VOL. 2: Drawings & Appendices

May 2, 2025

501 & 595 W Georgia St / 388 Abbott St

Rezoning Applications

HOLBORN

HENRIQUEZ

PFS STUDIO

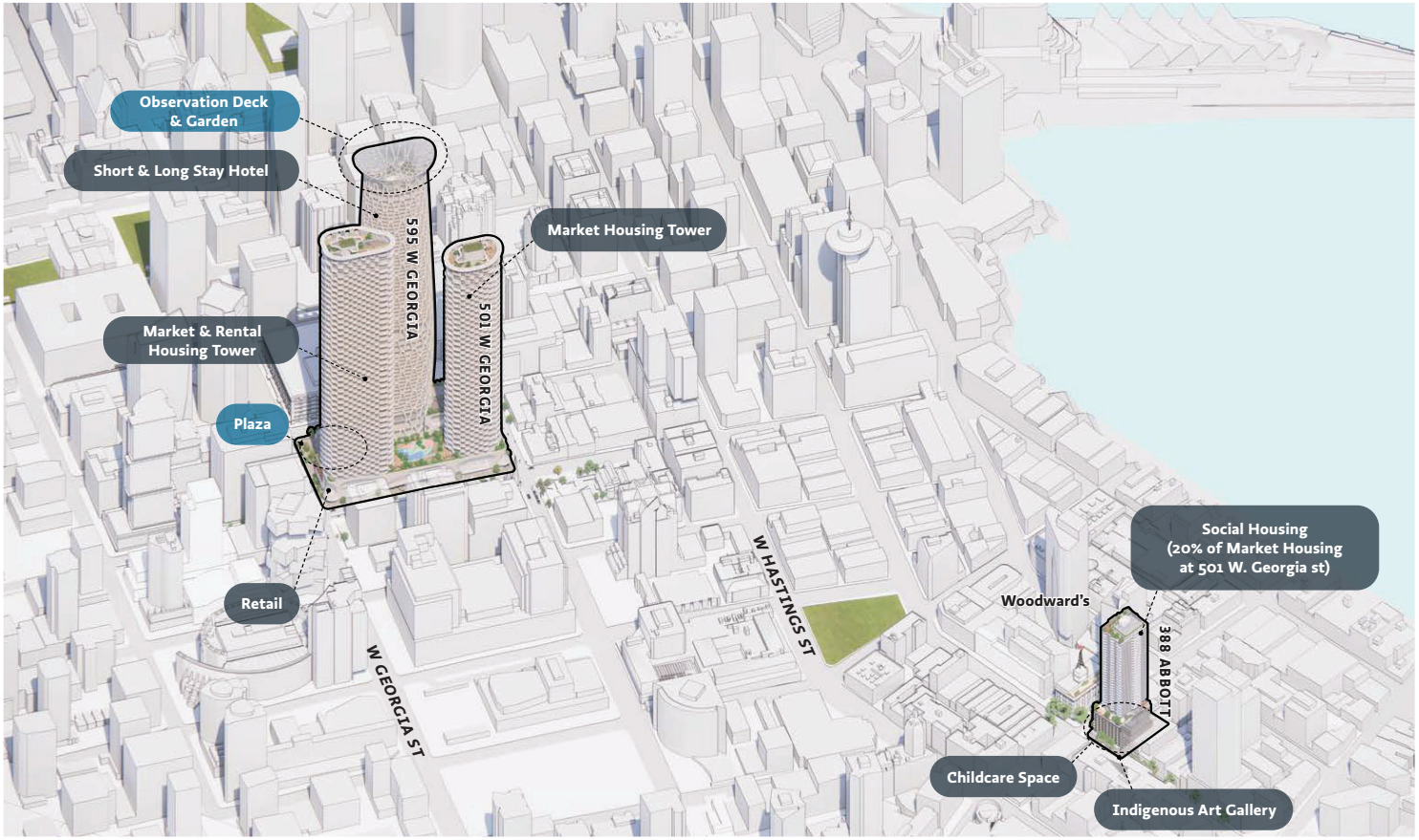
ARUP

Purpose of Report

Henriquez Partners, on behalf of Holborn Properties, is applying to the City of Vancouver to rezone the sites at 501 West Georgia Street, 595 West Georgia Street (the Georgia Street sites), and 388 Abbott Street.

The project combines three physically separate sites in a symbiotic relationship by proposing a diverse mix of uses that:

- Provides job space downtown through hotel, conference facilities and 64,363 ft² of retail, boosting the local economy.
- Addresses the ongoing housing shortage by providing 273 Rental Units and 1,288 Market Units.
- Delivers 378 units of Social Housing to the City on a separate dirt site for low-income families and individuals.
- Addresses the hotel bed shortage in Vancouver by providing 680 short and 240 long stay beds.
- Provides a new public plaza and Rooftop Observation Deck.
- Mends the urban fabric by replacing above grade parking lots with street activating uses.
- Indigenous Art Gallery
- Childcare



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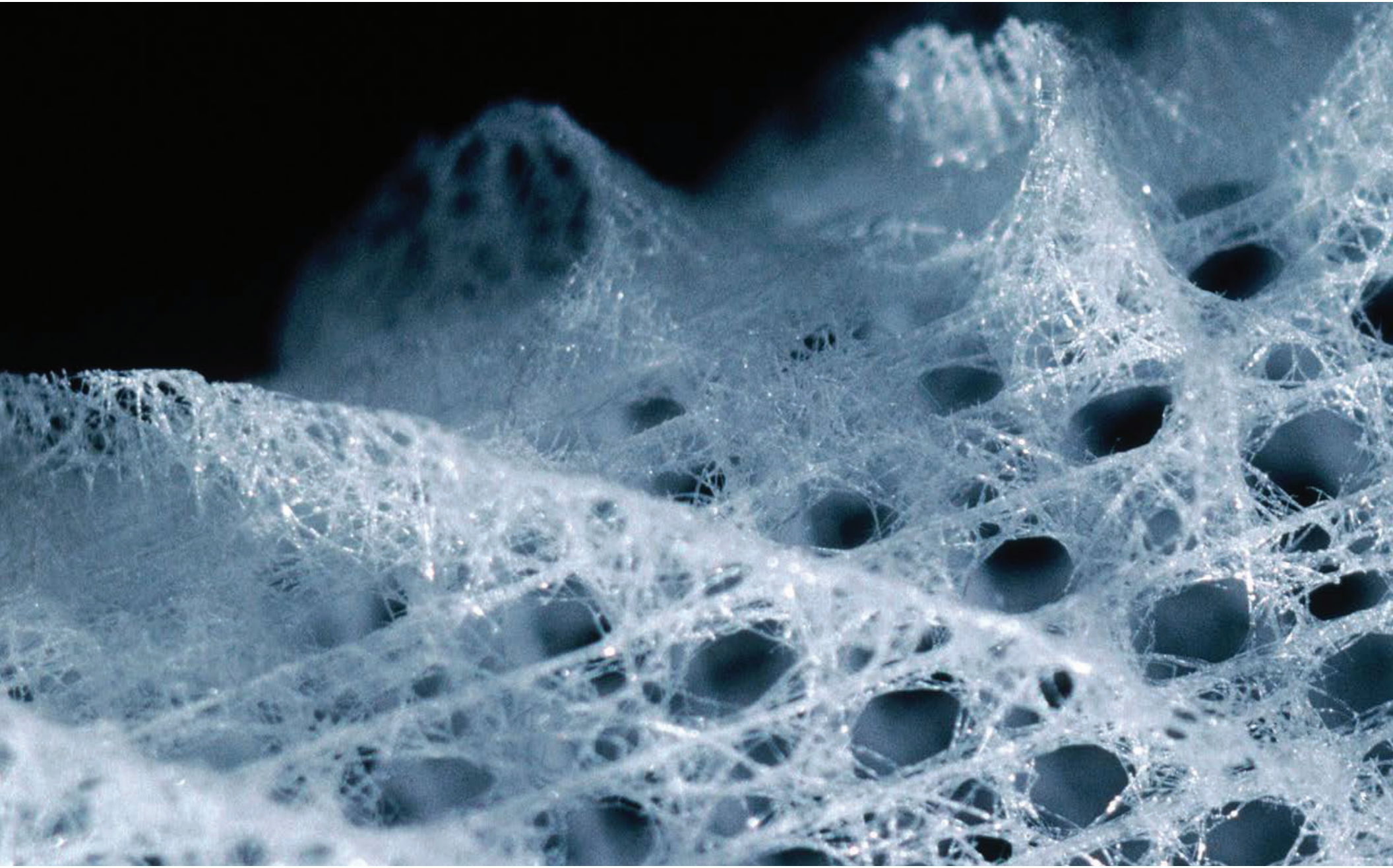
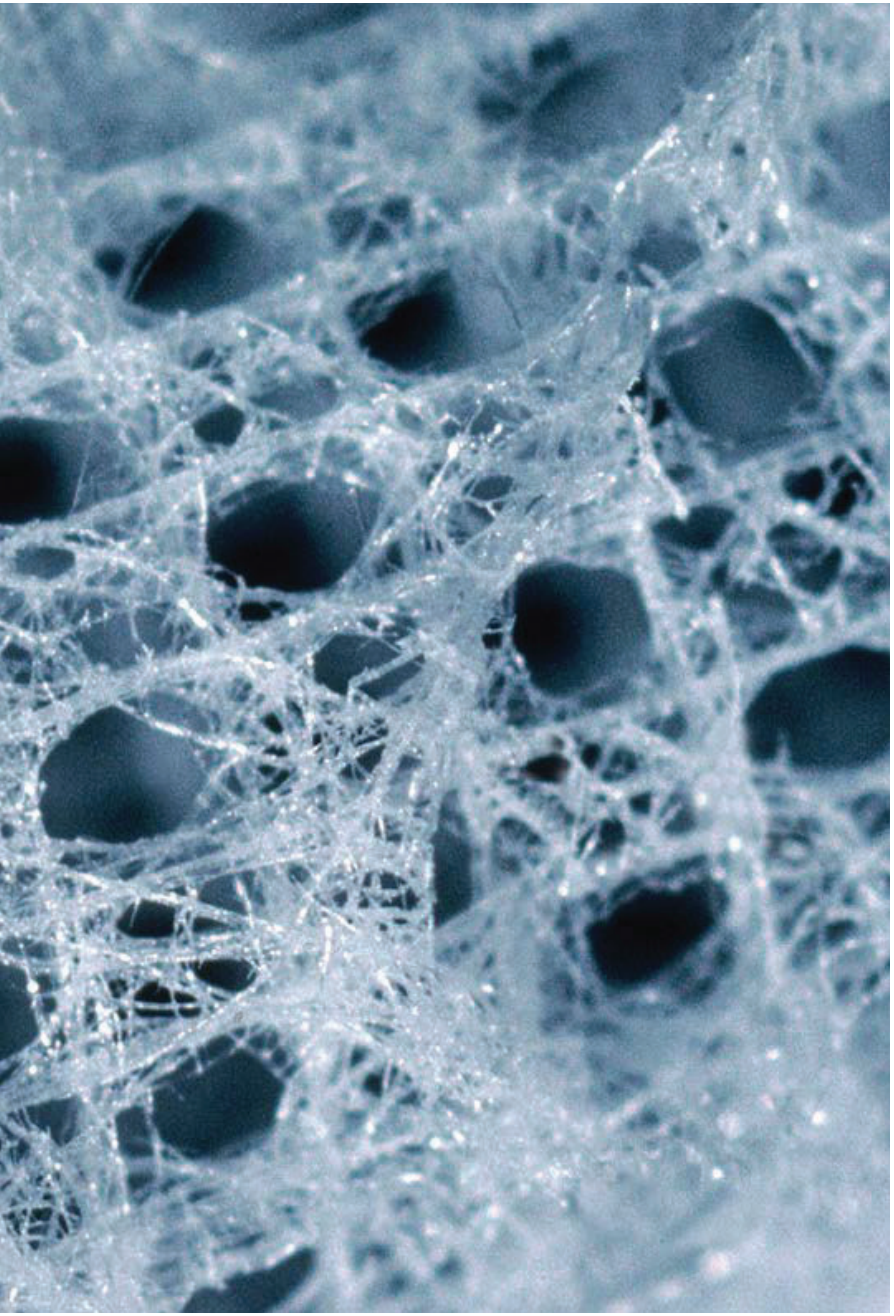
*For Urban & Building Design Analysis & Rationale, see **Volume 1.***





7.0

DRAWINGS

501 W GEORGIA

VANCOUVER BC

ISSUED FOR REZONING

MAY 2, 2025

CLIENT
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ELECTRICAL
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CIVIL
HY ENGINEERING
SKODO-9128 142 ST.
SURREY, BC
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BUNT ENGINEERING
1550-1050 W PENDER ST.
VANCOUVER, BC
V6E 3S7
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HERITAGE
DONALD LUXTON
1030-470 GRANVILLE ST.
VANCOUVER, BC
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SURVEY
UNDERHILL GEOMATICS
301-8337 EASTLAKE DR.
BURNABY, BC
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GEOPACIFIC
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WASTE MANAGEMENT
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NOT FOR CONSTRUCTION

ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
ARCHITECTURAL COVER SHEET

PLOT DATE: 15 NOV. 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

E-A0.00

SYMBOLS

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	1 A0.00
NOTES	1
WALL TYPE	W0.0; W0.0; W0.0 F2; W0.0 F2
WINDOW SCHEDULE	EW-00; XX 00.0
REVISION NUMBER	1
HEIGHT MARKER	375 TOC
NORTH ARROW	
EQUIPMENT TAG	1
MATERIAL TAG	1

DRAWING LIST

ARCHITECTURAL

A0	GENERAL INFO
E-A0.00	COVER
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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.08	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

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

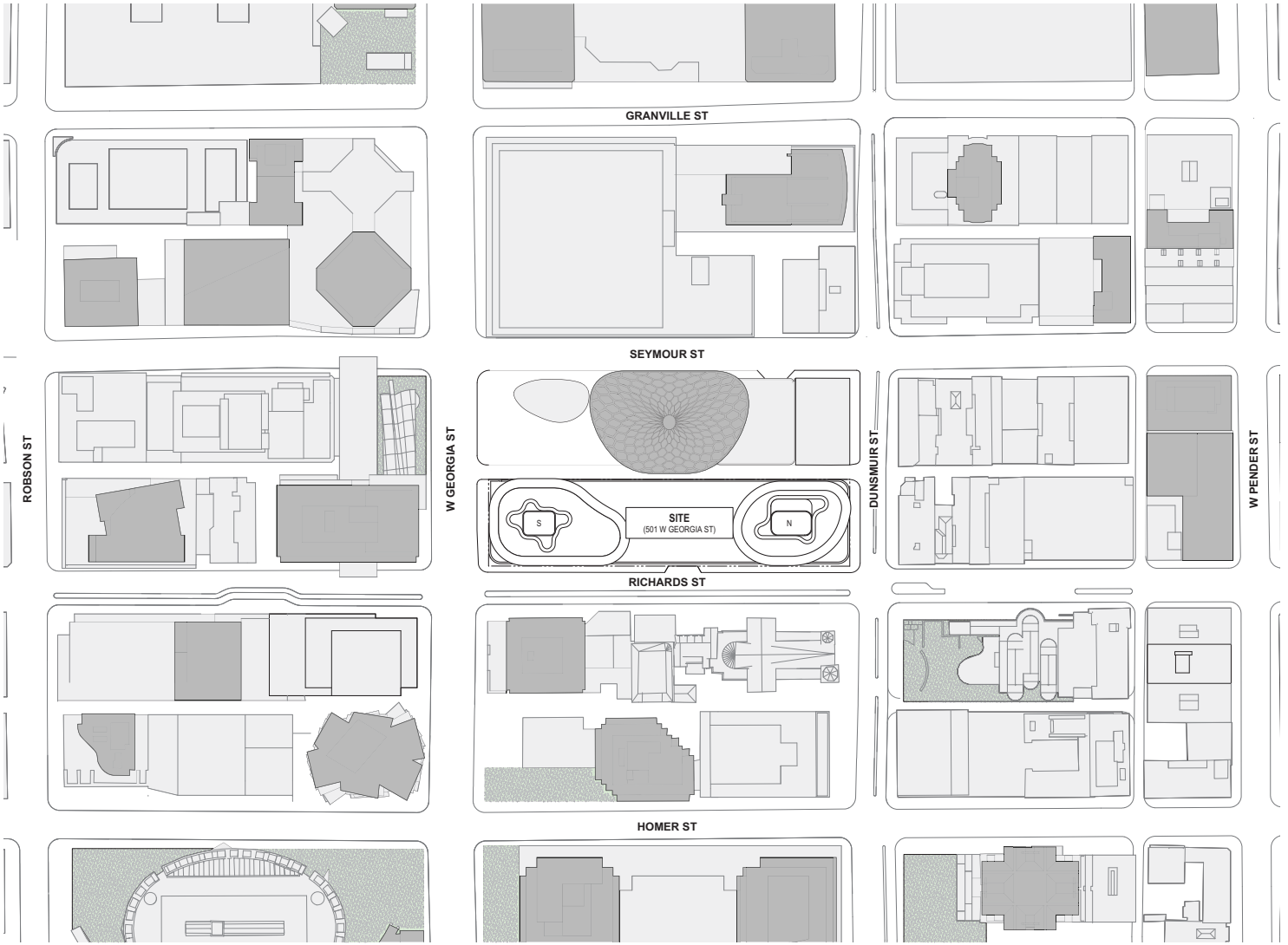
ADDITIONAL CONSULTANT

DRAWING TITLE

DRAWING LIST, SYMBOLS

PLOT DATE: 15 NOV 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

E-A0.01



1 CONTEXT PLAN
Scale 1:750

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2025-05-02

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

JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
CONTEXT PLAN

ISSUE DATE	15 NOV. 2024	DRAWN	MB
SCALE	1:750	CHECKED	BM
ISSUE NO.	2303		

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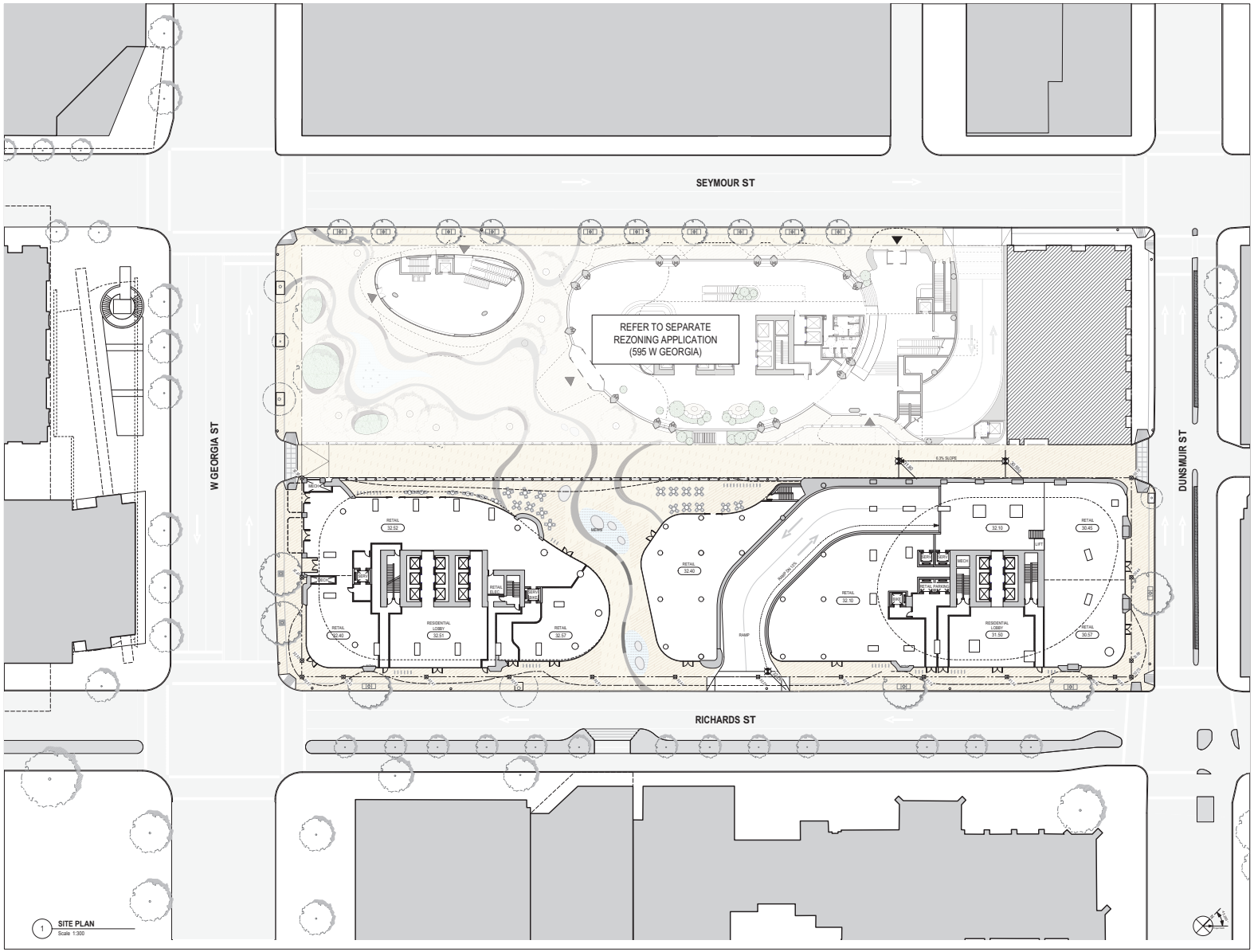

1 SITE PLAN
Scale 1:300

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GREGORY HENRIQUEZ
BRITISH COLUMBIA
2025-05-02

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VANCOUVER, BC.

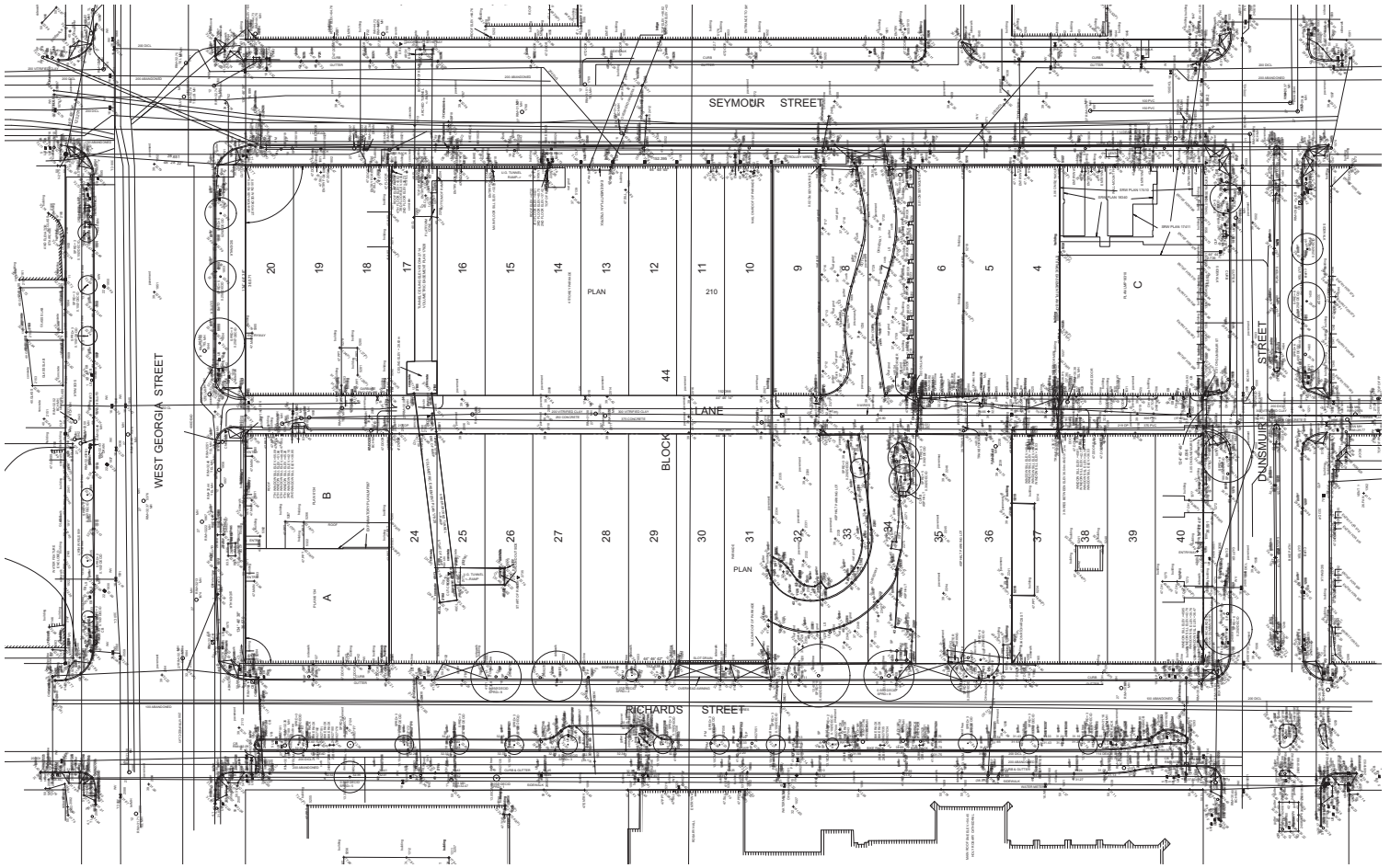
CONSULTANT

DRAWING TITLE
SITE PLAN

DATE	15 NOV 2024	DRAWN	MB
SCALE	1:300	CHECKED	BM
JOB NO.	2303		

E-A0.03

REFER TO ITEM 3.2 OF THE REZONING APPLICATION FOR SIGNED AND SEALED VERSION OF SURVEY DOCUMENT



1 SURVEY
Scale 1:300

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ISSUED FOR REZONING	2 MAY 2025

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2025-05-02

HENRIQUEZ PARTNERS ARCHITECTS
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JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SURVEY

DATE	15 NOV 2024	DRAWN	MB
SCALE	1:300	CHECKED	BM
JOB NO	2303		

E-A0.04

PROJECT DATA

PROJECT DATA SUMMARY					
STREET ADDRESS	501 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				
ZONING	**CURRENT**	**PROPOSED**			
	DD	CD-1			
SITE AREA		**m2**	**ft2**		
		5,575.0	60,008.8		
FSR PERMITTED	**RATIO**	**m2**	**ft2**		
	7.0	39,025.0	420,061.6		
FSR PROPOSED	**RATIO**	**m2**	**ft2**		
	31.29	174,426.0	1,877,505.4		
FSR AREA SUMMARY	**RATIO**	**m2**	**ft2**		
MARKET CONDOMINIUM		140,848.0	1,516,075		
MARKET RENTAL		28,169.6	303,215		
RETAIL		3,705.2	39,882		
TOTAL INTERIOR FSR AREA	**30.98**	**172,722.7**	**1,859,172**		
BALCONY FSR AREA		0.0	0		
EXTERIOR FSR AREA		1,703.2	18,333		
TOTAL EXTERIOR FSR AREA		**1,703.2**	**18,333**		
TOTAL FSR AREA	**31.29**	**174,426.0**	**1,877,505**		
FSR EXCLUSION SUMMARY		**m2**	**ft2**		
AMENITY		8,991.8	96,787		
RESIDENTIAL STORAGE		4,759.7	51,233		
TOTAL FSR EXCLUSIONS		**13,751.5**	**148,019**		
GROSS FLOOR AREA SUMMARY		**m2**	**ft2**		
TOTAL GROSS FLOOR AREA		186,474.2	2,007,192		
EXCLUDED BELOW GRADE AREA		51,253.7	551,691		
TOTAL GROSS CONSTRUCTIBLE AREA		237,727.9	2,558,882		
BALCONY AREA		**m2**	**ft2**		
PERMITTED EXCLUSIONS (12% of RESIDENTIAL FSR)		20,282.11	218,315		
PROPOSED		20,180.7	217,223.3		
BUILDING HEIGHT	**PERMITTED**	**PROPOSED**	**GEODETIC ELEV**	**STOREYS**	
NORTH TOWER	91.400 m	238.592 m	269.350 m	69	
	300 ft	783 ft			
SOUTH TOWER	91.400 m	270.974 m	303.050 m	79	
	300 ft	889 ft			

FSR AREA SUMMARY							
AREA TYPE			**IDENTIFIER**	**NORTH TOWER**	**SOUTH TOWER**	**PODIUM**	**COMBINED**
BUILDING AREA	FSR BUILDING AREA (INCLUDES SHARED AREA)	CONDO	[A] + [C] = [L]	67,753.88	73,094.08	-	140,847.96
		MARKET RENTAL		0.00	28,169.60	-	28,169.60
		RESIDENTIAL SUBTOTAL		67,753.88	101,263.68	-	169,017.56
		RETAIL		-	-	3,705.19	3,705.19
		TOTAL		67,753.88	101,263.68	3,705.19	172,722.75
	FSR EXCLUSIONS	AMENITY	[B]	3,407.68	5,584.10	0.00	8,991.78
		RESIDENTIAL STORAGE		1,839.36	2,920.32	0.00	4,759.68
	GROSS FLOOR AREA		[L] + [B] = [D]	73,000.92	109,768.10	3,705.19	186,474.21
	EXCLUDED BELOW GRADE AREA		[E]	0.00	0.00	51,253.74	51,253.74
	TOTAL GROSS CONSTRUCTIBLE AREA		[D] + [E] = [F]	73,000.92	109,768.10	54,958.93	237,727.95
EXTERIOR AREA	BALCONY AREA		[G]	8,415.64	11,765.07	0.00	20,180.71
	EXTERIOR FSR AREA		[H]	447.26	446.72	809.24	1,703.22
	EXCLUDED EXTERIOR AREA		[J]	416.40	1,230.57	0.00	1,646.97
	EXCLUDED OUTDOOR AMENITY AREA		[K]	1,870.81	1,004.46	0.00	2,875.27
BALCONY CALCULATION	TOTAL RESIDENTIAL FSR AREA		-	67,753.88	101,263.68	-	169,017.56
	PERMITTED BALCONY PERCENTAGE		-				12%
	PERMITTED BALCONY AREA		[M]				20,282.11
	PROPOSED BALCONY AREA		[G]				20,180.71
	EXTERIOR BALCONY FSR AREA		[G] - [M] = [N]				0.00
FSR CALCULATION	TOTAL INTERIOR FSR AREA		[L]	67,753.88	101,263.68	3,705.19	172,722.75
	TOTAL EXTERIOR FSR AREA		[H]	447.26	446.72	809.24	1,703.22
	BALCONY FSR AREA		[N]				0.00
	TOTAL COMBINED FSR AREA		[L] + [H] + [N] = P				174,425.97
	SITE AREA		-				5,575
	FSR		-				31.29

RENTAL AREA SUMMARY					
AREA TYPE			**TARGET %**	**REQUIRED**	**PROVIDED**
BUILDING AREA	FSR BUILDING AREA (INCLUDES SHARED AREA)	TOTAL RENTAL	20% of CONDO FSR	28,169.59	28,169.60
		NON MARKET RESIDENTIAL (OFF SITE*)	20% of CONDO FSR	28,169.59**	28,360.63*

* NON MARKET RESIDENTIAL PROVIDED OFF SITE AT 388 ABBOTT

** REQUIRED NON-MARKET RESIDENTIAL FSR AREA DOES NOT INCLUDE DAYCARE OR COMMUNITY AMENITY FSR AREA

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE

PROJECT DATA SUMMARY

PLOT DATE: 15 NOV 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

E-A0.10

AREA SUMMARY

PARKADE & PODIUM BUILDING AREAS (EXCLUDES RESIDENTIAL LOBBIES, RESI ELEVATOR CORES AND RESI AMENITY WITHIN THE PODIUM)

	[A]		[B]			[C]	[A] + [B] + [C] = [D]	[E]	[D] + [E] = [F]
	FSR BUILDING AREA (m2)		FSR BUILDING EXCLUSIONS (m2)						
LEVEL	RETAIL	TOTAL FSR AREA	AMENITY	RESIDENTIAL STORAGE	TOTAL EXCLUSIONS	SHARED AREA	TOTAL GROSS FLOOR AREA (m2) [D]	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIBLE AREA (m2) [F]
LEVEL 3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL 1	2,839.6	2,839.6	0.0	0.0	0.0	0.0	2,839.6	535.2	3,374.7
LEVEL P0	161.4	161.4	0.0	0.0	0.0	0.0	161.4	5,376.9	5,538.3
LEVEL P1	96.9	96.9	0.0	0.0	0.0	0.0	96.9	4,348.7	4,445.6
LEVEL P2	531.8	531.8	0.0	0.0	0.0	0.0	531.8	5,006.4	5,538.3
LEVEL P3	12.6	12.6	0.0	0.0	0.0	0.0	12.6	5,525.7	5,538.3
LEVEL P4	12.6	12.6	0.0	0.0	0.0	0.0	12.6	5,558.8	5,571.4
LEVEL P5	12.6	12.6	0.0	0.0	0.0	0.0	12.6	5,544.1	5,556.7
LEVEL P6	12.6	12.6	0.0	0.0	0.0	0.0	12.6	5,525.7	5,538.3
LEVEL P7	12.6	12.6	0.0	0.0	0.0	0.0	12.6	5,525.7	5,538.3
LEVEL P8	12.6	12.6	0.0	0.0	0.0	0.0	12.6	5,525.7	5,538.3
LEVEL P9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,781.0	2,781.0
TOTAL (m2)	**3,705.19**	**3,705.19**	**0.00**	**0.00**	**0.00**	**0.00**	**3,705.19**	**51,253.74**	**54,958.93**
TOTAL (sf)	**39,882**	**39,882**	**0**	**0**	**0**	**0**	**39,882**	**551,691**	**591,573**
% OF USE RATIO	100.00%	100.00%							
PRO-RATED SHARED AREA	0.00	0.00							
TOTAL (m2)	**3,705.19**	**3,705.19**							
TOTAL (sf)	**39,882**	**39,882**							

PODIUM EXTERIOR AREAS

	[G]	[H]	[J]	[K]
LEVEL	BALCONY (m2)	EXTERIOR FSR (m2)	EXCLUDED EXTERIOR AREA (m2)	EXCLUDED OUTDOOR AMENITY AREA (m2)
LEVEL 3	0.0	0.0	0.0	0.0
LEVEL 2	0.0	0.0	0.0	0.0
LEVEL 1	0.0	809.2	0.0	0.0
LEVEL P1	0.0	0.0	0.0	0.0
LEVEL P1	0.0	0.0	0.0	0.0
LEVEL P2	0.0	0.0	0.0	0.0
LEVEL P3	0.0	0.0	0.0	0.0
LEVEL P4	0.0	0.0	0.0	0.0
LEVEL P5	0.0	0.0	0.0	0.0
LEVEL P6	0.0	0.0	0.0	0.0
LEVEL P7	0.0	0.0	0.0	0.0
LEVEL P8	0.0	0.0	0.0	0.0
LEVEL P9	0.0	0.0	0.0	0.0
TOTAL (m2)	**0.00**	**809.24**	**0.00**	**0.00**
TOTAL (sf)	**0**	**8,711**	**0**	**0**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

ASSISTANT CONSULTANT

DRAWING TITLE

PARKADE & PODIUM AREA SUMMARY

ISSUE DATE: 15 NOV 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

E-A0.11a

AREA SUMMARY

NORTH TOWER BUILDING AREAS (INCLUDES RESIDENTIAL LOBBIES, RESIDENTIAL ELEVATOR CORES AND RESIDENTIAL AMENITY WITHIN THE PODIUM)

	[A] FSR BUILDING AREA (m2)			[B] FSR BUILDING EXCLUSIONS (m2)			[C]	[A] + [B] + [C] = [D]	[E]	[D] + [E] = [F]
LEVEL	CONDO	MARKET RENTAL	TOTAL FSR AREA	AMENITY	RESIDENTIAL STORAGE	TOTAL EXCLUSIONS	SHARED AREA	TOTAL GROSS FLOOR AREA (m2) (D)	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIBLE AREA (m2) (F)
ELEV MACH RM	0.0	0.0	0.0	0.0	0.0	0.0	173.7	173.7	0.0	173.7
LEVEL 69	172.8	0.0	172.8	87.2	0.0	87.2	0.0	260.0	0.0	260.0
LEVEL 68	1,083.5	0.0	1,083.5	0.0	0.0	0.0	0.0	1,083.5	0.0	1,083.5
LEVEL 67	1,072.3	0.0	1,072.3	0.0	11.2	11.2	0.0	1,083.5	0.0	1,083.5
LEVEL 66	0.0	0.0	0.0	0.0	0.0	0.0	1083.5	1083.5	0.0	1083.5
LEVEL 65	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 64	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 63	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 62	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 61	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 60	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 59	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 58	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 57	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 56	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 55	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 54	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 53	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 52	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 51	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 50	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 49	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 48	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 47	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 46	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 45	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 44	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 43	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 42	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 41	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 40	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 39	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 38	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 37	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 36	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 35	0.0	0.0	0.0	0.0	0.0	0.0	1083.5	1083.5	0.0	1083.5
LEVEL 34	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 33	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 32	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 31	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 30	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 29	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 28	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 27	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 26	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 25	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 24	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 23	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 22	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 21	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 20	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 19	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 18	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 17	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 16	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 15	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 14	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 13	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 12	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 11	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 10	1,052.3	0.0	1,052.3	0.0	31.1	31.1	0.0	1,083.4	0.0	1,083.4
LEVEL 9	763.7	0.0	763.7	0.0	20.4	20.4	0.0	784.1	0.0	784.1
LEVEL 8	763.7	0.0	763.7	299.3	20.4	319.8	0.0	1,083.5	0.0	1,083.5
LEVEL 7	763.7	0.0	763.7	0.0	20.4	20.4	0.0	784.1	0.0	784.1
LEVEL 6	763.7	0.0	763.7	299.3	20.4	319.8	0.0	1,083.5	0.0	1,083.5
LEVEL 5	763.7	0.0	763.7	0.0	20.4	20.4	0.0	784.1	0.0	784.1
LEVEL 4	606.4	0.0	606.4	462.7	14.4	477.1	0.0	1,083.5	0.0	1,083.5
LEVEL 3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL 2	158.2	0.0	158.2	2,259.2	0.0	2,259.2	131.6	2,548.9	0.0	2,548.9
LEVEL 1	379.9	0.0	379.9	0.0	0.0	0.0	112.7	492.6	0.0	492.6
LEVEL P0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL (m2)	65,168.97	0.00	65,168.97	3,407.68	1,839.36	5,247.04	2,584.91	73,000.92	0.00	73,000.92
TOTAL (sf)	701,473	0	701,473	36,680	19,799	56,479	27,824	785,775	0	785,775
% OF USE RATIO	100.00%	0.00%	100.00%							
PRO-RATED SHARED AREA	2,584.91	0.00	2,584.91							
TOTAL (m2)	67,753.88	0.00	67,753.88							
TOTAL (sf)	729,297	0	729,297							

NORTH TOWER EXTERIOR AREAS

	[G]	[H]	[J]	[K]
LEVEL	BALCONY (m2)	EXTERIOR FSR (m2)	EXCLUDED EXTERIOR AREA (m2)	EXCLUDED OUTDOOR AMENITY AREA (m2)
LEVEL 69	0.0	0.0	0.0	0.0
LEVEL 69	0.0	447.3	0.0	519.1
LEVEL 68	127.9	0.0	0.0	0.0
LEVEL 67	139.9	0.0	0.0	0.0
LEVEL 66	127.9	0.0	0.0	0.0
LEVEL 65	139.9	0.0	0.0	0.0
LEVEL 64	127.9	0.0	0.0	0.0
LEVEL 63	139.9	0.0	0.0	0.0
LEVEL 62	127.9	0.0	0.0	0.0
LEVEL 61	139.9	0.0	0.0	0.0
LEVEL 60	127.9	0.0	0.0	0.0
LEVEL 59	139.9	0.0	0.0	0.0
LEVEL 58	127.9	0.0	0.0	0.0
LEVEL 57	139.9	0.0	0.0	0.0
LEVEL 56	127.9	0.0	0.0	0.0
LEVEL 55	139.9	0.0	0.0	0.0
LEVEL 54	127.9	0.0	0.0	0.0
LEVEL 53	139.9	0.0	0.0	0.0
LEVEL 52	127.9	0.0	0.0	0.0
LEVEL 51	139.9	0.0	0.0	0.0
LEVEL 50	127.9	0.0	0.0	0.0
LEVEL 49	139.9	0.0	0.0	0.0
LEVEL 48	127.9	0.0	0.0	0.0
LEVEL 47	139.9	0.0	0.0	0.0
LEVEL 46	127.9	0.0	0.0	0.0
LEVEL 45	139.9	0.0	0.0	0.0
LEVEL 44	127.9	0.0	0.0	0.0
LEVEL 43	139.9	0.0	0.0	0.0
LEVEL 42	127.9	0.0	0.0	0.0
LEVEL 41	139.9	0.0	0.0	0.0
LEVEL 40	127.9	0.0	0.0	0.0
LEVEL 39	139.9	0.0	0.0	0.0
LEVEL 38	127.9	0.0	0.0	0.0
LEVEL 37	139.9	0.0	0.0	0.0
LEVEL 36	127.9	0.0	0.0	0.0
LEVEL 35	139.9	0.0	0.0	0.0
LEVEL 34	127.9	0.0	0.0	0.0
LEVEL 33	139.9	0.0	0.0	0.0
LEVEL 32	127.9	0.0	0.0	0.0
LEVEL 31	139.9	0.0	0.0	0.0
LEVEL 30	127.9	0.0	0.0	0.0
LEVEL 29	139.9	0.0	0.0	0.0
LEVEL 28	127.9	0.0	0.0	0.0
LEVEL 27	139.9	0.0	0.0	0.0
LEVEL 26	127.9	0.0	0.0	0.0
LEVEL 25	139.9	0.0	0.0	0.0
LEVEL 24	127.9	0.0	0.0	0.0
LEVEL 23	139.9	0.0	0.0	0.0
LEVEL 22	127.9	0.0	0.0	0.0
LEVEL 21	139.9	0.0	0.0	0.0
LEVEL 20	127.9	0.0	0.0	0.0
LEVEL 19	139.9	0.0	0.0	0.0
LEVEL 18	127.9	0.0	0.0	0.0
LEVEL 17	139.9	0.0	0.0	0.0
LEVEL 16	127.9	0.0	0.0	0.0
LEVEL 15	139.9	0.0	0.0	0.0
LEVEL 14	127.9	0.0	0.0	0.0
LEVEL 13	139.9	0.0	0.0	0.0
LEVEL 12	127.9	0.0	0.0	0.0
LEVEL 11	139.9	0.0	0.0	0.0
LEVEL 10	127.9	0.0	0.0	0.0
LEVEL 9	88.6	0.0	52.5	0.0
LEVEL 8	127.9	0.0	0.0	0.0
LEVEL 7	88.6	0.0	52.5	0.0
LEVEL 6	127.9	0.0	0.0	0.0
LEVEL 5	88.6	0.0	52.5	0.0
LEVEL 4	0.0	0.0	259.1	1,351.8
LEVEL 3	0.0	0.0	0.0	0.0
LEVEL 2	0.0	0.0	0.0	0.0
LEVEL 1	0.0	0.0	0.0	0.0
LEVEL P0	0.0	0.0	0.0	0.0
LEVEL P1	0.0	0.0	0.0	0.0
LEVEL P2	0.0	0.0	0.0	0.0
LEVEL P3	0.0	0.0	0.0	0.0
LEVEL P4	0.0	0.0	0.0	0.0
LEVEL P5	0.0	0.0	0.0	0.0
LEVEL P6	0.0	0.0	0.0	0.0
LEVEL P7	0.0	0.0	0.0	0.0
LEVEL P8	0.0	0.0	0.0	0.0
LEVEL P9	0.0	0.0	0.0	0.0
TOTAL (m2)	8,415.64	447.26	416.40	1,870.81
TOTAL (sf)	90,585	4,814	4,482	20,137

HOLBORN

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE

NORTH TOWER AREA SUMMARY

DATE	DRAWN
15 NOV 2024	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

E-A0.11b

AREA SUMMARY

SOUTH TOWER BUILDING AREAS (INCLUDES RESIDENTIAL LOBBIES, RESIDENTIAL ELEVATOR CORES AND RESIDENTIAL AMENITY WITHIN THE PODIUM)

	[A]			[B]			[C]	[A] + [B] + [C] = [D]	[E]	[D] + [E] = [F]
	FSR BUILDING AREA (m2)			FSR BUILDING EXCLUSIONS (m2)						
LEVEL	CONDO	MARKET RENTAL	TOTAL FSR AREA	AMENITY	RESIDENTIAL STORAGE	TOTAL EXCLUSIONS	SHARED AREA	TOTAL GROSS FLOOR AREA (m2) (D)	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIBLE AREA (m2) (F)
ELEV MACH RM	42.2	0.0	42.2	0.0	0.0	0.0	97.9	140.1	0.0	140.1
LEVEL 79	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 78	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 77	0.0	0.0	0.0	0.0	0.0	0.0	1,370.4	1,370.4	0.0	1,370.4
LEVEL 76	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 75	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 74	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 73	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 72	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 71	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 70	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 69	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 68	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 67	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 66	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 65	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 64	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 63	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 62	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 61	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 60	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 59	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 58	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 57	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 56	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 55	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 54	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 53	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 52	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 51	0.0	0.0	0.0	0.0	0.0	0.0	1,370.4	1,370.4	0.0	1,370.4
LEVEL 50	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 49	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 48	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 47	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 46	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 45	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 44	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 43	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 42	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 41	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 40	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 39	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 38	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 37	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 36	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 35	1,328.4	0.0	1328.4	0.0	42.0	42.0	0.0	1370.4	0.0	1370.4
LEVEL 34	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 33	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 32	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 31	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 30	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 29	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 28	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 27	1,328.4	0.0	1,328.4	0.0	42.0	42.0	0.0	1,370.4	0.0	1,370.4
LEVEL 26	0.0	0.0	0.0	0.0	0.0	0.0	1,370.4	1,370.4	0.0	1,370.4
LEVEL 25	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 24	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 23	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 22	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 21	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 20	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 19	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 18	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 17	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 16	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 15	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 14	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 13	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 12	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 11	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 10	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 9	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 8	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 7	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 6	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 5	63.6	1,269.6	1,333.2	0.0	37.2	37.2	0.0	1,370.4	0.0	1,370.4
LEVEL 4	140.1	35.2	175.2	1,512.9	0.0	1,512.9	0.0	1,688.1	0.0	1,688.1
LEVEL 3	140.1	35.2	175.2	1654.9	0.0	1654.9	26.8	1857.0	0.0	1857.0
LEVEL 2	140.1	35.2	175.2	2,416.3	0.0	2,416.3	158.4	2,749.9	0.0	2,749.9
LEVEL 1	333.9	163.8	497.7	0.0	0.0	0.0	57.3	555.0	0.0	555.0
LEVEL P0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL P9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL (m2)	**69,880.89**	**26,931.27**	**96,812.16**	**5,584.10**	**2,920.32**	**8,504.42**	**4,451.52**	**109,768.10**	**0.00**	**109,768.10**
TOTAL (sf)	**752,192**	**289,886**	**1,042,077**	**60,107**	**31,434**	**91,541**	**47,916**	**1,181,534**	**0**	**1,181,534**
% OF USE RATIO	72.18%	27.82%	100.00%							
PRO-RATED SHARED AREA	3,213.19	1,238.33	4,451.52							
TOTAL (m2)	**73,094.08**	**28,169.60**	**101,263.68**							
TOTAL (sf)	**786,778**	**303,215**	**1,089,993**							

SOUTH TOWER EXTERIOR AREAS

	[G]	[H]	[J]	[K]
LEVEL	BALCONY (m2)	EXTERIOR FSR (m2)	EXCLUDED EXTERIOR AREA (m2)	EXCLUDED OUTDOOR AMENITY AREA (m2)
LEVEL 80	0.0	446.7	941.2	0.0
LEVEL 79	161.6	0.0	0.0	0.0
LEVEL 78	154.5	0.0	0.0	0.0
LEVEL 77	161.6	0.0	0.0	0.0
LEVEL 76	154.5	0.0	0.0	0.0
LEVEL 75	161.6	0.0	0.0	0.0
LEVEL 74	154.5	0.0	0.0	0.0
LEVEL 73	161.6	0.0	0.0	0.0
LEVEL 72	154.5	0.0	0.0	0.0
LEVEL 71	161.6	0.0	0.0	0.0
LEVEL 70	154.5	0.0	0.0	0.0
LEVEL 69	161.6	0.0	0.0	0.0
LEVEL 68	154.5	0.0	0.0	0.0
LEVEL 67	161.6	0.0	0.0	0.0
LEVEL 66	154.5	0.0	0.0	0.0
LEVEL 65	161.6	0.0	0.0	0.0
LEVEL 64	154.5	0.0	0.0	0.0
LEVEL 63	161.6	0.0	0.0	0.0
LEVEL 62	154.5	0.0	0.0	0.0
LEVEL 61	161.6	0.0	0.0	0.0
LEVEL 60	154.5	0.0	0.0	0.0
LEVEL 59	161.6	0.0	0.0	0.0
LEVEL 58	154.5	0.0	0.0	0.0
LEVEL 57	161.6	0.0	0.0	0.0
LEVEL 56	154.5	0.0	0.0	0.0
LEVEL 55	161.6	0.0	0.0	0.0
LEVEL 54	154.5	0.0	0.0	0.0
LEVEL 53	161.6	0.0	0.0	0.0
LEVEL 52	154.5	0.0	0.0	0.0
LEVEL 51	161.6	0.0	0.0	0.0
LEVEL 50	154.5	0.0	0.0	0.0
LEVEL 49	161.6	0.0	0.0	0.0
LEVEL 48	154.5	0.0	0.0	0.0
LEVEL 47	161.6	0.0	0.0	0.0
LEVEL 46	154.5	0.0	0.0	0.0
LEVEL 45	161.6	0.0	0.0	0.0
LEVEL 44	154.5	0.0	0.0	0.0
LEVEL 43	161.6	0.0	0.0	0.0
LEVEL 42	154.5	0.0	0.0	0.0
LEVEL 41	161.6	0.0	0.0	0.0
LEVEL 40	154.5	0.0	0.0	0.0
LEVEL 39	161.6	0.0	0.0	0.0
LEVEL 38	154.5	0.0	0.0	0.0
LEVEL 37	161.6	0.0	0.0	0.0
LEVEL 36	154.5	0.0	0.0	0.0
LEVEL 35	161.6	0.0	0.0	0.0
LEVEL 34	154.5	0.0	0.0	0.0
LEVEL 33	161.6	0.0	0.0	0.0
LEVEL 32	154.5	0.0	0.0	0.0
LEVEL 31	161.6	0.0	0.0	0.0
LEVEL 30	154.5	0.0	0.0	0.0
LEVEL 29	161.6	0.0	0.0	0.0
LEVEL 28	154.5	0.0	0.0	0.0
LEVEL 27	161.6	0.0	0.0	0.0
LEVEL 26	154.5	0.0	0.0	0.0
LEVEL 25	161.6	0.0	0.0	0.0
LEVEL 24	154.5	0.0	0.0	0.0
LEVEL 23	161.6	0.0	0.0	0.0
LEVEL 22	154.5	0.0	0.0	0.0
LEVEL 21	161.6	0.0	0.0	0.0
LEVEL 20	154.5	0.0	0.0	0.0
LEVEL 19	161.6	0.0	0.0	0.0
LEVEL 18	154.5	0.0	0.0	0.0
LEVEL 17	161.6	0.0	0.0	0.0
LEVEL 16	154.5	0.0	0.0	0.0
LEVEL 15	161.6	0.0	0.0	0.0
LEVEL 14	154.5	0.0	0.0	0.0
LEVEL 13	161.6	0.0	0.0	0.0
LEVEL 12	154.5	0.0	0.0	0.0
LEVEL 11	161.6	0.0	0.0	0.0
LEVEL 10	154.5	0.0	0.0	0.0
LEVEL 9	161.6	0.0	0.0	0.0
LEVEL 8	154.5	0.0	0.0	0.0
LEVEL 7	161.6	0.0	0.0	0.0
LEVEL 6	154.5	0.0	0.0	0.0
LEVEL 5	70.9	0.0	289.4	0.0
LEVEL 4	0.0	0.0	0.0	1,004.5
LEVEL 3	0.0	0.0	0.0	0.0
LEVEL 2	0.0	0.0	0.0	0.0
LEVEL 1	0.0	0.0	0.0	0.0
LEVEL P0	0.0	0.0	0.0	0.0
LEVEL P1	0.0	0.0	0.0	0.0
LEVEL P2	0.0	0.0	0.0	0.0
LEVEL P3	0.0	0.0	0.0	0.0
LEVEL P4	0.0	0.0	0.0	0.0
LEVEL P5	0.0	0.0	0.0	0.0
LEVEL P6	0.0	0.0	0.0	0.0
LEVEL P7	0.0	0.0	0.0	0.0
LEVEL P8	0.0	0.0	0.0	0.0
LEVEL P9	0.0	0.0	0.0	0.0
TOTAL (m2)	**11,765.07**	**446.72**	**1,230.57**	**1,004.46**
TOTAL (sf)	**126,638**	**4,808**	**13,246**	**10,812**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB NO.

501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE

SOUTH TOWER AREA SUMMARY

DATE	DRAWN
15 NOV 2024	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

E-A0.11c

RESIDENTIAL UNIT COUNT SUMMARY

RESIDENTIAL UNIT COUNT SUMMARY

NORTH TOWER

	UNIT COUNTS				
	STUDIO	1 BD	2 BD	3 BD	TOTAL
CONDO	0	408	182	58	648
MARKET RENTAL	0	0	0	0	0
TOTAL	**0**	**408**	**182**	**58**	**648**
UNIT MIX (%)	**0%**	**63%**	**28%**	**9%**	**100%**

SOUTH TOWER

	UNIT COUNTS				
	STUDIO	1 BD	2 BD	3 BD	TOTAL
CONDO	0	392	147	101	640
MARKET RENTAL	0	168	63	42	273
TOTAL	**0**	**560**	**210**	**143**	**913**
UNIT MIX (%)	**0%**	**61%**	**23%**	**16%**	**100%**

TOTAL

	UNIT COUNTS				
	STUDIO	1 BD	2 BD	3 BD	TOTAL
CONDO	0	800	329	159	1288
MARKET RENTAL	0	168	63	42	273
TOTAL	**0**	**968**	**392**	**201**	**1561**
UNIT MIX (%)	**0%**	**62%**	**25%**	**13%**	**100%**

RESIDENTIAL AREA SUMMARY

NORTH TOWER

	AVERAGE UNIT AREA									
	STUDIO		1 BD		2 BD		3 BD		TOTAL	
	m2	f2	m2	f2	m2	f2	m2	f2	m2	f2
CONDO	0.00	0.00	55.82	600.84	106.24	1,143.57	151.82	1,634.15	78.57	845.76
MARKET RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	**0.00**	**0.00**	**55.82**	**600.84**	**106.24**	**1,143.57**	**151.82**	**1,634.15**	**78.57**	**845.76**

SOUTH TOWER

	AVERAGE UNIT AREA									
	STUDIO		1 BD		2 BD		3 BD		TOTAL	
	m2	f2	m2	f2	m2	f2	m2	f2	m2	f2
CONDO	0.00	0.00	57.81	622.28	111.82	1,203.58	131.56	1,416.06	81.85	881.06
MARKET RENTAL	0.00	0.00	57.82	622.35	111.28	1,197.84	114.25	1,229.78	78.84	848.61
TOTAL	**0.00**	**0.00**	**57.81**	**622.30**	**111.66**	**1,201.86**	**126.47**	**1,361.35**	**80.95**	**871.36**

RESIDENTIAL UNIT SIZE SUMMARY

NORTH TOWER

	UNIT SIZE			
	< 65m2	> 65m2 and < 105m2	> 105m2	TOTAL
CONDO	408	61	179	648
MARKET RENTAL	0	0	0	0
TOTAL	**408**	**61**	**179**	**648**
UNIT MIX (%)	**63%**	**9%**	**28%**	**100%**

SOUTH TOWER

	UNIT SIZE			
	< 65m2	> 65m2 and < 105m2	> 105m2	TOTAL
CONDO	392	49	199	640
MARKET RENTAL	168	21	84	273
TOTAL	**560**	**70**	**283**	**913**
UNIT MIX (%)	**61%**	**8%**	**31%**	**100%**

TOTAL

	UNIT SIZE			
	< 65m2	> 65m2 and < 105m2	> 105m2	TOTAL
CONDO	800	110	378	1288
MARKET RENTAL	168	21	84	273
TOTAL	**968**	**131**	**462**	**1561**
UNIT MIX (%)	**62%**	**8%**	**30%**	**100%**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE

RESIDENTIAL UNIT COUNT SUMMARY

DATE: 15 NOV 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

E-A0.12a

RESIDENTIAL UNIT COUNT SUMMARY - NORTH TOWER

NORTH TOWER TOTAL RESIDENTIAL

	UNIT COUNTS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0	0	0	0	0
ELEV MACH RM	0	0	0	0	0
LEVEL 69	0	0	0	0	0
LEVEL 68	0	0	0	0	0
LEVEL 67	0	0	0	3	3
LEVEL 66	0	0	0	0	0
LEVEL 65	0	7	3	1	11
LEVEL 64	0	7	3	1	11
LEVEL 63	0	7	3	1	11
LEVEL 62	0	7	3	1	11
LEVEL 61	0	7	3	1	11
LEVEL 60	0	7	3	1	11
LEVEL 59	0	7	3	1	11
LEVEL 58	0	7	3	1	11
LEVEL 57	0	7	3	1	11
LEVEL 56	0	7	3	1	11
LEVEL 55	0	7	3	1	11
LEVEL 54	0	7	3	1	11
LEVEL 53	0	7	3	1	11
LEVEL 52	0	7	3	1	11
LEVEL 51	0	7	3	1	11
LEVEL 50	0	7	3	1	11
LEVEL 49	0	7	3	1	11
LEVEL 48	0	7	3	1	11
LEVEL 47	0	7	3	1	11
LEVEL 46	0	7	3	1	11
LEVEL 45	0	7	3	1	11
LEVEL 44	0	7	3	1	11
LEVEL 43	0	7	3	1	11
LEVEL 42	0	7	3	1	11
LEVEL 41	0	7	3	1	11
LEVEL 40	0	7	3	1	11
LEVEL 39	0	7	3	1	11
LEVEL 38	0	7	3	1	11
LEVEL 37	0	7	3	1	11
LEVEL 36	0	7	3	1	11
LEVEL 35	0	0	0	0	0
LEVEL 34	0	7	3	1	11
LEVEL 33	0	7	3	1	11
LEVEL 32	0	7	3	1	11
LEVEL 31	0	7	3	1	11
LEVEL 30	0	7	3	1	11
LEVEL 29	0	7	3	1	11
LEVEL 28	0	7	3	1	11
LEVEL 27	0	7	3	1	11
LEVEL 26	0	7	3	1	11
LEVEL 25	0	7	3	1	11
LEVEL 24	0	7	3	1	11
LEVEL 23	0	7	3	1	11
LEVEL 22	0	7	3	1	11
LEVEL 21	0	7	3	1	11
LEVEL 20	0	7	3	1	11
LEVEL 19	0	7	3	1	11
LEVEL 18	0	7	3	1	11
LEVEL 17	0	7	3	1	11
LEVEL 16	0	7	3	1	11
LEVEL 15	0	7	3	1	11
LEVEL 14	0	7	3	1	11
LEVEL 13	0	7	3	1	11
LEVEL 12	0	7	3	1	11
LEVEL 11	0	7	3	1	11
LEVEL 10	0	7	3	1	11
LEVEL 9	0	4	3	0	7
LEVEL 8	0	4	3	0	7
LEVEL 7	0	4	3	0	7
LEVEL 6	0	4	3	0	7
LEVEL 5	0	4	3	0	7
LEVEL 4	0	3	2	0	5
LEVEL 3	0	0	0	0	0
LEVEL 2	0	0	0	0	0
LEVEL 1	0	0	0	0	0
LEVEL P0	0	0	0	0	0
LEVEL P1	0	0	0	0	0
LEVEL P2	0	0	0	0	0
LEVEL P3	0	0	0	0	0
LEVEL P4	0	0	0	0	0
LEVEL P5	0	0	0	0	0
LEVEL P6	0	0	0	0	0
LEVEL P7	0	0	0	0	0
LEVEL P8	0	0	0	0	0
LEVEL P9	0	0	0	0	0
TOTAL	0	408	182	58	648
UNIT MIX (%)	0%	63%	28%	9%	100%

NORTH TOWER CONDO

	UNIT COUNTS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0	0	0	0	0
ELEV MACH RM	0	0	0	0	0
LEVEL 69	0	0	0	0	0
LEVEL 68	0	0	0	0	0
LEVEL 67	0	0	0	3	3
LEVEL 66	0	0	0	0	0
LEVEL 65	0	7	3	1	11
LEVEL 64	0	7	3	1	11
LEVEL 63	0	7	3	1	11
LEVEL 62	0	7	3	1	11
LEVEL 61	0	7	3	1	11
LEVEL 60	0	7	3	1	11
LEVEL 59	0	7	3	1	11
LEVEL 58	0	7	3	1	11
LEVEL 57	0	7	3	1	11
LEVEL 56	0	7	3	1	11
LEVEL 55	0	7	3	1	11
LEVEL 54	0	7	3	1	11
LEVEL 53	0	7	3	1	11
LEVEL 52	0	7	3	1	11
LEVEL 51	0	7	3	1	11
LEVEL 50	0	7	3	1	11
LEVEL 49	0	7	3	1	11
LEVEL 48	0	7	3	1	11
LEVEL 47	0	7	3	1	11
LEVEL 46	0	7	3	1	11
LEVEL 45	0	7	3	1	11
LEVEL 44	0	7	3	1	11
LEVEL 43	0	7	3	1	11
LEVEL 42	0	7	3	1	11
LEVEL 41	0	7	3	1	11
LEVEL 40	0	7	3	1	11
LEVEL 39	0	7	3	1	11
LEVEL 38	0	7	3	1	11
LEVEL 37	0	7	3	1	11
LEVEL 36	0	7	3	1	11
LEVEL 35	0	0	0	0	0
LEVEL 34	0	7	3	1	11
LEVEL 33	0	7	3	1	11
LEVEL 32	0	7	3	1	11
LEVEL 31	0	7	3	1	11
LEVEL 30	0	7	3	1	11
LEVEL 29	0	7	3	1	11
LEVEL 28	0	7	3	1	11
LEVEL 27	0	7	3	1	11
LEVEL 26	0	7	3	1	11
LEVEL 25	0	7	3	1	11
LEVEL 24	0	7	3	1	11
LEVEL 23	0	7	3	1	11
LEVEL 22	0	7	3	1	11
LEVEL 21	0	7	3	1	11
LEVEL 20	0	7	3	1	11
LEVEL 19	0	7	3	1	11
LEVEL 18	0	7	3	1	11
LEVEL 17	0	7	3	1	11
LEVEL 16	0	7	3	1	11
LEVEL 15	0	7	3	1	11
LEVEL 14	0	7	3	1	11
LEVEL 13	0	7	3	1	11
LEVEL 12	0	7	3	1	11
LEVEL 11	0	7	3	1	11
LEVEL 10	0	7	3	1	11
LEVEL 9	0	4	3	0	7
LEVEL 8	0	4	3	0	7
LEVEL 7	0	4	3	0	7
LEVEL 6	0	4	3	0	7
LEVEL 5	0	4	3	0	7
LEVEL 4	0	3	2	0	5
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	0	408	182	58	648
UNIT MIX (%)	0%	63%	28%	9%	100%

NORTH TOWER MARKET RENTAL

	UNIT COUNTS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF					
ELEV MACH RM					
LEVEL 69					
LEVEL 68					
LEVEL 67					
LEVEL 66					
LEVEL 65					
LEVEL 64					
LEVEL 63					
LEVEL 62					
LEVEL 61					
LEVEL 60					
LEVEL 59					
LEVEL 58					
LEVEL 57					
LEVEL 56					
LEVEL 55					
LEVEL 54					
LEVEL 53					
LEVEL 52					
LEVEL 51					
LEVEL 50					
LEVEL 49					
LEVEL 48					
LEVEL 47					
LEVEL 46					
LEVEL 45					
LEVEL 44					
LEVEL 43					
LEVEL 42					
LEVEL 41					
LEVEL 40					
LEVEL 39					
LEVEL 38					
LEVEL 37					
LEVEL 36					
LEVEL 35					
LEVEL 34					
LEVEL 33					
LEVEL 32					
LEVEL 31					
LEVEL 30					
LEVEL 29					
LEVEL 28					
LEVEL 27					
LEVEL 26					
LEVEL 25					
LEVEL 24					
LEVEL 23					
LEVEL 22					
LEVEL 21					
LEVEL 20					
LEVEL 19					
LEVEL 18					
LEVEL 17					
LEVEL 16					
LEVEL 15					
LEVEL 14					
LEVEL 13					
LEVEL 12					
LEVEL 11					
LEVEL 10					
LEVEL 9					
LEVEL 8					
LEVEL 7					
LEVEL 6					
LEVEL 5					
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	0	0	0	0	0
UNIT MIX (%)	0%	0%	0%	0%	0%

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
RESIDENTIAL UNIT COUNT SUMMARY - NORTH TOWER

DATE	DRAWN
15 NOV. 2024	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

E-A0.12b

RESIDENTIAL UNIT AREA SUMMARY - NORTH TOWER

NORTH TOWER TOTAL RESIDENTIAL

	UNIT AREAS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0.00	0.00	0.00	0.00	0.00
ELEV MACH RM	0.00	0.00	0.00	0.00	0.00
LEVEL 69	0.00	0.00	0.00	0.00	0.00
LEVEL 68	0.00	0.00	0.00	850.27	850.27
LEVEL 67	0.00	0.00	0.00	850.27	850.27
LEVEL 66	0.00	0.00	0.00	0.00	0.00
LEVEL 65	0.00	391.44	317.98	129.18	838.60
LEVEL 64	0.00	391.44	317.98	129.18	838.60
LEVEL 63	0.00	391.44	317.98	129.18	838.60
LEVEL 62	0.00	391.44	317.98	129.18	838.60
LEVEL 61	0.00	391.44	317.98	129.18	838.60
LEVEL 60	0.00	391.44	317.98	129.18	838.60
LEVEL 59	0.00	391.44	317.98	129.18	838.60
LEVEL 58	0.00	391.44	317.98	129.18	838.60
LEVEL 57	0.00	391.44	317.98	129.18	838.60
LEVEL 56	0.00	391.44	317.98	129.18	838.60
LEVEL 55	0.00	391.44	317.98	129.18	838.60
LEVEL 54	0.00	391.44	317.98	129.18	838.60
LEVEL 53	0.00	391.44	317.98	129.18	838.60
LEVEL 52	0.00	391.44	317.98	129.18	838.60
LEVEL 51	0.00	391.44	317.98	129.18	838.60
LEVEL 50	0.00	391.44	317.98	129.18	838.60
LEVEL 49	0.00	391.44	317.98	129.18	838.60
LEVEL 48	0.00	391.44	317.98	129.18	838.60
LEVEL 47	0.00	391.44	317.98	129.18	838.60
LEVEL 46	0.00	391.44	317.98	129.18	838.60
LEVEL 45	0.00	391.44	317.98	129.18	838.60
LEVEL 44	0.00	391.44	317.98	129.18	838.60
LEVEL 43	0.00	391.44	317.98	129.18	838.60
LEVEL 42	0.00	391.44	317.98	129.18	838.60
LEVEL 41	0.00	391.44	317.98	129.18	838.60
LEVEL 40	0.00	391.44	317.98	129.18	838.60
LEVEL 39	0.00	391.44	317.98	129.18	838.60
LEVEL 38	0.00	391.44	317.98	129.18	838.60
LEVEL 37	0.00	391.44	317.98	129.18	838.60
LEVEL 36	0.00	391.44	317.98	129.18	838.60
LEVEL 35	0.00	0.00	0.00	0.00	0.00
LEVEL 34	0.00	391.44	317.98	129.18	838.60
LEVEL 33	0.00	391.44	317.98	129.18	838.60
LEVEL 32	0.00	391.44	317.98	129.18	838.60
LEVEL 31	0.00	391.44	317.98	129.18	838.60
LEVEL 30	0.00	391.44	317.98	129.18	838.60
LEVEL 29	0.00	391.44	317.98	129.18	838.60
LEVEL 28	0.00	391.44	317.98	129.18	838.60
LEVEL 27	0.00	391.44	317.98	129.18	838.60
LEVEL 26	0.00	391.44	317.98	129.18	838.60
LEVEL 25	0.00	391.44	317.98	129.18	838.60
LEVEL 24	0.00	391.44	317.98	129.18	838.60
LEVEL 23	0.00	391.44	317.98	129.18	838.60
LEVEL 22	0.00	391.44	317.98	129.18	838.60
LEVEL 21	0.00	391.44	317.98	129.18	838.60
LEVEL 20	0.00	391.44	317.98	129.18	838.60
LEVEL 19	0.00	391.44	317.98	129.18	838.60
LEVEL 18	0.00	391.44	317.98	129.18	838.60
LEVEL 17	0.00	391.44	317.98	129.18	838.60
LEVEL 16	0.00	391.44	317.98	129.18	838.60
LEVEL 15	0.00	391.44	317.98	129.18	838.60
LEVEL 14	0.00	391.44	317.98	129.18	838.60
LEVEL 13	0.00	391.44	317.98	129.18	838.60
LEVEL 12	0.00	391.44	317.98	129.18	838.60
LEVEL 11	0.00	391.44	317.98	129.18	838.60
LEVEL 10	0.00	391.44	317.98	129.18	838.60
LEVEL 9	0.00	216.29	325.47	0.00	541.76
LEVEL 8	0.00	216.29	325.47	0.00	541.76
LEVEL 7	0.00	216.29	325.47	0.00	541.76
LEVEL 6	0.00	216.29	325.47	0.00	541.76
LEVEL 5	0.00	216.29	325.47	0.00	541.76
LEVEL 4	0.00	163.72	219.64	0.00	383.36
LEVEL 3	0.00	0.00	0.00	0.00	0.00
LEVEL 2	0.00	0.00	0.00	0.00	0.00
LEVEL 1	0.00	0.00	0.00	0.00	0.00
LEVEL P0	0.00	0.00	0.00	0.00	0.00
LEVEL P1	0.00	0.00	0.00	0.00	0.00
LEVEL P2	0.00	0.00	0.00	0.00	0.00
LEVEL P3	0.00	0.00	0.00	0.00	0.00
LEVEL P4	0.00	0.00	0.00	0.00	0.00
LEVEL P5	0.00	0.00	0.00	0.00	0.00
LEVEL P6	0.00	0.00	0.00	0.00	0.00
LEVEL P7	0.00	0.00	0.00	0.00	0.00
LEVEL P8	0.00	0.00	0.00	0.00	0.00
LEVEL P9	0.00	0.00	0.00	0.00	0.00
TOTAL	**0.00**	**22,774.37**	**19,335.89**	**8,805.44**	**50,915.70**
TOTAL UNITS	0	408	182	58	648
AVG. AREA (m2)	**0.00**	**55.82**	**106.24**	**151.82**	**78.57**
AVG. AREA (f2)	**0.00**	**600.84**	**1,143.57**	**1,634.15**	**845.76**

NORTH TOWER CONDO

	UNIT AREAS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0.00	0.00	0.00	0.00	0.00
ELEV MACH RM	0.00	0.00	0.00	0.00	0.00
LEVEL 69	0.00	0.00	0.00	0.00	0.00
LEVEL 68	0.00	0.00	0.00	850.27	850.27
LEVEL 67	0.00	0.00	0.00	850.27	850.27
LEVEL 66	0.00	0.00	0.00	0.00	0.00
LEVEL 65	0.00	391.44	317.98	129.18	838.60
LEVEL 64	0.00	391.44	317.98	129.18	838.60
LEVEL 63	0.00	391.44	317.98	129.18	838.60
LEVEL 62	0.00	391.44	317.98	129.18	838.60
LEVEL 61	0.00	391.44	317.98	129.18	838.60
LEVEL 60	0.00	391.44	317.98	129.18	838.60
LEVEL 59	0.00	391.44	317.98	129.18	838.60
LEVEL 58	0.00	391.44	317.98	129.18	838.60
LEVEL 57	0.00	391.44	317.98	129.18	838.60
LEVEL 56	0.00	391.44	317.98	129.18	838.60
LEVEL 55	0.00	391.44	317.98	129.18	838.60
LEVEL 54	0.00	391.44	317.98	129.18	838.60
LEVEL 53	0.00	391.44	317.98	129.18	838.60
LEVEL 52	0.00	391.44	317.98	129.18	838.60
LEVEL 51	0.00	391.44	317.98	129.18	838.60
LEVEL 50	0.00	391.44	317.98	129.18	838.60
LEVEL 49	0.00	391.44	317.98	129.18	838.60
LEVEL 48	0.00	391.44	317.98	129.18	838.60
LEVEL 47	0.00	391.44	317.98	129.18	838.60
LEVEL 46	0.00	391.44	317.98	129.18	838.60
LEVEL 45	0.00	391.44	317.98	129.18	838.60
LEVEL 44	0.00	391.44	317.98	129.18	838.60
LEVEL 43	0.00	391.44	317.98	129.18	838.60
LEVEL 42	0.00	391.44	317.98	129.18	838.60
LEVEL 41	0.00	391.44	317.98	129.18	838.60
LEVEL 40	0.00	391.44	317.98	129.18	838.60
LEVEL 39	0.00	391.44	317.98	129.18	838.60
LEVEL 38	0.00	391.44	317.98	129.18	838.60
LEVEL 37	0.00	391.44	317.98	129.18	838.60
LEVEL 36	0.00	391.44	317.98	129.18	838.60
LEVEL 35	0.00	0.00	0.00	0.00	0.00
LEVEL 34	0.00	391.44	317.98	129.18	838.60
LEVEL 33	0.00	391.44	317.98	129.18	838.60
LEVEL 32	0.00	391.44	317.98	129.18	838.60
LEVEL 31	0.00	391.44	317.98	129.18	838.60
LEVEL 30	0.00	391.44	317.98	129.18	838.60
LEVEL 29	0.00	391.44	317.98	129.18	838.60
LEVEL 28	0.00	391.44	317.98	129.18	838.60
LEVEL 27	0.00	391.44	317.98	129.18	838.60
LEVEL 26	0.00	391.44	317.98	129.18	838.60
LEVEL 25	0.00	391.44	317.98	129.18	838.60
LEVEL 24	0.00	391.44	317.98	129.18	838.60
LEVEL 23	0.00	391.44	317.98	129.18	838.60
LEVEL 22	0.00	391.44	317.98	129.18	838.60
LEVEL 21	0.00	391.44	317.98	129.18	838.60
LEVEL 20	0.00	391.44	317.98	129.18	838.60
LEVEL 19	0.00	391.44	317.98	129.18	838.60
LEVEL 18	0.00	391.44	317.98	129.18	838.60
LEVEL 17	0.00	391.44	317.98	129.18	838.60
LEVEL 16	0.00	391.44	317.98	129.18	838.60
LEVEL 15	0.00	391.44	317.98	129.18	838.60
LEVEL 14	0.00	391.44	317.98	129.18	838.60
LEVEL 13	0.00	391.44	317.98	129.18	838.60
LEVEL 12	0.00	391.44	317.98	129.18	838.60
LEVEL 11	0.00	391.44	317.98	129.18	838.60
LEVEL 10	0.00	391.44	317.98	129.18	838.60
LEVEL 9	0.00	216.29	325.47	0.00	541.76
LEVEL 8	0.00	216.29	325.47	0.00	541.76
LEVEL 7	0.00	216.29	325.47	0.00	541.76
LEVEL 6	0.00	216.29	325.47	0.00	541.76
LEVEL 5	0.00	216.29	325.47	0.00	541.76
LEVEL 4	0.00	163.72	219.64	0.00	383.36
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	**0.00**	**22,774.37**	**19,335.89**	**8,805.44**	**50,915.70**
TOTAL UNITS	0	408	182	58	648
AVG. AREA (m2)	**0.00**	**55.82**	**106.24**	**151.82**	**78.57**
AVG. AREA (f2)	**0.00**	**600.84**	**1,143.57**	**1,634.15**	**845.76**

NORTH TOWER MARKET RENTAL

	UNIT AREAS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF					
ELEV MACH RM					
LEVEL 69					
LEVEL 68					
LEVEL 67					
LEVEL 66					
LEVEL 65					
LEVEL 64					
LEVEL 63					
LEVEL 62					
LEVEL 61					
LEVEL 60					
LEVEL 59					
LEVEL 58					
LEVEL 57					
LEVEL 56					
LEVEL 55					
LEVEL 54					
LEVEL 53					
LEVEL 52					
LEVEL 51					
LEVEL 50					
LEVEL 49					
LEVEL 48					
LEVEL 47					
LEVEL 46					
LEVEL 45					
LEVEL 44					
LEVEL 43					
LEVEL 42					
LEVEL 41					
LEVEL 40					
LEVEL 39					
LEVEL 38					
LEVEL 37					
LEVEL 36					
LEVEL 35					
LEVEL 34					
LEVEL 33					
LEVEL 32					
LEVEL 31					
LEVEL 30					
LEVEL 29					
LEVEL 28					
LEVEL 27					
LEVEL 26					
LEVEL 25					
LEVEL 24					
LEVEL 23					
LEVEL 22					
LEVEL 21					
LEVEL 20					
LEVEL 19					
LEVEL 18					
LEVEL 17					
LEVEL 16					
LEVEL 15					
LEVEL 14					
LEVEL 13					
LEVEL 12					
LEVEL 11					
LEVEL 10					
LEVEL 9					
LEVEL 8					
LEVEL 7					
LEVEL 6					
LEVEL 5					
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
TOTAL UNITS	0	0	0	0	0
AVG. AREA (m2)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
AVG. AREA (f2)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB NO.

501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE

RESIDENTIAL UNIT AREA SUMMARY - NORTH TOWER

DATE	DRAWN
15 NOV 2024	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

E-A0.12c

RESIDENTIAL UNIT COUNT SUMMARY - SOUTH TOWER

SOUTH TOWER TOTAL RESIDENTIAL

	UNIT COUNTS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0	0	0	0	0
ELEV MACH RM	0	0	0	0	0
LEVEL 79	0	0	0	0	0
LEVEL 78	0	0	0	3	3
LEVEL 77	0	0	0	0	0
LEVEL 76	0	8	3	2	13
LEVEL 75	0	8	3	2	13
LEVEL 74	0	8	3	2	13
LEVEL 73	0	8	3	2	13
LEVEL 72	0	8	3	2	13
LEVEL 71	0	8	3	2	13
LEVEL 70	0	8	3	2	13
LEVEL 69	0	8	3	2	13
LEVEL 68	0	8	3	2	13
LEVEL 67	0	8	3	2	13
LEVEL 66	0	8	3	2	13
LEVEL 65	0	8	3	2	13
LEVEL 64	0	8	3	2	13
LEVEL 63	0	8	3	2	13
LEVEL 62	0	8	3	2	13
LEVEL 61	0	8	3	2	13
LEVEL 60	0	8	3	2	13
LEVEL 59	0	8	3	2	13
LEVEL 58	0	8	3	2	13
LEVEL 57	0	8	3	2	13
LEVEL 56	0	8	3	2	13
LEVEL 55	0	8	3	2	13
LEVEL 54	0	8	3	2	13
LEVEL 53	0	8	3	2	13
LEVEL 52	0	8	3	2	13
LEVEL 51	0	0	0	0	0
LEVEL 50	0	8	3	2	13
LEVEL 49	0	8	3	2	13
LEVEL 48	0	8	3	2	13
LEVEL 47	0	8	3	2	13
LEVEL 46	0	8	3	2	13
LEVEL 45	0	8	3	2	13
LEVEL 44	0	8	3	2	13
LEVEL 43	0	8	3	2	13
LEVEL 42	0	8	3	2	13
LEVEL 41	0	8	3	2	13
LEVEL 40	0	8	3	2	13
LEVEL 39	0	8	3	2	13
LEVEL 38	0	8	3	2	13
LEVEL 37	0	8	3	2	13
LEVEL 36	0	8	3	2	13
LEVEL 35	0	8	3	2	13
LEVEL 34	0	8	3	2	13
LEVEL 33	0	8	3	2	13
LEVEL 32	0	8	3	2	13
LEVEL 31	0	8	3	2	13
LEVEL 30	0	8	3	2	13
LEVEL 29	0	8	3	2	13
LEVEL 28	0	8	3	2	13
LEVEL 27	0	8	3	2	13
LEVEL 26	0	0	0	0	0
LEVEL 25	0	8	3	2	13
LEVEL 24	0	8	3	2	13
LEVEL 23	0	8	3	2	13
LEVEL 22	0	8	3	2	13
LEVEL 21	0	8	3	2	13
LEVEL 20	0	8	3	2	13
LEVEL 19	0	8	3	2	13
LEVEL 18	0	8	3	2	13
LEVEL 17	0	8	3	2	13
LEVEL 16	0	8	3	2	13
LEVEL 15	0	8	3	2	13
LEVEL 14	0	8	3	2	13
LEVEL 13	0	8	3	2	13
LEVEL 12	0	8	3	2	13
LEVEL 11	0	8	3	2	13
LEVEL 10	0	8	3	2	13
LEVEL 9	0	8	3	2	13
LEVEL 8	0	8	3	2	13
LEVEL 7	0	8	3	2	13
LEVEL 6	0	8	3	2	13
LEVEL 5	0	8	3	2	13
LEVEL 4	0	0	0	0	0
LEVEL 3	0	0	0	0	0
LEVEL 2	0	0	0	0	0
LEVEL 1	0	0	0	0	0
LEVEL P0	0	0	0	0	0
LEVEL P1	0	0	0	0	0
LEVEL P2	0	0	0	0	0
LEVEL P3	0	0	0	0	0
LEVEL P4	0	0	0	0	0
LEVEL P5	0	0	0	0	0
LEVEL P6	0	0	0	0	0
LEVEL P7	0	0	0	0	0
LEVEL P8	0	0	0	0	0
LEVEL P9	0	0	0	0	0
TOTAL	0	560	210	143	913
UNIT MIX (%)	0%	61%	23%	16%	100%

SOUTH TOWER TOTAL CONDO

	UNIT COUNTS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0	0	0	0	0
ELEV MACH RM	0	0	0	0	0
LEVEL 79	0	0	0	0	0
LEVEL 78	0	0	0	3	3
LEVEL 77	0	0	0	0	0
LEVEL 76	0	8	3	2	13
LEVEL 75	0	8	3	2	13
LEVEL 74	0	8	3	2	13
LEVEL 73	0	8	3	2	13
LEVEL 72	0	8	3	2	13
LEVEL 71	0	8	3	2	13
LEVEL 70	0	8	3	2	13
LEVEL 69	0	8	3	2	13
LEVEL 68	0	8	3	2	13
LEVEL 67	0	8	3	2	13
LEVEL 66	0	8	3	2	13
LEVEL 65	0	8	3	2	13
LEVEL 64	0	8	3	2	13
LEVEL 63	0	8	3	2	13
LEVEL 62	0	8	3	2	13
LEVEL 61	0	8	3	2	13
LEVEL 60	0	8	3	2	13
LEVEL 59	0	8	3	2	13
LEVEL 58	0	8	3	2	13
LEVEL 57	0	8	3	2	13
LEVEL 56	0	8	3	2	13
LEVEL 55	0	8	3	2	13
LEVEL 54	0	8	3	2	13
LEVEL 53	0	8	3	2	13
LEVEL 52	0	8	3	2	13
LEVEL 51	0	0	0	0	0
LEVEL 50	0	8	3	2	13
LEVEL 49	0	8	3	2	13
LEVEL 48	0	8	3	2	13
LEVEL 47	0	8	3	2	13
LEVEL 46	0	8	3	2	13
LEVEL 45	0	8	3	2	13
LEVEL 44	0	8	3	2	13
LEVEL 43	0	8	3	2	13
LEVEL 42	0	8	3	2	13
LEVEL 41	0	8	3	2	13
LEVEL 40	0	8	3	2	13
LEVEL 39	0	8	3	2	13
LEVEL 38	0	8	3	2	13
LEVEL 37	0	8	3	2	13
LEVEL 36	0	8	3	2	13
LEVEL 35	0	8	3	2	13
LEVEL 34	0	8	3	2	13
LEVEL 33	0	8	3	2	13
LEVEL 32	0	8	3	2	13
LEVEL 31	0	8	3	2	13
LEVEL 30	0	8	3	2	13
LEVEL 29	0	8	3	2	13
LEVEL 28	0	8	3	2	13
LEVEL 27	0	8	3	2	13
LEVEL 26					
LEVEL 25					
LEVEL 24					
LEVEL 23					
LEVEL 22					
LEVEL 21					
LEVEL 20					
LEVEL 19					
LEVEL 18					
LEVEL 17					
LEVEL 16					
LEVEL 15					
LEVEL 14					
LEVEL 13					
LEVEL 12					
LEVEL 11					
LEVEL 10					
LEVEL 9					
LEVEL 8					
LEVEL 7					
LEVEL 6					
LEVEL 5					
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	0	392	147	101	640
UNIT MIX (%)	0%	61%	23%	16%	100%

SOUTH TOWER TOTAL MARKET RENTAL

	UNIT COUNTS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF					
ELEV MACH RM					
LEVEL 79					
LEVEL 78					
LEVEL 77					
LEVEL 76					
LEVEL 75					
LEVEL 74					
LEVEL 73					
LEVEL 72					
LEVEL 71					
LEVEL 70					
LEVEL 69					
LEVEL 68					
LEVEL 67					
LEVEL 66					
LEVEL 65					
LEVEL 64					
LEVEL 63					
LEVEL 62					
LEVEL 61					
LEVEL 60					
LEVEL 59					
LEVEL 58					
LEVEL 57					
LEVEL 56					
LEVEL 55					
LEVEL 54					
LEVEL 53					
LEVEL 52					
LEVEL 51					
LEVEL 50					
LEVEL 49					
LEVEL 48					
LEVEL 47					
LEVEL 46					
LEVEL 45					
LEVEL 44					
LEVEL 43					
LEVEL 42					
LEVEL 41					
LEVEL 40					
LEVEL 39					
LEVEL 38					
LEVEL 37					
LEVEL 36					
LEVEL 35					
LEVEL 34					
LEVEL 33					
LEVEL 32					
LEVEL 31					
LEVEL 30					
LEVEL 29					
LEVEL 28					
LEVEL 27					
LEVEL 26					
LEVEL 25	0	8	3	2	13
LEVEL 24	0	8	3	2	13
LEVEL 23	0	8	3	2	13
LEVEL 22	0	8	3	2	13
LEVEL 21	0	8	3	2	13
LEVEL 20	0	8	3	2	13
LEVEL 19	0	8	3	2	13
LEVEL 18	0	8	3	2	13
LEVEL 17	0	8	3	2	13
LEVEL 16	0	8	3	2	13
LEVEL 15	0	8	3	2	13
LEVEL 14	0	8	3	2	13
LEVEL 13	0	8	3	2	13
LEVEL 12	0	8	3	2	13
LEVEL 11	0	8	3	2	13
LEVEL 10	0	8	3	2	13
LEVEL 9	0	8	3	2	13
LEVEL 8	0	8	3	2	13
LEVEL 7	0	8	3	2	13
LEVEL 6	0	8	3	2	13
LEVEL 5	0	8	3	2	13
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	0	168	63	42	273
UNIT MIX (%)	0%	62%	23%	15%	100%

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB NO. 2303

501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
RESIDENTIAL UNIT COUNT SUMMARY - SOUTH TOWER

DATE	DRAWN
15 NOV. 2024	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

E-A0.12d

RESIDENTIAL UNIT AREA SUMMARY - SOUTH TOWER

SOUTH TOWER TOTAL RESIDENTIAL

	UNIT AREAS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0.00	0.00	0.00	0.00	0.00
ELEV MACH RM	0.00	0.00	0.00	0.00	0.00
LEVEL 79	0.00	0.00	0.00	1,043.86	1,043.86
LEVEL 78	0.00	0.00	0.00	1,043.86	1,043.86
LEVEL 77	0.00	0.00	0.00	0.00	0.00
LEVEL 76	0.00	462.49	335.45	228.56	1,026.50
LEVEL 75	0.00	462.49	335.45	228.56	1,026.50
LEVEL 74	0.00	462.49	335.45	228.56	1,026.50
LEVEL 73	0.00	462.49	335.45	228.56	1,026.50
LEVEL 72	0.00	462.49	335.45	228.56	1,026.50
LEVEL 71	0.00	462.49	335.45	228.56	1,026.50
LEVEL 70	0.00	462.49	335.45	228.56	1,026.50
LEVEL 69	0.00	462.49	335.45	228.56	1,026.50
LEVEL 68	0.00	462.49	335.45	228.56	1,026.50
LEVEL 67	0.00	462.49	335.45	228.56	1,026.50
LEVEL 66	0.00	462.49	335.45	228.56	1,026.50
LEVEL 65	0.00	462.49	335.45	228.56	1,026.50
LEVEL 64	0.00	462.49	335.45	228.56	1,026.50
LEVEL 63	0.00	462.49	335.45	228.56	1,026.50
LEVEL 62	0.00	462.49	335.45	228.56	1,026.50
LEVEL 61	0.00	462.49	335.45	228.56	1,026.50
LEVEL 60	0.00	462.49	335.45	228.56	1,026.50
LEVEL 59	0.00	462.49	335.45	228.56	1,026.50
LEVEL 58	0.00	462.49	335.45	228.56	1,026.50
LEVEL 57	0.00	462.49	335.45	228.56	1,026.50
LEVEL 56	0.00	462.49	335.45	228.56	1,026.50
LEVEL 55	0.00	462.49	335.45	228.56	1,026.50
LEVEL 54	0.00	462.49	335.45	228.56	1,026.50
LEVEL 53	0.00	462.49	335.45	228.56	1,026.50
LEVEL 52	0.00	462.49	335.45	228.56	1,026.50
LEVEL 51	0.00	0.00	0.00	0.00	0.00
LEVEL 50	0.00	462.49	335.45	228.56	1,026.50
LEVEL 49	0.00	462.49	335.45	228.56	1,026.50
LEVEL 48	0.00	462.49	335.45	228.56	1,026.50
LEVEL 47	0.00	462.49	335.45	228.56	1,026.50
LEVEL 46	0.00	462.49	335.45	228.56	1,026.50
LEVEL 45	0.00	462.49	335.45	228.56	1,026.50
LEVEL 44	0.00	462.49	335.45	228.56	1,026.50
LEVEL 43	0.00	462.49	335.45	228.56	1,026.50
LEVEL 42	0.00	462.49	335.45	228.56	1,026.50
LEVEL 41	0.00	462.49	335.45	228.56	1,026.50
LEVEL 40	0.00	462.49	335.45	228.56	1,026.50
LEVEL 39	0.00	462.49	335.45	228.56	1,026.50
LEVEL 38	0.00	462.49	335.45	228.56	1,026.50
LEVEL 37	0.00	462.49	335.45	228.56	1,026.50
LEVEL 36	0.00	462.49	335.45	228.56	1,026.50
LEVEL 35	0.00	462.49	335.45	228.56	1,026.50
LEVEL 34	0.00	462.49	335.45	228.56	1,026.50
LEVEL 33	0.00	462.49	335.45	228.56	1,026.50
LEVEL 32	0.00	462.49	335.45	228.56	1,026.50
LEVEL 31	0.00	462.49	335.45	228.56	1,026.50
LEVEL 30	0.00	462.49	335.45	228.56	1,026.50
LEVEL 29	0.00	462.49	335.45	228.56	1,026.50
LEVEL 28	0.00	462.49	335.45	228.56	1,026.50
LEVEL 27	0.00	462.49	335.45	228.56	1,026.50
LEVEL 26	0.00	0.00	0.00	0.00	0.00
LEVEL 25	0.00	462.49	333.85	228.56	1,024.90
LEVEL 24	0.00	462.49	333.85	228.56	1,024.90
LEVEL 23	0.00	462.49	333.85	228.56	1,024.90
LEVEL 22	0.00	462.49	333.85	228.56	1,024.90
LEVEL 21	0.00	462.49	333.85	228.56	1,024.90
LEVEL 20	0.00	462.49	333.85	228.56	1,024.90
LEVEL 19	0.00	462.49	333.85	228.56	1,024.90
LEVEL 18	0.00	462.49	333.85	228.56	1,024.90
LEVEL 17	0.00	462.49	333.85	228.56	1,024.90
LEVEL 16	0.00	462.49	333.85	228.56	1,024.90
LEVEL 15	0.00	462.49	333.85	228.56	1,024.90
LEVEL 14	0.00	462.49	333.85	228.56	1,024.90
LEVEL 13	0.00	462.49	333.85	228.56	1,024.90
LEVEL 12	0.00	462.49	333.85	228.56	1,024.90
LEVEL 11	0.00	462.49	333.85	228.56	1,024.90
LEVEL 10	0.00	462.49	333.85	228.56	1,024.90
LEVEL 9	0.00	462.49	333.85	228.56	1,024.90
LEVEL 8	0.00	462.49	333.85	228.56	1,024.90
LEVEL 7	0.00	462.90	333.85	228.15	1,024.90
LEVEL 6	0.00	462.90	333.85	228.15	1,024.90
LEVEL 5	0.00	462.90	333.85	228.15	1,024.90
LEVEL 4	0.00	0.00	0.00	0.00	0.00
LEVEL 3	0.00	0.00	0.00	0.00	0.00
LEVEL 2	0.00	0.00	0.00	0.00	0.00
LEVEL 1	0.00	0.00	0.00	0.00	0.00
LEVEL P0	0.00	0.00	0.00	0.00	0.00
LEVEL P1	0.00	0.00	0.00	0.00	0.00
LEVEL P2	0.00	0.00	0.00	0.00	0.00
LEVEL P3	0.00	0.00	0.00	0.00	0.00
LEVEL P4	0.00	0.00	0.00	0.00	0.00
LEVEL P5	0.00	0.00	0.00	0.00	0.00
LEVEL P6	0.00	0.00	0.00	0.00	0.00
LEVEL P7	0.00	0.00	0.00	0.00	0.00
LEVEL P8	0.00	0.00	0.00	0.00	0.00
LEVEL P9	0.00	0.00	0.00	0.00	0.00
TOTAL	**0.00**	**32,375.53**	**23,447.90**	**18,085.69**	**73,909.12**
TOTAL UNITS	0	560	210	143	913
AVG. AREA (m2)	**0.00**	**57.81**	**111.66**	**126.47**	**80.95**
AVG. AREA (f2)	**0.00**	**622.39**	**1,201.86**	**1,361.35**	**871.36**

SOUTH TOWER CONDO

	UNIT AREAS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF	0.00	0.00	0.00	0.00	0.00
ELEV MACH RM	0.00	0.00	0.00	0.00	0.00
LEVEL 79	0.00	0.00	0.00	1,043.86	1,043.86
LEVEL 78	0.00	0.00	0.00	1,043.86	1,043.86
LEVEL 77	0.00	0.00	0.00	0.00	0.00
LEVEL 76	0.00	462.49	335.45	228.56	1,026.50
LEVEL 75	0.00	462.49	335.45	228.56	1,026.50
LEVEL 74	0.00	462.49	335.45	228.56	1,026.50
LEVEL 73	0.00	462.49	335.45	228.56	1,026.50
LEVEL 72	0.00	462.49	335.45	228.56	1,026.50
LEVEL 71	0.00	462.49	335.45	228.56	1,026.50
LEVEL 70	0.00	462.49	335.45	228.56	1,026.50
LEVEL 69	0.00	462.49	335.45	228.56	1,026.50
LEVEL 68	0.00	462.49	335.45	228.56	1,026.50
LEVEL 67	0.00	462.49	335.45	228.56	1,026.50
LEVEL 66	0.00	462.49	335.45	228.56	1,026.50
LEVEL 65	0.00	462.49	335.45	228.56	1,026.50
LEVEL 64	0.00	462.49	335.45	228.56	1,026.50
LEVEL 63	0.00	462.49	335.45	228.56	1,026.50
LEVEL 62	0.00	462.49	335.45	228.56	1,026.50
LEVEL 61	0.00	462.49	335.45	228.56	1,026.50
LEVEL 60	0.00	462.49	335.45	228.56	1,026.50
LEVEL 59	0.00	462.49	335.45	228.56	1,026.50
LEVEL 58	0.00	462.49	335.45	228.56	1,026.50
LEVEL 57	0.00	462.49	335.45	228.56	1,026.50
LEVEL 56	0.00	462.49	335.45	228.56	1,026.50
LEVEL 55	0.00	462.49	335.45	228.56	1,026.50
LEVEL 54	0.00	462.49	335.45	228.56	1,026.50
LEVEL 53	0.00	462.49	335.45	228.56	1,026.50
LEVEL 52	0.00	462.49	335.45	228.56	1,026.50
LEVEL 51	0.00	0.00	0.00	0.00	0.00
LEVEL 50	0.00	462.49	335.45	228.56	1,026.50
LEVEL 49	0.00	462.49	335.45	228.56	1,026.50
LEVEL 48	0.00	462.49	335.45	228.56	1,026.50
LEVEL 47	0.00	462.49	335.45	228.56	1,026.50
LEVEL 46	0.00	462.49	335.45	228.56	1,026.50
LEVEL 45	0.00	462.49	335.45	228.56	1,026.50
LEVEL 44	0.00	462.49	335.45	228.56	1,026.50
LEVEL 43	0.00	462.49	335.45	228.56	1,026.50
LEVEL 42	0.00	462.49	335.45	228.56	1,026.50
LEVEL 41	0.00	462.49	335.45	228.56	1,026.50
LEVEL 40	0.00	462.49	335.45	228.56	1,026.50
LEVEL 39	0.00	462.49	335.45	228.56	1,026.50
LEVEL 38	0.00	462.49	335.45	228.56	1,026.50
LEVEL 37	0.00	462.49	335.45	228.56	1,026.50
LEVEL 36	0.00	462.49	335.45	228.56	1,026.50
LEVEL 35	0.00	462.49	335.45	228.56	1,026.50
LEVEL 34	0.00	462.49	335.45	228.56	1,026.50
LEVEL 33	0.00	462.49	335.45	228.56	1,026.50
LEVEL 32	0.00	462.49	335.45	228.56	1,026.50
LEVEL 31	0.00	462.49	335.45	228.56	1,026.50
LEVEL 30	0.00	462.49	335.45	228.56	1,026.50
LEVEL 29	0.00	462.49	335.45	228.56	1,026.50
LEVEL 28	0.00	462.49	335.45	228.56	1,026.50
LEVEL 27	0.00	462.49	335.45	228.56	1,026.50
LEVEL 26					
LEVEL 25					
LEVEL 24					
LEVEL 23					
LEVEL 22					
LEVEL 21					
LEVEL 20					
LEVEL 19					
LEVEL 18					
LEVEL 17					
LEVEL 16					
LEVEL 15					
LEVEL 14					
LEVEL 13					
LEVEL 12					
LEVEL 11					
LEVEL 10					
LEVEL 9					
LEVEL 8					
LEVEL 7					
LEVEL 6					
LEVEL 5					
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	**0.00**	**22,662.01**	**16,437.05**	**13,287.16**	**52,386.22**
TOTAL UNITS	0	392	147	101	640
AVG. AREA (m2)	**0.00**	**57.81**	**111.82**	**131.56**	**81.85**
AVG. AREA (f2)	**0.00**	**622.28**	**1,203.58**	**1,416.06**	**881.06**

SOUTH TOWER MARKET RENTAL

	UNIT AREAS				
LEVEL	STUDIO	1 BD	2 BD	3 BD	TOTAL
ROOF					
ELEV MACH RM					
LEVEL 79					
LEVEL 78					
LEVEL 77					
LEVEL 76					
LEVEL 75					
LEVEL 74					
LEVEL 73					
LEVEL 72					
LEVEL 71					
LEVEL 70					
LEVEL 69					
LEVEL 68					
LEVEL 67					
LEVEL 66					
LEVEL 65					
LEVEL 64					
LEVEL 63					
LEVEL 62					
LEVEL 61					
LEVEL 60					
LEVEL 59					
LEVEL 58					
LEVEL 57					
LEVEL 56					
LEVEL 55					
LEVEL 54					
LEVEL 53					
LEVEL 52					
LEVEL 51					
LEVEL 50					
LEVEL 49					
LEVEL 48					
LEVEL 47					
LEVEL 46					
LEVEL 45					
LEVEL 44					
LEVEL 43					
LEVEL 42					
LEVEL 41					
LEVEL 40					
LEVEL 39					
LEVEL 38					
LEVEL 37					
LEVEL 36					
LEVEL 35					
LEVEL 34					
LEVEL 33					
LEVEL 32					
LEVEL 31					
LEVEL 30					
LEVEL 29					
LEVEL 28					
LEVEL 27					
LEVEL 26					
LEVEL 25	0.00	462.49	333.85	228.56	1,024.90
LEVEL 24	0.00	462.49	333.85	228.56	1,024.90
LEVEL 23	0.00	462.49	333.85	228.56	1,024.90
LEVEL 22	0.00	462.49	333.85	228.56	1,024.90
LEVEL 21	0.00	462.49	333.85	228.56	1,024.90
LEVEL 20	0.00	462.49	333.85	228.56	1,024.90
LEVEL 19	0.00	462.49	333.85	228.56	1,024.90
LEVEL 18	0.00	462.49	333.85	228.56	1,024.90
LEVEL 17	0.00	462.49	333.85	228.56	1,024.90
LEVEL 16	0.00	462.49	333.85	228.56	1,024.90
LEVEL 15	0.00	462.49	333.85	228.56	1,024.90
LEVEL 14	0.00	462.49	333.85	228.56	1,024.90
LEVEL 13	0.00	462.49	333.85	228.56	1,024.90
LEVEL 12	0.00	462.49	333.85	228.56	1,024.90
LEVEL 11	0.00	462.49	333.85	228.56	1,024.90
LEVEL 10	0.00	462.49	333.85	228.56	1,024.90
LEVEL 9	0.00	462.49	333.85	228.56	1,024.90
LEVEL 8	0.00	462.49	333.85	228.56	1,024.90
LEVEL 7	0.00	462.90	333.85	228.15	1,024.90
LEVEL 6	0.00	462.90	333.85	228.15	1,024.90
LEVEL 5	0.00	462.90	333.85	228.15	1,024.90
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
LEVEL P0					
LEVEL P1					
LEVEL P2					
LEVEL P3					
LEVEL P4					
LEVEL P5					
LEVEL P6					
LEVEL P7					
LEVEL P8					
LEVEL P9					
TOTAL	**0.00**	**9,713.52**	**7,010.85**	**4,798.53**	**21,522.90**
TOTAL UNITS	0	168	63	42	273
AVG. AREA (m2)	**0.00**	**57.82**	**111.28**	**114.25**	**78.84**
AVG. AREA (f2)	**0.00**	**622.35**	**1,197.84**	**1,229.78**	**848.61**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB NO.

