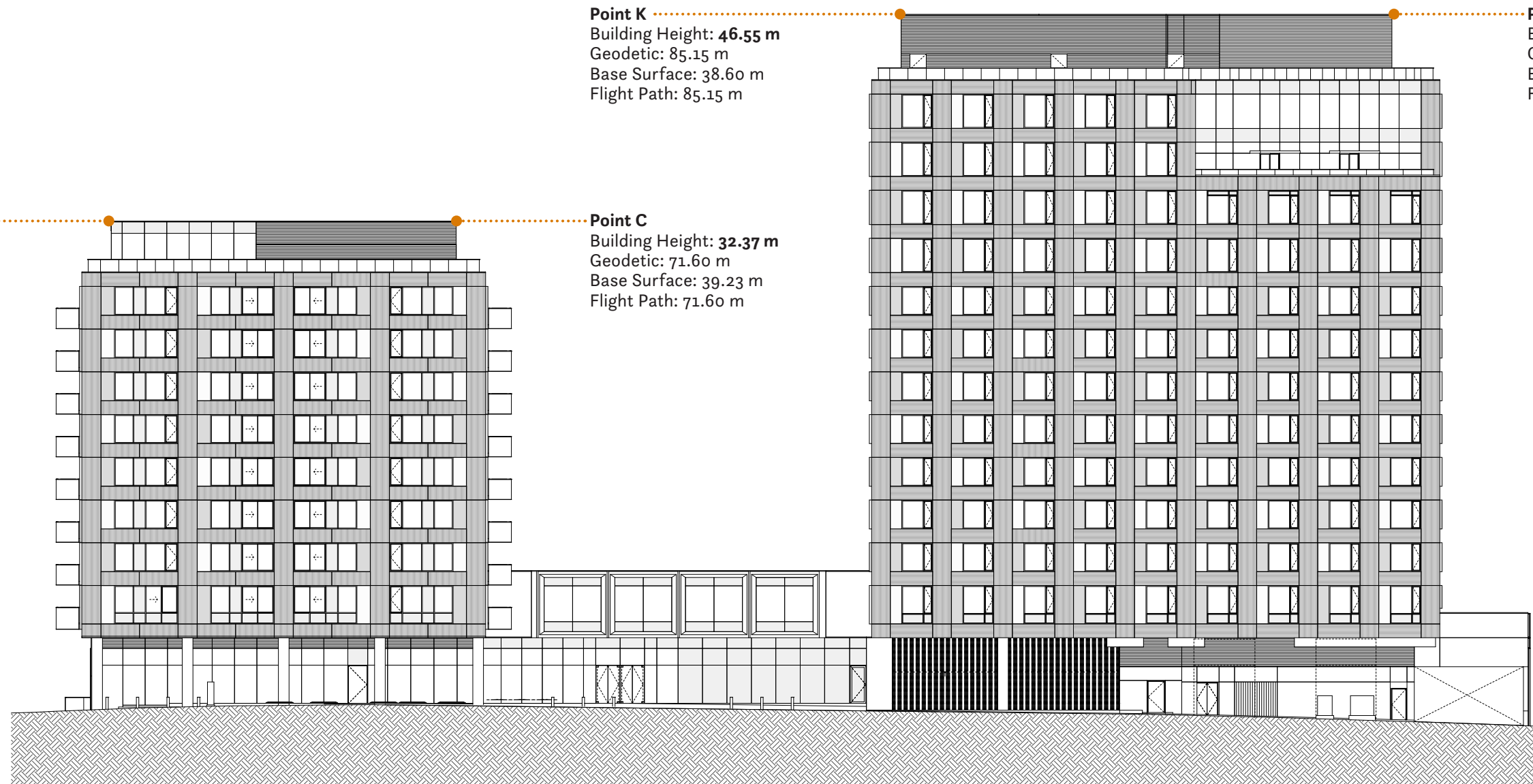
Point D
Building Height: 32.47 m
Geodetic: 71.60 m
Base Surface: 39.13 m
Flight Path: 71.60 m

Point K
Building Height: 46.55 m
Geodetic: 85.15 m
Base Surface: 38.60 m
Flight Path: 85.15 m

