

Project:

HOTEL VANCOUVER

900 W Georgia St, Vancouver BC

Submission:

REZONING APPLICATION

December 09, 2022

Client / Owner:

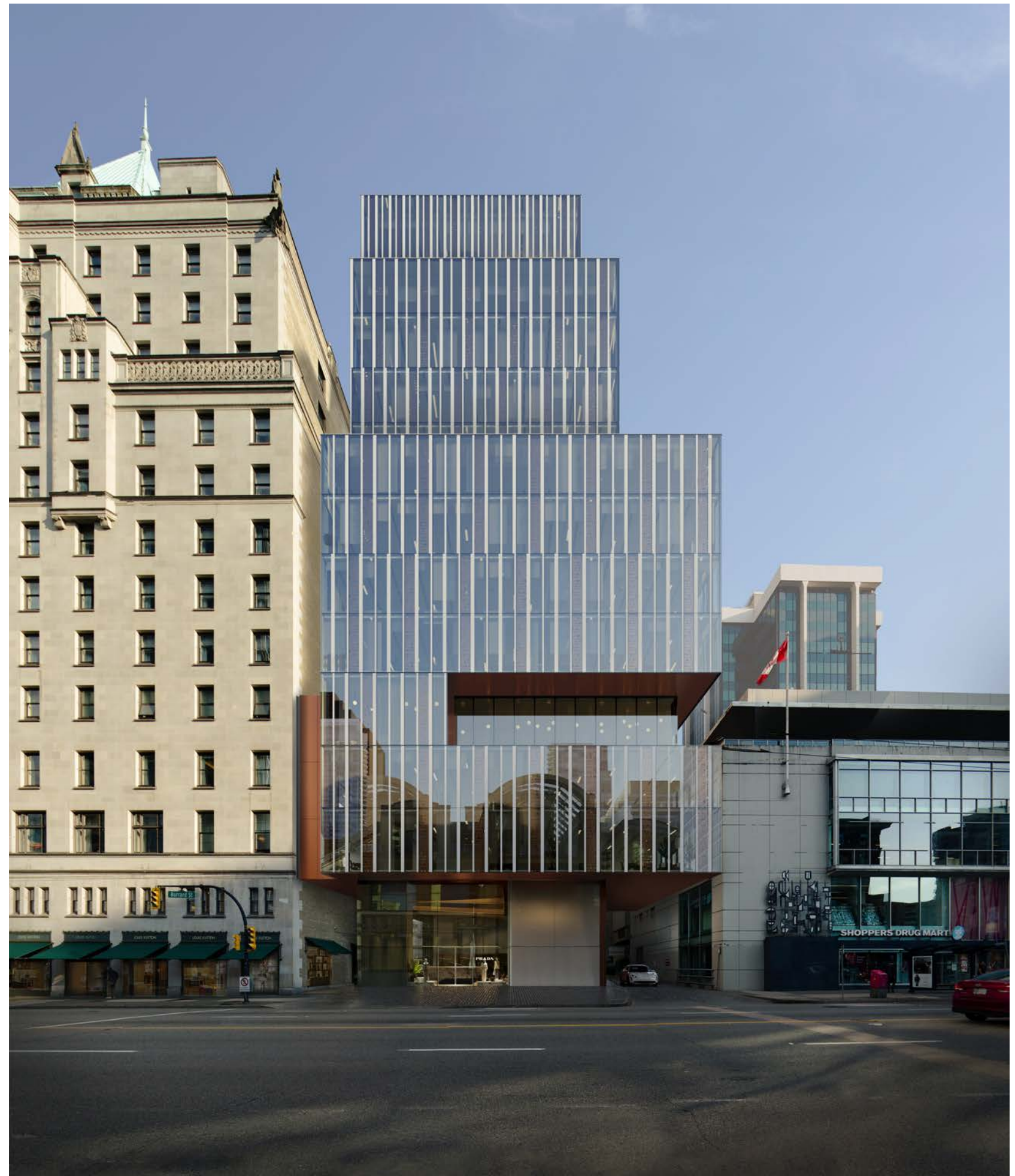
Larco Hospitality

900 W. Georgia St.
Vancouver, BC V6C 2W6
604 925 2700

Architect:

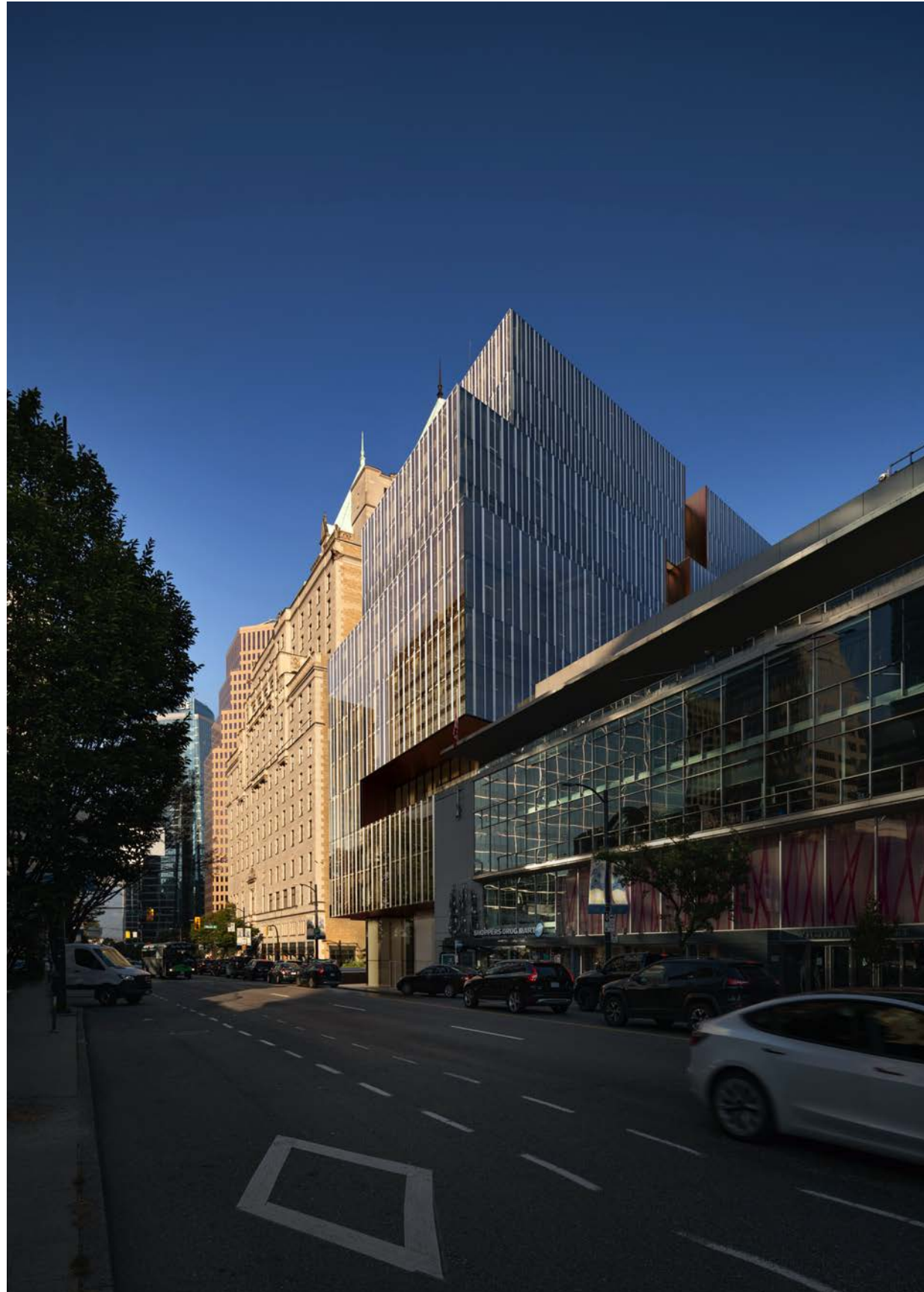
ARCHITECTS-ALLIANCE

317 Adelaide Street West, 2nd Flr
Toronto, ON





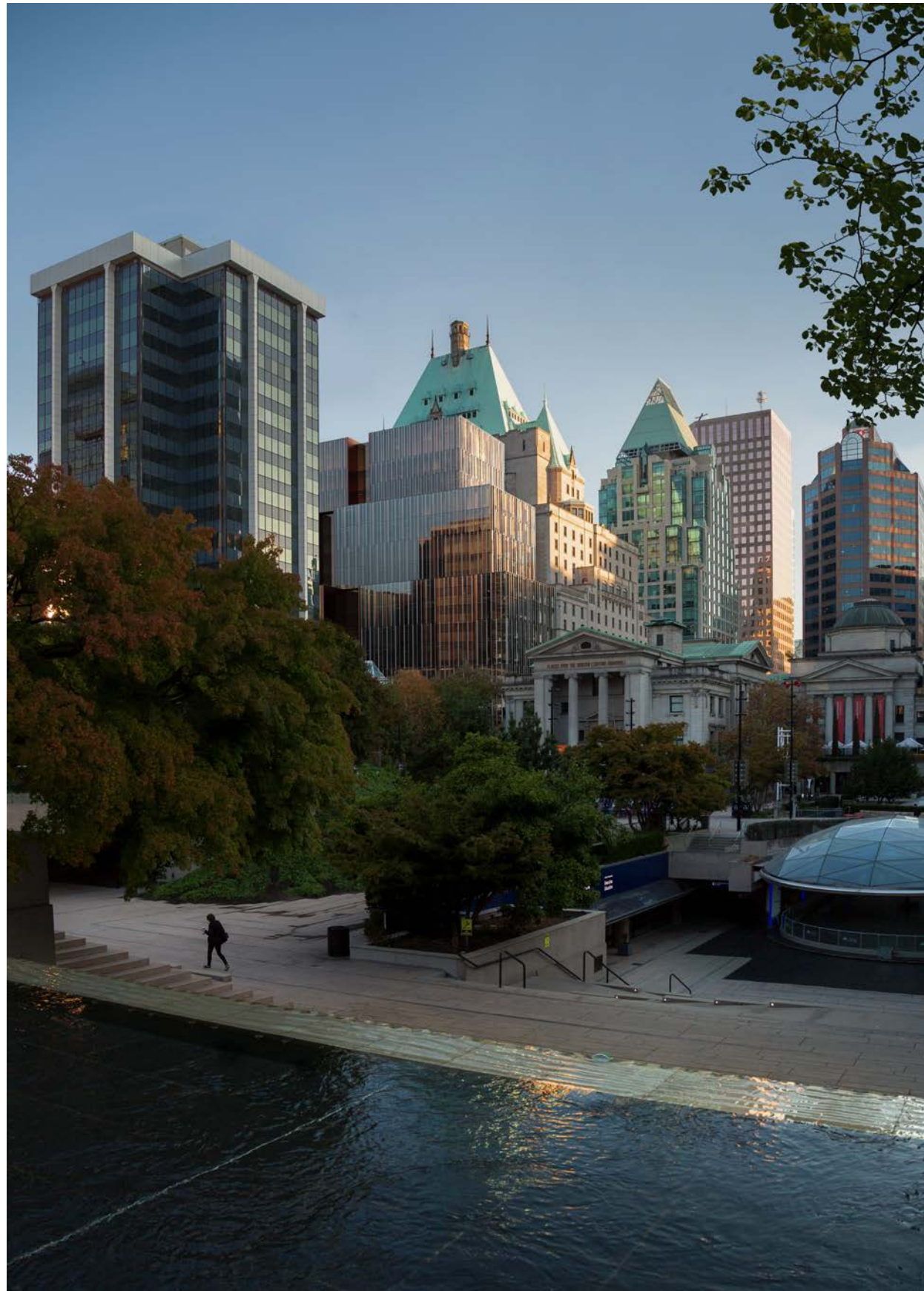
View from Art Gallery, looking north-west



View from Intersection of Robson Street and Burrard Street



View from Art Gallery north plaza, looking south-west



View from Intersection of Robson Street and Howe Street



View from Middle of Robson Square



View from Intersection of Robson Street and Hornby Street



View from Burrard St & Burrard Station

Level	Total levels	Ht / flr	Total Ht m	Total Gross Floor Area				Floor Area Included in FSR														Floor Area Excluded in FSR				TOTAL FSR AREA		Vehicular Parking		Bicycle Spaces			
				Gross Floor Area/Level		Total Gross Floor Area		COMMERCIAL						OFFICE				Above Grade Mech/Elect		FSR Exclusions		Total FSR Exclusions		Valet Vehicle Parking	Bicycle Space Type A			Bicycle Space Type B					
				sq.m	sq.ft	sq.m	sq.ft	Ballroom NET		Hotel Spa NET		Restaurant NET		Retail NET		Commercial Circulation													Office NET		Office Circulation		
sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft				
P3	1	2.750	2.750	1,985	21,361	1,985	21,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	0	0
P2	1	2.750	2.750	1,985	21,361	1,985	21,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	0	0	
P1	1	4.000	4.000	1,985	21,361	1,985	21,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	0	0		
Sub Basement-Loading	1	4.191	4.191	1,937	20,843	1,937	20,843	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0	0	
Basement	1	3.810	3.810	1,321	14,216	1,321	14,216	0	0	0	0	0	0	0	0	439	4727	10	111	0	0	0	0	0	0	0	0	0	0	0	84	0	0
SUB-TOTAL - BELOW GRADE	5		17.501			9,214	99,143	0	0	0	0	0	0	0	0	439	4727	10	111	0	0	0	0	0	0	0	0	0	0	201	204	0	

Main Floor	1	4.267	4.267	834	8,975	834	8,975	0	0	0	0	0	0	257	2760	145	1563	0	0	161	1735	0	0	271	2,920	271	2920	563	6055	0	0	22
Main Floor Mezz	1	3.658	3.658	724	7,792	724	7,792	0	0	0	0	0	0	257	2764	351	3780	0	0	50	543	0	0	0	0	0	0	724	7792			
Level 1	1	4.267	4.267	2,221	23,895	2,221	23,895	924	9947	0	0	0	0	0	0	181	1953	1,048	11272	67	725	0	0	0	0	0	0	2,221	23895			
Level 1 Mezz	1	4.267	4.267	2,221	23,895	2,221	23,895	0	0	0	0	0	0	0	0	10	111	1,448	15581	199	2144	563	6057	0	0	0	0	2,221	23895			
SUB-TOTAL BASE	4		16.459			6,000	64,558	924	9947	0	0	0	0	513	5524	688	7408	2,496	26853	478	5147	563	6057			271	2920	5,728	61,638	0	0	22

Level 2 (Incl. Hotel Public areas)	1	5.000	5.000	2,111	22,718	2,111	22,718	0	0	473	5084	1,334	14353	0	0	297	3195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 3 - 6	4	4.100	16.400	1,996	21,474	7,983	85,894	0	0	0	0	0	0	0	0	0	0	6,951	74789	925	9956	109	1177	0	0	0	0	7,983	85894				
Level 7 - 10	4	4.100	16.400	1,409	15,156	5,634	60,625	0	0	0	0	0	0	0	0	0	0	4,599	49488	925	9956	110	1186	0	0	0	0	5,634	60625				
Level 11 -12	2	4.100	8.200	1,049	11,286	2,098	22572	0	0	0	0	0	0	0	0	0	0	1,811	19488	230	2471	57	613	0	0	0	0	2,098	22572				
Level 13 Mech.	1	6.100	6.100	1,049	11,286	1,049	11286	0	0	0	0	0	0	0	0	0	0	760	8180	115	1235	174	1871	0	0	0	0	1,049	11286				
SUB-TOTAL	12		52.100			18,875	203,095	0	0	473	5084	1,334	14353	0	0	297	3195	14,121	151945	2,195	23618	450	4847			0	0	18,875	203095				

TOTAL ABOVE GRADE	16		68.559			24,875	267,652	924	9,947	473	5,084	1,334	14,353	513	5,524	985	10,602	16,617	178,798	2,673	28,765	1,013	10,904			271	2,920	24,603	264,732	201	204	22
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EXISTING BUILDING TO BE REMOVED AREA	
Main Floor	3,003
Level 1	13,973
Level 1 Mezz	7,955
Level 2	1,281
TOTAL	26,212

AREA SUMMARY	
EXISTING FAIRMONT HOTEL VANCOUVER REMAINING AREA	63,920
NEW BUILDING FLOOR AREA	24,875
TOTAL FLOOR AREA	88,795
TOTAL SITE AREA	6,806
TOTAL FSR	13

SITE STATISTICS					
ADDRESS	SITE AREA		FSR	FSR AREA	
	sq.m	sq.ft		sq.m	sq.ft
900 W. Georgia St. Vancouver, BC	6,806	73,229	13	24,603	264,732

BUILDIN HEIGHT	
m	ft
69	225

SETBACKS	Below 21.34				Above 21.34			
	Required		Proposed		Required		Proposed	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
FRONT	0	0	0	0	0	0	0	0
EXTERIOR SIDE	0	0	0	0	0	0	0	0
INTERIOR SIDE	0	0	0	0	0	0	0	0
REAR	0	0	0	0	0	0	0	0

GROSS FLOOR AREA		
USE	sq.m	sq.ft
COMMERCIAL	4,230	45,511
OFFICE	20,645	222,141
TOTAL	24,875	267,652

FSR		
USE	sq.m	sq.ft
COMMERCIAL	4,230	45,511
OFFICE	20,304	218,467
TOTAL	24,603	264,732

