

# 501 & 595 W GEORGIA

VANCOUVER BC

## ISSUED FOR REZONING AMENDMENT MARCH 23, 2026

**CLIENT**  
HOLBORN GROUP  
200-111 W GEORGIA  
VANCOUVER, BC V6E 4S4  
TEL: 604-688-8387

**ARCHITECTURAL**  
HENRIQUEZ PARTNERS ARCHITECTS  
598 W GEORGIA  
VANCOUVER, BC  
V6B 2A3  
TEL: 604-687-5681

**STRUCTURAL,  
FACADE DESIGN & MAINTENANCE,  
& WIND STUDY**  
ARUP  
900 121 BLOOR ST. E  
TORONTO, XON  
M4W 3M5  
TEL: 647-260-3429

**LANDSCAPE**  
PFS STUDIO  
1777 3RD AVE. W  
VANCOUVER, BC  
V6J 1K7  
TEL: 604-736-5168

**MECHANICAL, SUSTAINABILITY,  
& ENERGY MODELING**  
ZENON MANAGEMENT  
3578 W 28TH AVE.  
VANCOUVER, BC  
V6S 1S2  
TEL: 778-686-5030

**ELECTRICAL**  
NEMETZ S/A & ASSOCIATES  
2009 W 4TH AVE.  
VANCOUVER, BC  
V6J 1N3  
TEL: 604-736-6562

**CODE**  
LMDG  
780 BEATTY ST.  
VANCOUVER, BC  
V6B 2M1  
TEL: 604-682-7146

**VERTICAL TRANSPORTATION**  
ARUP  
SLY PARK, ONE MELBOURNE QUARTER 699  
COLLINS ST., DOCKLANDS VICTORIA, 3008  
AUSTRALIA  
TEL: +61-3-9668-5781

**TRAFFIC**  
BUNT ENGINEERING  
1550-1050 W PENDER ST.  
VANCOUVER, BC  
V6E 3S7  
TEL: 604-687-6427

**HERITAGE**  
DONALD LUXTON  
1030-470 GRANVILLE ST.  
VANCOUVER, BC  
V6C 1V5  
TEL: 604-688-1216

**GEOTECHNICAL**  
GEOPACIFIC  
1779 W 75TH AVE.  
VANCOUVER, BC  
V6P 6P2  
TEL: 604-439-0922

**WASTE MANAGEMENT**  
PRAGMATECH WASTE SOLUTIONS  
16-263 BRONTE ST. S  
MILTON, ON  
L9T 1Y8  
TEL: 647-848-6410

**ENVIRONMENTAL**  
PGL ENVIRONMENTAL CONSULTANTS  
1200-1185 W GEORGIA ST.  
VANCOUVER, BC  
V6E 4E6  
TEL: 604-682-3707

**ARBORIST**  
ACL GROUP  
UNIT A125-6286 203 ST.  
LANGLEY, BC  
V2Y 3S1  
TEL: 604-682-3707

**CIVIL**  
HY ENGINEERING  
S#200-9128 142 ST.  
SURREY, BC  
V3R 4E7  
TEL: 604-583-1616

**SURVEY**  
UNDERHILL GEOMATICS  
301-8337 EASTLAKE DR.  
BURNABY, BC  
V5A 4W2  
TEL: 604-732-3384

**COST MANAGEMENT**  
BTY GROUP  
300-30 E 6TH AVE.  
VANVOUER, BC  
V5T 1J4  
TEL: 604-734-6407

# HOLBORN

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## NOT FOR CONSTRUCTION

ISSUED FOR REZONING AMENDMENT 23 MARCH 2026



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

JOB TITLE

**501 + 595 W GEORGIA**  
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE

**ARCHITECTURAL  
COVER SHEET**

|        |             |         |    |
|--------|-------------|---------|----|
| DATE   | 23 MAR 2026 | DRAWN   | MB |
| SCALE  | N/A         | CHECKED | BM |
| JOB NO | 2303        |         |    |

## G-A0.00

SYMBOLS

| NAME                                | SYMBOL                                                                                                                                                                       |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DRAWING TITLE                       | <div><div>1</div><div>DRAWING TITLE</div><div>Scale X:XXX</div></div>                                                                                                        |
| OVERALL SECTION REFERENCE           | <div><div>1</div><div>A0.00</div></div>                                                                                                                                      |
| DETAIL SECTION REFERENCE            | <div><div>1</div><div>A0.00</div></div>                                                                                                                                      |
| ELEV DWG REFERENCE                  | <div><div>1</div><div>A0.00</div></div>                                                                                                                                      |
| DETAIL REFERENCE                    | <div><div>1</div><div>A0.00</div><div></div></div>                                                                                                                           |
| GRID LINE                           | <div><div>1</div></div>                                                                                                                                                      |
| ELEVATION MARKER SECTION            | <div><div>00.000</div><div>LEVEL 1</div></div>                                                                                                                               |
| PLAN ELEVATION AT FINISH FLOOR      | <div><div>00.000</div></div>                                                                                                                                                 |
| ROOM NUMBER                         | <div><div>00-000</div></div>                                                                                                                                                 |
| BUILDING GRADE                      | <div><div><div>00.000</div><div>00.000 T.O.W.</div><div>NEW DESIGN GRADE</div></div><div><div>00.000</div><div>00.000 T.O.W.</div><div>EXISTING BLDG GRADE</div></div></div> |
| INTERIOR ELEVATION DETAIL REFERENCE | <div><div>1</div><div>A0.00</div><div>1</div><div>2</div><div>3</div><div>4</div></div>                                                                                      |
| NOTES                               | <div><div>1</div></div>                                                                                                                                                      |
| WALL TYPE                           | <div><div><div>W0.0</div></div><div><div>W0.0</div></div><div><div>W0.0</div><div>F2</div></div><div><div>W0.0</div><div>F2</div></div></div>                                |
| WINDOW SCHEDULE                     | <div><div><div>EW-00</div></div><div><div>IW</div><div>00-A</div></div></div>                                                                                                |
| REVISION NUMBER                     | <div><div>1</div></div>                                                                                                                                                      |
| HEIGHT MARKER                       | <div><div><div>↑</div><div>375</div><div>TOC</div></div></div>                                                                                                               |
| NORTH ARROW                         | <div><div><div>45.00°</div><div></div></div></div>                                                                                                                           |
| EQUIPMENT TAG                       | <div><div>1</div></div>                                                                                                                                                      |
| MATERIAL TAG                        | <div><div>1</div></div>                                                                                                                                                      |

DRAWING LIST

ARCHITECTURAL DRAWINGS FOR CONSOLIDATED SITE

| G-A0    | GENERAL INFO                                   |
|---------|------------------------------------------------|
| G-A0.00 | COVER                                          |
| G-A0.01 | DRAWING LIST, SYMBOLS                          |
| G-A0.02 | CONTEXT PLAN                                   |
| G-A0.03 | SITE PLAN                                      |
| G-A0.04 | PROPERTY LINE OF CONSOLIDATED SITE             |
| G-A0.10 | CONSOLIDATED PROJECT DATA SUMMARY              |
| G-A0.11 | PARKING DATA SUMMARY                           |
| G-A1    | BUILDING FLOOR PLANS                           |
| G-A1.P9 | LEVEL P9 - PARKING FLOOR PLAN                  |
| G-A1.P8 | LEVEL P8 - PARKING FLOOR PLAN                  |
| G-A1.P7 | LEVEL P7 - PARKING FLOOR PLAN                  |
| G-A1.P6 | LEVEL P6 - PARKING FLOOR PLAN                  |
| G-A1.P5 | LEVEL P5 - PARKING FLOOR PLAN                  |
| G-A1.P4 | LEVEL P4 - PARKING FLOOR PLAN                  |
| G-A1.P3 | LEVEL P3 - PARKING FLOOR PLAN                  |
| G-A1.P2 | LEVEL P2 - PARKING FLOOR PLAN                  |
| G-A1.P1 | LEVEL P1 - PARKING FLOOR PLAN                  |
| G-A1.01 | LEVEL 1 - GROUND FLOOR PLAN                    |
| G-A1.02 | HOTEL LEVEL 2 FLOOR PLAN                       |
| G-A1.03 | HOTEL LEVEL 3 / RESIDENTIAL LEVEL 2 FLOOR PLAN |
| G-A1.04 | HOTEL LEVEL 4 / RESIDENTIAL LEVEL 3 FLOOR PLAN |
| G-A1.05 | HOTEL LEVEL 5                                  |
| G-A1.06 | HOTEL LEVEL 6 / RESIDENTIAL LEVEL 4 FLOOR PLAN |
| G-A1.07 | HOTEL LEVEL 7 / RESIDENTIAL LEVEL 5 FLOOR PLAN |
| G-A1.08 | HOTEL LEVEL 8 / RESIDENTIAL LEVEL 7 FLOOR PLAN |
| G-A1.09 | HOTEL LEVEL 9 / RESIDENTIAL LEVEL 9 FLOOR PLAN |
| G-A1.31 | TYPICAL HOTEL & RESIDENTIAL TOWER FLOOR PLAN   |
| G-A1.32 | ROOF PLAN                                      |

ARCHITECTURAL DRAWINGS FOR WEST SITE (595 W GEORGIA ST)

| W-A0      | GENERAL INFO                                  |
|-----------|-----------------------------------------------|
| W-A0.00   | ARCHITECTURAL COVER SHEET FOR W SITE DRAWINGS |
| W-A1.10   | PROJECT DATA SUMMARY                          |
| W-A1.11   | AREA SUMMARY                                  |
| W-A1.12   | HOTEL UNIT COUNT & UNIT AREA SUMMARY          |
| W-AREA    | FSR AREA OVERLAYS                             |
| W-AREA.P8 | LEVEL P8 & P7 FSR AREA PLAN                   |
| W-AREA.P6 | LEVEL P6 & P5 FSR AREA PLAN                   |
| W-AREA.P4 | LEVEL P4 & P3 FSR AREA PLAN                   |
| W-AREA.P2 | LEVEL P2 FSR AREA PLAN                        |
| W-AREA.P1 | LEVEL P1 FSR AREA PLAN                        |
| W-AREA.01 | LEVEL 1 FSR AREA PLAN                         |
| W-AREA.02 | LEVEL 2 & 3 FSR AREA PLAN                     |
| W-AREA.04 | LEVEL 4 & 5 FSR AREA PLAN                     |
| W-AREA.06 | LEVEL 6 & 7 FSR AREA PLAN                     |
| W-AREA.08 | LEVEL 8 & 9 - FSR AREA PLAN                   |
| W-AREA.10 | LEVEL 10 & 11 - FSR AREA PLAN                 |
| W-AREA.12 | LEVEL 12 & 13 - FSR AREA PLAN                 |
| W-AREA.14 | LEVEL 14 & 15 - FSR AREA PLAN                 |
| W-AREA.16 | LEVEL 16 & 17 - FSR AREA PLAN                 |
| W-AREA.18 | LEVEL 18 & 19 - FSR AREA PLAN                 |
| W-AREA.20 | LEVEL 20 & 21 - FSR AREA PLAN                 |
| W-AREA.22 | LEVEL 22 & 23 - FSR AREA PLAN                 |
| W-AREA.24 | LEVEL 24 & 25 - FSR AREA PLAN                 |
| W-AREA.26 | LEVEL 26 & 27 - FSR AREA PLAN                 |
| W-AREA.28 | LEVEL 28 & 29 - FSR AREA PLAN                 |
| W-AREA.30 | LEVEL 30 & 31 - FSR AREA PLAN                 |
| W-AREA.32 | LEVEL 32 & 33 - FSR AREA PLAN                 |
| W-AREA.34 | LEVEL 34 & 35 - FSR AREA PLAN                 |
| W-AREA.36 | LEVEL 36 & 37 - FSR AREA PLAN                 |
| W-AREA.38 | LEVEL 38 & 39 - FSR AREA PLAN                 |
| W-AREA.40 | LEVEL 40 & 41 - FSR AREA PLAN                 |
| W-AREA.42 | LEVEL 42 & 43 - FSR AREA PLAN                 |
| W-AREA.44 | LEVEL 44 & 45 - FSR AREA PLAN                 |
| W-AREA.46 | LEVEL 46 & 47 - FSR AREA PLAN                 |
| W-AREA.48 | LEVEL 48 & 49 - FSR AREA PLAN                 |
| W-AREA.50 | LEVEL 50 & 51 - FSR AREA PLAN                 |
| W-AREA.52 | LEVEL 52 & 53 - FSR AREA PLAN                 |
| W-AREA.54 | LEVEL 54 & 55 - FSR AREA PLAN                 |
| W-AREA.56 | LEVEL 56 & 57 - FSR AREA PLAN                 |
| W-AREA.58 | LEVEL 58 & 59 - FSR AREA PLAN                 |
| W-AREA.60 | LEVEL 60 & 61 - FSR AREA PLAN                 |
| W-AREA.62 | LEVEL 62 & 63 - FSR AREA PLAN                 |
| W-AREA.64 | LEVEL 64 & 65 - FSR AREA PLAN                 |
| W-AREA.66 | LEVEL 66 & 67 - FSR AREA PLAN                 |
| W-AREA.68 | LEVEL 68 & ROOF - FSR AREA PLAN               |

| W-A2    | BUILDING SECTIONS       |
|---------|-------------------------|
| W-A2.01 | SECTION A - NORTH/SOUTH |
| W-A2.02 | SECTION B - EAST/WEST   |

| W-A3    | ELEVATIONS      |
|---------|-----------------|
| W-A3.01 | SOUTH ELEVATION |
| W-A3.02 | WEST ELEVATION  |
| W-A3.03 | NORTH ELEVATION |
| W-A3.04 | LANE ELEVATION  |

| W-A6    | DETAILS                             |
|---------|-------------------------------------|
| W-A6.01 | ENVELOPE DETAILS AT DIAGRID - HOTEL |

