MARCON HENRIQUEZ PARTNERS ARCHITECTS



2030 BARCLAY ST

Rezoning Addendum

May 15, 2025

PURPOSE OF REPORT

This Addendum is to the June 28, 2024 Rezoning application. It responds to City Staff commentary on that form of development, centered primarily on setbacks, height and shadowing. As an Addendum, it does not replace the original application, but rather supplements information that has changed in response to the commentary.

This Report is comprised of six sections. The first section reintroduces the original goals of the project as summarized in the Executive Summary. As these goals align with the West End Community Plan, and emerging priorities of this Council we understand they are supportable by City Staff.

The second section reconstitutes the analysis of the site and adds more color on the existing DP approval for a tower and a block plan analysis for future development opportunities for the neighboring sites.

The third section continues the original urban design analysis and explores the impacts of the new form of development on tower separation, view protection, and shadowing, including horizontal angle of daylight analysis of the neighboring buildings.

In direct response to City Staff commentary, the fourth section presents the new form of development, while the fifth section provides a comparative analysis of the original Rezoning application and the Addendum, so that the similarities and improvements are readily apparent.

The final section contains a copy of the Architectural and Landscape Drawings for convenience and ease of reference.



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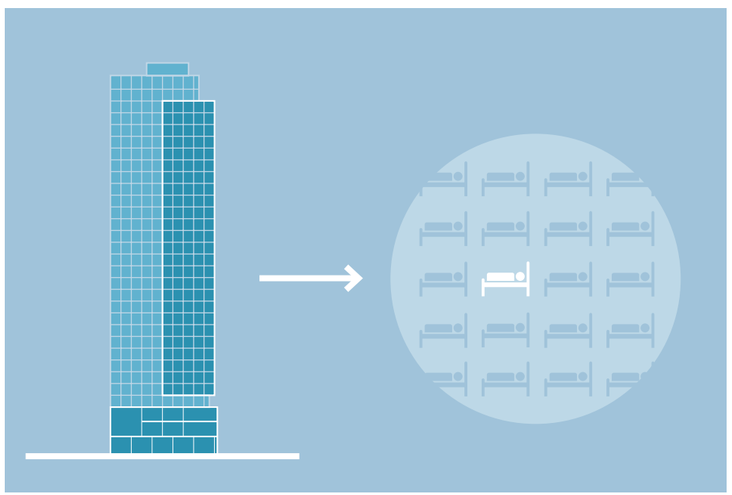
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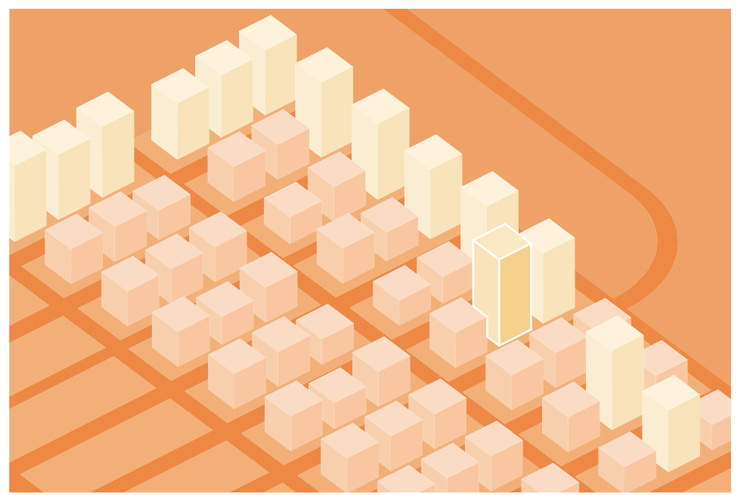
Increasing the Hotel Supply

The tourism industry is one of Vancouver's largest economic sectors, and hotel room supply is critical to support the industry. Metro Vancouver currently faces an overwhelming economic opportunity loss from the inability to meet the real demand from a growing tourism industry. The proposed development provides 270 new rooms, 65 of which are short-term stay rooms and 205 serviced apartments.



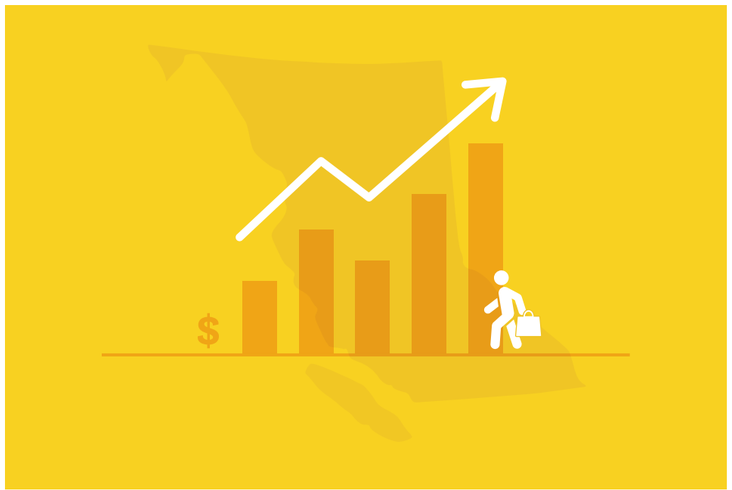
Respecting the West End Character

The proposed development pays particular attention to incorporate common West End architectural components such as formal expressions of horizontality and verticality in the facade treatment, prominent entrances, and landscaped setbacks and gardens, to create a contemporary building that is compatible with the neighbouring buildings constructed earlier.



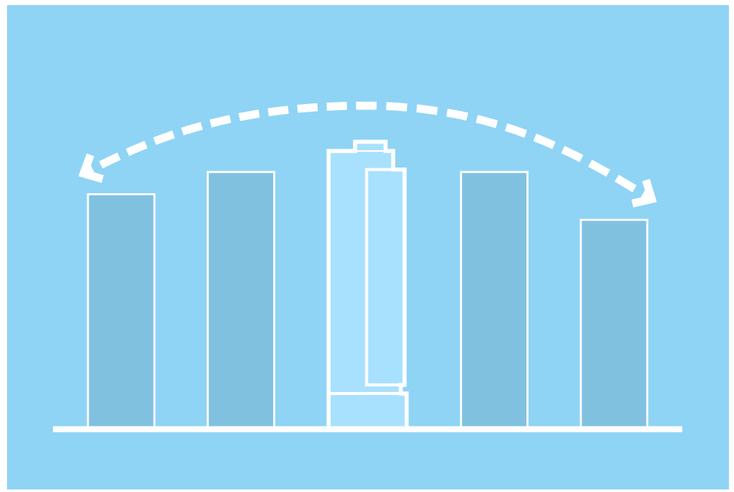
Reinforcing the West End Plan's Built Form Principles

The proposed development provides a unique opportunity to reinforce established patterns of development as outlined in the West End Plan's Built Form Principles. The site is critically situated to allow a new tower to "fill the gap" in the both the Urban Frame and the City skyline. To strengthen the Urban Frame and reinforce the dome-shaped skyline, the tower needs to be higher than the maximum building height, without encroaching into the View Cone.



Fostering the Local Economy

The West End relies upon local business to be a vibrant, walkable and complete community. The range of housing opportunities in the West End supports downtown job growth, which in turn, allows local businesses to serve the community. As the West End ages, it is critical that these businesses and commercial enterprises renew and revitalize, fostering business growth. As an expansion to the existing hotel, the proposed development supports this local economy by providing jobs, and job space.



Ensuring Liveability

The siting of the tower in the proposed development allows for adequate spatial separation between existing towers. The height is consistent with the row of towers built in the 1950s and 60s that make up the Urban Frame that borders Stanley Park. The form of the tower ensures livability and compatibility with the adjacent development by having a marginal impact on neighbouring views and minimal additional shadowing of public open space.



Supporting Hotel Policy

Since the West End Plan predates the Hotel Policy, the only mechanism for review by City Staff and approval by Council is through “site-specific rezoning.” Since the proposed development addresses the primary intent of the Policy – the creation and/or retention of existing hotel rooms, without the loss of housing – it meets objectives of the Policy, including providing a variety of hotel room supply with a mix of standard rooms and serviced apartments. The location of the development within the “City Core” and adjacent to Stanley Park make it a unique opportunity.



MARCON

Since 1985, Marcon has been acquiring, developing, building and managing properties across Metro Vancouver. We built our business by focusing on quality and craft. Our foundation and our strength in construction has afforded us the opportunity to apply these values to urban environments on a much larger scale, fostering distinctive, dynamic experiences and important landmarks.

Through our partnerships, we are stewards of community, creativity and capital. Landowners who want to enhance the value of their holding. Trades people who want to be treated with respect and fairness. Civic planners with a vision for a better, more livable, built environment. Not-for-profit partners who share our common goal of creating inclusive communities.

Together, we're building for life.



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.



2.0 SITE ANALYSIS

Site Context

The site is located mid block on Barclay Street between Lagoon Drive and Chilco Street at the northwestern end of the Downtown peninsula in the West End neighbourhood.

At the edge of Stanley Park and in close proximity to beaches and the seawall, the property is surrounded by predominantly residential apartment buildings, with some retail along the nearby Denman Street.



Legal Description

Lot 1, Plan EPP102998,
District Lot 185, Group 1
New Westminster Land District
PID: 031-225-098

Civic Address

2030 Barclay Street
Vancouver, BC

1. **Presidio**
2088 Barclay Street
(Condominium)

2. **2077 Nelson Street**
(Condominium)

3. **Silhouette Apartments**
2050 Nelson Street
(Rental)

4. **Emerald Terrace**
2045 Nelson Street
(Rental)

5. **The Dogwood**
2040 Nelson Street
(Rental)

6. **Barclay Towers**
2035 Barclay Street
(Rental)

7. **Laguna Vista Apartments**
2020 Haro Street
(Rental)

8. **Panorama Place**
2055 Pendrell Street
(Condominium)

9. **Huntington West**
1995 Beach Avenue
(Condominium)

10. **Eugenia Place**
1919 Beach Avenue
(Condominium)

11. **Pacific Sands**
1122 Gilford Street
(Rental)

12. **El Cid**
1850 Comox Street
(Leasehold Apartment)

13. **Park Gilford**
1025 Gilford Street
(Rental)

14. **Parkside Place**
1835 Barclay Street
(Condominium)

15. **Huntington Place**
1816 Haro Street
(Condominium)

16. **Park Lane Towers**
1825 Haro Street
(Rental)

17. **Stanley Park Place**
1860 Robson Street
(Condominium)

18. **Parkview Terrace**
1955 Haro Street
(Rental)

19. **Lost Lagoon Terrace**
845 Chilco Street
(Condominium)

20. **Harbourview**
1920 Alberni Street
(Rental)

21. **English Bay Seawall**

22. **West End Community Centre**

23. **King George Secondary School**

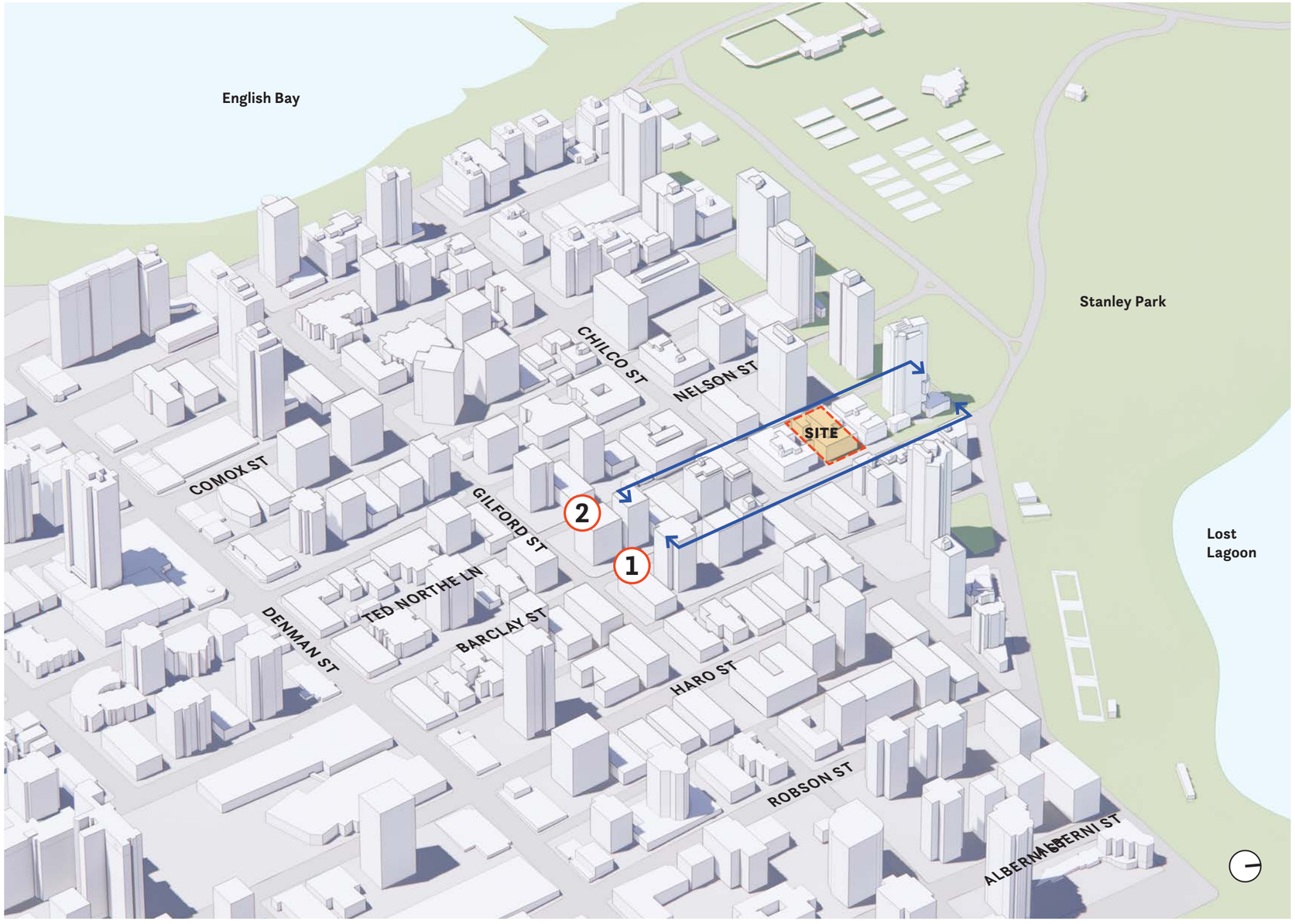
Project Site



Streetscapes

The mid block site is bound by Barclay Street to the northeast and Ted Northe Lane to the southwest.

The surrounding neighbourhood is a high density, mature residential community. Its maturity results from the many older buildings, the incremental redevelopment that has occurred, and the established landscaping and street trees.



Project Site



1 Barclay Street looking South



2 Ted Northe Lane looking North

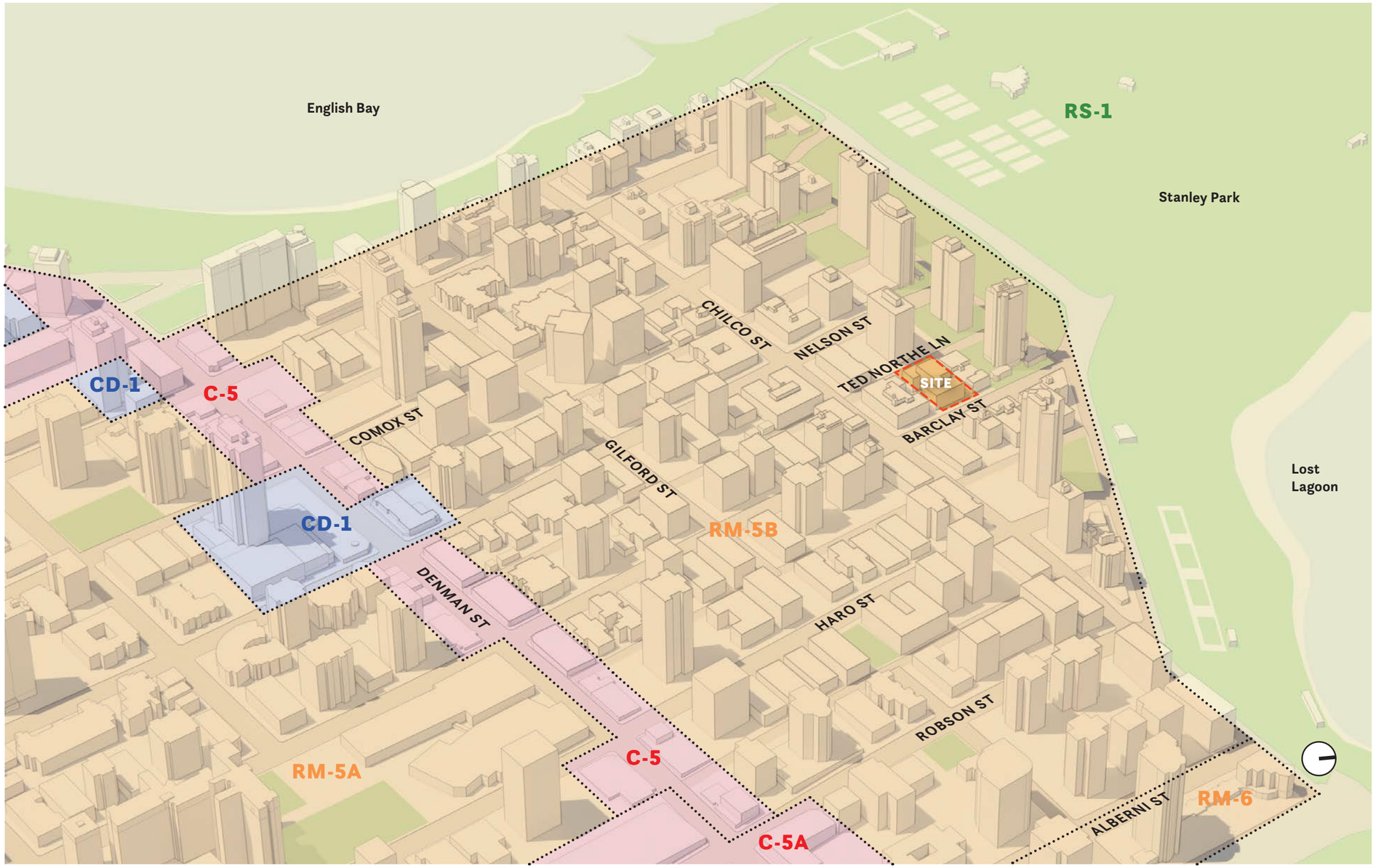
Zoning Summary

The site is located in the RM-5B district.

The intent of the RM-5B Zoning District is to permit a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development that is compatible with neighbouring developments with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5B district permits greater densities than RM-5.

ZONING RM-5B	PERMITTED
Uses	Agricultural uses Cultural and Recreational Uses Dwelling Uses Institutional Uses Office Uses Retail Uses Service Uses* Utility and Communication Uses
FSR	**2.75** FSR w/ 10% Heritage Transfer: **3.025****
Setbacks	Front Yard: **3.7 m** Side Yard: **2.1 m** Back Yard: **2.1 m**
Site Coverage	50% of site area: **6,488 ft²****
Building Height	**18.3 m (60.04 ft)** **58.0 m (190.29 ft)****

** Hotel, existing as of September 26, 1989*
*** Under the discretion of the DoP or DPB*



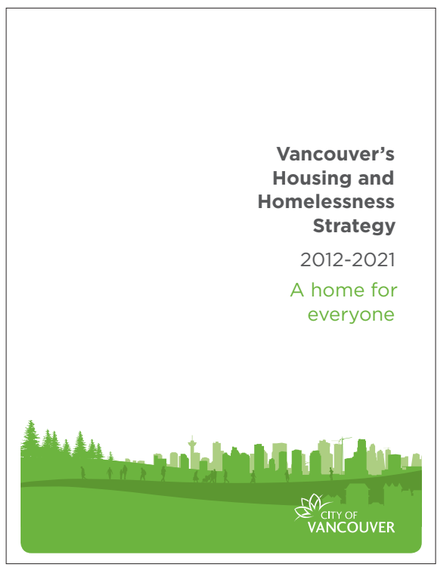
Project Site

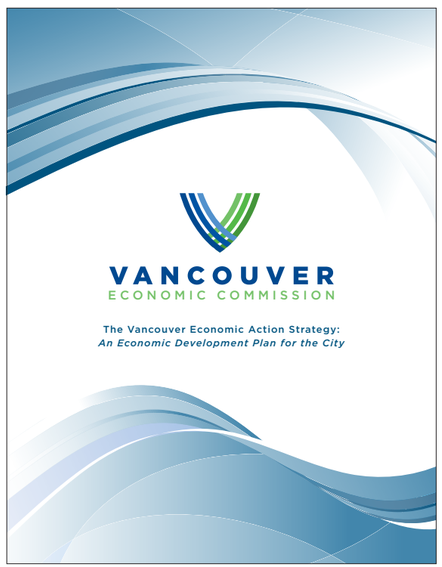
City Wide Strategy Context

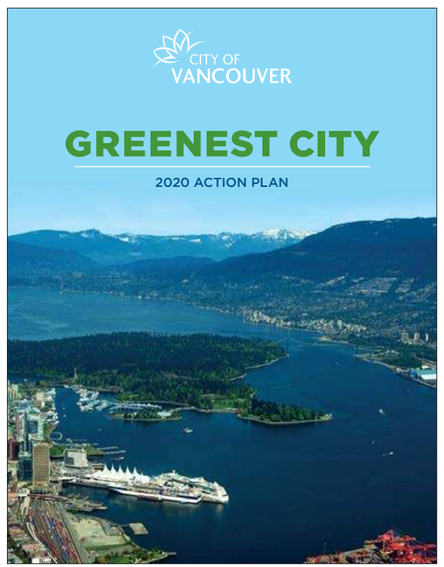
In addition to the Zoning and Development Bylaw, there are a number of City Wide Strategies, Community Plans and Bulletins that have formed the context for the design of the proposed development.

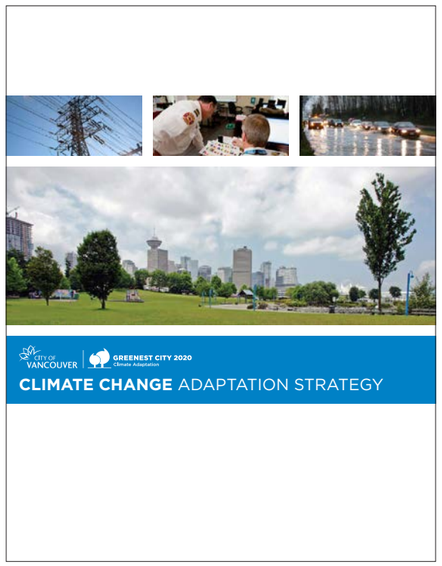
Since City Wide Strategies form the basis for many Area Plans, it is important to understand these documents. The following is a list of the Strategies and key Plans that were considered. The four Strategies identified (far right page) are critical to the proposed development, and will help Vancouver become a more livable, affordable and sustainable city with a strong economy where people and nature thrive.

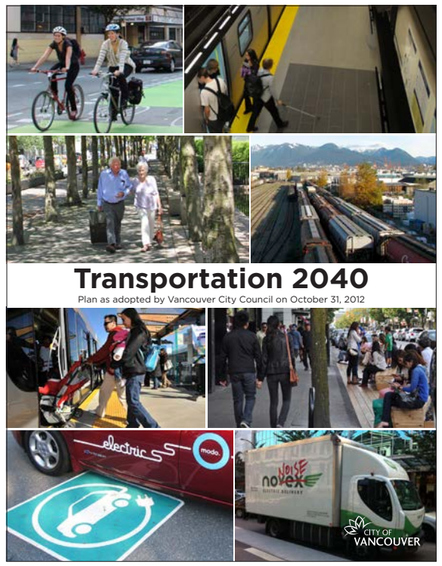
- **The Metro Core Jobs & Economy Land Use Plan** (2009)
- **Vancouver's Housing & Homelessness Strategy 2012 – 2021** (2011)
- **The Vancouver Economic Action Strategy** (2011)
- **Greenest City Action Plan 2020** (2011)
- **Climate Change Adaptation Strategy** (2012)
- **Transportation 2040** (2012)
- **Vancouver's Healthy City Strategy 2014 – 2025** (2014)
- **Housing Vancouver Strategy** (2017)
- **Vancouver Plan** (2022)

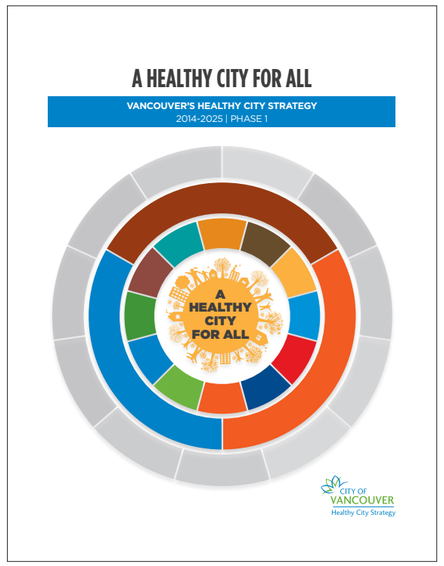












Economy

The Vancouver Economic Action Strategy (2012)

The Plan has three major areas of focus, each containing a series of actions and outcomes:

1. Create a healthy climate for growth and prosperity
2. Provide support for local business, new investment and global trade
3. Focus on people – attract and retain human capital

The strategy focuses on change that will continually improve Vancouver's business climate, support existing local businesses, facilitate new investment, and attract the human capital essential to the future.

Transportation

Transportation 2040 Plan (2012)

The Plan sets out ambitious targets for sustainable transportation and improved safety in Vancouver. It also establishes that the City's transportation decisions will generally reflect a "hierarchy of modes" for moving people, as prioritized below:

1. Walking
2. Cycling
3. Transit
4. Taxi / Commercial Transit / Shared Vehicles
5. Private Automobiles

Energy & Climate Change

Climate Change Adaptation Strategy (2012)

The *Greenest City 2020 Action Plan* was conceived over a decade ago and has been instrumental in guiding our actions towards zero carbon emissions, zero waste and healthy ecosystems.

Building upon those successes, the City's *Climate Change Adaptive Strategy* (2012) details actions that will increase the resilience of citywide programs, services and infrastructure to existing and anticipated climate extremes. Primary actions focus on incorporating adaptation as a consideration or key driver into existing and planned projects.

Housing

Housing and Homeless Strategy (2011)

The strategy lays out the City's overall direction for housing, including setting targets, and identifying how we will achieve them over the next 10 years.

The strategy identifies the different kinds of housing necessary to meet the needs of all our residents, as well as ways to improve and preserve the housing we already have.

West End Community Plan

Community Plans are longer-range comprehensive policy documents that relate to a defined geographical area, typically at the neighbourhood scale. They are a statement of objectives to guide decisions on planning and land use management, setting out future aspirations on a broad range of topics.

The *West End Community Plan* was adopted in 2013, in order to provide a clear and flexible framework to guide positive change, development and public benefits in the West End.

The plan accounts for growth over 30 years, including an estimated 7,000 to 10,000 new residents and 7,000 to 10,000 new jobs. The City of Vancouver engaged with community members during the planning process at 110 public events, which included 7,551 participants.



West End Plan Principles

Achieve a green, environmentally sustainable urban pattern.

Support a range of affordable housing options to meet the diverse needs of the community.

Foster a robust, resilient economy.

Enhance culture, heritage and creativity in the city.

Provide and support a range of sustainable transportation options.

Protect and enhance public open spaces, parks and green linkages.

Foster resilient, sustainable, safe and healthy communities.

West End Community Plan

The following built form principles are meant to provide guidance for new development within the West End.

Livability and neighbourliness stem from a varied and complex context. The dimensions of this context include: neighbourhood character, prevailing density pattern, site size, site orientation, neighbourhood building forms, siting and suite orientations, heritage values, intended residents, building technologies, materials, and architectural ideals.

The plan uses a principled approach to shape how and where growth and development occurs, and the appropriate built form. The following citywide contextual design principles provide structure and guidance to the more detailed policy, guidelines and regulations to be applied throughout the community.



West End Built Form Principles

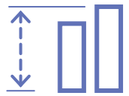


Appropriate form and scale to reinforce the dome-shaped skyline.



Strengthen the urban frame. Reinforce the edges of the West End in contrast with the existing neighbourhoods.

Adhere to prevailing view corridors. Protect view corridors and recognize spatial separation.



Recognize transitional role in form; scale urban design to mediate between established development and respective sites.



Ensure public open space and village areas have solar access.



Building forms to be responsive to adjacent and nearby private views.

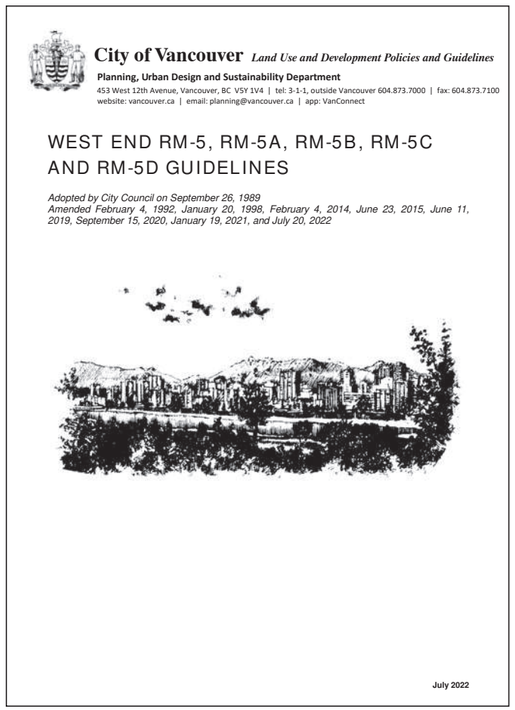


New development to contribute to ground oriented focus in uses and public realm quality.

West End RM Guidelines

These Guidelines provide objectives to ensure livability and compatibility between new and existing developments, with an emphasis on streetscape, open space, views, sunlight access and privacy.

The following is a synopsis of the West End RM Guidelines relevant to the proposed development.



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

WEST END RM-5, RM-5A, RM-5B, RM-5C AND RM-5D GUIDELINES

Adopted by City Council on September 26, 1989
Amended February 4, 1992, January 20, 1998, February 4, 2014, June 23, 2015, June 11, 2019, September 15, 2020, January 19, 2021, and July 20, 2022

July 2022



Neighbourhood Character

The West End is a high density, mature residential community with many older buildings and established landscaping and street trees. Although this character is established, there is room and a need to change, with developments that are compatible with the surrounding density and building heights.



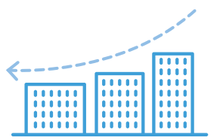
Street Character

The pedestrian-oriented character of the street is critical to the West End image. Mature street trees, lush front yard landscaping and cohesive siting of buildings unifies the streetscape.



Building Character

Although there is a wide range of building types and styles constructed in the last 100 years, a simple building massing that is visible from many view points is a common design theme defining the West End's image.



Building Orientation

The siting and massing of a building is important to ensuring livability, neighbourliness, and compatibility, particularly in relation to near and far views of adjacent development.

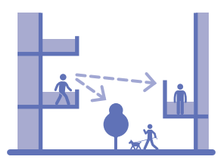


Views

The West End benefits from amazing views of Stanley Park, English Bay, Coal Harbour, the North Shore Mountains and Downtown. New development should minimize the impact on existing views and provide attractive near views if distant views cannot be preserved. On mid-block sites, buildings should be sited to create view slots through the site.

Light & Ventilation

Natural light and ventilation are essential to residential livability. Buildings should be massed to minimize shadowing, and separation between buildings should be maintained to allow daylight access for both new and existing developments.



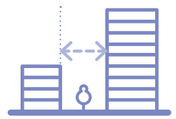
Privacy

New developments should maintain present levels of privacy for both existing and new buildings.



Access & Circulation

Traditionally, access points to buildings in the West End have been from a single prominent entrance, allowing for extensive and continuous front yard landscaping.



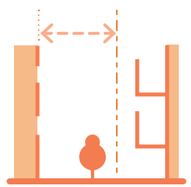
Building Height

Although the variety of building heights define the West End, only when it affects views does it become an issue. Any increase in building height may be considered when livability of the adjacent site is respected. Building separation should take into consideration the impacts on views, privacy, light and open space of the adjacent development. High towers should be located to help create a skyline with an evident pattern.



Front Yard

New developments should maintain a consistent setback pattern by providing adequate open space and landscaping. This will provide streetscape unity regardless of the scale and style of buildings.



Side Yard

Adequate side yard setbacks should maintain daylight access and privacy for units facing the neighbouring site.



Rear Yard

The high density development of the West End result in many units facing the lane. Any new developments should provide an attractive near view for these lane-oriented units.

Area Character

The project site is located in the West End neighbourhood of West of Denman, perfectly situated between the City and nature.

The neighbourhood is defined by Denman Street to the east, Stanley Park to the West, Georgia Street and the park to the north and English Bay to the south. This area is the quintessential West End neighbourhood that has evolved over the last 130 years. A primarily residential area, it is defined by quiet, tree-lined streets, and a diverse mix of building heights and styles.

The neighbourhood has a very distinct pattern of development where towers line the perimeter taking advantage of the spectacular views of the park, the mountains and the water, leaving the middle as a bowl-like depression of low and mid-rise buildings. This pattern exhibits a wide range of building styles with the majority of the towers being constructed in the 1950s and 60s.

Views east and west of Chilco Street demonstrate the area character and the pattern of development.



Chilco & Comox Streets looking East

1



Chilco & Comox Streets looking West

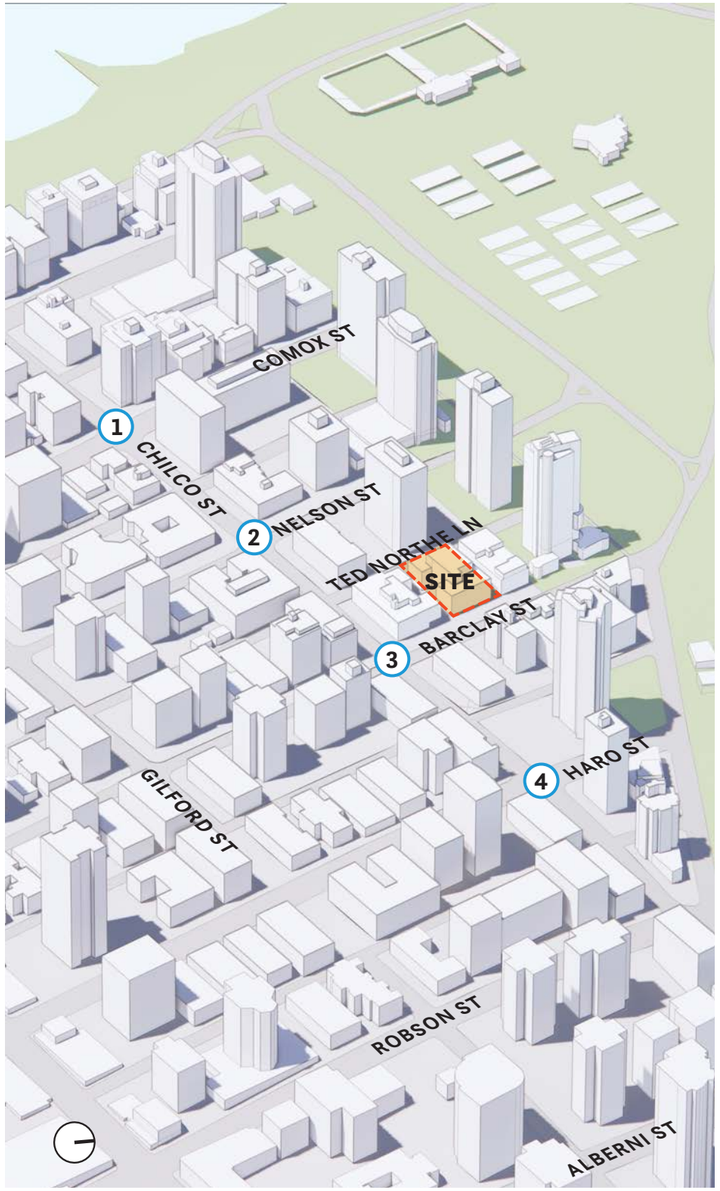


Chilco & Nelson Streets looking East

2



Chilco & Nelson Streets looking West





Chilco & Barclay Streets looking East



3 Chilco & Barclay Streets looking West



Chilco & Haro Streets looking East



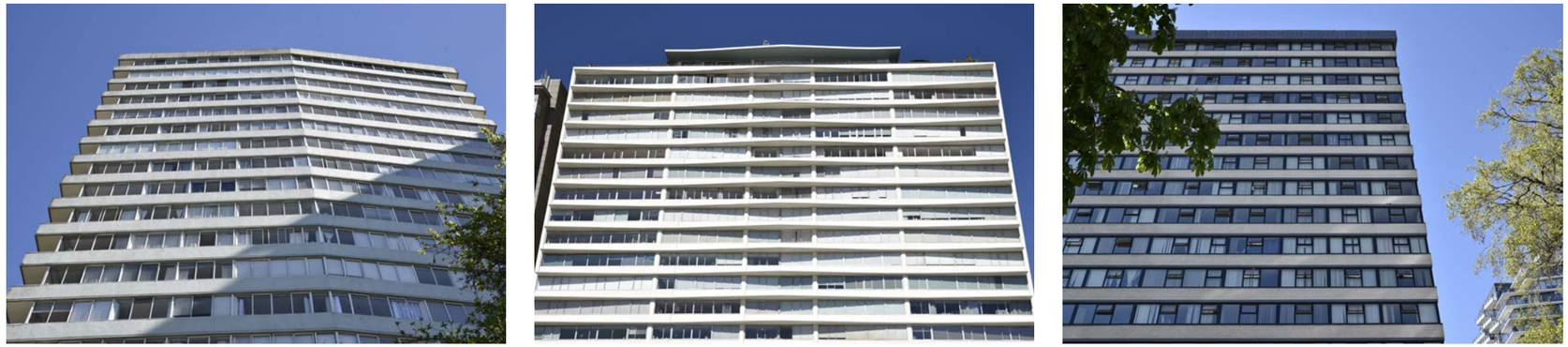
4 Chilco & Haro Streets looking West

Respectful of the West End's Special Character

The West End is a high density, predominately residential community with a variety of architectural styles and expressions constructed over the last 100 years.

The tree-lined streets and the many public and private open spaces, gardens and parks encourage walking and contemplation. The proposed development will be respectful of the special character of the area, by having the built form be responsive in siting, massing, orientation and materiality.

Particular attention has been made to incorporate common West End architectural components such as formal expressions of horizontality and verticality in the facade treatment, prominent entrances, and landscaped setbacks and gardens, to create a contemporary building that is highly compatible with the neighbouring buildings constructed decades earlier.

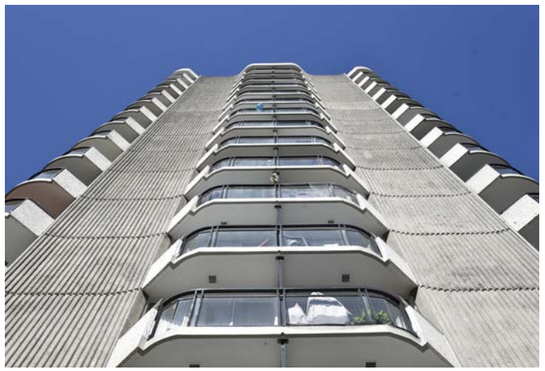


Expressed Horizontality in the Facade



Prominent Entrances









Expressed Verticality in the Facade









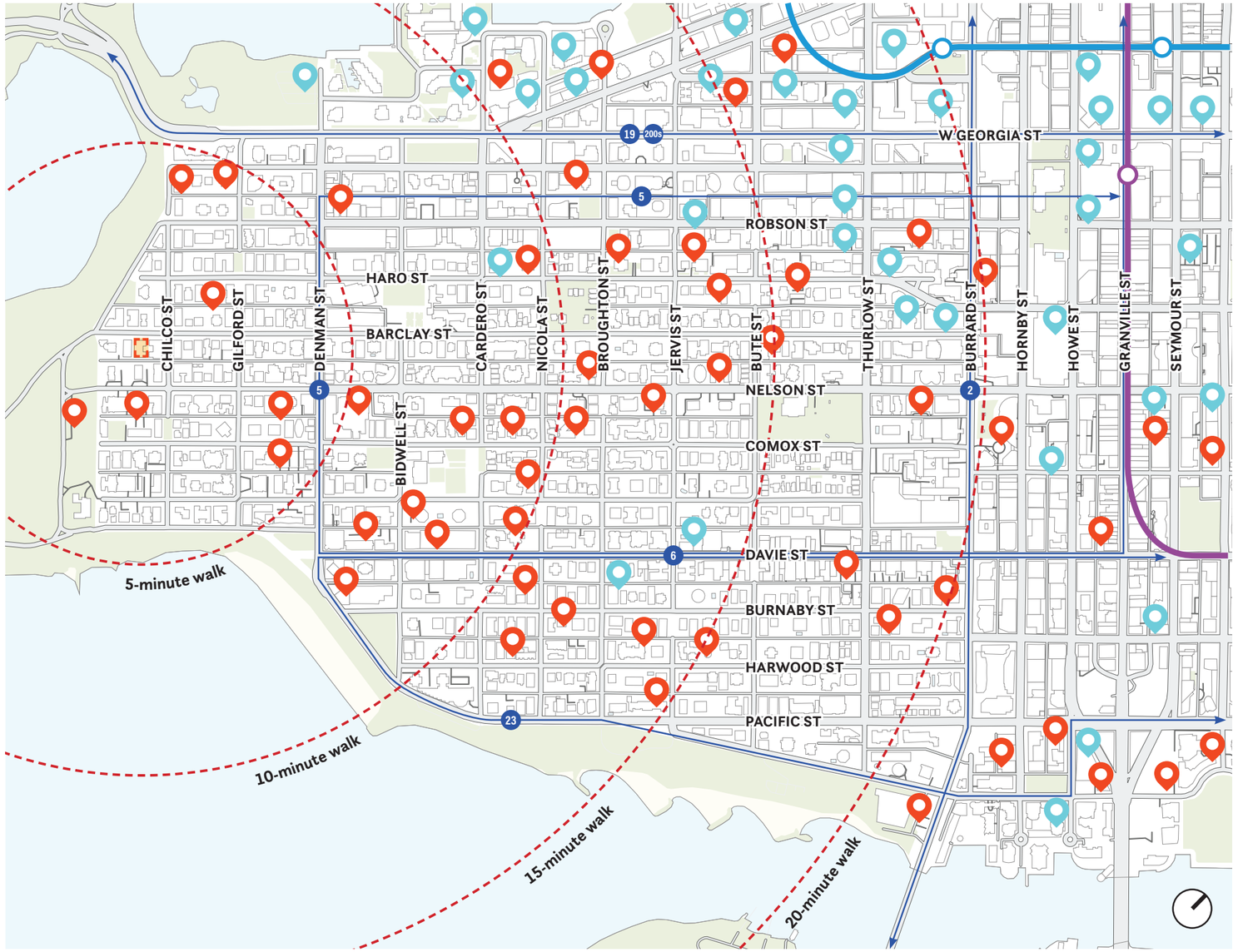
Landscaped Setbacks & Gardens

Transit & Car Share

The site is conveniently accessible via public transit and is connected by several main bus routes.

These include the #5 bus along Denman and Robson, the #6 bus along Davie, the #23 bus along Pacific and nine different buses along Georgia Street, all accessed within a 10-minute walk. The Burrard SkyTrain station can be accessed via the #5 bus, or within a 20-minute walk as well.

According to Vancity, Vancouver is the “car-sharing capital of North America,” with more vehicles per capita than any other city on the continent. This claim is evident with more than seven dedicated parking spots within a 5-minute walk of the site serviced by Modo.



Project Site

Bus Routes

Expo Line SkyTrain

Canada Line SkyTrain

EVO Car Share

Modo Car Share

Cycling & Bike Share

The site is well served by an array of cycling paths and bike share stations.

The existing north-south bicycle lane along Chilco Street is adjacent to the site and provides access to five east-west bicycle lanes towards the Downtown CBD, English Bay, Coal Harbour and Stanley Park.

There are also 10 public bike share locations and nine bike rental shops within a 10-minute walk of the site.



Project Site

Bicycle Lanes

Mobi Bike Share Stations

Bike Rental Stores

View Cone

There are multiple View Cones crossing the site with the 2024 amended Granville Street View Cone 20 being the most restrictive.

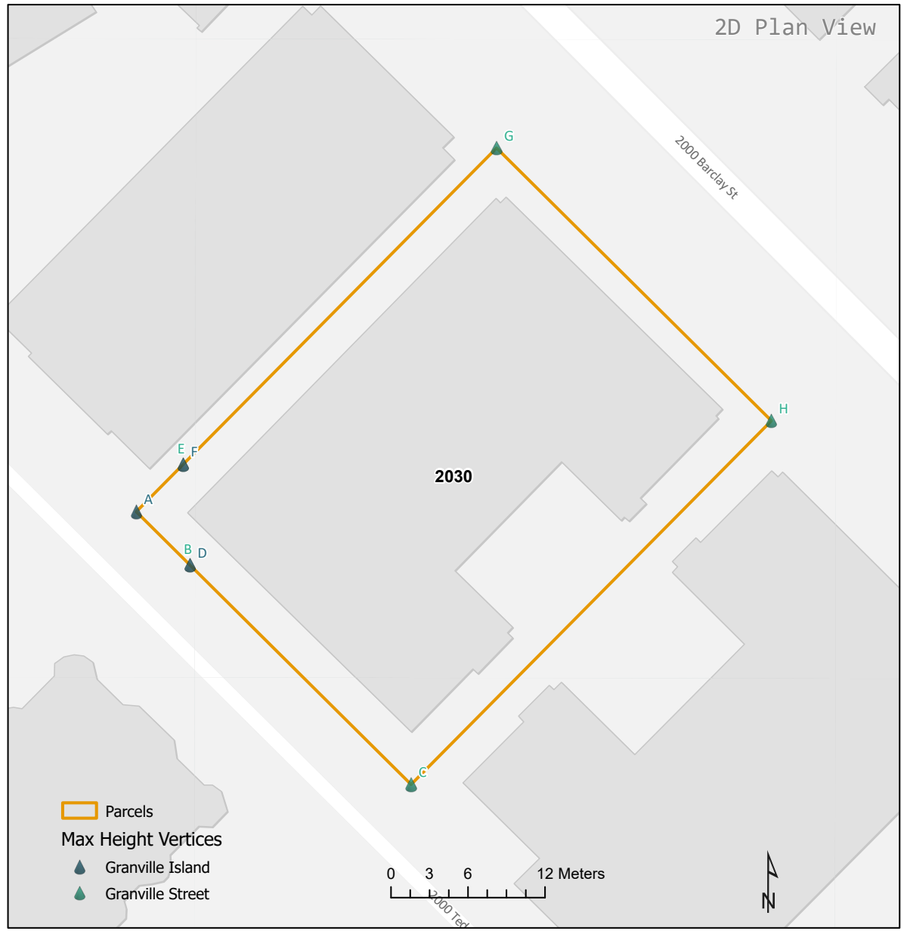
In July, 2024 the City amended View Cone 20.1 to the less restrictive View Cone 20.

From Granville Street at Broadway, the view of Capilano Mountain can be seen amongst the neighbouring peaks of Enchantment, Wizard and Magic.

The East Lion can be just seen at the western edge of this view.

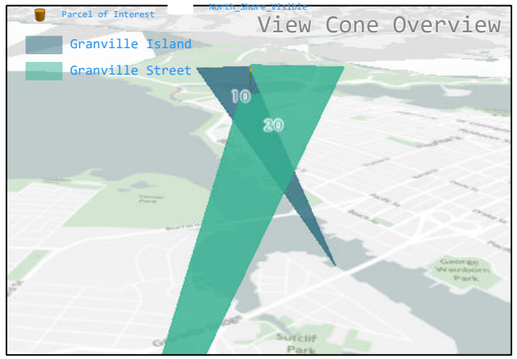


View Cone 20 Amended July 2024 (Previous View Cone 20.1 Dashed)





label	Geodetic Height (m)	Height from grade (m)	View	Lat	Long
A	170.04	153.53	10	49.292103	-123.141678
B	149.82	133.12	20	49.292068	-123.141624
C	149.26	132.5	20	49.291912	-123.141388
D	169.66	152.96	10	49.292068	-123.141624
E	150.08	133.98	20	49.292137	-123.141632
F	170.22	154.12	10	49.292137	-123.141632
G	150.92	135.55	20	49.292358	-123.141296
H	150.22	133.75	20	49.292168	-123.140999



CITY OF VANCOUVER | Planning, Urban Design and Sustainability

BASIC VIEW CONE BUILDING HEIGHT LIMITS
2030 Barclay St

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.

Site IDs: **11528075**

View cones limiting the site:
10 - Granville Island
20 - Granville Street

Requested by: **HPA** | Prepared by: **SEQ9522** | Date: **Wednesday, April 30, 2025** | Page No: **1 of 1**

3D View Cone Diagram from CoV

Vancouver's Hotel Shortage Directly Affects the Local Economy

Without increasing the pace of new, additional 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, with 57% (13,290) of the rooms across 78 properties in 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 hotel rates under pressure from supply-demand imbalance, 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.

Existing Hotel Supply West of Denman

1. **Rosellen Suites at Stanley Park**
   2030 Barclay Street
2. **English Bay Inn**
   1968 Comox Street
   Short-term Only
3. **Sylvia Hotel**
   1154 Gilford Street
4. **Times Square Suites Hotel**
   1821 Robson Street
5. **Lord Stanley Suites on the Park**
   1889 Alberni Street

Hybrid, with Flexible Stay

Short-term Only

Project Site



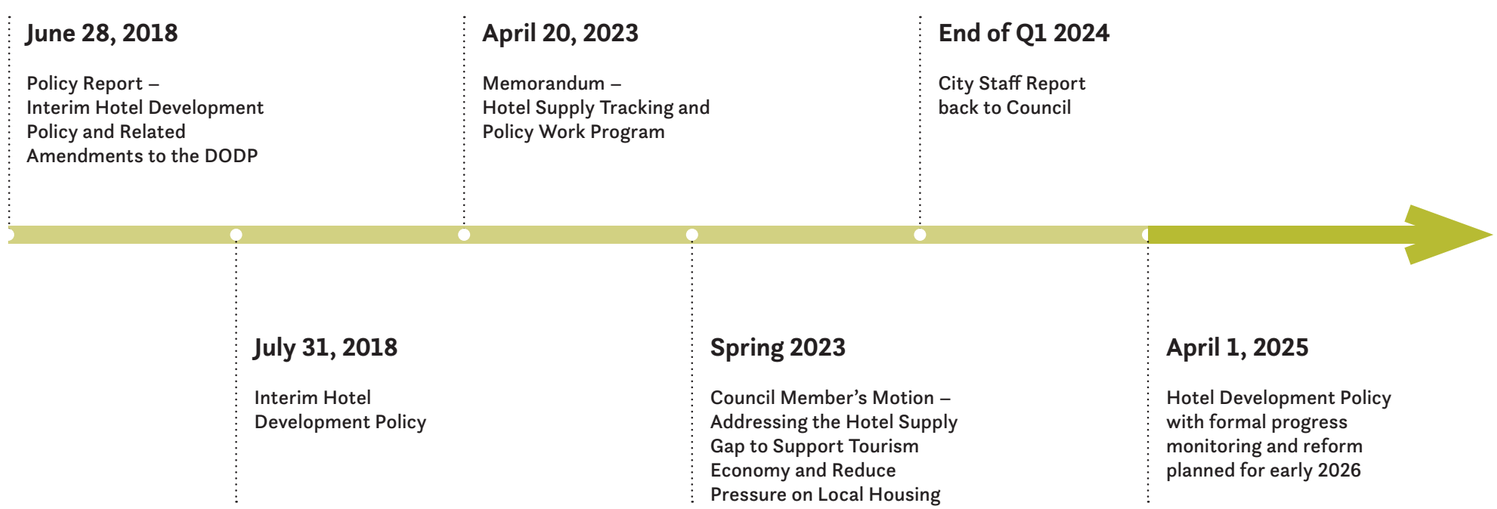
Hotel Development Policy Update

Recognizing the critical need for hotels, City Staff and Council have issued a new Policy.

The April 1, 2025 Hotel Development Policy Update replaces the 2018 Interim Development Policy with a proactive, city-wide strategy to address Vancouver's urgent hotel room shortage. It sets a goal of delivering 10,000 new rooms by 2050 through expanded rezoning opportunities, relaxed development rules (such as frontage and density flexibility), and incentives for a wider variety of hotel types including pod hotels, long-term stays, and Indigenous-led projects. The update shifts from preserving existing supply to aggressively encouraging new hotel development across Downtown, the Broadway Corridor, transit-oriented areas, and commercial streets, while also supporting office-to-hotel and residential conversions. It frames hotel supply as critical to Vancouver's future economic health, with formal progress monitoring and additional regulatory reforms planned for early 2026.

Since the West End Plan predates this Hotel Development Policy, the only mechanism for review by City Staff and approval by Council is through "site-specific rezonings." Since the proposed development addresses the primary intent of the Hotel Development Policy – the creation and / or retention of existing hotel rooms, without the loss of housing – it meets the prescribed criteria, including providing a variety of hotel room supply with a mix of standard rooms and longer stay accommodation.

The location of the project within the "City Core" and its proximity to major convention facilities and business district, combined with its geographic location adjacent to Stanley Park, English Bay and Coal Harbour make it a rare opportunity.



June 28, 2018

Policy Report – Interim Hotel Development Policy & Related Amendments to the DODP

Excerpts of note:

- **Encourages the consideration of opportunities for new hotel supply (e.g. identifying opportunities for hotels as part of rezoning applications** and permitting hotels in existing zoning).
- **Encourages variety in hotel locations though area planning initiatives such as the Broadway Plan and City Core 2050 and as part of site-specific rezoning applications**. In these initiatives, the development of new hotels should be a priority, in addition to other City priorities such as office space and affordable housing.
- Staff held a stakeholder meeting with representatives from Tourism Vancouver, Downtown Vancouver Business Improvement Agency (BIA), Robson Street BIA, Yaletown BIA, and West End BIA and the Hotel Association of Vancouver. **The BIAs, particularly the West End BIA emphasized the importance of hotels to the local economy**. Representatives from the Hotel Association of Vancouver emphasized the need for development or zoning levers to facilitate a regular supply of units; but cautioned in drawing false projection conclusions by examining data at the peak of a tourism growth period.

July 31, 2018

Interim Hotel Development Policy

Excerpts of note:

- **The Interim Hotel Development Policy applies throughout the city**. This policy does not apply to affordable housing designated under the Single Room Accommodation By- law.
- The policy reaffirms the City's interest that new or existing hotels will be considered as part of neighbourhood planning programs, as well as rezoning and development applications and enquiries. This policy emphasizes the importance of existing and new hotel rooms in the **City Core**, especially downtown.
- During area planning initiatives, consideration will be given to the appropriateness, necessity, and supply of sites for hotel uses. Sites in the downtown and **City Core** areas are particularly important due to their **proximity to major convention facilities, major offices, the concentration of tourism destinations and regional economic importance**.
- Opportunities for variety in visitor experience and **choice** should be encouraged. This will be furthered through **variety in hotel locations** and price throughout the City Core and elsewhere in the city in commercially zoned districts. Variety in room choice, especially pricing, is important to enable visitor diversity, and resilient visitor growth to Vancouver.

April 20, 2023

Memorandum – Hotel Supply Tracking & Policy Work Program

This Memorandum was initiated by the Destination Vancouver Hotel study released on March 6, 2023.

Excerpts of note:

- Hotel industry consultants have recommended that the City continue to **encourage the diversification of the local hotel room supply in terms of location, type and price point**. This will help to ensure that the city is better positioned to attract a wider range of visitors, while also increasing resiliency to external shocks and stressors that may impact certain segments of the tourism industry over others. **The consultant team has also pointed out that the hotel industry is evolving and adapting to meet changes in market demand**. Trends include automation, use of innovative technology, and new hotel types such as micro suite hotels which are small, affordable, units at 200 ft^2 or less with high-quality furnishings and common social areas. **Additionally, extended stay hotels provide long term accommodation with in-suite amenities such as laundry and kitchen**.