Point C
Building Height: 32.37 m
Geodetic: 71.60 m
Base Surface: 39.23 m
Flight Path: 71.60 m

Point H
Building Height: 49.06 m
Geodetic: 85.15 m
Base Surface: 36.09 m
Flight Path: 85.15 m

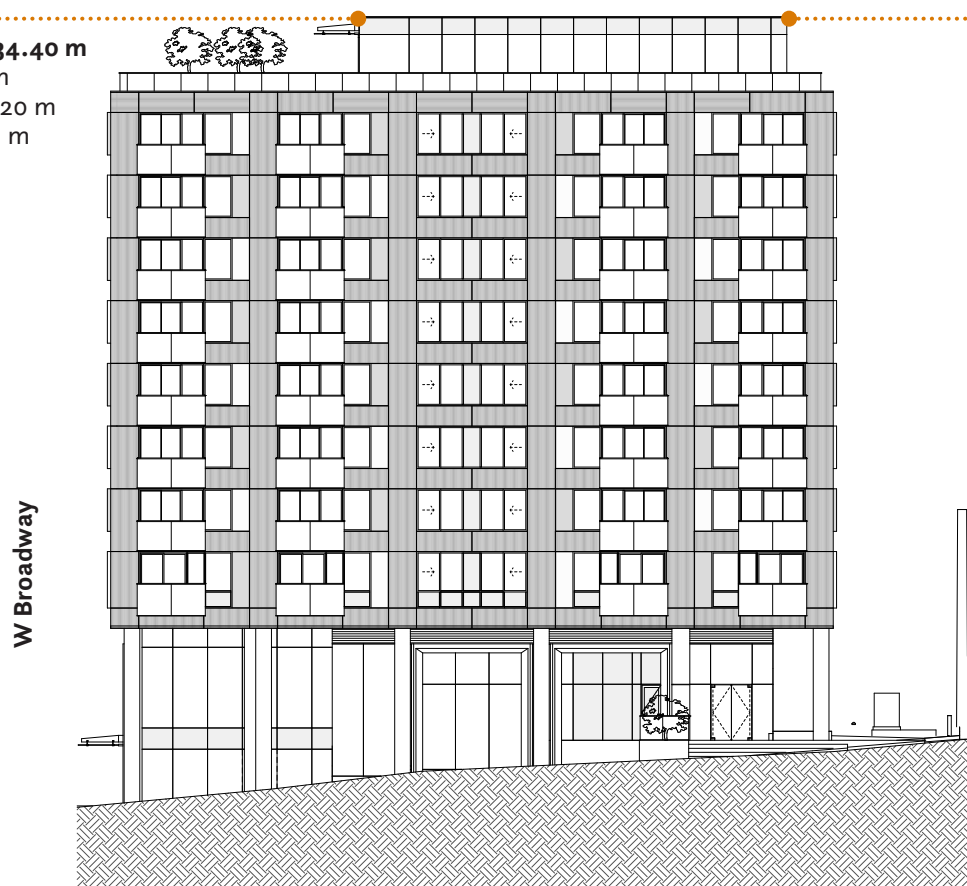
Laurel St



West Elevation — Along Laurel St