501 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE

RESIDENTIAL UNIT AREA SUMMARY - SOUTH TOWER

PLOT DATE	DRAWN
15 NOV 2024	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

E-A0.12e

PARKING DATA SUMMARY

VEHICLE PARKING STALL SUMMARY						
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED (MIN)**	**PERMITTED (MAX)**	**PROPOSED**
RESIDENTIAL / GENERAL PURPOSE	1,561	DWELLING UNITS	N/A	N/A	N/A	687
RESIDENTIAL / ACCESSIBLE	1,561	DWELLING UNITS	4.1.4a	54	N/A	54
RESIDENTIAL / VISITOR	1,561	DWELLING UNITS	4.1.3	78	156	78
RESIDENTIAL SUBTOTAL						**819**
NON-RESIDENTIAL / GENERAL PURPOSE	3,705	SQ.M	4.2.5	N/A	32	49
NON-RESIDENTIAL / ACCESSIBLE	3,705	SQ.M	4.1.4b	2	N/A	2
NON-RESIDENTIAL SUBTOTAL						**51**
TOTAL						**870**

BIKE PARKING STALL SUMMARY							
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED**		**PROPOSED**	
				CLASS A	CLASS B	CLASS A	CLASS B
RESIDENTIAL	968	UNITS < 65m2	6.2.1.2	3,166	79	3,212	46
	131	65 < UNITS < 105m2					
	462	UNITS > 105m2					
	1,561	ALL UNITS					
RETAIL	3,705	SQ.M	6.2.5.1	11	6	12	6
TOTAL	**-**	**-**	**-**	**3,177**	**85**	**3,224**	**52**

LOADING SUMMARY									
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED**			**PROPOSED**		
				CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
RESIDENTIAL	1,561	DWELLING UNITS	5.2.1	8	8	0	8	7	0
RETAIL	3,705	SQ.M	5.2.6	0	2	1	0	1	0
TOTAL	**-**	**-**	**-**	**8**	**10**	**1**	**8**	**8**	**0**

PASSENGER LOADING SUMMARY									
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED**			**PROPOSED**		
				CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
RESIDENTIAL TOTAL	1,561	DWELLING UNITS	7.2.1	11	0	0	11	0	0
RETAIL	3,705	SQ.M	7.2.5.1	1	0	0	1	0	0
TOTAL	**-**	**-**	**-**	**12**	**0**	**0**	**12**	**0**	**0**

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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

HENRIQUEZ PARTNERS ARCHITECTS
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

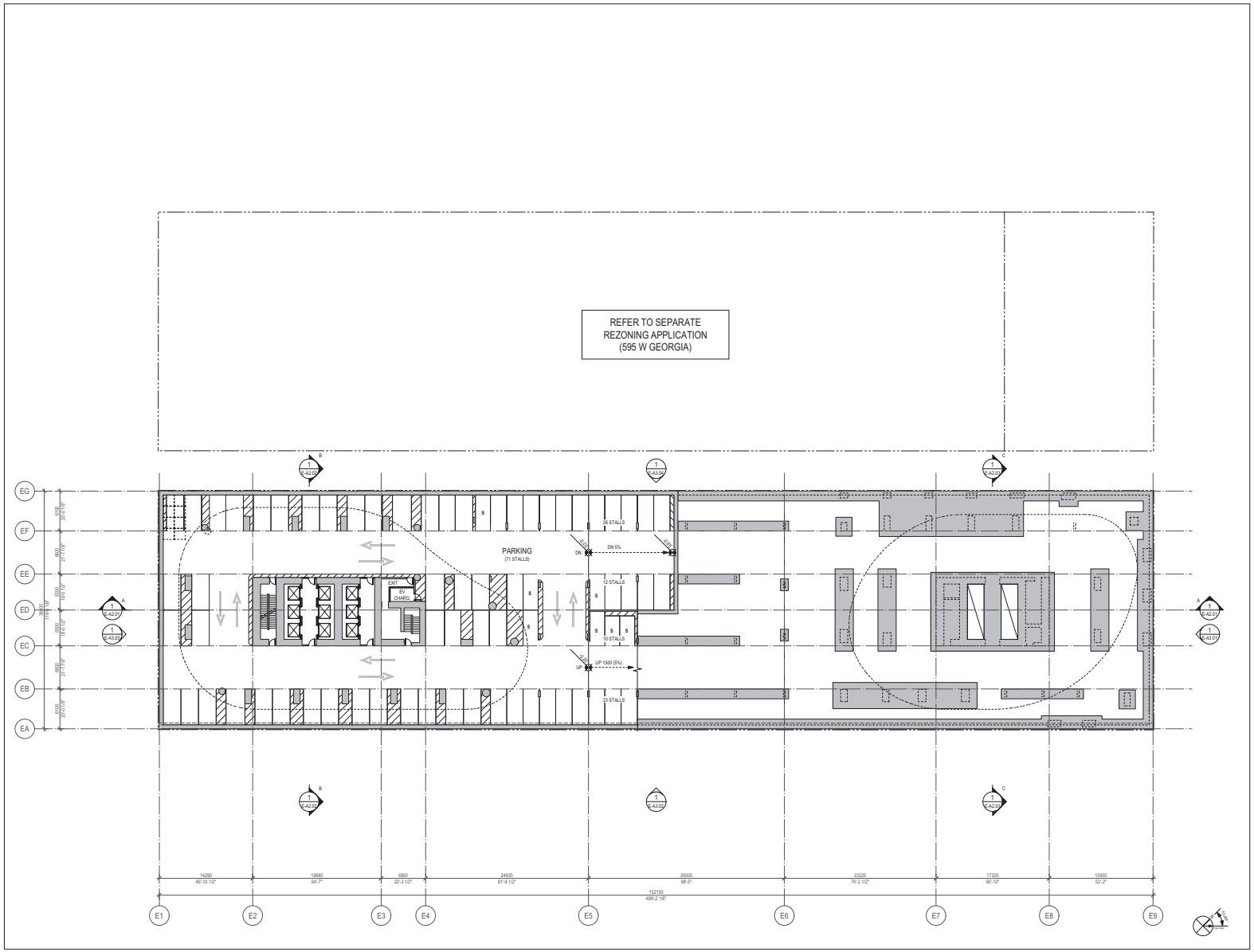
ASSISTANT CONSULTANT

DRAWING TITLE

PARKING DATA SUMMARY

ISSUE DATE: 15 NOV 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

E-A0.13



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2025-05-02

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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

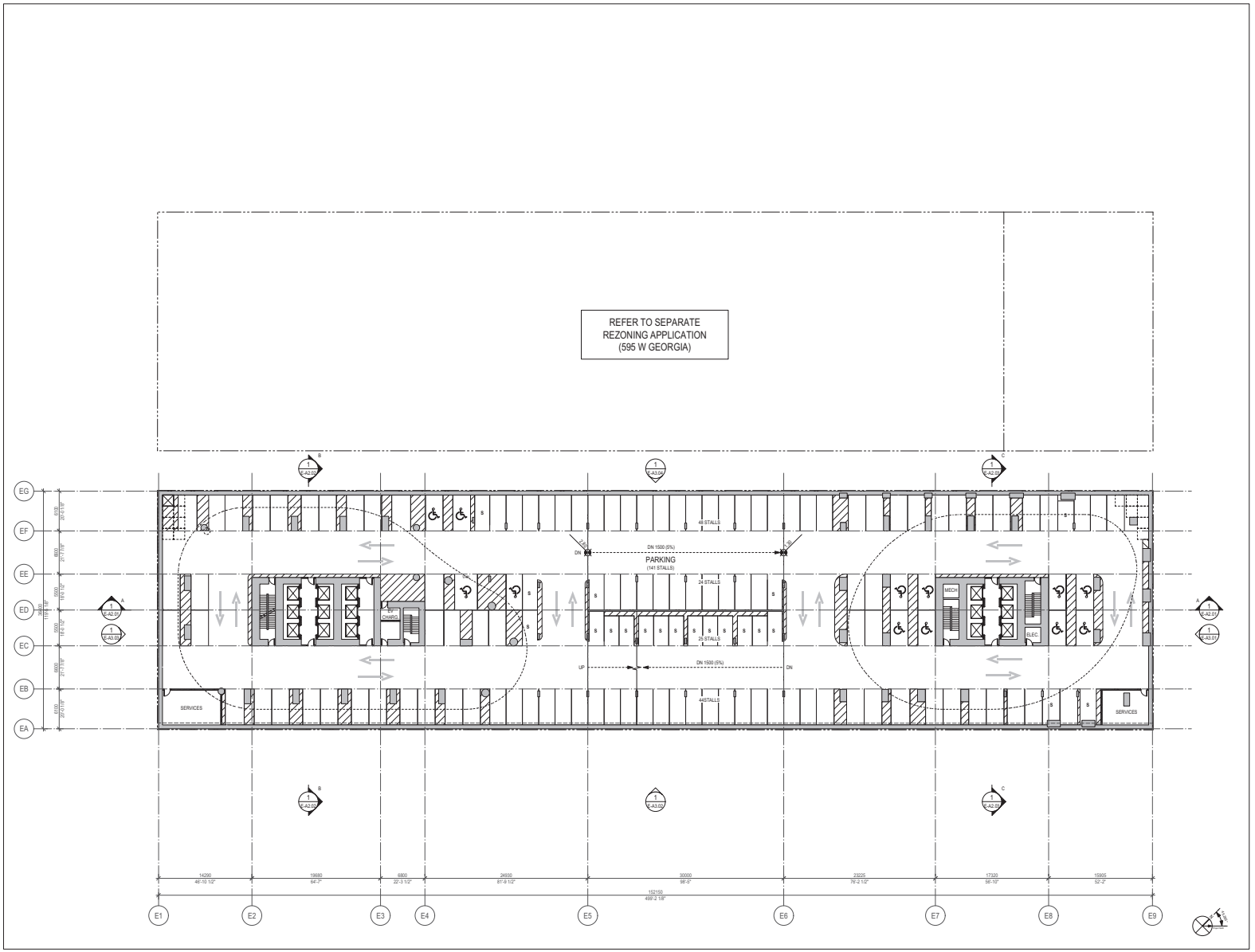
ADDITIONAL CONSULTANT

DRAWING TITLE

LEVEL P9
PARKING FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-A1.P9



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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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598 W Georgia Street
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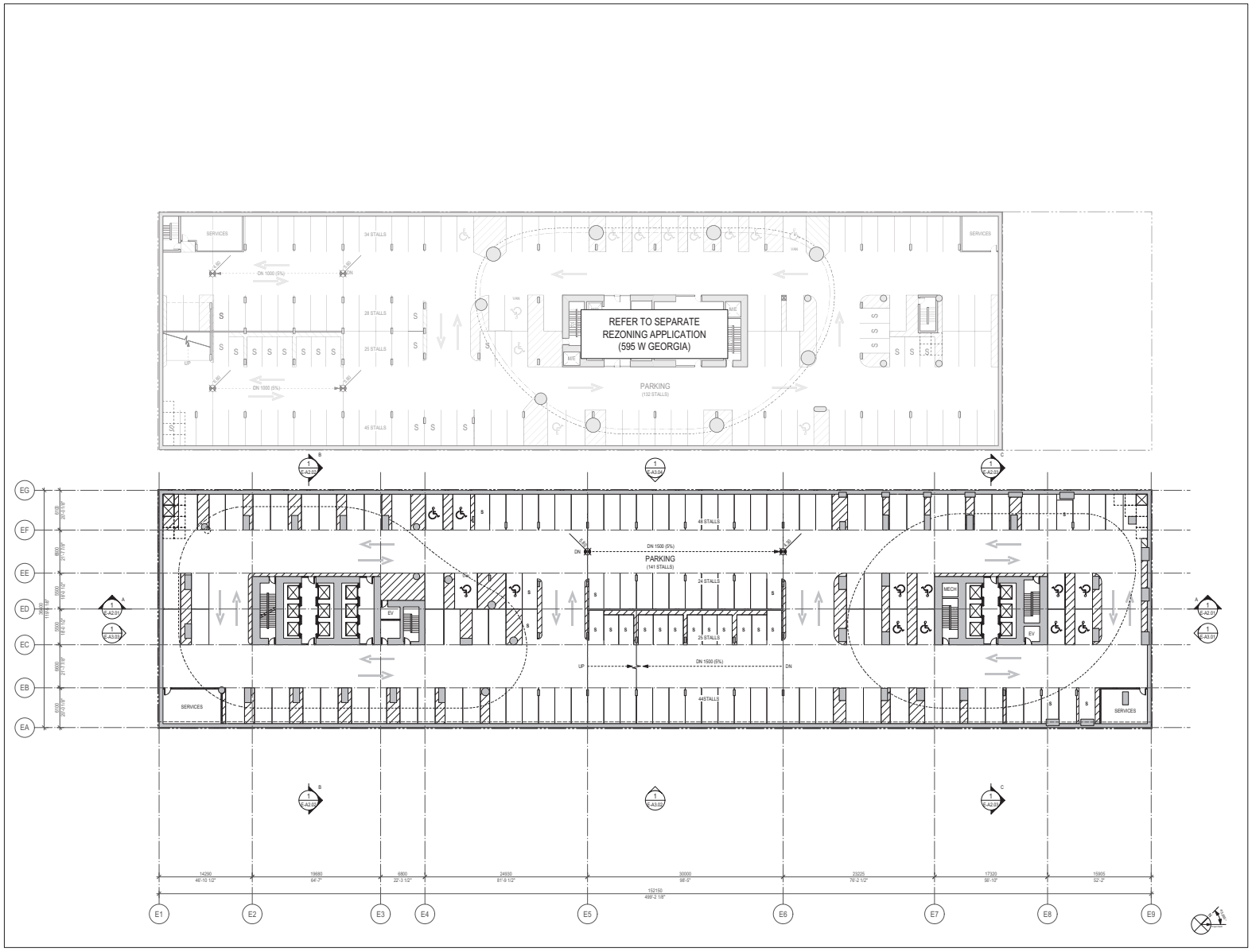
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL P8 PARKING FLOOR PLAN

DATE	13 DEC 2024	DRAWN	CS
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-P-A1.P8



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2025-05-02

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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

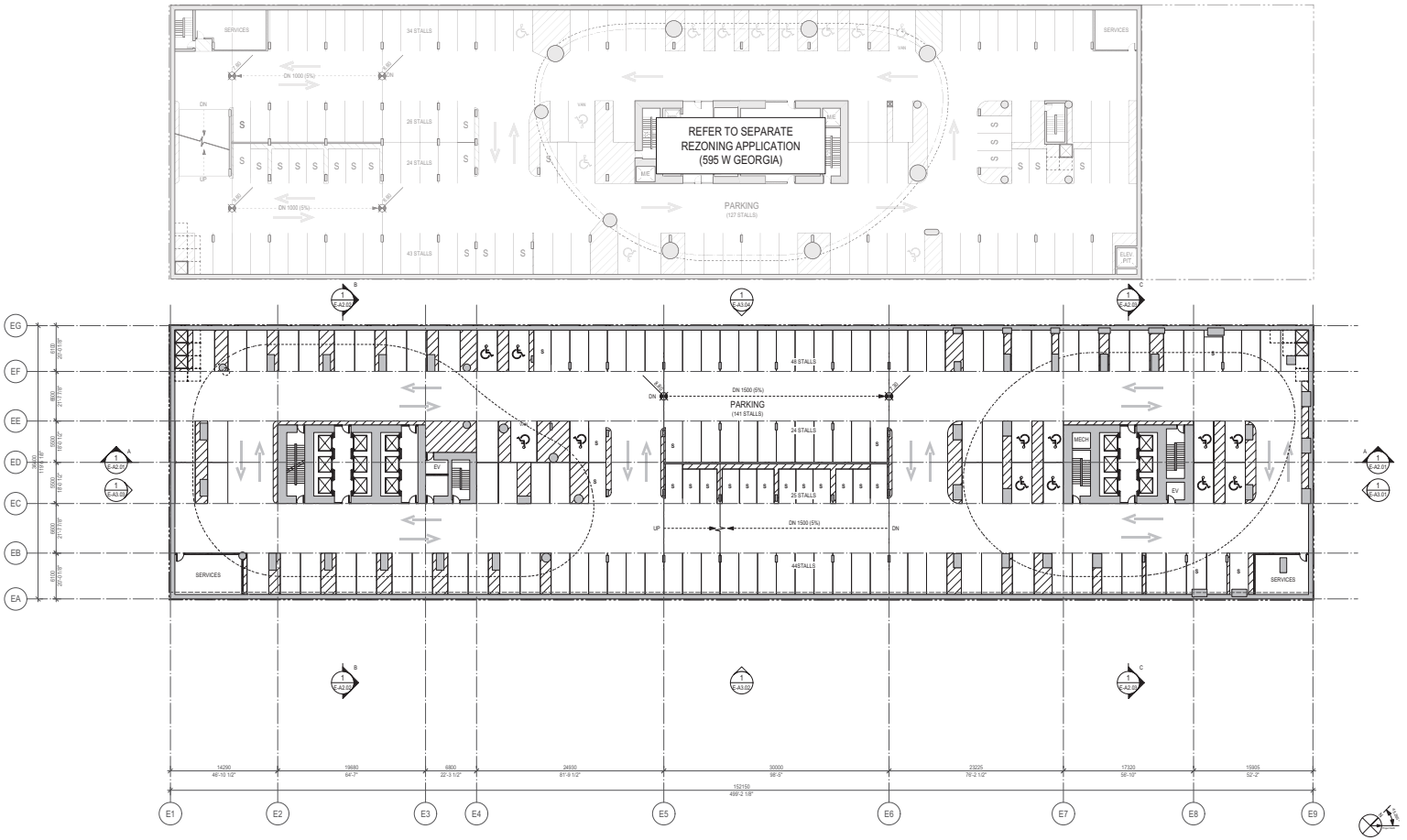
ADDITIONAL CONSULTANT

DRAWING TITLE

LEVEL P7
PARKING FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-A1.P7



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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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

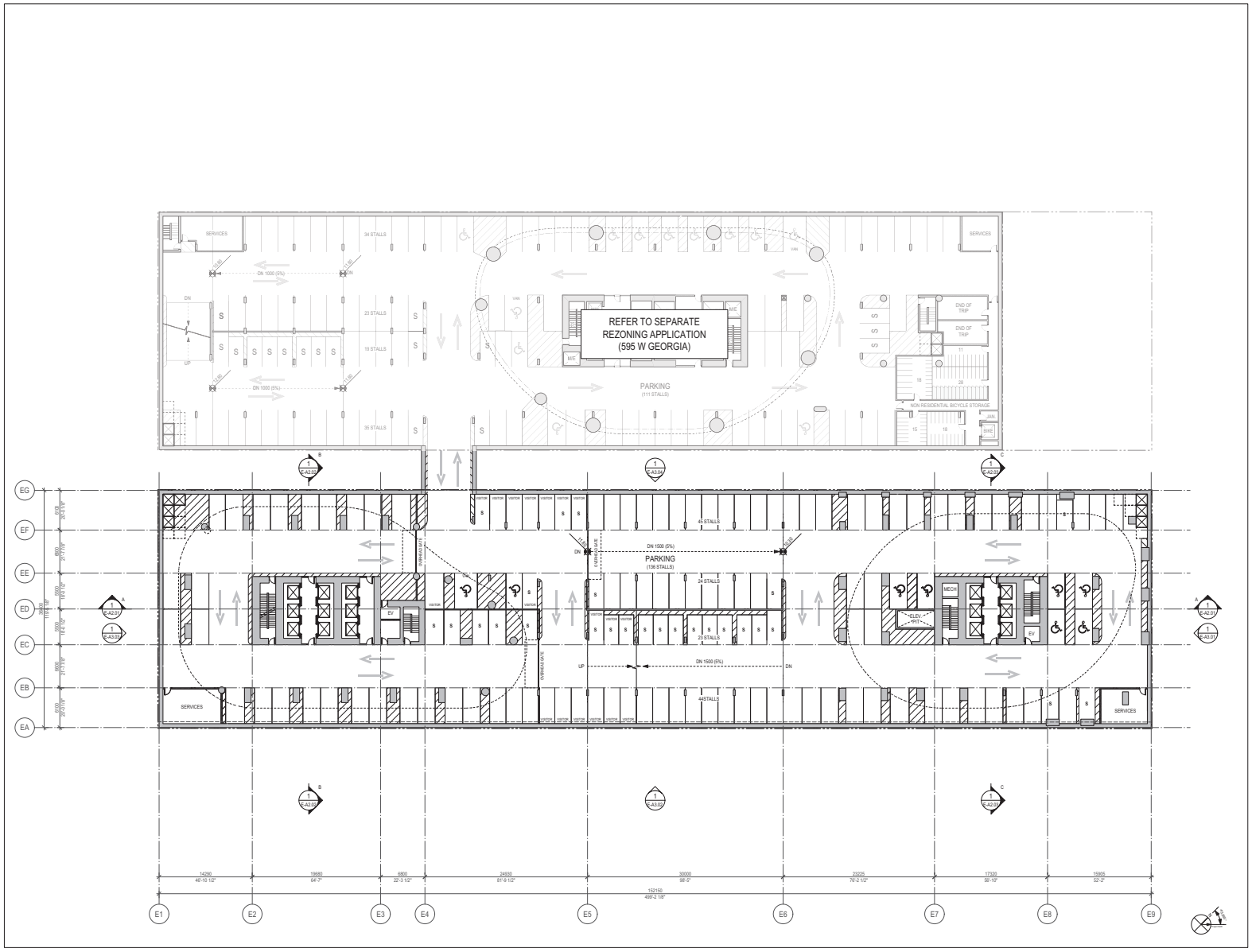
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL P6 PARKING FLOOR PLAN

DATE 13 DEC 2024	DRAWN CS
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-P-A1.P6



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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

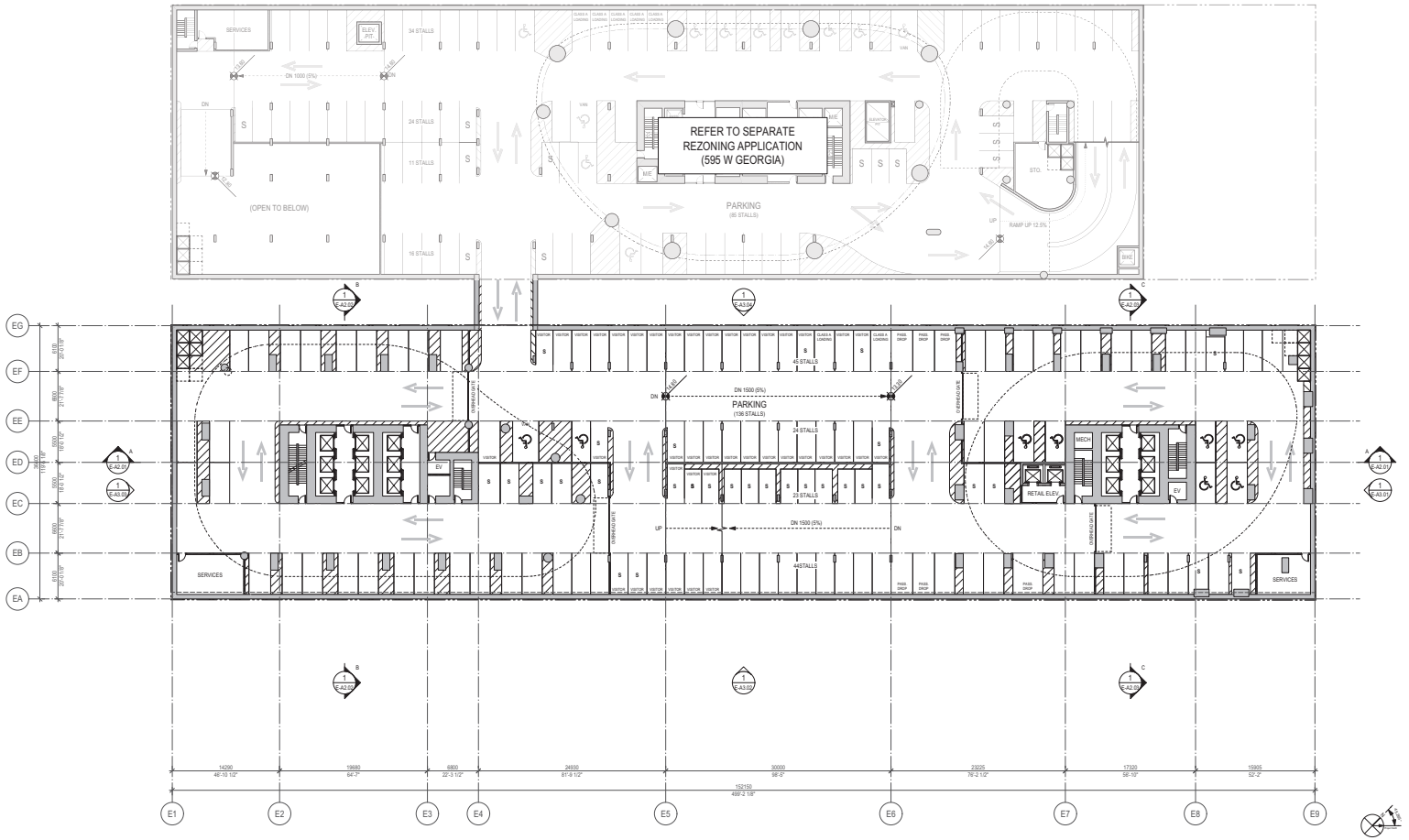
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL P5
PARKING FLOOR PLAN

DATE	13 DEC 2024
DRAWN	CS
SCALE	1:250
CHECKED	BM
JOB NO.	2303

E-P-A1.P5



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2025-05-02

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

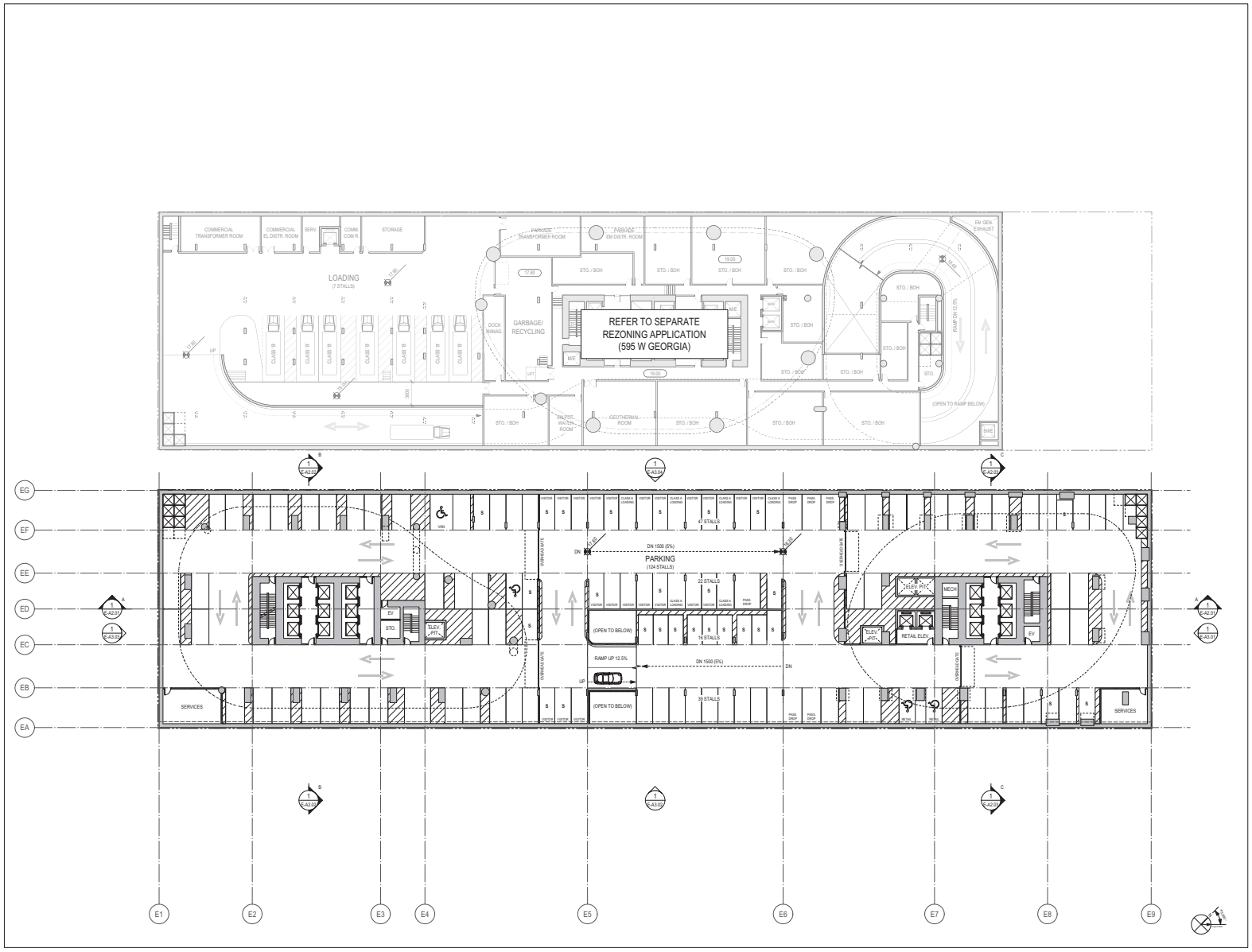
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL P4
PARKING FLOOR PLAN

DATE	13 DEC 2024	DRAWN	CS
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-P-A1.P4



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2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

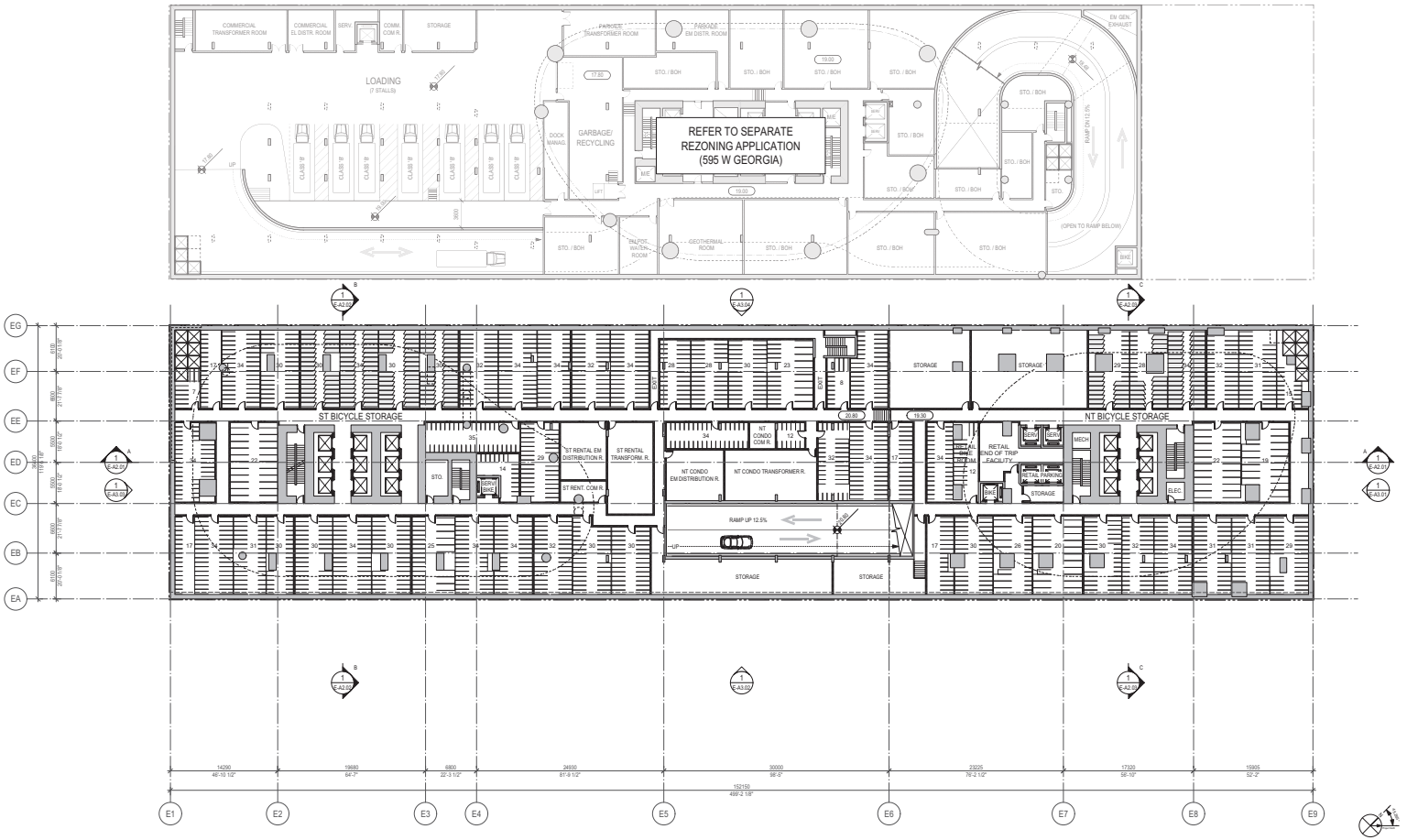
ADDITIONAL CONSULTANT

DRAWING TITLE

LEVEL P3
PARKING FLOOR PLAN

ISSUE DATE: 13 DEC 2024	DRAWN: CS
SCALE: 1:250	CHECKED: BM
HHE JOB NO.: 2303	

E-P-A1.P3



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2025-05-02

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

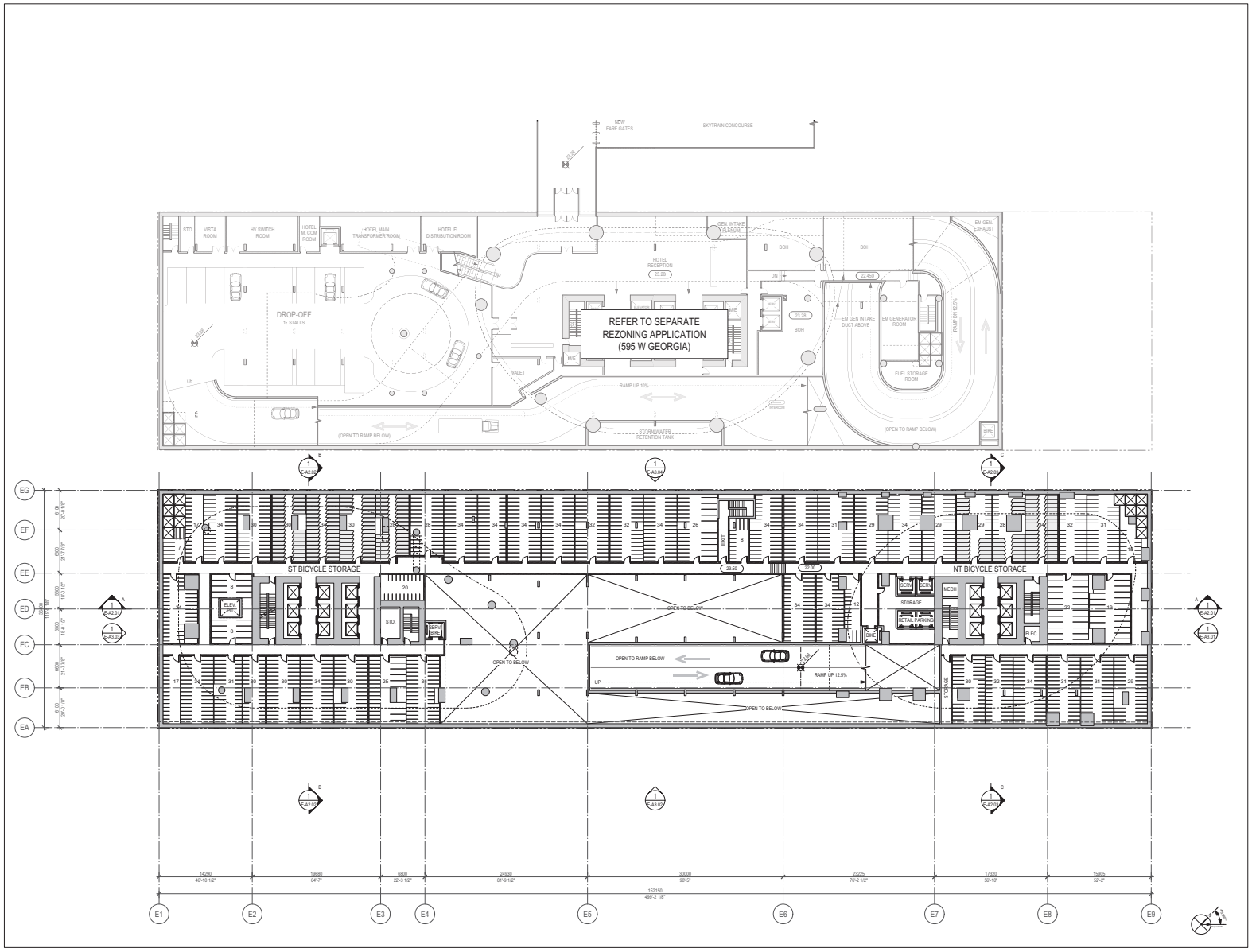
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

ASSISTANT CONSULTANT

DRAWING TITLE
LEVEL P2 PARKING FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-A1.P2



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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

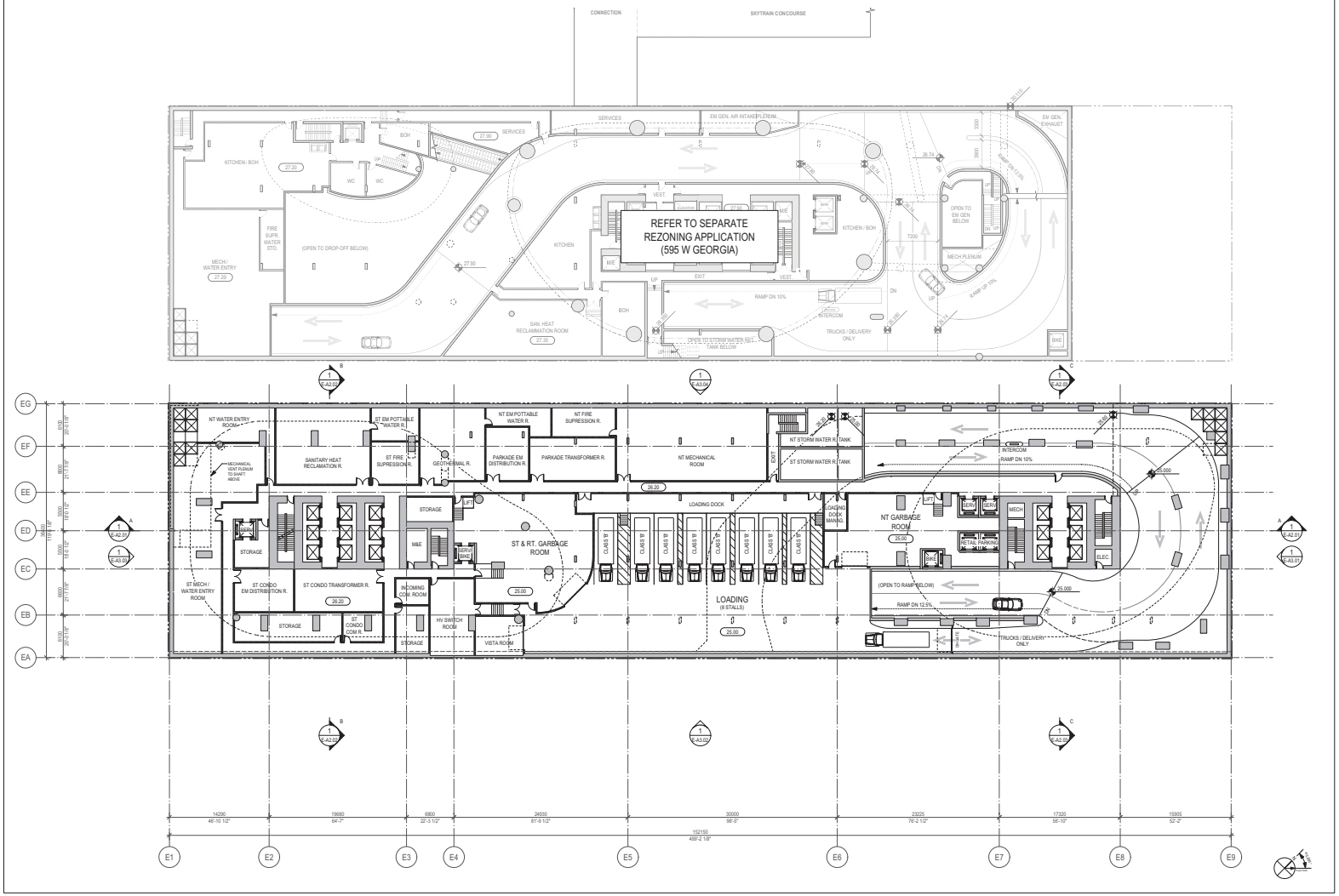
ADDITIONAL CONSULTANT

DRAWING TITLE

LEVEL P1
PARKING FLOOR PLAN

ISSUE DATE: 13 DEC 2024	DRAWN: CS
SCALE: 1:250	CHECKED: BM
HHE JOB NO: 2303	

E-P-A1.P1



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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

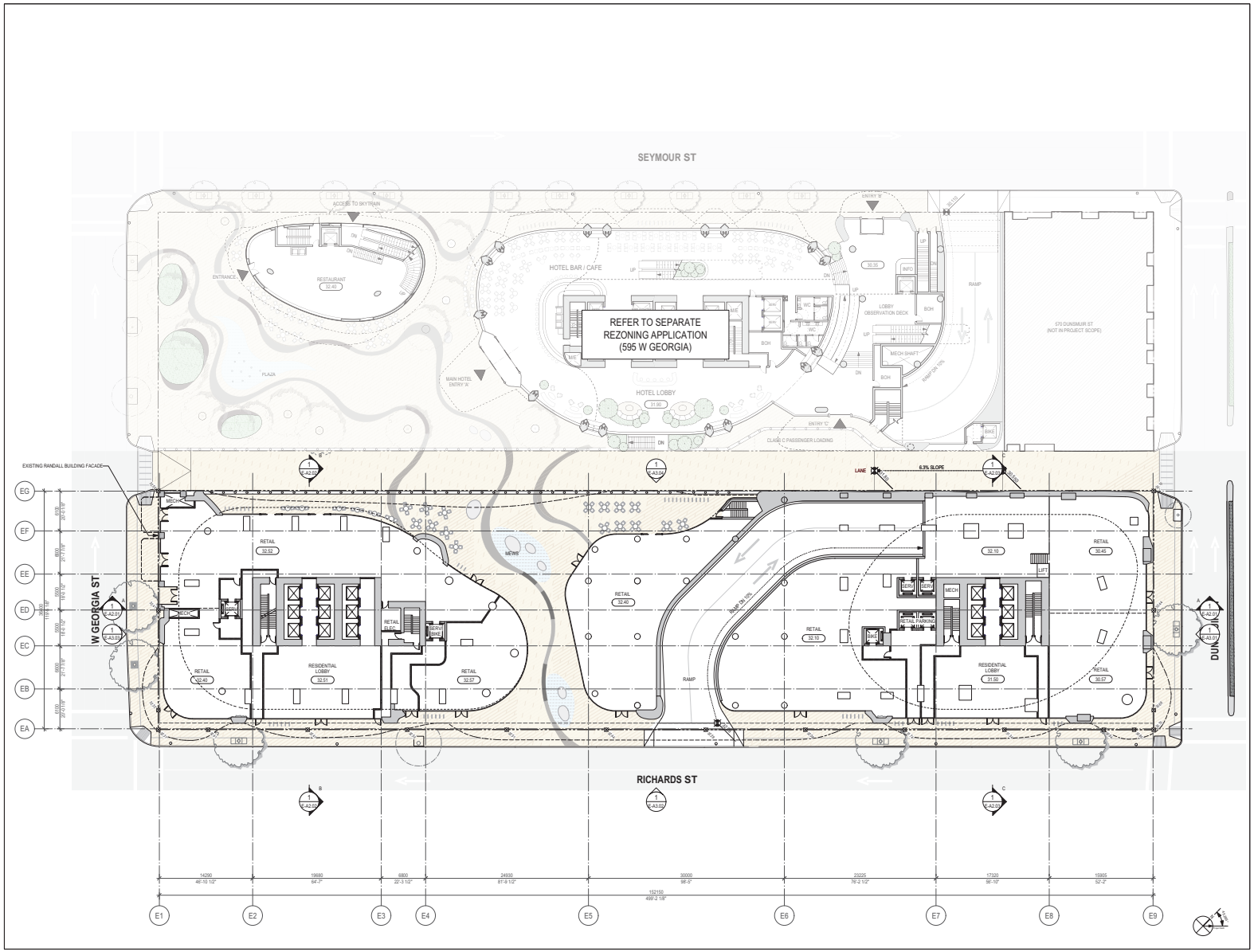
CONSULTANT

DRAWING TITLE

LEVEL P0
PARKING FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-A1.P0



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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

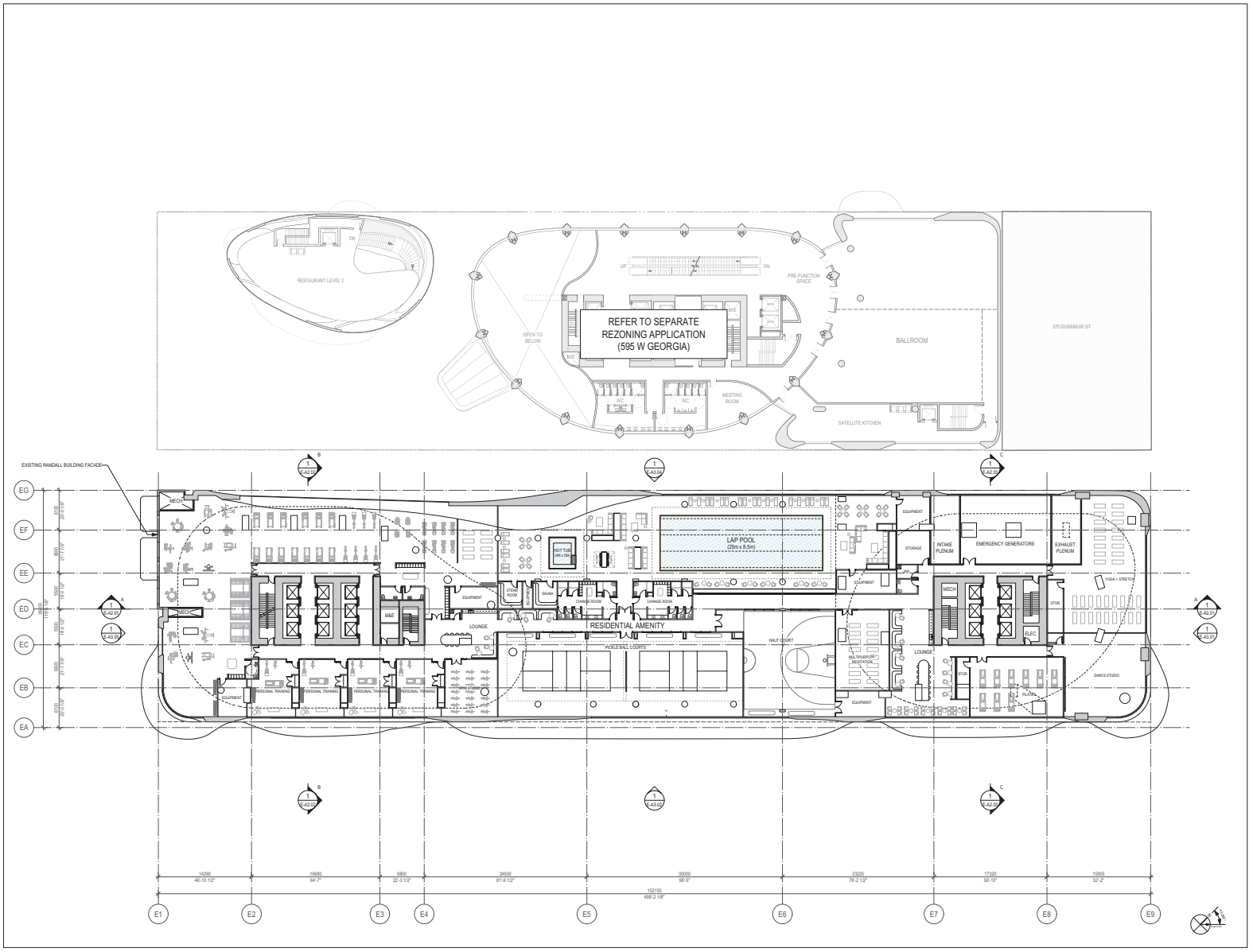
CONSULTANT

DRAWING TITLE

LEVEL 1 GROUND FLOOR PLAN

DATE	DRAWN
13 DEC 2024	BM
SCALE	CHECKED
1:250	BM
JOB NO.	
2303	

E-P-A1.01



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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

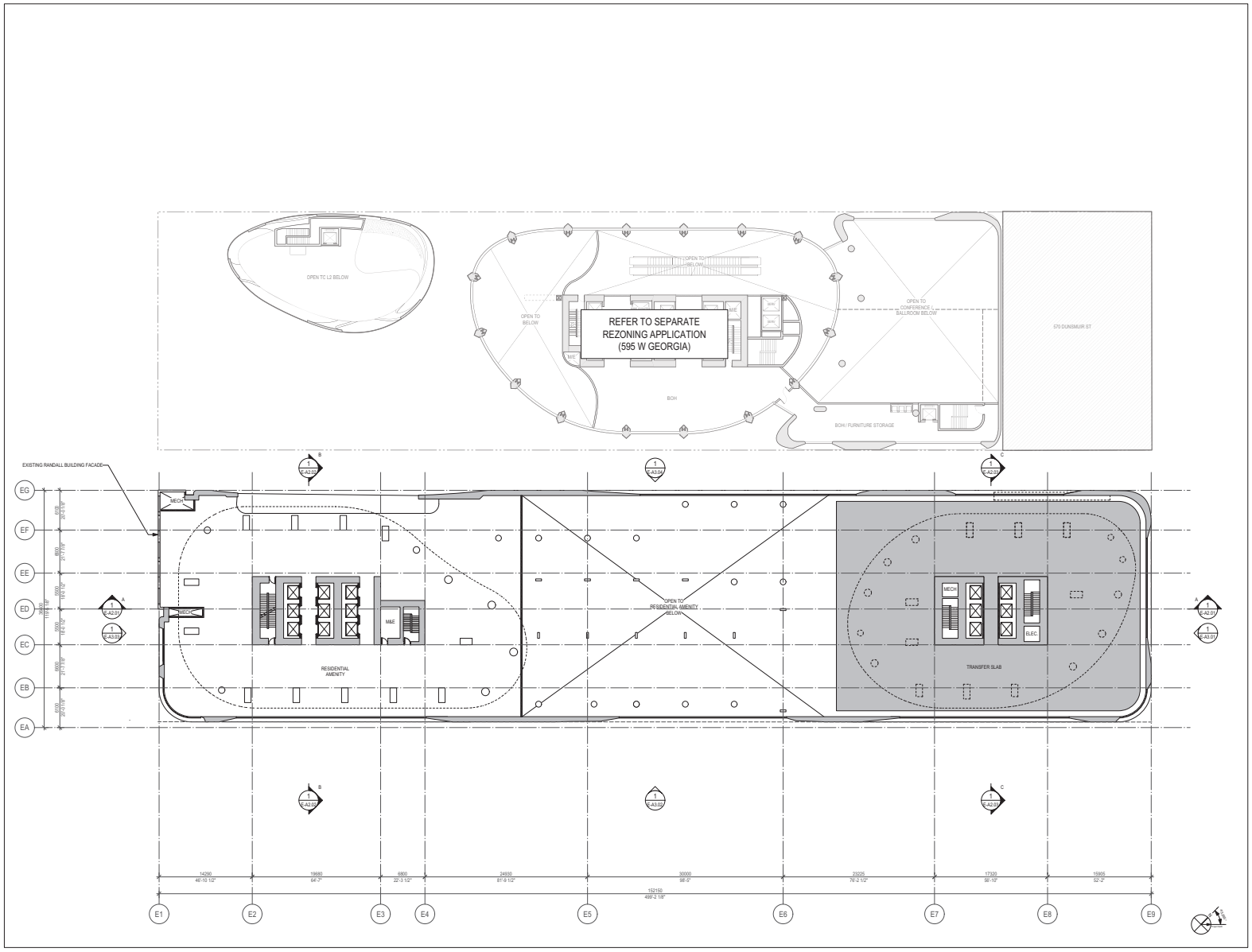
CONSULTANT

DRAWING TITLE

LEVEL 2 FLOOR PLAN

DATE	13 DEC 2024	DRAWN	BM
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-P-A1.02



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T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

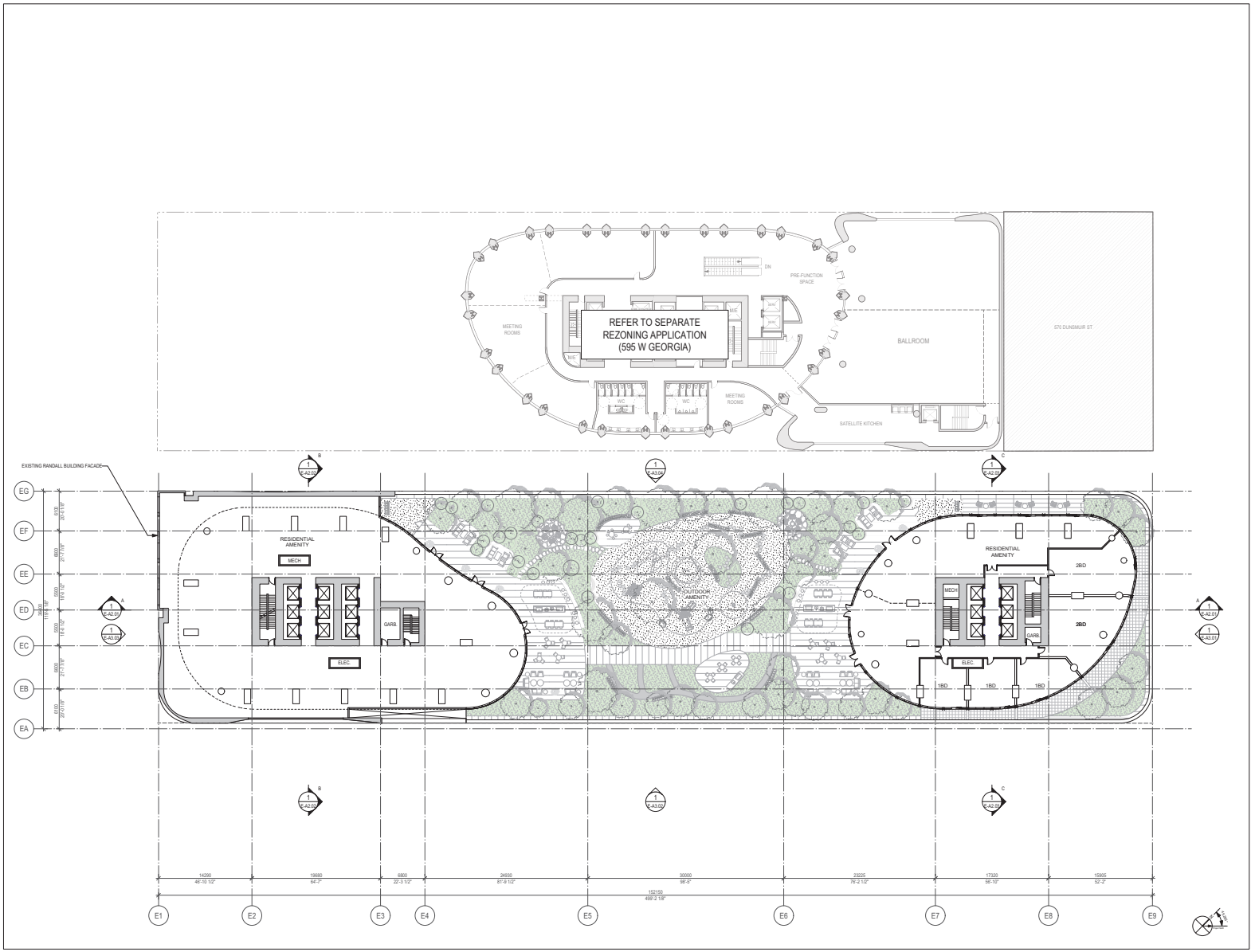
ASSESSMENT CONSULTANT

DRAWING TITLE

LEVEL 3 FLOOR PLAN

PLOT DATE	13 DEC 2024	DRAWN	BM
SCALE	1:250	CHECKED	BM
PLOT JOB NO.	2303		

E-P-A1.03



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Vancouver BC Canada V6B 2A3
T 604 687 5681

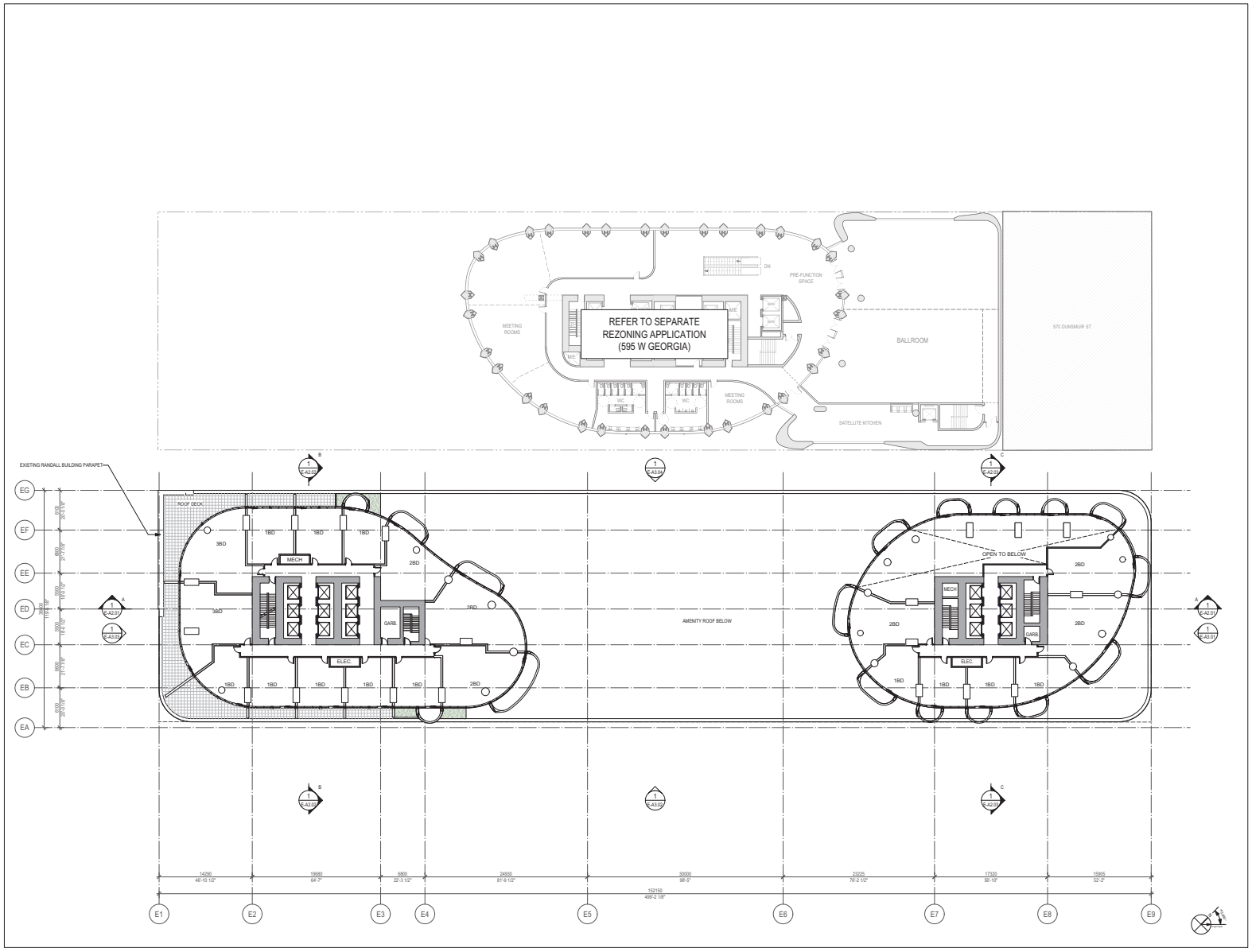
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 4 FLOOR PLAN

DATE 13 DEC 2024	DRAWN BM
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-P-A1.04



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T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

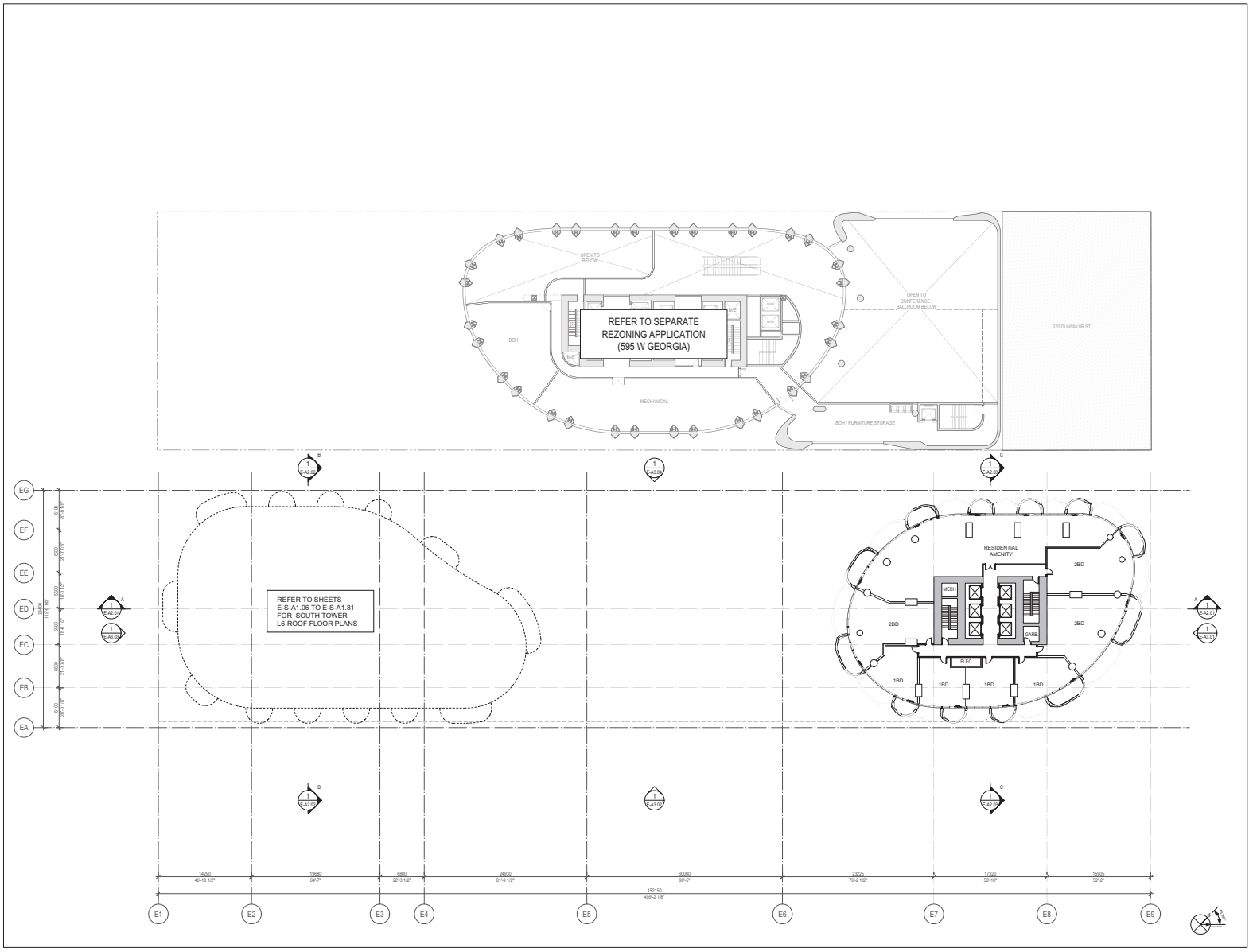
ASSESSMENT CONSULTANT

DRAWING TITLE

LEVEL 5 FLOOR PLAN

PLOT DATE	13 DEC 2024
DRAWN	BM
SCALE	1:250
CHECKED	BM
PROJECT NO.	2303

E-P-A1.05



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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

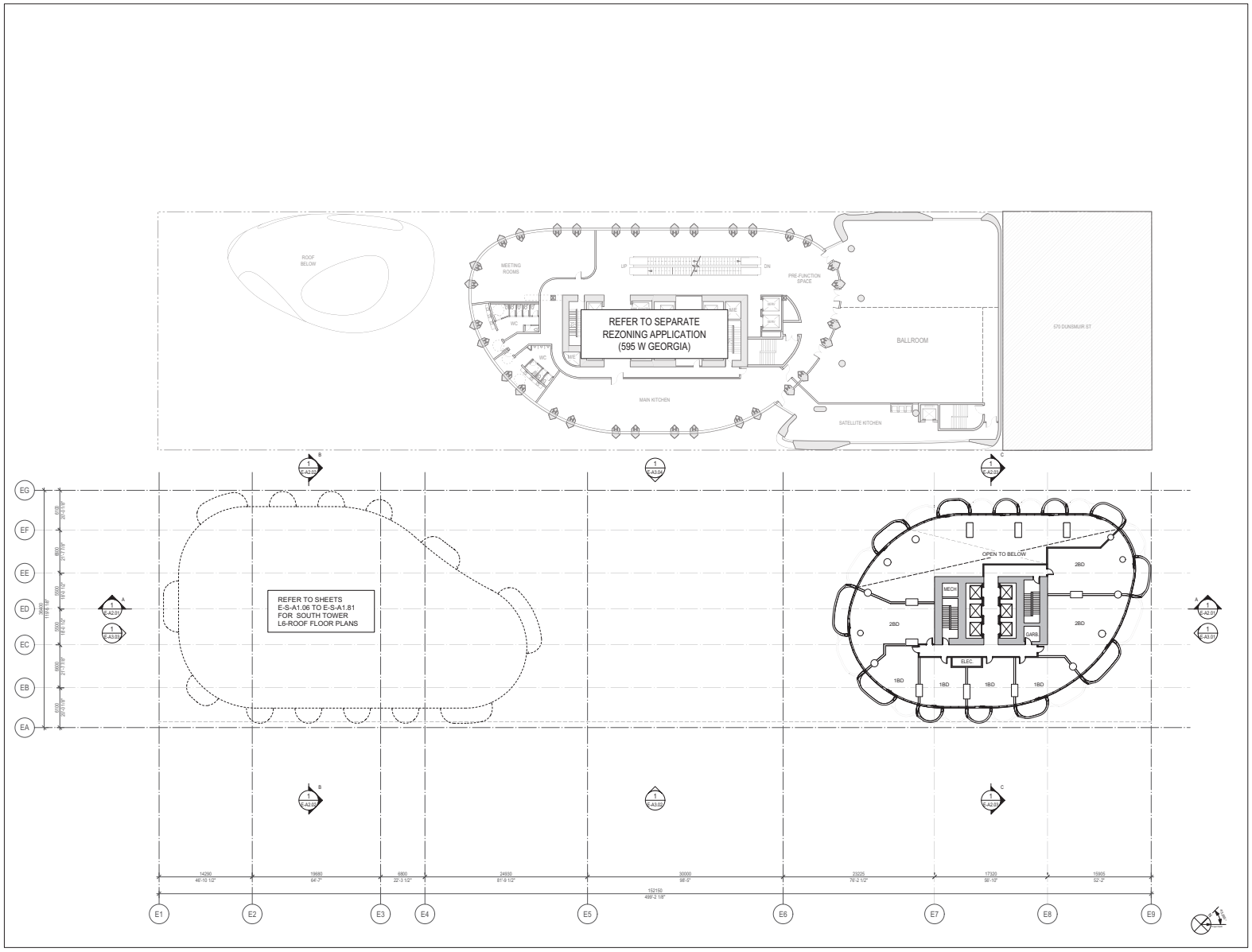
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 6 & 8
CONDO FLOOR PLAN

DATE 13 DEC 2024	DRAWN BM
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-N-A1.06



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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

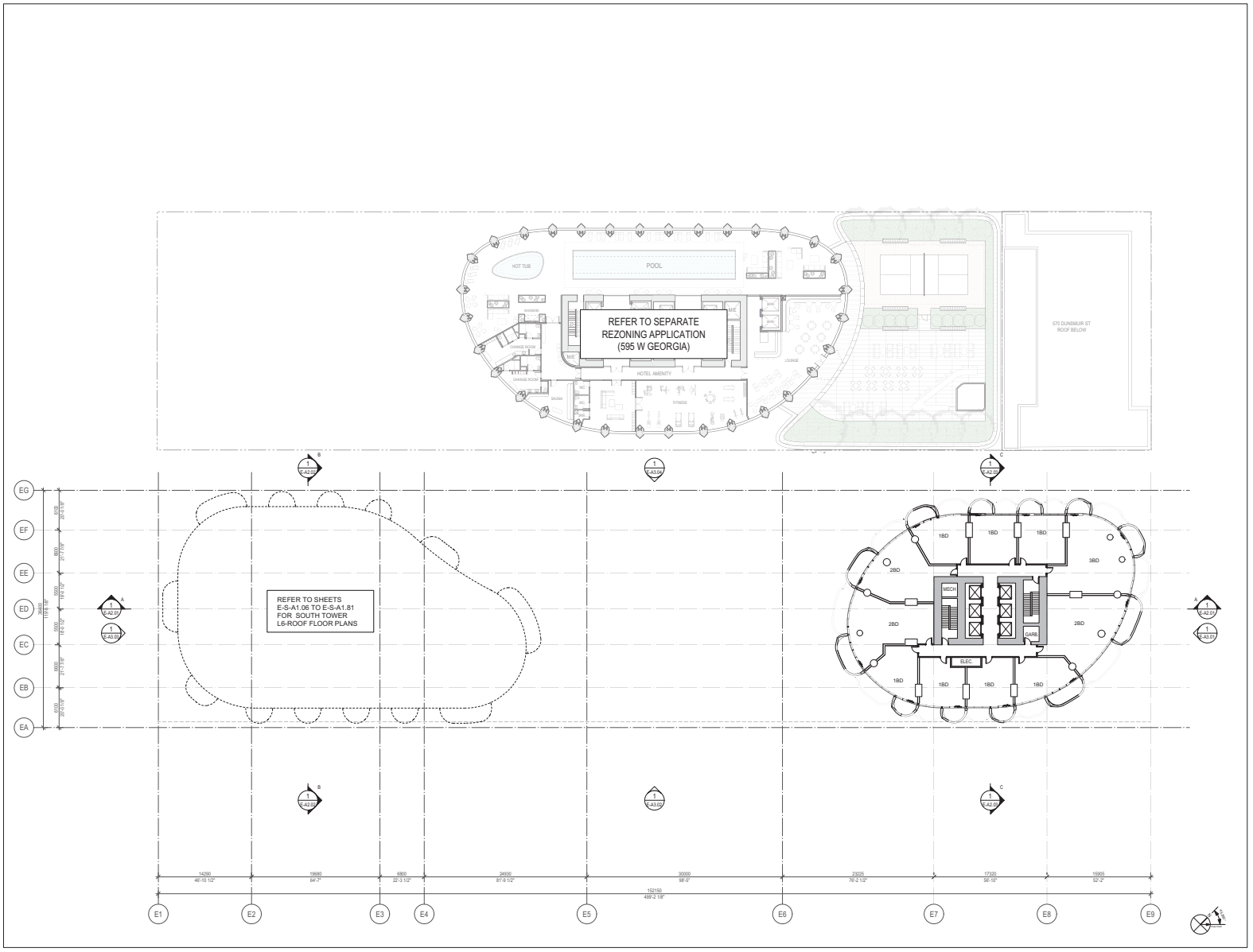
ADDITIONAL CONSULTANT

DRAWING TITLE

NORTH TOWER LEVEL 7 & 9 CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.07



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Vancouver BC Canada V6B 2A3
T 604 687 5681

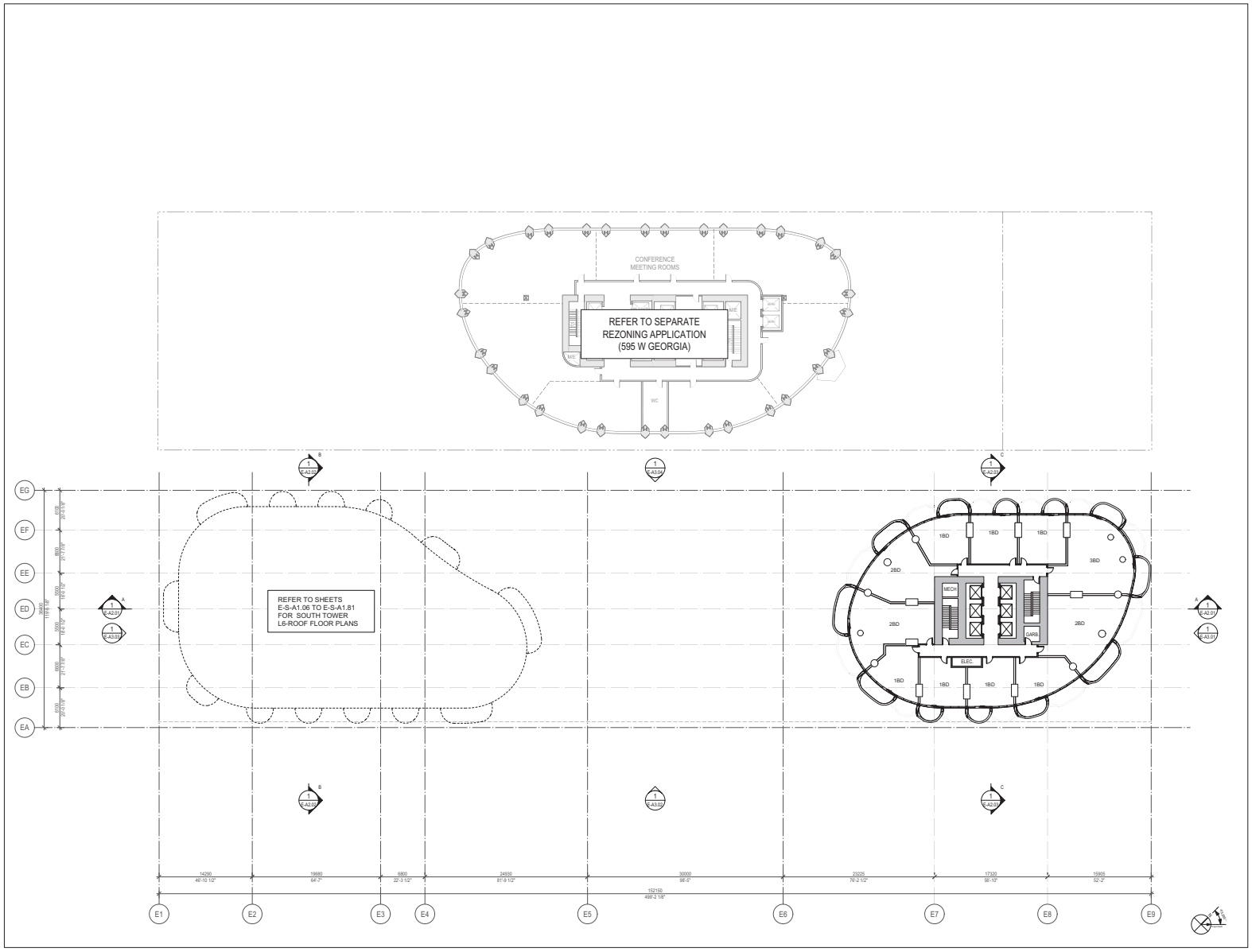
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
NORTH TOWER
LEVEL 10-32 EVEN
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.10



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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

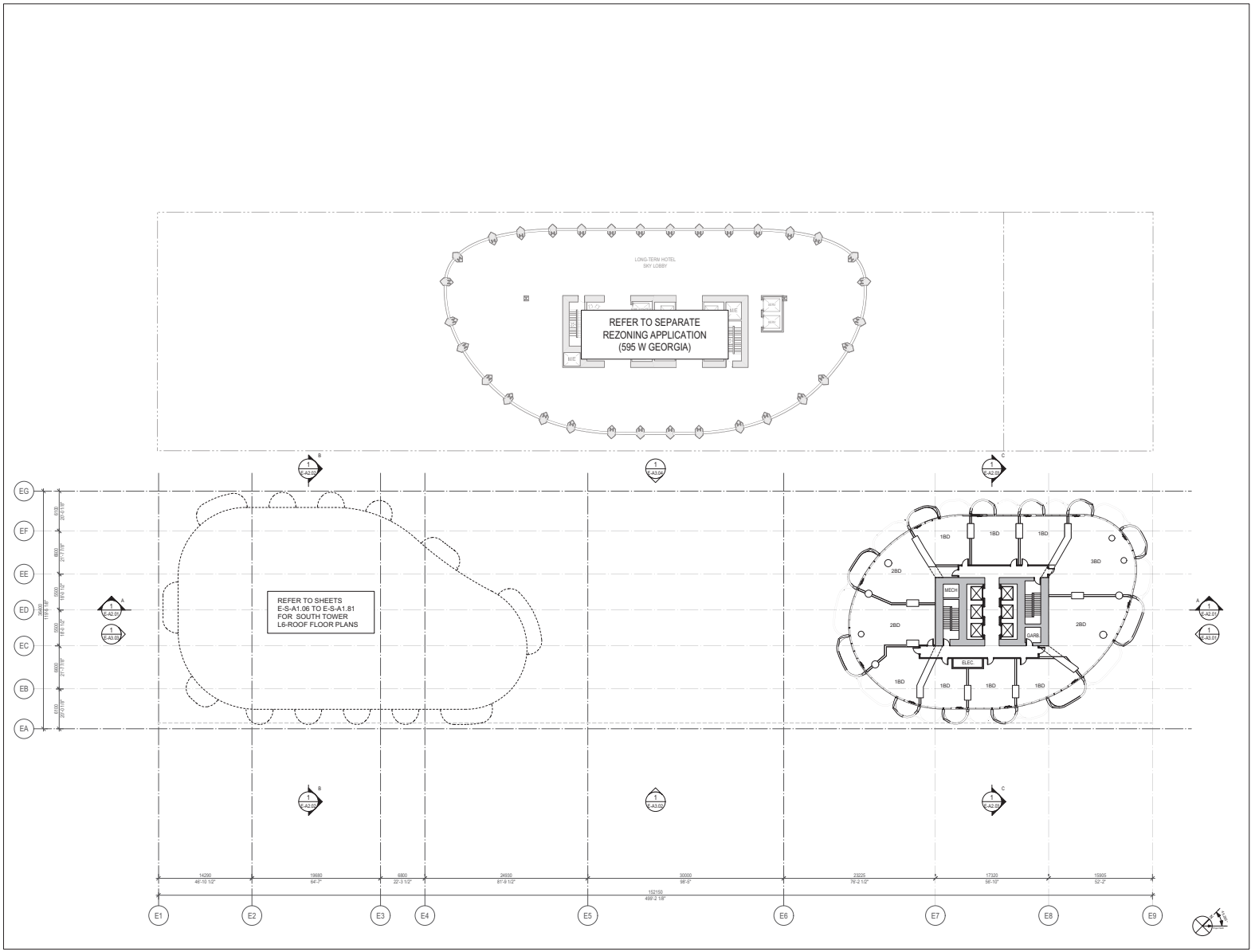
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 11-33 ODD
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.11



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2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

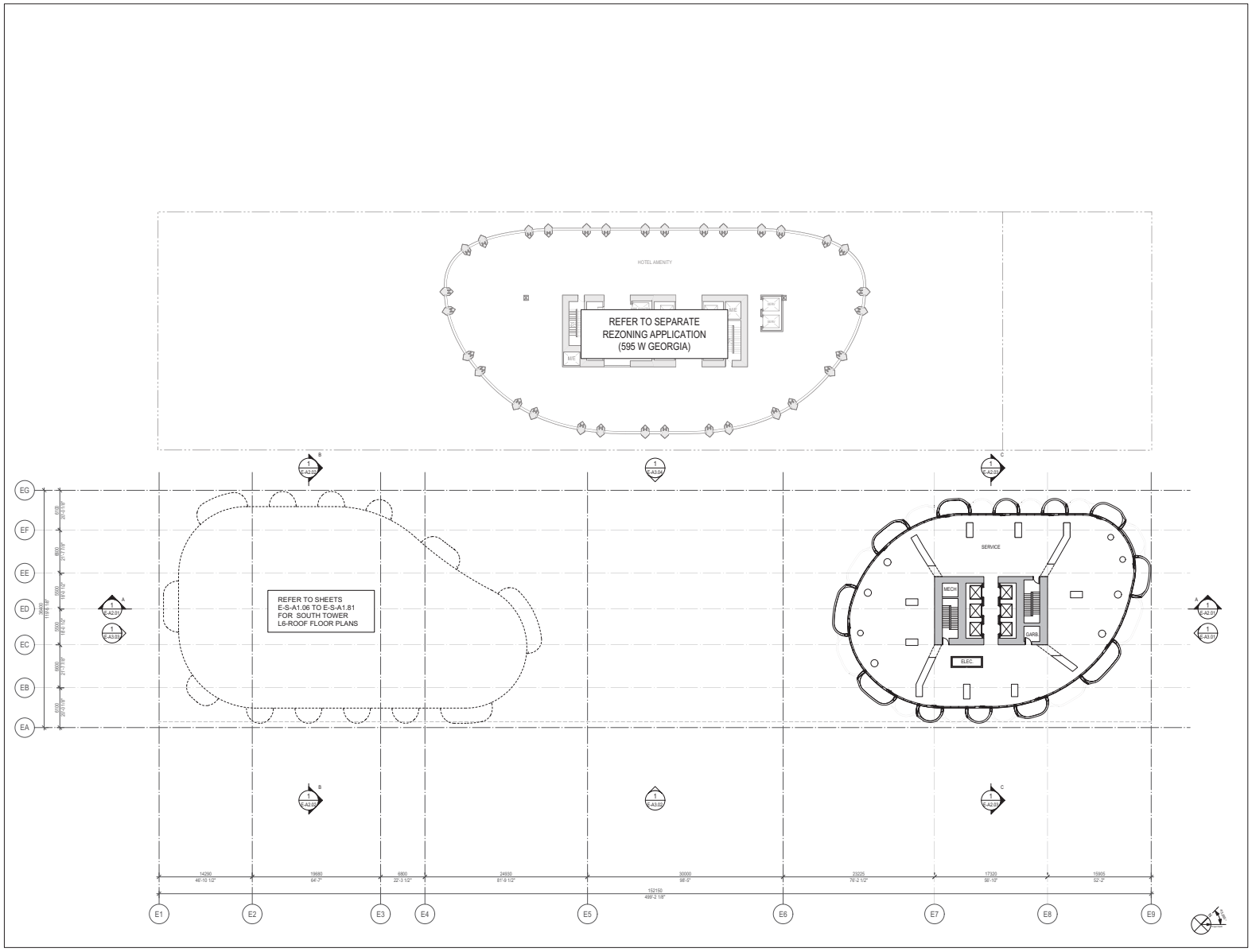
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 34
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO.: 2303	

E-N-A1.34



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2025-05-02

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

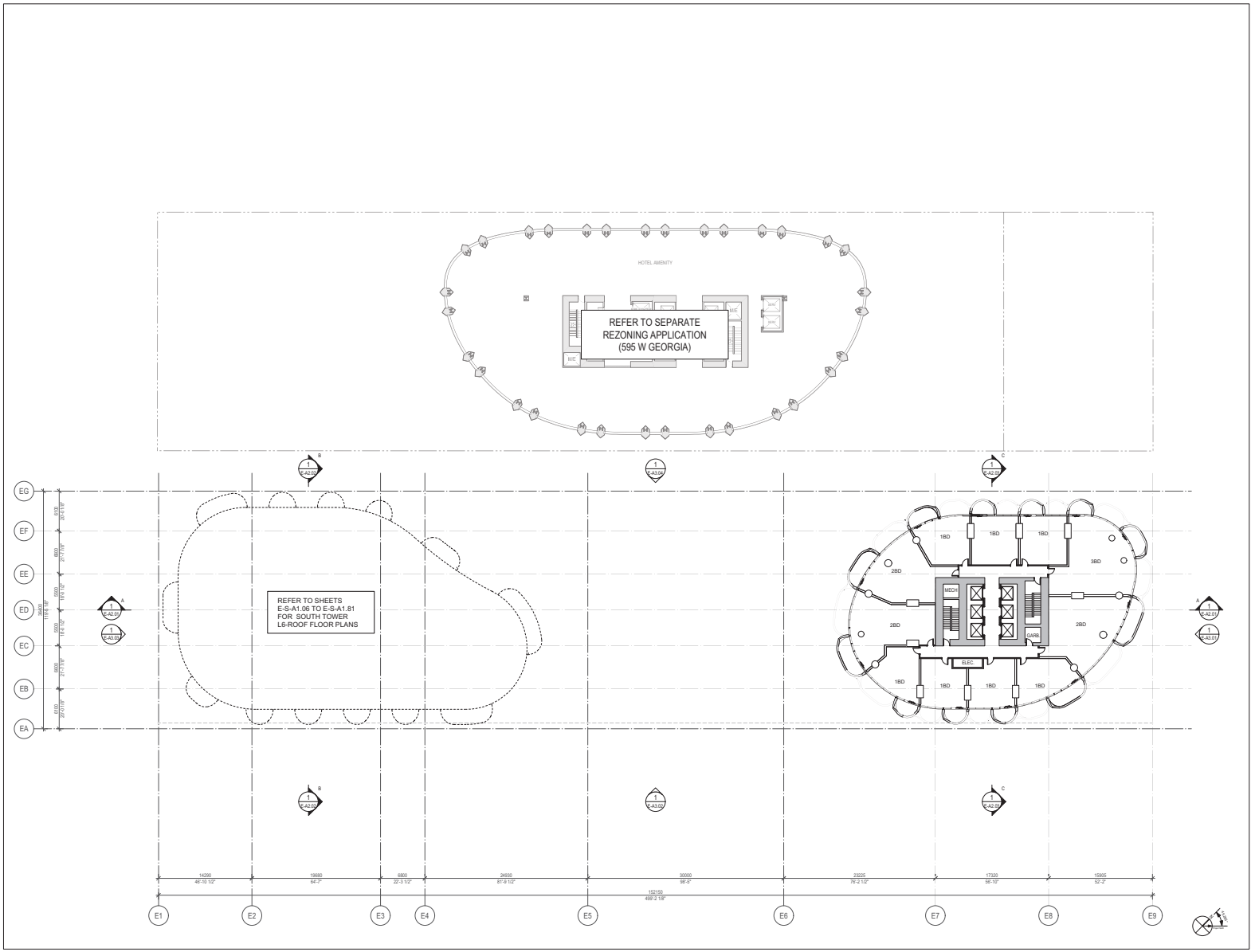
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE
NORTH TOWER
LEVEL 35
SERVICE FLOOR PLAN

ISSUE DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.35



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598 W Georgia Street
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

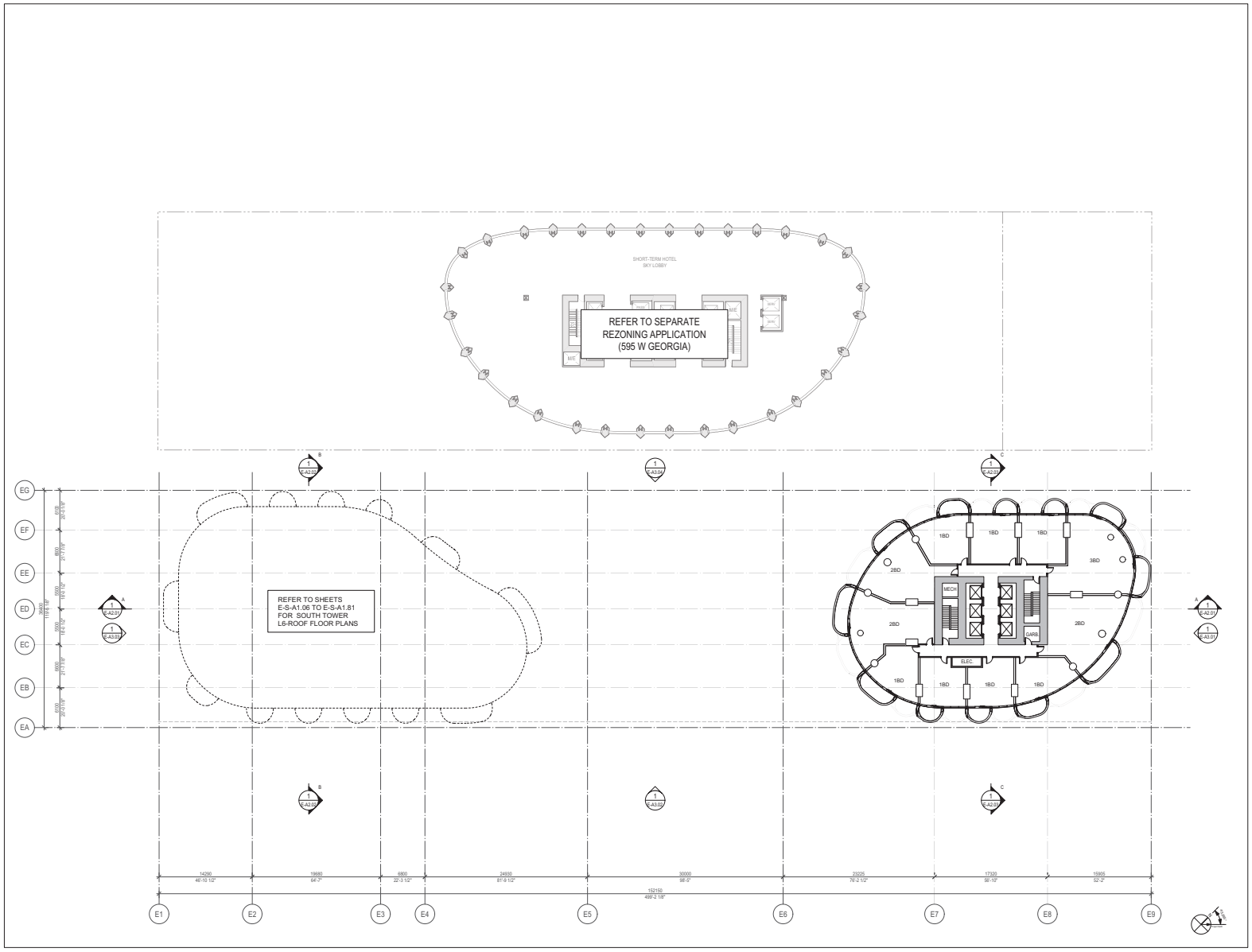
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 36-64 EVEN
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO.: 2303	

E-N-A1.36



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598 W Georgia Street
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

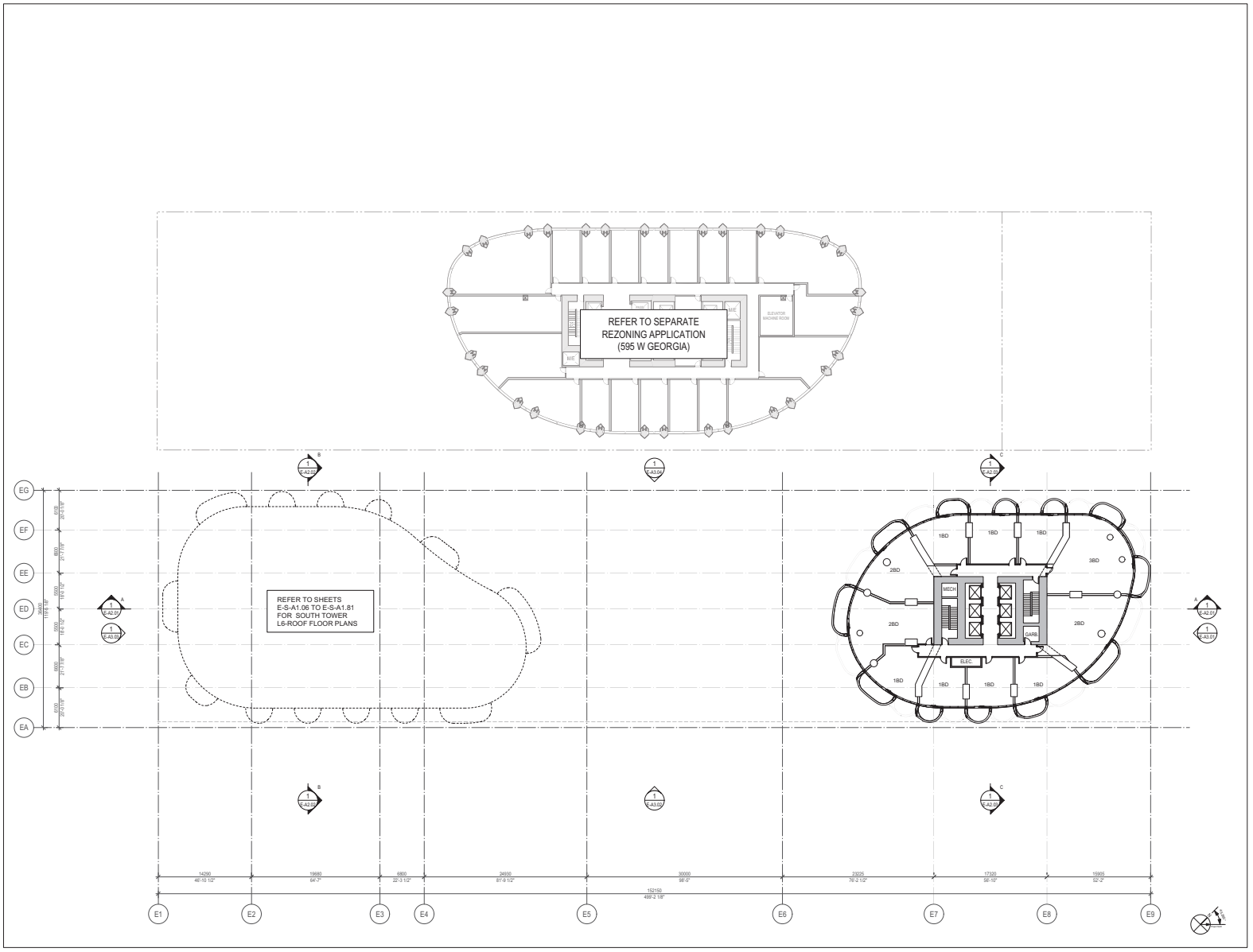
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 37-63 ODD
CONDO FLOOR PLAN

ISSUE DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.37



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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

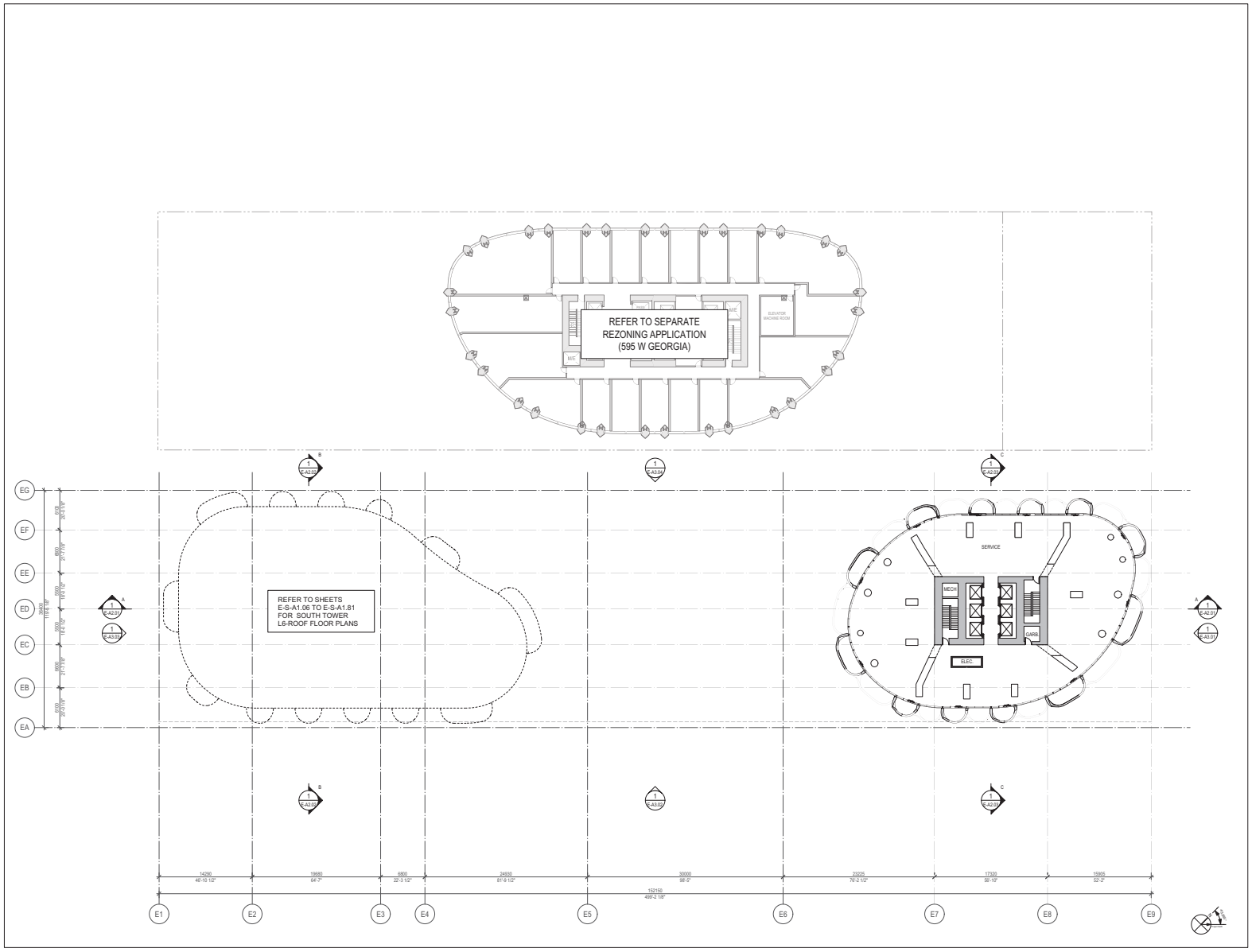
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 65
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.65



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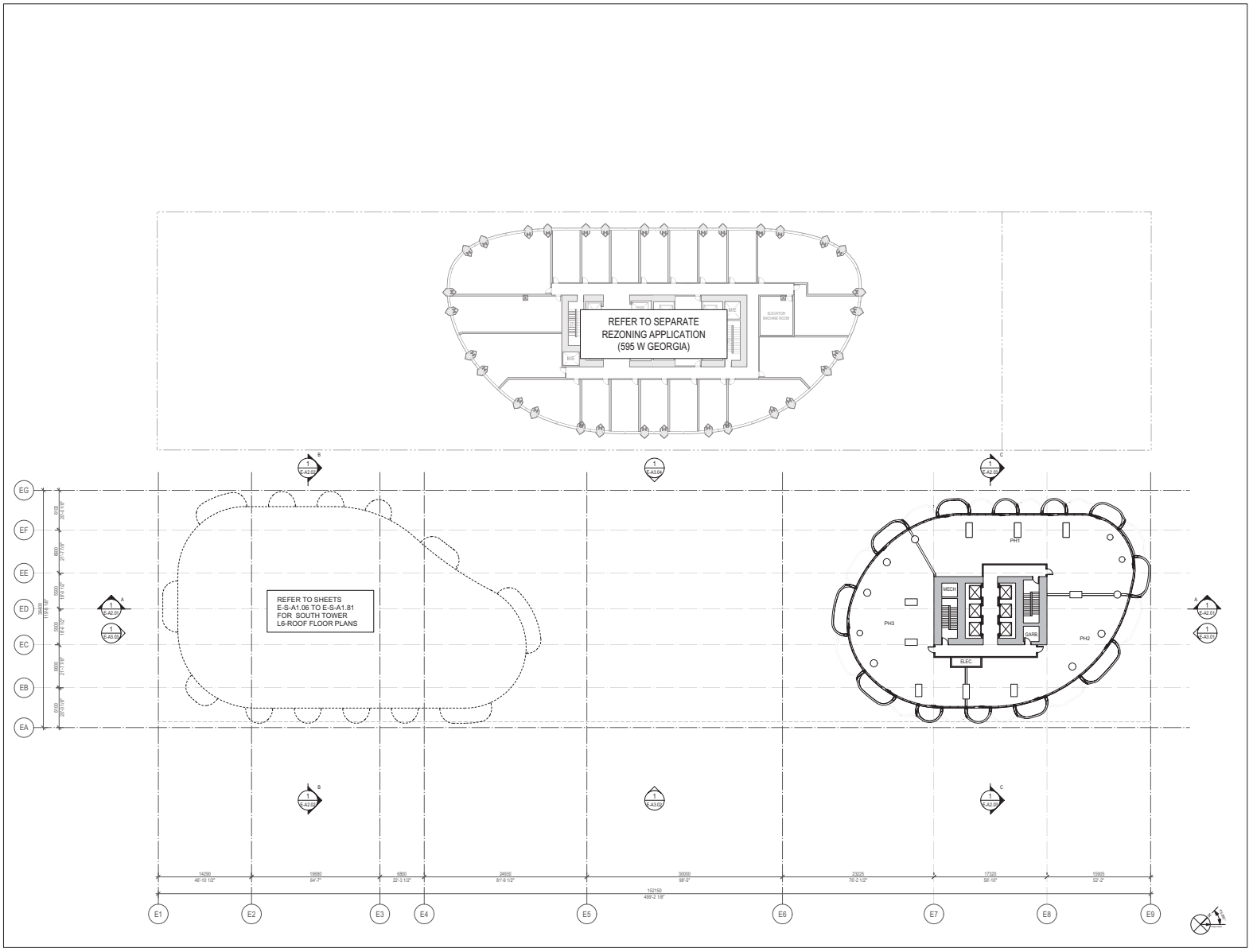
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE
NORTH TOWER
LEVEL 66
SERVICE FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.66



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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

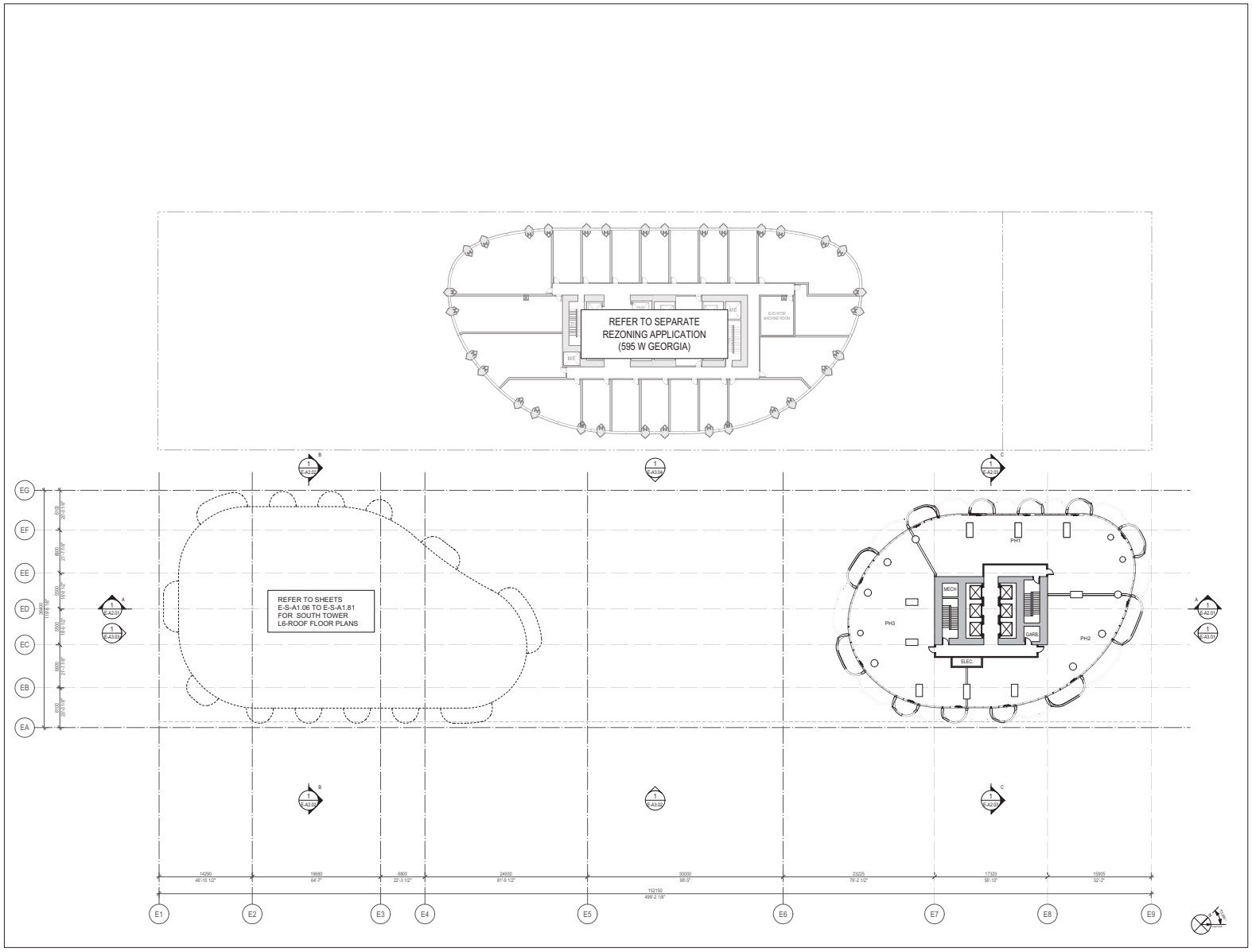
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 67
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.67



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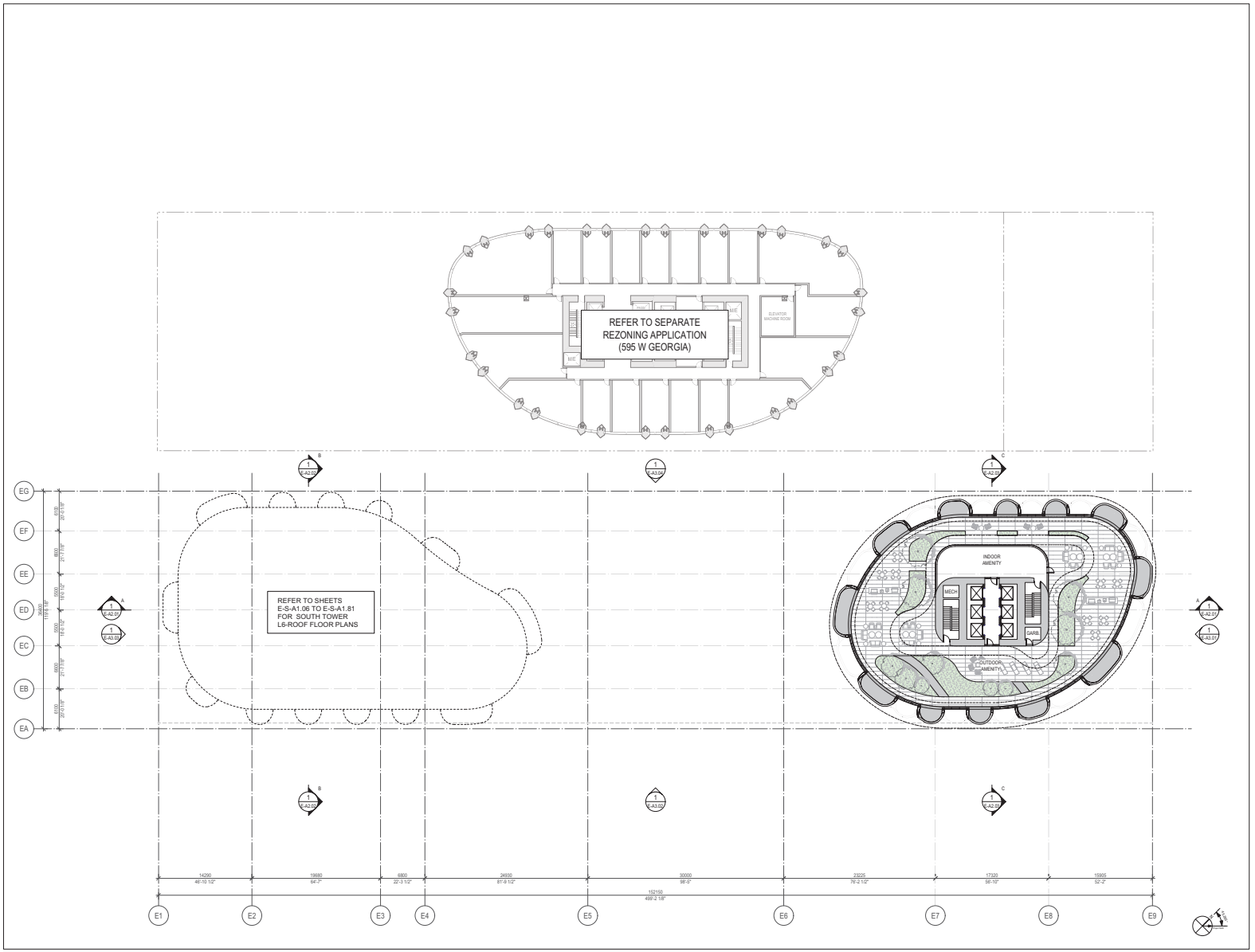
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
NORTH TOWER
LEVEL 68
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.68



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Vancouver BC Canada V6B 2A3
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

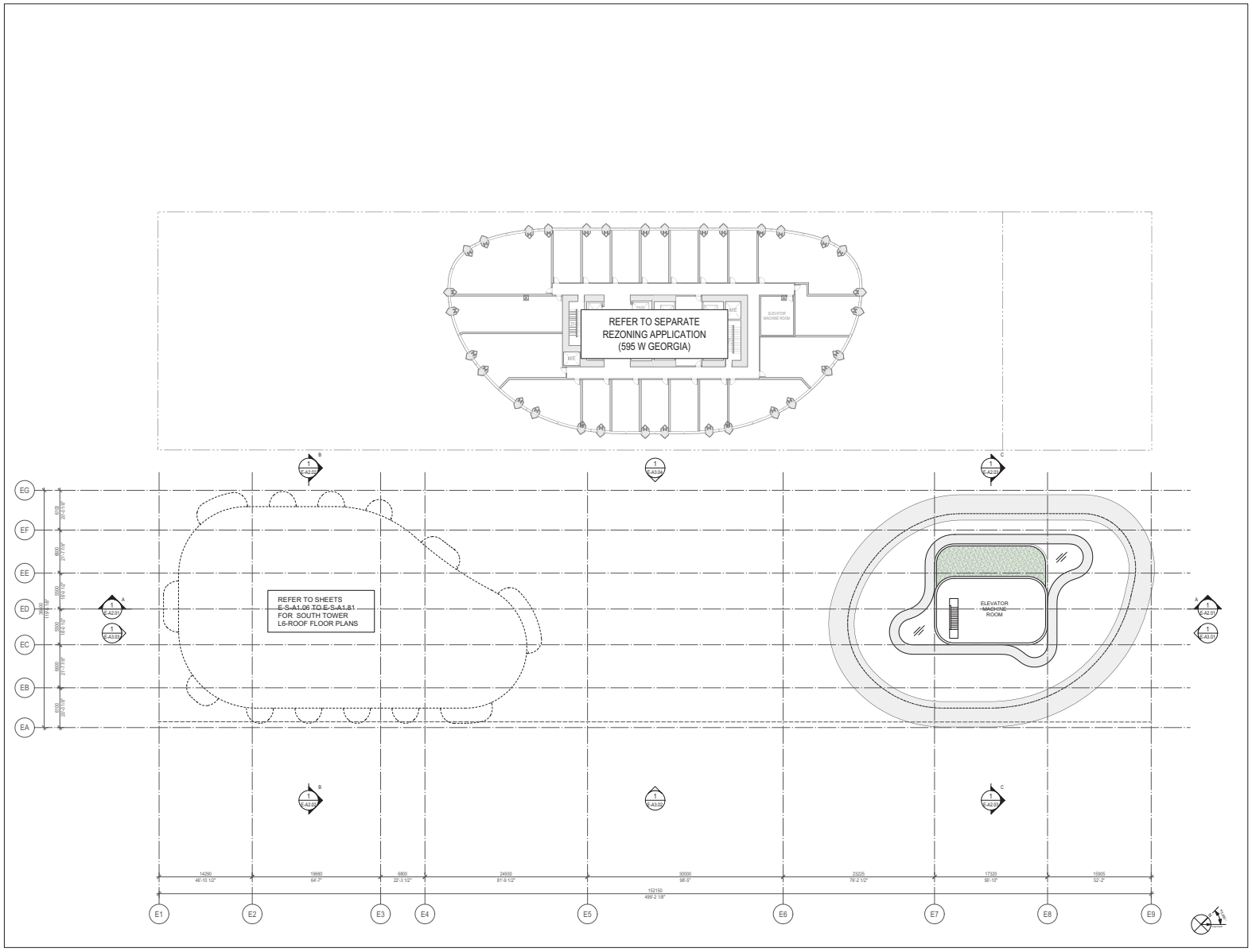
CONSULTANT

DRAWING TITLE

NORTH TOWER
LEVEL 69
AMENITY ROOF FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO.: 2303	

E-N-A1.69



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JOB TITLE
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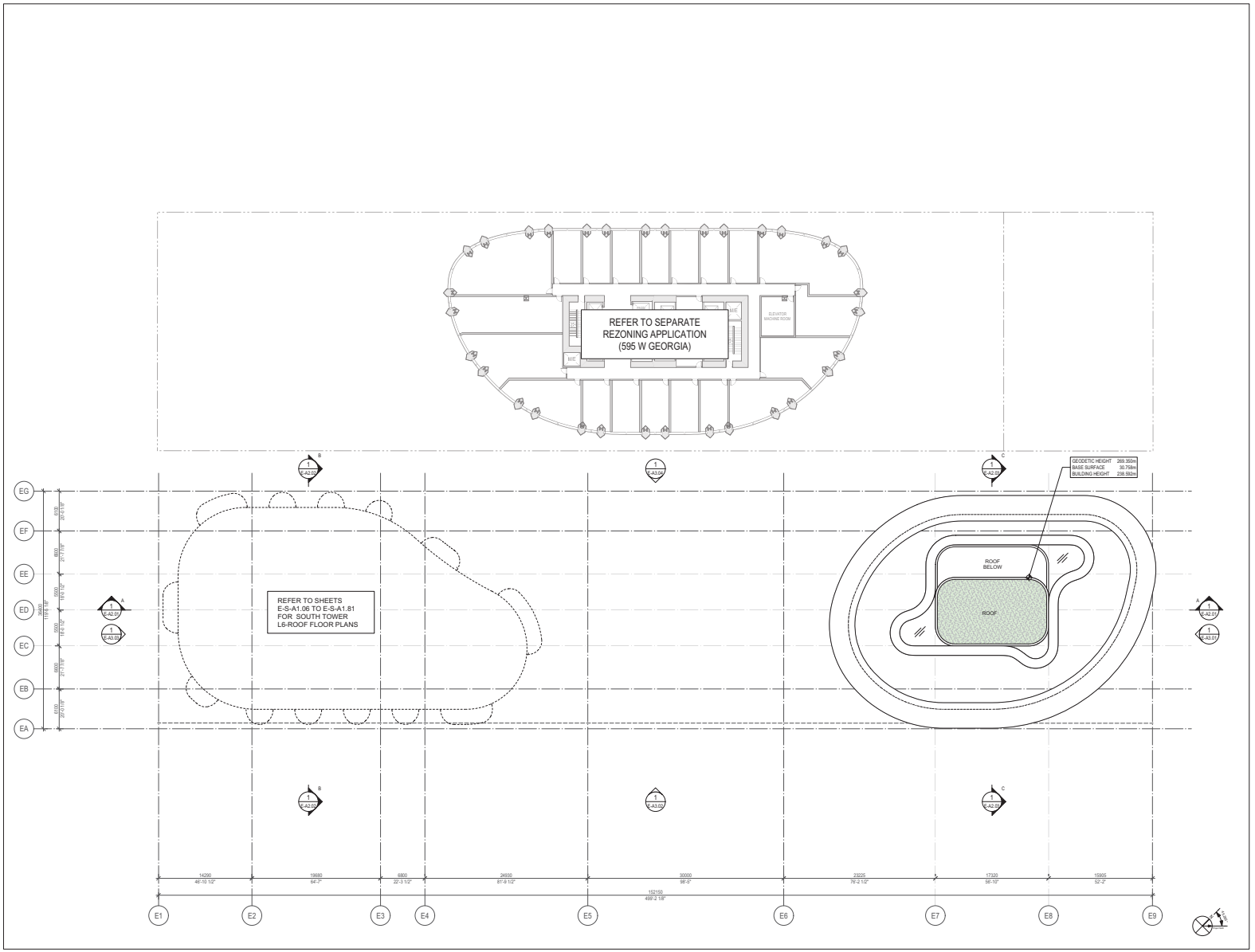
CONSULTANT

DRAWING TITLE
NORTH TOWER ELEVATOR MACHINE ROOM FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-A1.70



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Vancouver BC Canada V6B 2A3
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

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NORTH TOWER ROOF FLOOR PLAN

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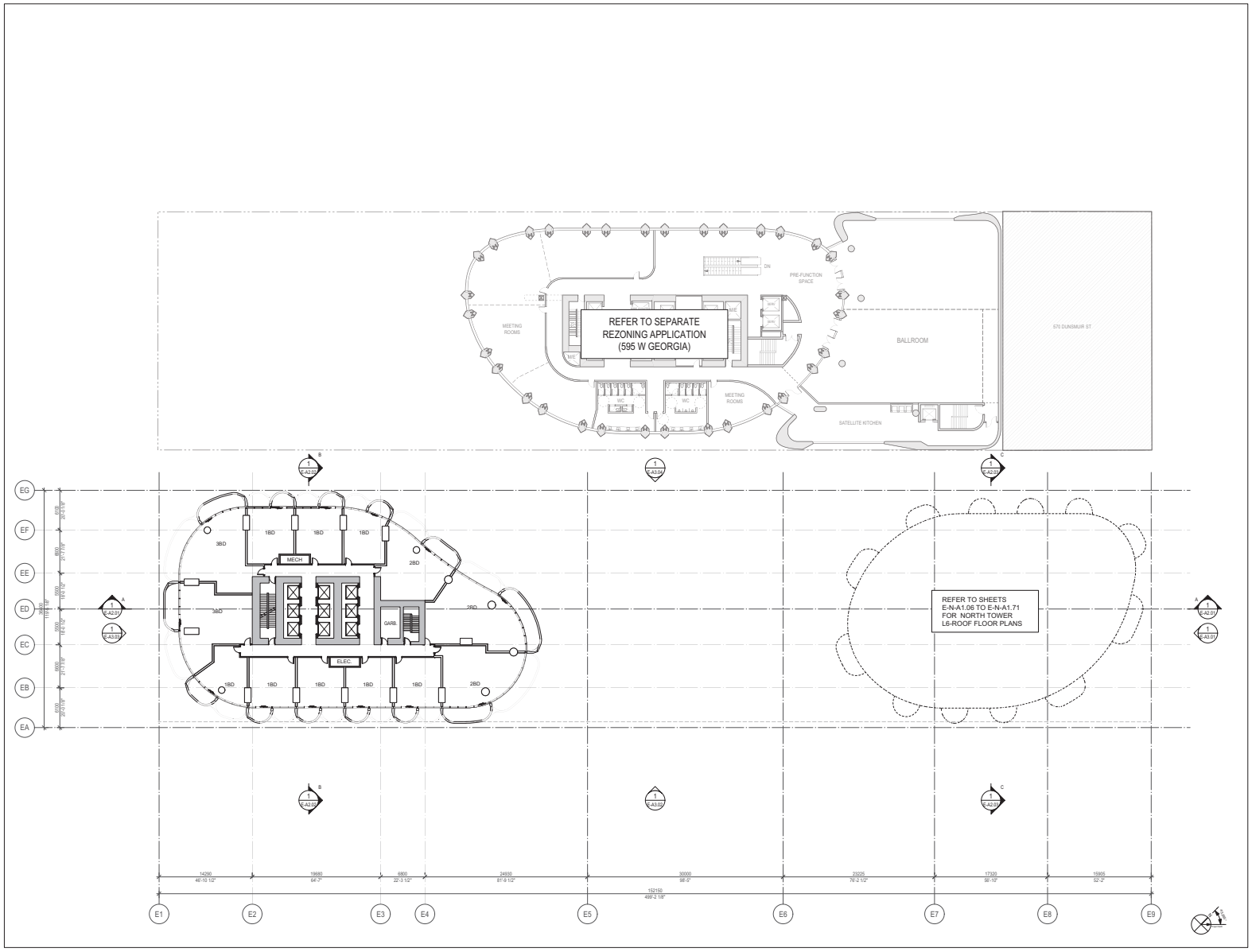
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-N-A1.71