April 1, 2025

Hotel Development Policy Update

Excerpts of note:

- THAT Council approve the Hotel Development Policy to encourage new hotel room supply and repeal the 2018 Interim Hotel Development Policy. B, approve the amendments to the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (Areas A, B, C1 & F and Areas C3 & H) to allow consideration of mixed-use hotel with residential development to support the continued viability of Vancouver's visitor economy. C, approve the amendments to the Broadway Plan, generally as presented in Appendix C, to enable the consideration of hotel proposals on sites with less than 99-foot frontages in select employment and industrial areas within the Broadway Plan. D, and direct staff to continue work with Destination Vancouver, the Hotel Development Task Force and other key stakeholders in the accommodations industry, as presented in this report, and report back to Council with recommendations for regulatory amendments to further encourage new hotels across the city.

Existing Hotel

The existing four-storey hotel, Rosellen Suites at Stanley Park, was built in 1959. It consists of 27 themed Personality Suites with fully equipped kitchens.

The 1,900 ft^2 penthouse with wrap around roof deck was frequented by Hollywood star, Katharine Hepburn during the 1960s and was subsequently named after her and remains decorated in the style of the Hollywood Golden Age.

The hotel is popular for the exceptional location. Current guest stays range from nightly to monthly, given that all units are fully equipped suites. This attracts clientele for business, tourism / recreation, and temporary accommodation for individuals in the community. Serviced apartments are increasingly in demand given the restrictions on short term stays (i.e. Airbnb) in traditional residential zones.

The site is steps away from Stanley Park, the seawall, nearby beaches, and offers fantastic views of the city, ocean and mountains. The current hotel operator has been operating at this location since 1986.



Existing Rosellen Suites Hotel looking West

DP Approved for a Tower

In 2018, a Development Permit application was submitted by developer Marcon in collaboration with Henriquez Partners Architects and Shift Architecture for the site at 2030 Barclay Street. The proposed project consisted of a 10-storey market residential tower with 19 suites catering to families.

The proposal respected the spacing, setback and height guidelines set by the RM-5B zoning, and the FSR was maximized to the allowable 3.025 including a 10% Heritage Bonus Density. The design aimed to maintain primary views from neighbouring residences without creating excessive shadowing. It also addressed street and lane activation and used massing and materiality to relate to the existing character of the West End.

A Development Permit Minor Amendment was submitted in April of 2022 and a Development Permit was approved and issued on 20 July 2022, establishing the site as the location for a secondary tower on the block.



Existing Approved Design – 2030 Barclay Street

Block Plan

Since the site was already approved for a Tower, the development opportunities for the adjoining properties have not changed with this Rezoning application.

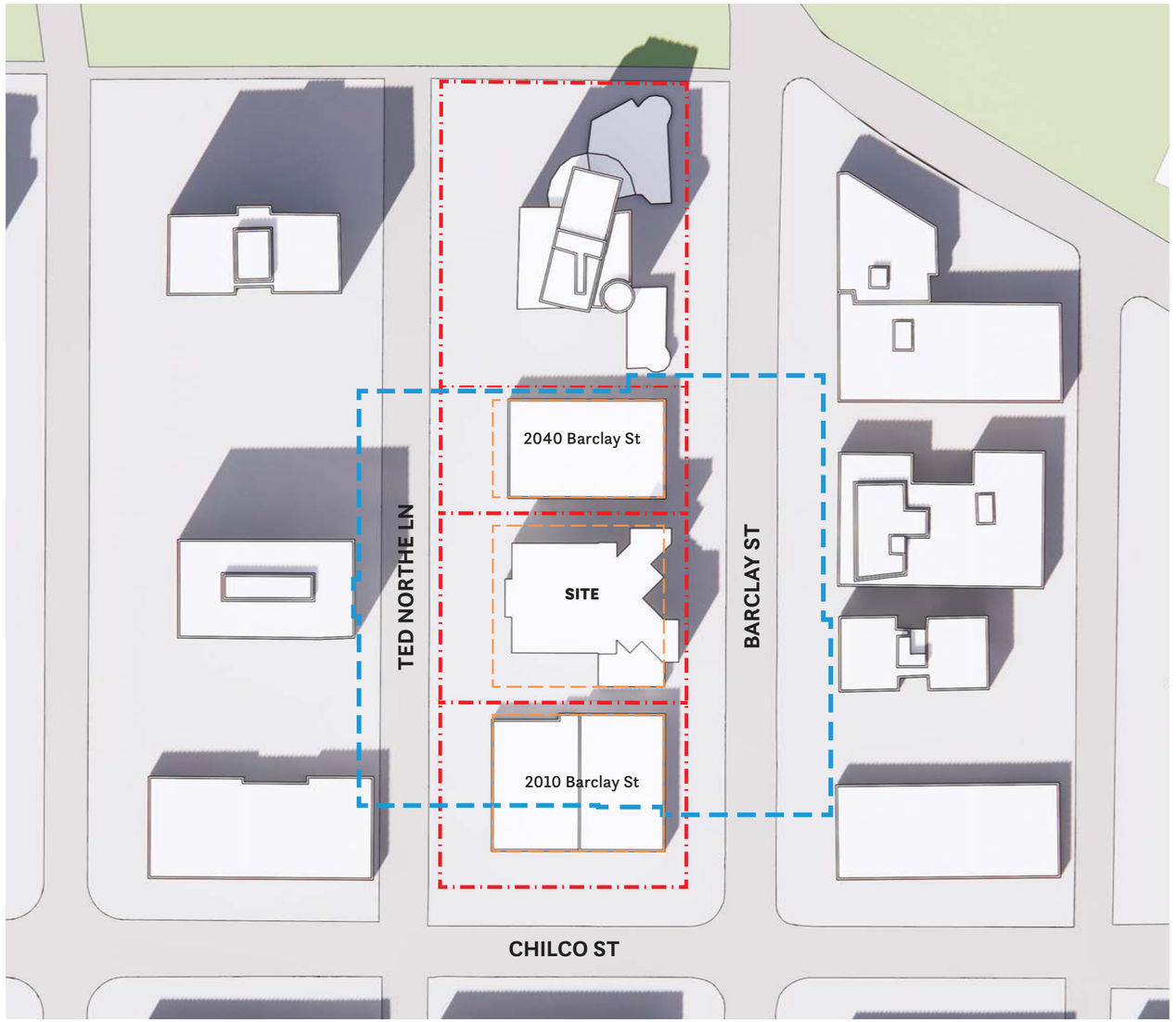
The mid-block siting of the tower is consistent with the surrounding pattern of development, and the Development Permit approval for a tower on this site has already established the highest and best use for this property and the neighboring sites.

Potential Future Development	2040 BARCLAY ST	2010 BARCLAY ST
FSR	1.5	2.75
Building Height	10.7 m	18.3 m
Front Yard Setback	3.7 m	3.7 m
Side Yard Setback	2.1 m	2.1 m / 6.0 m
Site Coverage	50%	50%
Site Frontage	20.12 m	30.18 m

Setback

80’ Tower Separation

Property Lines



Block Plan – *Previously Approved DP*

Protection of Future Development Rights

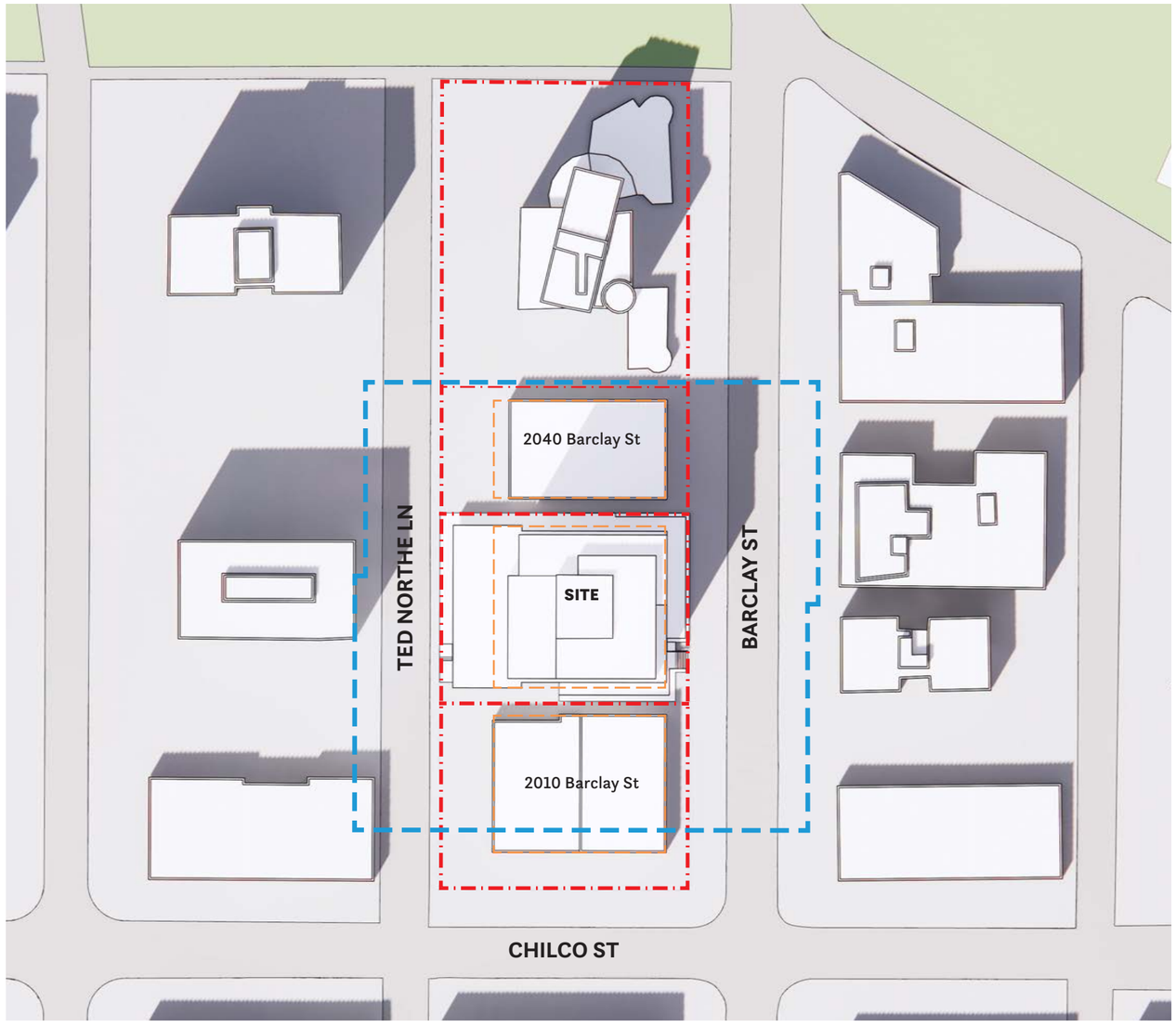
The proposed tower complies with all required tower separation distances, ensuring that surrounding sites retain the same future development potential as established in the approved DP application.

Potential Future Development	2040 BARCLAY ST	2010 BARCLAY ST
FSR	1.5	2.75
Building Height	10.7 m	18.3 m
Front Yard Setback	3.7 m	3.7 m
Side Yard Setback	2.1 m	2.1 m / 6.0 m
Site Coverage	50%	50%
Site Frontage	20.12 m	30.18 m

Setback

80’ Tower Separation

Property Lines



Block Plan – *Rezoning Addendum*

3.0 URBAN DESIGN ANALYSIS

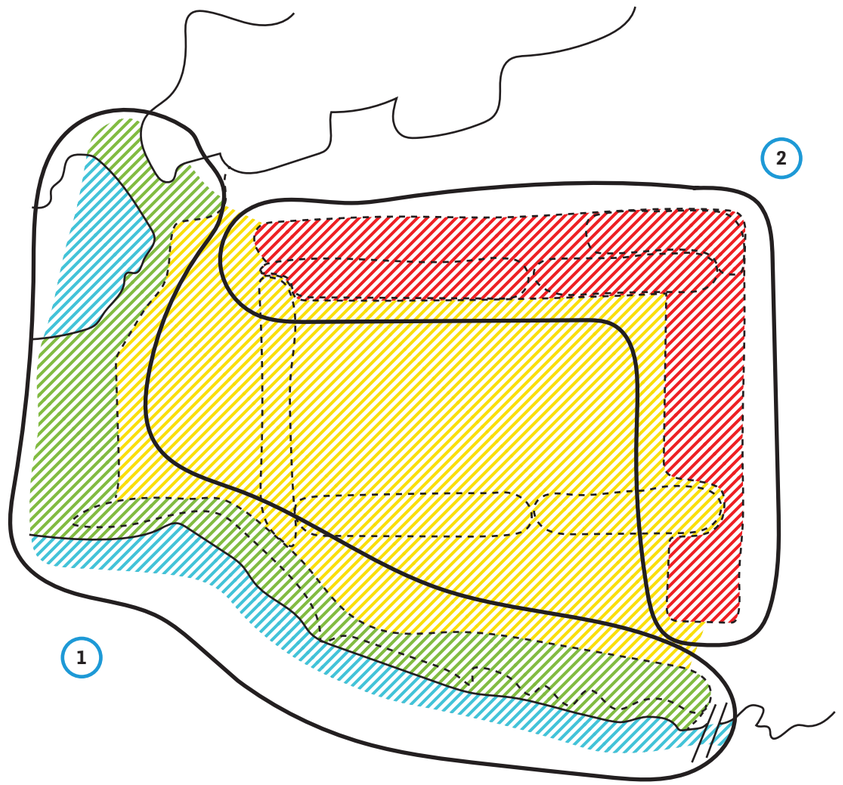
Stanley Park / English Bay Urban Frame

As illustrated in the West End Plan and in existing patterns of development, there are two urban frames that define the West End.

The West End Plan identifies the Burrard and Georgia corridors to the north and east as two edges of an “urban frame” that define the lower existing scale of the West End. The Plan also shows another frame created at the interface of the West End with the natural boundary of Stanley Park and English Bay. Unlike the defined urban edge that is created by the street network itself, this edge is more frayed.

This is particularly evident at Barclay Street where the last full city block terminates cleanly at the edge of Stanley Park. North of Barclay Street however, the city blocks are interrupted by the park and Lagoon Drive creating a stepped edge to the urban frame.

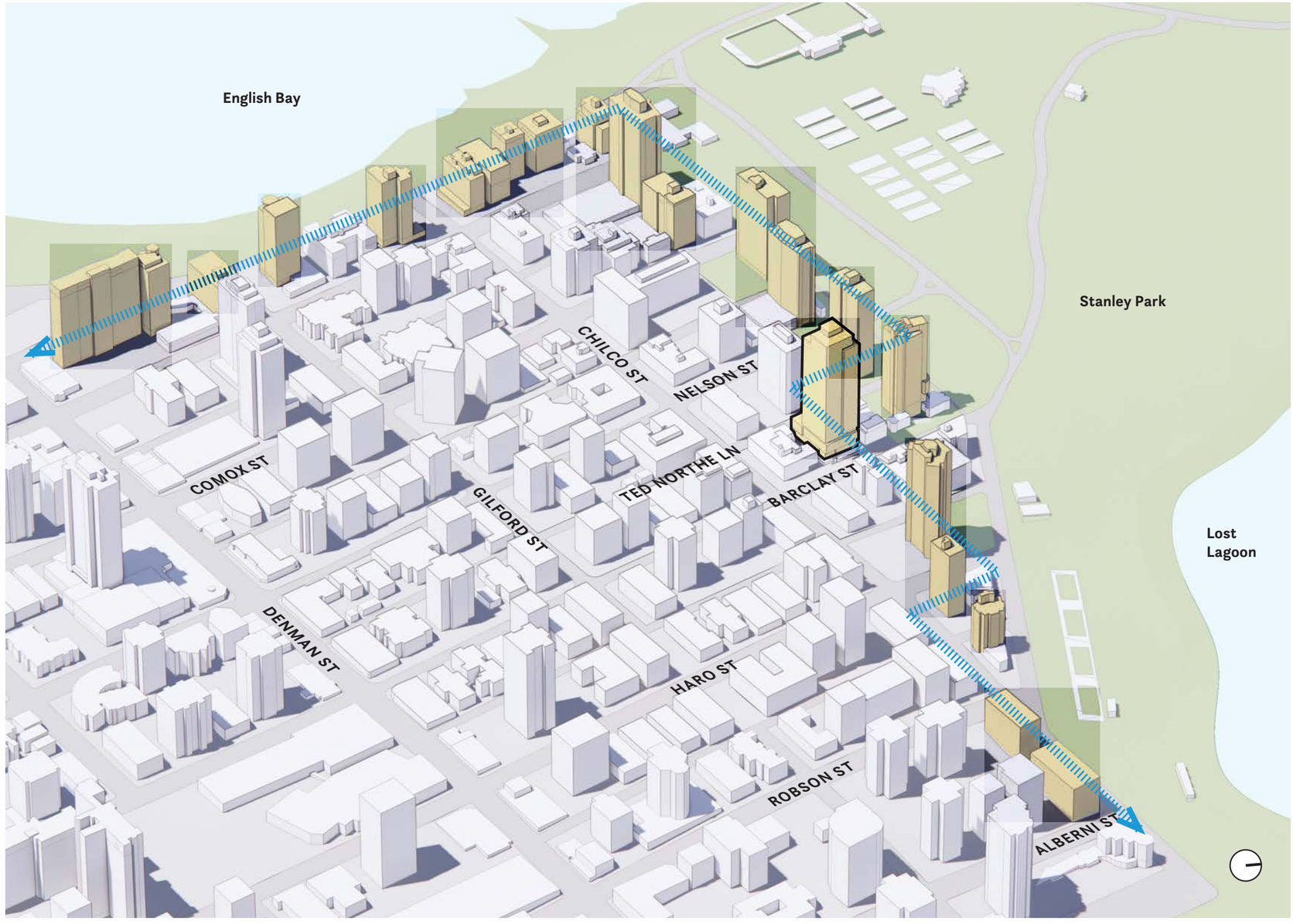
These differing urban frames – one defined by new and dense development, and the other by natural boundaries and older development – really form the essence of the West End.



Urban Frame Diagram from the West End Plan

1 **Stanley Park / English Bay Urban Frame**

2 **Georgia & Burrard / Street Urban Frame**



Line of the Urban Frame

Towers Forming the Edge of the Frame

Proposed Building

Tower Height Analysis

Defined by natural boundaries, the towers fronting English Bay and Stanley Park are tall despite their age, with many being well above the existing maximum building height.

The neighbourhood of West Denman is perfectly situated between city and nature. This creates a very distinct pattern of development where the towers that line the perimeter are maximized in height and density to take advantage of the spectacular views of Stanley Park, the North Shore mountains and English Bay, leaving the middle as a bowl-like depression of low and mid-rise buildings.

These perimeter towers constructed in the 1950s and 60s are taller than the existing maximum building height of 58 m in the RM-5B zoning.

The location of the site in relation to these existing taller perimeter towers, that are part of the Urban Frame, make this a unique opportunity to galvanize established patterns of development with a higher tower and more density. This is especially relevant and important given the dire need for new hotel space this proposal will provide.



Project Site

Tower Heights

1. **Presidio**
   2088 Barclay Street
   (Condominium)
2. **2077 Nelson Street**
   (Condominium)
3. **Silhouette Apartments**
   2050 Nelson Street
   (Rental)
4. **Laguna Vista Apartments**
   2020 Haro Street
   (Rental)
5. **2075 Comox Street**
   (Rental)
6. **Panorama Place**
   2055 Pendrell Street
   (Condominium)
7. **Pacific Sands**
   1122 Gilford Street
   (Rental)
8. **El Cid**
   1850 Comox Street
   (Leasehold Apartment)
9. **Shoreline West End Apartments**
   1763 Comox Street
   (Rental)
10. **Harbourview**
    1920 Alberni Street
    (Rental)
11. **Lord Stanley**
    1889 Alberni Street
    (Condominium)

#m **Tower Height above 58 m**

Project Site



Skyline & Gap Analysis

Development opportunities at multiple scales exist to both reinforce the skyline and "fill the gaps."

The height and location of the tower for the proposed development provides a unique opportunity to not only reinforce the Stanley Park / English Bay urban frame but also mediate between the established development to "fill the gaps" locally, and create a dome-shaped skyline when viewed from a longer distance.

From a distance, this new tower helps to not only "fill the gaps," but also create a stronger dome-shaped image. Although this is true from many vantage points, the view from Lost Lagoon towards the West End is the most meaningful and explanatory.

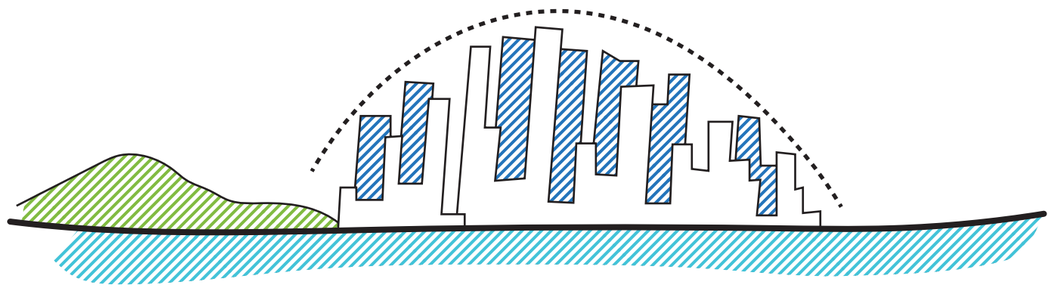


Diagram from West End Plan –
Built Form Principles Reinforce the Dome-Shaped Skyline

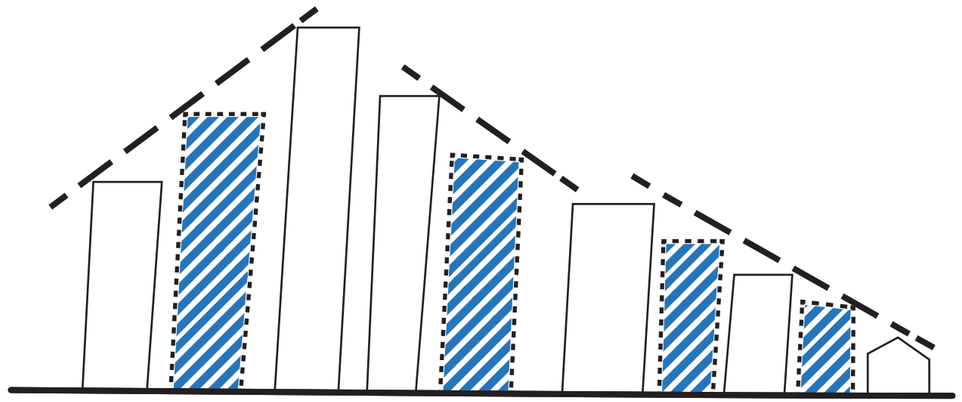


Diagram from West End Plan –
Built Form Principles Recognize Transitional Role in the Form and Scale



View from Lost Lagoon in Stanley Park looking South – Current Skyline

Proposed Building



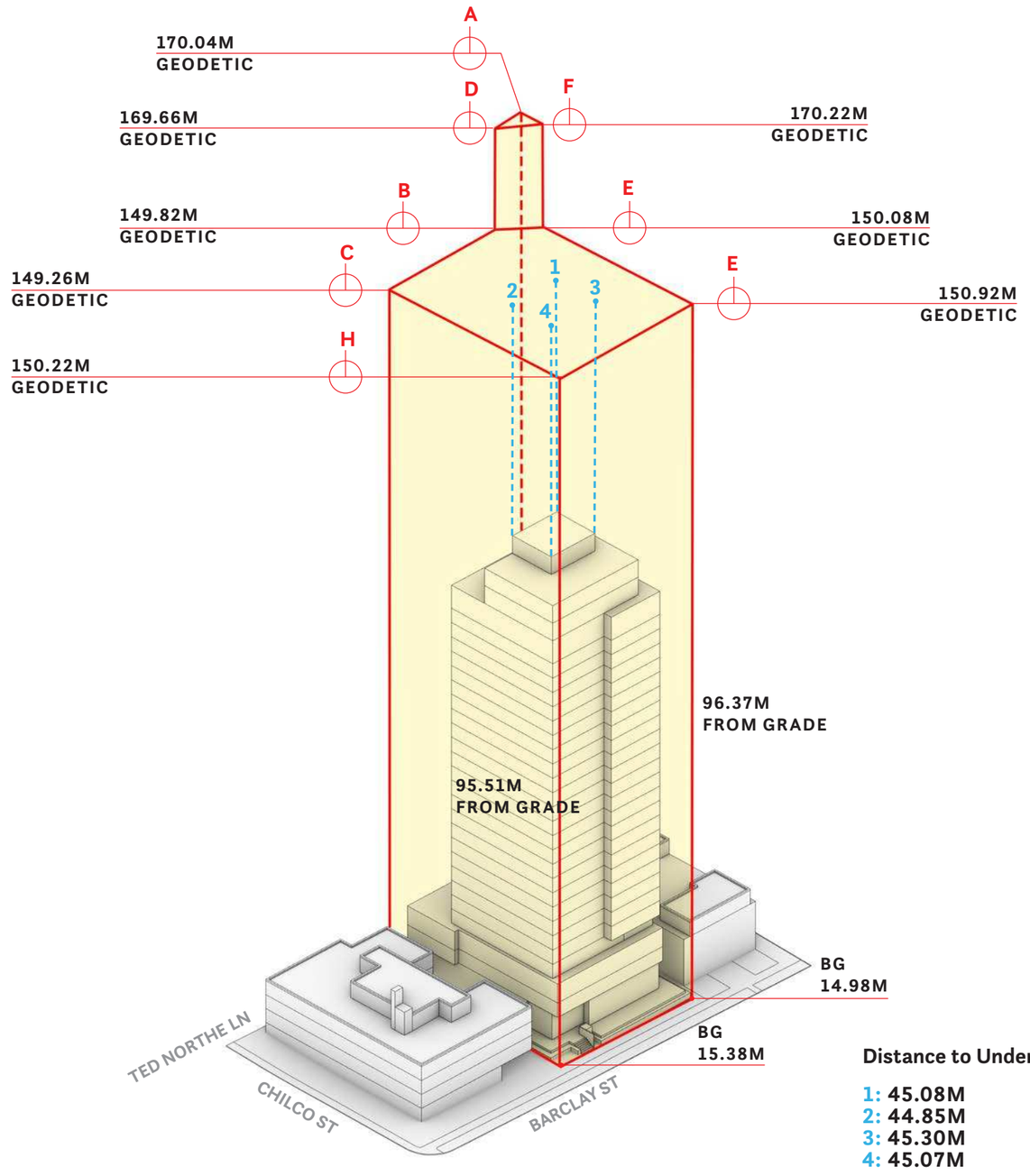
View from Lost Lagoon in Stanley Park looking South – Future Skyline

View Cone Analysis

Although there are multiple View Cones crossing the West End, the site is subject to the limits of the City-adopted View Cone 20 (Previously 20.1)

The maximum building height is determined by the Zoning and Development By-law and the relevant View Cones. If the building height is permitted above the height allowed by the District Schedule, the next ceiling is the View Cone.

In July, 2024 the City amended View Cone 20.1 to the less restrictive View Cone 20. The following diagram illustrates compliance with the most restrictive View Cone 20. The massing in this proposal sits at least 44.85 meters below the underside of View Cone 20.



Tower Separation

The mid-block siting of the Tower is consistent with the surrounding pattern of development, ensuring that the maximum tower separations are maintained.

The east-west orientated blocks between Chilco Street and Park Lane have an established row of perimeter towers and mid-block towers. This relationship sets a pattern that is repeated in the north-south direction parallel to the park ending at Barclay Street. This pattern ensures that the maximum tower separation is maintained and contextualized.

In the north-south direction, the proposed tower is sited to the far north to maintain the maximum 80', and in the east-west direction it is sited to the far east to provide 116.5' separation from the Presidio tower.

This siting strategy preserve views, solar access and privacy for the Emerald Terrace to the south and the Presidio to the west.



- Proposed Site
- Perimeter Tower & Height
- Mid-block Tower & Height
- Tower Separation
- 1 Presidio
- 2 Emerald Terrace

View Protection Analysis

Laguna Vista Apartments

2020 Haro Street

Incremental View Impact: **15.2°**
89.9% View Maintained

The Laguna Vista Apartments has an unconventional form where three of the four sides are orientated west towards Stanley Park. There is one primary west facing elevation and two flanking angled elevations facing northwest and southwest. Only the southwest orientation is affected by the new development and only marginally due to this angled aspect.

The incremental view impact is modest, allowing 89.9% of the views to be maintained by the new development.



Proposed Building (Storeys)

Affected Building (Storeys)

Existing Building (Storeys)

Existing View Blockage

Incremental View Blockage

150° View Shed

2077 Nelson Street

Incremental View Impact: **27.7°**
81.5% View Maintained

The 2077 Nelson Street condominiums are orientated in the north-south direction with the vast majority of units and balconies facing west, and so the development to the north has a marginal impact to the building as a whole. The north elevation of this building is primarily solid concrete with very little glazing, there is one small balcony. Although the view to Coal Harbour is affected, the more important view to Stanley Park is not.

The incremental view impact is modest, allowing 81.5% of the views to be maintained by the new development.

Proposed Building (Storeys)

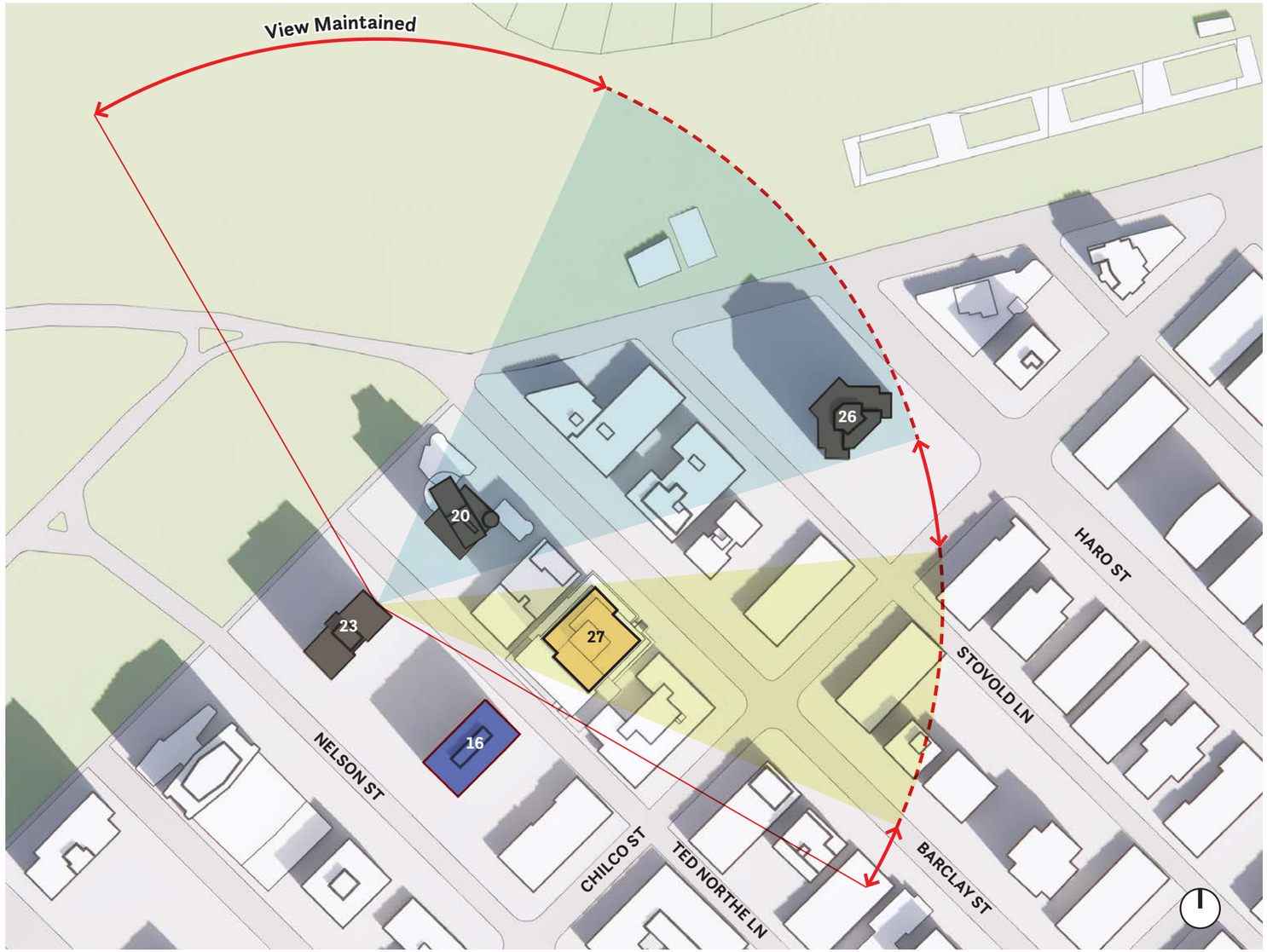
Affected Building (Storeys)

Existing Building (Storeys)

Existing View Blockage

Incremental View Blockage

150° View Shed



View Protection Analysis

Emerald Terrace

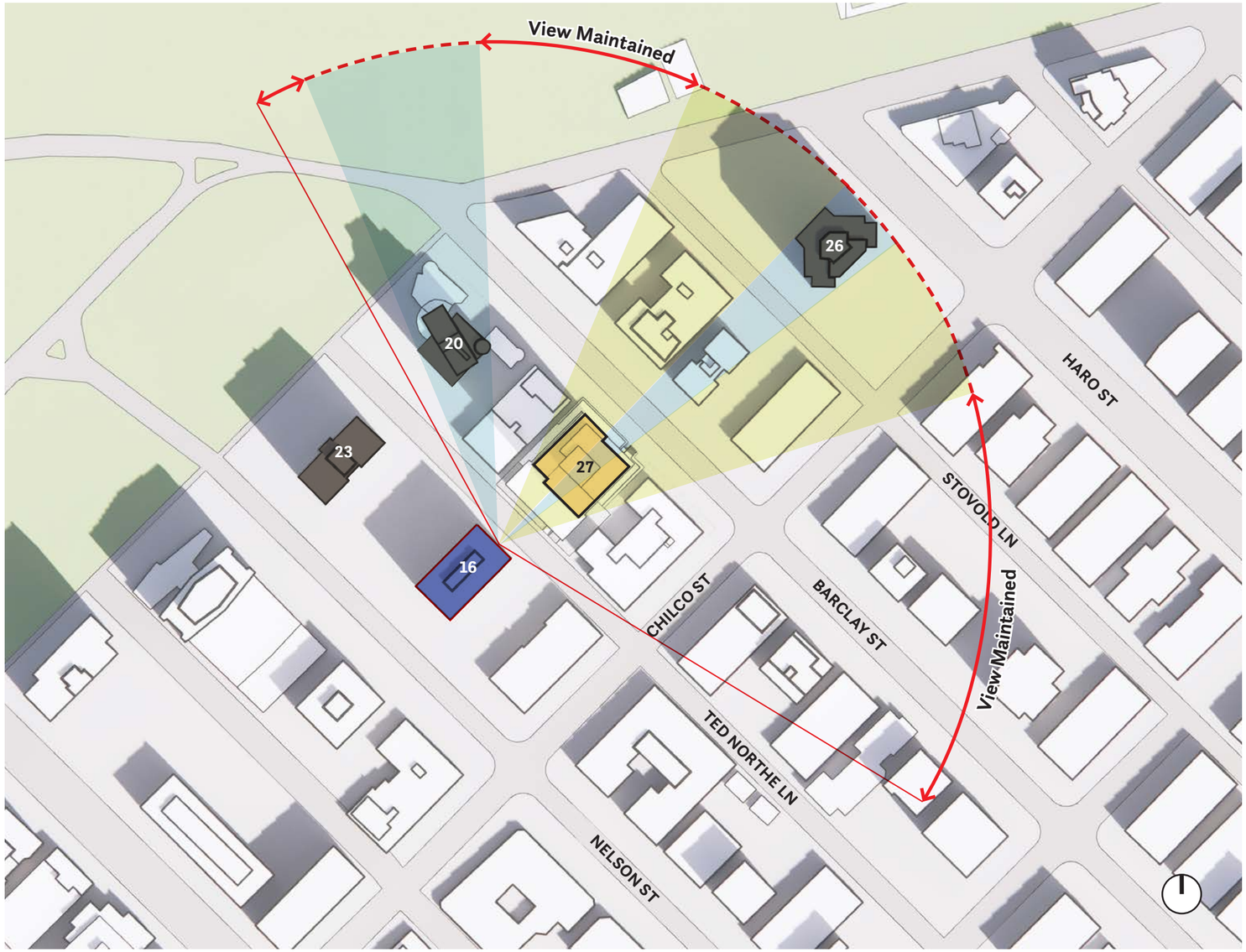
2045 Nelson Street

Incremental View Impact: **48.8°**
67.5% View Maintained

The Emerald Terrace apartments are orientated in the north-south direction with the vast majority of units facing either east or west and so the development to the north has a marginal impact to the building as a whole. The primary aspect of those apartments that are affected is facing north towards Stanley Park and Coal Harbour. At 16 storeys, the height of the building already has limited views, which are further reduced by existing buildings.

The incremental view impact is modest, allowing 67.5% of the views to be maintained by the new development.

- **Proposed Building** (Storeys)
- **Affected Building** (Storeys)
- **Existing Building** (Storeys)
- **Existing View Blockage**
- **Incremental View Blockage**
- **150° View Shed**



Presidio
2088 Barclay Street

Incremental View Impact: **36.0°**
76% View Maintained

The Presidio Condominiums are one unit per floor with only one secondary bedroom being affected by the proposed development. Although the view east towards the downtown core is affected, the more important view of Coal Harbour is maintained.

The incremental view impact is modest, allowing 76% of the views to be maintained by the new development.

Proposed Building (Storeys)

Affected Building (Storeys)

Existing Building (Storeys)

Existing View Blockage

Incremental View Blockage

150° View Shed



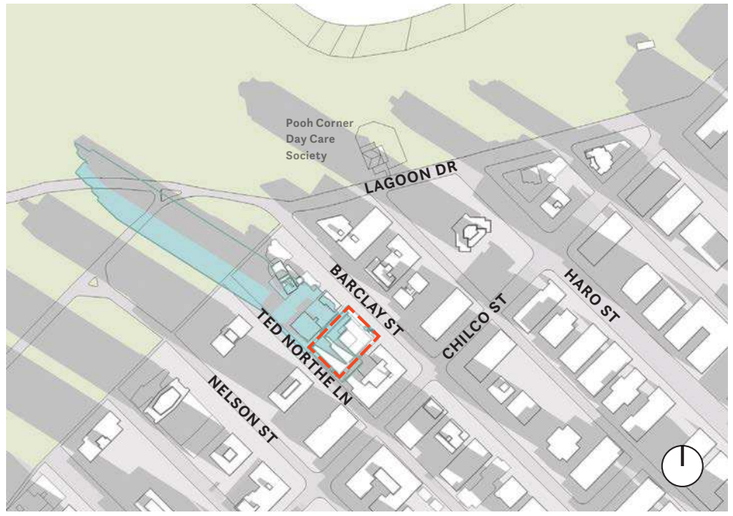
Shadow Analysis

Vernal Equinox **March 21**

Detailed shadow studies have been prepared in order to understand their impact on the existing neighbourhood.

Since the existing pattern of development has higher towers along the perimeter of Stanley Park, the mid-block location of the tower of the proposed development has marginal additional shadowing of the public open space. Either the shadowing does not reach the park, or the shadowing overlaps with the shadowing of the existing towers.

The shadowing of the new tower is never longer than the existing towers, and where there is exclusive shadowing of the public open space by the new tower, it does so in areas of landscaping with marginal impact on programmable public space.



10:00 am



12:00 pm

Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow

Vernal Equinox March 21

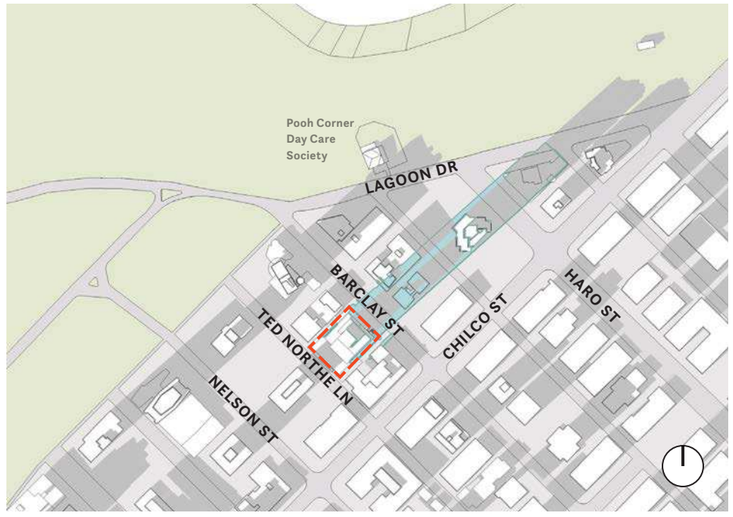
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



2:00 pm



4:00 pm

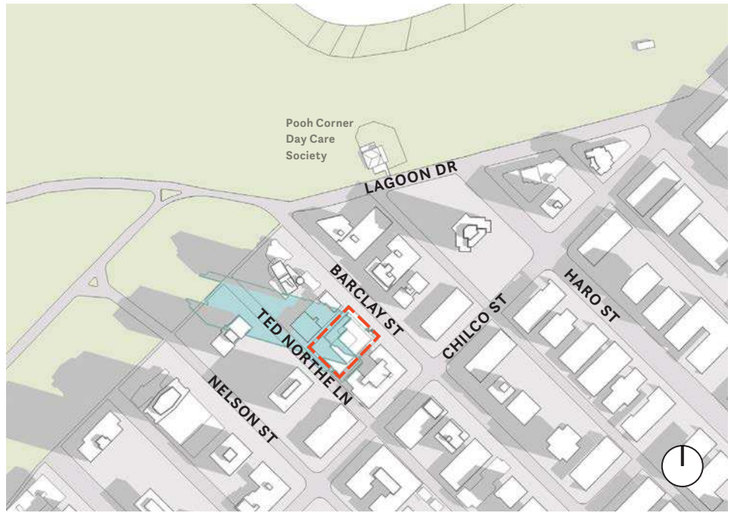
Shadow Analysis

Summer Solstice June 21

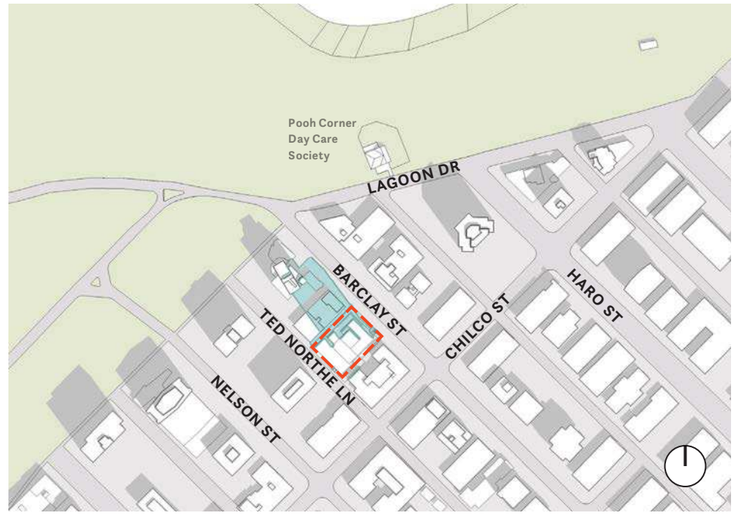
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



10:00 am



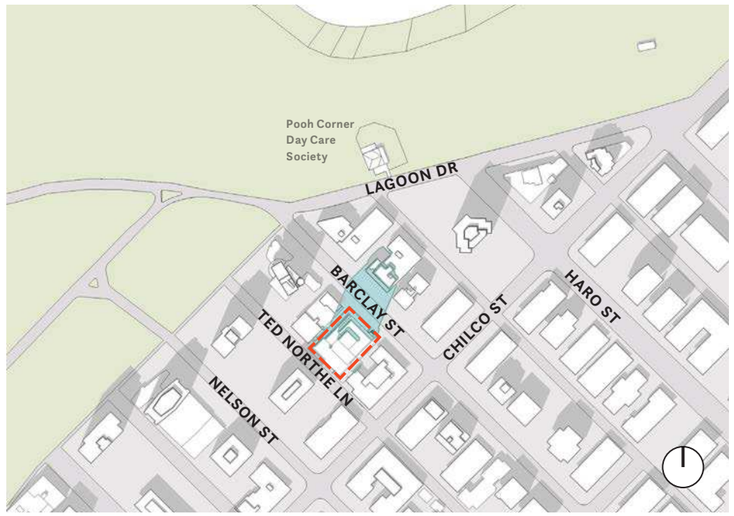
12:00 pm

Summer Solstice June 21

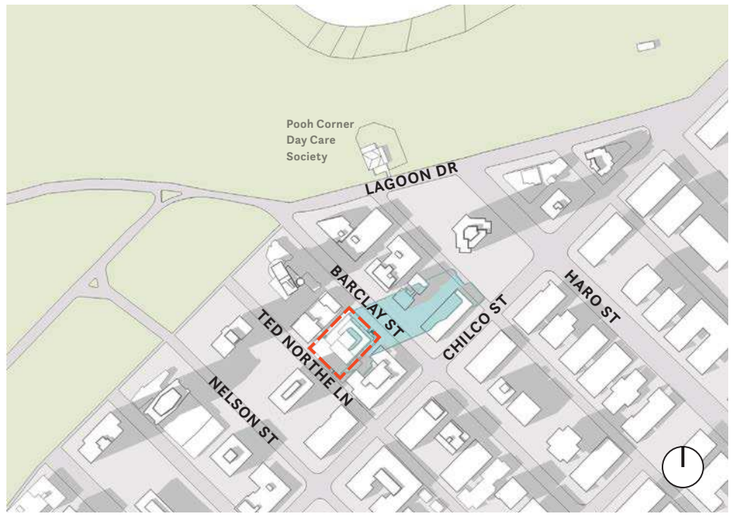
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



2:00 pm



4:00 pm

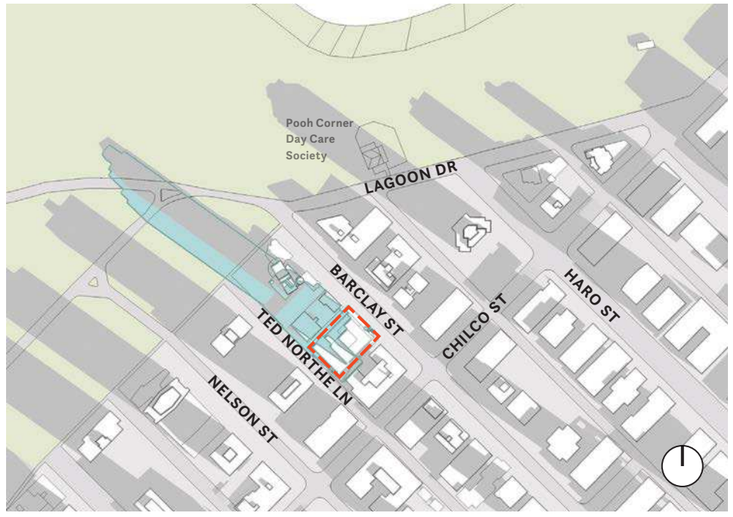
Shadow Analysis

Fall Equinox September 22

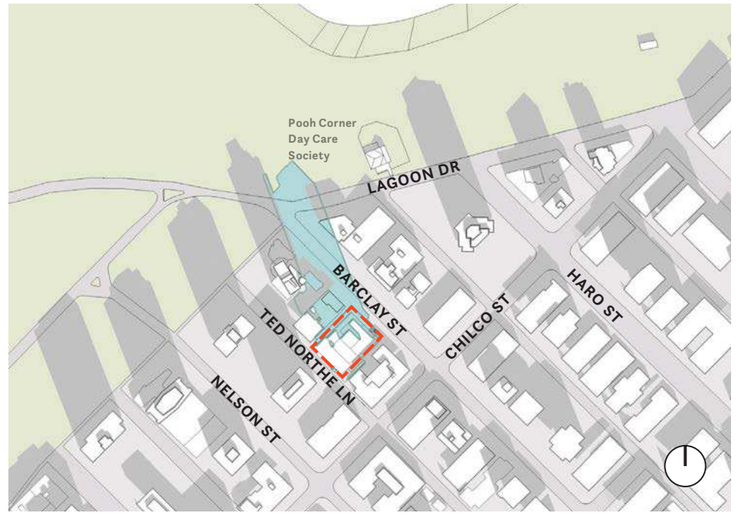
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



10:00 am



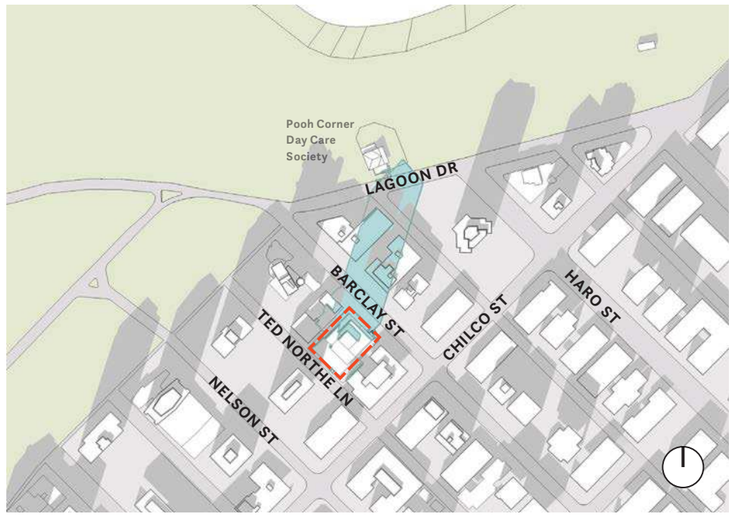
12:00 pm

Fall Equinox September 22

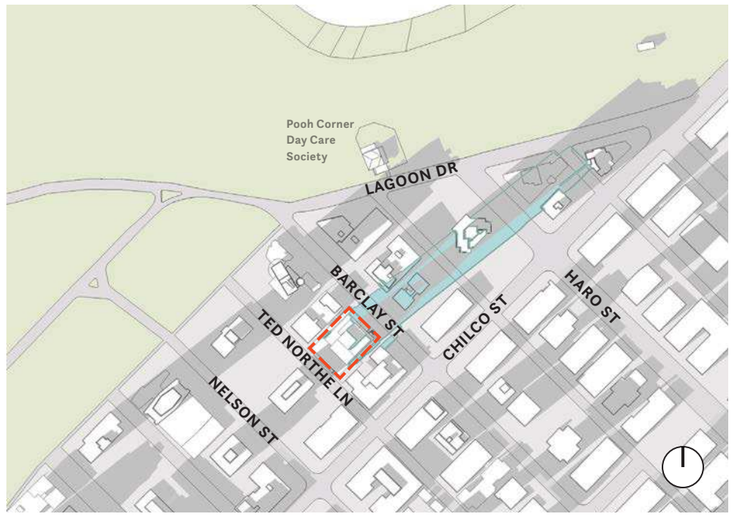
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



2:00 pm



4:00 pm

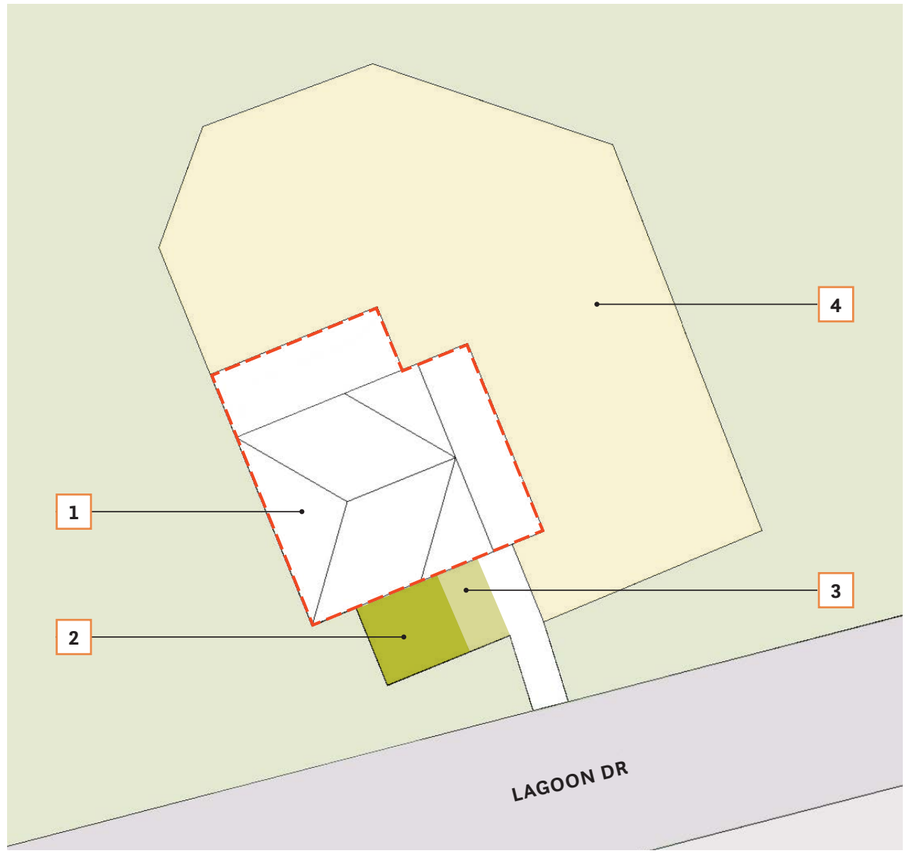
Childcare Design Guidelines

The new development does not contribute to incremental shadowing of the Daycare during the prescribed time outlined in the Childcare Design Guidelines.

Item 1.4 - Orientation of the General Design Considerations of the Childcare Design Guidelines states that “the facility should be orientated so that outdoor play areas for each program receives a minimum of three hours of direct sunlight per day at winter solstice. Two hours of sunlight should occur during the typical playtimes of 9:30am - 11:30am or 1:30pm - 4:00pm.”

The shadow analysis of the prescribed winter solstice shows that the Pooh Corner Daycare is already in shadow from the existing surrounding development and that the proposed tower does not contribute to any new shadowing during this time frame.