VEHICLE PARKING				
USE	Size	Measure	Required	Provided
HOTEL	500	Units		
RETAIL/ RESTAURANT	4,230	sq.m		
OFFICE	20,304	sq.m		
TOTAL			35-753	201

Including 30 small cars

BICYCLE PARKING	USE	Size	Measure	CLASS A		CLASS B	
				Required	Provided	Required	Provided
	HOTEL	500	Units	17		6	
	RETAIL/ RESTAURANT	4,230	sq.m	14		6	
	OFFICE	20,304	sq.m	114		6	
TOTAL				145	204	18	22

LOADING	USE	Size	Measure	CLASS A		CLASS B		CLASS C	
				Required	Provided	Required	Provided	Required	Provided
	HOTEL	500	Units	3		3		0	
	RETAIL/ RESTAURANT	4,230	sq.m	0		3		1	
	OFFICE	20,304	sq.m	3		3		0	
TOTAL				6	6	9	5	1	0

PASSENGER LOADING	USE	Size	Measure	CLASS A		CLASS C	
				Required	Provided	Required	Provided
	HOTEL	500	Units	8	4	2	0
	RETAIL/ RESTAURANT	4,230	sq.m	1	1	0	0
	OFFICE	20,304	sq.m	2	2	0	0
TOTAL				11	7	2	0



W GEORGIA STREET

EXISTING HOTEL

SITE

VANCOUVER
ART GALLERY

BURRARD STREET

HORNBY STREET

ROBSON STREET

**TOPOGRAPHIC SURVEY PLAN OF
LOT A, (REFERENCE PLAN 2289)
BLOCK 50, DISTRICT LOT 541,
PLAN 210**

CITY OF VANCOUVER
INTEGRATED SURVEY AREA #31
CIVIC ADDRESS: 900 W GEORGIA STREET
PID: 019-313-443



SCALE 1:150
1 0 1 2 3 4 5 10
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

- LEGEND:**
- ⊙ - DENOTES SPOT ELEVATION
 - ⊕ - DENOTES ELECTRICAL SERVICE BOX
 - ⊕ - DENOTES TRAFFIC LIGHT
 - ⊕ - DENOTES LAMP STANDARD
 - ⊕ - DENOTES STREET SIGN
 - ⊕ - DENOTES MANHOLE
 - ⊕ - DENOTES CATCH BASIN
 - ⊕ - DENOTES CATCH BASIN
 - ⊕ - DENOTES WATER VALVE
 - ⊕ - DENOTES FIRE HYDRANT
 - ⊕ - DENOTES BOLLARD
 - ⊕ - DENOTES TRASH CAN
 - ⊕ - DENOTES PROPERTY LINE

DATUM:
ELEVATIONS ARE TO CITY OF VANCOUVER GEODETIC DATUM AND ARE DERIVED FROM CONTROL MONUMENT V-2765, PUBLISHED ELEVATION: 80.28 METRES.

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY OFFSETS TO PROPERTY LINES AND ARE NOT TO BE USED TO DEFINE BOUNDARIES.
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION:
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADDED AREA IS NOT AN INDICATION OF SHIP LINE LOCATION UNLESS SPECIFICALLY LABELED.



bennett
LAND SURVEYING LTD.
278 FELL AVENUE NORTH VANCOUVER, BC V7P 3R5
TEL: 604-985-4888 www.bennettsurveying.com

DATE	BY
FEB 28, 2022	MB
AUG 24, 2022 (NEW UTILITIES)	MB

REVISION:

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

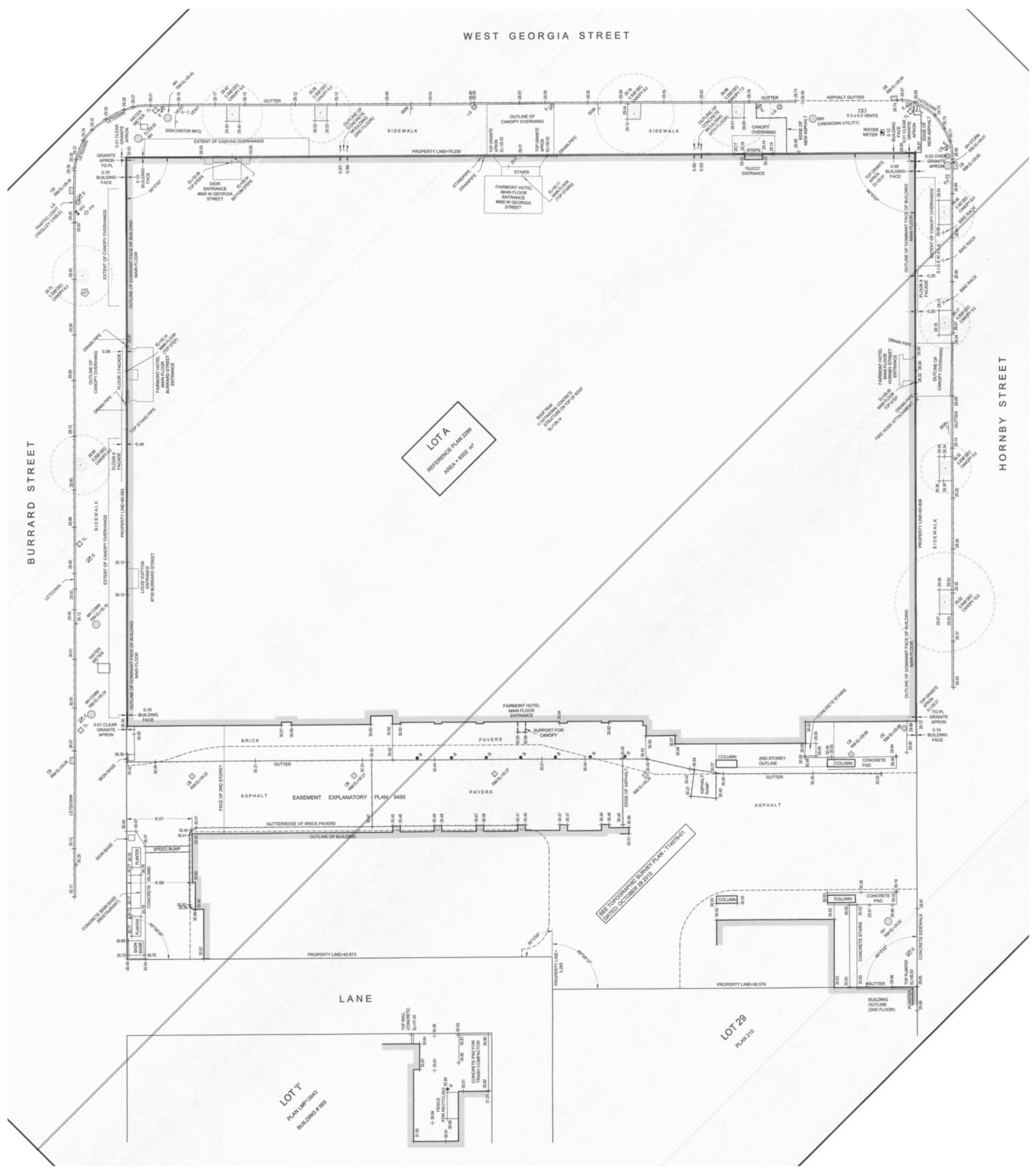
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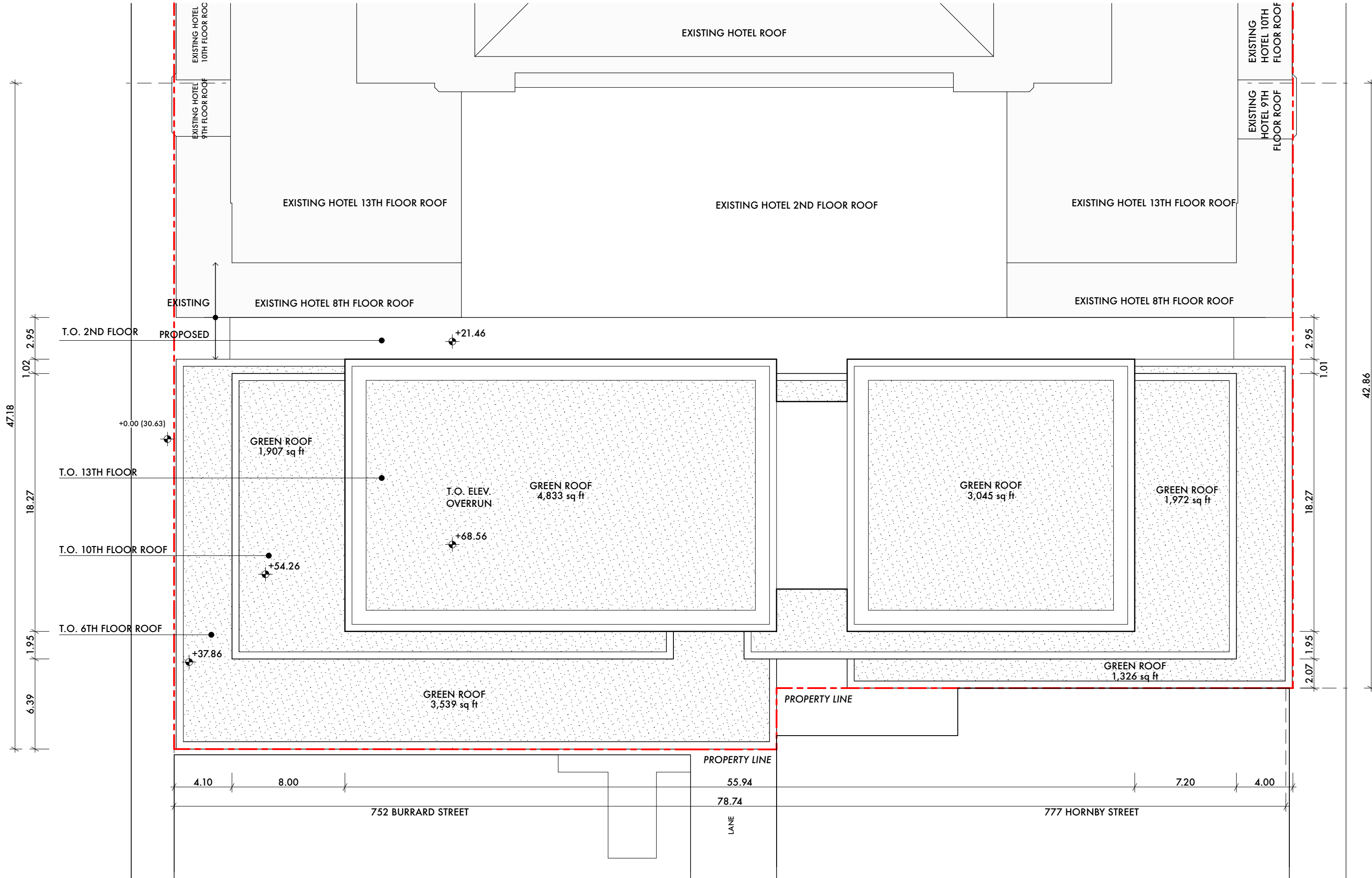
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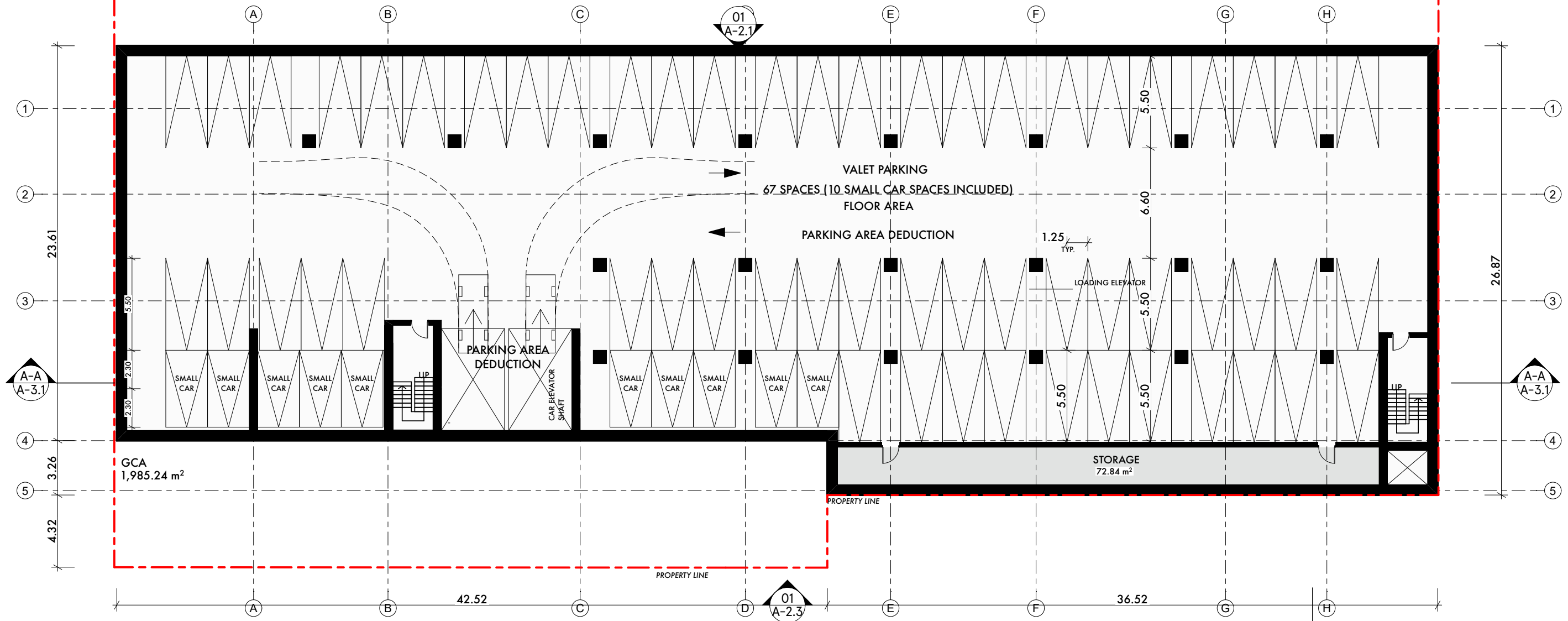
TYSON COYMAN, S.C.L.S.

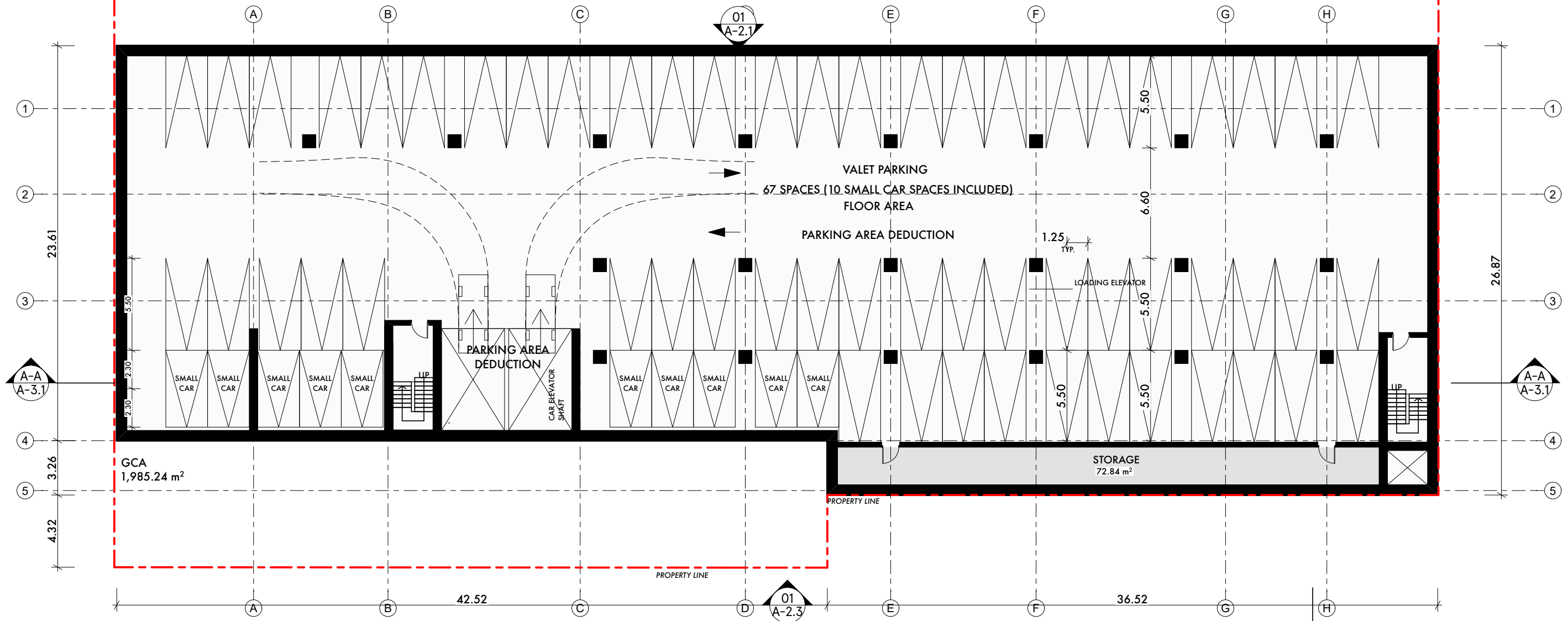
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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