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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 6-24 EVEN
RENTAL FLOOR PLANS

DATE	13 DEC 2024
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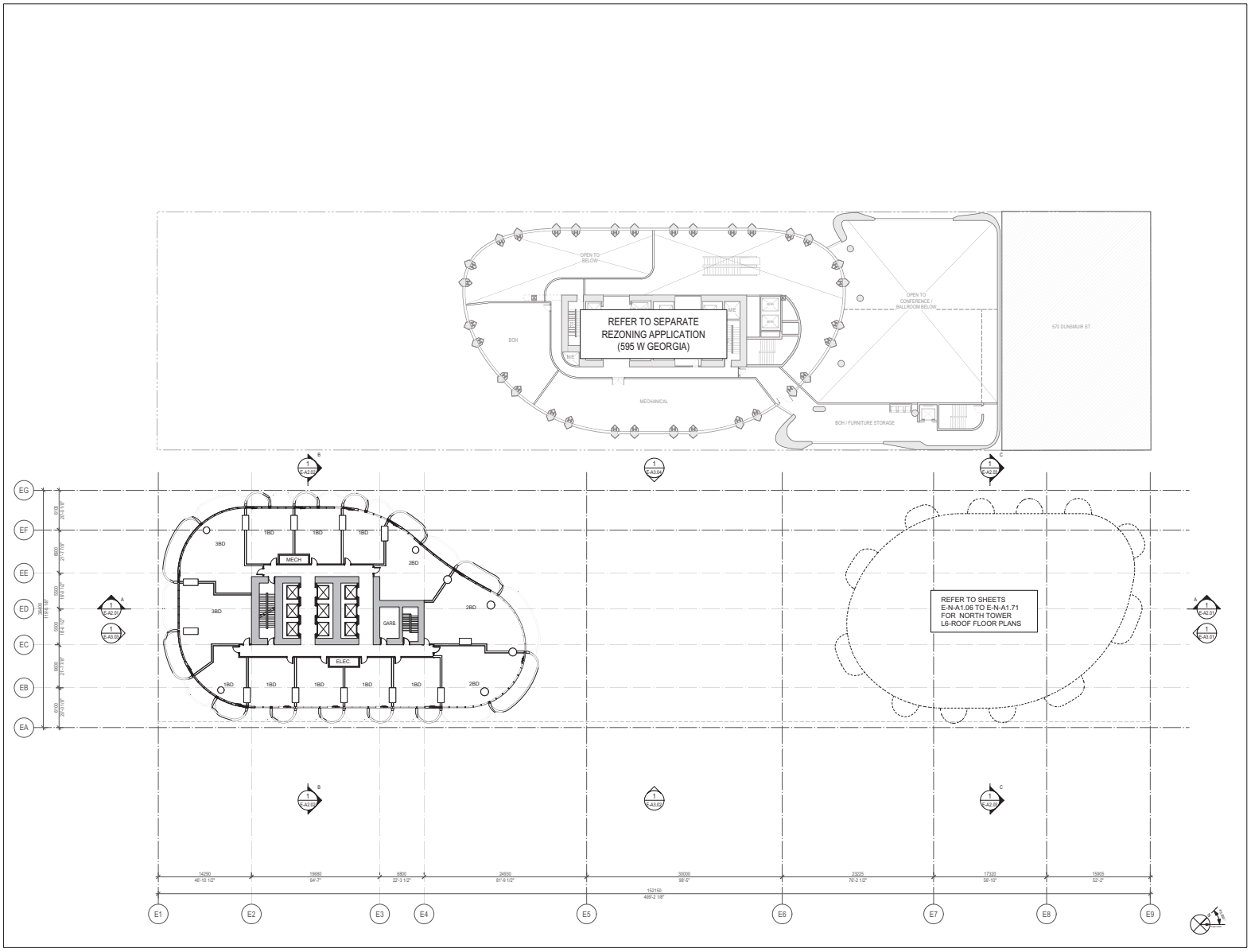
SCALE	1:250
CHECKED	BM
JOB NO.	2303

E-S-A1.06



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598 W Georgia Street
Vancouver BC Canada V6B 2A3
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

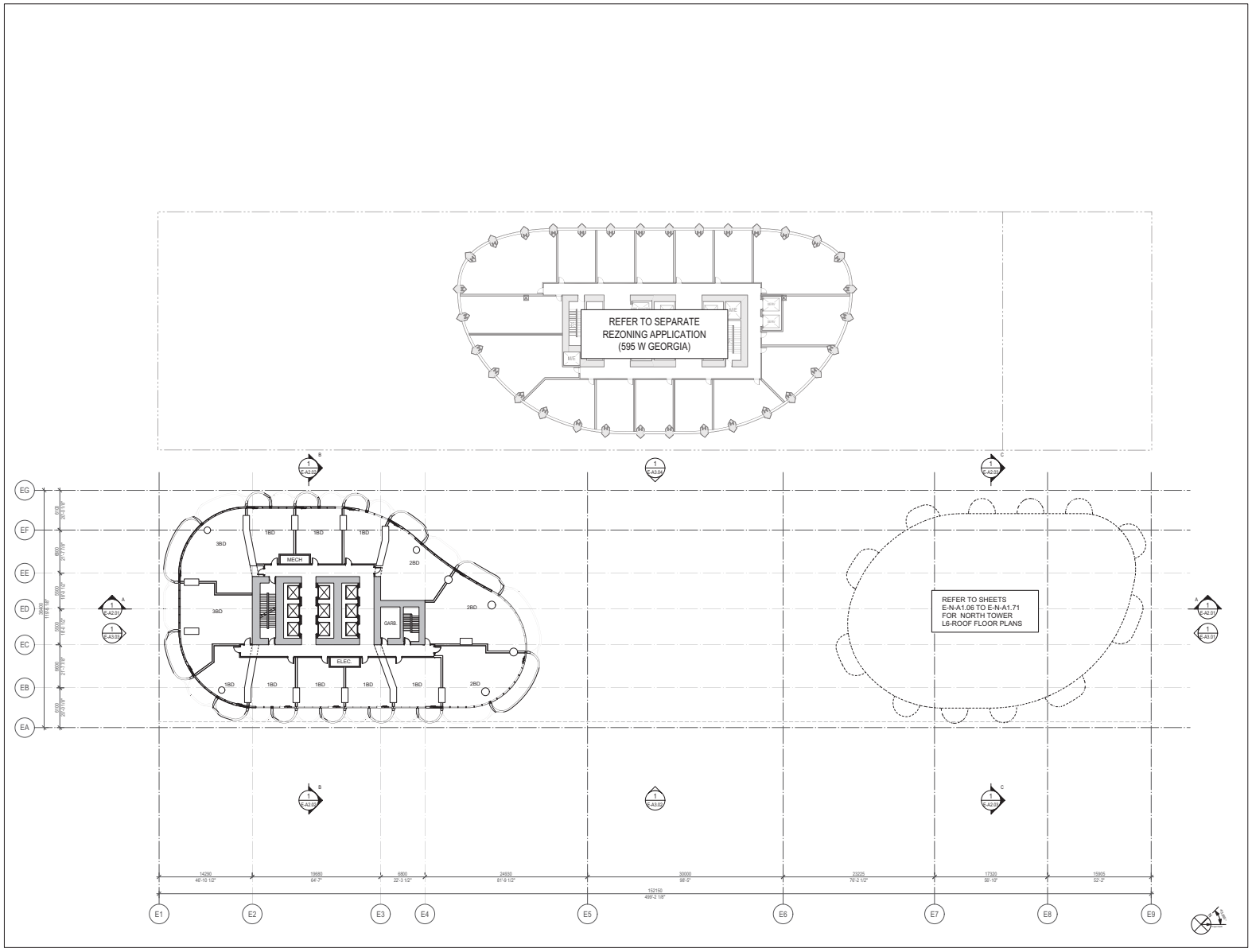
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 7-23 ODD
RENTAL FLOOR PLANS

DATE 13 DEC 2024	DRAWN BM
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-S-A1.07



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GREGORY HENRIQUEZ
BRITISH COLUMBIA
2025-05-02

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

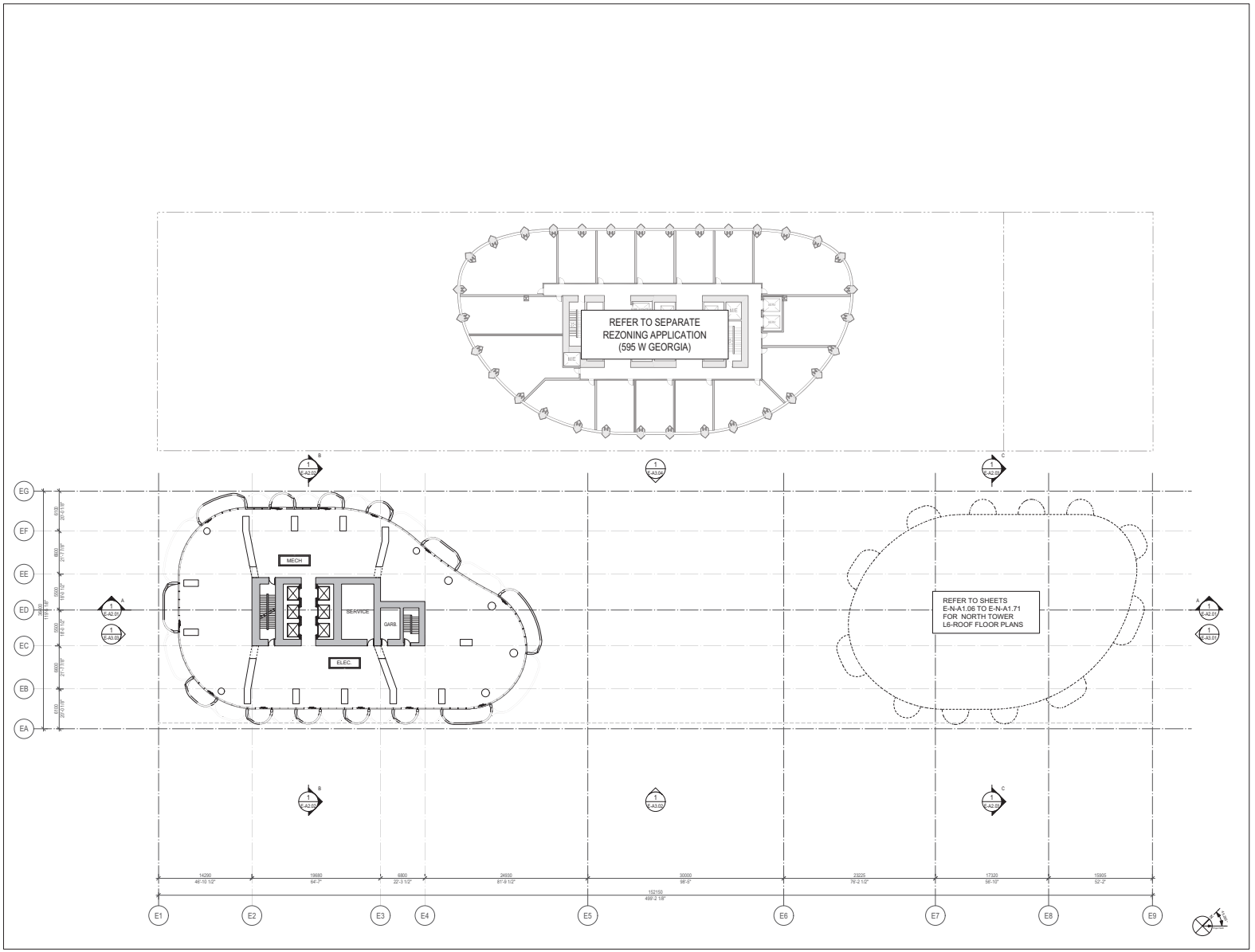
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE
SOUTH TOWER
LEVEL 25
RENTAL FLOOR PLAN

DATE	13 DEC 2024	DRAWN	BM
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-S-A1.25



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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

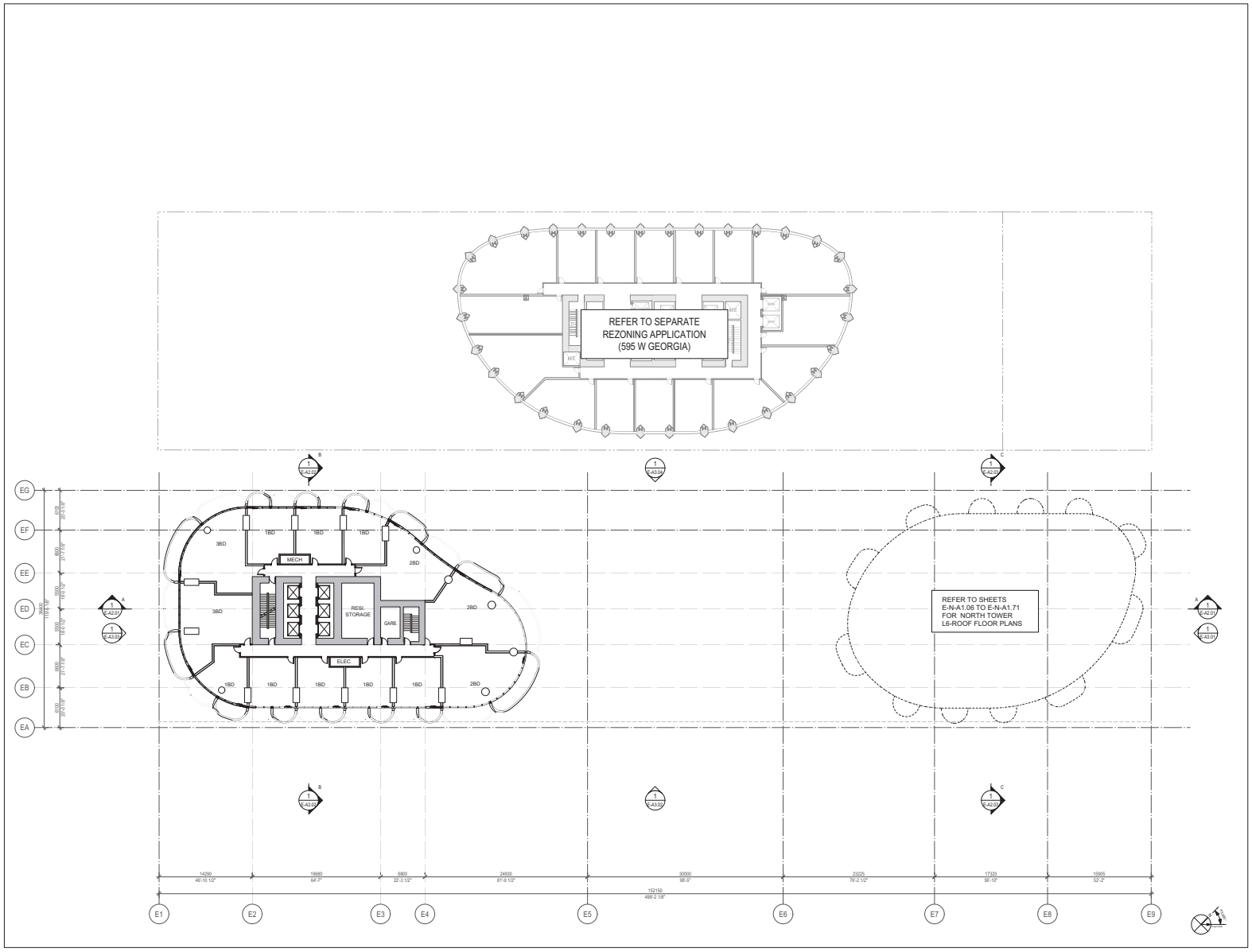
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 26
SERVICE FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.26



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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

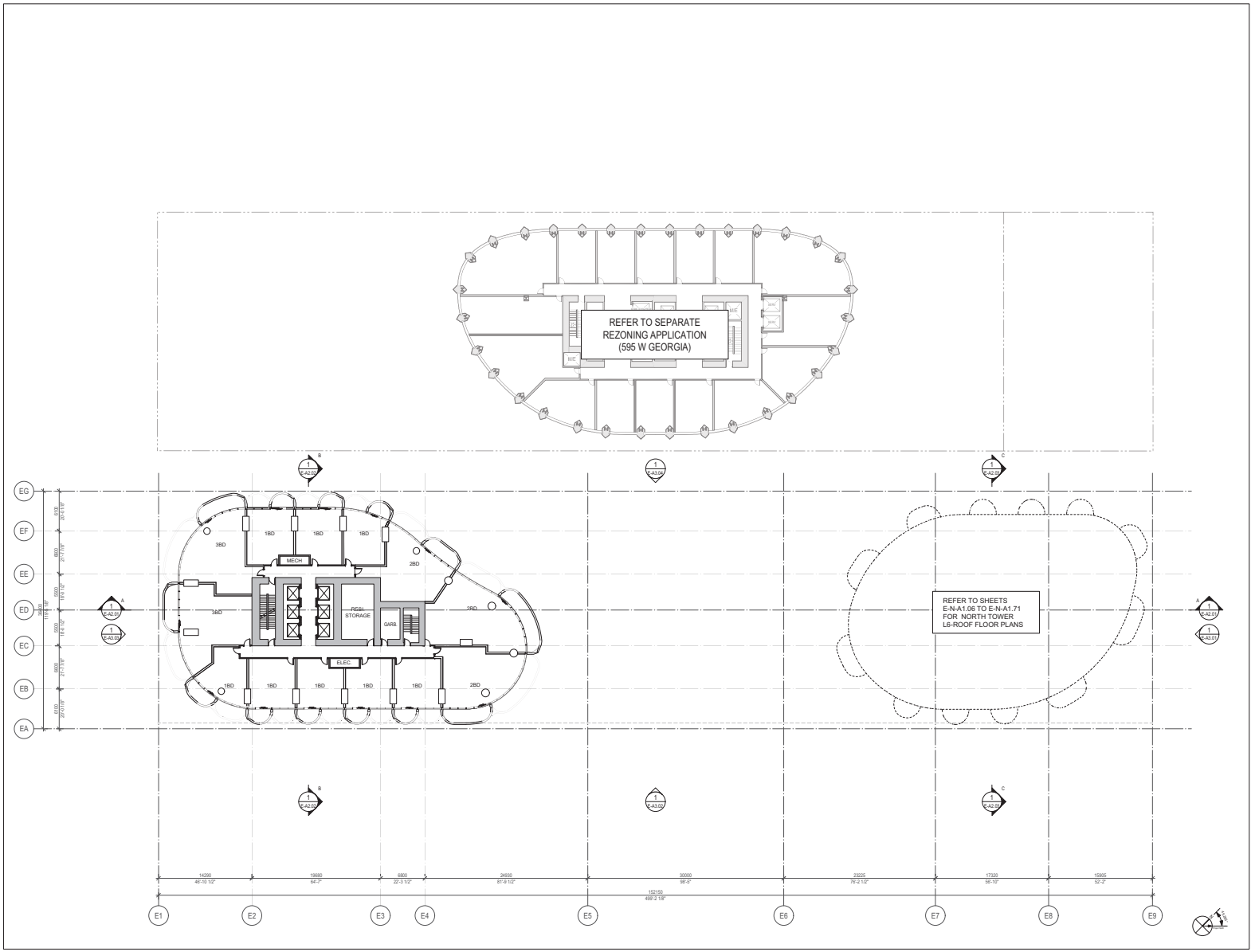
ASSESSMENT CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 27-49 ODD
CONDO FLOOR PLANS

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.27



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2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

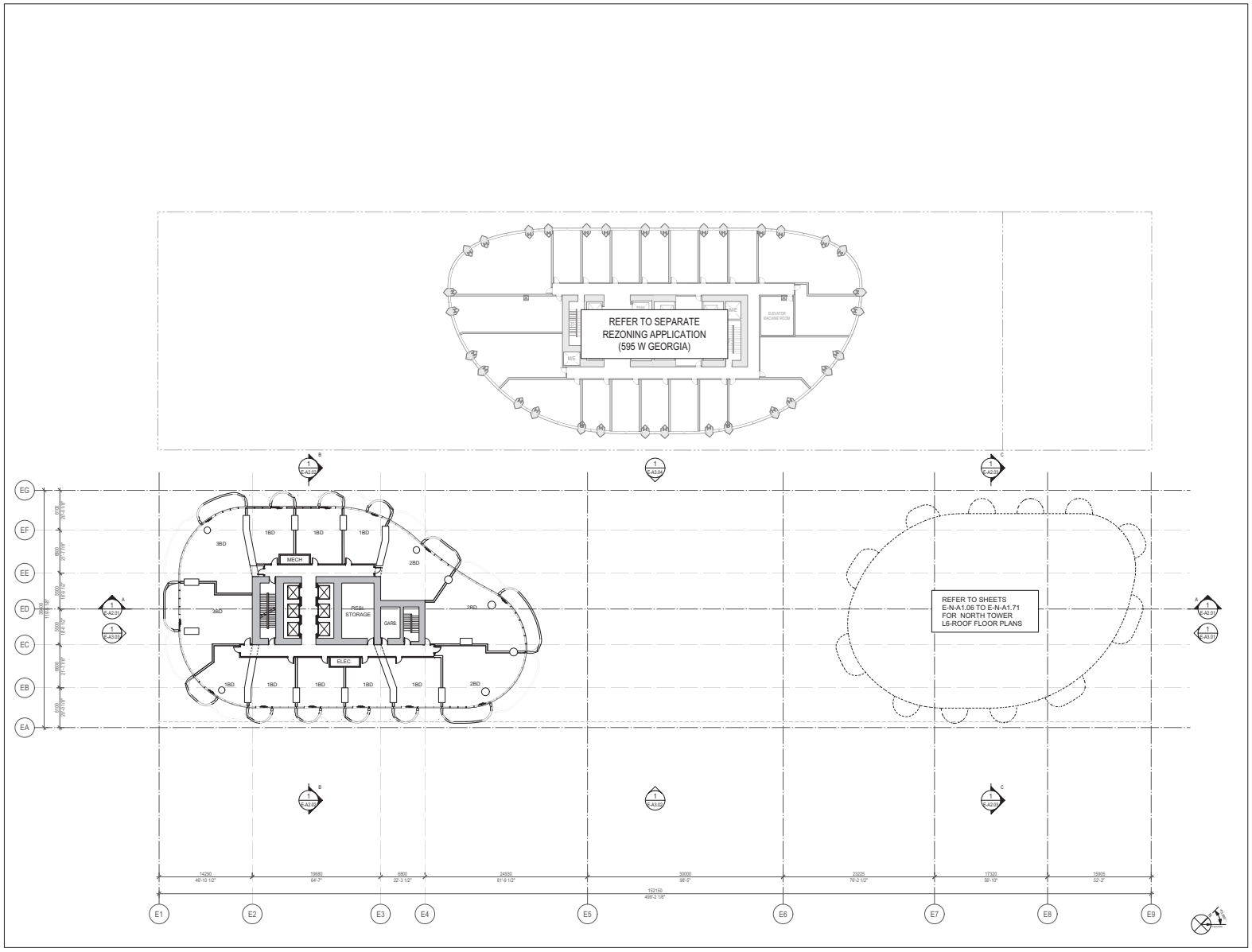
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 28-48 EVEN
CONDO FLOOR PLANS

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.28



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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

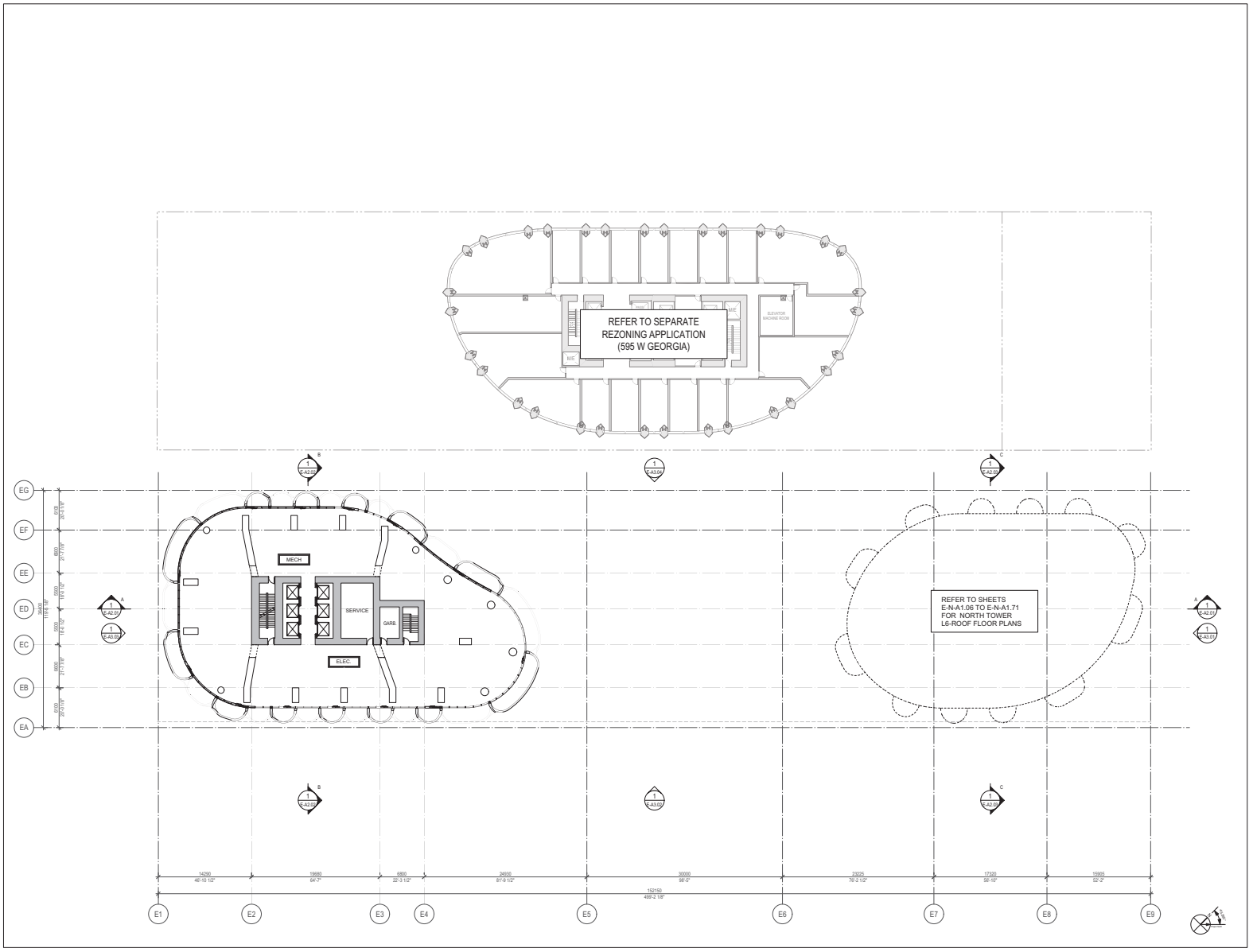
ASSISTANT CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 50
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.50



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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

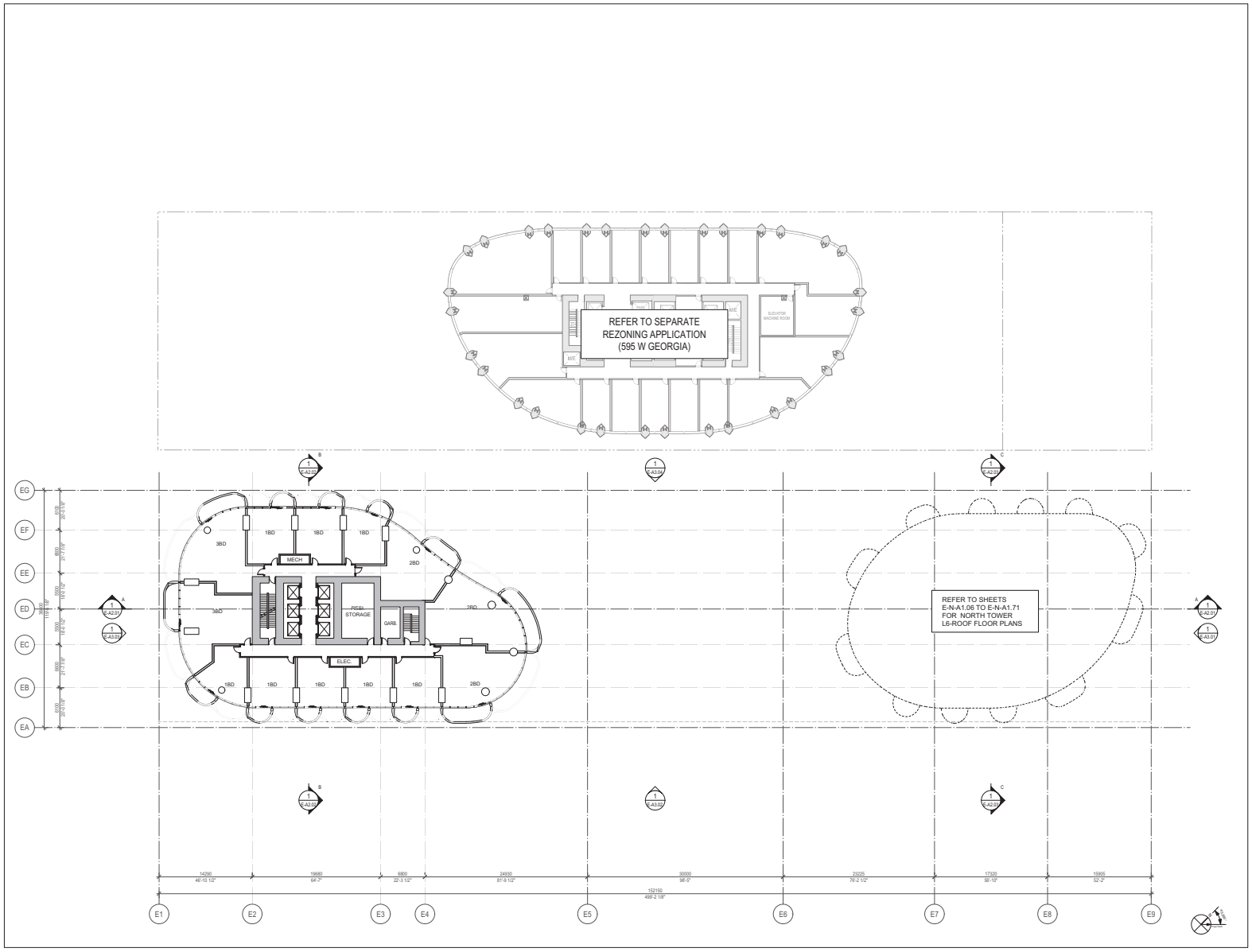
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 51
SERVICE FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.51



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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

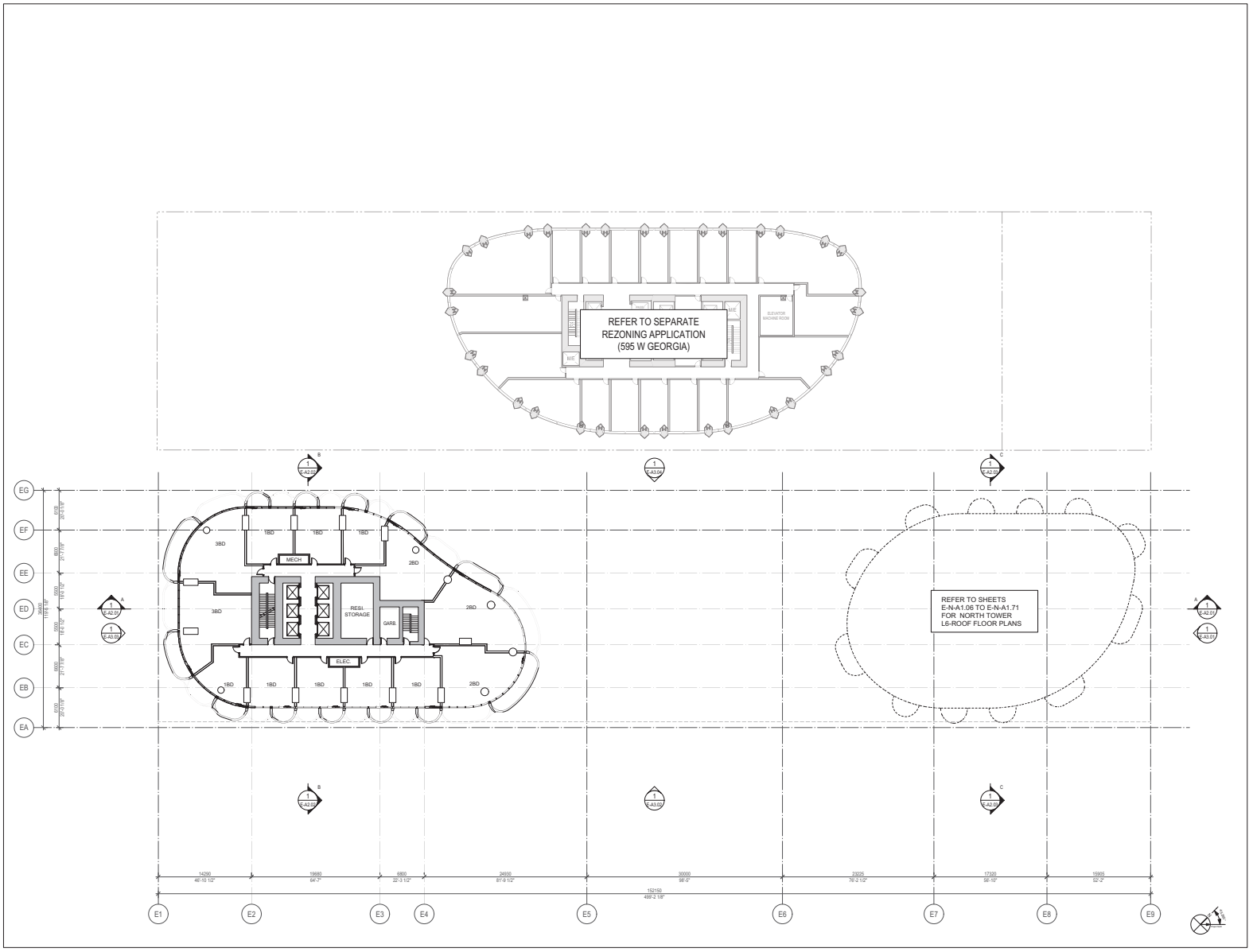
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 52-74 EVEN
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.52



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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

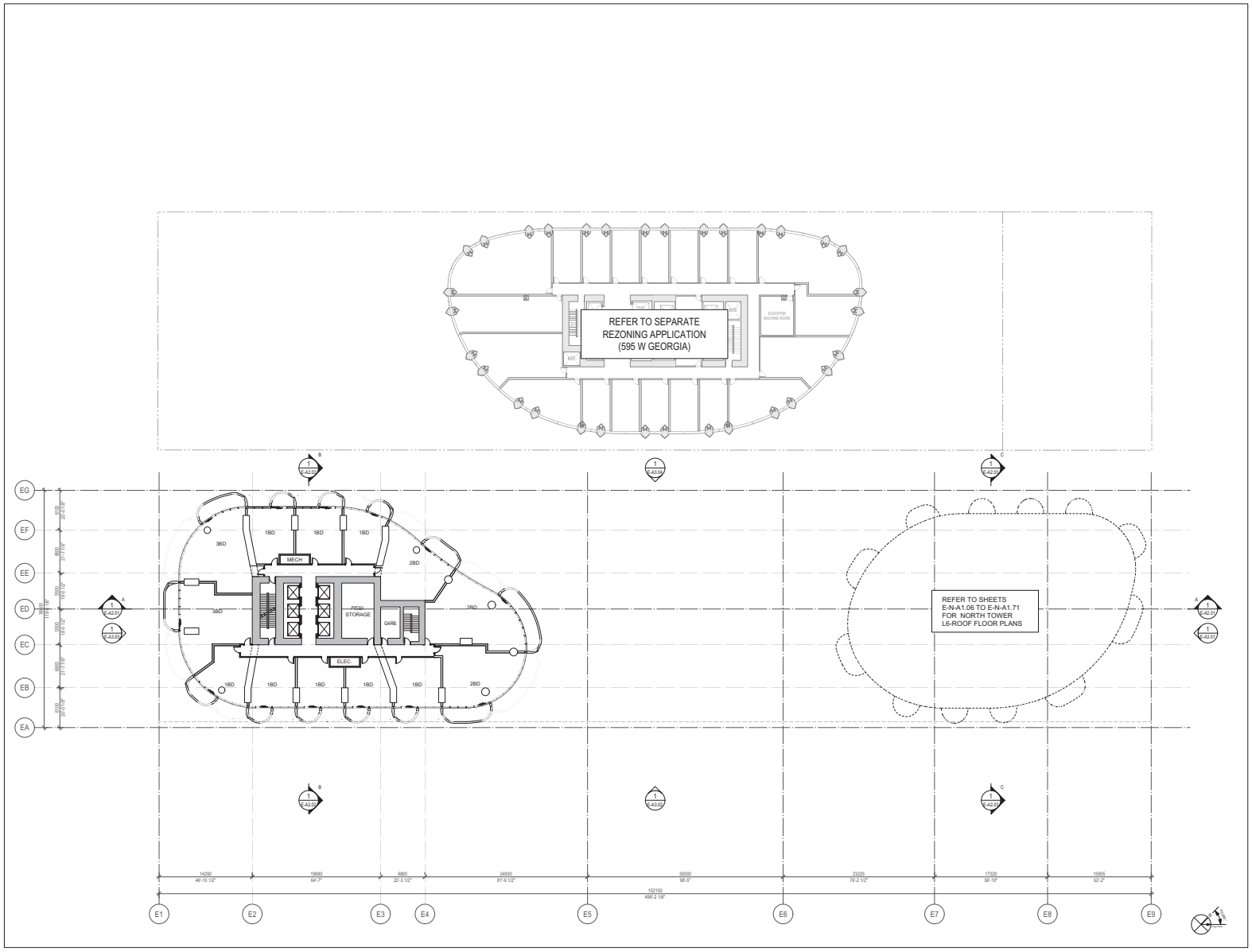
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 53-75 ODD
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.53



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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

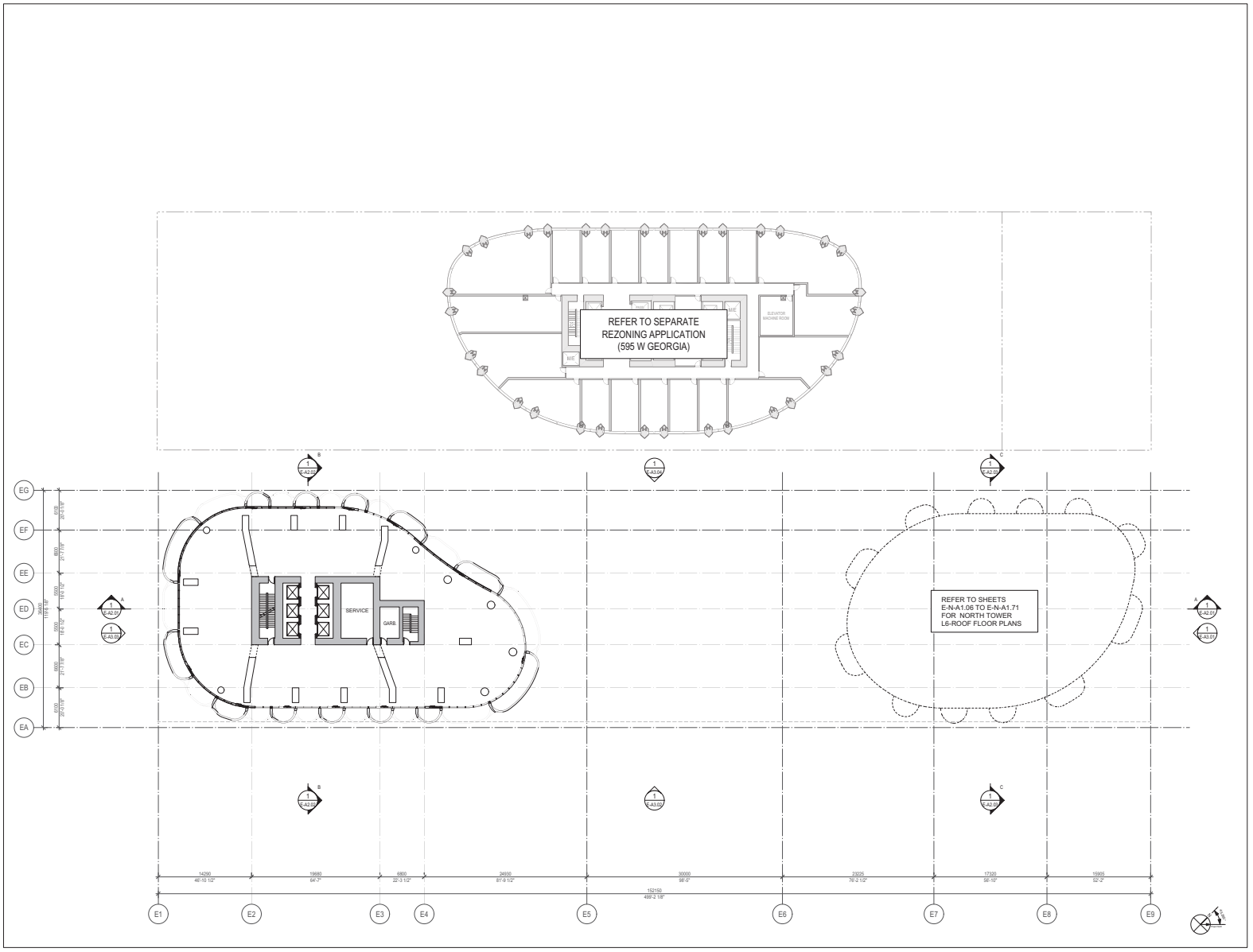
ASSISTANT CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 76
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.76



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Vancouver BC Canada V6B 2A3
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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

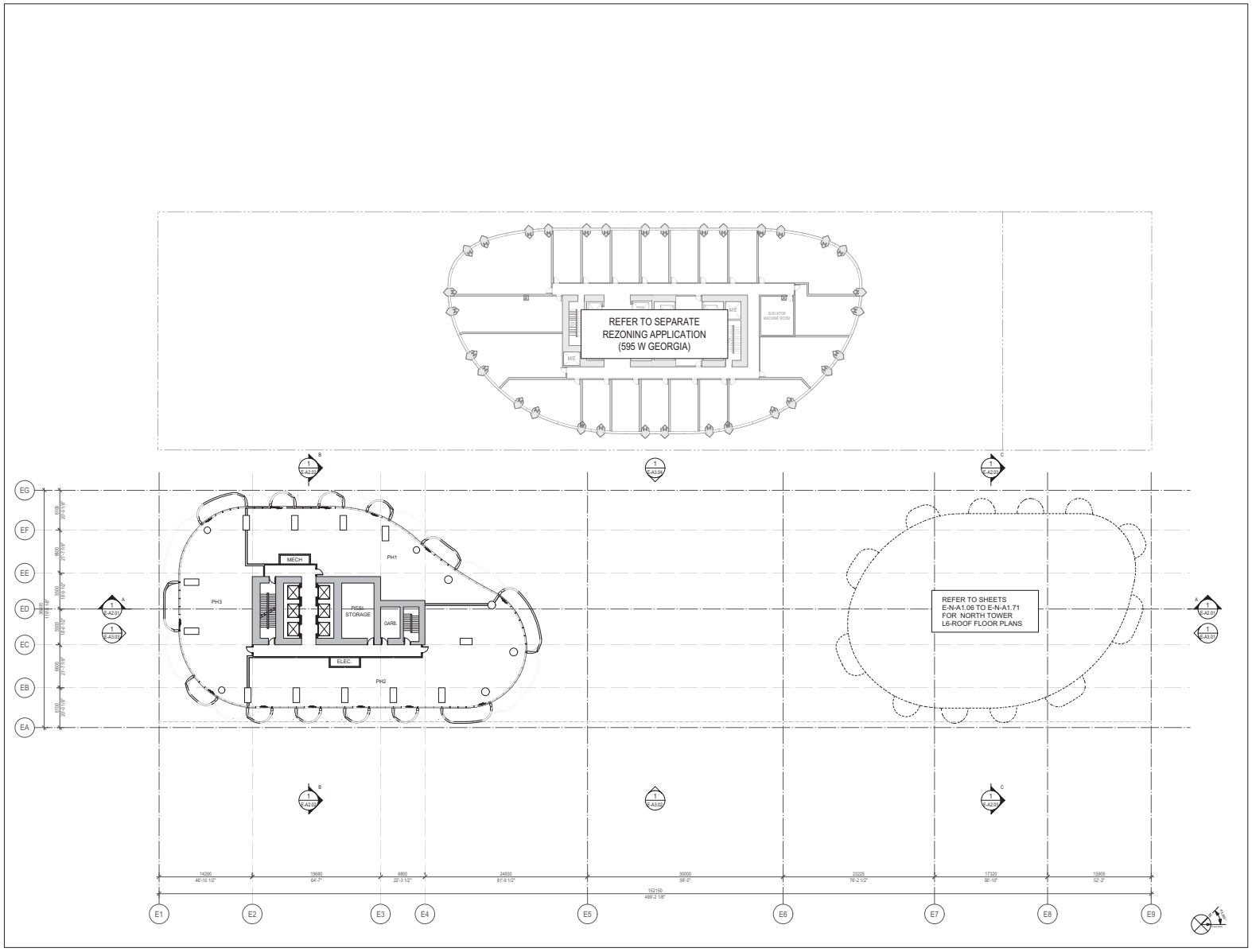
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 77
SERVICE FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.77



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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

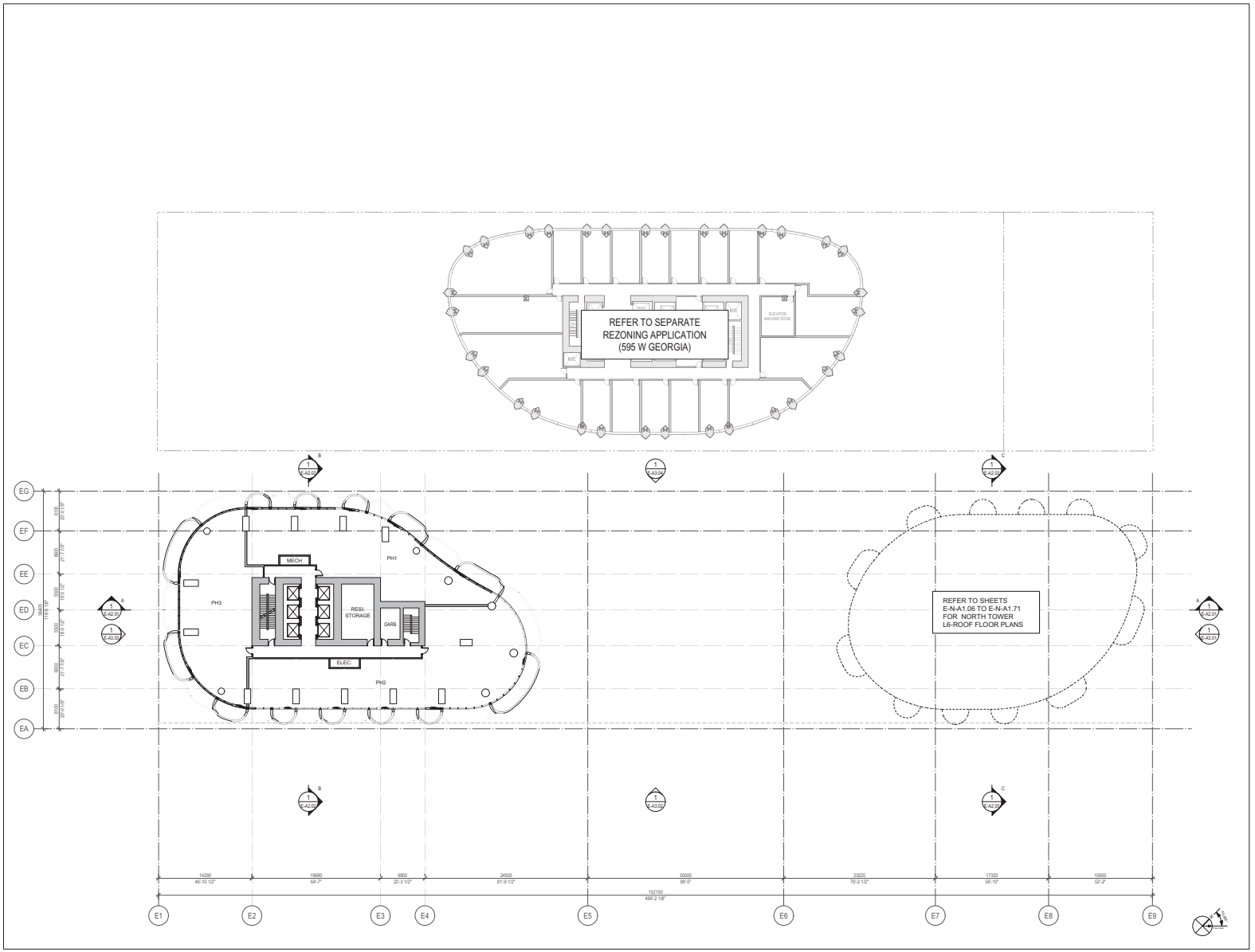
ASSESSMENT CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 78
CONDO FLOOR PLAN

DATE	13 DEC 2024
DRAWN	BM
SCALE	1:250
CHECKED	BM
JOB NO.	2303

E-S-A1.78



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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

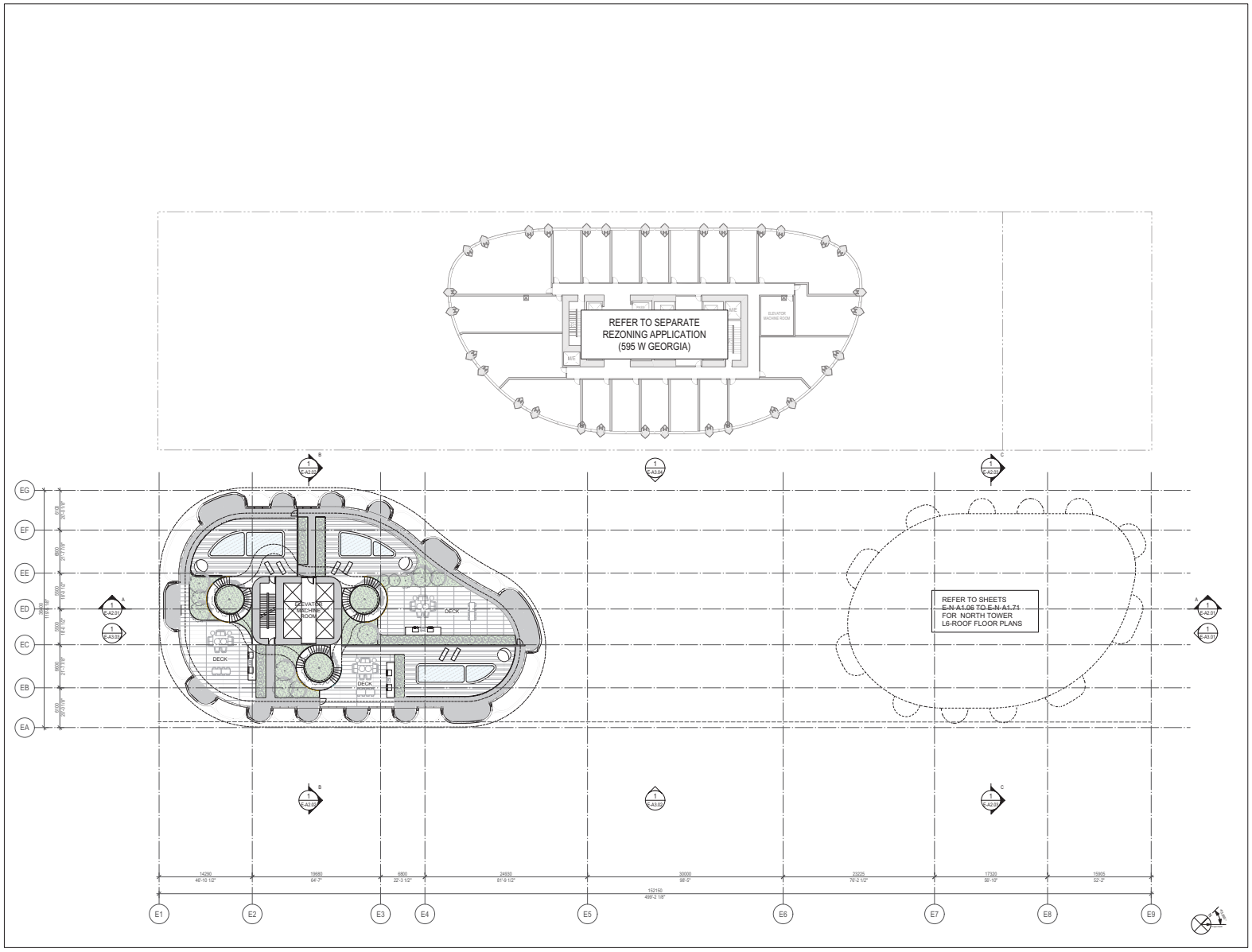
CONSULTANT

DRAWING TITLE

SOUTH TOWER
LEVEL 79
CONDO FLOOR PLAN

DATE: 13 DEC 2024	DRAWN: BM
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-A1.79



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Vancouver BC Canada V6B 2A3
T 604 687 5681

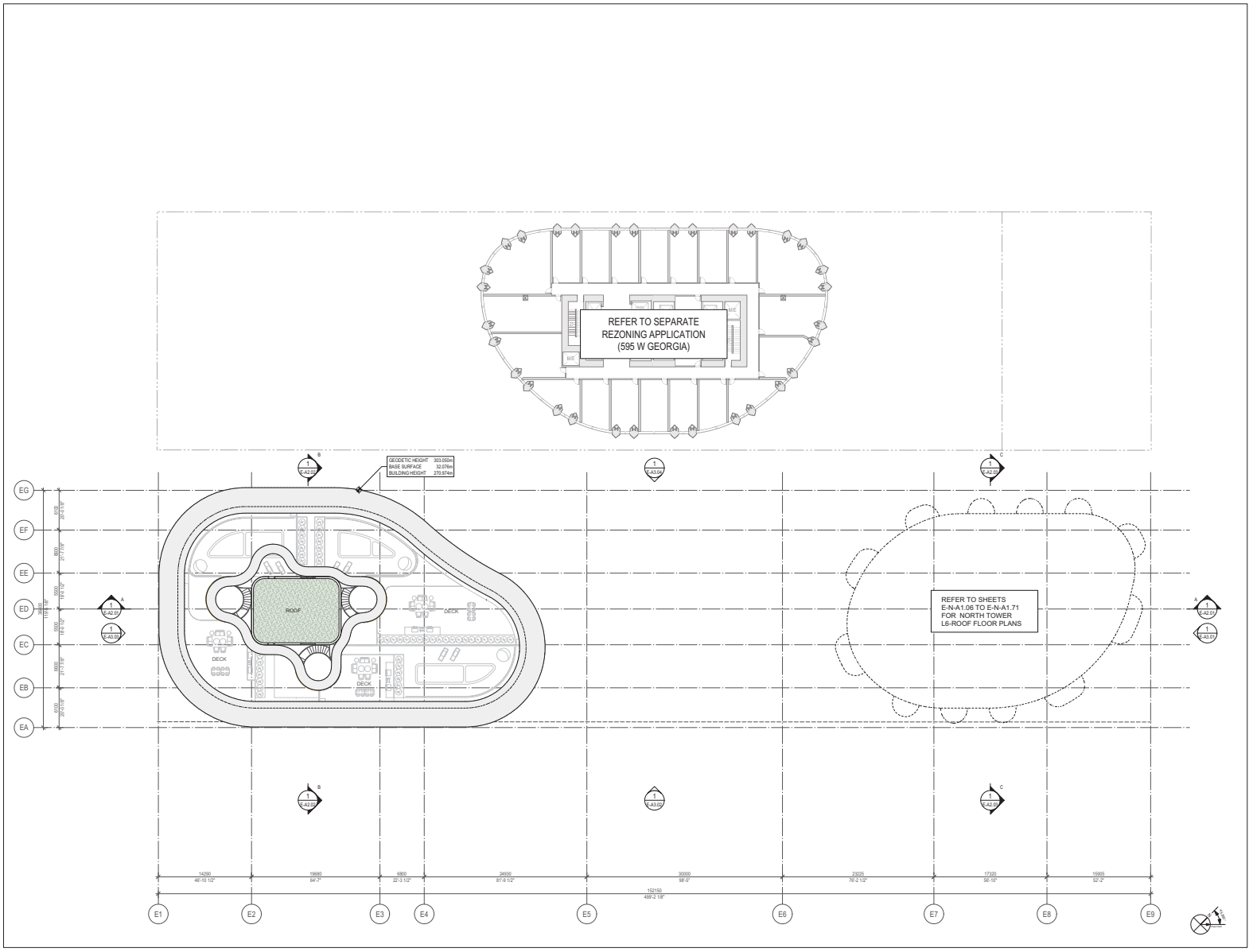
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE
SOUTH TOWER PENTHOUSE ROOF DECK FLOOR PLAN

DATE	13 DEC 2024
DRAWN	BM
SCALE	1:250
CHECKED	BM
JOB NO	2303

E-S-A1.80



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2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

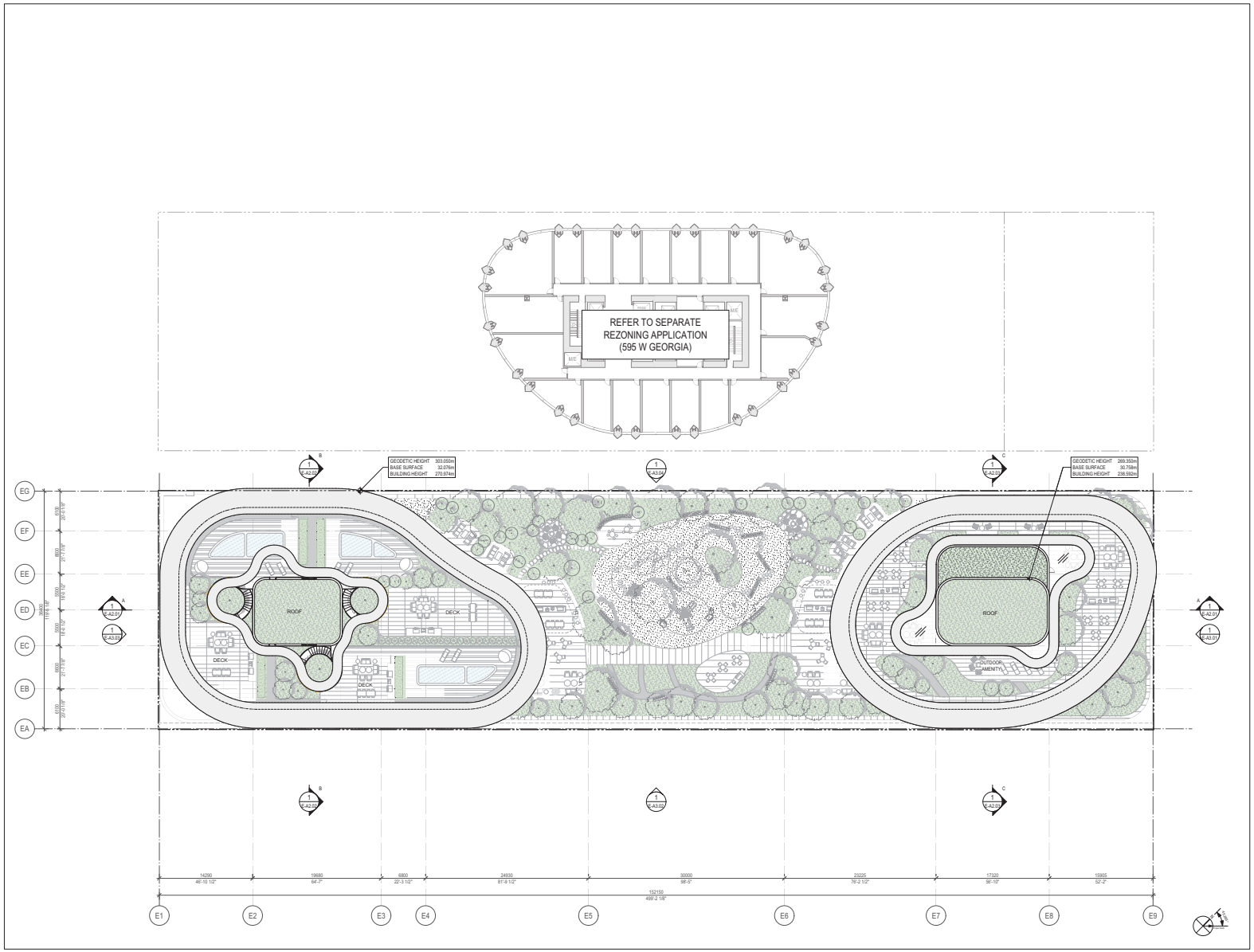
CONSULTANT

DRAWING TITLE

SOUTH TOWER ROOF PLAN

DATE 13 DEC 2024	DRAWN BM
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-S-A1.81



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2025-05-02

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

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

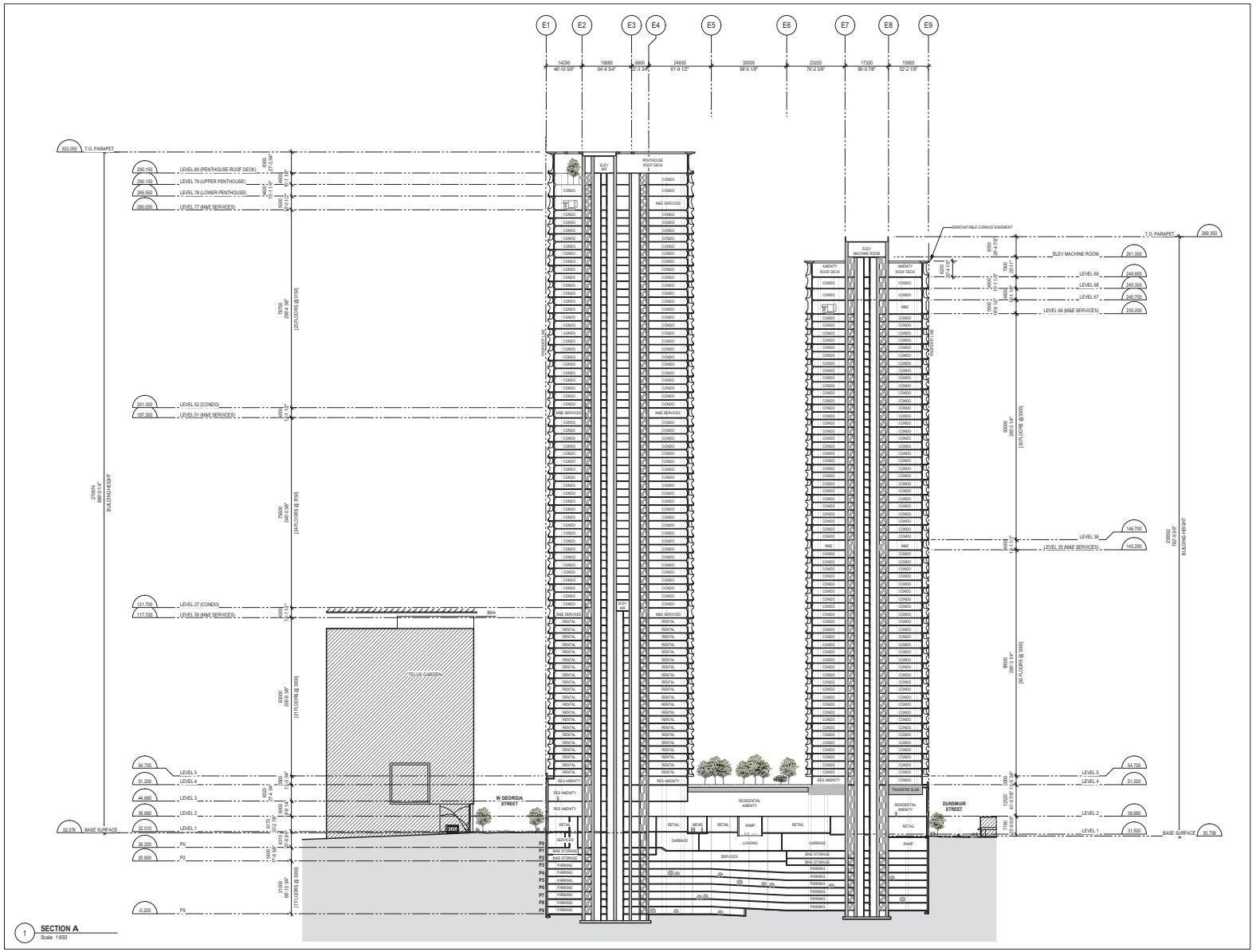
ASSESSMENT CONSULTANT

DRAWING TITLE

ROOF PLAN

ISSUE DATE	13 DEC 2024	DRAWN	BM
SCALE	1:250	CHECKED	BM
ISSUE JOB NO.	2303		

E-R-A1.82



1 **SECTION A**
Scale: 1:650

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2025-05-02

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

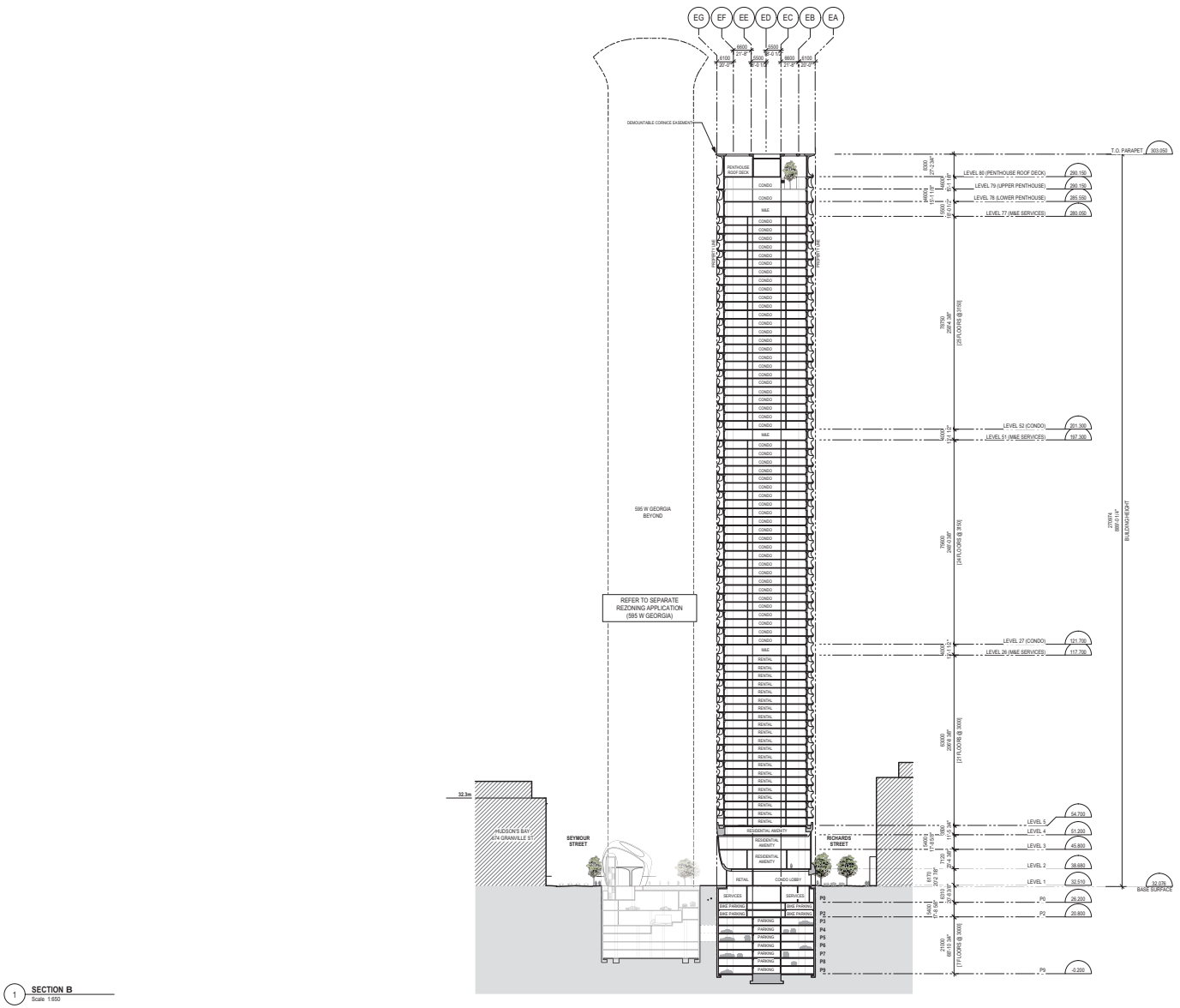
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SECTION A NORTH/SOUTH

DATE	02 MAY 2024	DRAWN	MB
SCALE	1:650	CHECKED	RN
JOB NO.	2303		

E-A2.01



1 **SECTION B**
Scale: 1:650

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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

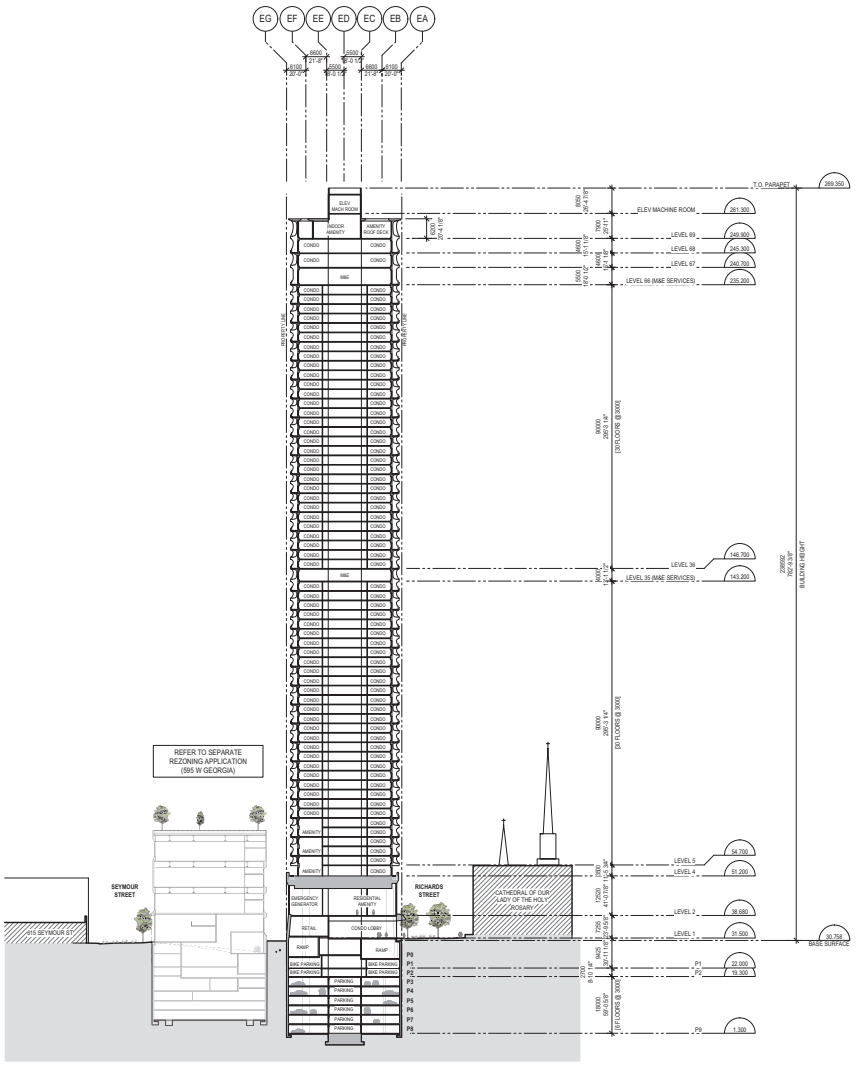
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SECTION B EAST/WEST

DATE: 02 MAY 2024	DRAWN: MB
SCALE: 1:650	CHECKED: RN
JOB NO: 2303	

E-A2.02



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2025-05-02

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JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

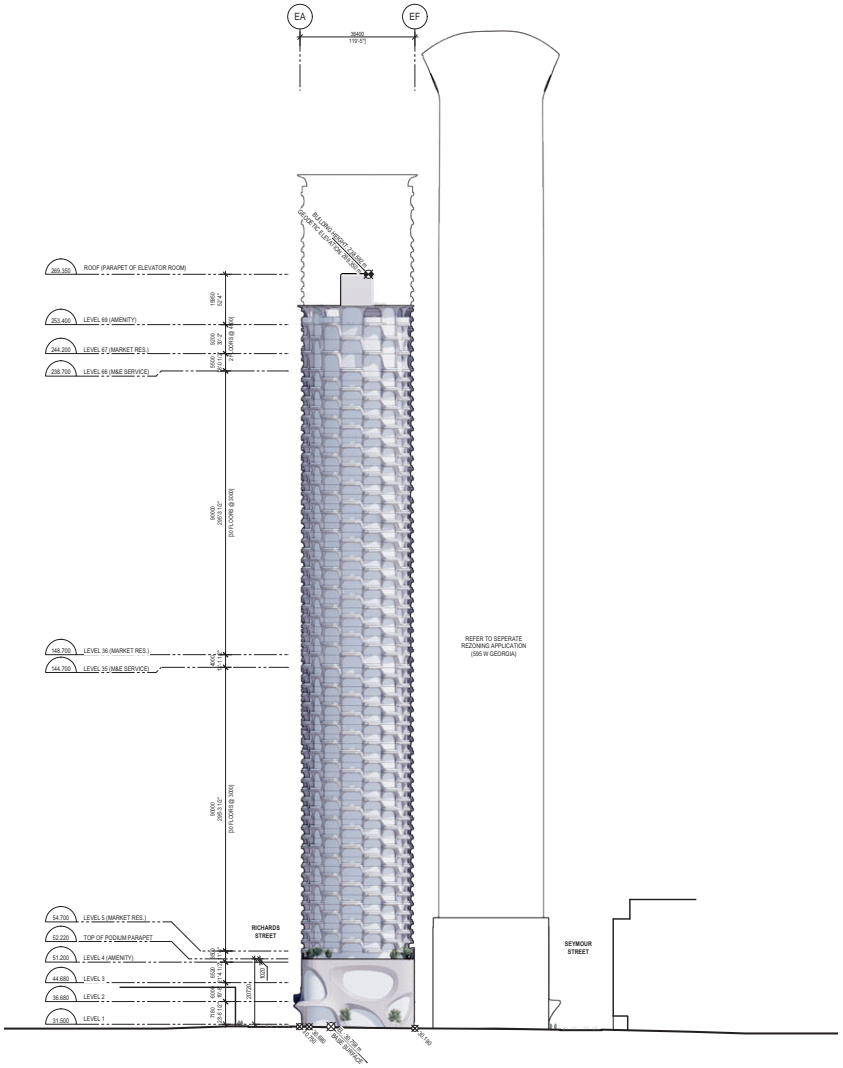
CONSULTANT

DRAWING TITLE

SECTION C EAST/WEST

DATE	DRAWN
02 MAY 2024	MB
SCALE	CHECKED
1:650	RN
JOB NO.	
2303	

E-A2.03



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GREGORY HENRIQUEZ
BRITISH COLUMBIA
2025-05-02

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JOB TITLE
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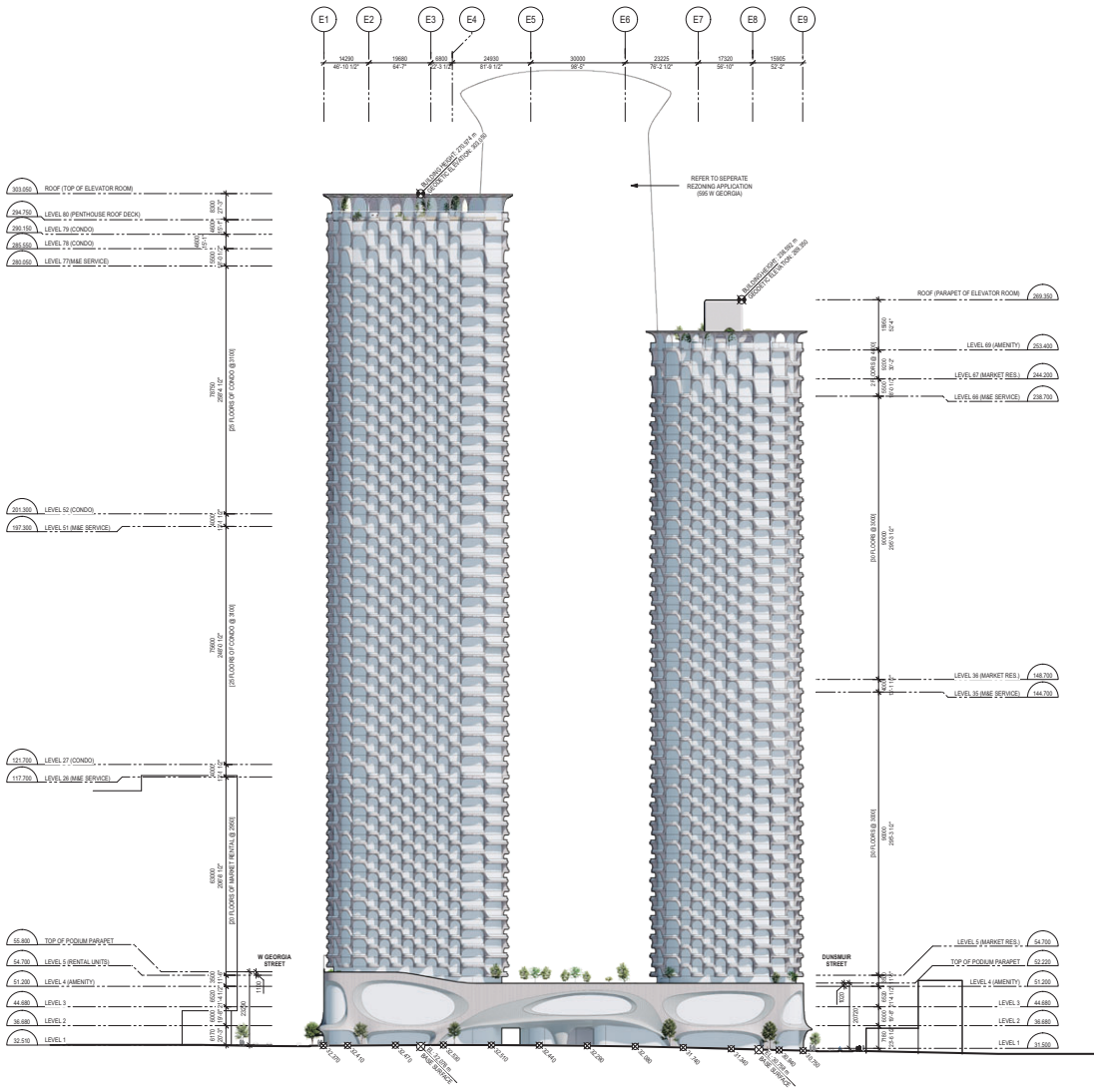
ADDITIONAL CONSULTANT

DRAWING TITLE
NORTH ELEVATION

DATE 14 APRIL 2025	DRAWN SH
SCALE 1:650	CHECKED BM
JOB NO 2303	

E-A3.01



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VANCOUVER, BC.

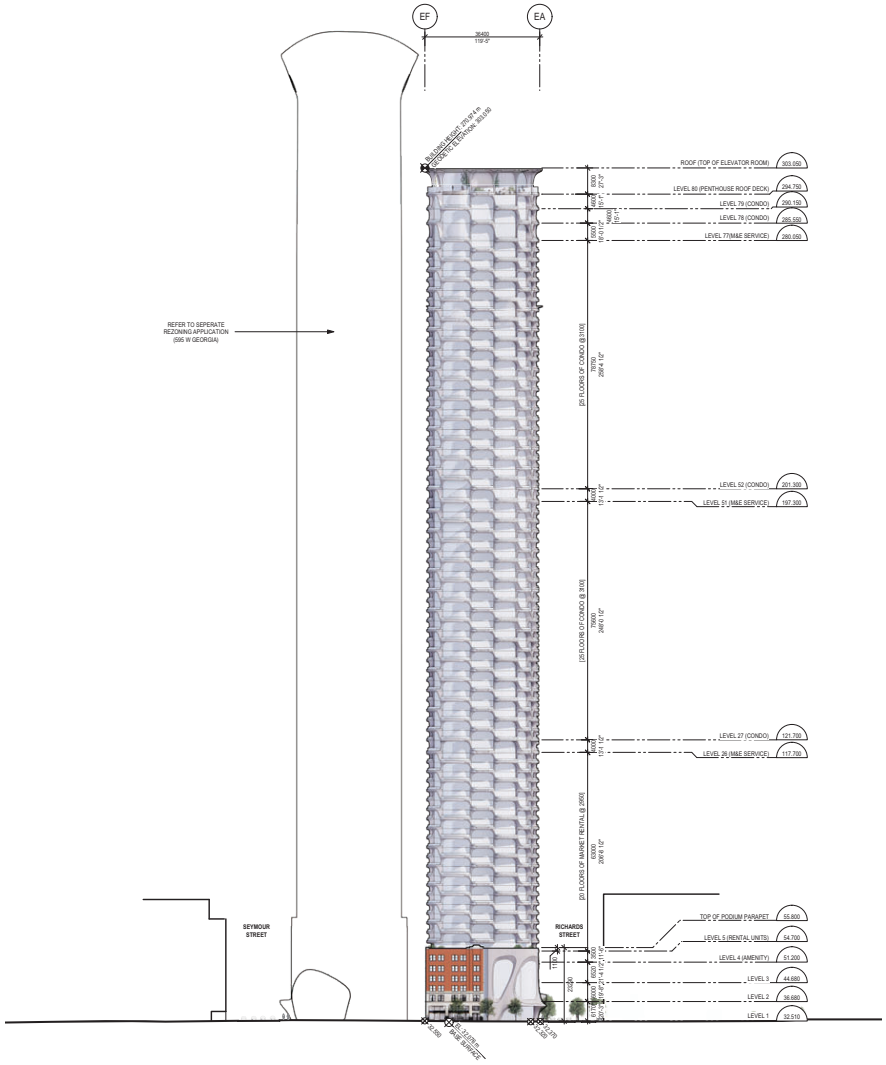
CONSULTANT

DRAWING TITLE

EAST ELEVATION

DATE 14 APRIL 2025	DRAWN SH
SCALE 650	CHECKED BM
JOB NO. 2303	

E-A3.02



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VANCOUVER, BC.

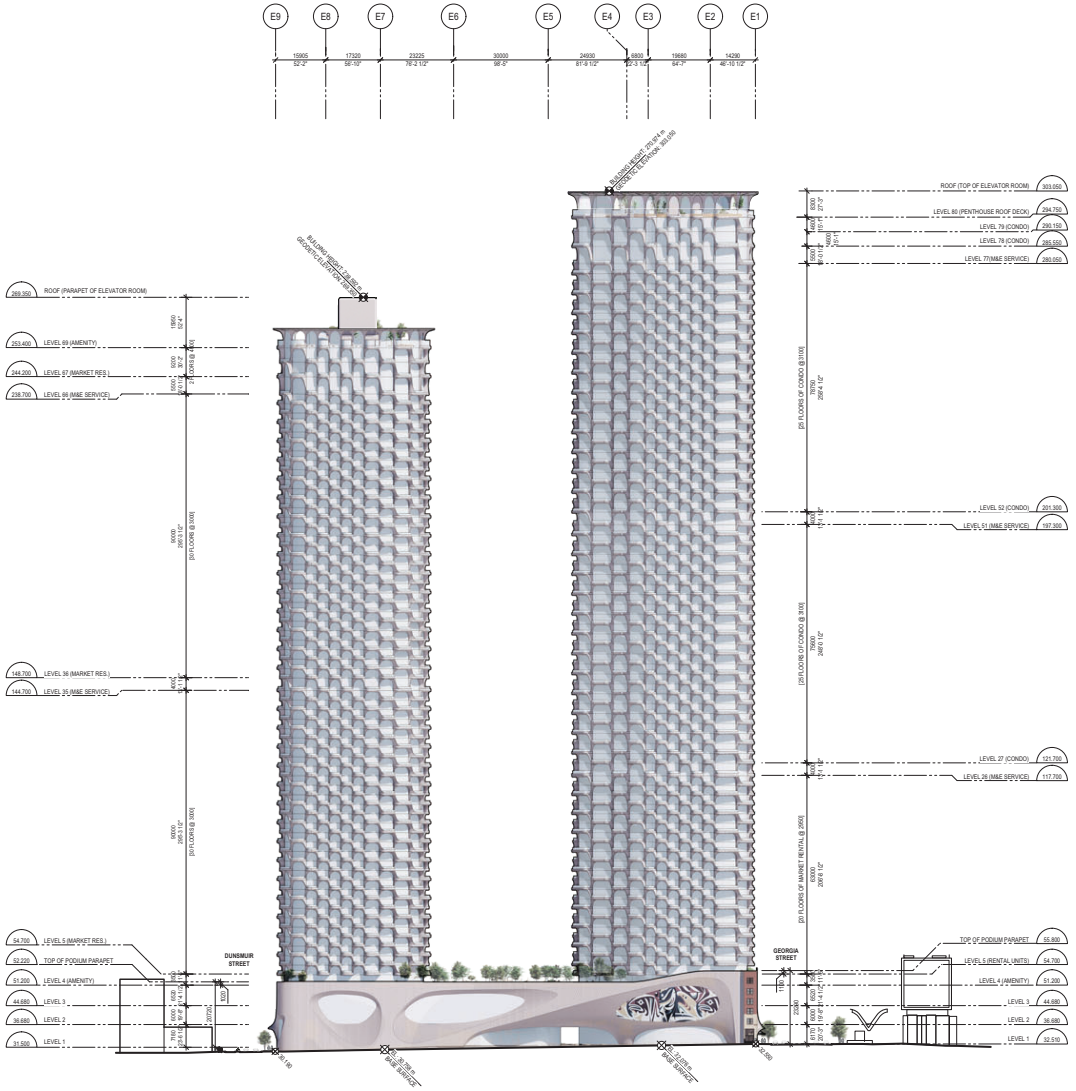
ADDITIONAL CONSULTANT

DRAWING TITLE

SOUTH ELEVATION

DATE: 14 APRIL 2025	DRAWN: SH
SCALE: 1:650	CHECKED: BM
JOB NO: 2303	

E-A3.03



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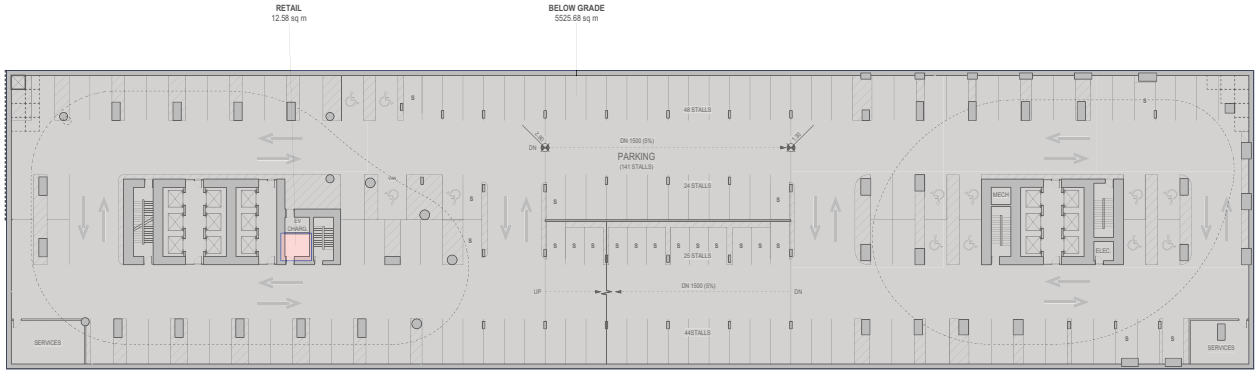
DRAWING TITLE

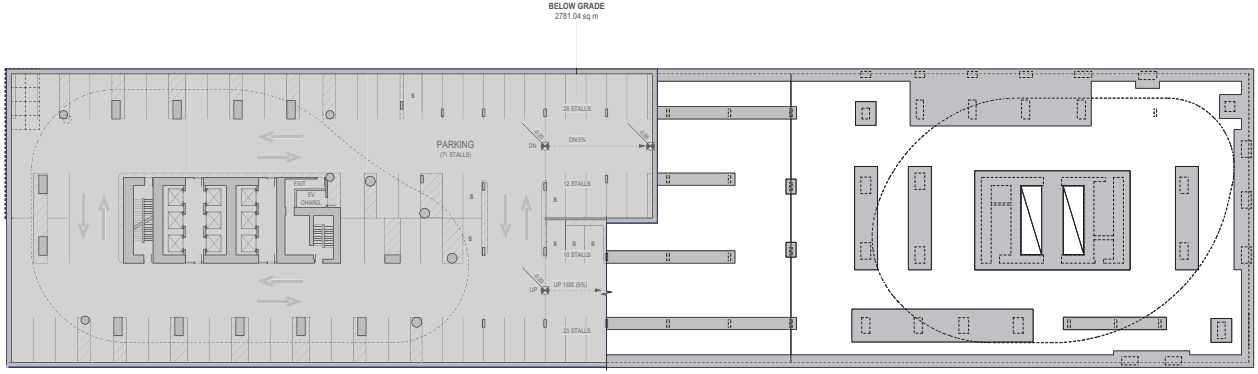
WEST INTERIOR ELEVATION

DATE: 14 APRIL 2025	DRAWN: SH
SCALE: 1:650	CHECKED: BM
JOB NO: 2303	

E-A3.04



1 **LEVEL P8 FLOOR PLAN**
Scale 1:250



1 **LEVEL P9 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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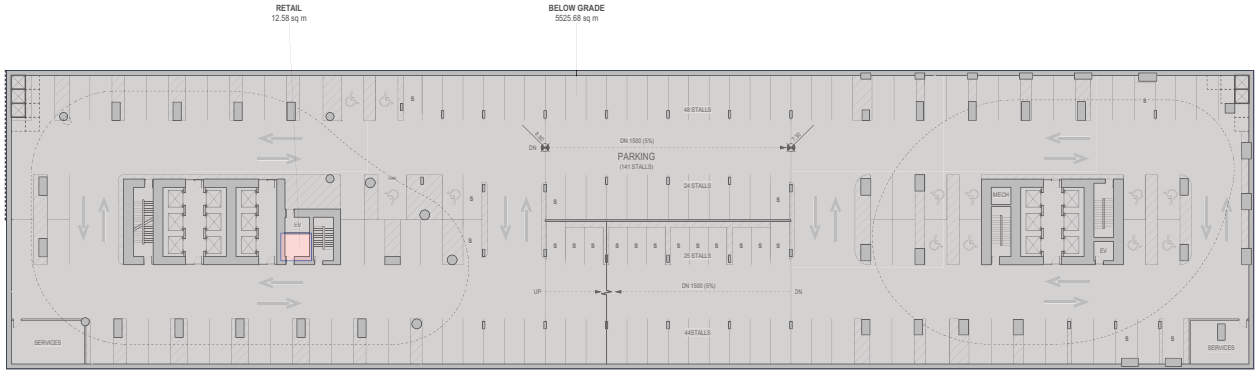
CONSULTANT

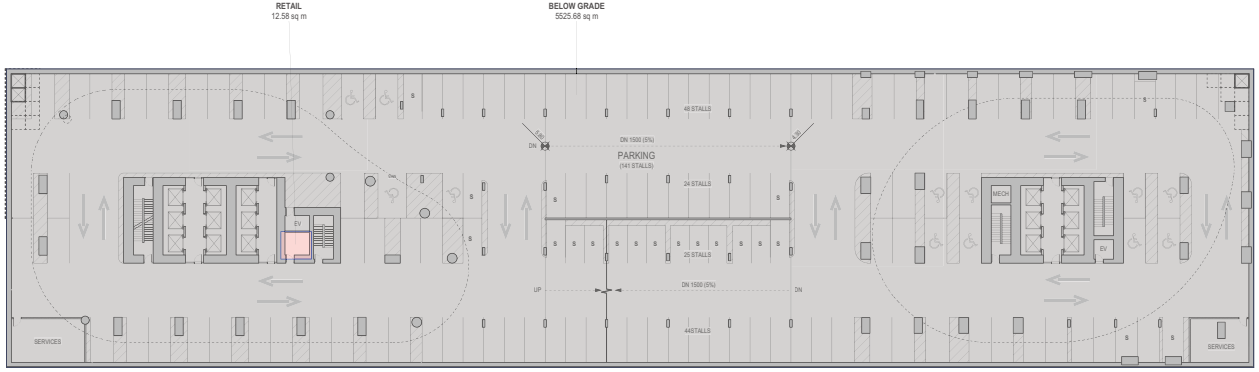
DRAWING TITLE
LEVEL P9 & P8 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-AREA.P9



2 **LEVEL P6 FLOOR PLAN**
Scale 1:250



1 **LEVEL P7 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
- RESIDENTIAL STORAGE
- INDOOR AMENITY

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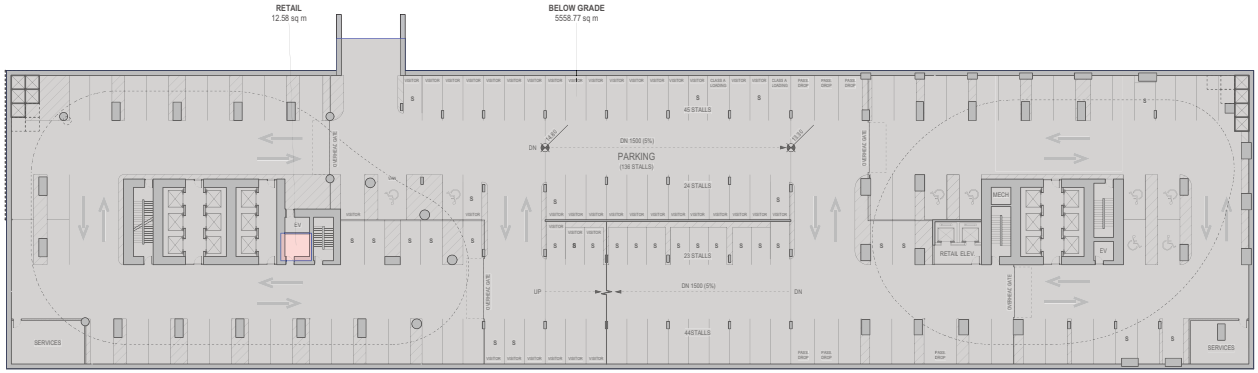
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

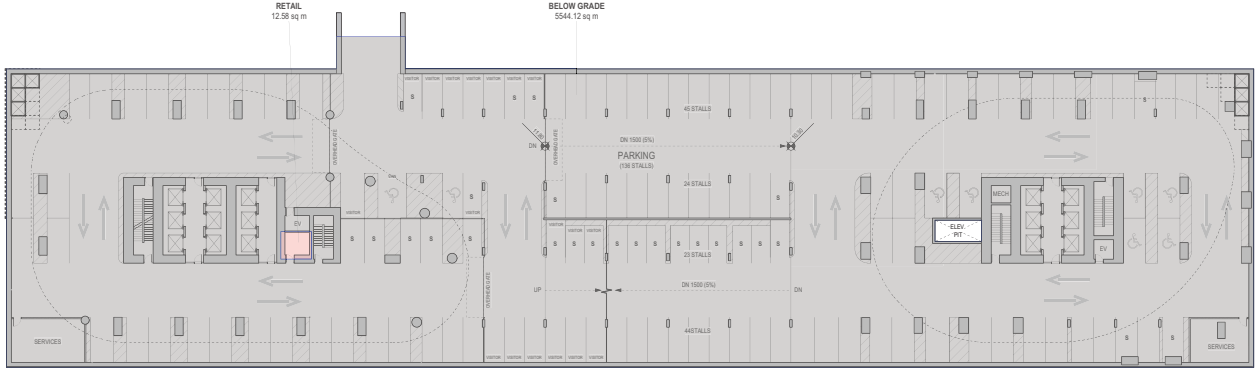
DRAWING TITLE
LEVEL P7 & P6 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-AREA.P7



2 **LEVEL P4 FLOOR PLAN**
Scale 1:250



1 **LEVEL P5 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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2025-05-02

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JOB TITLE
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VANCOUVER, BC.

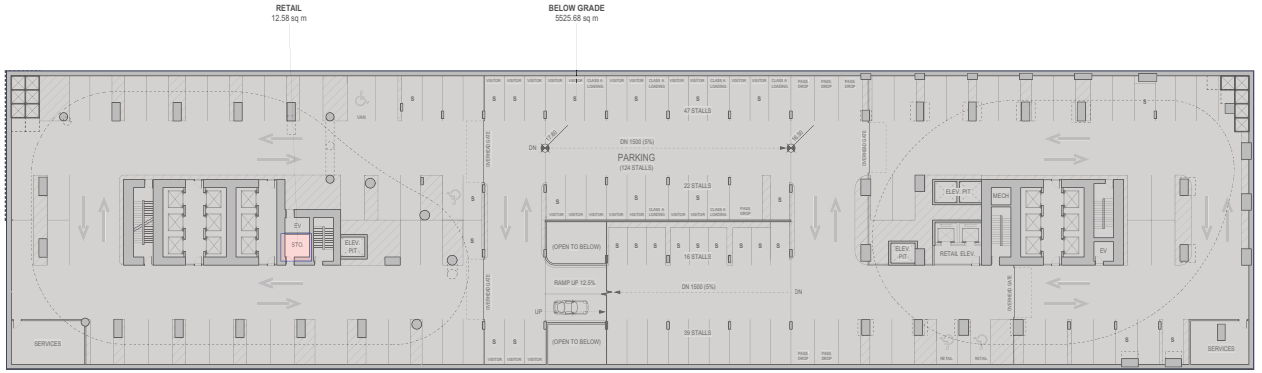
ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL P5 & P4 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO.: 2303	

E-P-AREA.P5

2 **LEVEL P2 FLOOR PLAN**
Scale 1:250



1 **LEVEL P3 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
- RESIDENTIAL STORAGE
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2025-05-02

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Vancouver BC Canada V6B 2A3
T 604 687 5681

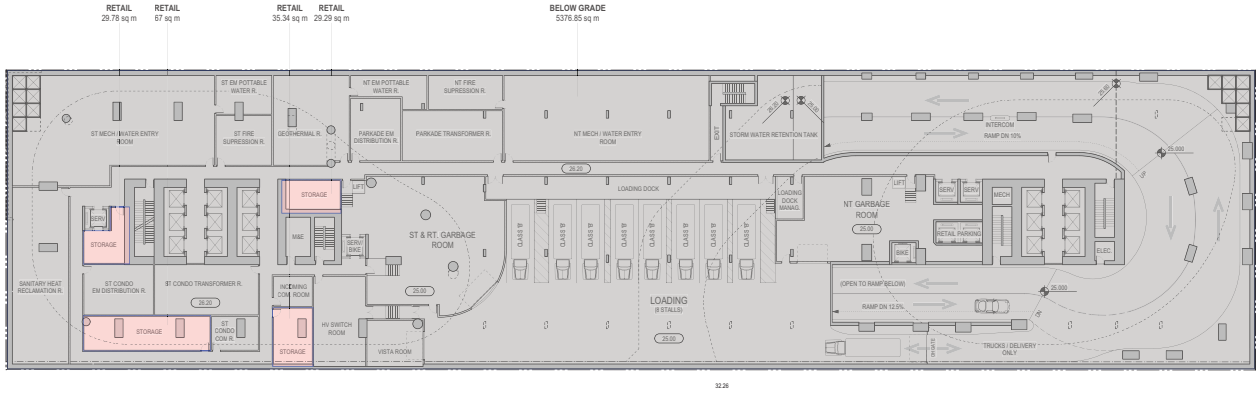
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

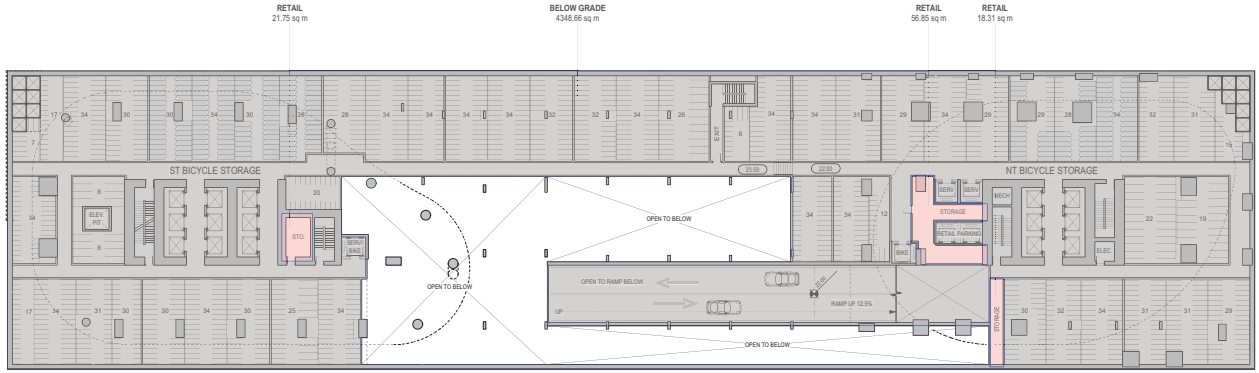
DRAWING TITLE
LEVEL P3 & P2 FSR AREA PLAN

DATE	15 NOV. 2024	DRAWN	MB
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-P-AREA.P3



2 **LEVEL P0 FLOOR PLAN**
Scale 1:250



1 **LEVEL P1 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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2025-05-02

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598 W Georgia Street
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T 604 687 5681

JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

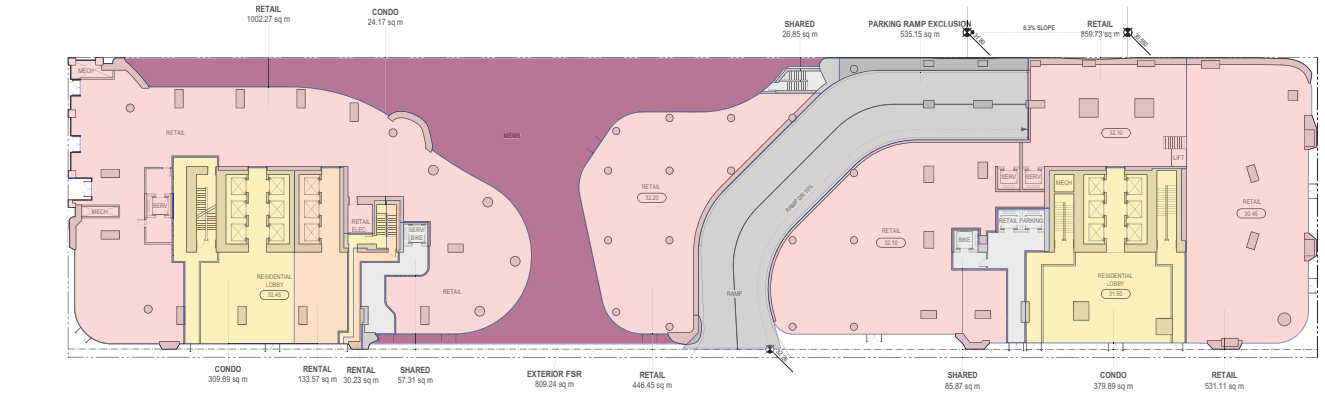
ASSESSMENT CONSULTANT

DRAWING TITLE
LEVEL P1 & P0 FSR AREA PLAN

DATE	15 NOV 2024	DRAWN	MB
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-P-AREA.P1

2 **LEVEL 2 FLOOR PLAN**
Scale 1:250



1 **LEVEL 1 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
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2025-05-02

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T 604 687 5681

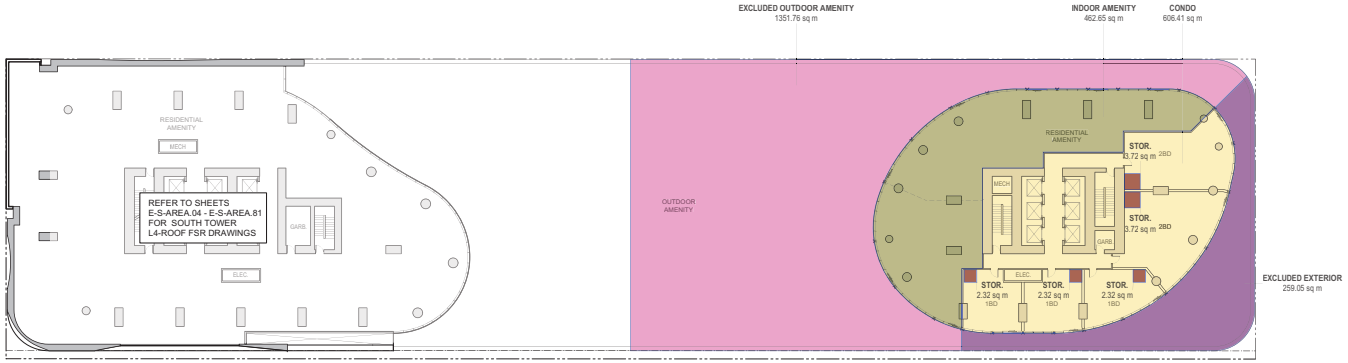
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

CONSULTANT

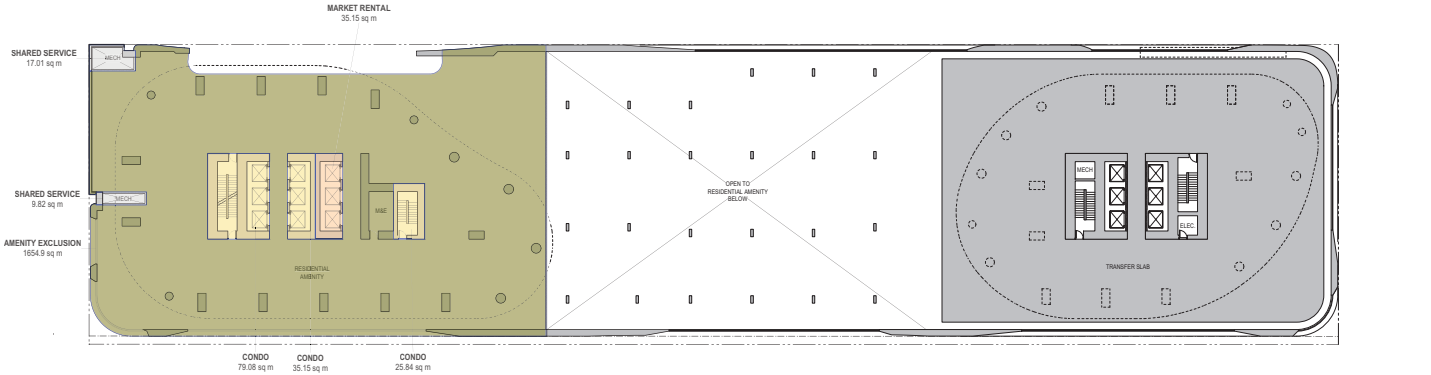
DRAWING TITLE
LEVEL 1 & 2 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-P-AREA.01



2 **LEVEL 4 FLOOR PLAN**
Scale 1:250



1 **LEVEL 3 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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2025-05-02

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JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

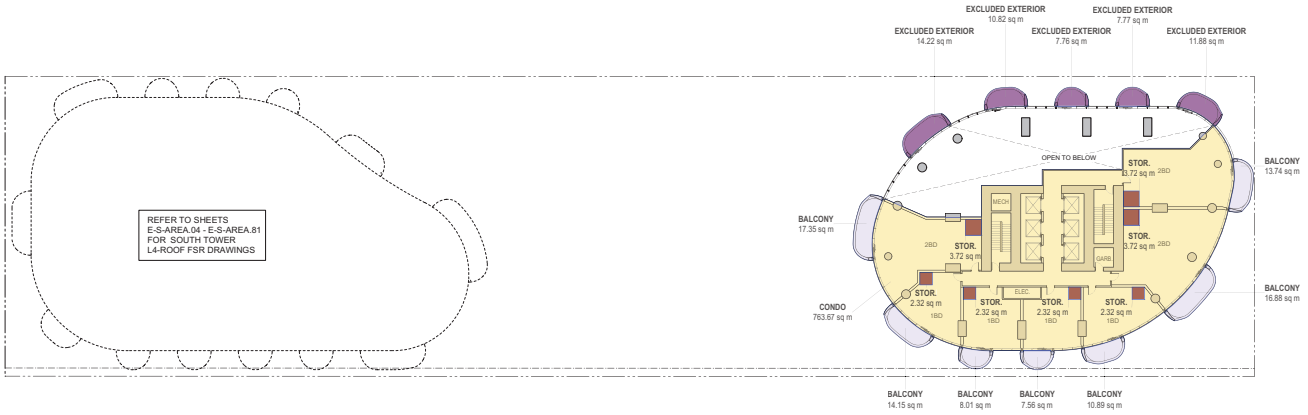
CONSULTANT

DRAWING TITLE
LEVEL 3 & 4 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-AREA.03

2 **LEVEL 6 & 8 FLOOR PLAN**
Scale 1:250



1 **LEVEL 5 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
- RESIDENTIAL STORAGE
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2025-05-02

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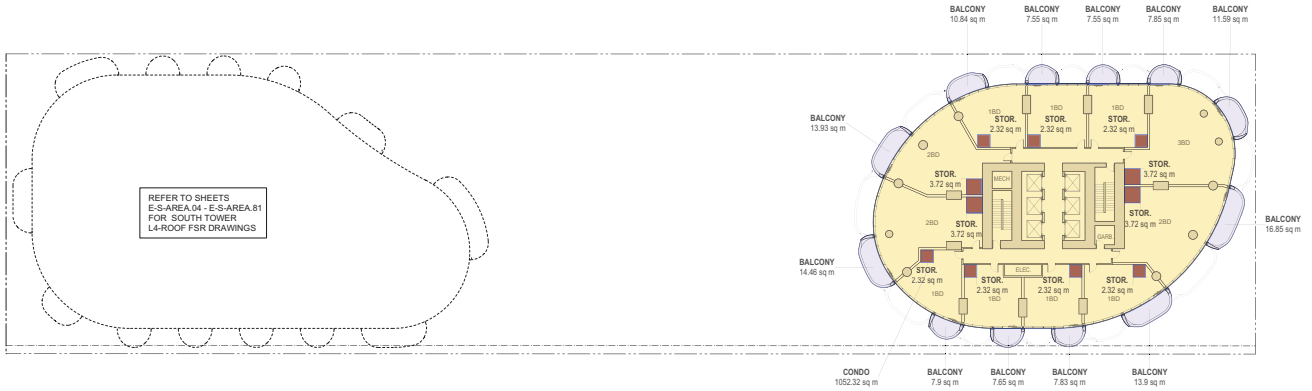
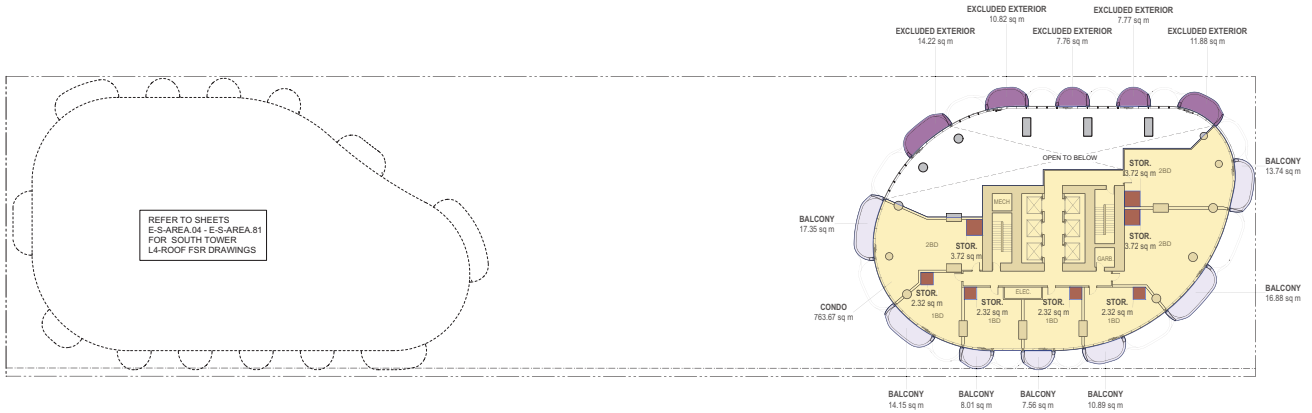
DRAWING TITLE
LEVEL 5 & 6-8 FSR AREA PLAN

DATE 15 NOV 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

E-N-AREA.05



2 **LEVEL 10-32 FLOOR PLAN (EVEN NUMBERS)**
Scale 1:250



1 **LEVEL 7 & 9 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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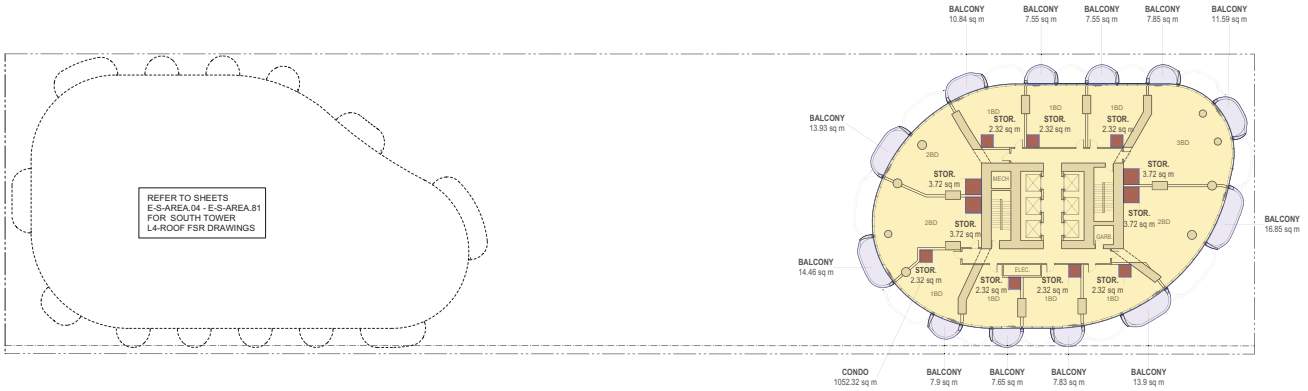
VANCOUVER, BC.