1. **Daycare**
2. **Uncovered Outdoor Play Area**
3. **Covered Outdoor Play Area**
4. **Outdoor Play Area**





Satellite Image



Street View

Winter Solstice December 21

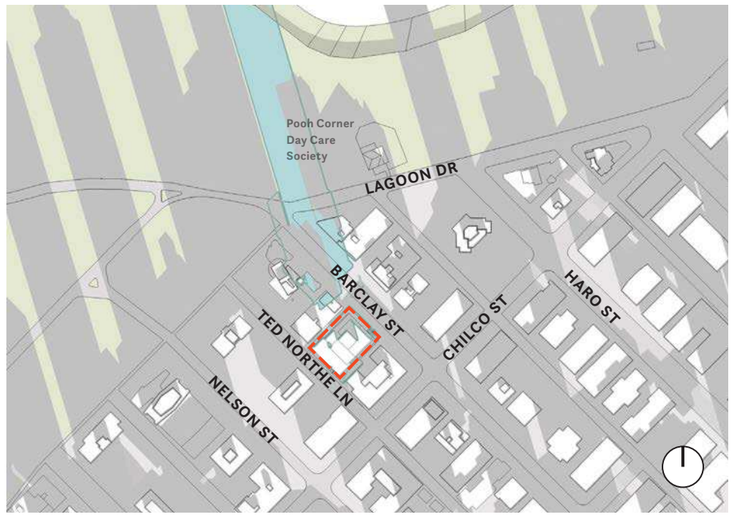
Extent of Project Site

Existing Shadows

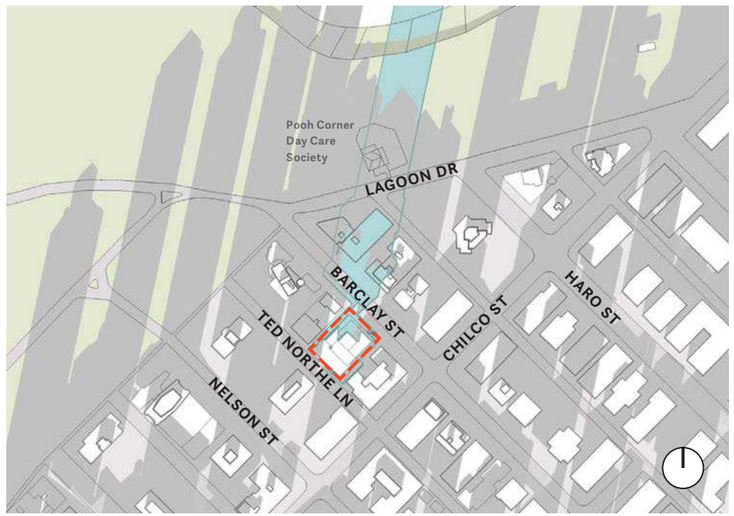
Incremental Ground Plane Shadow



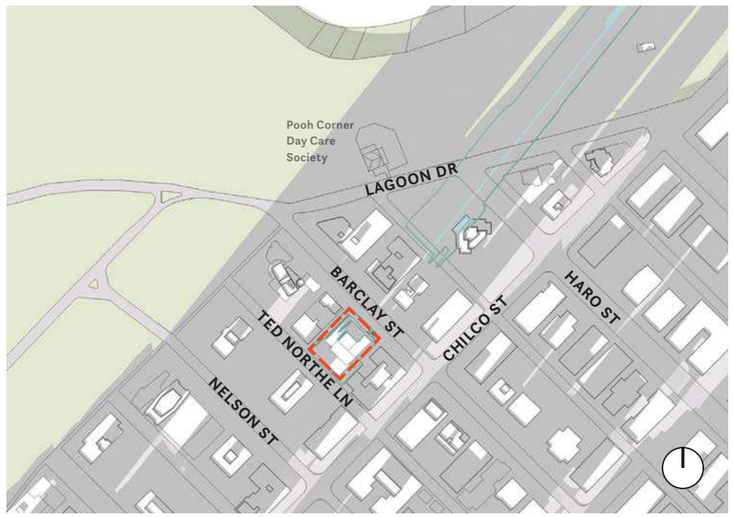
10:00 am – *No additional shadowing on Pooh Corner Day Care*



12:00 pm – *No additional shadowing on Pooh Corner Day Care*



2:00 pm – *No additional shadowing on Pooh Corner Day Care*



4:00 pm – *No additional shadowing on Pooh Corner Day Care*

Conformance with Child Care Design Guidelines

Although the new Tower does not contribute incremental shadowing during the solstices, it does shadow the Daycare briefly during the equinox.

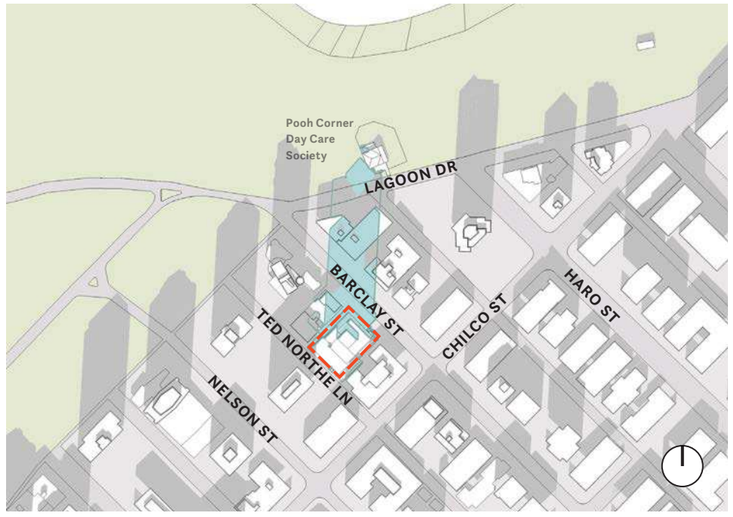
During the winter solstice, where the sun is low and the shadows are long, the Daycare is already in shadow from the existing buildings and the proposed tower does not contribute any additional shadowing. During the summer solstice, where the sun is high and the shadows are short, the proposed tower also does not shadow either the Park or the Daycare. During the vernal equinox, however, half way between the winter and summer solstice, the shadowing of the proposed tower just briefly touches the Park and the Daycare. For the Daycare the shadowing begins at 1:30pm and is off at 2:23pm, shadowing portions of the two outdoor play areas as it passes. Following 2:23PM there is no incremental shadow created on the daycare by the proposed tower. This illustrates conformance with the Child Care Design Guidelines for two hours of sunlight occurring between 9:30am - 11:30am or 1:30pm - 4:00pm.

Vernal Equinox **March 21**

Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow

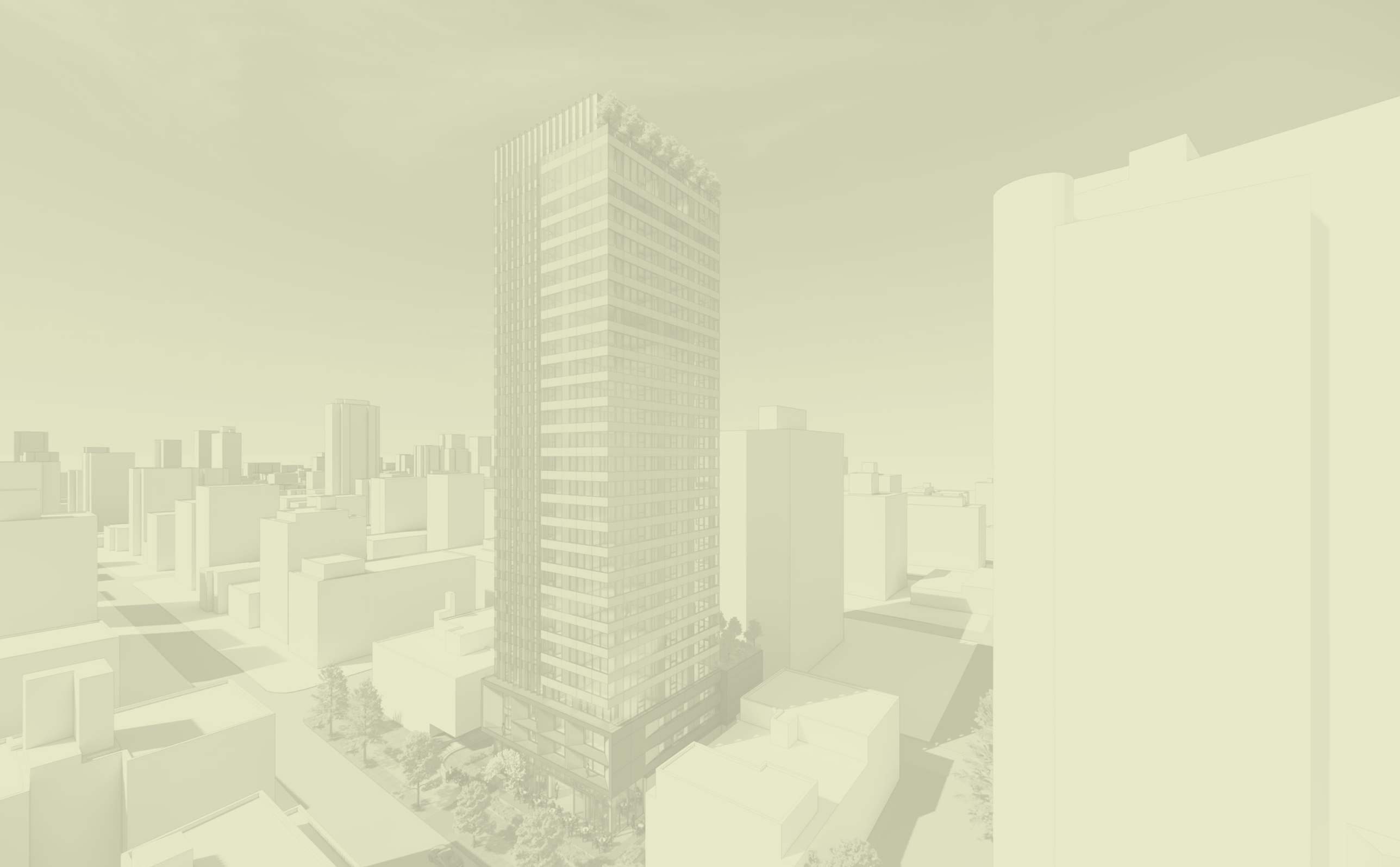


Start of shadowing of Pooh Corner Day Care **- 1:30 pm**



End of shadowing of Pooh Corner Day Care **- 2:23 pm**

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4.0 UPDATES TO THE PROPOSED DEVELOPMENT



Project Description

The existing Hotel at 2030 Barclay will be revitalized with a new development that supports the City's goal of creating more hotel rooms without the loss of housing. This increase in hotel supply will also provide a variety of room types with a mix of short-term and longer stay accommodation (serviced apartments). The location of the development within the "City Core" and adjacent to Stanley Park make it a unique opportunity.

The project consists of a tower on a podium. The podium is three-storeys and consistent with the scale and height of the adjacent four-storey walk-up apartments on the block. A 23-storey tower sits on the three-storey podium with a one-storey Amenity above for a total of 27-storeys. Entry to the hotel is from Barclay Street, and vehicular access to the underground parking is from Ted Northe Lane via an existing ramp that is shared with the neighbour to the east. Loading is also provided from the lane with two Class B Loading stalls.

At grade, the podium contains the hotel function, lounge-restaurant, retail and service uses. The lounge-restaurant extends outside onto a patio facing Barclay Street. The lounge-restaurant will serve both the hotel and community.

The hotel rooms start at Level 2 and extend to Level 26. On Level 2, in addition to rooms, the larger podium floor plate includes back-of-house hotel functions and services. This continues on Level 3, where Amenity functions such as Fitness and Co-work spaces are also located. These back-of-house and service functions are located facing the Lane as this is the least desirable outlook.

Many of the service spaces usually assigned to below grade and the upper roof have been moved to the Podium as space is limited. Electric Air Source Heat Pumps are also being utilized in lieu of gas-fired equipment to reduce the carbon footprint of the project. This electric equipment is much larger than the conventional gas-fired equipment and more spaces needs to be found.

There are 205 serviced apartment rooms from Level 2 to 20 and 65 short-term stay rooms from Levels 21 to 26.

Level 27 has both indoor and outdoor Amenity functions. There is an outdoor pool facing the southerly aspect and a lounge / seating space facing the west towards the view of Stanley Park and the North Shore Mountains. Food and Beverage services will support this floor.

Benefits include:

- **270 new rooms**
- **Room variety**
  65 short-term stay
  205 serviced apartments
- **Unique location and opportunity for hotel**
- **Fosters the local economy**
- **Does not replace housing**
- **Reinforces the West End Plan's Built Form Principles**
- **Respectful to West End character and neighbouring liveability**

Project Statistics

Zoning Statistics

	PERMITTED	PROPOSED	
Site Area		**1,205.19 m²**	**12,972.56 ft²**
FSR	**2.75 (3.025)***	**12.75**	
FSR Area	**3,314.27 m² (3,645.70 m²)***	**15,368.12 m²**	
Gross Floor Area Summary			
Hotel		**15,238.68 m²**	**164,028 ft²**
Restaurant		**230.79 m²**	**2,484 ft²**
Exclusions		**101.35 m²**	**1,091 ft²**
Total FSR Area		**15,368.12 m²**	**165,421 ft²**
Building Height Top of Building Parapet	**58 m**	**88 m** (elevation, 105.63 m; 27 storeys)	

** With 10% Heritage Transfer.*

FSR Summary

	FSR AREA (m²)
Site Area	**1,205.19 m²**
FSR Area	**15,368.12 m²**
FSR	**12.75**

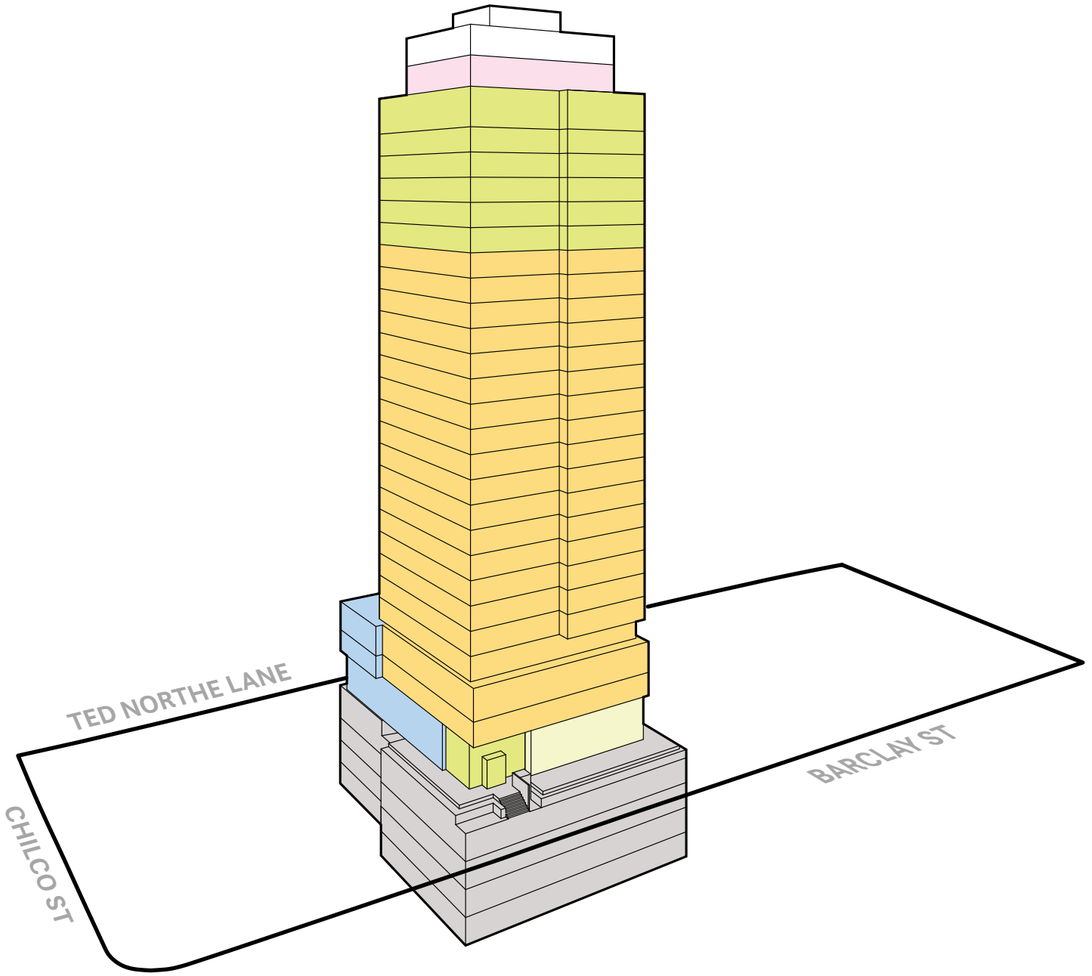
Hotel Count

	PROPOSED			
	Type A (±35 m²)	**Type B (±45 m²)**	**Type C (±65 m²)**	**TOTAL**
Hotel Unit	220	25	25	**270****
% Of Units	**81%**	**9%**	**9%**	**100%**

*** 205 Hotel – Serviced Apartment Rooms & 65 Hotel – Short Term Stay Rooms*

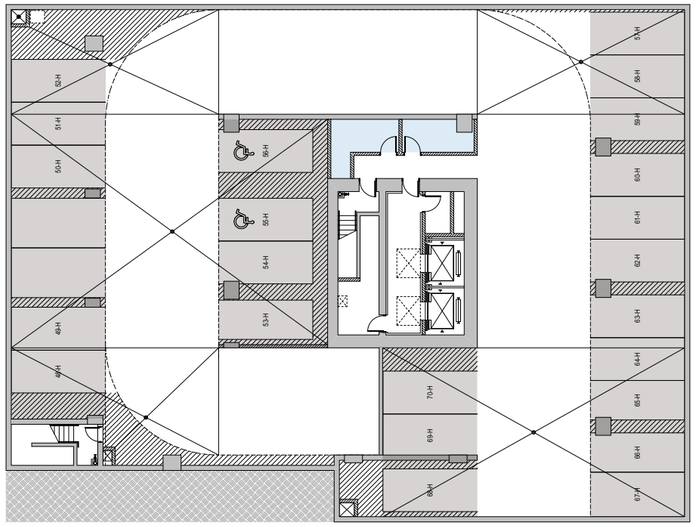
Building Program

- Hotel – Short-term Stay
- Hotel – Serviced Apartments
- Food & Beverage
- BOH
- Parking & Loading
- Amenity

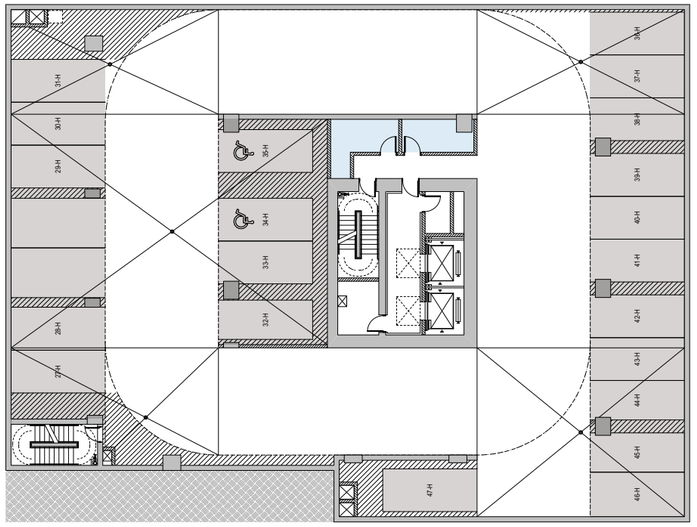


Service

Parking & Loading



Level P4



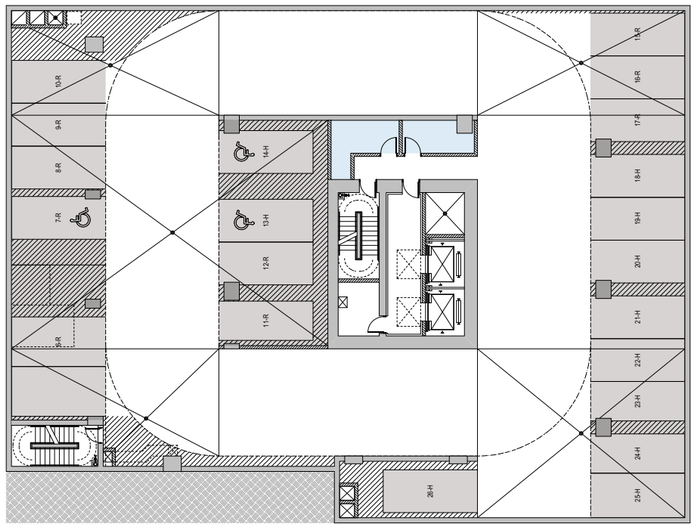
Level P3

Service

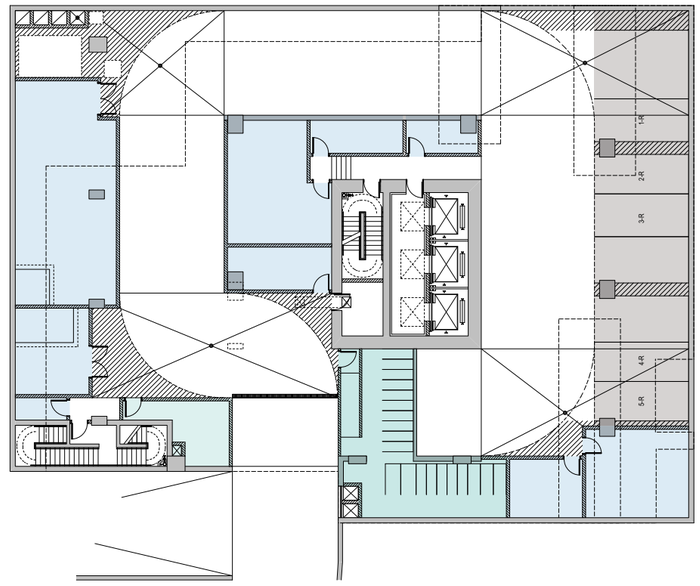
Parking & Loading

Bike Room

End of Trip Facilities

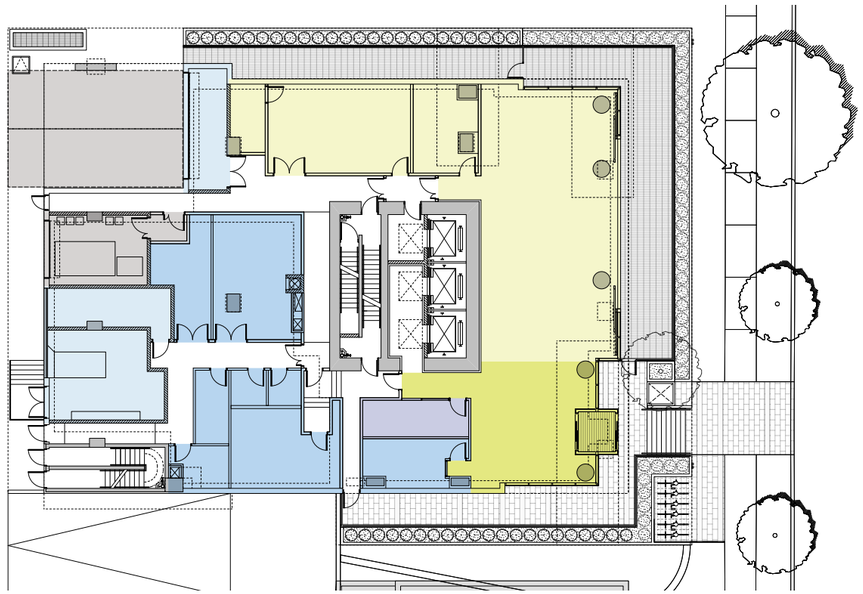


Level P2

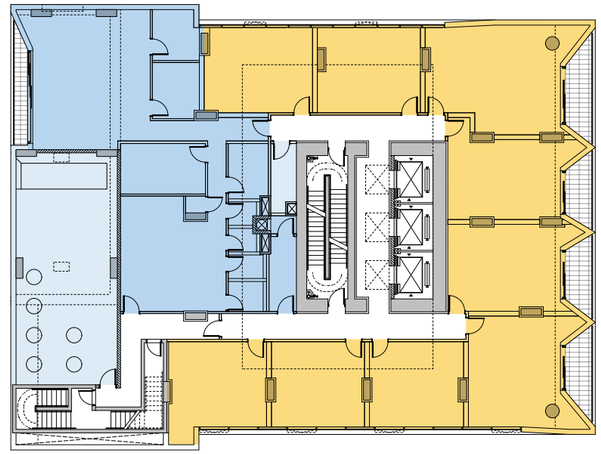


Level P1

- Hotel – Short-term Stay
- Hotel – Serviced Apartments
- Food & Beverage
- Retail
- BOH
- Service
- Parking & Loading



Level 1



Level 2

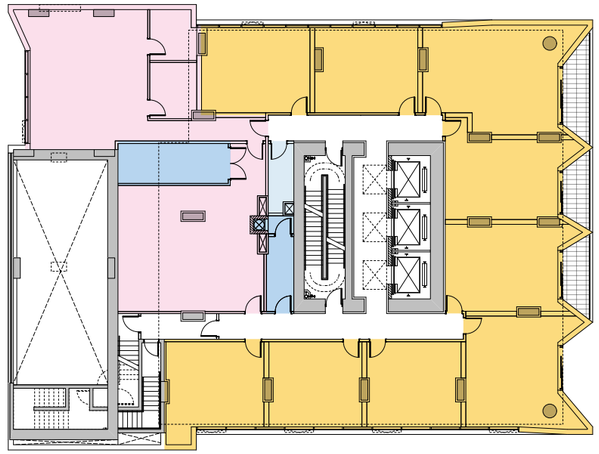
Hotel – Serviced Apartments

BOH

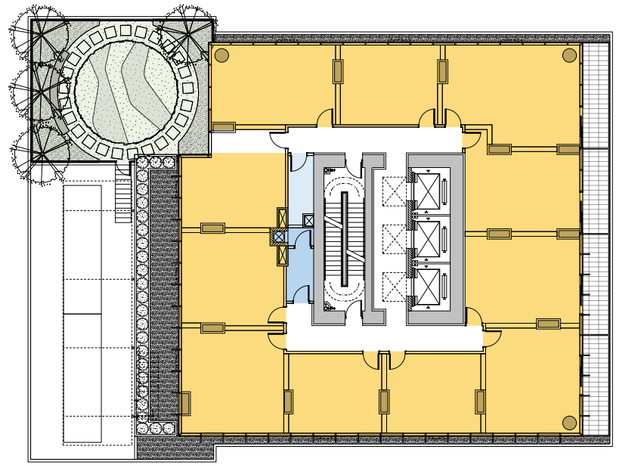
Service

Amenity

Outdoor Amenity



Level 3



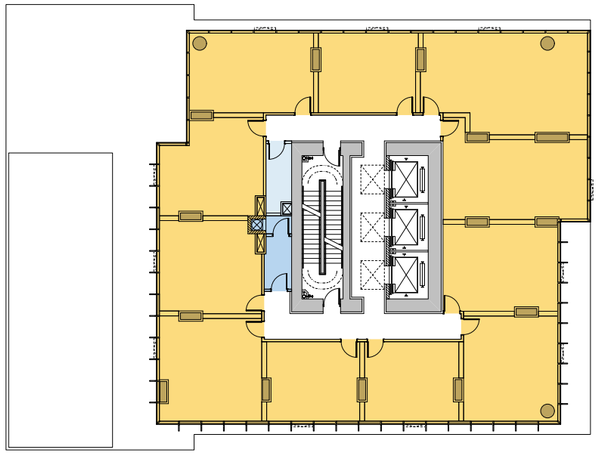
Level 4

Hotel – Short-term Stay

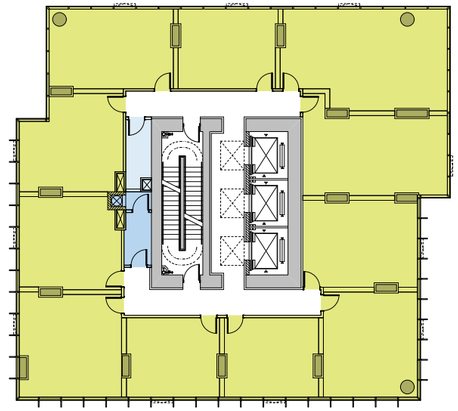
Hotel – Serviced Apartments

BOH

Service

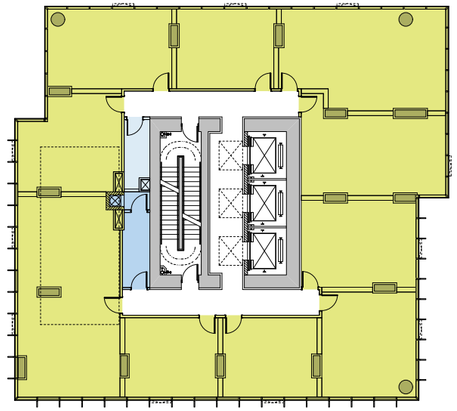


Levels 5 – 20

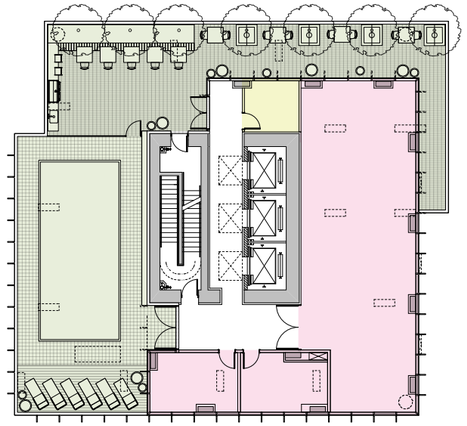


Levels 21 – 25

- Hotel – Short-term Stay
- Food & Beverage
- BOH
- Service
- Amenity
- Outdoor Amenity



Level 26



Level 27

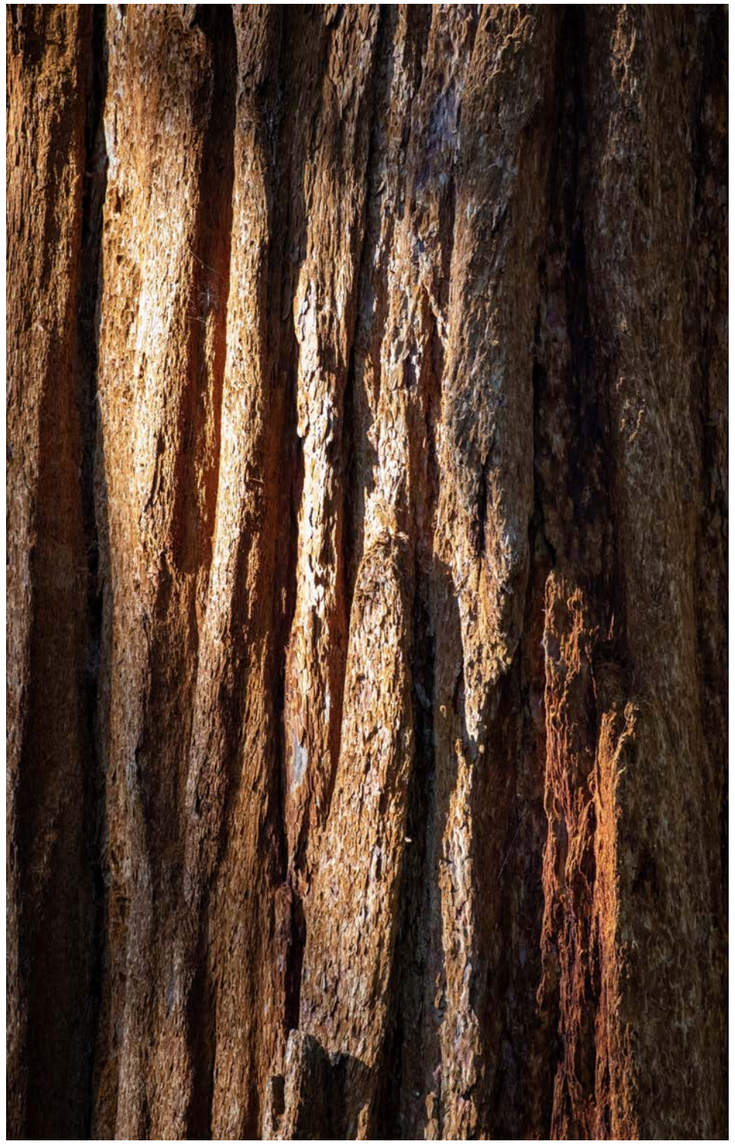
Design Inspiration

The design of the tower is inspired by the trees growing in Stanley Park.

It is difficult not to be inspired by the natural beauty of the Stanley Park. The site's location adjacent to the park has a stunning view of Lost Lagoon and the surrounding forest. The tower's form pays homage to these trees.

To reduce the scale of the tower, the mass is cleaved into two blocks, with each part being expressed differently. The east block has a vertical expression similar to bark, while the west block has a horizontal expression that is reminiscent of tree rings. Although their expression is different to reinforce the two massing elements, there is a familial commonality that unites the two parts. The warm wood texture further unifies the composition with the materiality making a more literal connection to the tree.

The horizontal and vertical expression is also a common West End architectural component, and helps contextualize the building into the neighbourhood.



Bark – Verticality



Tree Rings – Horizontality

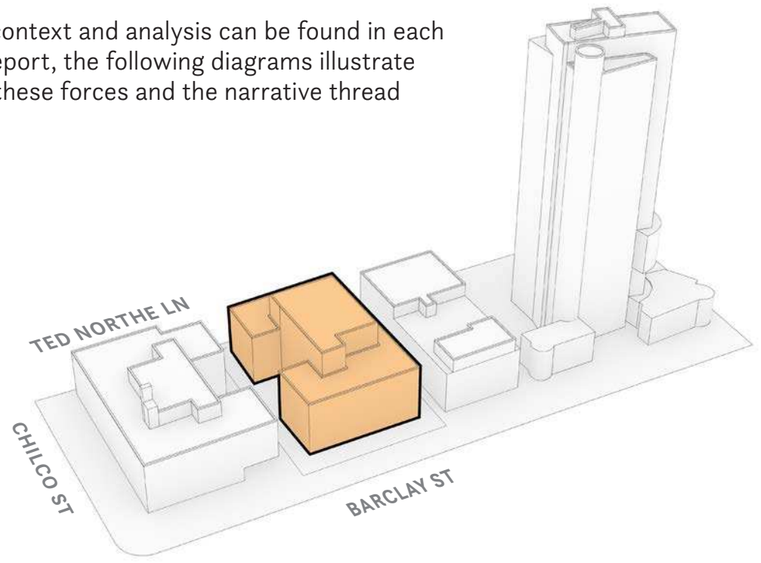


Building as a Tree – Symbiotic Architecture by Manas Bhatia

The Evolution of Form

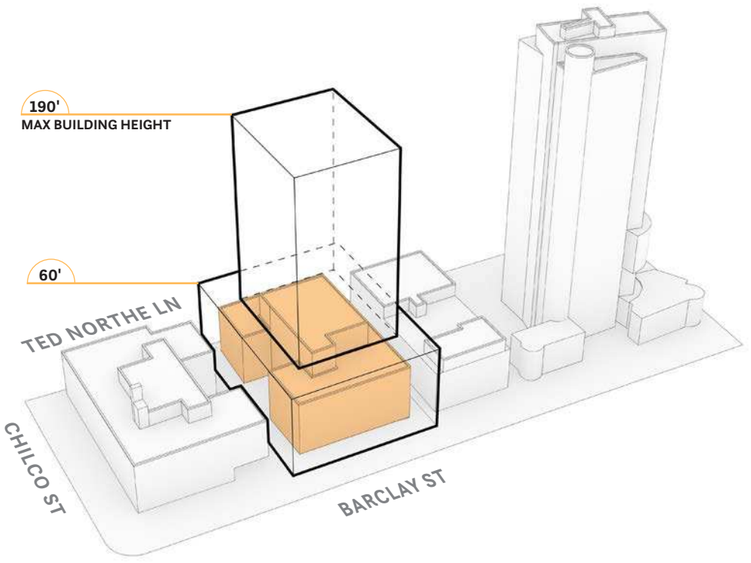
The building's form is shaped in response to contextual, programmatic and environmental forces.

While a more in-depth context and analysis can be found in each of the sections of this report, the following diagrams illustrate the formal response to these forces and the narrative thread that ties them together.



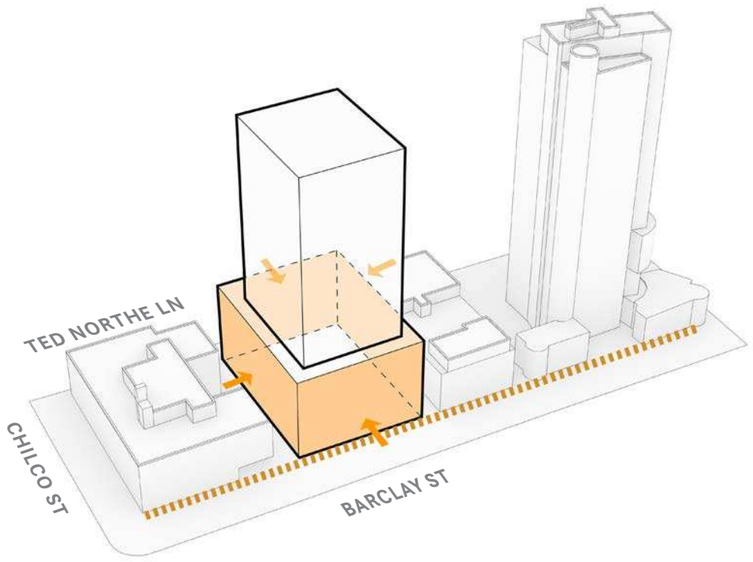
1 The Site and Block

The existing Rosellen Suites at Stanley Park Hotel has been in operation on site since 1959. The mid-block site is flanked by two low rise apartments with the Presidio tower anchoring the west end of the block.



2 Tower on Podium Form

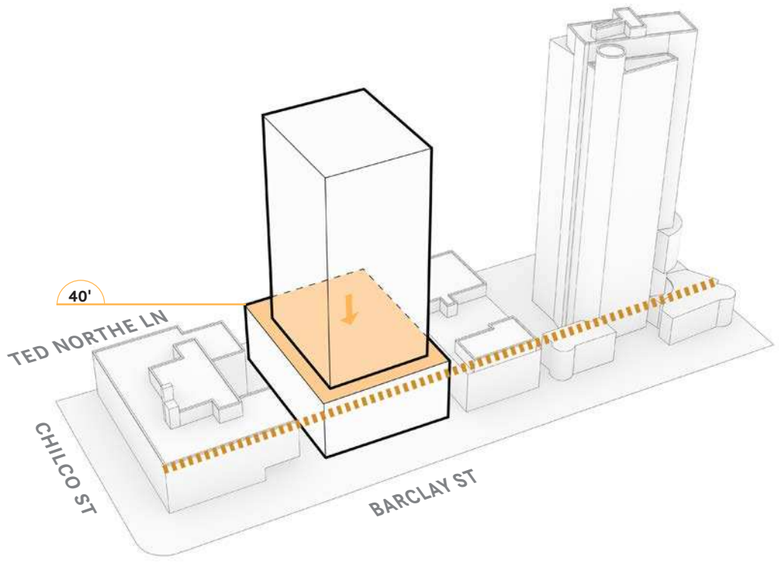
Considering the context, the *West End – Tower Form, Siting and Setbacks* Bulletin's "Tower on Podium" is the best form of development fit for the site. It sets the podium height at 60', and locates the tower on the podium. Under the discretion of the DoP or DPB, the RM-5B District allows for a maximum building height of 190 ft.



3 Podium Setbacks

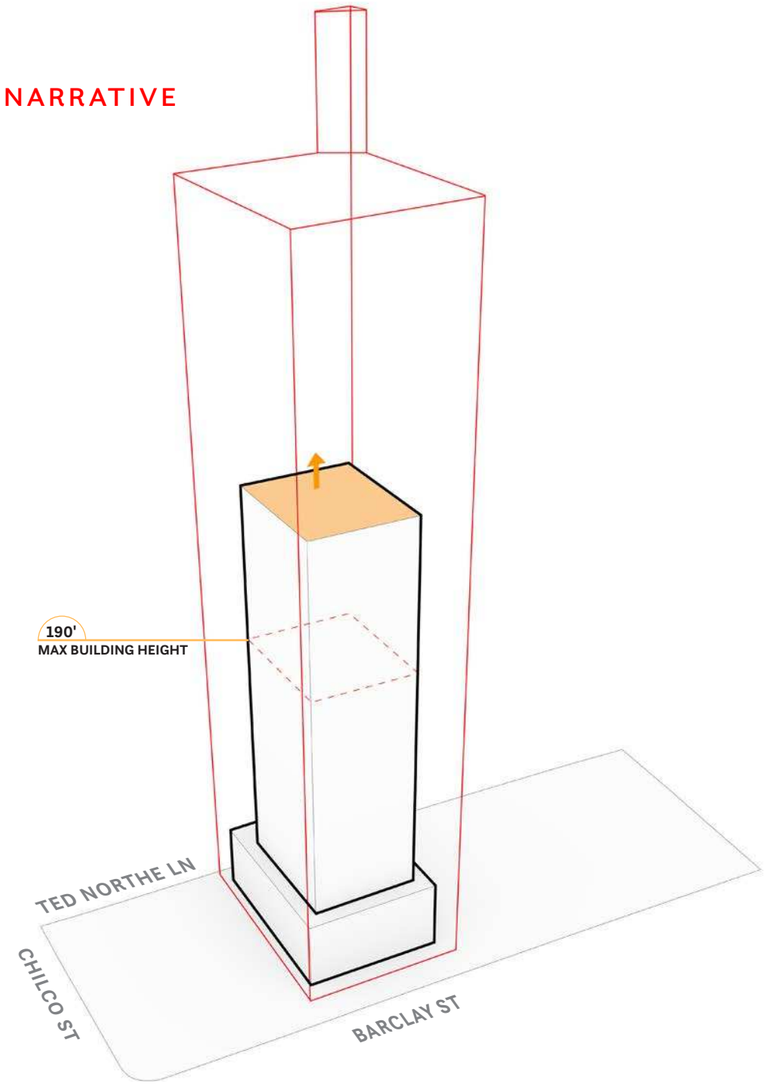
The podium is setback from the property line, 3.7 m at the front, 3.0 m at the sides and 2.1 m in the rear. The side yard setback was increased from 2.1m to 3.0m to be more consistent with the neighboring buildings. This helps the development fit better into the character of the street.

Note: In consultation with City Staff the side yard setback was increased from 2.1m (District Schedule requirement) to 3.0m as part of the Rezoning Addendum.



4 Podium Height

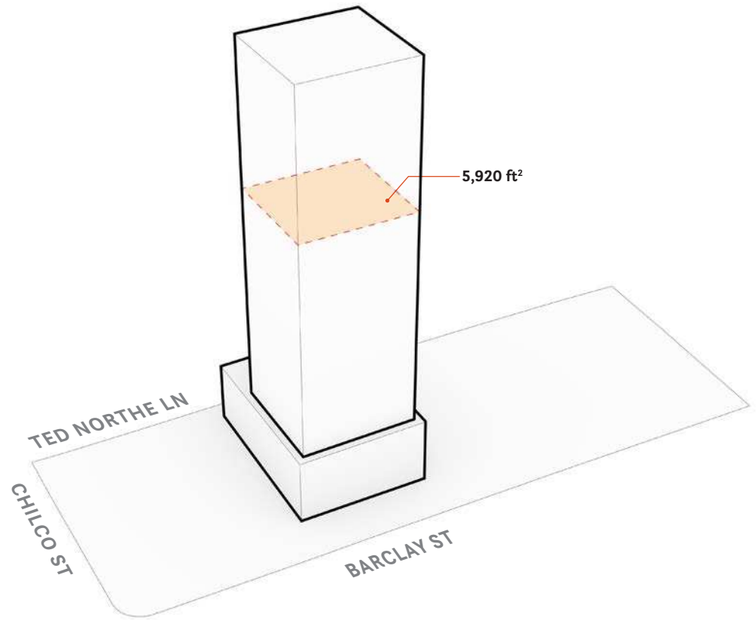
The podium height is lowered to 40ft to be more consistent with the height of the flanking low rise apartments to the east and west, and the established pattern of development on the block.



5 Tower Height

In the Rezoning Application, the tower height was increased up to the underside of View Cone 20.1. As part of this Rezoning Addendum, the tower height has been limited to 27 storeys to reduce shadow impacts on the Park and Pooh Corner Daycare. The recently amended View Cone 20 sits well above the proposed tower and does not affect the proposed development.

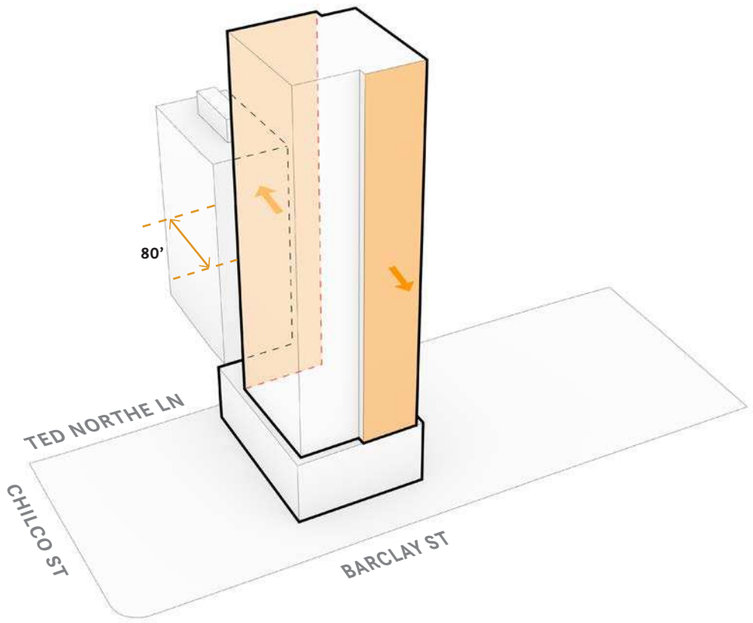
Note: In consultation with City Staff, the tower height was reduced from 29 to 27 storeys as part of this Rezoning Addendum.



6 Tower Floor Plate

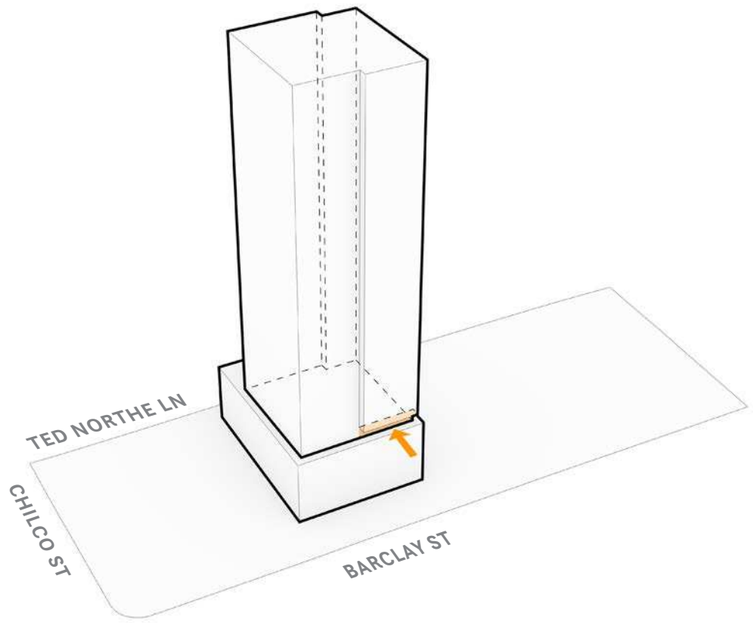
Although the *West End Plan* and *West End – Tower Form, Siting and Setbacks* Bulletin do not prescribe limits on commercial (hotel) floor plate size, the proposed floor plate has been limited to 5,920 ft^2 since the Rezoning Application to reduce tower massing and minimize shadow impacts on the Park and Pooh Corner Daycare.

Note: In consultation with City Staff the tower floor plate was reduced from 6,370 ft^2 to 5,920 ft^2 and the side yard setback increased from 2.1m to 3.6m on the east and from 3.3m to 3.6m on the west as part of the Rezoning Addendum.



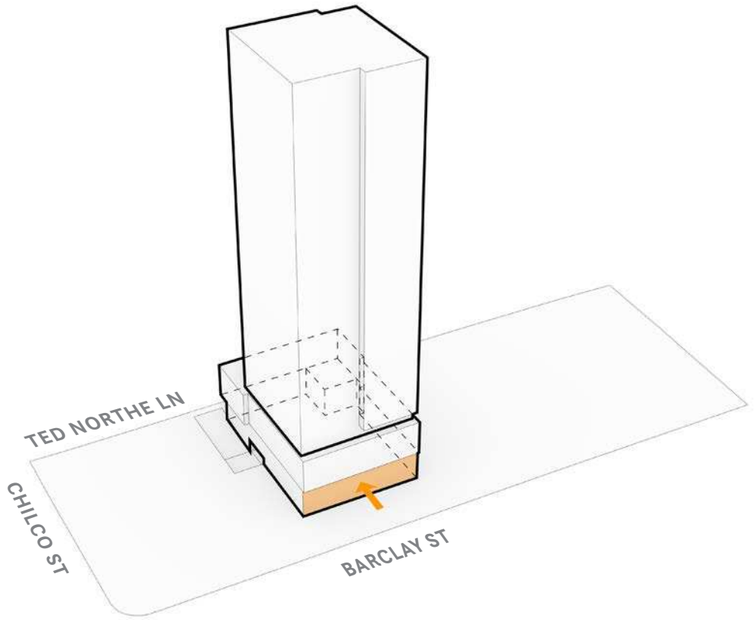
7 Tower Mass is Cleaved into Two Blocks

The tower is cleaved into two blocks and the form offset in the north-south axis. The 80' tower separation limits the extent of the southern shift and the front yard setback limits the northern shift. These offset blocks help to differentiate and reduce the perceived mass of the building, more in keeping with the neighbouring tower floor plates of the 1950s and 60s.



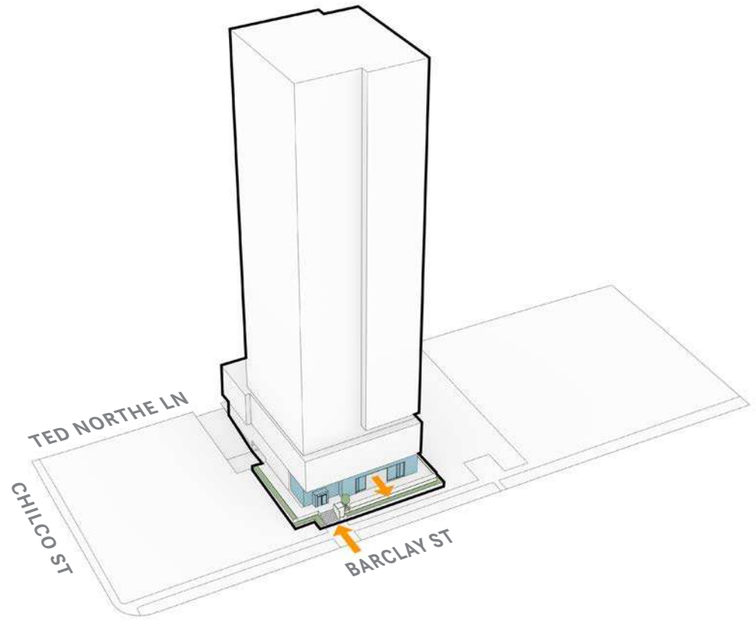
8 Creating a Reveal between Tower and Podium

A reveal is created between the tower and the podium to further reduce the mass and to “float” the west block of the tower above the podium.



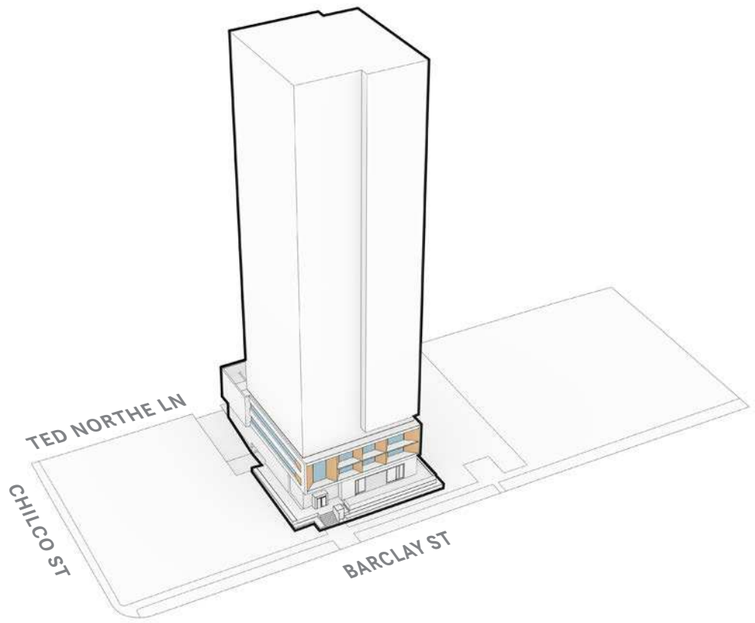
9 Revealing the Podium

To reduce the mass of the podium, the ground floor level is pushed inward at the north facade to create a defined two-storey box that “floats” above the ground plane. A band of louvers on the east and west facades visually separates the masses.



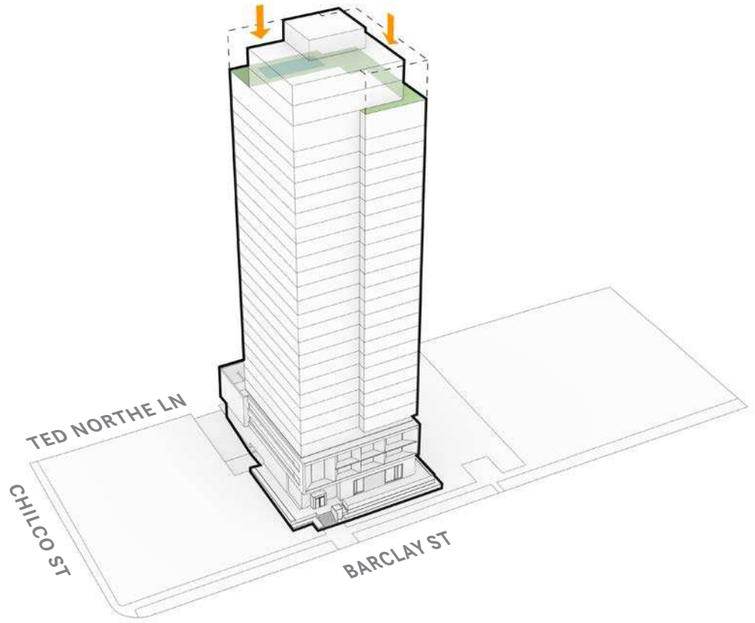
10 Landscaped Front Yard and Prominent Entrance

To define the entry, the building is recessed with an extensive glass facade and vestibule. Feature paving is carried from the front door, down the steps to the curb. To the west of the entry, divided by a feature tree, a patio extends the lounge / restaurant outside through a large sliding glass door. A low stone wall planter mitigates the grade change with the planting providing a landscaped buffer between the hotel function and the tree-lined street.



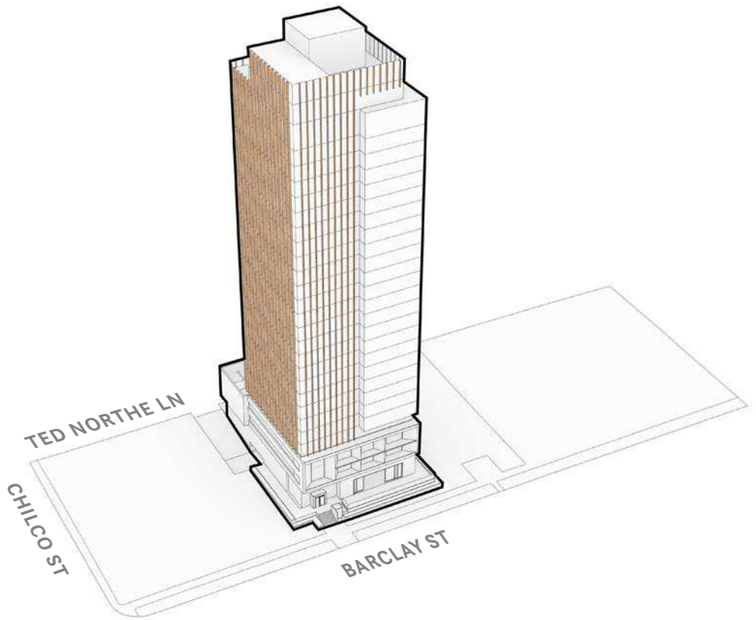
11 Sculpting the Podium

The two storey box is further articulated to provide a finer grain scale to the podium. Recessed ribbon windows are carved into the side facades to preserve privacy between the neighbouring buildings. Towards the street, chamfered wood textured elements surrounding the glazing creating an aperture-like effect and sculptural interest to the facade.