ARCHITECTURAL DRAWINGS FOR EAST SITE (501 W GEORGIA ST)

| E-A0        | GENERAL INFO                                  |
|-------------|-----------------------------------------------|
| E-A0.00     | ARCHITECTURAL COVER SHEET FOR E SITE DRAWINGS |
| E-A1.10     | PROJECT DATA SUMMARY                          |
| E-A1.11a    | PARKADE & PODIUM AREA SUMMARY                 |
| E-A1.11b    | NORTH TOWER AREA SUMMARY                      |
| E-A1.11c    | SOUTH TOWER AREA SUMMARY                      |
| E-A1.12a    | RESIDENTIAL UNIT COUNT SUMMARY                |
| E-A1.12b    | RESIDENTIAL UNIT COUNT SUMMARY - NORTH        |
| E-A1.12d    | RESIDENTIAL UNIT COUNT SUMMARY - SOUTH        |
| E-AREA      | FSR AREA OVERLAYS                             |
| E-P-AREA.P9 | LEVEL P9 FSR AREA PLAN                        |
| E-P-AREA.P8 | LEVEL P8 & P7 FSR AREA PLAN                   |
| E-P-AREA.P6 | LEVEL P6 & P5 FSR AREA PLAN                   |
| E-P-AREA.P4 | LEVEL P4 & P3 FSR AREA PLAN                   |
| E-P-AREA.P2 | LEVEL P2 & P1 FSR AREA PLAN                   |
| E-P-AREA.01 | LEVEL 1 & 2 FSR AREA PLAN                     |
| E-N-AREA.03 | LEVEL 3 & 4 FSR AREA PLAN                     |
| E-N-AREA.05 | LEVEL 5 & 6-8 FSR AREA PLAN                   |
| E-N-AREA.07 | LEVEL 7-9 & 10-32 EVEN FSR AREA PLAN          |
| E-N-AREA.11 | LEVEL 11-33 ODD & 34 FSR AREA PLAN            |
| E-N-AREA.35 | LEVEL 35 & 36-64 EVEN FSR AREA PLAN           |
| E-N-AREA.37 | LEVEL 37-63 ODD & 65 FSR AREA PLAN            |
| E-N-AREA.66 | LEVEL 66 & 67 FSR AREA PLAN                   |
| E-N-AREA.68 | LEVEL 68 & 69 FSR AREA PLAN                   |
| E-N-AREA.70 | ELEV MACH RM & ROOF FSR AREA PLAN             |
| E-S-AREA.04 | LEVEL 4 & 5 FSR AREA PLAN                     |
| E-S-AREA.06 | LEVEL 6 & 7 FSR AREA PLAN                     |
| E-S-AREA.08 | LEVEL 8-24 EVEN & 9-23 ODD FSR AREA PLAN      |
| E-S-AREA.25 | LEVEL 25 & 26 FSR AREA PLAN                   |
| E-S-AREA.27 | LEVEL 27-49 ODD & 28-48 EVEN FSR AREA PLAN    |
| E-S-AREA.50 | LEVEL 50 & 51 FSR AREA PLAN                   |
| E-S-AREA.52 | LEVEL 52-74 EVEN & 53-75 ODD FSR AREA PLAN    |
| E-S-AREA.76 | LEVEL 76 & 77 FSR AREA PLAN                   |
| E-S-AREA.78 | LEVEL 78 & 79 FSR AREA PLAN                   |
| E-S-AREA.80 | ELEV MACH RM & ROOF FSR AREA PLAN             |

| E-A2    | BUILDING SECTIONS       |
|---------|-------------------------|
| W-A2.01 | SECTION A - NORTH/SOUTH |
| W-A2.02 | SECTION B - EAST/WEST   |
| W-A2.03 | SECTION C - EAST/WEST   |

| E-A3    | ELEVATIONS      |
|---------|-----------------|
| W-A3.01 | SOUTH ELEVATION |
| W-A3.02 | WEST ELEVATION  |
| W-A3.03 | NORTH ELEVATION |
| W-A3.04 | LANE ELEVATION  |

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NOT FOR  
CONSTRUCTION

ISSUED FOR REZONING AMENDMENT 23 MARCH 2026



HENRIQUEZ

HENRIQUEZ PARTNERS ARCHITECTS

598 W Georgia Street

Vancouver BC Canada V6B 2A3

T 604 687 5681

JOB TITLE

501 + 595 W GEORGIA  
VANCOUVER, BC.

CONSULTANT

| DRAWING LIST & SYMBOLS |             |         |    |
|------------------------|-------------|---------|----|
| DATE                   | 23 MAR 2026 | DRAWN   | MB |
| SCALE                  | N/A         | CHECKED | BM |
| JOB NO.                | 2303        |         |    |

G-A0.01

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ISSUED FOR REZONING AMENDMENT 23 MARCH 2026

ISSUED FOR URBAN DESIGN PANEL 4 MARCH 2026



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

**501 + 595 W GEORGIA**  
VANCOUVER, BC

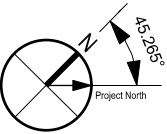
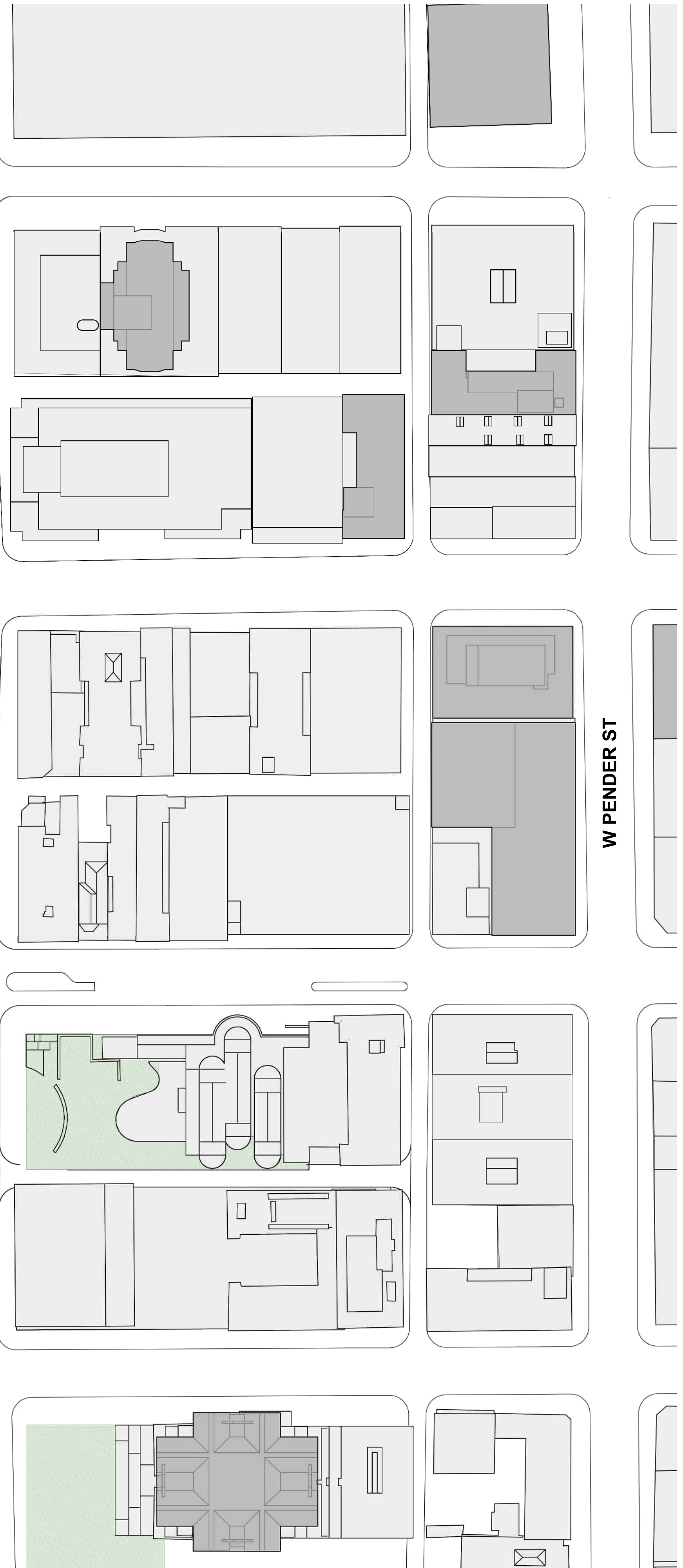
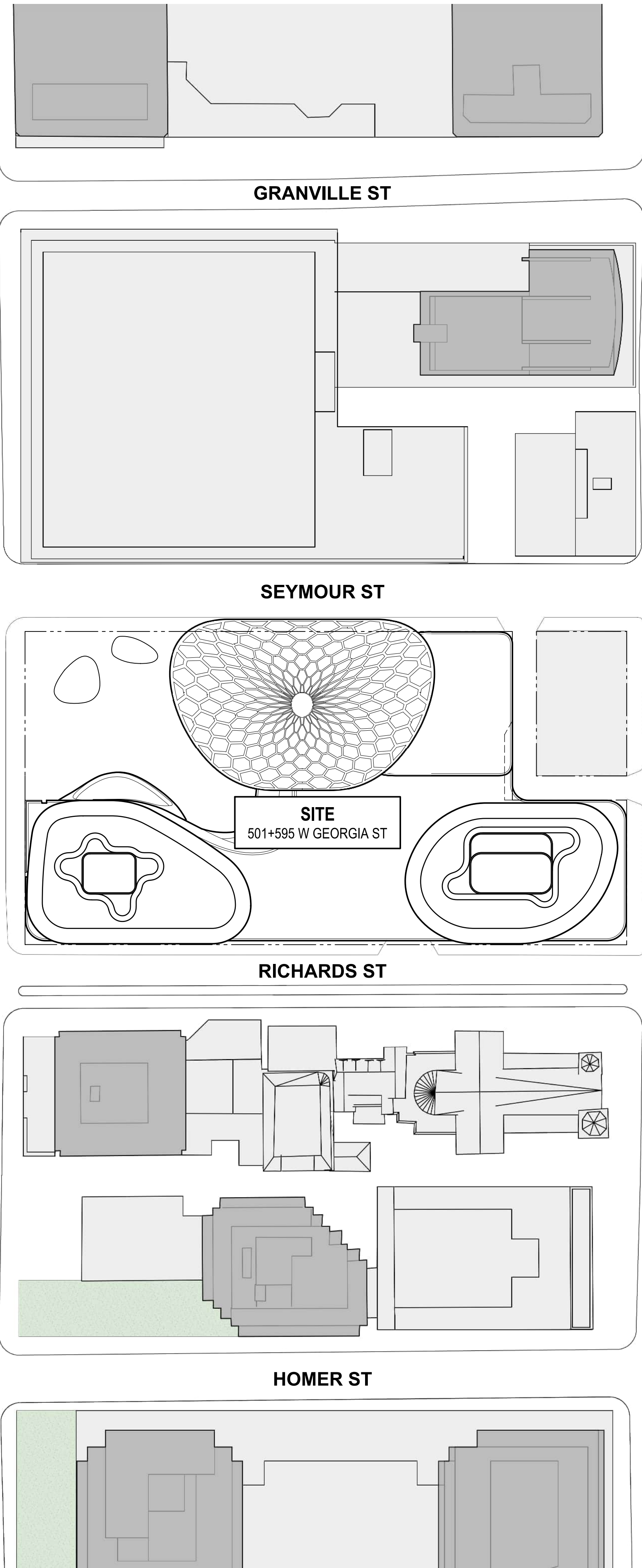
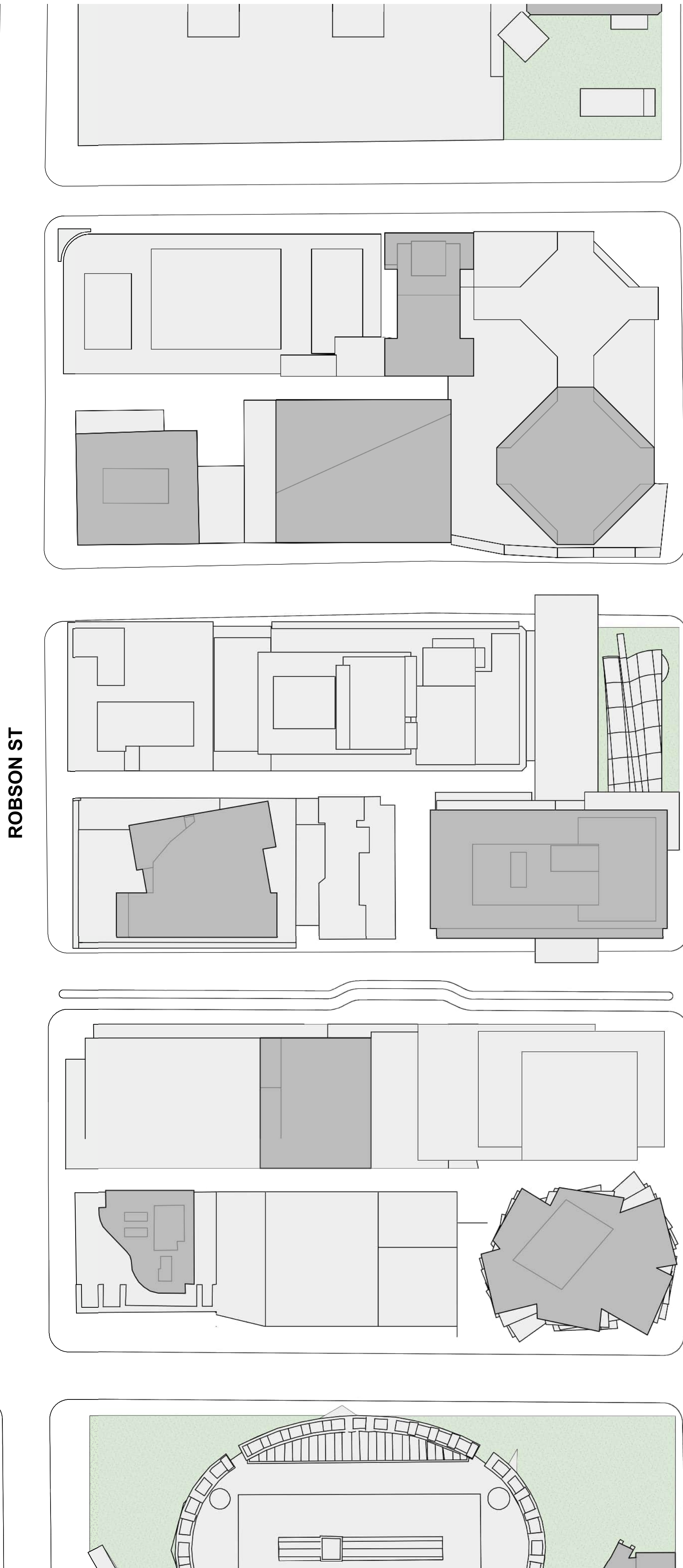
CONSULTANT