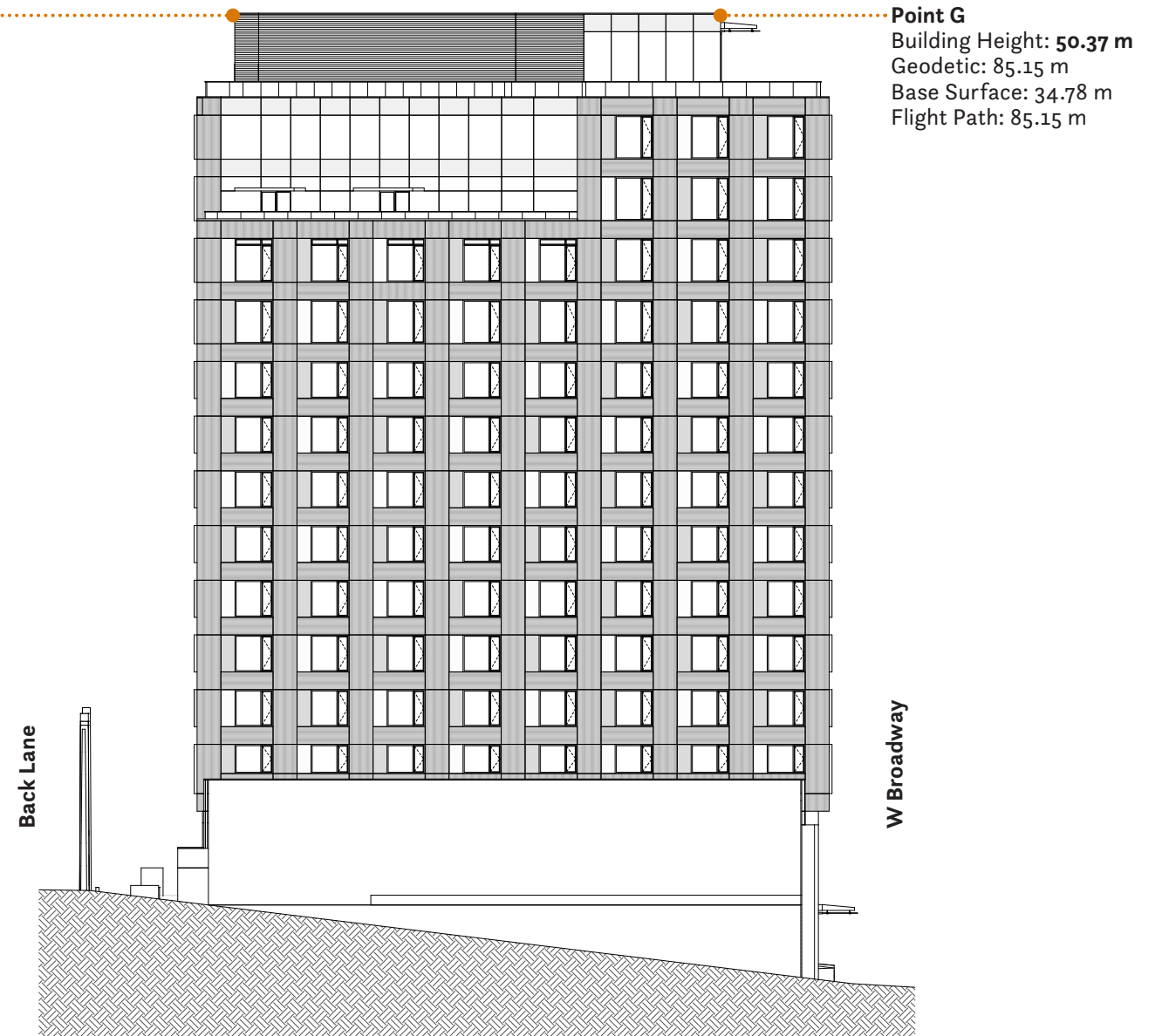
East Elevation

Point A
 Building Height: 34.40 m
 Geodetic: 71.60 m
 Base Surface: 37.20 m
 Flight Path: 71.60 m



Point J
 Building Height: 46.87 m
 Geodetic: 85.15 m
 Base Surface: 38.28 m
 Flight Path: 85.15 m