ASSESSMENT CONSULTANT

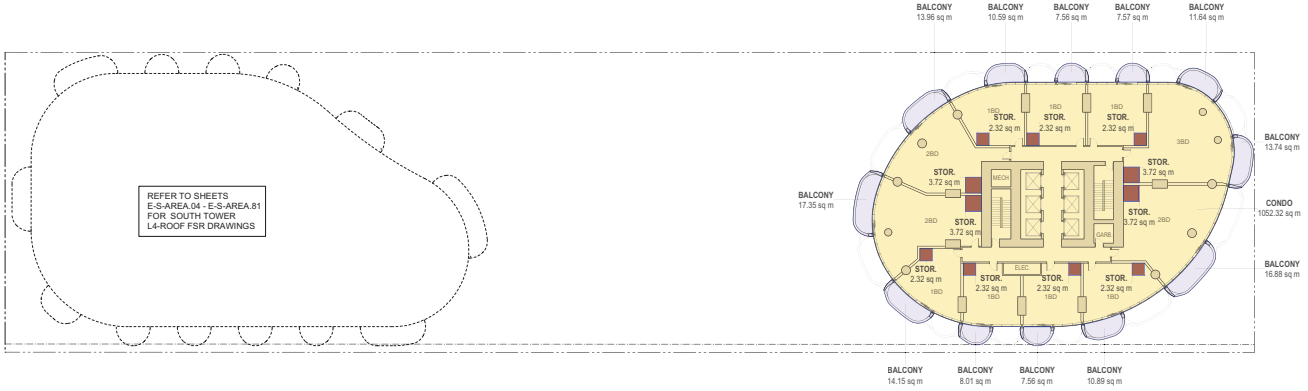
DRAWING TITLE
LEVEL 7-9 & 10-32 EVEN FSR AREA PLAN

DATE	15 NOV 2024	DRAWN	MB
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

E-N-AREA.07



2 **LEVEL 34**
Scale 1:250



1 **LEVEL 11-33 FLOOR PLAN (ODD NUMBERS)**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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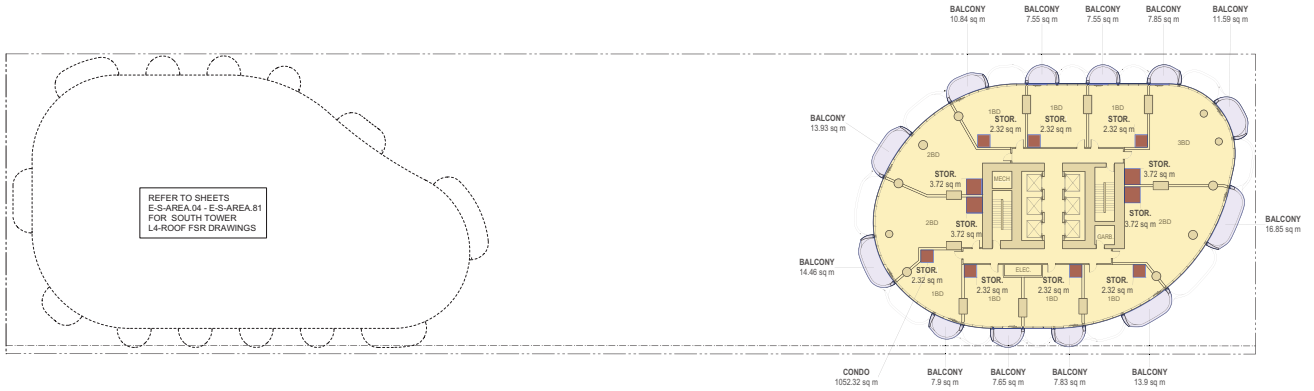
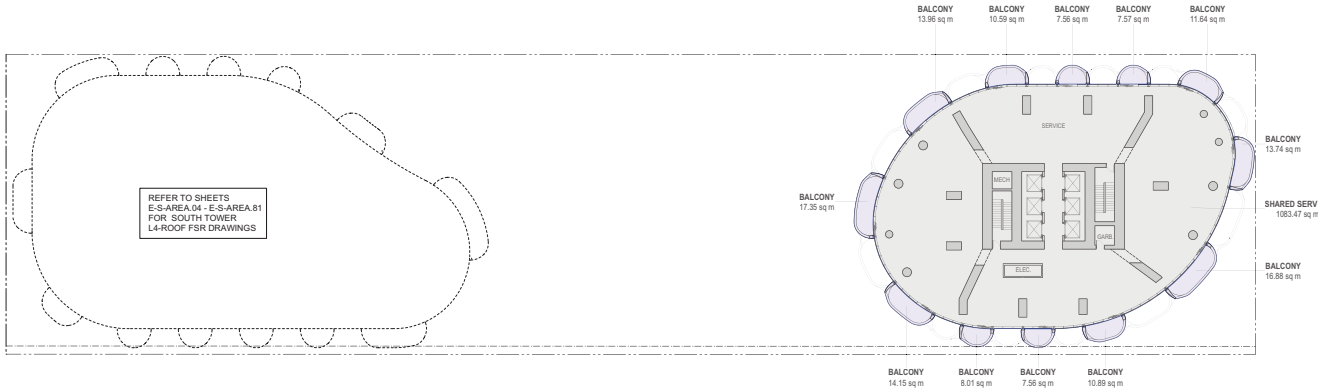
DRAWING TITLE
LEVEL 11-33 ODD & 34 FSR AREA PLAN

DATE 15 NOV 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

E-N-AREA.11



2 **LEVEL 36-64 (EVEN NUMBERS)**
Scale 1:250



1 **LEVEL 35 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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VANCOUVER, BC.

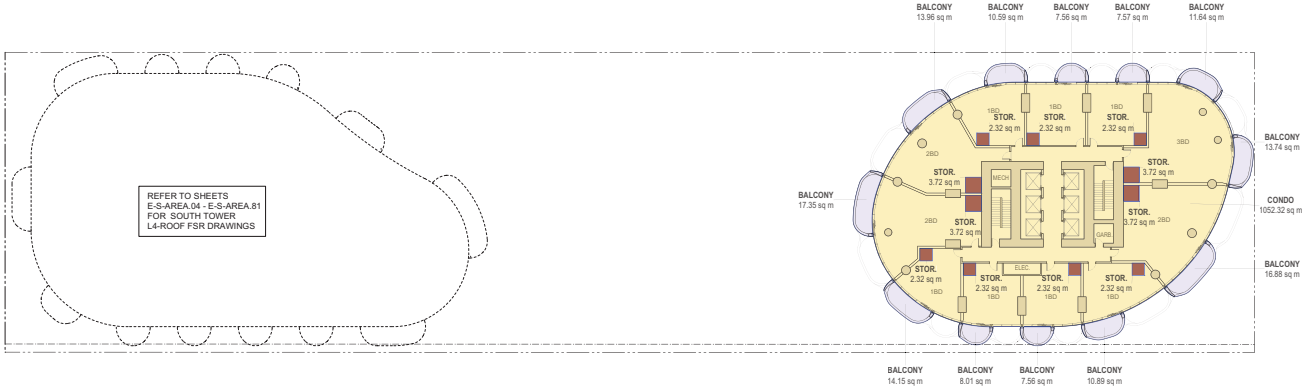
ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 35 & 36-64 EVEN FSR AREA PLAN

DATE 15 NOV 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-N-AREA.35

2 **LEVEL 65**
Scale 1:250



1 **LEVEL 37-63 FLOOR PLAN (ODD NUMBERS)**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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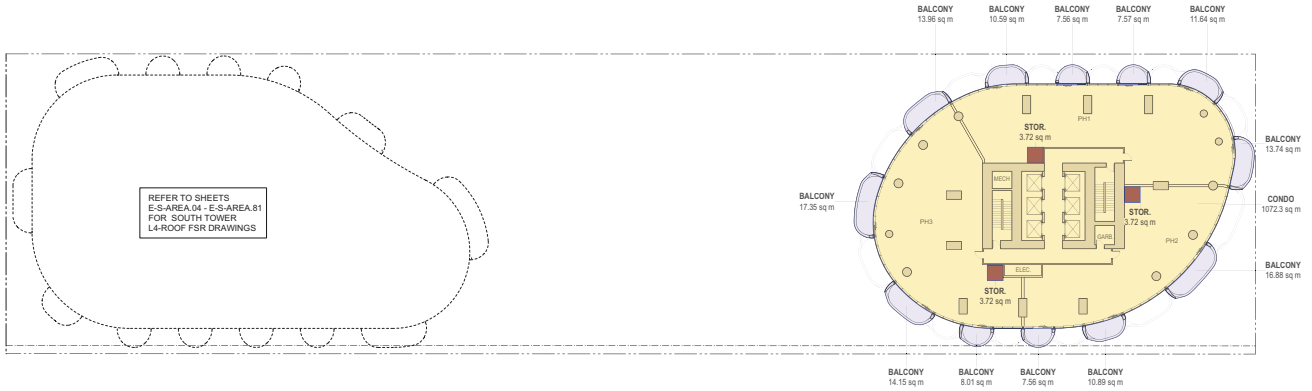
CONSULTANT

DRAWING TITLE
LEVEL 37-63 ODD & 65 FSR AREA PLAN

DATE 15 NOV 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

E-N-AREA.37



2 **LEVEL 67**
Scale 1:250

1 **LEVEL 66**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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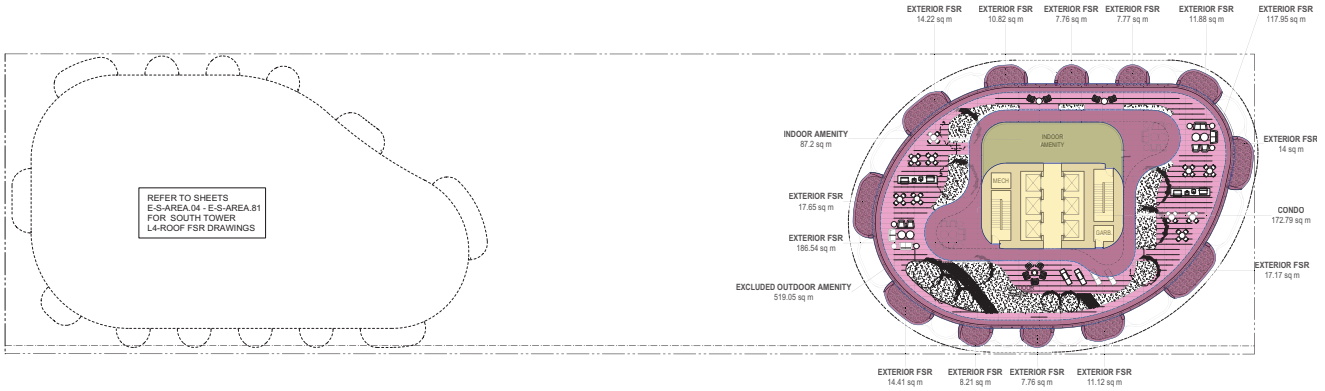
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 66 & 67 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-AREA.66



2 **LEVEL 69 FLOOR PLAN**
Scale 1:250

1 **LEVEL 68 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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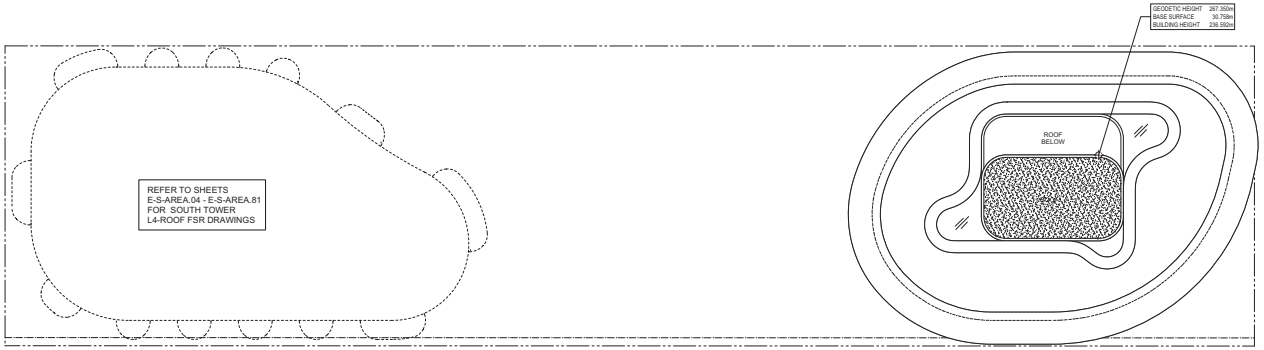
DRAWING TITLE
LEVEL 68 & 69 FSR AREA PLAN

DATE 15 NOV 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

E-N-AREA.68



2 **ROOF PLAN**
Scale 1:250

1 **ELEVATOR MACHINE ROOM PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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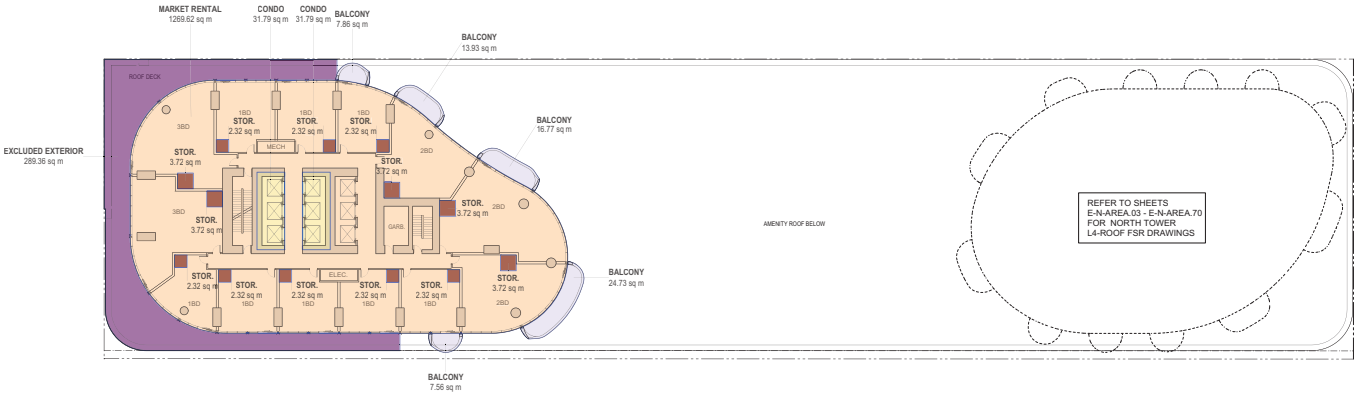
ADDITIONAL CONSULTANT

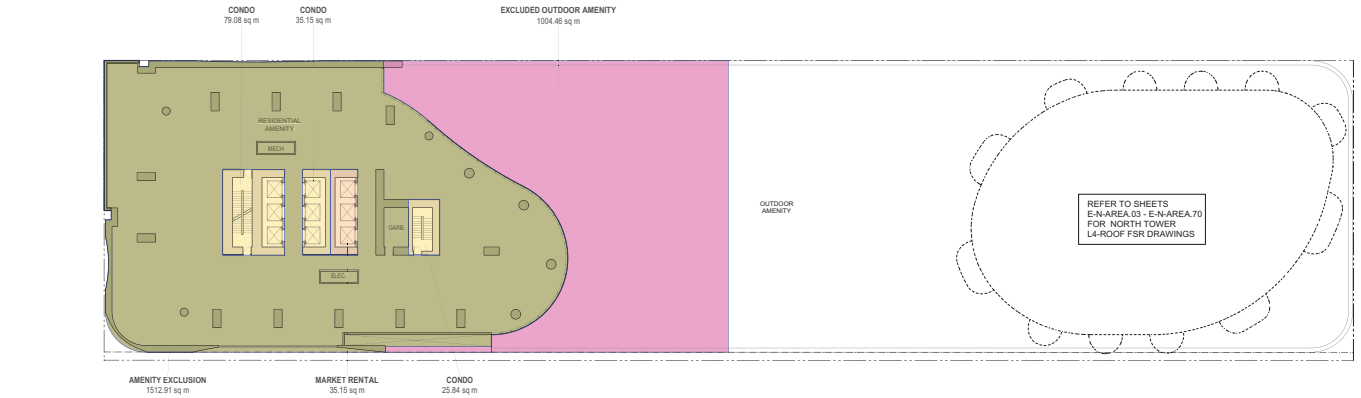
DRAWING TITLE
ELEV MACH RM & ROOF FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-N-AREA.70



2 **LEVEL 5 FLOOR PLAN**
Scale 1:250



1 **LEVEL 4 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
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VANCOUVER, BC.

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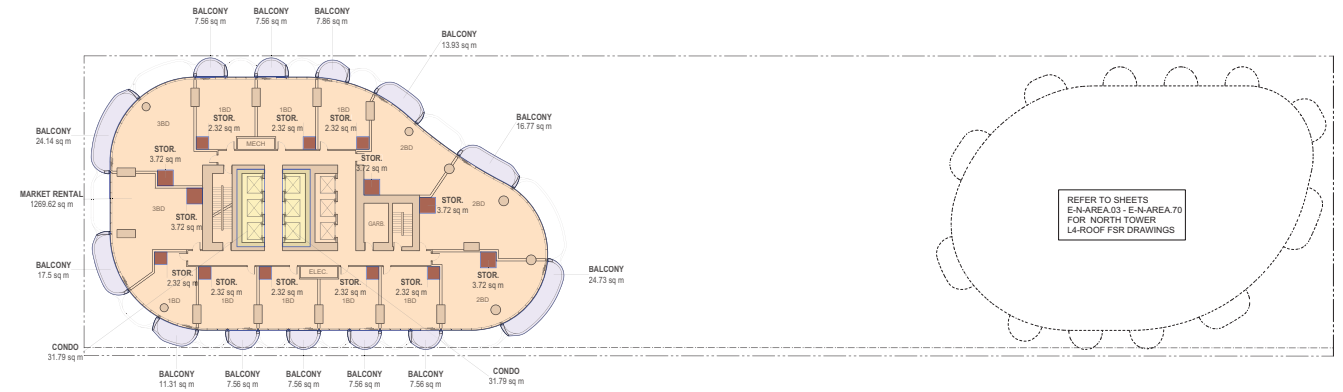
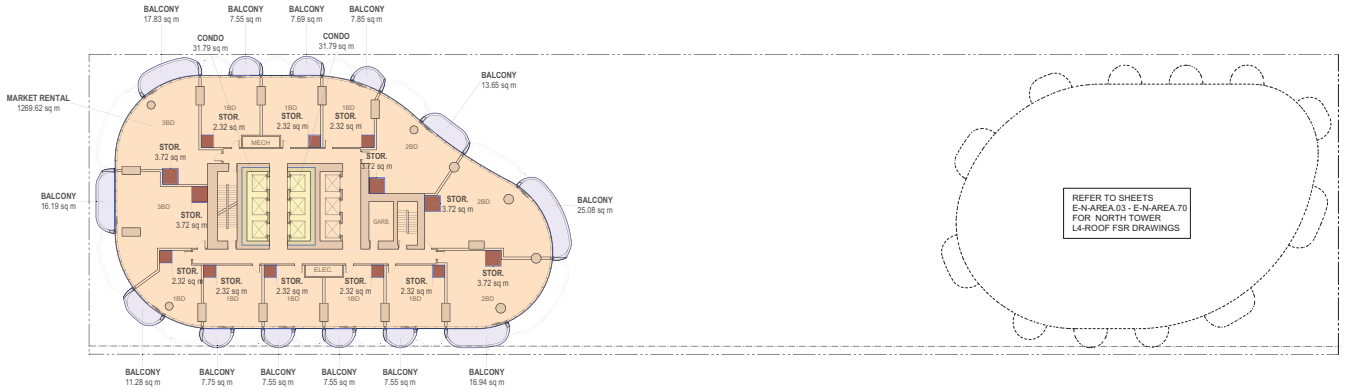
DRAWING TITLE
LEVEL 4 & 5 FSR AREA PLAN

DATE 15 NOV. 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-S-AREA.04



2 **LEVEL 7 FLOOR PLAN**
Scale 1:250



1 **LEVEL 6 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
- RESIDENTIAL STORAGE
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2025-05-02

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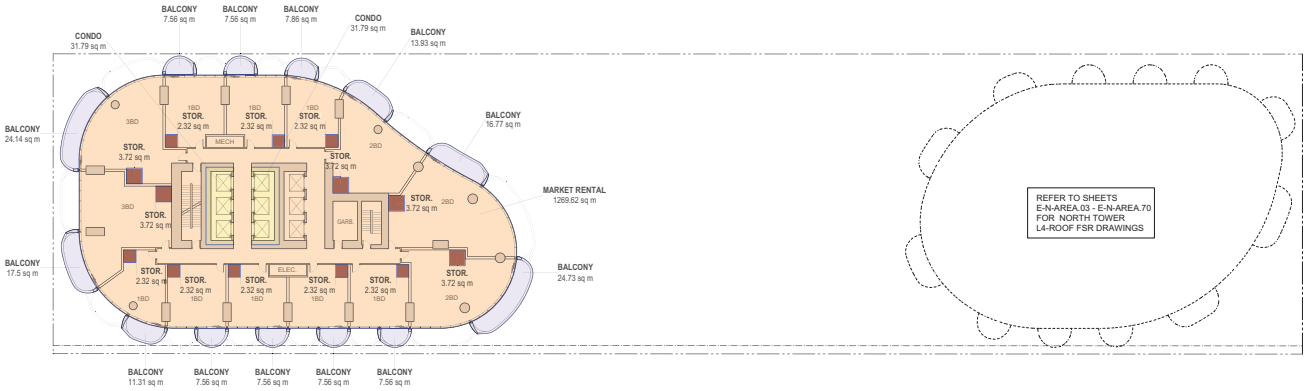
JOB TITLE
501 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

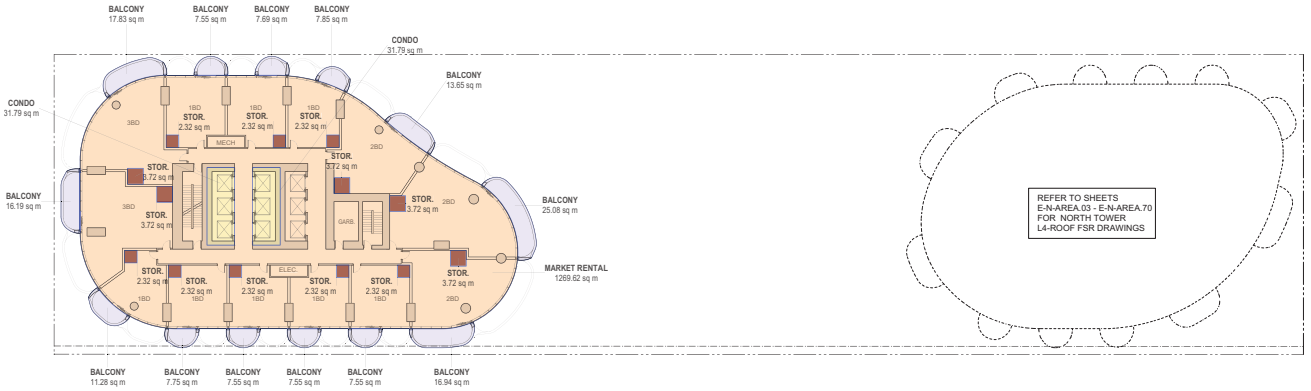
DRAWING TITLE
LEVEL 6 & 7 FSR AREA PLAN

DATE: 15 NOV 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-AREA.06



2 **LEVEL 9-23 FLOOR PLAN (ODD NUMBERS)**
Scale 1:250



1 **LEVEL 8-24 FLOOR PLAN (EVEN NUMBERS)**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
- RESIDENTIAL STORAGE
- INDOOR AMENITY

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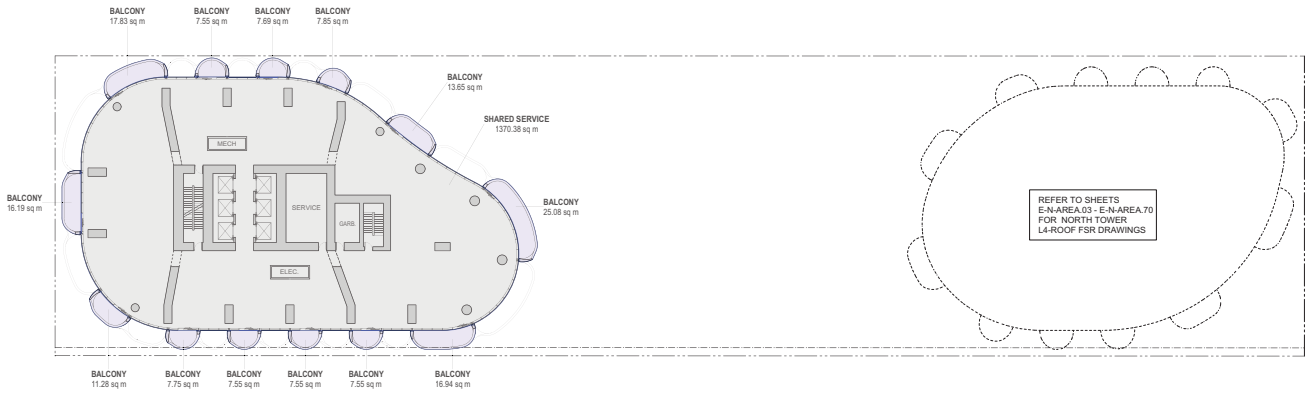
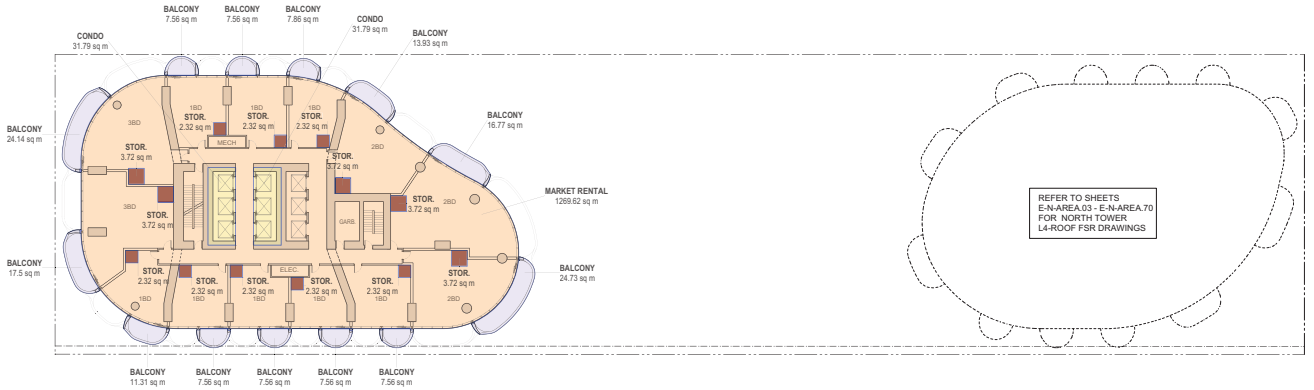
DRAWING TITLE
LEVEL 8-24 EVEN & 9-23 ODD FSR AREA PLAN

DATE 15 NOV. 2024	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-S-AREA.08



2 **LEVEL 26 FLOOR PLAN**
Scale 1:250



1 **LEVEL 25 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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ASSESSMENT CONSULTANT

DRAWING TITLE
LEVEL 25 & 26 FSR AREA PLAN

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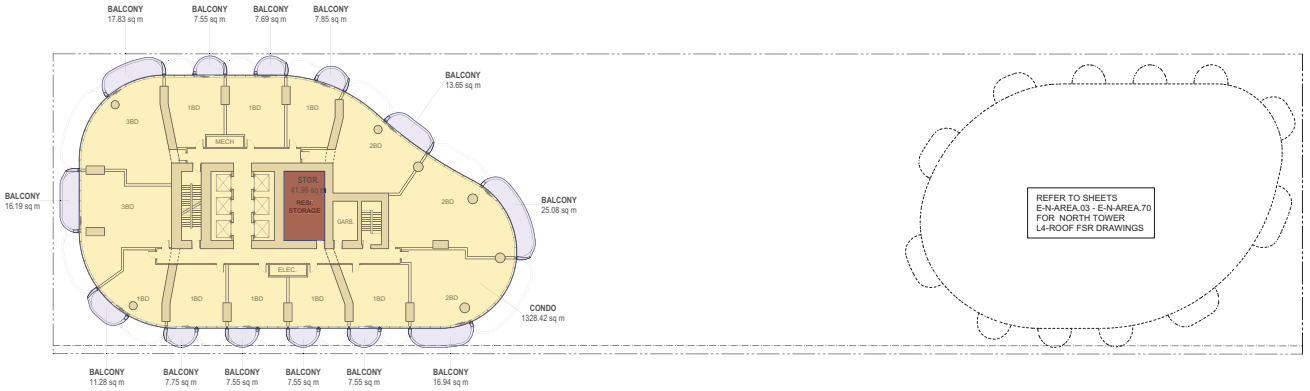
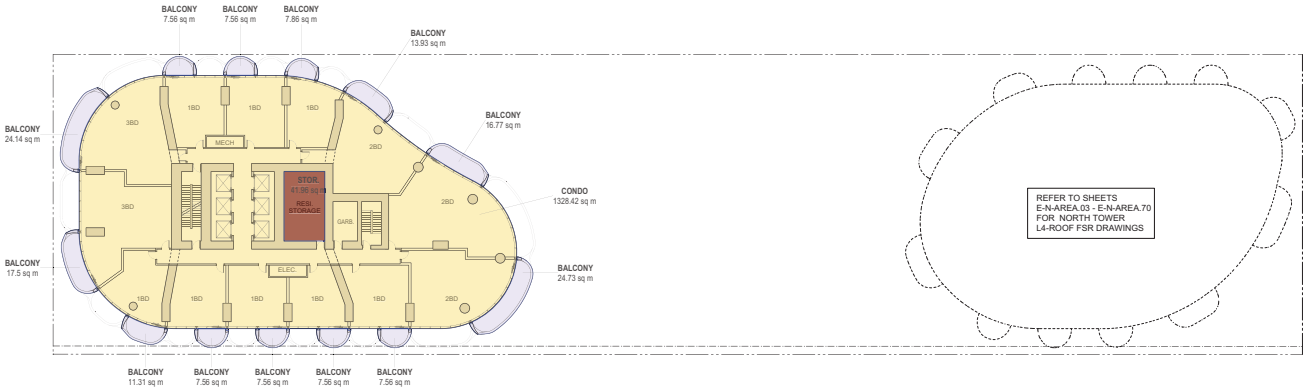
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-AREA.25



2 **LEVEL 28-48 FLOOR PLAN (EVEN NUMBERS)**
Scale 1:250



1 **LEVEL27-49 FLOOR PLAN (ODD NUMBERS)**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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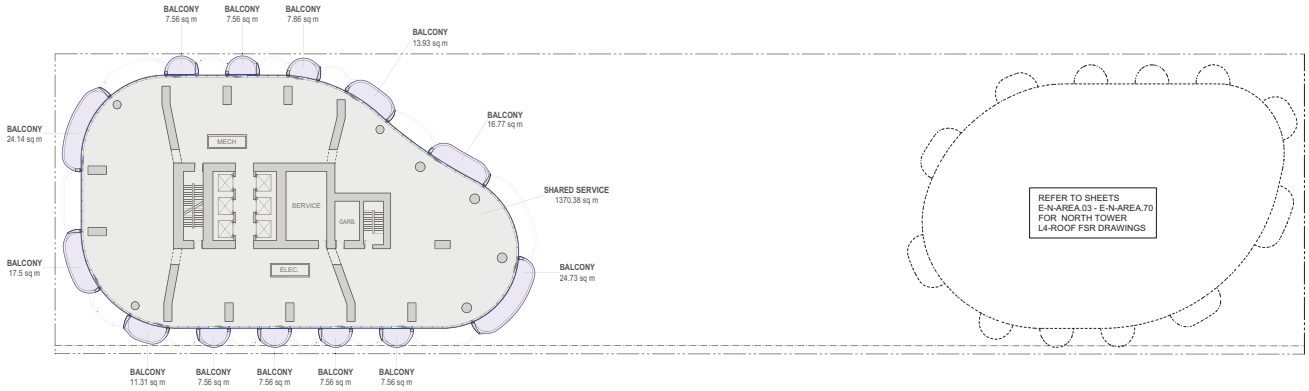
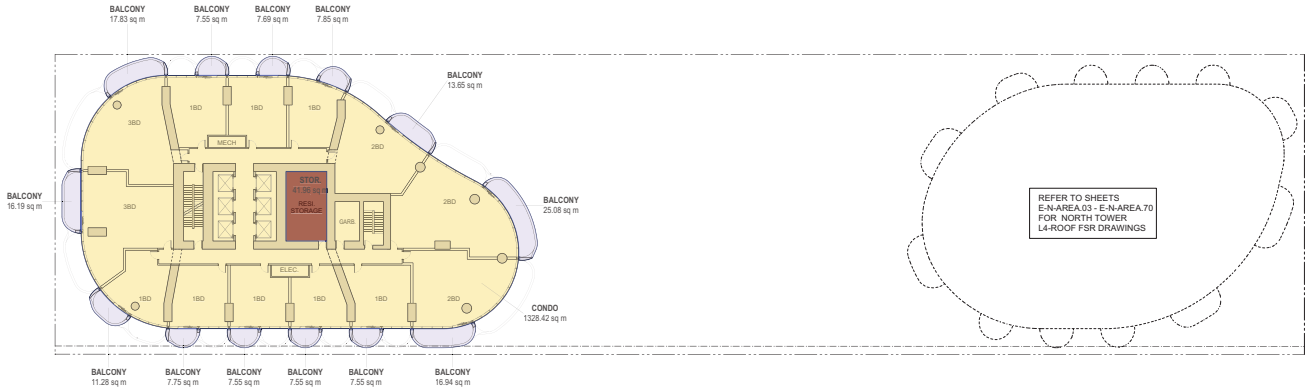
DRAWING TITLE
LEVEL 27-49 ODD & 28-48 EVEN FSR AREA PLAN

DATE: 15 NOV. 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-AREA.27



2 **LEVEL 51 FLOOR PLAN**
Scale 1:250



1 **LEVEL 50 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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LEVEL 50 & 51 FSR AREA PLAN

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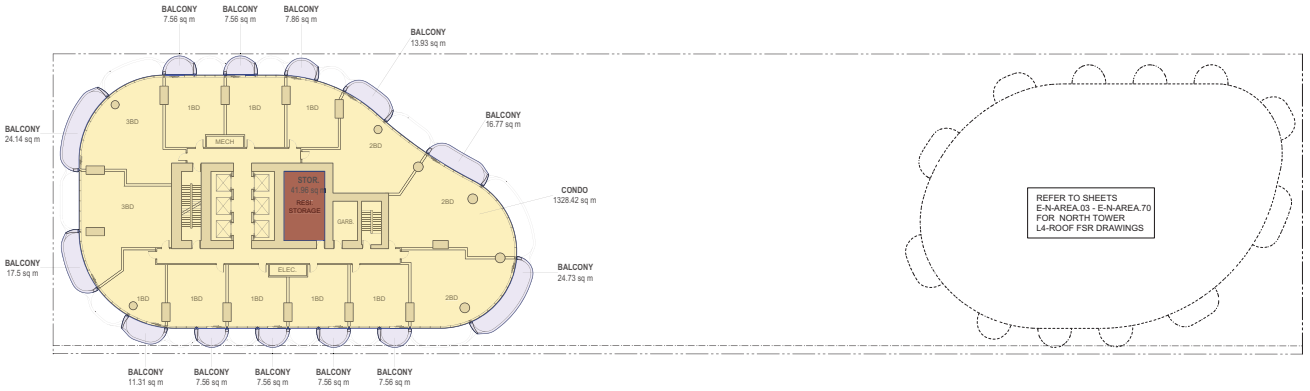
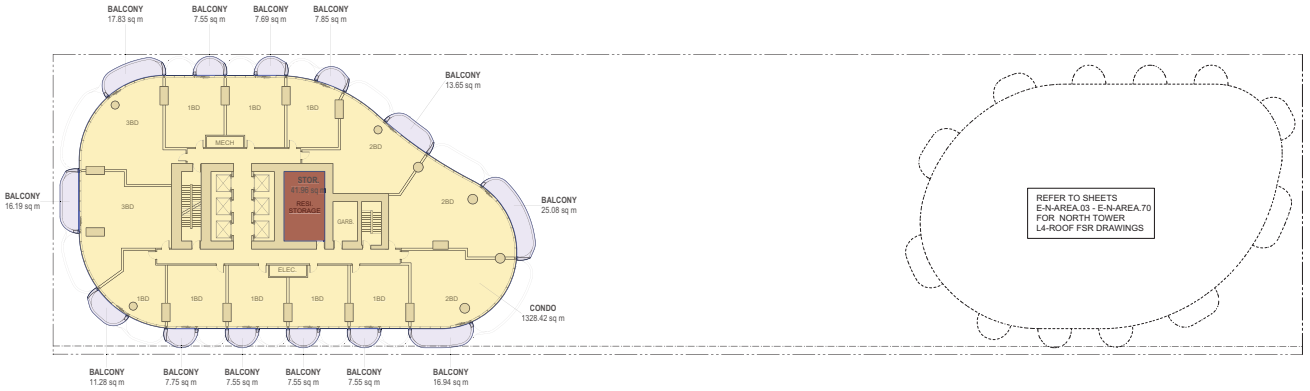
SCALE 1:250	CHECKED BM
JOB NO. 2303	

E-S-AREA.50



2 **LEVEL 53-75 FLOOR PLAN**
Scale 1:250



1 **LEVEL 52-74 FLOOR PLAN (EVEN NUMBERS)**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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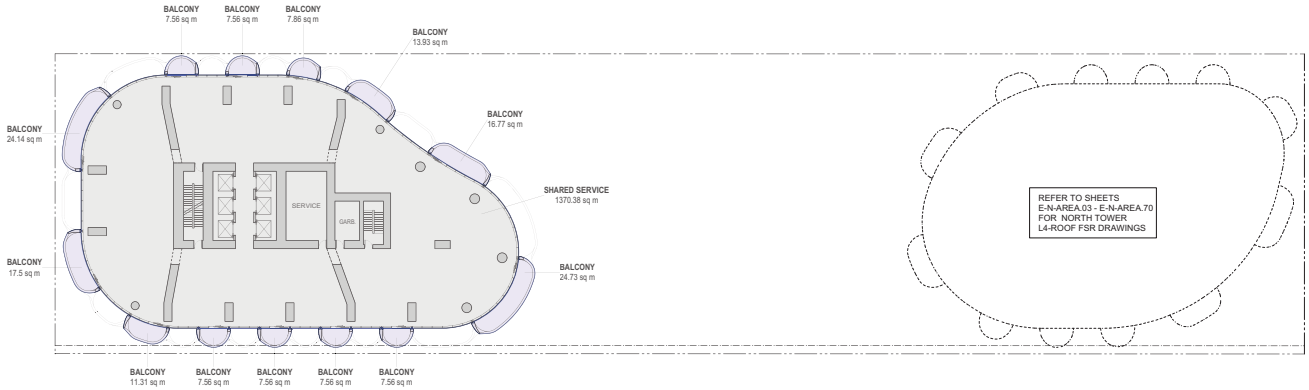
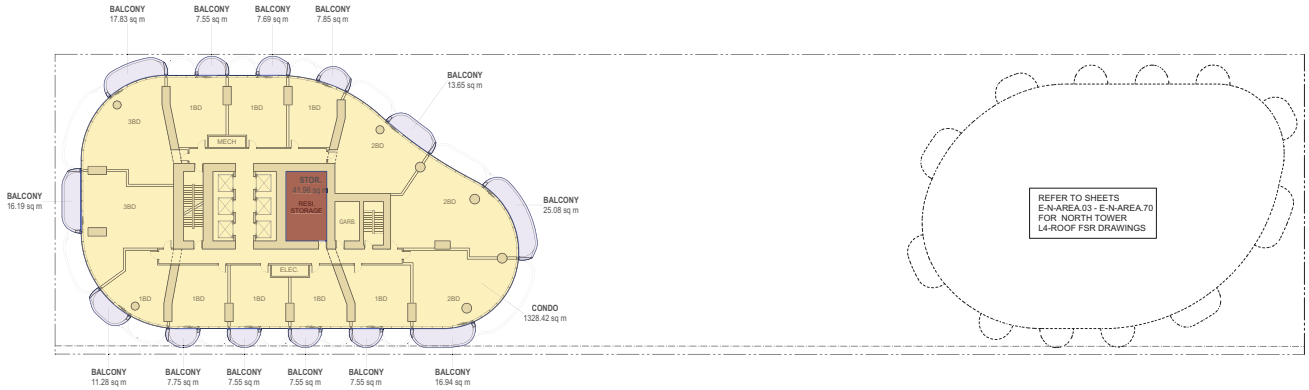
DRAWING TITLE
LEVEL 52-74 EVEN & 53-75 ODD FSR AREA PLAN

ISSUE DATE: 15 NOV. 2024	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

E-S-AREA.52



2 **LEVEL 77 FLOOR PLAN**
Scale 1:250



1 **LEVEL 76 FLOOR PLAN**
Scale 1:250

LEGEND

- MARKET CONDOMINIUM
- MARKET RENTAL
- BELOW MARKET RENTAL
- RETAIL
- FITNESS
- BELOW GRADE
- SHARED
- BALCONY
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- EXCLUDED OUTDOOR AMENITY
- RESIDENTIAL STORAGE
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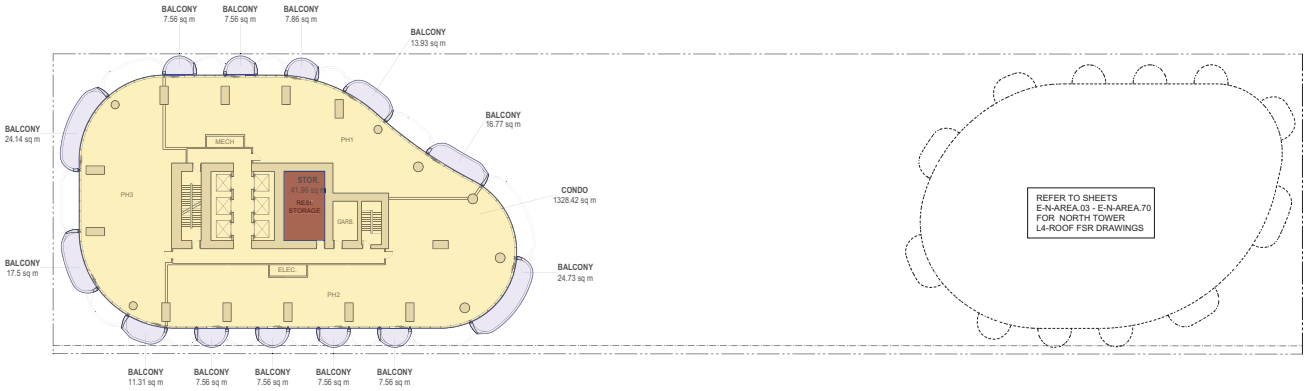
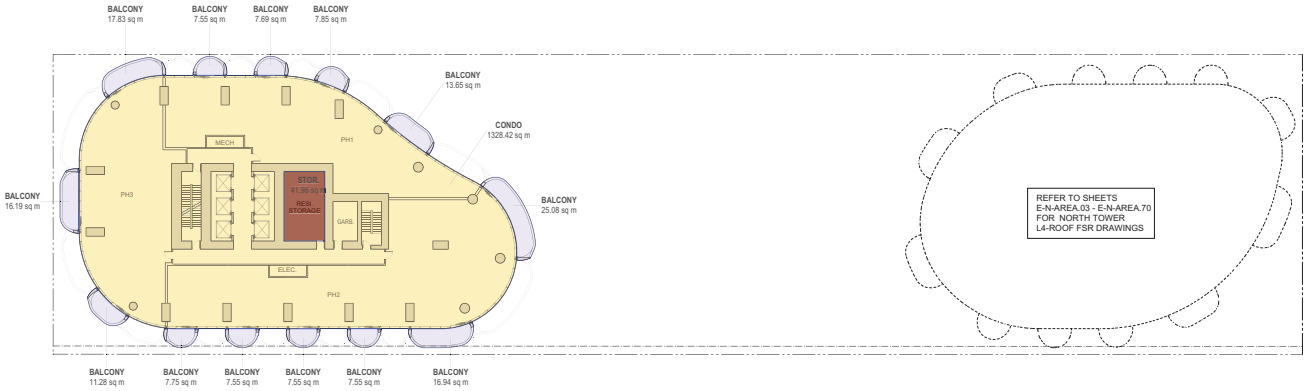
LEVEL 76 & 77 FSR AREA PLAN

DATE	15 NOV 2024	DRAWN	MB
SCALE	1:250	CHECKED	BM
JOB NO	2303		

E-S-AREA.76



2 **LEVEL 79 FLOOR PLAN**
Scale 1:250



1 **LEVEL 78 FLOOR PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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LEVEL 78 & 79 FSR AREA PLAN

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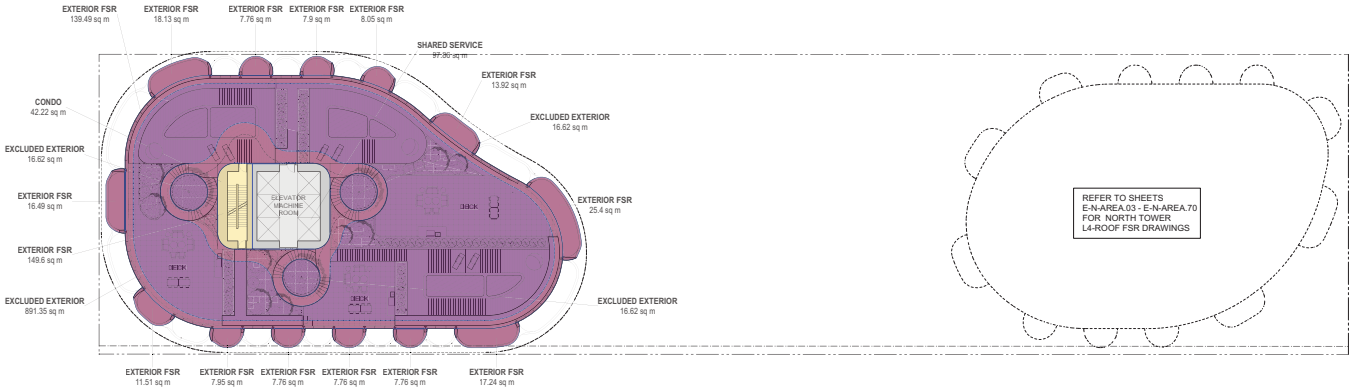
E-S-AREA.78

2 **ROOF PLAN**
Scale 1:250



1 **ELEVATOR MACHINE ROOM PLAN**
Scale 1:250

LEGEND

MARKET CONDOMINIUM	BELOW GRADE	EXCLUDED OUTDOOR AMENITY
MARKET RENTAL	SHARED	RESIDENTIAL STORAGE
BELOW MARKET RENTAL	BALCONY	INDOOR AMENITY
RETAIL	EXTERIOR FSR	
FITNESS	EXCLUDED EXTERIOR	

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JOB NO	2303		

E-S-AREA.80

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VANCOUVER BC

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MAY 2, 2025

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V3R 4E7
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595 W GEORGIA
VANCOUVER, BC

ARCHITECTURAL COVER SHEET

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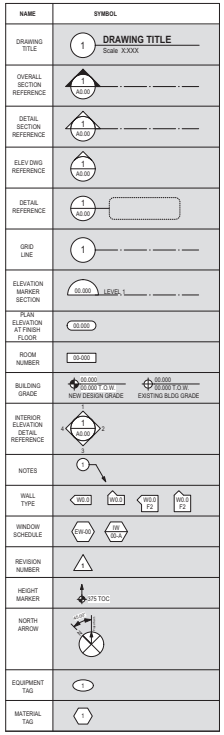
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A0.00

SYMBOLS



DRAWING LIST

ARCHITECTURAL

A0 GENERAL INFO

W-A0.00 COVER
W-A0.01 DRAWING LIST, SYMBOLS
W-A0.02 CONTEXT PLAN
W-A0.03 SITE PLAN
W-A0.04 SURVEY
W-A0.10 PROJECT DATA SUMMARY
W-A0.11 AREA SUMMARY
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W-A0.13 PARKING DATA SUMMARY

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W-A1.P6 LEVEL P6 - PARKING FLOOR PLAN
W-A1.P5 LEVEL P5 - PARKING FLOOR PLAN
W-A1.P4 LEVEL P4 - PARKING FLOOR PLAN
W-A1.P3 LEVEL P3 - PARKING FLOOR PLAN
W-A1.P2 LEVEL P2 - PARKING FLOOR PLAN
W-A1.P1 LEVEL P1 - PARKING FLOOR PLAN
W-A1.01 LEVEL 1 - GROUND FLOOR PLAN
W-A1.02 LEVEL 2 - OBSERVATION DECK LOBBY FLOOR PLAN
W-A1.03 LEVEL 3 - HOTEL CONFERENCE FLOOR PLAN
W-A1.04 LEVEL 4 - HOTEL BOH FLOOR PLAN
W-A1.05 LEVEL 5 - HOTEL CONFERENCE FLOOR PLAN
W-A1.06 LEVEL 6 - HOTEL BOH FLOOR PLAN
W-A1.07 LEVEL 7 - HOTEL CONFERENCE FLOOR PLAN
W-A1.08 LEVEL 8 - HOTEL BOH FLOOR PLAN
W-A1.09 LEVEL 9 - HOTEL AMENITY FLOOR PLAN
W-A1.10 LEVEL 10 - HOTEL MEETING ROOMS FLOOR PLAN
W-A1.11 LEVEL 11 - LONG-STAY HOTEL TYPICAL FLOOR PLAN
W-A1.25 LEVEL 25 - LONG-STAY HOTEL TYPICAL FLOOR PLAN
W-A1.26 LEVEL 26 - LONG-STAY HOTEL SKY LOBBY FLOOR PLAN
W-A1.27 LEVEL 27 - HOTEL AMENITY FLOOR PLAN
W-A1.28 LEVEL 28 - SHORT-STAY HOTEL SKY LOBBY FLOOR PLAN
W-A1.29 LEVEL 29 - SERVICES FLOOR PLAN
W-A1.30 LEVEL 30 - HOTEL BOH FLOOR PLAN
W-A1.31 LEVEL 31 - SHORT-STAY HOTEL TYPICAL FLOOR PLAN
W-A1.64 LEVEL 64 - SHORT-STAY HOTEL TYPICAL FLOOR PLAN
W-A1.65 LEVEL 65 - SERVICES FLOOR PLAN
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W-A1.68 LEVEL 68 - OBSERVATION DECK UPPER FLOOR PLAN
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W-A3.01 SOUTH ELEVATION
W-A3.02 WEST ELEVATION
W-A3.03 NORTH ELEVATION
W-A3.04 LANE ELEVATION

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W-AREA.P5 LEVEL P5 & P4 - FSR AREA PLAN
W-AREA.P3 LEVEL P3 & P2 - FSR AREA PLAN
W-AREA.P1 LEVEL P1 & 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

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HENRIQUEZ PARTNERS ARCHITECTS do not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

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

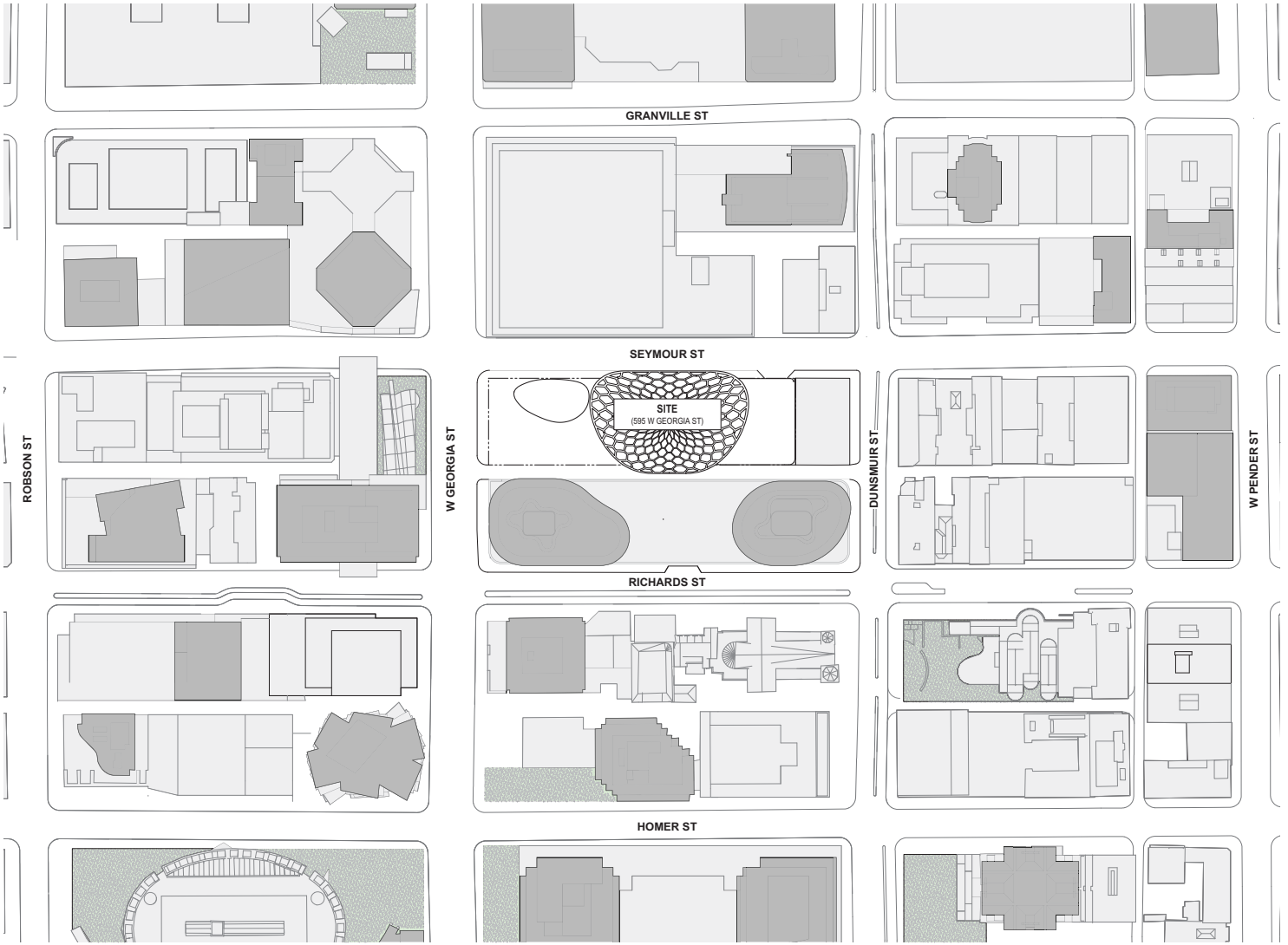
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
DRAWING LIST & SYMBOLS

DATE: 15 NOV 2024	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A0.01



1 CONTEXT PLAN
Scale 1:750

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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

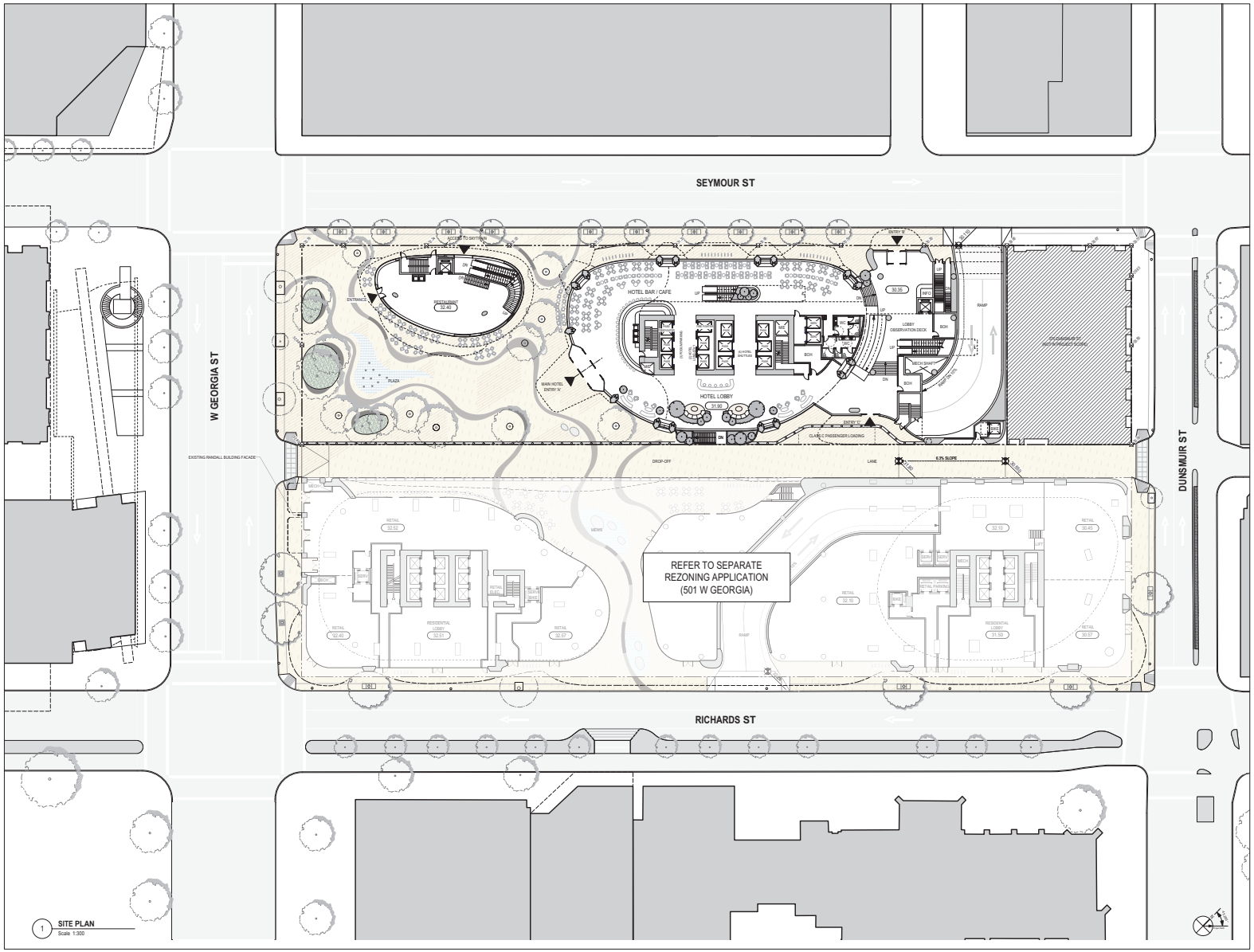
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
CONTEXT PLAN

DATE	15 NOV. 2024	DRAWN	MB
SCALE	1:750	CHECKED	BM
JOB NO.	2303		

W-A0.02



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NOT FOR CONSTRUCTION

ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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JOB TITLE
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VANCOUVER, BC.

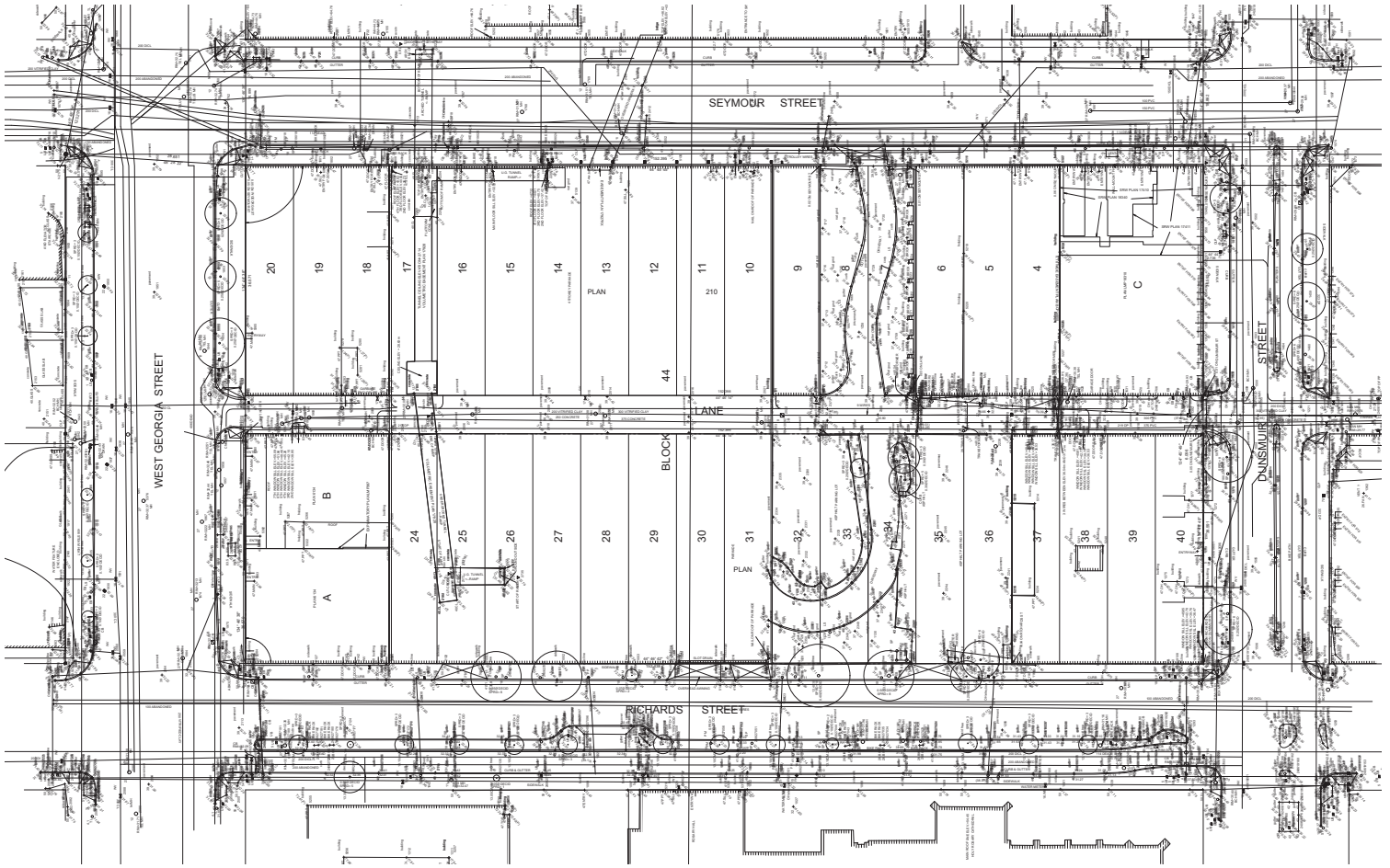
CONSULTANT

DRAWING TITLE
SITE PLAN

DATE	15 NOV 2024	DRAWN	MB
SCALE	1:300	CHECKED	BM
JOB NO.	2303		

W-A0.03

REFER TO ITEM 3.2 OF THE REZONING APPLICATION FOR SIGNED AND SEALED VERSION OF SURVEY DOCUMENT



1 SURVEY
Scale 1:300

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

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598 W Georgia Street
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JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SURVEY

DATE 15 NOV 2024	DRAWN MB
SCALE N/A	CHECKED BM
JOB NO 2303	

W-A0.04

PROJECT DATA

PROJECT DATA SUMMARY					
STREET ADDRESS	595 W GEORGIA STREET, VANCOUVER BC				
LEGAL DESCRIPTION	LOTS 4-20, BLOCK 44, PLAN 210, DISTRICT LOT 541, NEW WESTMINSTER DISTRICT				
ZONING	**CURRENT**	**PROPOSED**			
	DD	CD-1			
SITE AREA		**m2**	**ft2**		
		4,739.04	51,011		
FSR PERMITTED	**RATIO**	**m2**	**ft2**		
	7.0	33,173.28	357,074		
FSR PROPOSED	**RATIO**	**m2**	**ft2**		
	24.13	114,366.28	1,231,028		
FSR AREA SUMMARY (INCLUDING SHARED)	**RATIO**	**m2**	**ft2**		
HOTEL		107,046.35	1,152,237		
OBSERVATION DECK		4,924.85	53,011		
RESTAURANT (RETAIL)		2,341.10	25,199		
TOTAL INTERIOR FSR AREA	**24.12**	**114,312.29**	**1,230,447**		
BALCONY FSR AREA		0.00	0		
EXTERIOR FSR AREA		53.99	581		
TOTAL EXTERIOR FSR AREA		**53.99**	**581**		
TOTAL FSR AREA	**24.13**	**114,366.28**	**1,231,028**		
FSR EXCLUSION SUMMARY		**m2**	**ft2**		
AMENITY		0.00	0		
RESIDENTIAL STORAGE		0.00	0		
TOTAL FSR EXCLUSIONS		0.00	0		
GROSS FLOOR AREA SUMMARY		**m2**	**ft2**		
TOTAL GROSS FLOOR AREA		114,312.29	1,230,447		
EXCLUDED BELOW GRADE AREA		28,287.94	304,489		
TOTAL GROSS CONSTRUCTIBLE AREA		142,600.23	1,534,936		
BALCONY AREA		**m2**	**ft2**		
PERMITTED (12% of RESIDENTIAL FSR)		0.00		0	
PROPOSED		0.00	0		
BUILDING HEIGHT	**PERMITTED**	**PROPOSED**	**GEODETIC ELEV**		**STOREYS**
	91.40 m	314.889 m	346.000 m		68
	300 ft	1,033 ft			

FSR AREA SUMMARY				
	HOTEL	**OBSERVATION DECK**	**RESTAURANT (RETAIL)**	**SUBTOTAL**
FSR AREA (EXCLUDING SHARED FSR) [A]	103,995.78	4,784.50	2,274.38	111,054.66
% OF USE RATIO	93.64%	4.31%	2.05%	100.00%
SHARED AREA	3,050.57	140.35	66.72	3,257.63
TOTAL INTERIOR FSR AREA	107,046.35	4,924.85	2,341.10	114,312.29
BALCONY (F)				0.00
TOTAL EXTERIOR FSR [G]				53.99
TOTAL FSR AREA [K]				114,366.28
SITE AREA				4,739.04
FSR				24.13

BALCONY AREA SUMMARY		
	AREA (m2)	**%**
TOTAL RESIDENTIAL FSR AREA	0.00	N/A
PERMITTED BALCONY AREA	0.00	N/A
PROPOSED BALCONY AREA	0.00	N/A
EXTERIOR BALCONY FSR AREA	0.00	N/A

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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

JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
PROJECT DATA SUMMARY

ISSUE DATE: 21 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
HHE JOB NO: 2303	

W-A0.10

AREA SUMMARY

BUILDING AREAS

	[A] FSR BUILDING AREA (m2) (EXCLUDING SHARED)							[B] FSR BUILDING EXCLUSIONS (m2)			[C]	[A] + [B] + [C] = [D]	[E]	[D] + [E] = [F]
	HOTEL													
LEVEL	LONG TERM HOTEL	SHORT TERM HOTEL	SHARED HOTEL	TOTAL HOTEL	OBSERVATION DECK	RETAIL	TOTAL FSR AREA [A]	AMENITY	RESIDENTIAL STORAGE	TOTAL EXCLUSIONS [B]	SHARED [C]	TOTAL GROSS FLOOR AREA (m2) [D]	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIBLE AREA (m2) [F]
ROOF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LEVEL 68	0.00	35.14	0.00	35.14	662.22	0.00	697.36	0.00	0.00	0.00	0.00	697.36	0.00	697.36
LEVEL 67	0.00	79.52	0.00	79.52	1,296.44	0.00	1,375.96	0.00	0.00	0.00	0.00	1,375.96	0.00	1,375.96
LEVEL 66	0.00	61.60	0.00	61.60	36.07	1,295.26	1,392.93	0.00	0.00	0.00	0.00	1,392.93	0.00	1,392.93
LEVEL 65	0.00	61.60	68.65	130.25	26.33	0.00	156.58	0.00	0.00	0.00	1,250.89	1,407.47	0.00	1,407.47
LEVEL 64	0.00	1,304.76	86.74	1,391.50	26.33	0.00	1,417.83	0.00	0.00	0.00	0.00	1,417.83	0.00	1,417.83
LEVEL 63	0.00	1,315.10	86.74	1,401.84	26.33	0.00	1,428.17	0.00	0.00	0.00	0.00	1,428.17	0.00	1,428.17
LEVEL 62	0.00	1,324.67	86.74	1,411.41	26.33	0.00	1,437.74	0.00	0.00	0.00	0.00	1,437.74	0.00	1,437.74
LEVEL 61	0.00	1,334.26	86.74	1,421.00	26.33	0.00	1,447.33	0.00	0.00	0.00	0.00	1,447.33	0.00	1,447.33
LEVEL 60	0.00	1,343.79	86.74	1,430.53	26.33	0.00	1,456.86	0.00	0.00	0.00	0.00	1,456.86	0.00	1,456.86
LEVEL 59	0.00	1,353.28	86.74	1,440.02	26.33	0.00	1,466.35	0.00	0.00	0.00	0.00	1,466.35	0.00	1,466.35
LEVEL 58	0.00	1,362.85	86.74	1,449.59	26.33	0.00	1,475.92	0.00	0.00	0.00	0.00	1,475.92	0.00	1,475.92
LEVEL 57	0.00	1,372.31	86.74	1,459.05	26.33	0.00	1,485.38	0.00	0.00	0.00	0.00	1,485.38	0.00	1,485.38
LEVEL 56	0.00	1,381.74	86.74	1,468.48	26.33	0.00	1,494.81	0.00	0.00	0.00	0.00	1,494.81	0.00	1,494.81
LEVEL 55	0.00	1,391.15	86.74	1,477.89	26.33	0.00	1,504.22	0.00	0.00	0.00	0.00	1,504.22	0.00	1,504.22
LEVEL 54	0.00	1,400.53	86.74	1,487.27	26.33	0.00	1,513.60	0.00	0.00	0.00	0.00	1,513.60	0.00	1,513.60
LEVEL 53	0.00	1,409.89	86.74	1,496.63	26.33	0.00	1,522.96	0.00	0.00	0.00	0.00	1,522.96	0.00	1,522.96
LEVEL 52	0.00	1,419.16	86.74	1,505.90	26.33	0.00	1,532.23	0.00	0.00	0.00	0.00	1,532.23	0.00	1,532.23
LEVEL 51	0.00	1,428.45	86.74	1,515.19	26.33	0.00	1,541.52	0.00	0.00	0.00	0.00	1,541.52	0.00	1,541.52
LEVEL 50	0.00	1,437.71	86.74	1,524.45	26.33	0.00	1,550.78	0.00	0.00	0.00	0.00	1,550.78	0.00	1,550.78
LEVEL 49	0.00	1,446.91	86.74	1,533.65	26.33	0.00	1,559.98	0.00	0.00	0.00	0.00	1,559.98	0.00	1,559.98
LEVEL 48	0.00	1,456.04	86.74	1,542.78	26.33	0.00	1,569.11	0.00	0.00	0.00	0.00	1,569.11	0.00	1,569.11
LEVEL 47	0.00	1,465.13	86.74	1,551.87	26.33	0.00	1,578.20	0.00	0.00	0.00	0.00	1,578.20	0.00	1,578.20
LEVEL 46	0.00	1,474.22	86.74	1,560.96	26.33	0.00	1,587.29	0.00	0.00	0.00	0.00	1,587.29	0.00	1,587.29
LEVEL 45	0.00	1,483.23	86.74	1,569.97	26.33	0.00	1,596.30	0.00	0.00	0.00	0.00	1,596.30	0.00	1,596.30
LEVEL 44	0.00	1,492.14	86.74	1,578.88	26.33	0.00	1,605.21	0.00	0.00	0.00	0.00	1,605.21	0.00	1,605.21
LEVEL 43	0.00	1,501.04	86.74	1,587.78	26.33	0.00	1,614.11	0.00	0.00	0.00	0.00	1,614.11	0.00	1,614.11
LEVEL 42	0.00	1,509.81	86.74	1,596.55	26.33	0.00	1,622.88	0.00	0.00	0.00	0.00	1,622.88	0.00	1,622.88
LEVEL 41	0.00	1,518.70	86.74	1,605.44	26.33	0.00	1,631.77	0.00	0.00	0.00	0.00	1,631.77	0.00	1,631.77
LEVEL 40	0.00	1,527.21	86.74	1,613.95	26.33	0.00	1,640.28	0.00	0.00	0.00	0.00	1,640.28	0.00	1,640.28
LEVEL 39	0.00	1,535.75	86.74	1,622.49	26.33	0.00	1,648.82	0.00	0.00	0.00	0.00	1,648.82	0.00	1,648.82
LEVEL 38	0.00	1,544.15	86.74	1,630.89	26.33	0.00	1,657.22	0.00	0.00	0.00	0.00	1,657.22	0.00	1,657.22
LEVEL 37	0.00	1,552.48	86.74	1,639.22	26.33	0.00	1,665.55	0.00	0.00	0.00	0.00	1,665.55	0.00	1,665.55
LEVEL 36	0.00	1,560.64	86.74	1,647.38	26.33	0.00	1,673.71	0.00	0.00	0.00	0.00	1,673.71	0.00	1,673.71
LEVEL 35	0.00	1,568.57	86.74	1,655.31	26.33	0.00	1,681.64	0.00	0.00	0.00	0.00	1,681.64	0.00	1,681.64
LEVEL 34	0.00	1,576.60	86.74	1,663.34	26.33	0.00	1,689.67	0.00	0.00	0.00	0.00	1,689.67	0.00	1,689.67
LEVEL 33	0.00	1,584.24	86.74	1,670.98	26.33	0.00	1,697.31	0.00	0.00	0.00	0.00	1,697.31	0.00	1,697.31
LEVEL 32	0.00	1,591.53	86.74	1,678.27	26.33	0.00	1,704.60	0.00	0.00	0.00	0.00	1,704.60	0.00	1,704.60
LEVEL 31	0.00	1,565.74	119.72	1,685.46	26.33	0.00	1,711.79	0.00	0.00	0.00	0.00	1,711.79	0.00	1,711.79
LEVEL 30	0.00	61.60	1,632.74	1,694.34	26.33	0.00	1,720.67	0.00	0.00	0.00	0.00	1,720.67	0.00	1,720.67
LEVEL 29	0.00	130.15	17.28	147.43	26.33	0.00	173.76	0.00	0.00	0.00	1,556.58	1,730.34	0.00	1,730.34
LEVEL 28	0.00	1,694.69	17.28	1,711.97	26.33	0.00	1,738.30	0.00	0.00	0.00	0.00	1,738.30	0.00	1,738.30
LEVEL 27	54.30	41.27	1,621.43	1,717.00	26.33	0.00	1,743.33	0.00	0.00	0.00	0.00	1,743.33	0.00	1,743.33
LEVEL 26	1,659.89	41.27	17.28	1,718.44	26.33	0.00	1,744.77	0.00	0.00	0.00	0.00	1,744.77	0.00	1,744.77
LEVEL 25	1,659.83	41.27	17.28	1,718.38	26.33	0.00	1,744.71	0.00	0.00	0.00	0.00	1,744.71	0.00	1,744.71
LEVEL 24	1,659.03	41.27	17.28	1,717.58	26.33	0.00	1,743.91	0.00	0.00	0.00	0.00	1,743.91	0.00	1,743.91
LEVEL 23	1,656.81	41.27	17.28	1,715.36	26.33	0.00	1,741.69	0.00	0.00	0.00	0.00	1,741.69	0.00	1,741.69
LEVEL 22	1,652.87	41.27	17.28	1,711.42	26.33	0.00	1,737.75	0.00	0.00	0.00	0.00	1,737.75	0.00	1,737.75
LEVEL 21	1,647.35	41.27	17.28	1,705.90	26.33	0.00	1,732.23	0.00	0.00	0.00	0.00	1,732.23	0.00	1,732.23
LEVEL 20	1,640.58	41.27	17.28	1,699.13	26.33	0.00	1,725.46	0.00	0.00	0.00	0.00	1,725.46	0.00	1,725.46
LEVEL 19	1,632.45	41.27	17.28	1,691.00	26.33	0.00	1,717.33	0.00	0.00	0.00	0.00	1,717.33	0.00	1,717.33
LEVEL 18	1,623.54	41.27	17.28	1,682.09	26.33	0.00	1,708.42	0.00	0.00	0.00	0.00	1,708.42	0.00	1,708.42
LEVEL 17	1,613.68	41.27	17.28	1,672.23	26.33	0.00	1,698.56	0.00	0.00	0.00	0.00	1,698.56	0.00	1,698.56
LEVEL 16	1,603.20	41.27	17.28	1,661.75	26.33	0.00	1,688.08	0.00	0.00	0.00	0.00	1,688.08	0.00	1,688.08
LEVEL 15	1,592.17	41.27	17.28	1,650.72	26.33	0.00	1,677.05	0.00	0.00	0.00	0.00	1,677.05	0.00	1,677.05
LEVEL 14	1,580.98	41.27	17.28	1,639.53	26.33	0.00	1,665.86	0.00	0.00	0.00	0.00	1,665.86	0.00	1,665.86
LEVEL 13	1,568.81	41.27	17.28	1,627.36	26.33	0.00	1,653.69	0.00	0.00	0.00	0.00	1,653.69	0.00	1,653.69
LEVEL 12	1,556.49	41.27	17.28	1,615.04	26.33	0.00	1,641.37	0.00	0.00	0.00	0.00	1,641.37	0.00	1,641.37
LEVEL 11	1,543.70	41.27	17.28	1,602.25	26.33	0.00	1,628.58	0.00	0.00	0.00	0.00	1,628.58	0.00	1,628.58
LEVEL 10	23.51	41.27	1,524.52	1,589.30	26.33	0.00	1,615.63	0.00	0.00	0.00	0.00	1,615.63	0.00	1,615.63
LEVEL 9	23.51	41.27	1,503.09	1,567.87	26.33	0.00	1,594.20	0.00	0.00	0.00	0.00	1,594.20	0.00	1,594.20
LEVEL 8	23.51	41.27	811.12	875.90	26.33	0.00	902.23	0.00	0.00	0.00	279.41	1,181.64	0.00	1,181.64
LEVEL 7	23.51	41.27	2,468.73	2,533.51	26.33	0.00	2,559.84	0.00	0.00	0.00	0.00	2,559.84	0.00	2,559.84
LEVEL 6	23.51	41.27	1,082.43	1,147.21	26.33	0.00	1,173.54	0.00	0.00	0.00	0.00	1,173.54	0.00	1,173.54
LEVEL 5	23.51	41.27	2,451.72	2,516.50	26.33	0.00	2,542.83	0.00	0.00	0.00	0.00	2,542.83	0.00	2,542.83
LEVEL 4	23.51	41.27	831.15	895.93	26.33	0.00	922.26	0.00	0.00	0.00	0.00	922.26	0.00	922.26
LEVEL 3	23.51	41.27	2,041.67	2,106.45	26.33	325.08	2,457.86	0.00	0.00	0.00	0.00	2,457.86	0.00	2,457.86
LEVEL 2	23.51	41.27	408.97	473.75	660.69	0.00	1,134.34	0.00	0.00	0.00	143.55	1,277.89	0.00	1,277.89
LEVEL 1	23.51	41.27	1,834.87	1,899.65	141.13	285.63	2,326.41	0.00	0.00	0.00	27.20	2,353.61	394.81	2,748.42
LEVEL P1	0.00	0.00	557.60	557.60	0.00	368.41	926.01	0.00	0.00	0.00	0.00	926.01	3,305.62	4,231.63
LEVEL P2	23.51	41.27	1,366.50	1,431.28	0.00	0.00	1,431.28	0.00	0.00	0.00	0.00	1,431.28	3,275.23	4,706.51
LEVEL P3	0.00	0.00	887.67	887.67	329.26	0.00	1,216.93	0.00	0.00	0.00	0.00	1,216.93	3,489.59	4,706.52
LEVEL P4	0.00	0.00	175.94	175.94	0.00	0.00	175.94	0.00	0.00	0.00	0.00	175.94	4,100.71	4,276.65
LEVEL P5	0.00	0.00	120.99	120.99	0.00	0.00	120.99	0.00	0.00	0.00	0.00	120.99	4,603.82	4,724.81
LEVEL P6	0.00	0.00	147.44	147.44	0.00	0.00	147.44	0.00	0.00	0.00	0.00	147.44	4,559.08	4,706.52
LEVEL P7	0.00	0.00	147.44	147.44	0.00	0.00	147.44	0.00	0.00	0.00	0.00	147.44	4,559.08	4,706.52
TOTAL (m2)	**26,204.29**	**52,813.64**	**24,977.85**	**103,995.78**	**4,784.50**	**2,274.38**	**111,054.66**	**0.00**	**0.00**	**0.00**	**3,257.63**	**114,312.29**	**28,287.94**	**142,600.23**
TOTAL (ft2)	**282,060.62**	**568,481.27**	**268,859.33**	**1,119,401.22**	**51,499.93**	**24,481.22**	**1,195,382.37**	**0.00**	**0.00**	**0.00**	**35,064.84**	**1,230,447.20**	**304,488.84**	**1,534,936.04**
% OF USE RATIO				**93.64%**	4.31%	2.05%	100%							
PRO-RATED SHARED AREA				3,050.57	140.35	66.72	3,257.63							
TOTAL (m2)				**107,046.35**	**4,924.85**	**2,341.10**	**114,312.29**							
TOTAL (ft2)				**1,152,237.25**	**53,010.60**	**25,199.34**	**1,230,447.20**							

EXTERIOR AREAS

	[F]	[G]	[H]	[J]
LEVEL	BALCONY (m2)	EXTERIOR FSR AREA (m2)	EXCLUDED EXTERIOR AREA (m2)	EXCLUDED OUTDOOR AMENITY AREA (m2)
ROOF	0.00	0.00	0.00	0.00
LEVEL 68	0.00	0.00	0.00	0.00
LEVEL 67	0.00	0.00	0.00	0.00
LEVEL 66	0.00	0.00	0.00	0.00
LEVEL 65	0.00	0.00	0.00	0.00
LEVEL 64	0.00	0.00	0.00	0.00
LEVEL 63	0.00	0.00	0.00	0.00
LEVEL 62	0.00	0.00	0.00	0.00
LEVEL 61	0.00	0.00	0.00	0.00
LEVEL 60	0.00	0.00	0.00	0.00
LEVEL 59	0.00	0.00	0.00	0.00
LEVEL 58	0.00	0.00	0.00	0.00
LEVEL 57	0.00	0.00	0.00	0.00
LEVEL 56	0.00	0.00	0.00	0.00
LEVEL 55	0.00	0.00	0.00	0.00
LEVEL 54	0.00	0.00	0.00	0.00
LEVEL 53	0.00	0.00	0.00	0.00
LEVEL 52	0.00	0.00	0.00	0.00
LEVEL 51	0.00	0.00	0.00	0.00
LEVEL 50	0.00	0.00	0.00	0.00
LEVEL 49	0.00	0.00	0.00	0.00
LEVEL 48	0.00	0.00	0.00	0.00
LEVEL 47	0.00	0.00	0.00	0.00
LEVEL 46	0.00	0.00	0.00	0.00
LEVEL 45	0.00	0.00	0.00	0.00
LEVEL 44	0.00	0.00	0.00	0.00
LEVEL 43	0.00	0.00	0.00	0.00
LEVEL 42	0.00	0.00	0.00	0.00
LEVEL 41	0.00	0.00	0.00	0.00
LEVEL 40	0.00	0.00	0.00	0.00
LEVEL 39	0.00	0.00	0.00	0.00
LEVEL 38	0.00	0.00	0.00	0.00
LEVEL 37	0.00	0.00	0.00	0.00
LEVEL 36	0.00	0.00	0.00	0.00
LEVEL 35	0.00	0.00	0.00	0.00
LEVEL 34	0.00	0.00	0.00	0.00
LEVEL 33	0.00	0.00	0.00	0.00
LEVEL 32	0.00	0.00	0.00	0.00
LEVEL 31	0.00	0.00	0.00	0.00
LEVEL 30	0.00	0.00	0.00	0.00
LEVEL 29	0.00	0.00	0.00	0.00
LEVEL 28	0.00	0.00	0.00	0.00
LEVEL 27	0.00	0.00	0.00	0.00
LEVEL 26	0.00	0.00	0.00	0.00
LEVEL 25	0.00	0.00	0.00	0.00
LEVEL 24	0.00	0.00	0.00	0.00
LEVEL 23	0.00	0.00	0.00	0.00
LEVEL 22	0.00	0.00	0.00	0.00
LEVEL 21	0.00	0.00	0.00	0.00
LEVEL 20	0.00	0.00	0.00	0.00
LEVEL 19	0.00	0.00	0.00	0.00
LEVEL 18	0.00	0.00	0.00	0.00
LEVEL 17	0.00	0.00	0.00	0.00
LEVEL 16	0.00	0.00	0.00	0.00
LEVEL 15	0.00	0.00	0.00	0.00
LEVEL 14	0.00	0.00	0.00	0.00
LEVEL 13	0.00	0.00	0.00	0.00
LEVEL 12	0.00	0.00	0.00	0.00
LEVEL 11	0.00	0.00	0.00	0.00
LEVEL 10	0.00	0.00	0.00	0.00
LEVEL 9	0.00	53.99	0.00	930.85
LEVEL 8	0.00	0.00	0.00	0.00
LEVEL 7	0.00	0.00	0.00	0.00
LEVEL 6	0.00	0.00	0.00	0.00
LEVEL 5	0.00	0.00	0.00	0.00
LEVEL 4	0.00	0.00	0.00	0.00
LEVEL 3	0.00	0.00	0.00	0.00
LEVEL 2	0.00	0.00	0.00	0.00
LEVEL 1	0.00	0.00	0.00	0.00
LEVEL P1	0.00	0.00	0.00	0.00
LEVEL P2	0.00	0.00	0.00	0.00
LEVEL P3	0.00	0.00	0.00	0.00
LEVEL P4	0.00	0.00	0.00	0.00
LEVEL P5	0.00	0.00	0.00	0.00
LEVEL P6	0.00	0.00	0.00	0.00
LEVEL P7	0.00	0.00	0.00	0.00
TOTAL (m2)	**0.00**	**53.99**	**0.00**	**930.85**
TOTAL (sf)	**0.00**	**581.14**	**0.00**	**10,019.59**

HOTEL AREA SUMMARY

	LONG TERM HOTEL	SHORT TERM HOTEL	AREA TOTAL
HOTEL FSR (EXCLUDING SHARED HOTEL USE)	26,204.29	52,813.64	79,017.93
% of USE RATIO	33.16%	66.84%	100.00%
SHARED HOTEL AREA	8,283.27	16,694.58	24,977.85
SHARED BUILDING AREA	1,011.64	2,038.92	3,050.57
AREA TOTAL (m2)	**35,499.20**	**71,547.14**	**107,046.35**
AREA TOTALS (sf)	**382,110**	**770,127**	**1,152,237**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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

595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE

AREA SUMMARY

DATE	21 APR 2025
DRAWN	MB
SCALE	N/A
CHECKED	BM
JOB NO	2303

W-A0.11

HOTEL UNIT COUNT & UNIT AREA SUMMARY

UNIT COUNTS

LEVEL	UNIT COUNT		
	LONG TERM HOTEL	SHORT TERM HOTEL	TOTAL UNITS
ROOF			
LEVEL 68			
LEVEL 67			
LEVEL 66			
LEVEL 65			
LEVEL 64	0	20	20
LEVEL 63	0	20	20
LEVEL 62	0	20	20
LEVEL 61	0	20	20
LEVEL 60	0	20	20
LEVEL 59	0	20	20
LEVEL 58	0	20	20
LEVEL 57	0	20	20
LEVEL 56	0	20	20
LEVEL 55	0	20	20
LEVEL 54	0	20	20
LEVEL 53	0	20	20
LEVEL 52	0	20	20
LEVEL 51	0	20	20
LEVEL 50	0	20	20
LEVEL 49	0	20	20
LEVEL 48	0	20	20
LEVEL 47	0	20	20
LEVEL 46	0	20	20
LEVEL 45	0	20	20
LEVEL 44	0	20	20
LEVEL 43	0	20	20
LEVEL 42	0	20	20
LEVEL 41	0	20	20
LEVEL 40	0	20	20
LEVEL 39	0	20	20
LEVEL 38	0	20	20
LEVEL 37	0	20	20
LEVEL 36	0	20	20
LEVEL 35	0	20	20
LEVEL 34	0	20	20
LEVEL 33	0	20	20
LEVEL 32	0	20	20
LEVEL 31	0	20	20
LEVEL 30			
LEVEL 29			
LEVEL 28			
LEVEL 27			
LEVEL 26			
LEVEL 25	16	0	16
LEVEL 24	16	0	16
LEVEL 23	16	0	16
LEVEL 22	16	0	16
LEVEL 21	16	0	16
LEVEL 20	16	0	16
LEVEL 19	16	0	16
LEVEL 18	16	0	16
LEVEL 17	16	0	16
LEVEL 16	16	0	16
LEVEL 15	16	0	16
LEVEL 14	16	0	16
LEVEL 13	16	0	16
LEVEL 12	16	0	16
LEVEL 11	16	0	16
LEVEL 10			
LEVEL 9			
LEVEL 8			
LEVEL 7			
LEVEL 6			
LEVEL 5			
LEVEL 4			
LEVEL 3M			
LEVEL 3			
LEVEL 2			
LEVEL 1M			
LEVEL 1			
LEVEL P1			
LEVEL P2			
LEVEL P3			
LEVEL P4			
LEVEL P5			
LEVEL P6			
LEVEL P7			
TOTAL	**240**	**680**	**920**
UNIT MIX (%)	**26%**	**74%**	**100%**

UNIT AREAS

LEVEL	UNIT AREA		
	LONG TERM HOTEL	SHORT TERM HOTEL	TOTAL
ROOF			
LEVEL 68			
LEVEL 67			
LEVEL 66			
LEVEL 65			
LEVEL 64	0.00	862.27	862.27
LEVEL 63	0.00	872.61	872.61
LEVEL 62	0.00	882.18	882.18
LEVEL 61	0.00	891.77	891.77
LEVEL 60	0.00	901.30	901.30
LEVEL 59	0.00	910.79	910.79
LEVEL 58	0.00	920.36	920.36
LEVEL 57	0.00	929.82	929.82
LEVEL 56	0.00	939.25	939.25
LEVEL 55	0.00	948.66	948.66
LEVEL 54	0.00	958.04	958.04
LEVEL 53	0.00	967.40	967.40
LEVEL 52	0.00	976.67	976.67
LEVEL 51	0.00	985.96	985.96
LEVEL 50	0.00	995.22	995.22
LEVEL 49	0.00	1,004.42	1,004.42
LEVEL 48	0.00	1,013.55	1,013.55
LEVEL 47	0.00	1,022.64	1,022.64
LEVEL 46	0.00	1,031.73	1,031.73
LEVEL 45	0.00	1,040.74	1,040.74
LEVEL 44	0.00	1,049.65	1,049.65
LEVEL 43	0.00	1,058.55	1,058.55
LEVEL 42	0.00	1,067.32	1,067.32
LEVEL 41	0.00	1,076.21	1,076.21
LEVEL 40	0.00	1,084.72	1,084.72
LEVEL 39	0.00	1,093.26	1,093.26
LEVEL 38	0.00	1,101.66	1,101.66
LEVEL 37	0.00	1,109.99	1,109.99
LEVEL 36	0.00	1,118.15	1,118.15
LEVEL 35	0.00	1,126.08	1,126.08
LEVEL 34	0.00	1,134.11	1,134.11
LEVEL 33	0.00	1,141.75	1,141.75
LEVEL 32	0.00	1,149.04	1,149.04
LEVEL 31	0.00	1,123.25	1,123.25
LEVEL 30			
LEVEL 29			
LEVEL 28			
LEVEL 27			
LEVEL 26			
LEVEL 25	1,196.34	0.00	1,196.34
LEVEL 24	1,195.54	0.00	1,195.54
LEVEL 23	1,193.32	0.00	1,193.32
LEVEL 22	1,189.38	0.00	1,189.38
LEVEL 21	1,183.86	0.00	1,183.86
LEVEL 20	1,177.09	0.00	1,177.09
LEVEL 19	1,168.96	0.00	1,168.96
LEVEL 18	1,160.05	0.00	1,160.05
LEVEL 17	1,150.19	0.00	1,150.19
LEVEL 16	1,139.71	0.00	1,139.71
LEVEL 15	1,128.68	0.00	1,128.68
LEVEL 14	1,117.49	0.00	1,117.49
LEVEL 13	1,105.32	0.00	1,105.32
LEVEL 12	1,093.00	0.00	1,093.00
LEVEL 11	1,080.21	0.00	1,080.21
LEVEL 10			
LEVEL 9			
LEVEL 8			
LEVEL 7			
LEVEL 6			
LEVEL 5			
LEVEL 4			
LEVEL 3M			
LEVEL 3			
LEVEL 2			
LEVEL 1M			
LEVEL 1			
LEVEL P1			
LEVEL P2			
LEVEL P3			
LEVEL P4			
LEVEL P5			
LEVEL P6			
LEVEL P7			
TOTAL	**17,279.14**	**34,489.12**	**51,768.26**
TOTAL UNITS	240	680	920
AVG. AREA (m2)	**72.00**	**50.72**	**56.27**
AVG. AREA (f2)	**774.96**	**545.94**	**605.68**

NON LEASABLE AREA (PER HOTEL UNIT FLOOR)	**463.49**	**442.49**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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

JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

ASSESSED CONSULTANT

DRAWING TITLE

HOTEL UNIT COUNT & UNIT AREA SUMMARY

DATE: 21 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A0.12

PARKING DATA

VEHICLE PARKING STALL SUMMARY						
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED (MIN)**	**PERMITTED (MAX)**	**PROPOSED**
NON-RESIDENTIAL / GENERAL PURPOSE	114,312	SQ.M	4.2.5	N/A	994*	403
NON-RESIDENTIAL / ACCESSIBLE	114,312	SQ.M	4.1.4b	47	N/A	47
TOTAL						**450**

* MAXIMUM NUMBER OF ALLOWED PARKING SPACES DOES NOT INCLUDE VISITOR OR ACCESSIBLE PARKING REQUIREMENT

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
HOTEL	920	ROOMS	6.2.5.2	31	6	37	49	6	6
OBSERVATION DECK*	4,925	SQ.M	6.2.3.1	10	18	28	28	18	18
RESTAURANT	2,341	SQ.M	6.2.5.1	7	6	13	13	6	6
TOTAL	-	-	-	**48**	**30**	**78**	**90**	**30**	**30**

* 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**
HOTEL	920	ROOMS	5.2.2	5	5	0	5	5	0
OBSERVATION DECK*	4,925	SQ.M	N/A	N/A			N/A		
RESTAURANT	2,341	SQ.M	5.2.5	0	2	0	0	2	0
TOTAL	-	-	-	**5**	**7**	**0**	**5**	**7**	**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**
HOTEL	920	ROOMS	7.2.5.2	14	0	4	14	0	1
OBSERVATION DECK	4,925	SQ.M	7.2.3	-	-	-	-	-	-
RESTAURANT	2,341	SQ.M	7.2.5.1	1	0	0	1	0	0
TOTAL	-	-	-	**15**	**0**	**4**	**15**	**0**	**1**

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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-APR-21

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JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

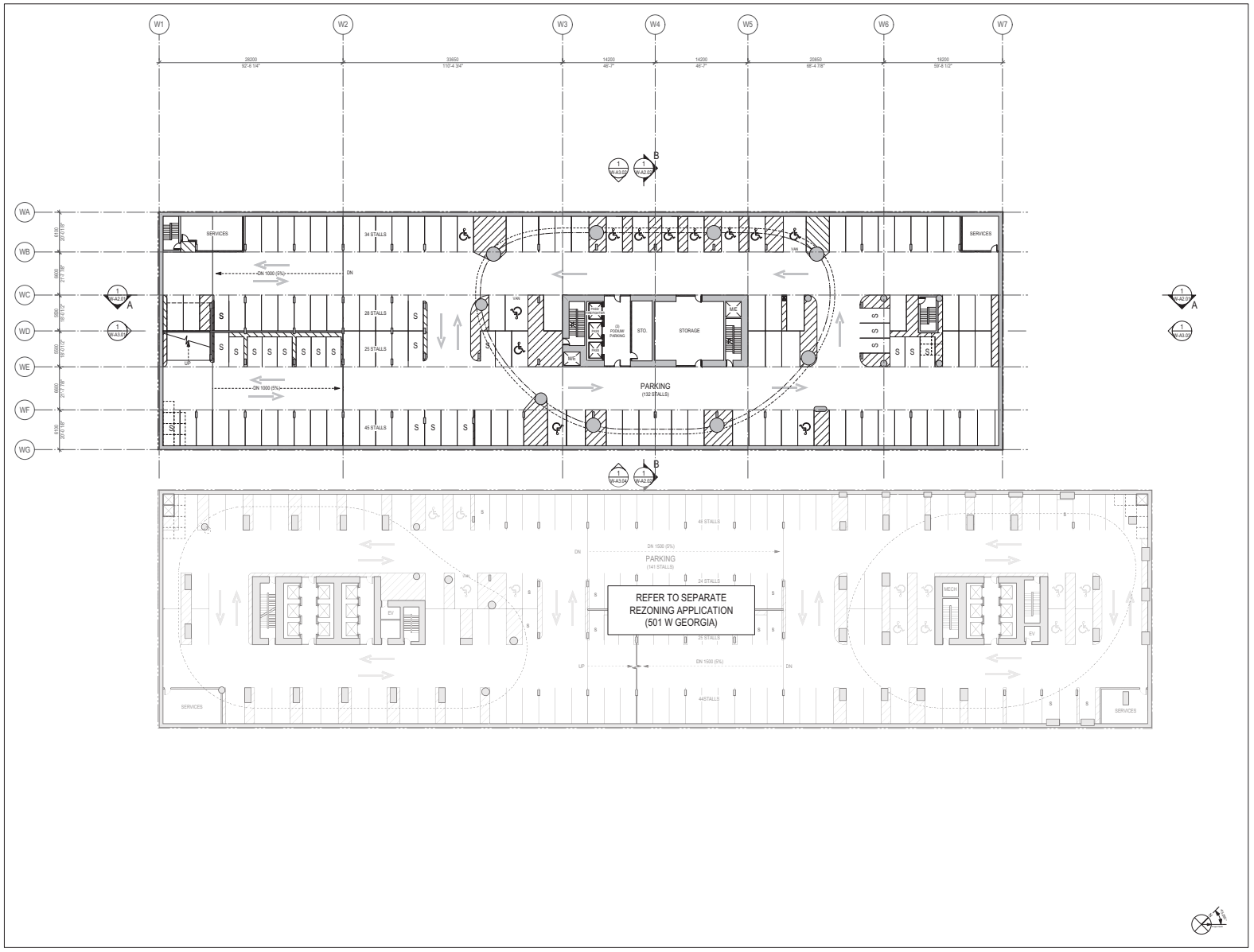
ASSESSED CONSULTANT

DRAWING TITLE

PARKING DATA SUMMARY

ISSUE DATE: 21 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
ISSUE NO: 2303	

W-A0.13



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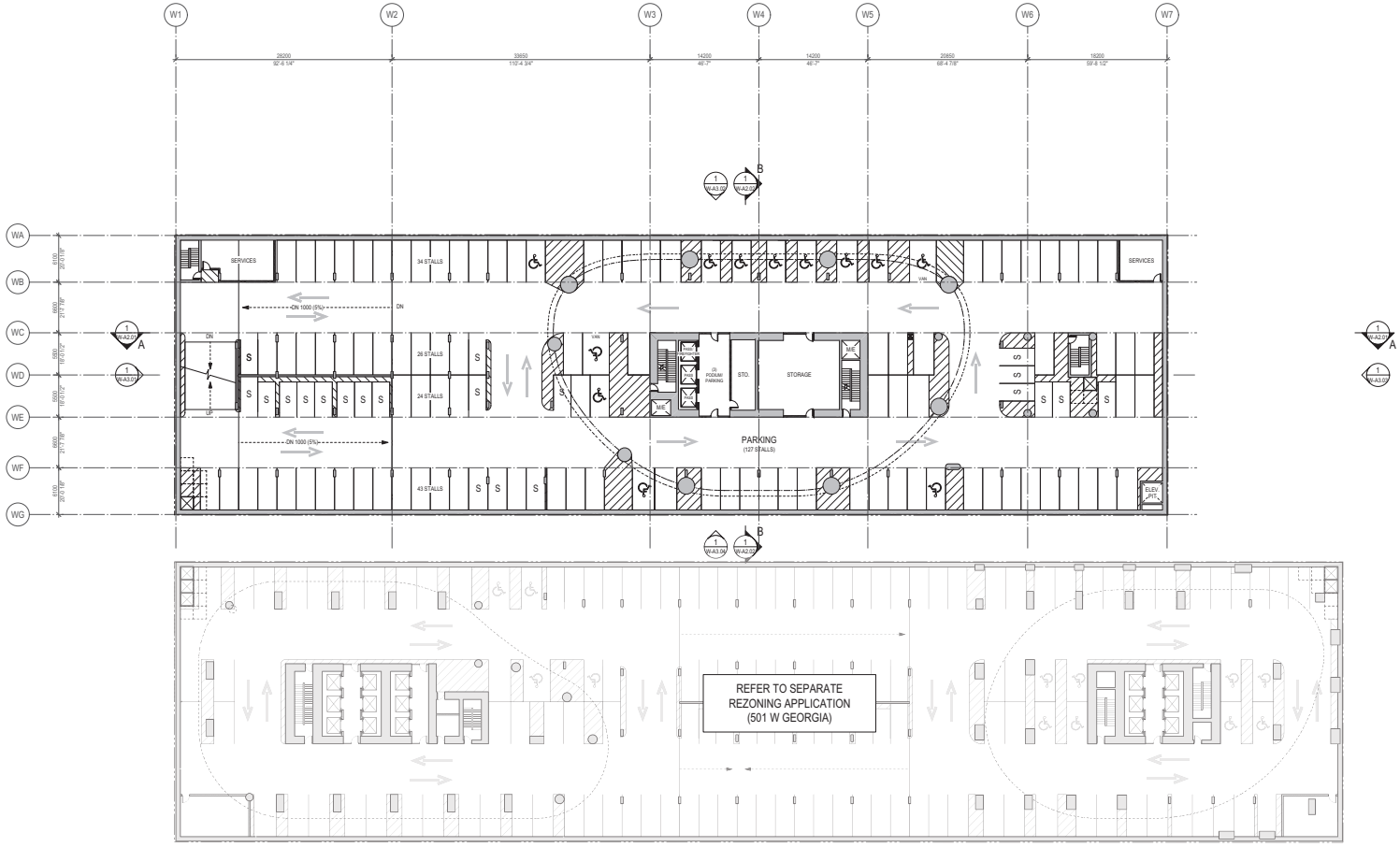
CONSULTANT

DRAWING TITLE

LEVEL P7
PARKING FLOOR PLAN

DATE	DRAWN
16 APR 2024	MB/CS
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A1.P7



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JOB TITLE

595 W GEORGIA
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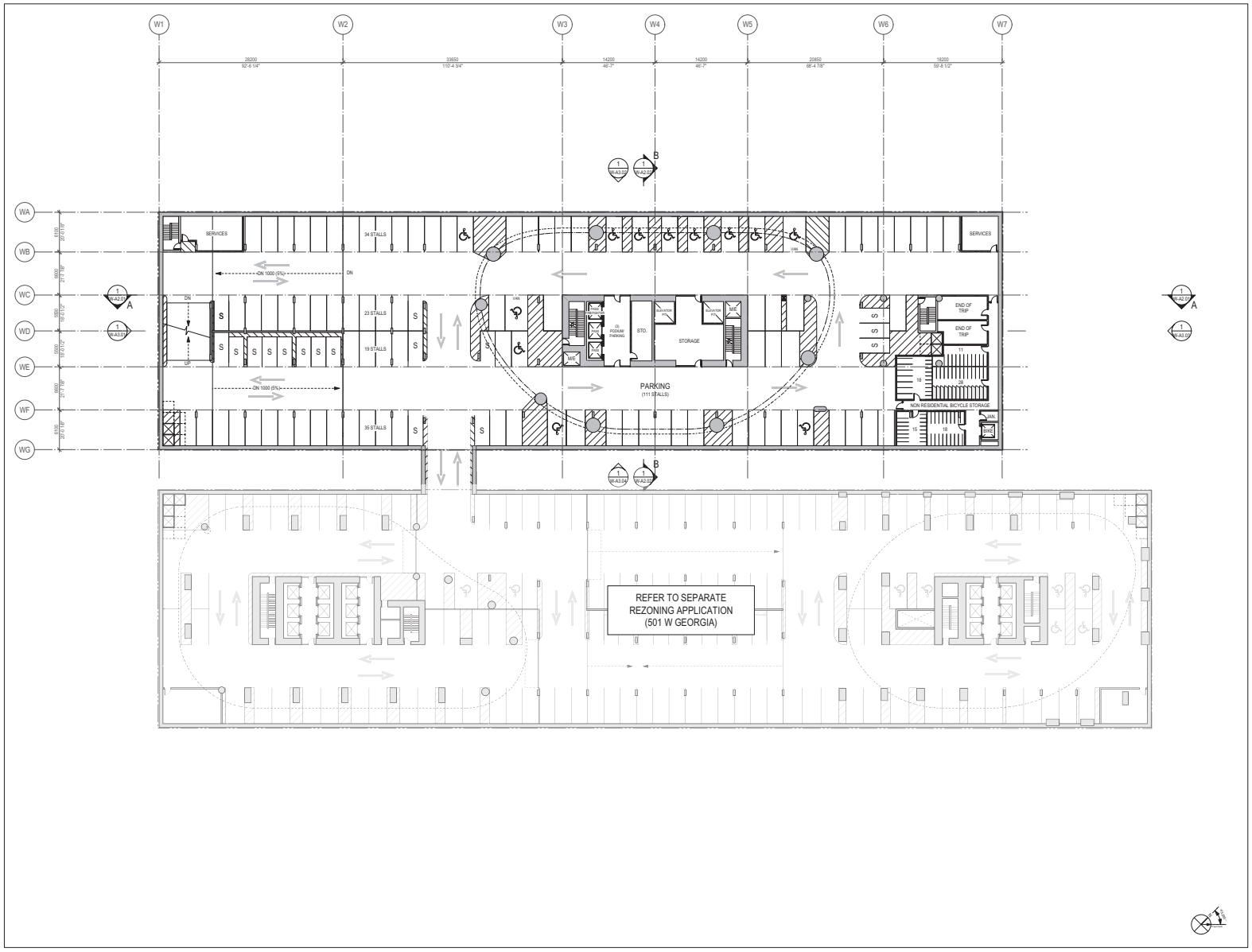
CONSULTANT

DRAWING TITLE

LEVEL P6
PARKING FLOOR PLAN

ISSUE DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A1.P6



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JOB TITLE

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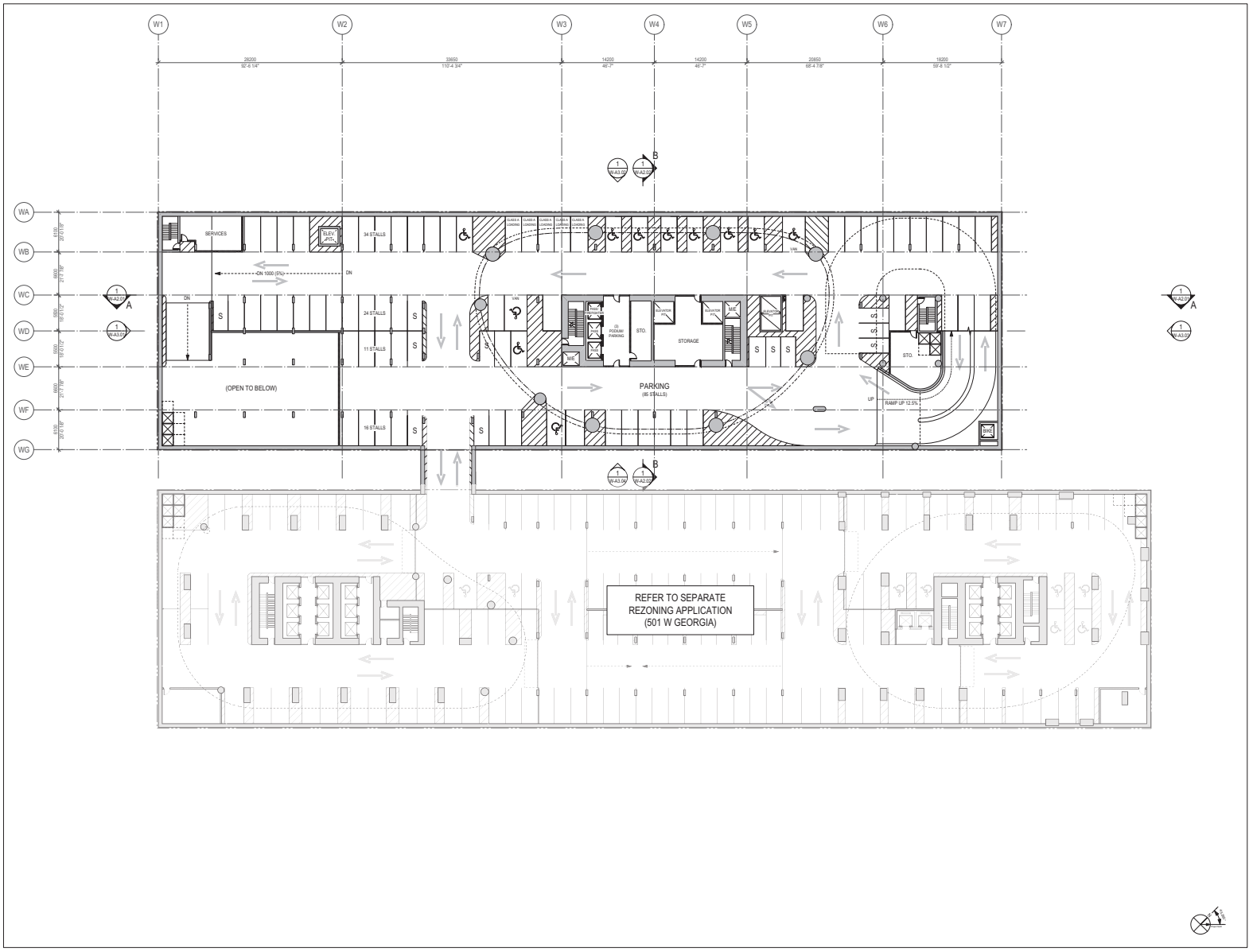
ASSOCIATE CONSULTANT