DRAWING TITLE

**CONTEXT PLAN**

|        |             |         |    |
|--------|-------------|---------|----|
| DATE   | 17 FEB 2026 | DRAWN   | MB |
| SCALE  | 1:750       | CHECKED | BM |
| JOB NO | 2303        |         |    |

**G-A0.02**





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ISSUED FOR URBAN DESIGN PANEL 4 MARCH 2026



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

**501 + 595 W GEORGIA**  
VANCOUVER, BC

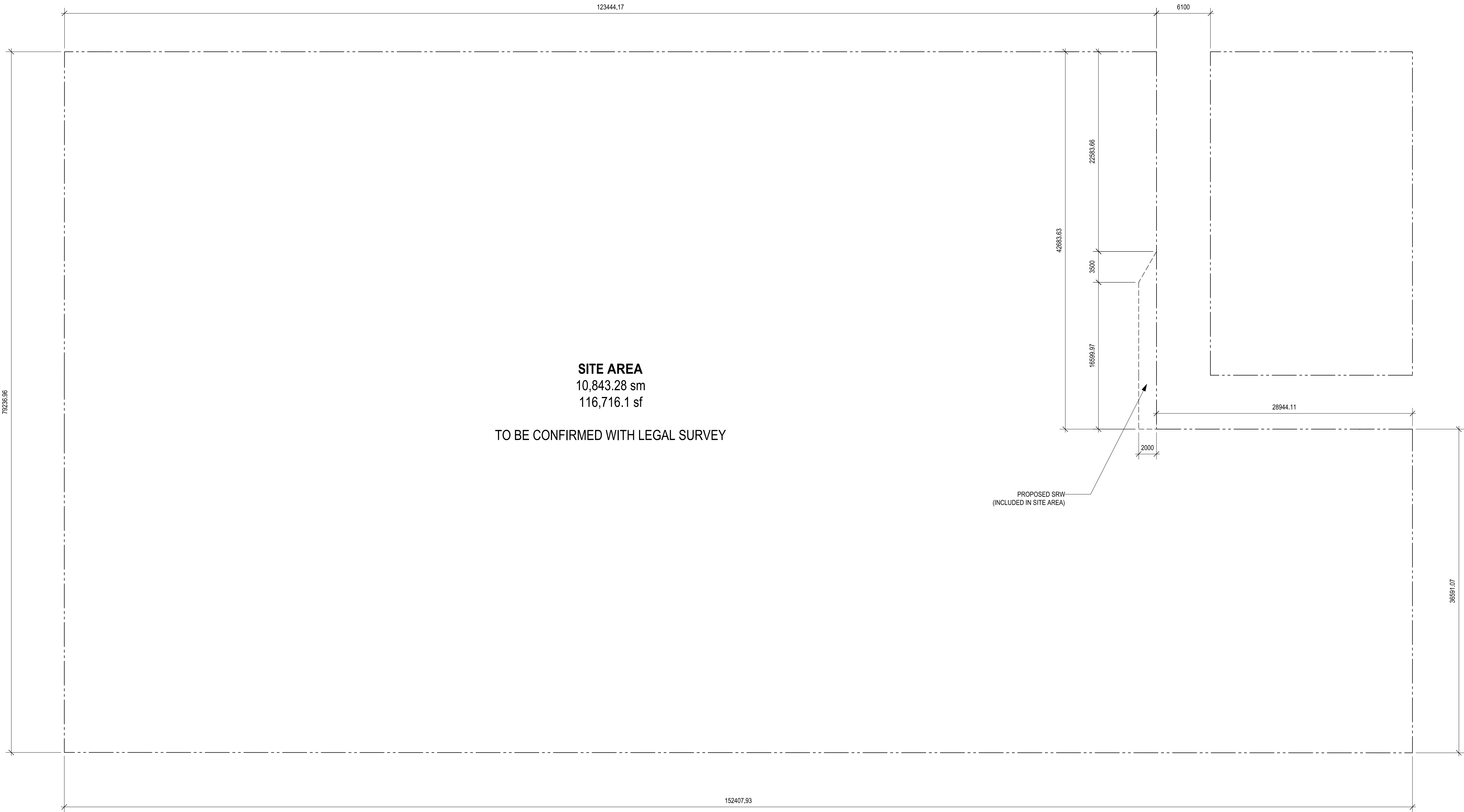
CONSULTANT

DRAWING TITLE

**SITE PLAN**

|        |             |         |    |
|--------|-------------|---------|----|
| DATE   | 17 FEB 2026 | DRAWN   | MB |
| SCALE  | 1:300       | CHECKED | BM |
| JOB NO | 2303        |         |    |

**G-A0.03**



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

**501 + 595 W GEORGIA**  
VANCOUVER, BC.

CONSULTANT

**PROPERTY LINE OF  
CONSOLIDATED SITE**

|         |             |         |    |
|---------|-------------|---------|----|
| DATE    | 23 MAR 2026 | DRAWN   | MB |
| SCALE   | N/A         | CHECKED | BM |
| JOB NO. | 2303        |         |    |

G-A0.04

CONSOLIDATED 501 & 595 W GEORGIA DATA SUMMARY

| PROJECT DATA SUMMARY                                        |                                                                         |              |            |                                                                                                                         |              |                                                                           |             |
|-------------------------------------------------------------|-------------------------------------------------------------------------|--------------|------------|-------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------|-------------|
|                                                             | COMBINED m2                                                             | COMBINED f12 | RATIO      | EAST m2                                                                                                                 | EAST f12     | WEST m2                                                                   | WEST f12    |
| STREET ADDRESS                                              | 501 W GEORGIA STREET, VANCOUVER BC + 595 W GEORGIA STREET, VANCOUVER BC |              |            | 501 W GEORGIA STREET, VANCOUVER BC                                                                                      |              | 595 W GEORGIA STREET, VANCOUVER BC                                        |             |
| LEGAL DESCRIPTION                                           |                                                                         |              |            | LOTS 24-40, BLOCK 44, PLAN 210 AND LOTS A AND B, BLOCK 44, PLAN 6134, ALL OF DISTRICT LOT 541, NEW WESTMINSTER DISTRICT |              | LOTS 4-20, BLOCK 44, PLAN 210, DISTRICT LOT 541, NEW WESTMINSTER DISTRICT |             |
| ZONING                                                      | DD -> CD-1                                                              |              | DD -> CD-1 | DD/CD-1                                                                                                                 |              | DD/CD-1                                                                   |             |
| SITE AREA                                                   | ~10,843.28                                                              | ~116,772.4   |            | N/A                                                                                                                     | N/A          | N/A                                                                       | N/A         |
| FSR PERMITTED                                               | TBD                                                                     | TBD          |            | N/A                                                                                                                     | N/A          | N/A                                                                       | N/A         |
| FSR PROPOSED                                                | 297,087.87                                                              | 3,197,827.1  | 27.40      | 177,686.50                                                                                                              | 1,912,601.10 | 119,401.4                                                                 | 1,285,226.0 |
| FSR AREA SUMMARY                                            |                                                                         |              |            |                                                                                                                         |              |                                                                           |             |
| MARKET CONDOMINIUM                                          | 141,210.10                                                              | 1,519,973.0  | 47.86%     | 141,210.10                                                                                                              | 1,519,973.00 | 0.0                                                                       | 0.0         |
| MARKET RENTAL                                               | 28,493.30                                                               | 306,700.0    | 9.66%      | 28,493.30                                                                                                               | 306,700.00   | 0.0                                                                       | 0.0         |
| HOTEL (NON-RESIDENTIAL)                                     | 111,134.67                                                              | 1,196,244.0  | 37.67%     | 0.00                                                                                                                    | 0.00         | 111,134.7                                                                 | 1,196,244.0 |
| OBSERVATION DECK (NON-RESIDENTIAL)                          | 6,346.53                                                                | 68,313.0     | 2.15%      | 0.00                                                                                                                    | 0.00         | 6,346.5                                                                   | 68,313.0    |
| RETAIL / RESTAURANT (NON-RESI)                              | 7,840.31                                                                | 84,392.0     | 2.66%      | 6,507.30                                                                                                                | 70,044.00    | 1,333.0                                                                   | 14,348.0    |
| TOTAL INTERIOR FSR AREA                                     | 295,024.91                                                              | 3,175,622.0  | 27.21      | 176,210.70                                                                                                              | 1,896,717.00 | 118,814.2                                                                 | 1,278,905.0 |
| BALCONY FSR AREA                                            | 0.00                                                                    | 0.0          |            | 0.00                                                                                                                    | 0.00         | 0.0                                                                       | 0.0         |
| TOTAL EXT (ENCLOSABLE) FSR AREA<br>(RETAIL USE IF ENCLOSED) | 2,062.86                                                                | 22,205.0     | 0.19       | 1,475.70                                                                                                                | 15,885.00    | 587.2                                                                     | 6,320.0     |
| TOTAL FSR AREA                                              | 297,087.87                                                              | 3,197,827.0  | 27.40      | 177,686.50                                                                                                              | 1,912,601.00 | 119,401.4                                                                 | 1,285,226.0 |
| FSR EXCLUSION SUMMARY                                       |                                                                         |              |            |                                                                                                                         |              |                                                                           |             |
| AMENITY EXCLUSION                                           | 8,552.80                                                                | 92,062.0     |            | 8,552.80                                                                                                                | 92,062.00    | 0.0                                                                       | 0.0         |
| RESIDENTIAL STORAGE EXCLUSION                               | 4,514.90                                                                | 48,598.0     |            | 4,514.90                                                                                                                | 48,598.00    | 0.0                                                                       | 0.0         |
| TOTAL FSR EXCLUSIONS                                        | 13,067.80                                                               | 140,660.0    |            | 13,067.80                                                                                                               | 140,660.00   | 0.0                                                                       | 0.0         |
| GROSS FLOOR AREA SUMMARY                                    |                                                                         |              |            |                                                                                                                         |              |                                                                           |             |
| TOTAL GROSS FLOOR AREA                                      | 308,092.71                                                              | 3,316,282.0  |            | 189,278.50                                                                                                              | 2,037,377.00 | 118,814.2                                                                 | 1,278,905.0 |
| EXCLUDED BELOW GRADE AREA                                   | 75,873.80                                                               | 816,699.0    |            | 49,649.20                                                                                                               | 534,420.00   | 26,224.6                                                                  | 282,279.0   |
| TOTAL GROSS CONSTRUCTIBLE AREA                              | 383,966.51                                                              | 4,132,981.0  |            | 238,927.70                                                                                                              | 2,571,796.00 | 145,038.8                                                                 | 1,561,185.0 |
| BALCONY AREA                                                |                                                                         |              |            |                                                                                                                         |              |                                                                           |             |
| PERMITTED BALCONY AREA                                      | 20,364.41                                                               | 219,201.0    |            | 20,364.41                                                                                                               | 219,201.00   | 0.0                                                                       | 0.0         |
| PROPOSED BALCONY AREA                                       | 19,805.70                                                               | 213,187.0    |            | 19,805.70                                                                                                               | 213,187.00   | 0.0                                                                       | 0.0         |

| BUILDING HEIGHTS / STOREYS |             |                |              |                   |         |
|----------------------------|-------------|----------------|--------------|-------------------|---------|
| PROJECT                    | TOWER       | PERMITTED (m2) | PROPOSED (m) | GEODETIC ELEV (m) | STOREYS |
| E                          | NORTH TOWER | 91.400         | 238.592      | 269.350           | 69      |
| E                          | SOUTH TOWER | 91.400         | 270.974      | 303.050           | 79      |
| W                          | WEST TOWER  | 91.400         | 314.889      | 346.000           | 68      |

| FSR AREA SUMMARY                        |            |            |             |              |
|-----------------------------------------|------------|------------|-------------|--------------|
| USE                                     | EAST m2    | WEST m2    | COMBINED m2 | COMBINED f12 |
| MARKET CONDOMINIUM                      | 141,210.10 | 0.00       | 141,210.10  | 1,519,973.0  |
| MARKET RENTAL                           | 28,493.30  | 0.00       | 28,493.30   | 306,700.0    |
| RESIDENTIAL EXTERIOR FSR                | 1,047.58   | 0.00       | 1,047.58    | 11,276.1     |
| RESIDENTIAL FSR AREA SUBTOTAL           | 170,750.98 | 0.00       | 170,750.98  | 1,837,949.1  |
| HOTEL (NON-RESIDENTIAL)                 | 0.00       | 111,134.67 | 111,134.67  | 1,196,244.0  |
| OBSERVATION DECK (NON-RESIDENTIAL)      | 0.00       | 6,346.53   | 6,346.53    | 68,313.0     |
| RETAIL / RESTAURANT (NON-RESIDENTIAL)   | 6,507.30   | 1,333.01   | 7,840.31    | 84,392.0     |
| NON-RESIDENTIAL EXTERIOR ENCLOSABLE FSR | 428.12     | 0.00       | 428.12      | 4,608.2      |
| NON-RESIDENTIAL EXTERIOR FSR            | 0.00       | 587.20     | 587.20      | 6,320.6      |
| NON-RESIDENTIAL FSR AREA SUBTOTAL       | 6,935.42   | 119,401.41 | 126,336.83  | 1,359,877.8  |
| TOTAL FSR AREA                          | 177,686.50 | 119,401.37 | 297,087.87  | 3,197,827.0  |

