SITE INFORMATION

Civic Address		2412 Laurel Street (896 W 8th Ave), Vancouver, BC		
Legal Description		LOT 2 BLOCK 337 PLAN VAP590 DISTRICT LOT 526 NWD GROUP 1, EXC A) PART IN PL 4654 & B) PART IN EXPL PL 10373, LOT 1, BLOCK 337, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER		
Zoning		Existing: C-3A Proposed: CD-1 Site Specific (Broadway Plan - Uptown/ Cambie North - Area A) FUCA Policy		
Use		Existing: Commercial Proposed: Commercial (Hotel)		
Lot Size (Consolidated)		11,504 SF	[1,069 SM]	
Density		Permitted: Depends on view cone and helicopter flight path height restriction and urban design performance Proposed: 8.98 FSR		
Building Height		16 Storeys. Height of roof (top of slab) above the lowest point on 'base surface': 166.25' (50.67m). Geodetic elevation of roof (top of slab): 253.33' (77.21m) Geodetic elevation of elevator over-run (top of parapet): 261.33' (79.55m)		
Site Setbacks	Front (North)	40 ft	12.2 m	from C/L of Street (8th Ave.)
	Rear (South)	15 ft	4.6 m	from PL
	Side (West)	18 ft	5.5 m	from back of curb
	Side (East)	25 ft	7.6 m	from PL

AREA SUMMARY

	Gross Retail	Gross Hotel	Total Area	Hotel Sleeping Units
Ground Floor	0.0 SF	5,841.8 SF	5,841.8 SF	
2nd Floor	0.0 SF	6,621.0 SF	6,621.0 SF	9 Rooms
3rd Floor	0.0 SF	8,282.9 SF	8,282.9 SF	20 Rooms
4th Floor	0.0 SF	6,776.0 SF	6,776.0 SF	14 Rooms
5th Floor	0.0 SF	6,634.0 SF	6,634.0 SF	17 Rooms
6th Floor	0.0 SF	6,477.4 SF	6,477.4 SF	17 Rooms
7th Floor	0.0 SF	6,634.0 SF	6,634.0 SF	17 Rooms
8th Floor	0.0 SF	6,516.7 SF	6,516.7 SF	17 Rooms
9th Floor Extended Stay	0.0 SF	6,193.9 SF	6,193.9 SF	9 Rooms
10th Floor Extended Stay	0.0 SF	6,181.6 SF	6,181.6 SF	9 Rooms
11th Floor Extended Stay	0.0 SF	6,193.9 SF	6,193.9 SF	9 Rooms
12th Floor Extended Stay	0.0 SF	6,181.6 SF	6,181.6 SF	9 Rooms
13th Floor Extended Stay	0.0 SF	6,193.9 SF	6,193.9 SF	9 Rooms
14th Floor Extended Stay	0.0 SF	6,181.6 SF	6,181.6 SF	9 Rooms
15th Floor Extended Stay	0.0 SF	6,193.9 SF	6,193.9 SF	9 Rooms
16th Floor Extended Stay	0.0 SF	6,181.6 SF	6,181.6 SF	9 Rooms
Roof	0.0 SF	0.0 SF	0.0 SF	
Total Building Area	**0.0 SF**	**103,285.9 SF**	**103,285.9 SF**	**183 Rooms**

FSR Retail	**0.00 FSR**
FSR Hotel	**8.98 FSR**
Proposed Combined FSR	**8.98 FSR**

UNIT COUNT SUMMARY

	Studio / Hotel	1 Bedroom	2 Bedroom	Total
Ground Floor	0	0	0	0
2nd Floor	9	0	0	9
3rd Floor	20	0	0	20
4th Floor	14	0	0	14
5th Floor	17	0	0	17
6th Floor	17	0	0	17
7th Floor	17	0	0	17
8th Floor	17	0	0	17
9th Floor Extended Stay	1	6	2	9
10th Floor Extended Stay	1	6	2	9
11th Floor Extended Stay	1	6	2	9
12th Floor Extended Stay	1	6	2	9
13th Floor Extended Stay	1	6	2	9
14th Floor Extended Stay	1	6	2	9
15th Floor Extended Stay	1	6	2	9
16th Floor Extended Stay	1	6	2	9
Roof	0	0	0	0
Total Building Area	**119**	**48**	**16**	**183**

UNIT SIZE SUMMARY

	Hotel	Extended Stay Studio	Extended Stay 1 Bedroom	Extended Stay 2 Bedroom
Unit Floor Area (Range)	212 - 493 SF	278 - 282 SF	463 - 626 SF	591 - 651 SF
Average Unit Size	277 SF	280 SF	512 SF	632 SF

PARKING ANALYSIS

		Required/Allowed	Proposed
Car Parking Hotel			
Min Number of Stalls per Section 4.1.1	None Required	**0**	**63**
Max Number of Stalls per Section 4.2.5	Max 1/115 SM gross	**83**	**63**
Min HC Stalls per Section 4.1.4	1/first 500 SM + 0.4/additional 1000SM	5 (min.)	9
Small Car Stalls (max. 25%) 4.1.7	Max 25% of Stalls Provided	16 (max.)	9
EV-Charging Level 2 min. per 4.11.3	100% of Stalls Provided	63	63
Bicycle Parking Hotel			
Hotel Section 6.2.5.2 Class A	1/30 sleeping units	6	30
Hotel Section 6.3.9 Class A Oversize	Min 5% of Required Spaces	0.3	6
Hotel Section 6.3.13A Class A Lockers	Min 10% of Provided Spaces	3	24
Hotel Section 6.2.5.2 Class B	6/Min 75 or more sleeping units	6	6
Loading Space Hotel			
Hotel Section 5.2.2 Class A	1/150-249 sleeping units	1 ClassA	1
Hotel Section 5.2.2 Class B	2/75-399 sleeping units	2 ClassB	2

DRAWING LIST

A1.01	Context / Data
A1.02	Site Plan / Tower Separation
A1.03	Survey Plan
A1.04	Design Rationale
A1.05	Context Photos
A2.01	Parking PL-3
A2.02	Parking PL-2
A2.03	Parking PL-3
A2.04	1st Floor Plan
A2.05	2nd Floor Plan
A2.06	3rd Floor Plan
A2.07	4th Floor Plan
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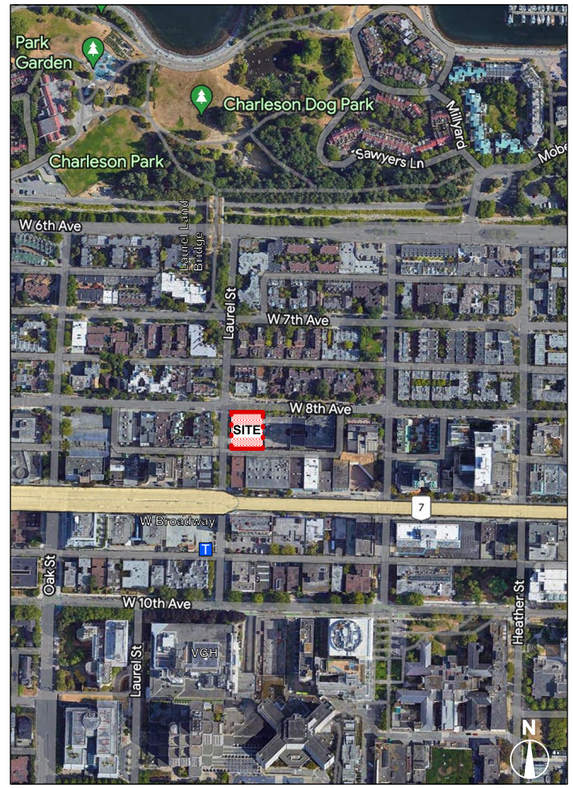
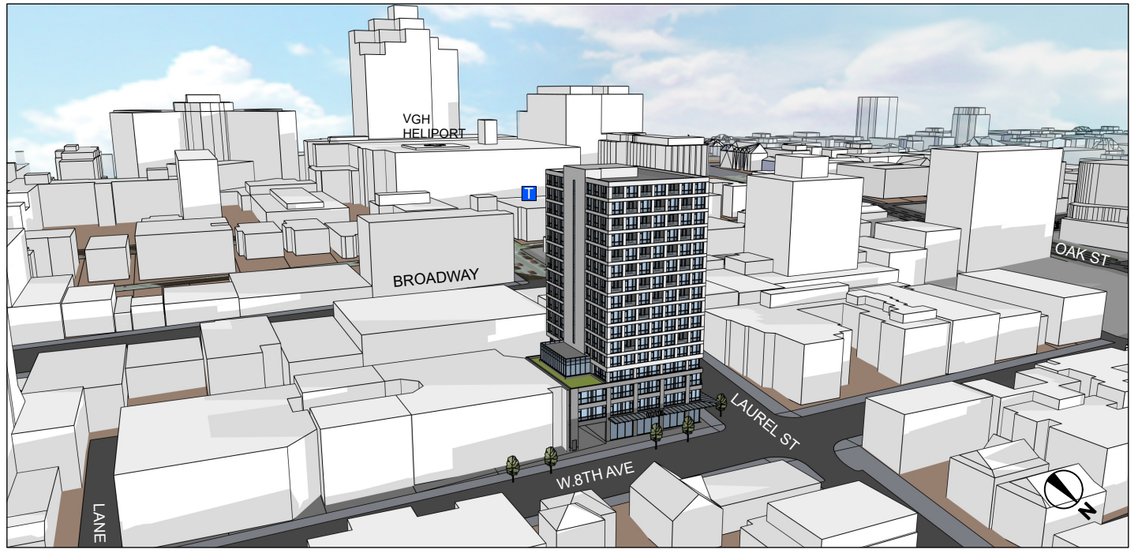
A2.12	9th, 11th, 13th Floor Plans
A2.13	10th, 12th, 14th Floor Plans
A2.14	Roof Plan
A3.01	Elevations N&W
A3.02	Elevations S&E
A4.01	Section AA
A4.02	Section BB
A5.01	Perspectives
A5.02	Shadow Studies
A5.03	Shadow Studies
A5.04	VGH Helicopter Analysis
A5.05	FSR Overlays 1
A5.06	FSR Overlays 2
A5.07	FSR Overlays 3





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2025-06-30 Rezoning Application
2025-12-10 RZ App Rev. 16 Storey

PROJECT

2412 Laurel Street
Vancouver, BC

Context / Data

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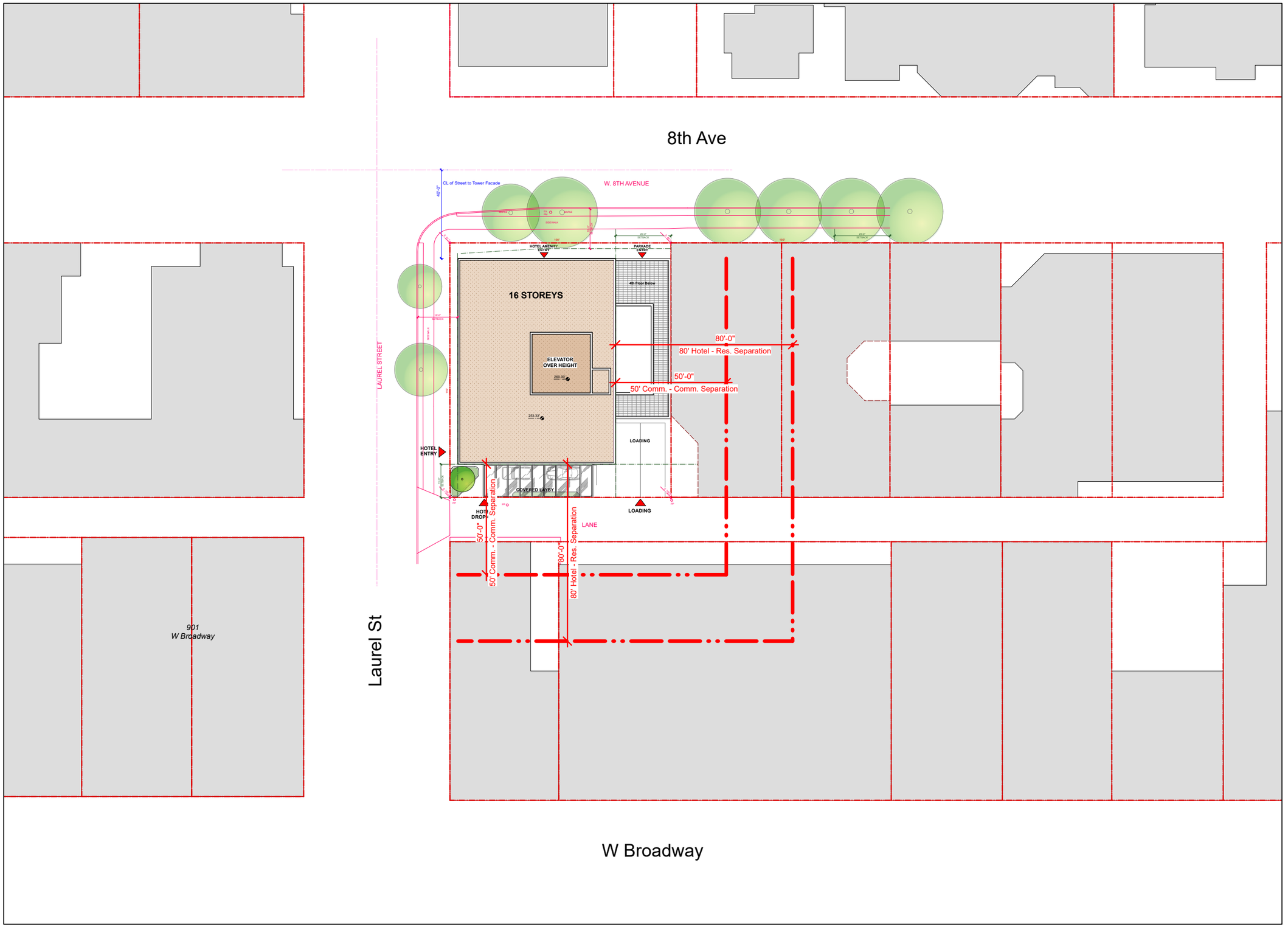

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Site Plan / Tower Separation

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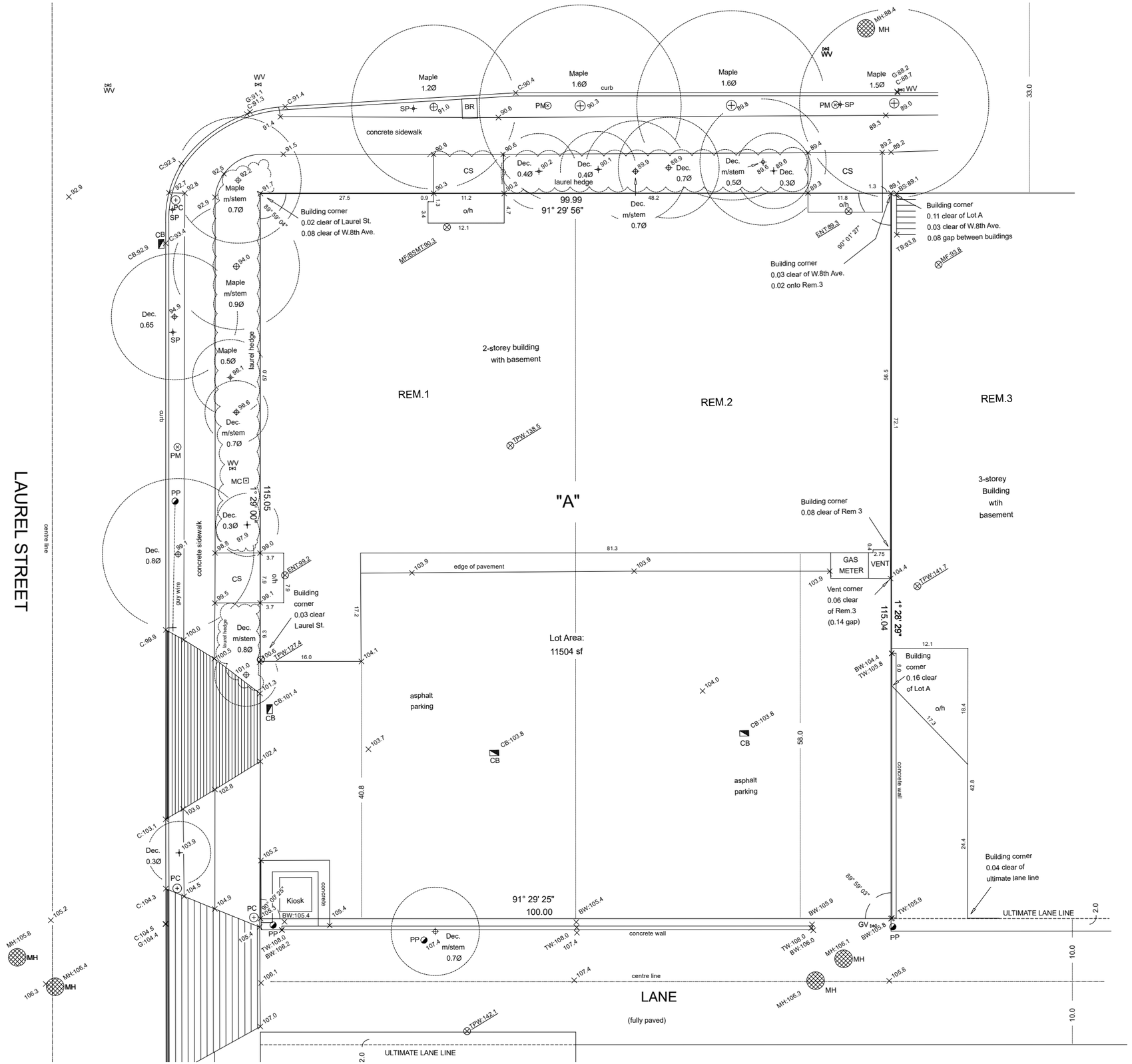

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Survey Plan

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Dec 09, 2025

Rezoning and Design Rationale
2412 Laurel Street, Vancouver, BC

LEGAL DESCRIPTION:

LOT 2 BLOCK 337 PLAN VAP590 DISTRICT LOT 526 NWD GROUP 1, EXC A) PART IN PL 4654 & B) PART IN EXPL PL 10373, LOT 1, BLOCK 337, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER

OVERVIEW:

The project site is located on the southeast corner of West 8th Avenue and Laurel Street within the Uptown/ Cambie North Area A and FUCA policy area of the Broadway Plan. Currently the site is zoned as C-3A and contains an existing 3-storey building with basement and surface parking at the lane. The building's history is of note for being designed by Arthur Erickson and Geoffrey Massey and serving as their architectural office. Currently a private college occupies the building. The site is predominantly surrounded by low-rise office and residential buildings. The future Oak/VGH Station of the Broadway Subway is located one block to the south. The Vancouver General Hospital is located 2 blocks to the south and the Laurel Street pedestrian Land Bridge, which crosses over 6th Ave to connect Charleson Park and Granville Island, is located 3 blocks to the north. The VGH helicopter flight path provides a limit to the buildable height of the proposed development. An analysis was provided by RGHeliServices Consulting Inc, 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 geodetic elevation of the VGH flight path in the most restrictive scenario is 263.29' (80.25m) at the south lot line, based on a 4% approach slope. A proposed building height of 16 storeys will result in the highest point of the building, the top of parapet of the elevator over-run, having a geodetic elevation of 261.00' (79.55m). Taking into consideration the dimensions and required clearances of an appropriate elevator mechanical system, a clearance of more than 2' will be maintained between the highest point of the building and the floor of the most restrictive VGH helicopter flight path.

POLICY SUMMARY:

The proposed development will rezone the existing parcel from C-3A to CD-1 zoning. The FUCA policy permits up to 400 ft building height, except where view cones or helicopter flight paths are more restrictive, and achievable density will depend on view cone and helicopter flight path height restrictions and urban design performance. Primary focus is on office and hotel uses in this policy area. The proposed development, consisting of 8.98 FSR of hotel use, meets the City's priority to increase the supply of hotel rooms in the neighbourhood, particularly around VGH.

REZONING INTENT:

The development features a 4-storey podium and a 16-storey tower, with a height of 166.25' (50.67m) from the lowest point of the sites base surface to the top of the roof slab. The building is set back 18 ft from the back of the curb along Laurel Street, 40 ft from the center of 8th Avenue, 25 ft from the east property line and 15 ft along the lane. The site slopes 10.9% along Laurel Street which is a grade change of 13.6 ft with the lane at the high point. The parking entrance is located at the northeast of the site which is the lowest elevation and most feasible entry point. Floor 1 is accessed from W8th Ave featuring the lower hotel lobby, common areas and hotel amenity. An upper lobby and drop-off area are on the 2nd floor, aligned with the lane elevation. The upper hotel lobby is located at the southwest corner with views to Laurel Street and Broadway. Floors 2-8 are short-term hotel rooms and floors 9-16 are hotel serviced extended stay apartments. These extended stay hotel units serve the visitors who need to take care of a relative/ friend in VGH for an extended period of time. The level 4 courtyard on the podium will be landscaped.