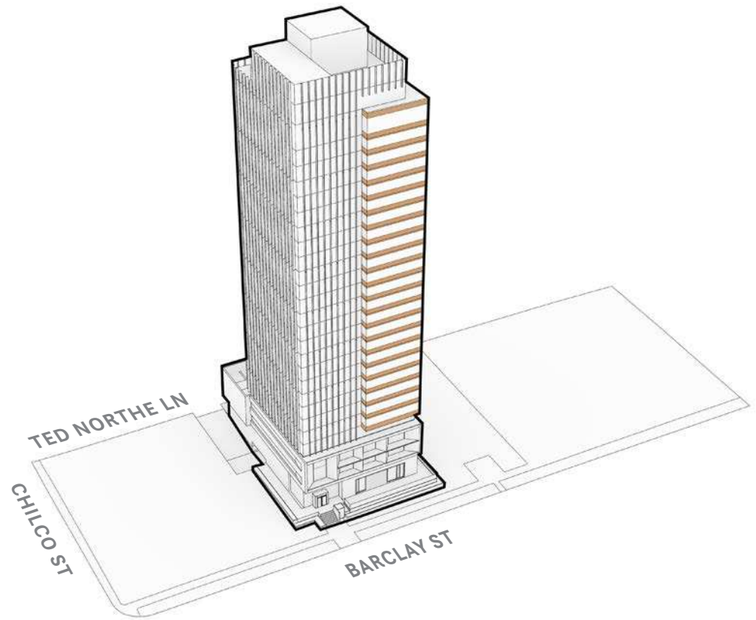
12 Creating a Rooftop Amenity

The crown of the building is lowered creating interior and exterior amenity areas that are tuned to their surroundings. The exterior space is composed of two areas. To the west, a landscaped seating area with food and beverage service captures views of Stanley Park and the North Shore Mountains. To the south, the pool area is fully exposed to the sun. The interior space faces north and east, capturing views of Coal Harbour and the downtown core.



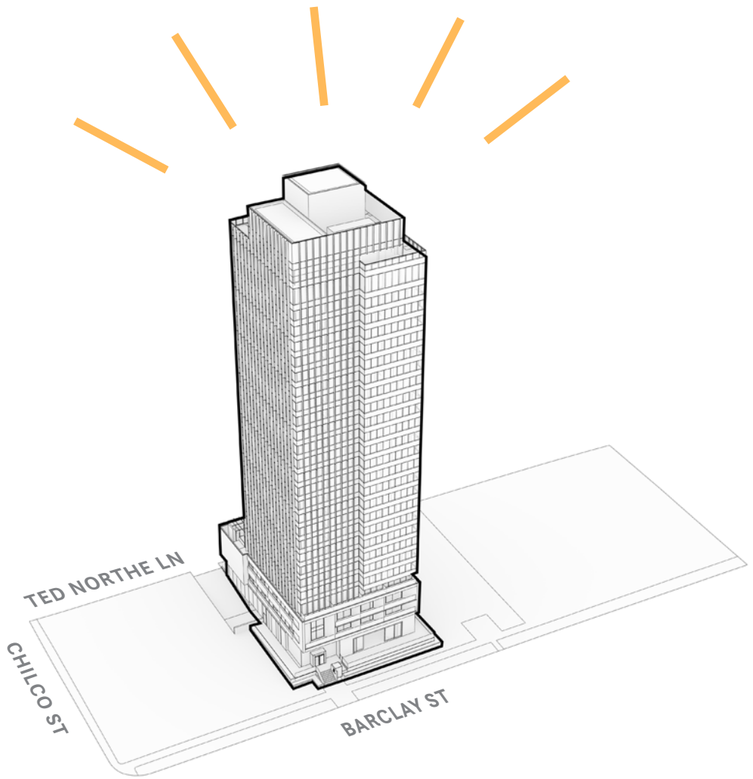
13 Accentuating the Verticality

In order to define the east block of the tower, wood textured fins are added to the curtain wall. This vertical expression of the facade is reminiscent of common architectural components of the 1950s and 60s, and is respectful of the special character of the West End.



14 Accentuating the Horizontality

In order to define the west block of the tower, ribbon windows are added above wood textured spandrel panels. This horizontal expression of the facade is also reminiscent of common architectural components of the 1950s and 60s, and is a playful and strategic counterpoint to the east block. The use of wood texture and the orientation is inspired by the trees in Stanley Park.



15 The Proposed Development

The development will provide the city with much needed hotel rooms and variety of accommodations, without the loss of housing. The unique site location and height of the tower “fills the gap” in both the Urban Frame and the City skyline. Without changing the current use of the site, the project will contribute to a vibrant, diverse, sustainable, walkable and complete community.



View from Lost Lagoon looking Southwest



View from Stanley Park looking East



View of Hotel Podium at Barclay Street



View of Hotel Podium from Barclay Street looking South



View of Hotel Podium from Barclay Street looking West



View of Rooftop Amenity looking Northwest

Materiality

Taken together, the materiality is organic in colour and texture, expressive of place, appealing to the senses and in homage to the West Coast Modernism of the 1950s and 60s.

The materiality of the building is conceptualized in three parts: the base, the podium and the tower.

The base is constructed of glazing and light grey fiber cement cladding. It is meant to be transparent and recede to allow the podium to float above. A ban of louvers acts like a reveal and separates the base from the podium.

The podium is a simple box clad in charcoal fiber cement cladding; its colour and texture has a presence and mass to counteract the tower above. The simple box is carved away with deep aperture-like openings lined with wood texture to provide animation and interest at the pedestrian level.

The tower is composed of two offset glass boxes, the east block expressing a strong verticality with wood textured fins and the west box expressing horizontality with wood texture spandrel. Although inspired by the bark and rings of a tree, these opposing tectonics act as a scaling device to reduce the mass of the tower.

Taken together, the materiality is organic in colour and texture, expressive of place, appealing to the senses and in homage to the West Coast Modernism of the 1950s and 60s.



1 **Window Wall System**



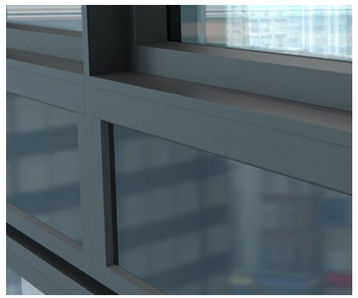
2 **Metal Panel Wall System**



3 **Curtain Wall System**



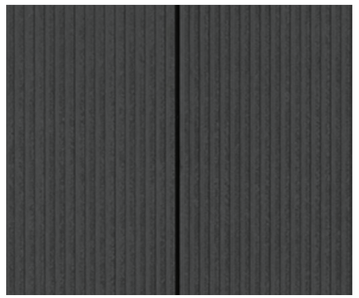
4 **Vertical Fin**



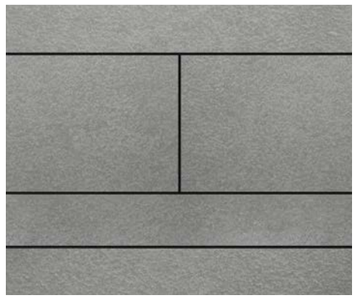
5 **Spandrel Glass**



6 **Structural Glass Vestibule**



7 **Fiber Cement Cladding 1**



8 **Fiber Cement Cladding 2**



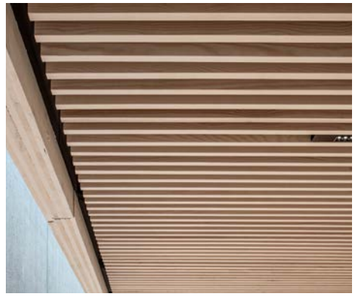
9 **Aluminum Louver**



10 **Aluminum & Glass Guard**



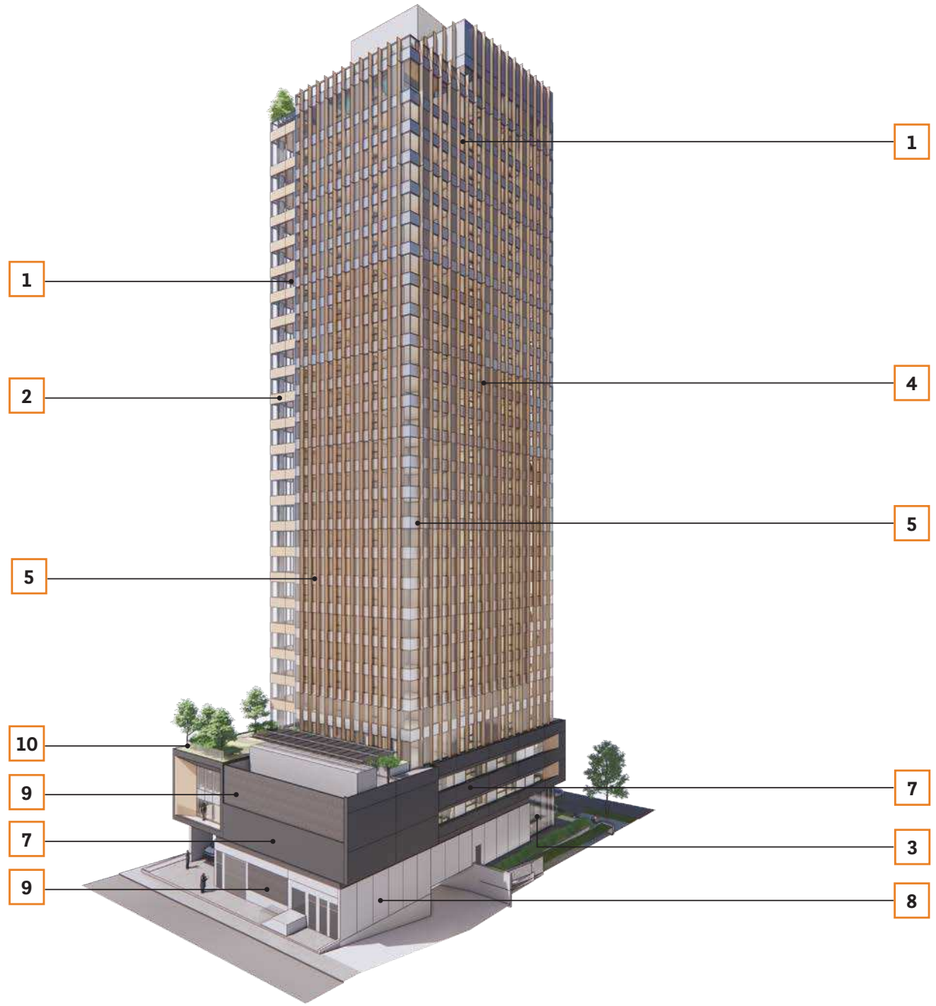
11 **Stone Veneer**



12 **Metal Panel Soffit**



View from North



View from South

Landscape Rationale

The landscape design for 2030 Barclay aims to tie the proposed building into the surrounding context of this West End neighbourhood adjacent to Stanley Park, introducing a “city-in-the-garden” experience throughout.

As such, the Ground Level Landscape is intended to create a welcoming and luxurious repose in close proximity to Stanley Park for hotel guests and community members. The proposed restaurant patio is designed to overlook the streetscape, with rich textural planting buffering the retaining walls and a sculptural specimen tree framing the lobby entry.

Materially, the intent is to blend with the adjacent park and properties in a more contemporary expression.



City in the Garden



Neighbourhood Context

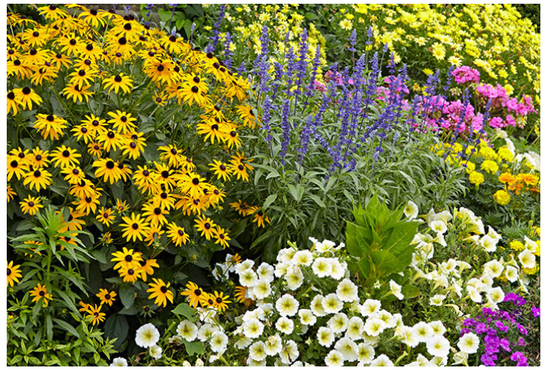


Architectural Inspiration











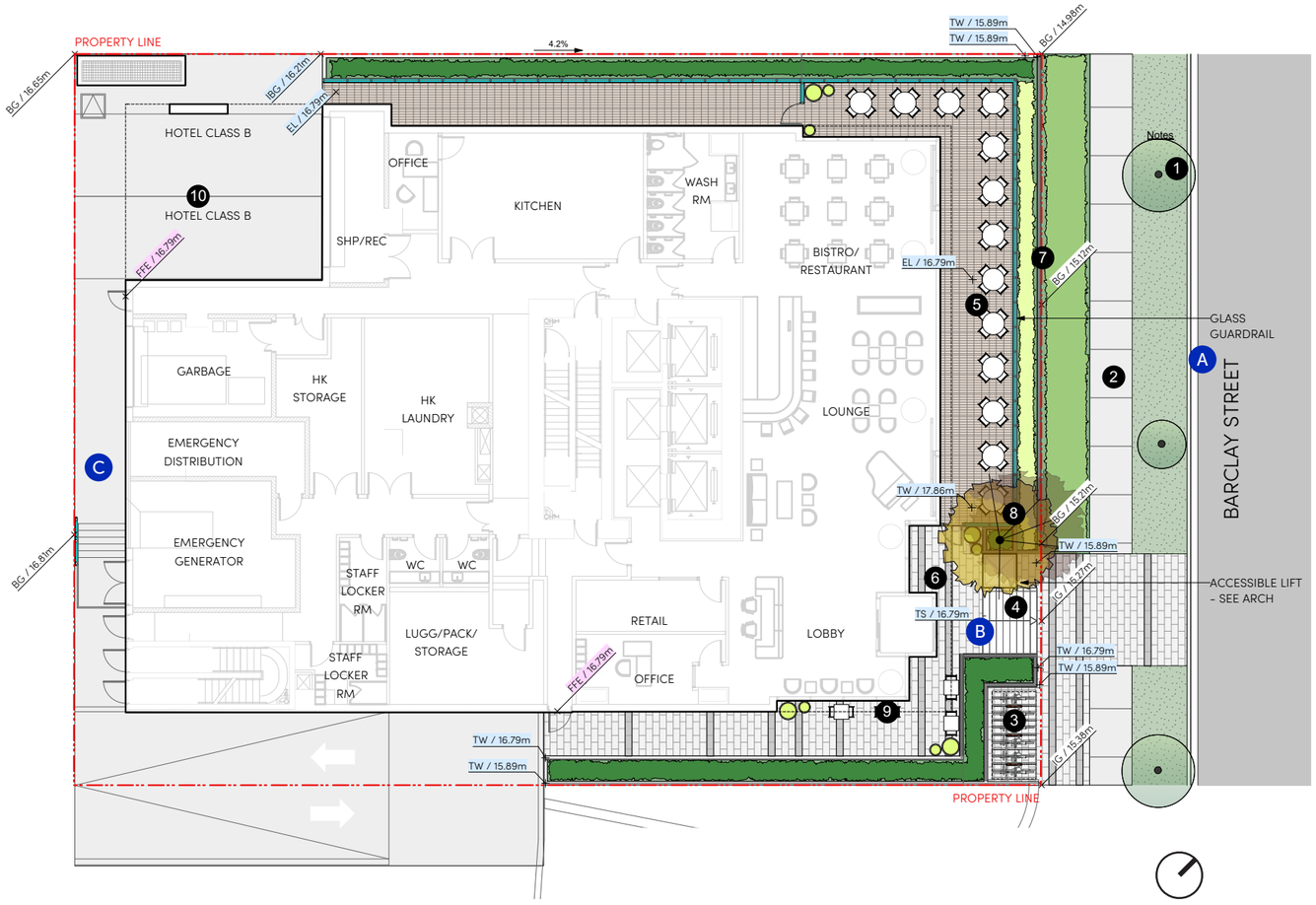

Landscape Precedents

Ground Level

- **A** Barclay Street Frontage
- **1** Existing Red Maples in Grass Boulevard to be Retained
- **2** Existing CIP Concrete Sidewalk to be Retained
- **B** Hotel Entrance
- **3** Bike Parking
- **4** Stair and Lift Entry with Integrated Planting and Feature Trees
- **5** Hotel Restaurant Patio with Perimeter Planting and Movable Furnishings
- **6** Feature Paving at Hotel Entry
- **7** Wall with Stone Veneer
- **8** Feature Tree in Planter with Potential Entry Signage
- **9** Lobby Exterior Seating With Movable Planting
- **C** Back of House
- **10** CIP Concrete Vehicular Loading







Ground Level Landscape Plan

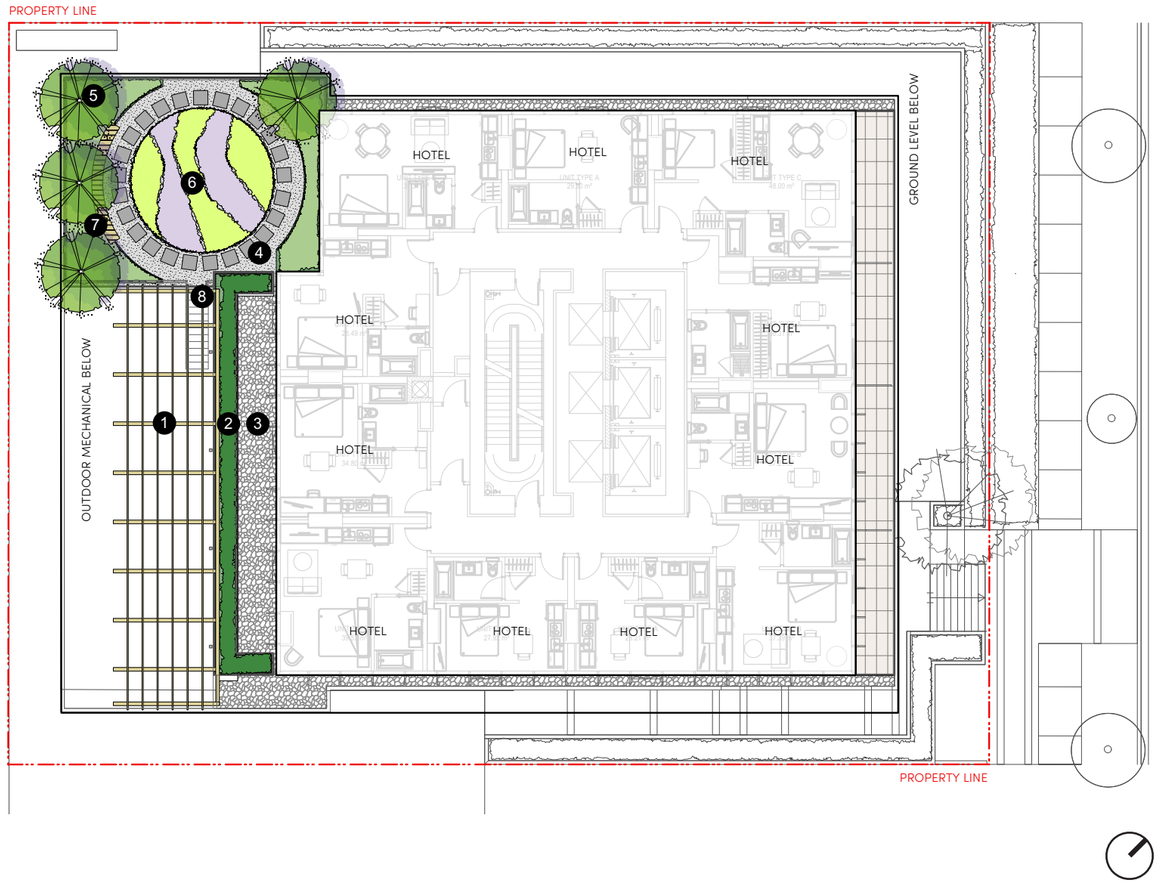
Level 4

The Level 4 amenity landscape design is intended as a small edible garden for use by the hotel kitchen, providing opportunities for fresh produce, or herbs to be served within in the building. The design includes a circular access path, seating options for staff, lush planting and shade trees. Though off-limits to hotel guests, this level also proposes layered planting and river rock accents to help screen the mechanical facilities below.

1. **Architectural Trellis to Help Screen Mechanical Units from Above**
2. **Raised Planter with Hedge Screening and Shade Trees**
3. **Ornamental Gravel**
4. **Stepping Stones in Gravel**
5. **Tree and Shrub Buffer (Inset Planting), with possible Uplights**
6. **Herb and Perennial Garden for Restaurant Use / Green Roof**
7. **Curving Wooden Bench**
8. **Stair Access (Controlled Entry)**





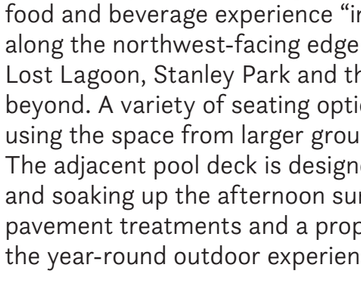


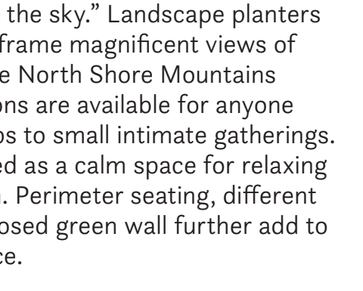
Level 4 Landscape Plan

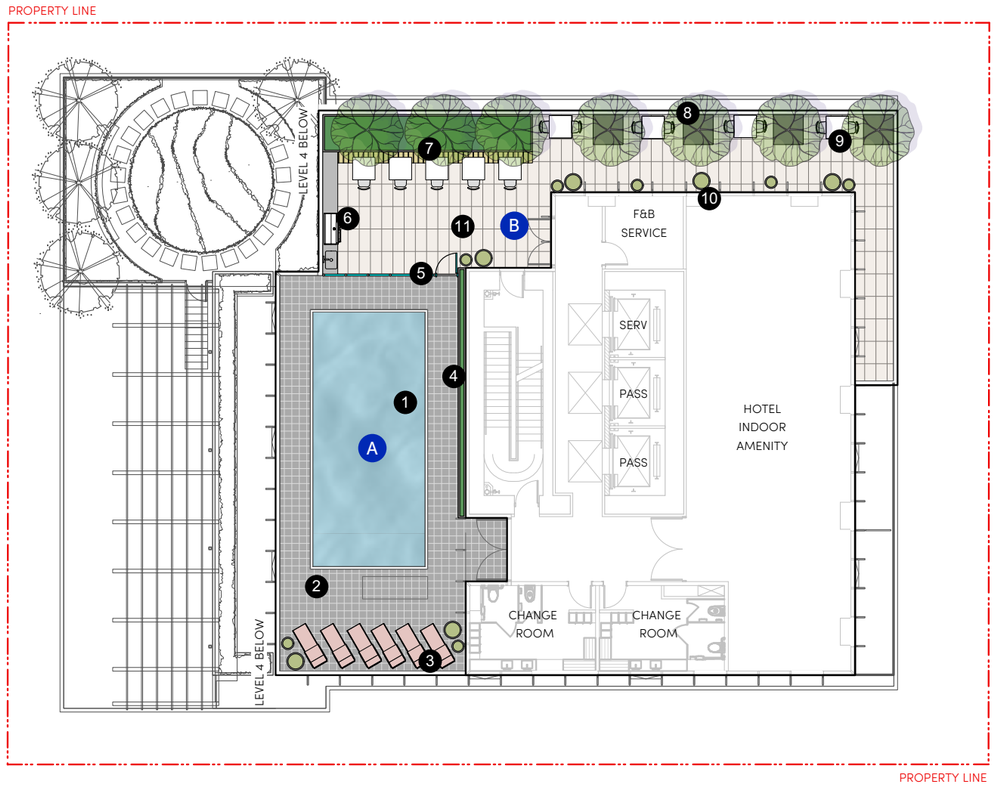
Level 27

The Rooftop social amenity landscape design is intended to be a food and beverage experience “in the sky.” Landscape planters along the northwest-facing edge frame magnificent views of Lost Lagoon, Stanley Park and the North Shore Mountains beyond. A variety of seating options are available for anyone using the space from larger groups to small intimate gatherings. The adjacent pool deck is designed as a calm space for relaxing and soaking up the afternoon sun. Perimeter seating, different pavement treatments and a proposed green wall further add to the year-round outdoor experience.

- **A** Hotel Pool Patio
- **1** Outdoor Pool
- **2** Slip Resistant Pool Tile
- **3** Pool Loungers, Movable Tables and Chairs on Composite Decking
- **4** Green Wall with Vine Planting on SS Cabling
- **5** Glass Guard and Gate
- **B** Outdoor Entertainment
- **6** BBQ, Prep Area, Sink and Bar Seating
- **7** Timber Topper Bench with Harvest Table
- **8** Tree in Tree Grate – Tree to Be Limbed 8' High
- **9** Movable Tables and Chair
- **10** Ornamental Planter Pots
- **11** Porcelain Paver



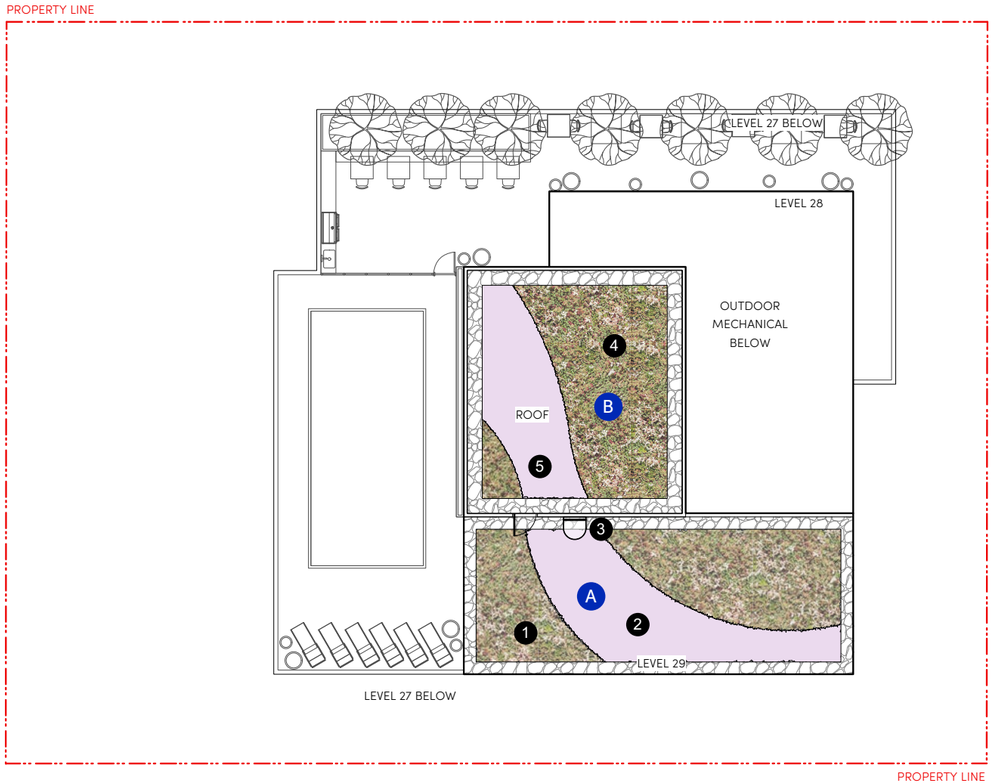




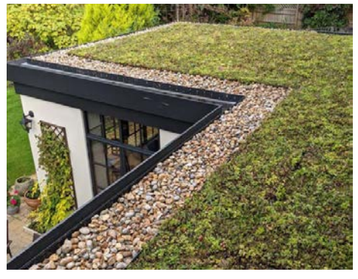
Level 27 Landscape Plan

Rooftop

- **A** Level 29 Sedum Green Roof
- **1** Sedum Grass
- **2** Decorative River Rock
- **3** Rooftop Access Ladder
- **B** Rooftop Sedum Green Roof
- **4** Sedum Grass
- **5** Decorative River Rock







Rooftop Landscape Plan

The Hotel Vision

2030 Barclay proposes a 21st century lifestyle for active, sophisticated, and creative people who love design, gourmet food and nature.
The guiding principles for the vision encompass:

Resonating with Unique Person & Place
Find the essence of the place to create a building, spaces and objects that connect with the innate human desire for belonging, autonomy and identity.

Naturalizing Architecture
Provide greater connection to the natural world to improve our inner-urban lives so we can exist in harmony with the neighbourhood.

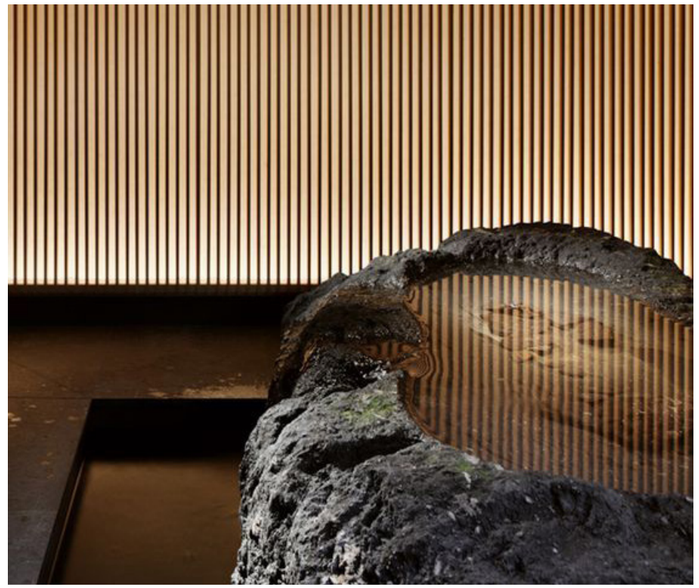
Drawing Inspiration from Nature
Create powerful, emotive experiences that are sensitive to our surroundings and born of deep empathy and curiosity that is integral to a building's program.

Re-sensualizing the Indoor Environment
Exemplify minimalism infused with a larger aim to re-sensualize the built environment through haptic designs that embrace wellness.









Local Economy

The tourism industry is one of Vancouver's largest economic sectors; hotels are critical for job space, including supporting 362,000 jobs (2023) in the hospitality, restaurant, retail and other services.

The proposed development is a revitalization of the existing Rosellen Suites, which has served the community and city for decades. The development will add 270 new hotel rooms, a restaurant/lounge, retail shop and pool side rooftop lounge. There are very few existing amenity and services in this unique location next to Stanley Park.

The new hotel will continue to foster the local economy and will create renewed growth in this underutilized and special location in the West End.









Healthy Transportation Options

The site is well located for pedestrian, bicycle and public transport options and connections to the whole of Vancouver. It is ideally located both for hotel guests and staff.

Although parking is provided within the building, public transit and healthy transportation alternatives are encouraged and easy to access, in line with the aims of the City's Transportation 2040 plan.

Public transportation will be easily accessible. The closest bus stop is on Denman Street , where the #5 bus provides quick access to the City Centre every eight minutes. Additional options are 5-minute walk away on West Georgia, with bus links to the wider city and North Vancouver. From the City Centre, the Expo Line Sky Train provides access east towards Burnaby and Surrey, and the Canada Line provides access south towards Richmond and YVR.









Parking Summary

PARKING SPACES					
Use	**Area (m^2)**	**Units**	**Required (min.)**	**Permitted (max.)**	**Proposed**
Hotel	15,238.68 m^2	270	N/A	133	55
Restaurant	230.79 m^2	0	15	N/A	15
Total*	**15,469.47 m^2**	**270**	**15**	**133**	**70**
Level 2 EV Charging Stalls			1 Rest. / 55 Hotel	N/A	56
Small Car Spaces			N/A	18	18

** Total includes EV, Small Car, and Accessible Stalls*

ACCESSIBLE PARKING				
Use	**Area (m^2)**	**Required (min.)**	**Permitted (max.)**	**Proposed**
Hotel	15,238.68 m^2	6	N/A	6
Restaurant	230.79 m^2	1	N/A	1
Total	**15,469.47 m^2**	**7**	**N/A**	**7**

Bicycle Parking Summary

BICYCLE SPACES							
Use	**Area (m^2)**	**Units**	**REQUIRED**		**TDM**	**PROPOSED**	
			Class A	**Class B**		**Class A**	**Class B**
Hotel	N/A	270	9	6	4	14	6
Restaurant	230.79 m^2	N/A	1	0	0	1	0
Total	**230.79 m^2**		**10**	**6**	**4**	**15**	**6**

BICYCLE TYPES			
	Required / Permitted	**Required / Addition**	**Proposed**
Horizontal	N/A	2	15
Lockers	1 min.	2	3
Vertical	3 max.	0	0
Stacked	3 max.	0	0
Oversized (Reg. + Lockers)	1 min.	1	2
Total	**2**	**5**	**20**

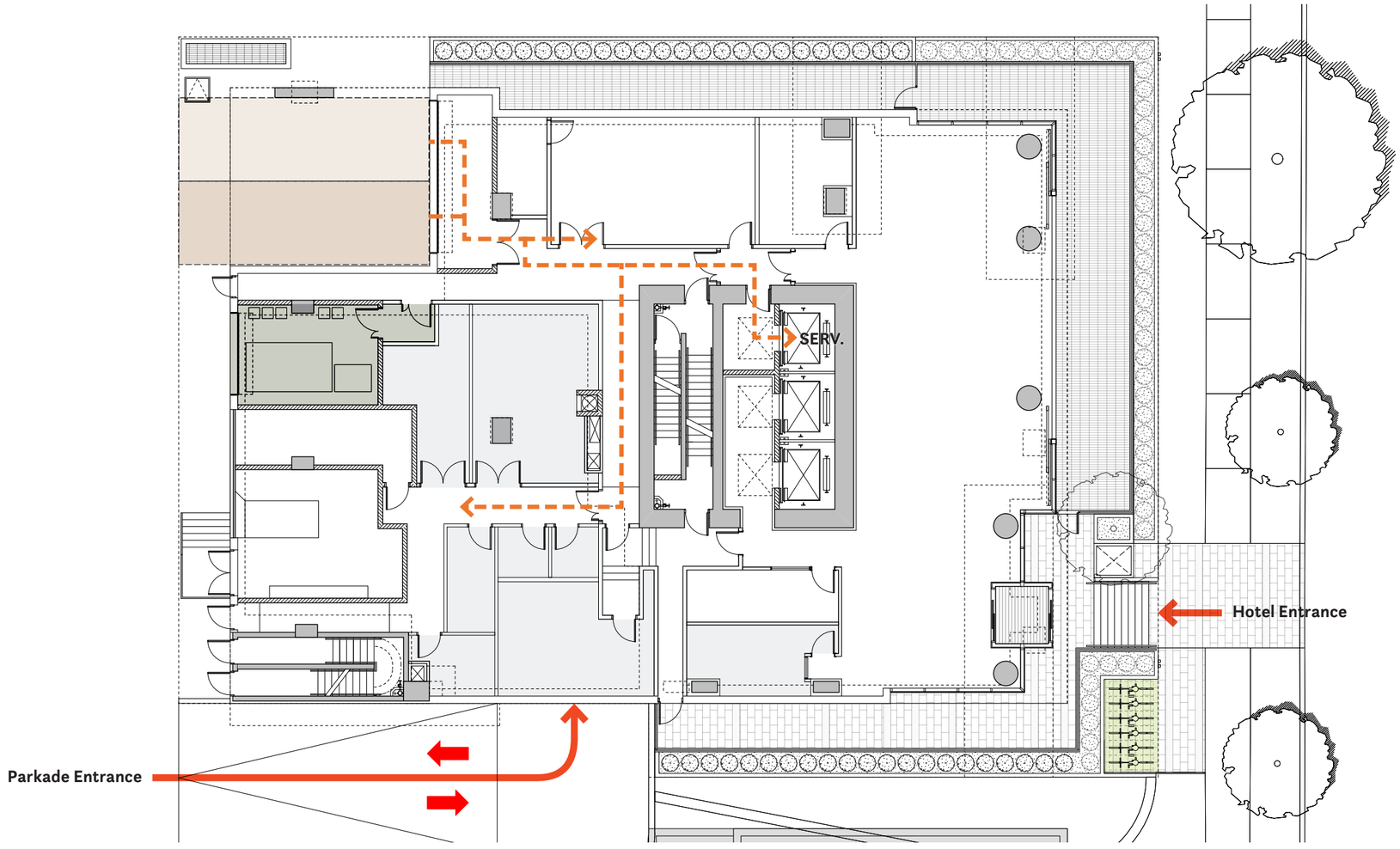
Passenger Loading Summary

PASSENGER LOADING SPACES							
Use	**Area (m^2) / Units**	**REQUIRED**			**PROPOSED**		
		Class A	**Class B**	**Class C**	**Class A**	**Class B**	**Class C**
Hotel	270	5	0	1	5	0	0
Restaurant	230.79 m^2	1	0	0	1	0	0
Total		**6**	**0**	**1**	**6**	**0**	**0**

Loading Summary

LOADING SPACES							
Use	**Area (m^2) / Units**	**REQUIRED**			**PROPOSED**		
		Class A	**Class B**	**Class C**	**Class A**	**Class B**	**Class C**
Hotel	270	2	2	0	2	1	0
Restaurant	230.79 m^2	0	1	0	0	1	0
Total		**2**	**3**	**0**	**2**	**2**	**0**

- Hotel – Class B Loading
- Restaurant – Class B Loading
- Hotel – BOH
- Garbage / Recycling
- Class B – Bike Parking
- Parking Entry
- Loading Access Path



Level 1

Restaurant Parking

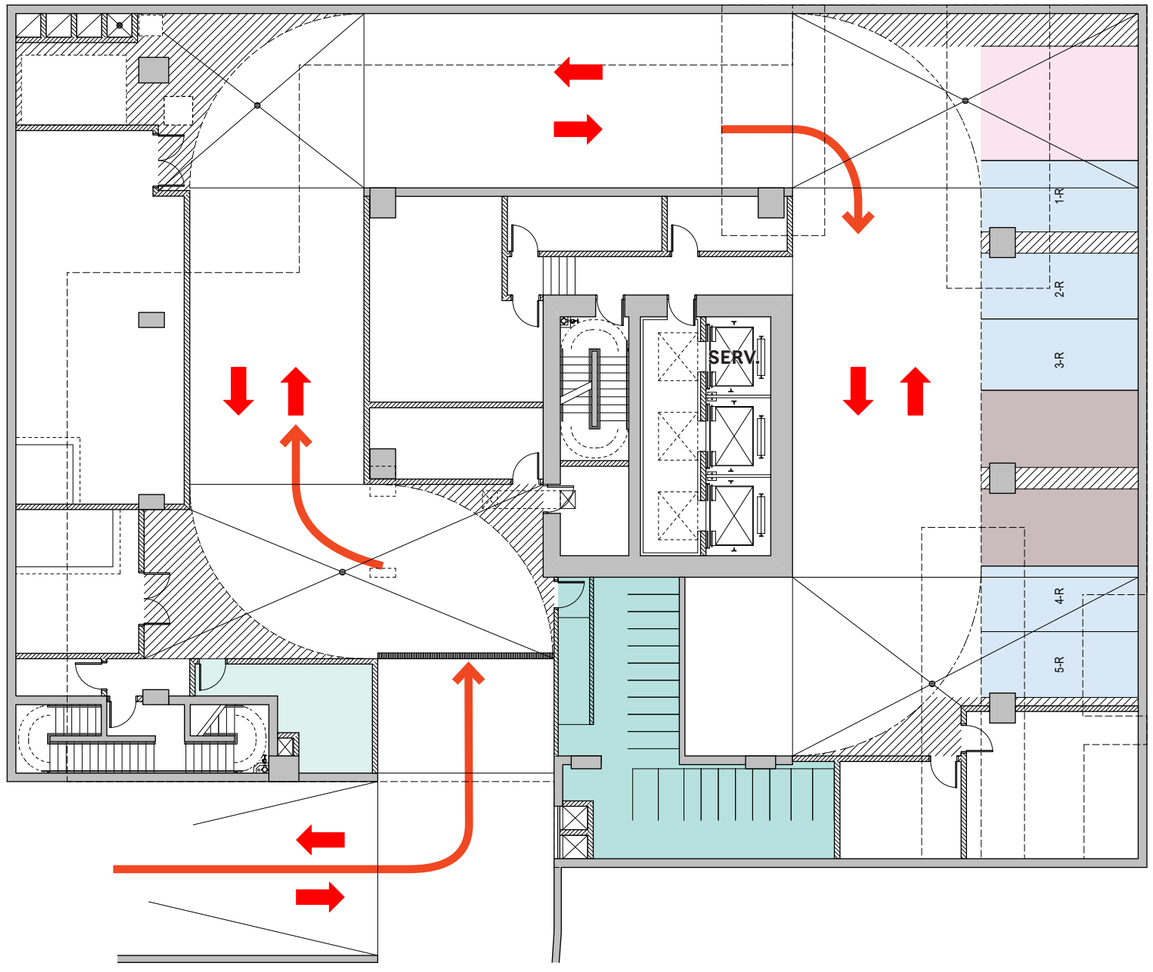
Restaurant – Class A Passenger Stalls

Hotel – Class A Loading

Class A – Bike Room

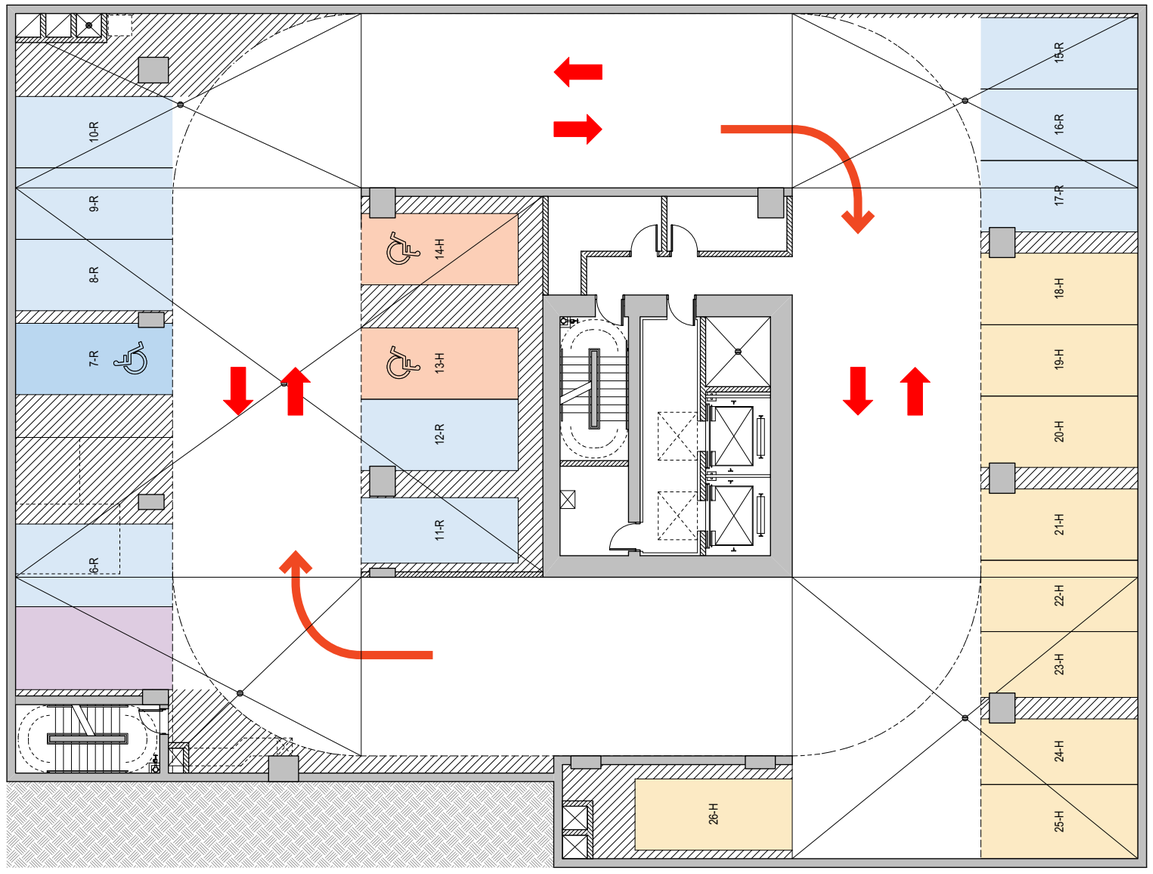
End of Trip Facilities

Parking Entry



Level P1

- Hotel Parking
- Restaurant Parking
- Hotel – Accessible Parking
- Restaurant – Accessible Parking
- Hotel – Class A Passenger Stalls
- Parking Entry



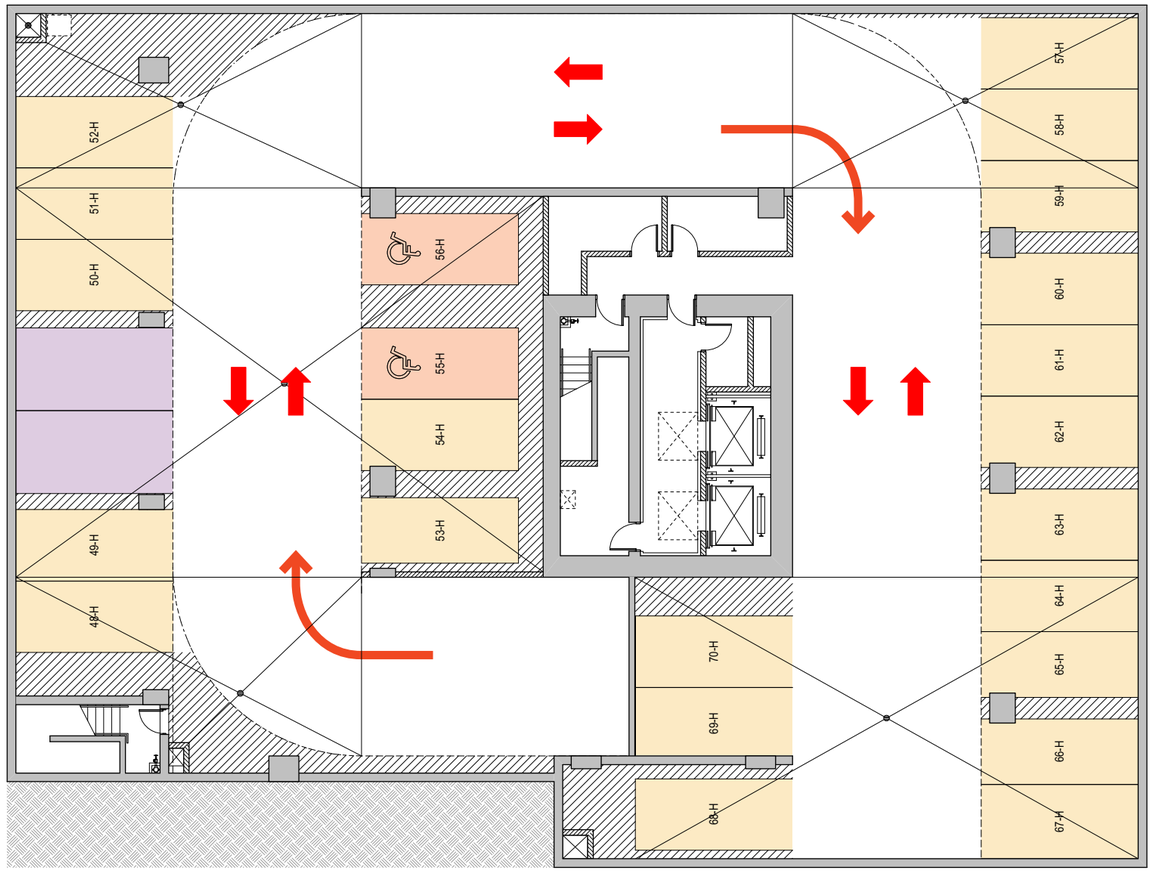
Levels P2 / P3

Hotel Parking

Hotel – Class A Passenger Stalls

Hotel – Accessible Parking

Parking Entry



Level P4

Sustainability Strategy

The project is aligned with Vancouver's goal to be the greenest city in the world.

Constructing and operating buildings accounts for a large proportion of the carbon emissions generated in Vancouver. We therefore need to change how our buildings are made, and to build for the future we want. The project aims to improve occupant comfort and health, while limiting dependence on fossil fuels and maintaining resilience for an uncertain future.

The following are some of the strategies and targets that will help us achieve this goal.

Performance Limits

The project will meet the following performance limits:

Hotel:
- TEDI 29.4 kWh/m^2
- TEUI 137.2 kWh/m^2
- GHGI 2.1 $kgCO_2/m^2$

Restaurants and Kitchens will be based on an NECB reference model.

Airtightness Testing

Airtightness is critical to reducing heat loss through the building envelope. The project will be designed and tested to meet targets more stringent than the one listed in the VBBL – Part 10 VBBL (10.2.2.21). We will target 0.2 L/s/m^2 of above grade wall area). The residential suite compartmentalization will also be tested.

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 $kgCO_2e/m^2$.

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.

Landscaping & Biophilic Design

Landscaping is integral to the building design, bringing nature into the lives of guests and residents while providing benefits of habitat and reduced urban heating. Roofs and amenity areas are planted and accessible and urban agriculture included. Screening has been incorporated, inspired by nature.

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 Energy Recovery

The project will utilize Energy Recovery Ventilators (ERVs) to meet fresh air and ventilation requirements.

Low-Emitting Materials

To further improve indoor air quality within the building, healthier material options for interior finishes and coatings will be selected to limit the quantities of harmful volatile organic compounds (VOCs), which would be off-gassed after installation.

Energy Efficiency

Operational energy consumption will be reduced through the use of high performance systems for space and domestic hot water heating, extensive use of heat recovery ventilators and LED lighting throughout the building

Water Efficient Landscaping & Fixtures

Water will be conserved throughout the project. Carefully selected landscaping will minimize water loss and limit peak use in dry summers, and covers will reduce pool evaporation overnight. Low-flow fixtures will be utilized to limit usage.

1 High performance building envelope
2 Air to water heat pumps
3 Electric Boilers
4 Reduced thermal bridging with no balconies
5 Low VOC materials
6 Intensive & extensive green roofs
7 Urban agriculture
8 Low embodied carbon materials
9 Bicycle stores & bike share
10 ~35% glass / solid wall ratio (East Facade)
11 ~45% glass / solid wall ratio (Remainder)
12 Water efficient landscaping
13 Dedicated ERV for each hotel unit
14 Interior manual shading system
15 Personalized thermal control
16 Airtightness testing & metering
17 Energy efficient lighting & controls
18 Low flow fixtures
19 Energy Star appliances



View from North



View from South

5.0 COMPARATIVE SUMMARY

Form of Development

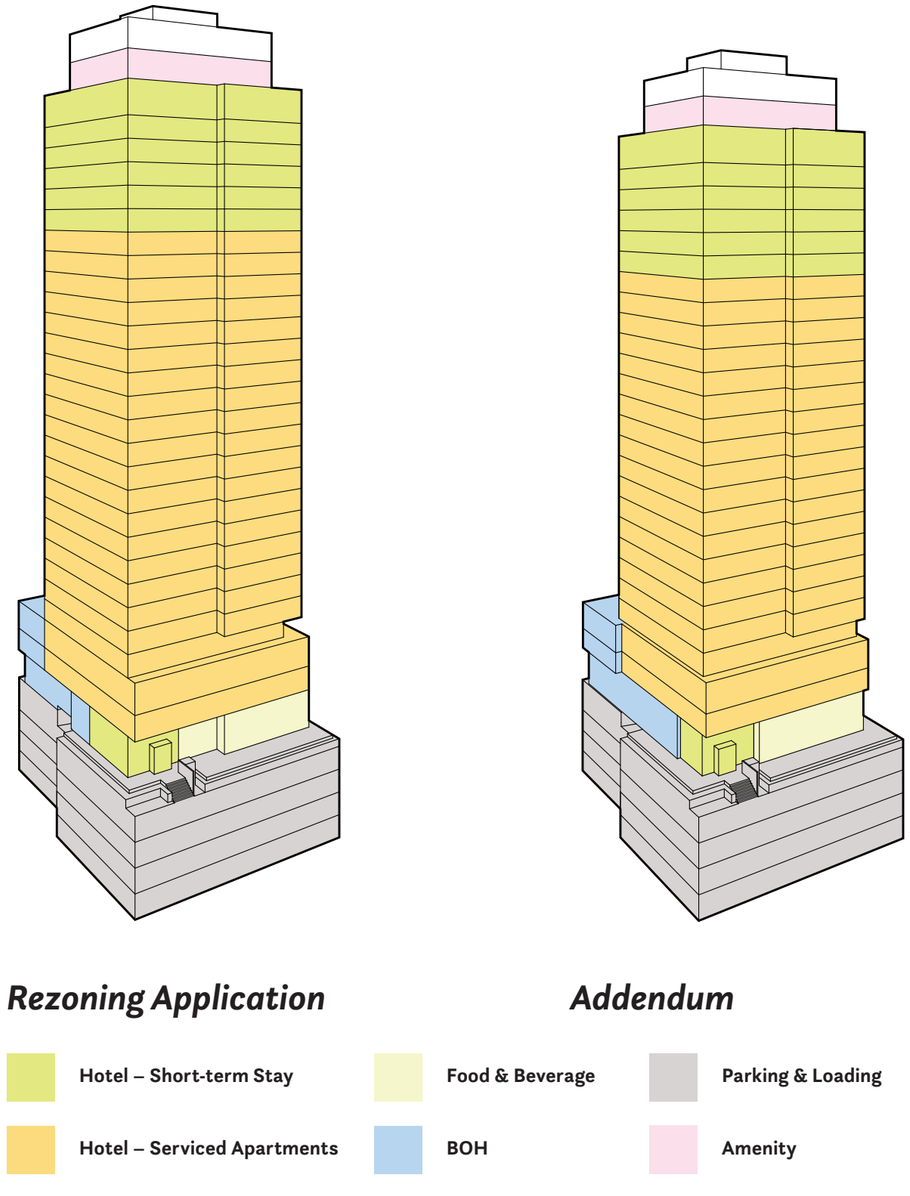
The program and materiality of the proposed development has not changed, but the height and massing of the podium and tower were optimized to be more responsive to the surrounding context.

In order to minimize shadowing of both Stanley Park and Pooh Corner Daycare the height of the tower was reduced. The floor plates of the tower and podium were also reduced, and the building centered in the middle of the property in the east-west orientation. This allows for more generous side yard setbacks, and additional shadowing reductions.

Summary of Changes:

- **Reduction of two (2) floors** - from 29 to 27 storeys
- **Reductions of tower floor plate to increase side yard setbacks** - from 592m^2 to 550m^2 GFA at typical tower floor plate
- **Reduction of podium floor plate to increase side yard setbacks** - from 2.1m to 3.0m set back on west and east façade
- **Reduction in unit count** - from 292 to 270 units
- **Revision to core location**
- **Revisions to parking layout** - from 74 to 70 parking spaces

Together these changes strike a perfect balance, between finding the right fit to ensure livability and compatibility between new and existing development, and aligning with the City's larger priorities such as more hotel rooms and job space.