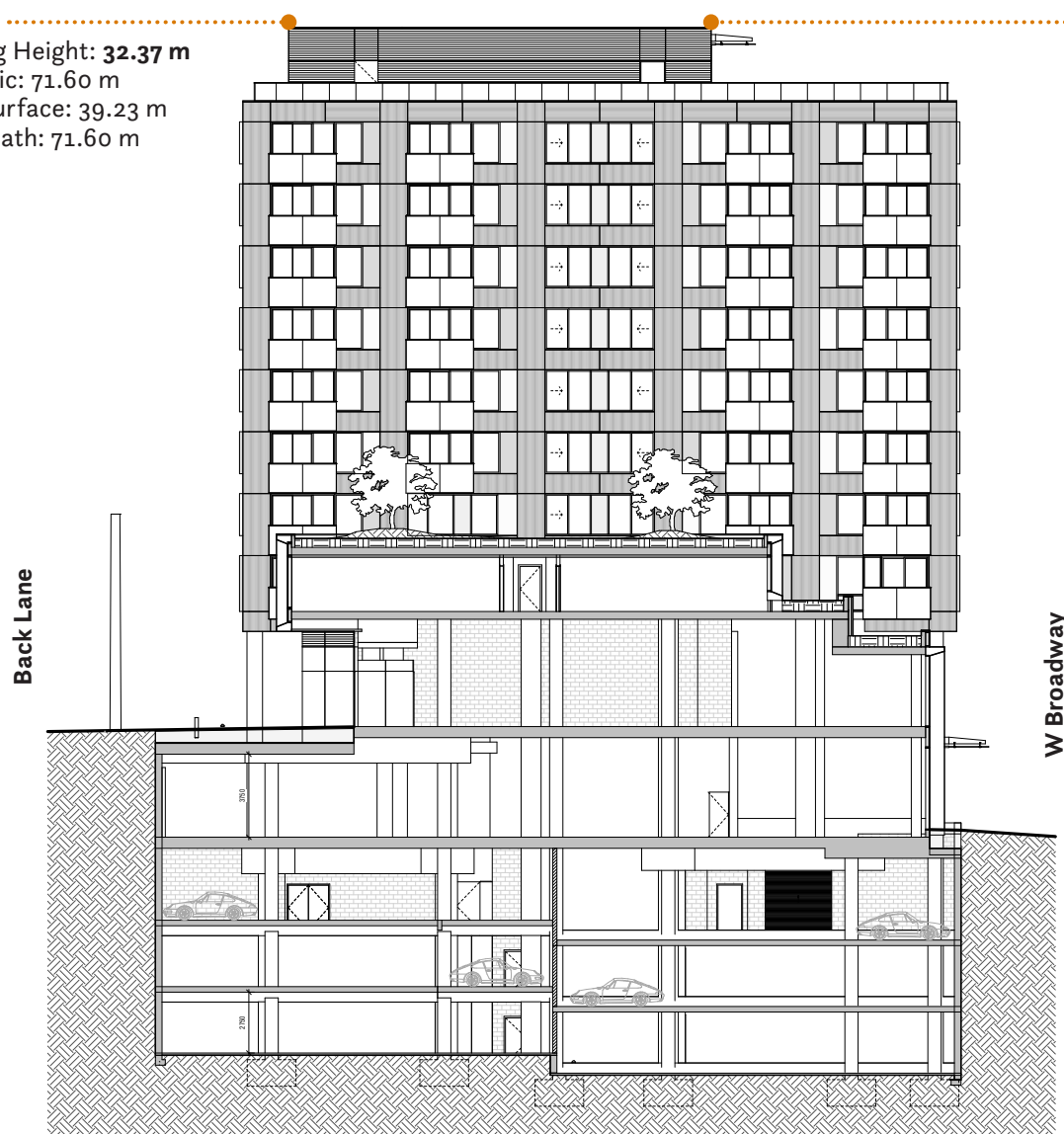
Point D
 Building Height: 32.47 m
 Geodetic: 71.60 m
 Base Surface: 39.13 m
 Flight Path: 71.60 m



Point G
 Building Height: 50.37 m
 Geodetic: 85.15 m
 Base Surface: 34.78 m
 Flight Path: 85.15 m

Interior West Elevation

Point C
 Building Height: 32.37 m
 Geodetic: 71.60 m
 Base Surface: 39.23 m
 Flight Path: 71.60 m