DRAWING TITLE

LEVEL P5
PARKING FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A1.P5



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JOB TITLE

595 W GEORGIA
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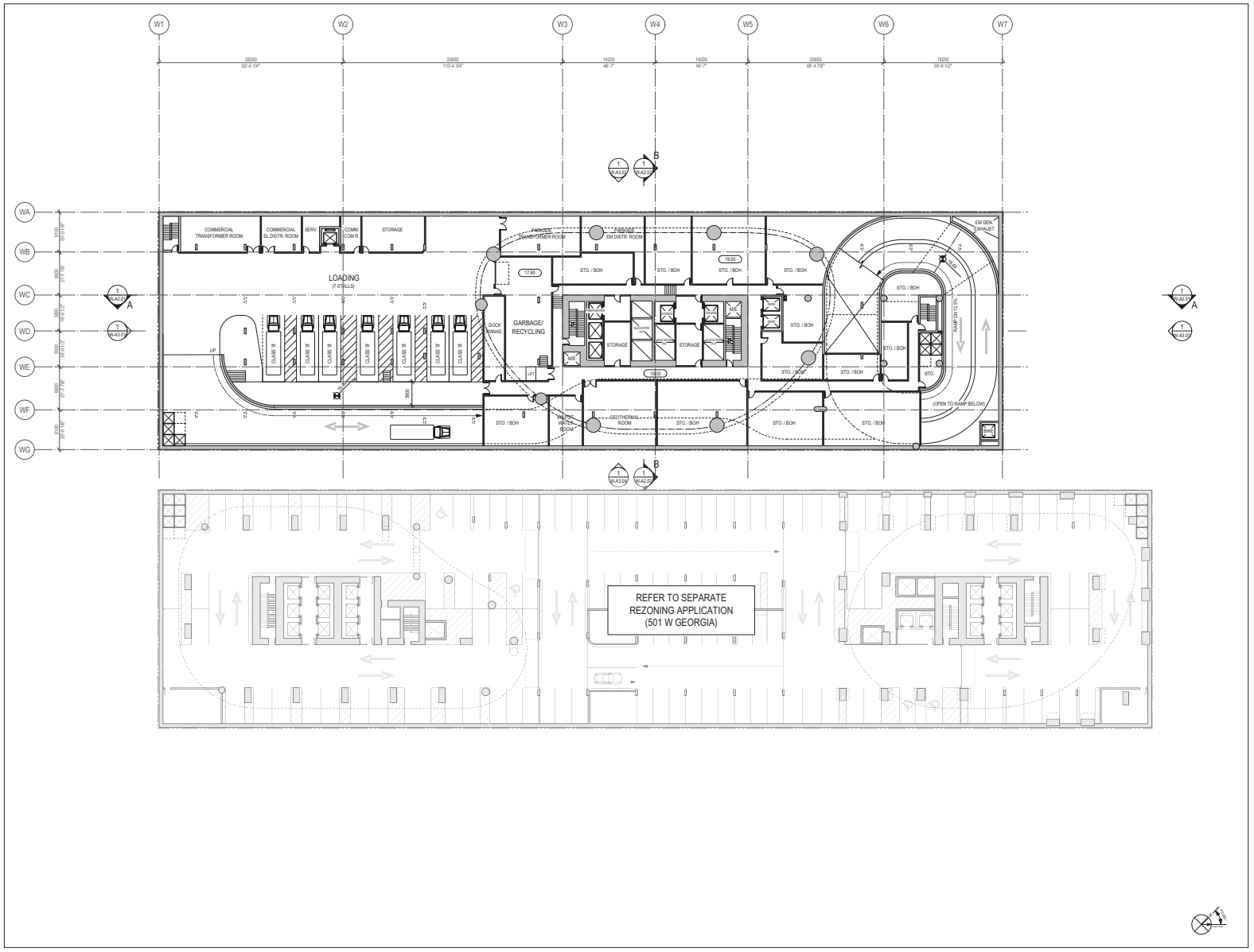
CONSULTANT

DRAWING TITLE

LEVEL P4
PARKING FLOOR PLAN

ISSUE DATE	16 APR 2024	DRAWN	MB/CS
SCALE	N/A	CHECKED	BM
JOB NO.	2303		

W-A1.P4



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JOB TITLE

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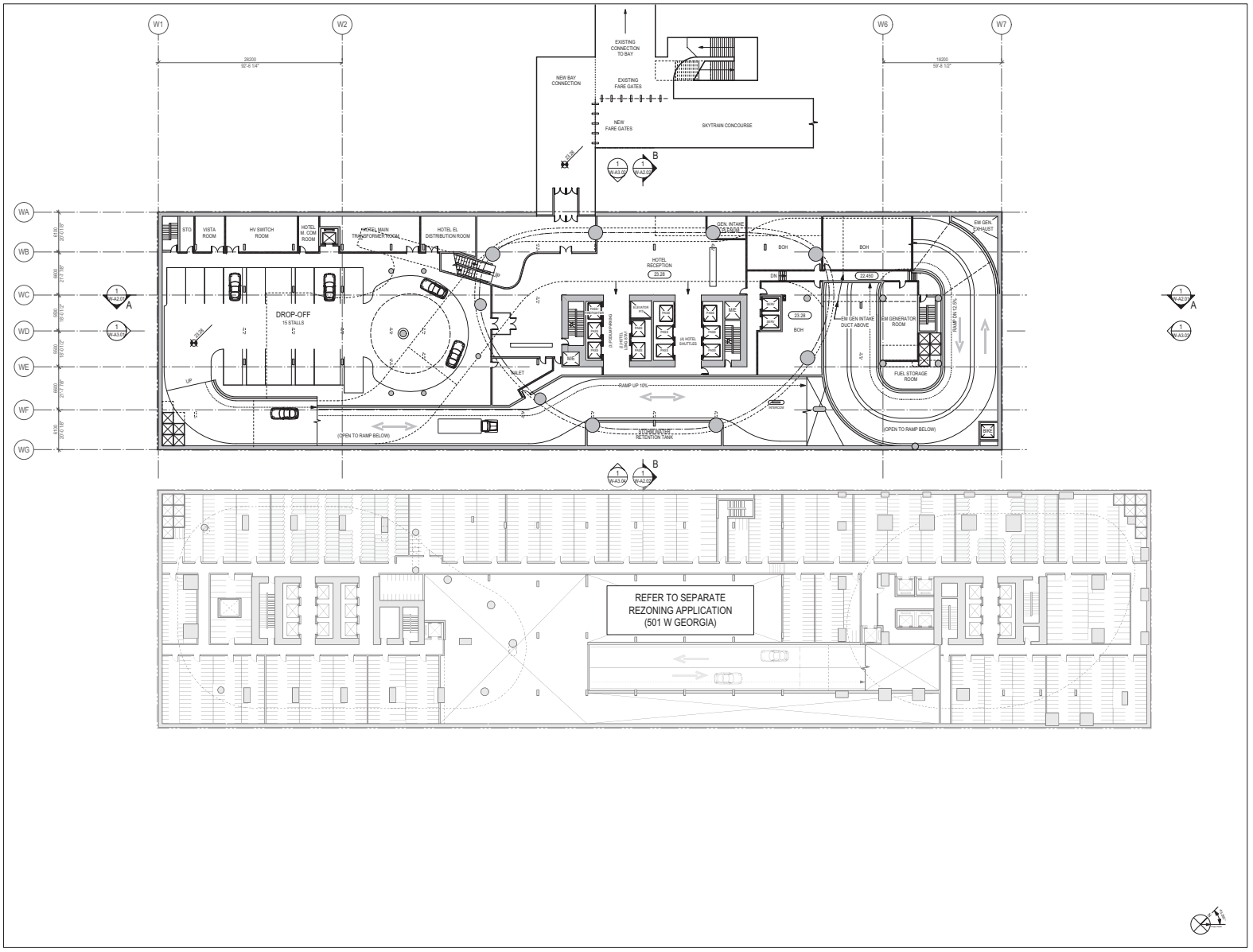
CONSULTANT

DRAWING TITLE

LEVEL P3 PARKING FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A1.P3



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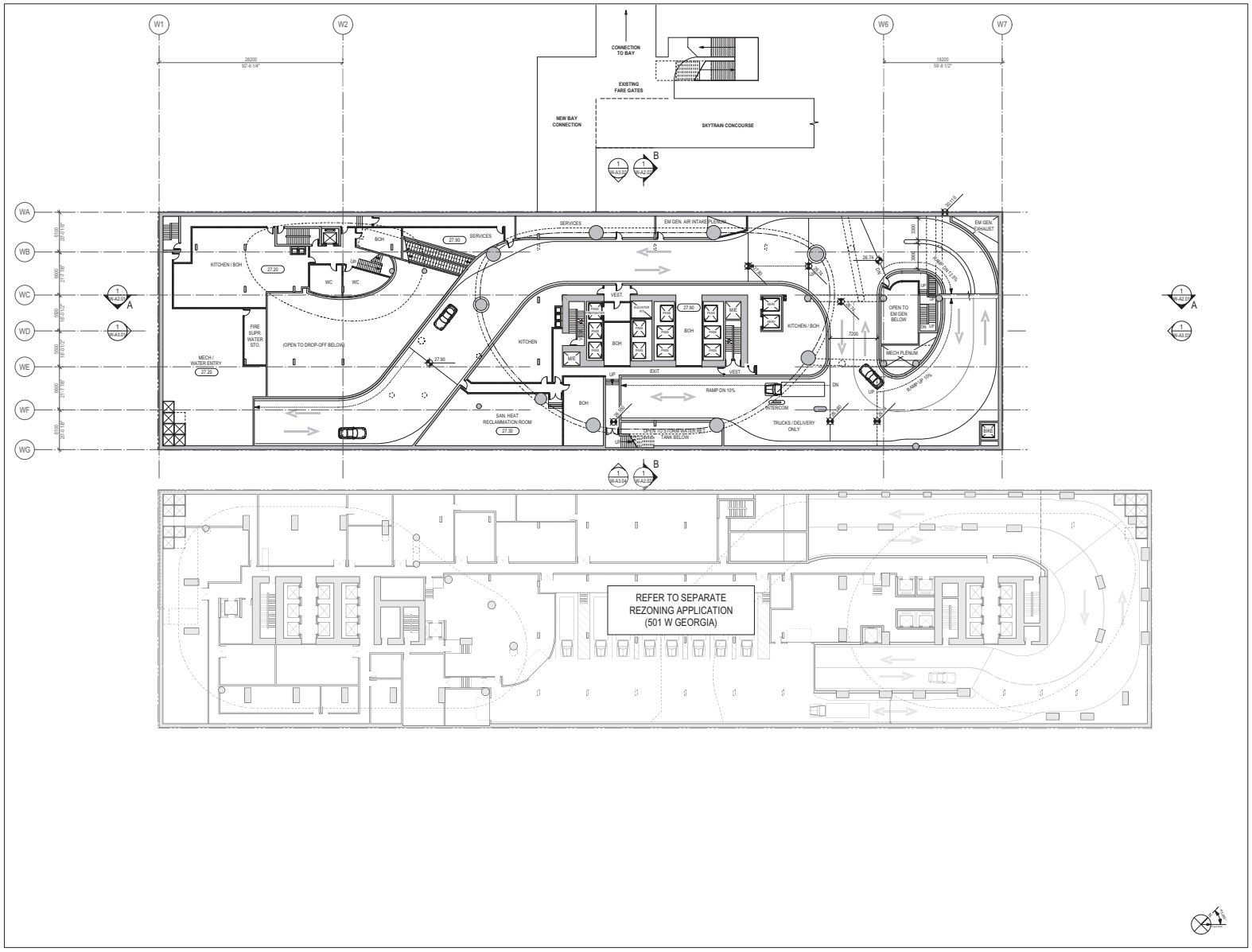
DRAWING TITLE

LEVEL P2 PARKING FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A1.P2



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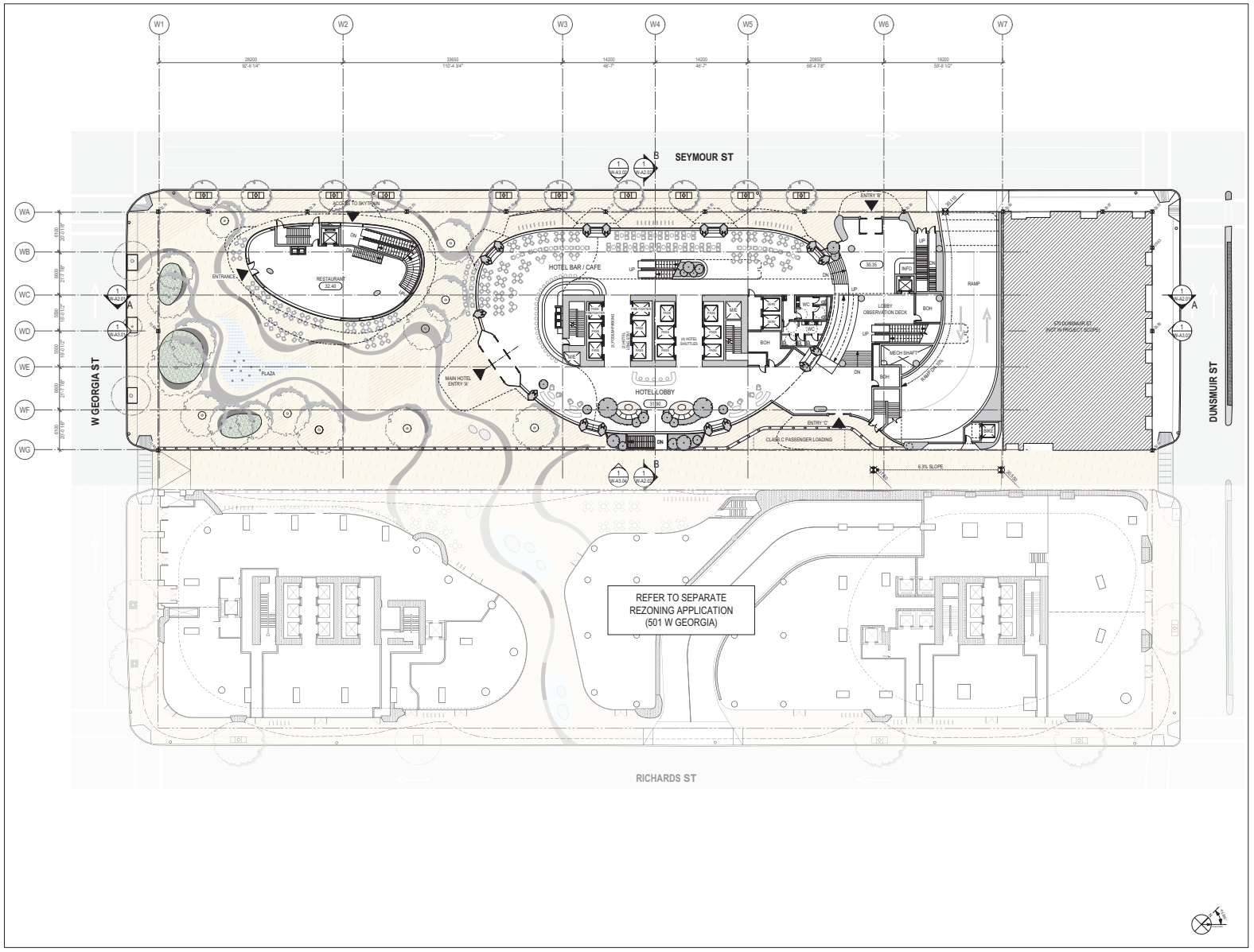
DRAWING TITLE

LEVEL P1 PARKING FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

W-A1.P1



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JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

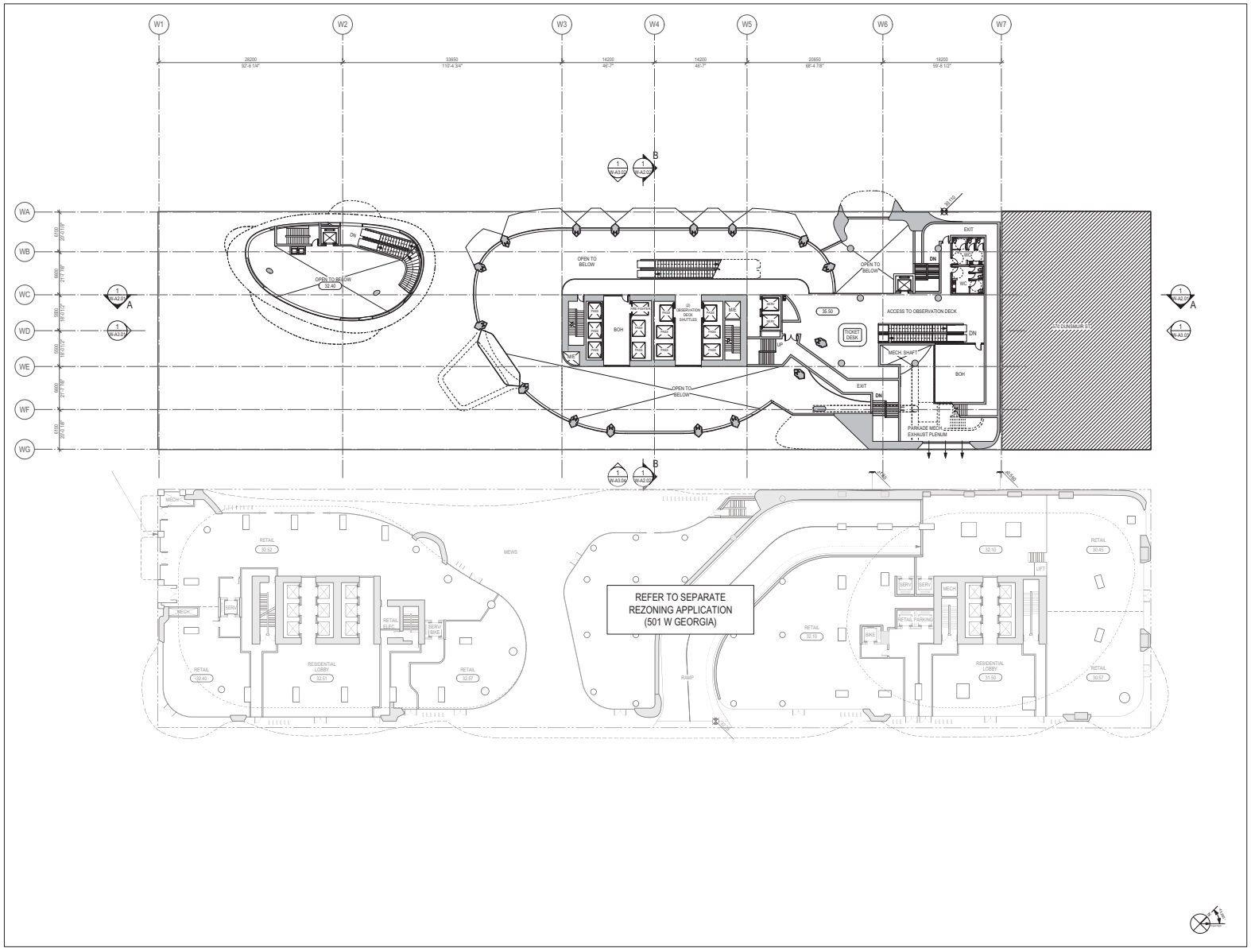
CONSULTANT

DRAWING TITLE

LEVEL 1 GROUND FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.01



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JOB TITLE
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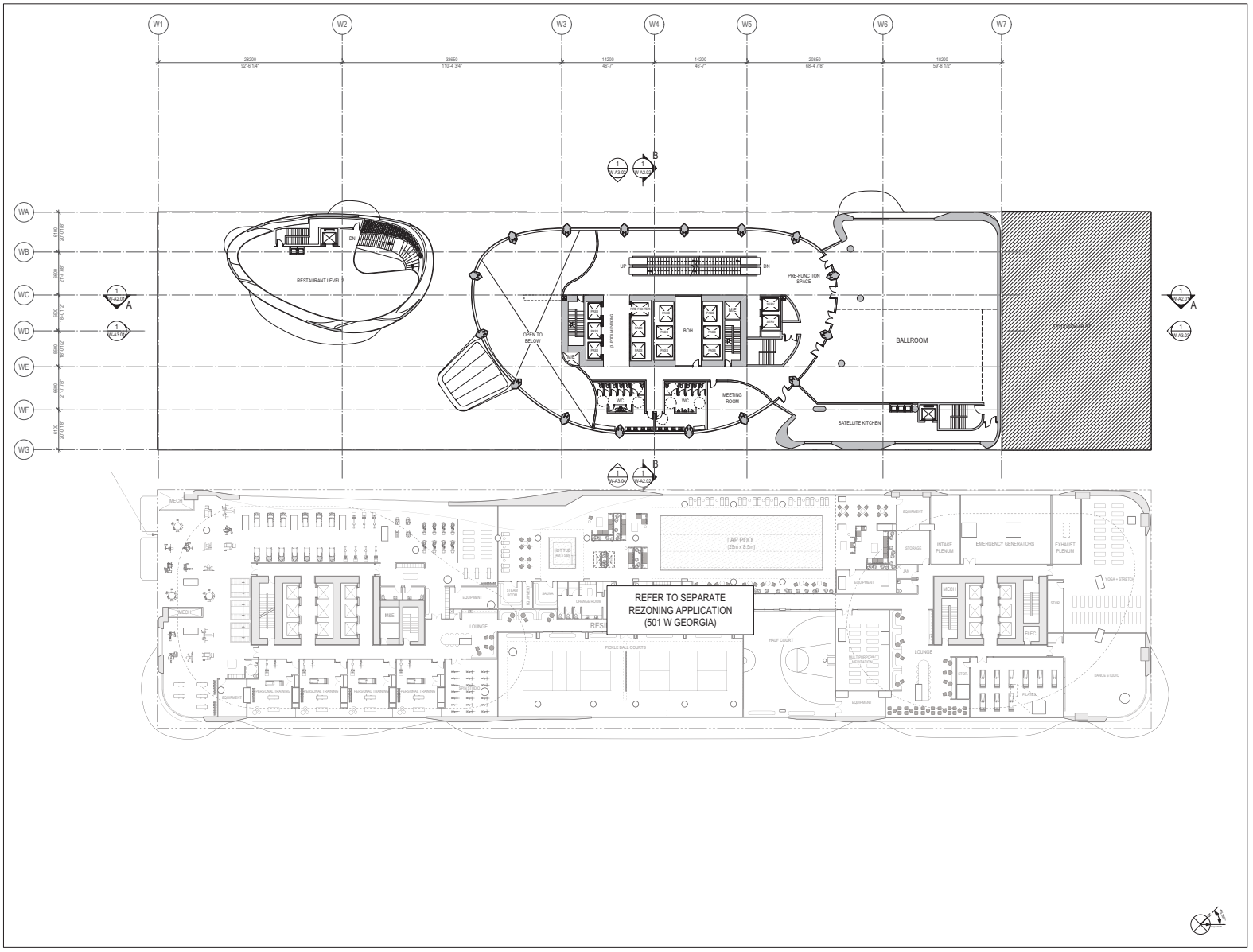
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 2 OBSERVATION DECK LOBBY FLOOR PLAN

ISSUE DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
HENRIQUEZ JOB NO.: 2303	

W-A1.02



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JOB TITLE
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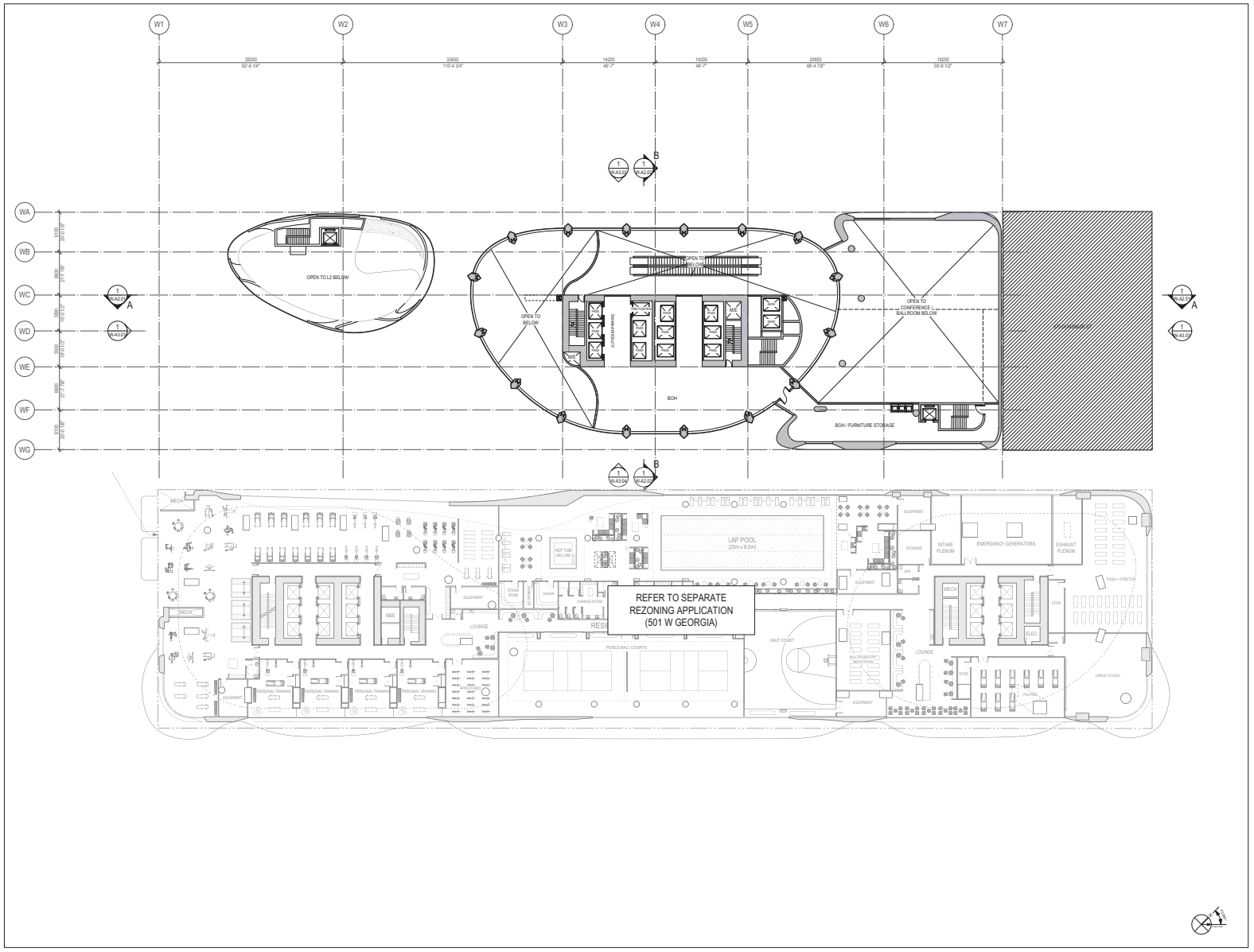
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 3 HOTEL CONFERENCE FLOOR PLAN

DATE 16 APR 2024	DRAWN GB/CS
SCALE 1:250	CHECKED BM
JOB NO 2303	

W-A1.03



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

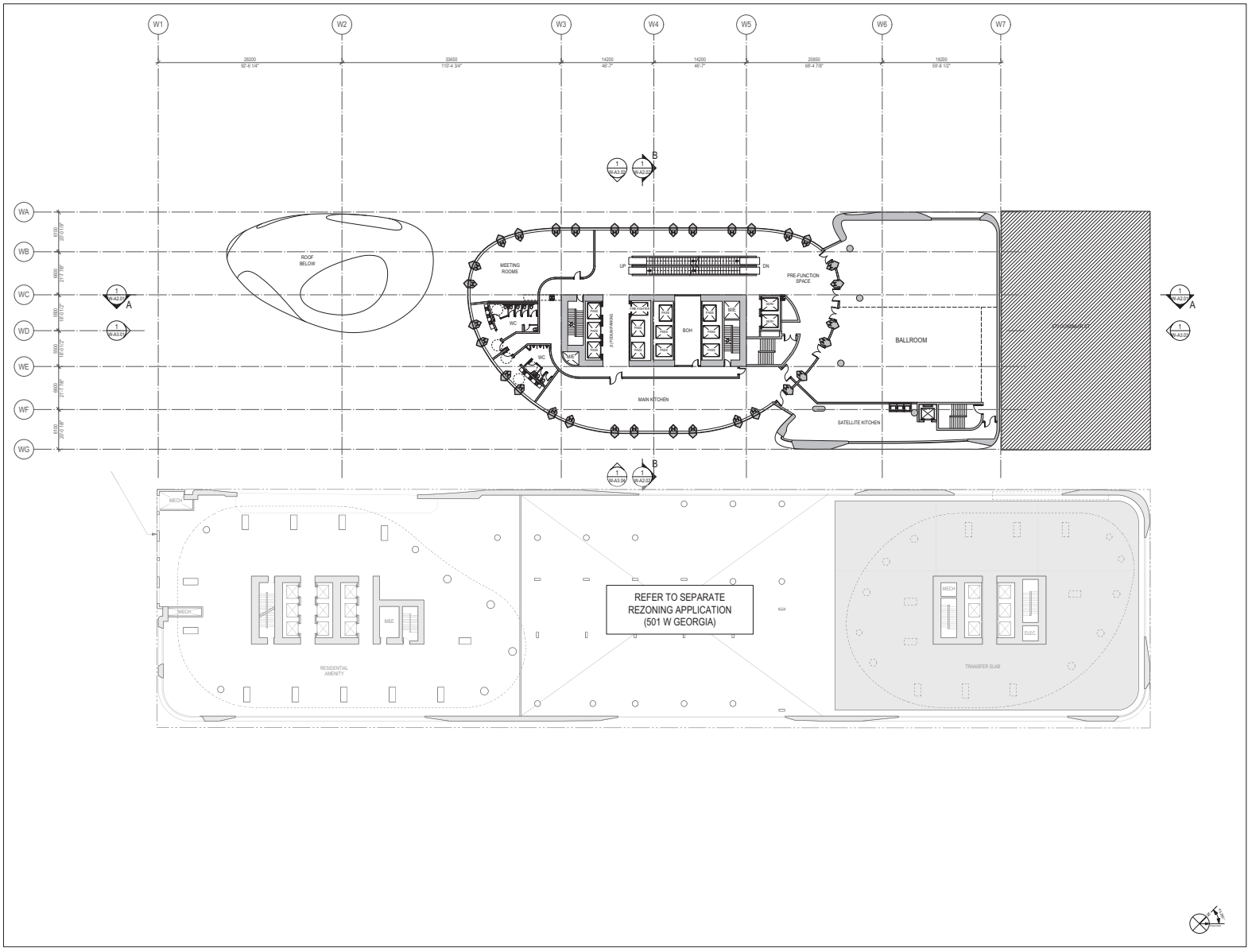
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 4 HOTEL BOH FLOOR PLAN

DATE	DRAWN
16 APR 2024	CS
SCALE	CHECKED
1:250	BM
JOB NO.	
2303	

W-A1.04



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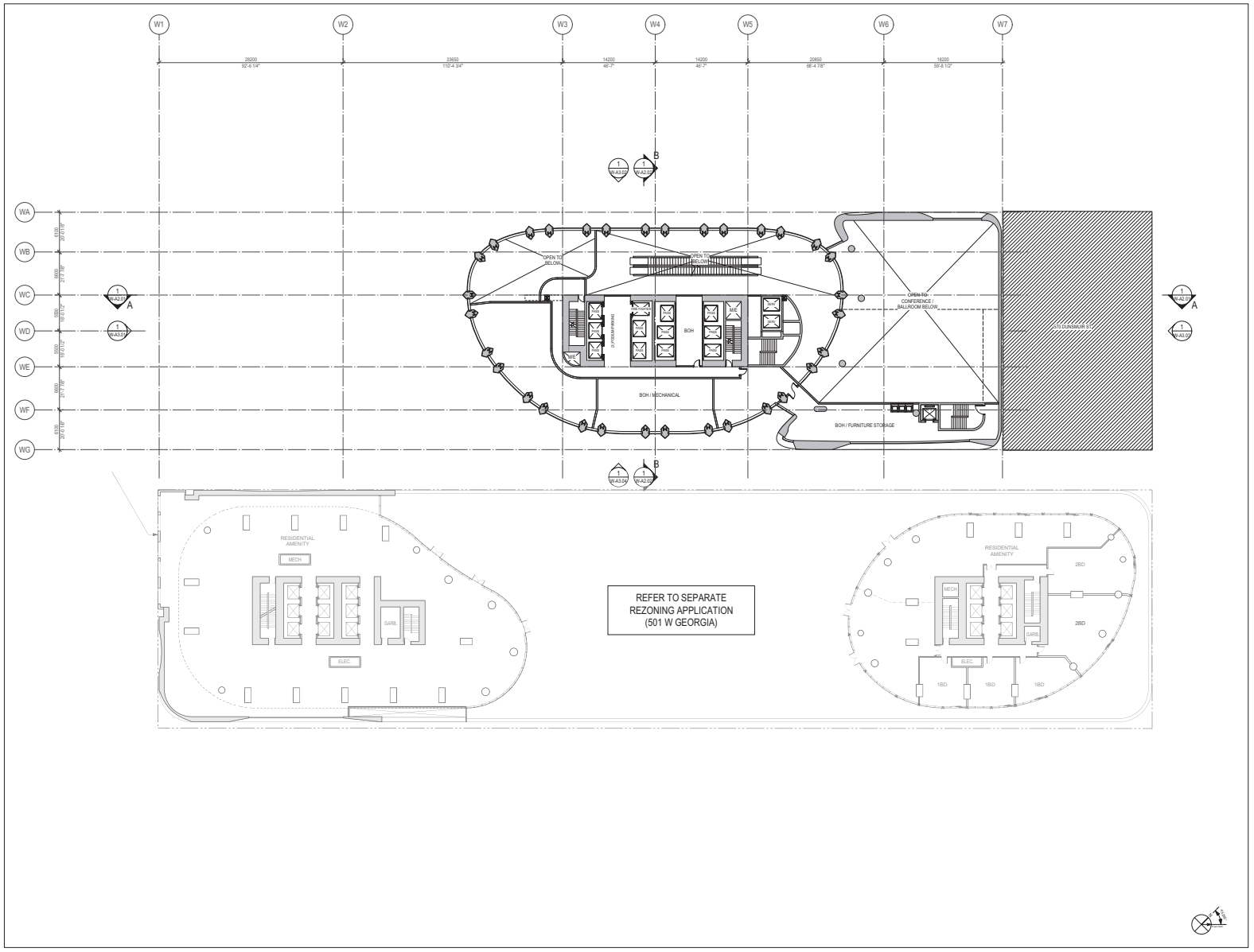
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 5 HOTEL CONFERENCE FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.05



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ISSUED FOR REZONING 2 MAY 2025

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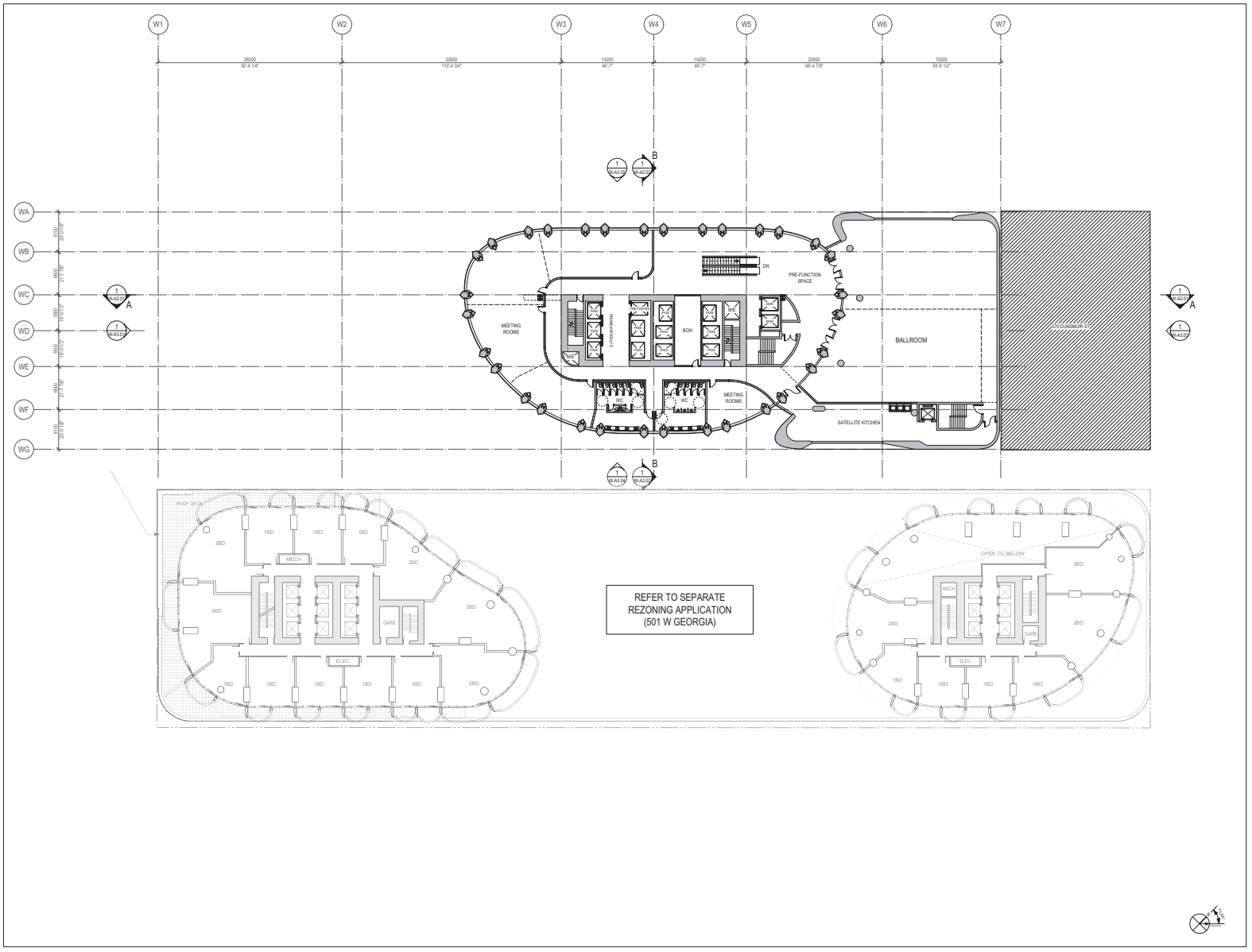
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE
LEVEL 6 HOTEL BOH FLOOR PLAN

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
PROJECT NO: 2303	

W-A1.06



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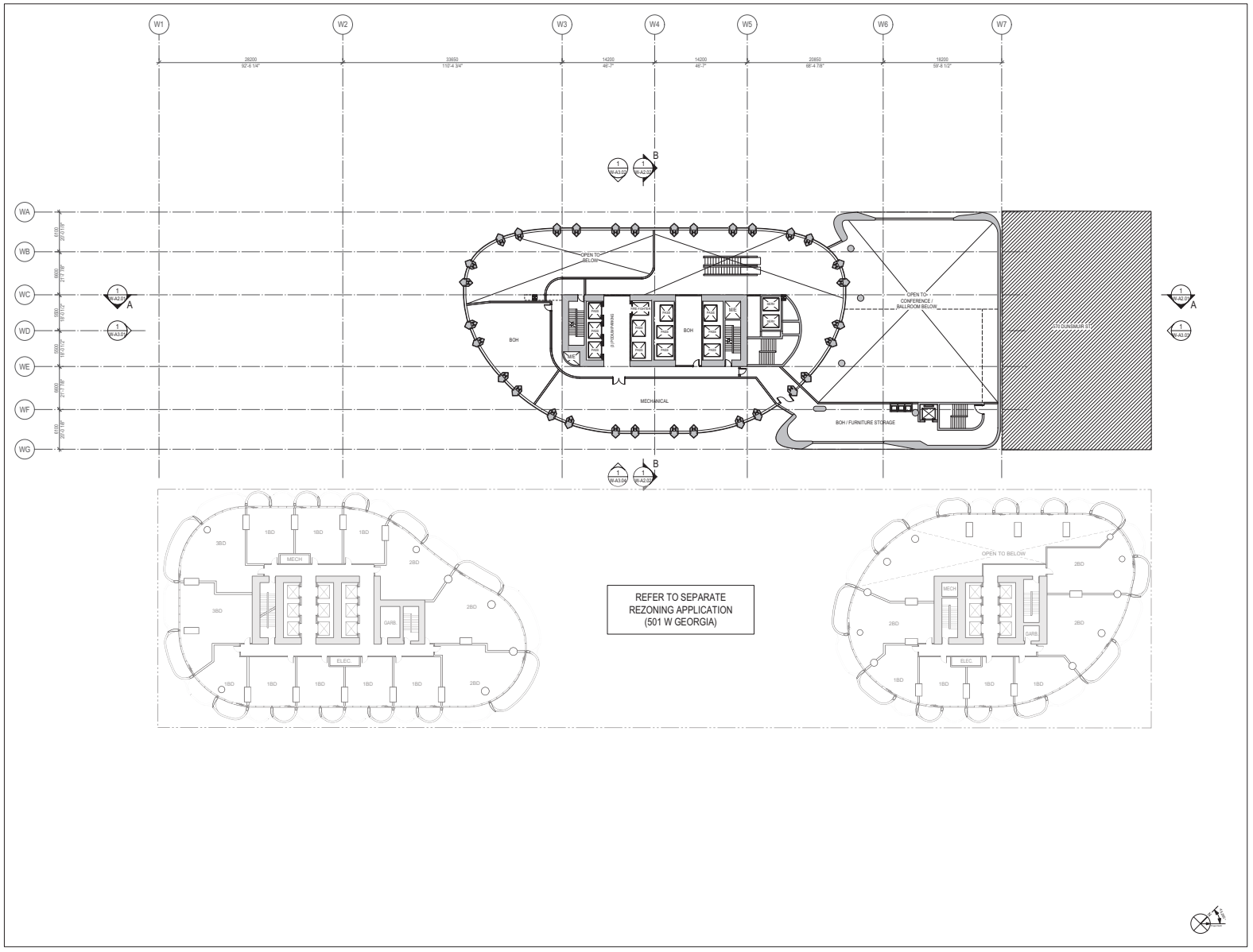
CONSULTANT

DRAWING TITLE
LEVEL 7 HOTEL CONFERENCE FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.07



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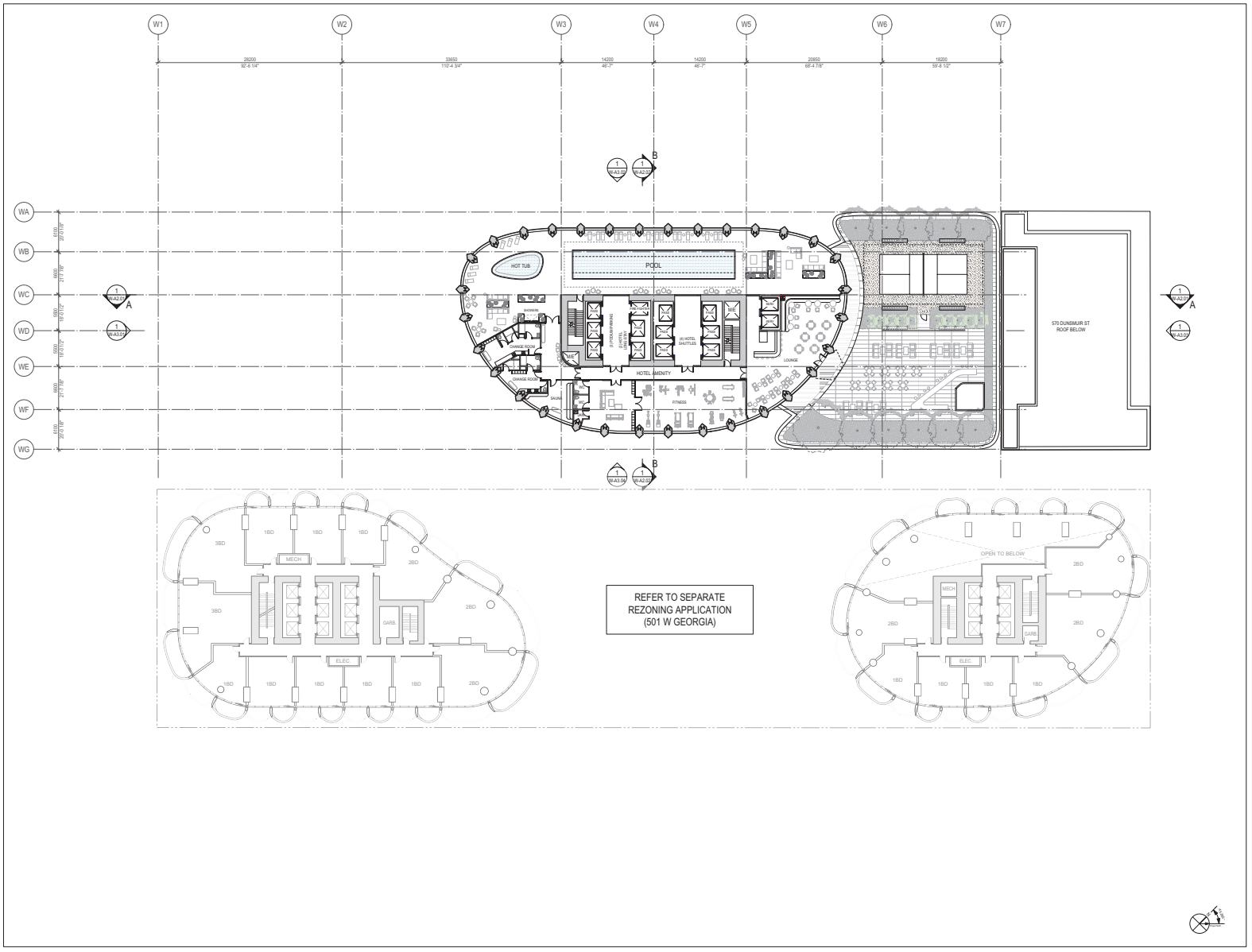
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 8
HOTEL BOH
FLOOR PLAN

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
HHE JOB NO: 2303	

W-A1.08



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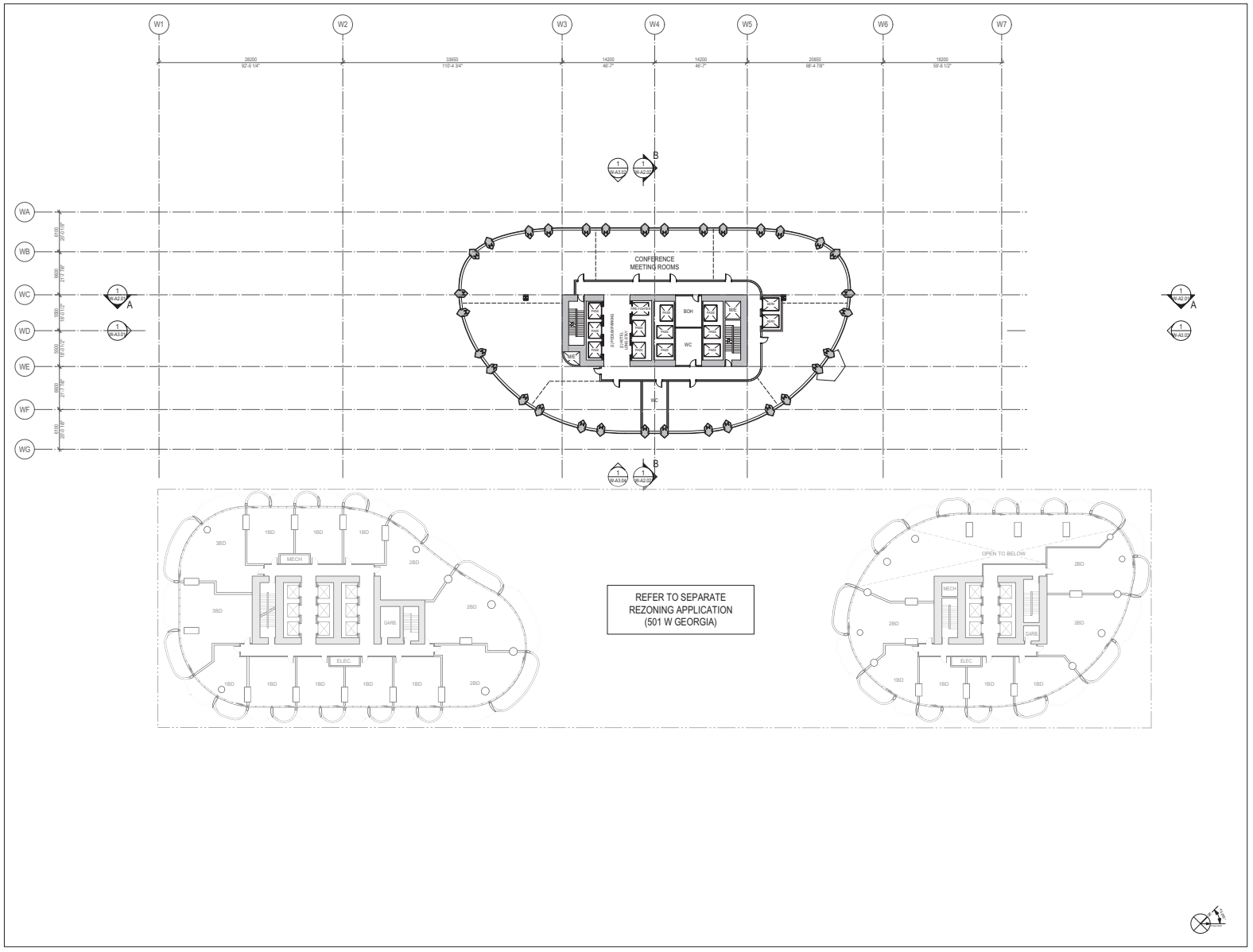
CONSULTANT

DRAWING TITLE
LEVEL 9 HOTEL AMENITY FLOOR PLAN

DATE	16 APR 2024	DRAWN	MB/CS
SCALE	1:250	CHECKED	BM
JOB NO	2303		

W-A1.09



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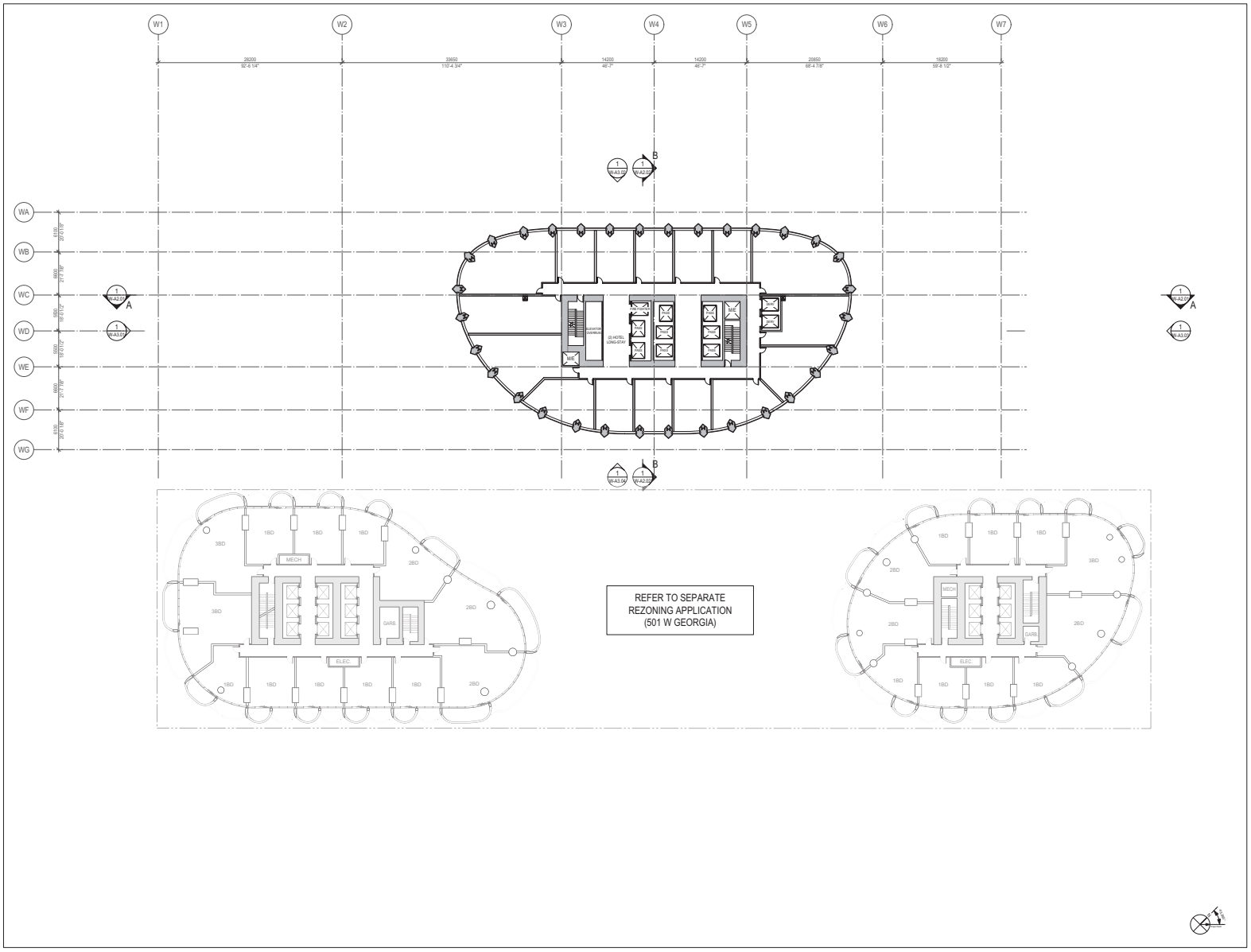
ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 10
HOTEL MEETING ROOMS
FLOOR PLAN

ISSUE DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
ISSUE NO: 2303	

W-A1.10



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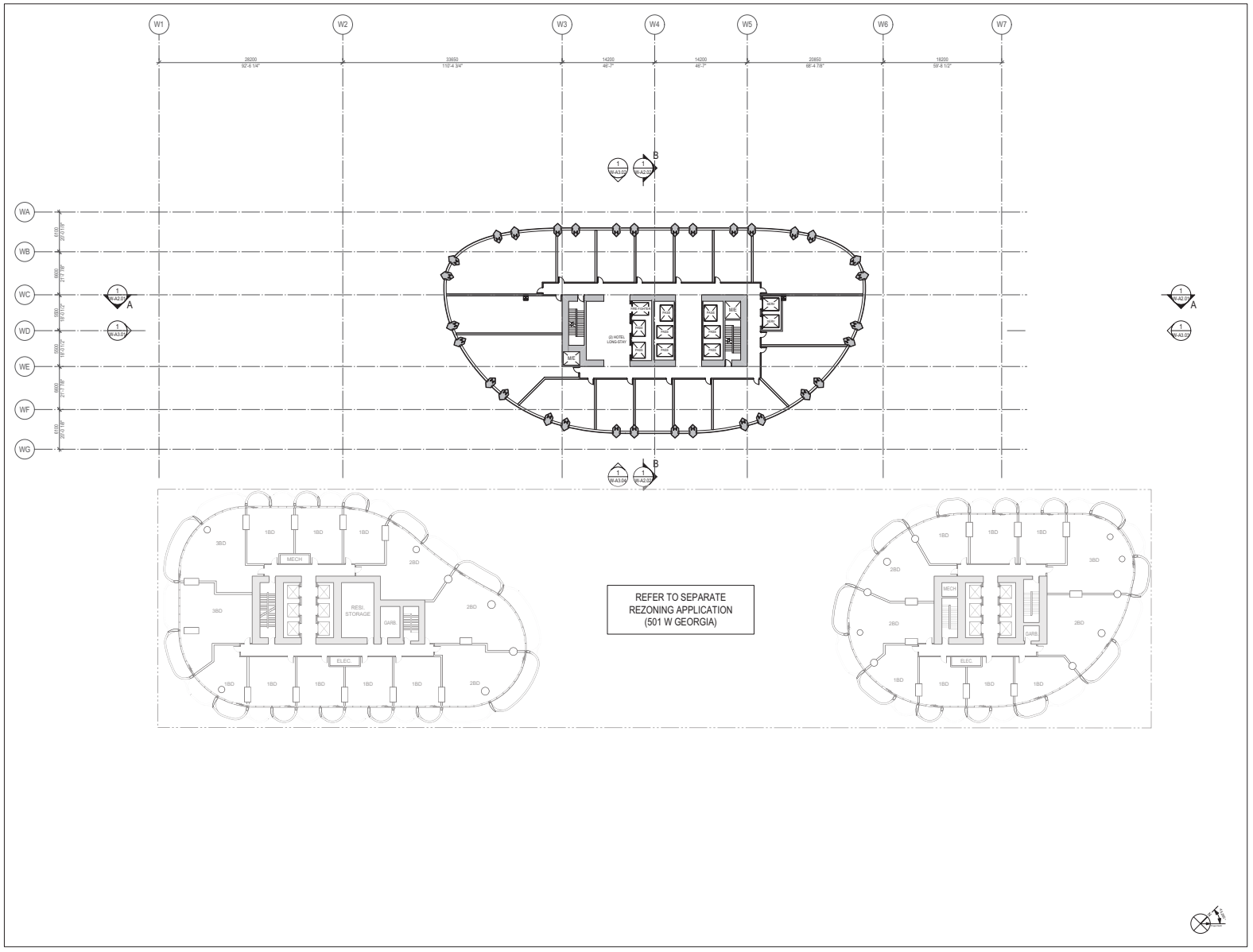
CONSULTANT

DRAWING TITLE
LEVEL 11
LONG-STAY HOTEL
TYPICAL FLOOR PLAN
(SMALLEST FLOOR)

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.11



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JOB TITLE
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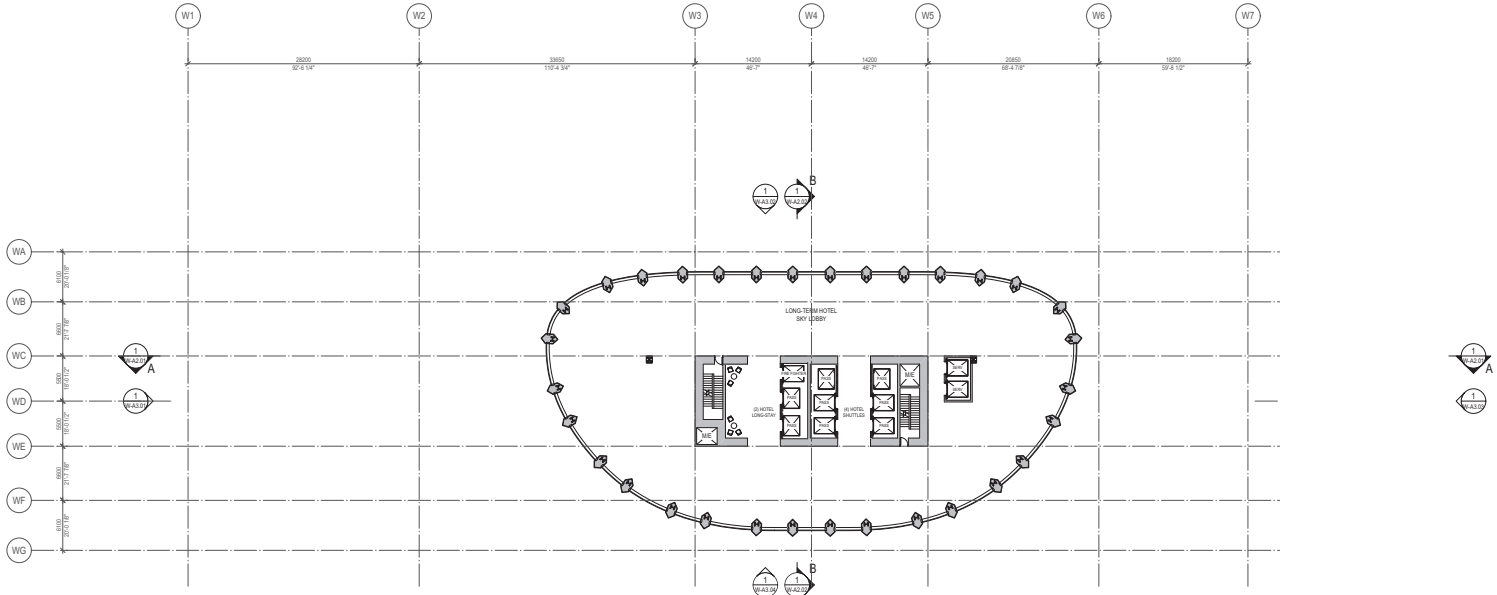
ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 25
LONG-STAY HOTEL
TYPICAL FLOOR PLAN
(LARGEST FLOOR)

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.25



REFER TO SEPARATE REZONING APPLICATION (501 W GEORGIA)

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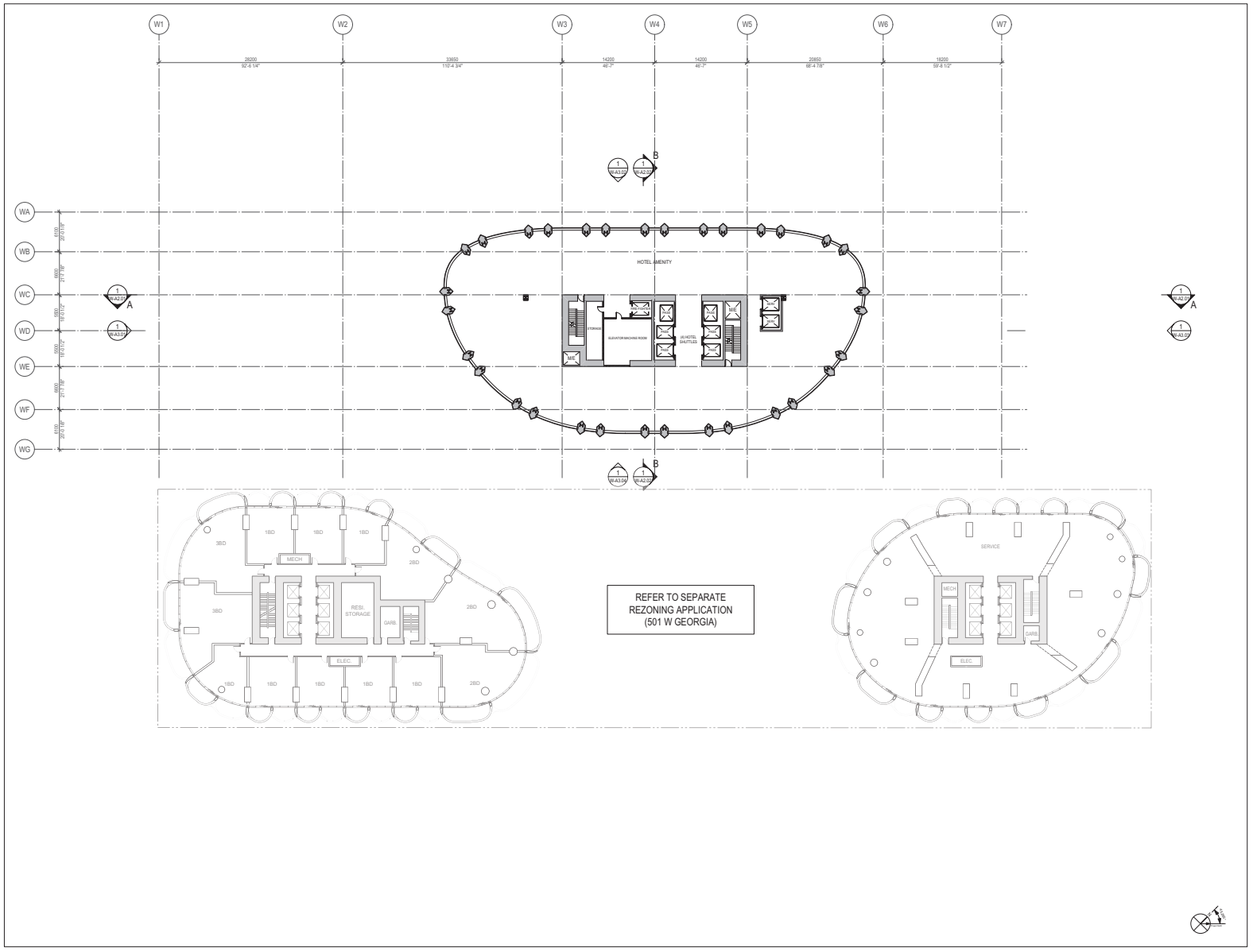
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 26
LONG-STAY HOTEL SKY LOBBY FLOOR PLAN

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.26



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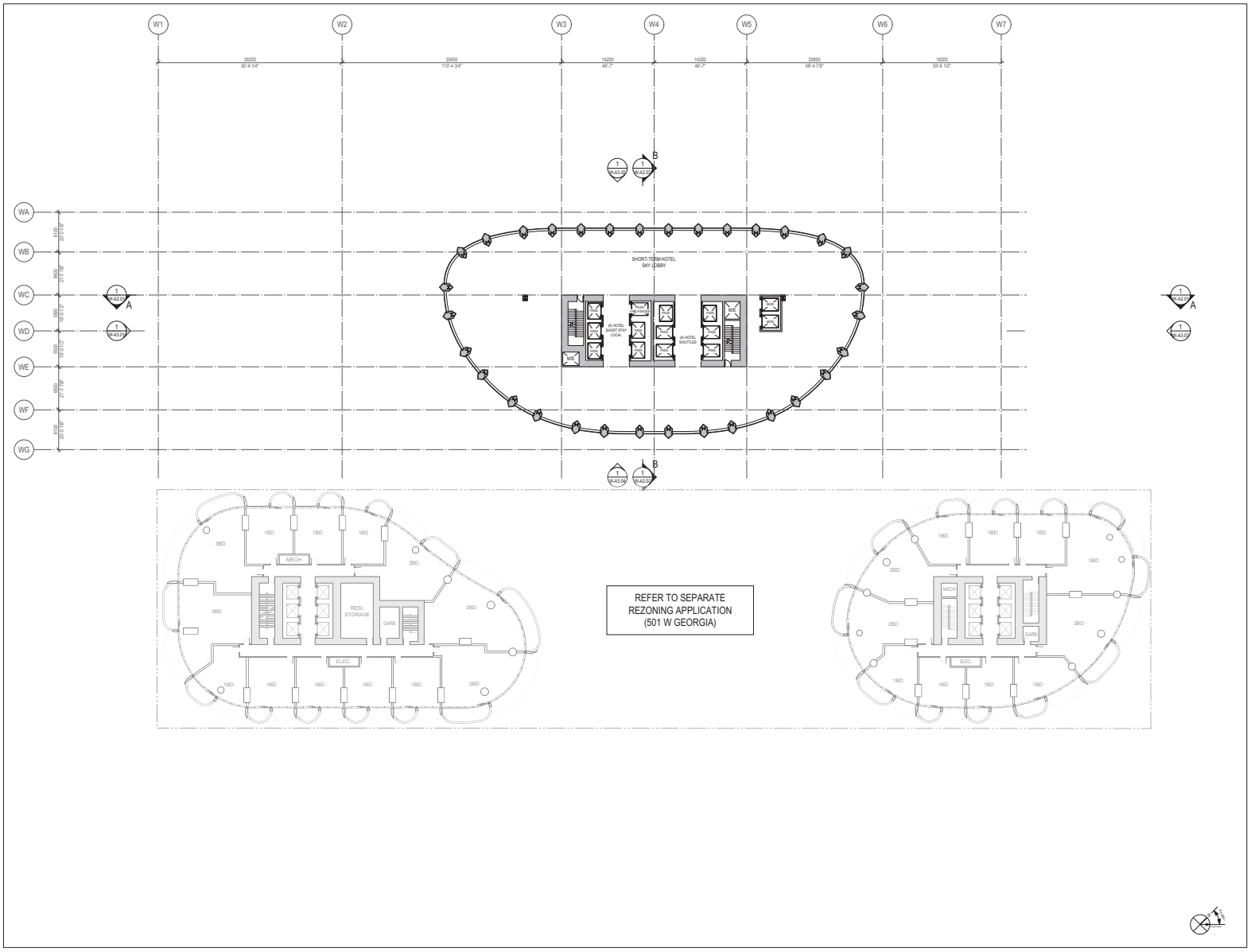
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE
LEVEL 27 HOTEL AMENITY FLOOR PLAN

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
PROJECT NO: 2303	

W-A1.27



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JOB TITLE
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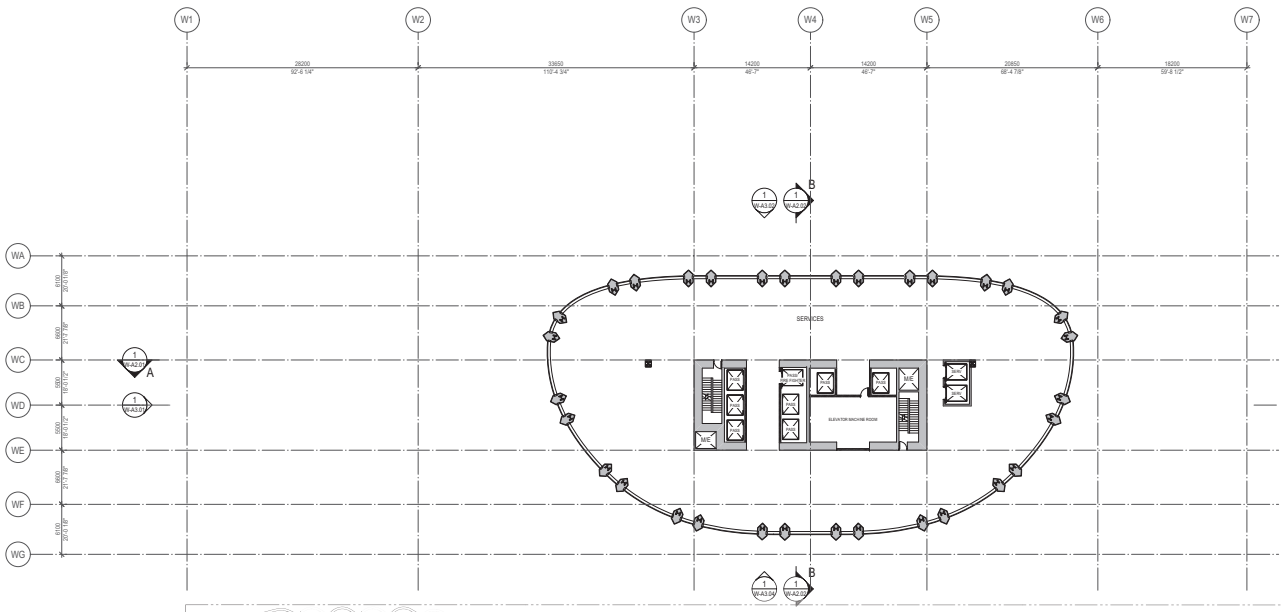
CONSULTANT

DRAWING TITLE
LEVEL 28
SHORT-STAY HOTEL SKY LOBBY FLOOR PLAN

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.28



REFER TO SEPARATE
REZONING APPLICATION
(501 W GEORGIA)

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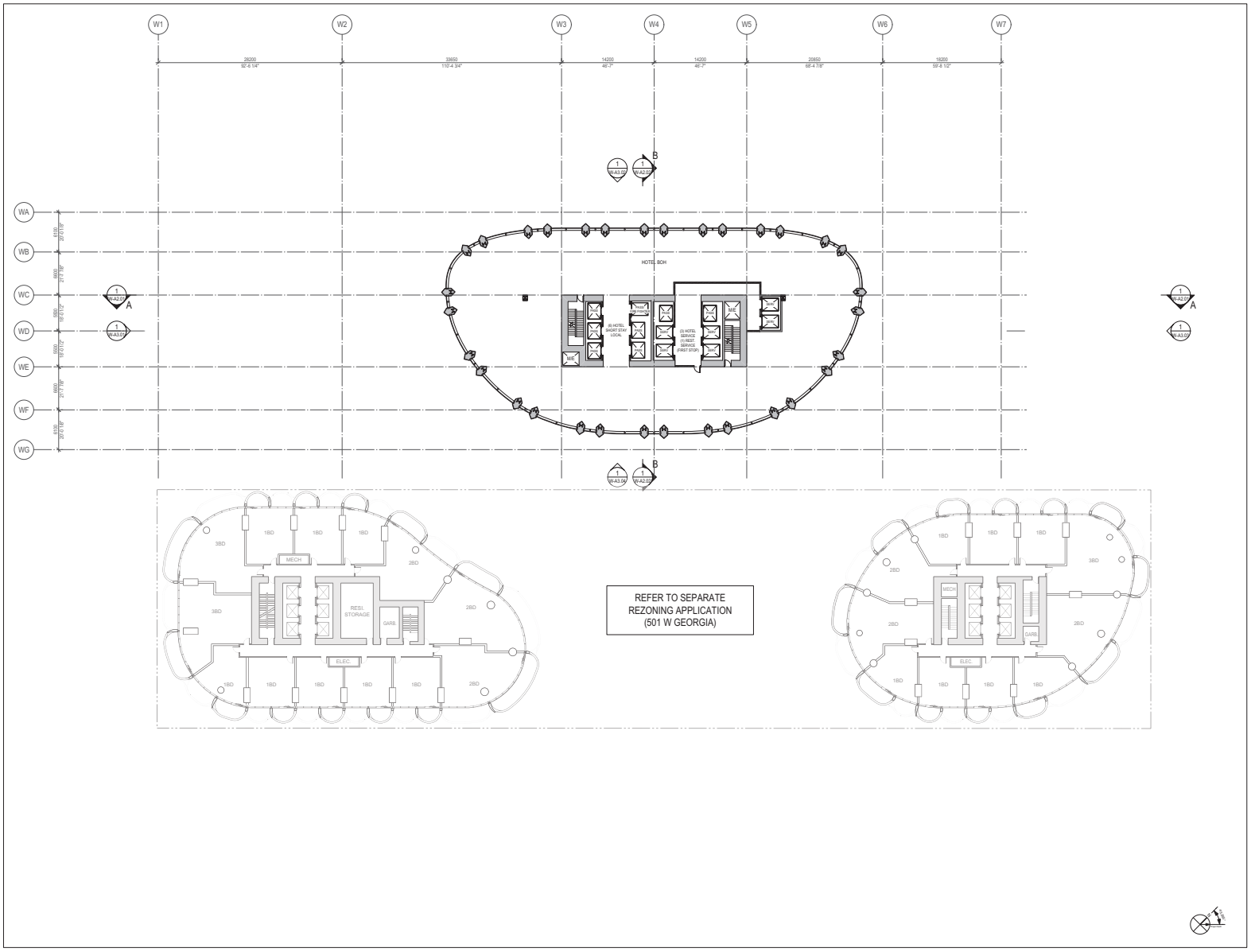
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE
LEVEL 29 SERVICES FLOOR PLAN

PLOT DATE	16 APR 2024	DRAWN	MB/CS
SCALE	1:250	CHECKED	BM
HHE JOB NO.	2303		

W-A1.29



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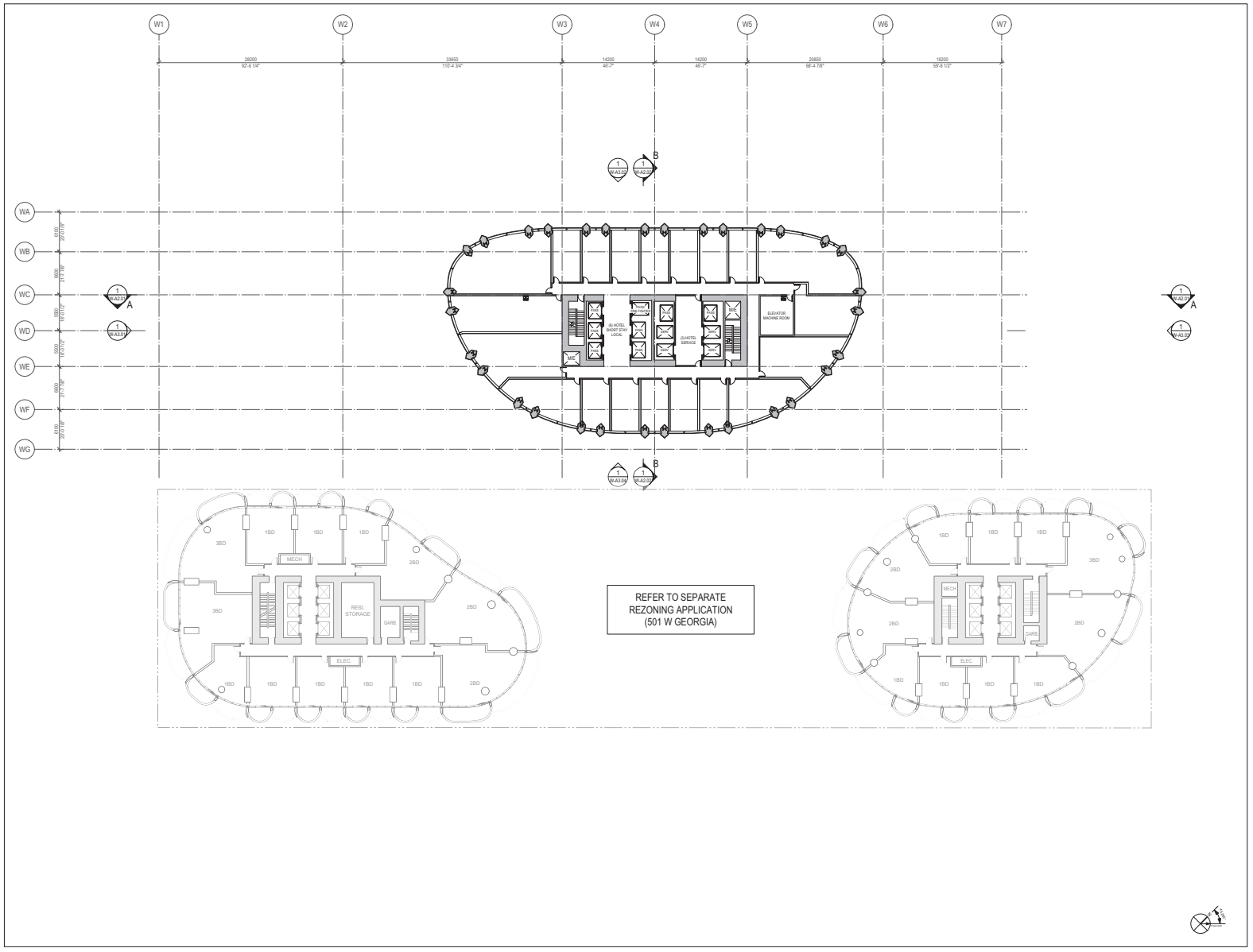
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 30 HOTEL BOH FLOOR PLAN

DATE 16 APR 2024	DRAWN MB/CS
SCALE 1:250	CHECKED BM
JOB NO. 2303	

W-A1.30



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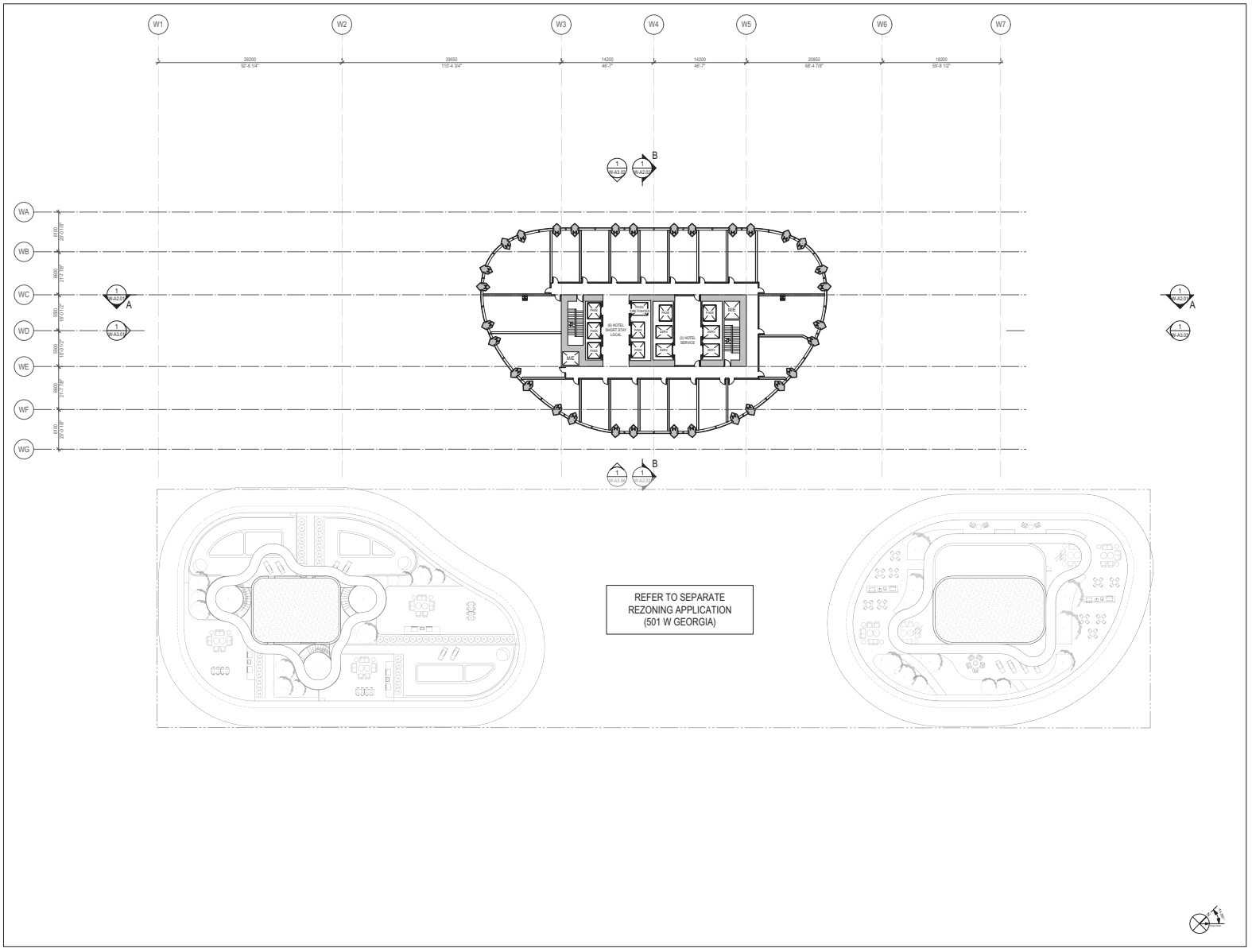
ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 31
SHORT-STAY HOTEL
TYPICAL FLOOR PLAN
(LARGEST FLOOR)

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.31



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JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

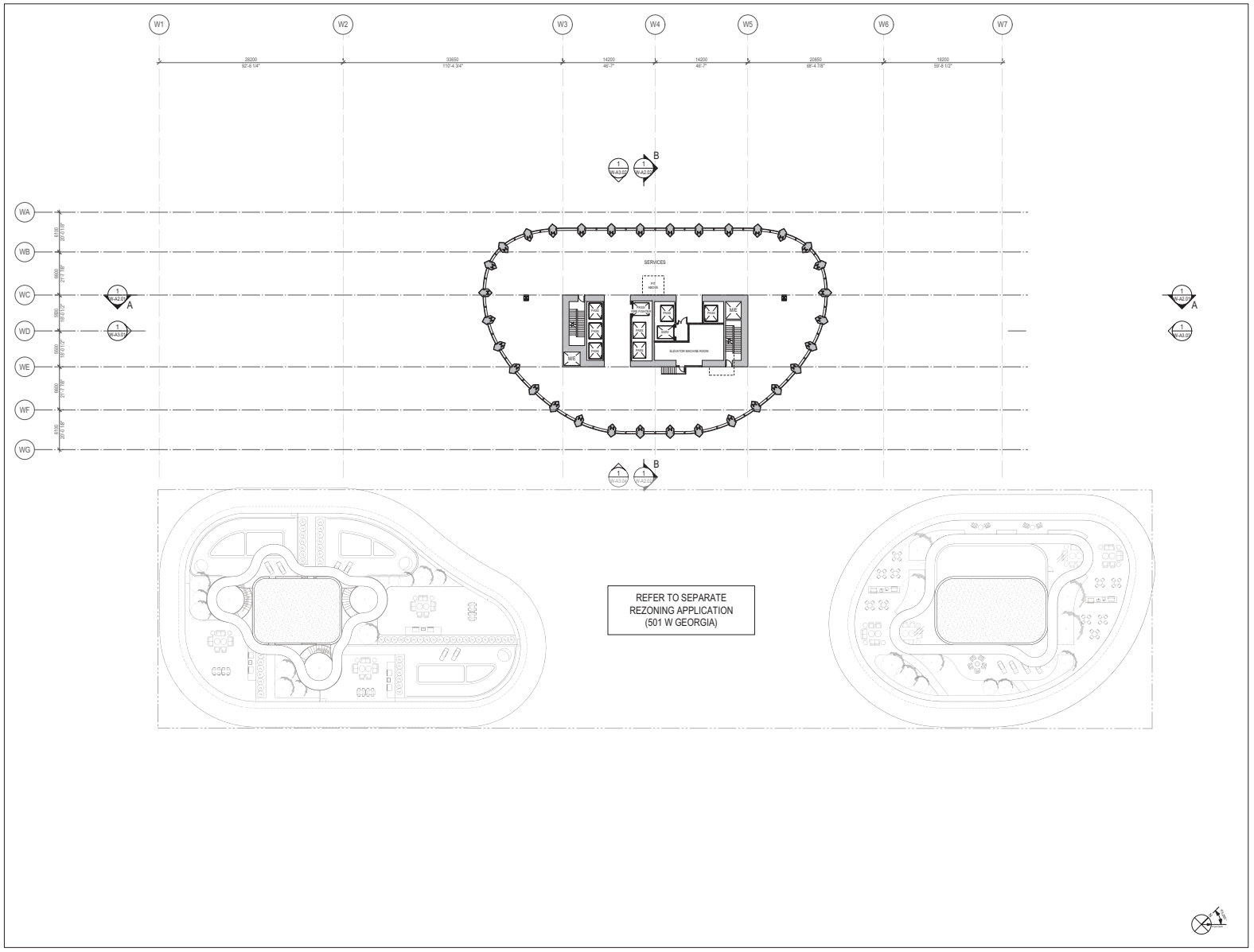
CONSULTANT

DRAWING TITLE

LEVEL 64
SHORT-STAY HOTEL
TYPICAL FLOOR PLAN
(SMALLEST FLOOR)

DATE 16 APR 2024	DRAWN MB/CS
SCALE 1:250	CHECKED BM
JOB NO. 2303	

W-A1.64



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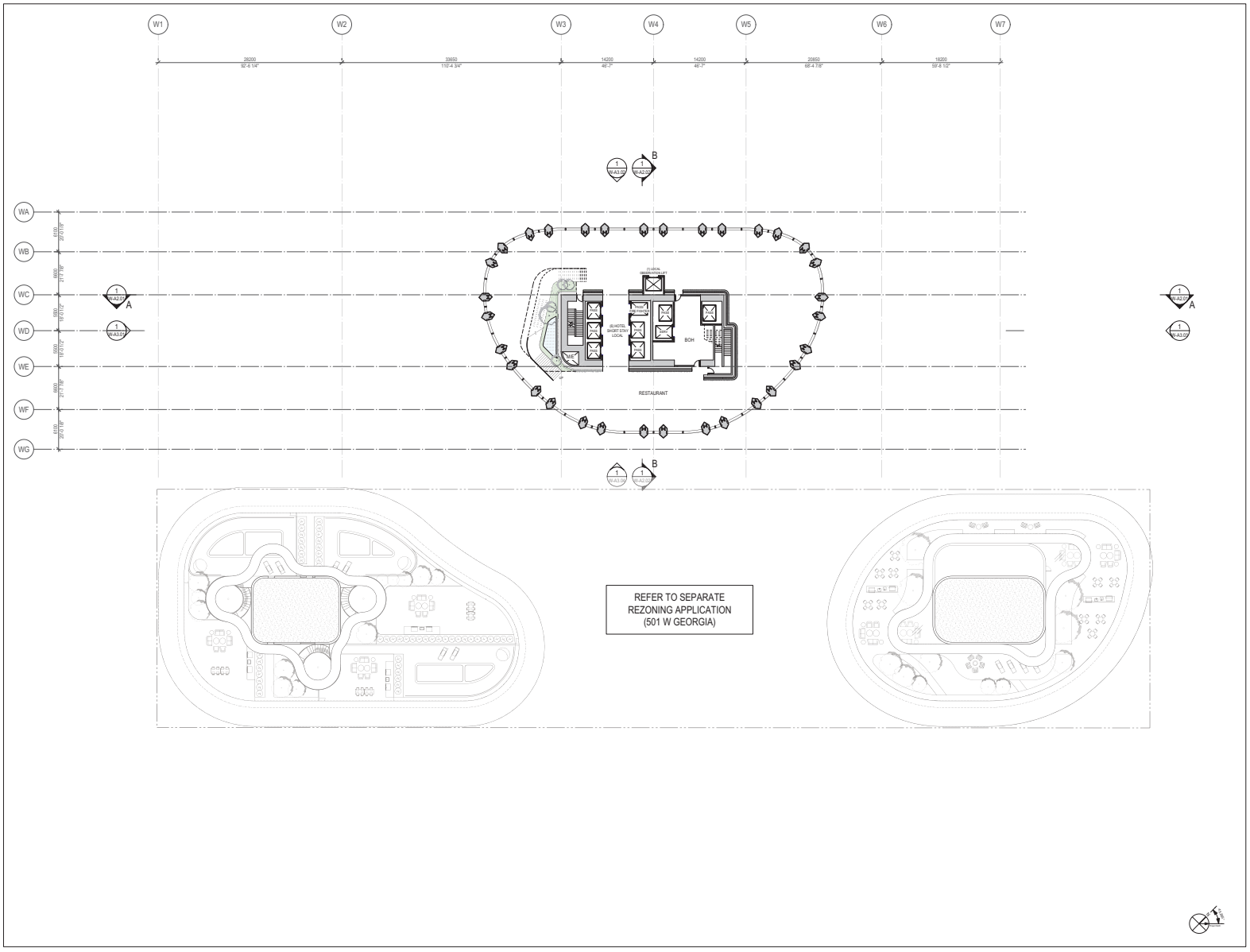
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 65 SERVICES FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.65



REFER TO SEPARATE REZONING APPLICATION (501 W GEORGIA)

HOLBORN

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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

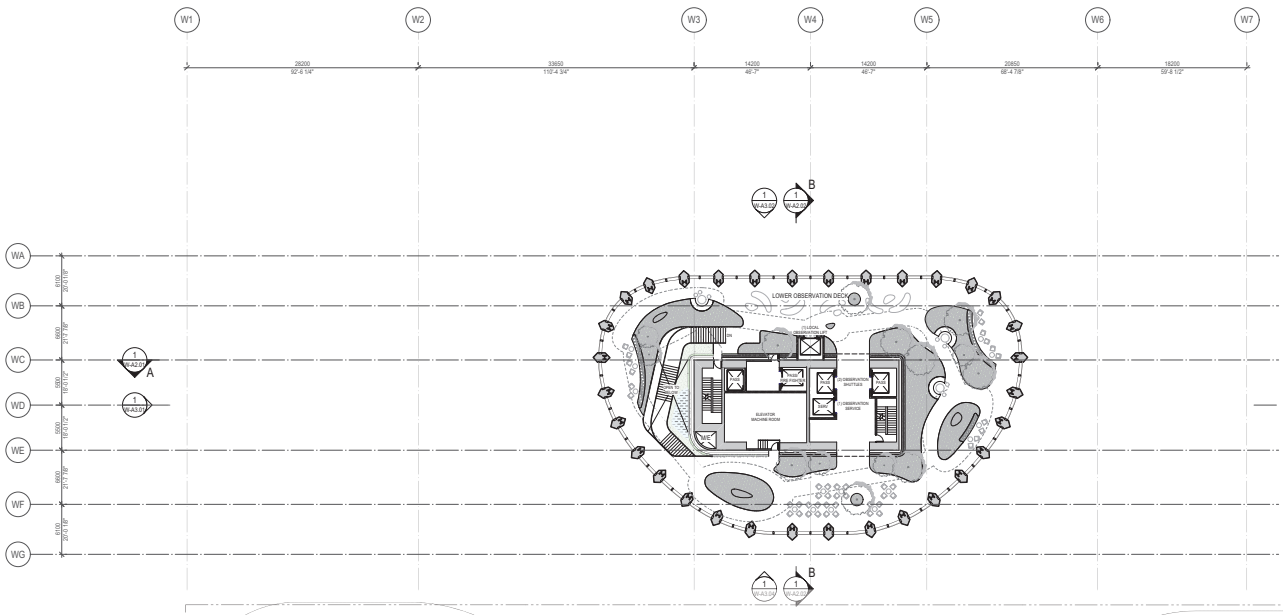
HENRIQUEZ PARTNERS ARCHITECTS
598 W Georgia Street
Vancouver BC Canada V6B 2A3
T 604 687 5681

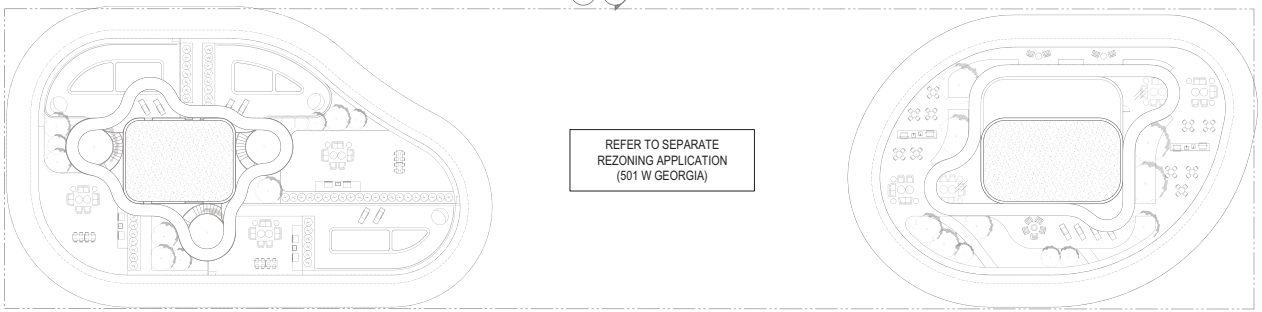
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

DRAWING TITLE
LEVEL 66 RESTAURANT FLOOR PLAN

DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-A1.66





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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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

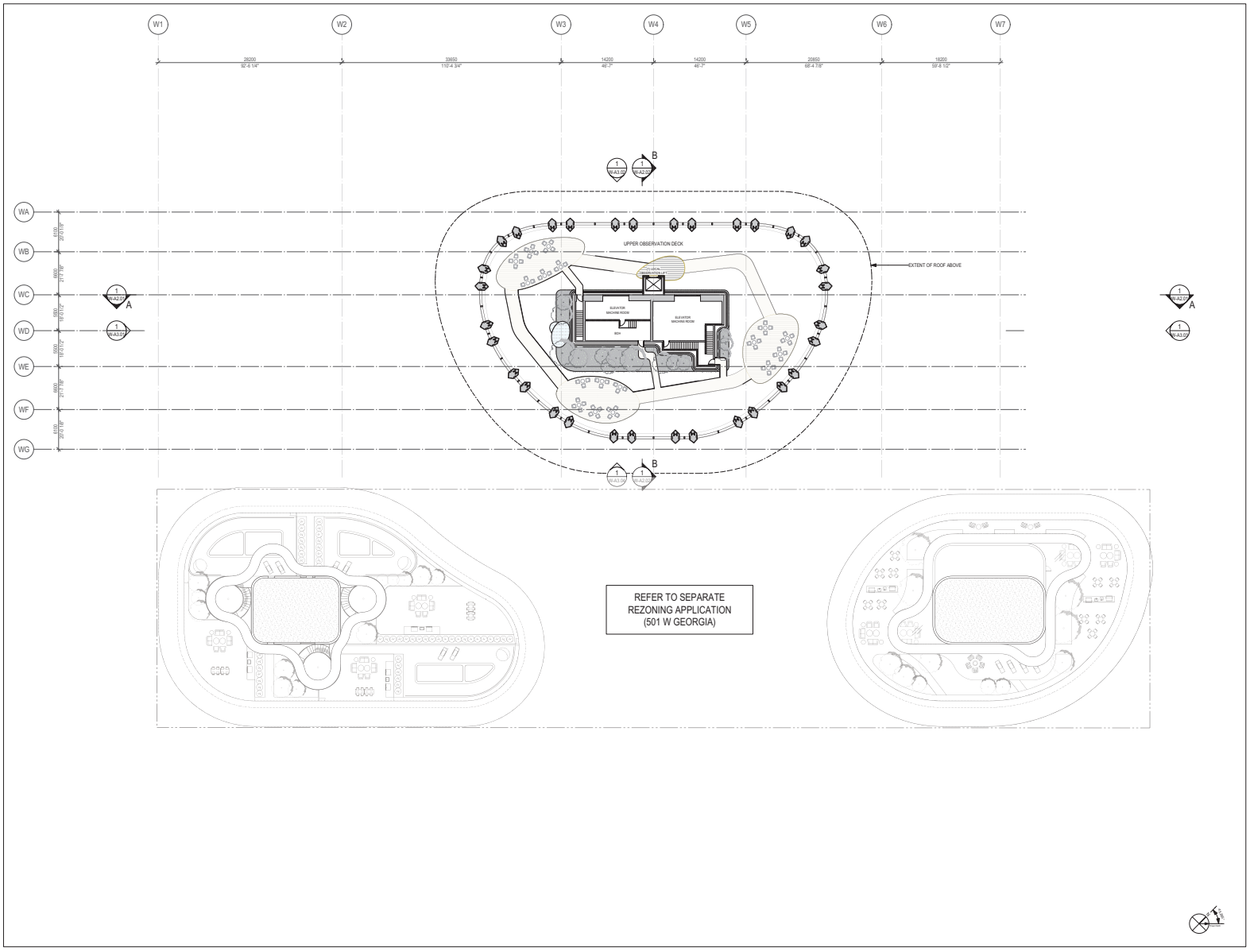
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL 67 OBSERVATION DECK LOWER FLOOR PLAN

ISSUE DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
ISSUE NO: 2303	

W-A1.67



REFER TO SEPARATE
REZONING APPLICATION
(501 W GEORGIA)

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ISSUED FOR REZONING	2 MAY 2025

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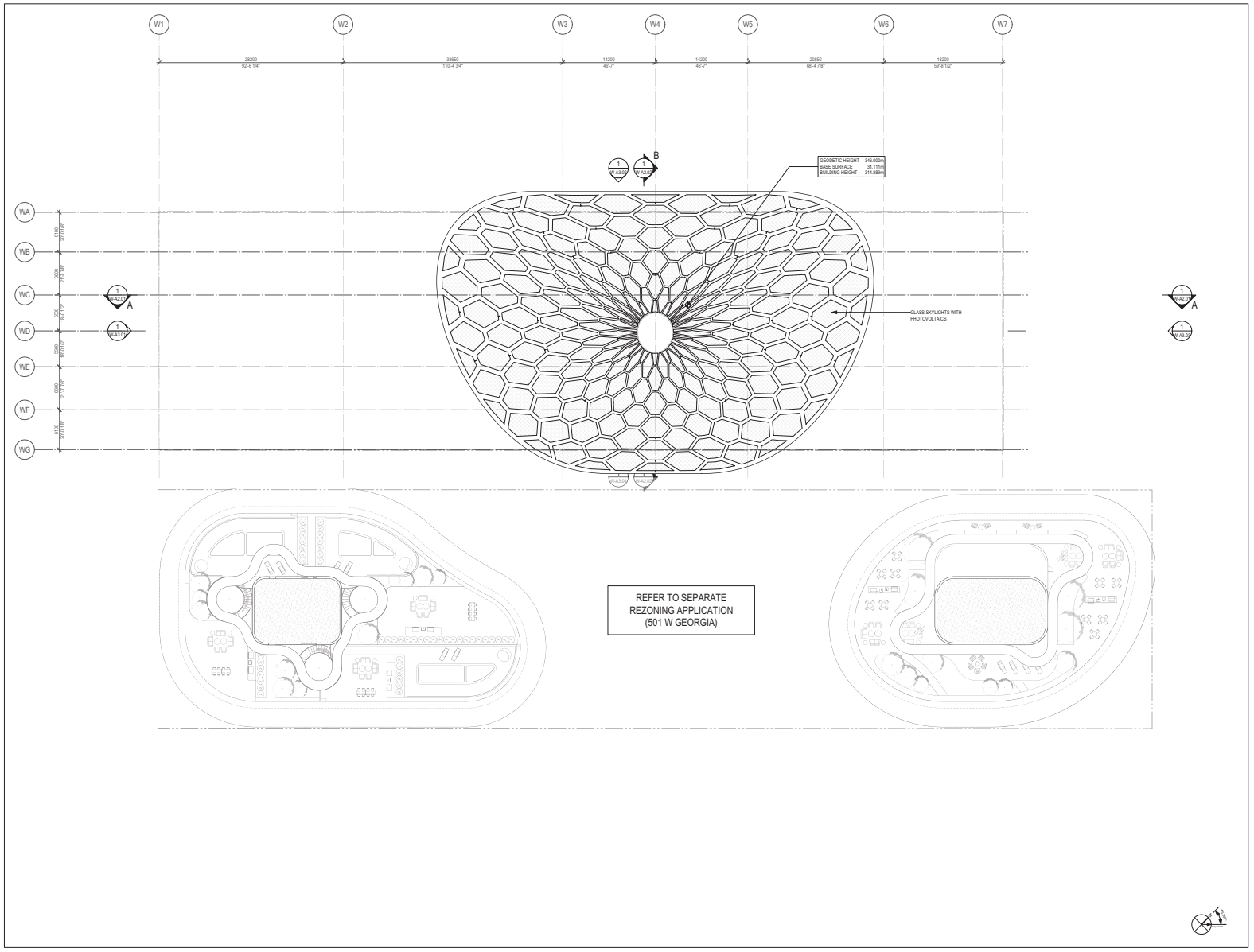
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 68 OBSERVATION DECK UPPER FLOOR PLAN

DATE	16 APR 2024	DRAWN	MB/CS
SCALE	1:250	CHECKED	BM
JOB NO.	2303		

W-A1.68



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JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

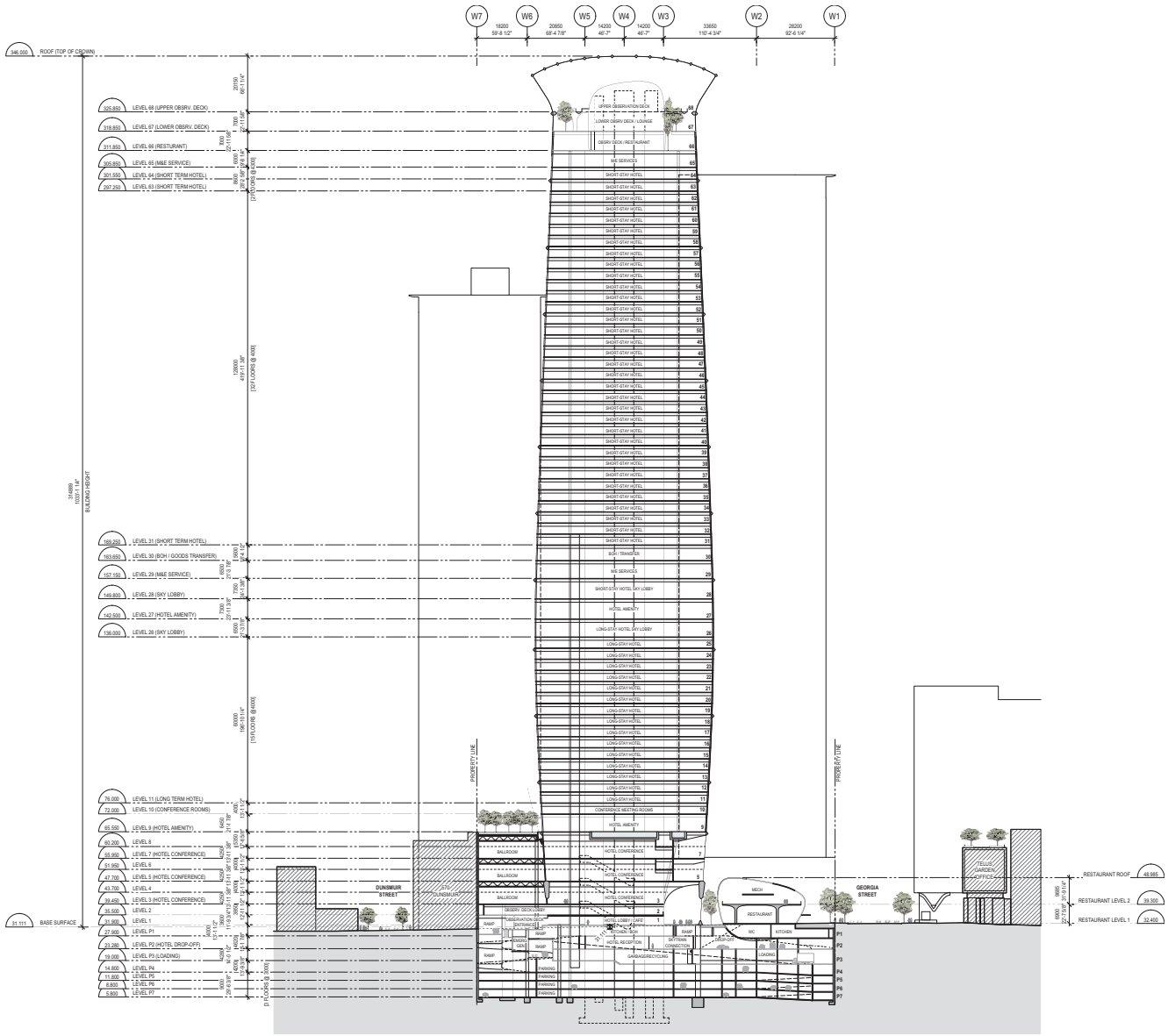
ADDITIONAL CONSULTANT

DRAWING TITLE

ROOF PLAN

PLOT DATE: 16 APR 2024	DRAWN: MB/CS
SCALE: 1:250	CHECKED: BM
HHE JOB NO: 2303	

W-A1.69



1 **SECTION A**
Scale: 1:650

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BRITISH COLUMBIA

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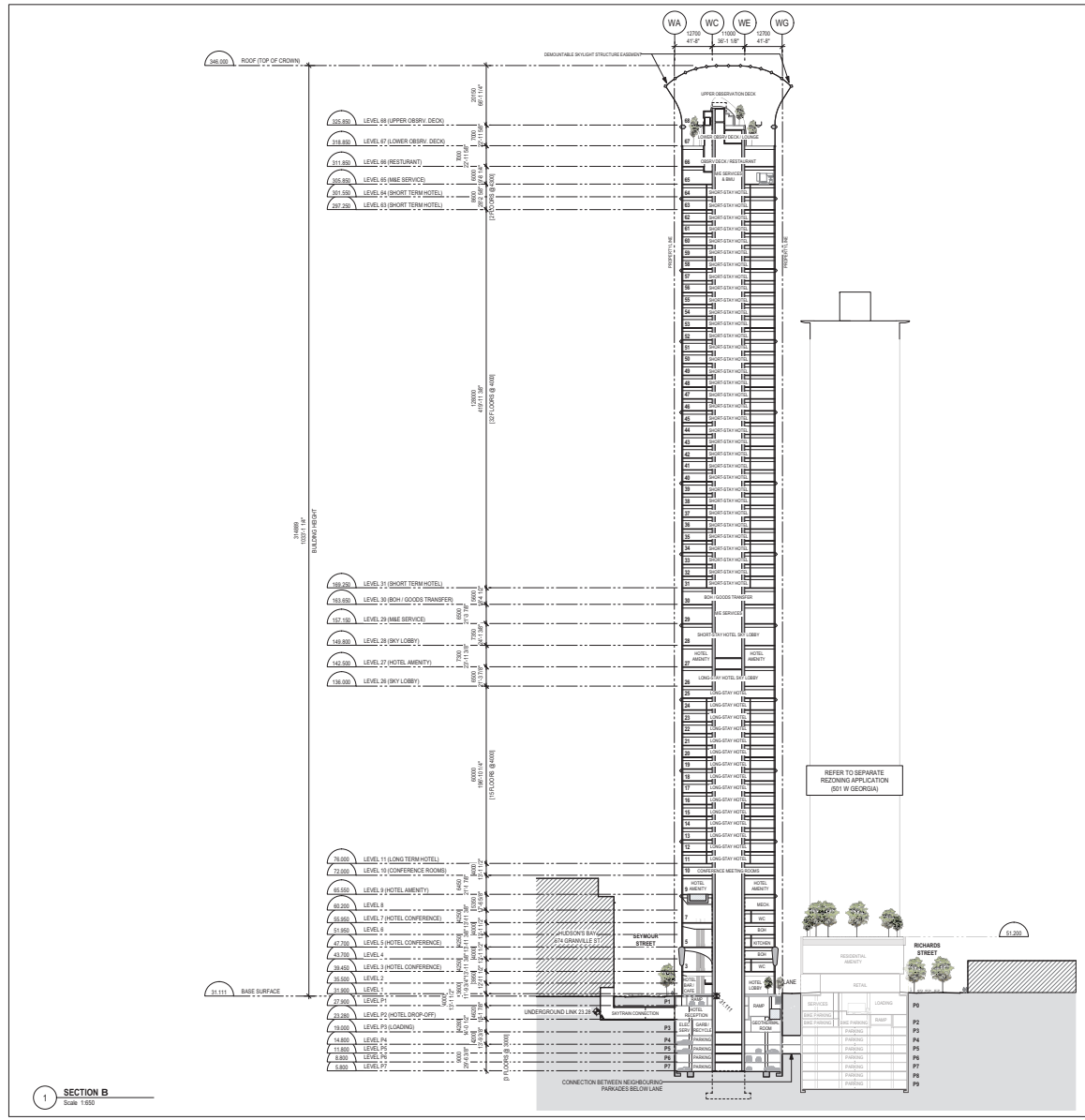
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SECTION A NORTH/SOUTH