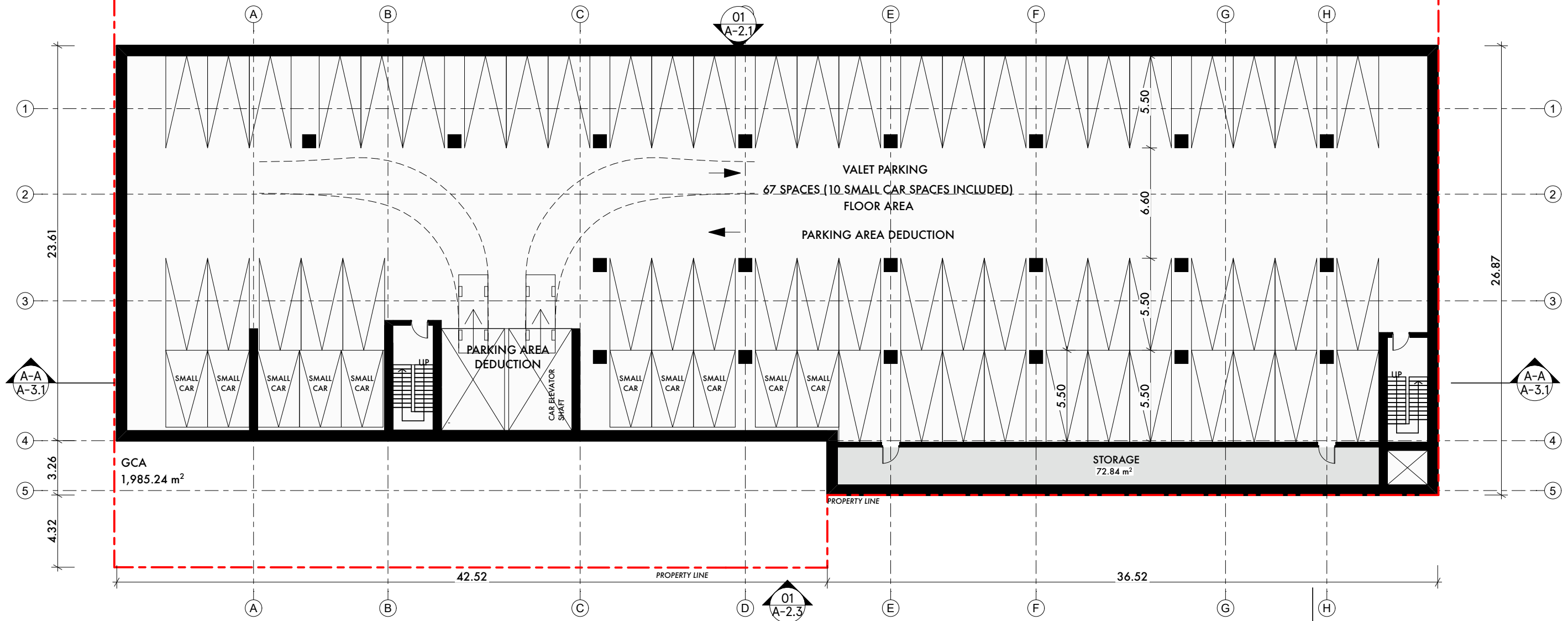
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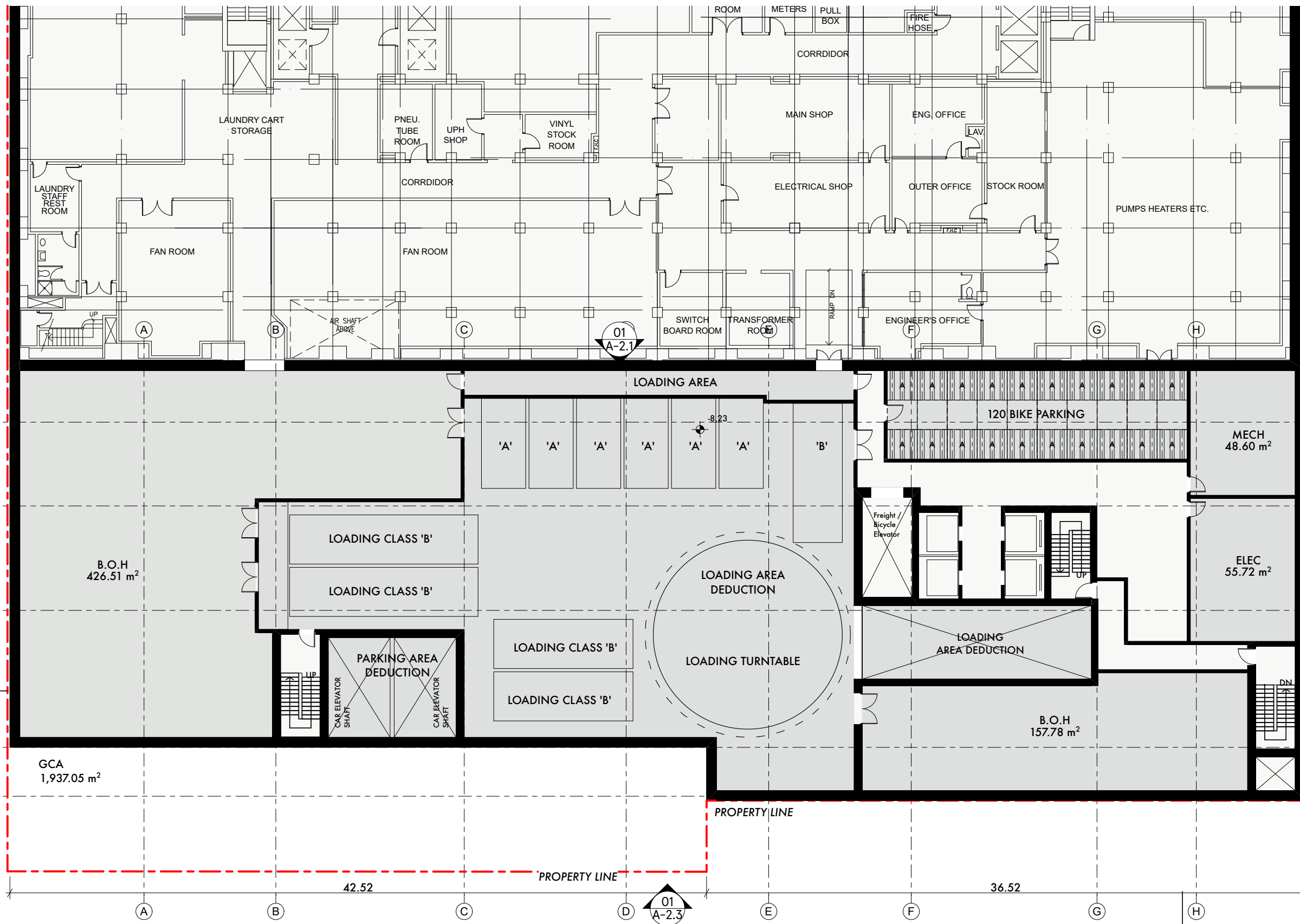








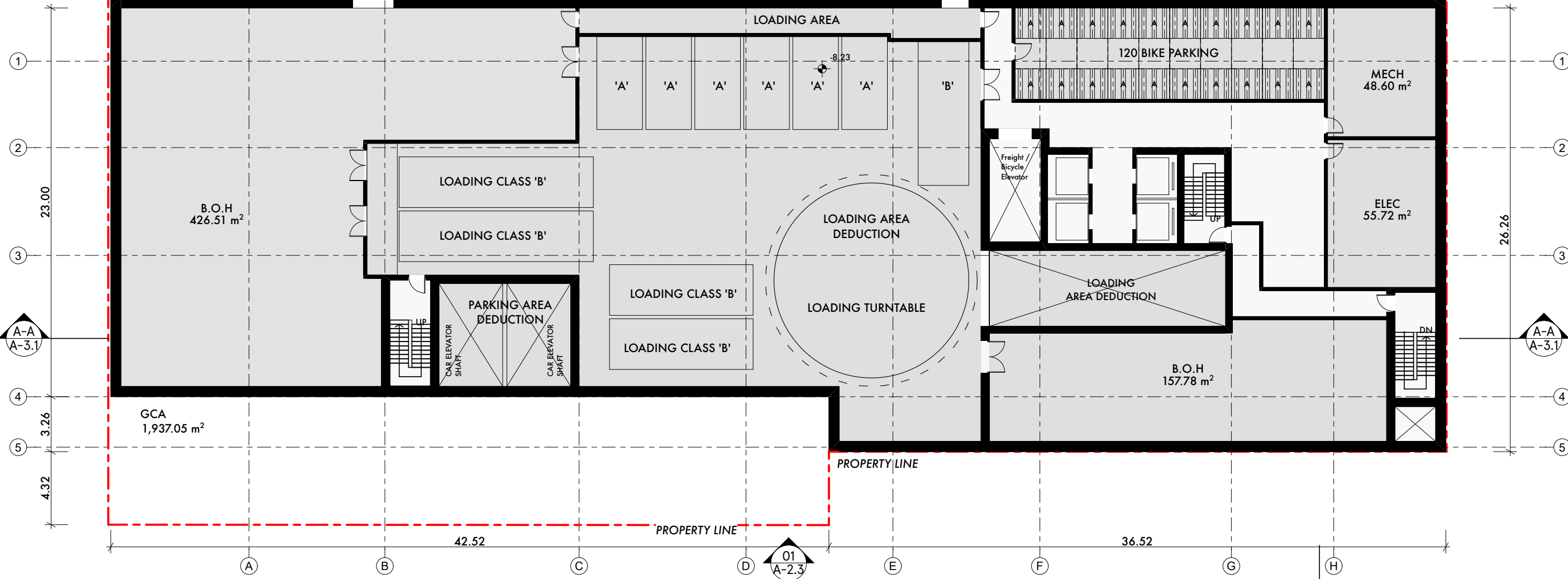




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01
A-2.2

01
A-2.1



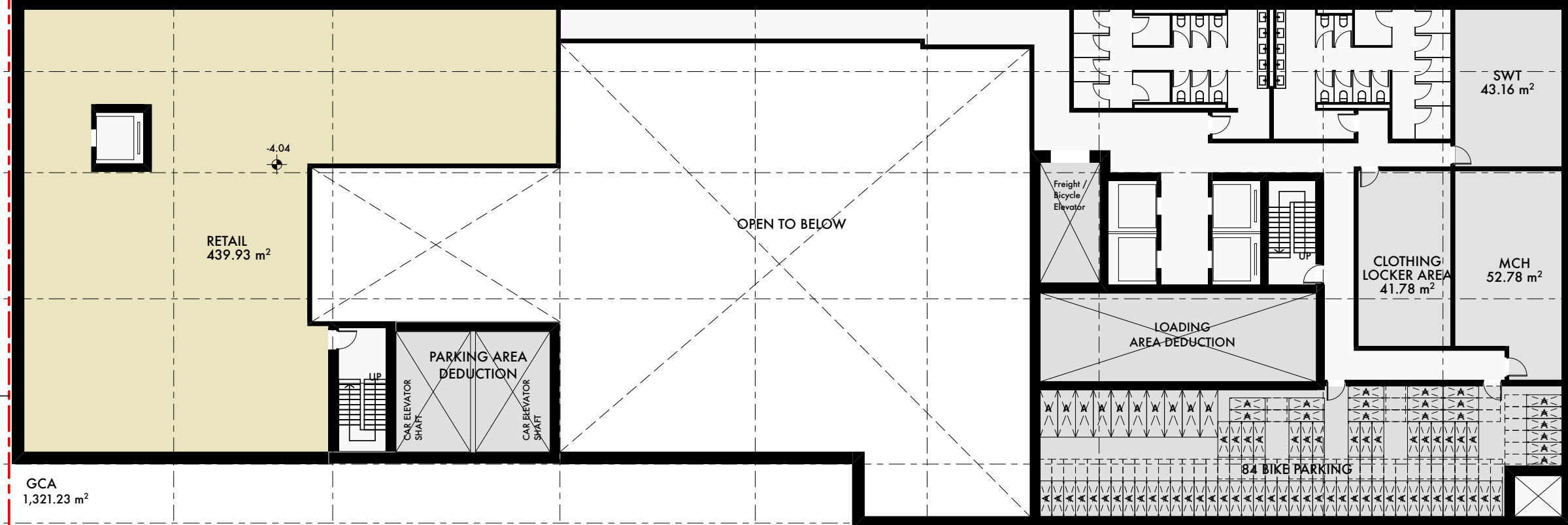
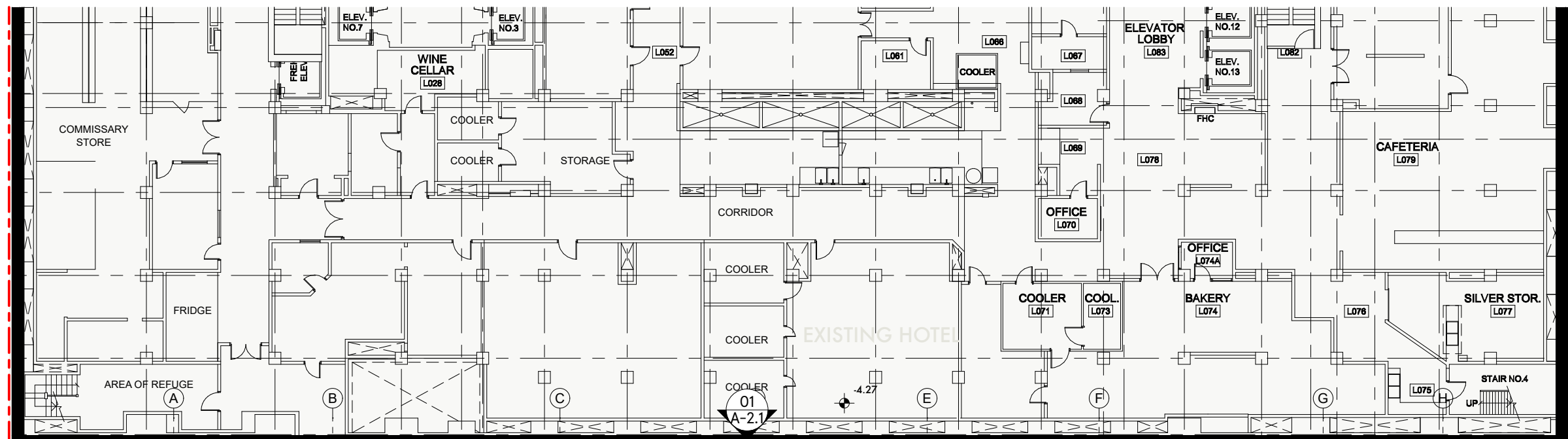
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A-3.1