NOTES ON FSR AREA:

1.) 100% OF INDOOR AMENITY FLOOR AREA IS CATEGORIZED AS AN FSR EXCLUSION

2.) UNENCLOSED EXTERIOR AREA BENEATH OCCUPIABLE FLOOR AREA IS CATEGORIZED AS "EXTERIOR FSR AREA".

3.) UNENCLOSED EXTERIOR AREA COVERED BY A ROOF IS CATEGORIZED AS "EXTERIOR FSR AREA".

4.) EXTERIOR FSR AREA IS NOT ATTRIBUTED TO A PARTICULAR PROGRAM TYPE AND IS NOT INCLUDED IN THE CALCULATION OF CAR, BIKE AND LOADING STALL REQUIREMENTS

CD-1 TO ASSIGN EXTERIOR FSR AREA TO RETAIL FSR AREA TOTAL. PARKING AND BIKE ALLOWANCES TO BE ADJUSTED AT TIME OF DP TO MEET BYLAW REQUIREMENTS IF MADE INTERIOR SPACE.

5.) EXTERIOR FSR AT MEWS MAY BE CONVERTED TO INTERIOR NON-RESIDENTIAL FSR IN FUTURE THROUGH DESIGN DEVELOPMENT WITH COV STAFF AND IS INCLUDED IN NON-RESIDENTIAL TOTAL.

ADDED INTERIOR NON-RESIDENTIAL SPACE WOULD THEN BE REQUIRED TO COMPLY WITH PARKING BY-LAW REQUIREMENTS AT DP APPLICATION.

NOTE ON SITE AREA

1.) CONSOLIDATED SITE AREA TO BE CONFIRMED BY LEGAL SURVEY

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T 604 687 5681

JOB TITLE

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VANCOUVER, BC.

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| DRAWING TITLE                     |             |         |    |
|-----------------------------------|-------------|---------|----|
| CONSOLIDATED PROJECT DATA SUMMARY |             |         |    |
| DATE                              | 23 MAR 2026 | DRAWN   | MB |
| SCALE                             | N/A         | CHECKED | BM |
| JOB NO                            | 2303        |         |    |

G-A0.10

PARKING DATA SUMMARY

| VEHICLE PARKING STALL SUMMARY     |          |                |               |                |                 |          |
|-----------------------------------|----------|----------------|---------------|----------------|-----------------|----------|
| PROGRAM USE                       | VARIABLE | UNITS          | BYLAW SECTION | REQUIRED (MIN) | PERMITTED (MAX) | PROPOSED |
| RESIDENTIAL / GENERAL PURPOSE     | 1,546    | DWELLING UNITS | N/A           | N/A            | N/A             | 687      |
| RESIDENTIAL / ACCESSIBLE          | 1,546    | DWELLING UNITS | 4.1.4a        | 54             | N/A             | 54       |
| RESIDENTIAL / VISITOR             | 1,546    | DWELLING UNITS | 4.1.3         | 78             | 155             | 78       |
| RESIDENTIAL SUBTOTAL              |          |                |               |                |                 | 819      |
| NON-RESIDENTIAL / GENERAL PURPOSE | 125,322  | SQ.M           | 4.2.5         | N/A            | 1090            | 412      |
| NON-RESIDENTIAL / ACCESSIBLE      | 125,322  | SQ.M           | 4.1.4b        | 51             | N/A             | 51       |
| NON-RESIDENTIAL SUBTOTAL          |          |                |               |                |                 | 463      |
| TOTAL                             |          |                |               |                |                 | 1,282    |

| BIKE PARKING STALL SUMMARY |          |                    |               |            |           |             |          |         |          |
|----------------------------|----------|--------------------|---------------|------------|-----------|-------------|----------|---------|----------|
| PROGRAM USE                | VARIABLE | UNITS              | BYLAW SECTION | CLASS A    |           |             |          | CLASS B |          |
|                            |          |                    |               | BASE REQ'D | TDM REQ'D | TOTAL REQ'D | PROPOSED | REQ'D   | PROPOSED |
| RESIDENTIAL                | 883      | UNITS < 65m2       | 6.2.1.2       | 3,182      |           | 3,182       | 3,182    | 79      | 79       |
|                            | 265      | 65 < UNITS < 105m2 |               |            |           |             |          |         |          |
|                            | 398      | UNITS > 105m2      |               |            |           |             |          |         |          |
|                            | 1,546    | ALL UNITS          |               |            |           |             |          |         |          |
| HOTEL                      | 920      | ROOMS              | 6.2.5.2       | 31         | 9         | 40          | 40       | 6       | 6        |
| OBSERVATION DECK*          | 6,347    | SQ.M               | 6.2.3.1       | 13         | 4         | 17          | 17       | 30      | 30       |
| RETAIL                     | 7,840    | SQ.M               | 6.2.5.1       | 23         | 7         | 30          | 30       | 6       | 6        |
| TOTAL                      | -        | -                  | -             | 3,249      | 20        | 3,269       | 3,269    | 121     | 121      |

\* ASSUMPTION: OBSERVATION DECK IS SIMILAR TO LAND USE CODE 6.2.3.1 FOR THE PURPOSE OF BICYCLE PARKING REQUIREMENTS. AS SUCH, BICYCLE REQUIREMENTS SHOULD BE CALCULATED BASED ON FLOOR AREA USED FOR ASSEMBLY PURPOSES.

| LOADING SUMMARY   |          |                |               |          |         |         |          |         |         |
|-------------------|----------|----------------|---------------|----------|---------|---------|----------|---------|---------|
| PROGRAM USE       | VARIABLE | UNITS          | BYLAW SECTION | REQUIRED |         |         | PROPOSED |         |         |
|                   |          |                |               | CLASS A  | CLASS B | CLASS C | CLASS A  | CLASS B | CLASS C |
| RESIDENTIAL       | 1,546    | DWELLING UNITS | 5.2.1         | 8        | 8       | 0       | 8        | 6       | 0       |
| HOTEL             | 920      | ROOMS          | 5.2.2         | 5        | 5       | 0       | 5        | 5       | 0       |
| OBSERVATION DECK* | 6,347    | SQ.M           | N/A           | N/A      |         |         | N/A      |         |         |
| RETAIL            | 3,920    | SQ.M           | 5.2.6         | 0        | 2       | 1       | 0        | 4       | 0       |
| RESTAURANT        | 3,920    | SQ.M           | 5.2.5         | 0        | 3       | 0       | 0        |         | 0       |
| TOTAL             | -        | -              | -             | 13       | 18      | 1       | 13       | 15      | 0       |

\*ASSUMPTION: OBSERVATION DECK LOADING REQUIREMENT IS CAPTURED WITHIN RESTAURANT USE

| PASSENGER LOADING SUMMARY |          |                |               |          |         |         |          |         |         |
|---------------------------|----------|----------------|---------------|----------|---------|---------|----------|---------|---------|
| PROGRAM USE               | VARIABLE | UNITS          | BYLAW SECTION | REQUIRED |         |         | PROPOSED |         |         |
|                           |          |                |               | CLASS A  | CLASS B | CLASS C | CLASS A  | CLASS B | CLASS C |
| RESIDENTIAL               | 1,546    | DWELLING UNITS | 7.2.1         | 11       | 0       | 0       | 11       | 0       | 0       |
| HOTEL                     | 920      | ROOMS          | 7.2.5.2       | 14       | 0       | 4       | 14       | 0       | 1       |
| OBSERVATION DECK          | 6,347    | SQ.M           | 7.2.3         | -        | -       | -       | -        | -       | -       |
| RETAIL                    | 7,840    | SQ.M           | 7.2.5.1       | 2        | 0       | 0       | 2        | 0       | 0       |
| TOTAL                     | -        | -              | -             | 27       | 0       | 4       | 27       | 0       | 1       |

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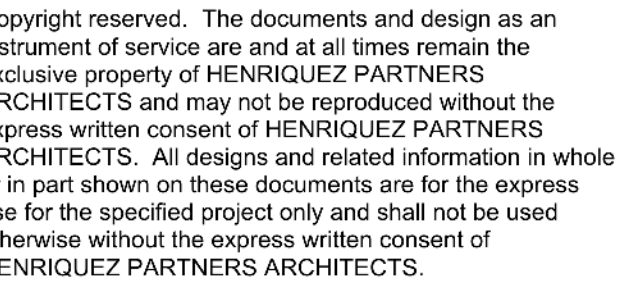
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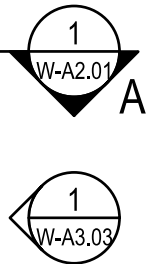
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| CONSOLIDATED PARKADE DATA SUMMARY |             |         |    |
| DATE                              | 23 MAR 2026 | DRAWN   | MB |
| SCALE                             | N/A         | CHECKED | BM |
| JOB NO.                           | 2303        |         |    |

G-A0.11



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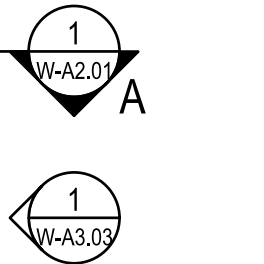
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## LEVEL P9 PARKING FLOOR PLAN

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| DATE     | 17 FEB 2026 | DRAWN   | CS/MB |
| SCALE    | 1:250       | CHECKED | BM    |
| BOOK NO. | 2303        |         |       |

## G-A1.P9



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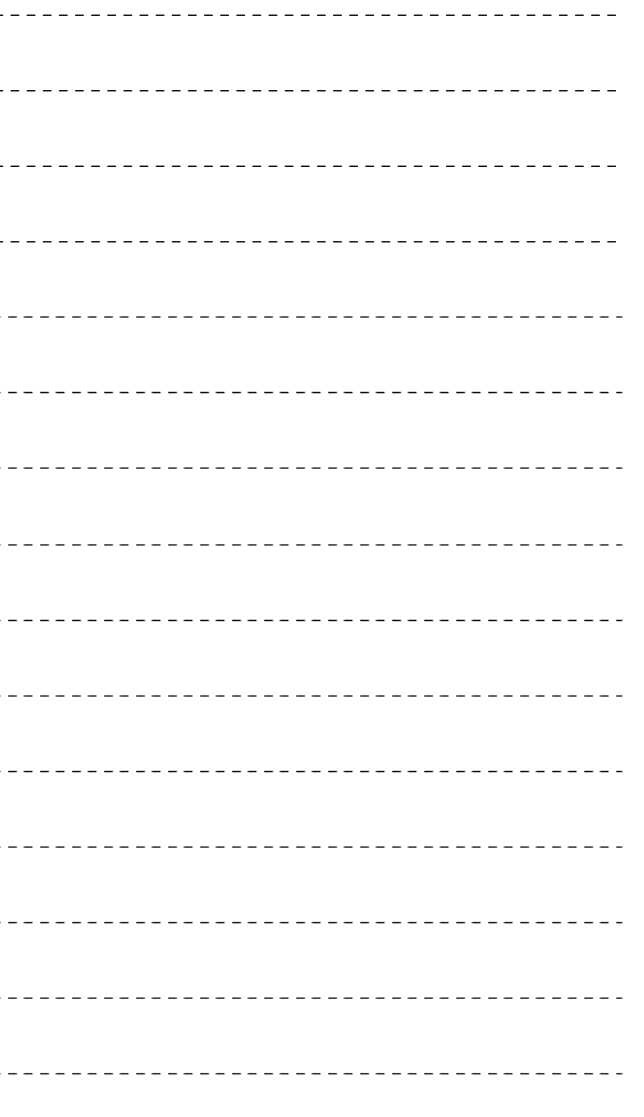
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|          |             |         |       |
|----------|-------------|---------|-------|
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## G-A1.P8