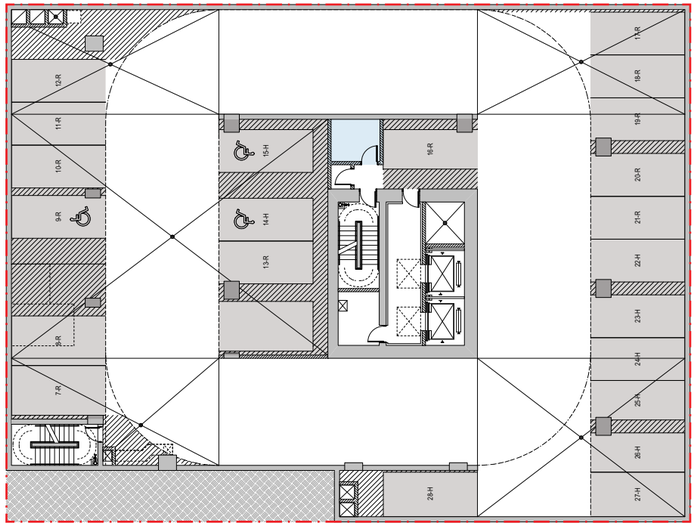


Service

Parking & Loading

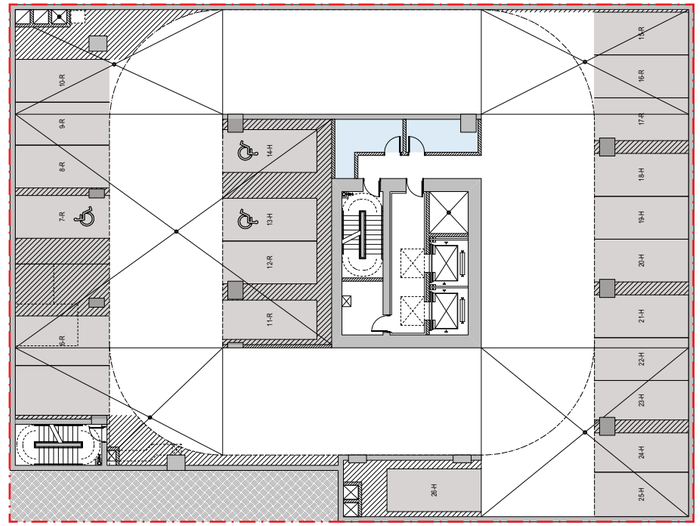
Property Line

Rezoning Application



Typical Parking Level

Addendum



Typical Parking Level

Hotel – Short-term Stay

Hotel – Serviced Apartments

Food & Beverage

Retail

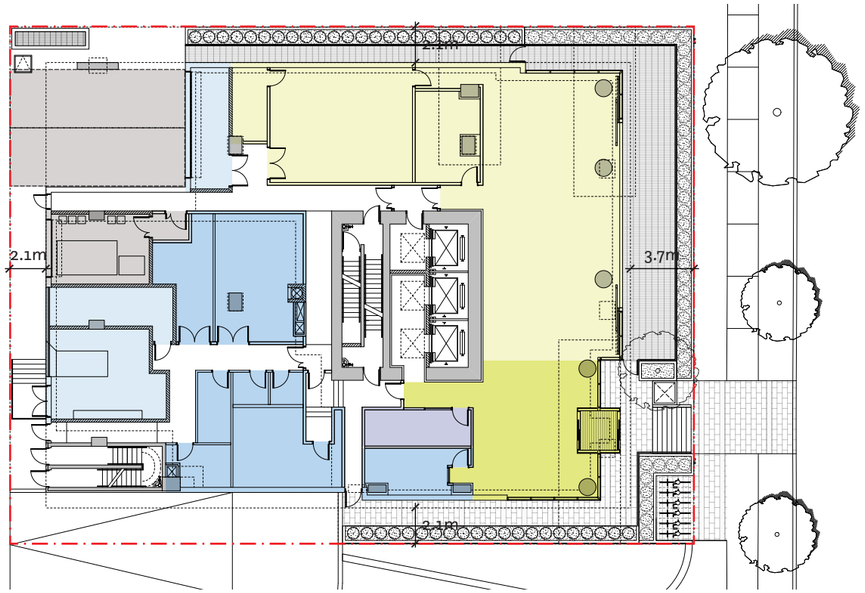
BOH

Service

Parking & Loading

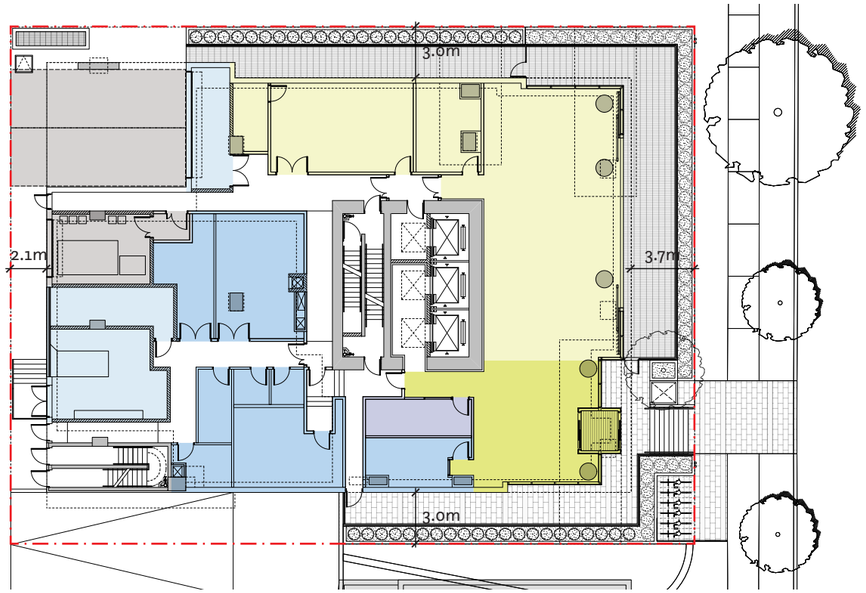
Property Line

Rezoning Application



Level 1

Addendum



Level 1

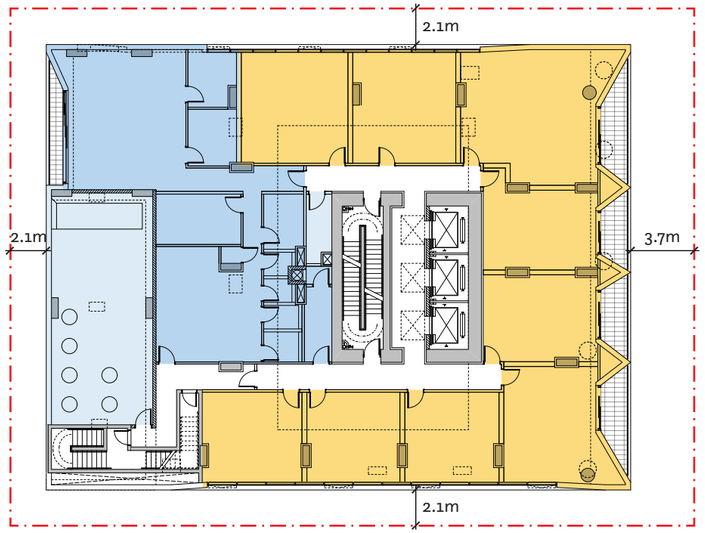
Hotel – Serviced Apartments

BOH

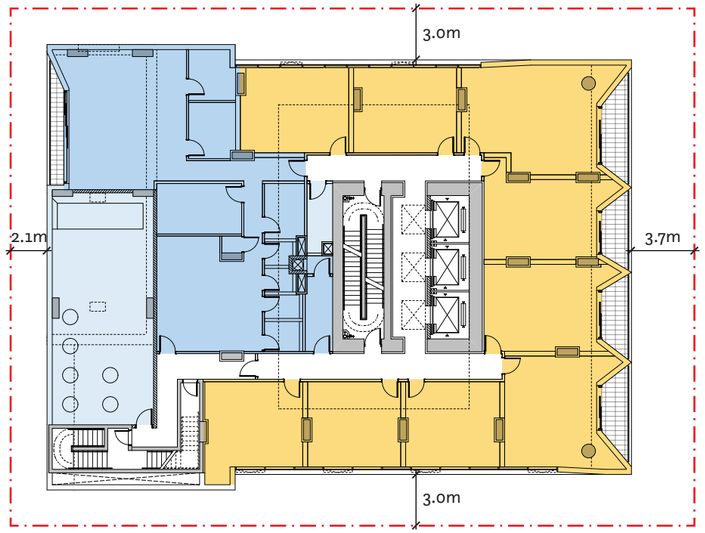
Service

Property Line

Rezoning Application



Addendum



Level 2

Level 2

Hotel – Serviced Apartments

BOH

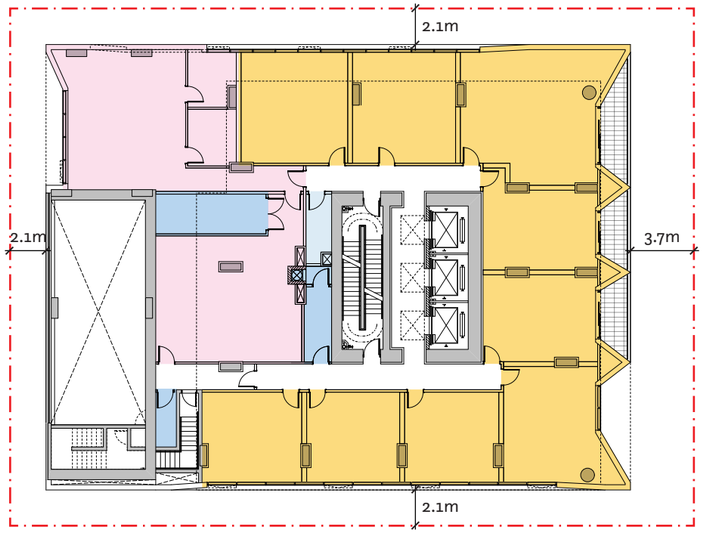
Service

Amenity

Outdoor Amenity

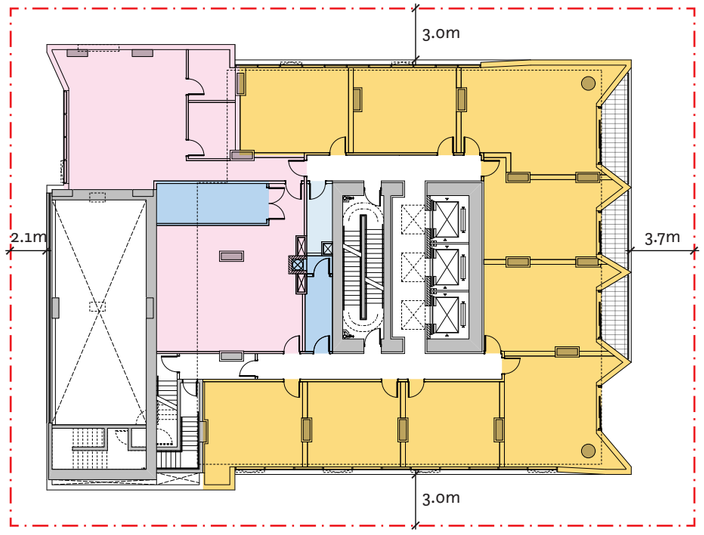
Property Line

Rezoning Application



Level 3

Addendum



Level 3

Hotel – Serviced Apartments

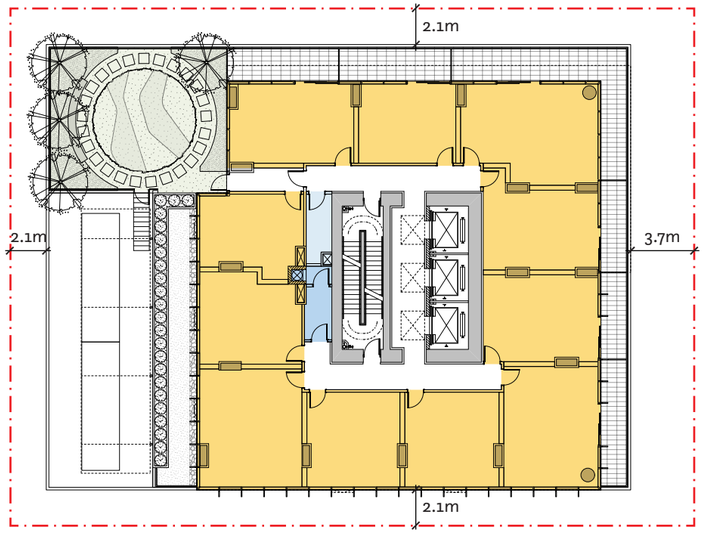
BOH

Service

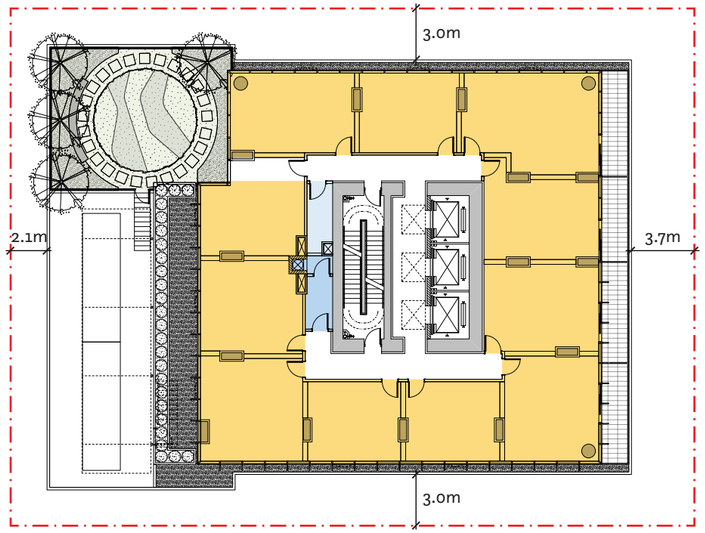
Outdoor Amenity

Property Line

Rezoning Application



Addendum



Level 4

Level 4

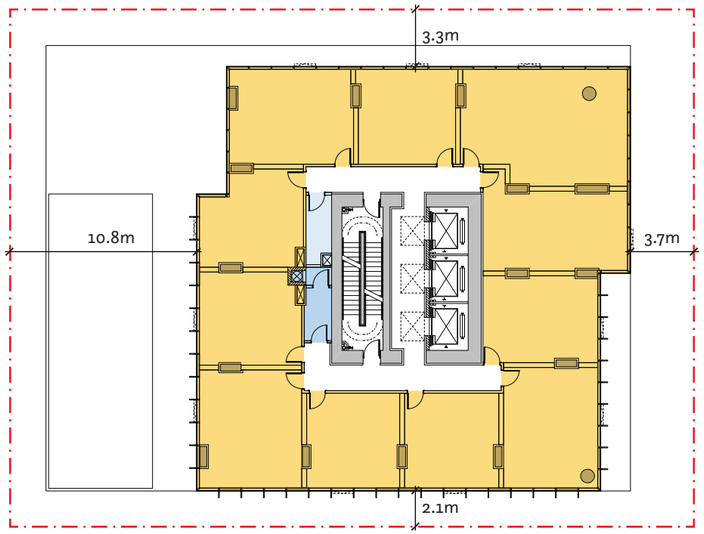
Hotel – Serviced Apartments

BOH

Service

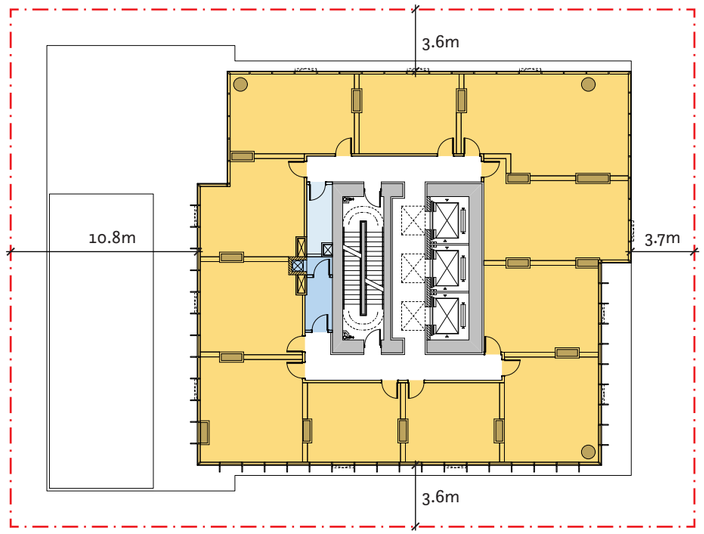
Property Line

Rezoning Application



Levels 5 – 22

Addendum



Levels 5 – 20

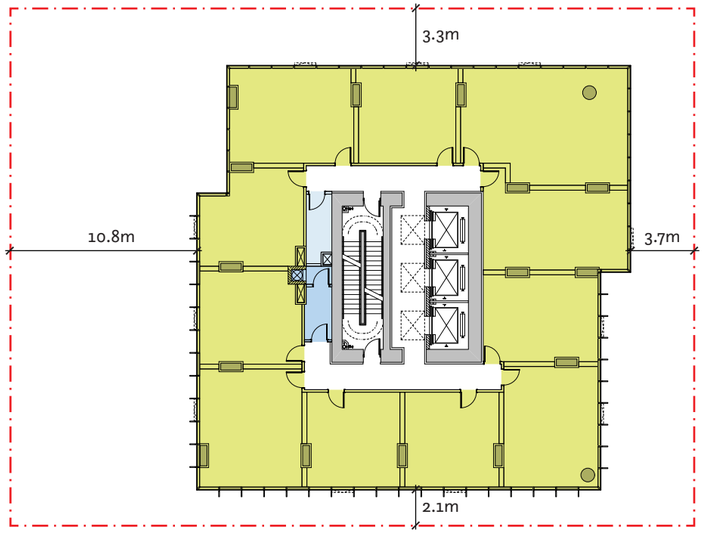
Hotel – Short-term Stay

BOH

Service

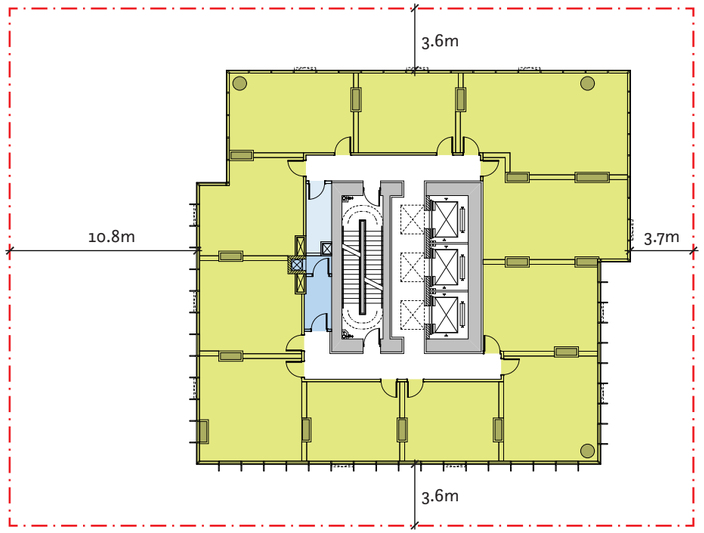
Property Line

Rezoning Application



Levels 23–27

Addendum



Levels 21–25

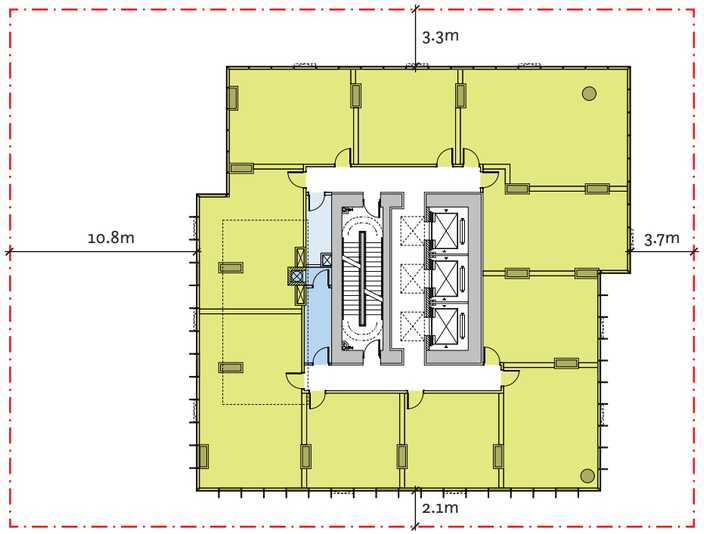
Hotel – Short-term Stay

BOH

Service

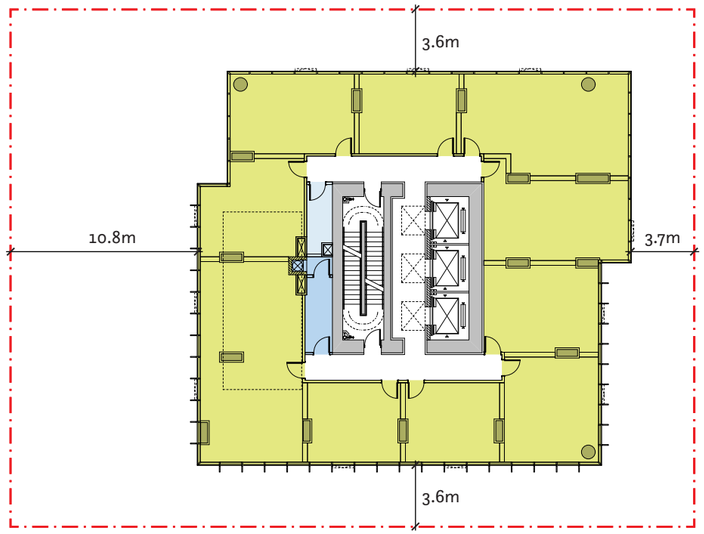
Property Line

Rezoning Application



Level 28

Addendum



Level 26

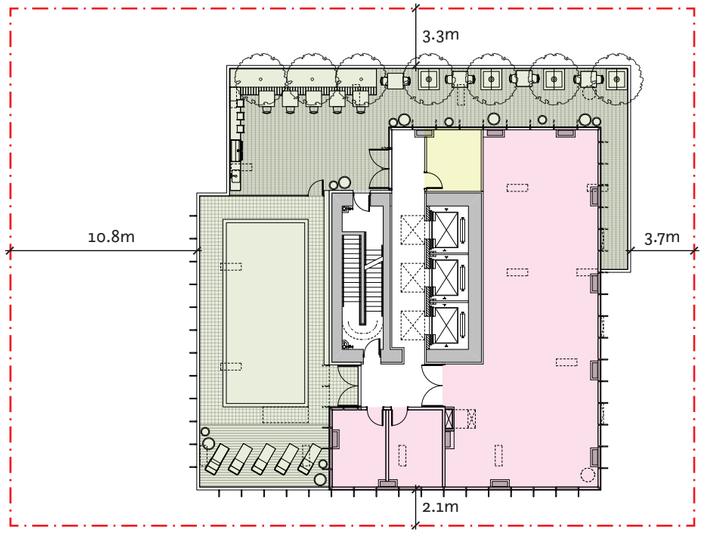
Food & Beverage

Amenity

Outdoor Amenity

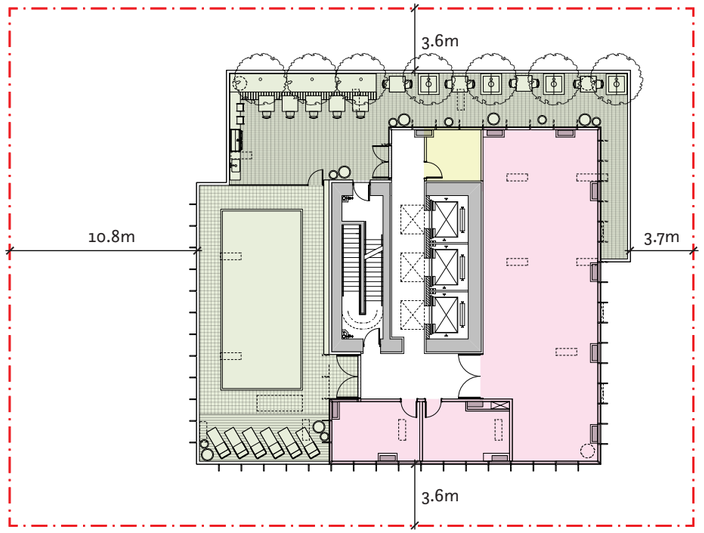
Property Line

Rezoning Application



Level 29

Addendum



Level 27

Project Statistics – *Rezoning Application*

Zoning Statistics

	PERMITTED	PROPOSED	
Site Area		1,205.19 m²	12,972.56 ft²
FSR	2.75 (3.025)*	14.69	
FSR Area	3,314.27 m² (3,645.70 m²)	17,702.95 m²	
Gross Floor Area Summary			
Hotel		17,541.04 m²	188,810.14 ft²
Restaurant		263.52 m²	2,836.47 ft²
Exclusions		101.61 m²	1,093.72 ft²
Total FSR Area		17,702.95 m²	190,552.90 ft²
Building Height Top of Building Parapet	**58 m**	**93 m** (elevation, 110.685 m; 29 storeys)	

Hotel Count

	PROPOSED			
	Type A (±35 m²)	Type B (±45 m²)	Type C (±65 m²)	TOTAL
Hotel Unit	160	104	28	**292****
% Of Units	**55%**	**36%**	**10%**	**100%**

Parking Summary

PARKING SPACES					
Use	Area (m²)	Units	Required (min.)	Permitted (max.)	Proposed
Hotel	17,541.04 m²	292	N/A	153	55
Restaurant	263.52 m²	0	19	N/A	19
*Total**	**17,804.56 m²**	**292**	**19**	**153**	**74**
Level 2 EV Charging Stalls			2 Rest. / 55 Hotel	N/A	57
Small Car Spaces			N/A	19	19

Bicycle Parking Summary

BICYCLE SPACES							
Use	Area (m²)	Units	REQUIRED		TDM	PROPOSED	
			Class A	Class B		Class A	Class B
Hotel	N/A	292	10	6	5	21	6
Restaurant	263.52 m²	N/A	1	0	0	1	0
Total	**263.52 m²**		**11**	**6**	**5**	**22***	**6**

Loading Summary

LOADING SPACES								
Use	Area (m²) / Units	REQUIRED			PROPOSED		
		Class A	Class B	Class C	Class A	Class B	Class C
Hotel	292	2	2	0	2	1	0
Restaurant	263.52 m²	0	1	0	0	1	0
Total		**2**	**3**	**0**	**2**	**2**	**0**

Passenger Loading Summary

PASSENGER LOADING SPACES							
Use	Area (m²) / Units	REQUIRED			PROPOSED		
		Class A	Class B	Class C	Class A	Class B	Class C
Hotel	292	5	0	1	5	0	0
Restaurant	263.52 m²	1	0	0	1	0	0
Total		**6**	**0**	**1**	**6**	**0**	**0**

Project Statistics – *Addendum*

Zoning Statistics

	PERMITTED	PROPOSED	
Site Area		**1,205.19 m²**	**12,972.56 ft²**
FSR	**2.75 (3.025)***	**12.75**	
FSR Area	**3,314.27 m² (3,645.70 m²)***	**15,368.12 m²**	
Gross Floor Area Summary			
Hotel		**15,238.68 m²**	**164,028 ft²**
Restaurant		**230.79 m²**	**2,484 ft²**
Exclusions		**101.35 m²**	**1,091 ft²**
Total FSR Area		**15,368.12 m²**	**165,421 ft²**
Building Height Top of Building Parapet	**58 m**	**88 m** (elevation, 105.63 m; 27 storeys)	

Hotel Count

	PROPOSED			
	Type A (±35 m²)	**Type B (±45 m²)**	**Type C (±65 m²)**	**TOTAL**
Hotel Unit	220	25	25	**270****
% Of Units	**81%**	**9%**	**9%**	**100%**

Parking Summary

PARKING SPACES					
Use	**Area (m²)**	**Units**	**Required (min.)**	**Permitted (max.)**	**Proposed**
Hotel	15,238.68 m²	270	N/A	133	55
Restaurant	230.79 m²	0	15	N/A	15
Total*	**15,469.47 m²**	**270**	**15**	**133**	**70**
Level 2 EV Charging Stalls			1 Rest. / 55 Hotel	N/A	56
Small Car Spaces			N/A	18	18

Bicycle Parking Summary

BICYCLE SPACES							
Use	**Area (m²)**	**Units**	**REQUIRED**		**TDM**	**PROPOSED**	
			Class A	**Class B**		**Class A**	**Class B**
Hotel	N/A	270	9	6	4	14	6
Restaurant	230.79 m²	N/A	1	0	0	1	0
Total	**230.79 m²**		**10**	**6**	**4**	**15**	**6**

Loading Summary

LOADING SPACES							
Use	**Area (m²) / Units**	**REQUIRED**			**PROPOSED**		
		Class A	**Class B**	**Class C**	**Class A**	**Class B**	**Class C**
Hotel	270	2	2	0	2	1	0
Restaurant	230.79 m²	0	1	0	0	1	0
Total		**2**	**3**	**0**	**2**	**2**	**0**

Passenger Loading Summary

PASSENGER LOADING SPACES							
Use	**Area (m²) / Units**	**REQUIRED**			**PROPOSED**		
		Class A	**Class B**	**Class C**	**Class A**	**Class B**	**Class C**
Hotel	270	5	0	1	5	0	0
Restaurant	230.79 m²	1	0	0	1	0	0
Total		**6**	**0**	**1**	**6**	**0**	**0**

Rezoning Application



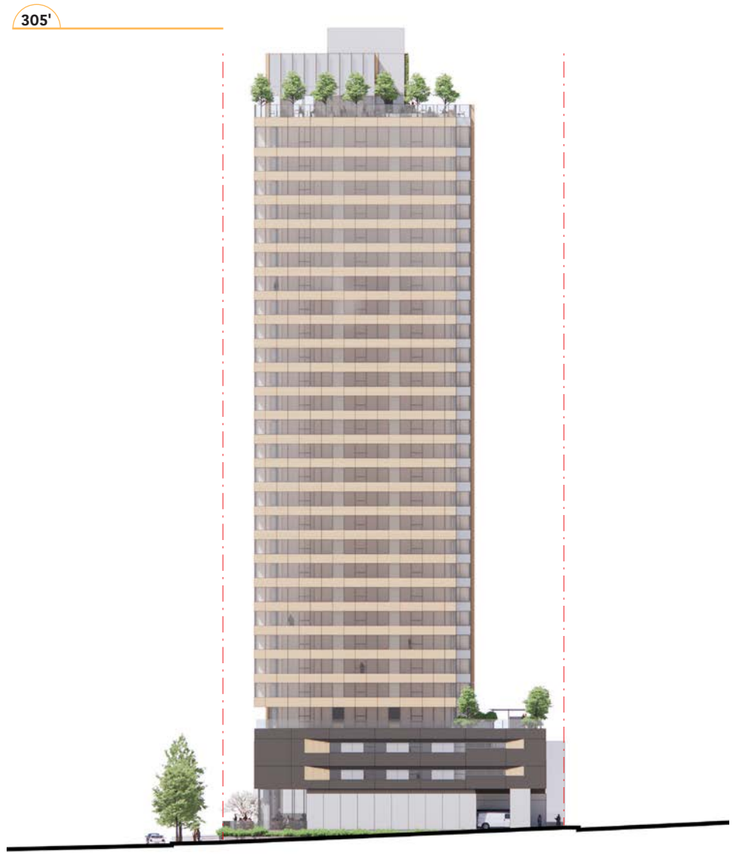
Addendum



Property Line

North Elevation

Rezoning Application



Addendum



Property Line

West Elevation

Rezoning Application



Addendum



Property Line

South Elevation

Rezoning Application



Addendum



Property Line

East Elevation

Comparative Shadow Analysis

The reduction in the massing has a significant reduction in the shadowing of the Pooh Corner Daycare

Using the 2:00pm vernal equinox as the most impactful shadowing time frame, the shadowing of the Rezoning tower is compared to the reduced massing of the Addendum. There is a reduction of approximately 19% shadowing area and around 26% less shadowing time, or 19 minutes less.

This is significant as the shadow analysis in Section 3.7 and 3.8 already indicates marginal impact on both the Park and Pooh Corner Daycare, and these reductions are significant with the change to the form of development.

Vernal Equinox **March 21**

Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow

Rezoning Application



2:00pm

Benchmark (4,070 m²)

Addendum



2:00pm

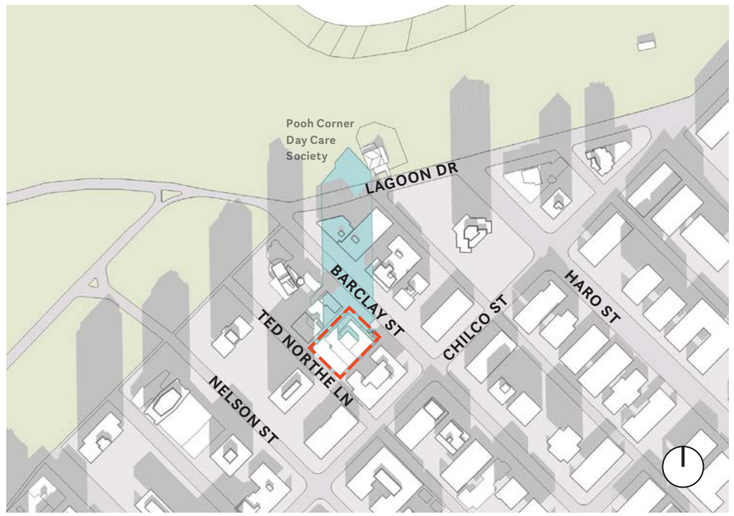
18.79% Reduction (3,305 m²)

Vernal Equinox March 21

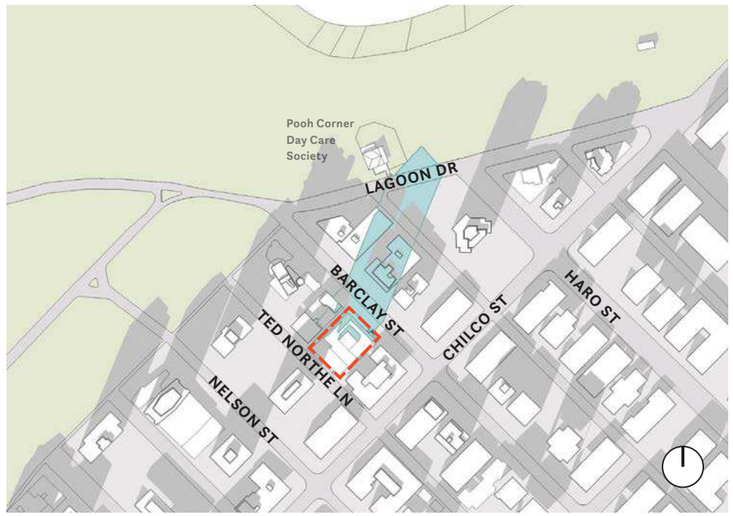
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow

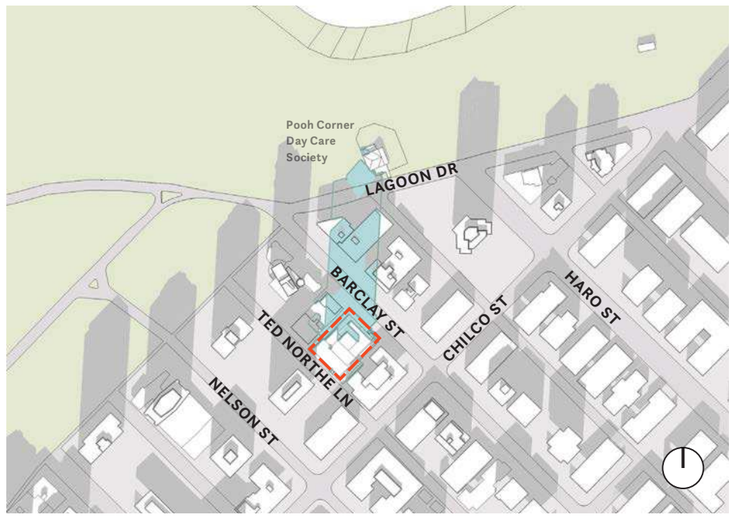


Rezoning Application - Start of Shadowing - 1:17 pm



Rezoning Application - End of Shadowing - 2:29 pm

Benchmark (72 minutes)



Addendum - Start of Shadowing - 1:30 pm



Addendum - End of Shadowing - 2:23 pm

26.38% Reduction (-19 minutes)



6.0 DRAWINGS



2030 BARCLAY

2030 BARCLAY STREET

ISSUED FOR REZONING ADDENDUM

ARCHITECTURAL DRAWINGS
MAY 09, 2025

DEVELOPER
MARCON DEVELOPMENTS LTD.
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Vancouver, BC V6C 2X8
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ARCHITECT
HENRIQUEZ PARTNERS ARCHITECTS
598 West Georgia Street
Vancouver, BC V6B 2A3
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STRUCTURAL CONSULTANT
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101 - 1661 West 5th Avenue
Vancouver, BC V6J 1N5
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MECHANICAL CONSULTANT
AME GROUP
200 - 638 Smithe Street
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ELECTRICAL CONSULTANT
NEMETZ & ASSOCIATES
2009 West 4th Avenue
Vancouver, BC V6J 1N3
Tel 604.736.6562

CODE CONSULTANT
MCAULEY CONSULTING
503 - 1587 West 8th Avenue
Vancouver, BC V5J 1T5
Tel 778.834.6569

ENVELOPE CONSULTANT
MORRISON HERSCHFIELD
310 - 4321 Still Creek Dr
Burnaby, BC V5C 6S7
Tel 604.454.0402

SURVEYOR
BUTLER SUNDVICK
4 - 19089
Surrey, BC V4N 3S4
Tel 604.513.9611

LANDSCAPE
LOCI LANDSCAPE ARCHITECTURE
1738 Kingsway
Vancouver, BC V5N 2S3
Tel 604.694.0053

CIVIL & SITE CONSULTANT
APLIN MARTIN CONSULTANTS LTD.
1818 - 1177 West Hastings Street
Vancouver, BC V6E 2K3
Tel 604.678.9434

TRAFFIC CONSULTANT
ARCADIS
100 - 1285 West Pender Street
Vancouver, BC V6E 4B1
Tel 604.783.7665

SUSTAINBILITY CONSULTANT
EDGE CONSULTANTS
102 - 211 East Georgia Street
Vancouver, BC V6A 1Z6
Tel 888.989.3343

GEOTECHNICAL CONSULTANT
GEOPACIFIC
1779 West 75th Avenue
Vancouver, BC V6P 3T1
Tel 604.439.0922

ARBORIST CONSULTANT
FROGGERS CREEK TREE CONSULTANTS LTD.
7763 McGregor Avenue
Burnaby, BC V5J 4H4
Tel 604.721.6002

MARCON

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ISSUED FOR REZONING ADDENDUM	09 MAY 2025
ISSUED FOR REZONING	28 JUN 2024

REGISTERED ARCHITECT
GREGORY HENRIQUEZ
BRITISH COLUMBIA

2025-05-09

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

2030 BARCLAY
2030 BARCLAY STREET, VANCOUVER, BC

CONSULTANT

DRAWING TITLE

COVER

DATE	DRAWN: AMS
SCALE: NTS	CHECKED: PW
JOB NO.: 2401	

A0.00

DRAWING LIST

A0	**GENERAL INFORMATION**	
A0.00	Cover	NTS
A0.01	Drawing List, Symbol Legend & Context Plan	1:1500
A0.02	Project Statistics / Data	NTS
A1	**BUILDING FLOOR PLANS**	
A1.00	Site Plan	1:300
A1.01	Level P4 Parking Plan	1:100
A1.02	Level P3 Parking Plan	1:100
A1.03	Level P2 Parking Plan	1:100
A1.04	Level P1 Parking Plan	1:100
A1.05	Level 1 Floor Plan	1:100
A1.06	Level 2 Floor Plan	1:100
A1.07	Level 3 Floor Plan	1:100
A1.08	Level 4 Floor Plan	1:100
A1.09	Level 5-20 Floor Plan	1:100
A1.10	Level 21-25 Floor Plan	1:100
A1.11	Level 26 Floor Plan	1:100
A1.12	Level 27 Floor Plan	1:100
A1.13	Level 28 Floor Plan	1:100
A1.14	Level 29 Floor Plan	1:100
A1.15	Roof Plan	1:100
A2	**BUILDING SECTIONS**	
A2.01	Section A-A & Section B-B	1:200
A3	**ELEVATIONS**	
A3.01	West & North Elevations	1:200
A3.02	East & South Elevations	1:200
AREA	**FSR AREA OVERLAYS**	
AREA 1.01	Level P4 Area Plan	1:100
AREA 1.02	Level P3 Area Plan	1:100
AREA 1.03	Level P2 Area Plan	1:100
AREA 1.04	Level P1 Area Plan	1:100
AREA 1.05	Level 1 Area Plan	1:100
AREA 1.06	Level 2 Area Plan	1:100
AREA 1.07	Level 3 Area Plan	1:100
AREA 1.08	Level 4 Area Plan	1:100
AREA 1.09	Level 5-20 Area Plan	1:100
AREA 1.10	Level 21-25 Area Plan	1:100
AREA 1.11	Level 26 Area Plan	1:100
AREA 1.12	Level 27 Area Plan	1:100
AREA 1.13	Level 28 Area Plan	1:100
AREA 1.14	Level 29 Area Plan	1:100

SYMBOL LEGEND

NAME	SYMBOL
DRAWING TITLE	1 **DRAWING TITLE** Scale X:XXX
OVERALL SECTION REFERENCE	1 / A0.00
DETAIL SECTION REFERENCE	1 / A0.00
ELEV DWG REFERENCE	1 / A0.00
DETAIL REFERENCE	1 / A0.00
GRID LINE	1
ELEVATION MARKER SECTION	00.000 LEVEL 1
PLAN ELEVATION AT FINISH FLOOR	00.000
ROOM NUMBER	00-000
BUILDING GRADE	00.000 / 00.000 T.O.W. NEW DESIGN GRADE; 00.000 / 00.000 T.O.W. EXISTING BLDG GRADE
INTERIOR ELEVATION DETAIL REFERENCE	4 / 1 / A0.00 / 2 / 3
NOTES	1
WALL TYPE	W0.0; W0.0; W0.0 F2; W0.0 F2
WINDOW SCHEDULE	EW-00; IW 00-A
REVISION NUMBER	1
HEIGHT MARKER	+375 TOC
NORTH ARROW	±0.00° / 43.19° / Project North
EQUIPMENT TAG	1
MATERIAL TAG	1



1 **CONTEXT PLAN**
Scale 1:1500

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ISSUED FOR REZONING ADDENDUM 09 MAY 2025
ISSUED FOR REZONING 28 JUN 2024

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-09

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
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JOB TITLE
2030 BARCLAY
2030 BARCLAY STREET, VANCOUVER, BC

CONSULTANT

DRAWING TITLE
DRAWING LIST SYMBOL LEGEND & CONTEXT PLAN

DATE	DRAWN: AMS
SCALE: AS SHOWN	CHECKED: PW
JOB NO.: 2401	

A0.01

TECHNICAL ANALYSIS SUMMARY

Technical Analysis Summary

2030 Barclay Street RM-5B

	Required/Permitted			Proposed	
			m²		m²
Site Area					1205.19
Use	Outright Use			Service Use: Hotel - Serviced Apartments (Level 02-20)	
	Outright Use			Service Use: Hotel - Short Term Stay (Level 21-26)	
	Outright Use			Accessory to Hotel Uses: meeting rooms, amenity space	
	Conditional Use			Restaurant Class - 1 (At Grade)	
Yards/Setback		min (m)	max (%)		m
Front Yard		3.7			3.7
Side Yards		2.1			Varies, min 2.1
Rear Yards		2.1			2.1
Site Coverage	DoP or DPB Discretion		50%		89.53%
Height	area max (m²)	max (m)		m² Geod Elev	m
Building Peak	DoP or DPB Discretion	58			
Top Of Elevator Overrun				105.63	88
Viewcone	20	132.5		Complies	
FSR + Floor Area	min (m²)	max (m²)	FSR	m²	FSR
Non-residential Uses					
Hotel					
Restaurant					
Site Total		**3314.2725**	**2.75**	15368.12	12.75
10% Heritage Transfer	DPB Discretion		**3.025**		
FSR Exclusions	min (m²)	max (m²)	FSR	m²	FSR
Building Services (At Level 01)				101.35	
Unit Type		Hotel min (m²)		Hotel	
Type A					
Type B					
Type C					
Unit Total					
Unit Size		**9.7**		27.9 to 74.5	

Technical Analysis Parking Summary

2030 Barclay Street RM-5B

	Required/Permitted			Proposed		
2024 Parking By-Law						
Parking	West End	min	max			
Hotel		n/a	133	55		
Restaurant		15	n/a	15		
Site Total		**15**	**133**	**70**		
Standard		n/a	133	52		
Small	25% of Proposed	n/a	18	18		
Accessible - Non-Residential		7	n/a	7		
Loading		Class A	Class B	Class C	Class A	Class B	Class C
Hotel		2	2	0	2	1	0
Restaurant		0	1	0	0	1	0
Site Total		**2**	**3**	**0**	**2**	**2**	**0**
Bicycle		Class A	Class B	TDM	Class A	Class B	
Hotel		9	6	4	14	6	
Restaurant		1	0	0	1	0	
Site Total		**10**	**6**	**4**	**15**	**6**	
Passenger		Class A	Class B	Class C	Class A	Class B	Class C
Hotel		5	0	1	5	0	0
Restaurant		1	0	0	1	0	0
Site Total		**6**	**0**	**1**	**6**	**0**	**0**

PROJECT STATISTICS / DATA

Project Data Summary

STREET ADDRESS	2030 Barclay Street Vancouver, BC	
LEGAL DESCRIPTION	Lot 1, Plan EPP102998, District Lot 185, Group 1, New Westminster Land District, PID: 031-225-098	
ZONING	RM-5B District, West End	
SITE AREA	1205.19m²	12,973ft²

FSR	**Permitted**	**Proposed**
	2.75	12.75
(With 10% Heritage Transfer)	3.025	
FSR AREA	**Permitted**	**Proposed**
	3,314.27 m2	15,368.12 m2

GROSS FLOOR AREA SUMMARY	**m²**	**ft²**
Total Gross Area - Hotel	15238.68	164028
Total Gross Area - Restaurant	230.79	2484
Total Exclusions	101.35	1091
Total FSR Area	**15368.12**	**165421**

BUILDING HEIGHT	**Permitted**	**Proposed**	**Elevation**	**Storeys**
Top of Building Parapet	58 m	88 m	105.63	27

Parking Summary

Parking Spaces

Use	Area (m²)	Units	Required (Min)	Permitted (Max)	Proposed
Non-Residential Downtown (Hotel)	15238.68 m²	270	n/a	133	55
Non-Residential Downtown (Restaurant)	230.79 m²	0	15	n/a	15
Total*	**15469.47 m²**	**270**	**15**	**133**	**70**
LVL 2 EV Charging Stalls			1 Rest/55 Hotel	n/a	56
Small Car Spaces			n/a	18	18

*Total includes EV, Small Car, and Accessible Stalls

Accessible Parking

Use	Area (m²)	Required (Min)	Permitted (Max)	Proposed
Non-Residential Downtown (Hotel)	15238.68 m²	6	n/a	6
Non-Residential Downtown (Restaurant)	230.79 m²	1	n/a	1
Total	**15469.47 m²**	**7**	**n/a**	**7**

Parking By-law Requirements:

Non-Residential Downtown (Hotel)	Section 4.3.1: No minimum; Maximum of 1 parking space per 115 m² of GFA
Non-Residential Downtown (Restaurant)	Section 4.2.5.11: 1 space for each 50 m² up to 100 m² plus an additional space for each 10 m² GFA up to 500 m²
Accessible Non-Residential Downtown	Section 4.8.4b: 1 space for the first 500 m² plus an additional 0.4 parking space for each 1000 m²
EV Charging Infrastructure:	Section 4.14.2: Non-dwelling - 45% of stalls energized outlet - 5% of which LVL 2 charging Section 4.14.3: Hotel - LVL 2 charging for each stall
Small Cars	Section 4.1.7: Maximum of 25% of total parking stalls

Bicycle Parking Summary

Bicycle Spaces

Use	Area (m²)	Units	Required		TDM	Proposed	
			Class A	Class B		Class A	Class B
Hotel	n/a	270	9	6	4	14	6
Restaurant	230.79 m²	n/a	1	0	0	1	0
Total	**230.79 m²**		**10**	**6**	**4**	**15**	**6**

Bicycle Types

	Required / Permitted	Required Addition	Proposed
Horizontal	n/a	2	15
Lockers	1 Min	2	3
Vertical	3 Max	0	0
Stacked	3 Max	0	0
Oversized (Reg + Lockers)	1 Min	1	2
Total	**2**	**5**	**20**

Parking By-law Requirements:

Hotel	By-law section 6.2.5.2: Class A: Min. 1 space for every 30 units; Class B: Min. 6 spaces for development with a Min. of 75 units
Restaurant	By-law section 6.2.5.1: Class A: Min. 1 space for each 340 m² GFA; Class B: Min. 6 spaces for development with a Min. of 1000 m² GFA
Horizontal Spaces:	No minimum or maximum number of Spaces
Vertical Spaces:	By-law section 6.3.13: Maximum of 30% Vertical Spaces
Stacked Spaces	By-law section 6.3.13: Maximum of 60% can be either Stacked or Vertical Spaces (Combined total)
Lockers:	By-law section 6.3.13A: Minimum of 10% of Spaces
Oversized	By-law section 6.3.9: Minimum of 5% of Spaces

TDM Requirements:

Horizontal Spaces:	Provide additional 5 Class A bike spaces (40% of required)
Lockers:	Provide additional bike lockers (10%)
Oversized	Provide additional oversized bicycle parking spaces (5%)

Loading Summary

Loading Spaces

Use	Area (m²) / Units	Required			Proposed		
		Class A	Class B	Class C	Class A	Class B	Class C
Hotel	270	2	2	0	2	1	0
Restaurant	230.79 m²	0	1	0	0	1	0
Total		**2**	**3**	**0**	**2**	**2**	**0**

Parking By-law Requirements:

Hotel:	By-law section 5.2.2:	Class A: Min 1 space for 150-249 units; Min. 2 spaces for 250-499 units Class B: Min 1 space for less than 75 units; Min. 2 spaces for 75-399 units Class C: No Requirement
Restaurant:	By-law section 5.2.5:	Class A: No Requirement Class B: None under 100 m²; Min. 1 space for the first 465 m², +1 space for the next 1,860 m², +1 space for each additional 2,325 m² Class C: No Requirement for less than 2000 m²

Passenger Loading Summary

Passenger Loading Spaces

Use	Area (m²) / Units	Required			Proposed		
		Class A	Class B	Class C	Class A	Class B	Class C
Hotel	270	5	0	1	5	0	0
Restaurant	230.79 m²	1	0	0	1	0	0
Total		**6**	**0**	**1**	**6**	**0**	**0**

Parking By-law Requirements:

Hotel:	Section 7.2.5.2:	Class A Min. 1 space for every 50 units, to a Max. 200 units, and 1 additional for every 75 units
	Section 7.2.5.2:	Class B: None.
	Section 7.2.5.2:	Class C: Min. 1 space for every 200 units up to a 400 Max.
Restaurant:	Section 7.2.5.1:	Class A Min. 1 space for each 4000m2
	Section 7.2.5.1:	Class B: None.
	Section 7.2.5.1:	Class C: None.