A-A
A-3.1

01
A-2.3

B-B
A-3.1





01
A-2.4

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A-2.1

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4
5

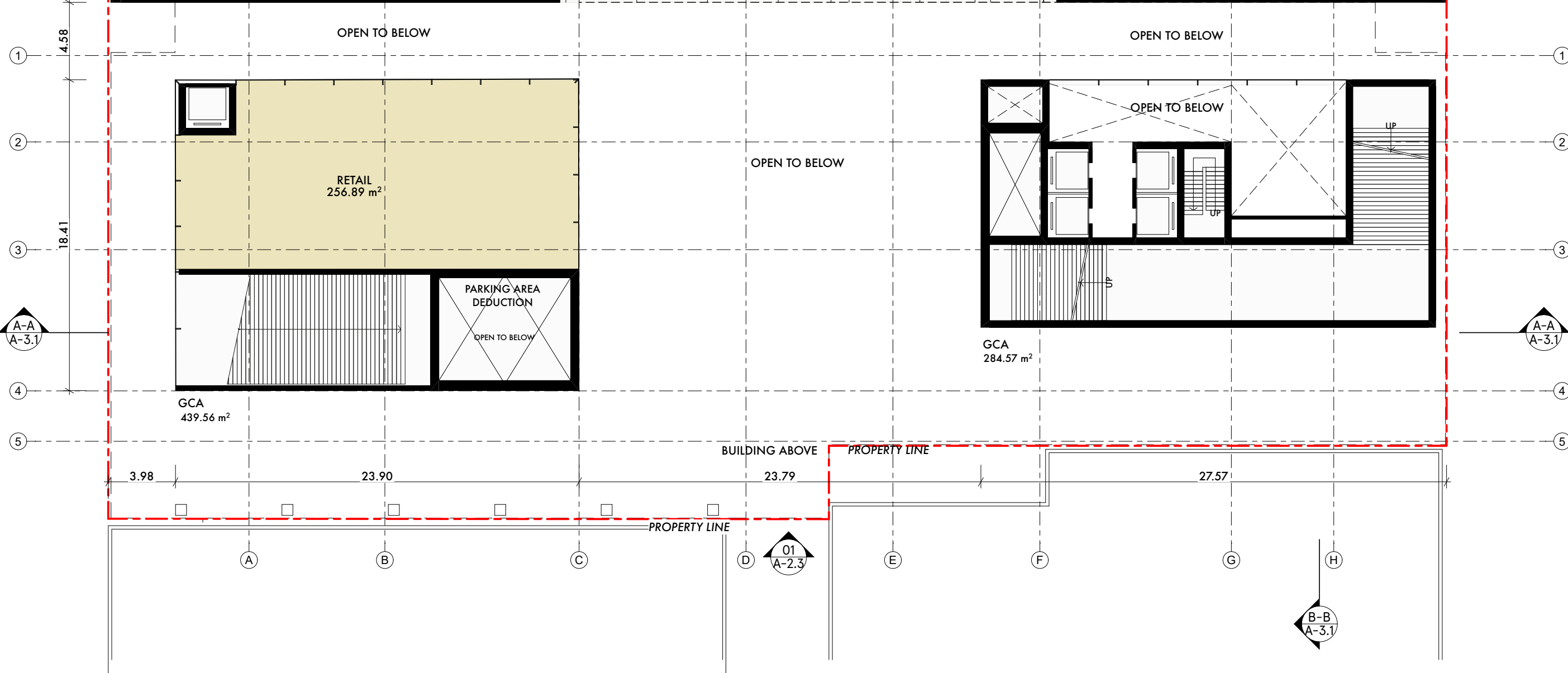
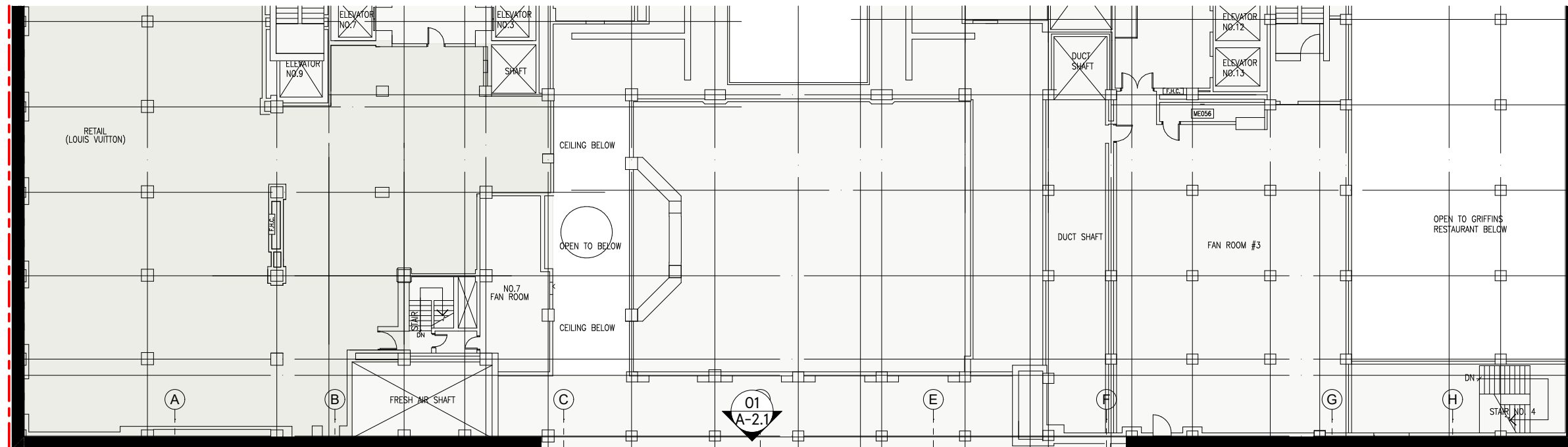
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A-A
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A-3.1

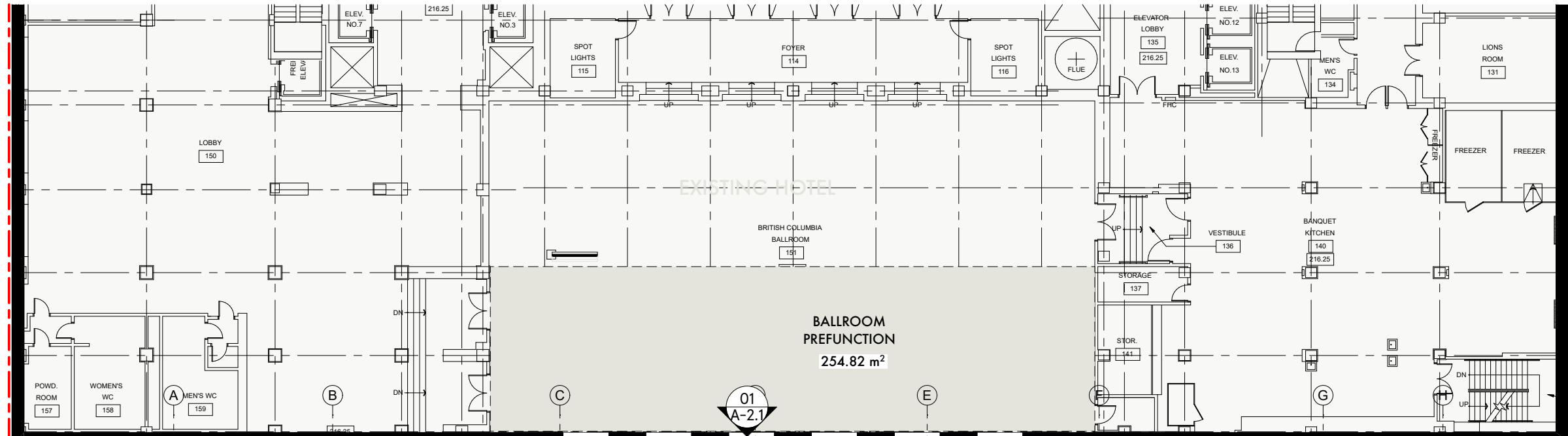
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B-B
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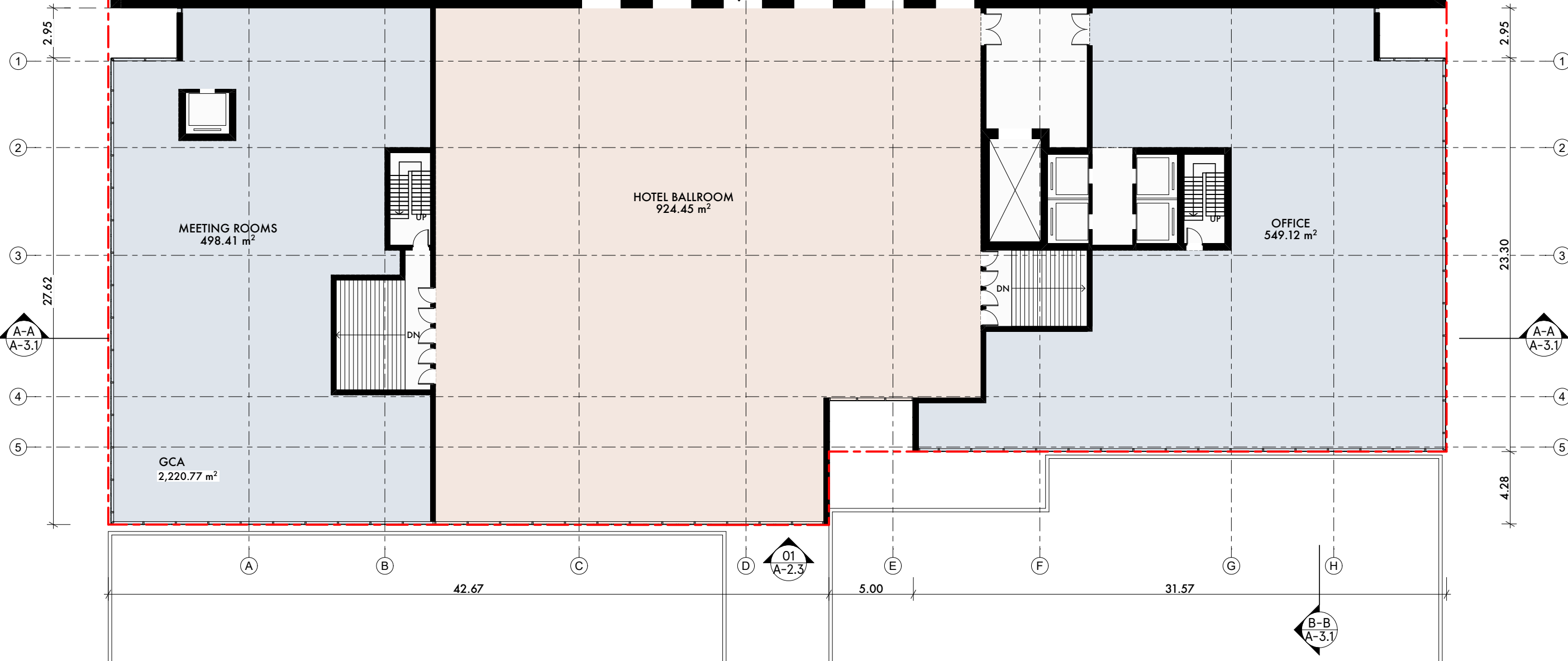


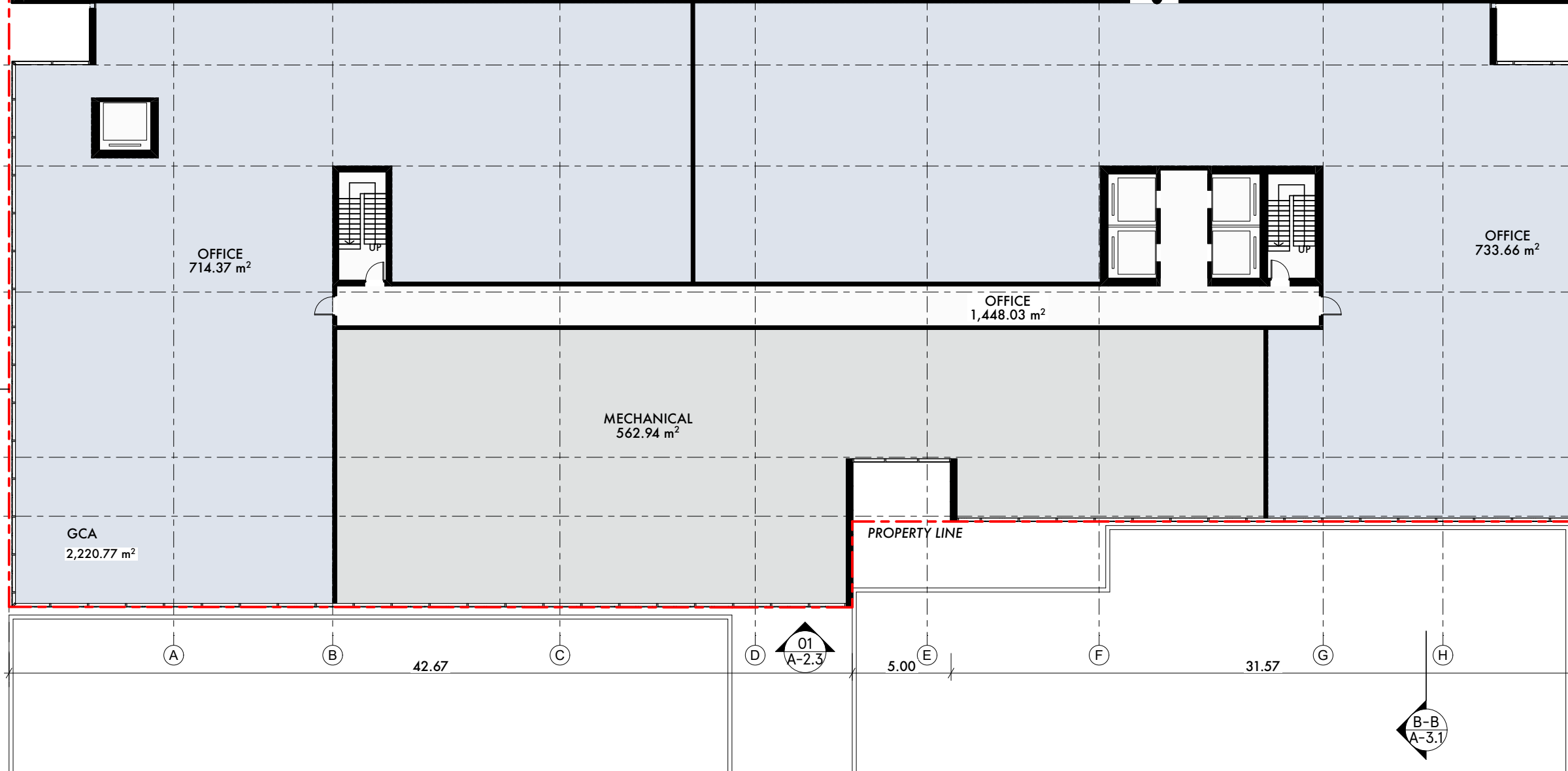
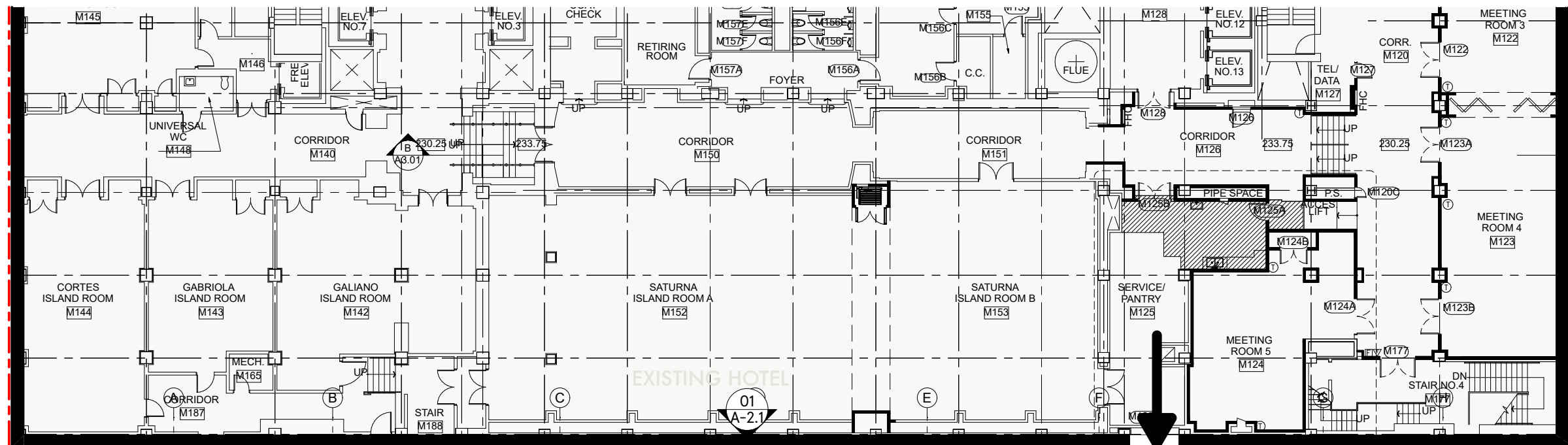
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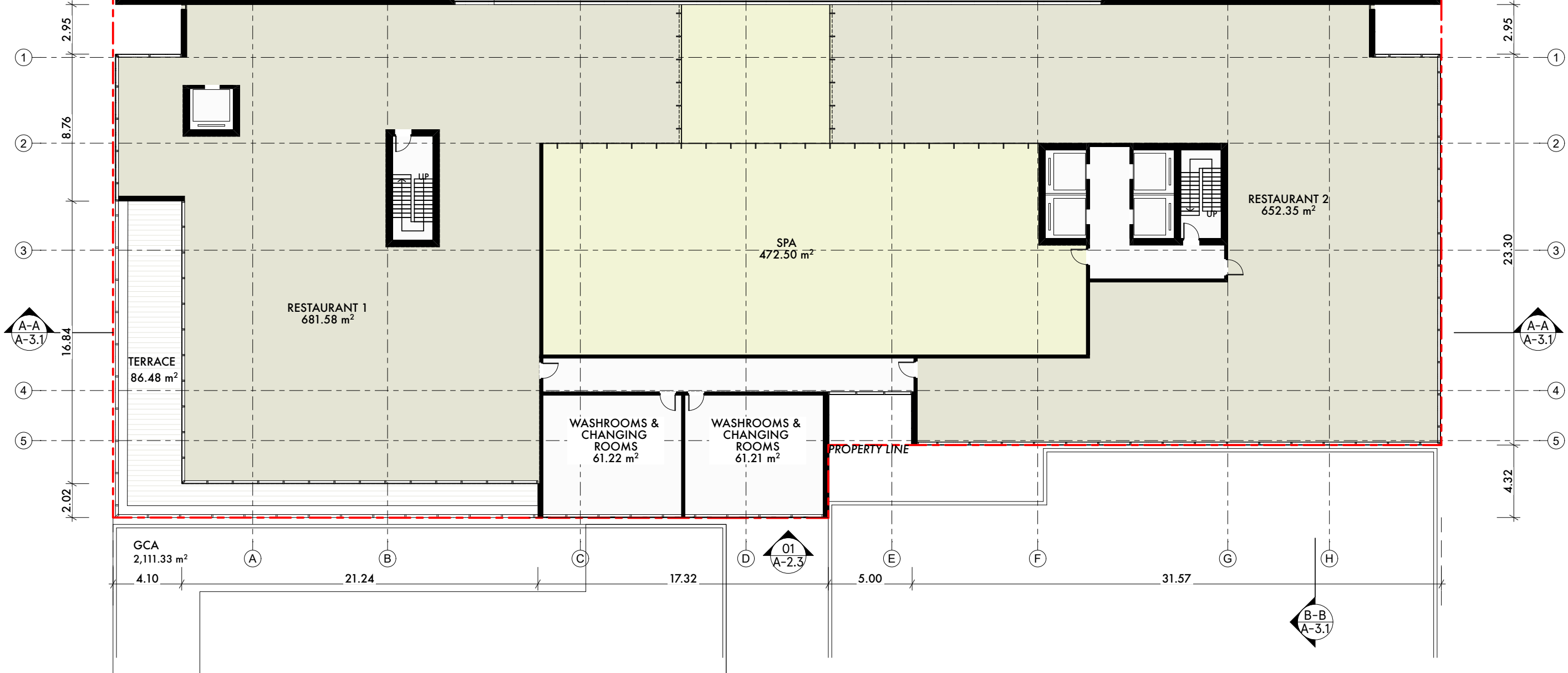