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DRAWING TITLE

## LEVEL P7 PARKING FLOOR PLAN

|          |             |         |       |
|----------|-------------|---------|-------|
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| SCALE    | 1:250       | CHECKED | BM    |
| BOOK NO. | 2303        |         |       |

# G-A1.P7



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## LEVEL P6 PARKING FLOOR PLAN

|         |             |         |       |
|---------|-------------|---------|-------|
| DATE    | 17 FEB 2026 | DRAWN   | CS/MB |
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| JOB NO. | 2303        |         |       |

## G-A1.P6



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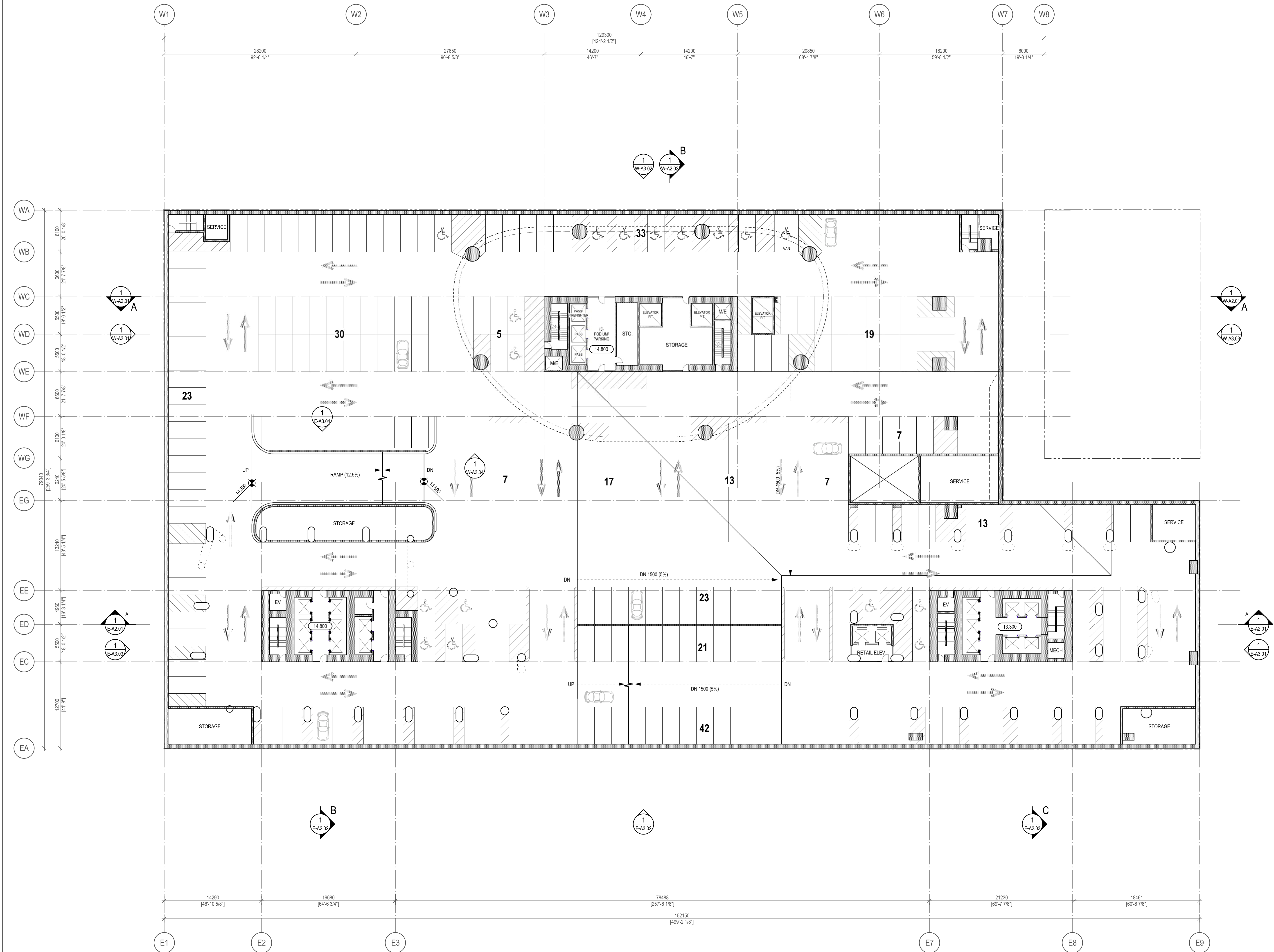
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**LEVEL P5  
PARKING FLOOR PLAN**

|        |             |         |       |
|--------|-------------|---------|-------|
| DATE   | 17 FEB 2026 | DRAWN   | CS/MB |
| SCALE  | 1:250       | CHECKED | BM    |
| JOB NO | 2303        |         |       |





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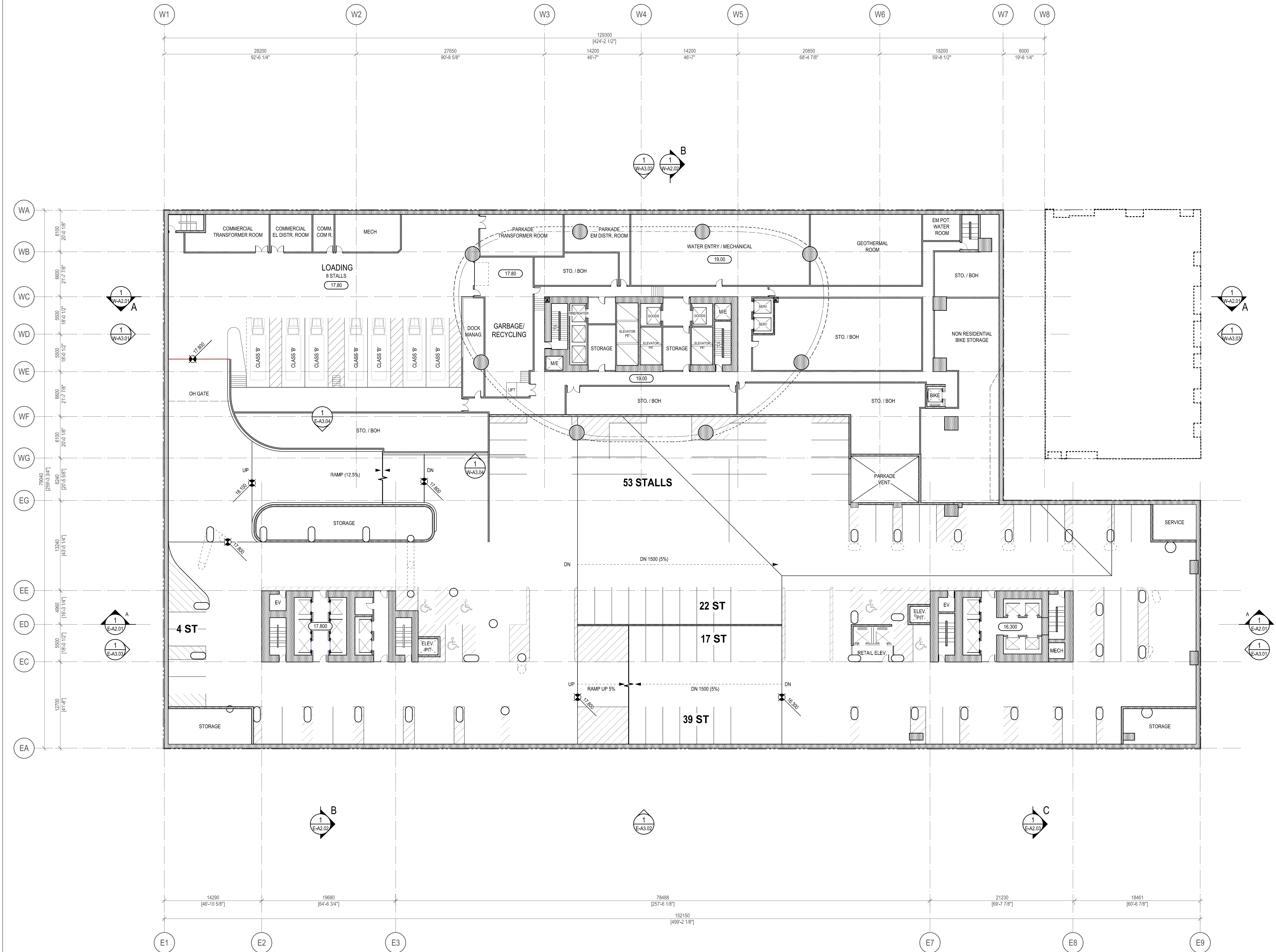
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DRAWING TITLE

**LEVEL P4  
PARKING FLOOR PLAN**

|        |             |         |       |
|--------|-------------|---------|-------|
| DATE   | 17 FEB 2026 | DRAWN   | CS/MB |
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| JOB NO | 2303        |         |       |

**G-A1.P4**



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026-03-31



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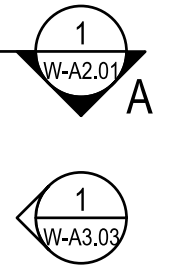
### LEVEL P3 PARKING FLOOR PLAN

|         |             |         |       |
|---------|-------------|---------|-------|
| DATE    | 17 FEB 2026 | DRAWN   | CS/MB |
| SCALE   | 1:250       | CHECKED | BM    |
| FIG NO. | 2303        |         |       |

**G-A1.P3**

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2026-03-31

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CONSULTANT

-----  
DRAWING TITLE

## LEVEL P2 PARKING FLOOR PLAN

|          |             |         |       |
|----------|-------------|---------|-------|
| DATE     | 17 FEB 2026 | DRAWN   | CS/MB |
| SCALE    | 1:250       | CHECKED | BM    |
| BOOK NO. | 2303        |         |       |

## G-A1.P2



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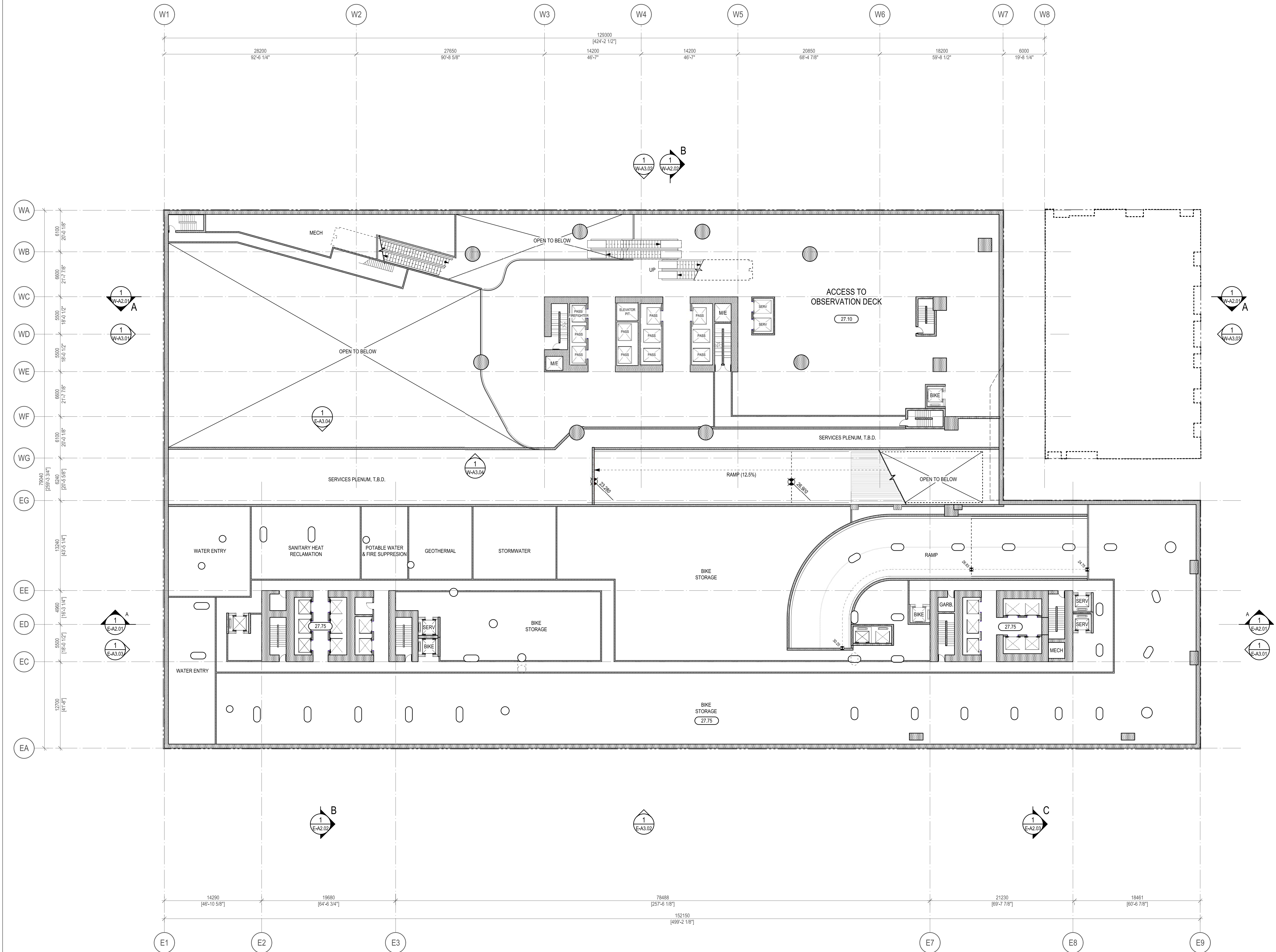
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**LEVEL P1  
PARKING FLOOR PLAN**

|        |             |         |       |
|--------|-------------|---------|-------|
| DATE   | 17 FEB 2026 | DRAWN   | CS/MB |
| SCALE  | 1:250       | CHECKED | BM    |
| JOB NO | 2303        |         |       |