DATE	16 APR 2024	DRAWN	MB
SCALE	1:650	CHECKED	BM
JOB NO	2303		

W-A2.01



1 **SECTION B**
Scale: 1:650

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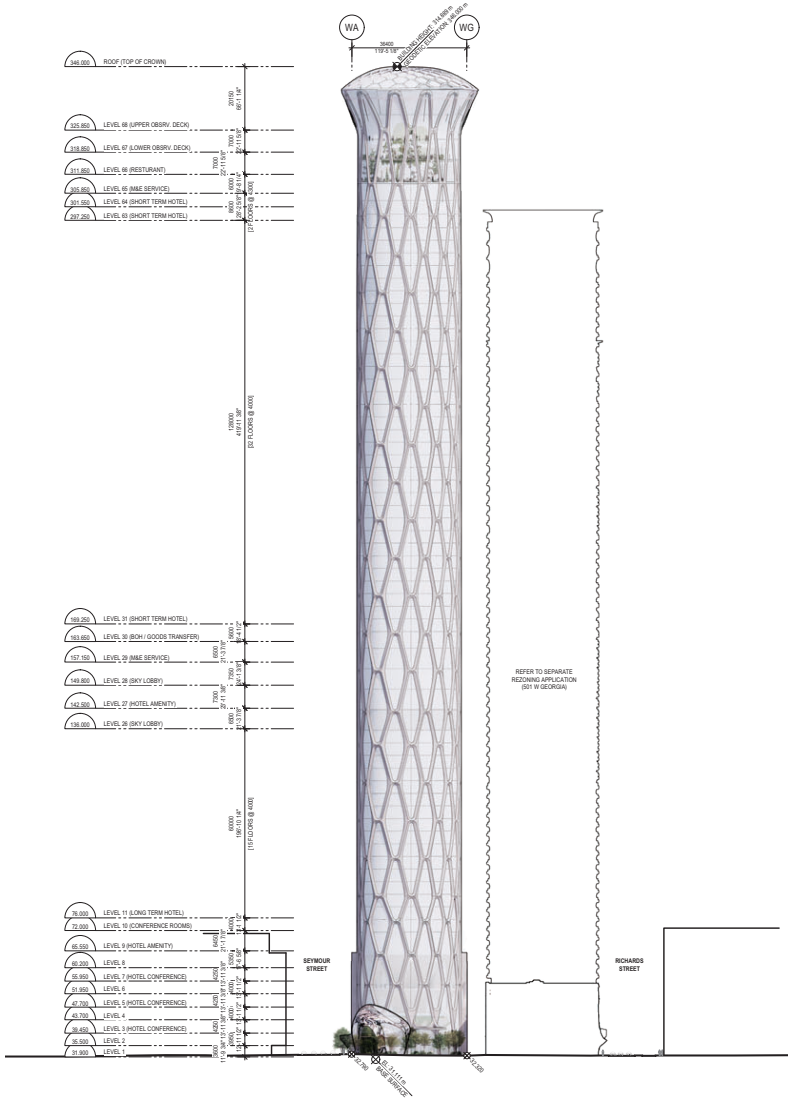
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE
SECTION B EAST/WEST

DATE	DRAWN
16 APR 2024	MB
SCALE	CHECKED
1:650	BM
JOB NO	
2303	

W-A2.02



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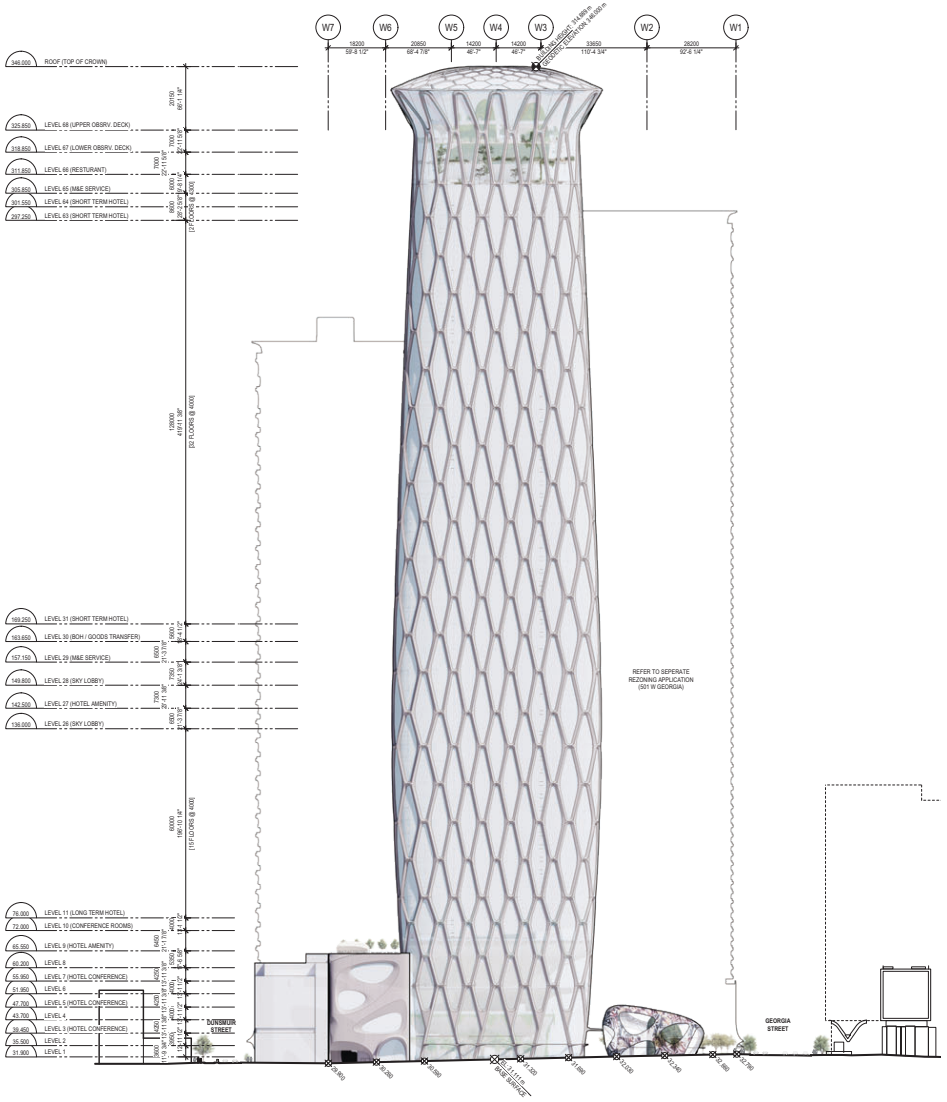
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
595 W GEORGIA
SOUTH ELEVATION

DATE 14 APRIL 2025	DRAWN SH
SCALE 1:650	CHECKED BM
JOB NO. 2303	

W-A3.01



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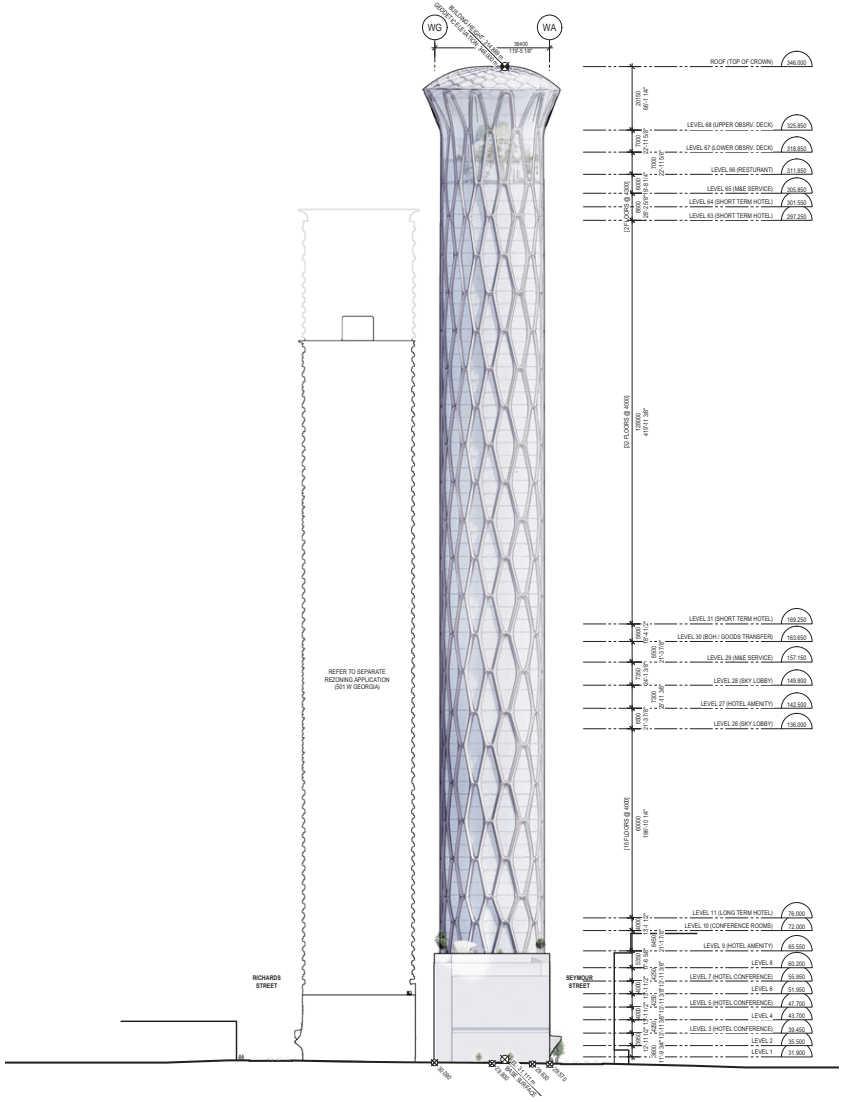
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
595 W GEORGIA
WEST ELEVATION

DATE	14 APRIL 2025	DRAWN	SH
SCALE	1:650	CHECKED	BM
JOB NO	2303		

W-A3.02



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T 604 687 5681

JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

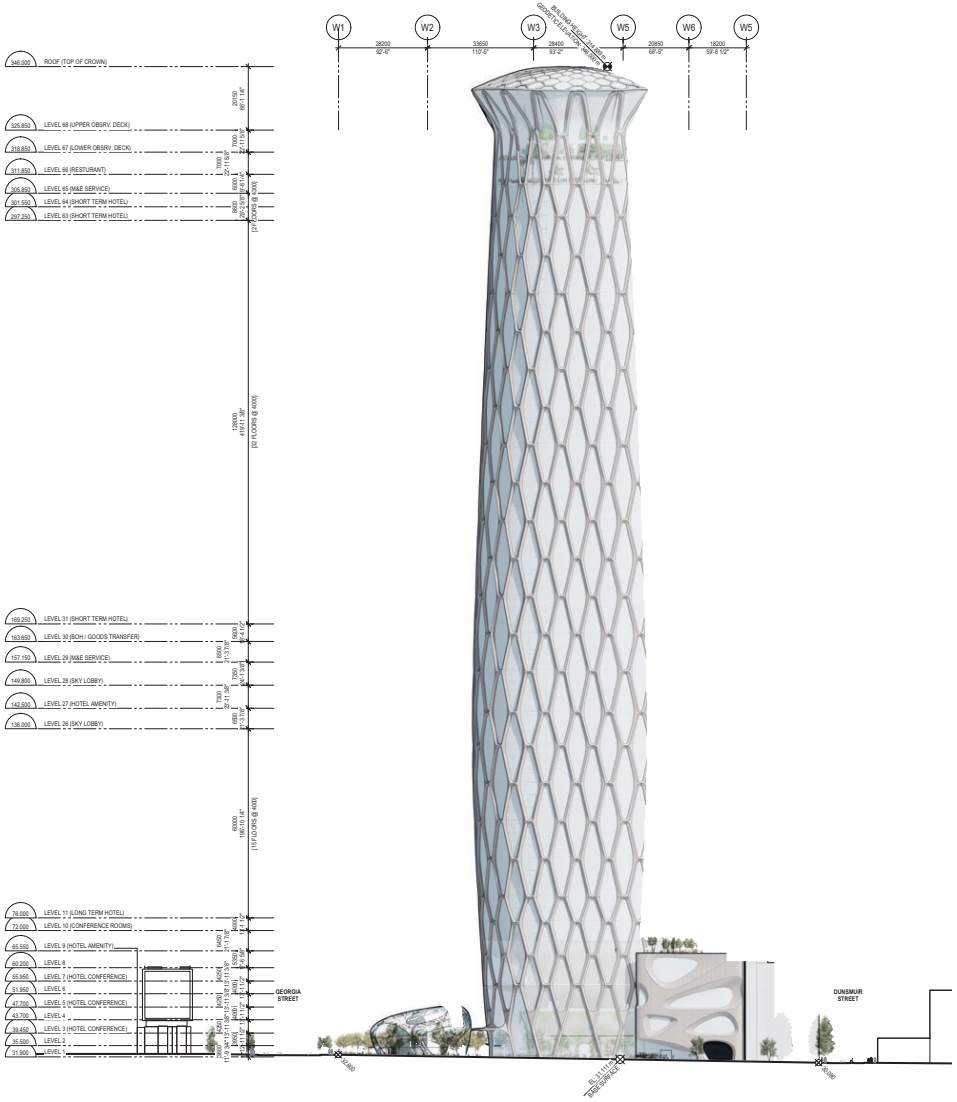
CONSULTANT

DRAWING TITLE

595 W GEORGIA
NORTH ELEVATION

DATE	DRAWN
14 APRIL 2025	SH
SCALE 1:650	CHECKED BM
JOB NO. 2303	

W-A3.03



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JOB TITLE

595 W GEORGIA
VANCOUVER, BC.

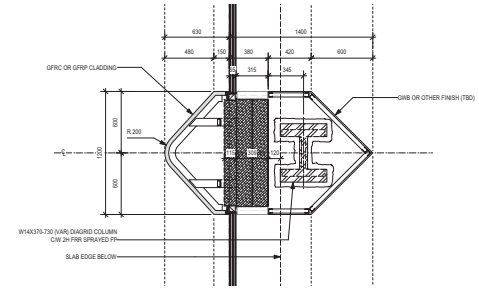
ADDITIONAL CONSULTANT

DRAWING TITLE

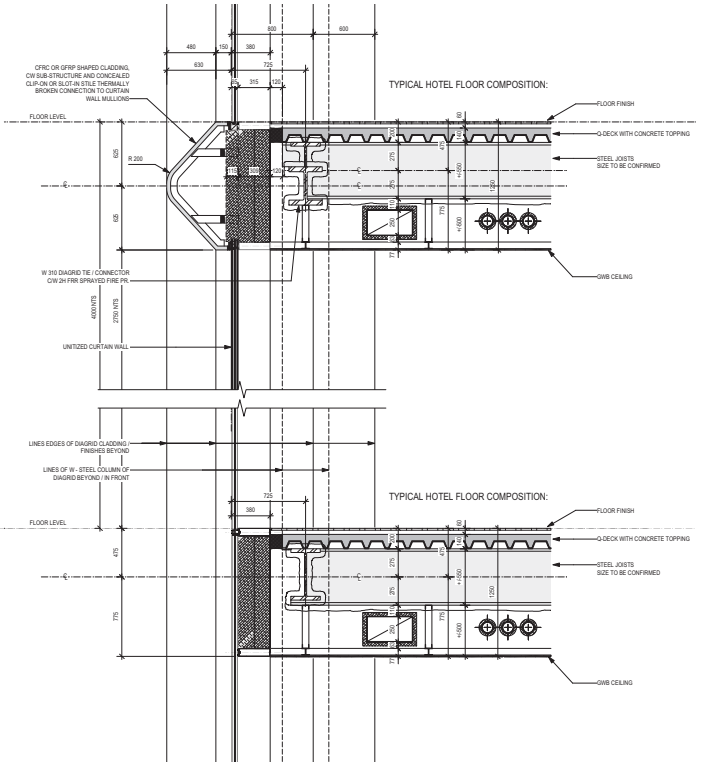
595 W GEORGIA
LANE ELEVATION

DATE	14 APRIL 2025
SCALE	1:650
JOB NO.	2303
DRAWN	SH
CHECKED	BM

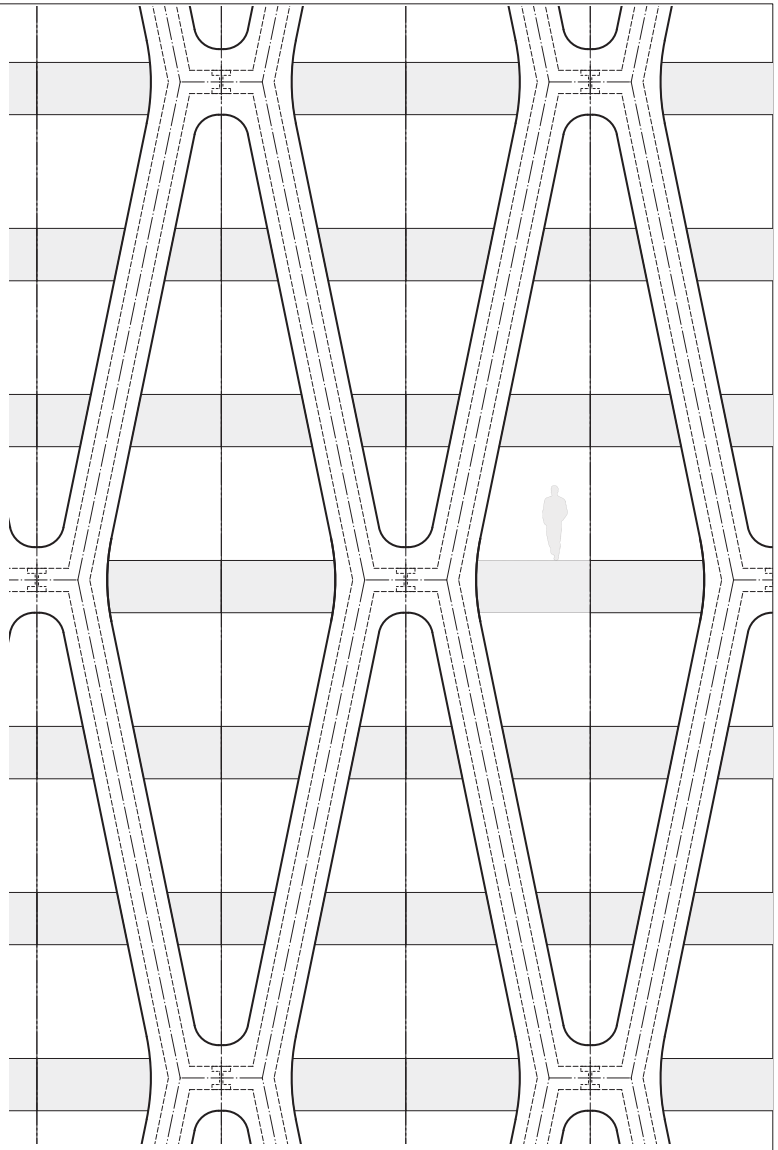
W-A3.04



3 **DIAGRID PLAN DETAIL**
Scale 1:20



2 **DIAGRID SECTION DETAIL @ HOTEL FLOOR**
Scale 1:20



1 **ENLARGED ELEV AT HOTEL DIAGRID**
Scale 1:75

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

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

JOB TITLE
595 W GEORGIA
VANCOUVER, BC

CONSULTANT

DRAWING TITLE
ENVELOPE DETAILS AT DIAGRID - HOTEL

DATE	03 FEB 2025	DRAWN	BM / CS
SCALE	N/A	CHECKED	BM
JOB NO	2303		

W-A6.01

BELOW GRADE
4559.08 sq m

SHARED HOTEL
147.44 sq m

2 **LEVEL P6 FLOOR PLAN**
Scale 1:250

BELOW GRADE
4559.08 sq m

SHARED HOTEL
147.44 sq m

1 **LEVEL P7 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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

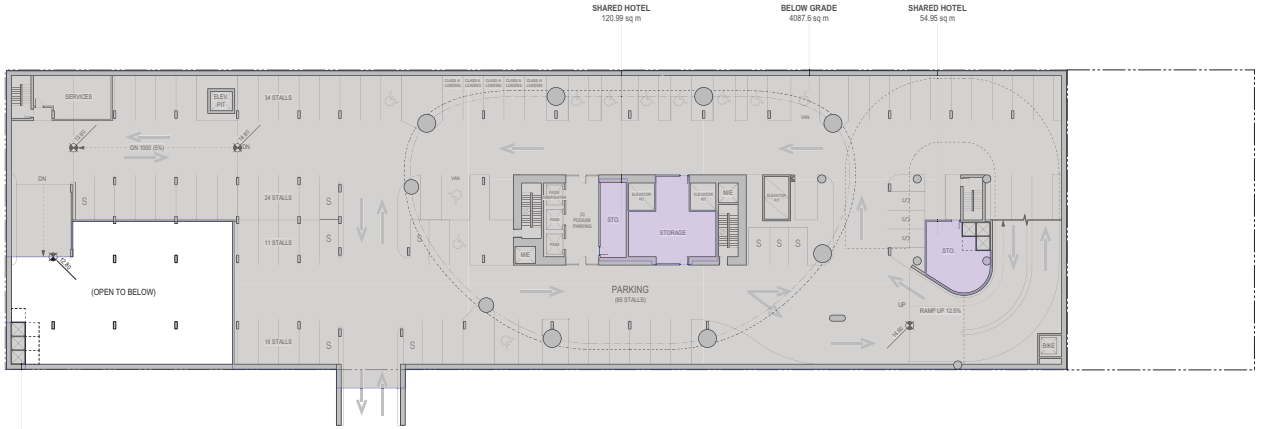
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL P7 & P6 FSR AREA PLAN

PLOT DATE: 21 APR 2025	DRAWN: MB
SCALE:	CHECKED: BM
JOB NO: 2303	

W-AREA.P7



BELOW GRADE
13.11 sq m

2 **LEVEL P4 FLOOR PLAN**
Scale 1:250

1 **LEVEL P5 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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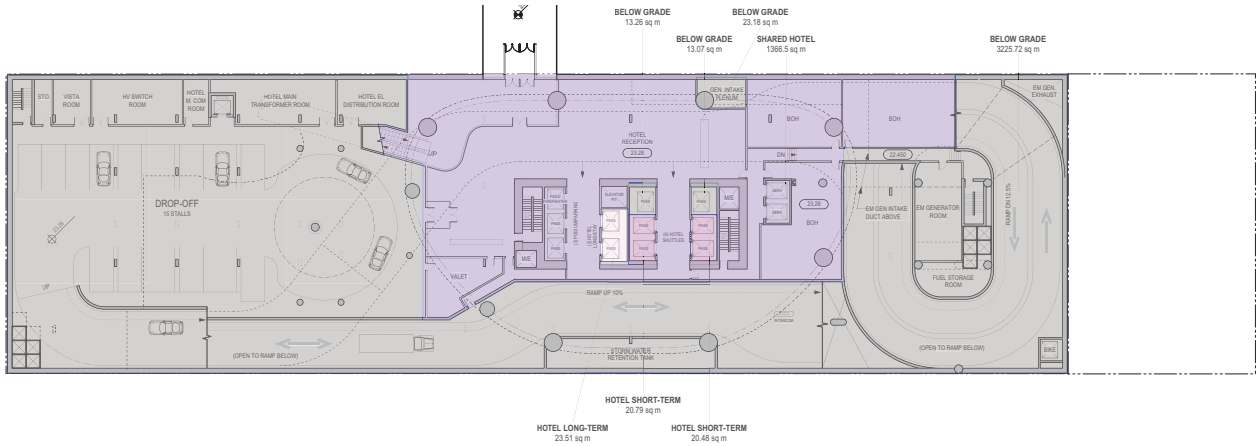
JOB TITLE
595 W GEORGIA
VANCOUVER, BC.

CONSULTANT

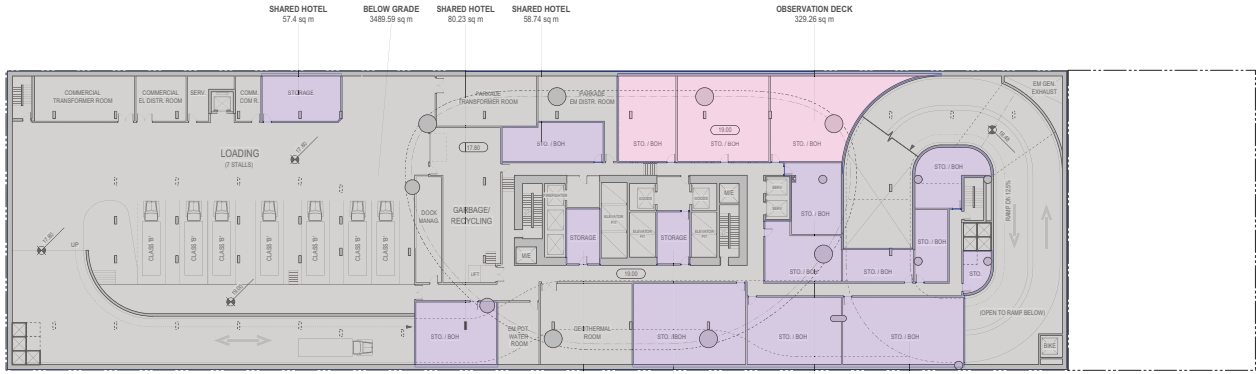
DRAWING TITLE
LEVEL P5 & P4 FSR AREA PLAN

DATE	21 APR 2025	DRAWN	MB
SCALE		CHECKED	BM
JOB NO	2303		

W-AREA.P5



2 **LEVEL P2 FLOOR PLAN**
Scale 1:250



1 **LEVEL P3 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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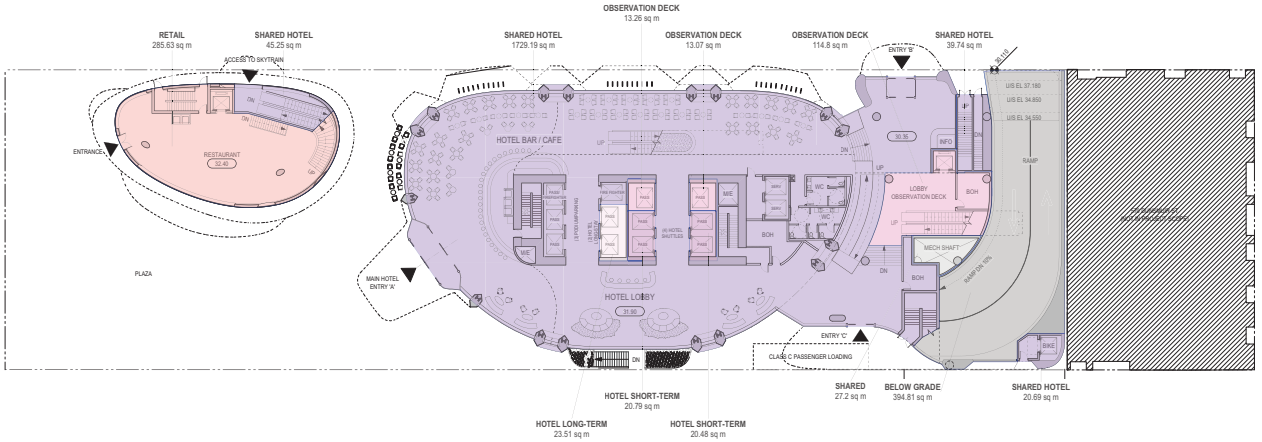
VANCOUVER, BC.

ADDITIONAL CONSULTANT

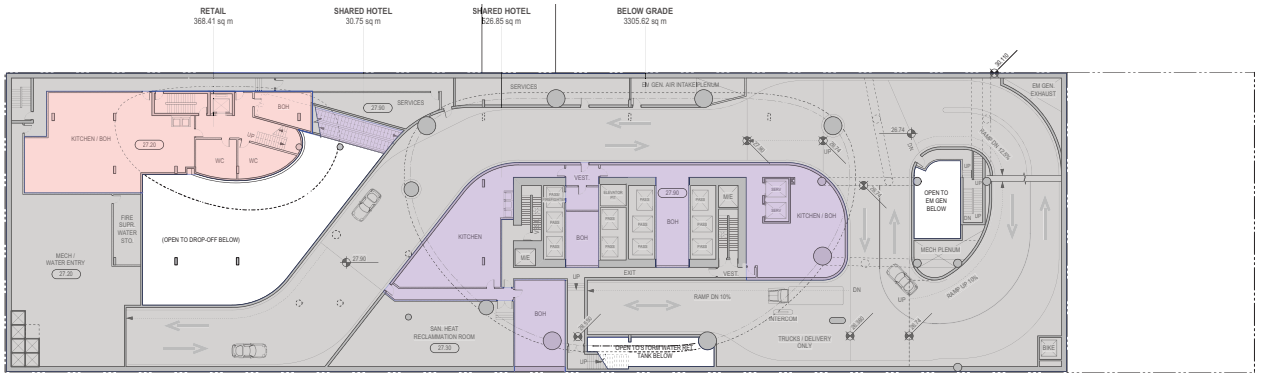
DRAWING TITLE
LEVEL P3 & P2 FSR AREA PLAN

DATE	DRAWN
21 APR 2025	MB
SCALE	CHECKED
	BM
JOB NO.	
2303	

W-AREA.P3



2 **LEVEL 1 FLOOR PLAN**
Scale 1:250



1 **LEVEL P1 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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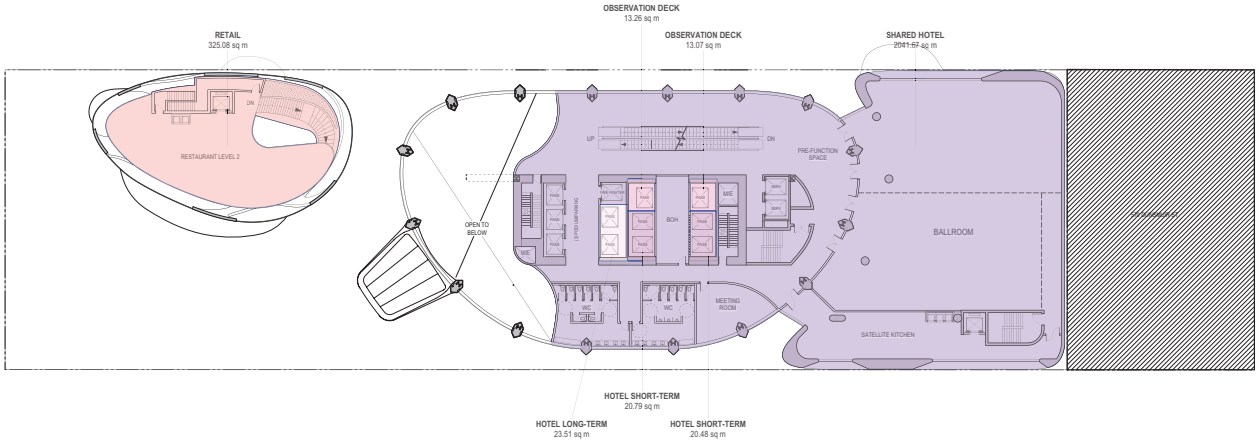
CONSULTANT

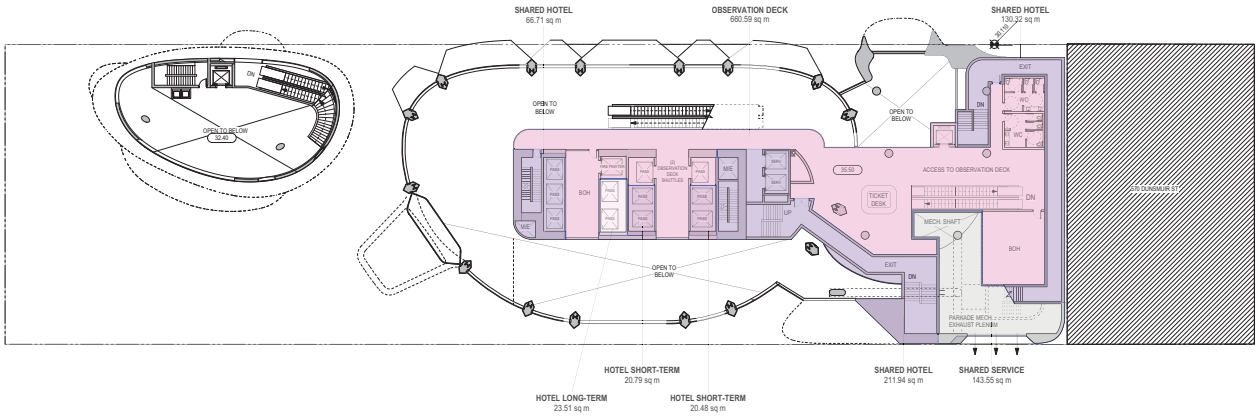
DRAWING TITLE
LEVEL P1 & 1 FSR AREA PLAN

DATE	21 APR 2025	DRAWN	MB
SCALE		CHECKED	BM
JOB NO	2303		

W-AREA.P1



2 **LEVEL 3 FLOOR PLAN**
Scale 1:250



1 **LEVEL 2 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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ASSOCIATE CONSULTANT

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LEVEL 2 & 3 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
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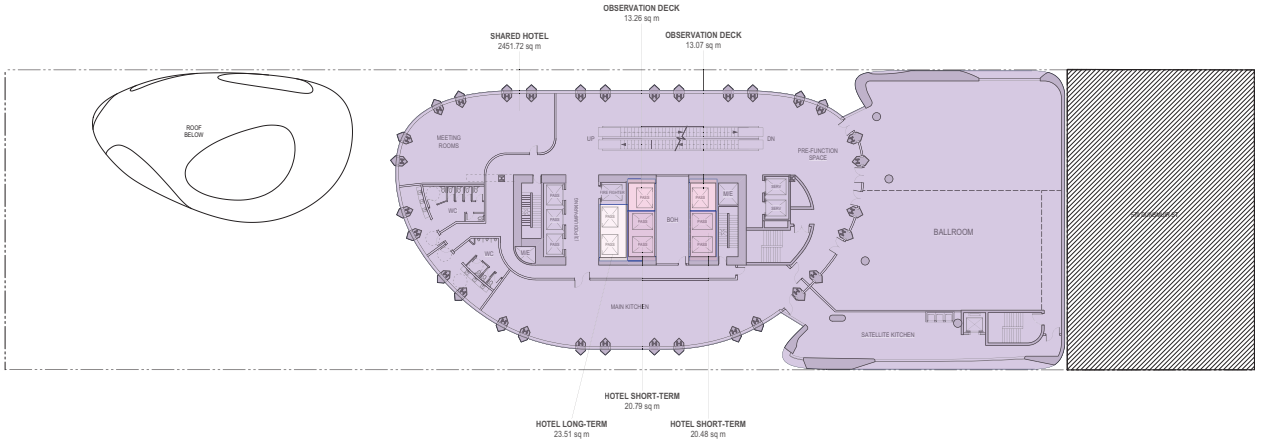
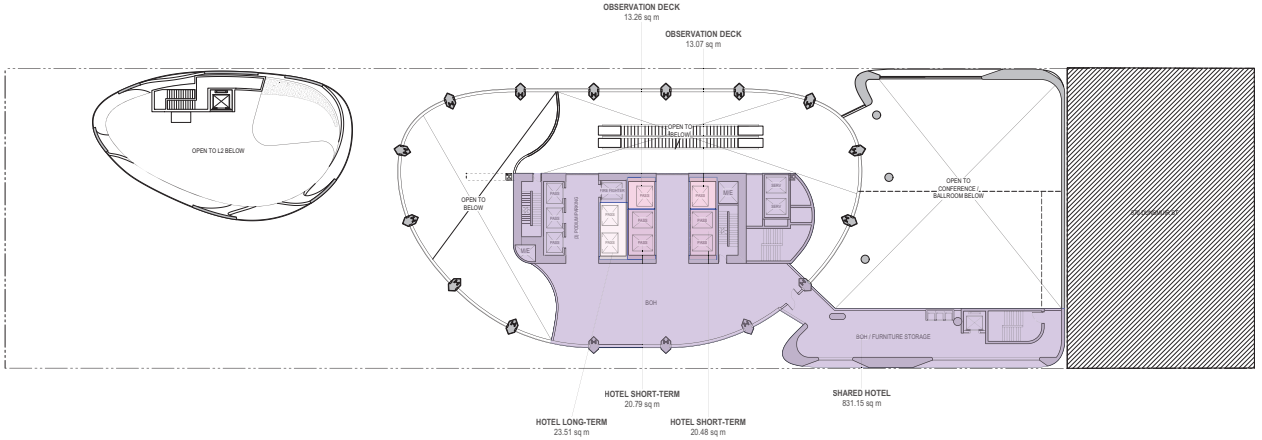
JOB NO: 2303	

W-AREA.02



2 **LEVEL 5 FLOOR PLAN**
Scale 1:250



1 **LEVEL 4 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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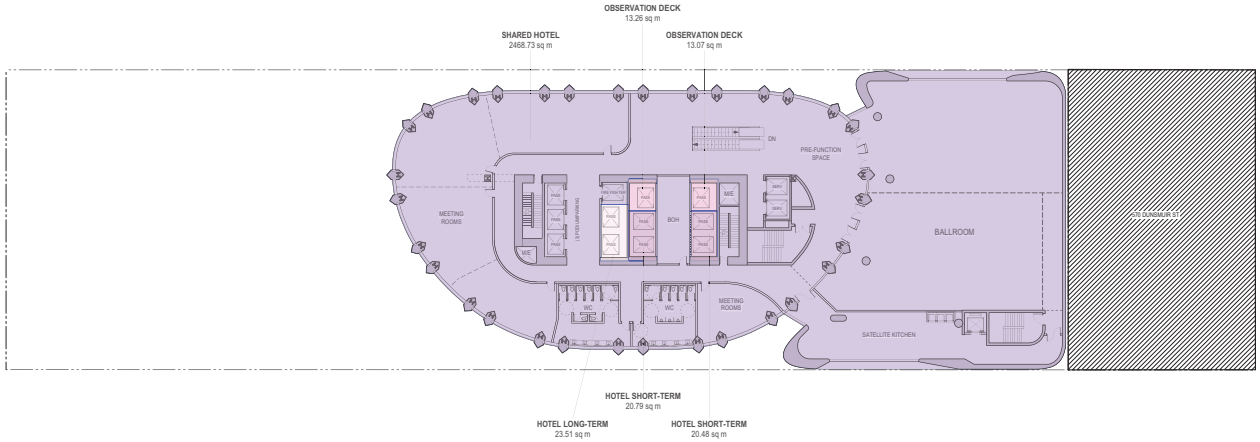
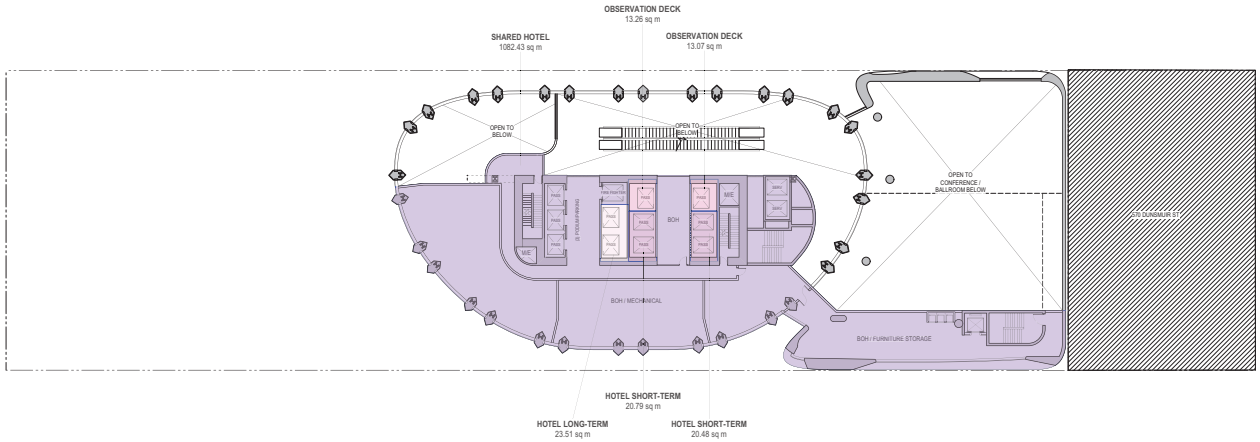
JOB NO	2303		

W-AREA.04



2 **LEVEL 7 FLOOR PLAN**
Scale 1:250



1 **LEVEL 6 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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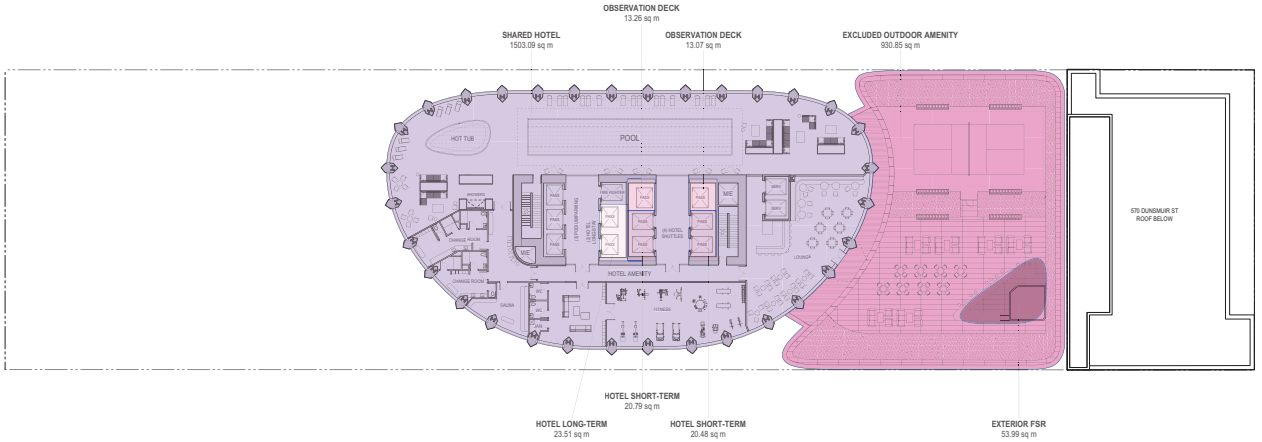
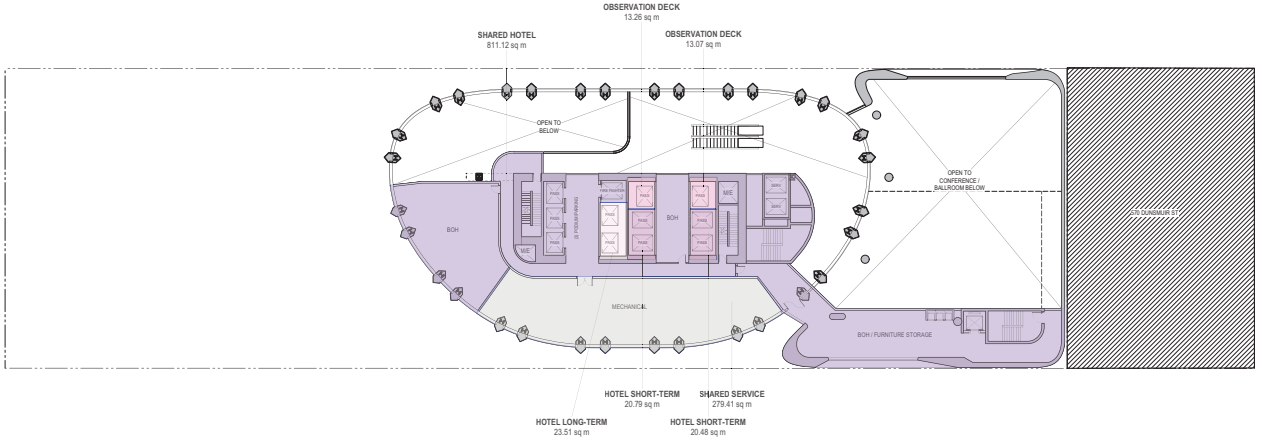
W-AREA.06



2 **LEVEL 9 FLOOR PLAN**
Scale 1:250



1 **LEVEL 8 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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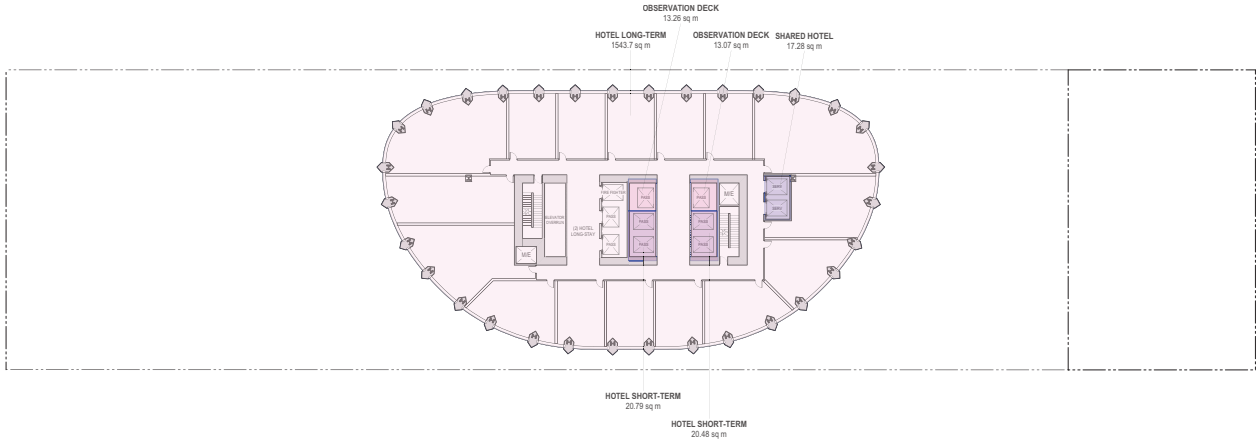
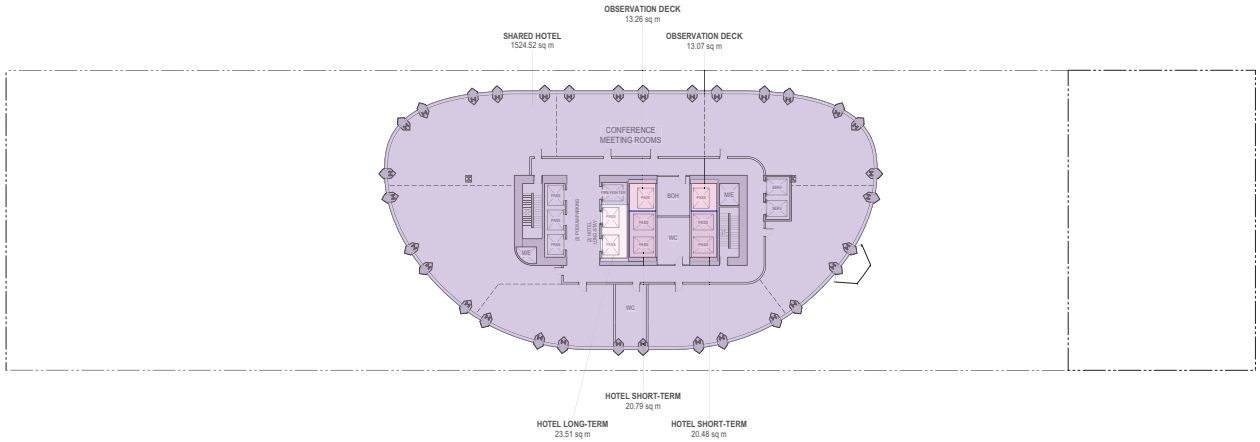


2 **LEVEL 11 FLOOR PLAN**
Scale 1:250



1 **LEVEL 10 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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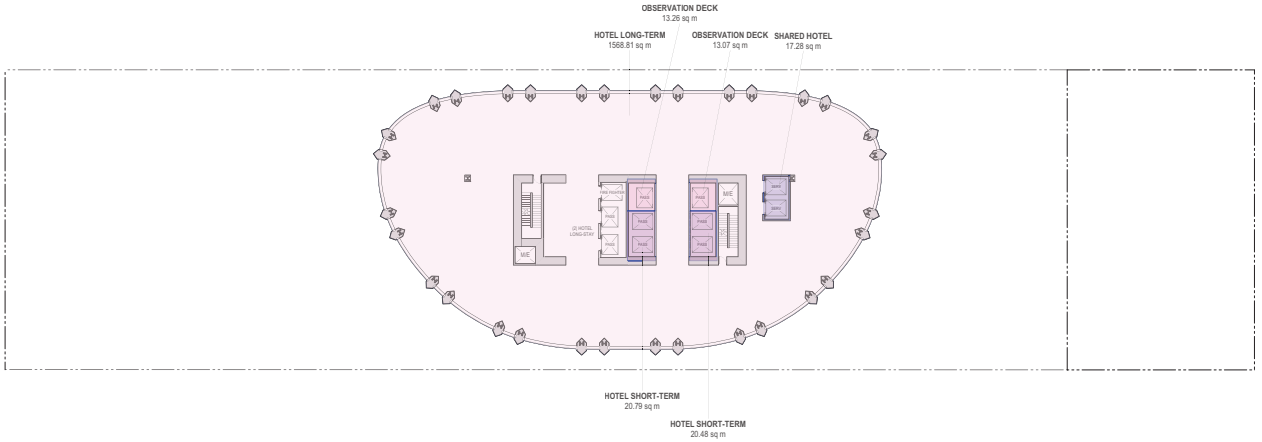
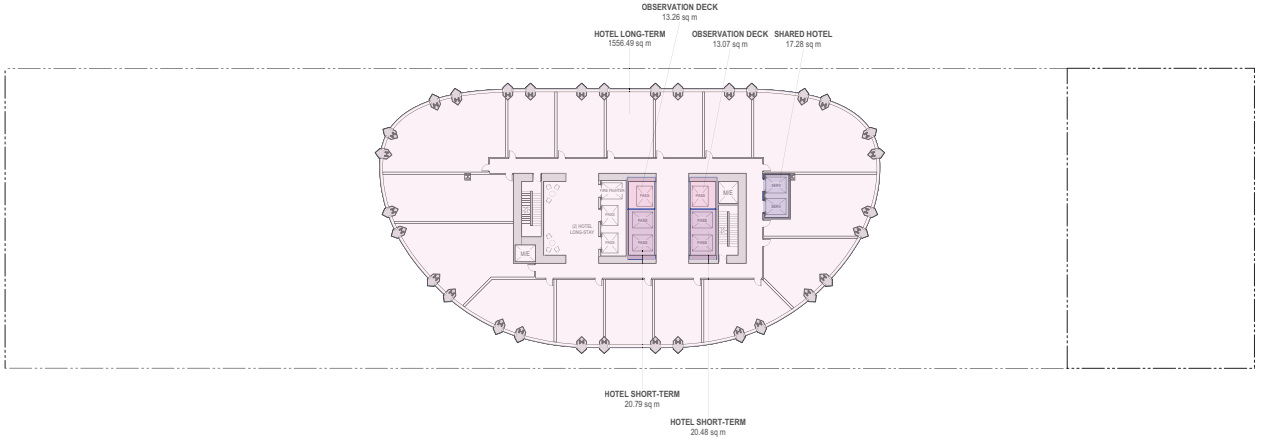
W-AREA.10



2 **LEVEL 13 FLOOR PLAN**
Scale 1:250



1 **LEVEL 12 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
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DRAWING TITLE
LEVEL 12 & 13 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
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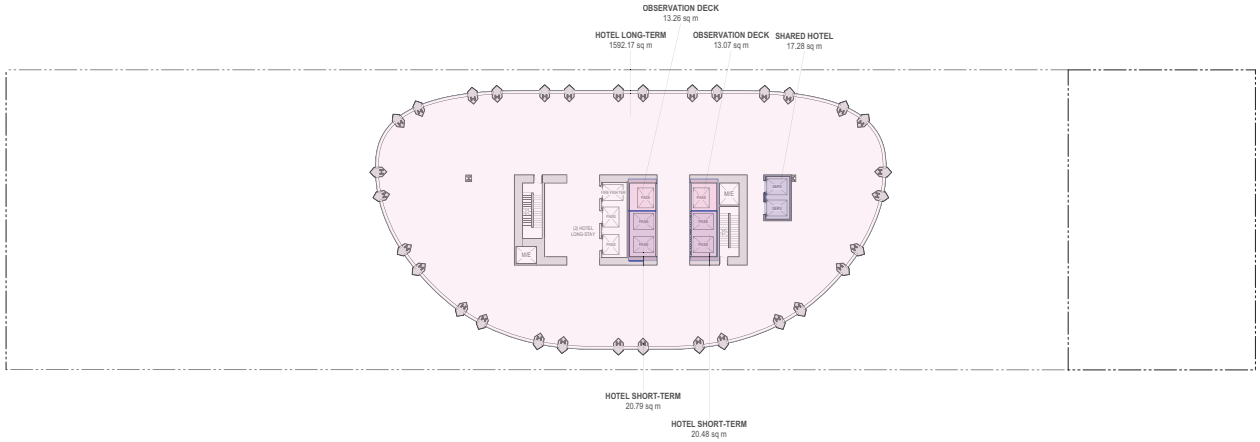
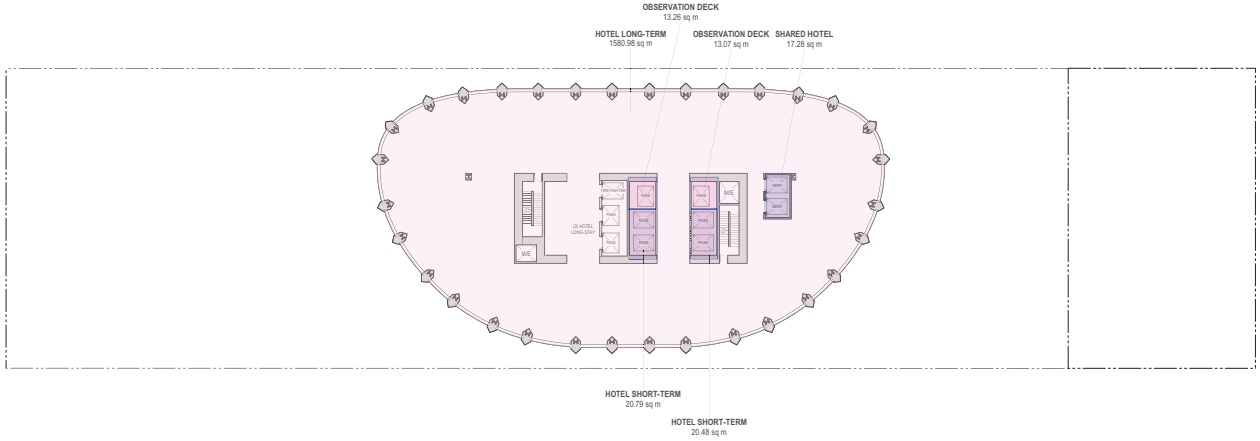
W-AREA.12



2 **LEVEL 15 FLOOR PLAN**
Scale 1:250



1 **LEVEL 14 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
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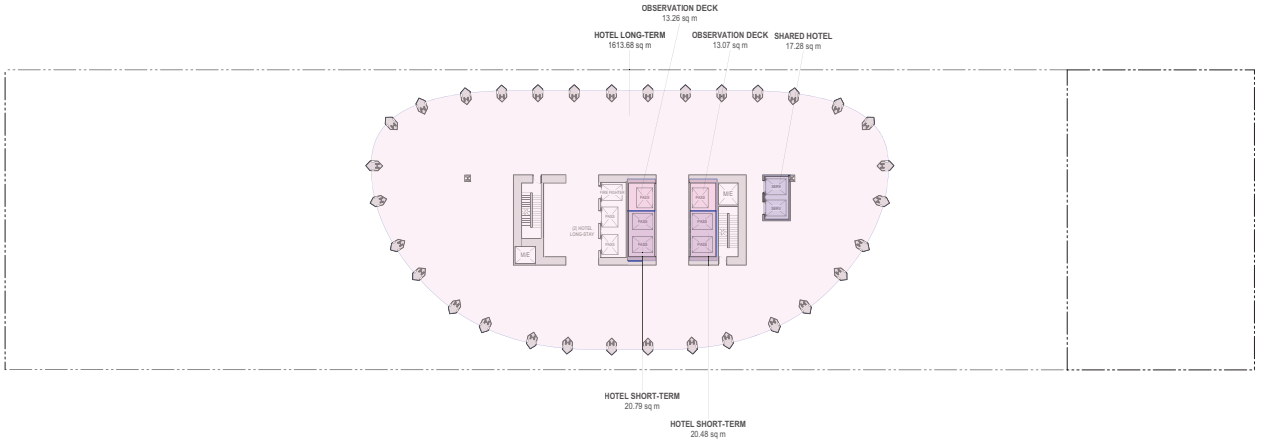
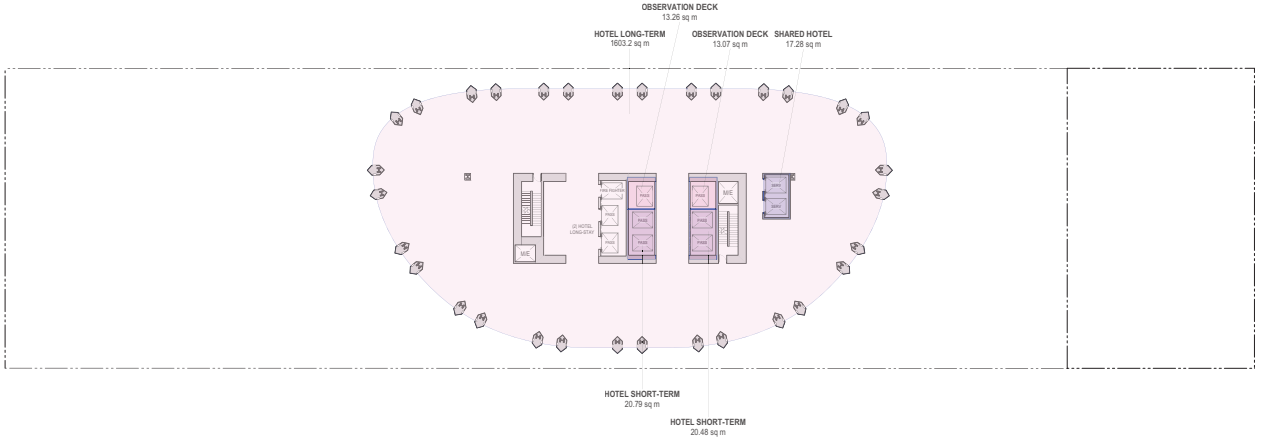


2 **LEVEL 17 FLOOR PLAN**
Scale 1:250



1 **LEVEL 16 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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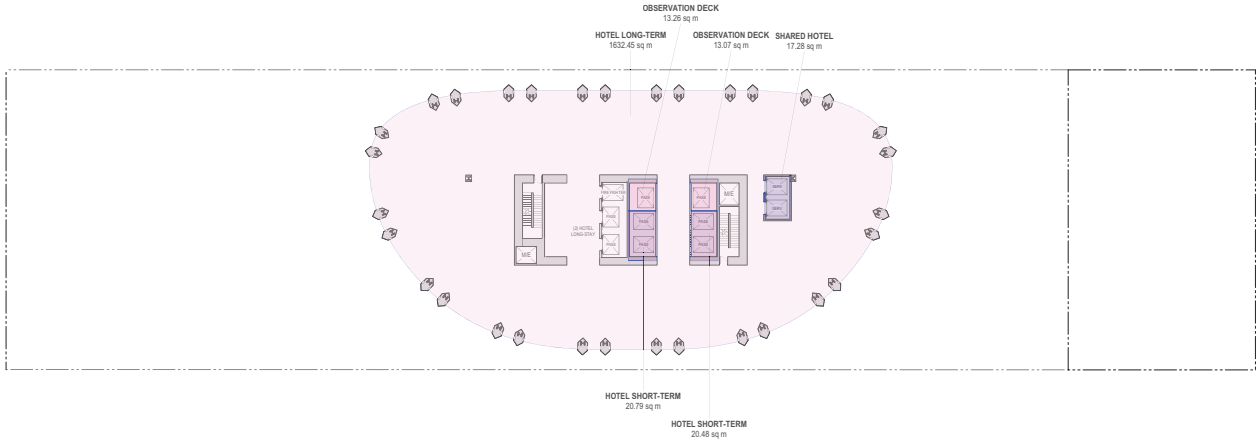
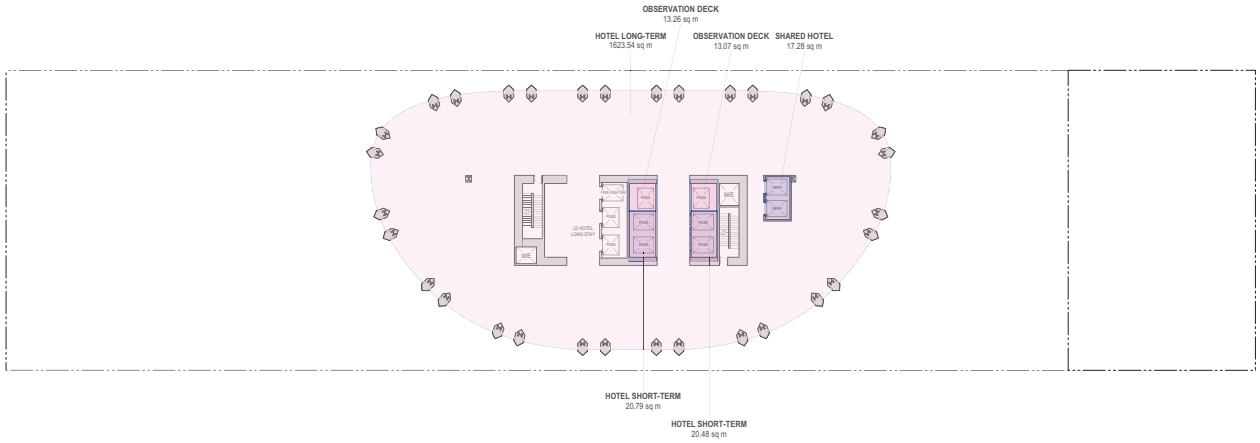
W-AREA.16



2 **LEVEL 19 FLOOR PLAN**
Scale 1:250



1 **LEVEL 18 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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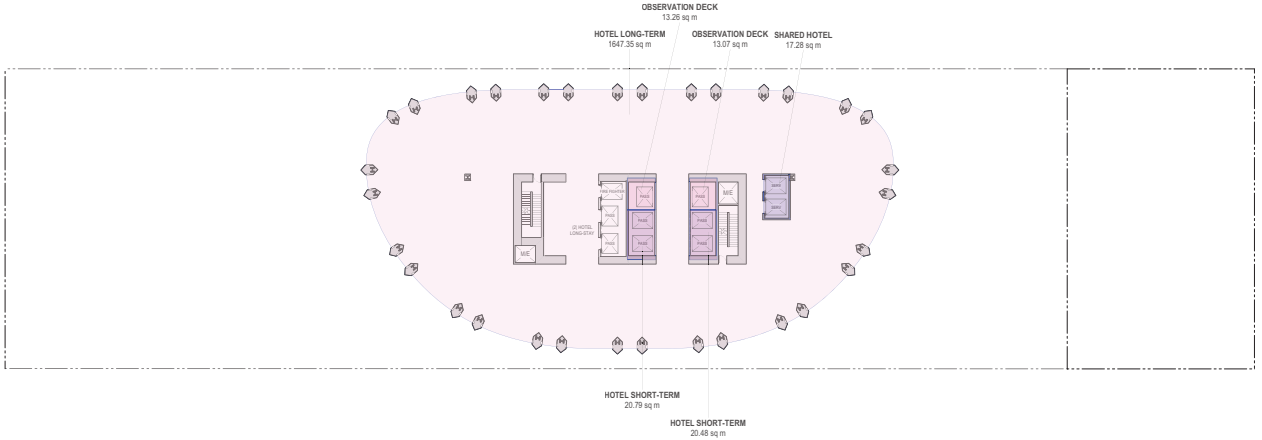
595 W GEORGIA
VANCOUVER, BC.

ADDITIONAL CONSULTANT

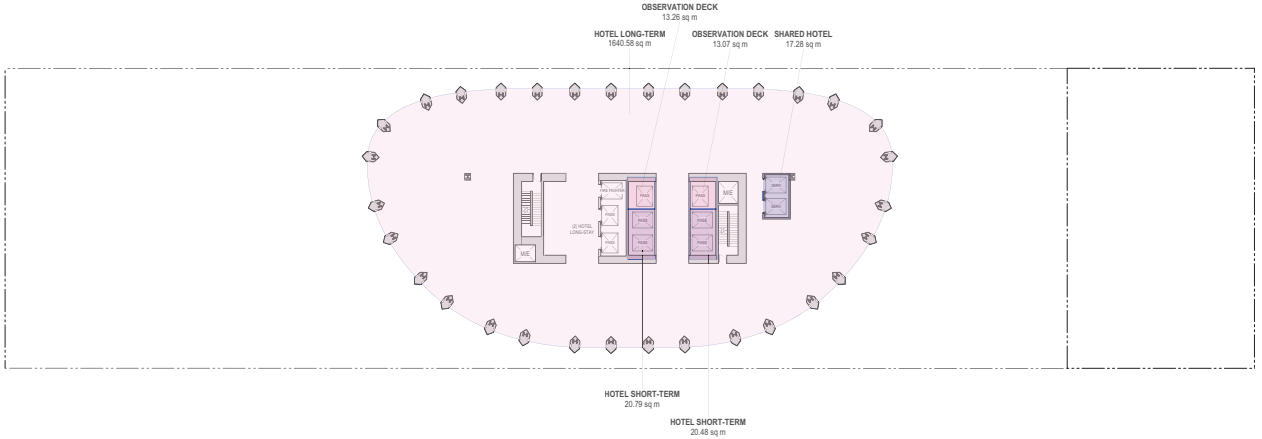
DRAWING TITLE
LEVEL 18 & 19 FSR AREA PLAN

DATE	DRAWN
21 APR 2025	MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.18



2 **LEVEL 21 FLOOR PLAN**
Scale 1:250



1 **LEVEL 20 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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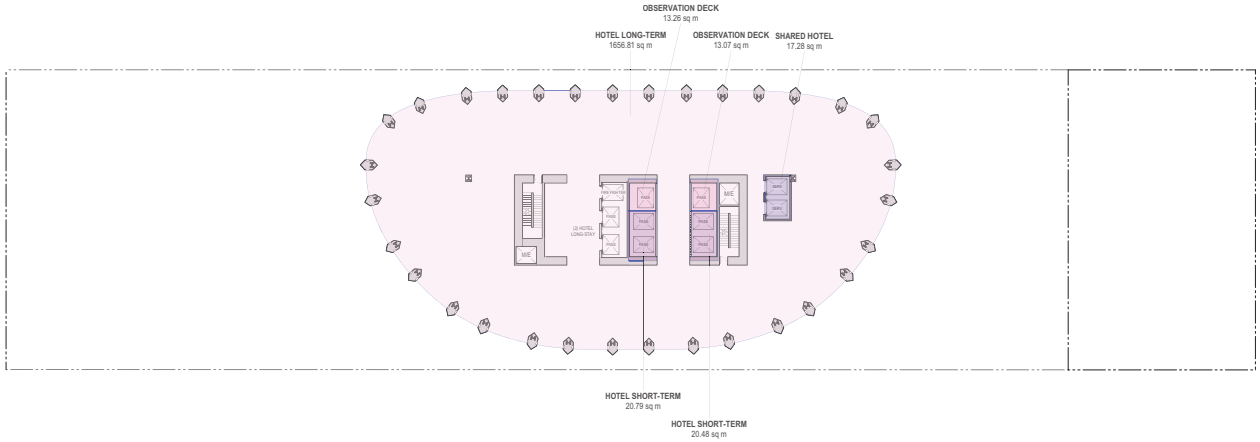
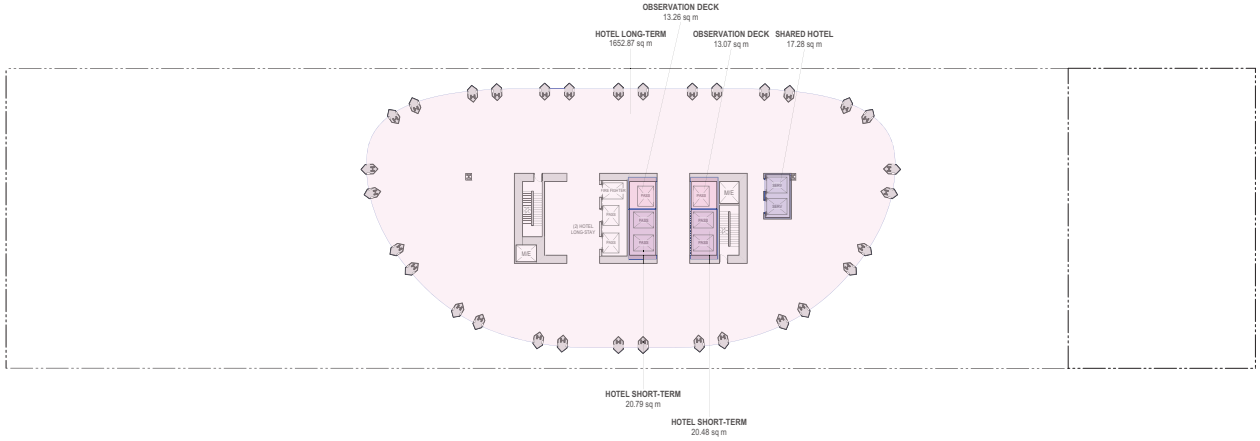
DRAWING TITLE
LEVEL 20 & 21 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.20



2 **LEVEL 23 FLOOR PLAN**
Scale 1:250



1 **LEVEL 22 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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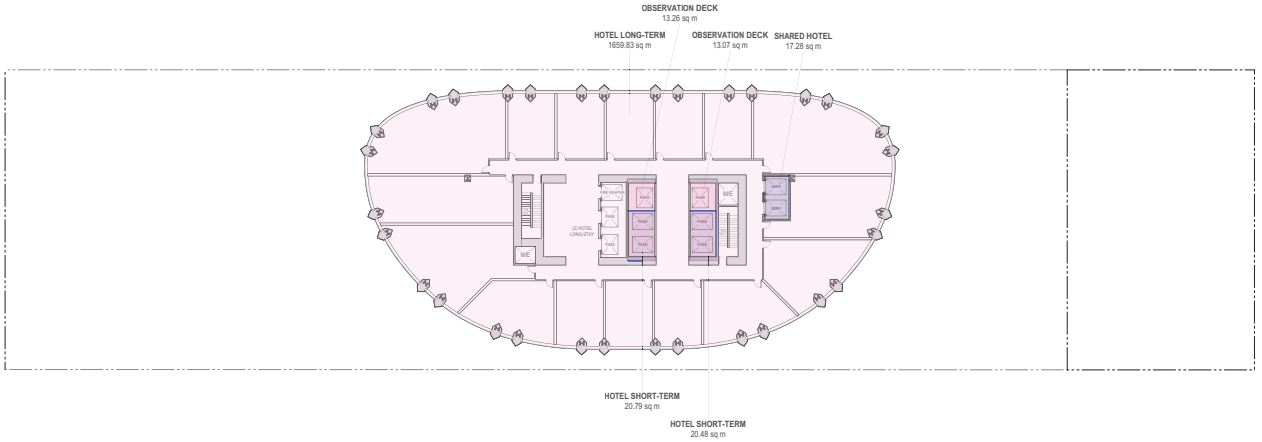
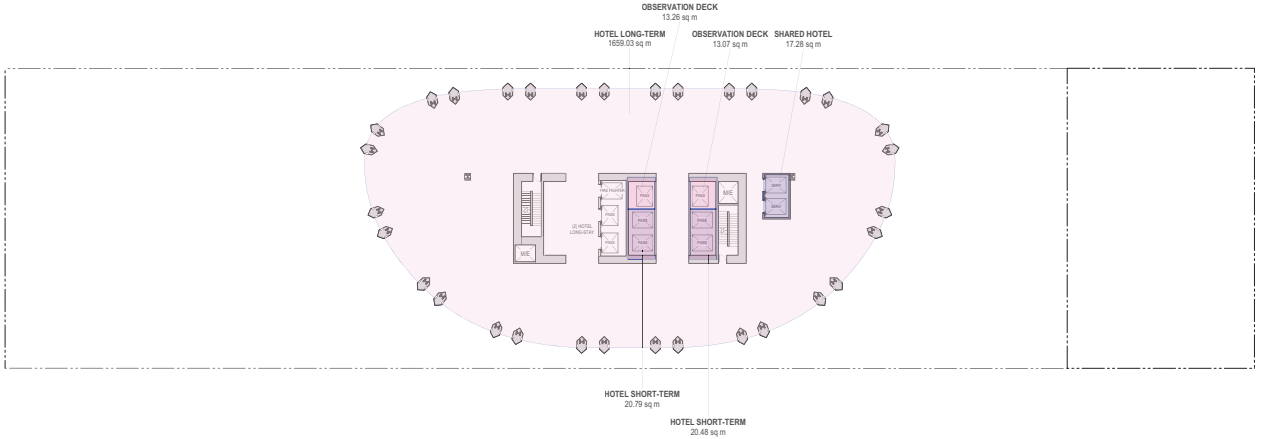
DRAWING TITLE
LEVEL 22 & 23 FSR AREA PLAN

PLOT DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.22



2 **LEVEL 25 FLOOR PLAN**
Scale 1:250



1 **LEVEL 24 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
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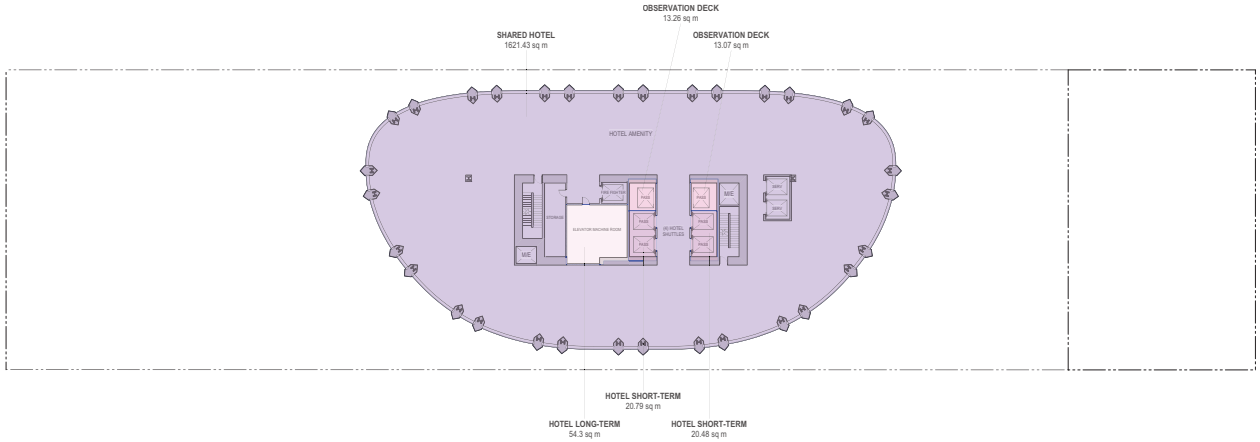
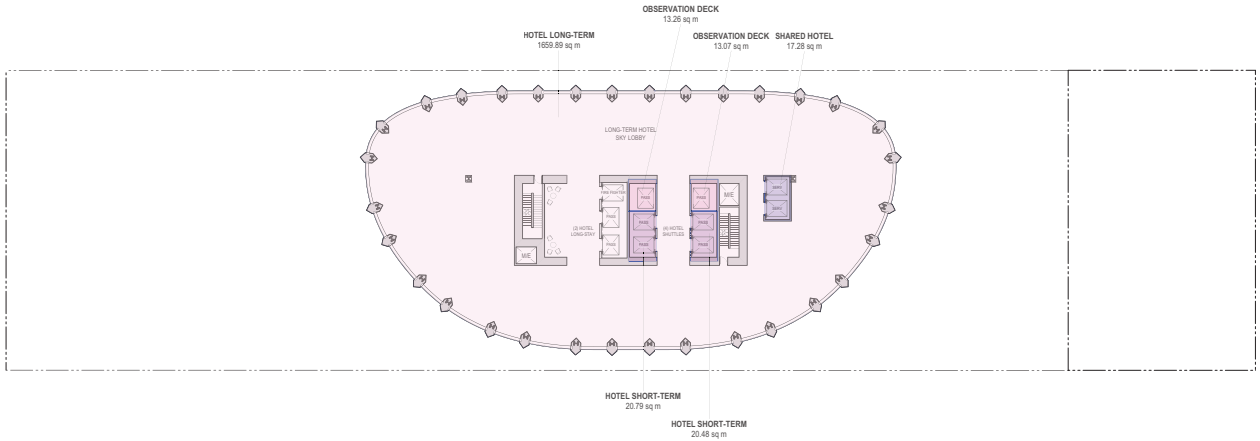
DRAWING TITLE
LEVEL 24 & 25 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.24



2 **LEVEL 27 FLOOR PLAN**
Scale 1:250



1 **LEVEL 26 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
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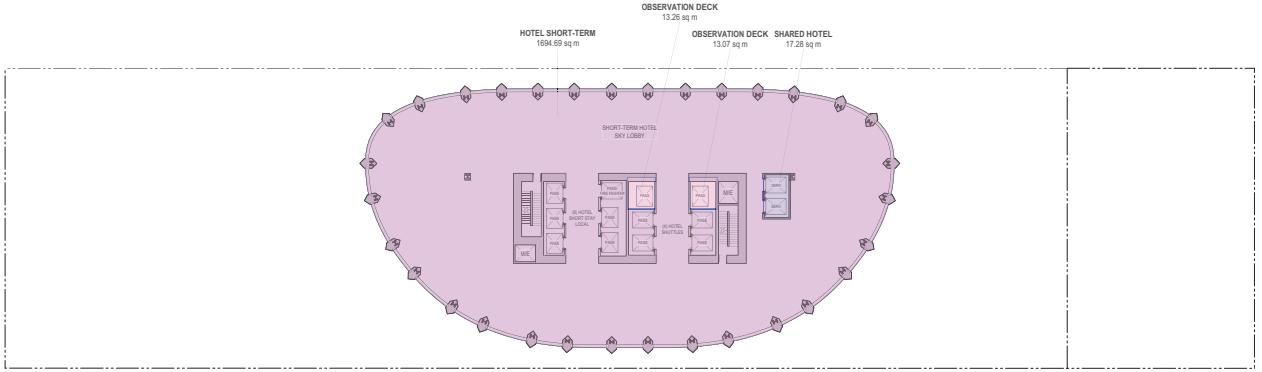
DRAWING TITLE
LEVEL 26 & 27 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.26

2 **LEVEL 29 FLOOR PLAN**
Scale 1:250



1 **LEVEL 28 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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LEVEL 28 & 29 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
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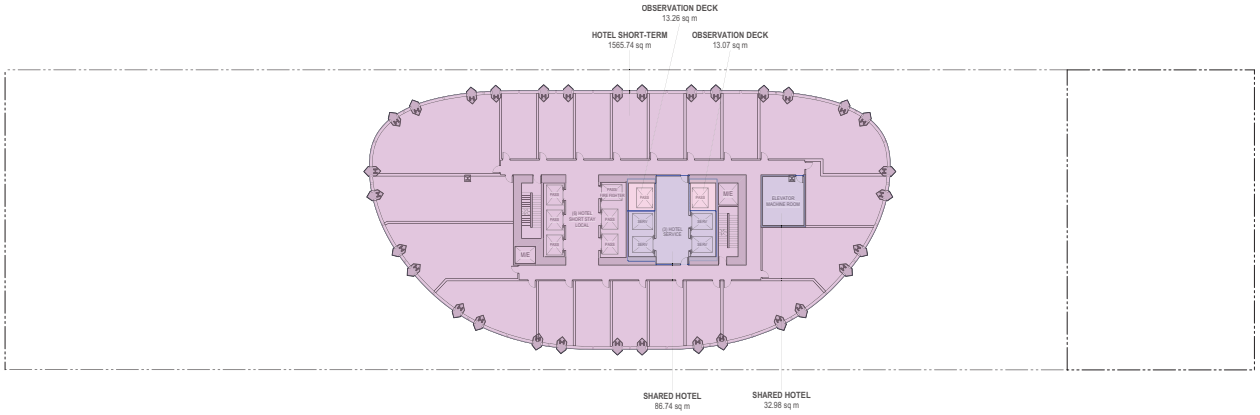
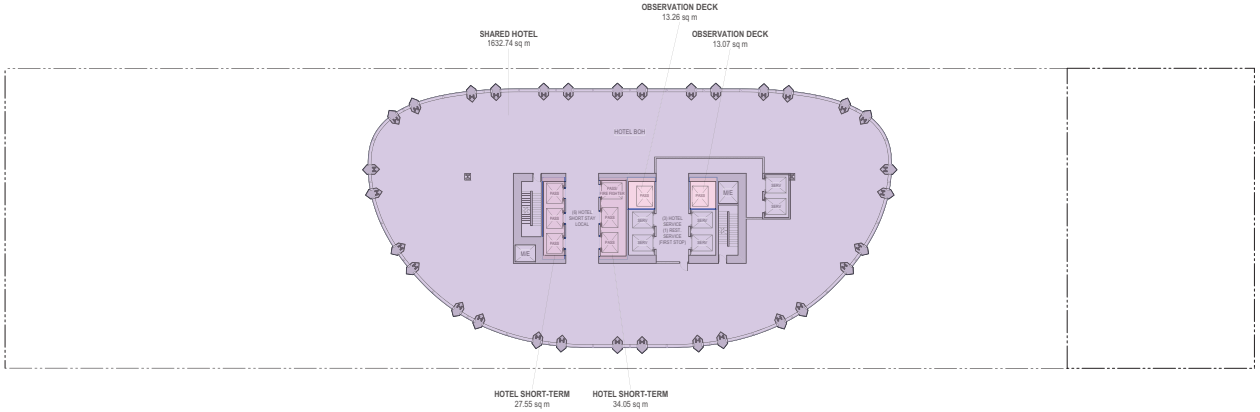
W-AREA.28



2 **LEVEL 31 FLOOR PLAN**
Scale 1:250



1 **LEVEL 30 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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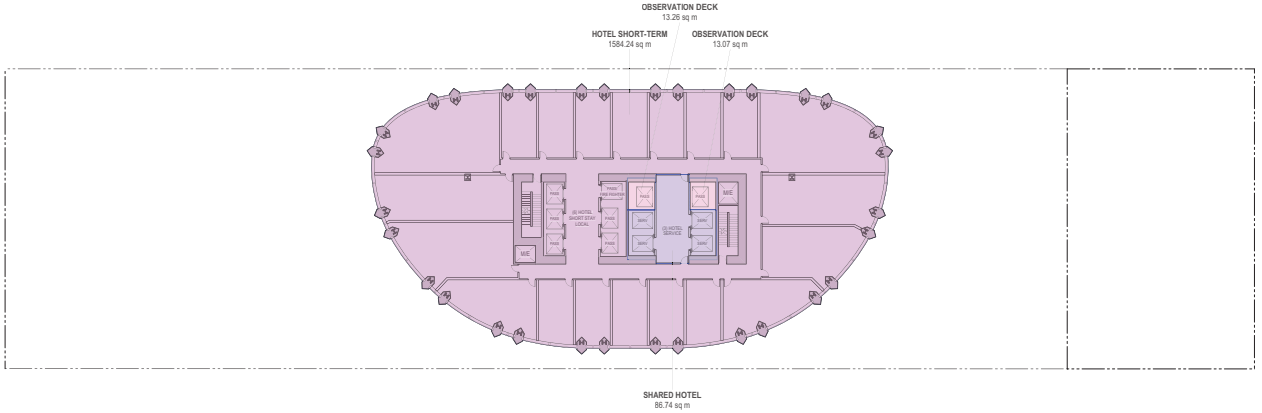
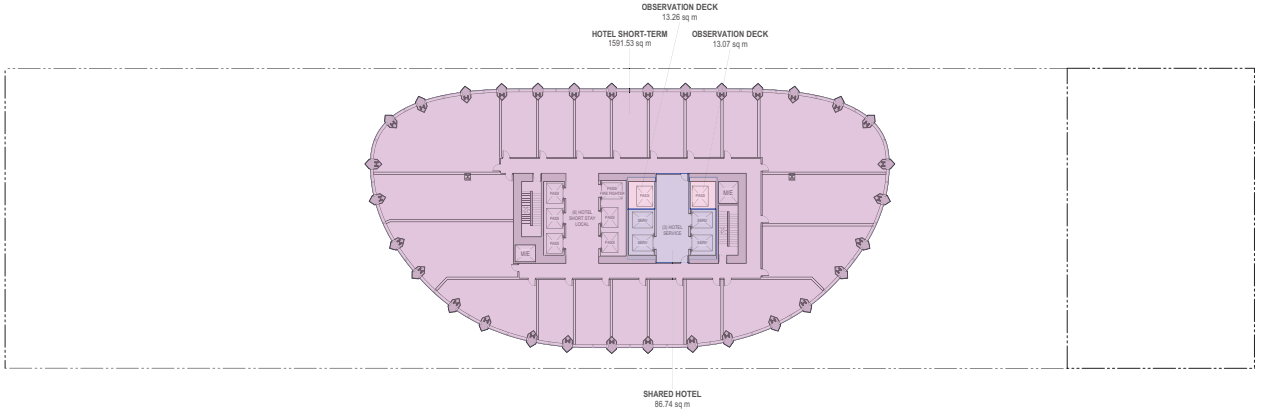
DRAWING TITLE
LEVEL 30 & 31 FSR AREA PLAN

PLOT DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
PLOT JOB NO: 2303	

W-AREA.30



2 **LEVEL 33 FLOOR PLAN**
Scale 1:250



1 **LEVEL 32 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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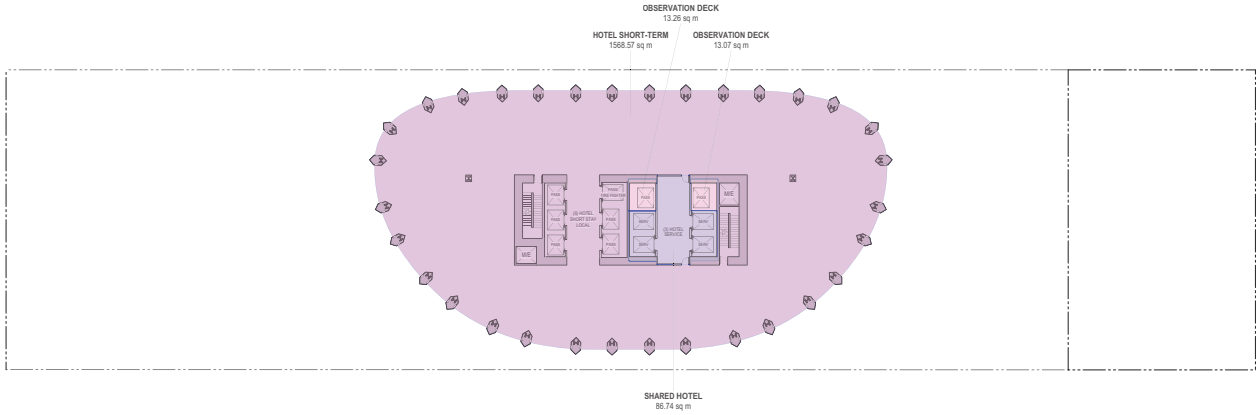
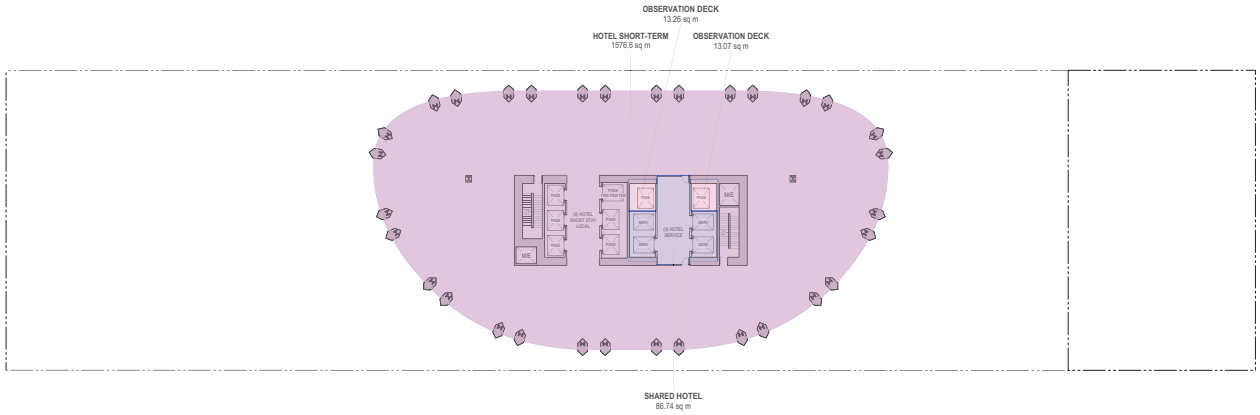
DRAWING TITLE
LEVEL 32 & 33 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.32



2 **LEVEL 35 FLOOR PLAN**
Scale 1:250



1 **LEVEL 34 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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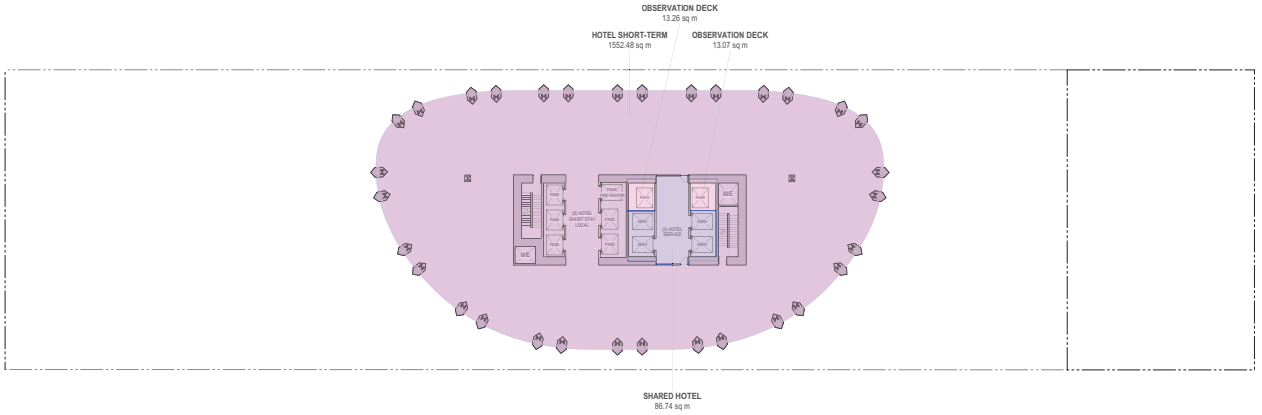
ADDITIONAL CONSULTANT

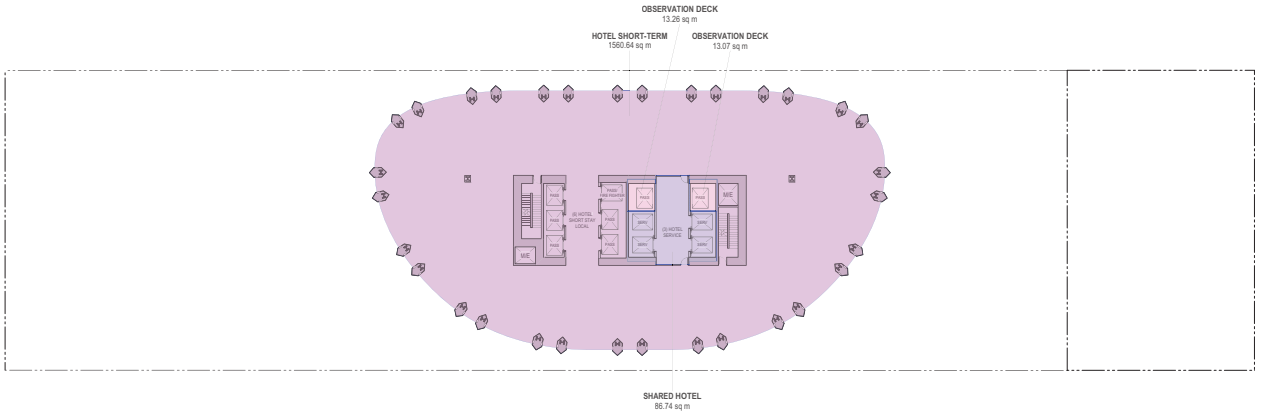
DRAWING TITLE
LEVEL 34 & 35 FSR AREA PLAN

PLOT DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
H.H.E. JOB NO.: 2303	

W-AREA.34



2 **LEVEL 37 FLOOR PLAN**
Scale 1:250



1 **LEVEL 36 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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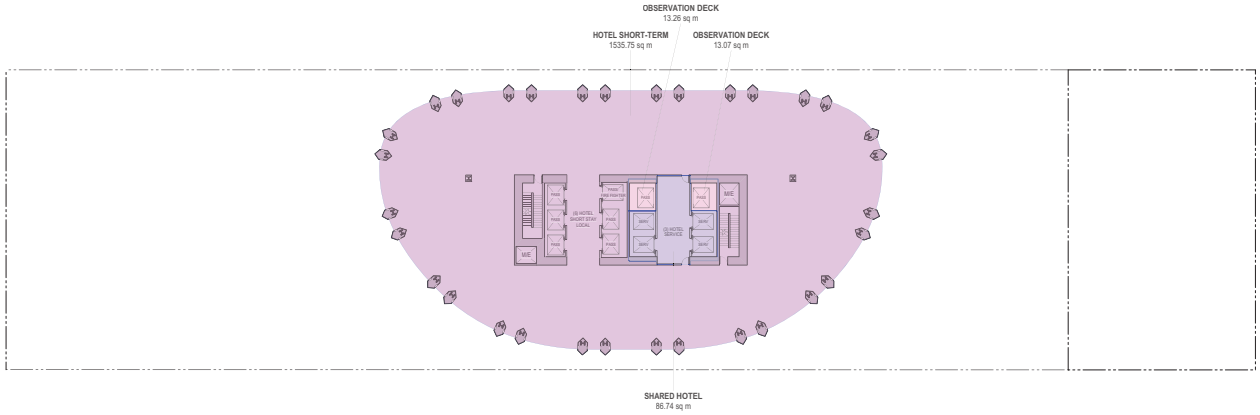
CONSULTANT

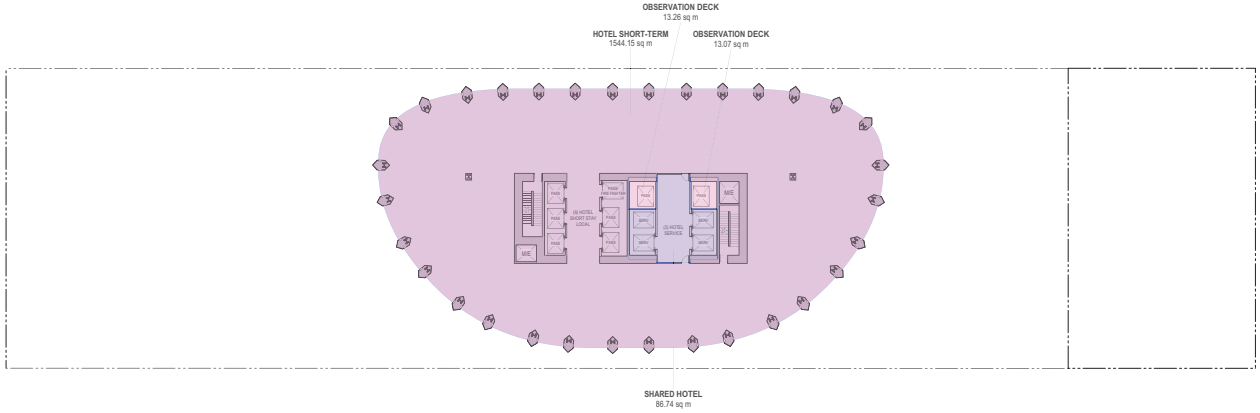
DRAWING TITLE
LEVEL 36 & 37 FSR AREA PLAN

DATE 21 APR 2025	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

W-AREA.36



2 **LEVEL 39 FLOOR PLAN**
Scale 1:250



1 **LEVEL 38 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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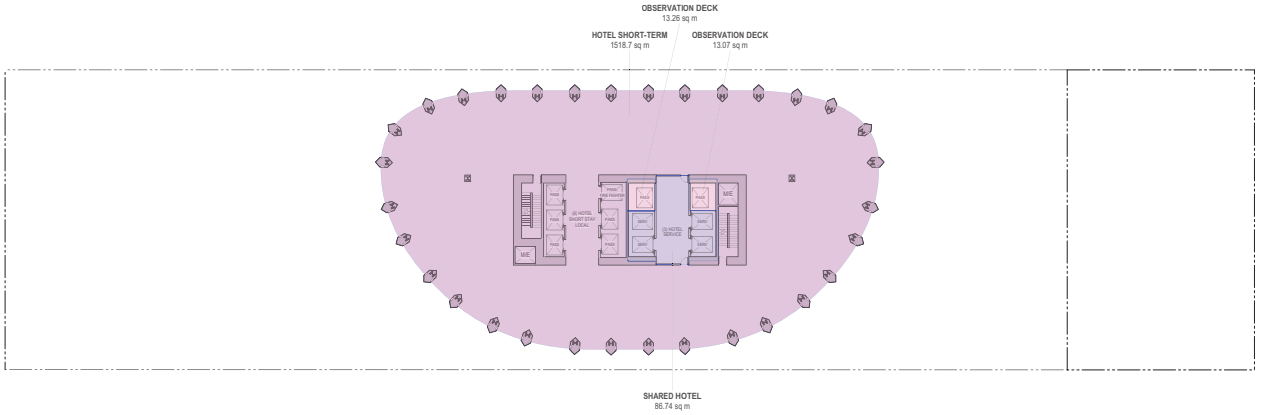
VANCOUVER, BC.