01
A-2.4

01
A-2.2

01
A-2.1



01
A-2.4

01
A-2.2

OUTDOOR LOUNGE BELOW

EXISTING HOTEL

EXISTING HOTEL

+21.46

01
A-2.1

2.95

2.95

1

1

2

2

3

3

27.62

23.30

4

4

5

5

4.32

A-A
A-3.1

A-A
A-3.1

PROPERTY LINE

GCA
1,995.68 m²

A

B

42.67

C

D

01
A-2.3

E

5.00

F

31.57

G

H

B-B
A-3.1

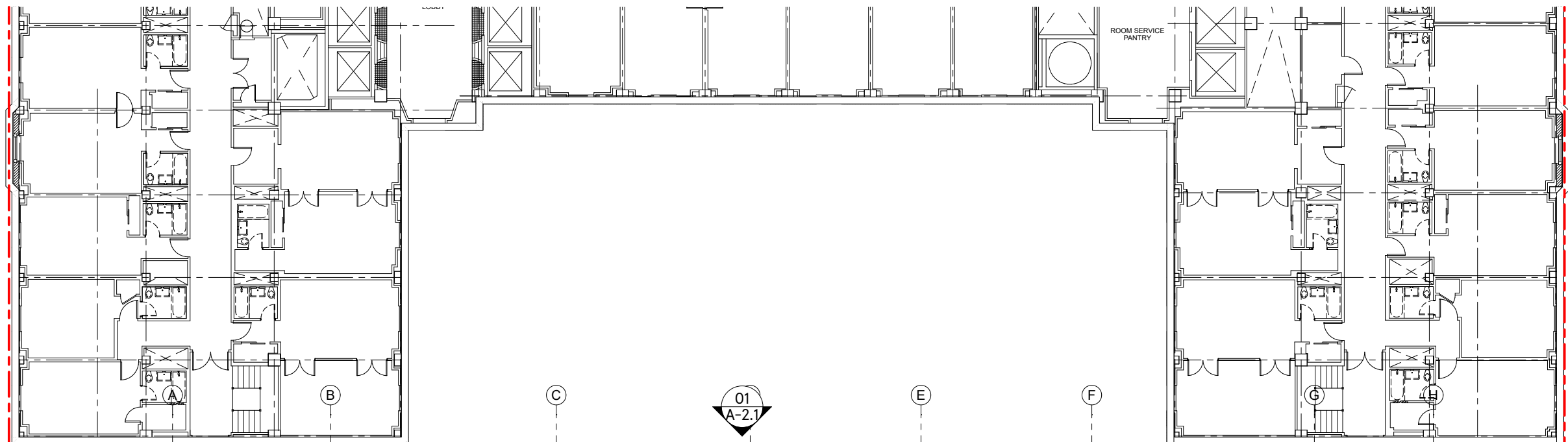
a—A

HOTEL VANCOUVER
Larco Hospitality

LEVEL 3-6
Scale: 1:250



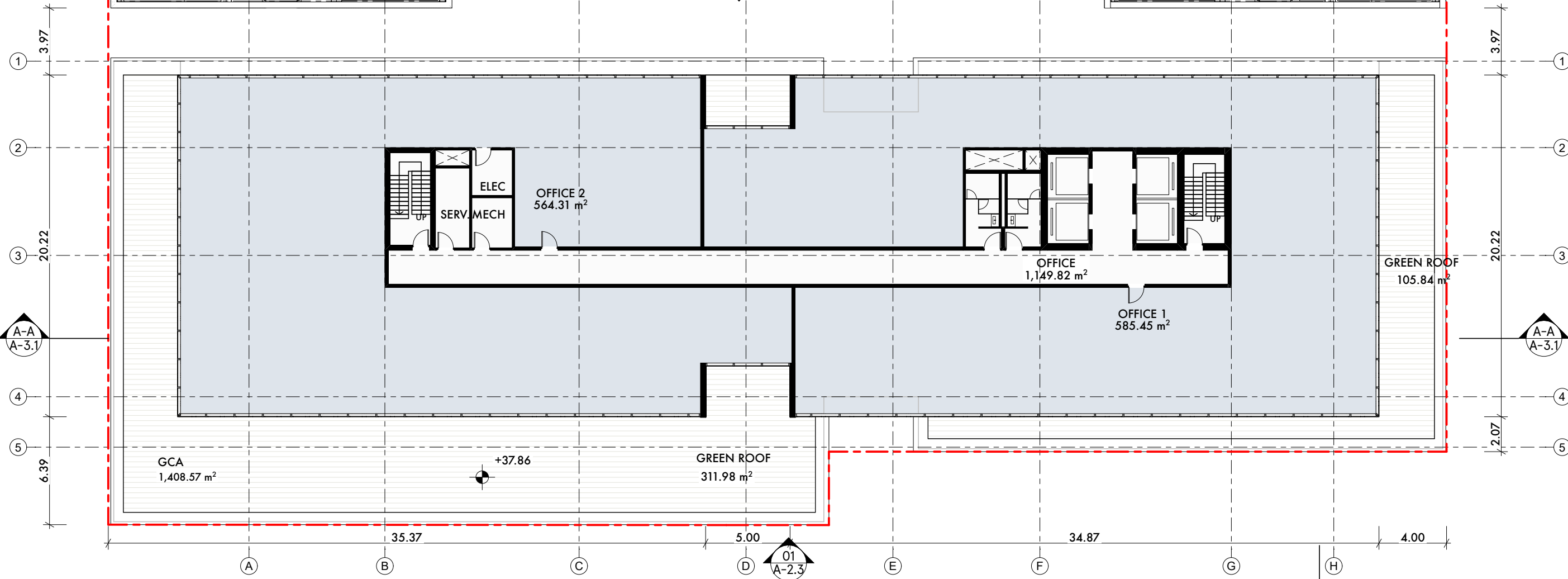
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Issued 09 December 2022



01
A-2.4

01
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01
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1
3.97

1
3.97

2

2

3
20.22

3
20.22

4

4

5
6.39

5
2.07

A

B

C

D

E

F

G

H

35.37

5.00

34.87

4.00

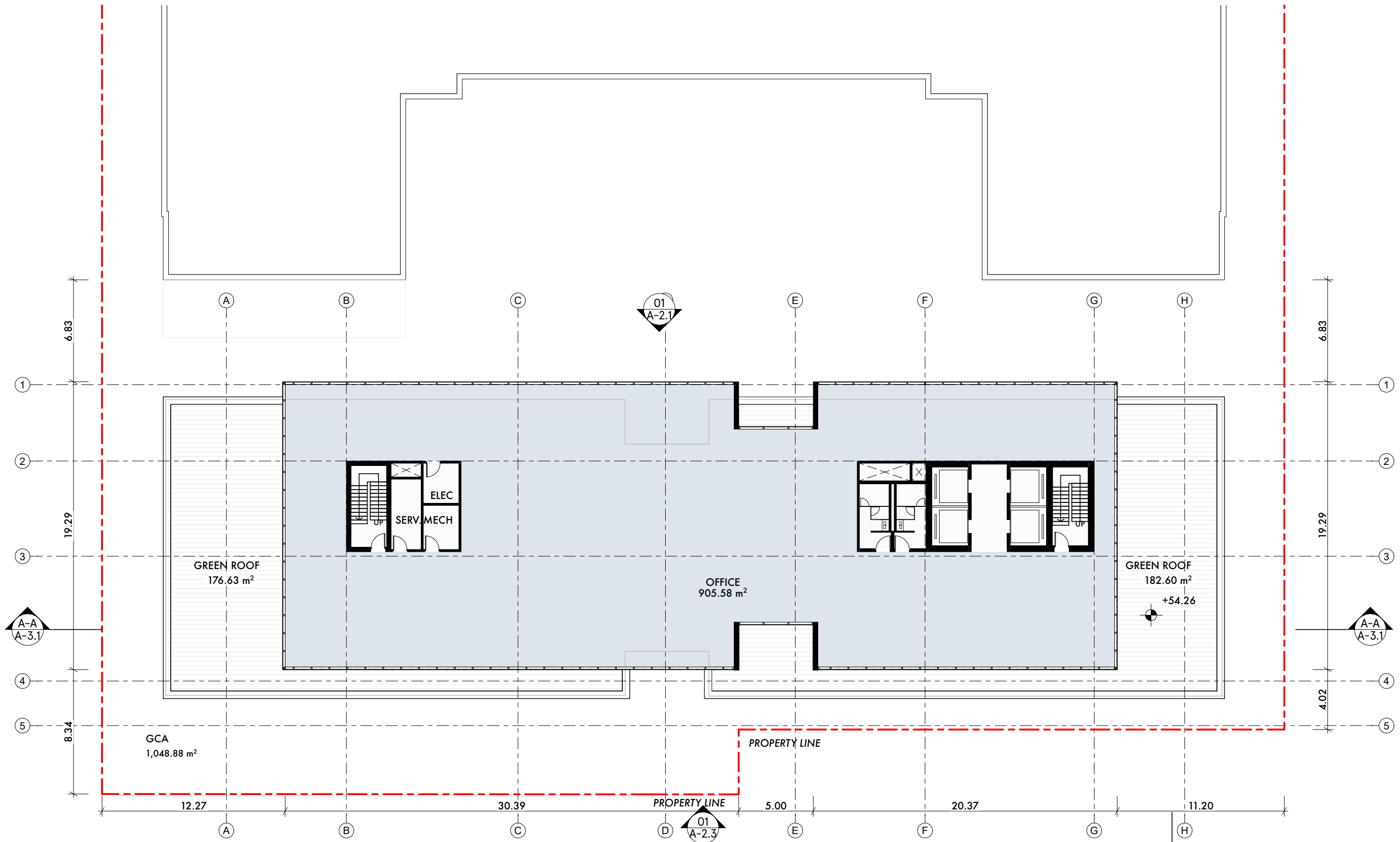
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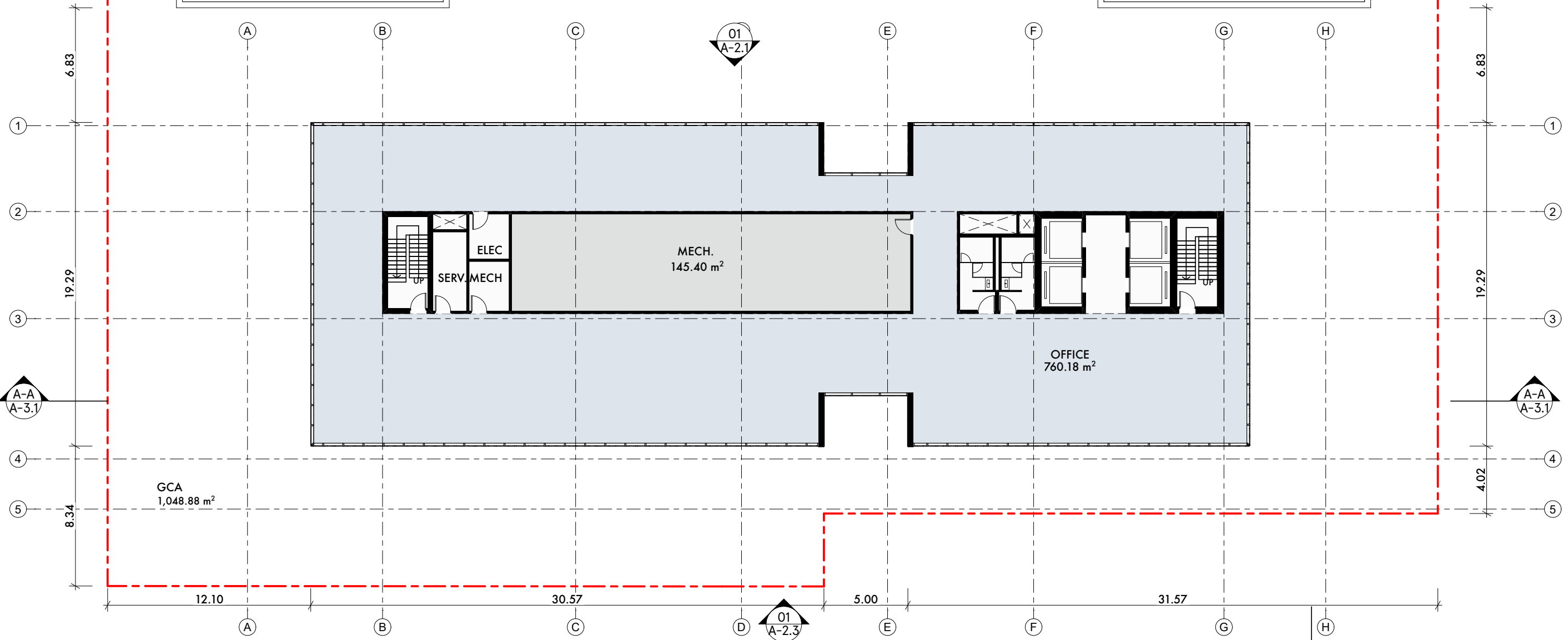
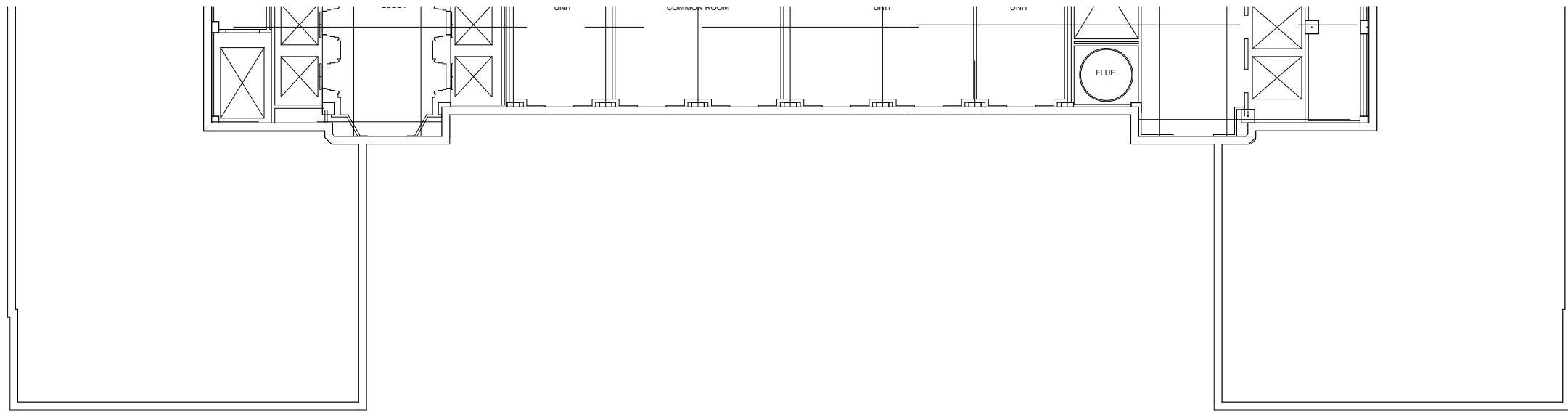
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A-A
A-3.1