**G-A1.P1**





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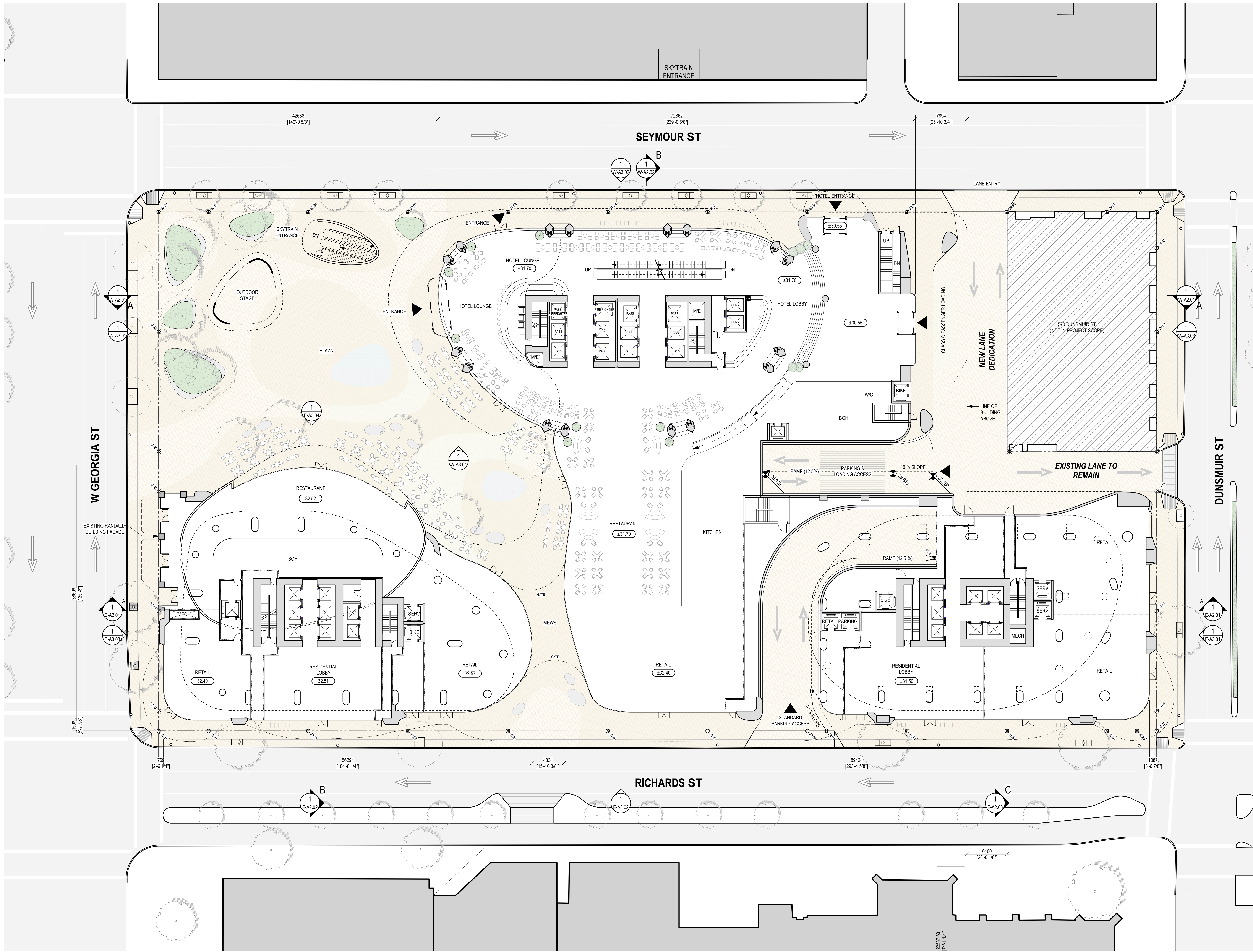
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**LEVEL 1  
FLOOR PLAN**

|        |             |         |       |
|--------|-------------|---------|-------|
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**G-A1.01**





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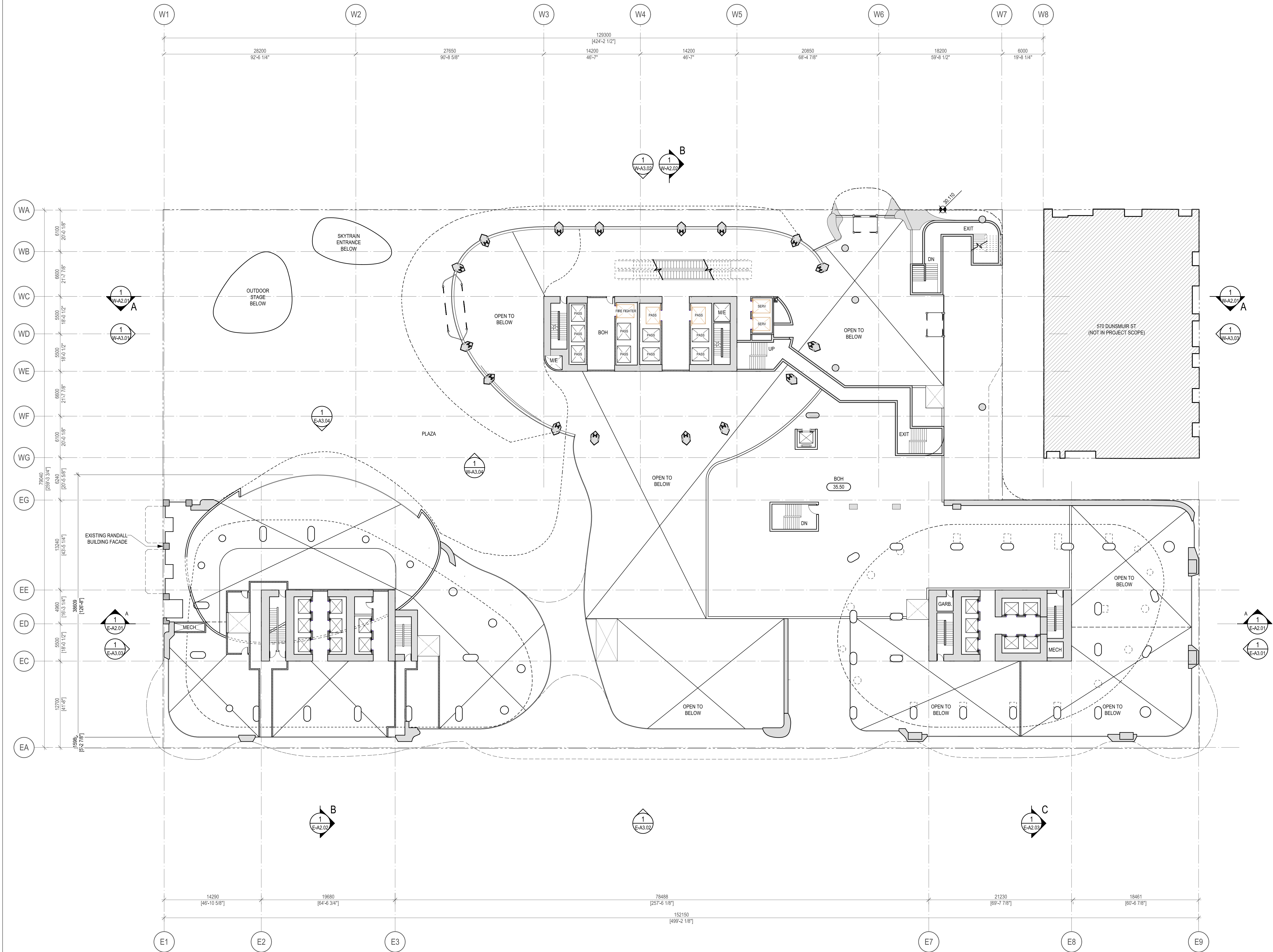
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DRAWING TITLE

**HOTEL LEVEL 2  
FLOOR PLAN**

|        |             |         |    |
|--------|-------------|---------|----|
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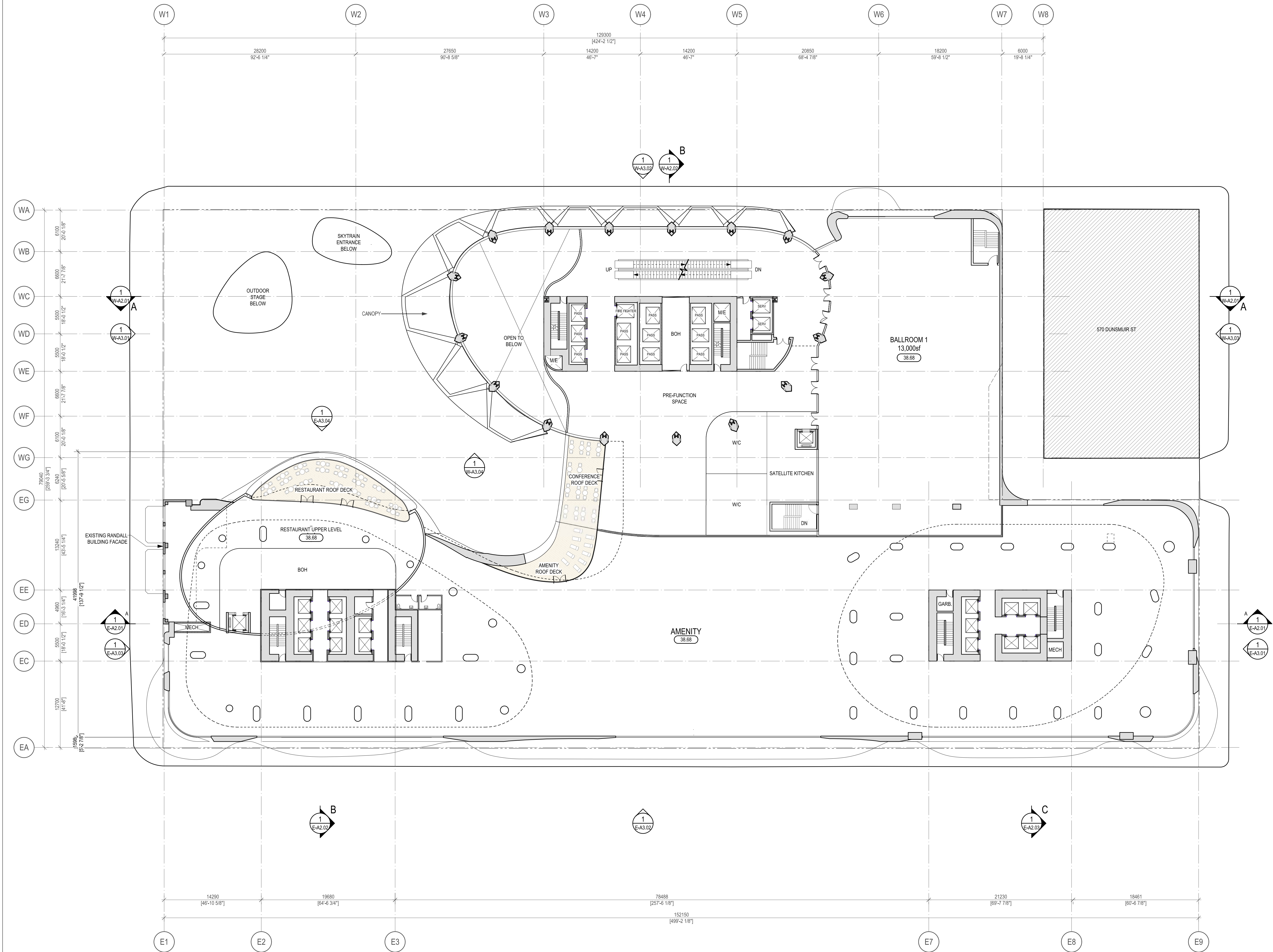
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**HOTEL LEVEL 3  
RESIDENTIAL LEVEL 2  
FLOOR PLAN**