FSR Summary

	FSR Area (m2)
Site Area (m2)	1,205.19
FSR Area	15,368.12
FSR	**12.75**

Area Summary

Level	Gross Areas						Exclusions	Total GFA	Total FSR
	Hotel	F&B	BOH	Circulation	Amenity	Service	Service		
29	0.00	0.00	0.00	44.96	0.00	46.97	0.00	91.93	91.93
28	0.00	0.00	0.00	78.06	0.00	106.93	0.00	184.99	184.99
27	0.00	10.59	0.00	109.56	176.72	0.00	0.00	296.87	296.87
26	410.93	0.00	9.99	122.79	0.00	6.37	0.00	550.08	550.08
25	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
24	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
23	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
22	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
21	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
20	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
19	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
18	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
17	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
16	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
15	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
14	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
13	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
12	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
11	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
10	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
9	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
8	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
7	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
6	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
5	410.94	0.00	7.82	124.96	0.00	6.37	0.00	550.09	550.09
4	384.53	0.00	7.82	132.02	0.00	6.37	0.00	530.74	530.74
3	338.00	0.00	26.20	177.52	164.11	6.37	0.00	712.20	712.20
2	338.00	0.00	196.47	170.69	0.00	92.94	0.00	798.10	798.10
1	62.44	220.20	155.27	213.41	0.00	0.00	101.35	752.67	651.32
Total	**10163.64**	**230.79**	**559.97**	**3673.17**	**340.83**	**399.72**	**101.35**	**15469.47**	**15368.12**
Total (ft²)	**109401**	**2484**	**6027**	**39538**	**3669**	**4303**	**1091**	**166512**	**165421**

Unit Summary

Hotel*	Unit Mix			
Level	Type A (+/-35 m²)	Type B (+/-45 m²)	Type C (+/-65 m²)	Unit Count
29	0	0	0	0
28	0	0	0	0
27	0	0	0	0
26	7	1	2	10
25	9	1	1	11
24	9	1	1	11
23	9	1	1	11
22	9	1	1	11
21	9	1	1	11
20	9	1	1	11
19	9	1	1	11
18	9	1	1	11
17	9	1	1	11
16	9	1	1	11
15	9	1	1	11
14	9	1	1	11
13	9	1	1	11
12	9	1	1	11
11	9	1	1	11
10	9	1	1	11
9	9	1	1	11
8	9	1	1	11
7	9	1	1	11
6	9	1	1	11
5	9	1	1	11
4	10	1	0	11
3	7	1	1	9
2	7	1	1	9
1	0	0	0	0
Total	**220**	**25**	**25**	**270**
Mix (%)	**81%**	**9%**	**9%**	**100%**

* Level 02 to Level 20 Hotel - Serviced Apartments Rooms

* Level 21 to Level 26 Hotel - Short Term Stay Rooms

* 205 Hotel - Serviced Apartment Rooms & 65 Hotel - Short Term Stay Rooms

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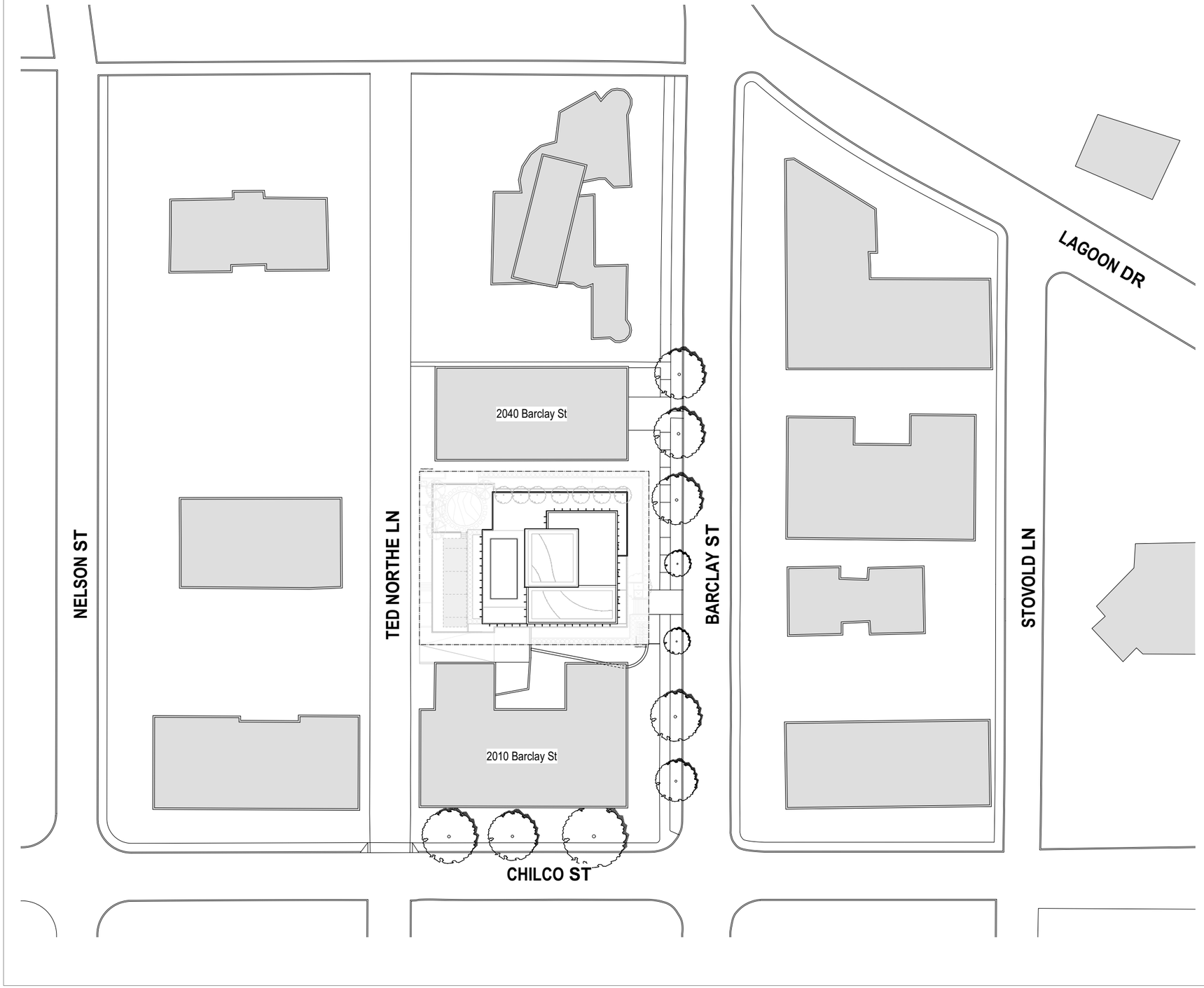
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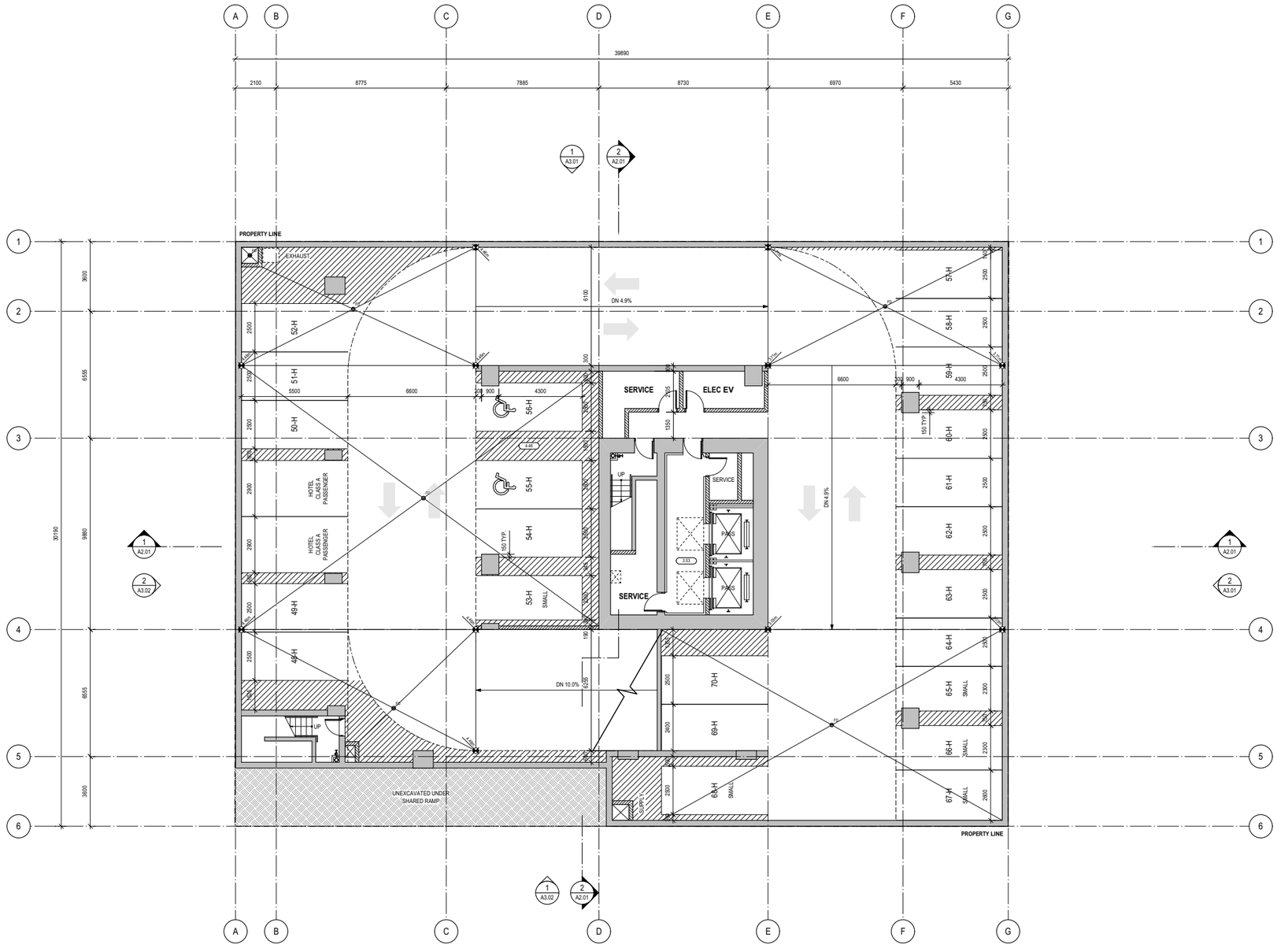
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SITE PLAN

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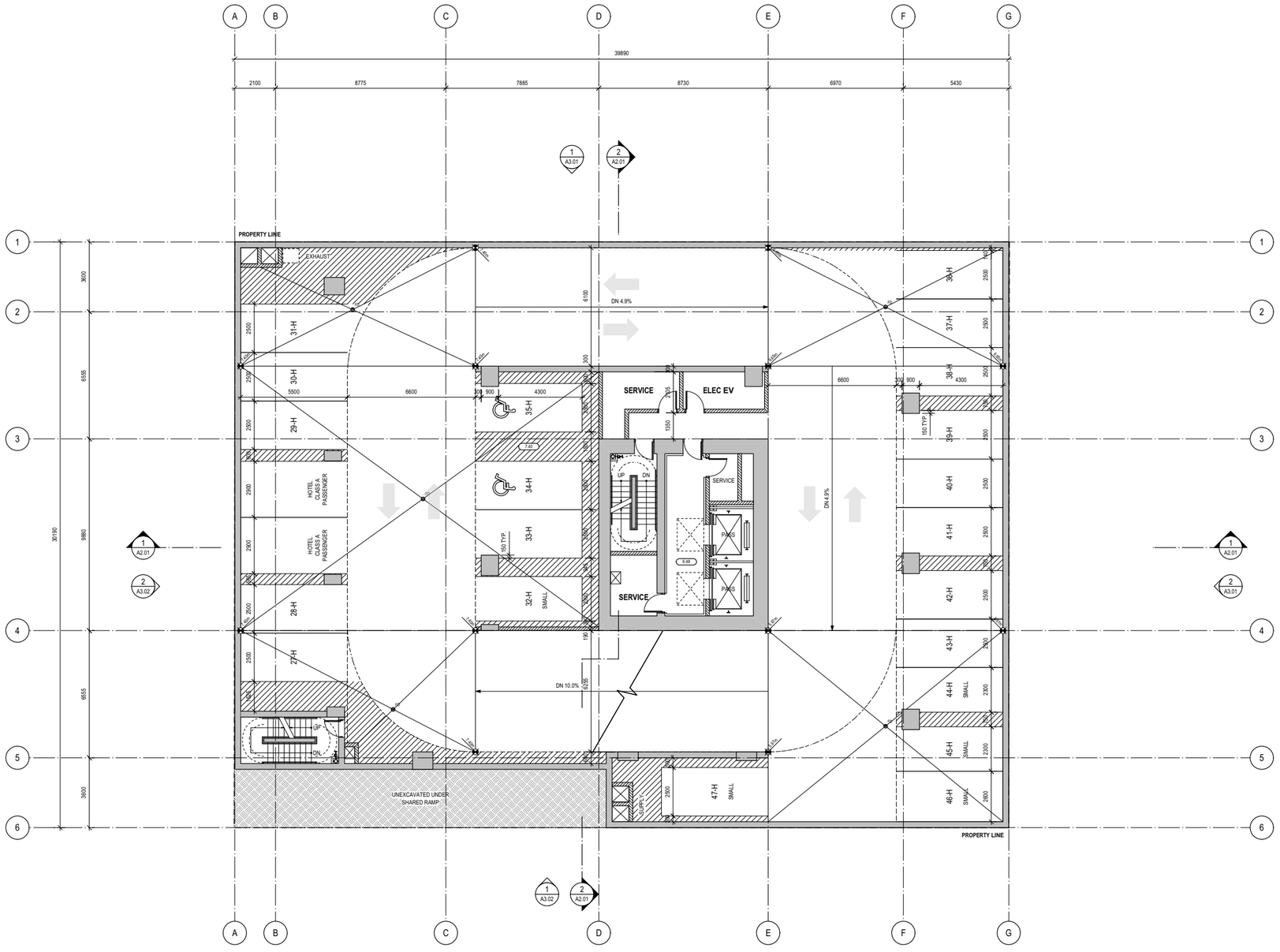
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LEVEL P4 PARKING PLAN

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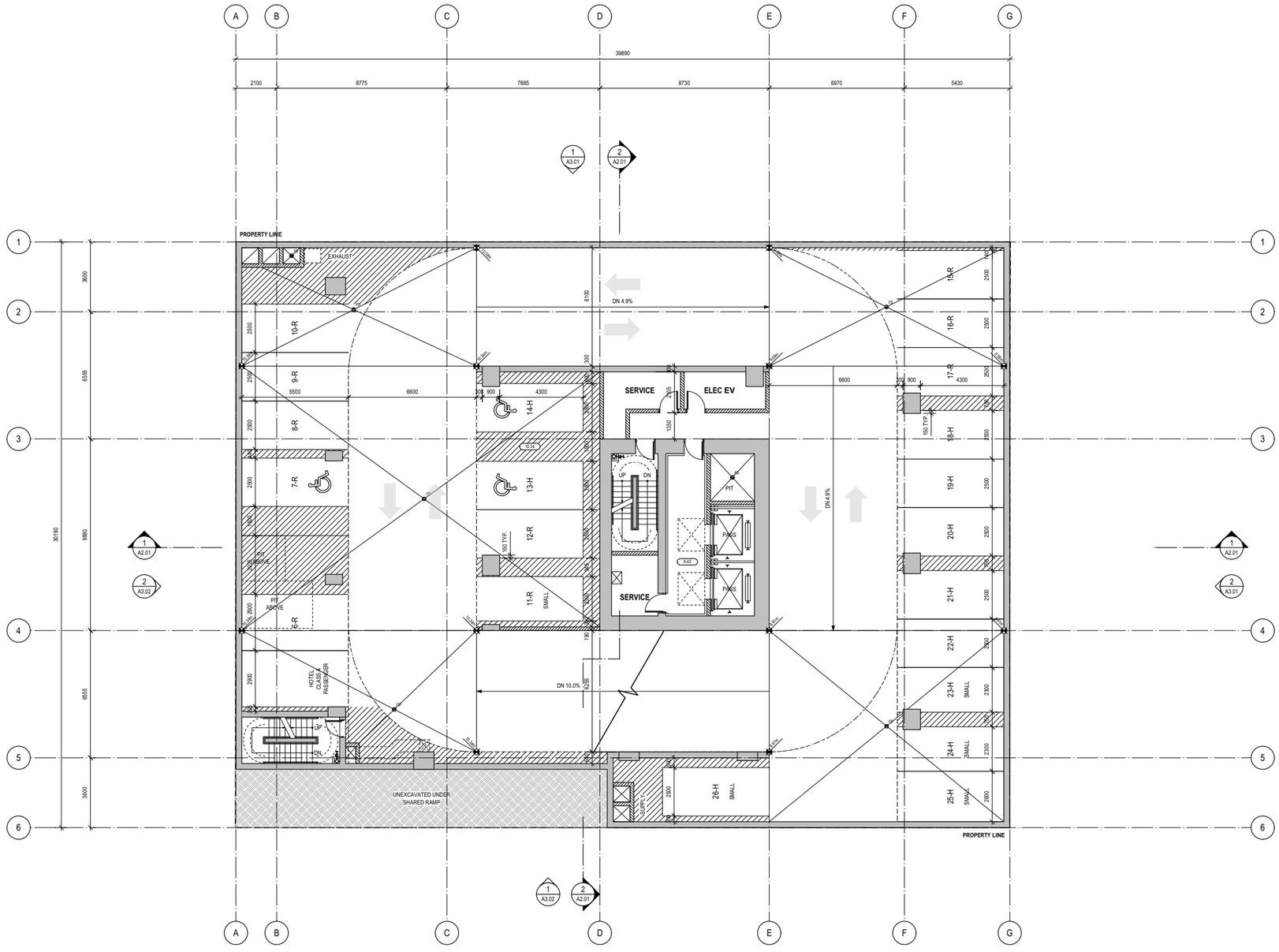
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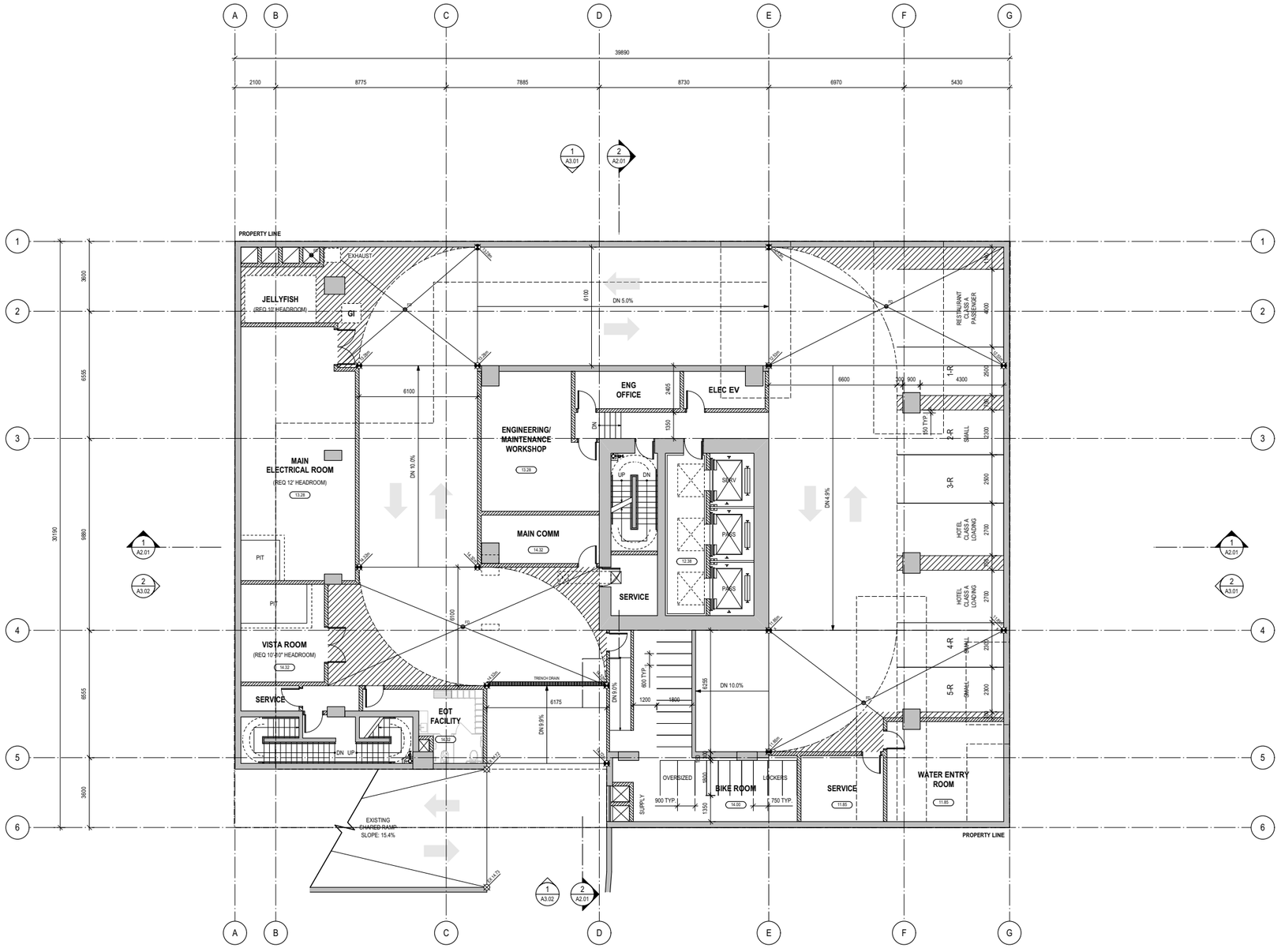
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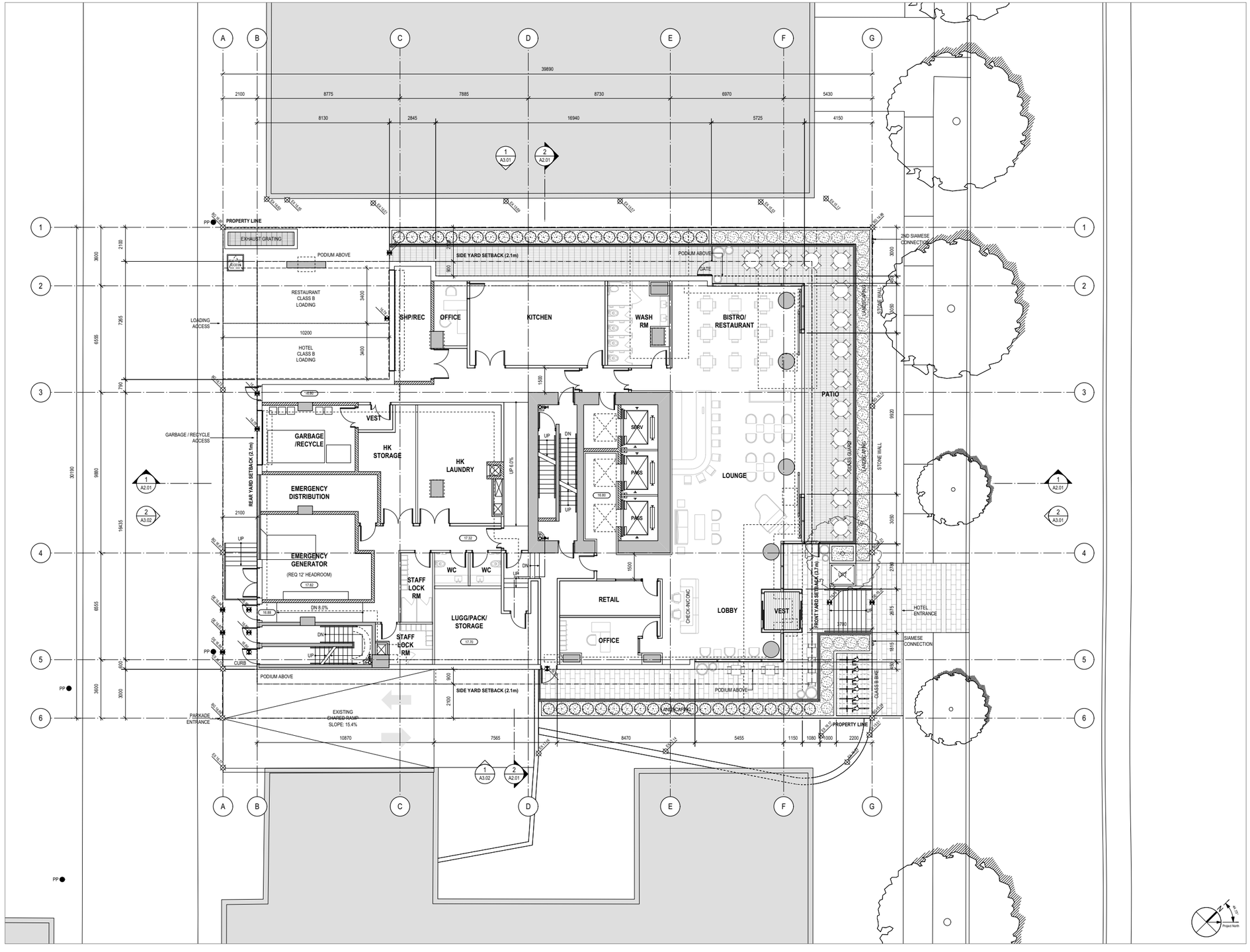
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LEVEL P1 PARKING PLAN

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GREGORY HENRIQUEZ
BRITISH COLUMBIA

2025-05-09

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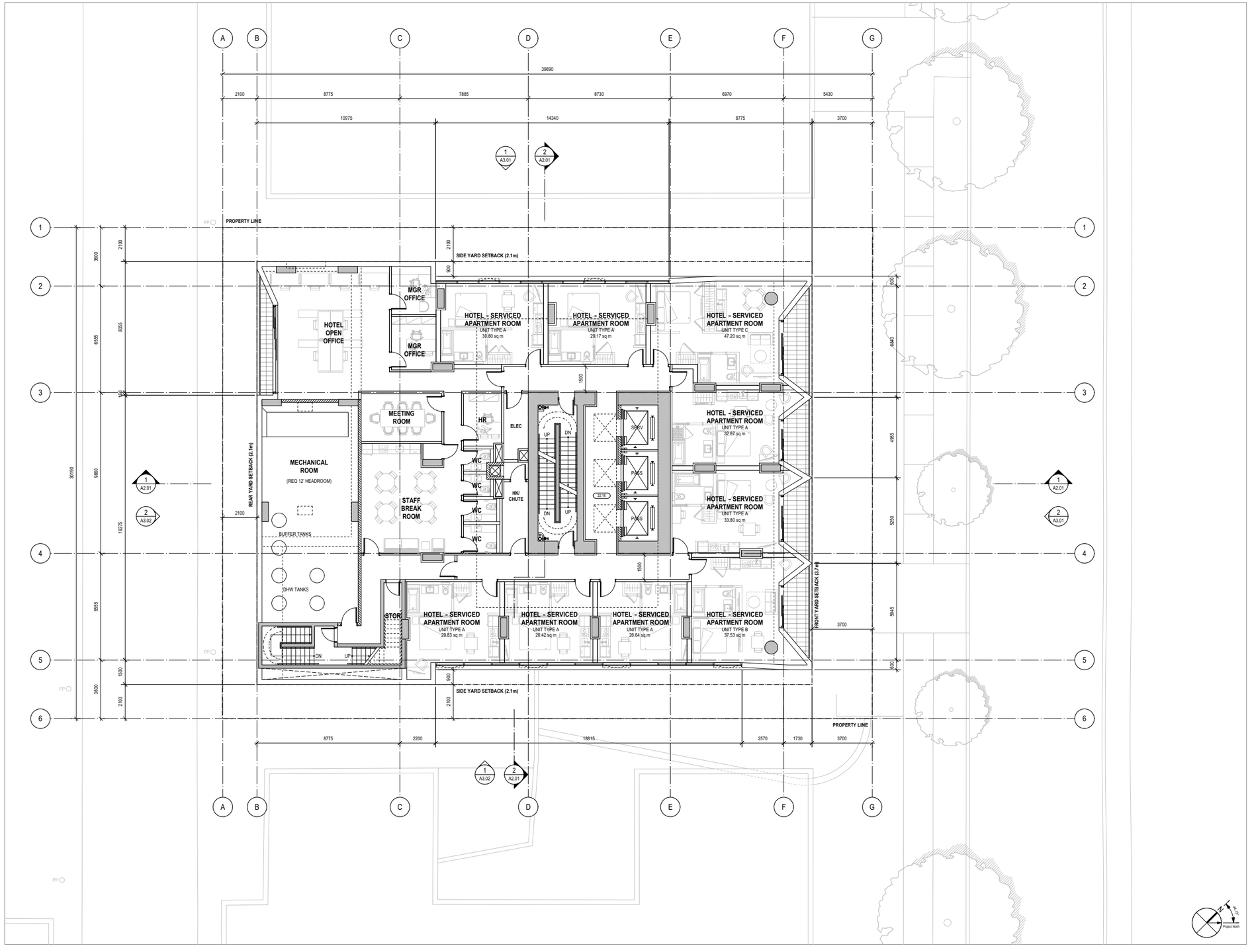
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LEVEL 1 FLOOR PLAN

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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-09

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

2030 BARCLAY

2030 BARCLAY STREET, VANCOUVER, BC

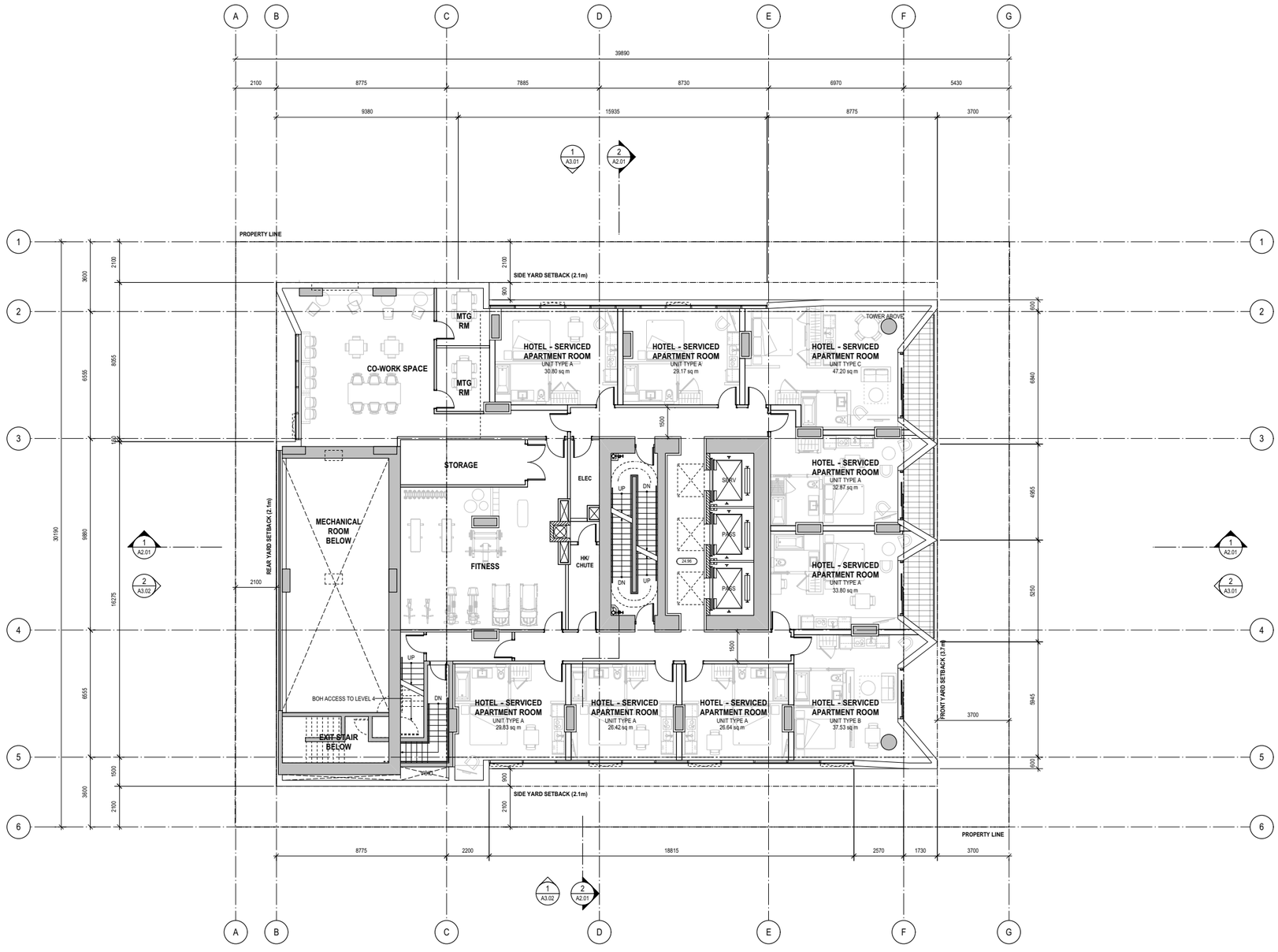
CONSULTANT

DRAWING TITLE

LEVEL 2 FLOOR PLAN

DATE	DRAWN
	AMS
SCALE 1:100	CHECKED PW
JOB NO. 2401	

A1.06



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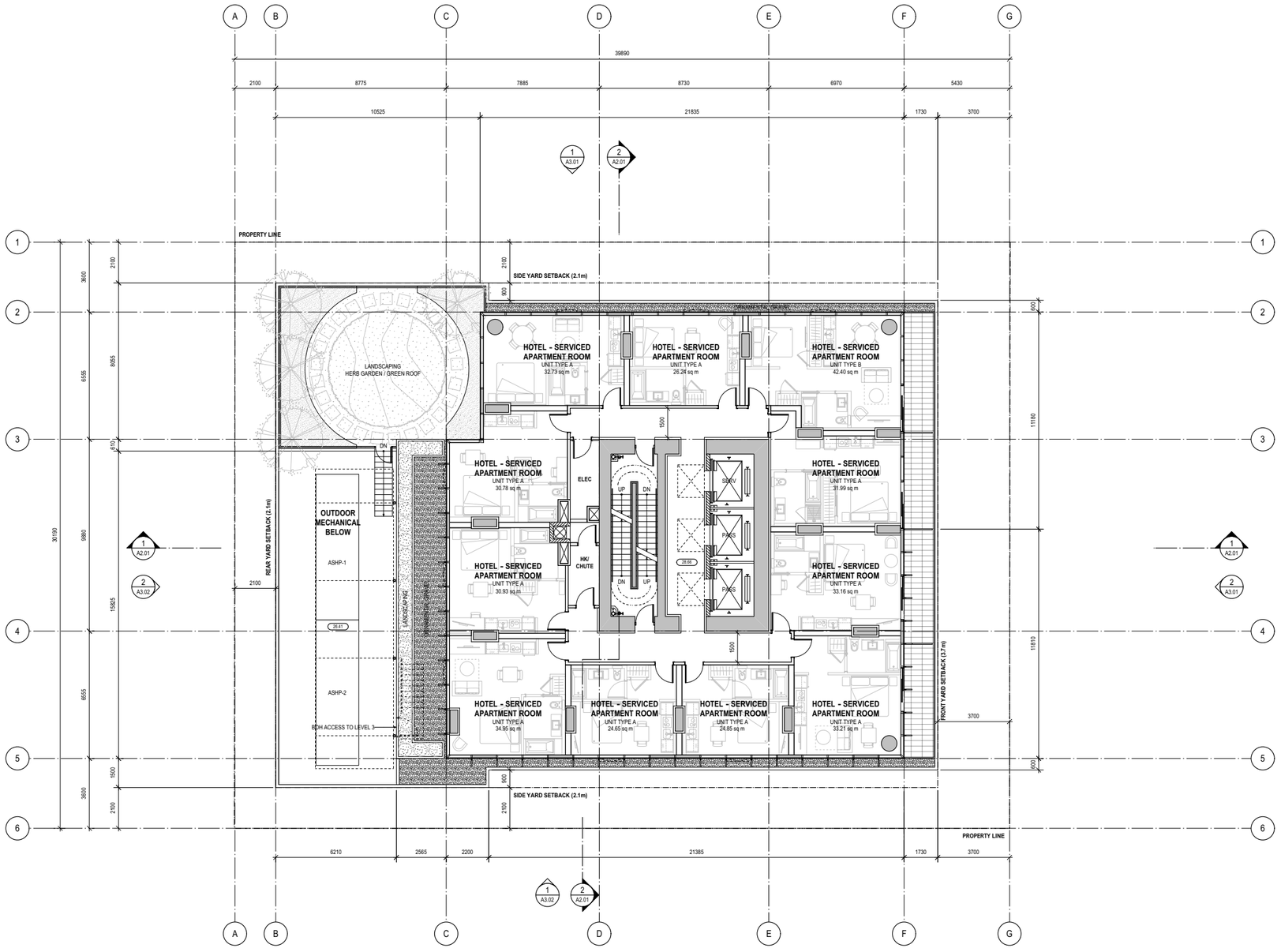
CONSULTANT

DRAWING TITLE

LEVEL 3 FLOOR PLAN

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SCALE: 1:100	CHECKED: PW
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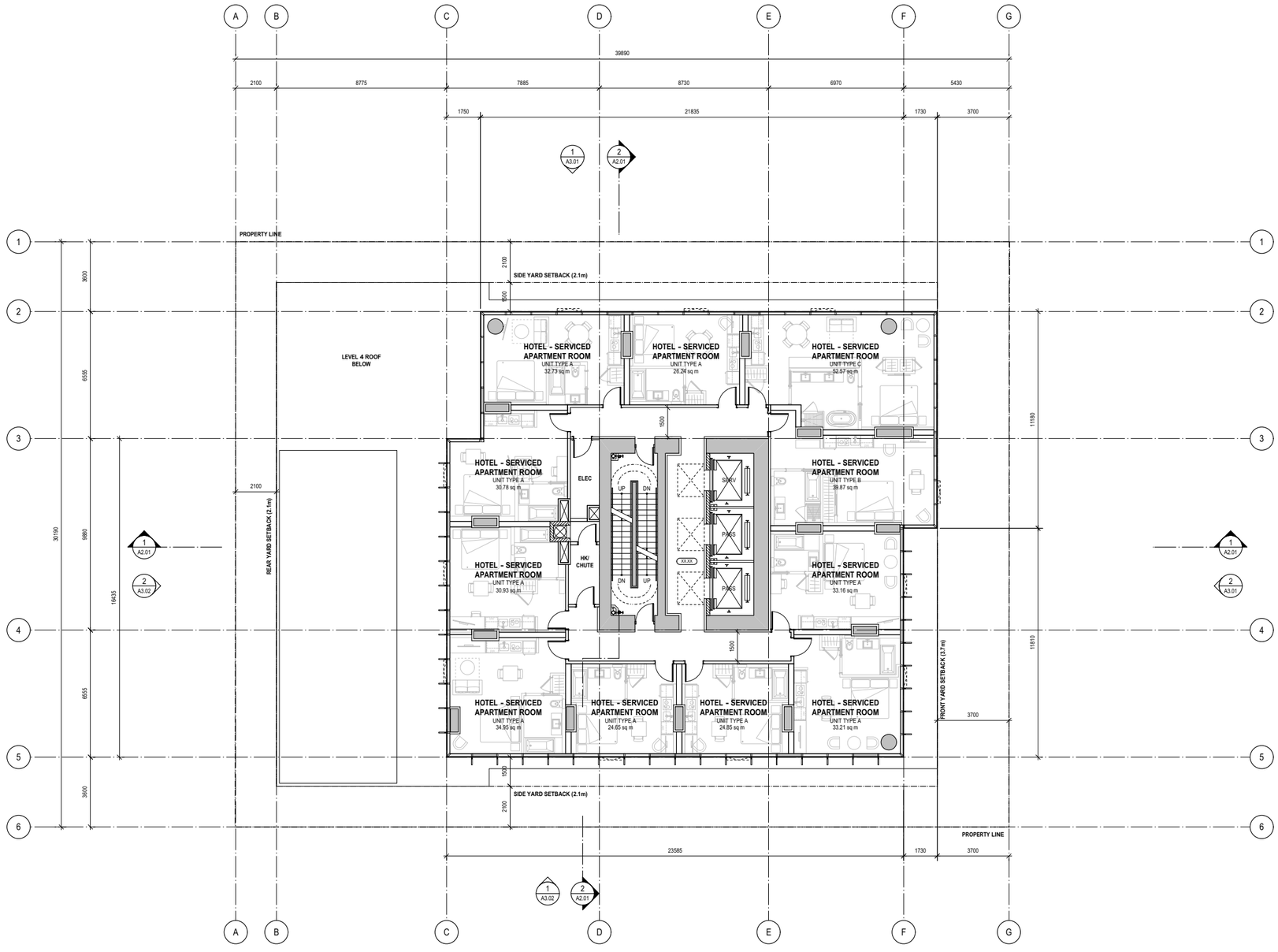
CONSULTANT

DRAWING TITLE

LEVEL 4 FLOOR PLAN

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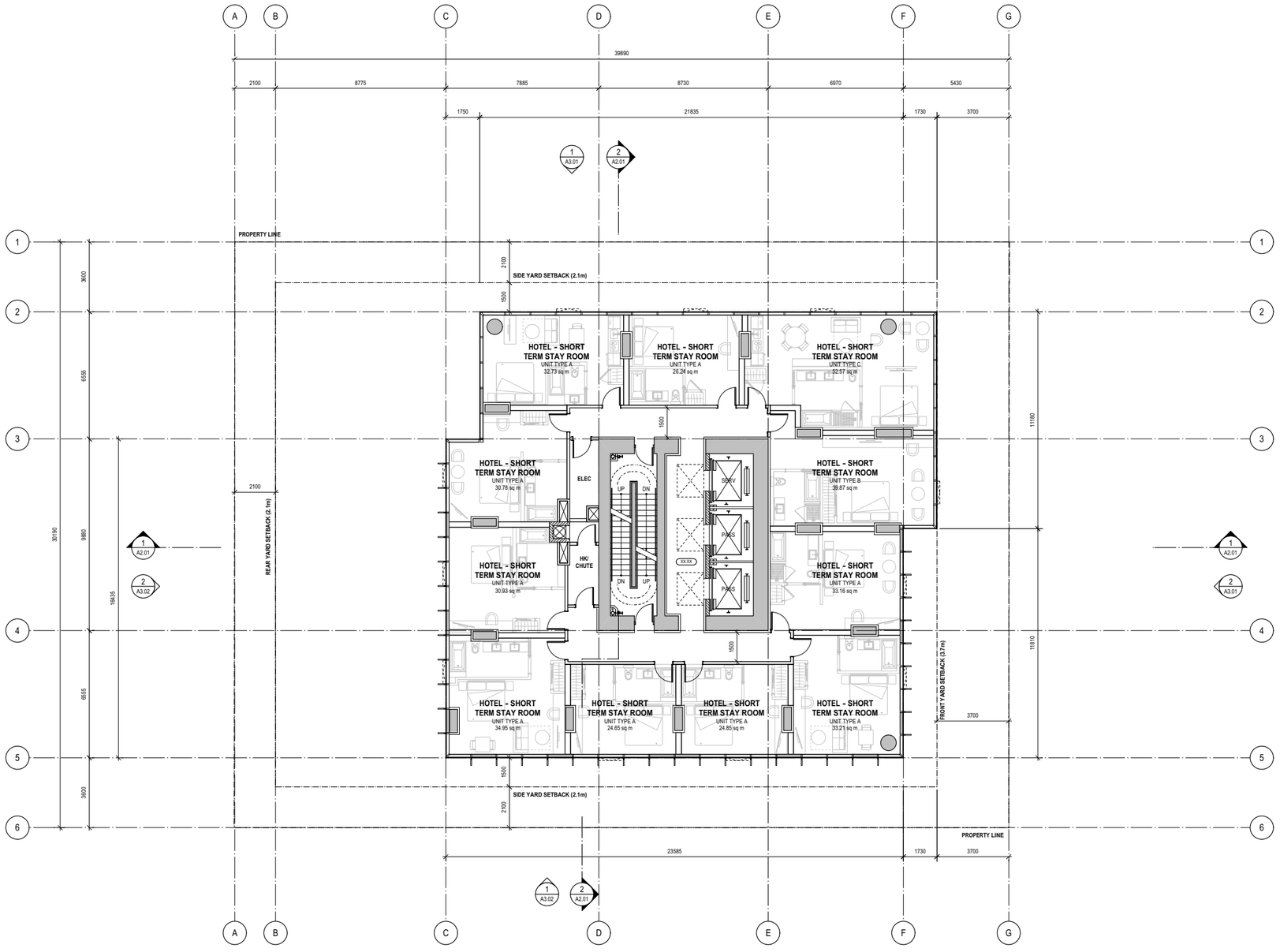
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DRAWING TITLE

LEVEL 5-20 FLOOR PLAN

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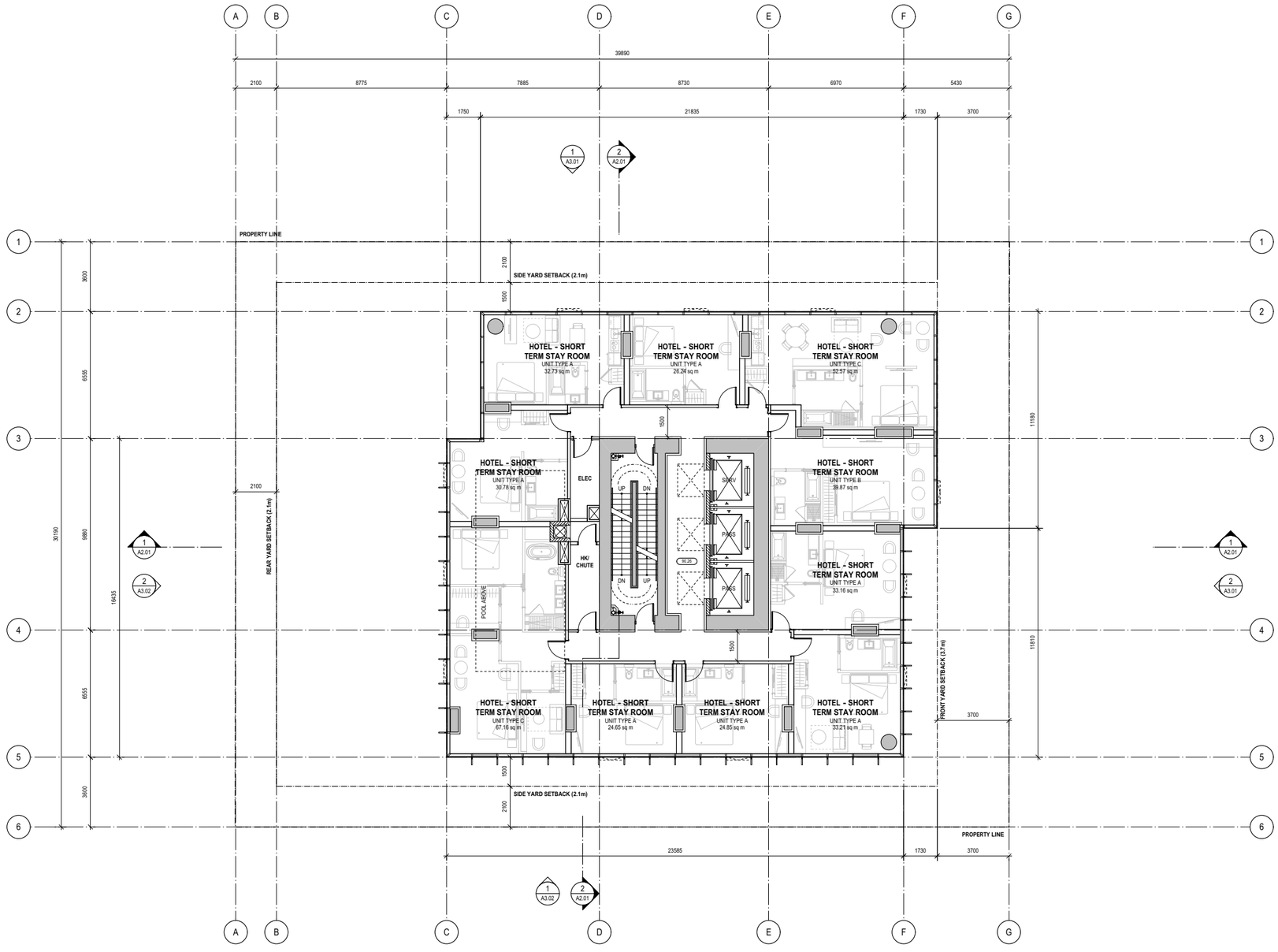
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DRAWING TITLE

LEVEL 21-25 FLOOR PLAN

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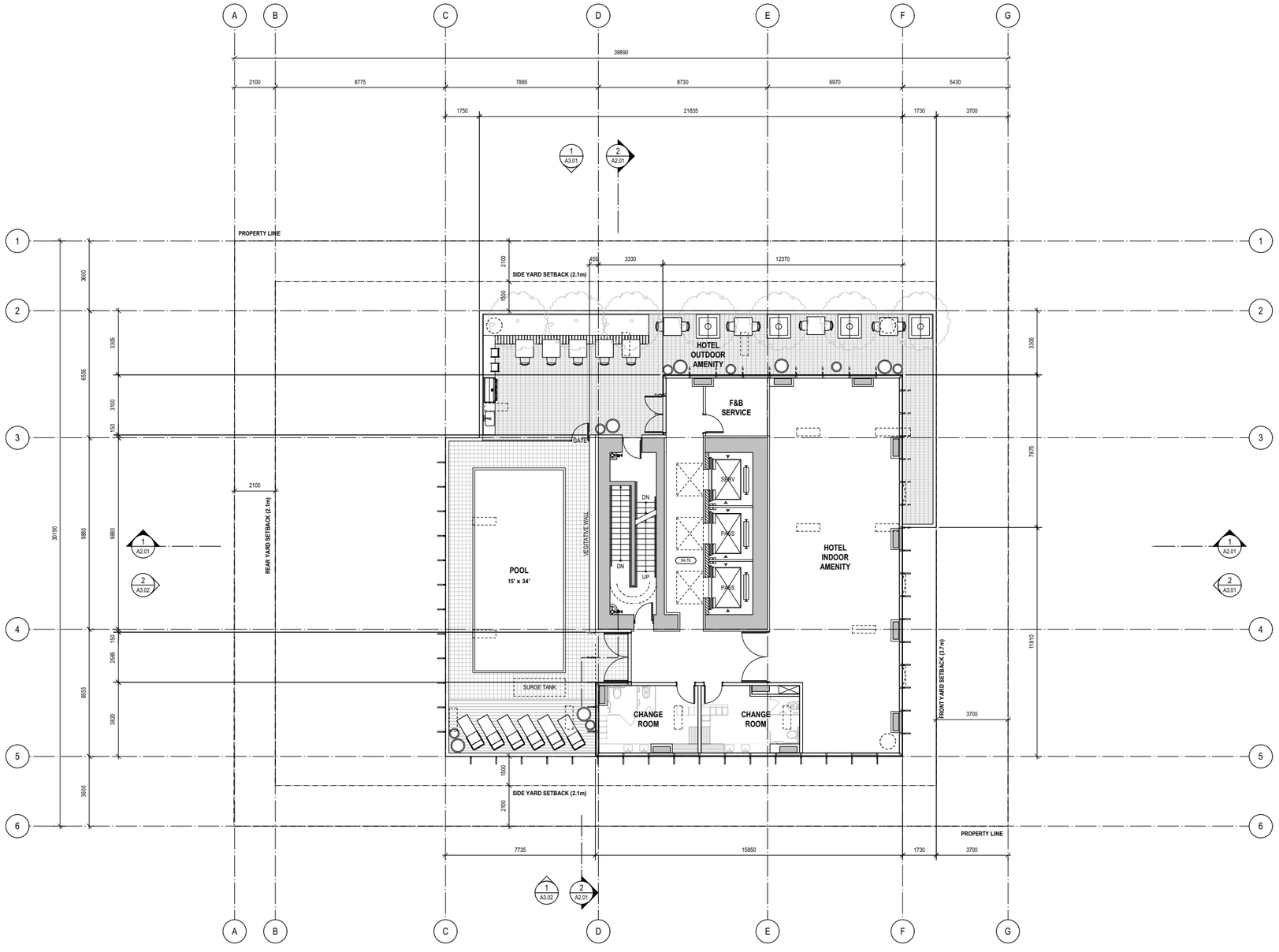
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DRAWING TITLE

LEVEL 26 FLOOR PLAN

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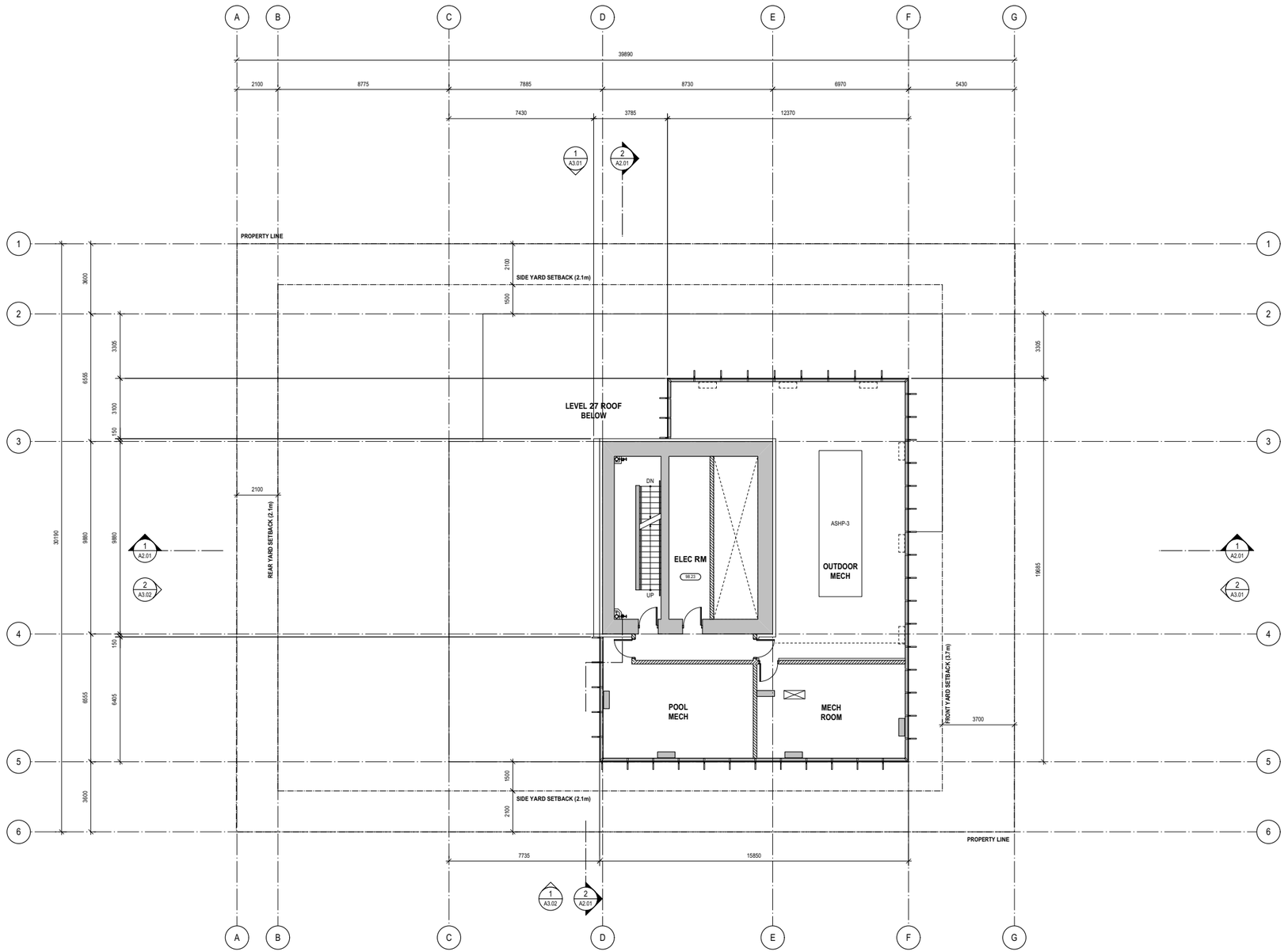
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DRAWING TITLE

LEVEL 27 FLOOR PLAN

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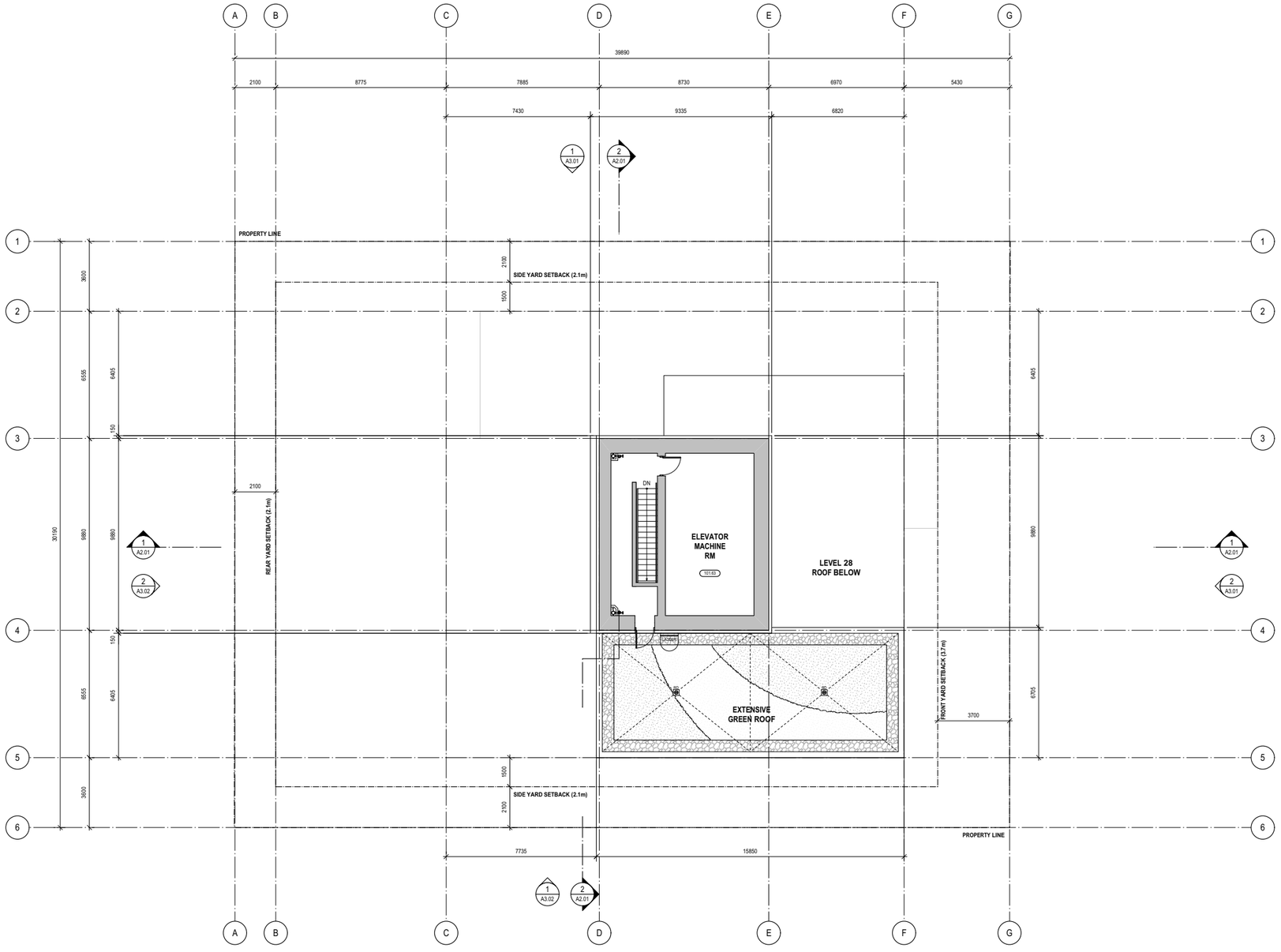
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DRAWING TITLE