B-B
A-3.1

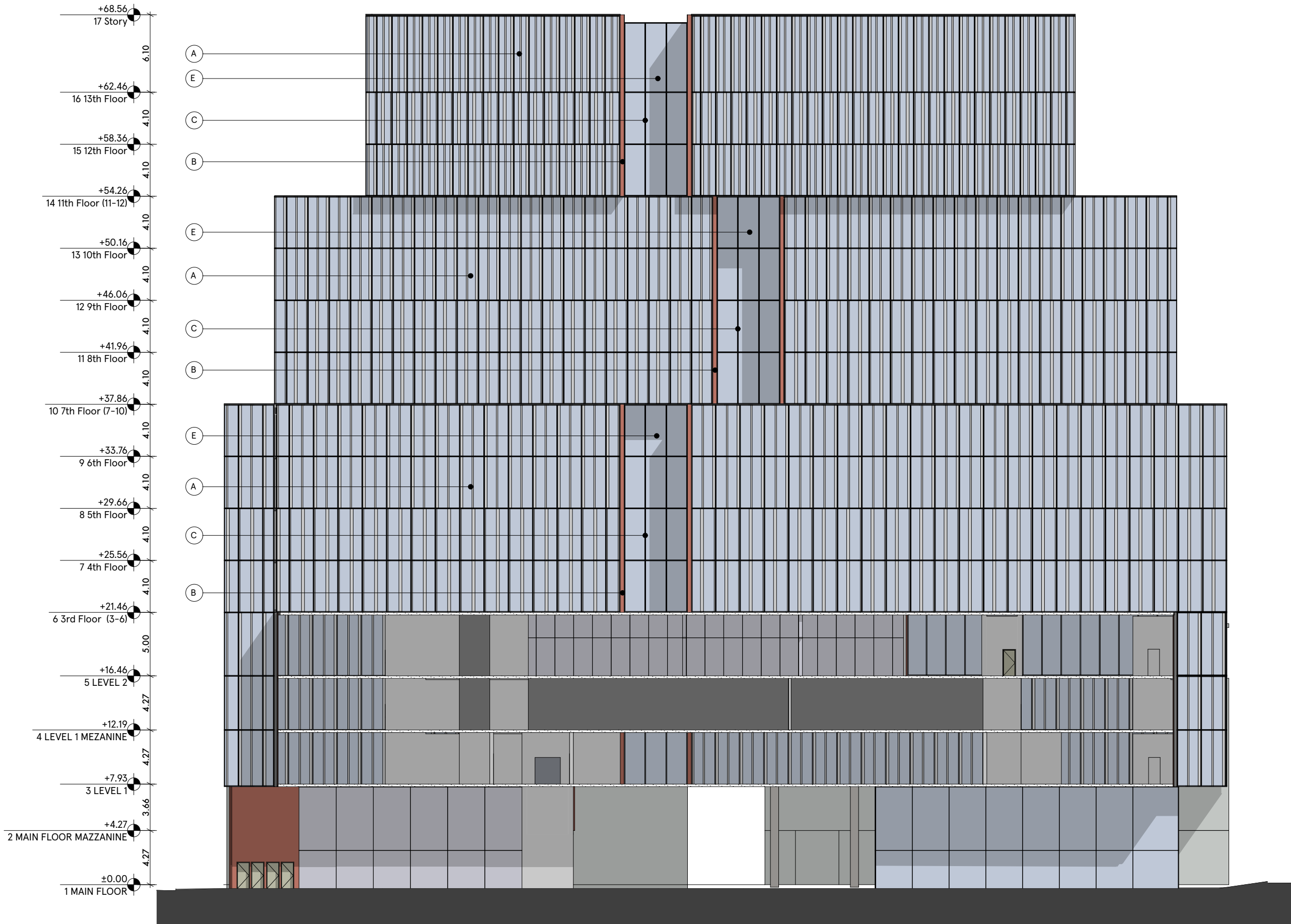




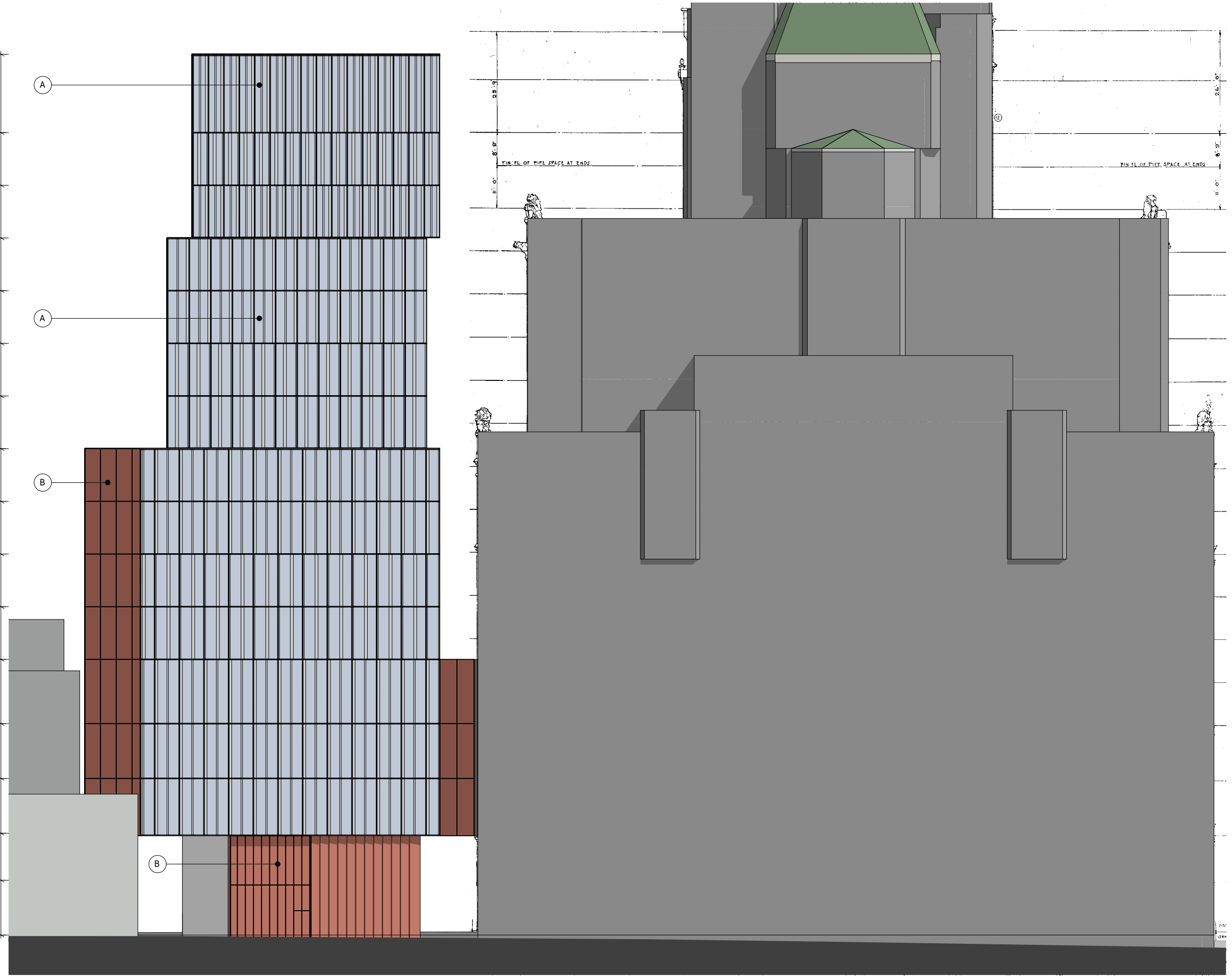


MATERIAL AND FINISH SCHEDULE

- (A) FRITTED GLASS
- (B) COPPER PANEL
- (C) CURTAIN WALL FRAME
- (D) GLASS STRUCTURE FRAME
- (E) GLAZING



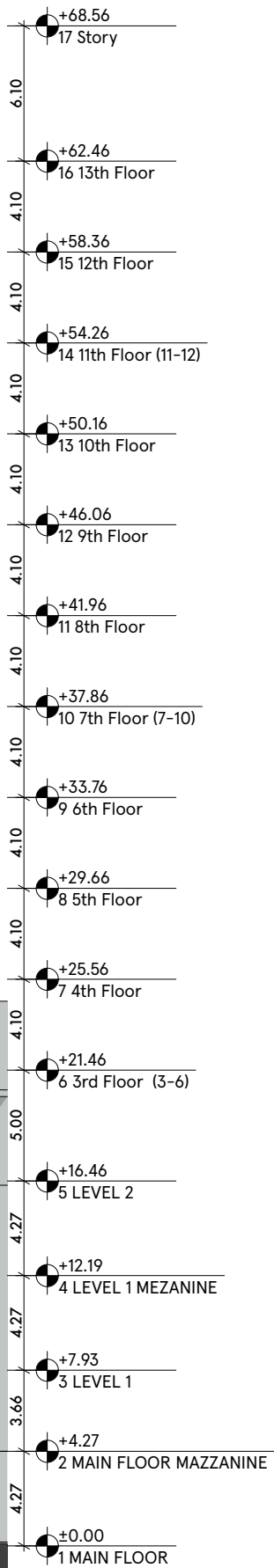
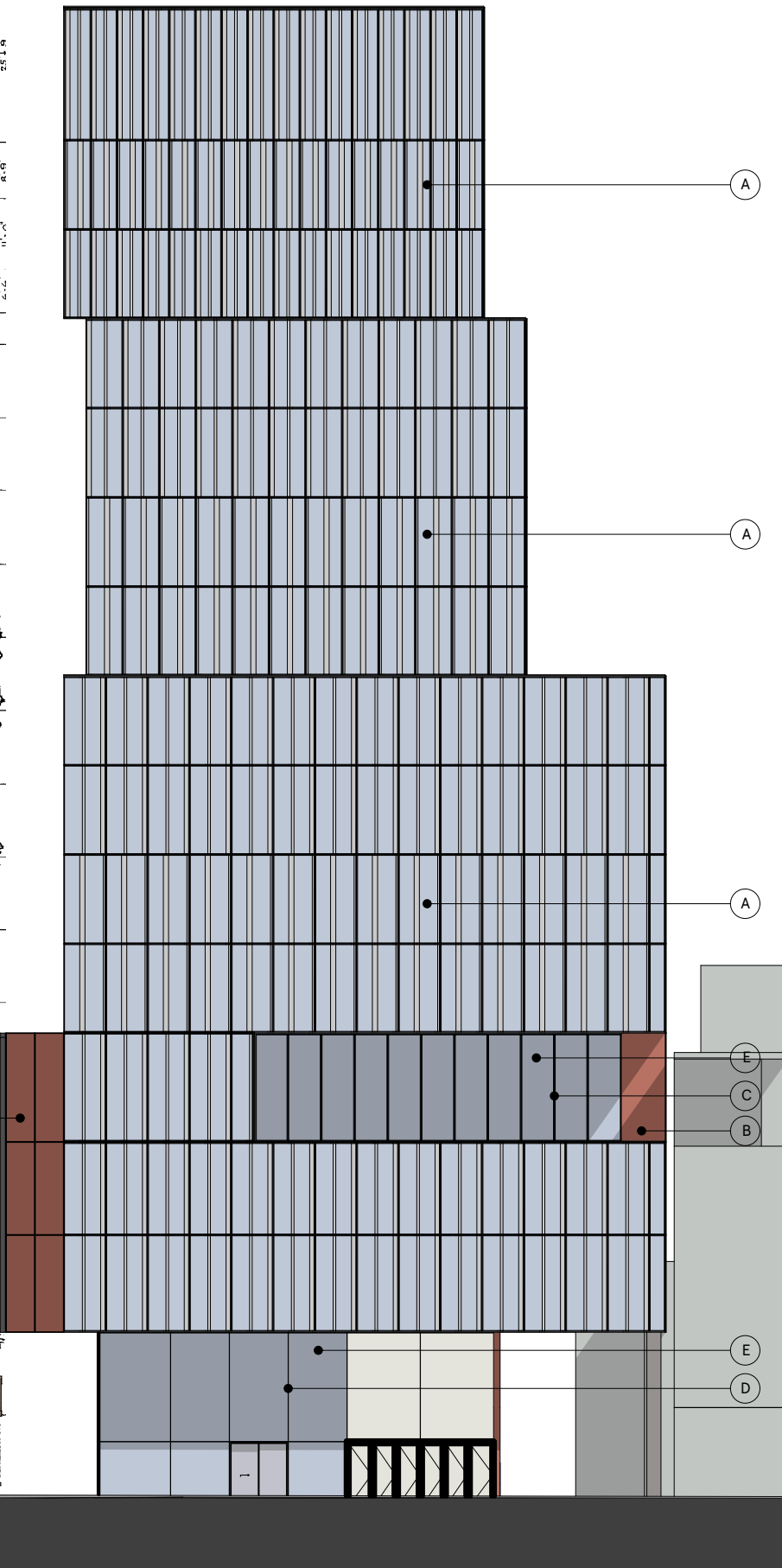
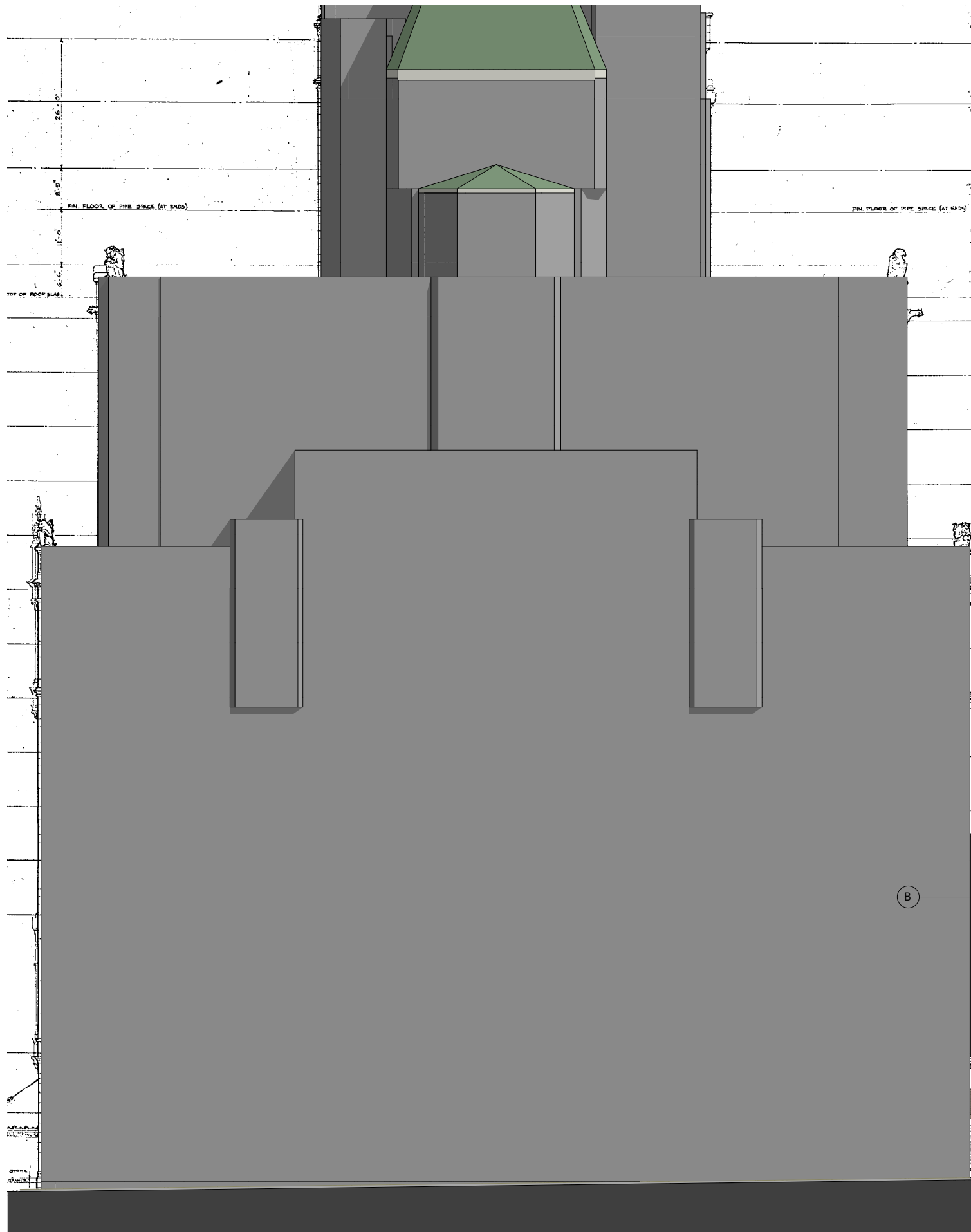
+68.56
17 Story
6.10
+62.46
16 13th Floor
4.10
+58.36
15 12th Floor
4.10
+54.26
14 11th Floor (11-12)
4.10
+50.16
13 10th Floor
4.10
+46.06
12 9th Floor
4.10
+41.96
11 8th Floor
4.10
+37.86
10 7th Floor (7-10)
4.10
+33.76
9 6th Floor
4.10
+29.66
8 5th Floor
4.10
+25.56
7 4th Floor
4.10
+21.46
6 3rd Floor (3-6)
5.00
+16.46
5 LEVEL 2
4.27
+12.19
4 LEVEL 1 MEZANINE
4.27
+7.93
3 LEVEL 1
3.66
+4.27
2 MAIN FLOOR MAZZANINE
4.27
±0.00
1 MAIN FLOOR



MATERIAL AND FINISH SCHEDULE	
(A)	FRITTED GLASS
(B)	COPPER PANEL
(C)	CURTAIN WALL FRAME
(D)	GLASS STRUCTURE FRAME
(E)	GLAZING