VEHICULAR ACCESS AND SERVICES:

The development will include 3 levels of underground parking, providing a total of 63 hotel parking spaces. Access to off-street parking is from W8th Ave at the northeast corner of the site. Due to the 10.9% slope of the site along Laurel Street, a garage entry off the lane is not feasible. Most of the developments in this vicinity situated on the north side of the street provide off-street parking access from W8th or W7th rather than the lane. A lay-by is located at the lane with two stalls for hotel drop-offs. A glazed canopy will provide rain and sun protection over the stalls. Commercial loading is located at the lane, along with garbage and recycling rooms. Mechanical and electrical rooms will be located underground on level 1 towards the south lot line. 30 Class A commercial bicycle parking spaces are provided in the parkade, and 6 Class B commercial bicycles spaces are provided at the ground level of 8th avenue. The Class B spaces are protected by an overhead canopy. The vehicular parking and bicycle storage provisions both comply with the Vancouver Parking By-Law.

SUSTAINABLE DESIGN:

The development will comply with the City's "Green Buildings Policy for Rezonings." Sustainable strategies include, but will not be limited to: The use of air source VRF heating and cooling, heat or energy recovery ventilation, energy efficient appliances and mechanical systems, measures to curb domestic water consumption, control of rainwater runoff, materials and products to improve indoor environmental quality, multi-glazed windows, and strategies to reduce heat loss and air leakage through the building envelope.

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PROJECT
2412 Laurel Street
Vancouver, BC

Design Rationale

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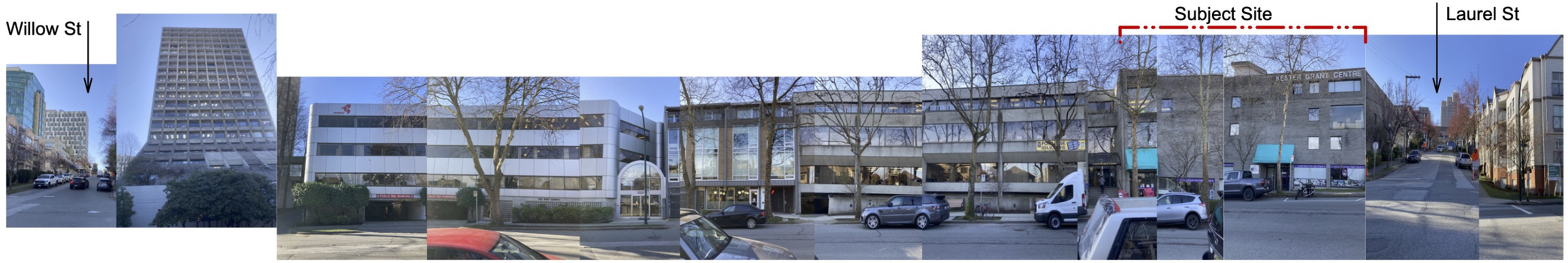
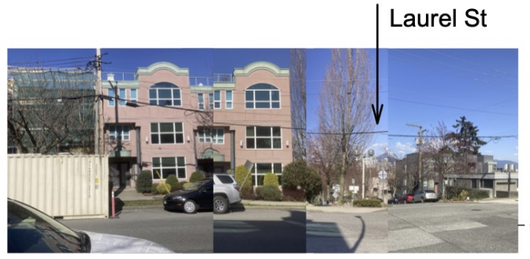
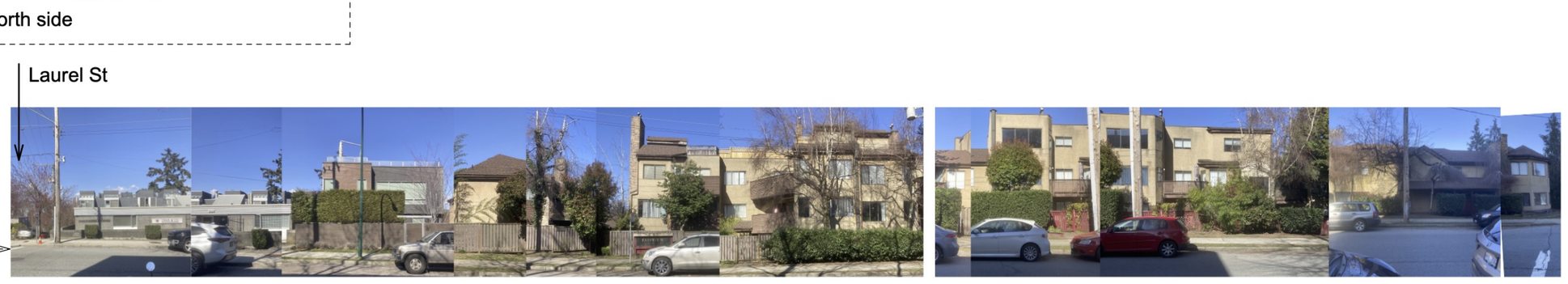


W8th Ave - South side



W8th Ave - North side



W8th Ave - North side



Panorama from SW corner of W8th Ave & Laurel



Laurel St - East side

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PROJECT
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Context Photos

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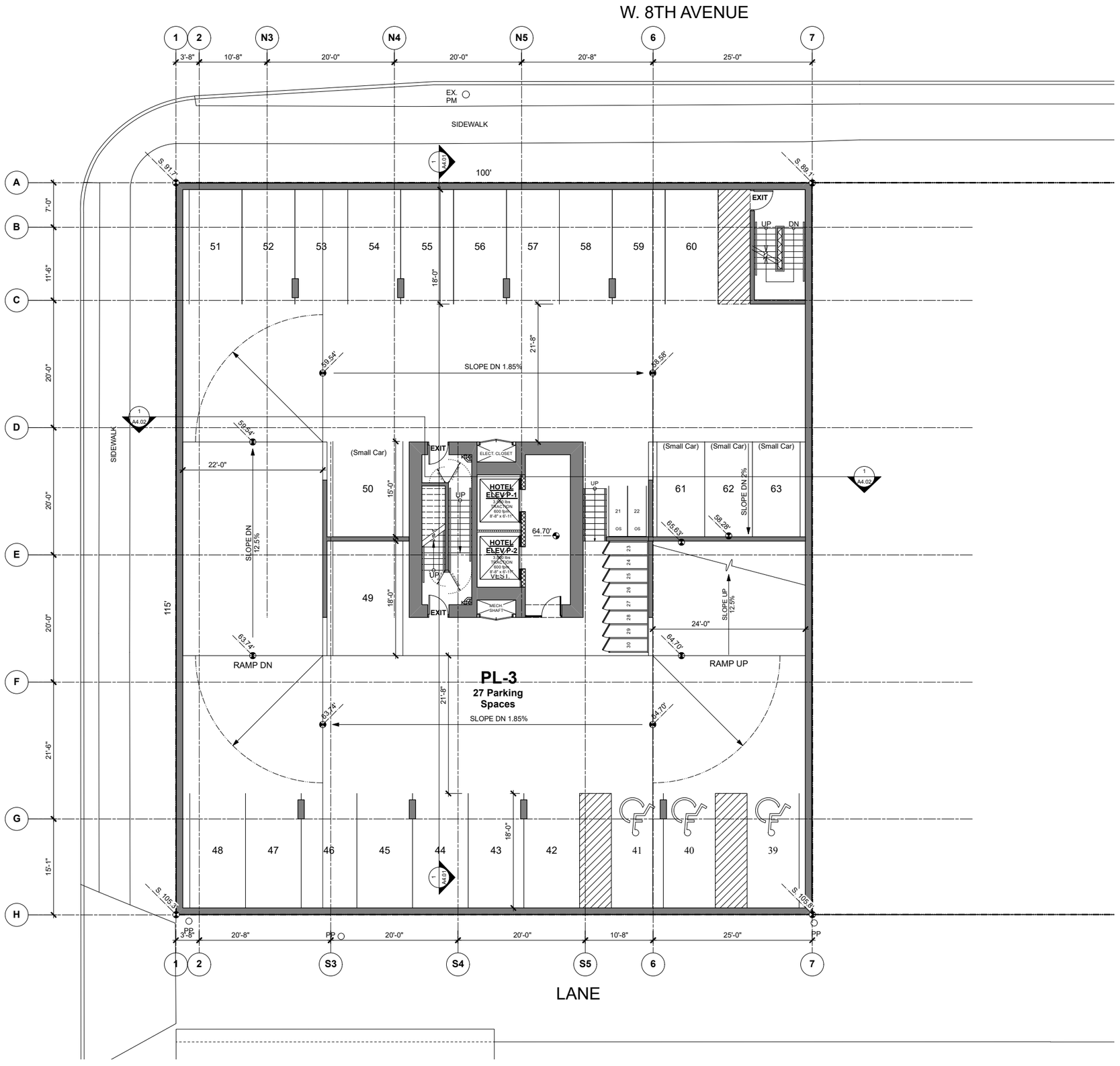

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2412 Laurel Street
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Parking P3 Plan

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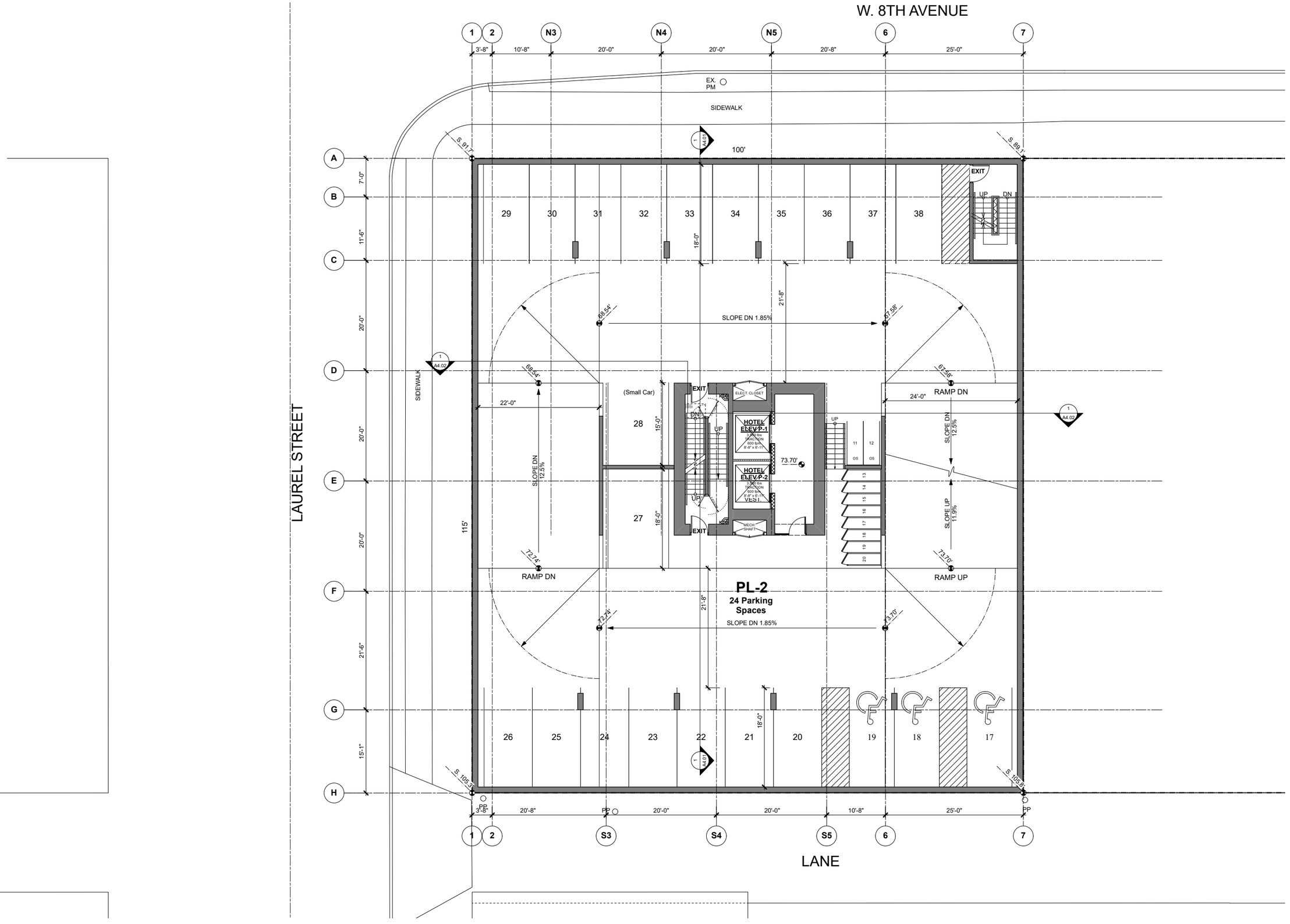

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Parking P2 Plan

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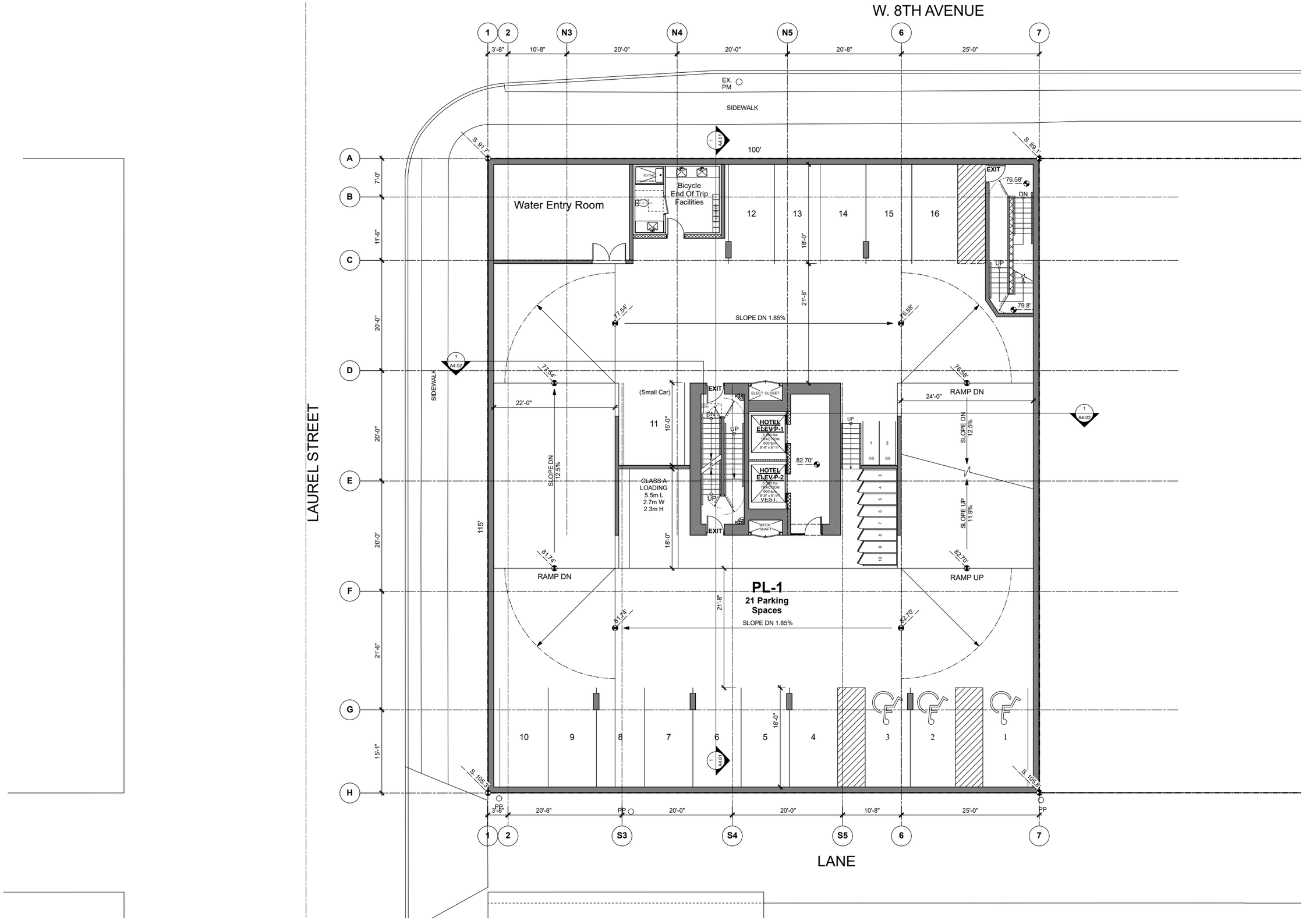

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2412 Laurel Street
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Parking P1 Plan

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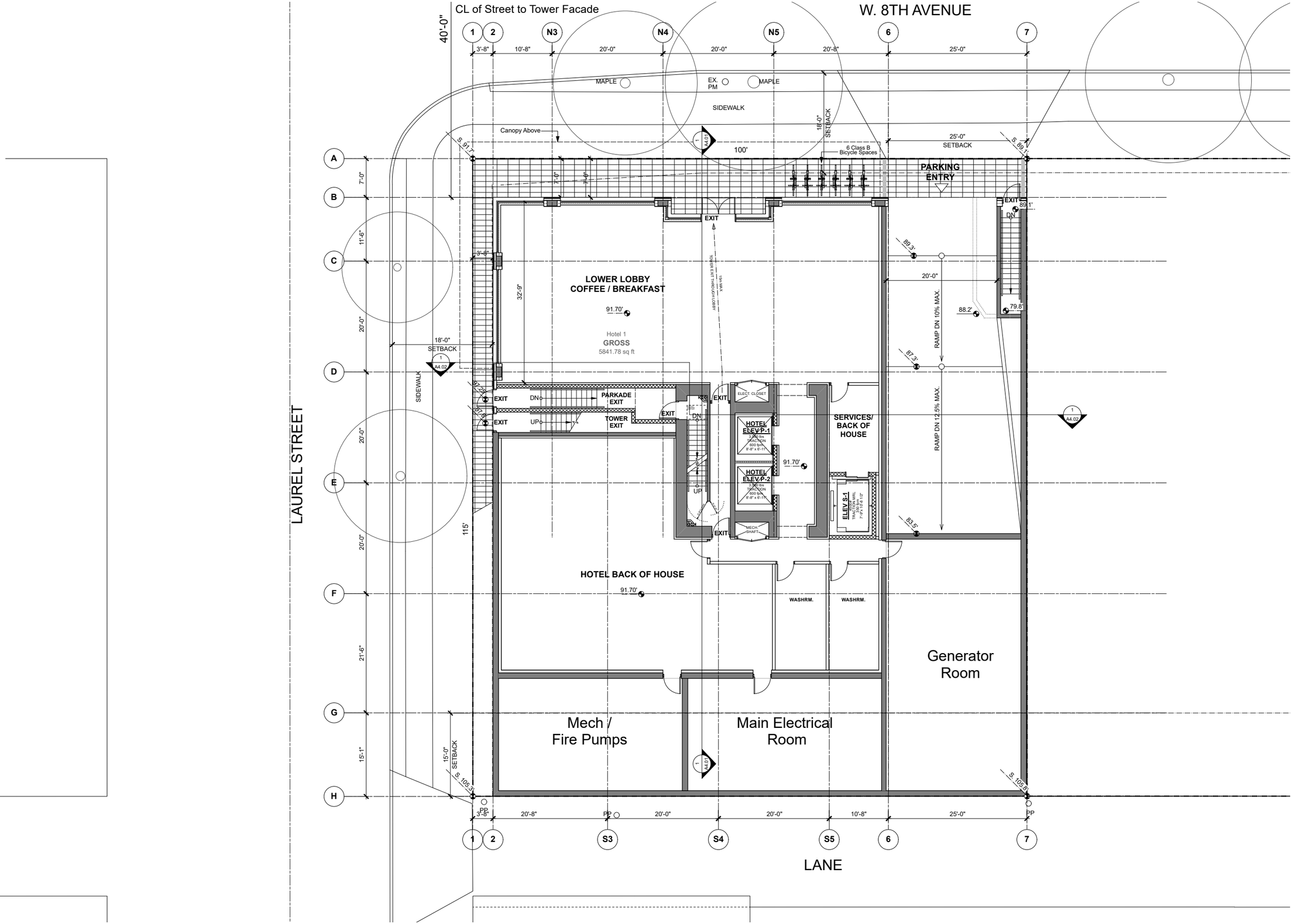

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2412 Laurel Street
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1st Floor Plan Hotel