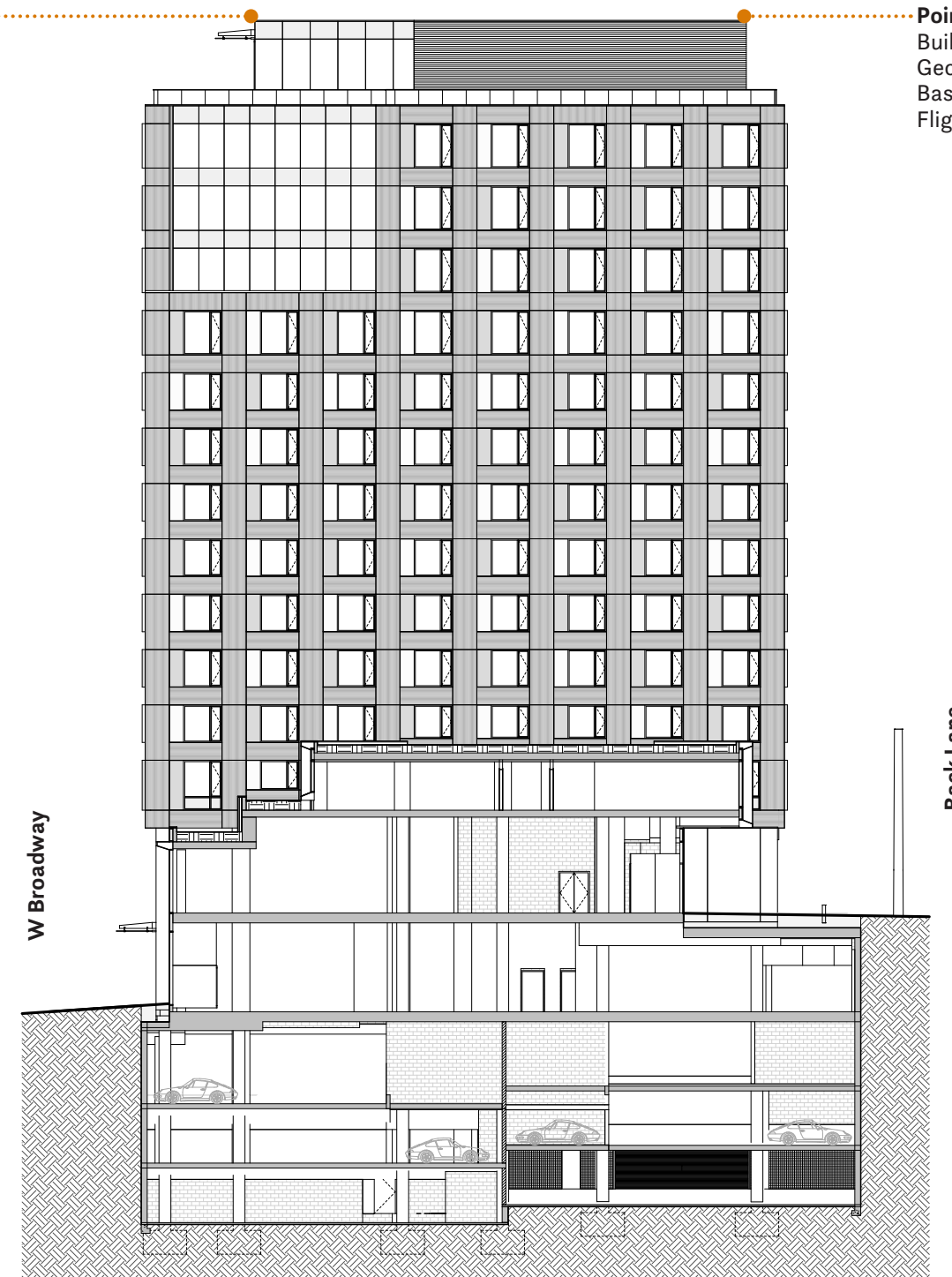


Point F
 Building Height: 49.76 m
 Geodetic: 85.15 m
 Base Surface: 35.39 m
 Flight Path: 85.15 m

Point B
 Building Height: 34.68 m
 Geodetic: 71.60 m
 Base Surface: 36.92 m
 Flight Path: 71.60 m

Interior East Elevation

Point K
 Building Height: 46.55 m
 Geodetic: 85.15 m
 Base Surface: 38.60 m
 Flight Path: 85.15 m