LEVEL 28 FLOOR PLAN

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A1.13



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JOB TITLE

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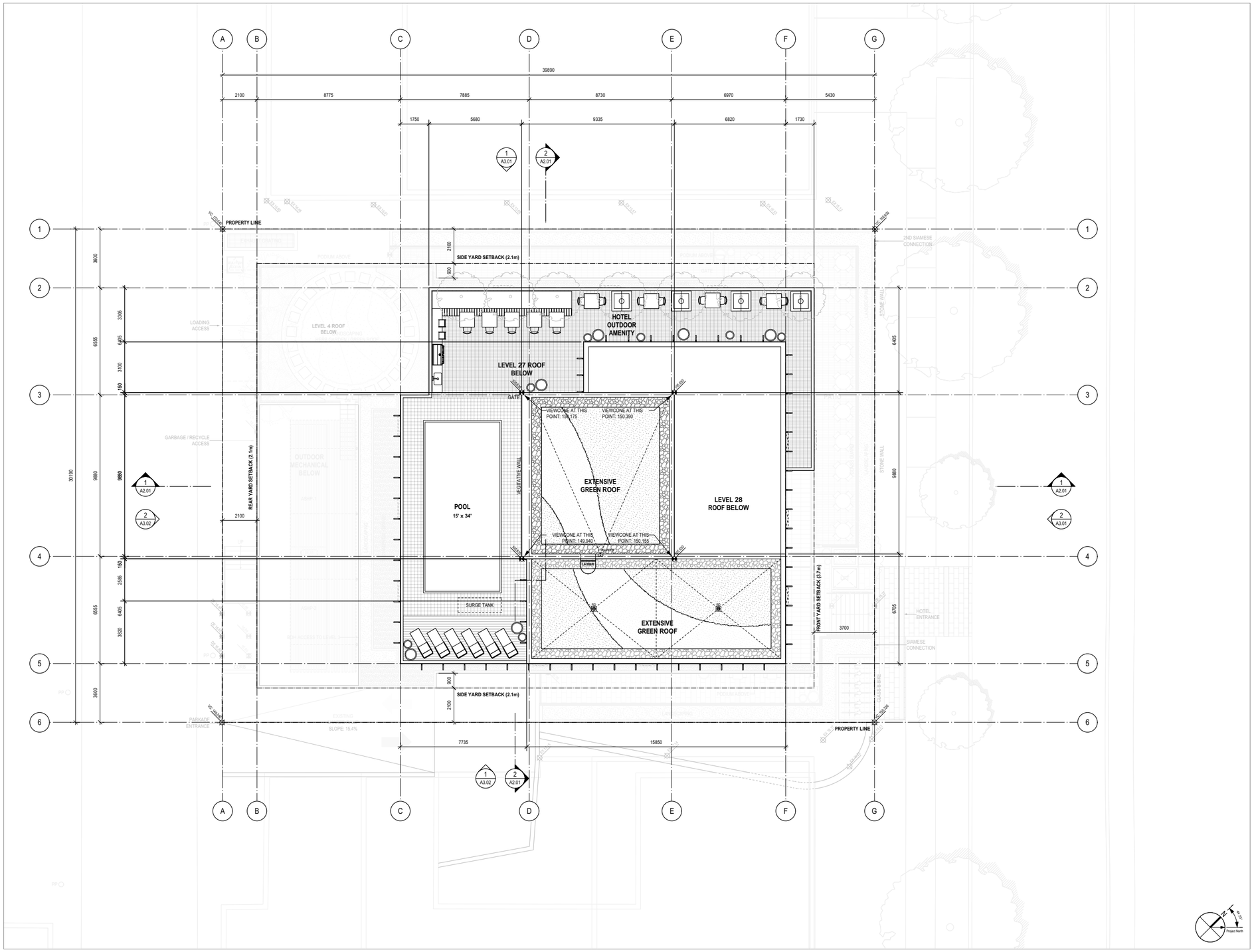
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LEVEL 29 FLOOR PLAN

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A1.14



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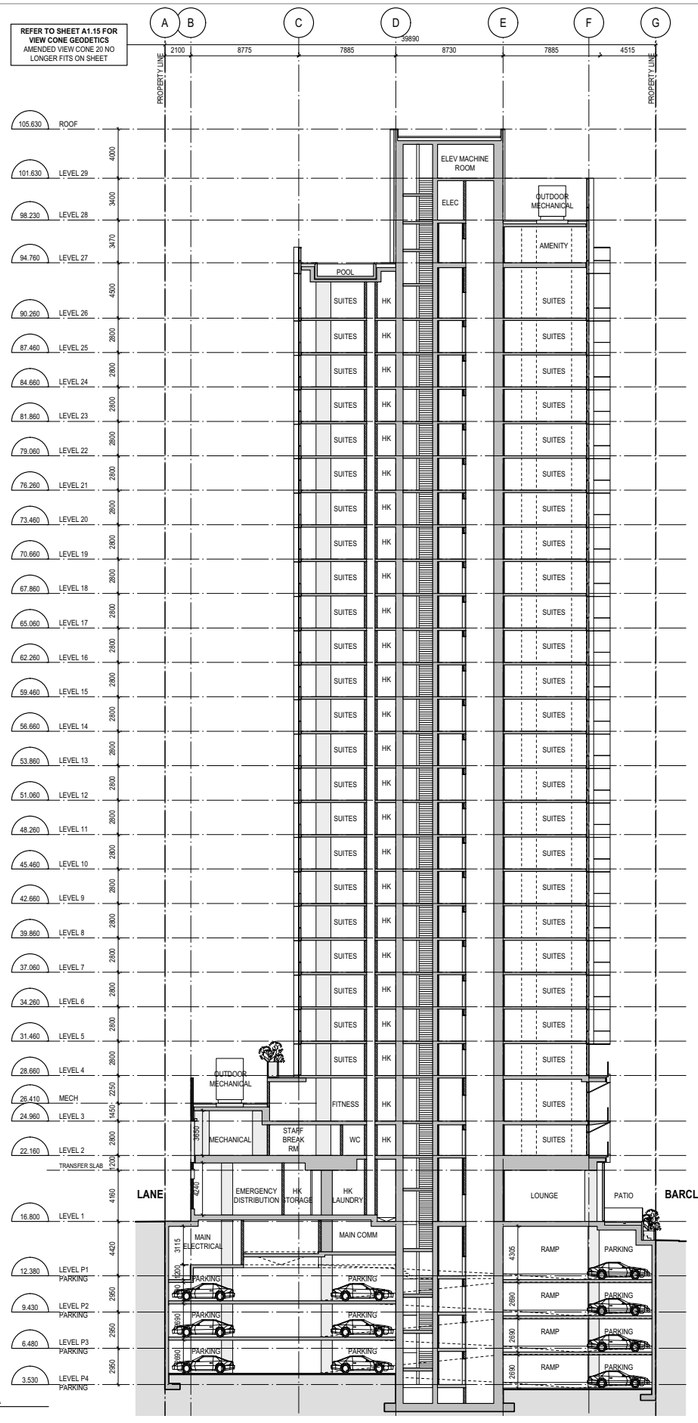
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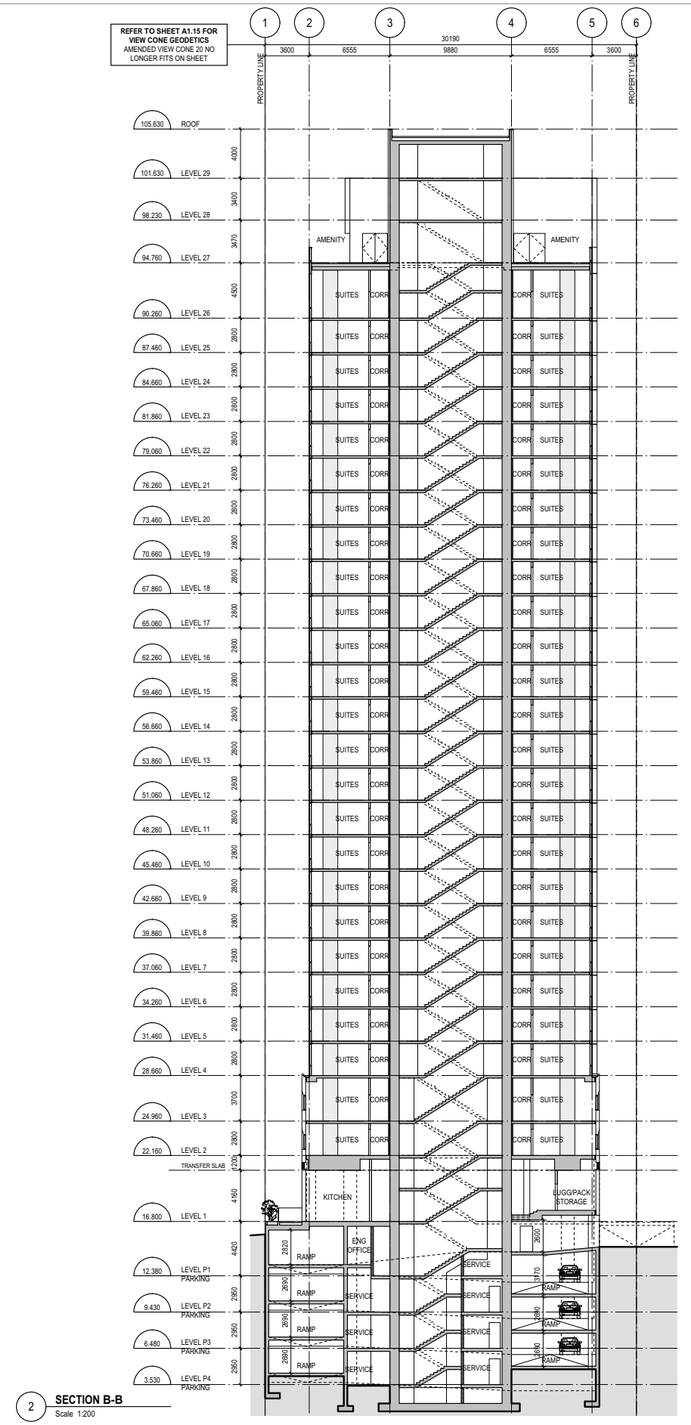
ROOF PLAN

DATE	DRAWN: AMS
SCALE: 1:100	CHECKED: PW
JOB NO.: 2401	

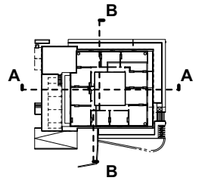
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1 **SECTION A-A**
Scale 1:200



2 **SECTION B-B**
Scale 1:200



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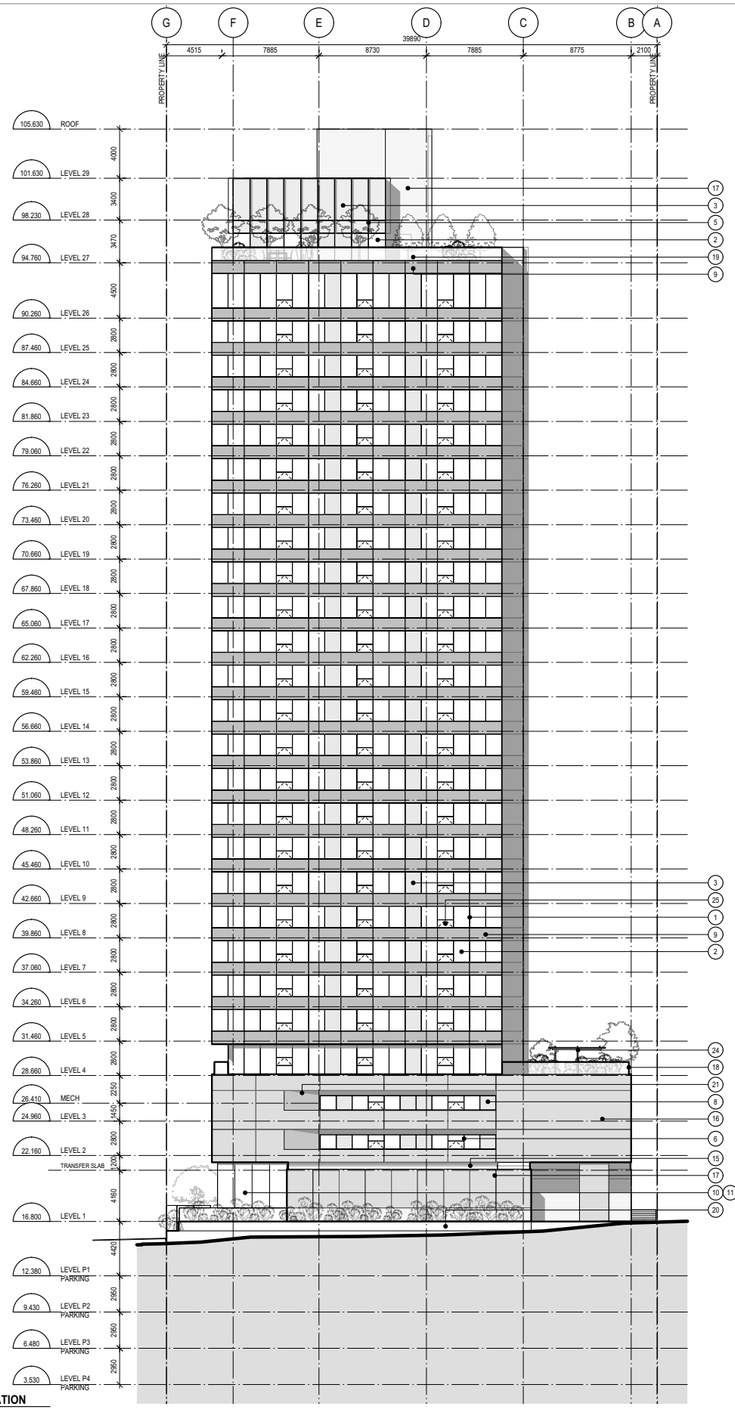
CONSULTANT

DRAWING TITLE

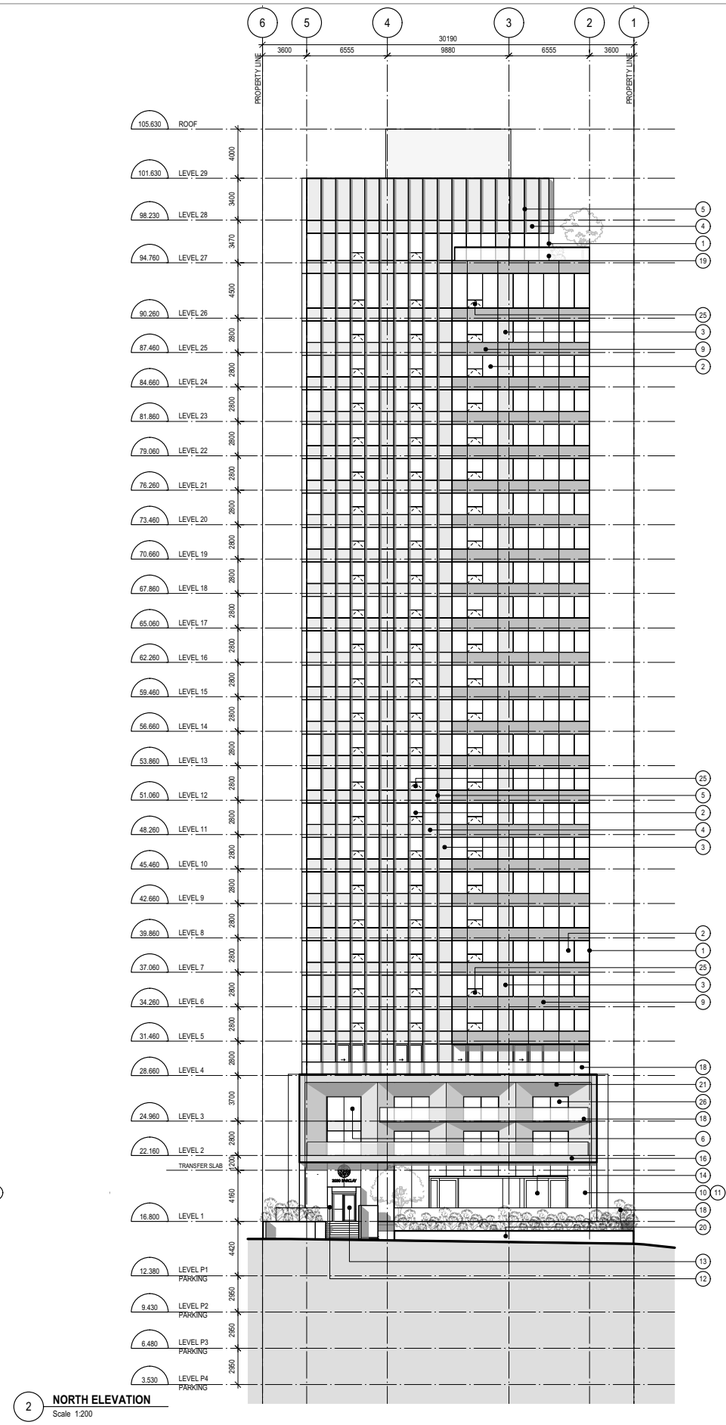
SECTION A-A & SECTION B-B

DATE	DRAWN: AMS
SCALE: 1:200	CHECKED: PW
JOB NO: 2401	

A2.01



1 **WEST ELEVATION**
Scale 1:200



2 **NORTH ELEVATION**
Scale 1:200

MATERIAL LEGEND:

1. CAPLESS CURTAIN WALL SYSTEM
2. CURTAIN WALL VISION GLASS
3. CURTAIN WALL GLASS SPANDREL
4. CURTAIN WALL METAL PANEL SPANDREL
5. CURTAIN WALL VETRICAL FIN w/ WOOD GRAIN FILM FINISH
6. CAPLESS WINDOW WALL SYSTEM
7. WINDOW WALL VISION GLASS
8. WINDOW WALL GLASS SPANDREL
9. METAL PANEL WALL SYSTEM w/ WOOD GRAIN FILM FINISH
10. CAPPED CURTAIN WALL SYSTEM
11. CURTAIN WALL VISION GLASS w/ LOW IRON GLASS
12. STRUCTURAL GLASS w/ FITTINGS
13. ALUMINUM AUTOMATIC DOOR
14. LARGE FORMAT ALUMINUM SLIDING DOOR
15. ALUMINUM ARCHITECTURAL LOUVERS
16. FIBER CEMENT CLADDING 1
17. FIBER CEMENT CLADDING 2
18. STRUCTURAL GLASS GUARD
19. ALUMINUM & GLASS GUARD
20. STONE VENEER
21. METAL PANEL SOFFIT w/ WOOD GRAIN FILM FINISH
22. PAINTED OVERHEAD ROLLING DOOR
23. PAINTED PRESSED STEEL DOOR
24. TRELLIS
25. OPERABLE WINDOW
26. TERRACE SLIDING DOOR

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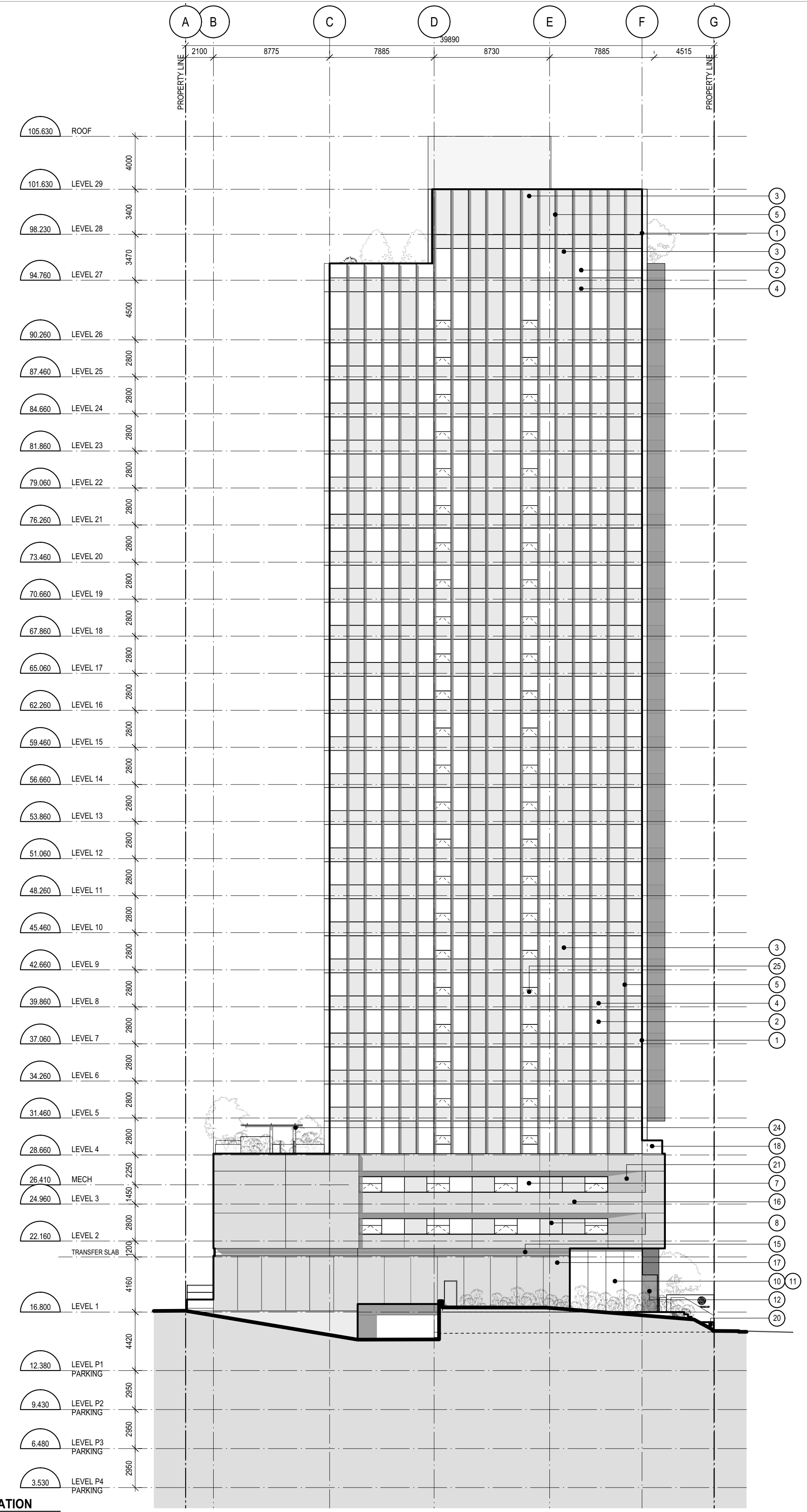
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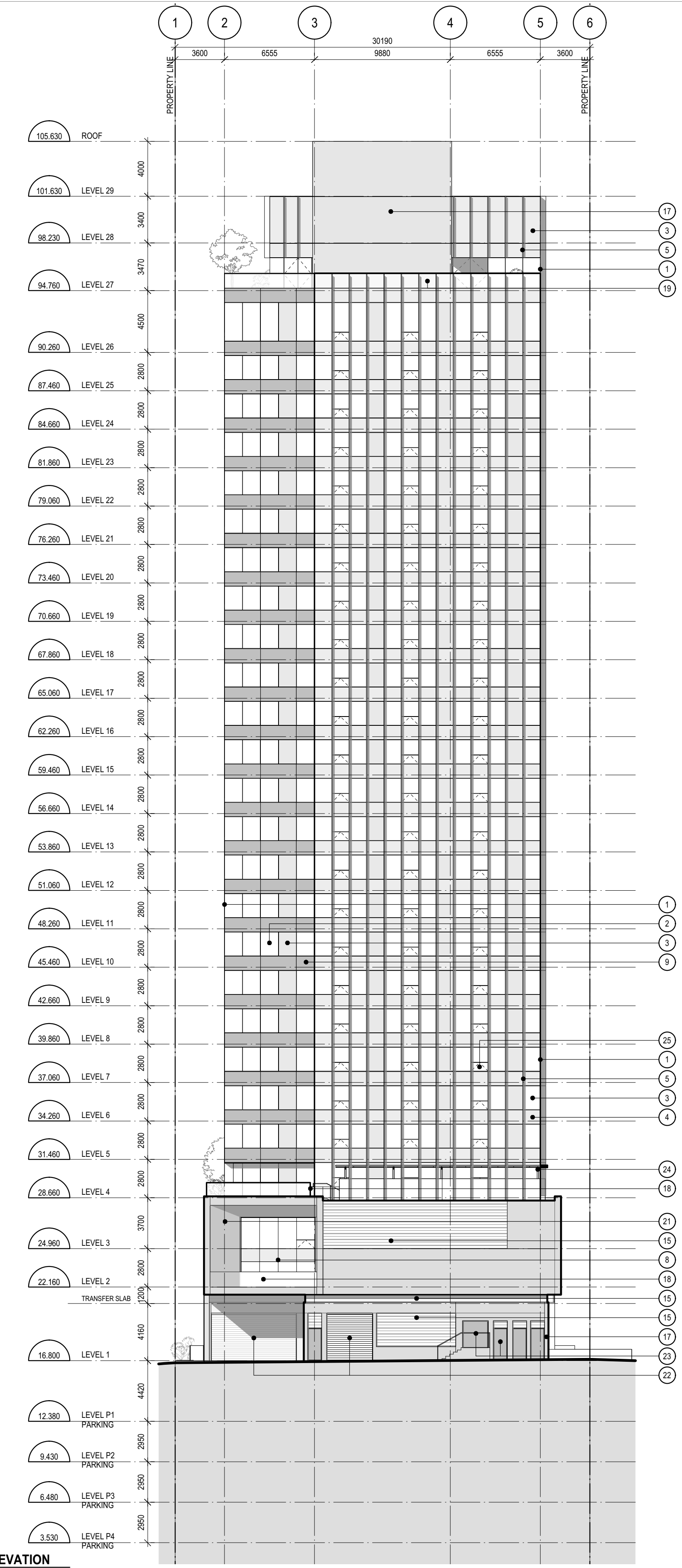
WEST & NORTH ELEVATIONS

DATE	DRAWN: AMS
SCALE: 1:200	CHECKED: PW
JOB NO.: 2401	

A3.01



1 **EAST ELEVATION**
Scale 1:200



2 **SOUTH ELEVATION**
Scale 1:200

MATERIAL LEGEND:

1. CAPLESS CURTAIN WALL SYSTEM
2. CURTAIN WALL VISION GLASS
3. CURTAIN WALL GLASS SPANDREL
4. CURTAIN WALL METAL PANEL SPANDREL
5. CURTAIN WALL VETRICAL FIN w/ WOOD GRAIN FILM FINISH
6. CAPLESS WINDOW WALL SYSTEM
7. WINDOW WALL VISION GLASS
8. WINDOW WALL GLASS SPANDREL
9. METAL PANEL WALL SYSTEM w/ WOOD GRAIN FILM FINISH
10. CAPPED CURTAIN WALL SYSTEM
11. CURTAIN WALL VISION GLASS w/ LOW IRON GLASS
12. STRUCTURAL GLASS w/ FITTINGS
13. ALUMINUM AUTOMATIC DOOR
14. LARGE FORMAT ALUMINUM SLIDING DOOR
15. ALUMINUM ARCHITECTURAL LOUVERS
16. FIBER CEMENT CLADDING 1
17. FIBER CEMENT CLADDING 2
18. STRUCTURAL GLASS GUARD
19. ALUMINUM & GLASS GUARD
20. STONE VENEER
21. METAL PANEL SOFFIT w/ WOOD GRAIN FILM FINISH
22. PAINTED OVERHEAD ROLLING DOOR
23. PAINTED PRESSED STEEL DOOR
24. TRELLIS
25. OPERABLE WINDOW
26. TERRACE SLIDING DOOR

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ISSUED FOR REZONING 28 JUN 2024

REGISTERED ARCHITECT A. GREGORY HENRIQUEZ BRITISH COLUMBIA
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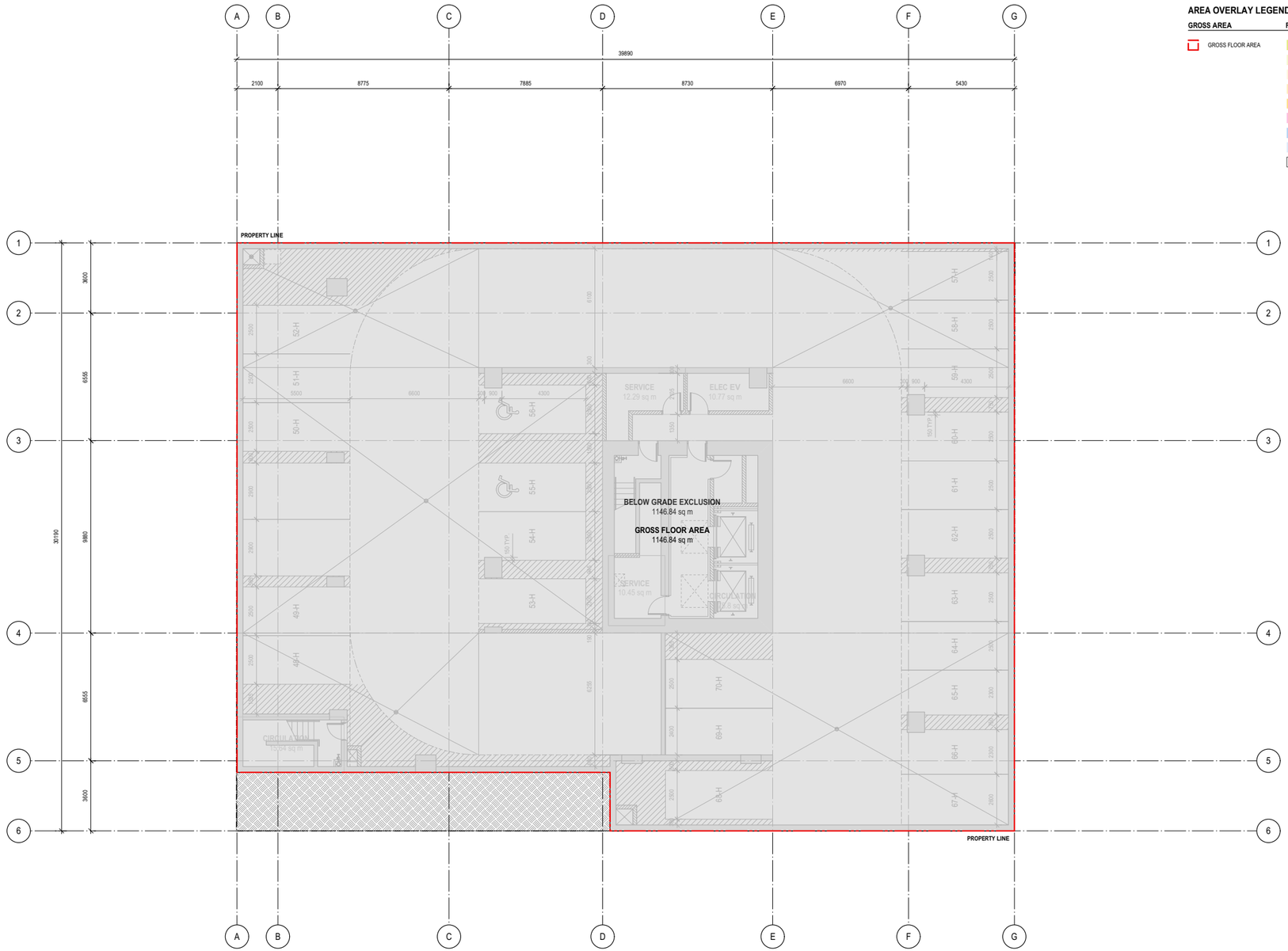
JOB TITLE
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2030 BARCLAY STREET, VANCOUVER, BC

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DRAWING TITLE
EAST & SOUTH ELEVATIONS

DATE		DRAWN	AMS
SCALE	1:200	CHECKED	PW
JOB NO.	2401		

A3.02



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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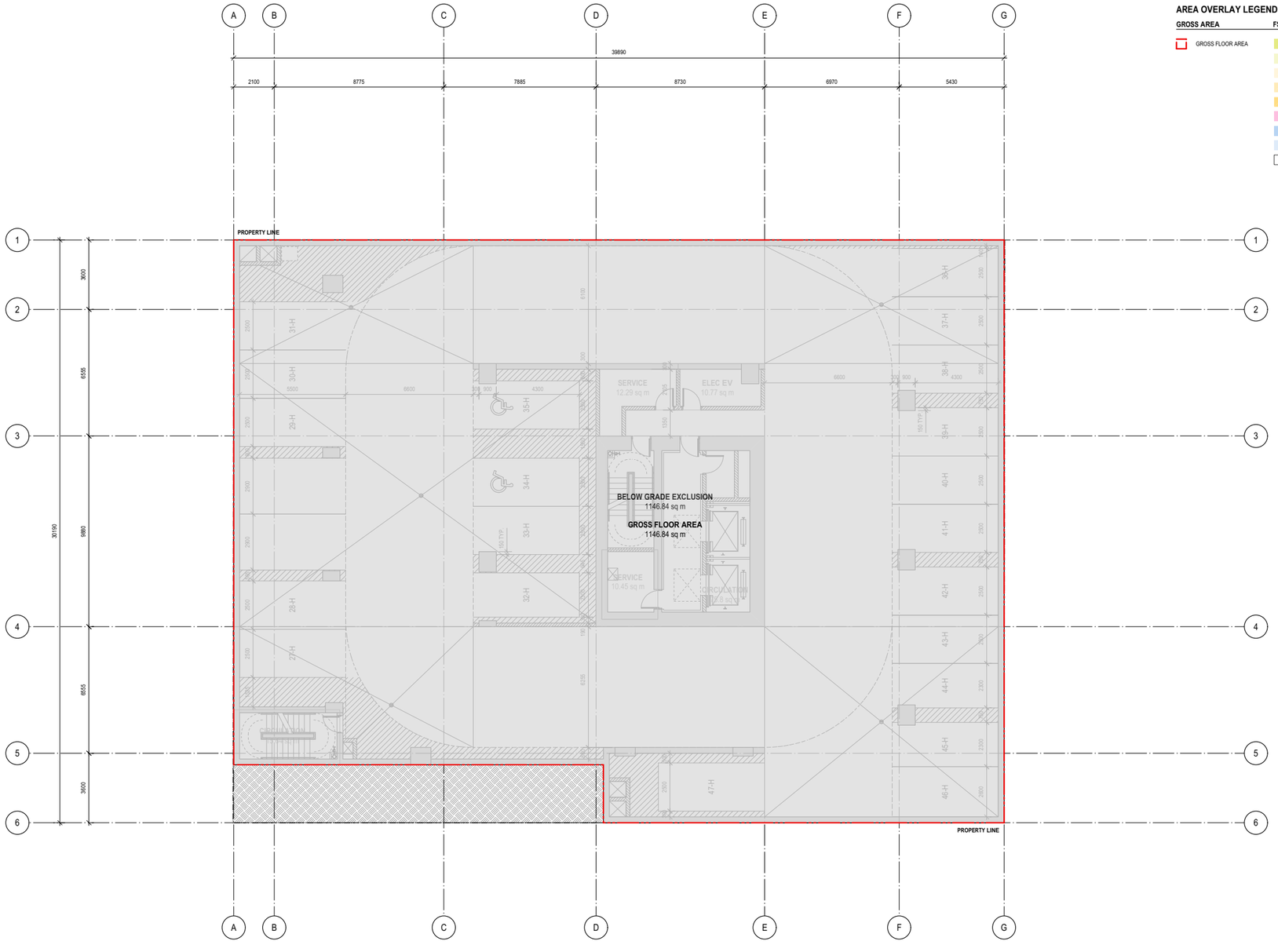
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DRAWING TITLE

LEVEL P4 AREA PLAN

DATE	DRAWN
	AMS
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AREA 1.01



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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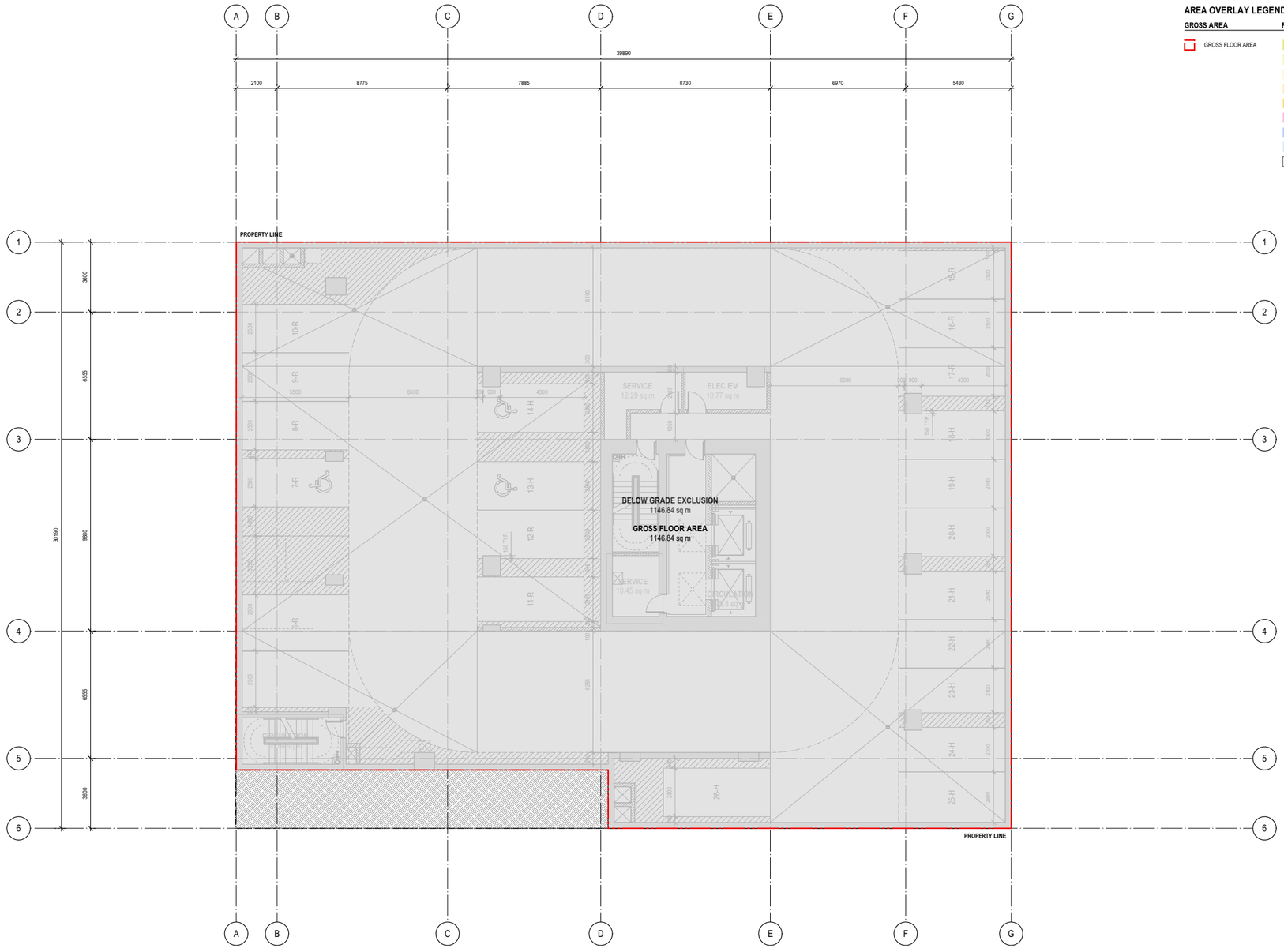
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LEVEL P3 AREA PLAN

DATE	DRAWN: AMS
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JOB NO. 2401	

AREA 1.02



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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DRAWING TITLE

LEVEL P2 AREA PLAN

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SCALE: 1:100	CHECKED: PW
JOB NO.: 2401	

AREA 1.03



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	*LEVEL 1
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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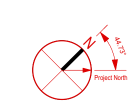
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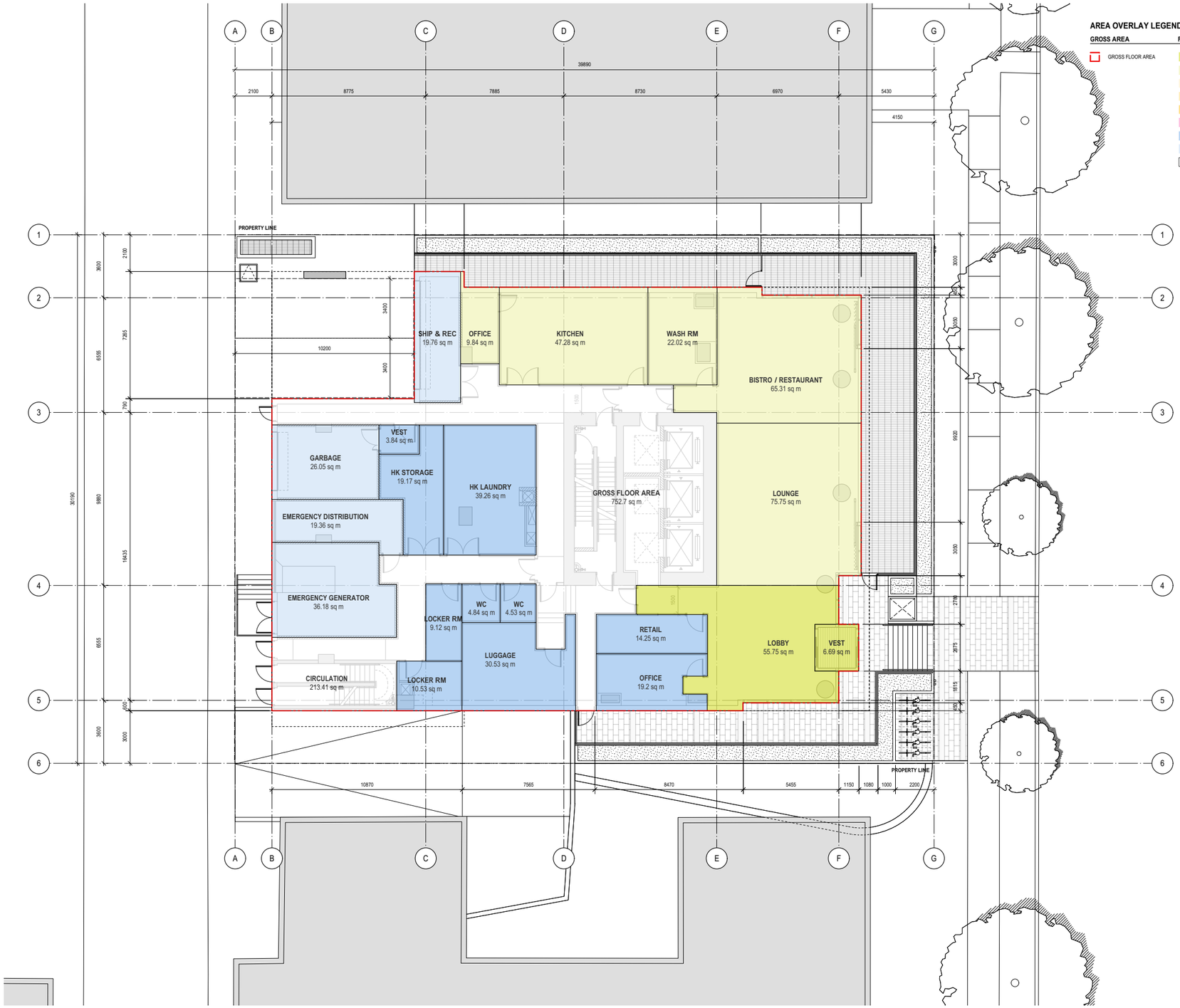
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LEVEL P1 AREA PLAN

DATE		DRAWN	AMS
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JOB NO.	2401		



AREA 1.04



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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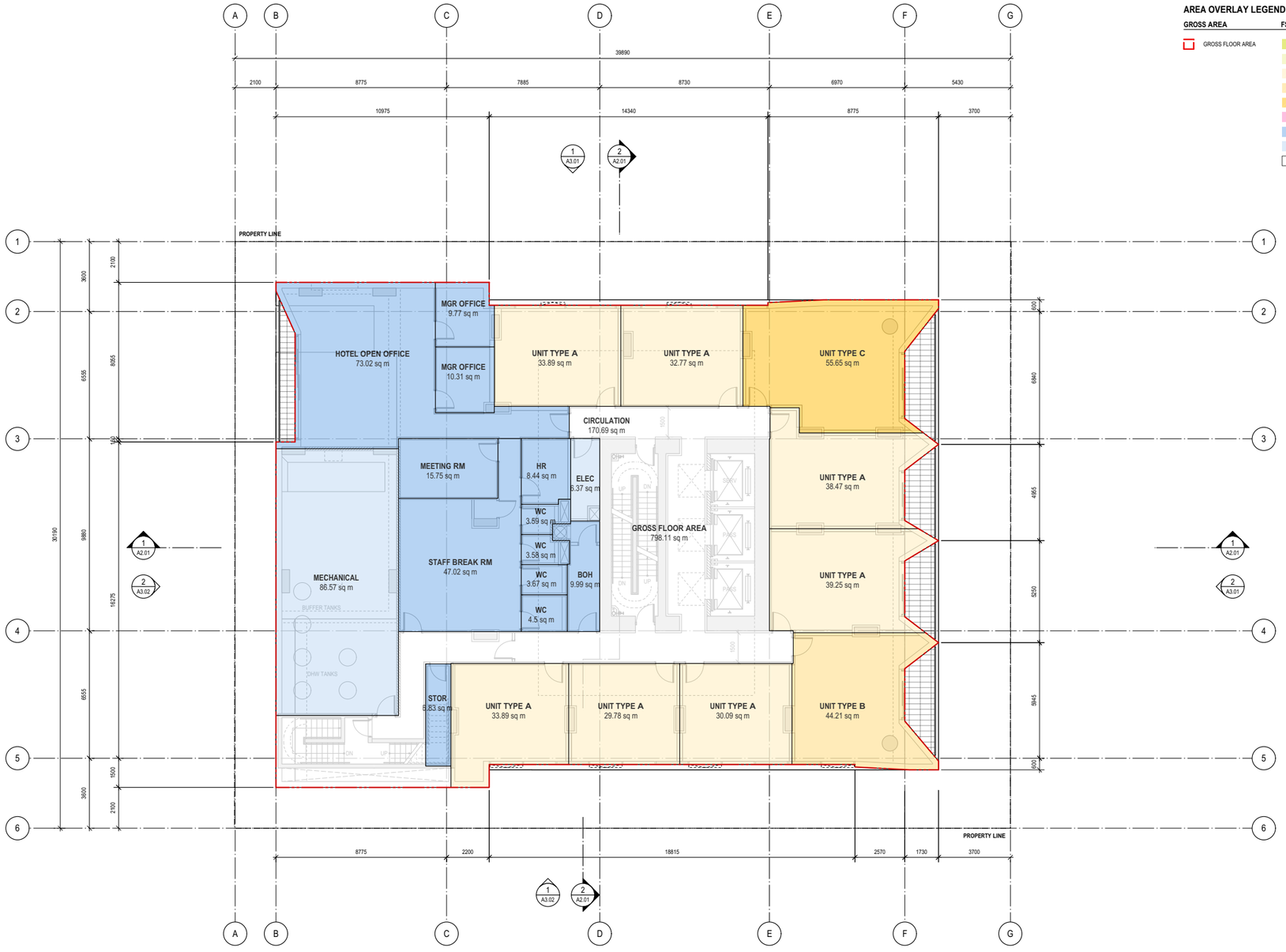
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LEVEL 1 AREA PLAN

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AREA 1.05



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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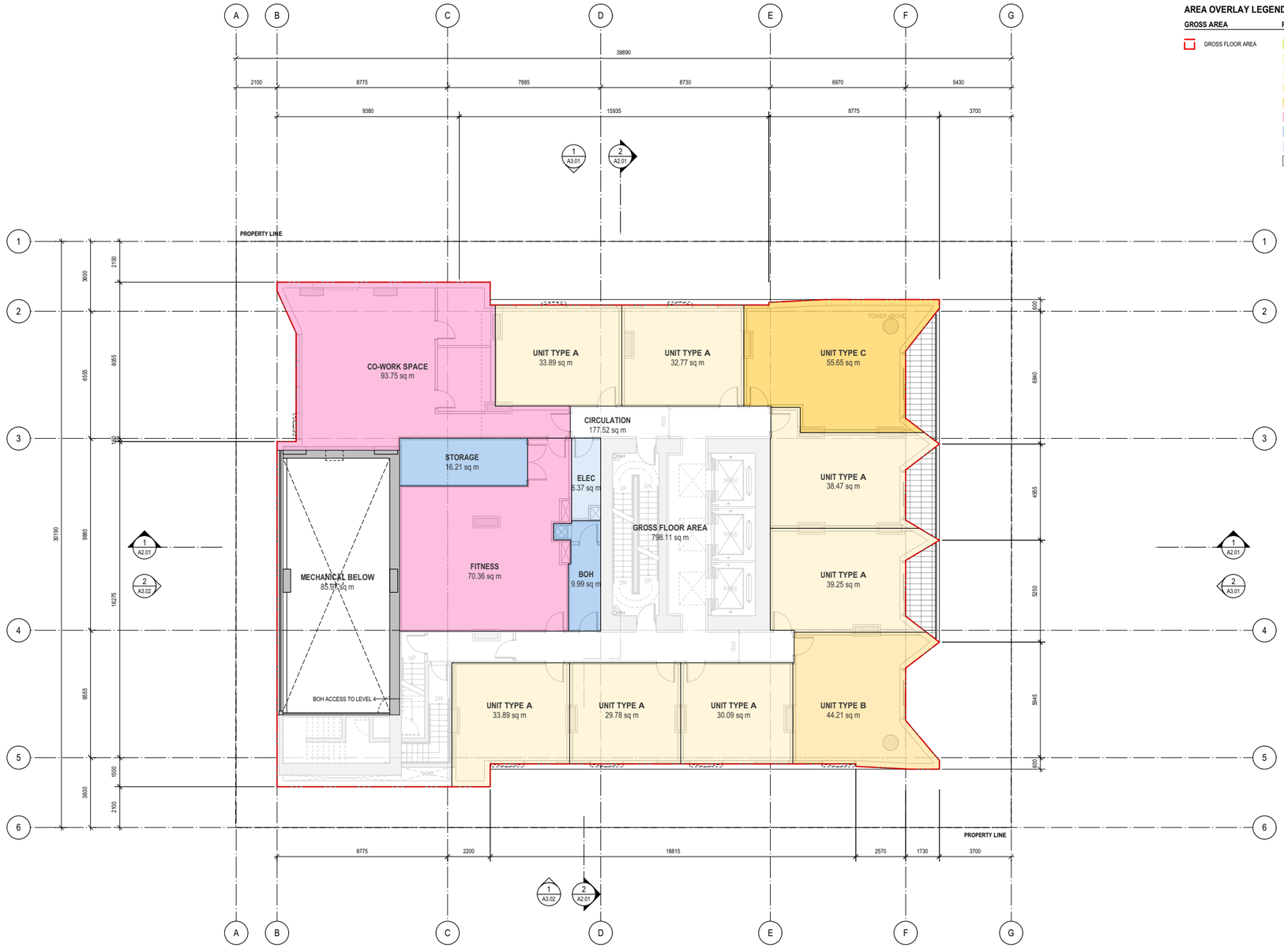
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DRAWING TITLE

LEVEL 2 AREA PLAN

DATE	DRAWN: AMS
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JOB NO: 2401	

AREA 1.06



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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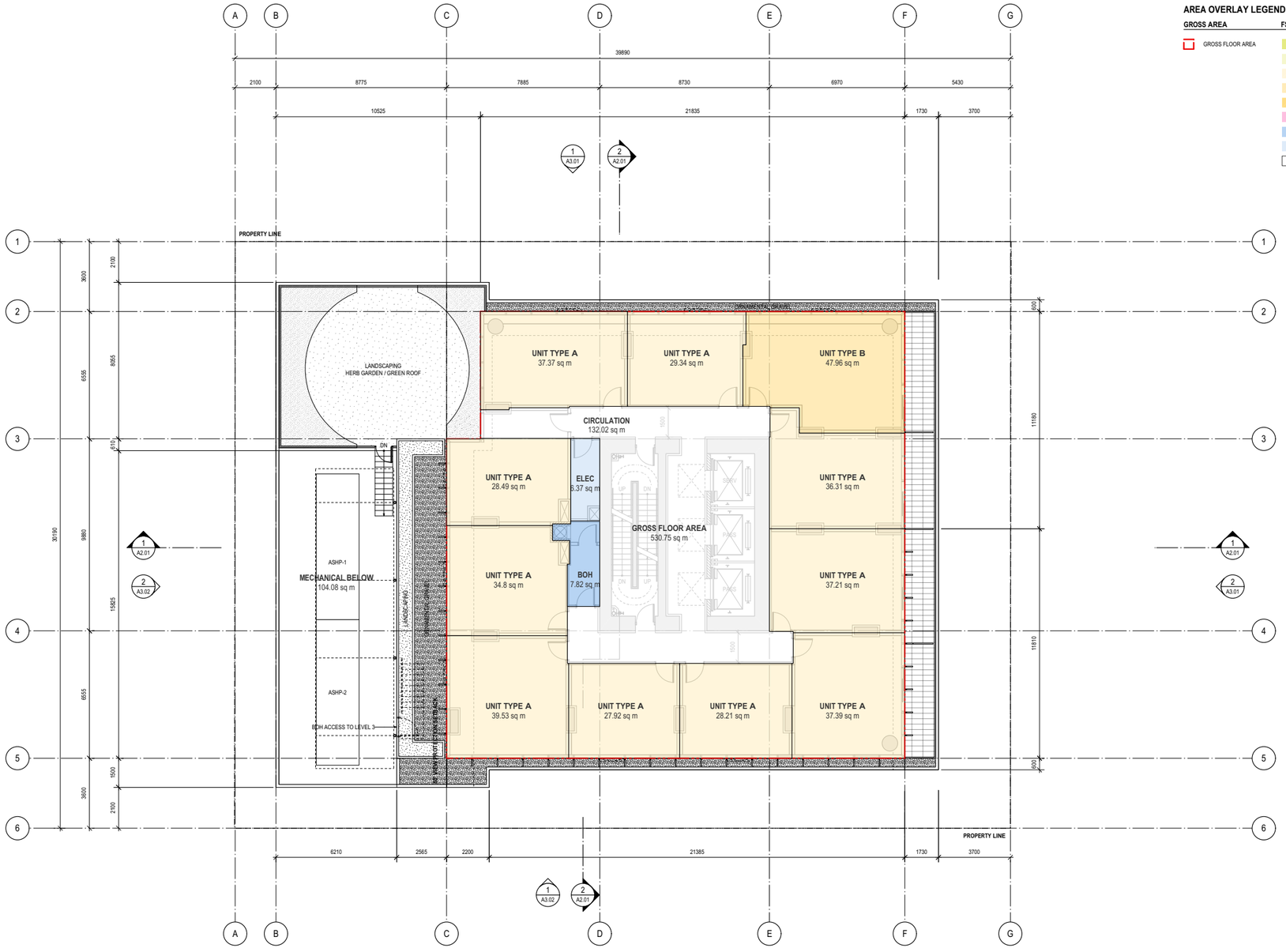
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DRAWING TITLE

LEVEL 3 AREA PLAN

DATE	DRAWN: AMS
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JOB NO.: 2401	

AREA 1.07



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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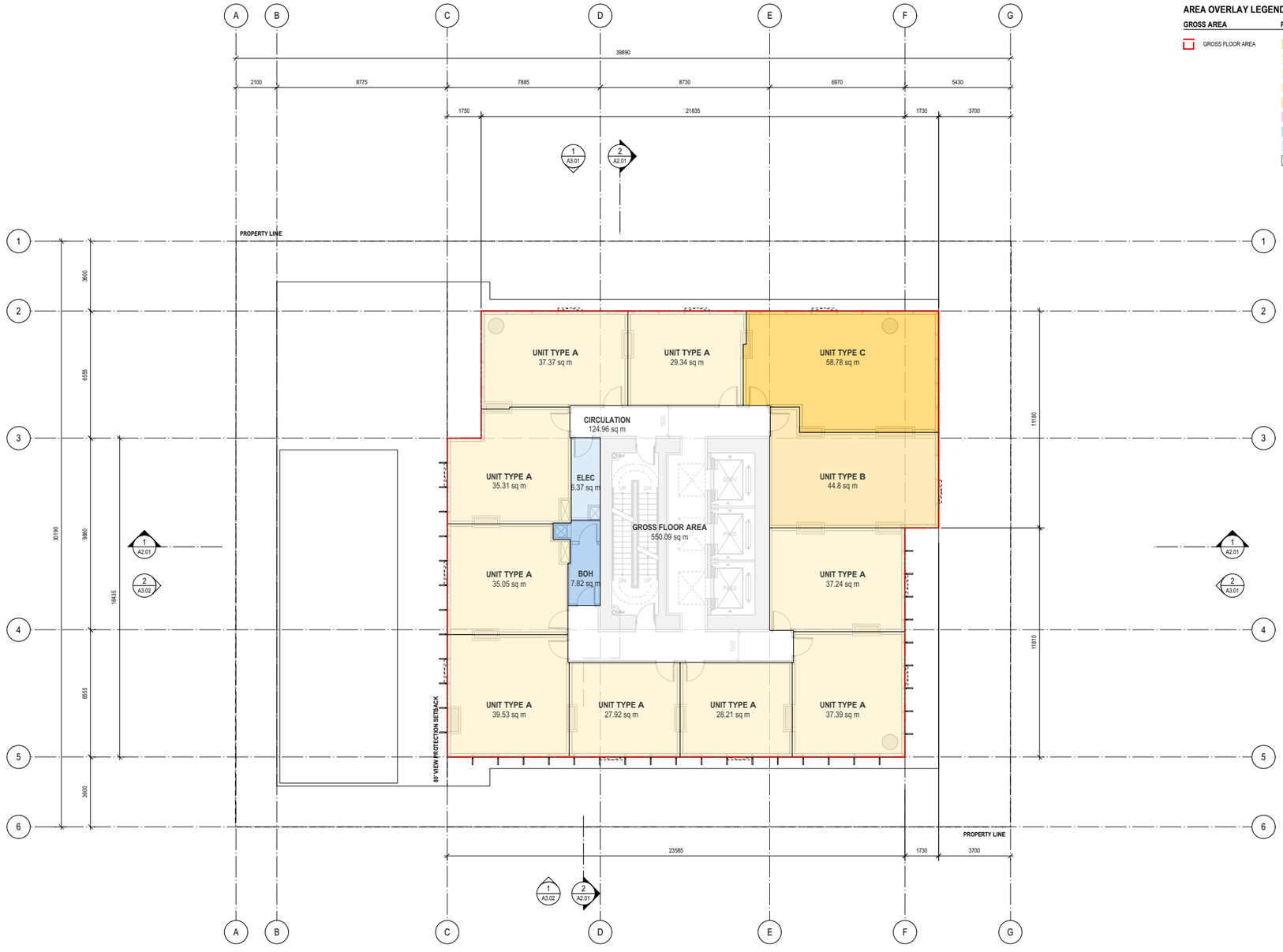
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LEVEL 4 AREA PLAN