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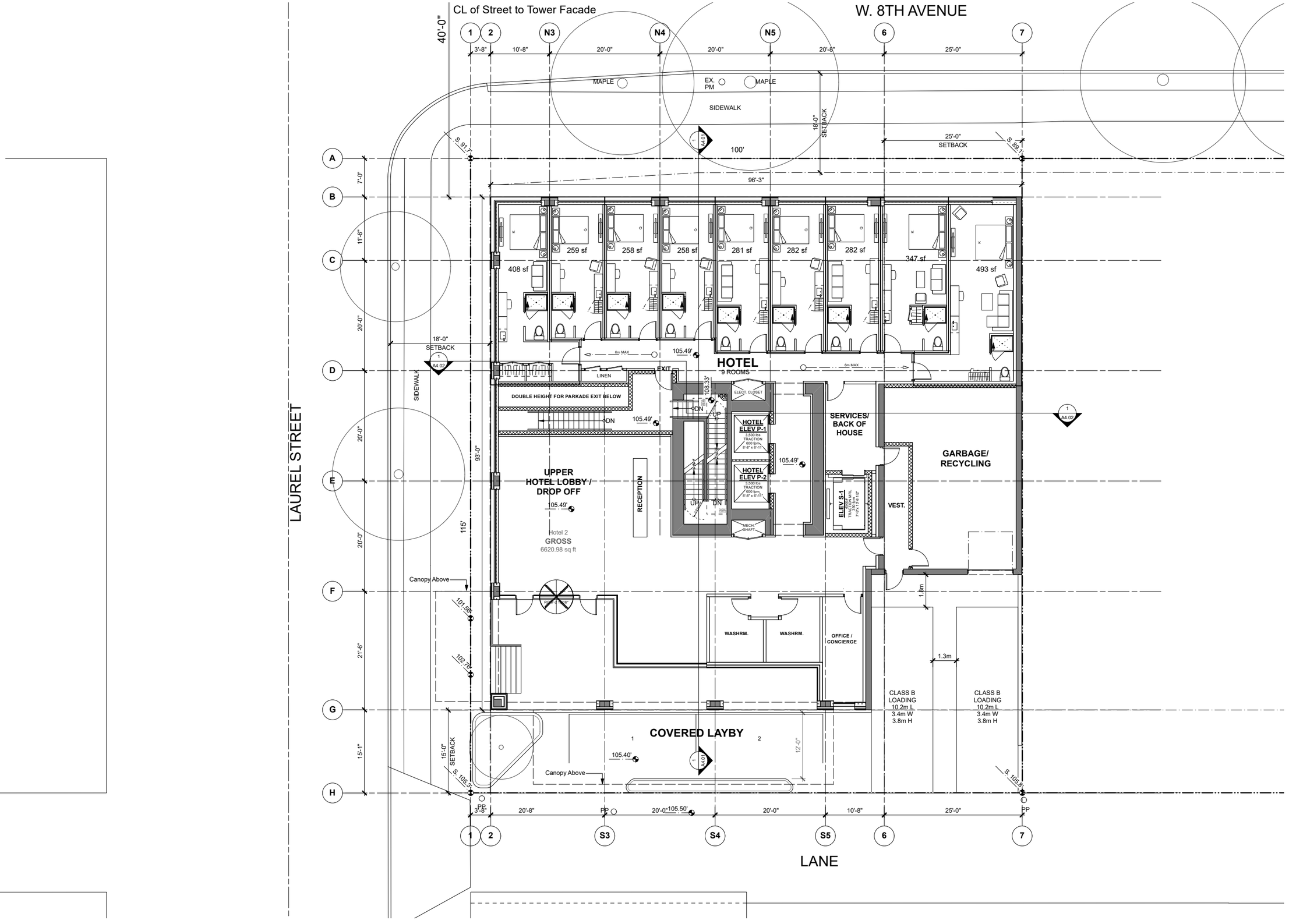

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PROJECT

2412 Laurel Street
Vancouver, BC

2nd Floor Plan Hotel

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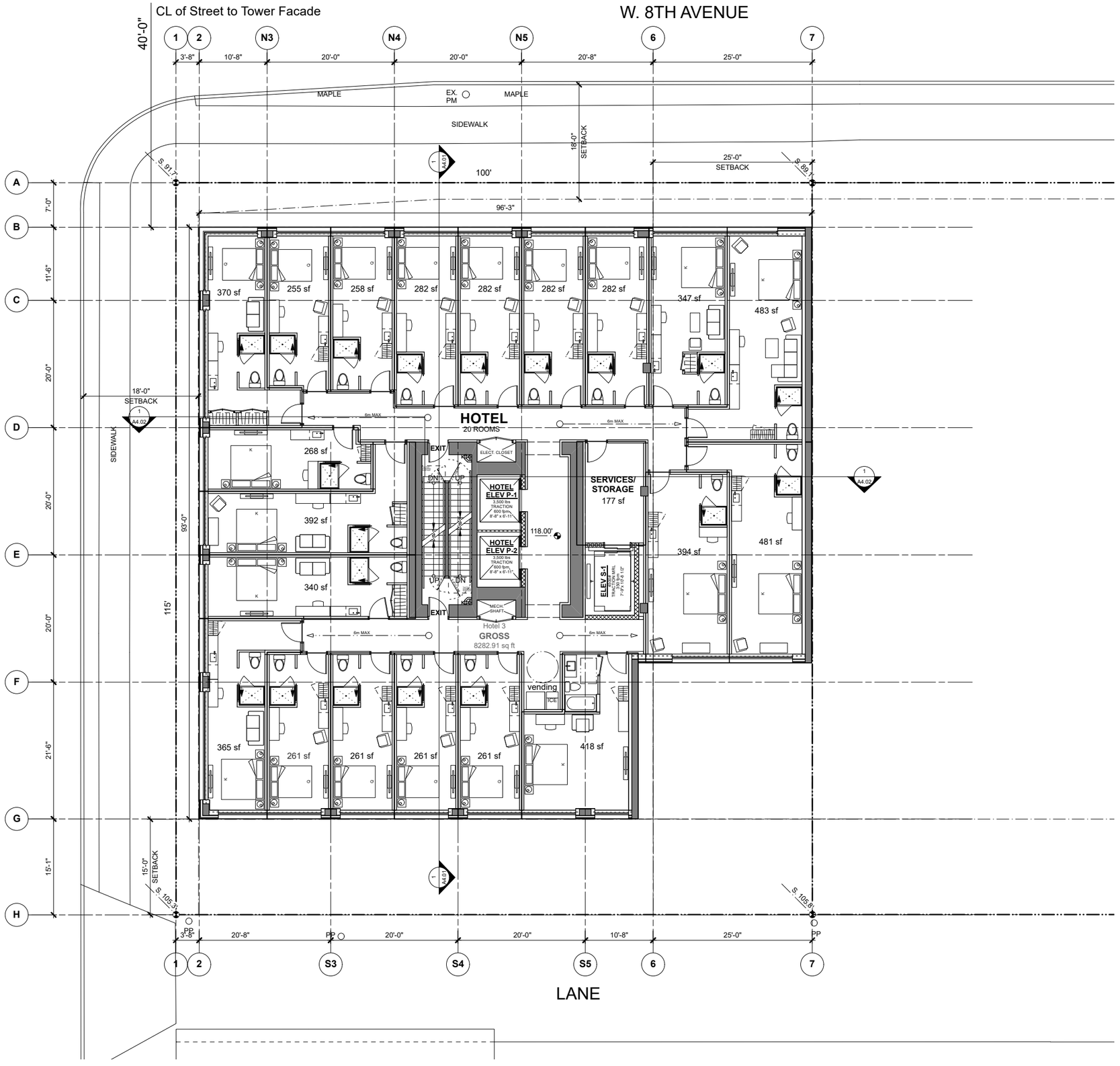

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2412 Laurel Street
Vancouver, BC

3rd
Floor Plan
Hotel

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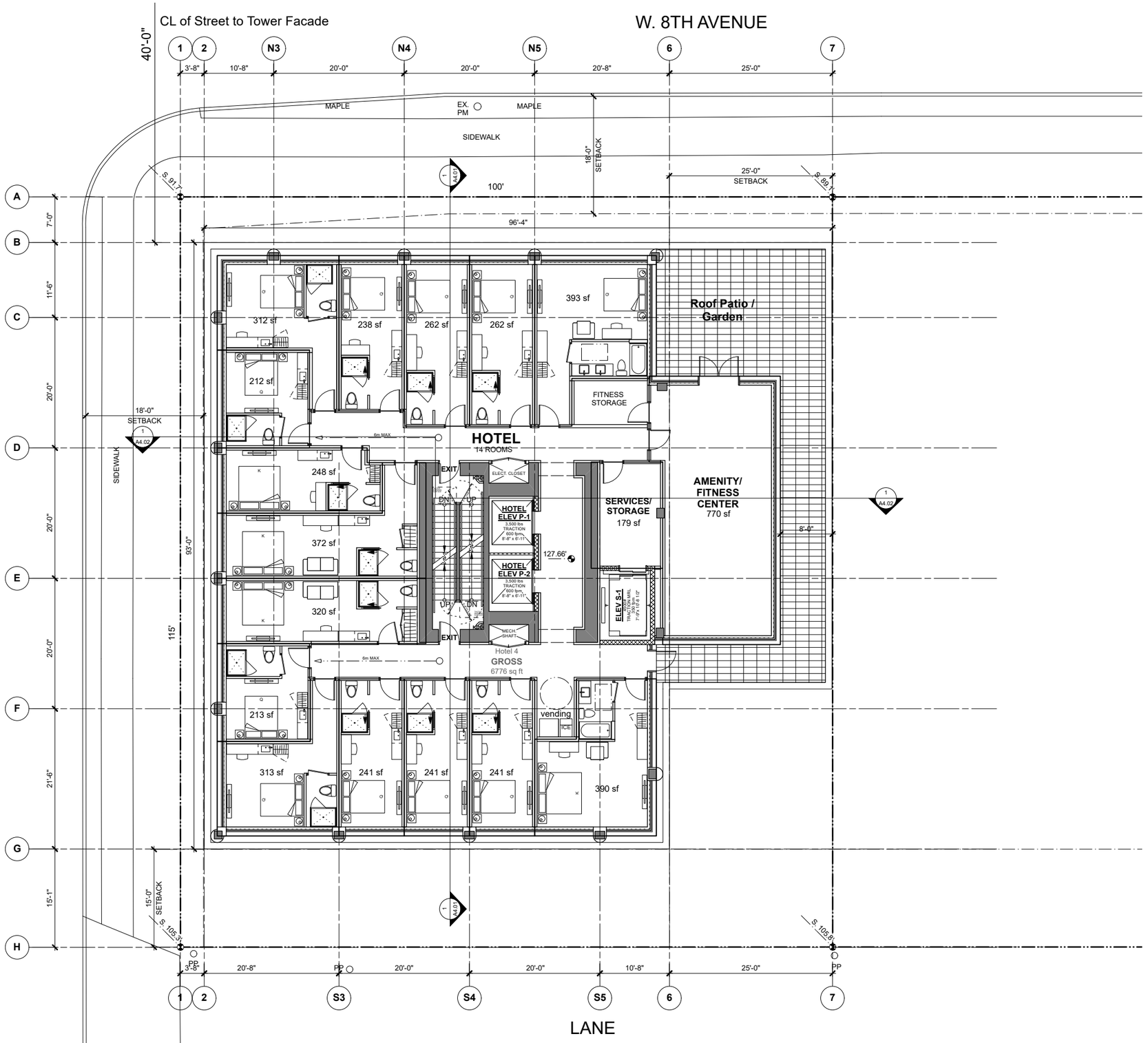

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ISSUE/REVISION

2023-04-21 Rezoning Enquiry
2025-06-30 Rezoning Application
2025-12-10 RZ App Rev. 16 Storey

PROJECT

2412 Laurel Street
Vancouver, BC

4th Floor Plan Hotel

JOB NO.	
DRAWN	**RB**
DATE	**Dec 10, 2025**
SCALE	**1/16"=1'-0"**
CHECKED	**WTL**

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A2.07

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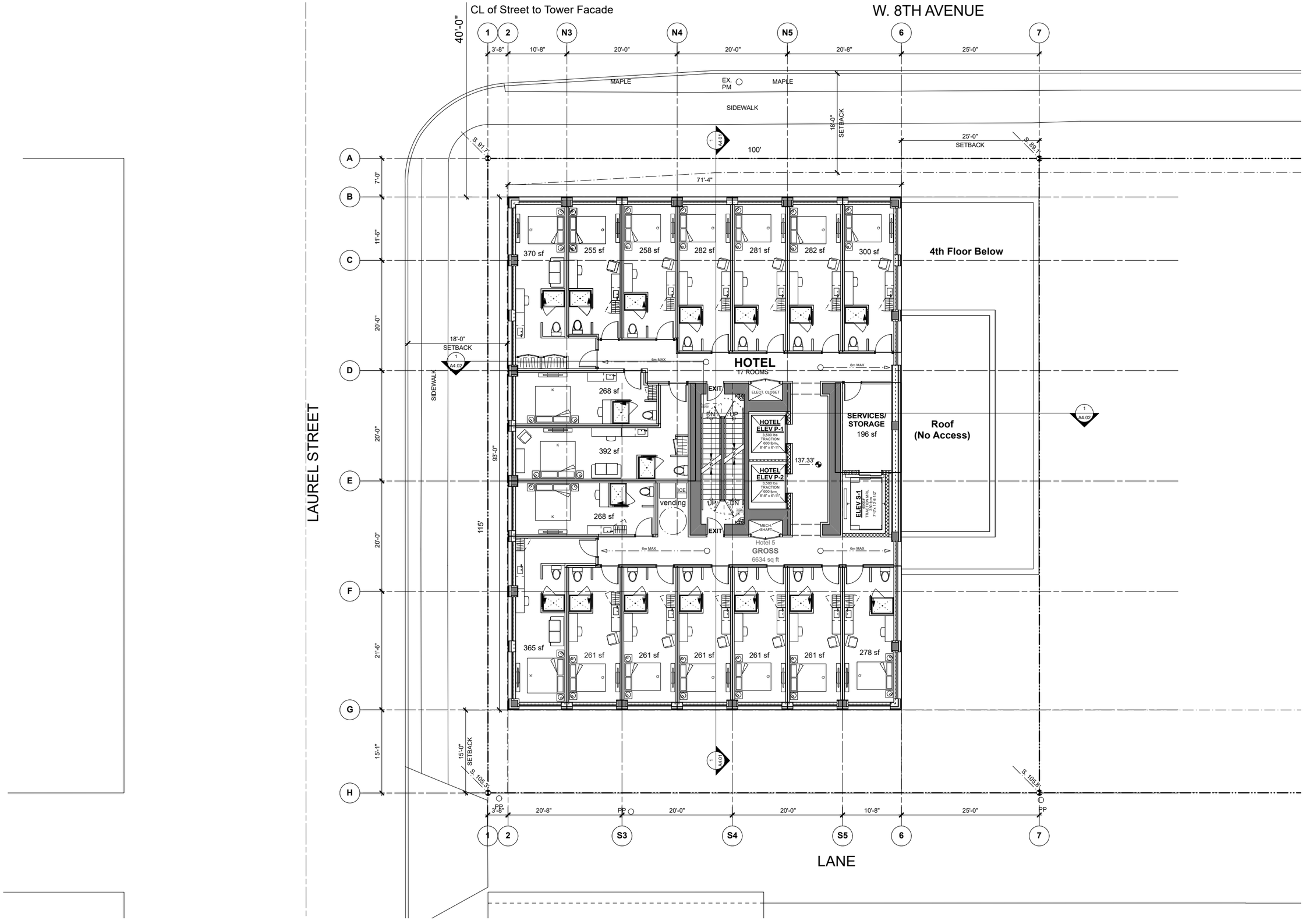

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2025-12-10 RZ App Rev. 16 Storey

PROJECT

2412 Laurel Street
Vancouver, BC

5th Floor Plan Hotel

JOB NO.	
DRAWN	**RB**
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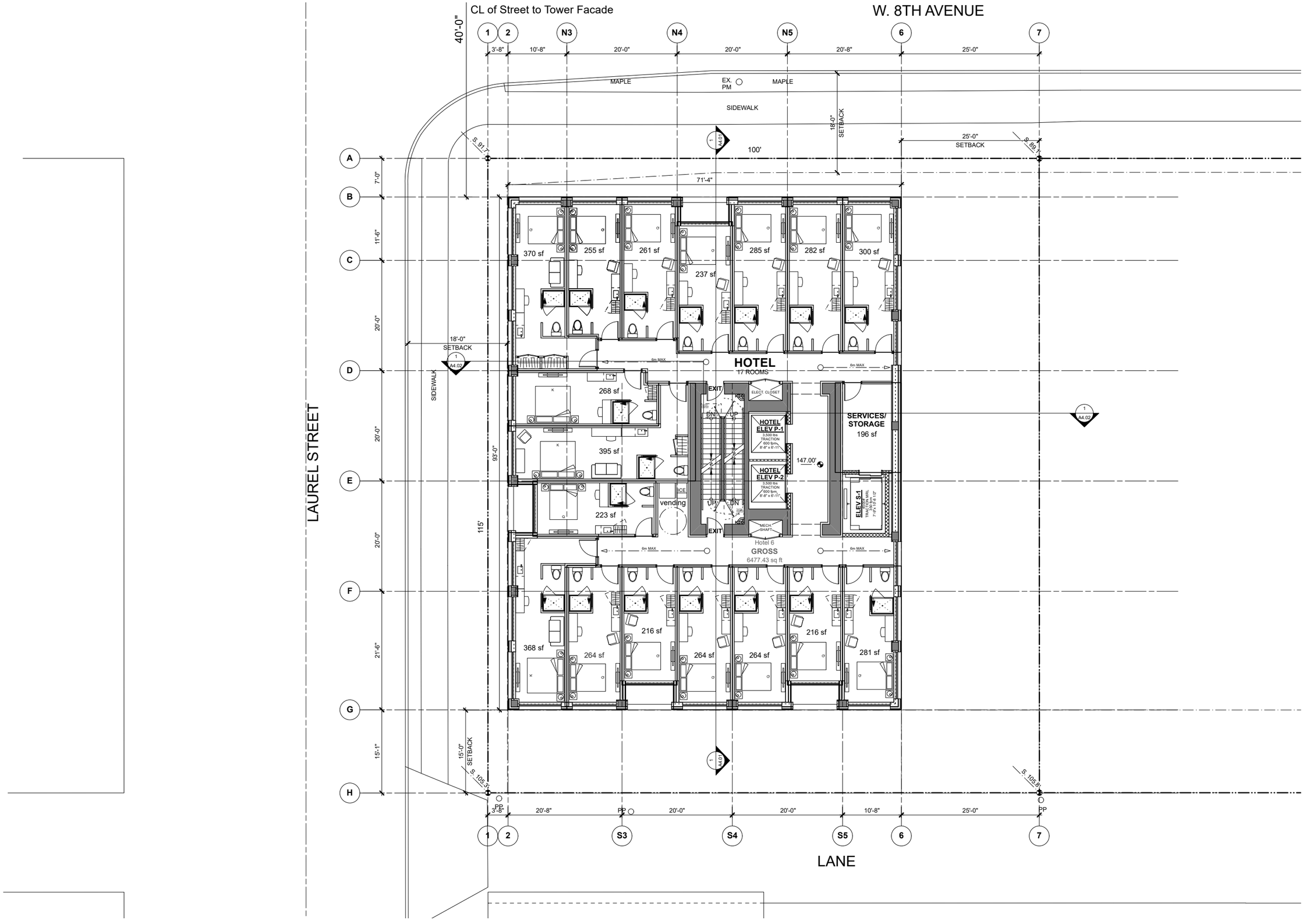

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2025-12-10 RZ App Rev. 16 Storey