|        |             |         |    |
|--------|-------------|---------|----|
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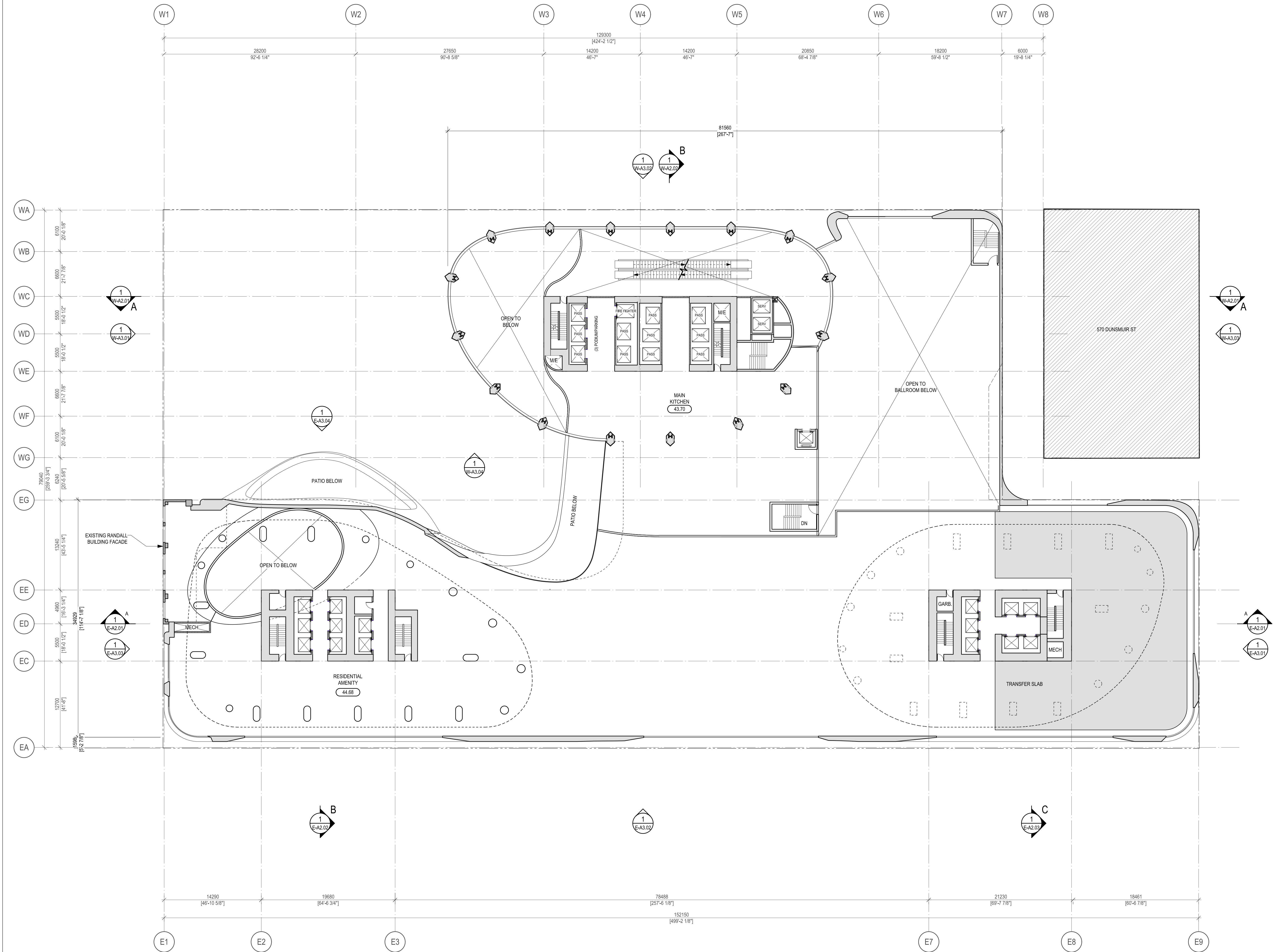
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**HOTEL LEVEL 4  
RESIDENTIAL LEVEL 3  
FLOOR PLAN**

|        |             |         |    |
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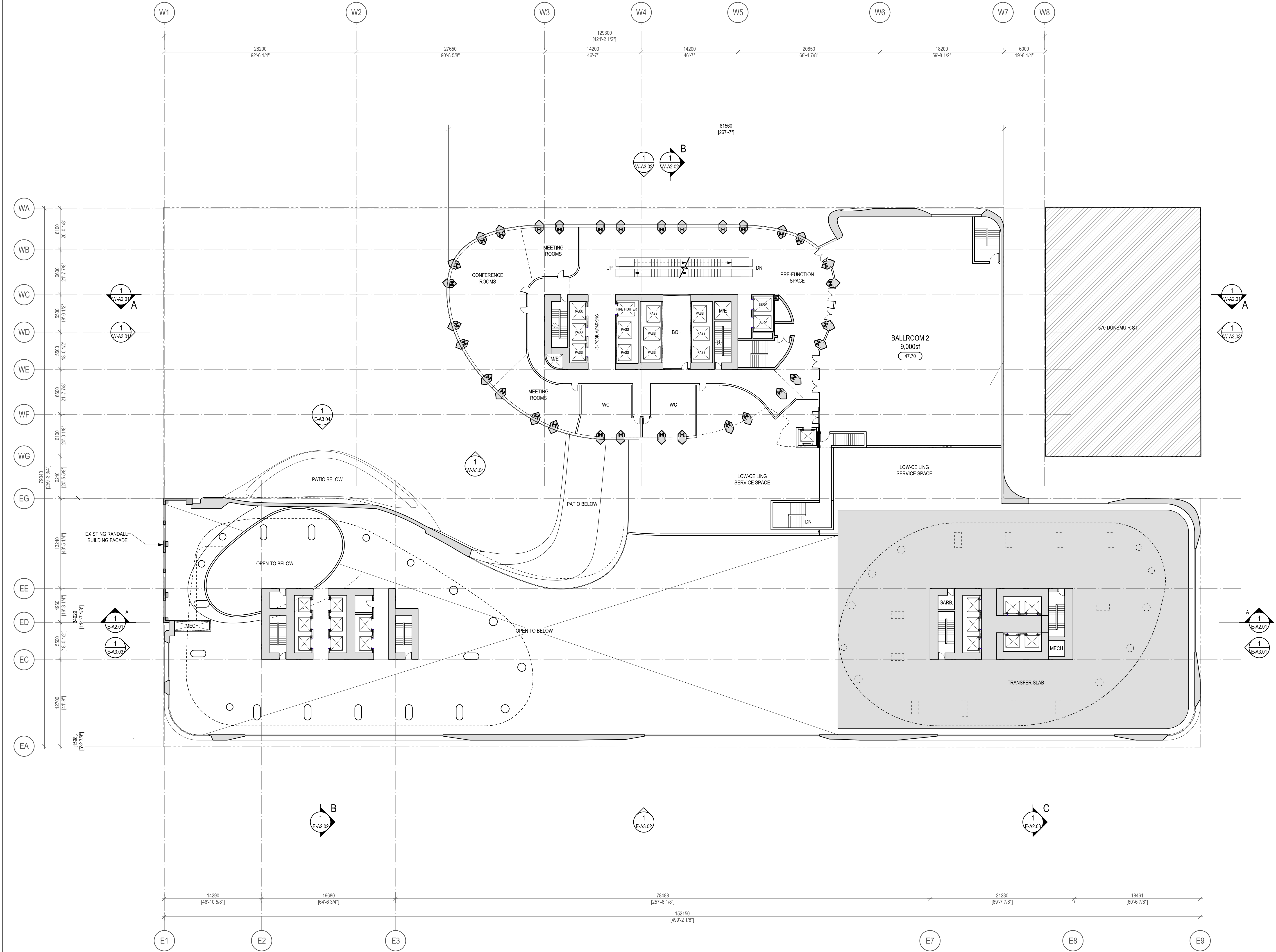
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DRAWING TITLE

**HOTEL LEVEL 5  
FLOOR PLAN**

|        |             |         |    |
|--------|-------------|---------|----|
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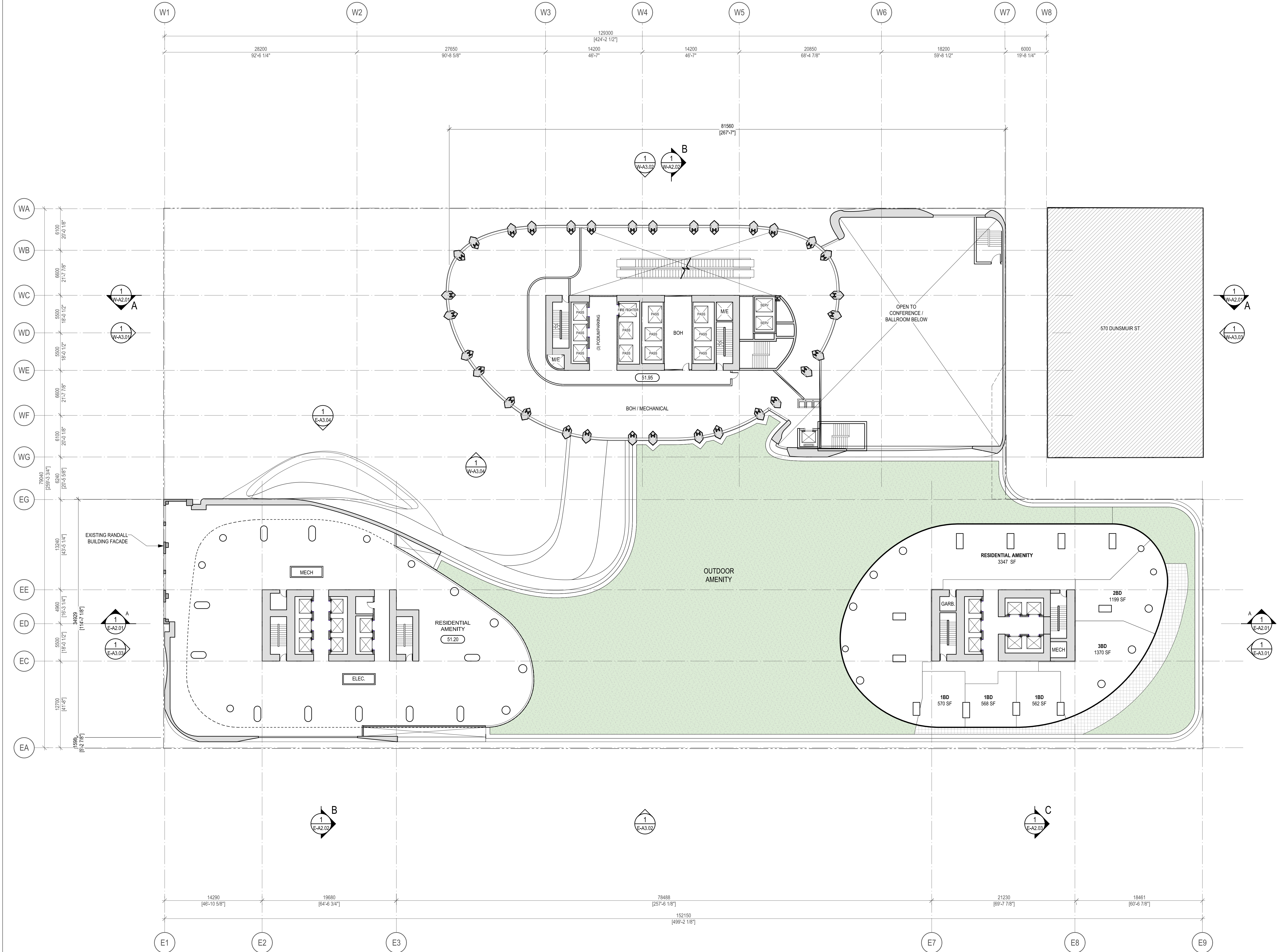
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DRAWING TITLE  
**HOTEL LEVEL 6  
RESIDENTIAL LEVEL 4  
FLOOR PLAN**

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|--------|-------------|---------|----|
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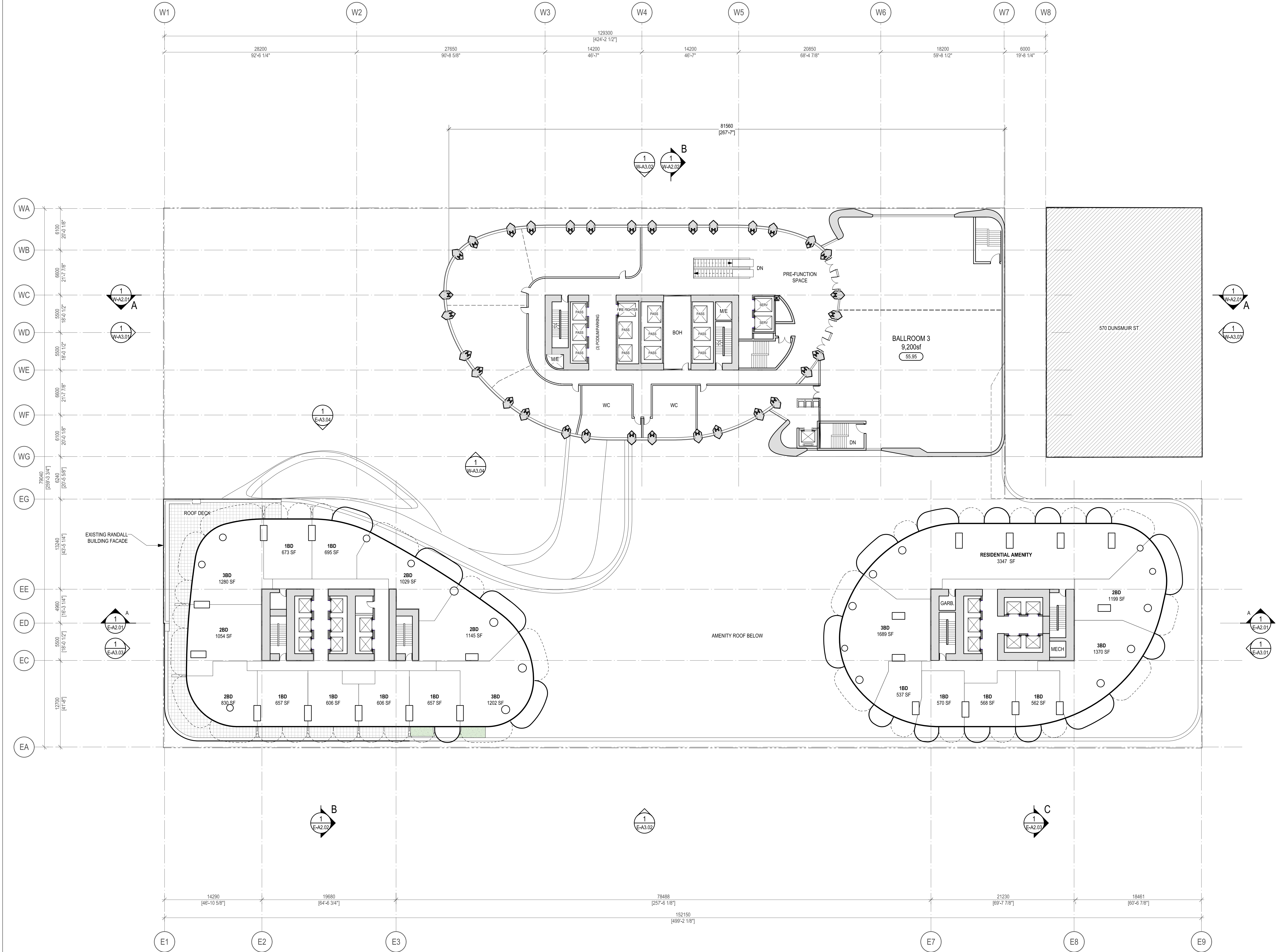
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DRAWING TITLE  
**HOTEL LEVEL 7  
RESIDENTIAL LEVEL 5  
FLOOR PLAN**