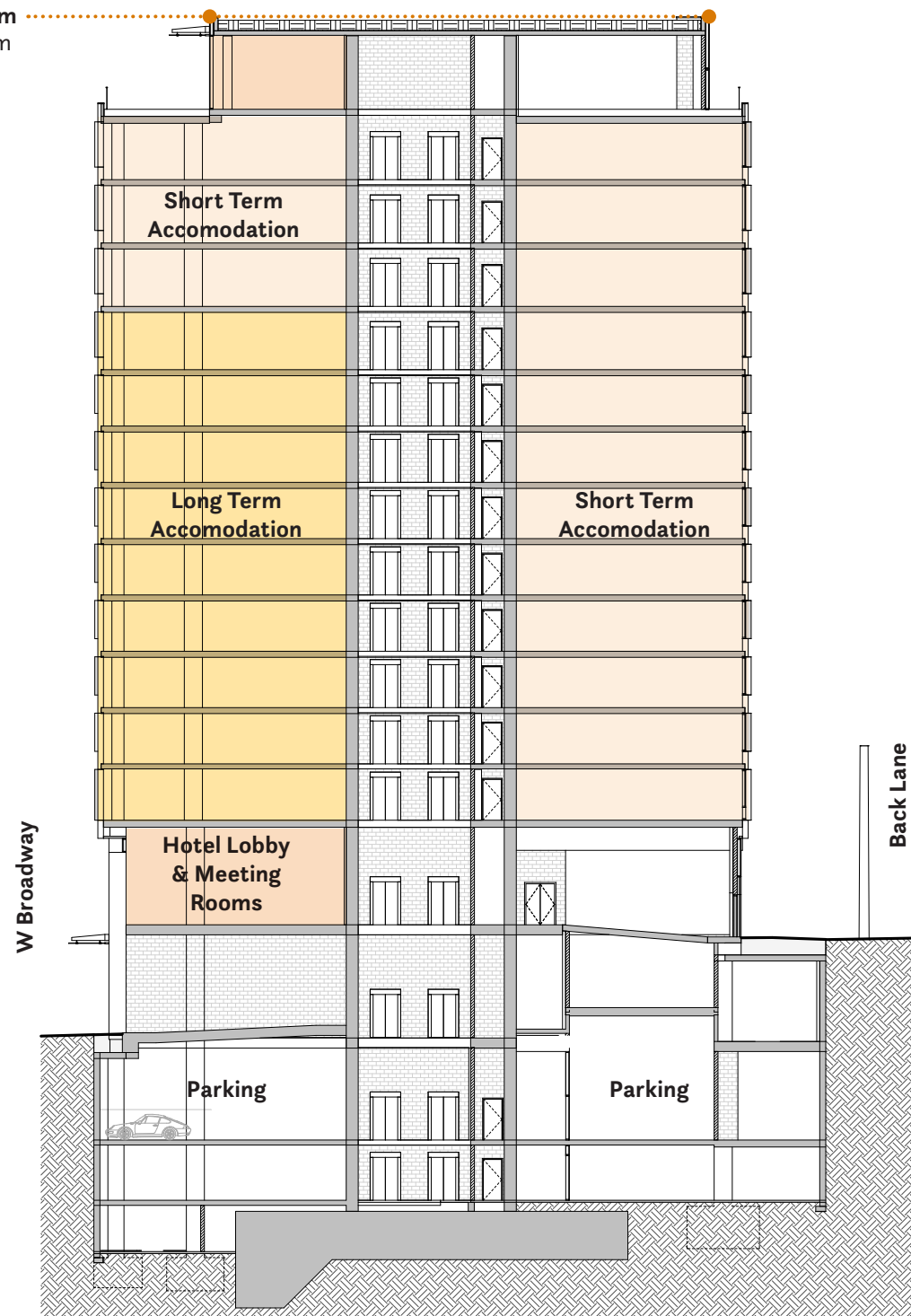