PROJECT

2412 Laurel Street
Vancouver, BC

6th Floor Plan Hotel

JOB NO.	
DRAWN	**RB**
DATE	**Dec 10, 2025**
SCALE	**1/16"=1'-0"**
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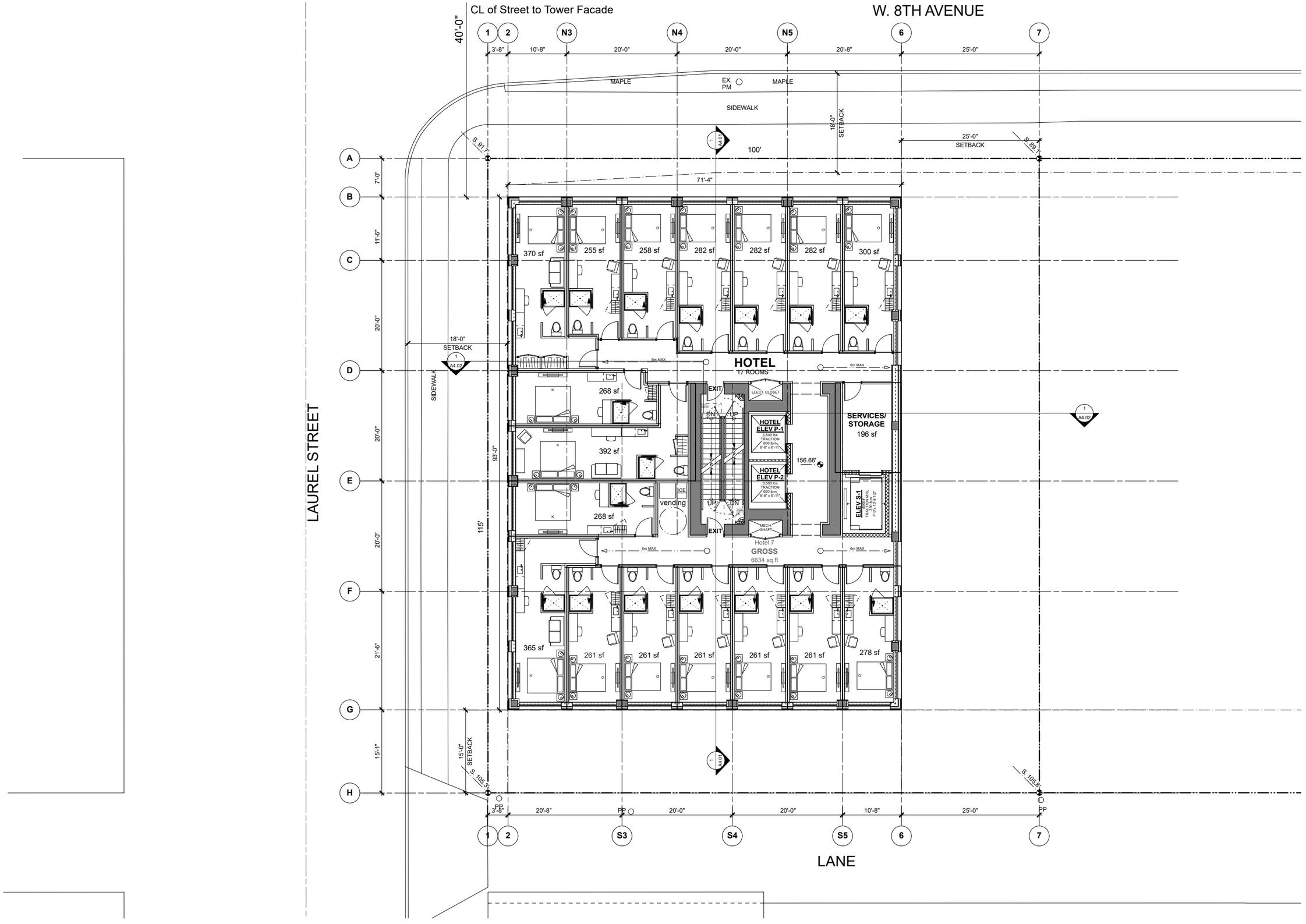

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PROJECT

2412 Laurel Street
Vancouver, BC

7th Floor Plan Hotel

JOB NO.	
DRAWN	**RB**
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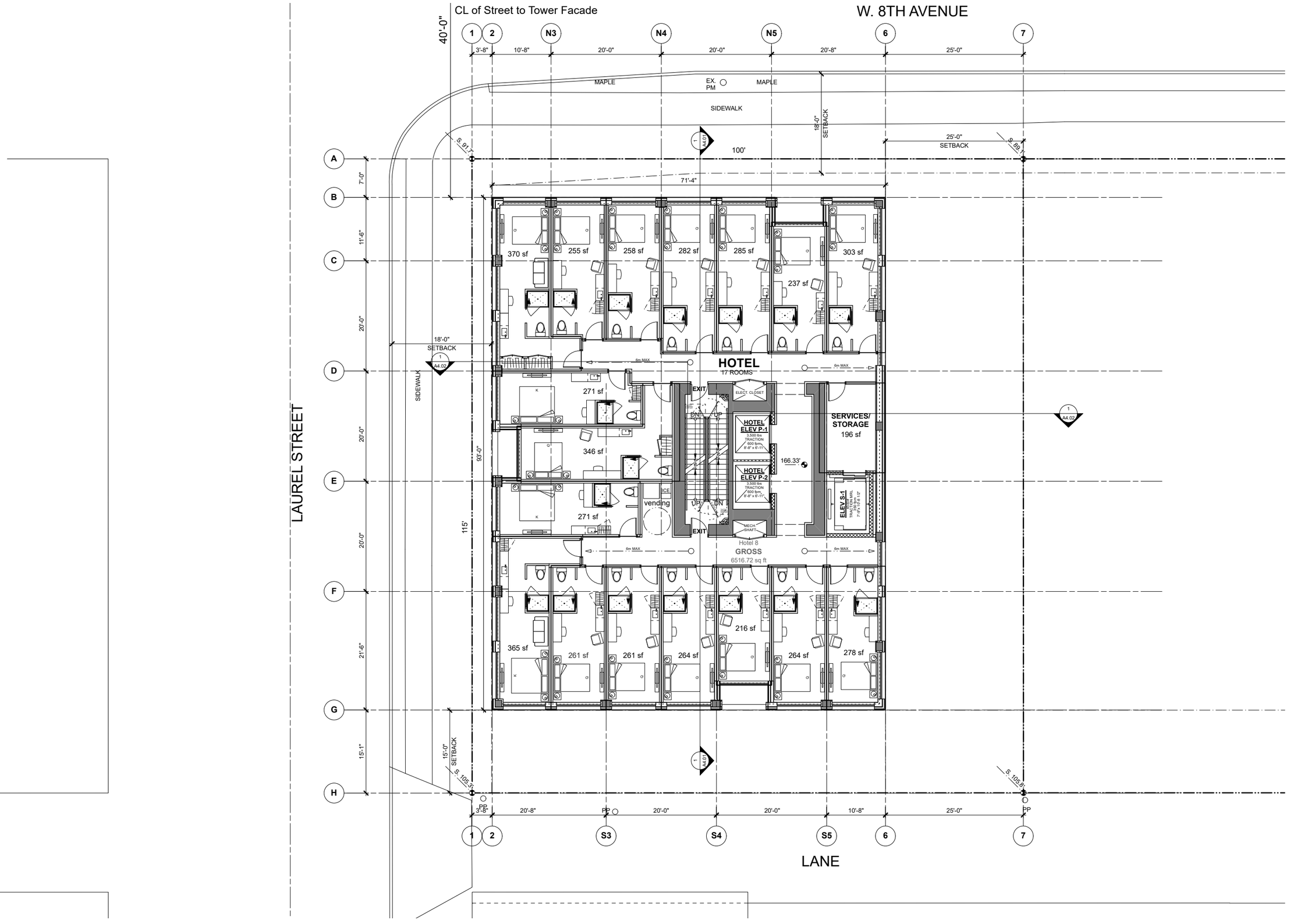

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2025-06-30 Rezoning Application
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PROJECT

2412 Laurel Street
Vancouver, BC

8th
Floor Plan
Hotel

JOB NO.	
DRAWN	**RB**
DATE	**Dec 10, 2025**
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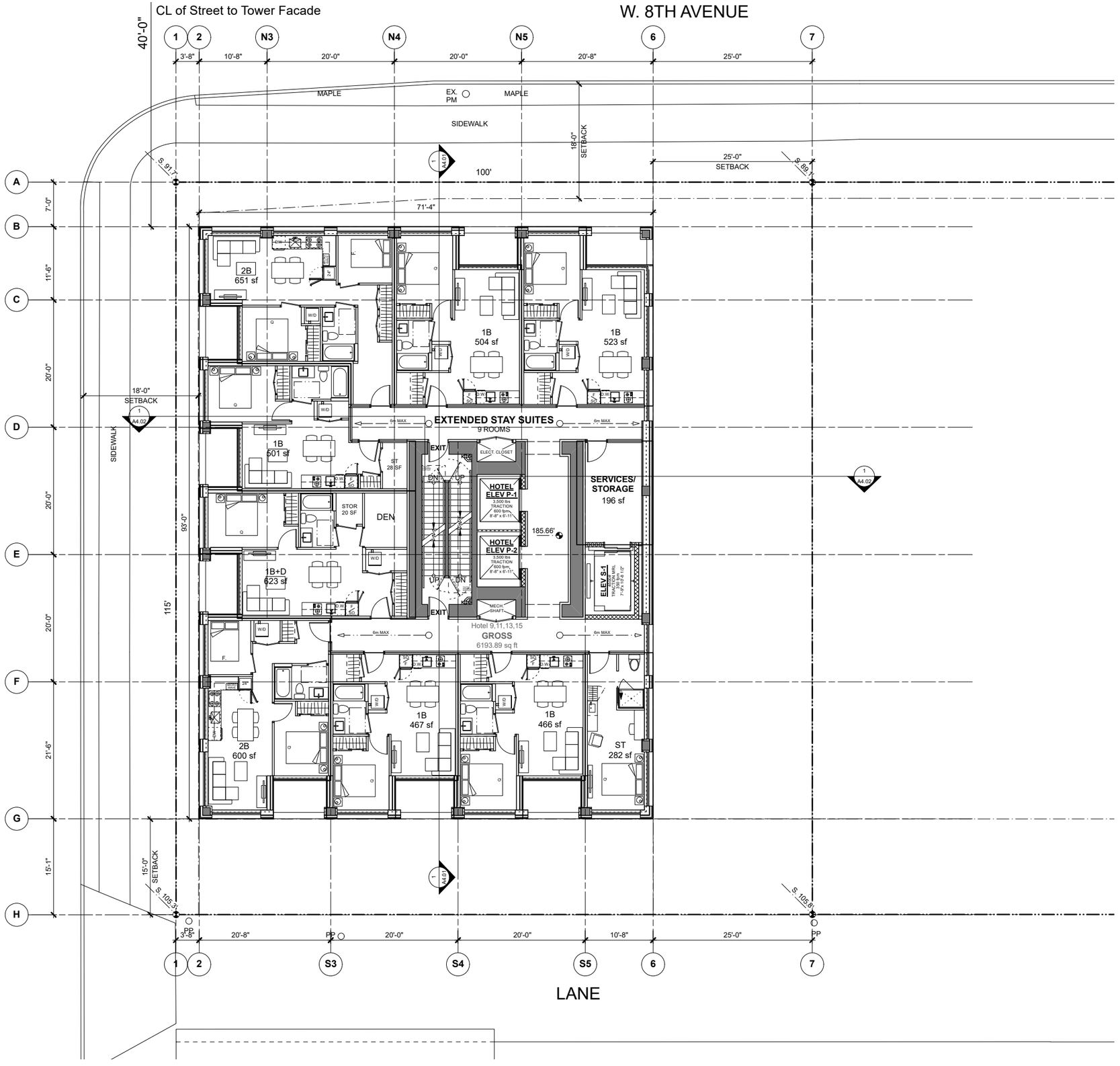

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PROJECT
2412 Laurel Street
Vancouver, BC

9th, 11th, 13th, 15th Floor Plan Extended Stay

JOB NO.	
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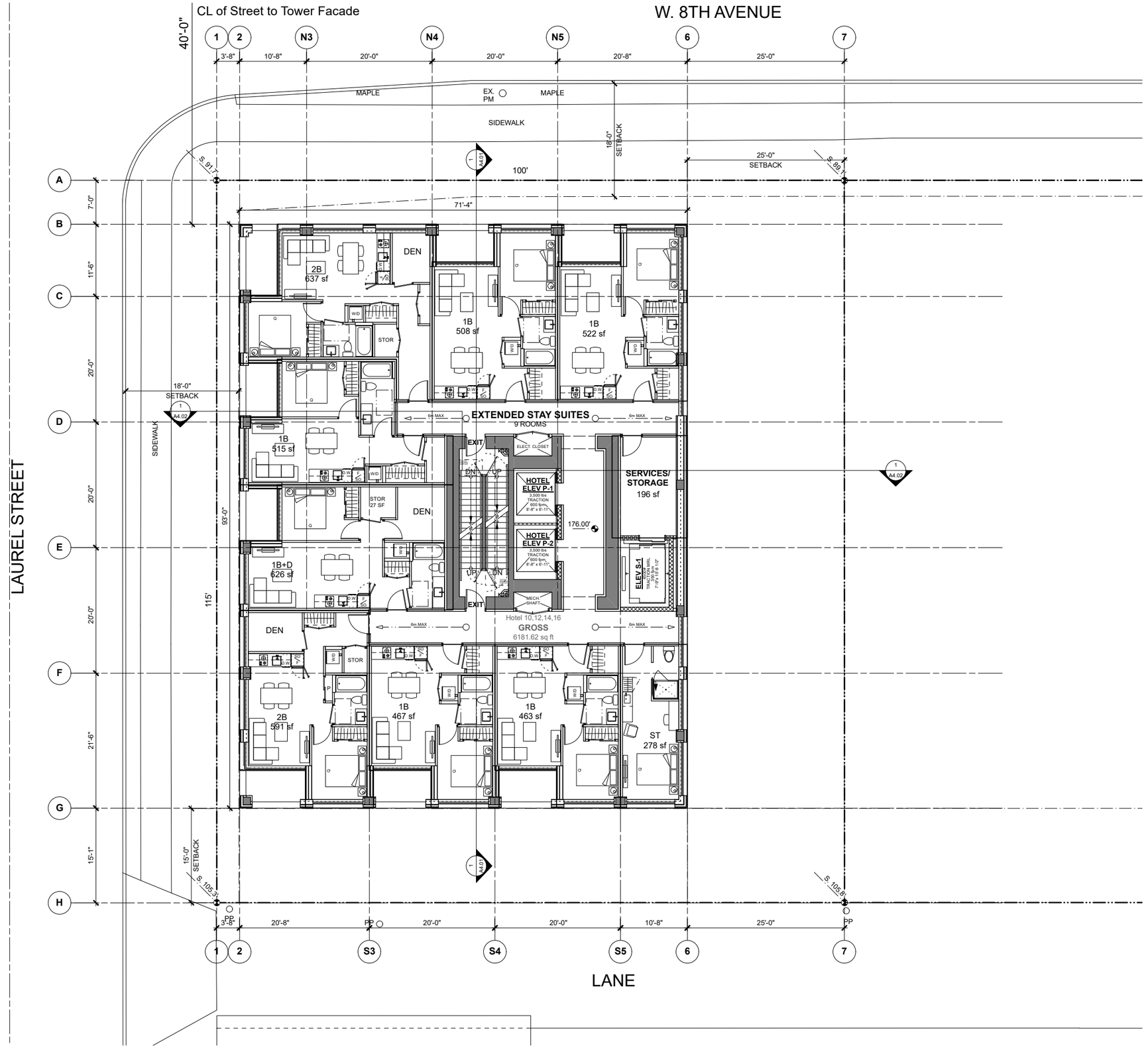

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2025-06-30 Rezoning Application
2025-12-10 RZ App Rev. 16 Storey

PROJECT

2412 Laurel Street
Vancouver, BC

10th, 12th, 14th, 16th Floor Plan Extended Stay

JOB NO.	
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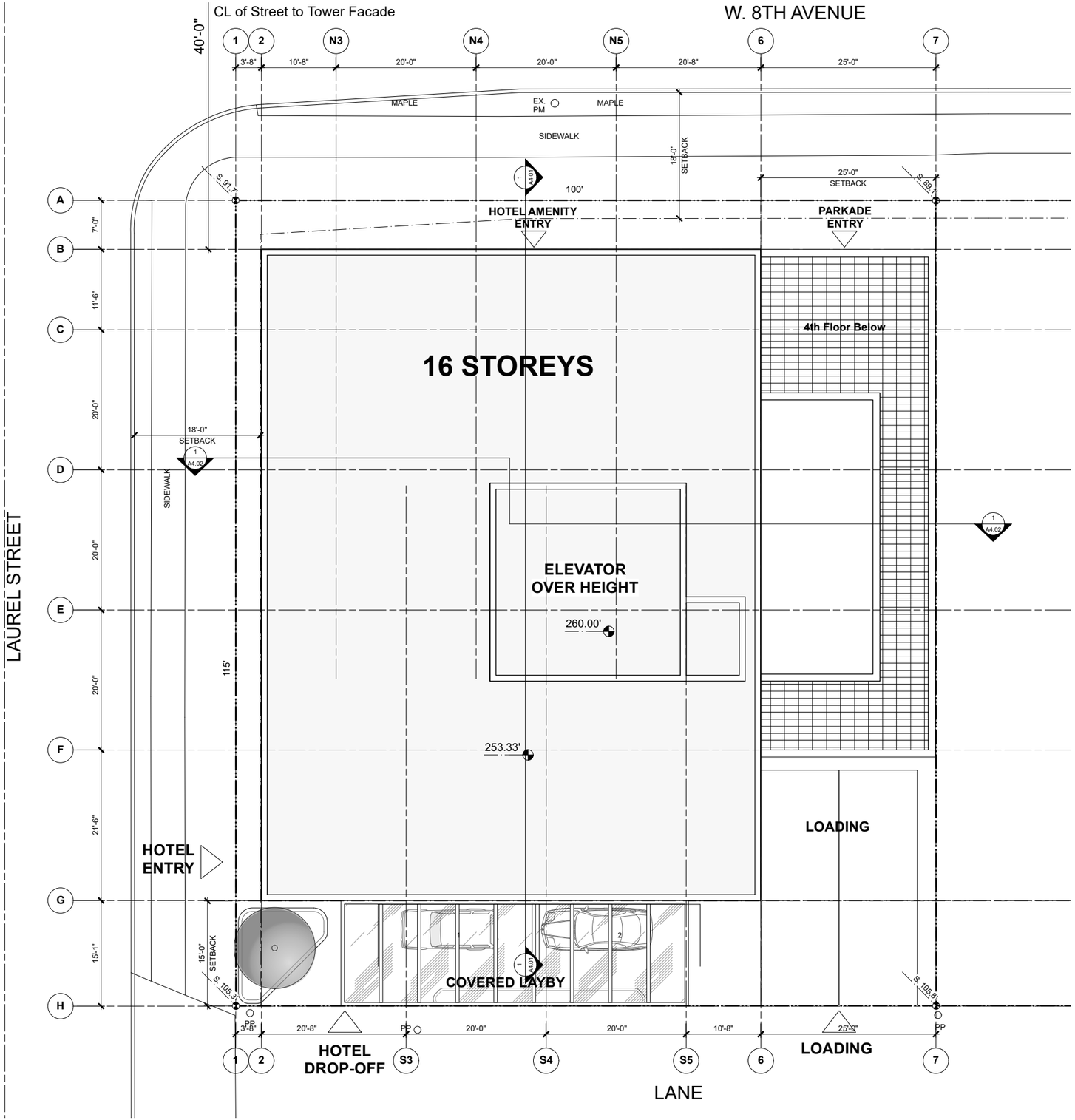