ASSESSED CONSULTANT

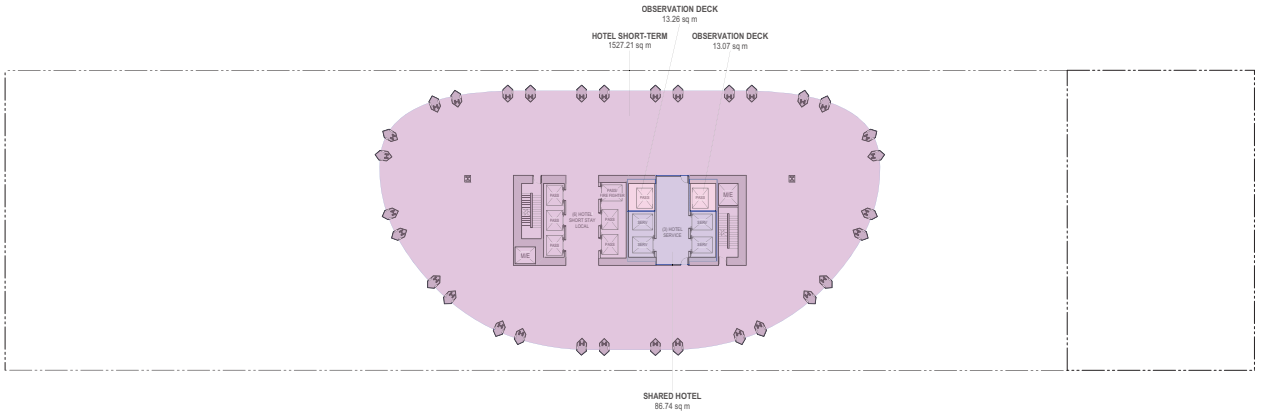
DRAWING TITLE
LEVEL 38 & 39 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.38



2 **LEVEL 41 FLOOR PLAN**
Scale 1:250



1 **LEVEL 40 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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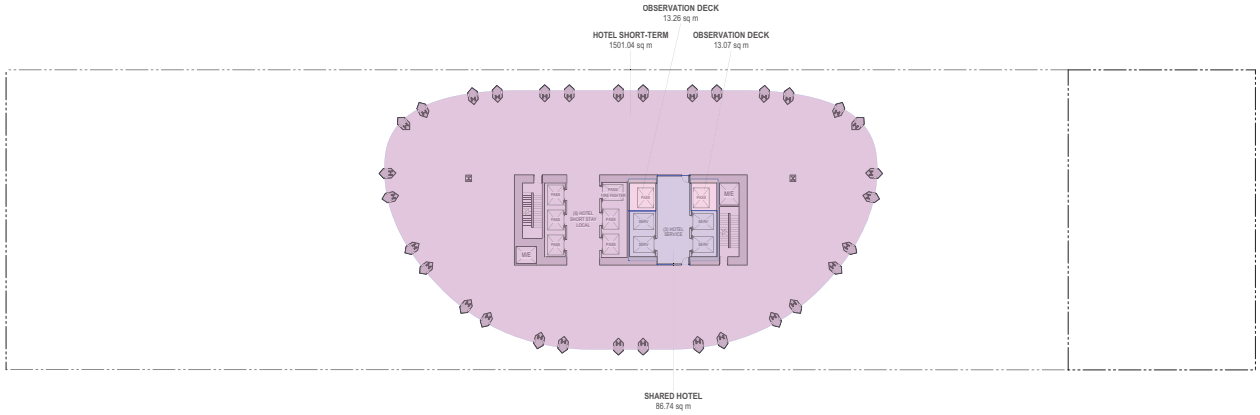
CONSULTANT

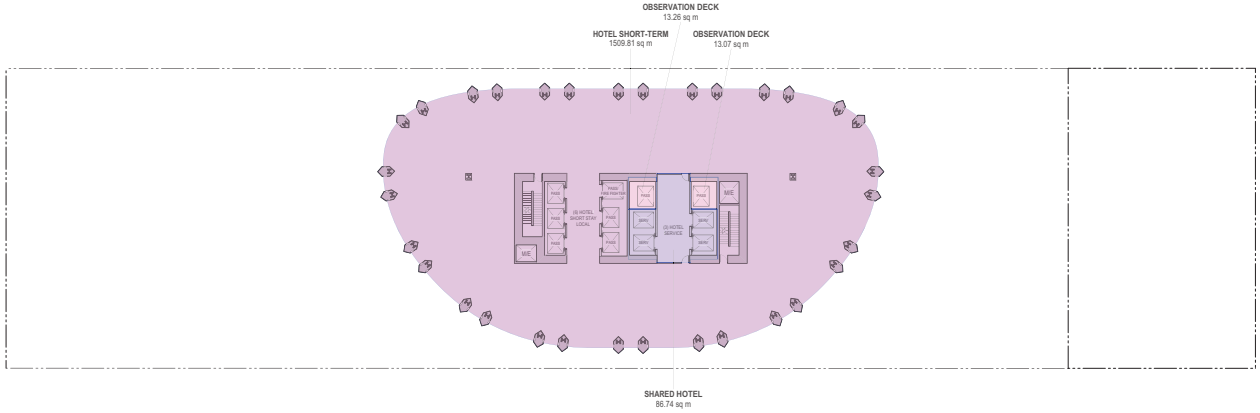
DRAWING TITLE
LEVEL 40 & 41 FSR AREA PLAN

DATE 21 APR 2025	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

W-AREA.40



2 **LEVEL 43 FLOOR PLAN**
Scale 1:250



1 **LEVEL 42 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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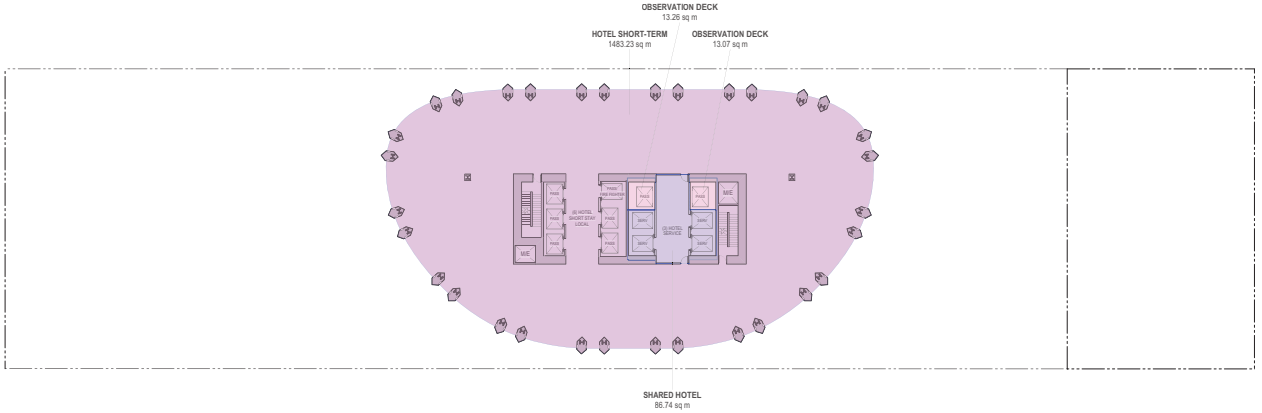
ADDITIONAL CONSULTANT

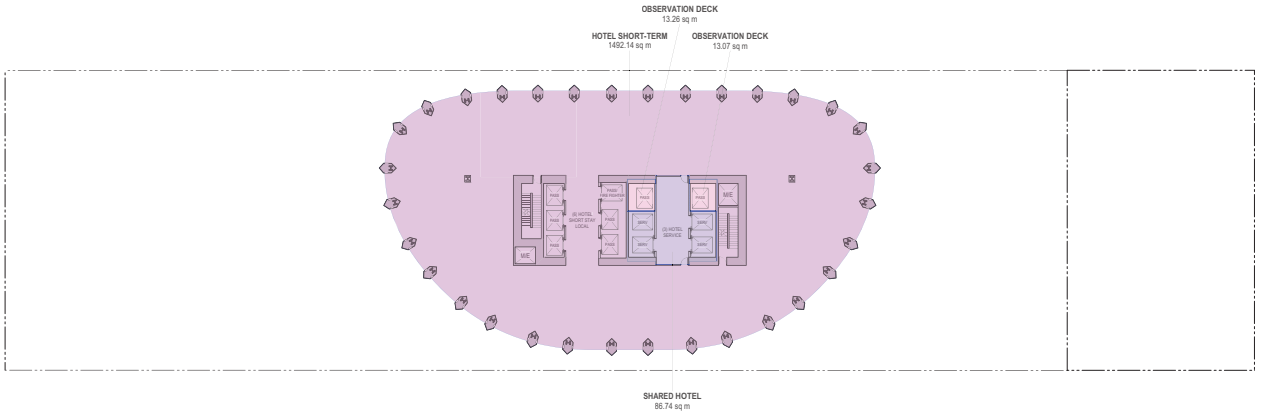
DRAWING TITLE
LEVEL 42 & 43 FSR AREA PLAN

PLOT DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.42



2 **LEVEL 45 FLOOR PLAN**
Scale 1:250



1 **LEVEL 44 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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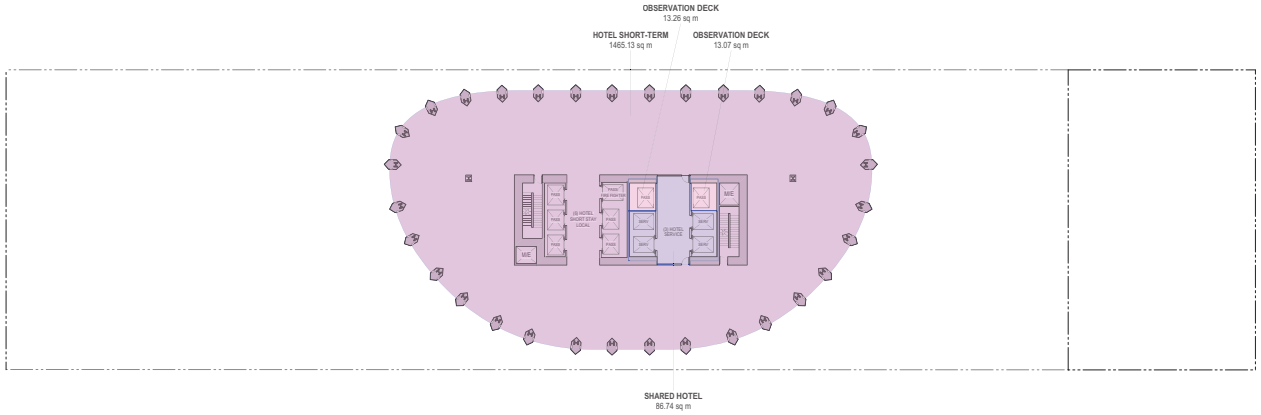
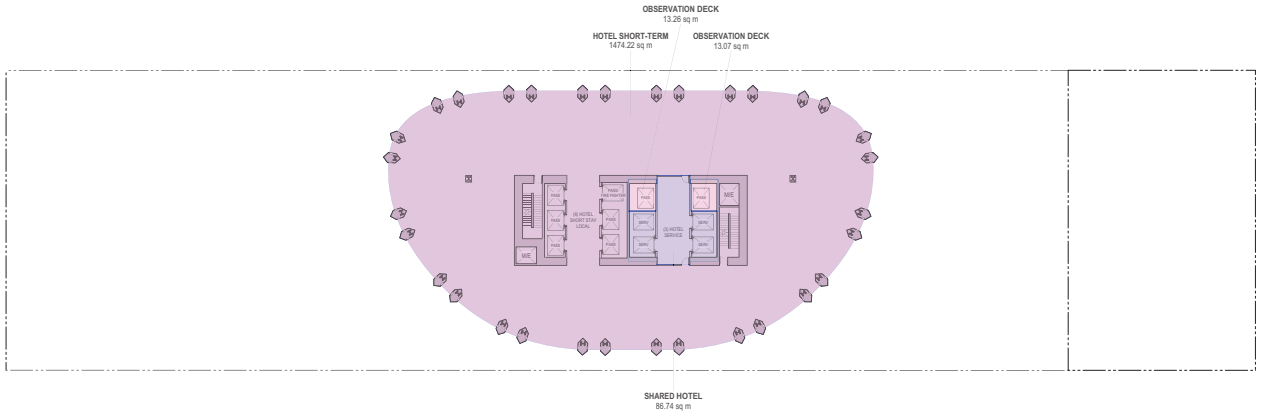
DRAWING TITLE
LEVEL 44 & 45 FSR AREA PLAN

DATE	21 APR 2025	DRAWN	MB
SCALE	1:250	CHECKED	BM
JOB NO	2303		

W-AREA.44



2 **LEVEL 47 FLOOR PLAN**
Scale 1:250



1 **LEVEL 46 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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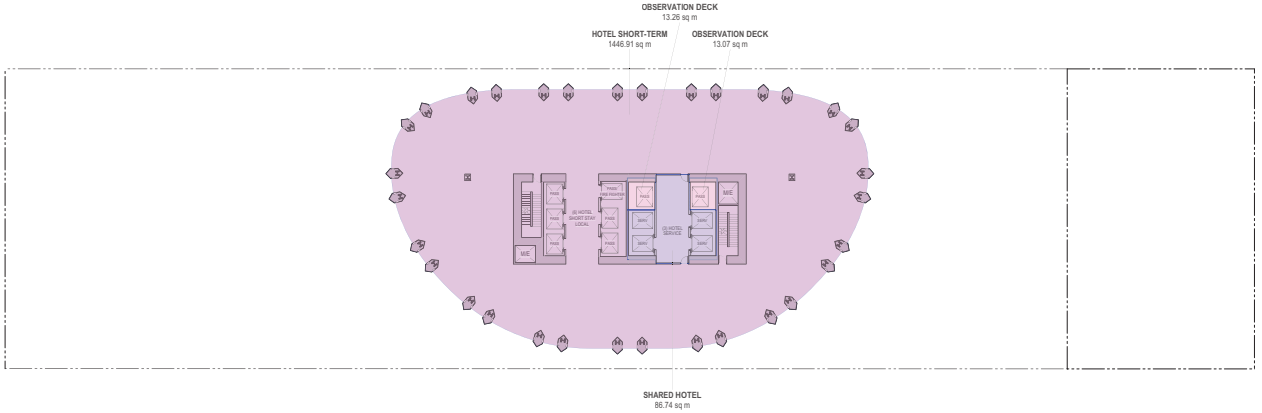
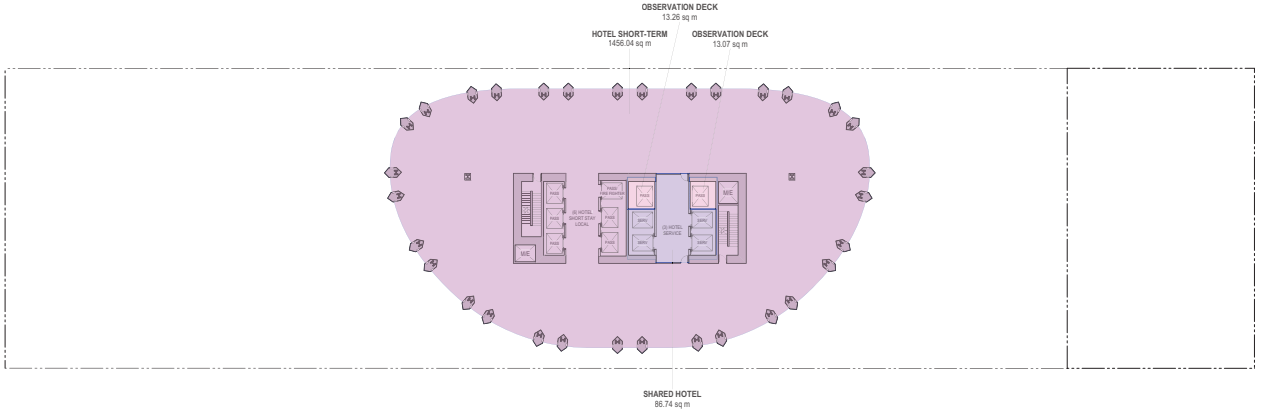
DRAWING TITLE
LEVEL 46 & 47 FSR AREA PLAN

ISSUE DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
HHE JOB NO: 2303	

W-AREA.46



2 **LEVEL 49 FLOOR PLAN**
Scale 1:250



1 **LEVEL 48 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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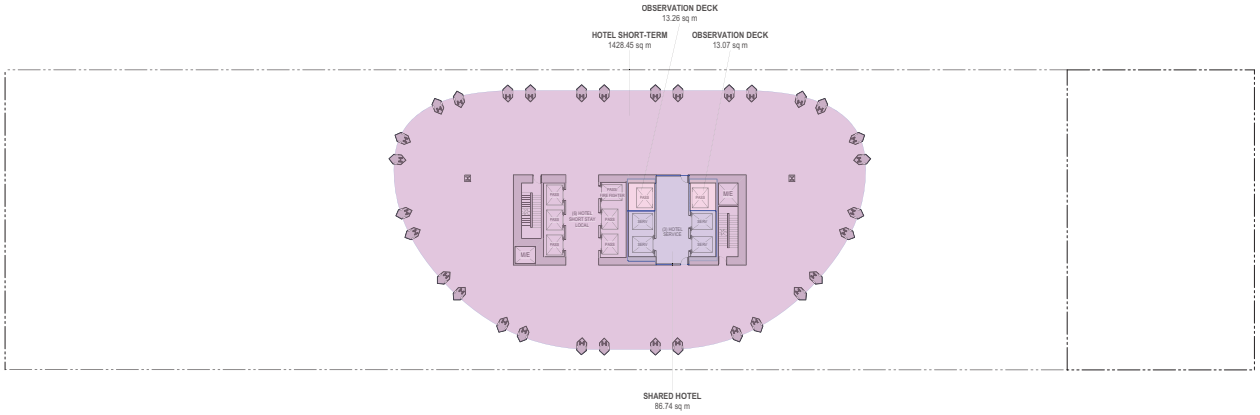
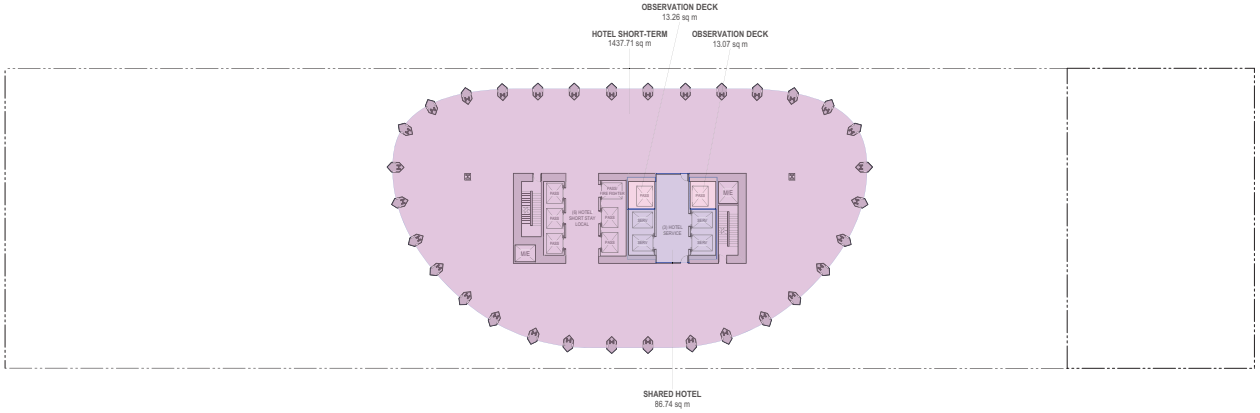
DRAWING TITLE
LEVEL 48 & 49 FSR AREA PLAN

DATE 21 APR 2025	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

W-AREA.48



2 **LEVEL 51 FLOOR PLAN**
Scale 1:250



1 **LEVEL 50 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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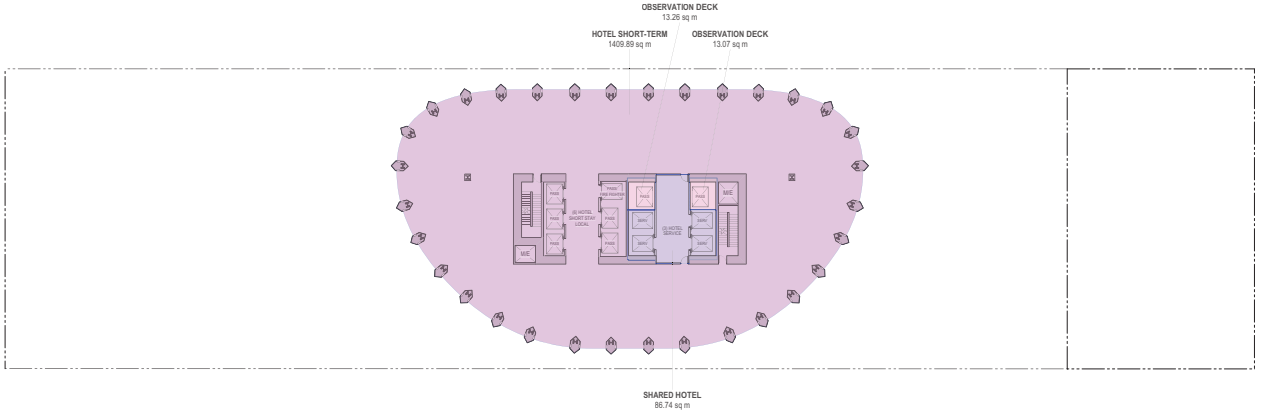
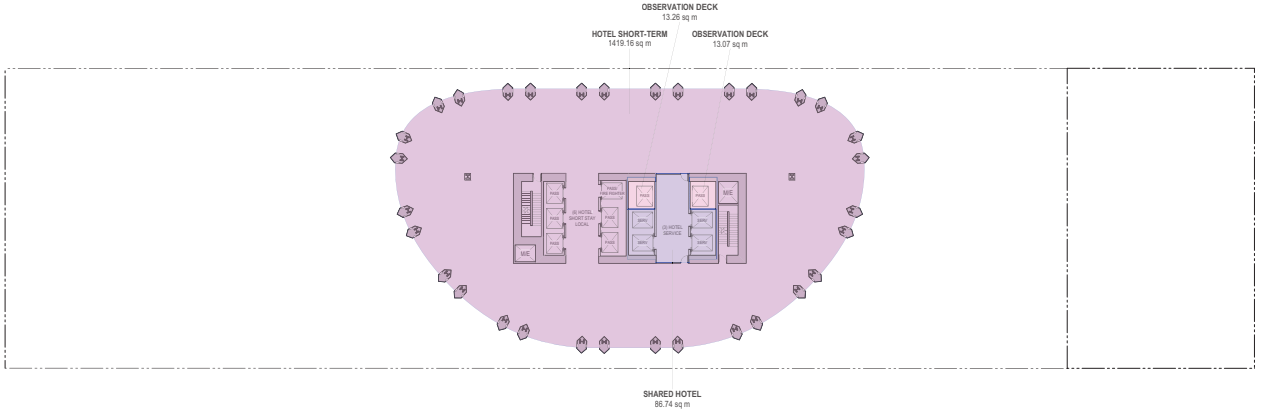
DRAWING TITLE
LEVEL 50 & 51 FSR AREA PLAN

ISSUE DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
ISSUE NO.: 2303	

W-AREA.50



2 **LEVEL 53 FLOOR PLAN**
Scale 1:250



1 **LEVEL 52 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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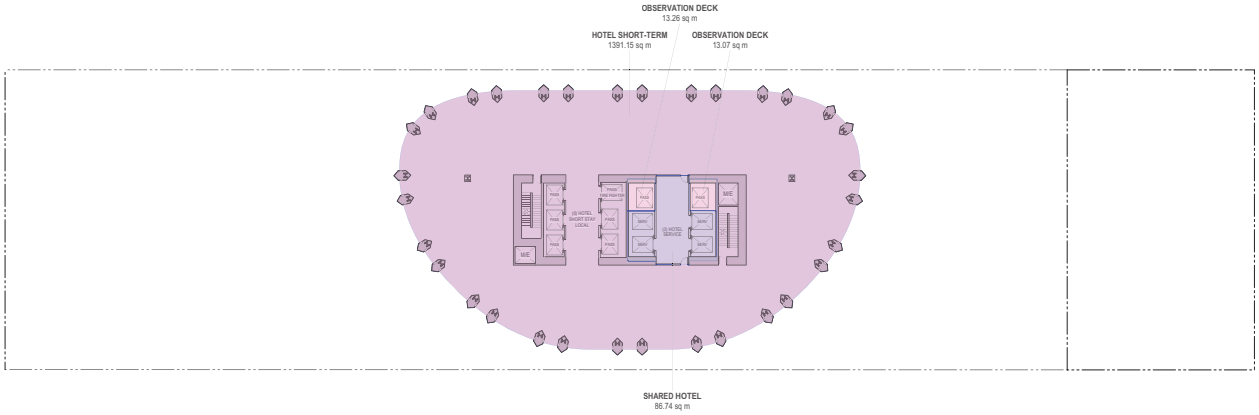
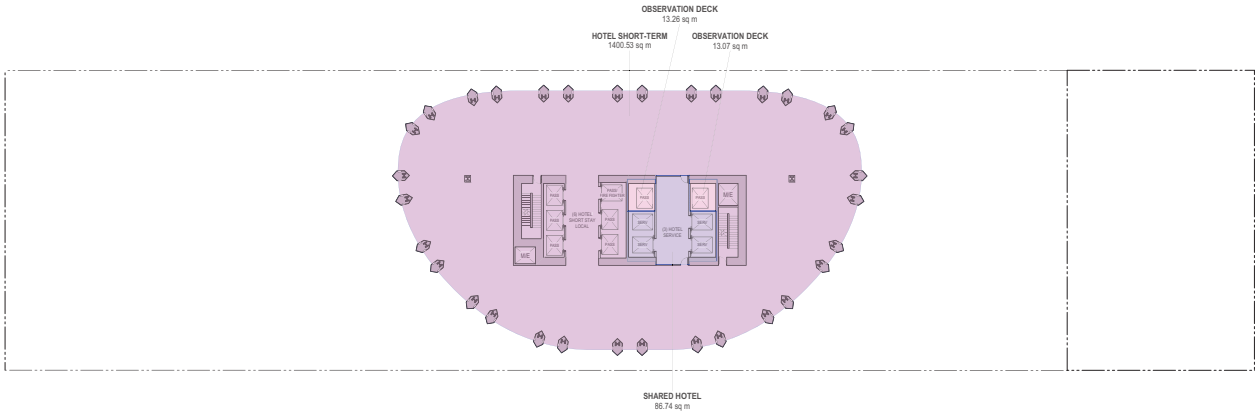
DRAWING TITLE
LEVEL 52 & 53 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.52



2 **LEVEL 55 FLOOR PLAN**
Scale 1:250



1 **LEVEL 54 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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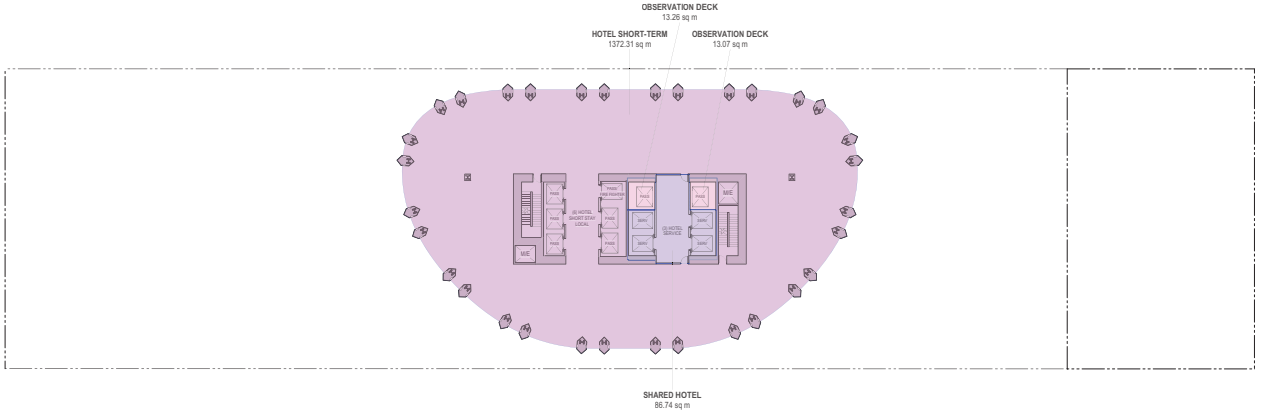
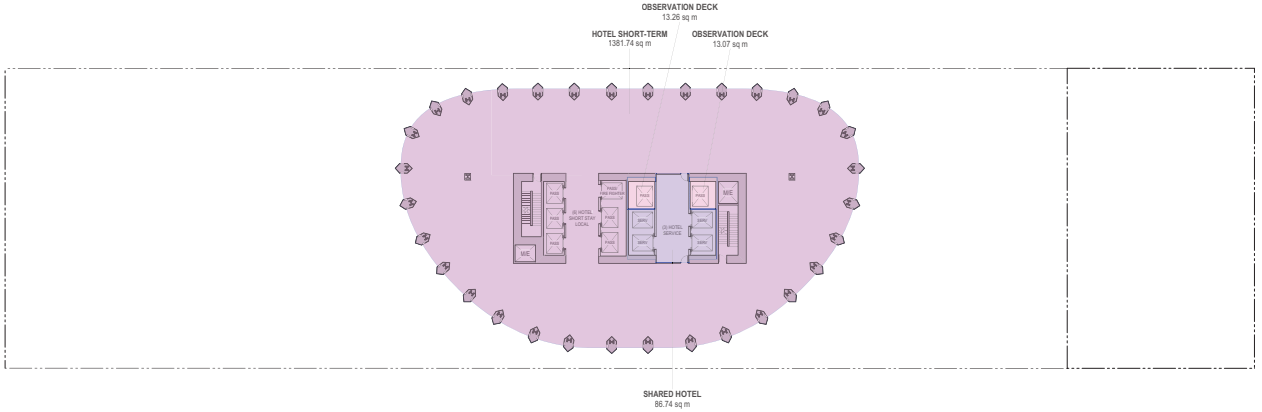
DRAWING TITLE
LEVEL 54 & 55 FSR AREA PLAN

ISSUE DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
HHE JOB NO: 2303	

W-AREA.54



2 **LEVEL 57 FLOOR PLAN**
Scale 1:250



1 **LEVEL 56 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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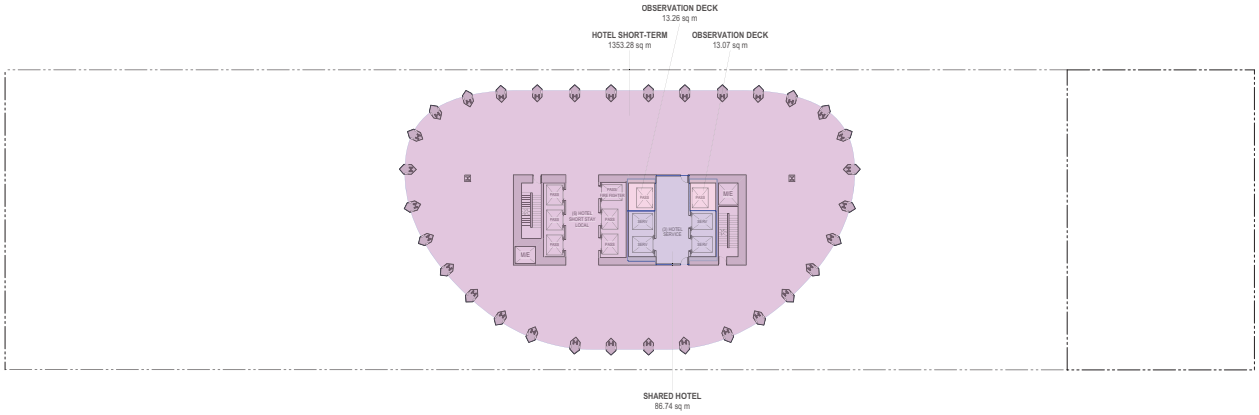
CONSULTANT

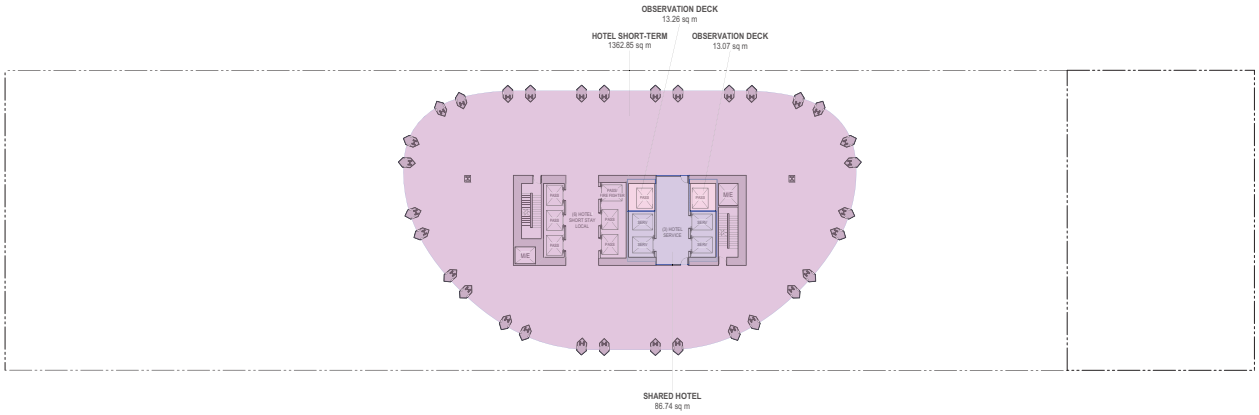
DRAWING TITLE
LEVEL 56 & 57 FSR AREA PLAN

DATE 21 APR 2025	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

W-AREA.56



2 **LEVEL 59 FLOOR PLAN**
Scale 1:250



1 **LEVEL 58 FLOOR PLAN**
Scale 1:250

LEGEND

RETAIL	BELOW GRADE
SHARED HOTEL	SHARED
LONG-TERM HOTEL	EXTERIOR FSR
SHORT-TERM HOTEL	EXCLUDED EXTERIOR
OBSERVATION DECK	OUTDOOR AMENITY

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ISSUED FOR REZONING	2 MAY 2025

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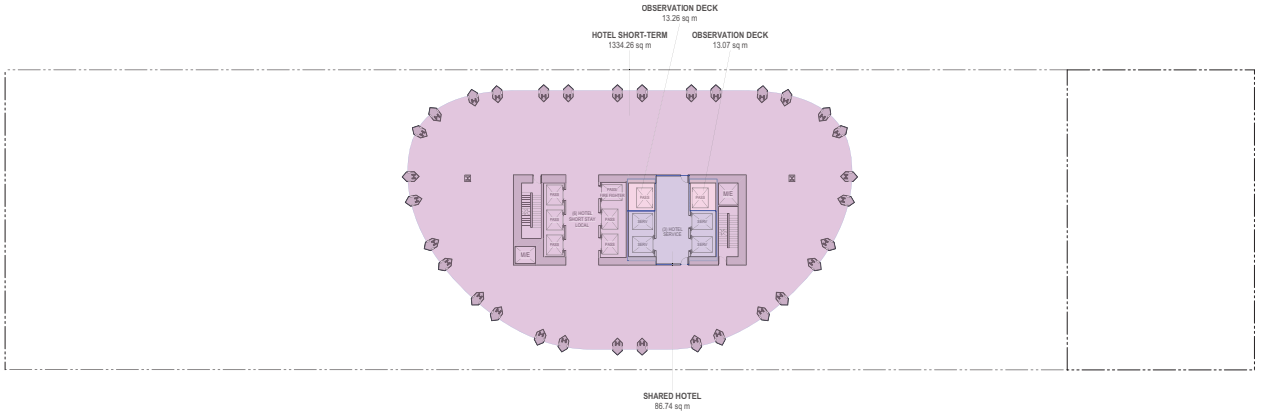
VANCOUVER, BC.

ASSESSED CONSULTANT

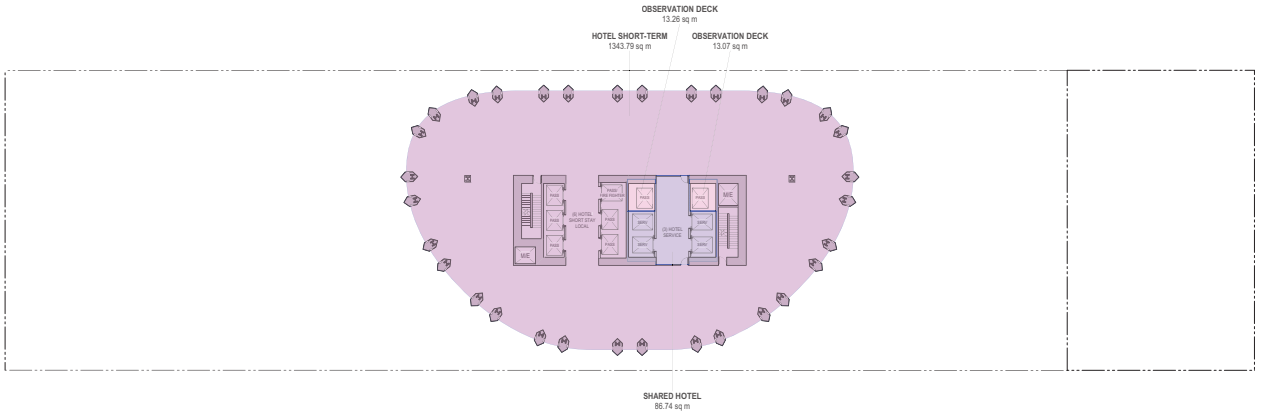
DRAWING TITLE
LEVEL 58 & 59 FSR AREA PLAN

PLOT DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
PLOT NO: 2303	

W-AREA.58



2 **LEVEL 61 FLOOR PLAN**
Scale 1:250



1 **LEVEL 60 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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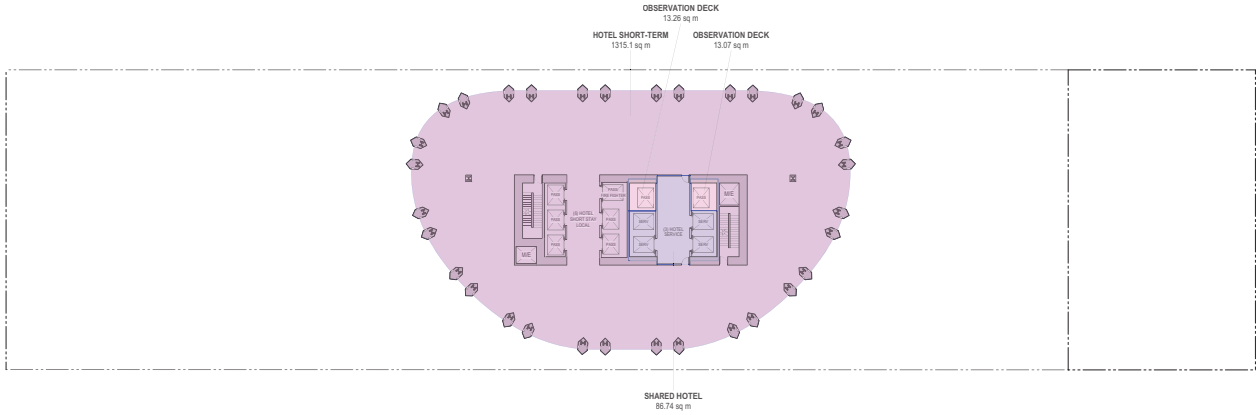
CONSULTANT

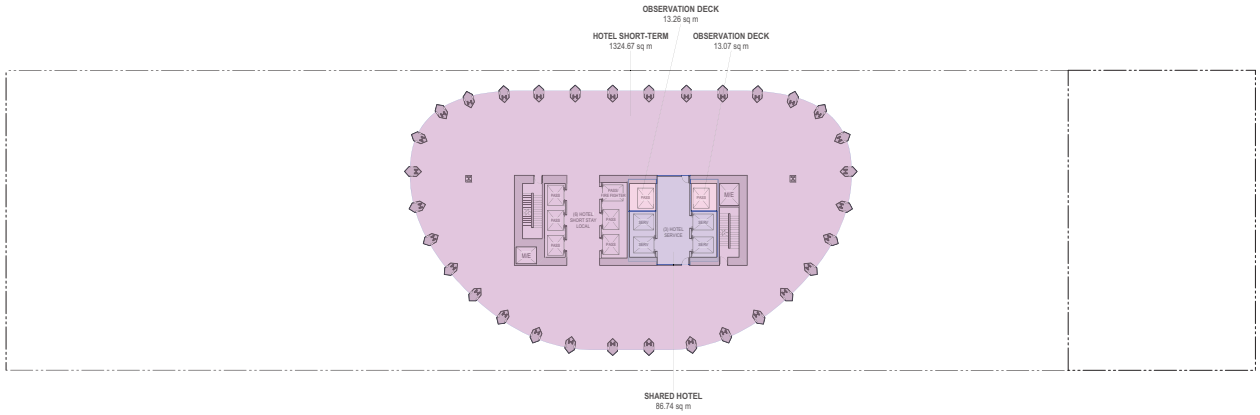
DRAWING TITLE
LEVEL 60 & 61 FSR AREA PLAN

DATE 21 APR 2025	DRAWN MB
SCALE 1:250	CHECKED BM
JOB NO 2303	

W-AREA.60



2 **LEVEL 63 FLOOR PLAN**
Scale 1:250



1 **LEVEL 62 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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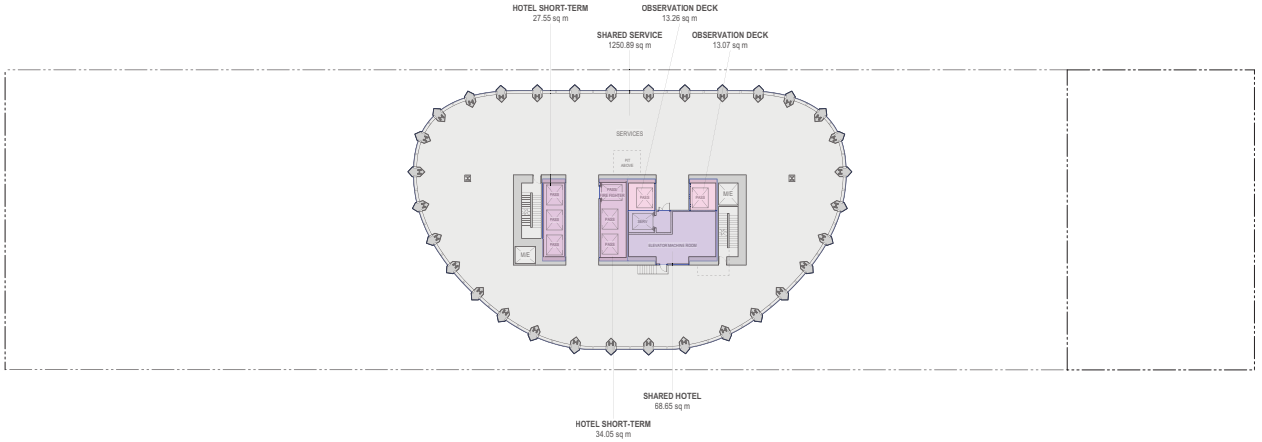
ASSOCIATE CONSULTANT

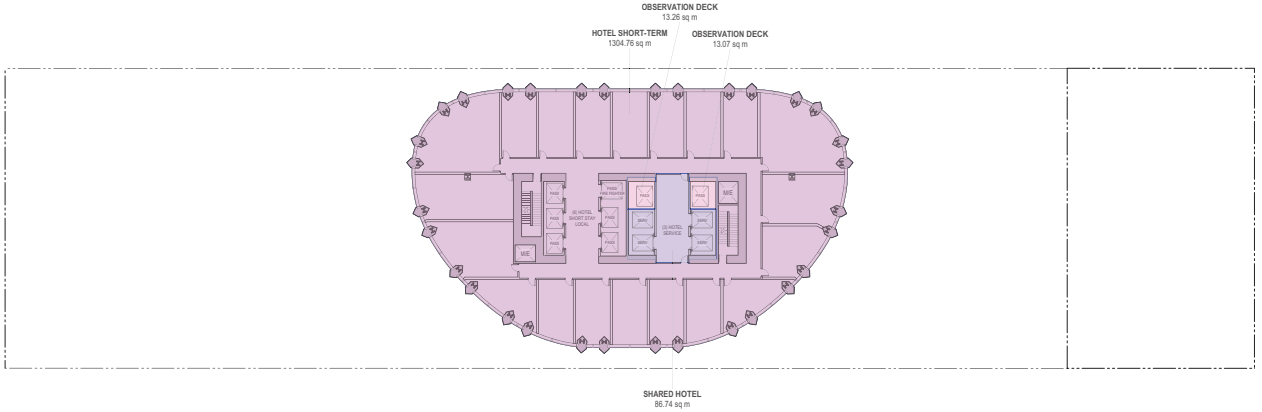
DRAWING TITLE
LEVEL 62 & 63 FSR AREA PLAN

DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
JOB NO: 2303	

W-AREA.62



2 **LEVEL 65 FLOOR PLAN**
Scale 1:250



1 **LEVEL 64 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
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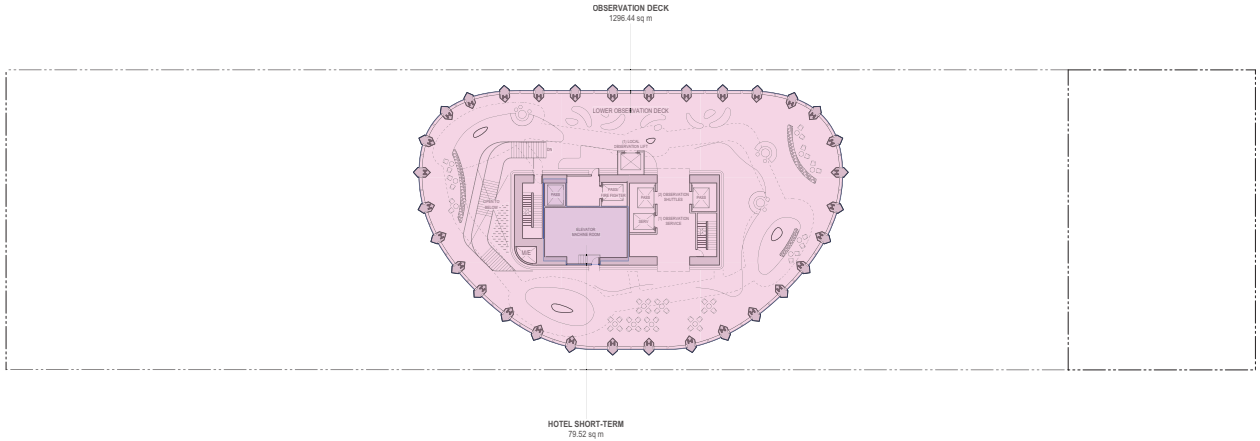
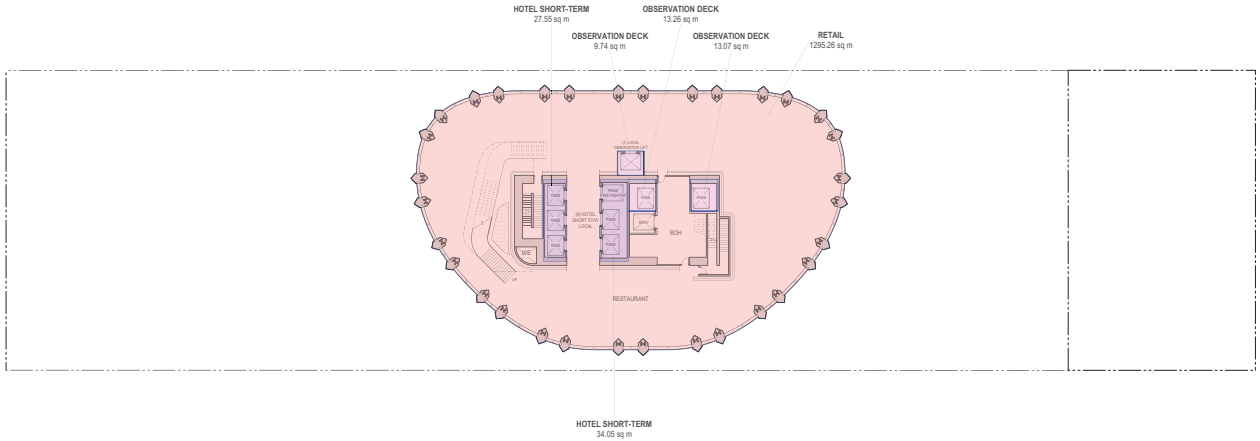
DRAWING TITLE
LEVEL 64 & 65 FSR AREA PLAN

ISSUE DATE	21 APR 2025	DRAWN	MB
SCALE	1:250	CHECKED	BM
JOB NO	2303		

W-AREA.64



2 **LEVEL 67 FLOOR PLAN**
Scale 1:250



1 **LEVEL 66 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
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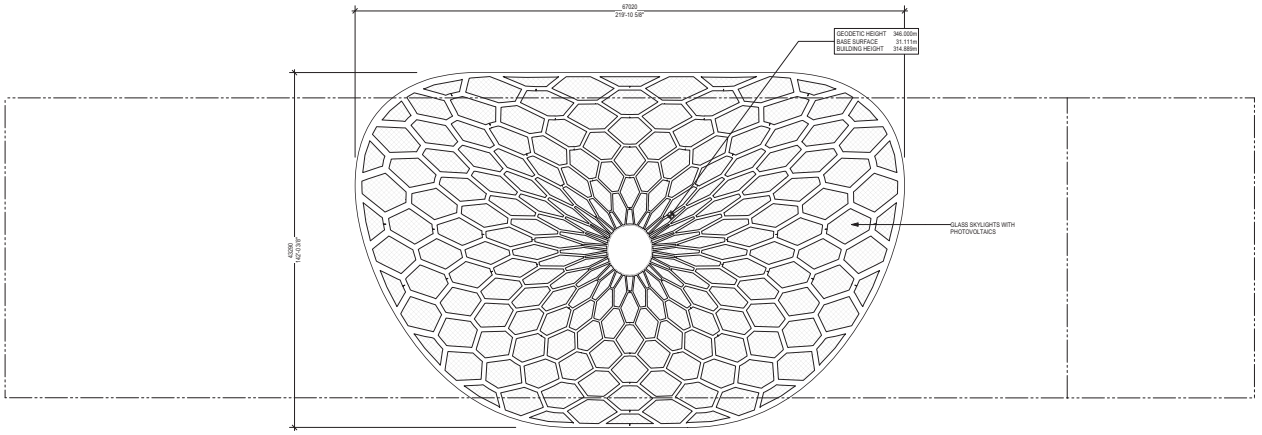
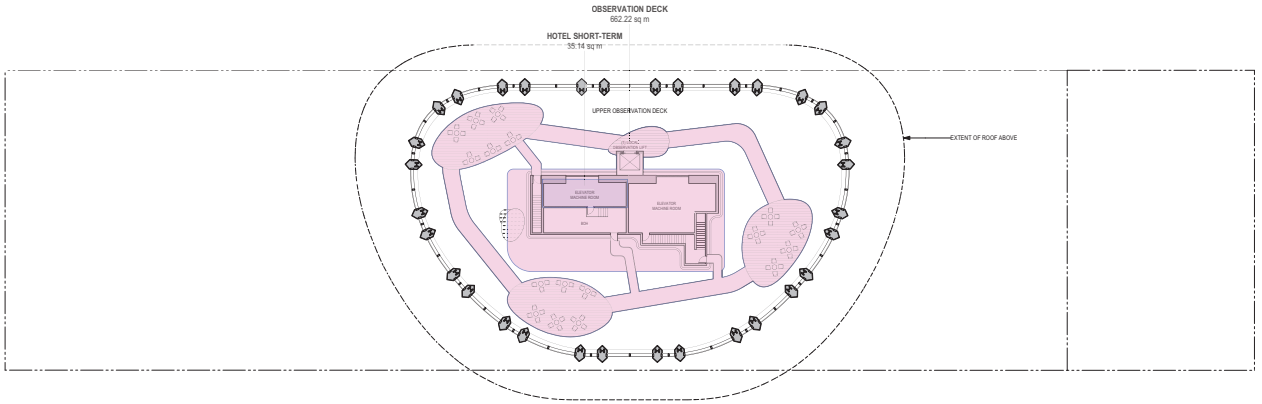
LEVEL 66 & ROOF FSR AREA PLAN

ISSUE DATE: 21 APR 2025	DRAWN: MB
SCALE: 1:250	CHECKED: BM
HHE JOB NO.: 2303	

W-AREA.66



2 **ROOF PLAN**
Scale 1:250



1 **LEVEL 68 FLOOR PLAN**
Scale 1:250

LEGEND

- RETAIL
- SHARED HOTEL
- LONG-TERM HOTEL
- SHORT-TERM HOTEL
- OBSERVATION DECK
- BELOW GRADE
- SHARED
- EXTERIOR FSR
- EXCLUDED EXTERIOR
- OUTDOOR AMENITY

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DATE 21 APR 2025	DRAWN MB
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W-AREA.68

388 ABBOTT

VANCOUVER BC

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MAY 2, 2025

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SURREY, BC
V3R 4E7
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CIVIL
HY ENGINEERING
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301-8337 EASTLAKE DR.
BURNABY, BC
V5A 4W2
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PRAGMATECH WASTE SOLUTIONS
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MILTON, ON
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ISSUED FOR REZONING 2 MAY 2025

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2025-05-02

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VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
ARCHITECTURAL COVER SHEET

ISSUE DATE: 11 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

A-A0.00

SYMBOLS

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	1 A0.00
NOTES	1
WALL TYPE	W0.0; W0.0; W0.0 F2; W0.0 F2
WINDOW SCHEDULE	EW-00; XX W1.x
REVISION NUMBER	1
HEIGHT MARKER	STS TOC
NORTH ARROW	
EQUIPMENT TAG	1
MATERIAL TAG	1

DRAWING LIST

ARCHITECTURAL

A-A0	GENERAL INFO
A-A0.00	COVER
A-A0.01	DRAWING LIST & SYMBOLS
A-A0.02	CONTEXT PLAN
A-A0.03	SITE PLAN
A-A0.04	SURVEY
A-A0.10	PROJECT DATA SUMMARY
A-A0.11a	AREA SUMMARY
A-A0.11b	AREA SUMMARY BREAKDOWN
A-A0.12	UNIT COUNT & UNIT AREAS
A-A0.13	PARKING DATA
A-A1	BUILDING FLOOR PLANS
A-A1.P5	LEVEL P5 - PARKING FLOOR PLAN
A-A1.P4	LEVEL P4 - PARKING FLOOR PLAN
A-A1.P3	LEVEL P3 - PARKING FLOOR PLAN
A-A1.P2	LEVEL P2 - PARKING FLOOR PLAN
A-A1.P1	LEVEL P1 - PARKING FLOOR PLAN
A-A1.01	LEVEL 1 - GROUND FLOOR PLAN
A-A1.02	LEVEL 2 - RESIDENTIAL FLOOR PLAN
A-A1.03	LEVEL 3-6 - RESIDENTIAL FLOOR PLAN
A-A1.07	LEVEL 7 - RESIDENTIAL FLOOR PLAN
A-A1.08	LEVEL 8 - RESIDENTIAL FLOOR PLAN
A-A1.09	LEVEL 9 - DAYCARE FLOOR PLAN
A-A1.10	LEVEL 10-37 - RESIDENTIAL FLOOR PLAN
A-A1.38	LEVEL 38 - AMENITY FLOOR PLAN
A-A1.39	MECHANICAL PENTHOUSE FLOOR PLAN
A-A1.40	ELEVATOR MACHINE ROOM FLOOR PLAN & ROOF PLAN
A-A2	BUILDING SECTIONS
A-2.01	SECTION A & B
A-A3	ELEVATIONS
A-A3.01	SOUTH ELEVATION
A-A3.02	WEST ELEVATION
A-A3.03	NORTH ELEVATION
A-A3.04	EAST ELEVATION
A-AREA	FSR AREA PLANS
A-AREA.P5	LEVEL P5 & P4
A-AREA.P3	LEVEL P3 & P2
A-AREA.P1	LEVEL P1 & 1
A-AREA.02	LEVEL 2 & 3-6
A-AREA.07	LEVEL 7 & 8
A-AREA.09	LEVEL 9 & 10-37
A-AREA.38	LEVEL 38 & MECH PENTHOUSE
A-AREA.40	ELEV MACHINE ROOM & ROOF

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE

DRAWING LIST & SYMBOLS

DATE	DRAWN
11 APR 2025	MB
SCALE	CHECKED
N/A	BM
JOB NO.	
2303	

A-A0.01

1 CONTEXT PLAN
Scale 1:1000

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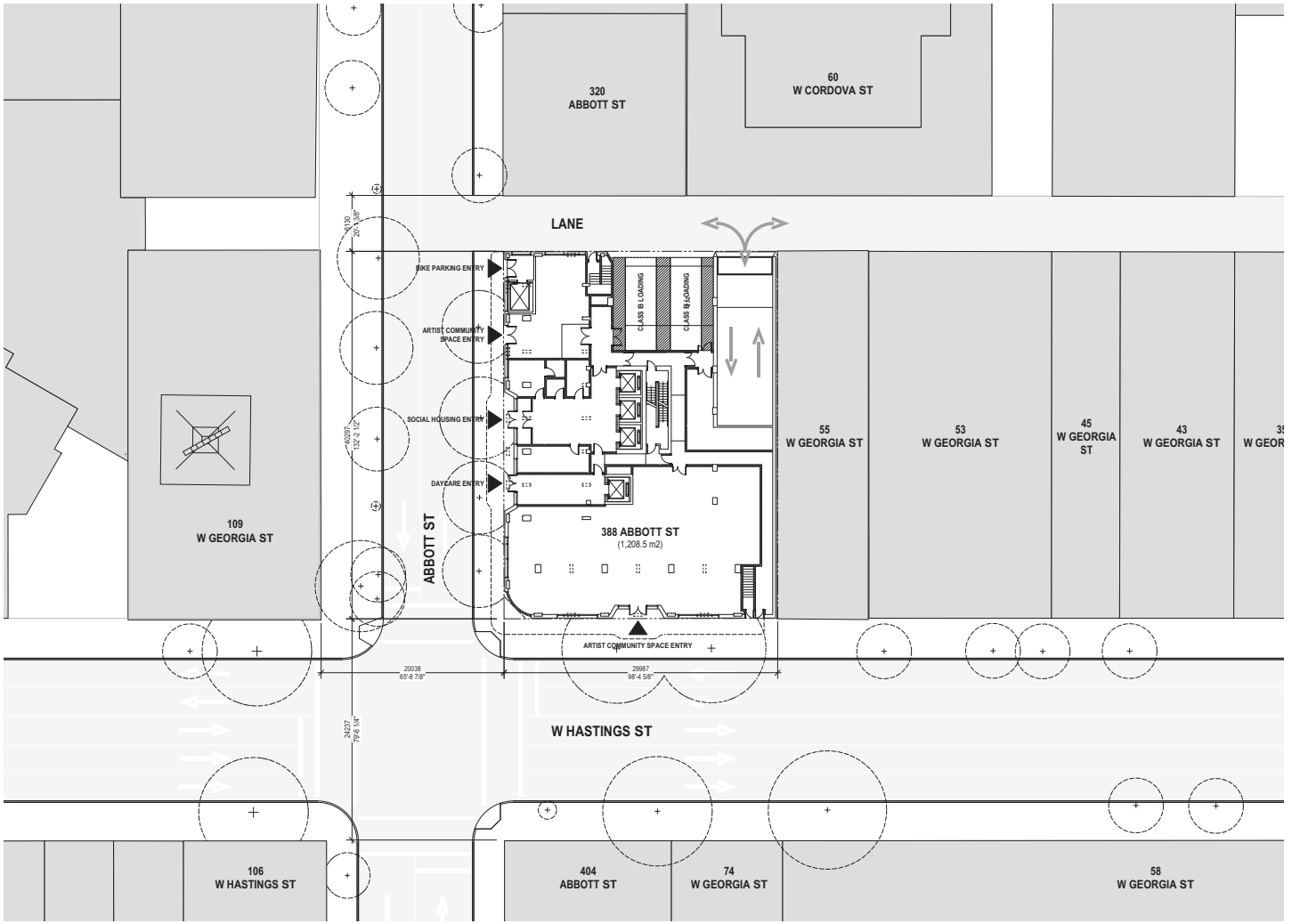
CONSULTANT

DRAWING TITLE
CONTEXT PLAN

DATE	11 APR 2025	DRAWN	MB
SCALE	N/A	CHECKED	BM
JOB NO.	2303		

A-A0.02



1 SITE PLAN
Scale 1:200

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Vancouver BC Canada V6B 2A3
T 604 687 5681

JOB TITLE
388 ABBOTT
VANCOUVER, BC.

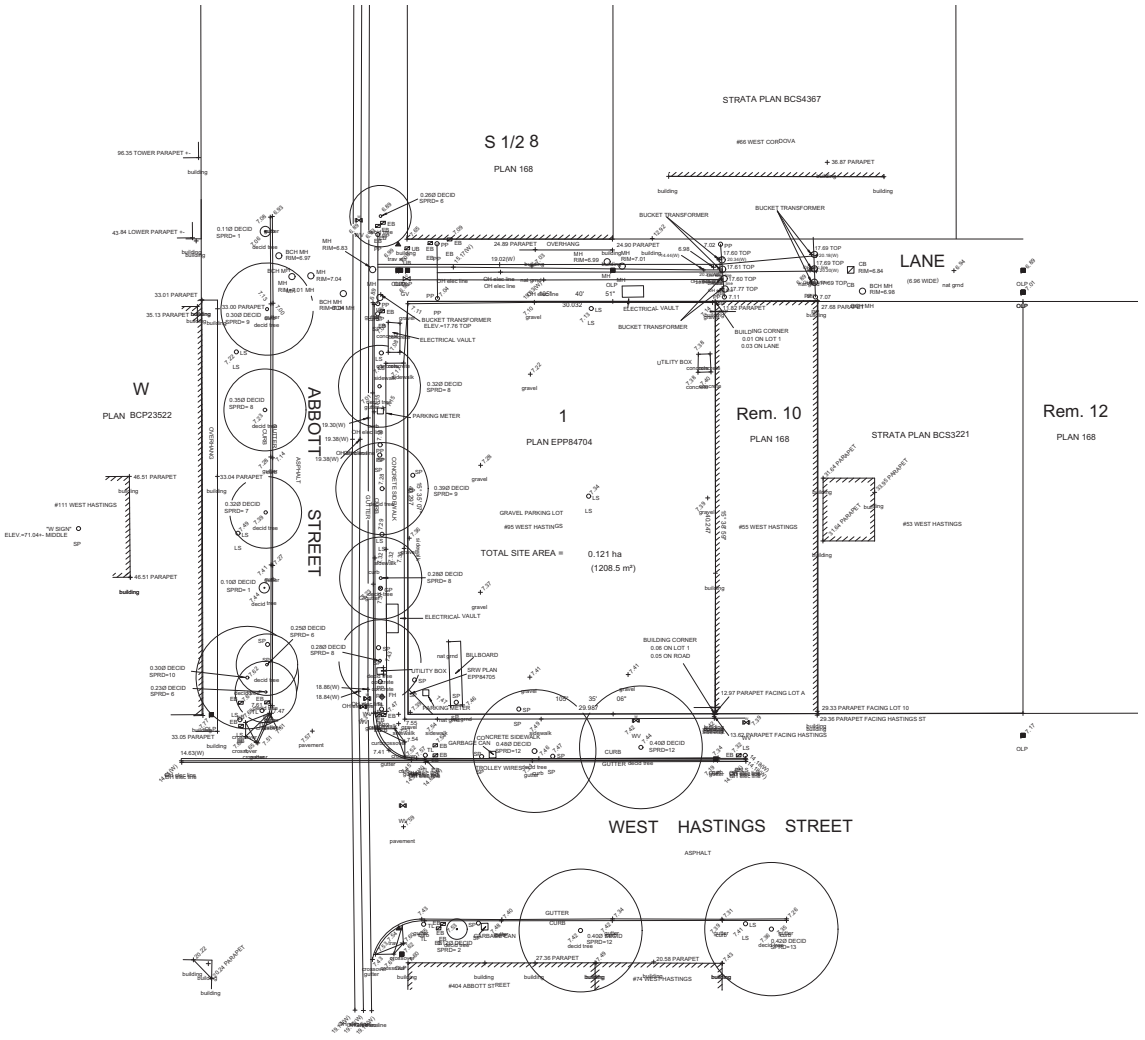
ASSISTANT CONSULTANT

DRAWING TITLE
SITE PLAN

DATE	11 APR 2025	DRAWN	MB
SCALE	N/A	CHECKED	BM
JOB NO	2303		

A-A0.03

REFER TO ITEM 3.2 OF THE REZONING APPLICATION FOR SIGNED AND SEALED VERSION OF SURVEY DOCUMENT



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NOT FOR CONSTRUCTION

ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-06-02

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

JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SURVEY

DATE	11 APR 2025	DRAWN	MB
SCALE	N/A	CHECKED	BM
JOB NO.	2303		

A-A0.04

PROJECT DATA

PROJECT DATA SUMMARY				
STREET ADDRESS	388 ABBOTT STREET, VANCOUVER BC			
LEGAL DESCRIPTION	LOT 1, BLOCK 3, PLAN EPP84704, DISTRICT LOT OGT, NEW WESTMINSTER DISTRICT, BCAGROUP1 OLD GRANVILLE TOWNSITE			
ZONING	**CURRENT**	**PROPOSED**		
	CD-1 (732)	CD-1		
SITE AREA		**m2**	**ft2**	
		1,208.50	13,008	
FSR PERMITTED	**RATIO**	**m2**	**ft2**	
	7.62	9,208.77	99,122	
FSR PROPOSED	**RATIO**	**m2**	**ft2**	
	24.39	29,479.27	317,312	
FSR AREA SUMMARY	**RATIO**	**m2**	**ft2**	
NON-MARKET RESIDENTIAL		28,360.63	305,271	
DAYCARE		641.09	6,901	
COMMUNITY AMENITY		477.55	5,140	
TOTAL INTERIOR FSR AREA	**24.39**	**29,479.27**	**317,312**	
BALCONY FSR AREA		0.00	0	
EXTERIOR FSR AREA		0.00	0	
TOTAL EXTERIOR FSR AREA		0.00	0	
TOTAL FSR AREA	**24.39**	**29,479.27**	**317,312**	
FSR EXCLUSION SUMMARY		**m2**	**ft2**	
AMENITY		179.85	1,936	
RESIDENTIAL STORAGE		0.00	0	
ABOVE GRADE SERVICES		344.42	3,707	
TOTAL FSR EXCLUSIONS		524.27	5,643	
GROSS FLOOR AREA SUMMARY		**m2**	**ft2**	
TOTAL GROSS FLOOR AREA		30,003.54	322,955	
EXCLUDED BELOW GRADE AREA		5,957.25	64,123	
TOTAL GROSS CONSTRUCTIBLE AREA		35,960.79	387,079	
BALCONY AREA		**m2**	**ft2**	
PERMITTED EXCLUSION		3,403.28	36,633	
PROPOSED		2,051.32	22,080	
BUILDING HEIGHT	**PERMITTED**	**PROPOSED**	**GEODETIC ELEV**	**STOREYS**
	32.00 m 105 ft	122.616 m 402 ft	129.850 m 426 ft	38

FSR AREA SUMMARY				
	RESIDENTIAL	**DAYCARE**	**COMMUNITY AMENITY**	**SUBTOTAL**
FSR AREA (EXCLUDING SHARED FSR) [A]	28,360.63	641.09	477.55	29,479.27
% OF USE RATIO	96.21%	2.17%	1.62%	100.00%
SHARED AREA	0.00	0.00	0.00	0.00
TOTAL INTERIOR FSR AREA	28,360.63	641.09	477.55	29,479.27
BALCONY [F]				0.00
TOTAL EXTERIOR FSR [G]				0.00
TOTAL FSR AREA [K]				29,479.27
SITE AREA				1,208.50
FSR				24.39

BALCONY AREA SUMMARY		
	AREA (m2)	**%**
TOTAL RESIDENTIAL FSR AREA	28,360.63	
PERMITTED BALCONY AREA	3,403.28	12%
PROPOSED BALCONY AREA	2,051.32	7.23%
EXTERIOR BALCONY FSR AREA	0.00	

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-04-10

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

ASSOCIATE CONSULTANT

DRAWING TITLE

PROJECT DATA SUMMARY

DATE: 11 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

A-A0.10

AREA SUMMARY

BUILDING AREAS

	[A]					[B]				[A] + [B] = [C]	[D]	[C] + [D] = [E]
	FSR BUILDING AREA (m2)					FSR BUILDING EXCLUSIONS (m2)						
LEVEL	NON-MARKET RESIDENTIAL	DAYCARE	COMMUNITY AMENITY	SHARED	TOTAL FSR AREA	AMENITY	RESIDENTIAL STORAGE	ABOVE GRADE SERVICES	TOTAL EXCLUSIONS	TOTAL GROSS FLOOR AREA (m2) [C]	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIB LE AREA (m2) [E]
ROOF	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ELEV MACH	58.09	0.00	0.00		58.09	0.00	0.00	0.00	0.00	58.09	0.00	58.09
MECH PH	303.29	0.00	0.00		303.29	0.00	0.00	0.00	0.00	303.29	0.00	303.29
LEVEL 38	125.44	0.00	0.00		125.44	179.85	0.00	0.00	179.85	305.29	0.00	305.29
LEVEL 37	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 36	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 35	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 34	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 33	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 32	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 31	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 30	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 29	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 28	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 27	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 26	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 25	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 24	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 23	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 22	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 21	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 20	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 19	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 18	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 17	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 16	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 15	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 14	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 13	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 12	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 11	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 10	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 9	18.54	535.31	0.00		553.85	0.00	0.00	0.00	0.00	553.85	0.00	553.85
LEVEL 8	1,014.73	8.87	0.00		1,023.60	0.00	0.00	0.00	0.00	1,023.60	0.00	1,023.60
LEVEL 7	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 6	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 5	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 4	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 3	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 2	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 1	303.10	43.69	477.55		824.34	0.00	0.00	344.42	344.42	1,168.76	0.00	1,168.76
LEVEL P1	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P2	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P3	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P4	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P5	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
TOTAL (m2)	**28,360.63**	**641.09**	**477.55**		**29,479.27**	**179.85**	**0.00**	**344.42**	**524.27**	**30,003.54**	**5,957.25**	**35,960.79**
TOTAL (sf)	**305,271.27**	**6,900.64**	**5,140.31**		**317,312.21**	**1,935.89**	**0.00**	**3,707.31**	**5,643.20**	**322,955.40**	**64,123.30**	**387,078.71**

EXTERIOR AREAS

	[F]	[G]	[H]	[J]
LEVEL	BALCONY (m2)	EXTERIOR FSR AREA (m2)	EXCLUDED EXTERIOR AREA (m2)	EXCLUDED OUTDOOR AMENITY AREA (m2)
ROOF	0.00	0.00	0.00	0.00
ELEV MACH	0.00	0.00	245.21	0.00
MECH PH	0.00	0.00	140.86	0.00
LEVEL 38	0.00	0.00	0.00	474.39
LEVEL 37	70.69	0.00	0.00	0.00
LEVEL 36	70.69	0.00	0.00	0.00
LEVEL 35	70.69	0.00	0.00	0.00
LEVEL 34	70.69	0.00	0.00	0.00
LEVEL 33	70.69	0.00	0.00	0.00
LEVEL 32	70.69	0.00	0.00	0.00
LEVEL 31	70.69	0.00	0.00	0.00
LEVEL 30	70.69	0.00	0.00	0.00
LEVEL 29	70.69	0.00	0.00	0.00
LEVEL 28	70.69	0.00	0.00	0.00
LEVEL 27	70.69	0.00	0.00	0.00
LEVEL 26	70.69	0.00	0.00	0.00
LEVEL 25	70.69	0.00	0.00	0.00
LEVEL 24	70.69	0.00	0.00	0.00
LEVEL 23	70.69	0.00	0.00	0.00
LEVEL 22	70.69	0.00	0.00	0.00
LEVEL 21	70.69	0.00	0.00	0.00
LEVEL 20	70.69	0.00	0.00	0.00
LEVEL 19	70.69	0.00	0.00	0.00
LEVEL 18	70.69	0.00	0.00	0.00
LEVEL 17	70.69	0.00	0.00	0.00
LEVEL 16	70.69	0.00	0.00	0.00
LEVEL 15	70.69	0.00	0.00	0.00
LEVEL 14	70.69	0.00	0.00	0.00
LEVEL 13	70.69	0.00	0.00	0.00
LEVEL 12	70.69	0.00	0.00	0.00
LEVEL 11	70.69	0.00	0.00	0.00
LEVEL 10	70.69	0.00	0.00	0.00
LEVEL 9	0.00	0.00	0.00	569.26
LEVEL 8	12.00	0.00	0.00	0.00
LEVEL 7	12.00	0.00	0.00	0.00
LEVEL 6	12.00	0.00	0.00	0.00
LEVEL 5	12.00	0.00	0.00	0.00
LEVEL 4	12.00	0.00	0.00	0.00
LEVEL 3	12.00	0.00	0.00	0.00
LEVEL 2	0.00	0.00	68.35	0.00
LEVEL 1	0.00	0.00	0.00	0.00
LEVEL P1	0.00	0.00	0.00	0.00
LEVEL P2	0.00	0.00	0.00	0.00
LEVEL P3	0.00	0.00	0.00	0.00
LEVEL P4	0.00	0.00	0.00	0.00
LEVEL P5	0.00	0.00	0.00	0.00
TOTAL (m2)	**2,051.32**	**0.00**	**454.42**	**1,043.65**
TOTAL (sf)	**22,080.22**	**0.00**	**4,891.34**	**11,233.75**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC

CONSULTANT

DRAWING TITLE

AREA SUMMARY

ISSUE DATE	11 APR 2025
DRAWN	MB
SCALE	N/A
CHECKED	BM
ISSUE NO.	2303

A-A0.11a

AREA SUMMARY BREAKDOWN

BUILDING AREAS [PODIUM]

	[A]					[B]				[A] + [B] = [C]	[D]	[C] + [D] = [E]
	FSR BUILDING AREA (m2)					FSR BUILDING EXCLUSIONS (m2)						
LEVEL	NON-MARKET RESIDENTIAL	DAYCARE	COMMUNITY AMENITY	SHARED	TOTAL FSR AREA	AMENITY	RESIDENTIAL STORAGE	ABOVE GRADE SERVICES	TOTAL EXCLUSIONS	TOTAL GROSS FLOOR AREA (m2) [C]	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIBLE AREA (m2) [E]
ROOF												
ELEV MACH												
MECH PH												
LEVEL 38												
LEVEL 37												
LEVEL 36												
LEVEL 35												
LEVEL 34												
LEVEL 33												
LEVEL 32												
LEVEL 31												
LEVEL 30												
LEVEL 29												
LEVEL 28												
LEVEL 27												
LEVEL 26												
LEVEL 25												
LEVEL 24												
LEVEL 23												
LEVEL 22												
LEVEL 21												
LEVEL 20												
LEVEL 19												
LEVEL 18												
LEVEL 17												
LEVEL 16												
LEVEL 15												
LEVEL 14												
LEVEL 13												
LEVEL 12												
LEVEL 11												
LEVEL 10												
LEVEL 9												
LEVEL 8	1,014.73	8.87	0.00		1,023.60	0.00	0.00	0.00	0.00	1,023.60	0.00	1,023.60
LEVEL 7	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 6	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 5	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 4	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 3	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 2	1,114.24	8.87	0.00		1,123.11	0.00	0.00	0.00	0.00	1,123.11	0.00	1,123.11
LEVEL 1	303.10	43.69	477.55		824.34	0.00	0.00	344.42	344.42	1,168.76	0.00	1,168.76
LEVEL P1	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P2	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P3	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P4	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
LEVEL P5	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	1,191.45	1,191.45
TOTAL (m2)	**8,003.27**	**105.78**	**477.55**		**8,586.60**	**0.00**	**0.00**	**344.42**	**344.42**	**8,931.02**	**5,957.25**	**14,888.27**
TOTAL (sf)	**86,146.48**	**1,138.61**	**5,140.31**		**92,425.39**	**0.00**	**0.00**	**3,707.31**	**3,707.31**	**96,132.70**	**64,123.30**	**160,256.00**

BUILDING AREAS [TOWER]

	[A]					[B]				[A] + [B] = [C]	[D]	[C] + [D] = [E]
	FSR BUILDING AREA (m2)					FSR BUILDING EXCLUSIONS (m2)						
LEVEL	NON-MARKET RESIDENTIAL	DAYCARE	COMMUNITY AMENITY	SHARED	TOTAL FSR AREA	AMENITY	RESIDENTIAL STORAGE	ABOVE GRADE SERVICES	TOTAL EXCLUSIONS	TOTAL GROSS FLOOR AREA (m2) [C]	EXCLUDED BELOW GRADE AREA (m2)	TOTAL GROSS CONSTRUCTIBLE AREA (m2) [E]
ROOF	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ELEV MACH	58.09	0.00	0.00		58.09	0.00	0.00	0.00	0.00	58.09	0.00	58.09
MECH PH	303.29	0.00	0.00		303.29	0.00	0.00	0.00	0.00	303.29	0.00	303.29
LEVEL 38	125.44	0.00	0.00		125.44	0.00	0.00	0.00	0.00	125.44	0.00	125.44
LEVEL 37	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 36	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 35	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 34	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 33	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 32	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 31	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 30	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 29	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 28	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 27	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 26	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 25	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 24	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 23	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 22	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 21	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 20	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 19	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 18	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 17	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 16	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 15	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 14	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 13	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 12	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 11	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 10	709.00	0.00	0.00		709.00	0.00	0.00	0.00	0.00	709.00	0.00	709.00
LEVEL 9	18.54	535.31	0.00		553.85	0.00	0.00	0.00	0.00	553.85	0.00	553.85
LEVEL 8												
LEVEL 7												
LEVEL 6												
LEVEL 5												
LEVEL 4												
LEVEL 3												
LEVEL 2												
LEVEL 1												
LEVEL P1												
LEVEL P2												
LEVEL P3												
LEVEL P4												
LEVEL P5												
TOTAL (m2)	**20,357.36**	**535.31**	**0.00**		**20,892.67**	**0.00**	**0.00**	**0.00**	**0.00**	**20,892.67**	**0.00**	**20,892.67**
TOTAL (sf)	**219,124.79**	**5,762.03**	**0.00**		**224,886.82**	**0.00**	**0.00**	**0.00**	**0.00**	**224,886.82**	**0.00**	**224,886.82**

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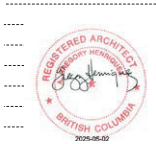
ISSUED FOR REZONING 2 MAY 2025



2025-04-30

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

JOB TITLE
388 ABBOTT
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE
AREA SUMMARY BREAKDOWN

ISSUE DATE: 11 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
ISSUE NO.: 2303	

A-A0.11b

UNIT COUNT & UNIT AREAS

UNIT COUNTS

	UNIT COUNT				
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	UNIT COUNTS
ROOF	0	0	0	0	0
ELEV MACH	0	0	0	0	0
MECH PH	0	0	0	0	0
LEVEL 38	0	0	0	0	0
LEVEL 37	0	4	4	1	9
LEVEL 36	0	4	4	1	9
LEVEL 35	0	4	4	1	9
LEVEL 34	0	4	4	1	9
LEVEL 33	0	4	4	1	9
LEVEL 32	0	4	4	1	9
LEVEL 31	0	4	4	1	9
LEVEL 30	0	4	4	1	9
LEVEL 29	0	4	4	1	9
LEVEL 28	0	4	4	1	9
LEVEL 27	0	4	4	1	9
LEVEL 26	0	4	4	1	9
LEVEL 25	0	4	4	1	9
LEVEL 24	0	4	4	1	9
LEVEL 23	0	4	4	1	9
LEVEL 22	0	4	4	1	9
LEVEL 21	0	4	4	1	9
LEVEL 20	0	4	4	1	9
LEVEL 19	0	4	4	1	9
LEVEL 18	0	4	4	1	9
LEVEL 17	0	4	4	1	9
LEVEL 16	0	4	4	1	9
LEVEL 15	0	4	4	1	9
LEVEL 14	0	4	4	1	9
LEVEL 13	0	4	4	1	9
LEVEL 12	0	4	4	1	9
LEVEL 11	0	4	4	1	9
LEVEL 10	0	4	4	1	9
LEVEL 9	0	0	0	0	0
LEVEL 8	16	0	2	0	18
LEVEL 7	16	0	2	0	18
LEVEL 6	16	0	2	0	18
LEVEL 5	16	0	2	0	18
LEVEL 4	16	0	2	0	18
LEVEL 3	16	0	2	0	18
LEVEL 2	16	0	2	0	18
LEVEL 1	0	0	0	0	0
LEVEL P1	0	0	0	0	0
LEVEL P2	0	0	0	0	0
LEVEL P3	0	0	0	0	0
LEVEL P4	0	0	0	0	0
LEVEL P5	0	0	0	0	0
TOTAL	**112**	**112**	**126**	**28**	**378**
UNIT MIX (%)	**30%**	**30%**	**33%**	**7%**	**100%**

UNIT AREAS

	UNIT AREA				
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
ROOF	0.00	0.00	0.00	0.00	0.00
ELEV MACH	0.00	0.00	0.00	0.00	0.00
MECH PH	0.00	0.00	0.00	0.00	0.00
LEVEL 38	0.00	0.00	0.00	0.00	0.00
LEVEL 37	0.00	194.27	304.81	98.40	597.48
LEVEL 36	0.00	194.27	304.81	98.40	597.48
LEVEL 35	0.00	194.27	304.81	98.40	597.48
LEVEL 34	0.00	194.27	304.81	98.40	597.48
LEVEL 33	0.00	194.27	304.81	98.40	597.48
LEVEL 32	0.00	194.27	304.81	98.40	597.48
LEVEL 31	0.00	194.27	304.81	98.40	597.48
LEVEL 30	0.00	194.27	304.81	98.40	597.48
LEVEL 29	0.00	194.27	304.81	98.40	597.48
LEVEL 28	0.00	194.27	304.81	98.40	597.48
LEVEL 27	0.00	194.27	304.81	98.40	597.48
LEVEL 26	0.00	194.27	304.81	98.40	597.48
LEVEL 25	0.00	194.27	304.81	98.40	597.48
LEVEL 24	0.00	194.27	304.81	98.40	597.48
LEVEL 23	0.00	194.27	304.81	98.40	597.48
LEVEL 22	0.00	194.27	304.81	98.40	597.48
LEVEL 21	0.00	194.27	304.81	98.40	597.48
LEVEL 20	0.00	194.27	304.81	98.40	597.48
LEVEL 19	0.00	194.27	304.81	98.40	597.48
LEVEL 18	0.00	194.27	304.81	98.40	597.48
LEVEL 17	0.00	194.27	304.81	98.40	597.48
LEVEL 16	0.00	194.27	304.81	98.40	597.48
LEVEL 15	0.00	194.27	304.81	98.40	597.48
LEVEL 14	0.00	194.27	304.81	98.40	597.48
LEVEL 13	0.00	194.27	304.81	98.40	597.48
LEVEL 12	0.00	194.27	304.81	98.40	597.48
LEVEL 11	0.00	194.27	304.81	98.40	597.48
LEVEL 10	0.00	194.27	304.81	98.40	597.48
LEVEL 9	0.00	0.00	0.00	0.00	0.00
LEVEL 8	570.48	0.00	149.92	0.00	720.40
LEVEL 7	570.48	0.00	138.80	0.00	709.28
LEVEL 6	570.48	0.00	138.80	0.00	709.28
LEVEL 5	570.48	0.00	138.80	0.00	709.28
LEVEL 4	570.48	0.00	138.80	0.00	709.28
LEVEL 3	570.48	0.00	138.80	0.00	709.28
LEVEL 2	570.48	0.00	138.80	0.00	709.28
LEVEL 1	0.00	0.00	0.00	0.00	0.00
LEVEL P1	0.00	0.00	0.00	0.00	0.00
LEVEL P2	0.00	0.00	0.00	0.00	0.00
LEVEL P3	0.00	0.00	0.00	0.00	0.00
LEVEL P4	0.00	0.00	0.00	0.00	0.00
LEVEL P5	0.00	0.00	0.00	0.00	0.00
TOTAL (m2)	**3993.36**	**5439.56**	**9517.4**	**2755.2**	**21705.52**
TOTAL UNITS	112	112	126	28	378
AVG. AREA (m2)	**35.66**	**48.57**	**75.53**	**98.40**	**57.42**
AVG. AREA (f2)	**383.79**	**522.78**	**813.05**	**1,059.17**	**618.09**

RESIDENTIAL UNIT SIZE SUMMARY

	UNIT SIZE			
	< 65m2	> 65m2 and < 105m2	> 105m2	TOTAL
UNIT QUANTITY	231	147	0	378
UNIT MIX (%)	61%	39%	0%	100%

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-06-02

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE

UNIT COUNT & UNIT AREA

DATE: 11 APR 2025	DRAWN: MB
SCALE: N/A	CHECKED: BM
JOB NO: 2303	

A-A0.12

PARKING DATA SUMMARY

VEHICLE PARKING STALL SUMMARY						
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED (MIN)**	**PERMITTED (MAX)**	**PROPOSED**
RESIDENTIAL - GENERAL PURPOSE	378	DWELLING UNITS	4.1.1	0	-	0
RESIDENTIAL - ACCESSIBLE	378	DWELLING UNITS	4.1.4a	14	-	14
RESIDENTIAL - VISITOR	378	DWELLING UNITS	4.1.3a	19	38	22
RESIDENTIAL SUBTOTAL						**36**
NON-RESIDENTIAL - GENERAL PURPOSE	1,119	FSR (SQ.M)		0	-	0
NON-RESIDENTIAL - ACCESSIBLE	1,119	FSR (SQ.M)	4.1.4b	1	-	2
NON-RESIDENTIAL SUBTOTAL						**2**
TOTAL						**38**

BIKE PARKING STALL SUMMARY							
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED**		**PROPOSED**	
				CLASS A	CLASS B	CLASS A	CLASS B
RESIDENTIAL	231	UNITS < 65m2	6.2.1.2	721	20	811	0
	147	65 < UNITS < 105m2					
	0	UNITS > 105m2					
	378	ALL UNITS					
CHILDCARE	37	FTE	6.2.2.6	0	6	0	0
COMMUNITY AMENITY - GALLERY	390	FSR (SQ.M)	6.2.3.1	1	6	1	0
COMMUNITY AMENITY - ARTIST STUDIO	88	FSR (SQ.M)	6.2.3.5	0	0	0	0
TOTAL	**-**	**-**	**-**	**722**	**32**	**812**	**0**

LOADING SUMMARY									
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED**			**PROPOSED**		
				CLASS A	**CLASS B**	**CLASS C**	**CLASS A**	**CLASS B**	**CLASS C**
RESIDENTIAL	378	DWELLING UNITS	5.2.1	2	2	0	2	2	0
COMMUNITY AMENITY - GALLERY	390	FSR (SQ.M)	5.2.3	0	0	0	0	0	0
COMMUNITY AMENITY - ARTIST STUDIO	88	FSR (SQ.M)	5.2.4	0	0	0	0	0	0
TOTAL	**-**	**-**	**-**	**2**	**2**	**0**	**2**	**2**	**0**

PASSENGER LOADING SUMMARY									
PROGRAM USE	**VARIABLE**	**UNITS**	**BYLAW SECTION**	**REQUIRED**			**PROPOSED**		
				CLASS A	**CLASS B**	**CLASS C**	**CLASS A**	**CLASS B**	**CLASS C**
RESIDENTIAL	378	DWELLING UNITS	7.2.1	3	0	0	3	0	0
CHILDCARE	37	FTE	7.2.2.3	5	0	0	5	0	0
COMMUNITY AMENITY - GALLERY	390	FSR (SQ.M)	N/A	0	0	0	0	0	0
COMMUNITY AMENITY - ARTIST STUDIO	88	FSR (SQ.M)	N/A	0	0	0	0	0	0
TOTAL	**-**	**-**	**-**	**8**	**0**	**0**	**8**	**0**	**0**

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT HENRIQUEZ BRIAN MICHAEL BRITISH COLUMBIA

2025-06-02

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

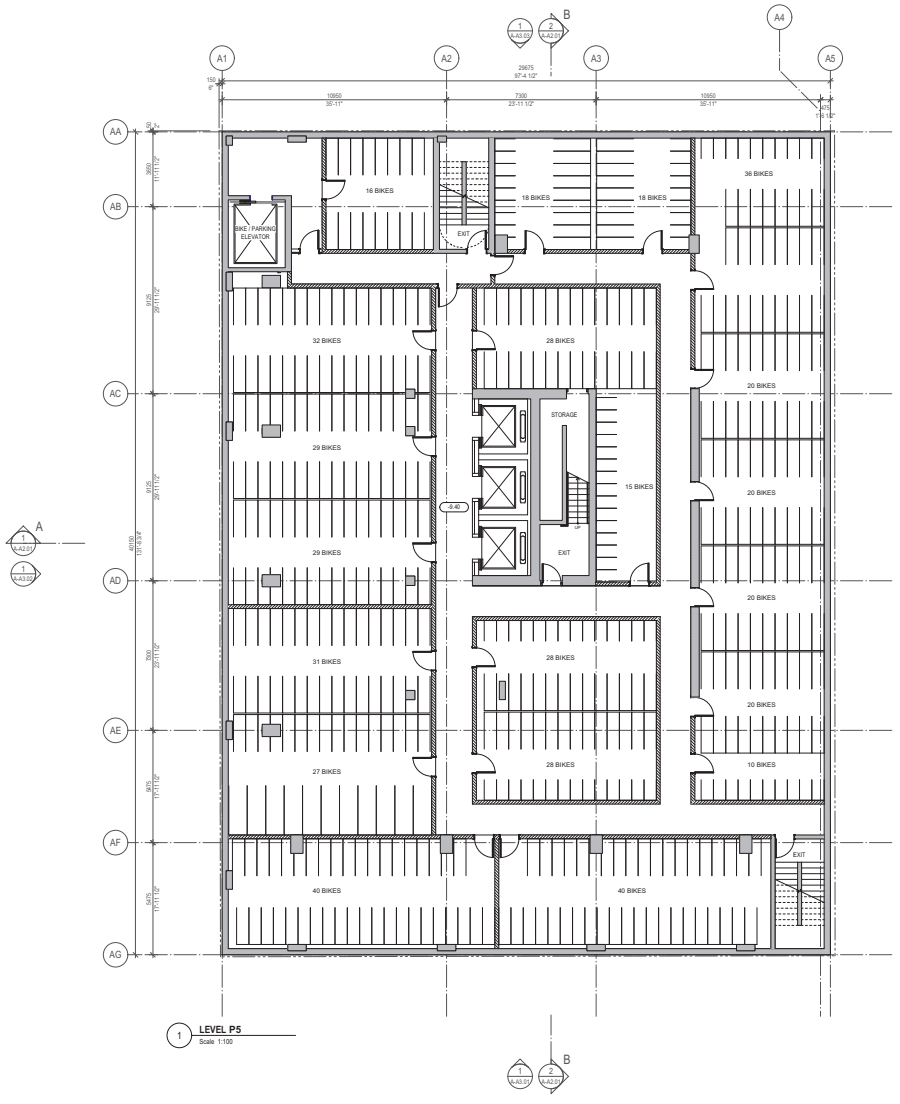
ASSESSED CONSULTANT

DRAWING TITLE

PARKING DATA SUMMARY

DATE	DRAWN
11 APR 2025	MB
SCALE	CHECKED
N/A	BM
JOB NO	
2303	

A-A0.13



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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-06-02

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

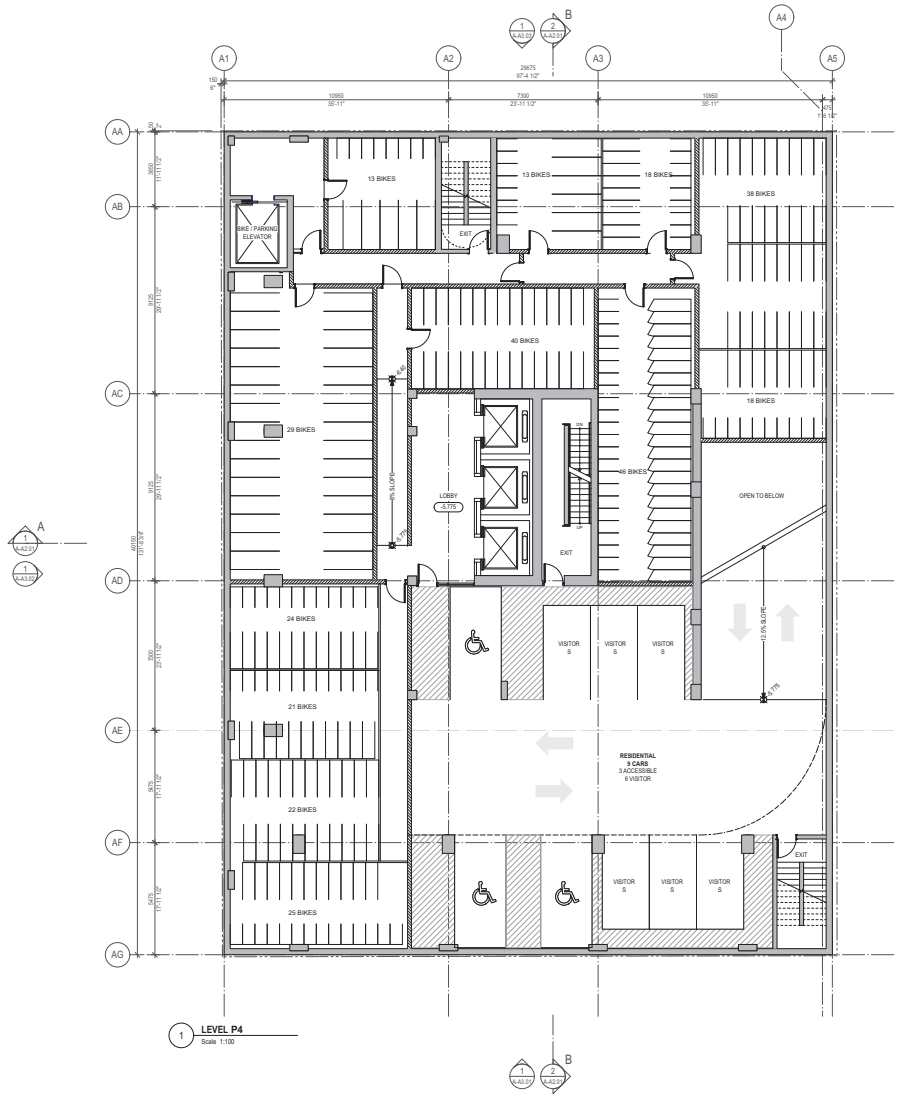
CONSULTANT

DRAWING TITLE

LEVEL P5
PARKING FLOOR PLAN

PLOT DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
PLOT JOB NO.	2303		

A-A1.P5



1 **LEVEL P4**
Scale 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT HENRIQUEZ BRITISH COLUMBIA
2025-06-20

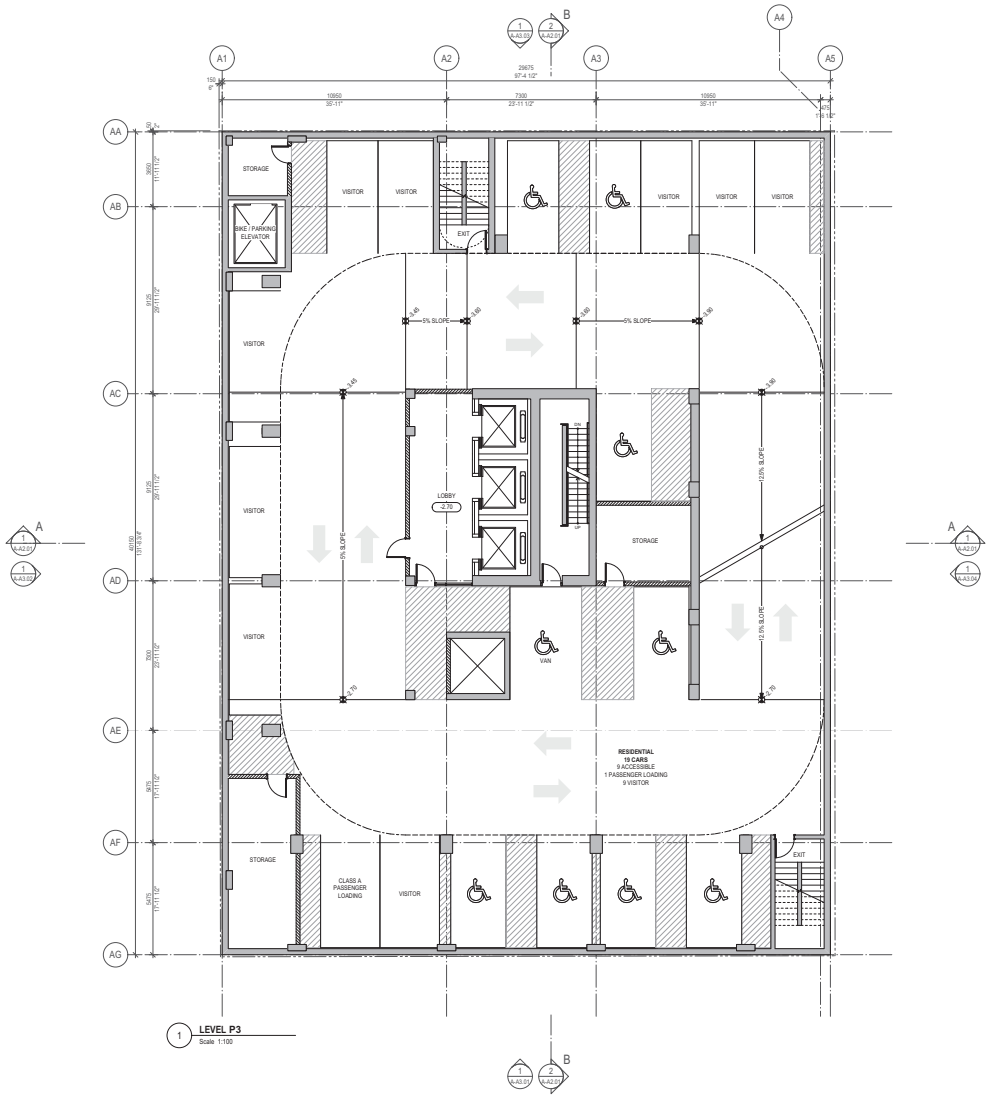
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
LEVEL P4
PARKING FLOOR PLAN

PLOT DATE	11 APR 2025
DRAWN	MB
SCALE	1:100
CHECKED	BM
JOB NO.	2303

A-A1.P4



1 **LEVEL P3**
Scale 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

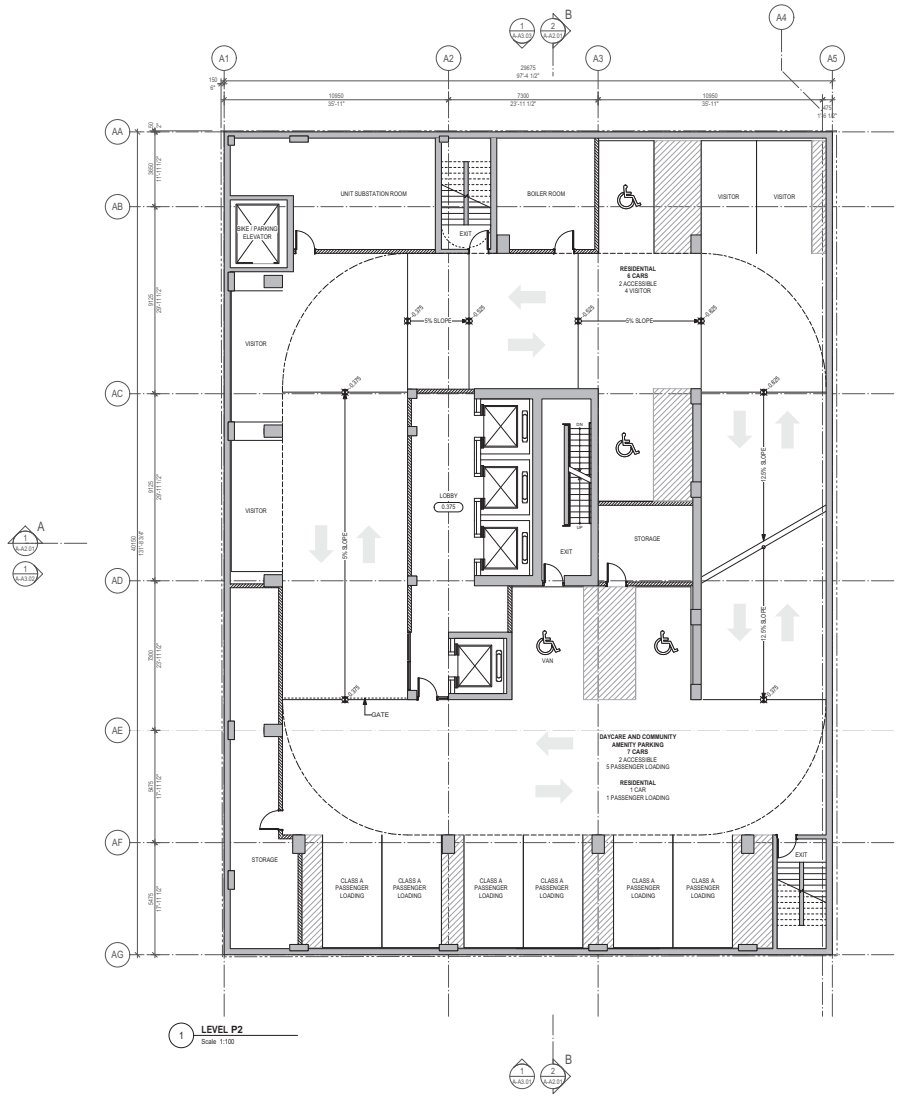
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL P3
PARKING FLOOR PLAN

ISSUE DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-A1.P3



1 **LEVEL P2**
Scale 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-06-02

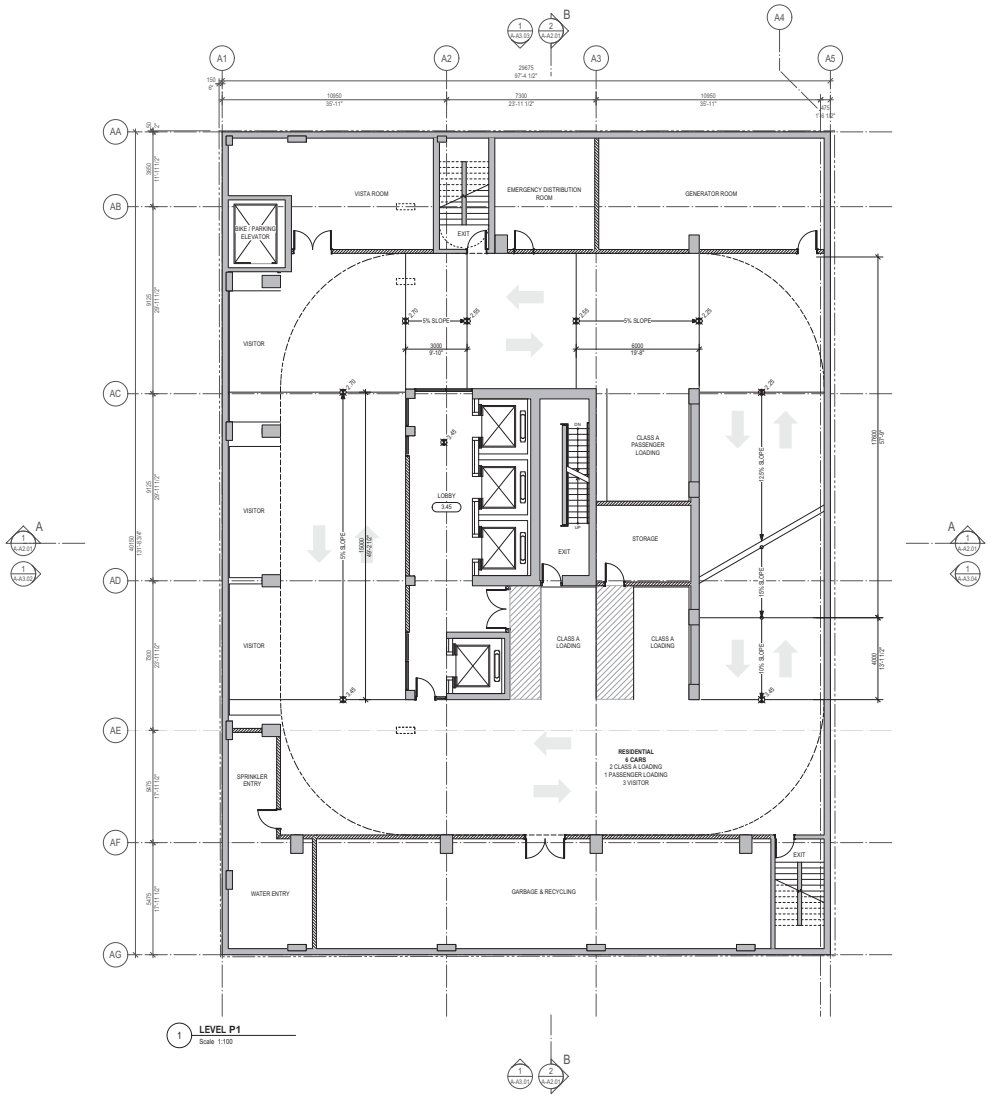
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL P2
PARKING FLOOR PLAN

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-A1.P2



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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

JOB TITLE

388 ABBOTT

VANCOUVER, BC.

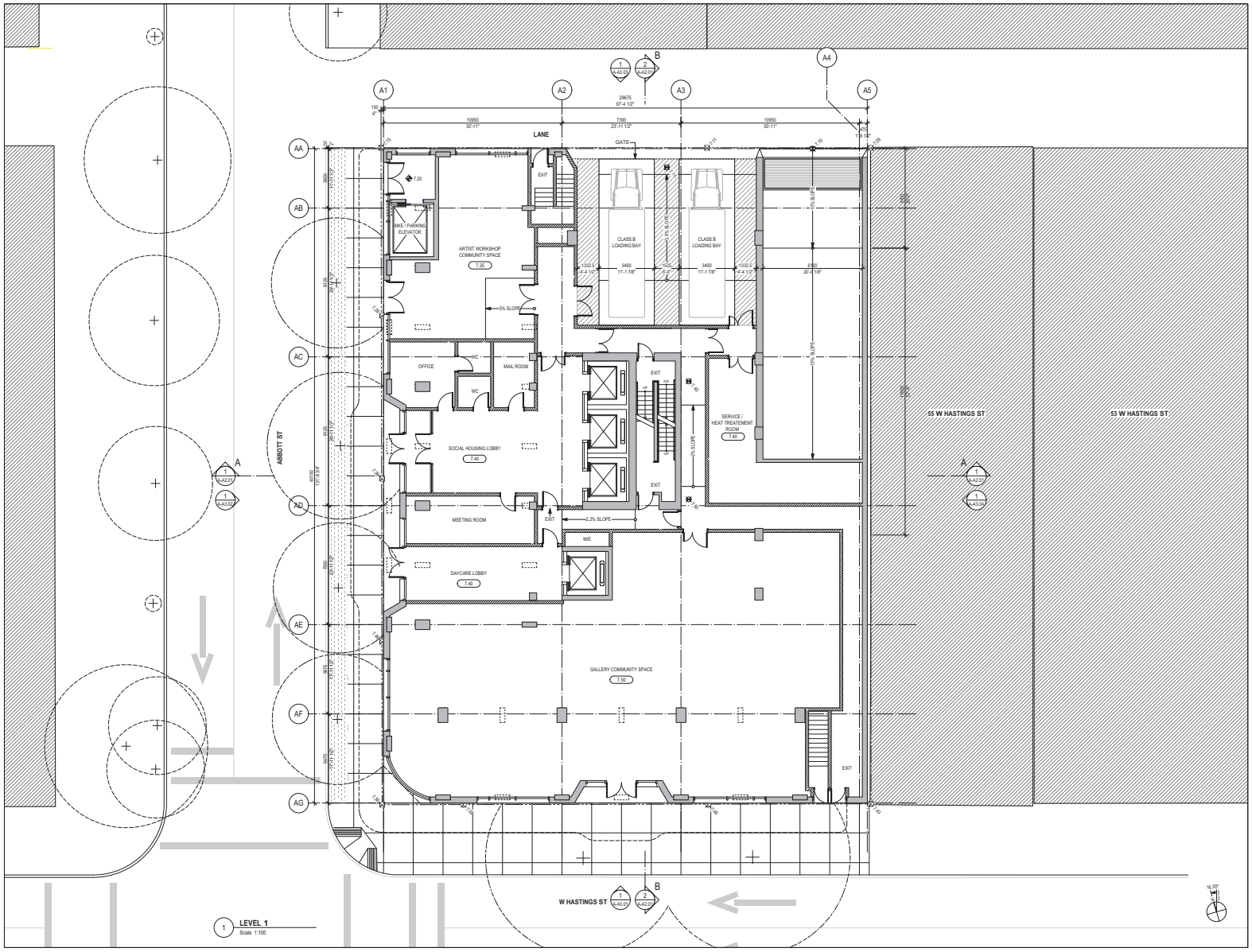
ASSISTANT CONSULTANT

DRAWING TITLE

LEVEL P1
PARKING FLOOR PLAN

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-A1.P1



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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

JOB TITLE

388 ABBOTT

VANCOUVER, BC.

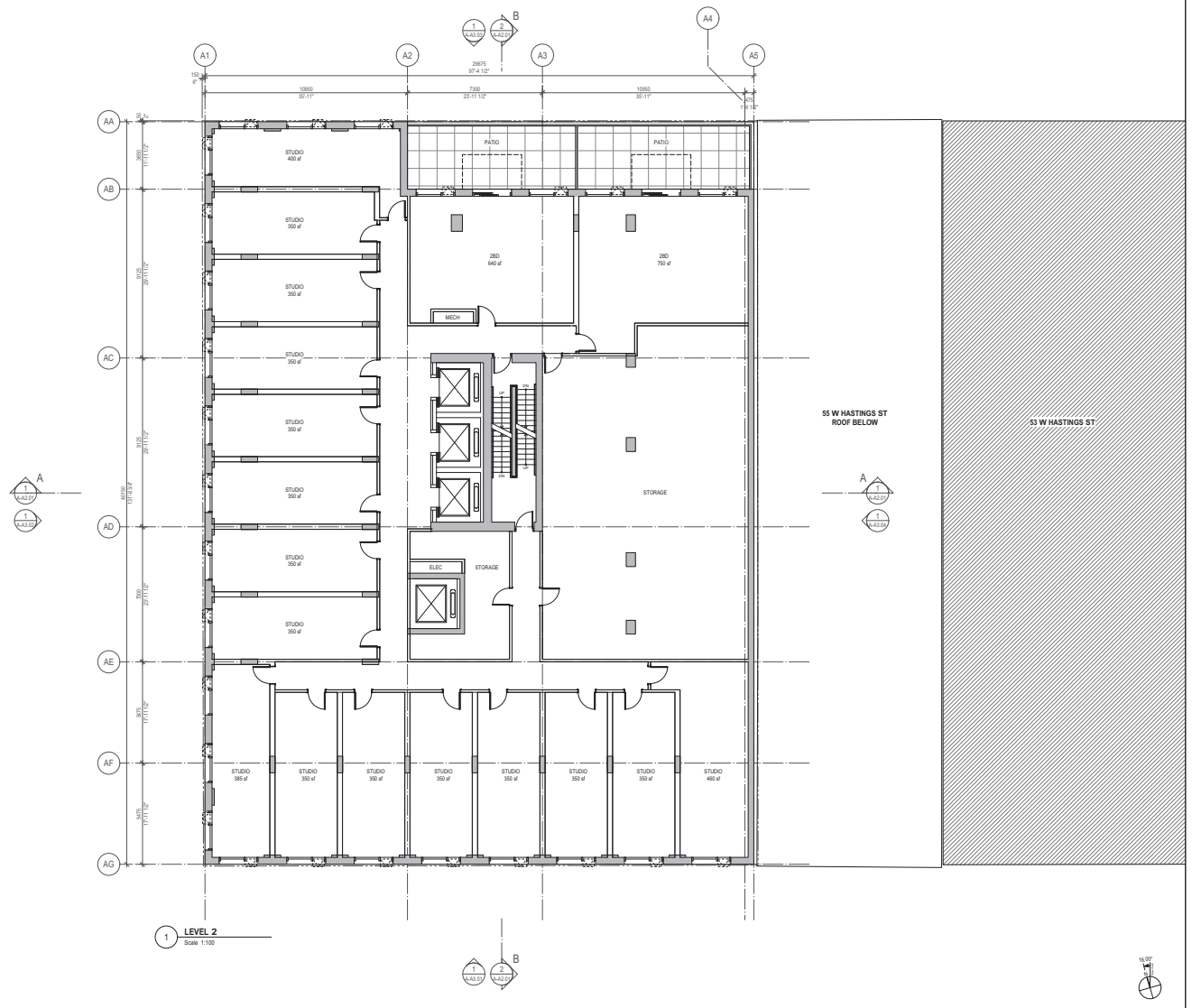
CONSULTANT

DRAWING TITLE

LEVEL 1
GROUND FLOOR PLAN

DATE	DRAWN
11 APR 2025	MB
SCALE	CHECKED
1:100	BM
JOB NO	
2303	

A-A1.01



1 LEVEL 2
Scale: 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-06-02

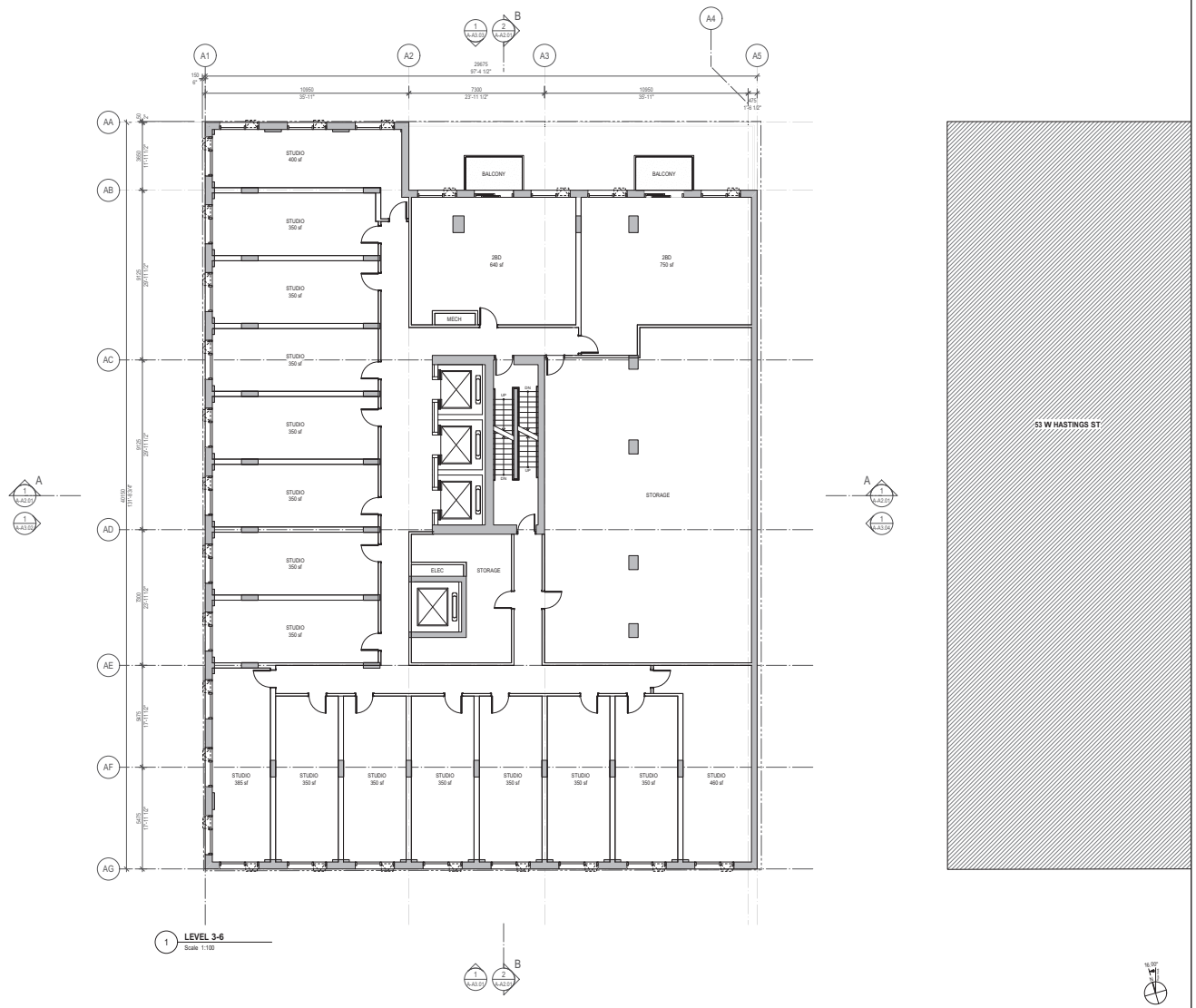
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 2 RESIDENTIAL FLOOR PLAN

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-A1.02



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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-06-02

JOB TITLE

388 ABBOTT

VANCOUVER, BC.