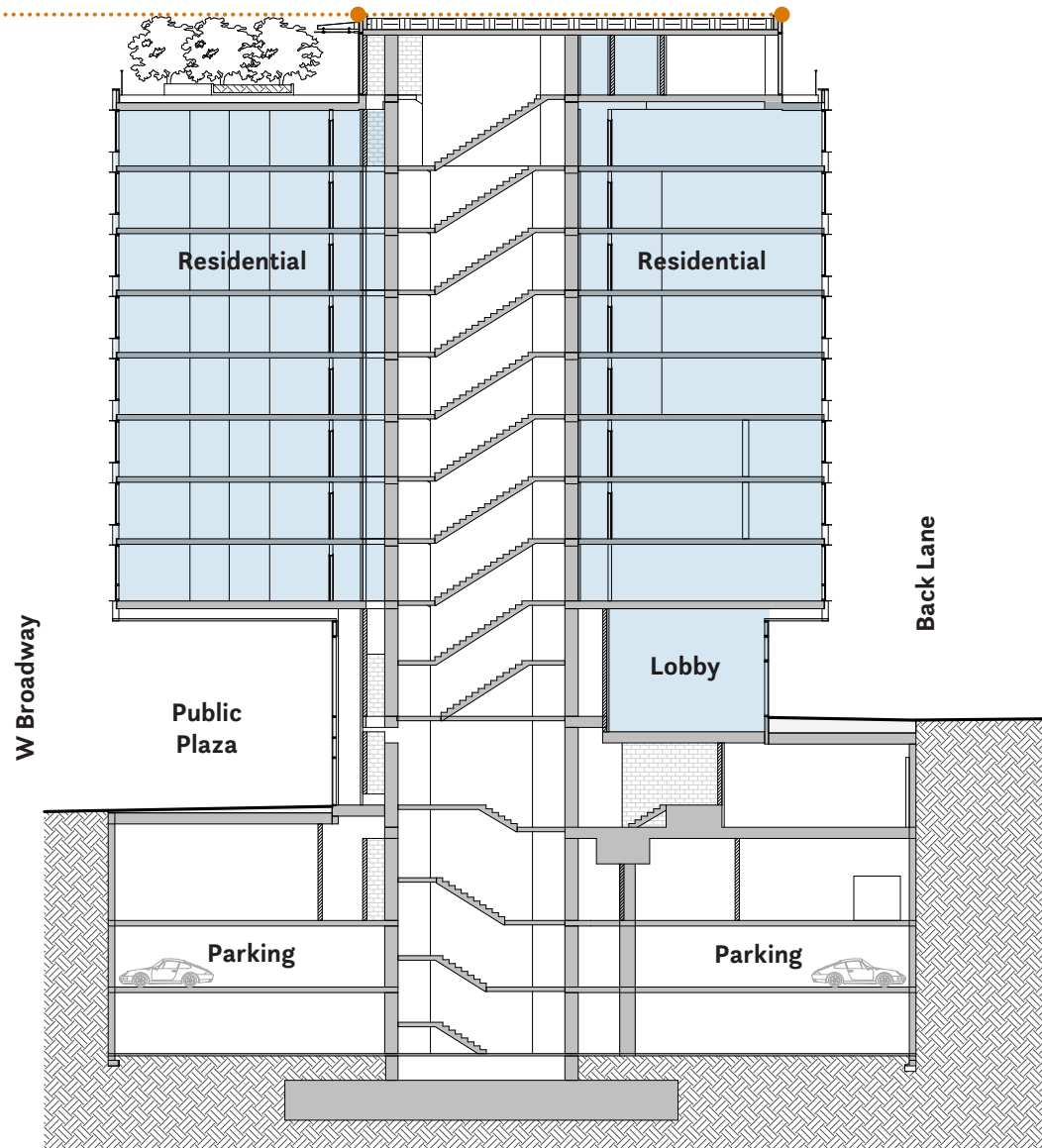
Section AA