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PROJECT

2412 Laurel Street
Vancouver, BC

Roof Plan

JOB NO.	
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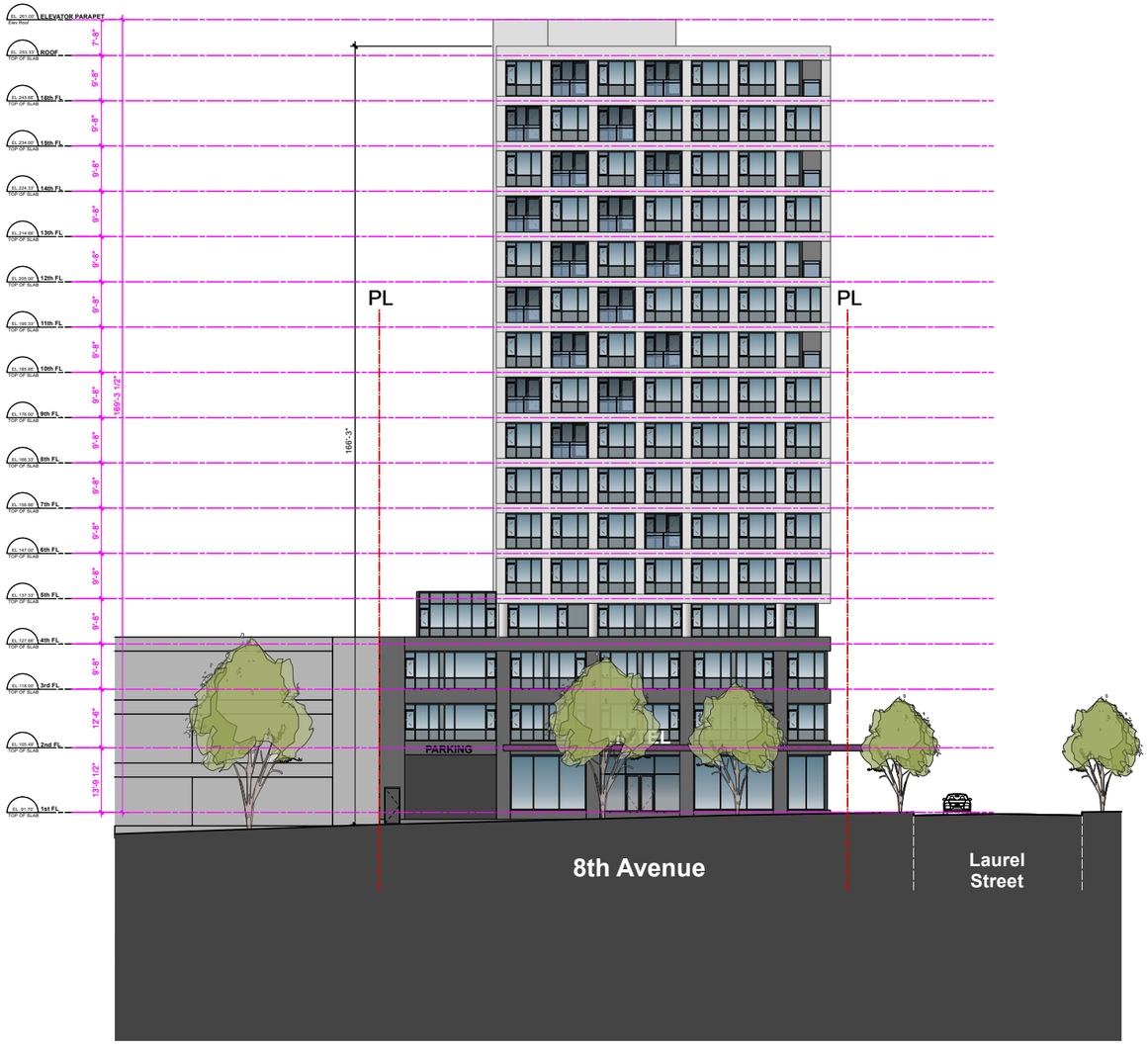
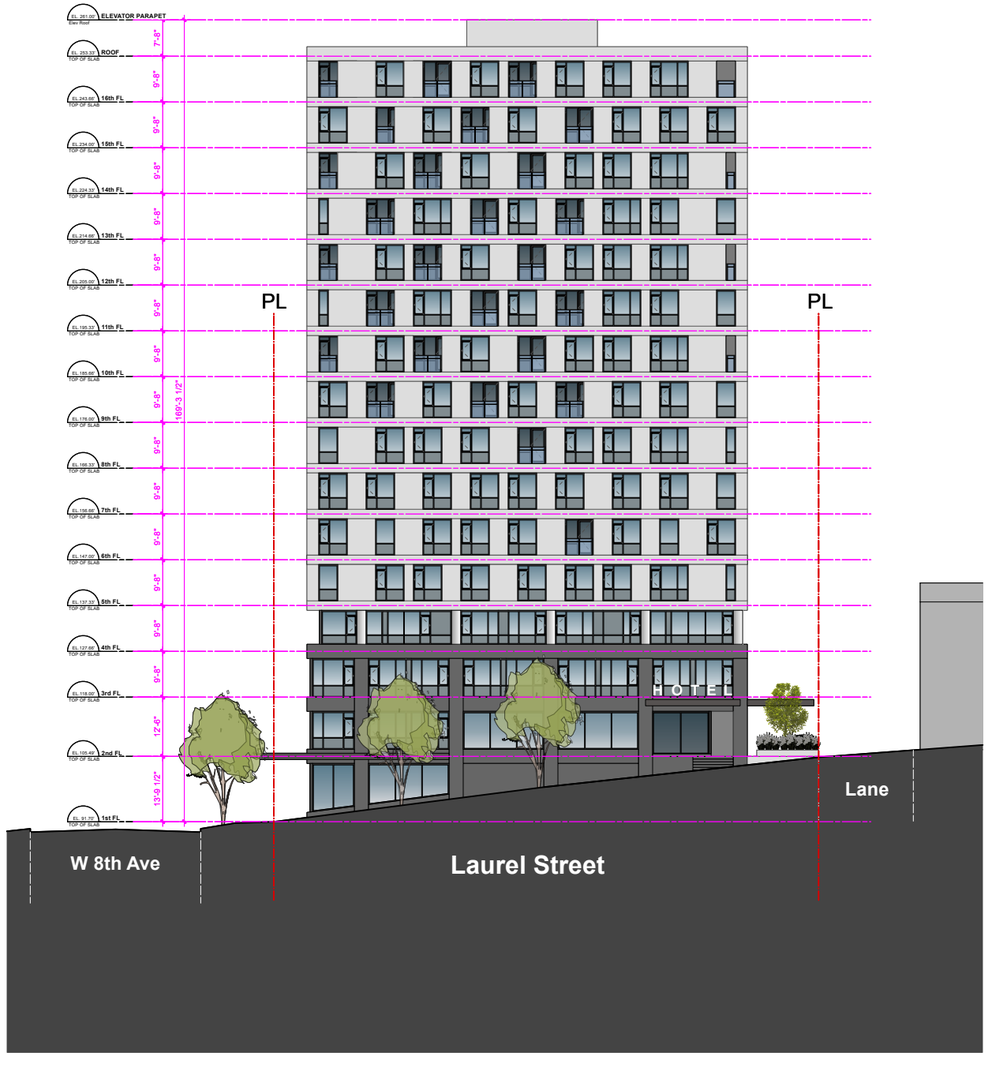


1 North Elevation
Scale: 1/32" = 1'-0"



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

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PROJECT
2412 Laurel Street
Vancouver, BC

Elevations
North and West

JOB NO.	
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SCALE	**1/32"=1'-0"**
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A3.01

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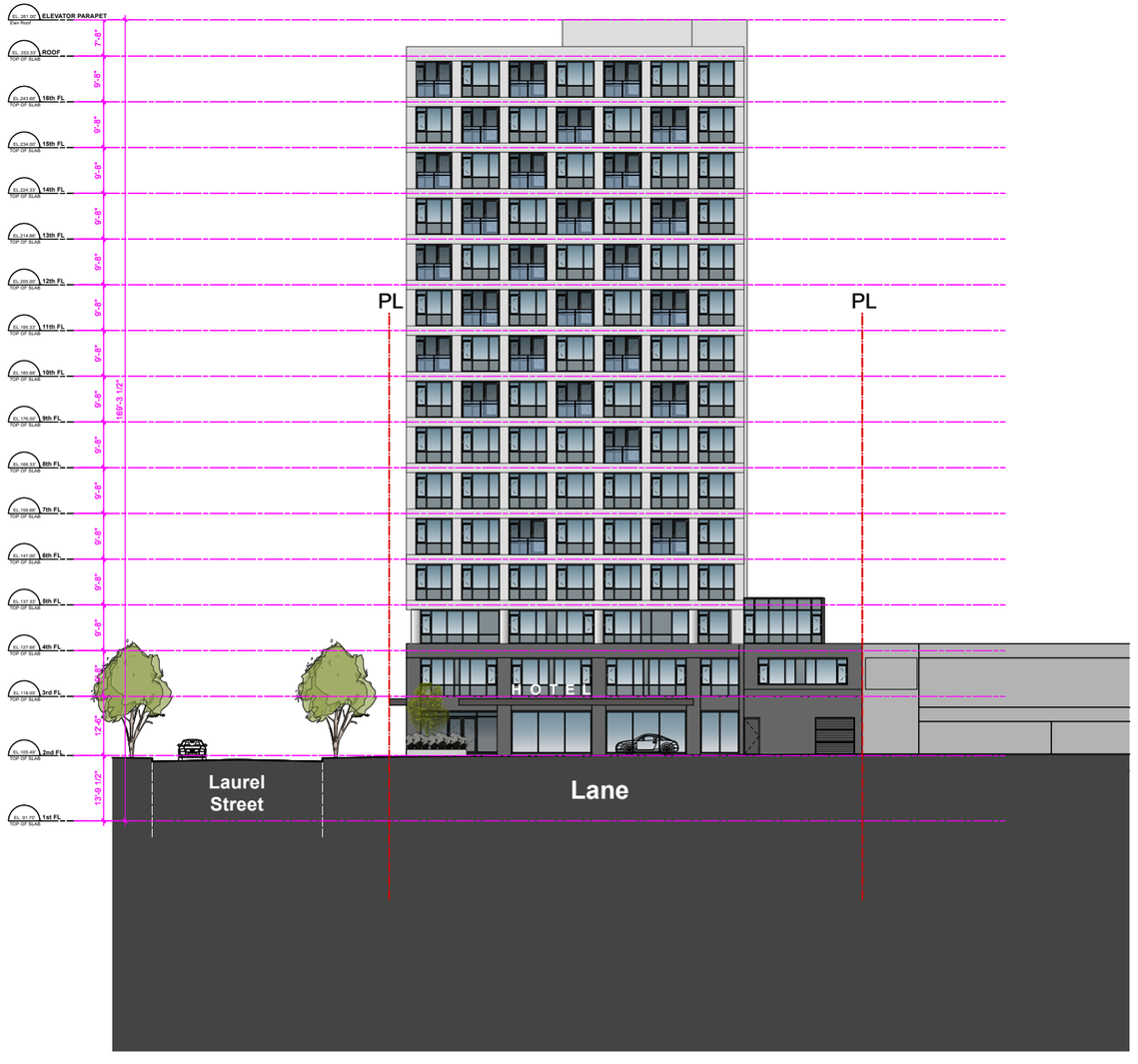
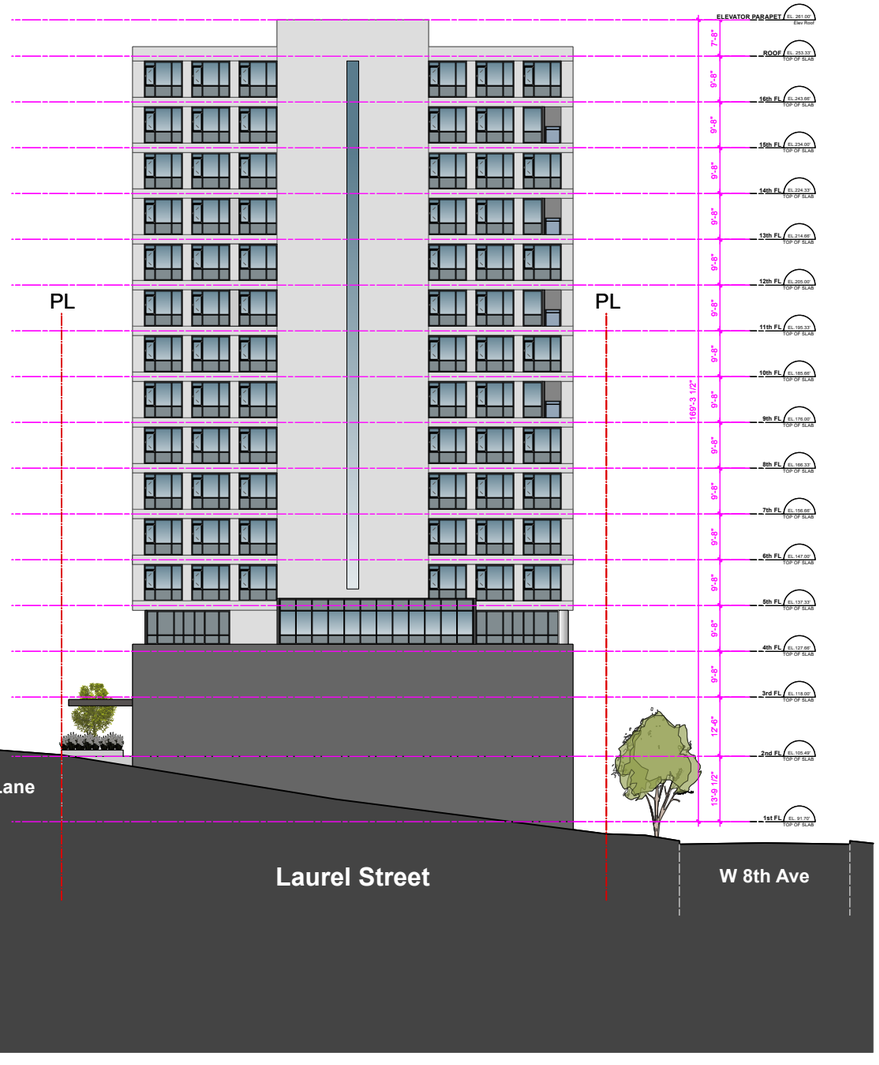


1 South Elevation
Scale: 1/32" = 1'-0"



2 East Elevation
Scale: 1/32" = 1'-0"

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PROJECT
2412 Laurel Street
Vancouver, BC

Elevations
South and East

JOB NO.	
DRAWN	**RB**
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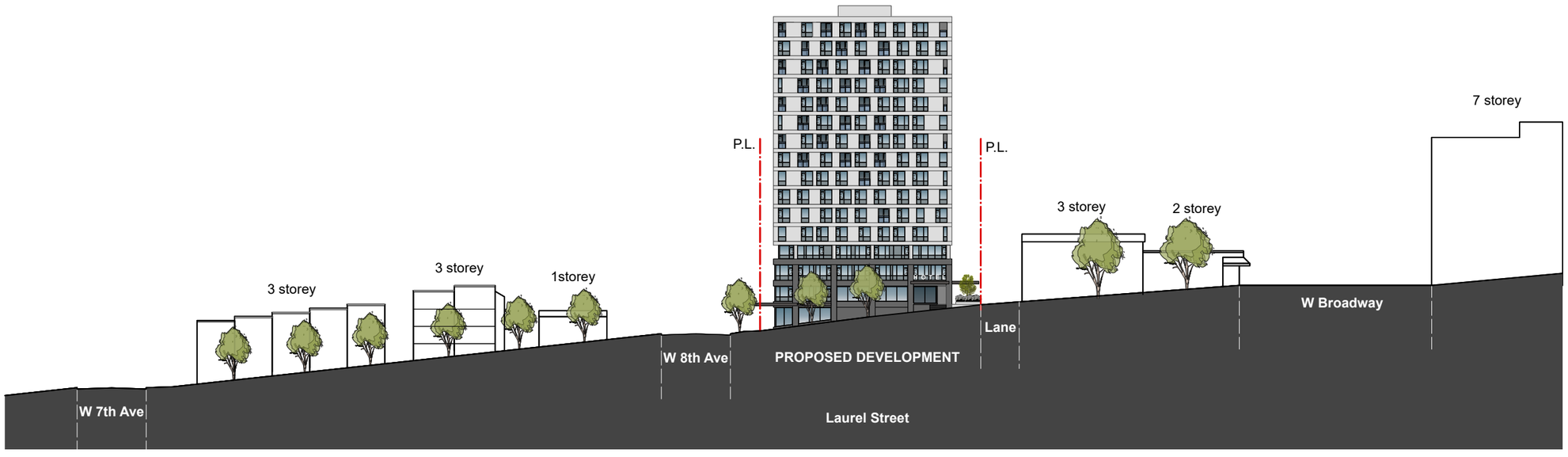
SOUTH STREETSCAPE - ALONG W 8TH AVE



EAST STREETSCAPE - ALONG LAUREL STREET

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2412 Laurel Street
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Streetscapes

JOB NO.	
DRAWN	**RB**
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A3.03

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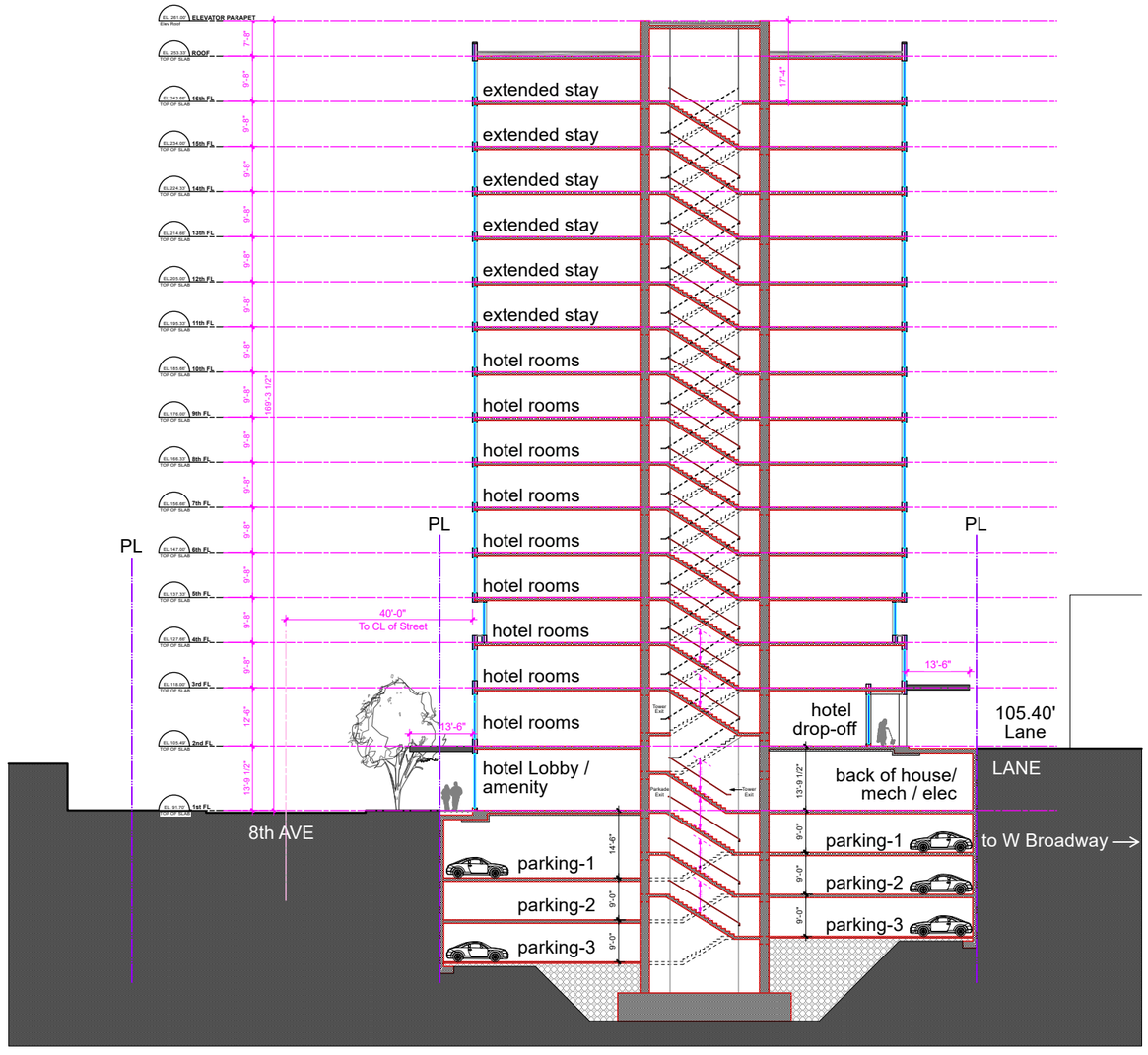