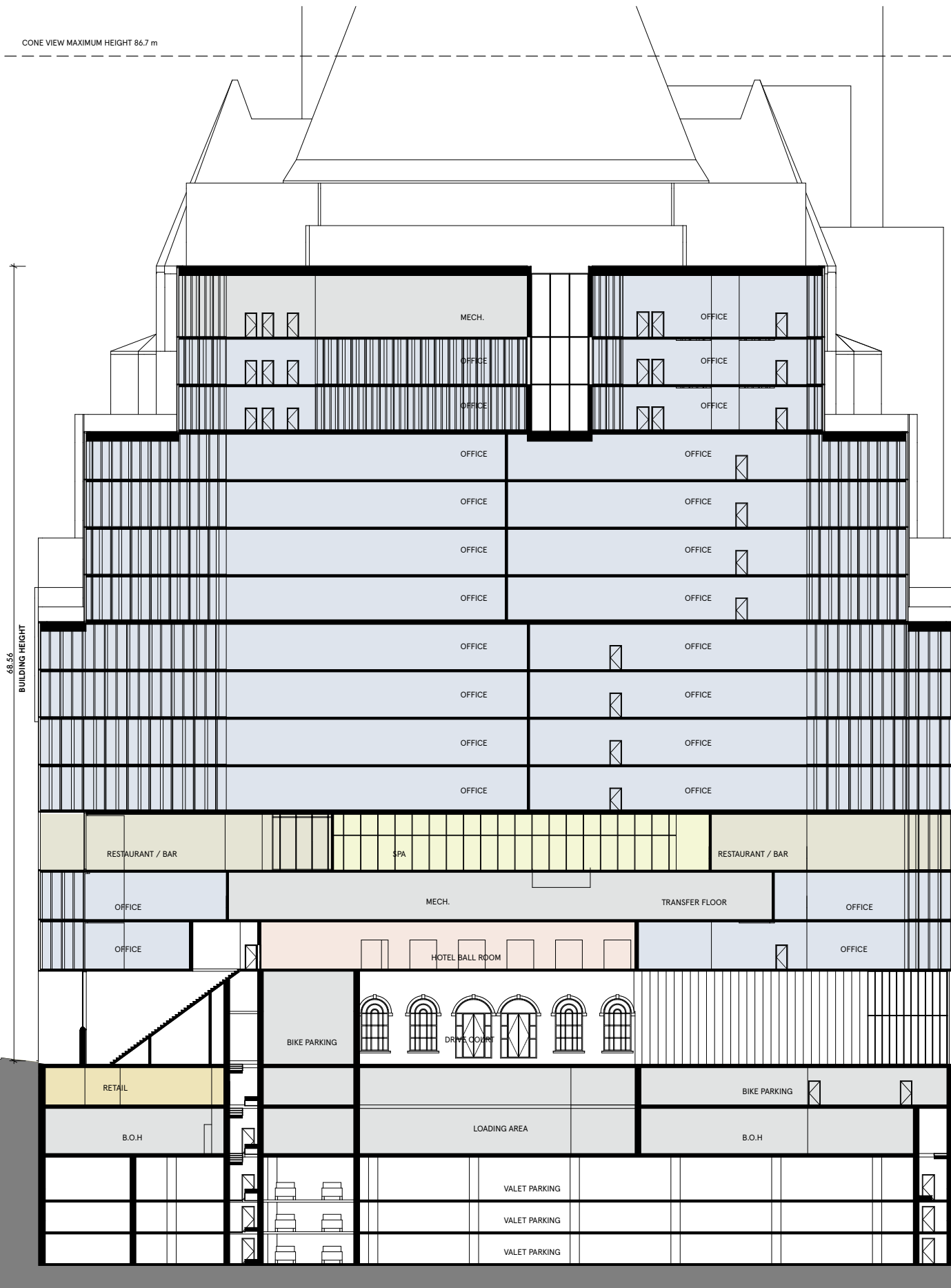
MATERIAL AND FINISH SCHEDULE	
(A)	FRITTED GLASS
(B)	COPPER PANEL
(C)	CURTAIN WALL FRAME
(D)	GLASS STRUCTURE FRAME
(E)	GLAZING





MATERIAL AND FINISH SCHEDULE	
(A)	FRITTED GLASS
(B)	COPPER PANEL
(C)	CURTAIN WALL FRAME
(D)	GLASS STRUCTURE FRAME
(E)	GLAZING

CONE VIEW MAXIMUM HEIGHT 86.7 m



- +68.56 Story
- +62.46 13th Floor
- +58.36 12th Floor
- +54.26 11th Floor (11-12)
- +50.16 10th Floor
- +46.06 9th Floor
- +41.96 8th Floor
- +37.86 7th Floor (7-10)
- +33.76 6th Floor
- +29.66 5th Floor
- +25.56 4th Floor
- +21.46 3rd Floor (3-6)
- +16.46 LEVEL 2
- +12.19 LEVEL 1 MEZANINE
- +7.93 LEVEL 1
- +4.27 MAIN FLOOR MAZZANINE
- +0.00 MAIN FLOOR
- -3.81 BASEMENT
- -8.00 SUB BASEMENT - LOADING
- -12.00 PARKING LEVEL 1
- -14.75 PARKING LEVEL 2
- -17.50 PARKING LEVEL 3

1:450

SECTION A-A

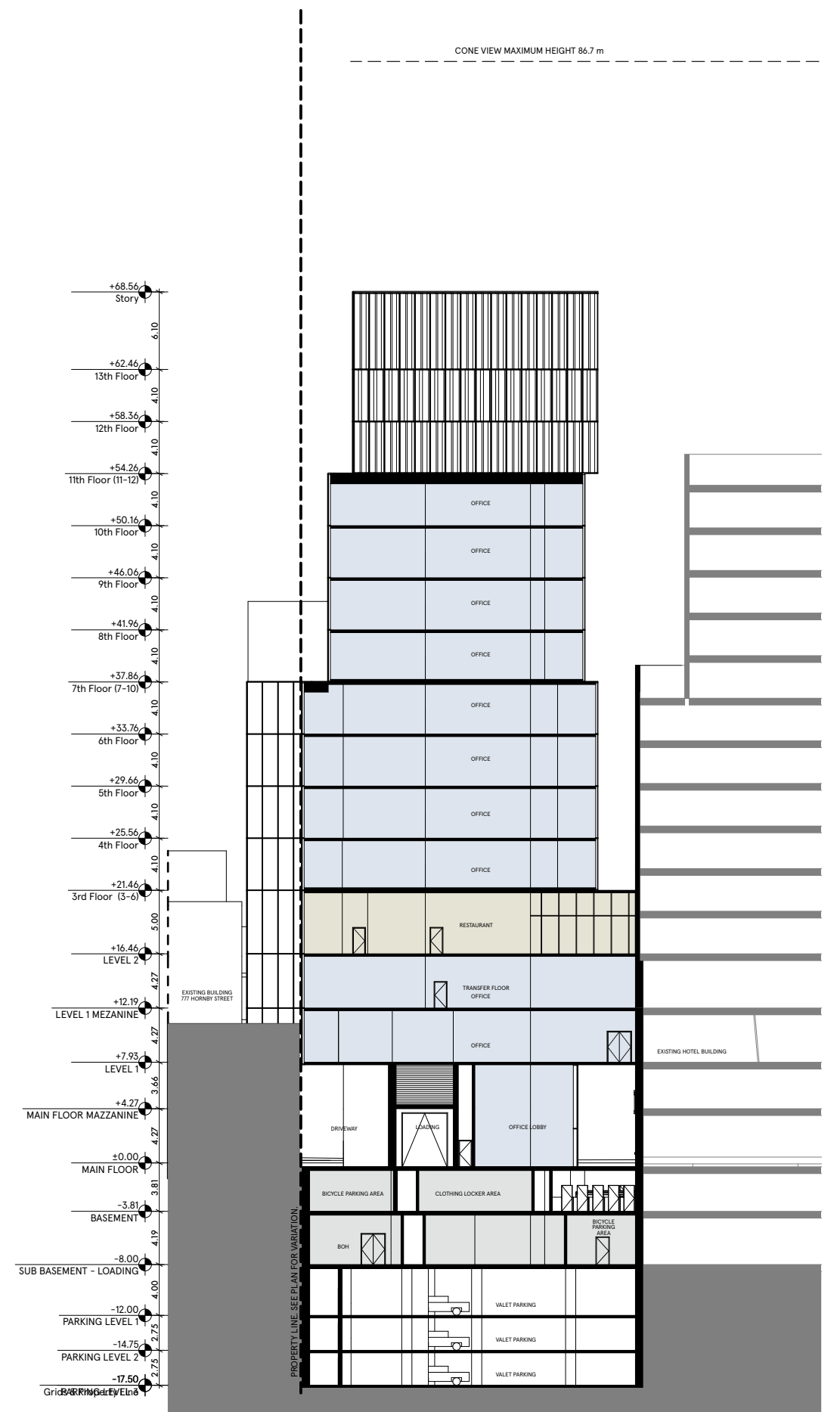
01

a—A

HOTEL VANCOUVER
Larco Hospitality

SECTION A+B
Scale: 1:450

CONE VIEW MAXIMUM HEIGHT 86.7 m



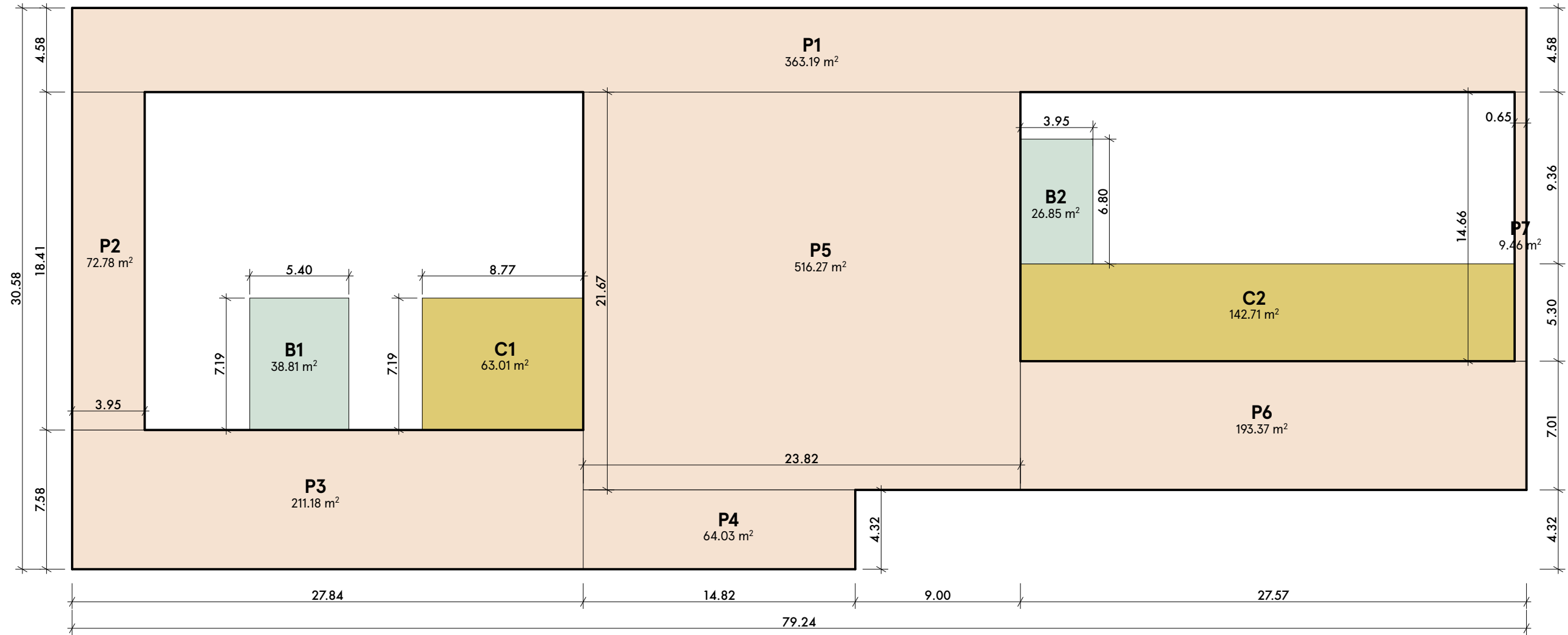
- +68.56 Story
- +62.46 13th Floor
- +58.36 12th Floor
- +54.26 11th Floor (11-12)
- +50.16 10th Floor
- +46.06 9th Floor
- +41.96 8th Floor
- +37.86 7th Floor (7-10)
- +33.76 6th Floor
- +29.66 5th Floor
- +25.56 4th Floor
- +21.46 3rd Floor (3-6)
- +16.46 LEVEL 2
- +12.19 LEVEL 1 MEZANINE
- +7.93 LEVEL 1
- +4.27 MAIN FLOOR MAZZANINE
- +0.00 MAIN FLOOR
- -3.81 BASEMENT
- -8.00 SUB BASEMENT - LOADING
- -12.00 PARKING LEVEL 1
- -14.75 PARKING LEVEL 2
- -17.50 PARKING LEVEL 3

02

SECTION B-B

1:450

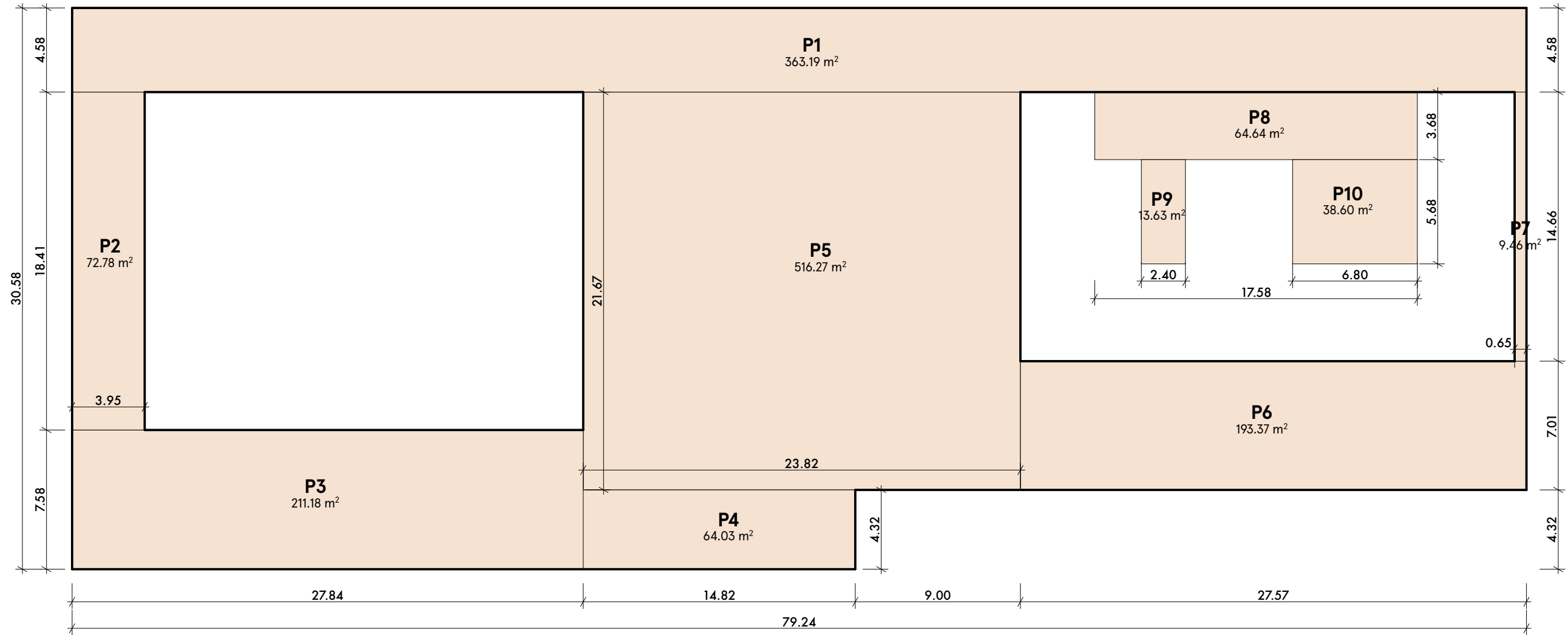
A-3.1
Issued 09 December 2022



MAIN FLOOR

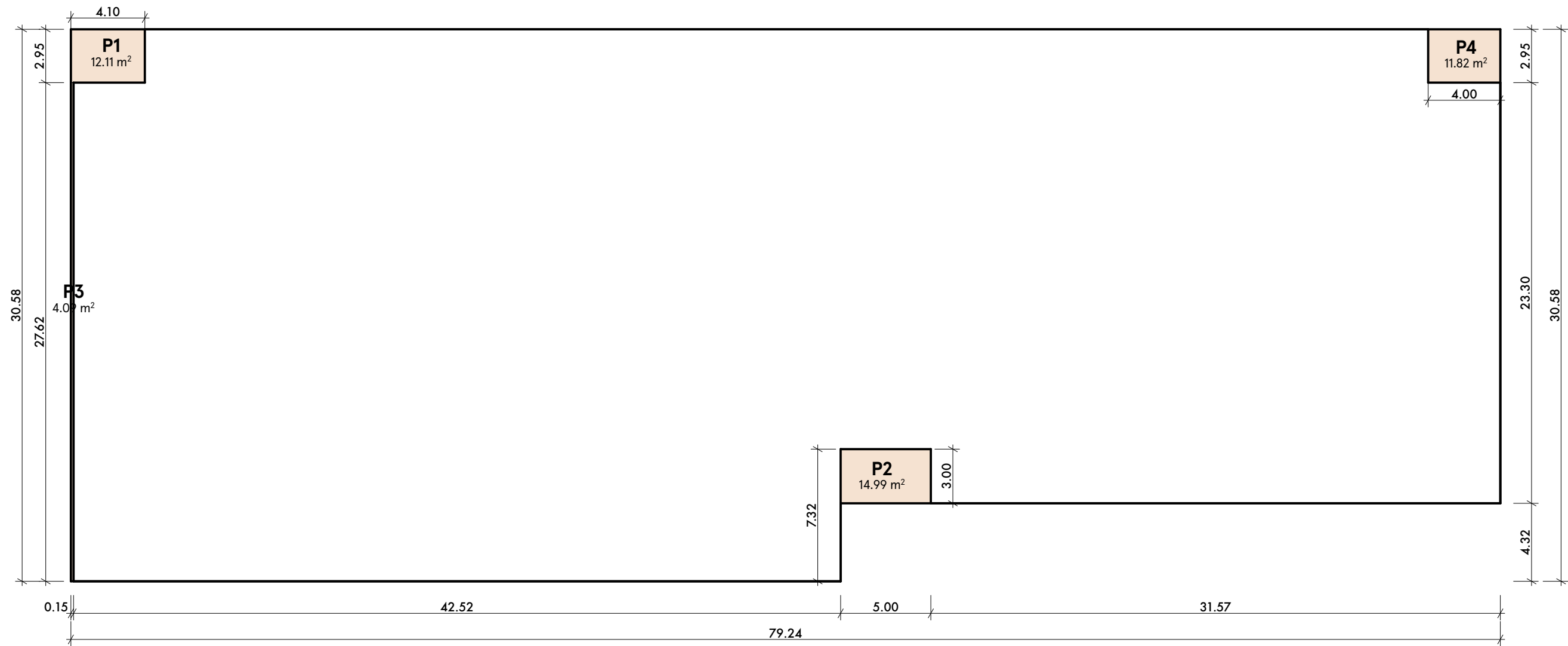
	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	= (30.58x79.24) - (4.32x36.57)
PERIMETER AREA DEDUCTIONS		
P1	363	= 4.58x79.24
P2	73	= 3.95x18.41
P3	211	= 7.58x27.84
P4	64	= 4.32x14.82
P5	516	= 21.67x23.82
P6	193	= 7.01x27.57
P7	9	= 0.65x14.66
BIKE PARKING EXCLUSION (denoted as blue hatch)		
B1	39	= 5.4x7.19
B2	27	= 3.95x6.8
GARBAGE / RECYCLING EXCLUSION (denoted as yellow hatch)		
C1	63	= 7.19x8.77
C2	143	= 5.3x27.57
SUBTOTAL	1,702	
FSR AREA/FLOOR	563	
TOTAL FSR AREA MAIN FLOOR	563	