Section BB

Max. Building Height (Point B): 34.68 m
 Min Building Height (Point C): 32.37 m
 Average Building Height: 33.38 m
 Geodetic: 71.60 m

Max. Building Height (Point G): 50.37 m
 Min. Building Height (Point K): 46.55m
 Average Building Height: 48.38 m
 Geodetic: 85.15 m

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Hotel Amenity
- Residential

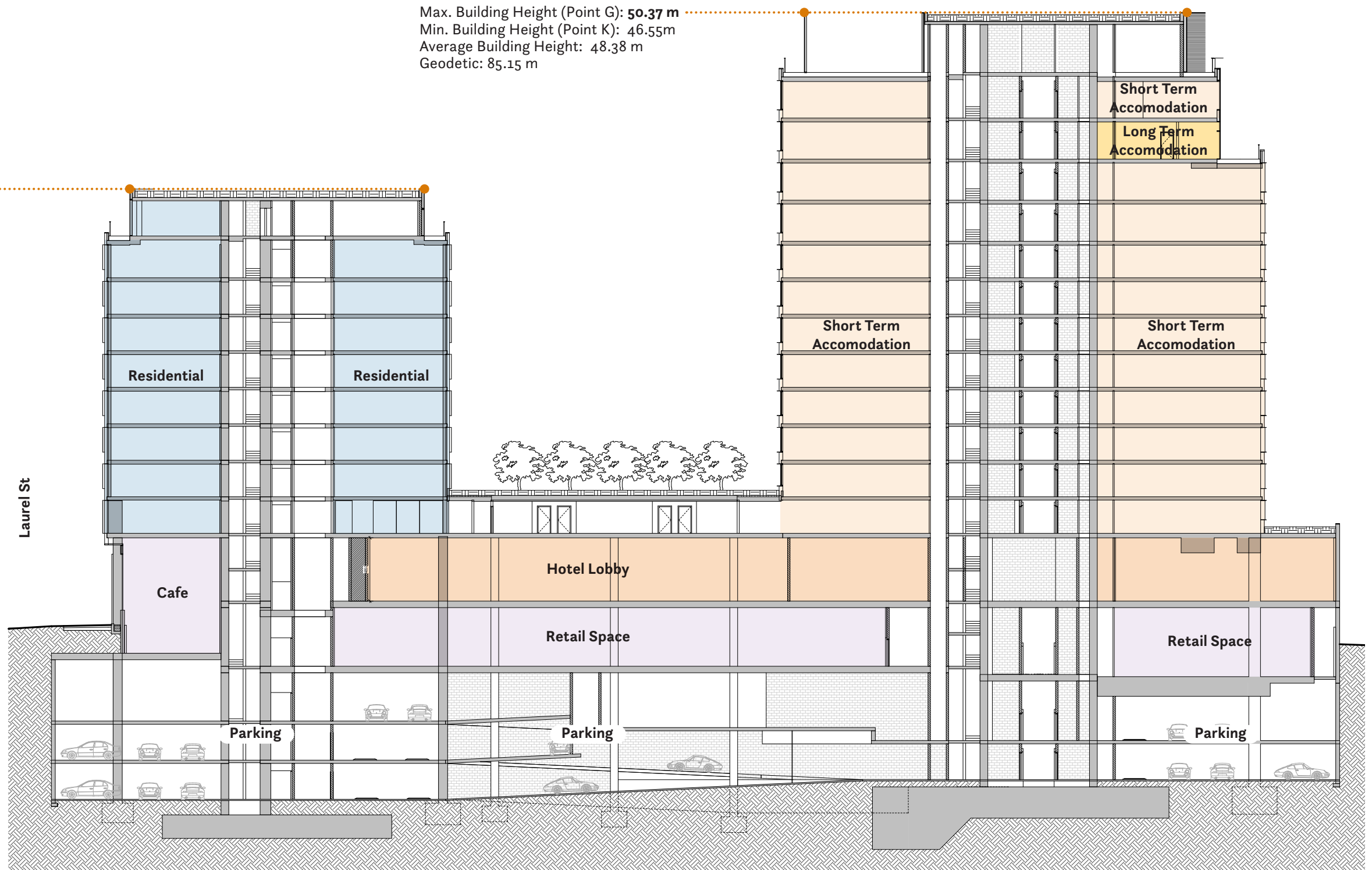


Section CC

Max. Building Height (Point G): 50.37 m
 Min. Building Height (Point K): 46.55m
 Average Building Height: 48.38 m
 Geodetic: 85.15 m

Max. Building Height (Point B): 34.68 m
 Min Building Height (Point C): 32.37 m
 Average Building Height: 33.38 m
 Geodetic: 71.60 m

- Hotel – Short-term Accommodation
- Hotel – Long-term Accommodation
- Retail Space / Cafe
- Residential





**bosa
properties**

HENRIQUEZ PARTNERS ARCHITECTS