1 Section AA
Scale: 1/32" = 1'-0"

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Section AA

JOB NO.	
DRAWN	**RB**
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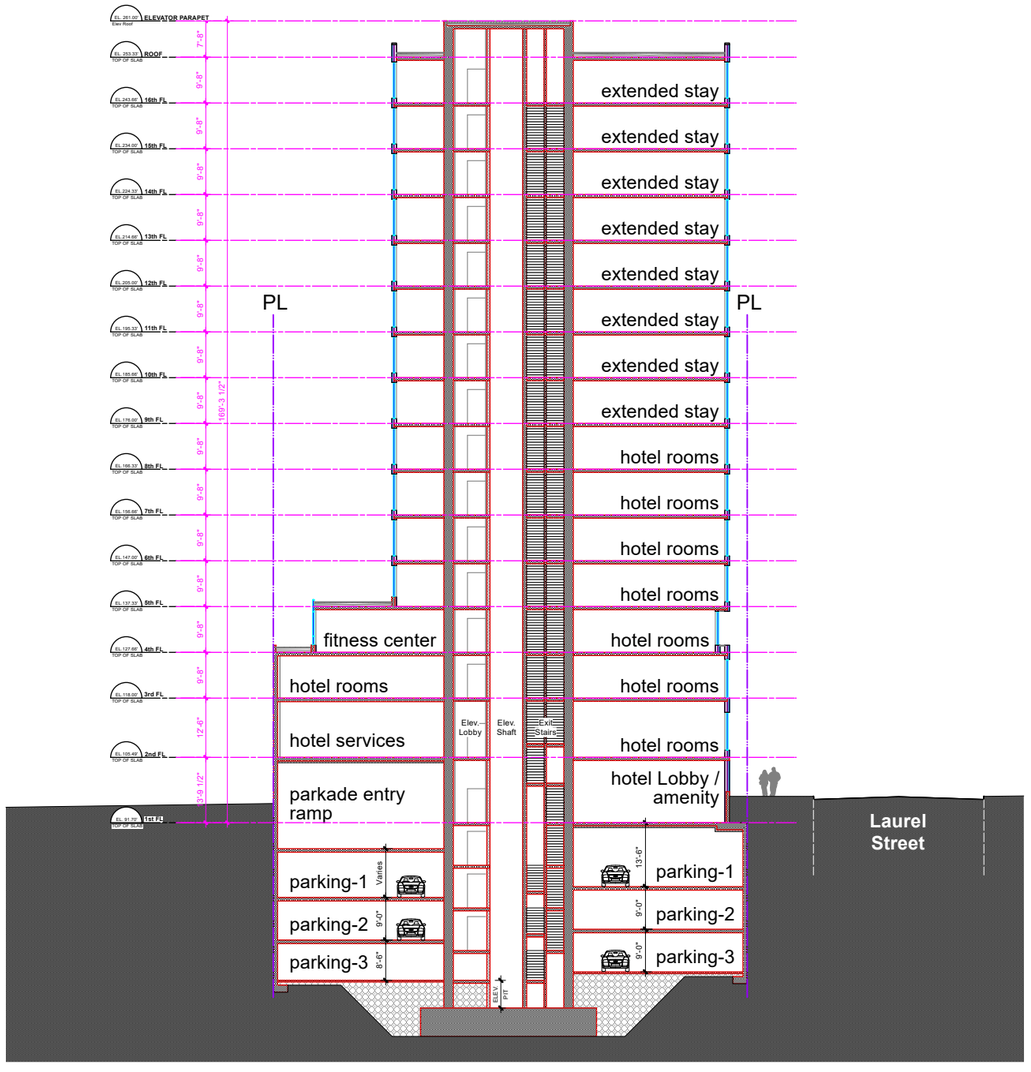

1 Section BB
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Section BB

JOB NO.	
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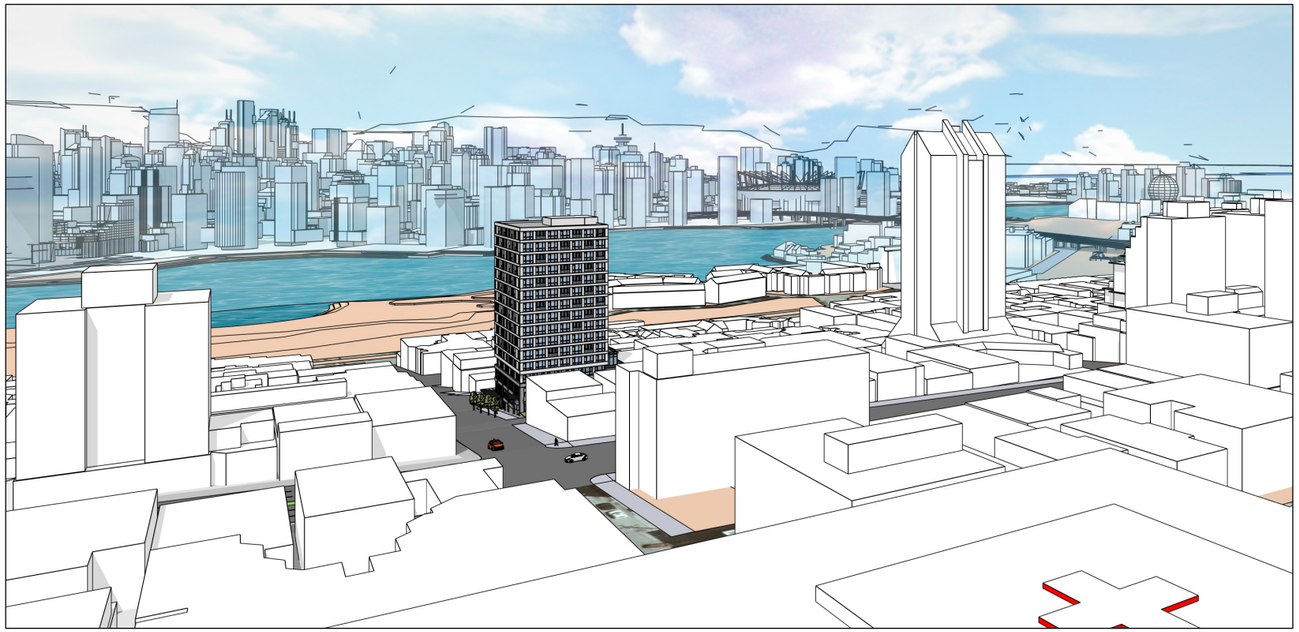
Laurel Street & Broadway looking North



8th Ave looking East



Laurel & Lane



Looking Northeast



Looking Southeast

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Perspectives

JOB NO.
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MARCH 21, 10AM (D.S.T. - UTC-7hr)



MARCH 21, 12PM (D.S.T. - UTC-7hr)



MARCH 21, 2PM (D.S.T. - UTC-7hr)



MARCH 21, 4PM (D.S.T. - UTC-7hr)

NOTE: The shadow study 3D model accounts for topography and is matched to multiple spot elevations in the site and surrounding context.

The shadow of the proposed development is highlighted with a turquoise outline.

The time for each diagram is adjusted for Daylight Savings Time (UTC - 7hrs). Also see DST notes in each diagram label.

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PROJECT
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Shadow Study
March 21

JOB NO.
DRAWN **RB**
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SCALE
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SEPT 21, 10AM (D.S.T. - UTC-7hr)



SEPT 21, 12PM (D.S.T. - UTC-7hr)



SEPT 21, 2PM (D.S.T. - UTC-7hr)



SEPT 21, 4PM (D.S.T. - UTC-7hr)

NOTE: The shadow study 3D model accounts for topography and is matched to multiple spot elevations in the site and surrounding context.

The shadow of the proposed development is highlighted with a turquoise outline.

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PROJECT
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Shadow Study
Sept 21

JOB NO.
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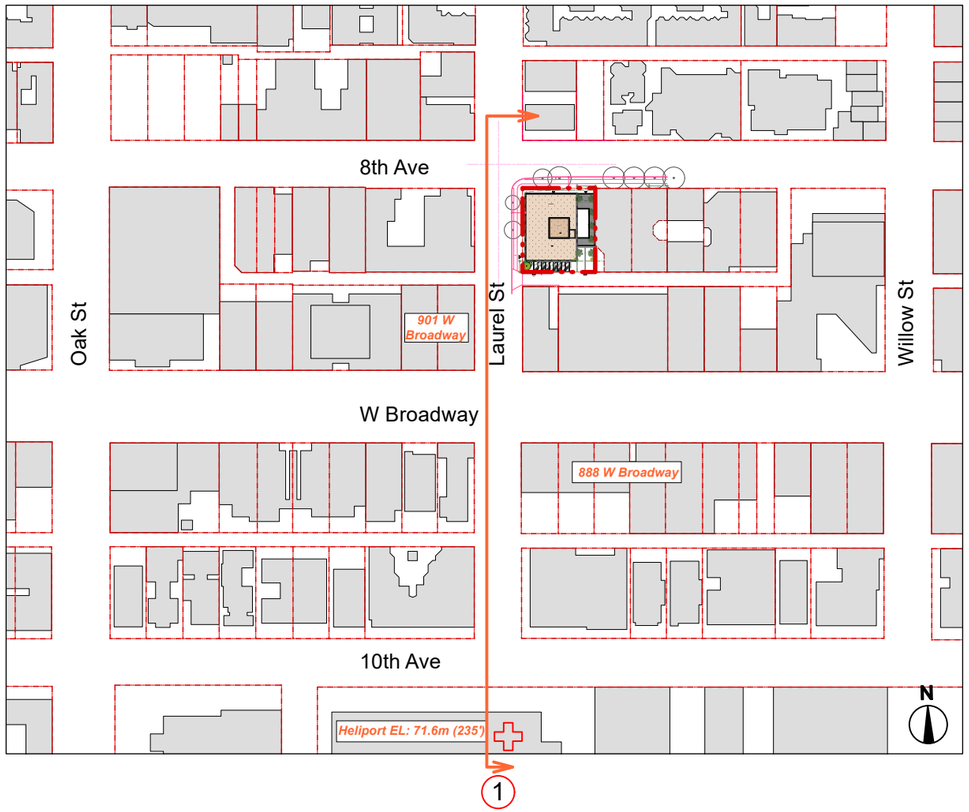
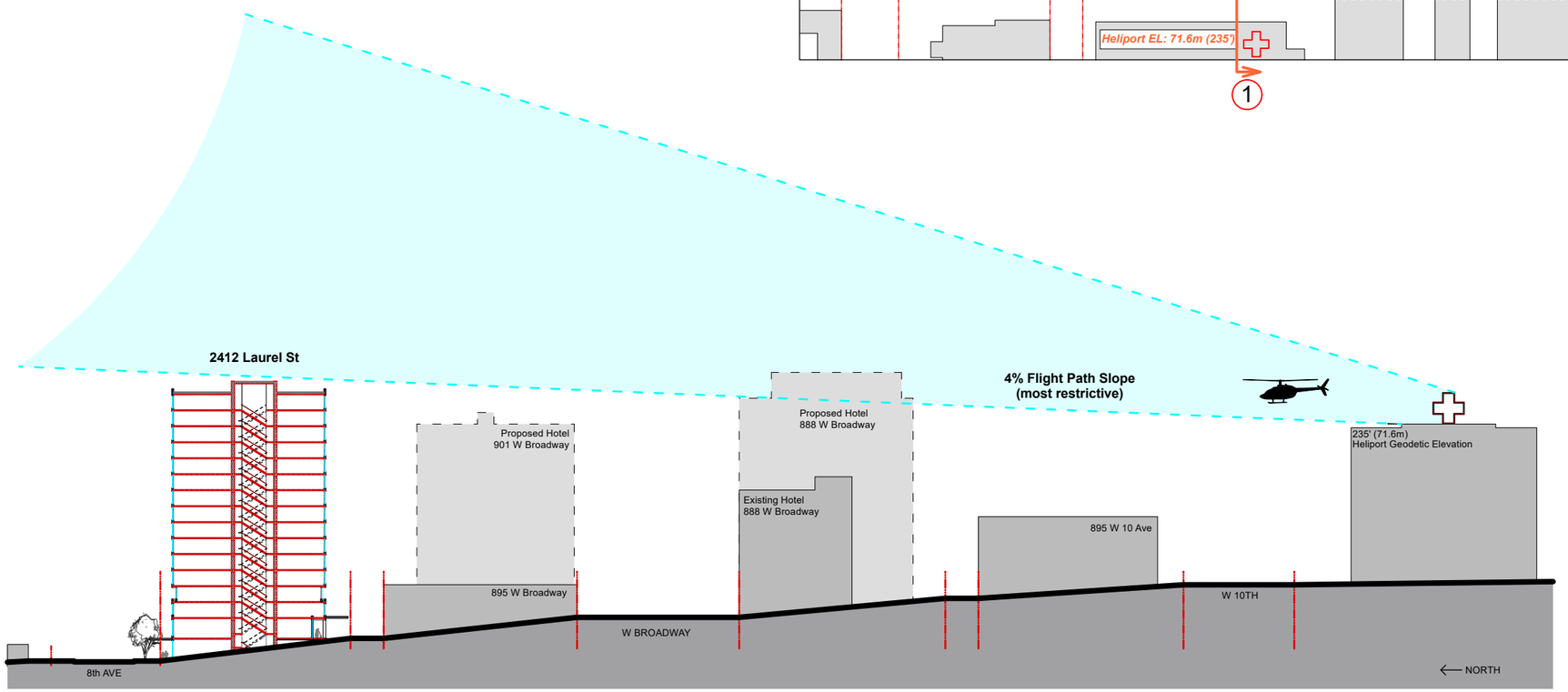
Plan showing relationship between 2412 Laurel St and VGH Heliport





1 Building heights relative to Heliport

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2412 Laurel Street
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VGH Helicopter 1 Flight Path Analysis

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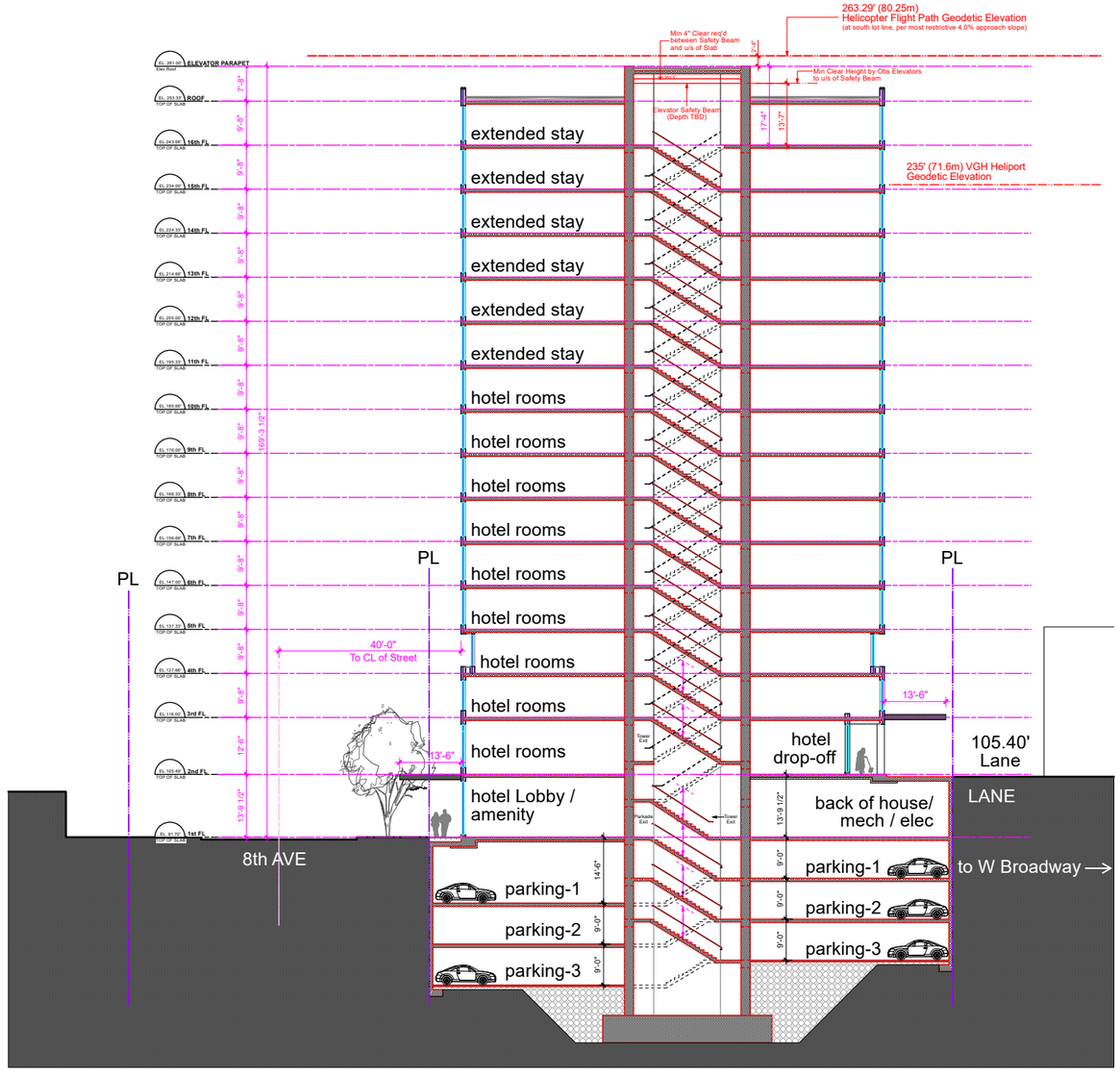

1 Section AA Helicopter FP Clearance
Scale: 1/32" = 1'-0"

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2412 Laurel Street Vancouver, BC

VGH Helicopter 2 Flight Path Clearance

JOB NO.	
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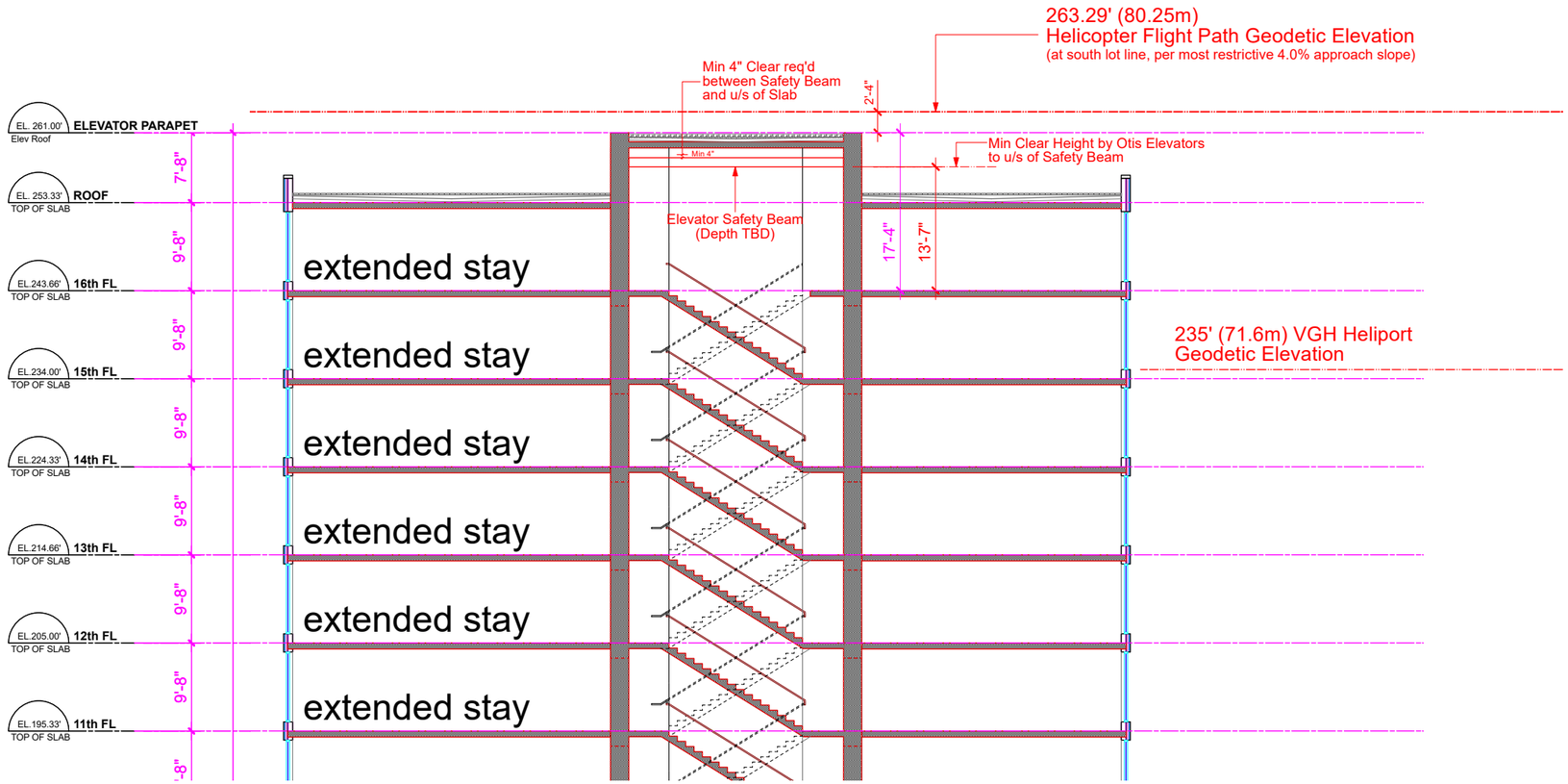

1 Section AA Helicopter FP Clearance
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VGH Helicopter 3 Flight Path Clearance