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|--------|-------------|---------|----|
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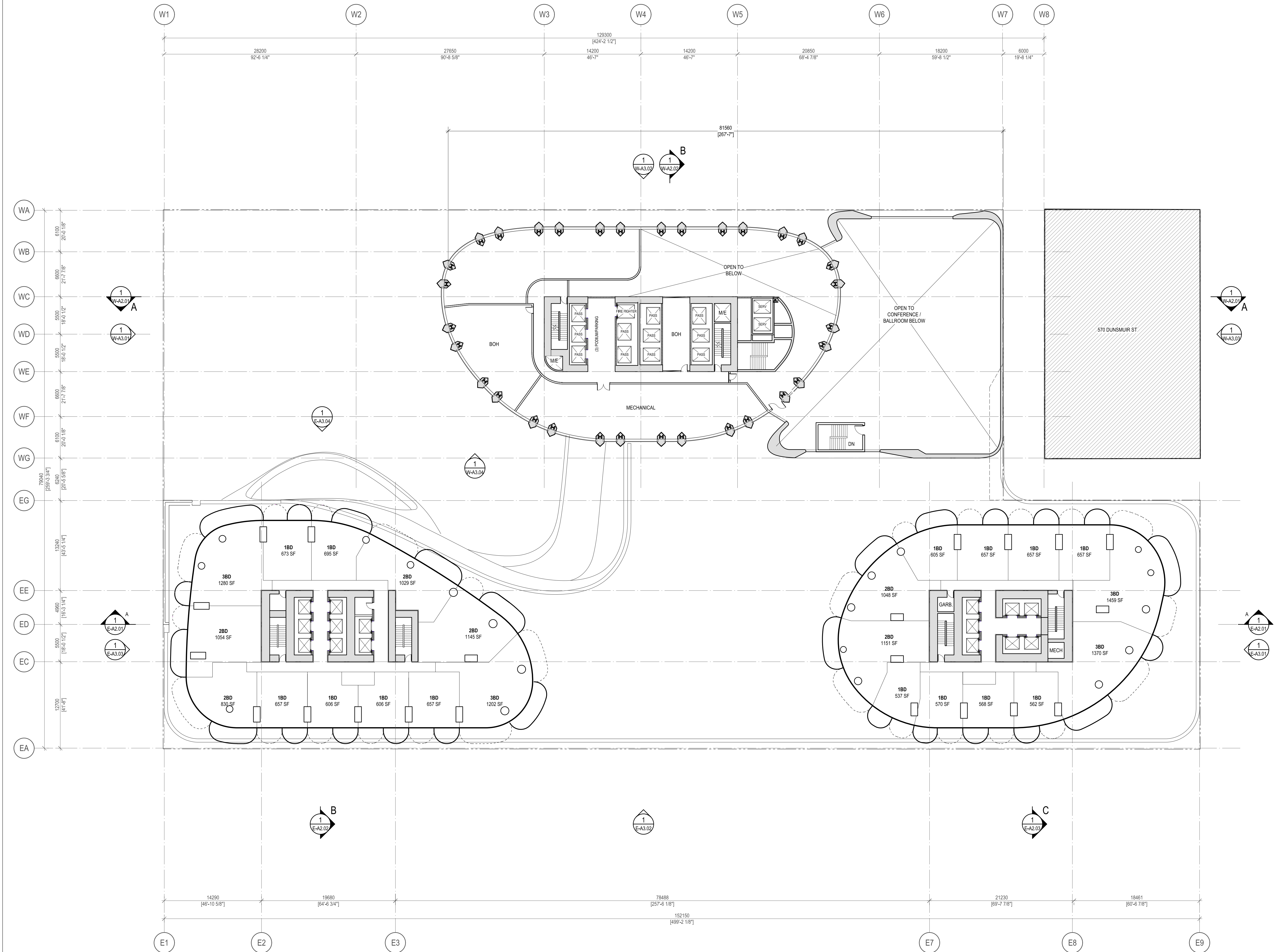
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DRAWING TITLE  
**HOTEL LEVEL 8  
RESIDENTIAL LEVEL 7  
FLOOR PLAN**

|        |             |         |    |
|--------|-------------|---------|----|
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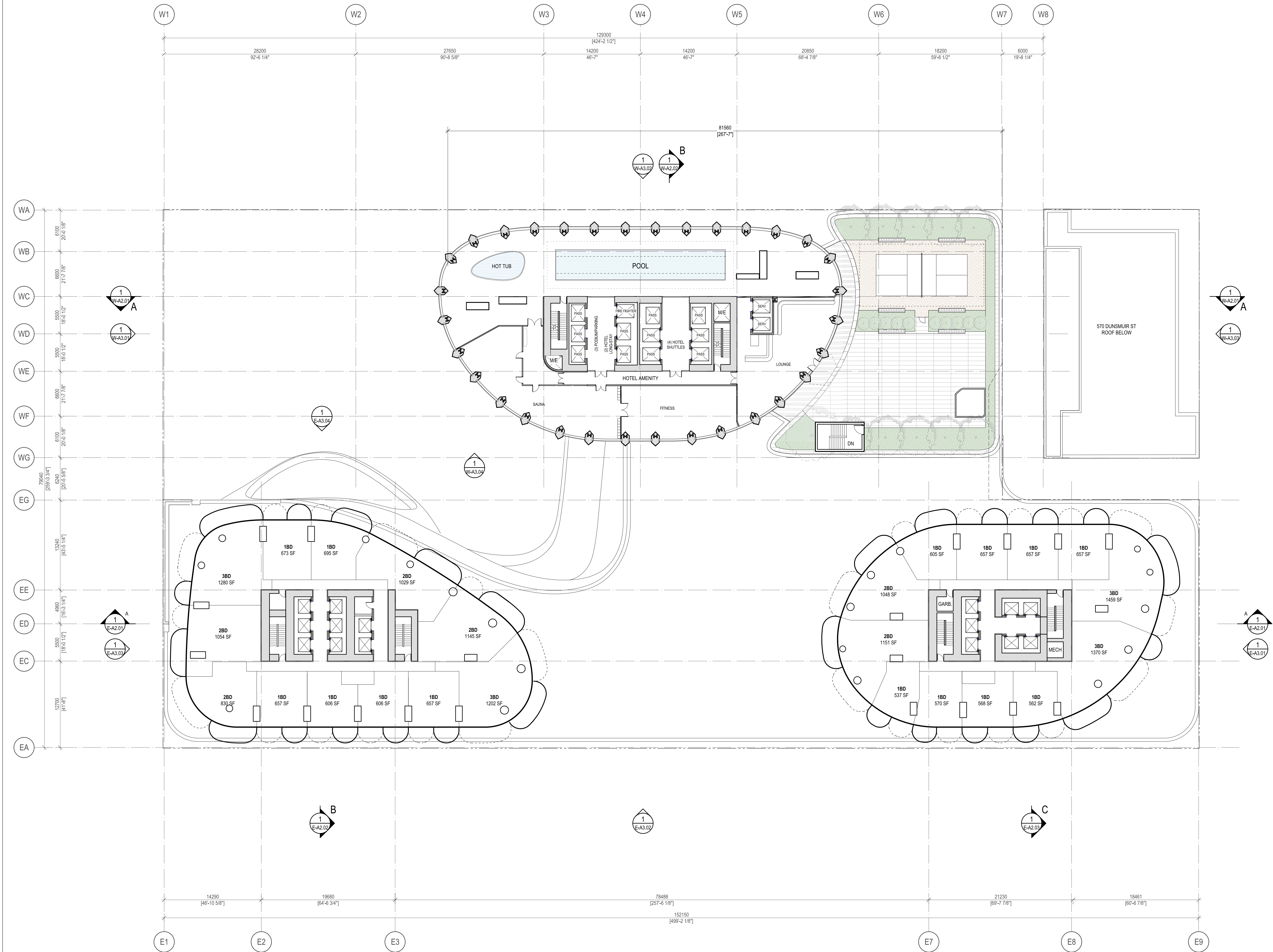
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DRAWING TITLE  
**HOTEL LEVEL 9  
RESIDENTIAL LEVEL 9  
FLOOR PLAN**

|        |             |         |    |
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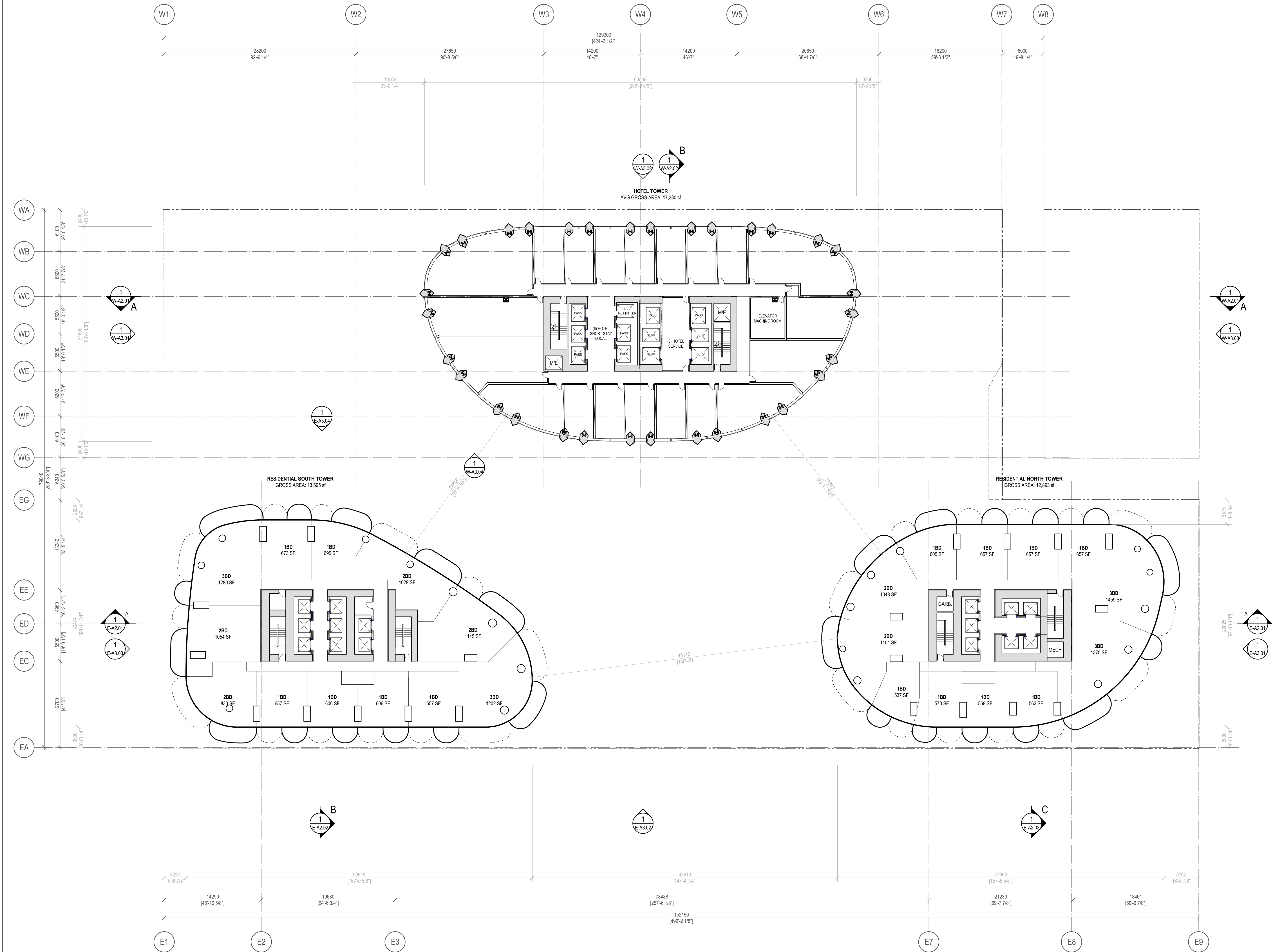
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**TYPICAL HOTEL & RESIDENTIAL TOWERS FLOOR PLAN**

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DRAWING TITLE

ROOF PLAN

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