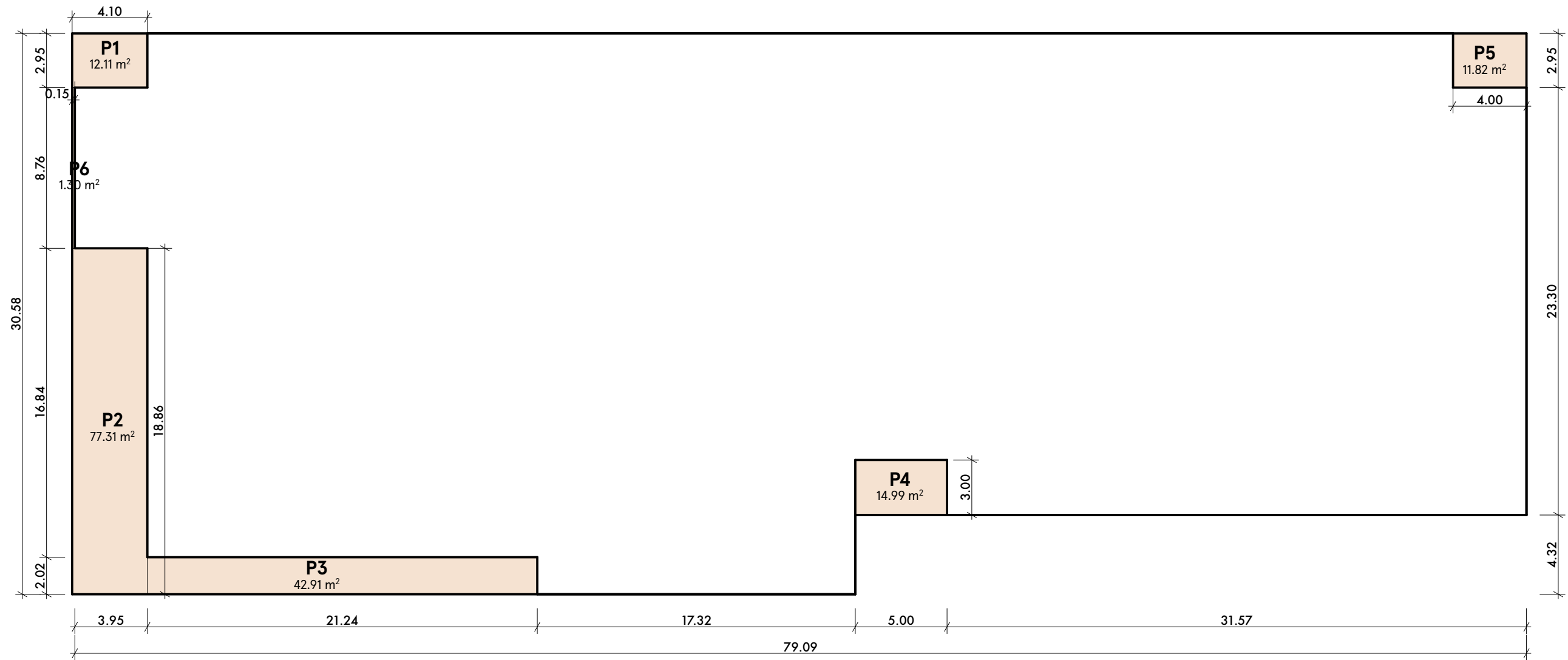
MAIN FLOOR MEZZANINE

	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	= (30.58x79.24) - (4.32x36.57)
PERIMETER AREA DEDUCTIONS		
P1	363	= 4.58x79.24
P2	73	= 3.95x18.41
P3	211	= 7.58x27.84
P4	64	= 4.32x14.82
P5	516	= 21.67x23.82
P6	193	= 7.01x27.57
P7	9	= 0.65x14.66
P8	65	= 3.68x17.58
P9	14	= 2.4x5.68
P10	39	= 5.68x6.8
SUBTOTAL	1,547	
FSR AREA/FLOOR	718	
TOTAL FSR AREA MAIN MEZZ.	718	

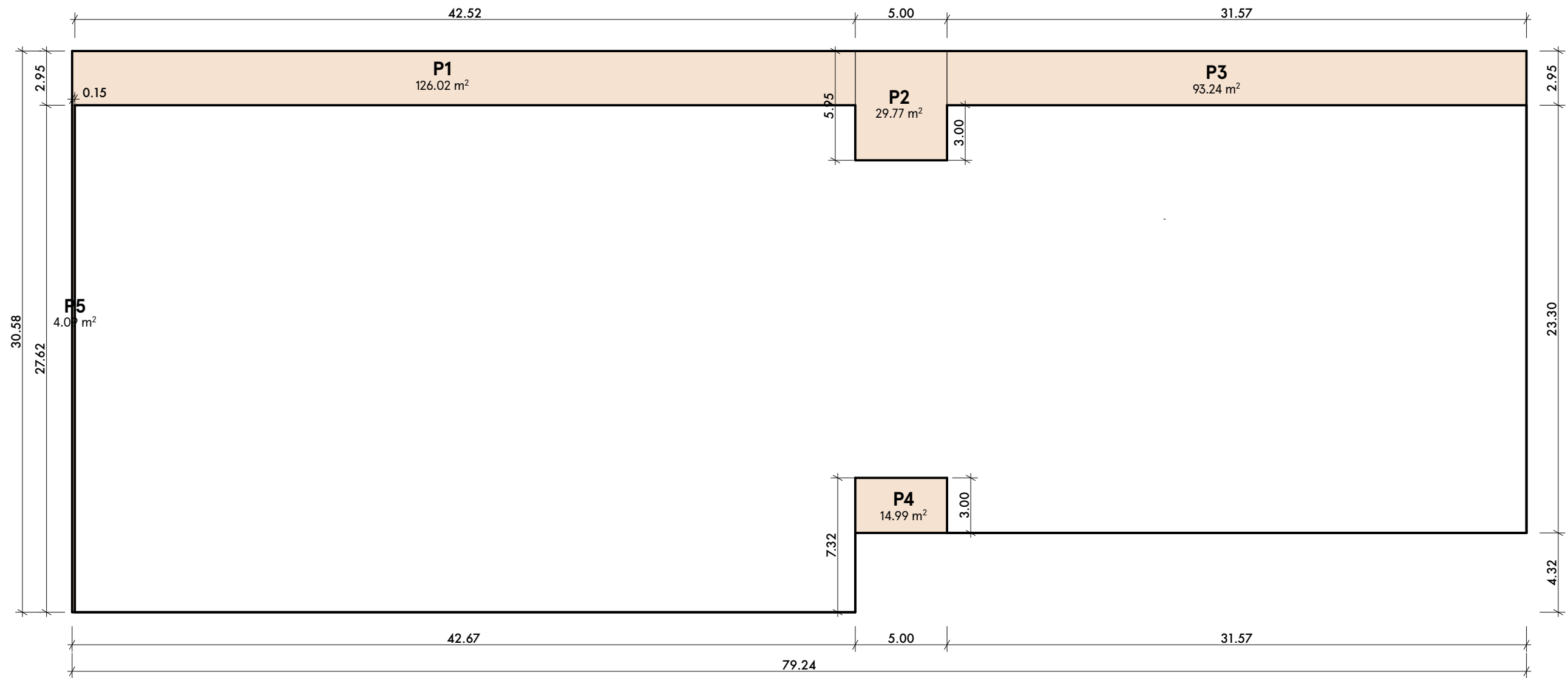


LEVEL 1, LEVEL 1 MEZZANINE

	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	= (30.58x79.24) - (4.32x36.57)
PERIMETER AREA DEDUCTIONS		
P1	12.1	= 2.95x4.1
P2	15.0	= 3x15
P3	4.1	= 0.15x27.62
P4	11.8	= 2.95X4
SUBTOTAL	43.0	
FSR AREA/FLOOR	2,222	
TOTAL FSR AREA LEVEL 1-MEZZ.	4,444	

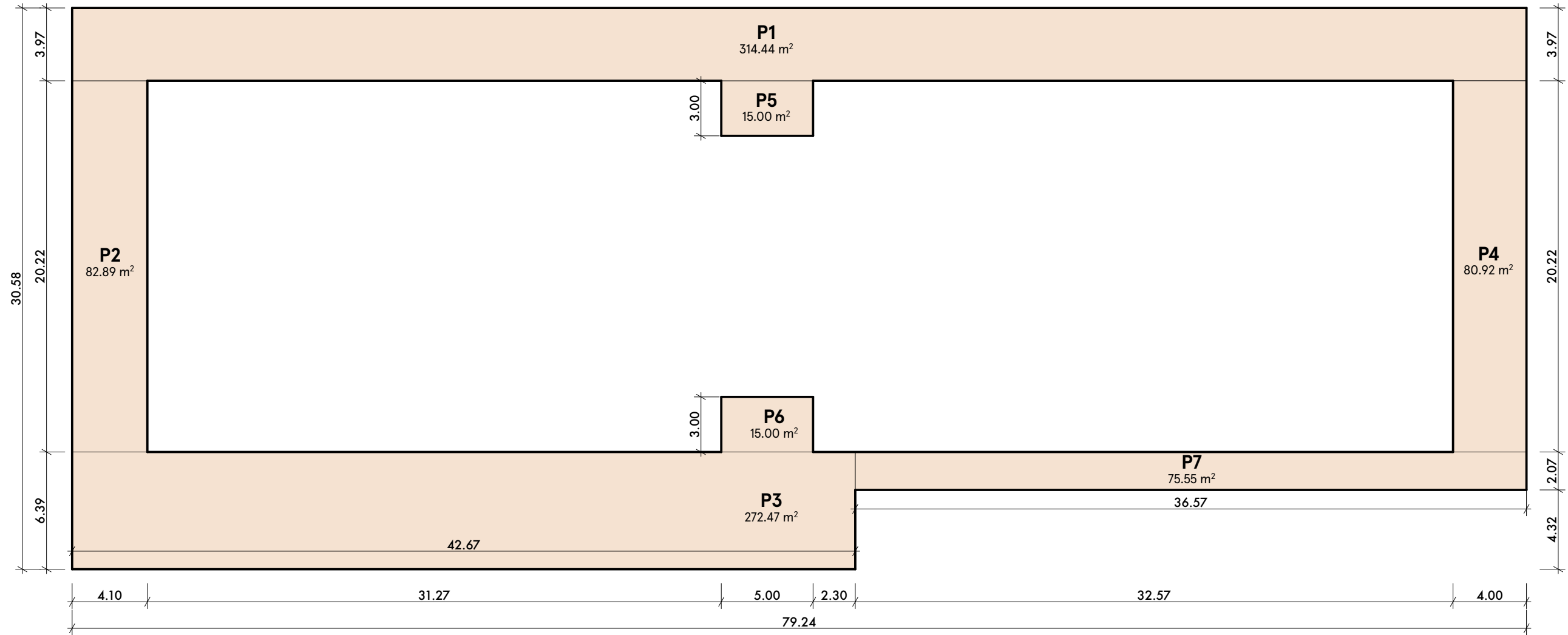


LEVEL 2		
	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	$= (30.58 \times 79.24) - (4.32 \times 36.57)$
PERIMETER AREA DEDUCTIONS		
P1	12.1	$= 2.95 \times 4.1$
P2	77.3	$= 3.95 \times 18.86$
P3	42.9	$= 2.02 \times 21.24$
P4	15.0	$= 3 \times 5$
P5	11.8	$= 2.95 \times 4$
P6	1.3	$= 0.15 \times 8.76$
SUBTOTAL	160.4	
FSR AREA/FLOOR	2,104	
TOTAL FSR AREA LEVEL 2	2,104	



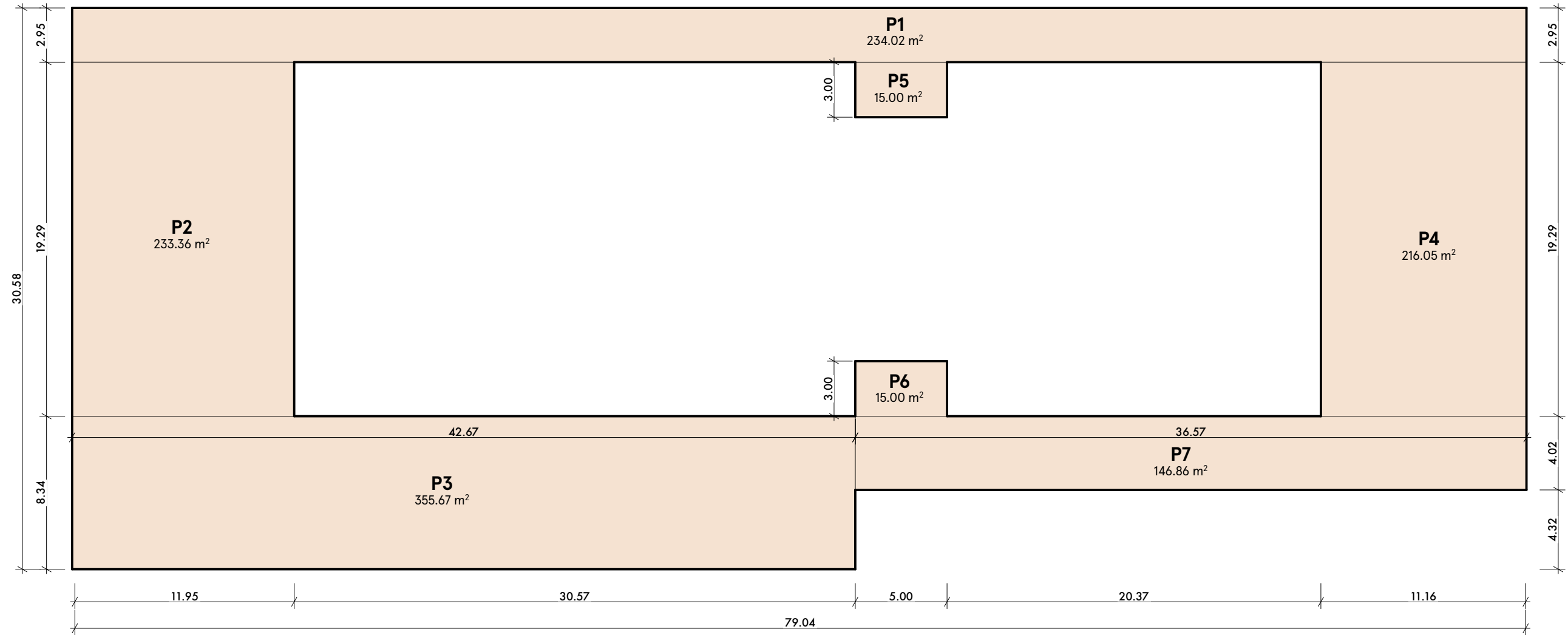
LEVEL 3-6

	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	= (30.58x79.24) - (4.32x36.57)
PERIMETER AREA DEDUCTIONS		
P1	126.0	= 2.95x42.52
P2	29.8	= 5.95x5
P3	93.2	= 2.95x31.57
P4	15.0	= 3x5
P5	4.1	= 0.15x27.62
SUBTOTAL	268.1	
FSR AREA/FLOOR	1,997	
TOTAL FSR AREA LEVEL 3-6	7,987	



LEVEL 7-10

	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	= (30.58x79.24) - (4.32x36.57)
PERIMETER AREA DEDUCTIONS		
P1	314.4	= 3.97x79.24
P2	82.9	= 4.10x20.22
P3	272.5	= 6.39x42.67
P4	80.9	= 4x20.22
P5	15.0	= 3x5
P6	15.0	= 3x5
	75.6	= 2.07x36.57
SUBTOTAL	856.3	
FSR AREA/FLOOR	1,409	
TOTAL FSR AREA LEVEL 7-10	5,634	



LEVEL 11-13

	AREA	CALCULATION
GROSS PERIMETER AREA	2,265	= (30.58x79.24) - (4.32x36.57)
PERIMETER AREA DEDUCTIONS		
P1	234	= 2.95x79.24
P2	233	= 11.95x19.29
P3	356	= 8.34x42.67
P4	216	= 11.16x19.29
P5	15	= 3x5
P6	15	= 3x5
P7	147	= 1.02x36.57
SUBTOTAL	1,216	
FSR AREA/FLOOR	1,049	
TOTAL FSR AREA LEVEL 11-13	3,147	