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	AMS
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JOB NO. 2401	

AREA 1.08



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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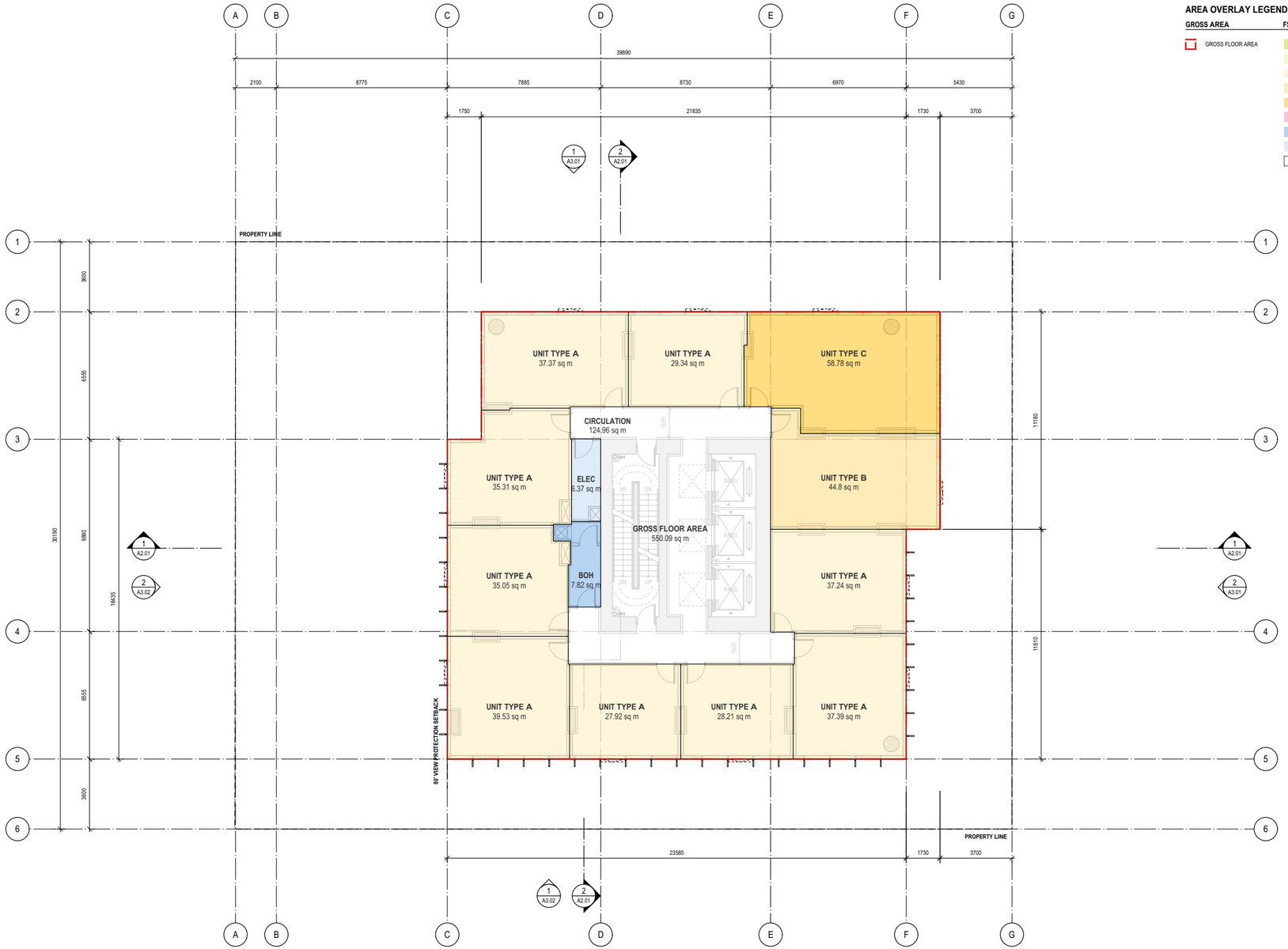
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LEVEL 5-20 AREA PLAN

DATE	DRAWN: AMS
SCALE: 1:100	CHECKED: PW
JOB NO.: 2401	

AREA 1.09



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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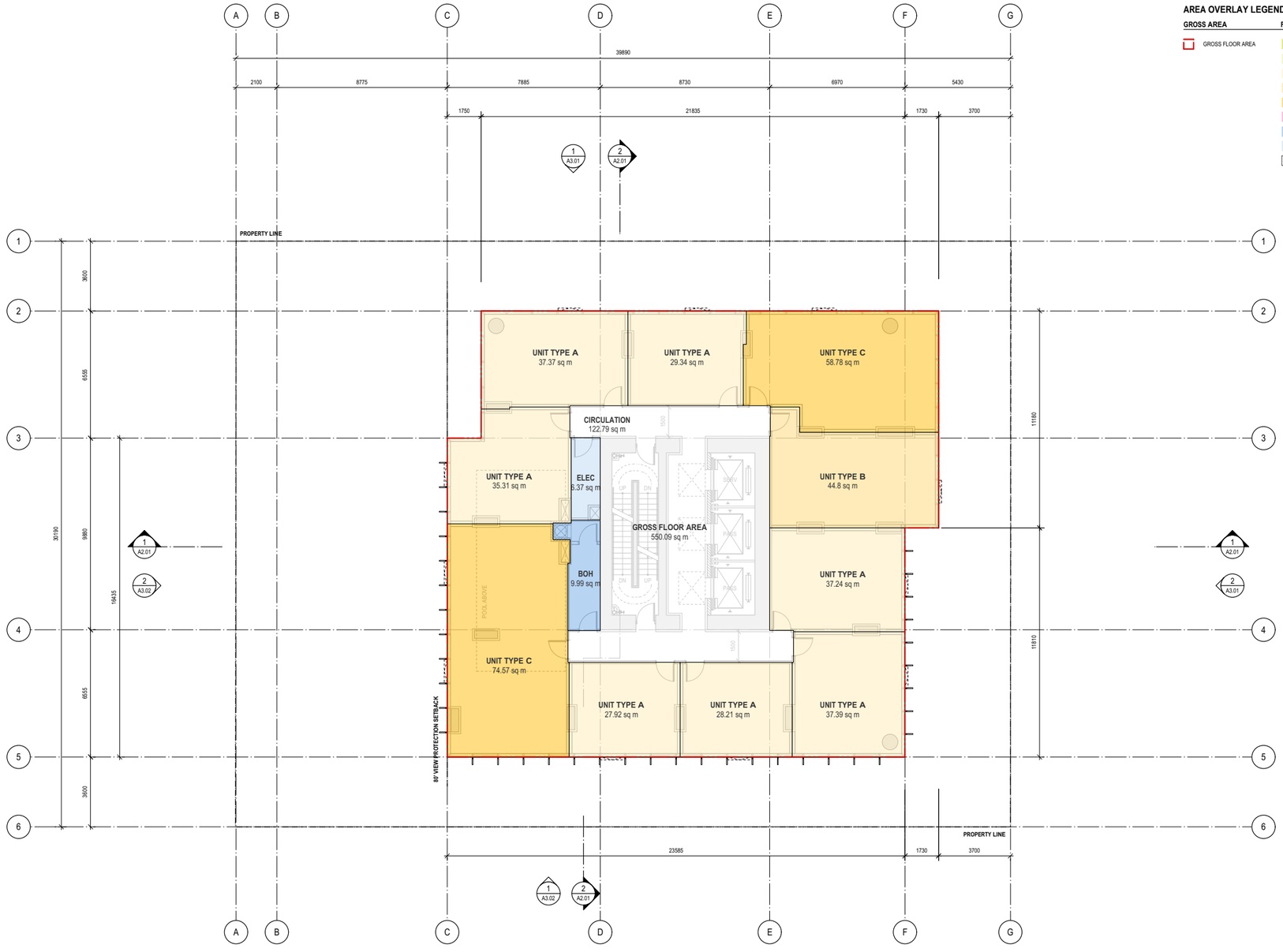
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LEVEL 21-25 AREA PLAN

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AREA 1.10



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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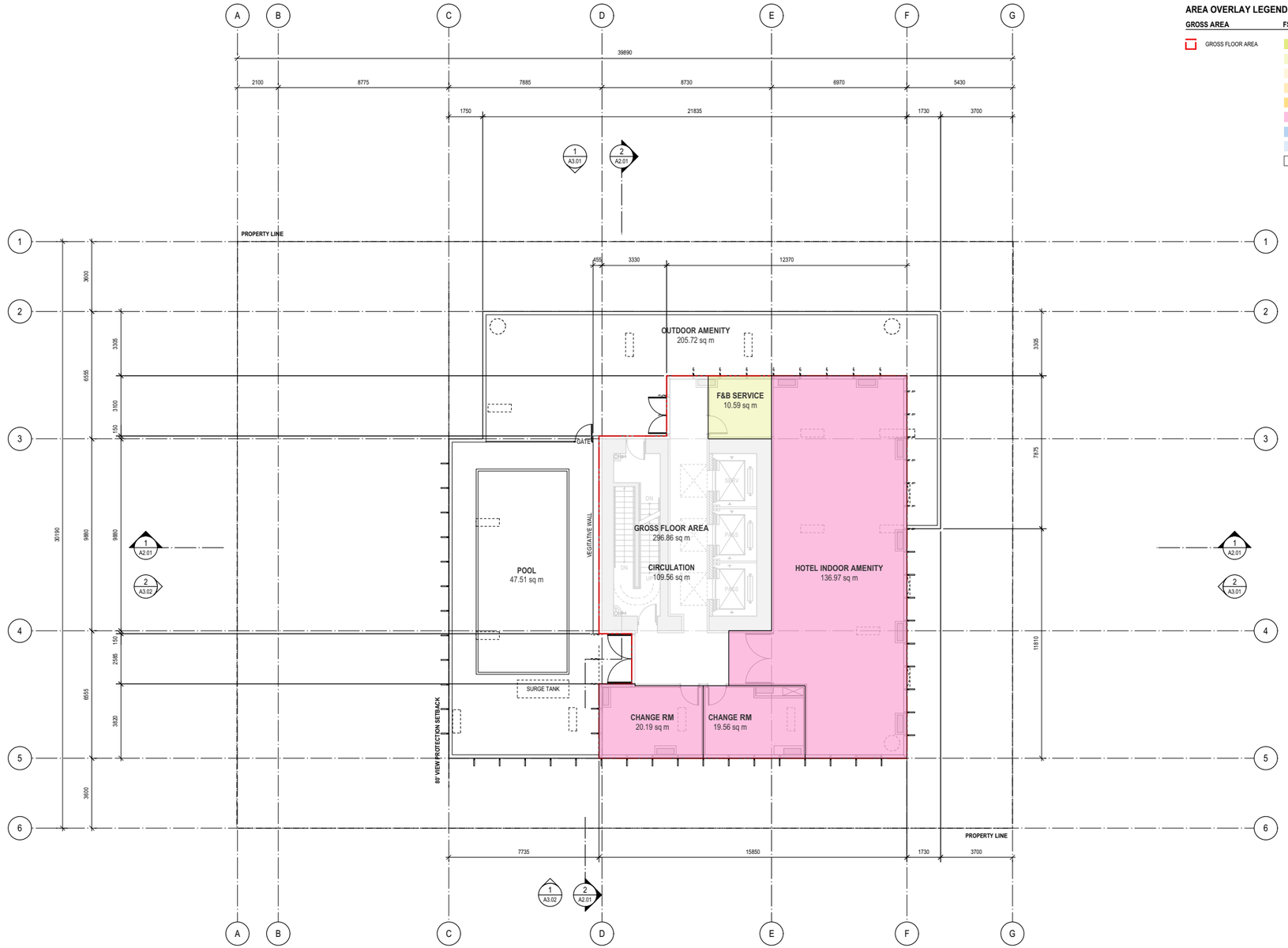
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DRAWING TITLE

LEVEL 26 AREA PLAN

DATE	DRAWN: AMS
SCALE: 1:100	CHECKED: PW
JOB NO.: 2401	

AREA 1.11



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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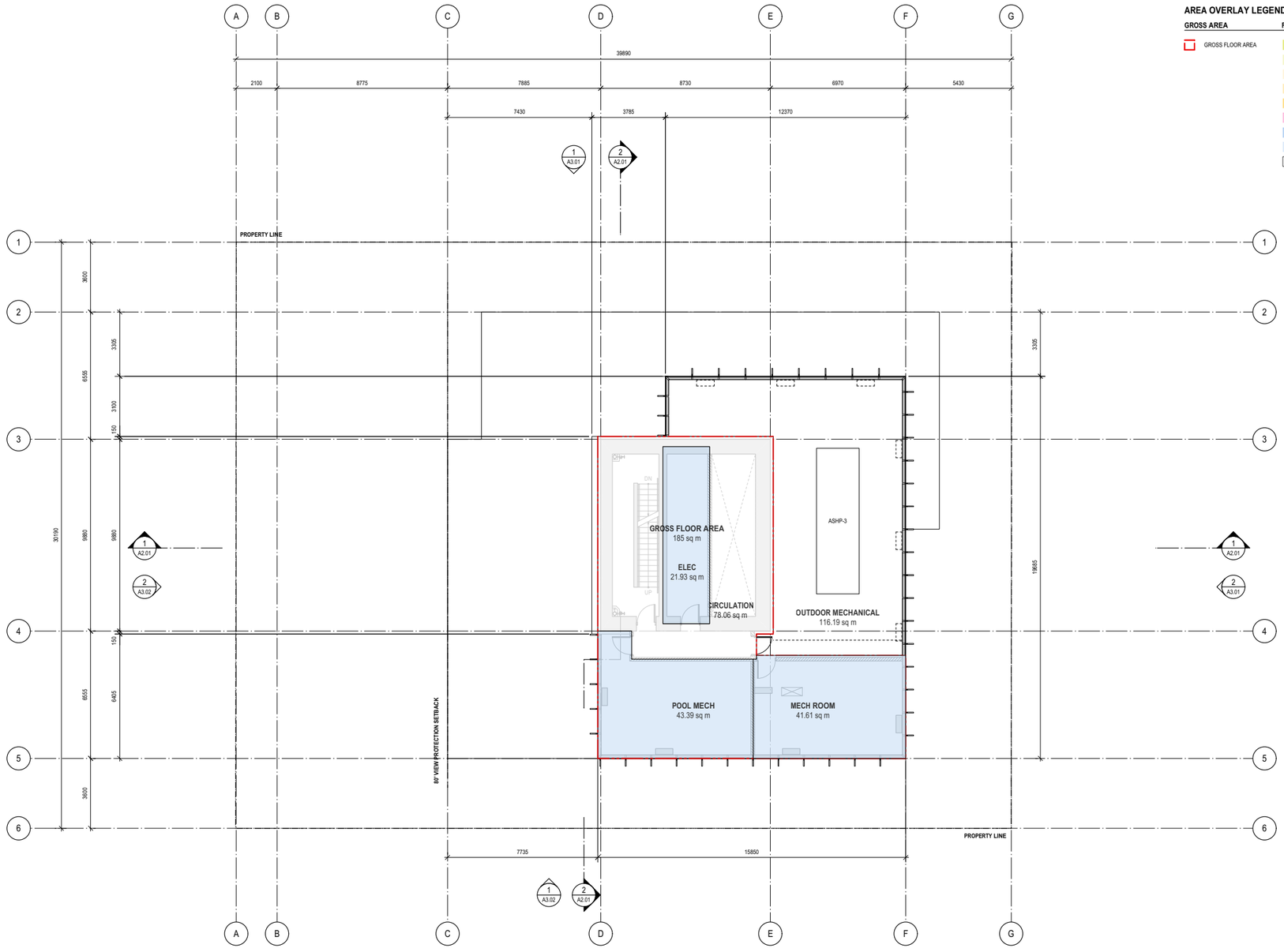
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LEVEL 27 AREA PLAN

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AREA 1.12



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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ISSUED FOR REZONING	28 JUN 2024

REGISTERED ARCHITECT
GREGORY HENRIQUEZ
BRITISH COLUMBIA
2025-05-09

HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

2030 BARCLAY
2030 BARCLAY STREET, VANCOUVER, BC

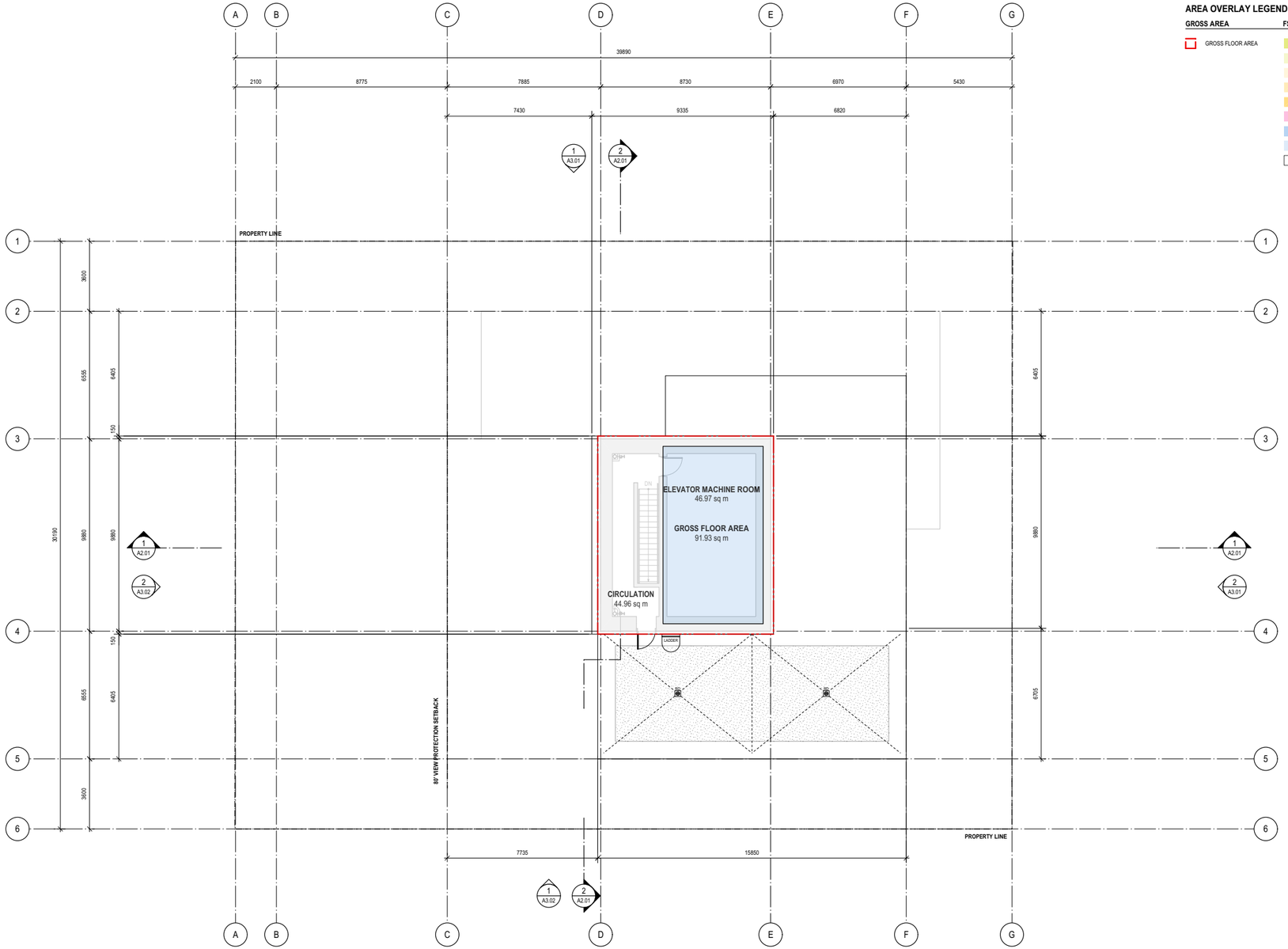
CONSULTANT

DRAWING TITLE

LEVEL 28 AREA PLAN

DATE	DRAWN: AMS
SCALE: 1:100	CHECKED: PW
JOB NO: 2401	

AREA 1.13



AREA OVERLAY LEGEND

GROSS AREA	FSR AREA	FSR EXCLUSIONS
GROSS FLOOR AREA	HOTEL	BELOW GRADE
	FOOD AND BEVERAGE	SERVICE*
	UNIT TYPE A	
	UNIT TYE B	
	UNIT TYPE C	
	AMENITY	
	BOH	
	SERVICE	
	CIRCULATION	

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BRITISH COLUMBIA
2025-05-09

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T 604 687 5681

JOB TITLE

2030 BARCLAY
2030 BARCLAY STREET, VANCOUVER, BC

CONSULTANT

DRAWING TITLE

LEVEL 29 AREA PLAN

DATE	DRAWN: AMS
SCALE: 1:100	CHECKED: PW
JOB NO. 2401	

AREA 1.14

2030 BARCLAY ST

Issued for Rezoning Addendum

MARCON // CLIENT

Evan French
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604.530.5646

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Max Senini, Architect AIBC
maxsenini@henriquezpartners.com
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LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

Mike Enns, BCSLA CSLA // Principal
mike@locidesign.ca
604.763.2886

Michael Banks // Project Coordinator
mbanks@locidesign.ca
604.694.0053

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0	COVER SHEET
L1	DESIGN THEMATICS
L2	GROUND LEVEL LANDSCAPE CONCEPT
L3	GROUND LEVEL LANDSCAPE SECTION
L4	LEVEL 4 LANDSCAPE CONCEPT
L5	LEVEL 27 LANDSCAPE CONCEPT
L6	ROOF LANDSCAPE CONCEPT

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3	Issued for Rezoning	24-05-21
4	Reissued for Rezoning Draft	25-04-17
5	Issued for Rezoning Addendum	25-05-02

Project Stamp

Project Info

23110
2030 Barclay Street

2030 Barclay Street

Drawn By	LC
Checked By	M.E
Rev.	revision

L0
COVER SHEET

LANDSCAPE DESIGN THEMATICS



'CITY IN THE GARDEN'



NEIGHBOURHOOD CONTEXT



ARCHITECTURAL INSPIRATION

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Vancouver, BC

Drawn By	LC
Checked By	ME
Rev.	revision

L1
DESIGN THEMATICS

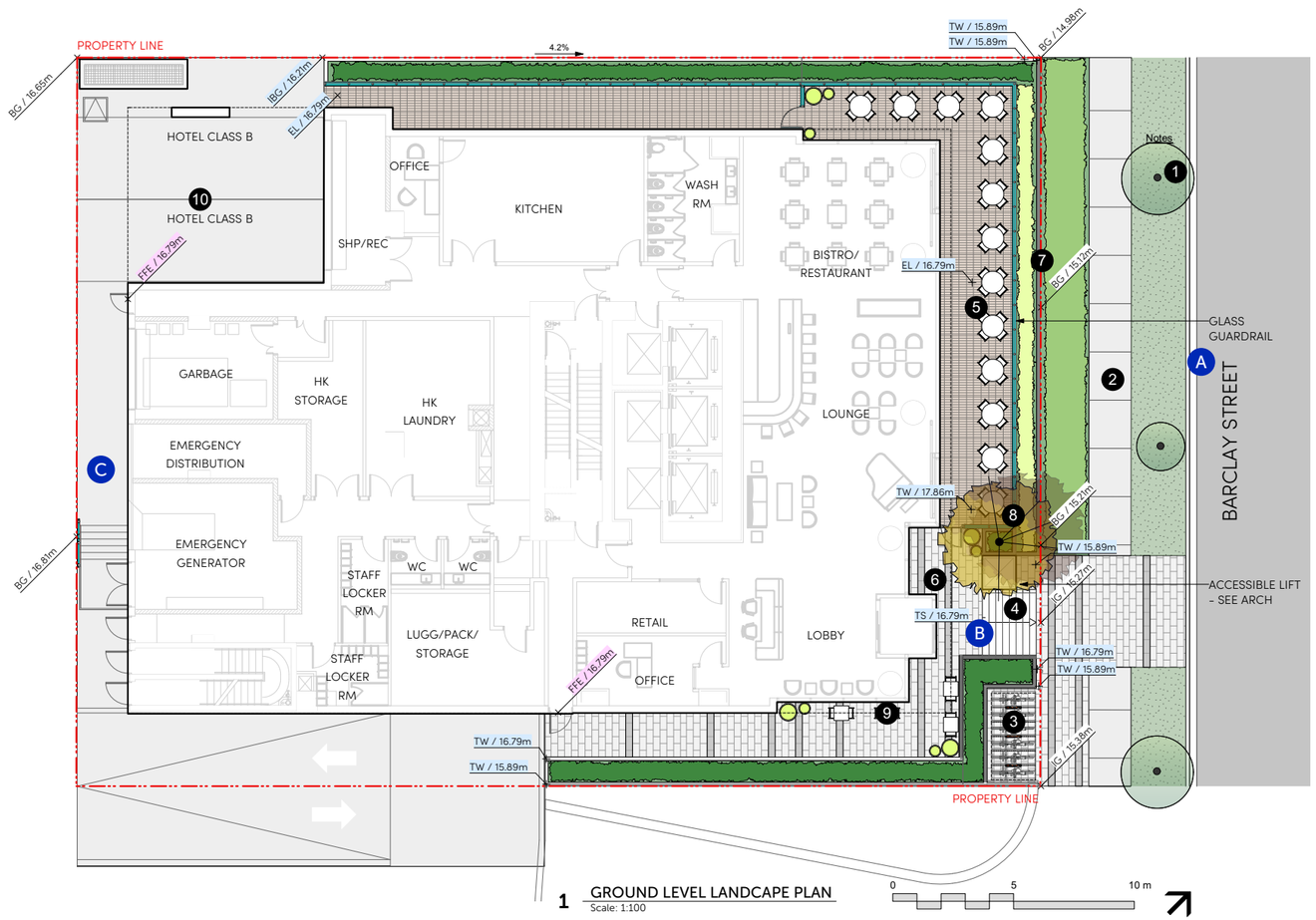
GROUND LEVEL LANDSCAPE PLAN

DESIGN RATIONALE

THE LANDSCAPE DESIGN FOR 2030 BARCLAY AIMS TO TIE THE PROPOSED BUILDING INTO THE SURROUNDING CONTEXT OF THIS WEST END NEIGHBOURHOOD ADJACENT TO STANLEY PARK, INTRODUCING A "CITY-IN-THE-GARDEN" EXPERIENCE THROUGHOUT. AS SUCH, THE GROUND LEVEL LANDSCAPE IS INTENDED TO CREATE A WELCOMING AND LUXURIOUS REPOSE IN CLOSE PROXIMITY TO STANLEY PARK FOR HOTEL GUESTS AND COMMUNITY MEMBERS. THE PROPOSED RESTAURANT PATIO IS DESIGNED TO OVERLOOK THE STREETSCAPE, WITH RICH TEXTURAL PLANTING BUFFERING THE RETAINING WALLS AND A SCULPTURAL SPECIMEN TREE FRAMING THE LOBBY ENTRY. MATERIALLY, THE INTENT IS TO BLEND WITH THE ADJACENT PARK AND PROPERTIES IN A MORE CONTEMPORARY EXPRESSION.

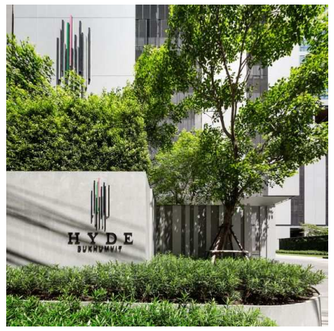
KEY LEGEND

- A BARCLAY STREET FRONTAGE
- 1 EXISTING RED MAPLES IN GRASS BOULEVARD TO BE RETAINED
- 2 EXISTING CIP CONCRETE SIDEWALK TO BE RETAINED
- B HOTEL ENTRANCE
- 3 BIKE PARKING
- 4 STAIR AND ADA LIFT ENTRY WITH INTEGRATED PLANTING AND FEATURE TREES
- 5 HOTEL RESTAURANT PATIO WITH PERIMETER PLANTING AND MOVEABLE FURNISHINGS
- 6 FEATURE PAVING AT HOTEL ENTRY
- 7 TIERED WALL WITH STONE VENEER AND ORNAMENTAL GRASS PLANTING
- 8 FEATURE TREE IN PLANTER WITH POTENTIAL ENTRY SIGNAGE
- 9 LOBBY EXTERIOR SEATING WITH MOVEABLE PLANTING
- C BACK OF HOUSE
- 10 CIP CONCRETE VEHICULAR LOADING



1 GROUND LEVEL LANDCAPE PLAN
Scale: 1:100









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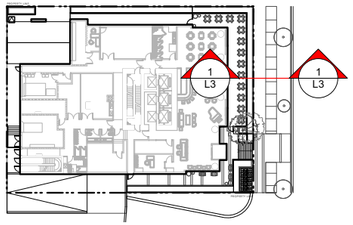
Project Stamp

Project Info
23110
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2030 Barclay Street
Vancouver, BC

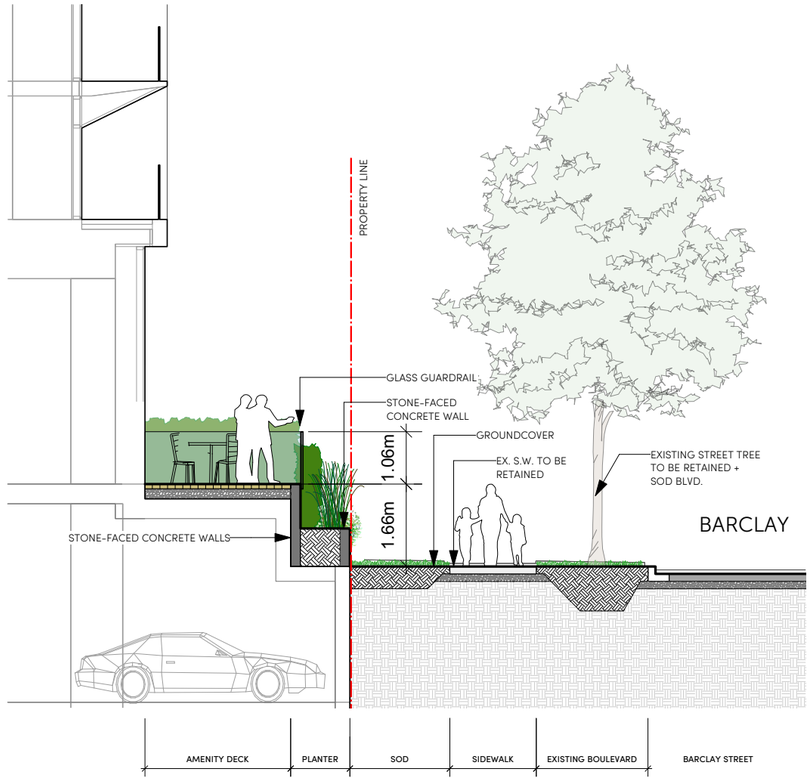
Drawn By Drawn By M.E
Checked By
Rev.

L2
GROUND LEVEL LANDSCAPE CONCEPT

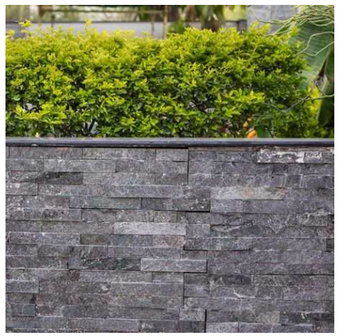
GROUND LEVEL LANDSCAPE SECTION



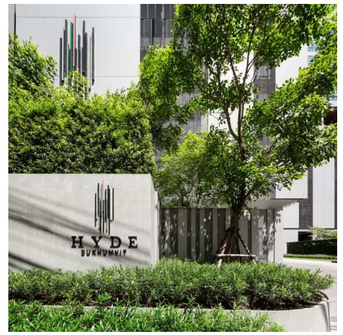
KEY PLAN



1 SECTION THROUGH RESTAURANT PATIO AND BARCLAY STREET FRONTAGE
Scale: 1:50













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Rev.

L3
GROUND LEVEL LANDSCAPE SECTION

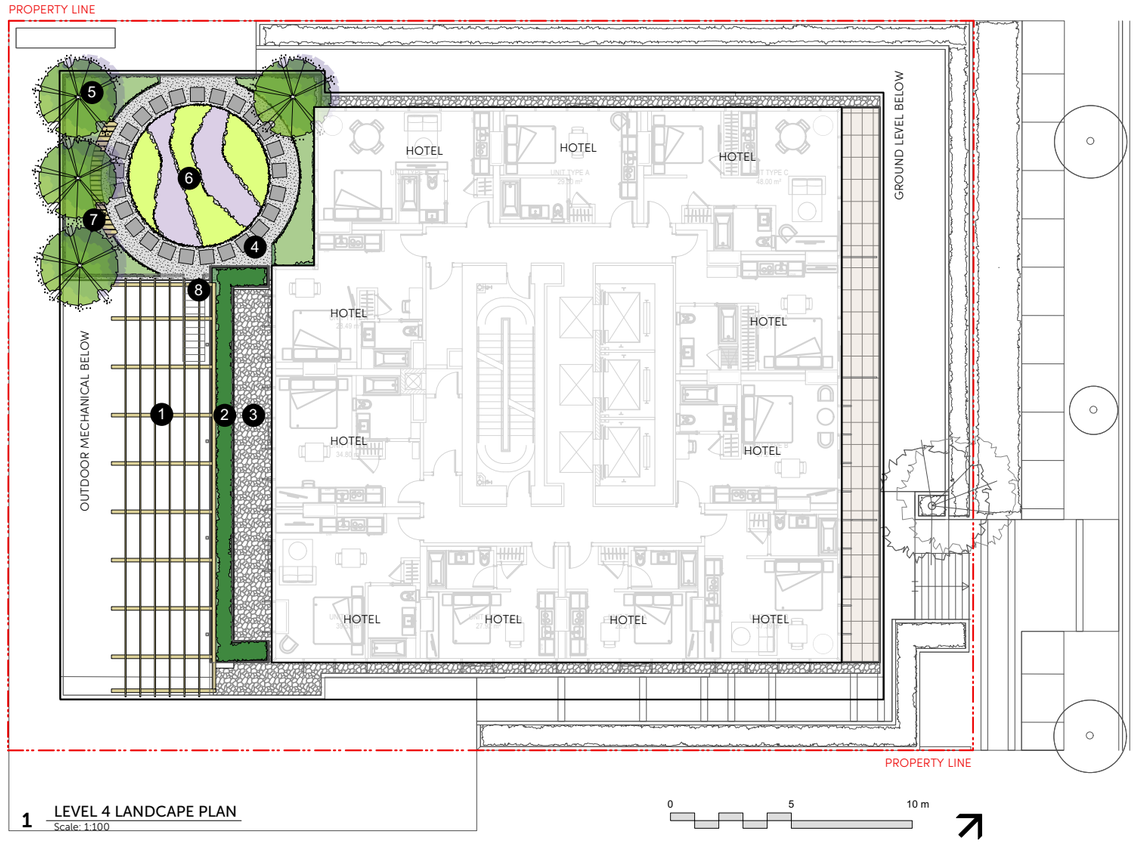
LEVEL 4 LANDSCAPE PLAN

DESIGN RATIONALE

THE LEVEL 4 AMENITY LANDSCAPE DESIGN IS INTENDED AS A SMALL EDIBLE GARDEN FOR USE BY THE HOTEL KITCHEN, PROVIDING OPPORTUNITIES FOR FRESH PRODUCE, OR HERBS TO BE SERVED WITHIN IN THE BUILDING. THE DESIGN INCLUDES A CIRCULAR ACCESS PATH, SEATING OPTIONS FOR STAFF, LUSH PLANTING AND SHADE TREES. THOUGH OFF-LIMITS TO HOTEL GUESTS, THIS LEVEL ALSO PROPOSES LAYERED PLANTING AND RIVER ROCK ACCENTS TO HELP SCREEN THE MECHANICAL FACILITIES BELOW.

KEY LEGEND

1. ARCHITECTURAL TRELLIS TO HELP SCREEN MECHANICAL UNITS FROM ABOVE
2. RAISED PLANTER WITH HEDGE SCREENING + SHADE TREES
3. ORNAMENTAL GRAVEL
4. STEPPING STONES IN GRAVEL
5. TREE AND SHRUB BUFFER (INSET PLANTING) WITH POSSIBLE UPLIGHTS
6. HERB AND PERRENNIAL GARDEN FOR RESTAURANT USE
7. CURVING WOODEN BENCH
8. STAIR ACCESS (CONTROLLED ENTRY)



1 LEVEL 4 LANDCAPE PLAN
Scale: 1:100








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L4
LEVEL 4 LANDSCAPE CONCEPT

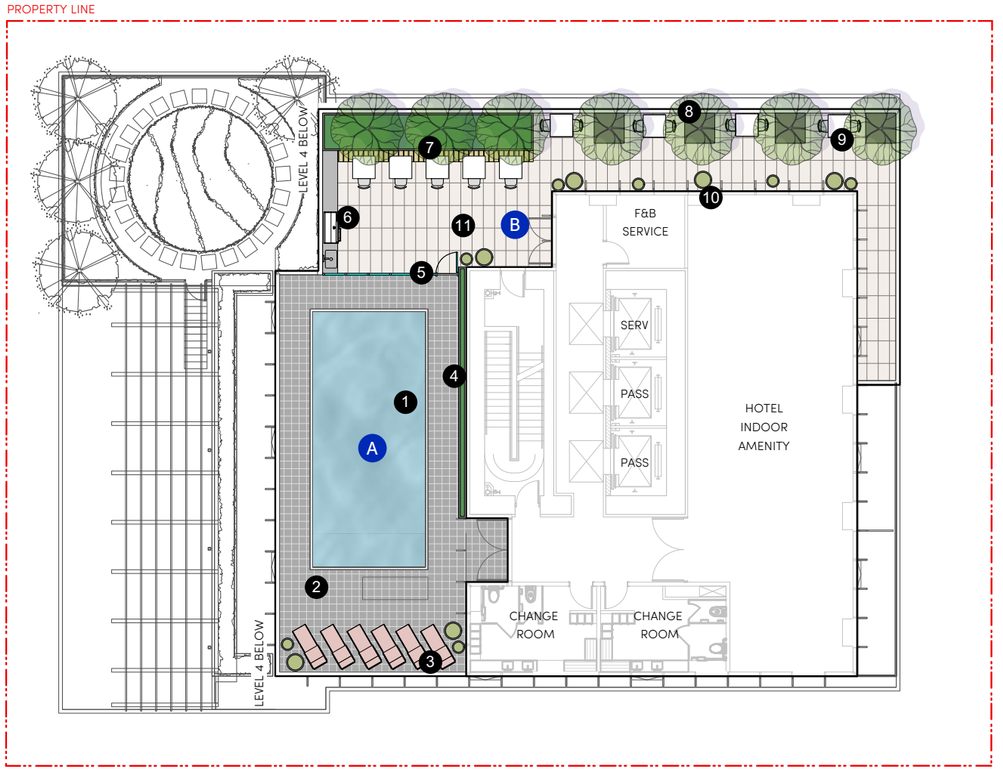
LEVEL 27 LANDSCAPE PLAN

DESIGN RATIONALE

THE ROOFTOP SOCIAL AMENITY XLANDSCAPE DESIGN IS INTENDED TO BE A FOOD & BEVERAGE EXPERIENCE "IN THE SKY". LANDSCAPE PLANTERS ALONG THE NORTHWEST-FACING EDGE FRAME MAGNIFICENT VIEWS OF LOST LAGOON, STANLEY PARK AND THE NORTH SHORE MOUNTAINS BEYOND. A VARIETY OF SEATING OPTIONS ARE AVAILABLE FOR ANYONE USING THE SPACE FROM LARGER GROUPS TO SMALL INTIMATE GATHERINGS. THE ADJACENT POOL DECK IS DESIGNED AS A CALM SPACE FOR RELAXING AND SOAKING UP THE AFTERNOON SUN. PERIMETER SEATING, DIFFERENT PAVEMENT TREATMENTS AND A PROPOSED GREEN WALL FURTHER ADD TO THE YEAR ROUND OUTDOOR EXPERIENCE.

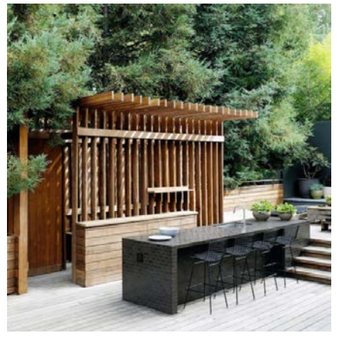
KEY LEGEND

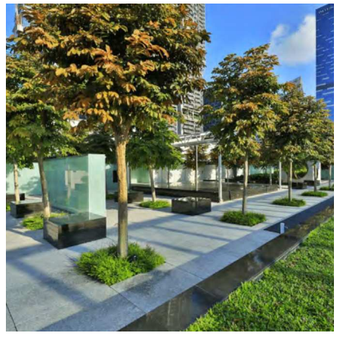
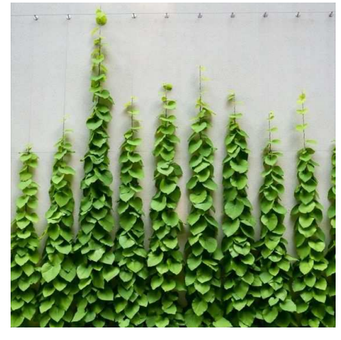
- A HOTEL POOL PATIO
- 1 OUTDOOR POOL
- 2 SLIP RESISTANT POOL TILE
- 3 POOL LOUNGERS, MOVEABLE TABLES AND CHAIRS
- 4 GREEN WALL WITH VINE PLANTING ON STEEL CABLING
- 5 5' HT. GLASS GUARD AND GATE
- B OUTDOOR ENTERTAINMENT
- 6 BBQ, PREP AREA, SINK, BAR SEATING
- 7 WOODEN BENCH AND MOVEABLE TABLES
- 8 TREE IN TREE GRATE. TREE TO BE LIMBED 8' HIGH
- 9 MOVEABLE TABLES AND CHAIR
- 10 ORNAMENTAL PLANTER POTS
- 11 PORCELIN PAVER



1 LEVEL 27 LANDSCAPE PLAN
Scale: 1:100

0 5 10 m

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L5
LEVEL 27 LANDSCAPE CONCEPT

ROOFTOP LANDSCAPE PLAN

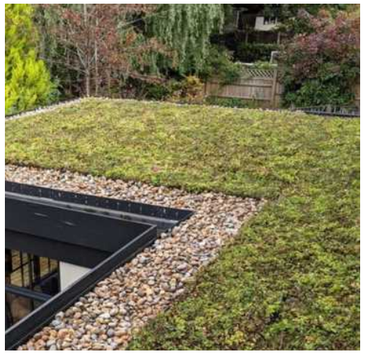
KEY LEGEND

- A LEVEL 29 SEDUM GREEN ROOF
- 1 SEDUM GRASS
- 2 ORNAMENTAL GRASS PLUGS
- 3 ROOFTOP ACCESS LADDER
- B ROOFTOP SEDUM GREEN ROOF
- 4 SEDUM GRASS
- 5 ORNAMENTAL GRASS PLUGS

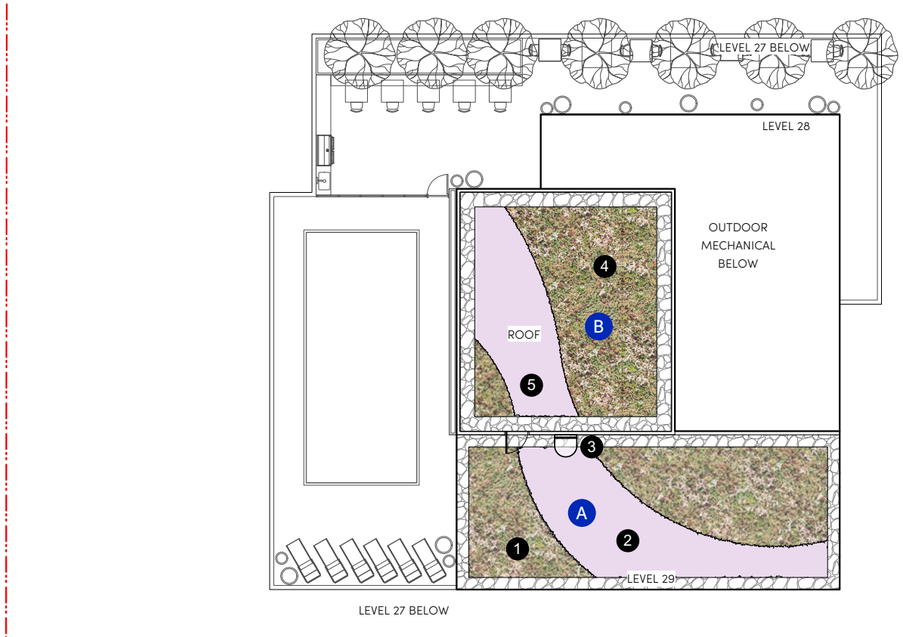








PROPERTY LINE



PROPERTY LINE

1 ROOFTOP LANDSCAPE PLAN
Scale: 1:100

0 5 10 m

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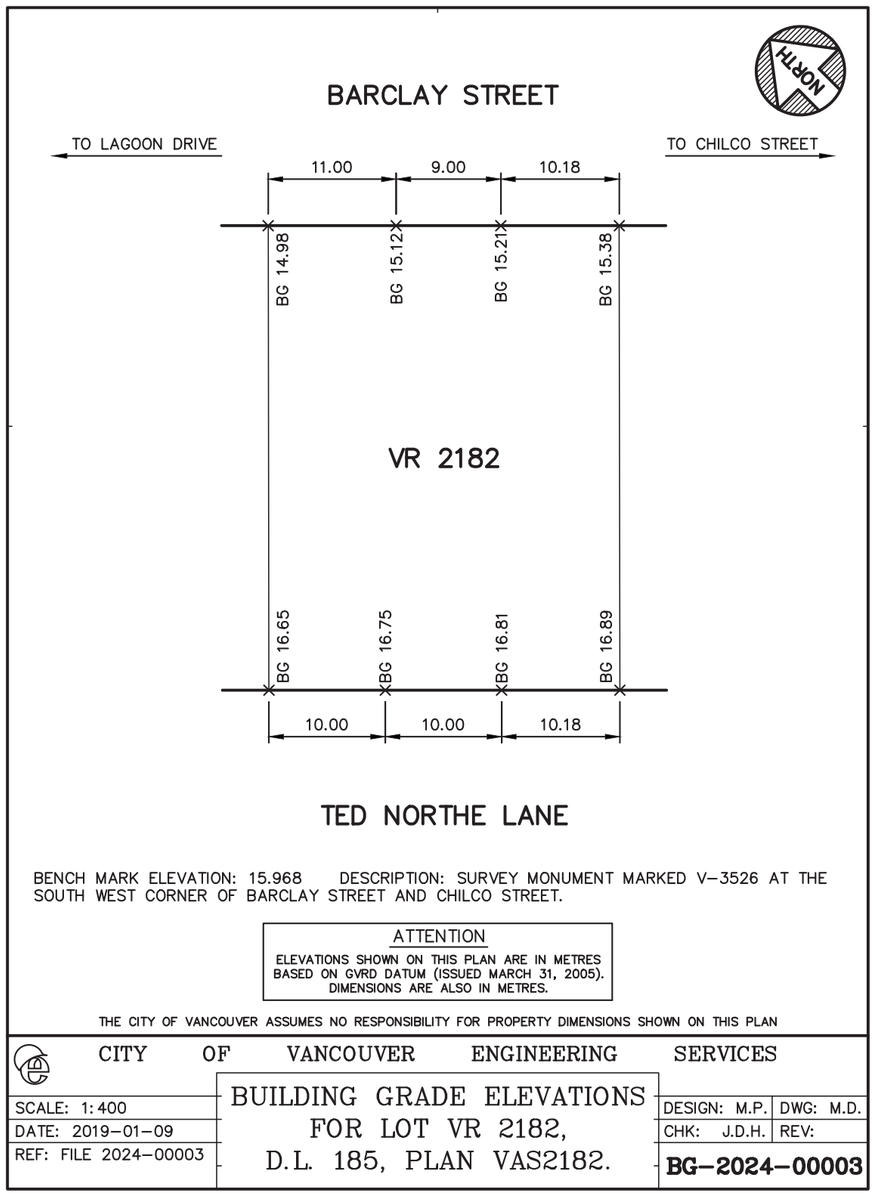
Project Info
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Vancouver, BC

Drawn By LC
Checked By M.E
Rev.

L6
ROOF LANDSCAPE CONCEPT

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BENCH MARK ELEVATION: 15.968 DESCRIPTION: SURVEY MONUMENT MARKED V-3526 AT THE SOUTH WEST CORNER OF BARCLAY STREET AND CHILCO STREET.

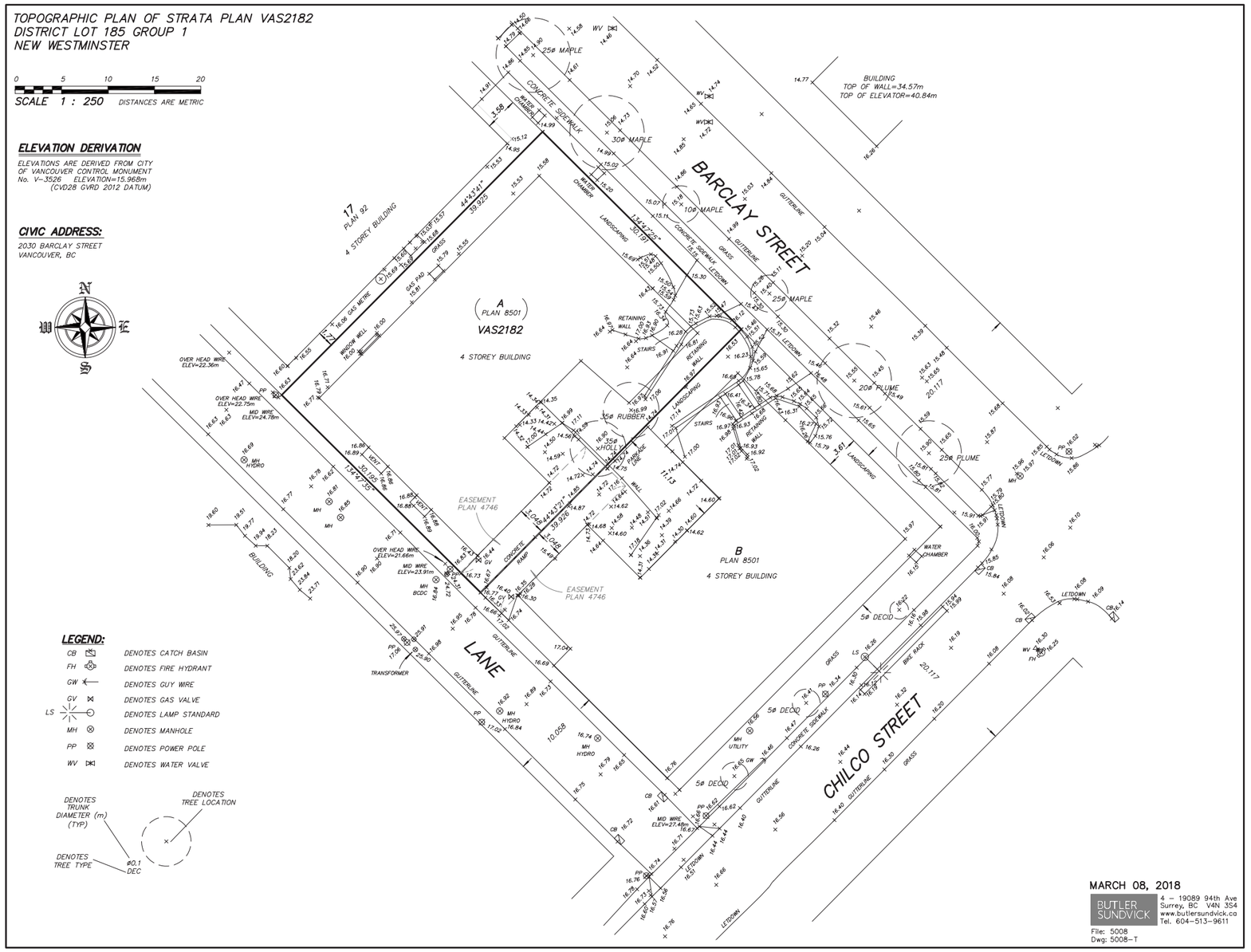
ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOT VR 2182, D.L. 185, PLAN VAS2182.	DESIGN: M.P. DWG: M.D.
DATE: 2019-01-09		CHK: J.D.H. REV:
REF: FILE 2024-00003		**BG-2024-00003**


TOPOGRAPHIC PLAN OF STRATA PLAN VAS2182
DISTRICT LOT 185 GROUP 1
NEW WESTMINSTER
0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC
ELEVATION DERIVATION
ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-3526 ELEVATION=15.968m (CVD28 GVRD 2012 DATUM)
CIVIC ADDRESS:
2030 BARCLAY STREET
VANCOUVER, BC
N
W
E
S
17
PLAN 92
4 STOREY BUILDING
A
PLAN 8501
VAS2182
4 STOREY BUILDING
B
PLAN 8501
4 STOREY BUILDING
BARCLAY STREET
LANE
CHILCO STREET
BUILDING
TOP OF WALL=34.57m
TOP OF ELEVATOR=40.84m
CONCRETE SIDEWALK
WATER CHAMBER
25ø MAPLE
30ø MAPLE
10ø MAPLE
20ø PLUME
25ø PLUME
5ø DECID
35ø RUBBER
LANDSCAPING
GRASS
GUTTERLINE
LETDOWN
RETAINING WALL
STAIRS
BIKE RACK
CONCRETE RAMP
EASEMENT PLAN 4746
GAS PAD
WINDOW WELL
OVER HEAD WIRE ELEV=22.35m
OVER HEAD WIRE ELEV=22.75m
MID WIRE ELEV=24.78m
OVER HEAD WIRE ELEV=21.66m
MID WIRE ELEV=23.91m
MID WIRE ELEV=27.48m
MH HYDRO
MH BCDC
MH UTILITY
TRANSFORMER
CB
PP
GV
LS
FH
WV
LEGEND:
CB DENOTES CATCH BASIN
FH DENOTES FIRE HYDRANT
GW DENOTES GUY WIRE
GV DENOTES GAS VALVE
LS DENOTES LAMP STANDARD
MH DENOTES MANHOLE
PP DENOTES POWER POLE
WV DENOTES WATER VALVE
DENOTES TRUNK DIAMETER (m) (TYP)
DENOTES TREE LOCATION
DENOTES TREE TYPE
ø0.1 DEC
MARCH 08, 2018
BUTLER SUNDVICK
4 – 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611
File: 5008
Dwg: 5008-T

MARCON HENRIQUEZ PARTNERS ARCHITECTS