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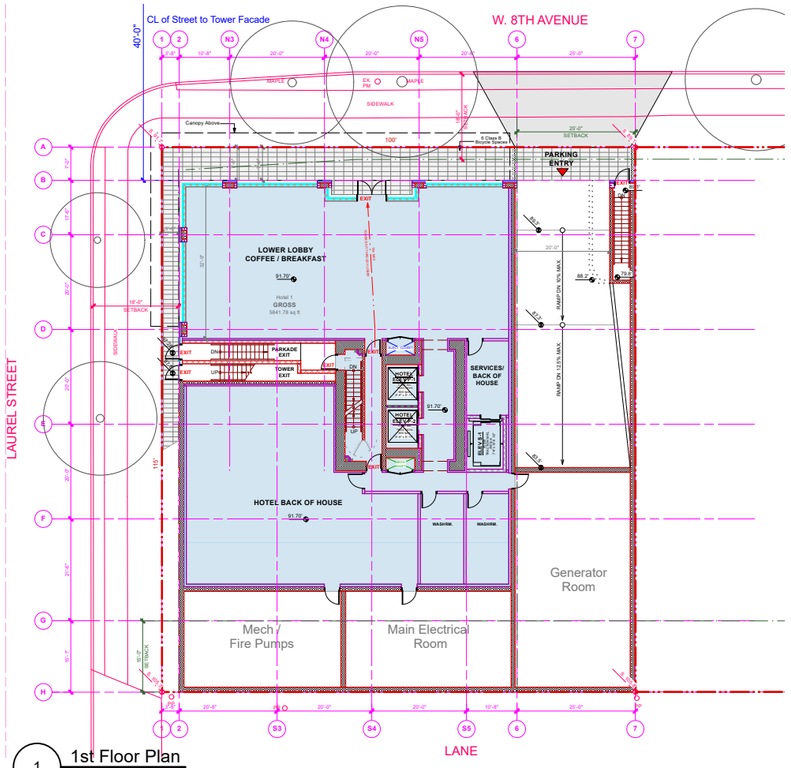
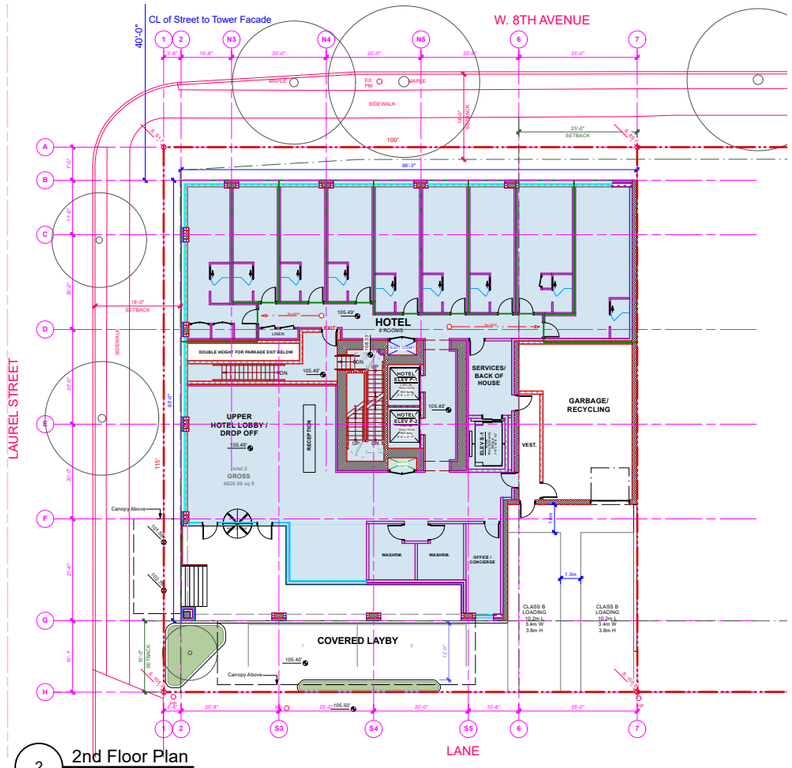


1 1st Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 1

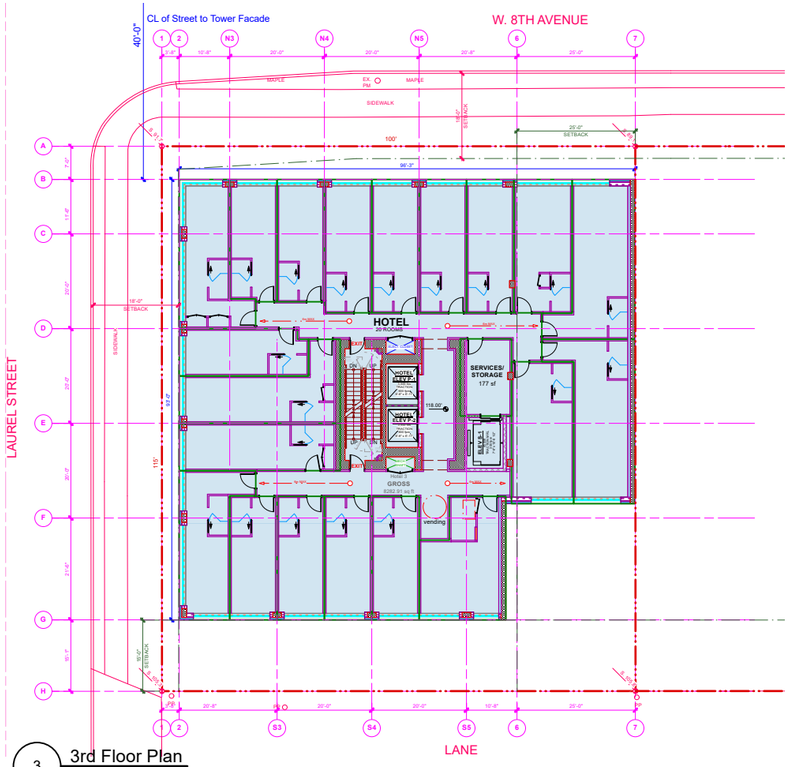
Gross Area	
Hotel 1	5841.8 sf
Total Gross Area	**5,841.8 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**5,841.8 sf**
Open Balcony Area	
Total Open Balcony Area	**0.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**0.0 sf**



2 2nd Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 2

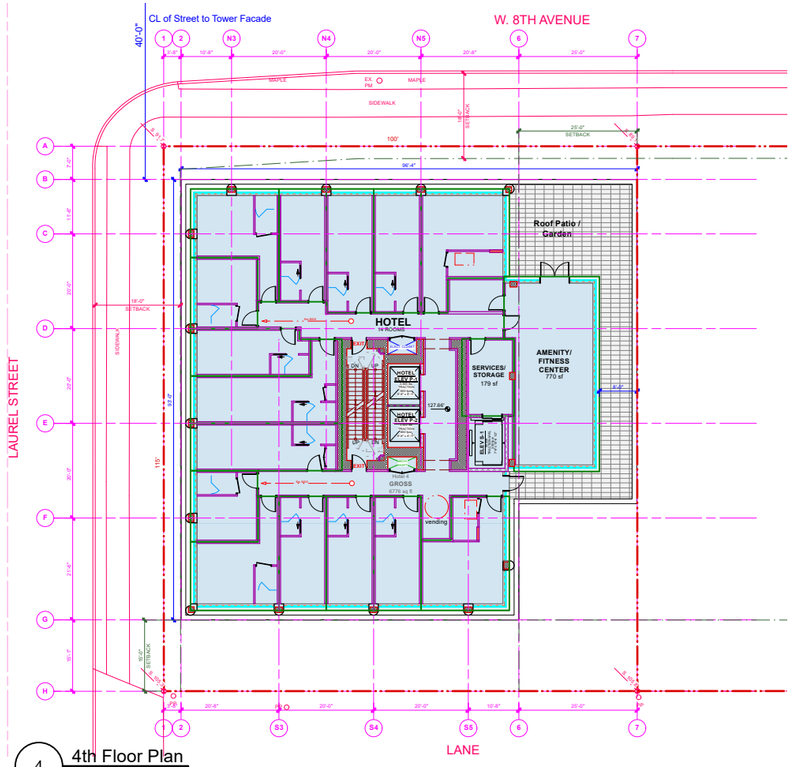
Gross Area	
Hotel 2	6621.0 sf
Total Gross Area	**6,621.0 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,621.0 sf**
Open Balcony Area	
Total Open Balcony Area	**0.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**0.0 sf**



3 3rd Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 3

Gross Area	
Hotel 3	8282.9 sf
Total Gross Area	**8,282.9 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**8,282.9 sf**
Open Balcony Area	
Total Open Balcony Area	**0.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**0.0 sf**



4 4th Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 4

Gross Area	
Hotel 4	6776.0 sf
Total Gross Area	**6,776.0 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,776.0 sf**
Open Balcony Area	
Total Open Balcony Area	**0.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**0.0 sf**

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ISSUE/REVISION
2023-04-21 Rezoning Enquiry
2025-06-30 Rezoning Application
2025-12-10 RZ App Rev. 16 Storey

PROJECT
2412 Laurel Street
Vancouver, BC

FSR Overlay 1

JOB NO.	
DRAWN	**RB**
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SCALE	**1/32"=1'-0"**
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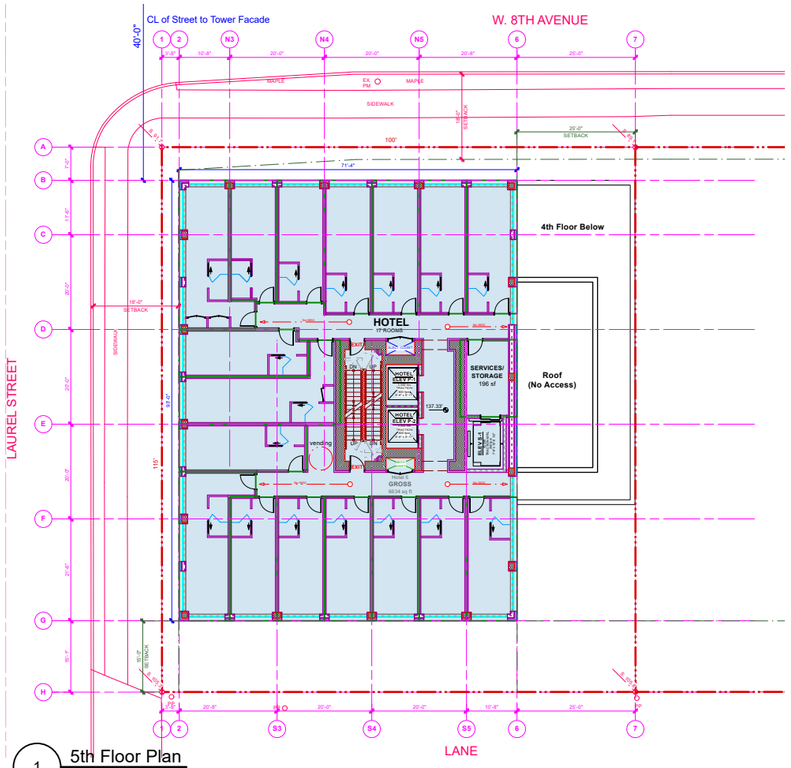
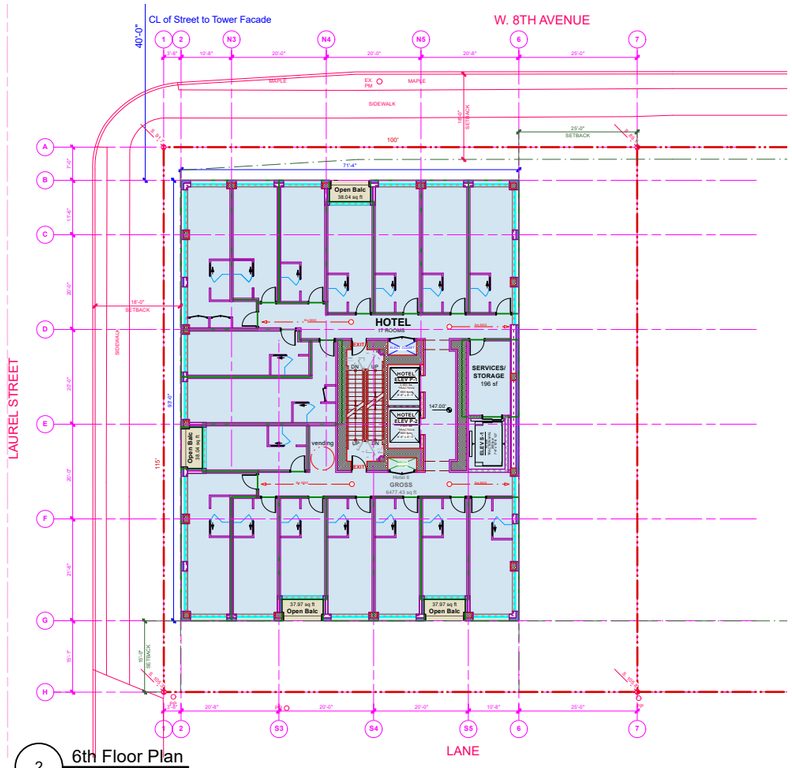


1 5th Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 5

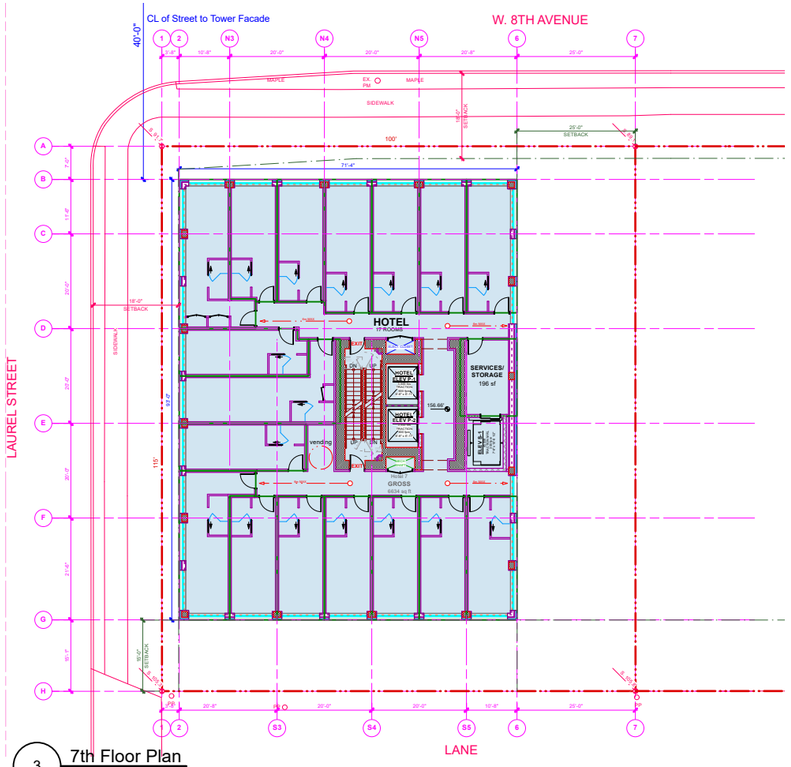
Gross Area	
Hotel 5	6634.0 sf
Total Gross Area	**6,634.0 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,634.0 sf**
Open Balcony Area	
Total Open Balcony Area	**0.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**0.0 sf**



2 6th Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 6

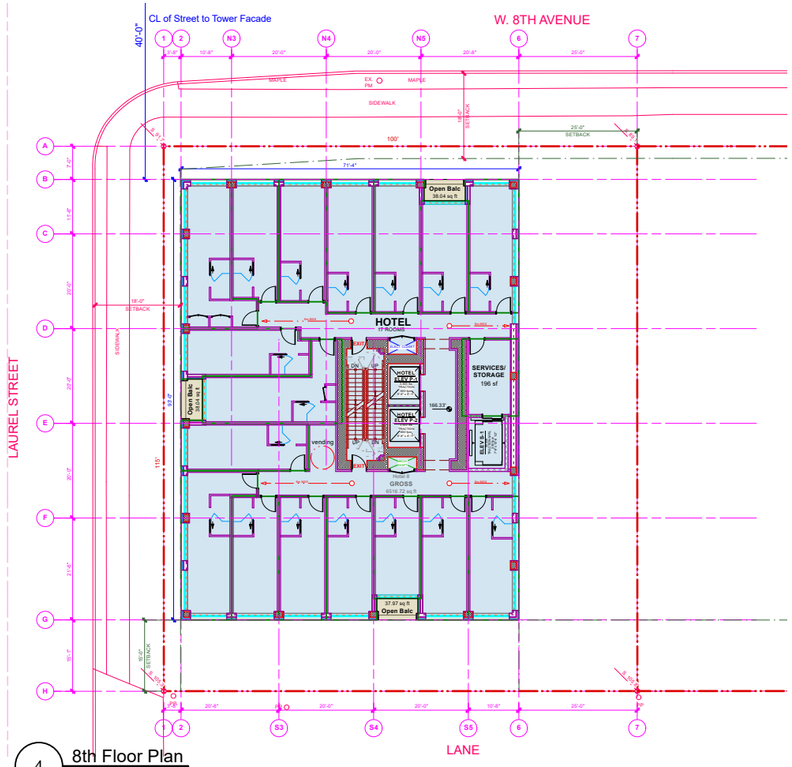
Gross Area	
Hotel 6	6477.4 sf
Total Gross Area	**6,477.4 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,477.4 sf**
Open Balcony Area	
Open Balc	38.0 sf
Open Balc	38.0 sf
Open Balc	38.0 sf
Open Balc	38.0 sf
Total Open Balcony Area	**152.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**152.0 sf**



3 7th Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 7

Gross Area	
Hotel 7	6634.0 sf
Total Gross Area	**6,634.0 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,634.0 sf**
Open Balcony Area	
Total Open Balcony Area	**0.0 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**0.0 sf**



4 8th Floor Plan
Scale: 1/32" = 1'-0"

Area Summary - Level 8

Gross Area	
Hotel 8	6516.7 sf
Total Gross Area	**6,516.7 sf**
Wall Exemption	
Total Wall Exemption	**0.0 sf**
Amenity Exemption	
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,516.7 sf**
Open Balcony Area	
Open Balc	38.0 sf
Open Balc	38.0 sf
Open Balc	38.0 sf
Total Open Balcony Area	**114.1 sf**
Roof Patio Area	
Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**114.1 sf**

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PROJECT
2412 Laurel Street
Vancouver, BC

FSR Overlay 2

JOB NO.	
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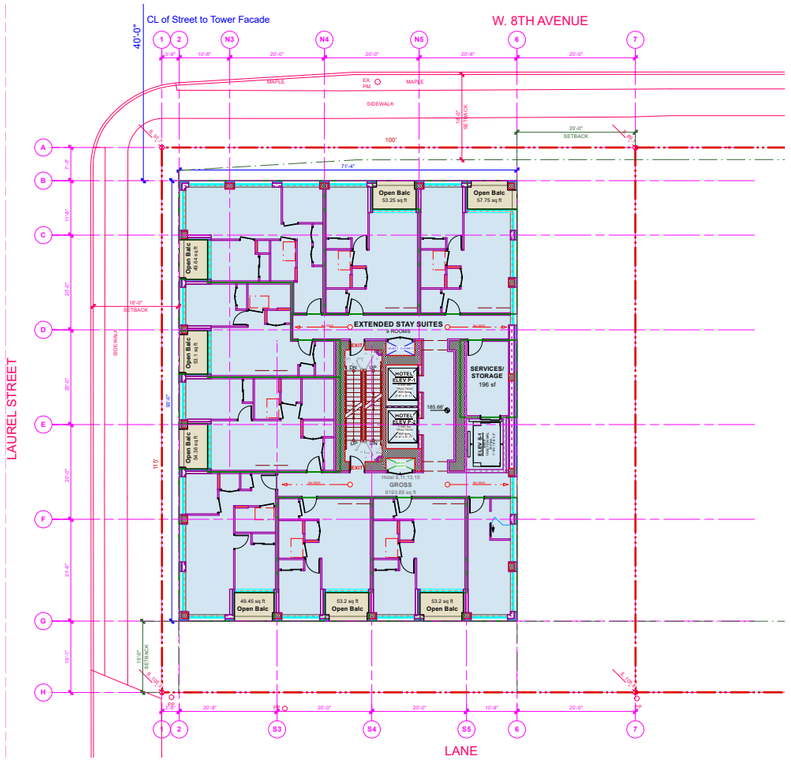


1 9th, 11th, 13th & 15th Floor Plans
Scale: 1/32" = 1'-0"

Area Summary - Level 9,11,13,15

Gross Area

Hotel 9,11,13,15	6193.9 sf
Total Gross Area	**6,193.9 sf**

Wall Exemption

Total Wall Exemption	**0.0 sf**

Amenity Exemption

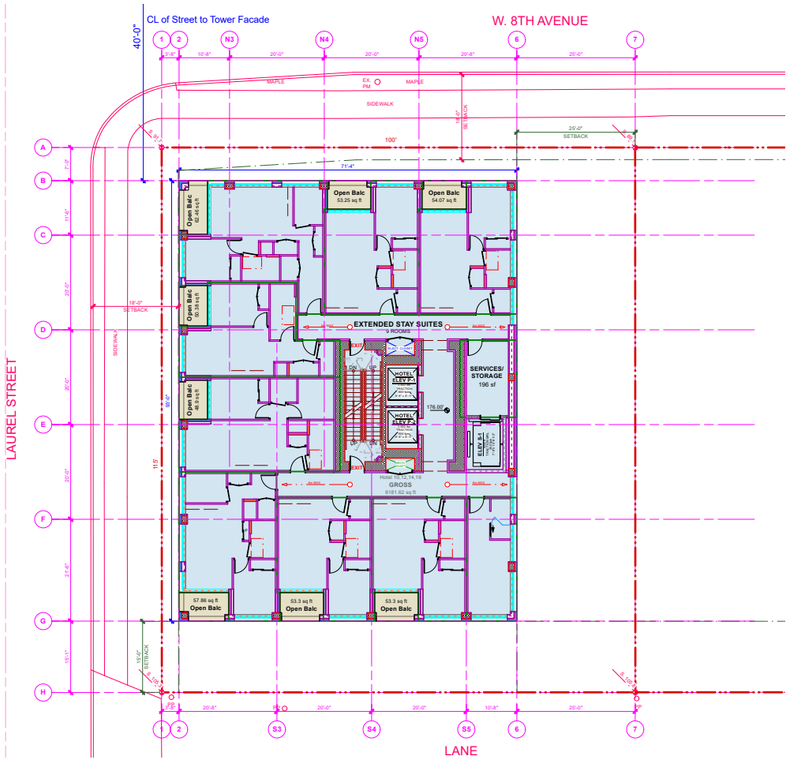
Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,193.9 sf**

Open Balcony Area

Open Balc	53.3 sf
Open Balc	54.4 sf
Open Balc	53.2 sf
Open Balc	53.2 sf
Open Balc	49.4 sf
Open Balc	53.1 sf
Open Balc	49.6 sf
Open Balc	57.8 sf
Total Open Balcony Area	**424.0 sf**

Roof Patio Area

Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**424.0 sf**



2 10th, 12th, 14th & 16th Floor Plans
Scale: 1/32" = 1'-0"

Area Summary - Level 10,12,14,16

Gross Area

Hotel 10,12,14,16	6181.6 sf
Total Gross Area	**6,181.6 sf**

Wall Exemption

Total Wall Exemption	**0.0 sf**

Amenity Exemption

Total Amenity Exemption	**0.0 sf**
Total Exemptions	**0.0 sf**
Net FSR Area	**6,181.6 sf**

Open Balcony Area

Open Balc	53.3 sf
Open Balc	48.9 sf
Open Balc	53.3 sf
Open Balc	54.1 sf
Open Balc	50.4 sf
Open Balc	53.3 sf
Open Balc	57.9 sf
Open Balc	62.5 sf
Total Open Balcony Area	**433.5 sf**

Roof Patio Area

Total Roof Patio Area	**0.0 sf**
Total Open Balcony/ Roof Patio Area	**433.5 sf**

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PROJECT
2412 Laurel Street
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FSR Overlay 3

JOB NO.	
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DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	
L-1.00	OVERALL SITE PLAN	1:100
L-1.01	MATERIAL AND GRADING PLAN	1:100
L-1.02	LEVEL 5 LANDSCAPE PLAN	1:100

GENERAL NOTES

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
4. Refer to arborist drawings for all tree retention / removal information.
5. Refer to civil drawings for all grading and utility information.
6. Refer to survey drawings for all existing on site services and survey symbols.
7. City trees - exact number and locations, species and size to be determined by City of Vancouver Parks Board - contact pbdevelopment.trees@vancouver.ca

PRODUCT + MATERIAL NOTES

1. All materials to be as specified or pre-approved equivalent.
2. All material and products to be installed per manufacturer's specifications.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before

IRRIGATION NOTES

1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/build irrigation system, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Controller shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleancing and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing.
12. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
13. Provide sleeves under all hard surfaces and as required through walls.
14. Solenoid valves shall be first quality, compatible with the controller selected.
15. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.

MATERIALS LEGEND

01 CIP CONCRETE
SAWCUT PATTERN AS SHOWN

02 SLAB PAVERS
24 X 24" X 2" COLOUR: NATURAL

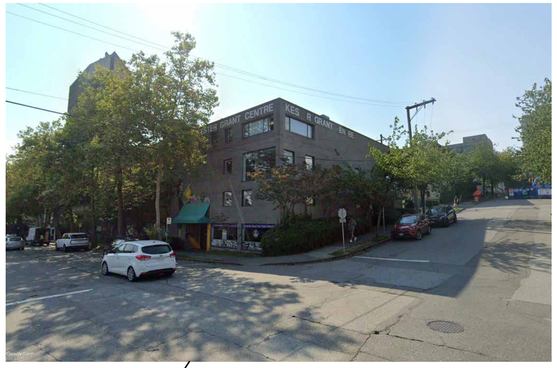
03 PORCELAIN PAVERS
24 X 48" X 2" COLOUR: BRAIES

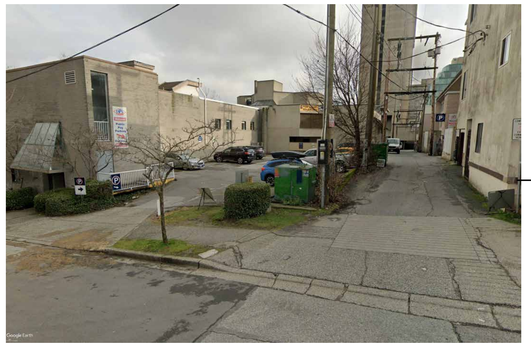
04 UNIT PAVERS
4-5/16" X 8-3/4" X 3-1/8" COLOUR: NATURAL & MIDNIGHT 50/50 RANDOM

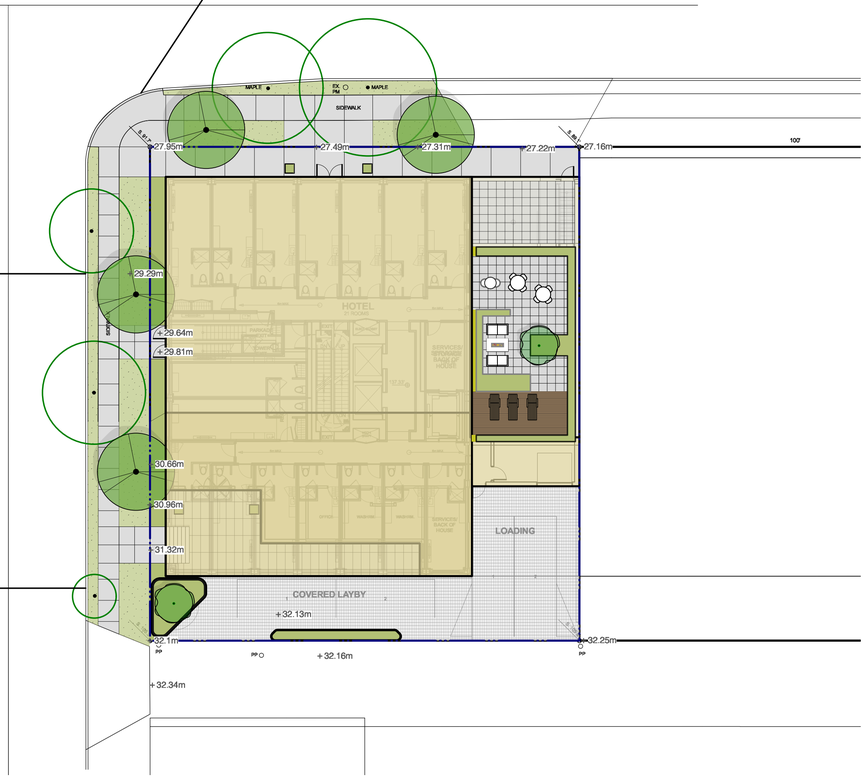
05 GRANULAR MATERIAL
DRIP STRIP GANULAR

06 NEW PLANTING
REFER TO PLANT LIST

07 SODDED LAWN
TO CITY OF VANCOUVER STANDARDS







no.:	date:	item:	by:
2	2025-06-20	Issue For Rezoning	MP
1	2025-06-18	Issue For Review	MP

Revisions:

Stamp:

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102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 I F 604.684.0577 I www .dkl.bc.ca

Client:

Project:

2412 Laurel Street

2412 Laurel Street,
Vancouver, BC
V5Z 3T2

Drawn by: MP
Checked by: SV
Date: 10 JUNE 2025
Scale:

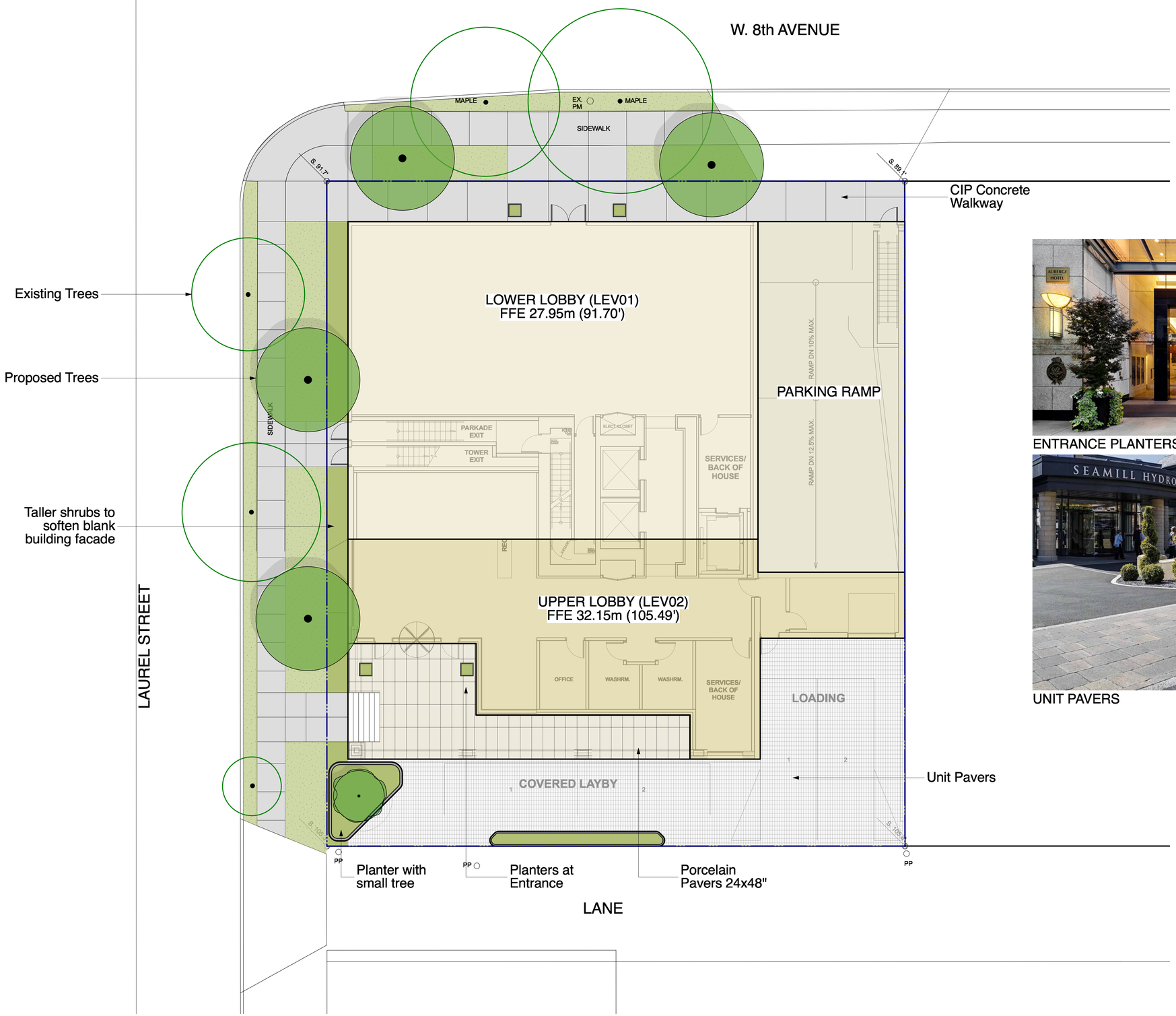
Drawing Title:

COVER SHEET

Project No.:
25032

Sheet No.:

L-0.00





ENTRANCE PLANTERS

UNIT PAVERS



PORCELAIN PAVERS

2	2025-06-20	Issue For Rezoning	MP
1	2025-06-18	Issue For Review	MP

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Project:

2412 Laurel Street

2412 Laurel Street,
Vancouver, BC
V5Z 3T2

Drawn by:	MP
Checked by:	SV
Date:	10 JUNE 2025
Scale:	1:100

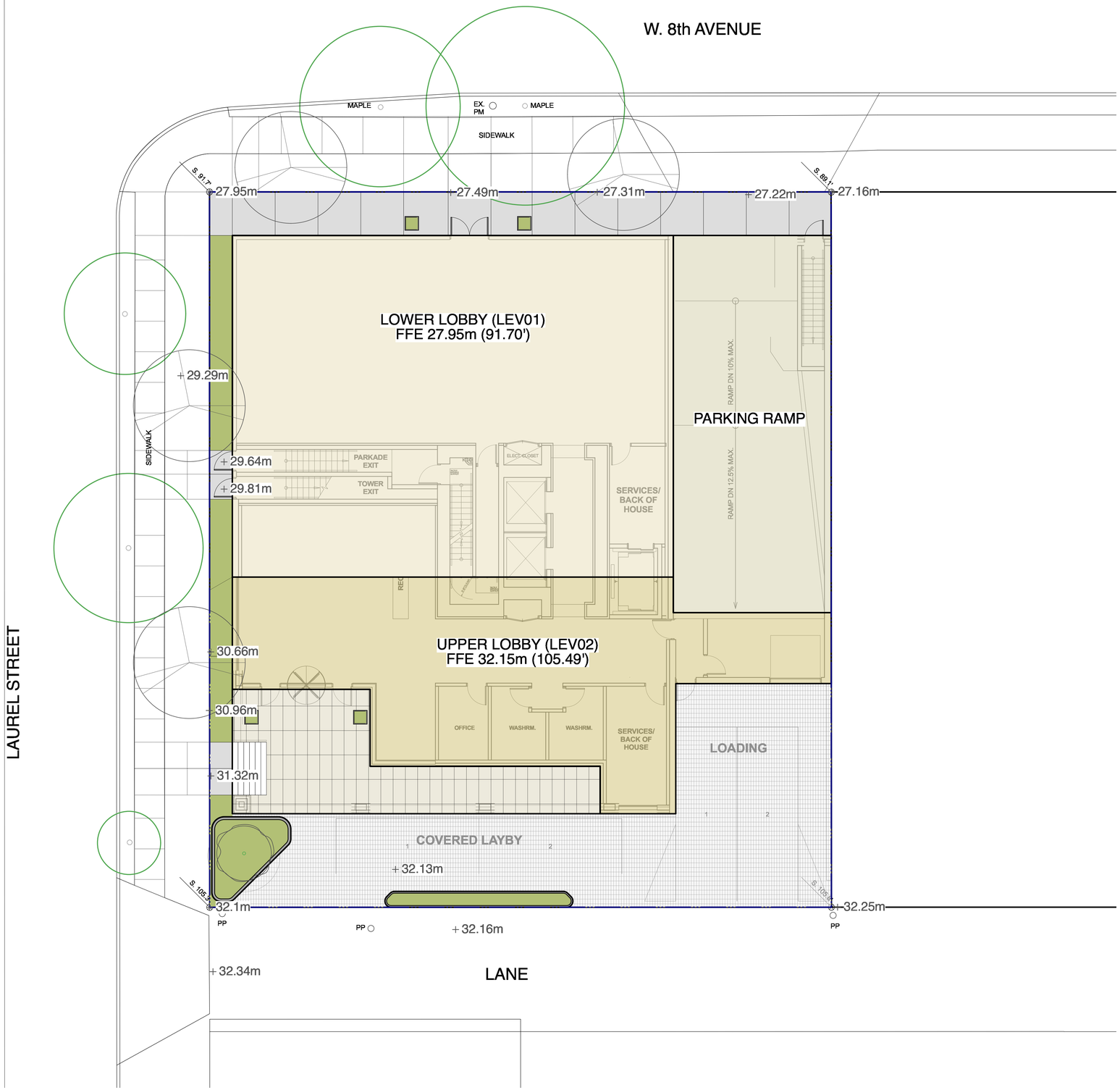
Drawing Title:

OVERALL SITE PLAN

Project No.:
25032

Sheet No.:

L-1.00



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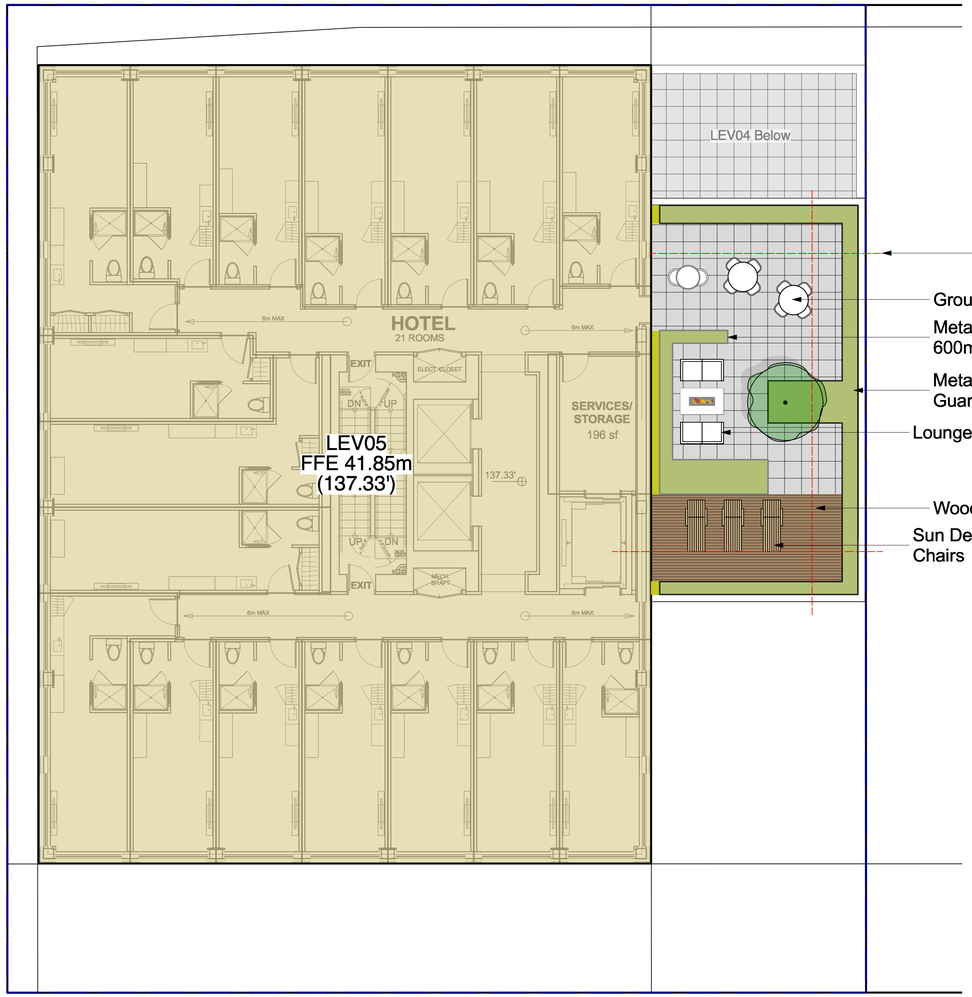
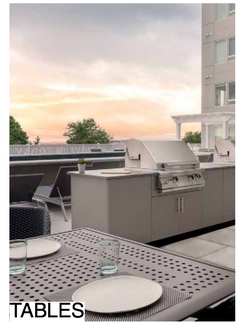
MATERIAL AND GRADING PLAN

Project No.:
25032

Sheet No.:

L-1.01

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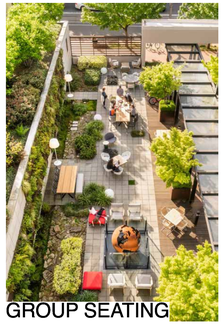
GROUP SEATING


PAVERS/WOOD DECKING


DINING AND PLANTERS


SUN DECK

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LEVEL 5 LANDSCAPE PLAN

Project No.:
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L-1.02