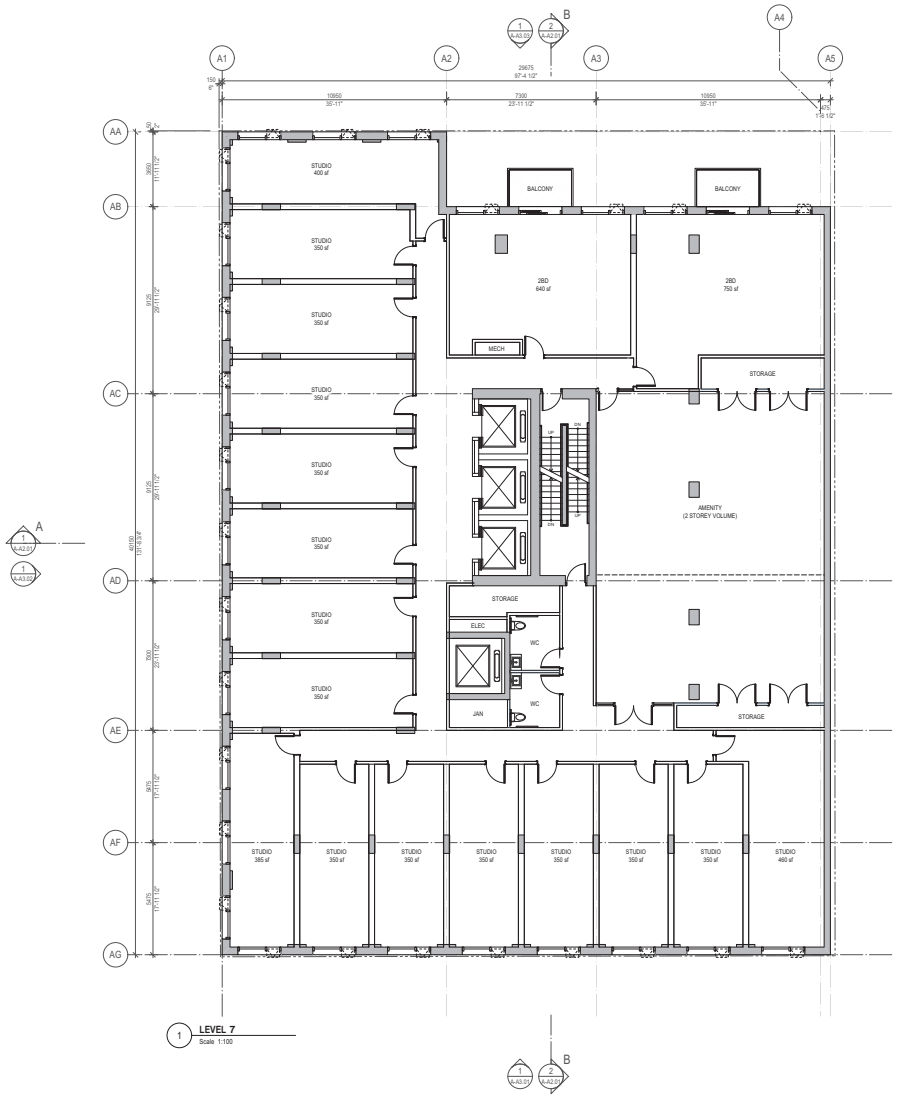
ASSESSED CONSULTANT

DRAWING TITLE

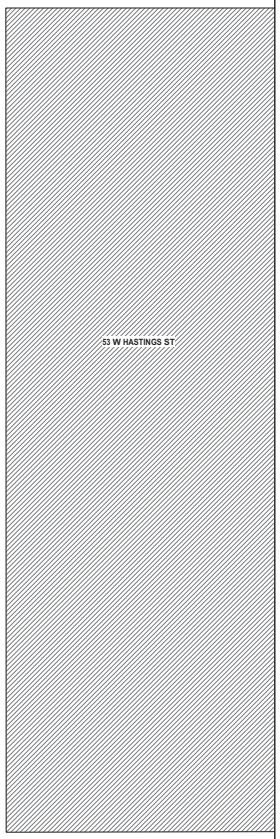
LEVEL 3-6 RESIDENTIAL FLOOR PLAN

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-A1.03



1 LEVEL 7
Scale 1:100



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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-06-02

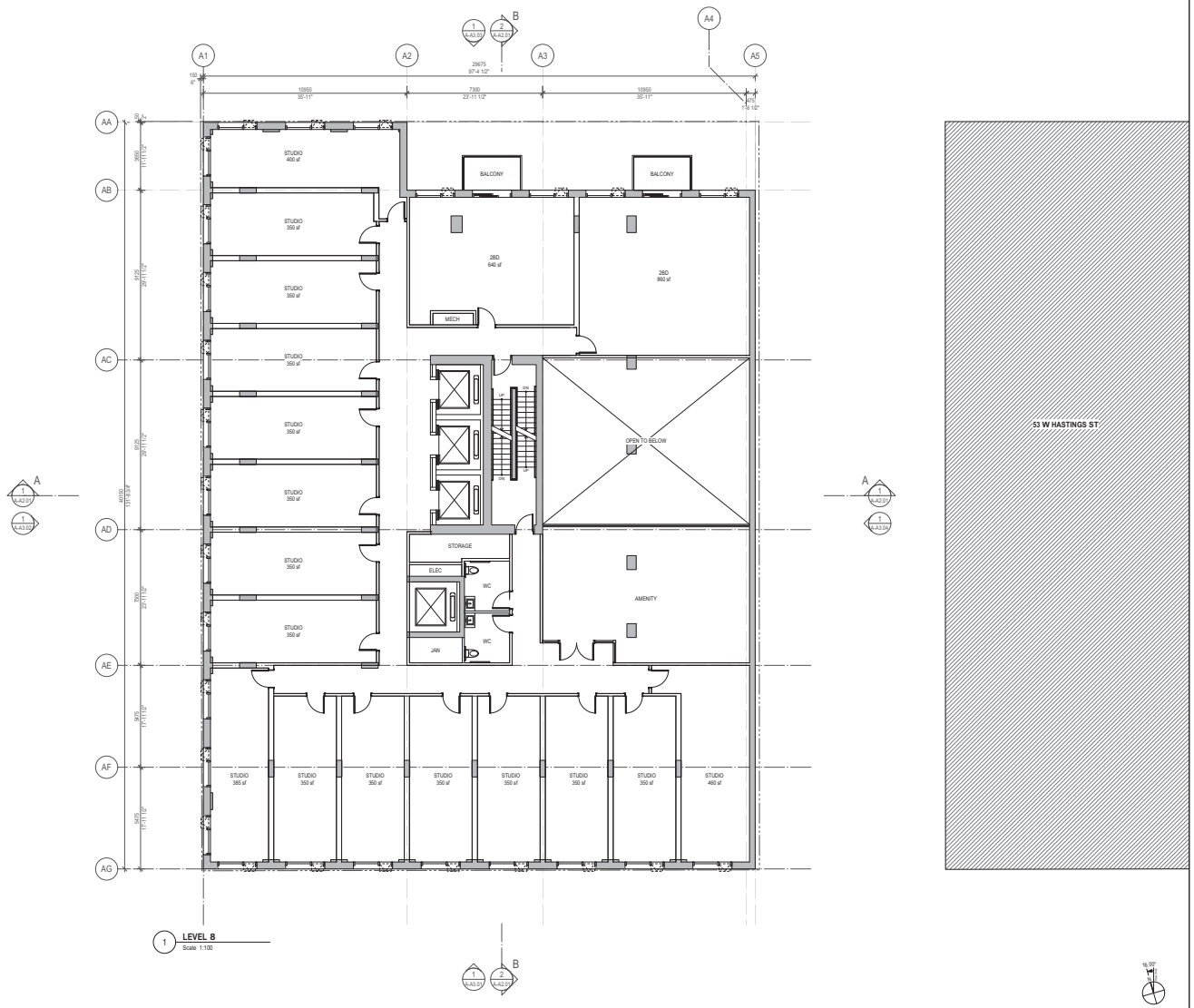
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 7 RESIDENTIAL FLOOR PLAN

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-A1.07



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2025-06-02

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

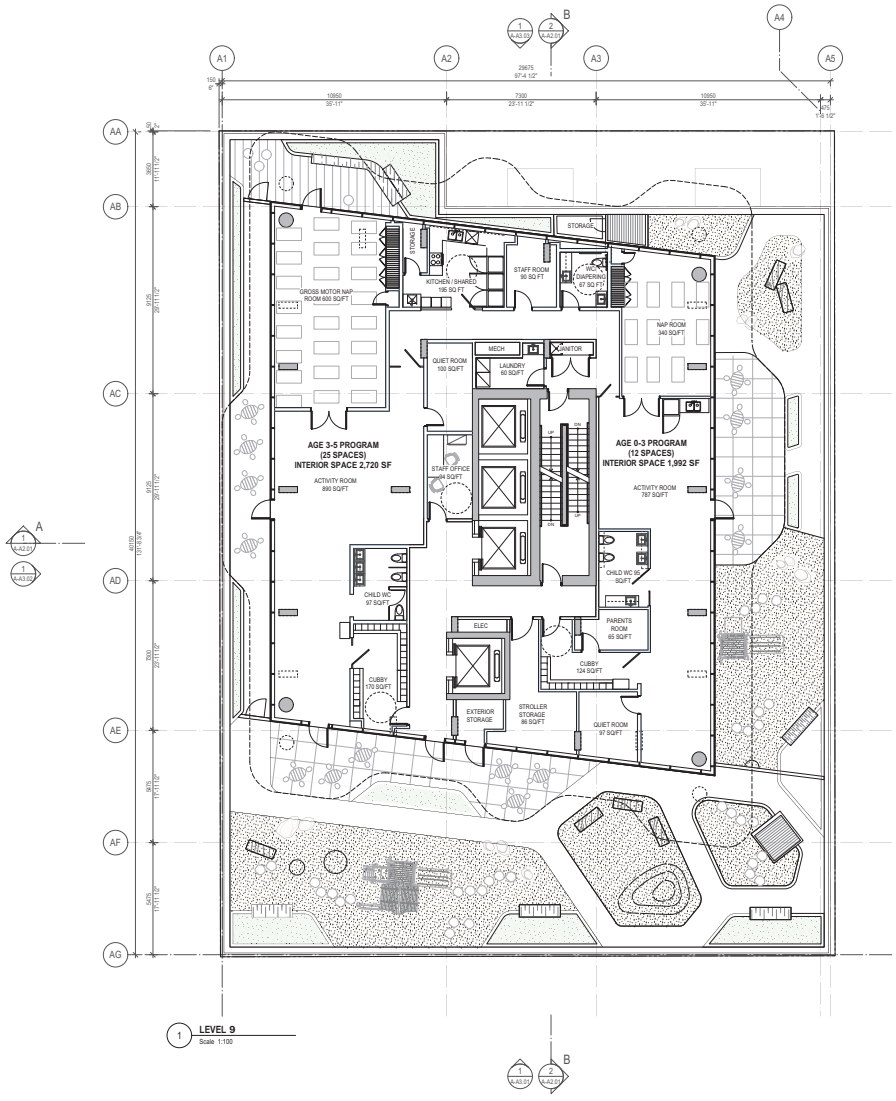
ASSESSED CONSULTANT

DRAWING TITLE

LEVEL 8
RESIDENTIAL FLOOR PLAN

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-A1.08



1 **LEVEL 9**
Scale: 1:100

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2025-06-02

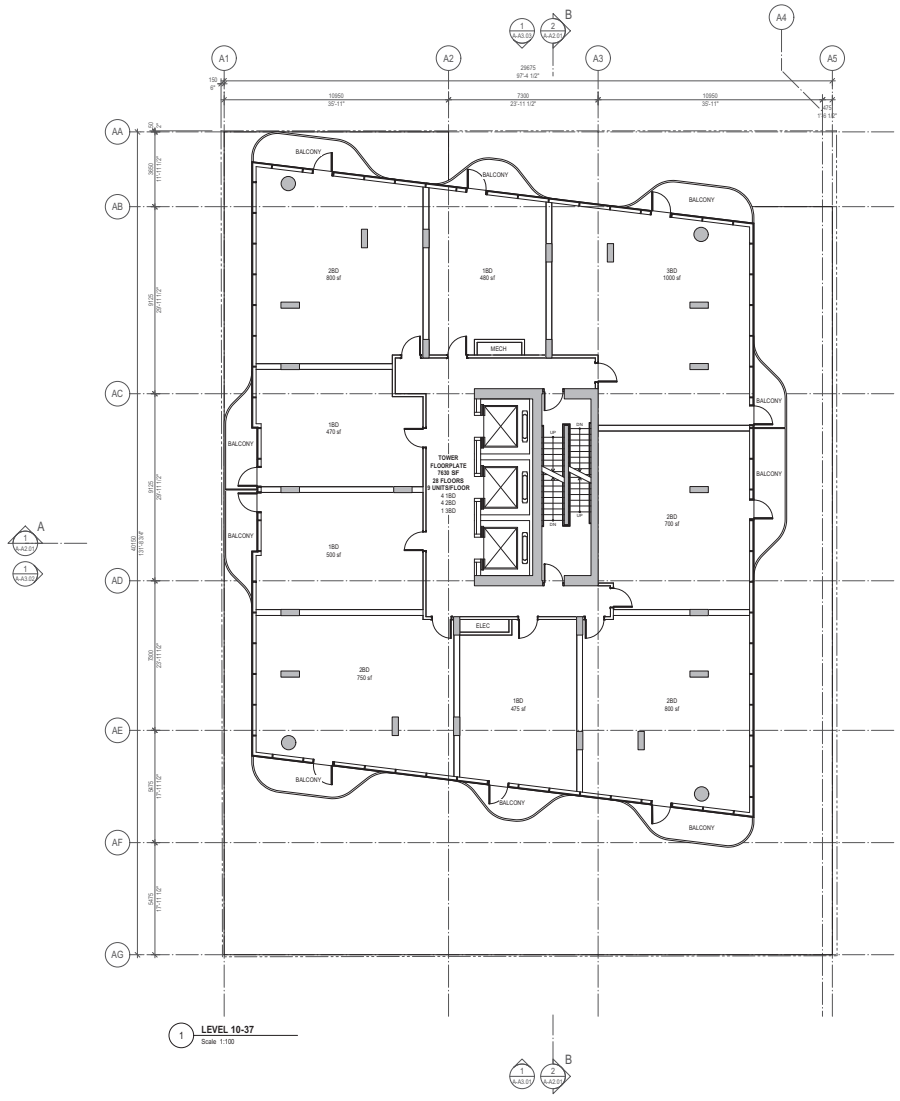
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
LEVEL 9
DAYCARE FLOOR PLAN

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-A1.09



1 LEVEL 10-37
Scale 1:100

HOLBORN

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REGISTERED ARCHITECT
HENRIQUEZ
BRITISH COLUMBIA
2025-06-20

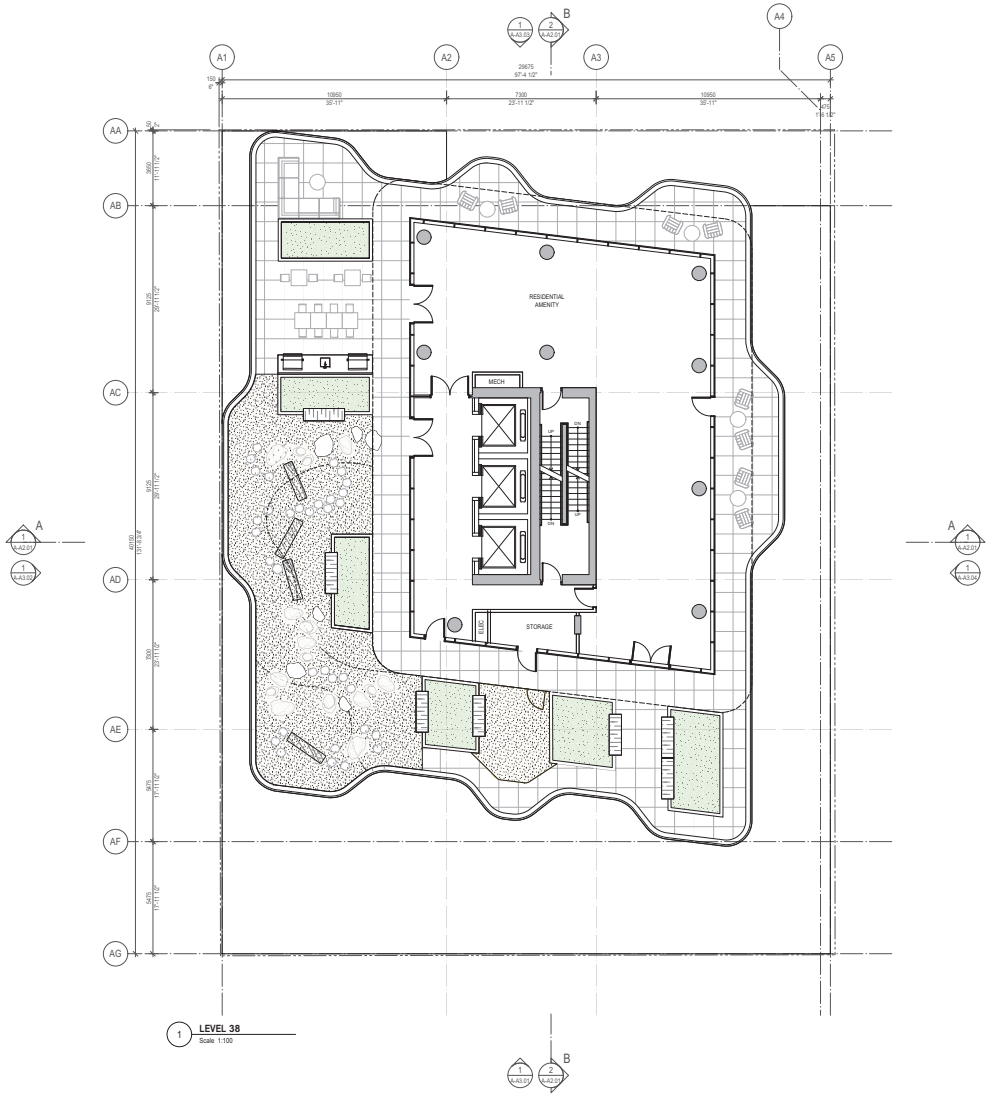
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

ASSESSMENT CONSULTANT

DRAWING TITLE
LEVEL 10-37
RESIDENTIAL FLOOR PLAN

PLOT DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
PLOT JOB NO: 2303	

A-A1.10



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2025-06-02

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

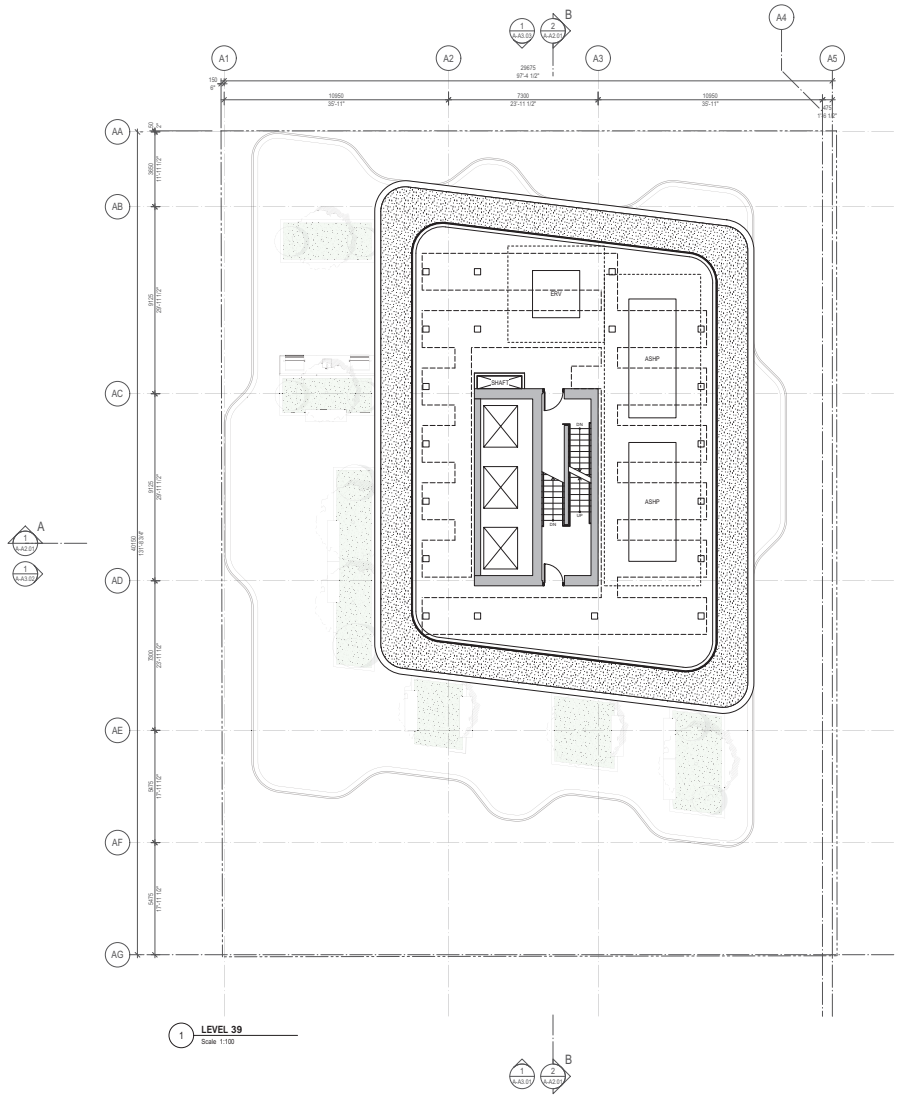
CONSULTANT

DRAWING TITLE

LEVEL 38
AMENITY FLOOR PLAN

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-A1.38



1 **LEVEL 39**
Scale 1:100

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2025-06-02

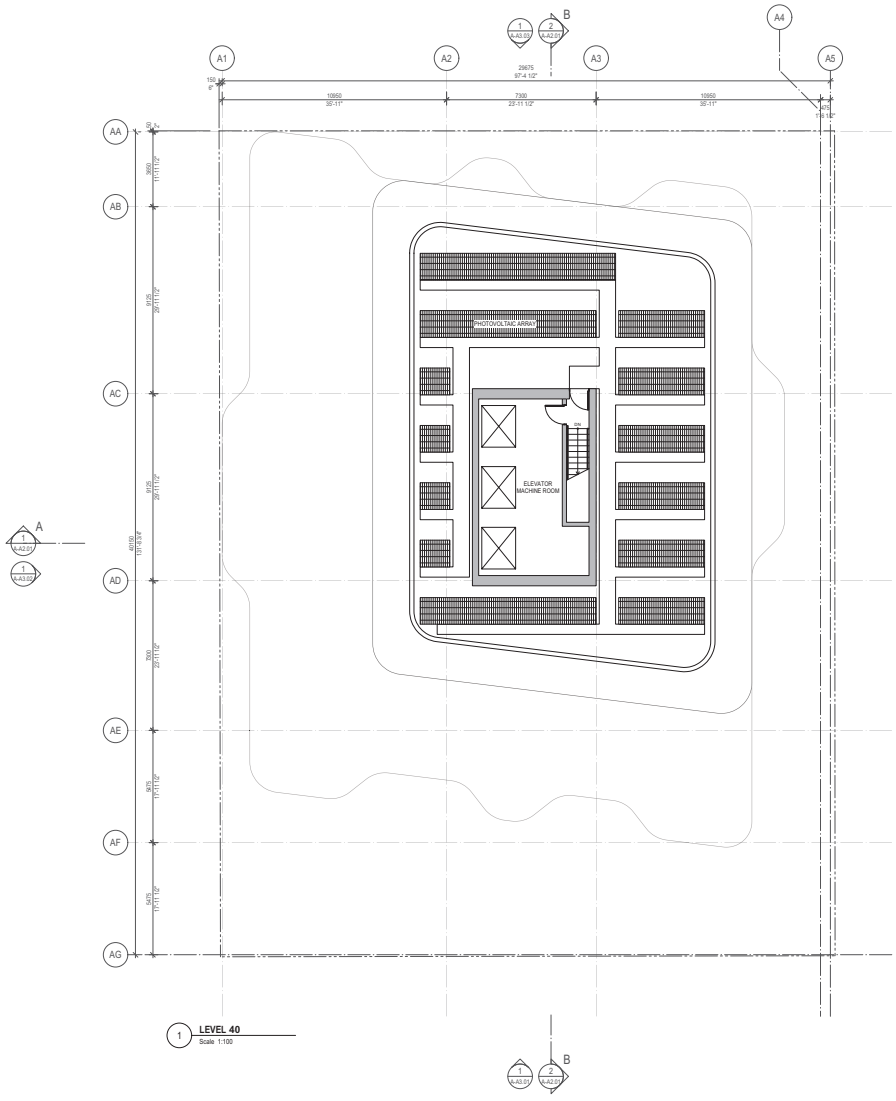
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

ARCHITECT CONSULTANT

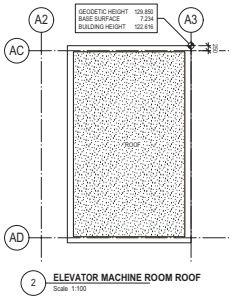
DRAWING TITLE
MECHANICAL PENTHOUSE FLOOR PLAN

DATE	11 APR 2025
DRAWN	MB
SCALE	1:100
CHECKED	BM
JOB NO.	2303

A-A1.39



1 **LEVEL 40**
Scale 1:100



2 **ELEVATOR MACHINE ROOM ROOF**
Scale 1:100

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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-06-02

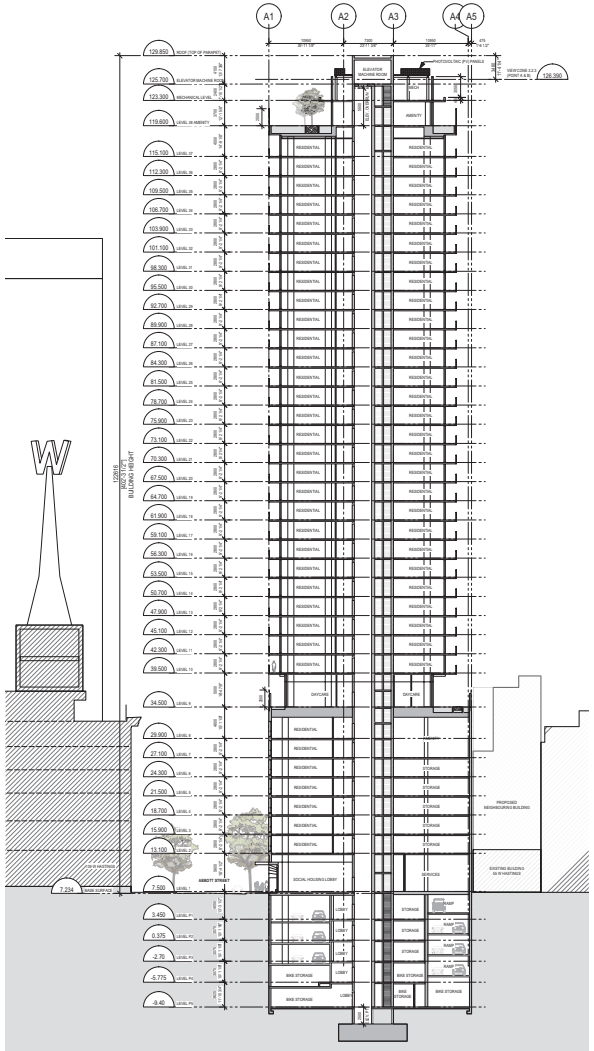
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

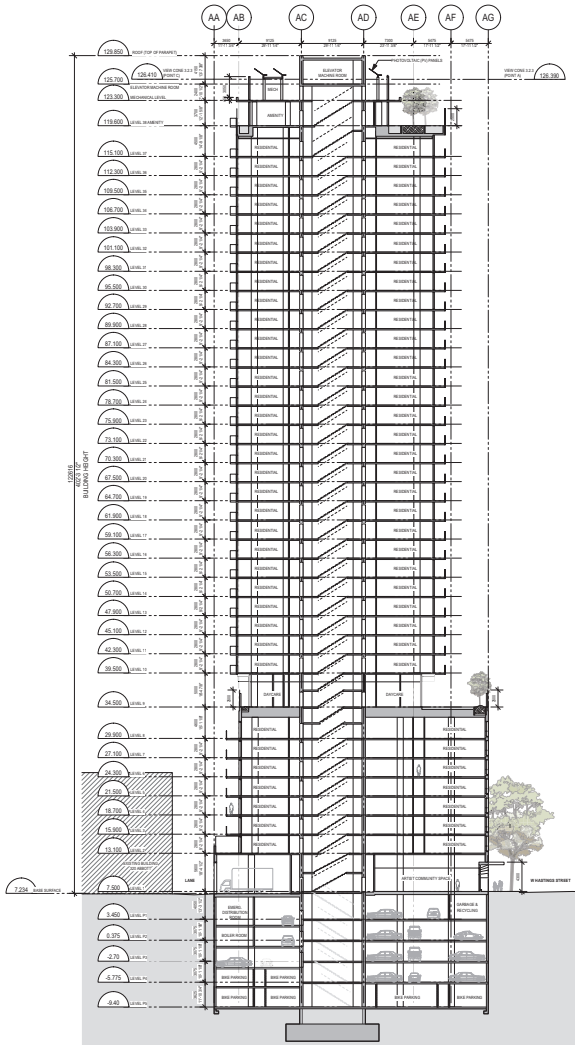
DRAWING TITLE
ELEVATOR MACHINE ROOM FLOOR PLAN & ROOF PLAN

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-A1.40



1 SECTION A
Scale 1:300



2 SECTION B
Scale 1:300

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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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

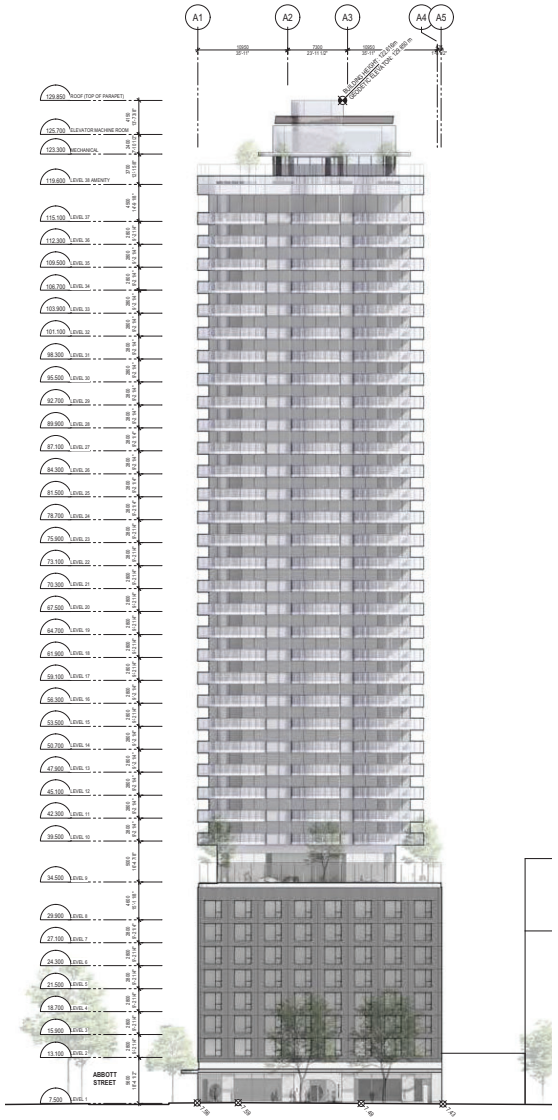
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

DRAWING TITLE
SECTION A & B

PLOT DATE	11 APR 2025
DRAWN	MB
SCALE	1:200
CHECKED	BM
PLOT NO.	2303

A-A2.01



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2025-06-02

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

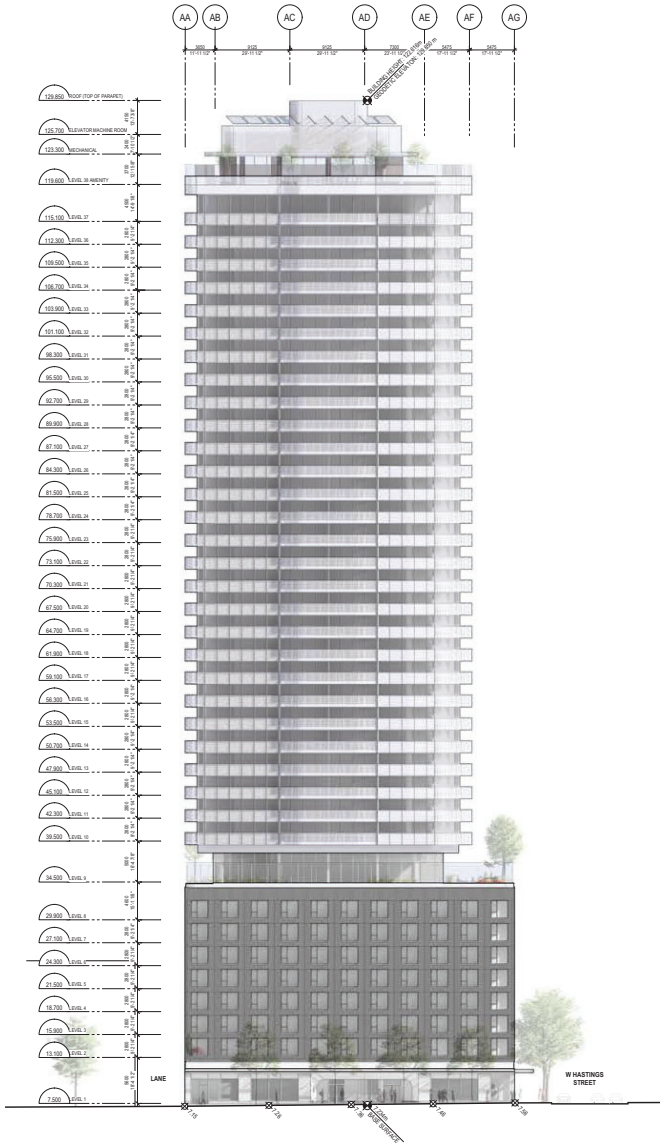
CONSULTANT

DRAWING TITLE

SOUTH ELEVATION

DATE	DRAWN
11 APR 2025	MB
SCALE	CHECKED
1:250	BM
JOB NO.	
2303	

A-A3.01



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2025-05-02

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

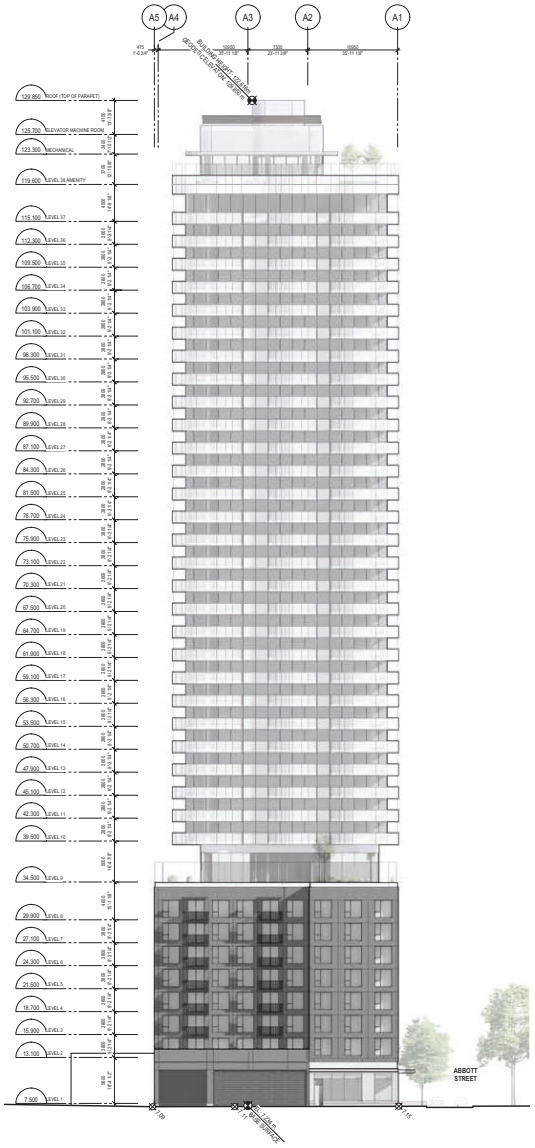
ADDITIONAL CONSULTANT

DRAWING TITLE

WEST ELEVATION

DATE	11 APR 2025
DRAWN	MB
SCALE	1:250
CHECKED	BM
JOB NO.	2303

A-A3.02



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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

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

JOB TITLE

388 ABBOTT
VANCOUVER, BC.

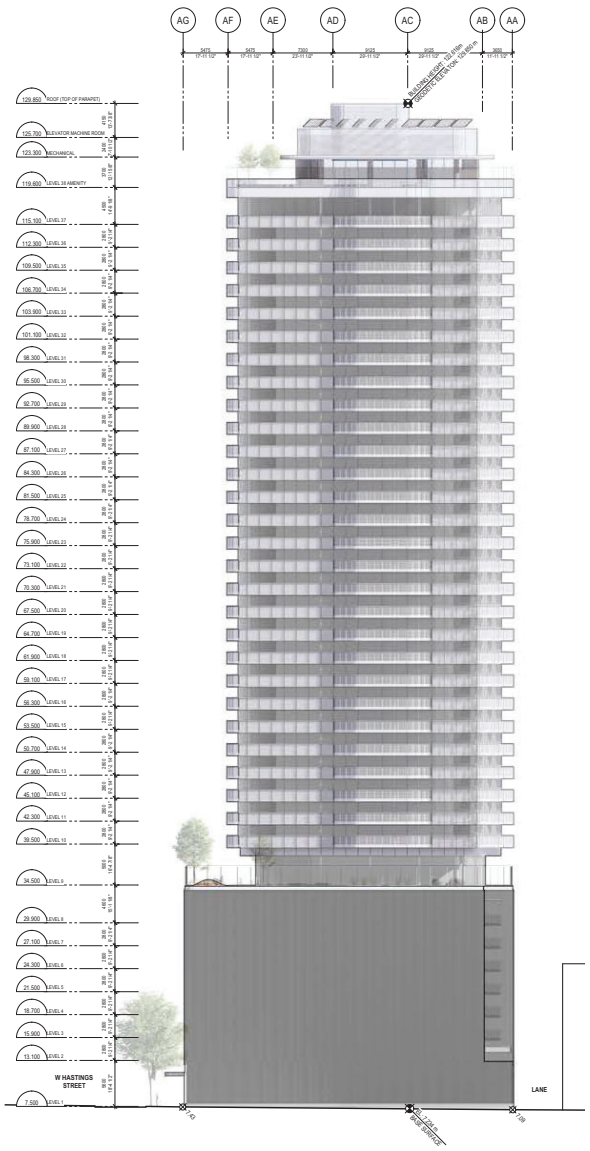
CONSULTANT

DRAWING TITLE

NORTH ELEVATION

DATE	DRAWN
11 APR 2025	MB
SCALE	CHECKED
1:250	BM
JOB NO.	
2303	

A-A3.03



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REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA

2025-05-02

HENRIQUEZ PARTNERS ARCHITECTS
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JOB TITLE

388 ABBOTT
VANCOUVER, BC.

ASSESSED CONSULTANT

DRAWING TITLE

EAST ELEVATION

PLOT DATE	11 APR 2025
DRAWN	MB
SCALE	1:250
CHECKED	BM
PLOT JOB NO	2303

A-A3.04

1 LEVEL P5
Scale 1:100

2 LEVEL P4
Scale 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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Vancouver BC Canada V6B 2A3
T 604 687 5681

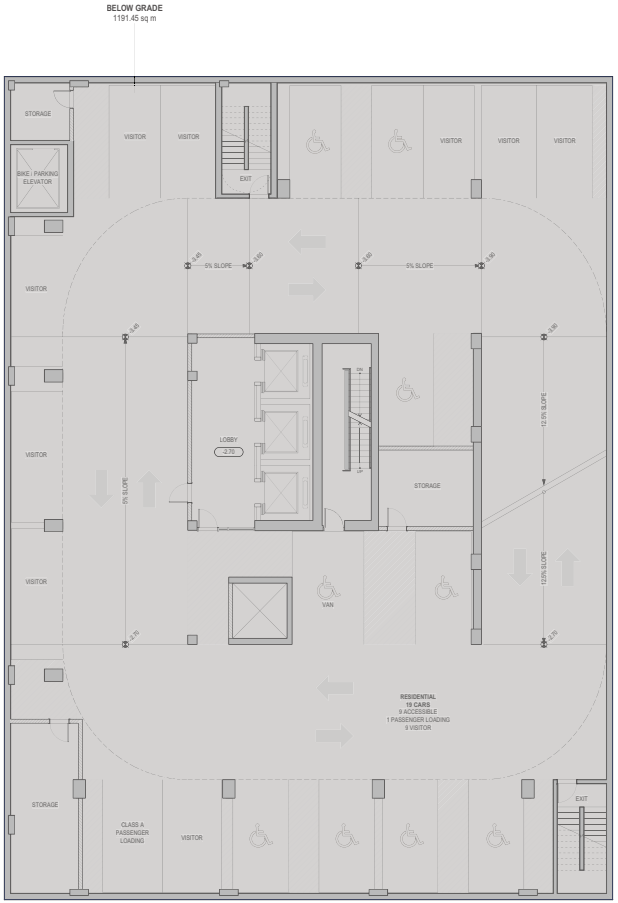
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

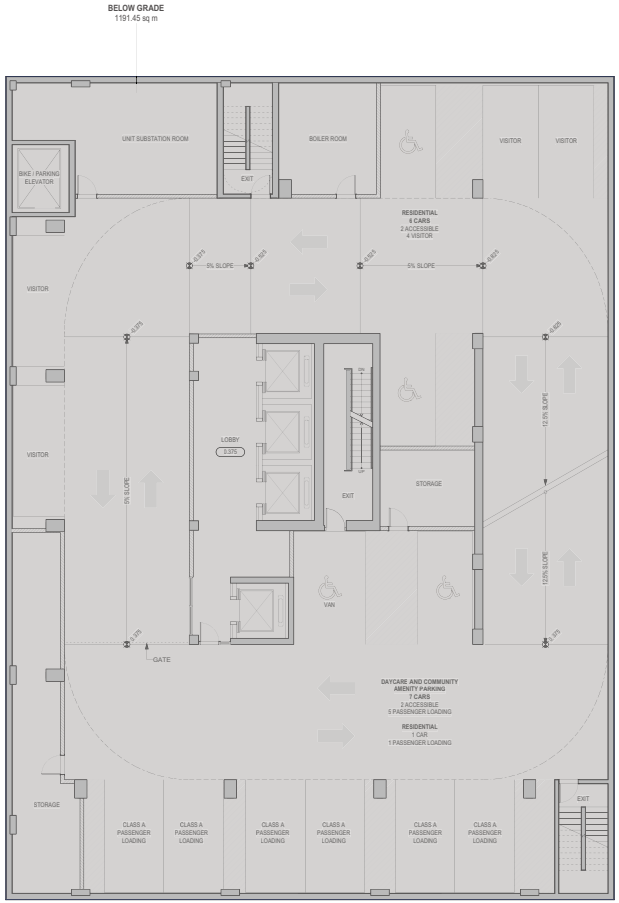
DRAWING TITLE
LEVEL P5 & P4 FSR AREA PLANS

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-AREA.P5



1 **LEVEL P3**
Scale 1:100



2 **LEVEL P2**
Scale 1:100

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ISSUED FOR REZONING 2 MAY 2025

REGISTERED ARCHITECT
GREGORY HENRIQUEZ
BRITISH COLUMBIA
2025-06-20

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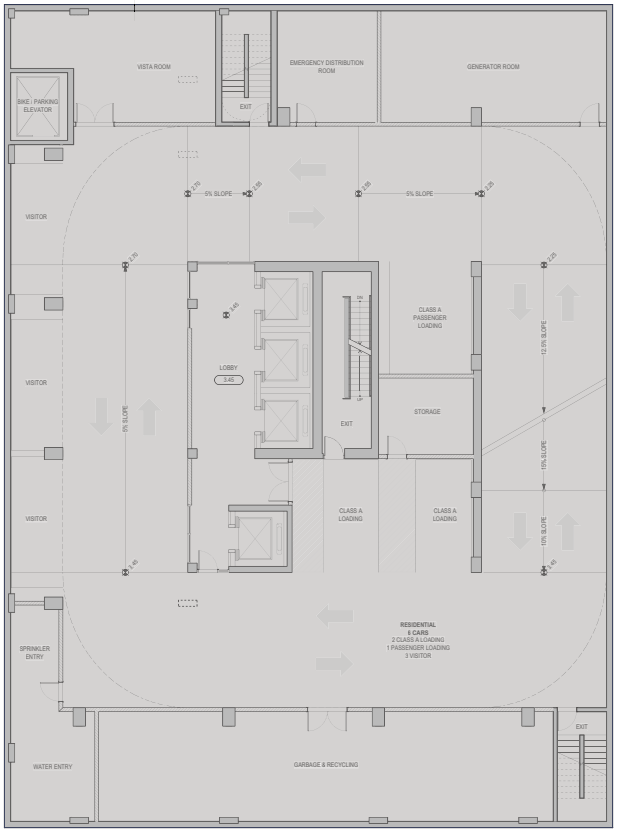
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

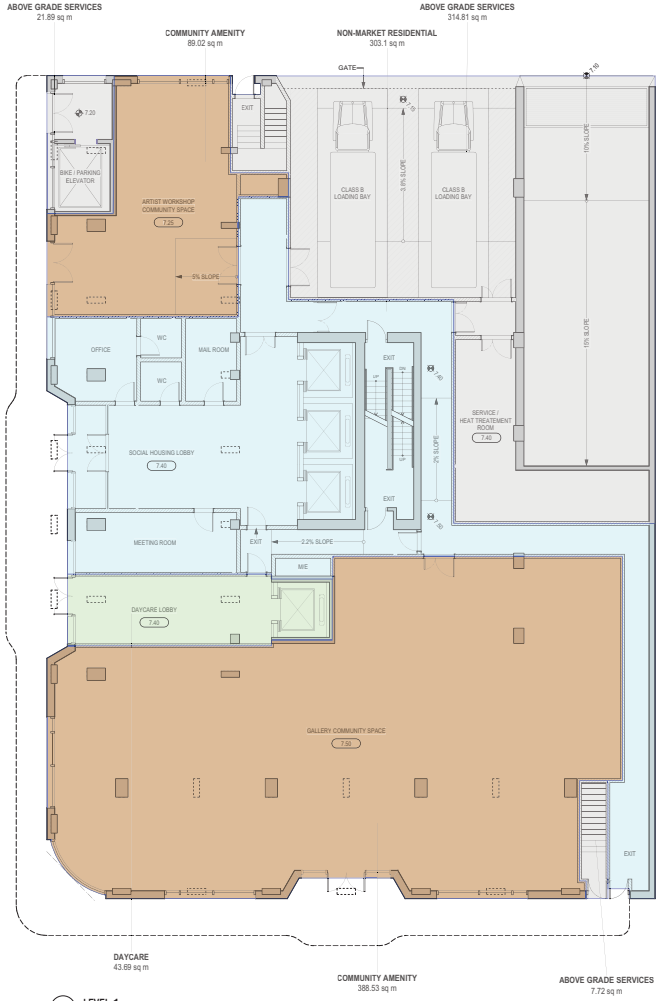
DRAWING TITLE
LEVEL P3 & P2 FSR AREA PLANS

DATE	11 APR 2025
DRAWN	MB
SCALE	1:100
CHECKED	BM
JOB NO.	2303

A-AREA.P3



1 **LEVEL P1**
Scale 1:100



2 **LEVEL 1**
Scale 1:100

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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Vancouver BC Canada V6B 2A3
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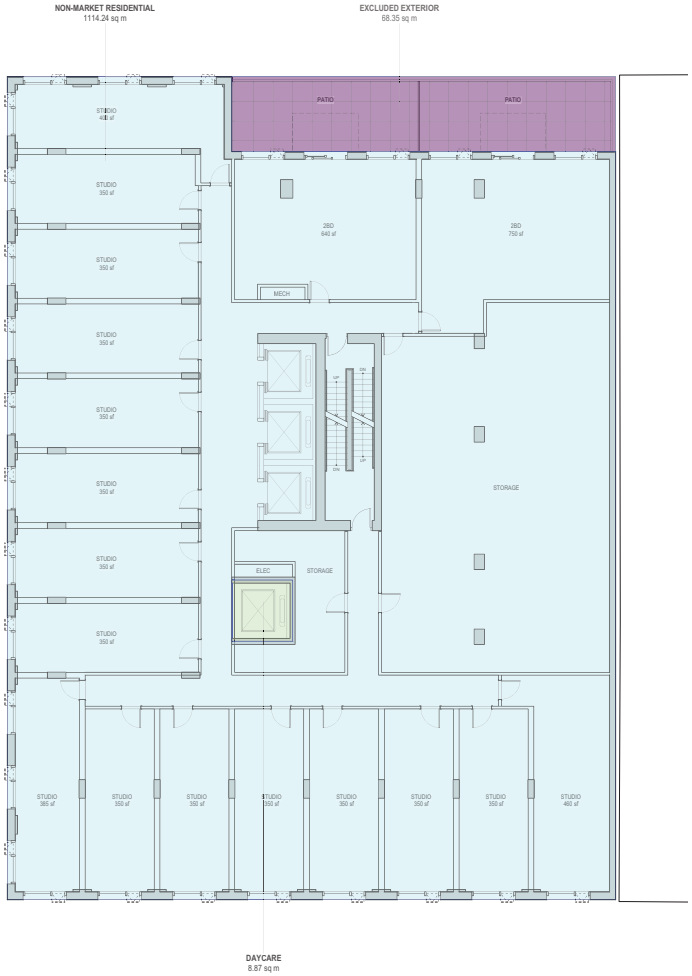
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

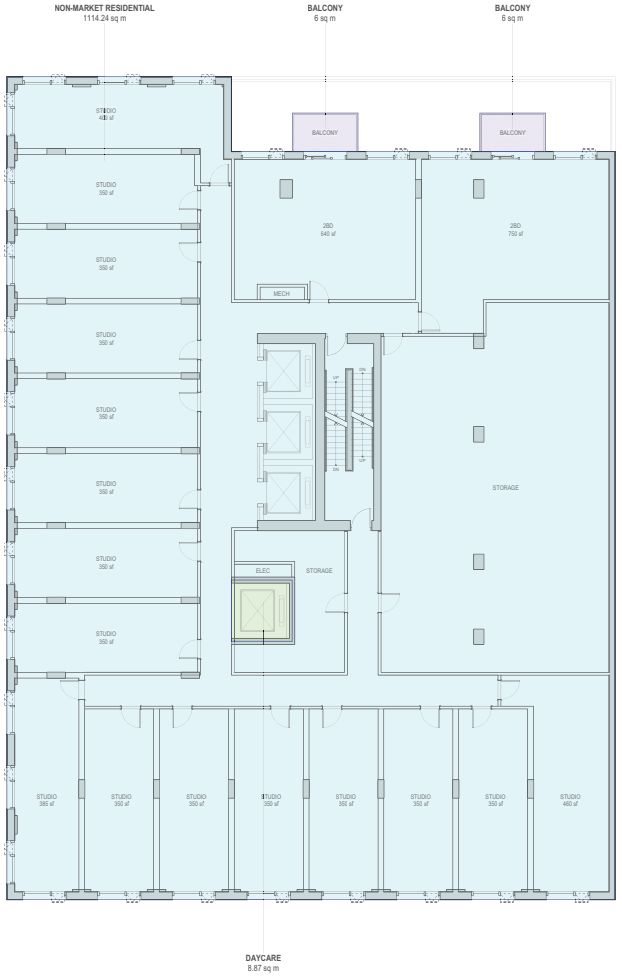
DRAWING TITLE
LEVEL P1 & 1
FSR AREA PLANS

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO	2303		

A-AREA.P1



1 **LEVEL 2**
Scale 1:100



2 **LEVEL 3-6**
Scale 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT
BENJAMIN MENRIQUEZ
BRITISH COLUMBIA
2025-06-02

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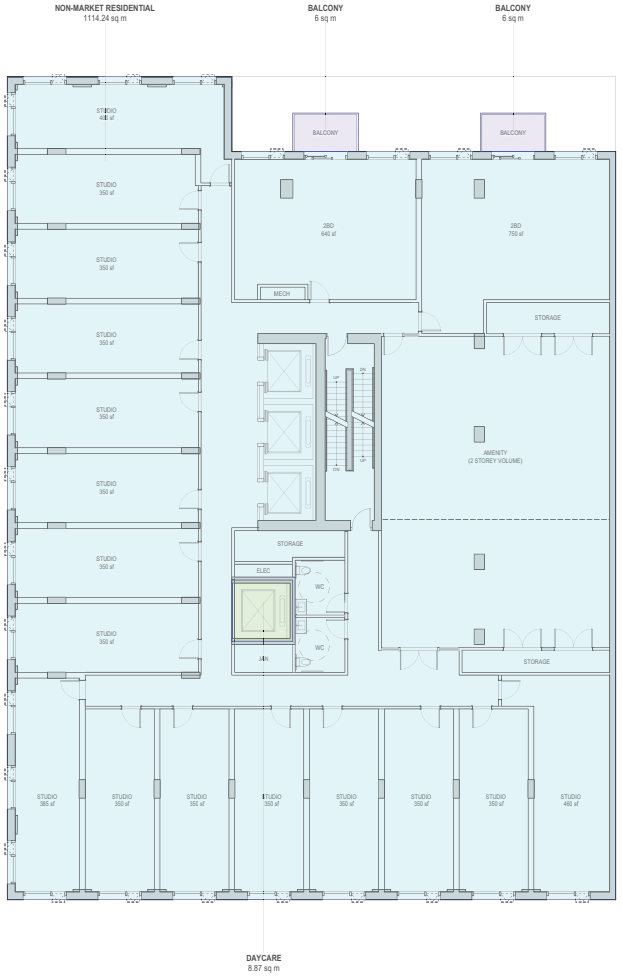
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

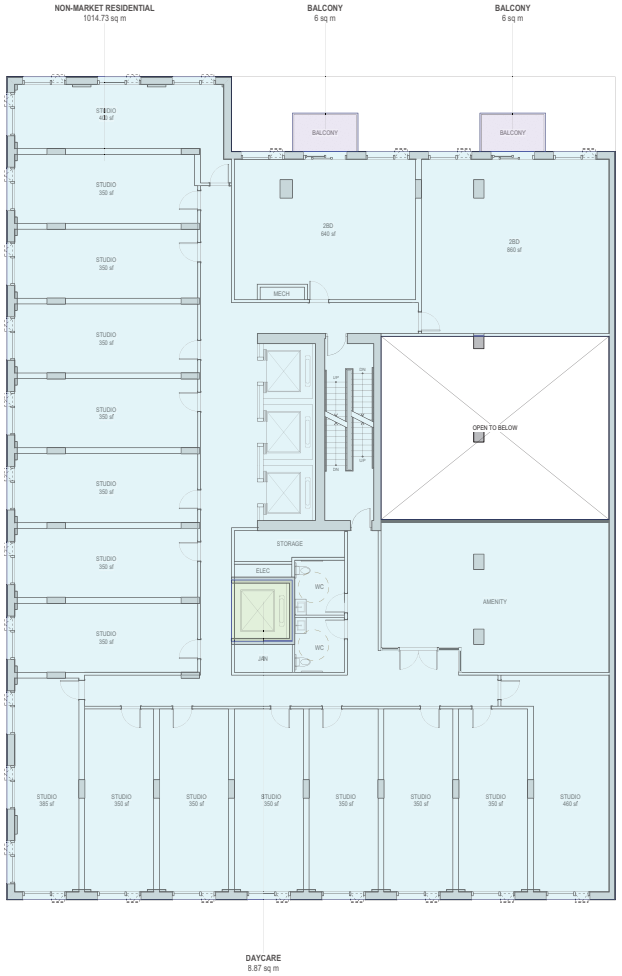
DRAWING TITLE
LEVEL 2 & 3-6
FSR AREA PLANS

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-AREA.02



1 **LEVEL 7**
Scale 1:100



2 **LEVEL 8**
Scale 1:100

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2025-06-02

HENRIQUEZ PARTNERS ARCHITECTS
506 W Georgia Street
Vancouver BC Canada V6B 2A3
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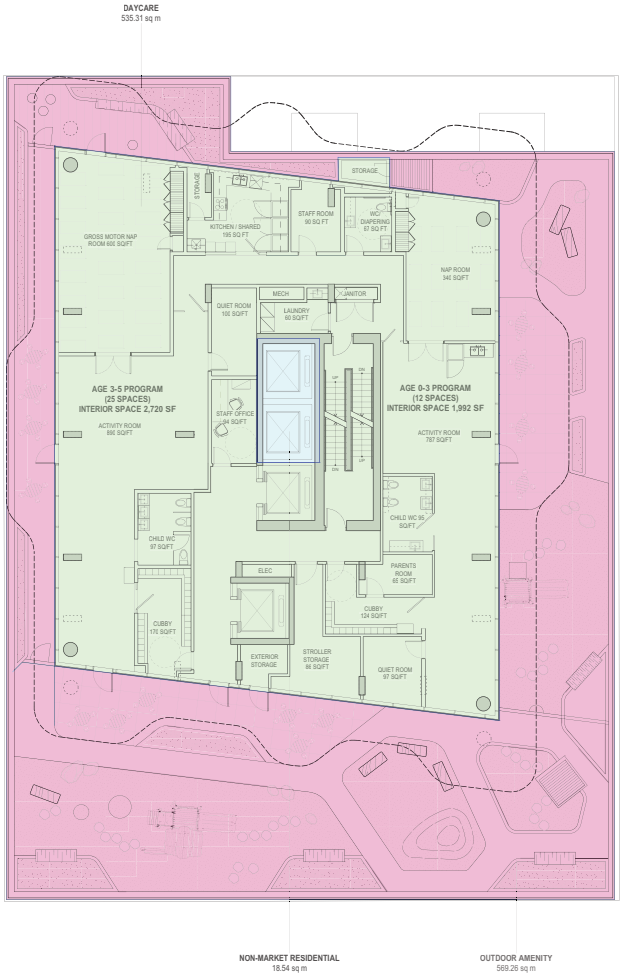
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

CONSULTANT

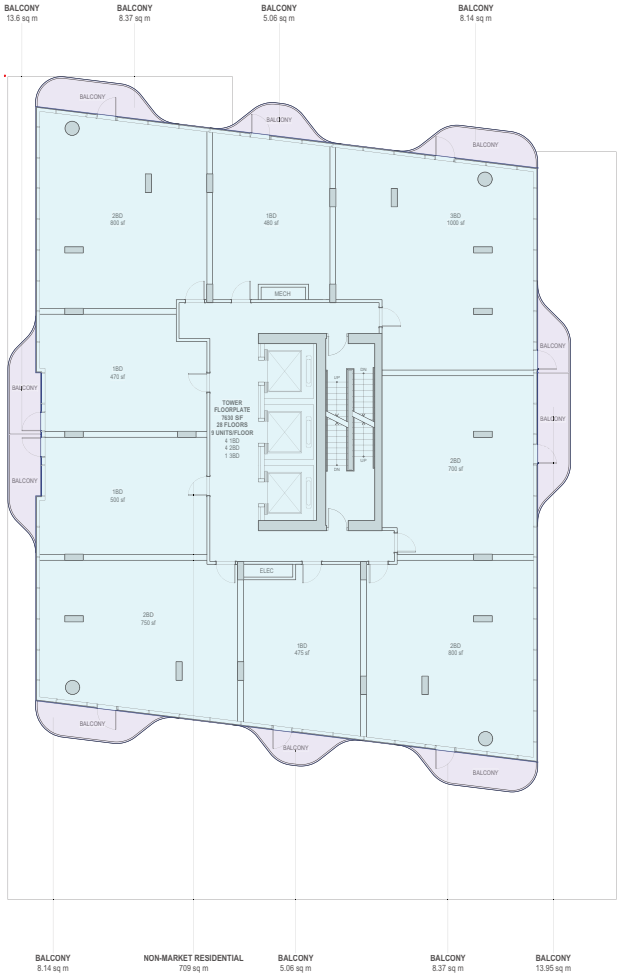
DRAWING TITLE
LEVEL 7 & 8
FSR AREA PLANS

DATE: 11 APR 2025	DRAWN: MB
SCALE: 1:100	CHECKED: BM
JOB NO: 2303	

A-AREA.07



1 LEVEL 9
Scale 1:100



2 LEVEL 10-37
Scale 1:100

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ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-05-02

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598 W Georgia Street
Vancouver BC Canada V6B 2A3
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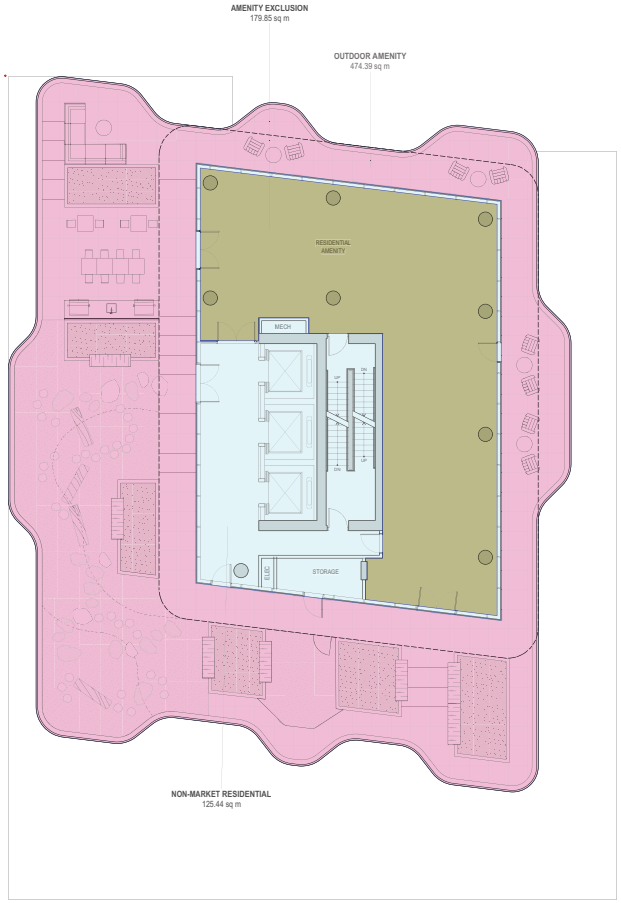
JOB TITLE
388 ABBOTT
VANCOUVER, BC.

ADDITIONAL CONSULTANT

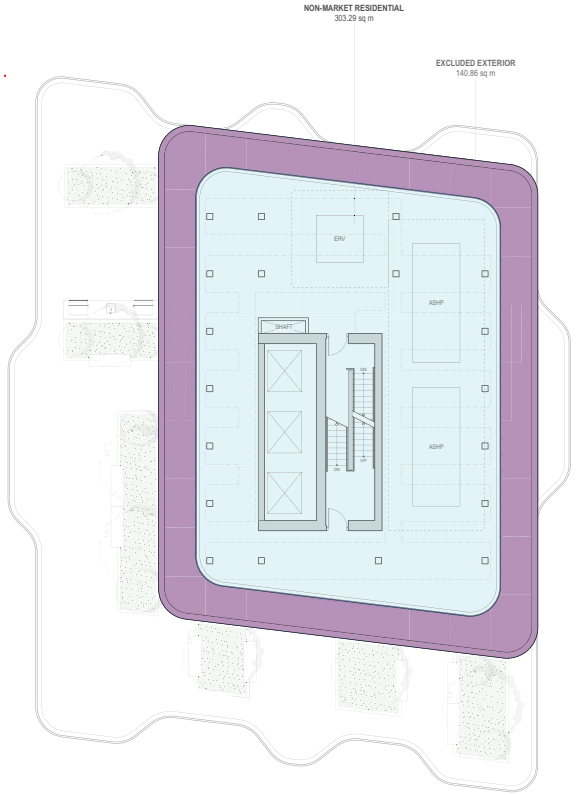
DRAWING TITLE
LEVEL 9 & 10-37 FSR AREA PLANS

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-AREA.09



1 LEVEL 38
Scale 1:100



2 MECHANICAL PENTHOUSE PLAN
Scale 1:100

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2025-05-02

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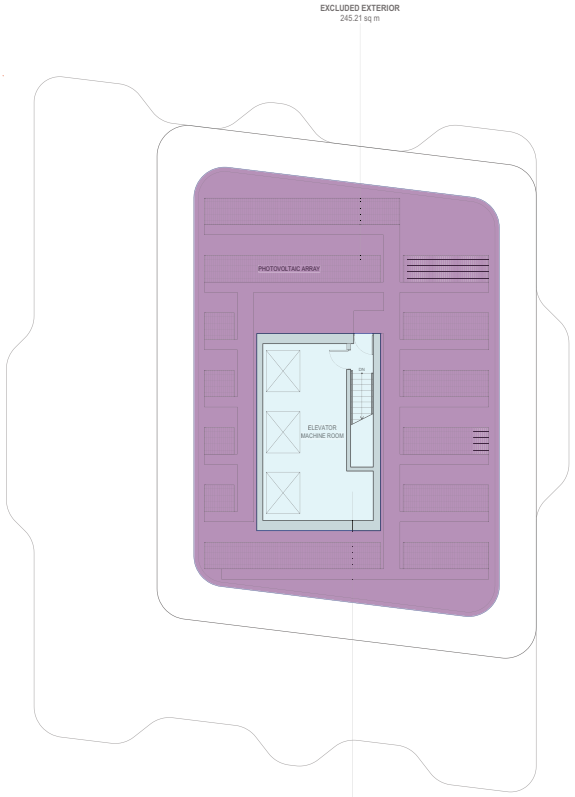
JOB TITLE
388 ABBOTT
VANCOUVER, BC

CONSULTANT

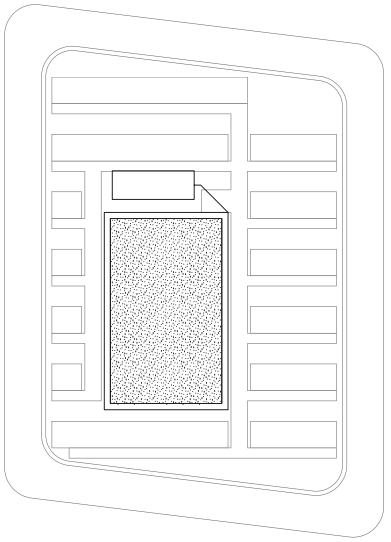
DRAWING TITLE
LEVEL 38 & MECH PENTHOUSE FSR AREA PLANS

DATE	DRAWN
11 APR 2025	MB
SCALE	CHECKED
1:100	BM
JOB NO.	
2303	

A-AREA.38



1 ELEVATOR MACHINE ROOM FLOOR PLAN
Scale 1:100



2 ROOF PLAN
Scale 1:100

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NOT FOR CONSTRUCTION

ISSUED FOR REZONING	2 MAY 2025

REGISTERED ARCHITECT GREGORY HENRIQUEZ BRITISH COLUMBIA
2025-04-30

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JOB TITLE
388 ABBOTT
VANCOUVER, BC.

ADDITIONAL CONSULTANT

DRAWING TITLE
ELEV MACHINE ROOM & ROOF FSR AREA PLANS

DATE	11 APR 2025	DRAWN	MB
SCALE	1:100	CHECKED	BM
JOB NO.	2303		

A-AREA.40

501 W GEORGIA

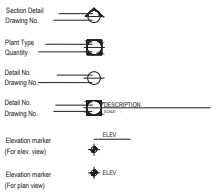
ISSUED FOR REZONING - LANDSCAPE

DATE: May 2nd , 2025

ABBREVIATIONS

AD	Area Drain
ALT	Alternate
ALUM	Aluminium
ARCH	Architect/ Architectural
AVG	Average
BG	Building Grades
B	Bottom
BC	Bottom of Curb Elevation
BLDG	Building
BOL	Bollard
BP	Bottom of Pool
BS	Bottom of Step/ Stair Elevation
BTW	Between
BW	Bottom of Wall Elevation
CB	Catch Basin
CIV	Civil
CJ	Control Joint
C/O	Clean out
COJ	Construction Joint
COMP	Compacted
CONC	Concrete
DEG	Degree
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DWG	Drawing
EJ	Expansion Joint
ENG	Engineer/ Engineering
EQ	Equal
EX	Existing
FC	Flush Curb
FDN	Foundation
FG	Finish Grade
FIN	Finish
FTG	Footing
FTN	Fountain
GALV	Galvanized
HEF	Horizontal Each Face
HP	High Point
HT	Height
HWL	High Water Level
ID	Inside Diameter/Dimension
INCL	Include/ Including
JT	Joint
LARCH	Landscape Architect
LOW	Limit of Work
LT	Light
M	Meters/ Metres
MAX	Maximum
MIN	Minimum
MISC	Miscellaneous
NIC	Not in Contract
NO	Number
NTS	Not to Scale
OC	On Center
OD	Outside Diameter/Dimension
PA	Planting Area
PC	Point of Curvature
PERP	Perpendicular
PI	Point of Intersection
PL	Property Line
PLNT	Plant/ Planting
PO	Point of Origin
PP	Pedestrian Pole
PIP	Pour-in-Place
PSI	Pounds per Square Inch
PT	Point of Tangency
QTY	Quantity
R	Riser
RA	Radius
REBAR	Reinforcing Bar
REQ	Required
ROW	Right of Way
SB	Setback
SHT	Sheet
SPEC	Specifications
SECT	Section
SQ	Square
SS	Stainless Steel
STA PT	Station Point
STD	Standard
STL	Steel
STR/STRUC	Structure/ Structural
T	Top
T+B	Top and Bottom
TAN	Tangency
TC	Top of Curb Elevation
TD	Trench Drain
TEMP	Temporary
THK	Thick
TOS	Top of Slab
TPZ	Tree Protection Zone
TS	Top of Step/ Stair Elevation
TW	Top of Wall Elevation
TYP	Typical
VERT	Vertical
VEF	Vertical Each Face
w/	with
w/o	without
WF	Water Feature
WJ	Water Jet
WL	Water Level
WP	Waterproofing

LANDSCAPE ARCHITECTURAL SYMBOLS



GENERAL NOTES

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS, BIKE PATH AND PEDESTRIAN LET-DOWNS.
4. REFER TO ENGINEERING DRAWINGS FOR ALL PAVED SURFACES IN ROADWAYS.
5. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VANCOUVER STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VANCOUVER PARK BOARD.

DRAWING LIST

GENERAL

L1.00 TREE MANAGEMENT PLAN
L2.00 GROUND LEVEL ANNOTATION PLAN
L2.10 LEVEL 04 ANNOTATION PLAN
L2.20 LEVEL 69 ANNOTATION PLAN
L2.30 LEVEL 80 ANNOTATION PLAN
L3.00 SECTIONS

HOLBORN

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ISSUED FOR:	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

501 W GEORGIA

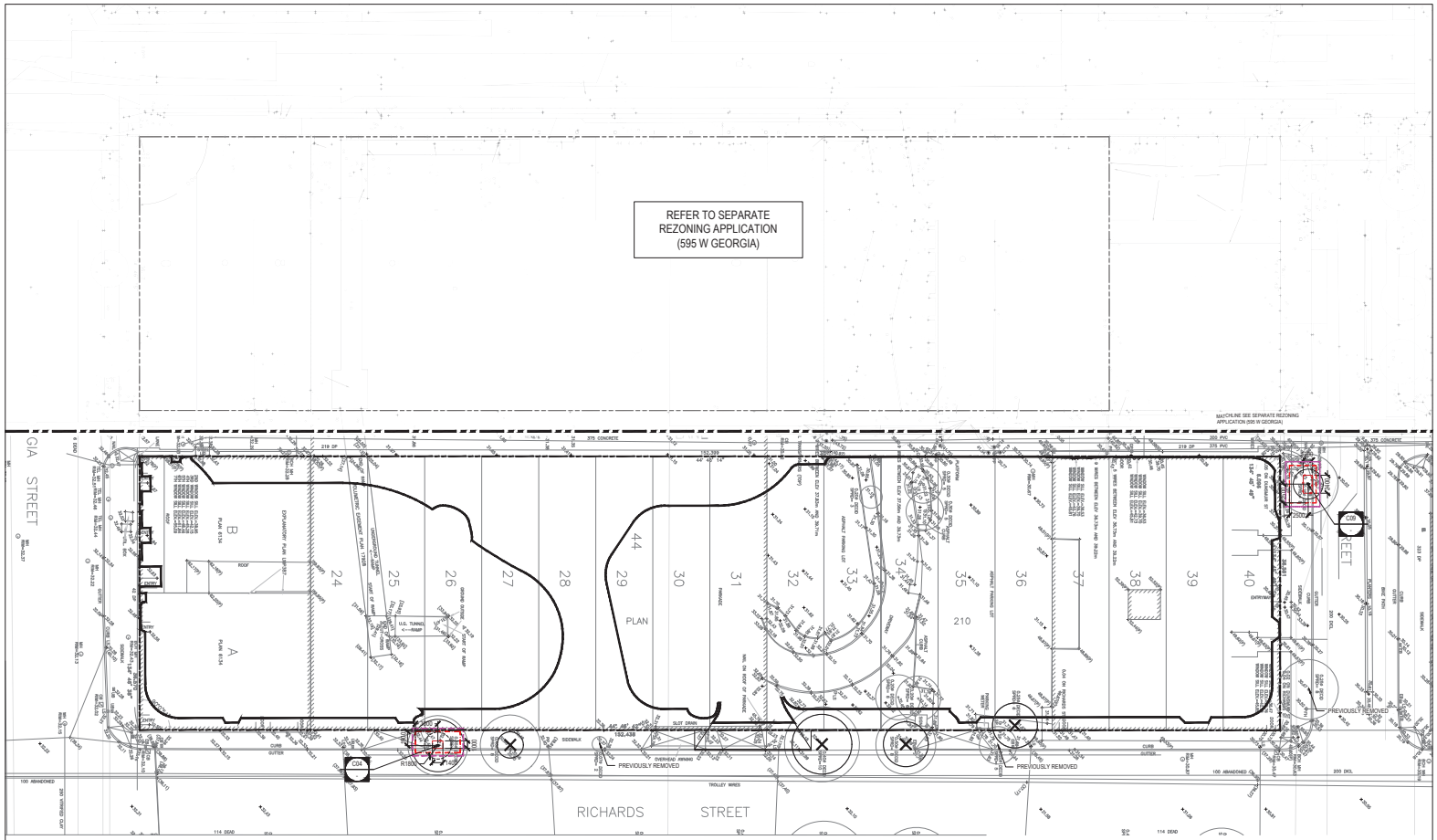
VANCOUVER, BC

PFS STUDIO

DRAWING TITLE

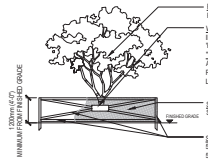
COVER SHEET

DATE: 25-05-02	DRAWN: YZ / JL
SCALE:	CHECKED: JL
JOB NO.: 24010	



LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXISTING TREE - TO BE REMOVED
- EXISTING TREE - TO BE RETAINED AND PROTECTED
- TREE PROTECTION BARRIER
- ROOT PROTECTION ZONE
- WORKING SPACE SETBACK
- TREE PROTECTION SETBACK - CITY GUIDELINE

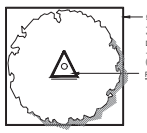


RETENTION TREE - EXISTING TREE TO BE PROTECTED

WATERPROOF SIGNAGE W/ MIN.75MM FRONT: IN ACCORDANCE WITH CITY OF VANCOUVER "PROTCTION OF TREES BY-LAW NO. 9958 "TREE PROTECTION AREA - NO ENTRY" AND SHALL ALSO READ: NO DUMPING, NO FILLING, NO DIGGING OR EXCAVATING. NO LUMBER OR SUPPLY STORAGE"

SNOW FENCING - (PLASTIC MESH SCREENING) SECURELY FASTENED TO WOOD FRAME

SOLID BARRIER
50x100 (2"x4") WOOD POSTS
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS



50x100 (2"x4") MIN. WOOD FRAME
- FOR DIMENSIONS REFER TO "TREE PROTECTION FENCING DISTANCE CHART.
- TO DRIPLINE OF TREE (MIN. OUTSIDE OF BRANCHES)

RETENTION TREE
- EXISTING TREE TO BE PROTECTED

NOTES:

BARRIERS MUST BE ALIGNED AS SPECIFIED ON THE TREE MANAGEMENT DRAWING OR BY THE PROJECT ARBORIST - MUNICIPAL STANDARDS VARY - FINAL DESIGN OF BARRIER TO BE CONFIRMED BY PROJECT ARBORIST

TREE PROTECTION BARRIER DETAIL

SCALE: N.T.S

RETAINED EXISTING TREE SCHEDULE - GROUND LEVEL

KEY	DBH (cm)	BOTANICAL NAME	COMMON NAME
C04	30	ACER PLATANOIDES	NORWAY MAPLE
C09	23	PRUNUS SERRULATA	FLOWERING CHERRY

NOTE: REFER TO THE ARBORIST REPORT FOR FURTHER INFORMATION ABOUT THE EXISTING TREES TO BE RETAINED LISTED ABOVE.

GENERAL NOTES

1. ALL CONSTRUCTION WORK WITHIN TREE PROTECTION AREAS SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE PARK BOARD ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES, ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS, ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
2. STREET TREE PROTECTION TO BE CONSTRUCTED AS PER CITY OF VANCOUVER BYLAW PROTECTION OF TREES SECTION 7 AND SCHEDULE A.
3. ALL TREE RETENTION, PROTECTION AND REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF VANCOUVER PROTECTION OF TREES BY-LAW NO. 9958.
4. AS PER C.o.V. BYLAW 9958, TREE PROTECTION BARRIERS MUST BE A MINIMUM HEIGHT OF 1.2m MEASURED FROM THE GROUND AND MUST MEET THE DISTANCE REQUIREMENT TO CALIPER AS SET OUT IN CITY BYLAW 9958 SCHEDULE A.
5. TREE PROTECTION BARRIERS IN STREET BOULEVARDS ADJACENT TO THE SITE SHALL BE INSTALLED 0.6m MIN. FROM BACK OF CURB AND 0.3m MIN. FROM EDGE OF ANY SIDEWALK LOCATED WITHIN A GRASS BOULEVARD.
6. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
7. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

501 W GEORGIA

VANCOUVER, BC

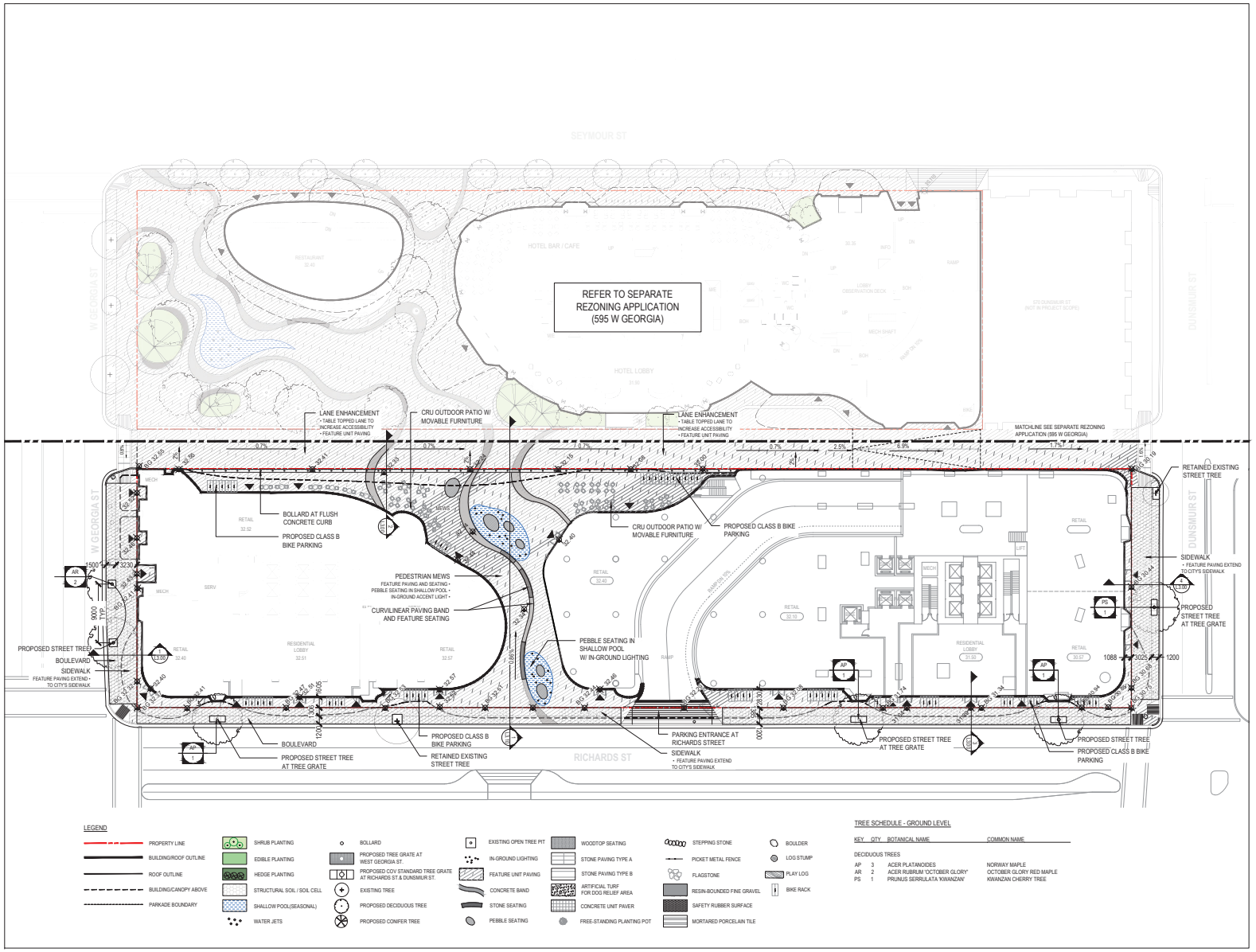
PFS STUDIO

DRAWING TITLE

TREE MANAGEMENT PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:250	CHECKED: JL
JOB NO.: 24010	

L1.00



LEGEND

PROPERTY LINE
BUILDING/ROOF OUTLINE
ROOF OUTLINE
BUILDING/CANOPY ABOVE
PARKADE BOUNDARY
SHRUB PLANTING
EDIBLE PLANTING
HEDGE PLANTING
STRUCTURAL SOIL / SOIL CELL
SHALLOW POOL(SEASONAL)
WATER JETS
BOLLARD
PROPOSED TREE GRATE AT WEST GEORGIA ST.
PROPOSED COV STANDARD TREE GRATE AT RICHARDS ST & DUNSMUIR ST.
EXISTING TREE
PROPOSED DECIDUOUS TREE
PROPOSED CONIFER TREE
EXISTING OPEN TREE PIT
IN-GROUND LIGHTING
FEATURE UNIT PAVING
CONCRETE BAND
STONE SEATING
PEBBLE SEATING
WOODTOP SEATING
STONE PAVING TYPE A
STONE PAVING TYPE B
ARTIFICIAL TURF FOR DOG RELIEF AREA
CONCRETE UNIT PAVER
FREE-STANDING PLANTING POT
STEPPING STONE
PICKET METAL FENCE
FLAGSTONE
RESIN-BOUNDED FINE GRAVEL
SAFETY RUBBER SURFACE
MORTARED PORCELAIN TILE
BOULDER
LOG STUMP
PLAY LOG
BIKE RACK

TREE SCHEDULE - GROUND LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AP	3	ACER PLATANOIDES	NORWAY MAPLE
AR	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
PS	1	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY TREE

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

501 W GEORGIA

VANCOUVER, BC

PFS STUDIO

DRAWING TITLE

GROUND LEVEL ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:250	CHECKED: JL
JOB NO.: 24010	

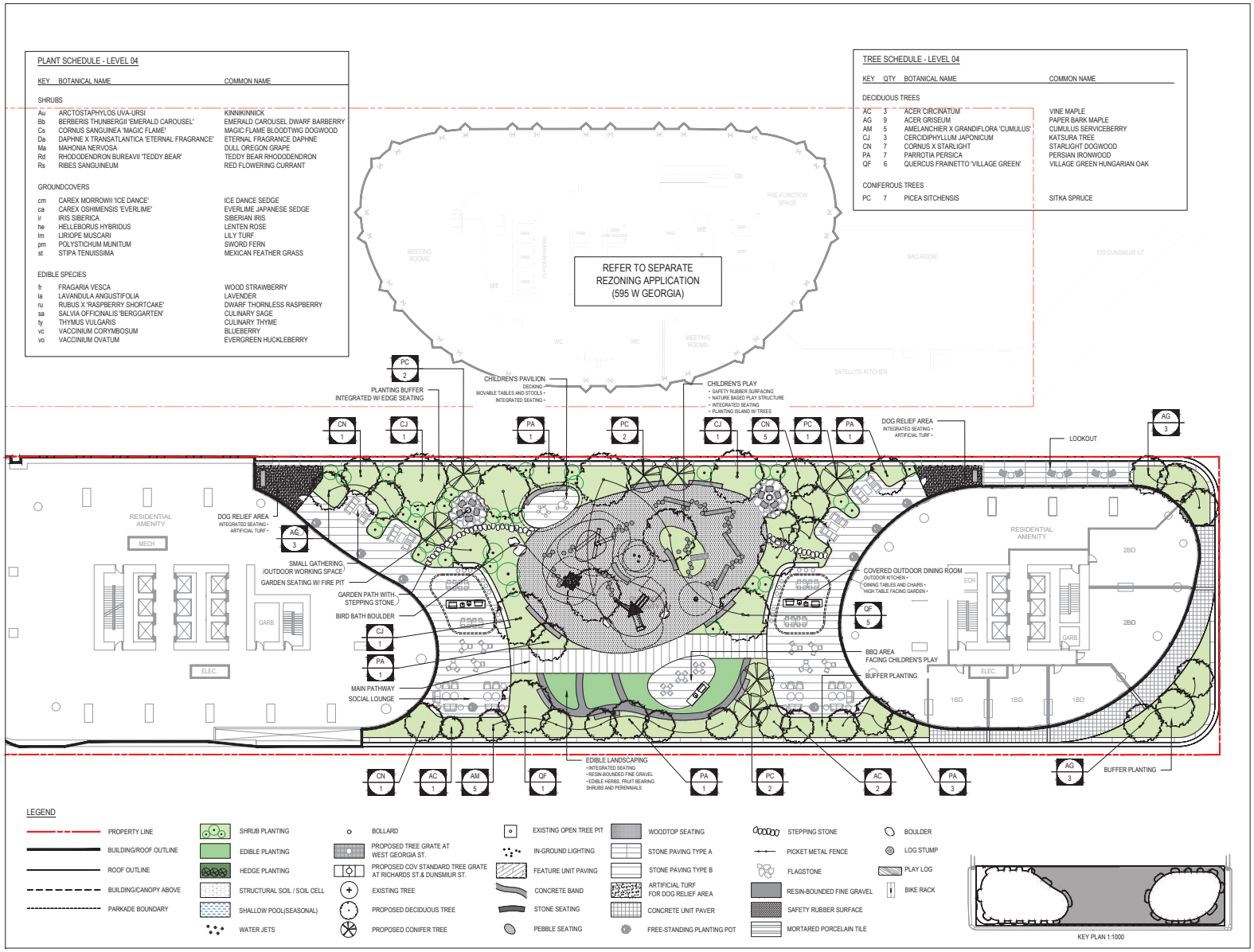
L2.00

PLANT SCHEDULE - LEVEL 04

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
Au	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
Bb	BERBERIS THUNBERGII 'EMERALD CAROUSEL'	EMERALD CAROUSEL DWARF BARBERRY
Cs	CORNUS SANGUINEA 'MAGIC FLAME'	MAGIC FLAME BLOODTWIG DOGWOOD
Da	DAPHNE X TRANSATLANTICA 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
Ma	MAHONIA NERVOSA	DULL OREGON GRAPE
Rd	RHODODENDRON BUREAVII 'TEDDY BEAR'	TEDDY BEAR RHODODENDRON
Rs	RIBES SANGUINEUM	RED FLOWERING CURRANT
GROUNDCOVERS		
cm	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
ca	CAREX OSHIMENSIS 'EVERLIME'	EVERLIME JAPANESE SEDGE
ir	IRIS SIBERICA	SIBERIAN IRIS
he	HELLEBORUS HYBRIDUS	LENTEN ROSE
lm	LIRIOPE MUSCARI	LILY TURF
pm	POLYSTICHUM MUNITUM	SWORD FERN
st	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
EDIBLE SPECIES		
fr	FRAGARIA VESCA	WOOD STRAWBERRY
la	LAVANDULA ANGUSTIFOLIA	LAVENDER
ru	RUBUS X 'RASPBERRY SHORTCAKE'	DWARF THORNLESS RASPBERRY
sa	SALVIA OFFICINALIS 'BERGGARTEN'	CULINARY SAGE
ty	THYMUS VULGARIS	CULINARY THYME
vc	VACCINIUM CORYMBOSUM	BLUEBERRY
vo	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY

TREE SCHEDULE - LEVEL 04

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AC	3	ACER CIRCINATUM	VINE MAPLE
AG	9	ACER GRISEUM	PAPER BARK MAPLE
AM	5	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY
CJ	3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE
CN	7	CORNUS X STARLIGHT	STARLIGHT DOGWOOD
PA	7	PARROTIA PERSICA	PERSIAN IRONWOOD
QF	6	QUERCUS FRAINETTO 'VILLAGE GREEN'	VILLAGE GREEN HUNGARIAN OAK
CONIFEROUS TREES			
PC	7	PICEA SITCHENSIS	SITKA SPRUCE



LEGEND

- PROPERTY LINE
- BUILDING/ROOF OUTLINE
- ROOF OUTLINE
- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
- EDIBLE PLANTING
- HEDGE PLANTING
- STRUCTURAL SOIL / SOIL CELL
- SHALLOW POOL(SEASONAL)
- WATER JETS
- BOLLARD
- PROPOSED TREE GRATE AT WEST GEORGIA ST.
- PROPOSED COV STANDARD TREE GRATE AT RICHARDS ST & DUNSMUIR ST.
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
- EXISTING OPEN TREE PIT
- IN-GROUND LIGHTING
- FEATURE UNIT PAVING
- CONCRETE BAND
- STONE SEATING
- PEBBLE SEATING
- WOODTOP SEATING
- STONE PAVING TYPE A
- STONE PAVING TYPE B
- ARTIFICIAL TURF FOR DOG RELIEF AREA
- CONCRETE UNIT PAVER
- FREE-STANDING PLANTING POT
- STEPPING STONE
- PICKET METAL FENCE
- FLAGSTONE
- RESIN-BOUNDED FINE GRAVEL
- SAFETY RUBBER SURFACE
- MORTARED PORCELAIN TILE
- BOULDER
- LOG STUMP
- PLAY LOG
- BIKE RACK

KEY PLAN 1:1000

HOLBORN

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

501 W GEORGIA

VANCOUVER, BC

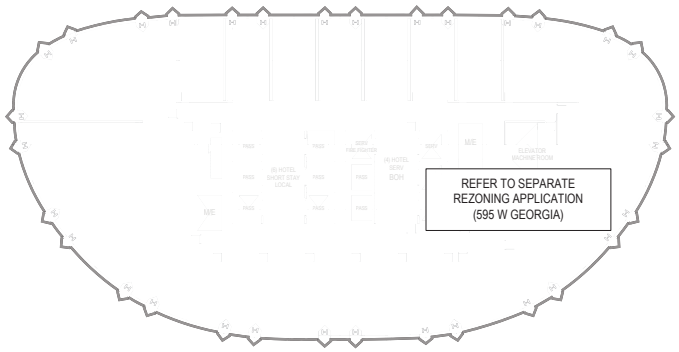
PFS STUDIO

DRAWING TITLE

LEVEL 04 ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:200	CHECKED: JL
JOB NO.: 24010	

L2.10



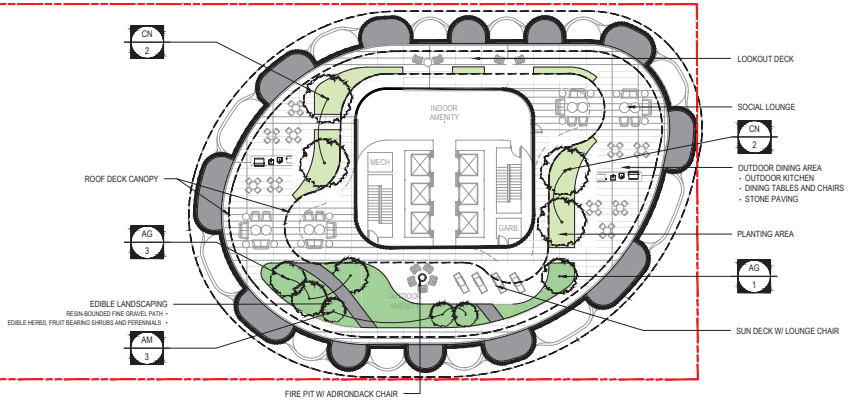
TREE SCHEDULE - LEVEL 69

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AG	4	ACER GRISEUM	PAPER BARK MAPLE
AM	3	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY
CN	4	CORNUS X STARLIGHT	STARLIGHT DOGWOOD

PLANT SCHEDULE - LEVEL 69

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
La	LAVANDULA ANGUSTIFOLIA	LAVENDER
Da	DAPHNE X TRANSATLANTICA 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
Ec	ERICA CARNEA	WINTER HEATH
Ma	MAHONIA NERVOSA	DULL OREGON GRAPE
Rs	RIBES SANGUINEUM 'WHITE ICICLES'	WHITE ICICLES WINTER CURRANT
Ta	TAXUS X MEDIA	HYBRID YEW
GROUNDCOVERS		
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
sd	SEDUM SPECIES	SEDUM SPECIES
st	STIPA TENUISSIMA	MEXICAN FEATHER GRASS

REFER TO SHEETS
E-S-A1.06 TO E-S-A1.81
FOR SOUTH TOWER
L6-ROOF FLOOR PLANS



LEGEND

- PROPERTY LINE
- BUILDING/ROOF OUTLINE
- ROOF OUTLINE
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- PARKADE BOUNDARY
- SHRUB PLANTING
- EDIBLE PLANTING
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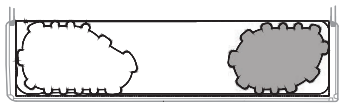
- PICKET METAL FENCE
- FLAGSTONE
- RESIN-BOUNDED FINE GRAVEL
- SAFETY RUBBER SURFACE
- MORTARED PORCELAIN TILE
- BOULDER
- LOG STUMP
- PLAY LOG
- BIKE RACK



KEY PLAN 1:1000

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1.	ISSUED FOR REZONING APPLICATION	MAY 02 2025
ISSUED FOR:		DATE

JOB TITLE

501 W GEORGIA
VANCOUVER, BC.

PFS STUDIO

DRAWING TITLE

LEVEL 69 AMENITY ROOF ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:200	CHECKED: JL
JOB NO.: 24010	

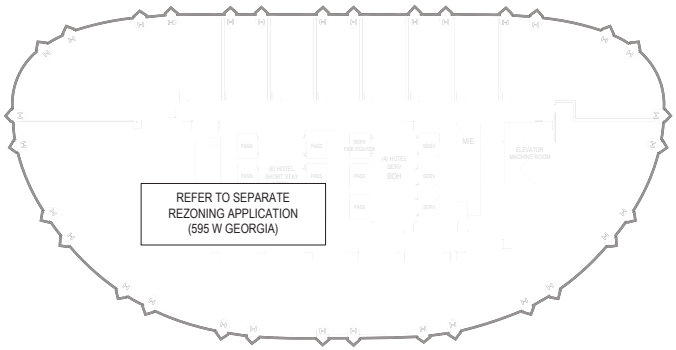
L2.20

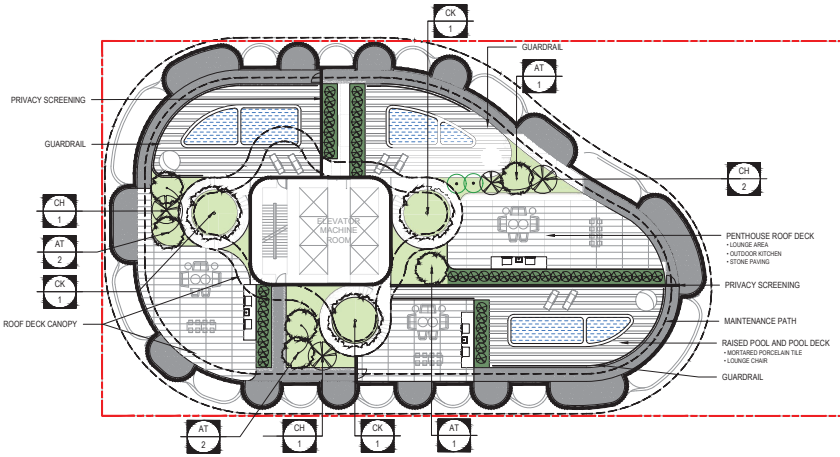
TREE SCHEDULE - LEVEL 80

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AT	6	ACER PALMATUM	JAPANESE MAPLE
CK	3	CORNUS KOUSA 'SNOW TOWER'	SNOW TOWER KOREAN DOGWOOD
CONIFEROUS TREES			
CH	4	CHAMAECYPARIS OBTUSA 'NANA GRACILLIS'	NANA GRACILLIS HINOKI CYPRESS

PLANT SCHEDULE - LEVEL 80

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
Ab	ARBUTUS UNEDO 'COMPACTUS'	COMPACT ARBUTUS
Da	DAPHNE X TRANSATLANTICA 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
Hp	HYDRANGEA PANICULATA 'BOBO'	BOBO DWARF PANICLE HYDRANGEA
Tb	TAXUS BACCATA 'FASTIGIATA'	PYRAMIDAL YEW
Yf	YUCCA FILAMENTOSA 'COLOUR GUARD'	COLOUR GUARD YUCCA
GROUNDCOVERS		
cm	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
fo	FESTUCA OVINA	BLUE FESCUE
se	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP





LEGEND

- PROPERTY LINE
- BUILDING/ROOF OUTLINE
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- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
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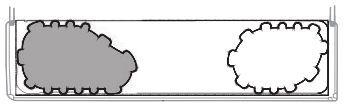
KEY PLAN 1:1000

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

501 W GEORGIA

VANCOUVER, BC

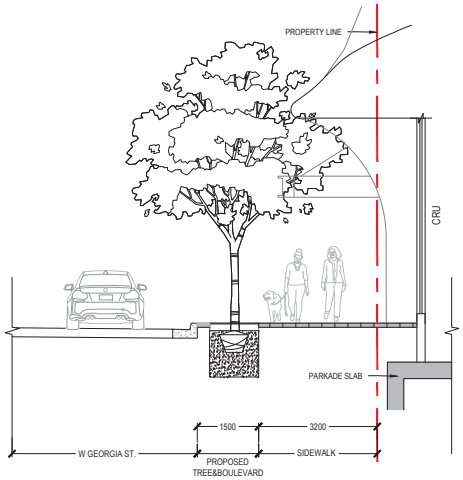
PFS STUDIO

DRAWING TITLE

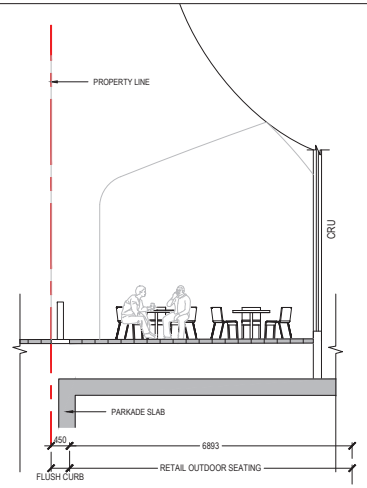
LEVEL 80 ROOF DECK ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:200	CHECKED: JL
JOB NO.: 24010	

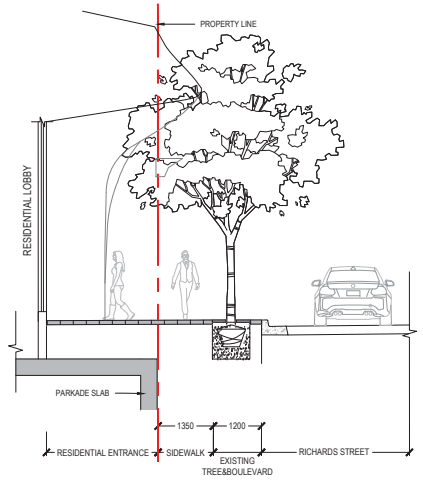
L2.30



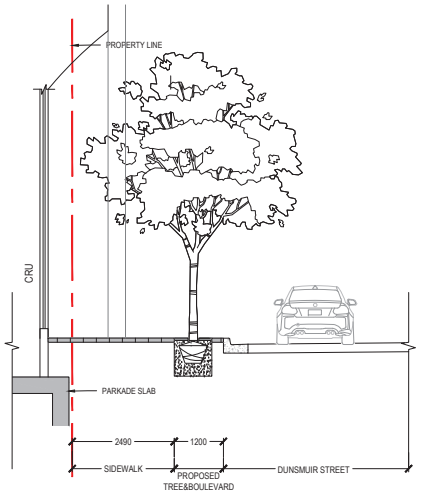
01 - RETAIL FRONTAGE AT WEST GEORGIA STREET
SCALE: 1:50



02 - LANE TO RETAIL OUTDOOR SEATING
SCALE: 1:50



03 - RESIDENTIAL ENTRANCE AT RICHARDS STREET
SCALE: 1:50



04 - DUNSMUIR ST. TO RETAIL ENTRANCE
SCALE: 1:50

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

501 W GEORGIA

VANCOUVER, BC

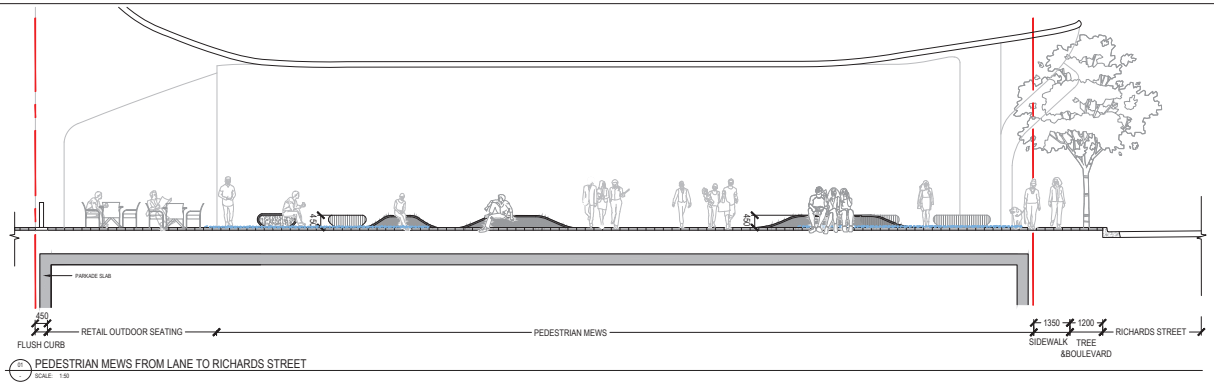
PFS STUDIO

DRAWING TITLE

GROUND LEVEL SECTIONS

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: AS SHOWN	CHECKED: JL
JOB NO.: 24010	

L3.00



01 PEDESTRIAN MEWS FROM LANE TO RICHARDS STREET
SCALE: 1:50

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

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VANCOUVER, BC

PFS STUDIO

DRAWING TITLE

GROUND LEVEL SECTIONS

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: AS SHOWN	CHECKED: JL
JOB NO.: 24010	

L3.10

595 W GEORGIA

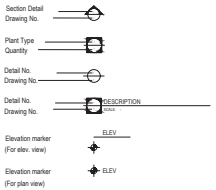
ISSUED FOR REZONING - LANDSCAPE

DATE: May 2nd , 2025

ABBREVIATIONS

AD	Area Drain	NIC	Not in Contract
ALT	Alternate	NO	Number
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architect/ Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
BG	Building Grades	PA	Planting Area
B	Bottom	PC	Point of Curvature
BC	Bottom of Curb Elevation	PERP	Perpendicular
BLDG	Building	PI	Point of Intersection
BOL	Bollard	PL	Property Line
BP	Bottom of Pool	PLNT	Plant/ Planting
BS	Bottom of Step/ Stair Elevation	PO	Point of Origin
BTW	Between	PP	Pedestrian Pole
BW	Bottom of Wall Elevation	PIP	Pour-in-Place
CB	Catch Basin	PSI	Pounds per Square Inch
CIV	Civil	PT	Point of Tangency
CJ	Control Joint	QTY	Quantity
C/O	Clean out	R	Riser
COJ	Construction Joint	RA	Radius
COMP	Compacted	REBAR	Reinforcing Bar
CONC	Concrete	REQ	Required
DEG	Degree	ROW	Right of Way
DET	Detail	SB	Setback
DIA	Diameter	SHT	Sheet
DIM	Dimension	SPEC	Specifications
DN	Down	SECT	Section
DWG	Drawing	SQ	Square
EJ	Expansion Joint	SS	Stainless Steel
ENG	Engineer/ Engineering	STA PT	Station Point
EQ	Equal	STD	Standard
EX	Existing	STL	Steel
FC	Flush Curb	STR/STRUC	Structure/ Structural
FDN	Foundation	T	Top
FG	Finish Grade	T+B	Top and Bottom
FIN	Finish	TAN	Tangency
FTG	Footing	TC	Top of Curb Elevation
FTN	Fountain	TD	Trench Drain
GALV	Galvanized	TEMP	Temporary
HEF	Horizontal Each Face	THK	Thick
HP	High Point	TOS	Top of Slab
HT	Height	TPZ	Tree Protection Zone
HWL	High Water Level	TS	Top of Step/ Stair Elevation
ID	Inside Diameter/Dimension	TW	Top of Wall Elevation
INCL	Include/ Including	TYP	Typical
JT	Joint	VERT	Vertical
LARCH	Landscape Architect	VEF	Vertical Each Face
LOW	Limit of Work	w/	with
LT	Light	w/o	without
M	Meters/ Metres	WF	Water Feature
MAX	Maximum	WJ	Water Jet
MIN	Minimum	WL	Water Level
MISC	Miscellaneous	WP	Waterproofing

LANDSCAPE ARCHITECTURAL SYMBOLS



GENERAL NOTES

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS, BIKE PATH AND PEDESTRIAN LET-DOWNS.
4. REFER TO ENGINEERING DRAWINGS FOR ALL PAVED SURFACES IN ROADWAYS.
5. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VANCOUVER STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VANCOUVER PARK BOARD.

DRAWING LIST

GENERAL

L1.00	TREE MANAGEMENT PLAN
L2.00	GROUND LEVEL ANNOTATION PLAN
L2.10	LEVEL 09 ANNOTATION PLAN
L2.20	OBSERVATION DECK LOWER FLOOR ANNOTATION PLAN
L2.30	OBSERVATION DECK UPPER FLOOR ANNOTATION PLAN
L3.00	SECTIONS

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

595 W GEORGIA

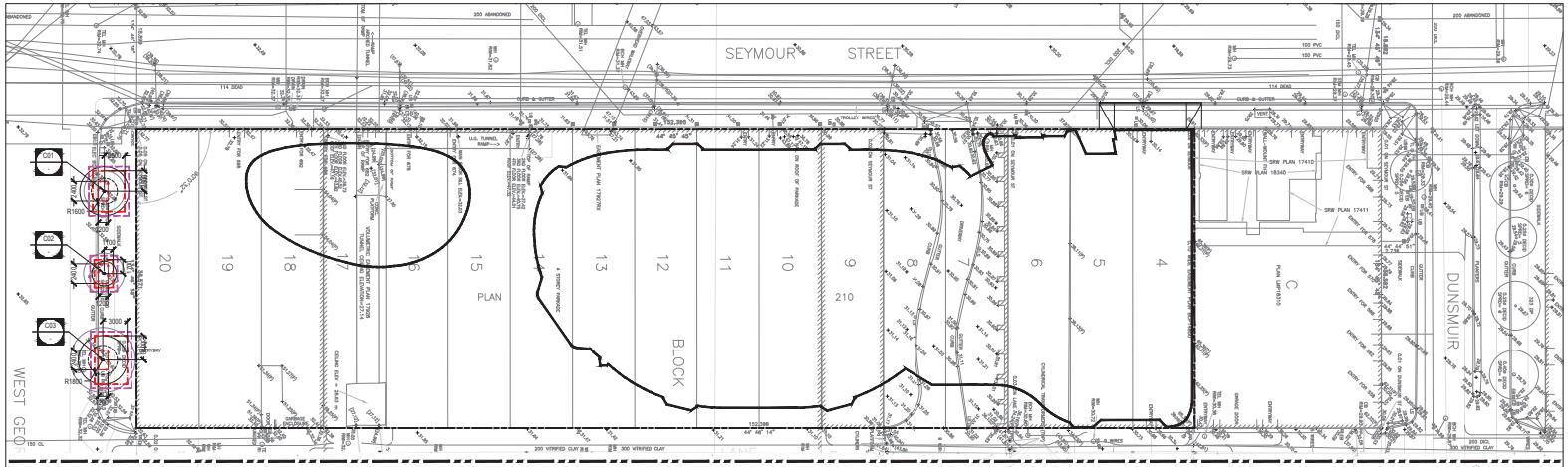
VANCOUVER, BC

PFS STUDIO

DRAWING TITLE

COVER SHEET

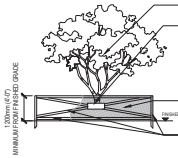
DATE: 25-05-02	DRAWN: YZ / JL
SCALE:	CHECKED: JL
JOB NO.: 24010	



REFER TO SEPARATE
REZONING APPLICATION
(501 W GEORGIA)

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXISTING TREE - TO BE REMOVED
- EXISTING TREE - TO BE RETAINED AND PROTECTED
- TREE PROTECTION BARRIER
- ROOT PROTECTION ZONE
- WORKING SPACE SETBACK
- TREE PROTECTION SETBACK - CITY GUIDELINE

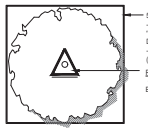


RETENTION TREE - EXISTING TREE TO BE PROTECTED

WATERPROOF SIGNAGE W/ MIN.75MM FRONT- IN ACCORDANCE WITH CITY OF VANCOUVER "PROTCTION OF TREES BY-LAW NO. 9958 "TREE PROTECTION AREA - NO ENTRY", AND SHALL ALSO READ: NO DUMPING, NO FILLING, NO DIGGING OR EXCAVATING, NO LUMBER OR SUPPLY STORAGE"

SNOW FENCING - (PLASTIC MESH SCREENING) SECURELY FASTENED TO WOOD FRAME

SOLID BARRIER
50x100 (2"x4") WOOD POSTS
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS



50x100 (2"x4") MIN. WOOD FRAME - FOR DIMENSIONS REFER TO "TREE PROTECTION FENCING DISTANCE CHART. - TO DRIPLINE OF TREE (MIN. OUTSIDE OF BRANCHES)

RETENTION TREE - EXISTING TREE TO BE PROTECTED

NOTES:

BARRIERS MUST BE ALIGNED AS SPECIFIED ON THE TREE MANAGEMENT DRAWING OR BY THE PROJECT ARBORIST ; MUNICIPAL STANDARDS VARY - FINAL DESIGN OF BARRIER TO BE CONFIRMED BY PROJECT ARBORIST

TREE PROTECTION BARRIER DETAIL
SCALE: N.T.S

RETAINED EXISTING TREE SCHEDULE - GROUND LEVEL

KEY	DBH (cm)	BOTANICAL NAME	COMMON NAME
C01	26	ACER RUBRUM	RED MAPLE
C02	7	ACER RUBRUM	RED MAPLE
C03	30	ACER RUBRUM	RED MAPLE

NOTE: REFER TO THE ARBORIST REPORT FOR FURTHER INFORMATION ABOUT THE EXISTING TREES TO BE RETAINED LISTED ABOVE.

GENERAL NOTES

1. ALL CONSTRUCTION WORK WITHIN TREE PROTECTION AREAS SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE PARK BOARD ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES. ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS, ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
2. STREET TREE PROTECTION TO BE CONSTRUCTED AS PER CITY OF VANCOUVER BYLAW PROTECTION OF TREES SECTION 7 AND SCHEDULE A.
3. ALL TREE RETENTION, PROTECTION AND REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF VANCOUVER PROTECTION OF TREES BY-LAW NO. 9958.
4. AS PER C.o.V. BYLAW 9958, TREE PROTECTION BARRIERS MUST BE A MINIMUM HEIGHT OF 1.2m MEASURED FROM THE GROUND AND MUST MEET THE DISTANCE REQUIREMENT TO CALIPER AS SET OUT IN CITY BYLAW 9958 SCHEDULE A.
5. TREE PROTECTION BARRIERS IN STREET BOULEVARDS ADJACENT TO THE SITE SHALL BE INSTALLED 0.6m MIN. FROM BACK OF CURB AND 0.3m MIN. FROM EDGE OF ANY SIDEWALK LOCATED WITHIN A GRASS BOULEVARD.
6. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
7. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.

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1. ISSUED FOR REZONING APPLICATION	MAY 02 2025
ISSUED FOR:	DATE:

JOB TITLE

595 W GEORGIA
VANCOUVER, BC

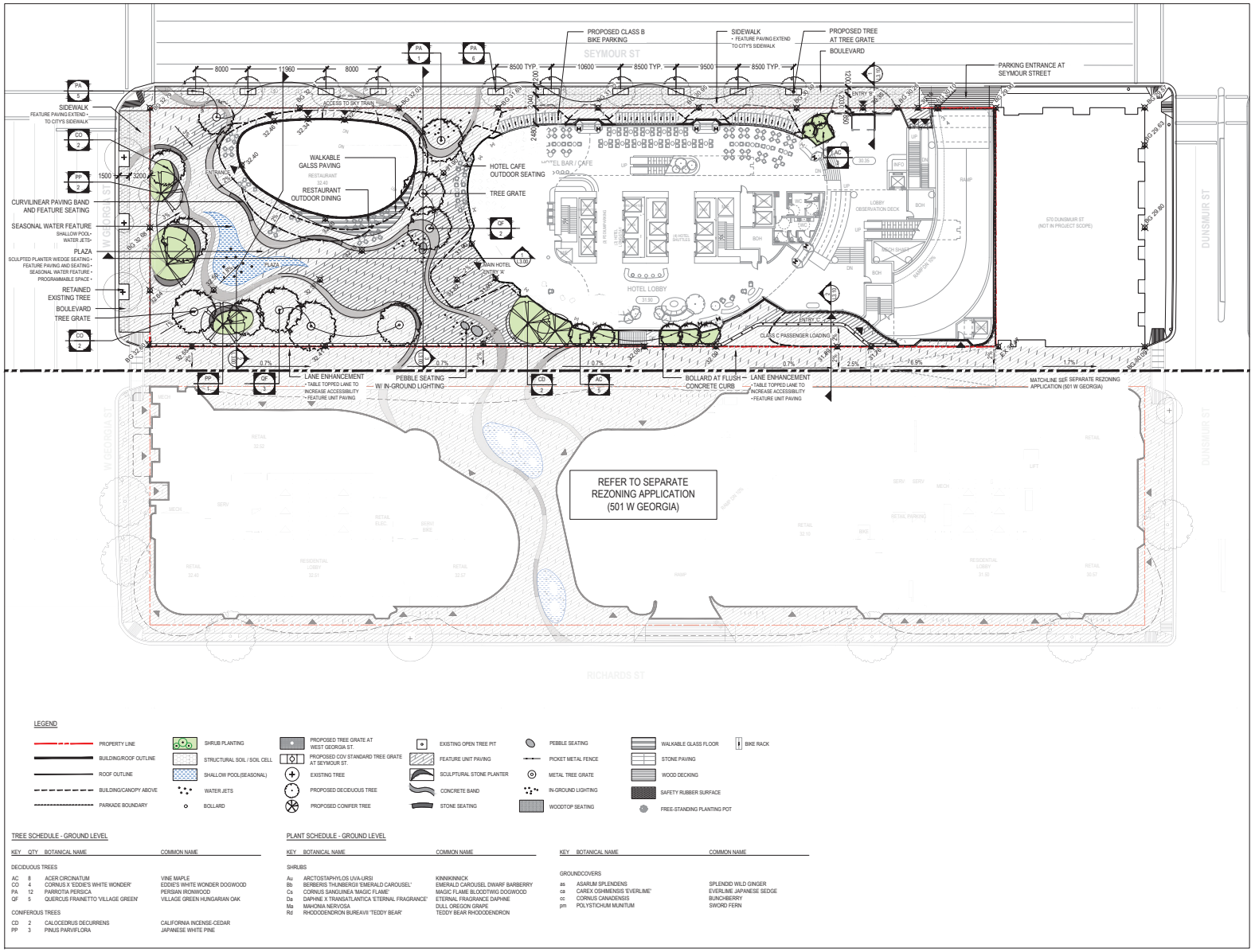
PFS STUDIO

DRAWING TITLE

TREE MANAGEMENT PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:250	CHECKED: JL
JOB NO.: 24010	

L1.00



LEGEND

PROPERTY LINE
BUILDING/ROOF OUTLINE
ROOF OUTLINE
BUILDING/CANOPY ABOVE
PARKADE BOUNDARY
SHRUB PLANTING
STRUCTURAL SOIL / SOIL CELL
SHALLOW POOL(SEASONAL)
WATER JETS
BOLLARD
PROPOSED TREE GRATE AT WEST GEORGIA ST.
PROPOSED COV STANDARD TREE GRATE AT SEYMOUR ST.
EXISTING TREE
PROPOSED DECIDUOUS TREE
PROPOSED CONIFER TREE
EXISTING OPEN TREE PIT
FEATURE UNIT PAVING
SCULPTURAL STONE PLANTER
CONCRETE BAND
STONE SEATING
PEBBLE SEATING
PICKET METAL FENCE
METAL TREE GRATE
IN-GROUND LIGHTING
WOODTOP SEATING
WALKABLE GLASS FLOOR
STONE PAVING
WOOD DECKING
SAFETY RUBBER SURFACE
FREE-STANDING PLANTING POT
BIKE RACK

TREE SCHEDULE - GROUND LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AC	8	ACER CIRCINATUM	VINE MAPLE
CO	4	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
PA	12	PARROTIA PERSICA	PERSIAN IRONWOOD
QF	5	QUERCUS FRAINETTO 'VILLAGE GREEN'	VILLAGE GREEN HUNGARIAN OAK
CONIFEROUS TREES			
CD	2	CALOCEDRUS DECURRENS	CALIFORNIA INCENSE-CEDAR
PP	3	PINUS PARVIFLORA	JAPANESE WHITE PINE

PLANT SCHEDULE - GROUND LEVEL

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
Au	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
Bb	BERBERIS THUNBERGII 'EMERALD CAROUSEL'	EMERALD CAROUSEL DWARF BARBERRY
Cs	CORNUS SANGUINEA 'MAGIC FLAME'	MAGIC FLAME BLOODTWIG DOGWOOD
Da	DAPHNE X TRANSATLANTICA 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
Ma	MAHONIA NERVOSA	DULL OREGON GRAPE
Rd	RHODODENDRON BUREAVII 'TEDDY BEAR'	TEDDY BEAR RHODODENDRON

KEY	BOTANICAL NAME	COMMON NAME
GROUNDCOVERS		
as	ASARUM SPLENDENS	SPLENDID WILD GINGER
ca	CAREX OSHIMENSIS 'EVERLIME'	EVERLIME JAPANESE SEDGE
cc	CORNUS CANADENSIS	BUNCHBERRY
pm	POLYSTICHUM MUNITUM	SWORD FERN

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JOB TITLE

595 W GEORGIA

VANCOUVER, BC

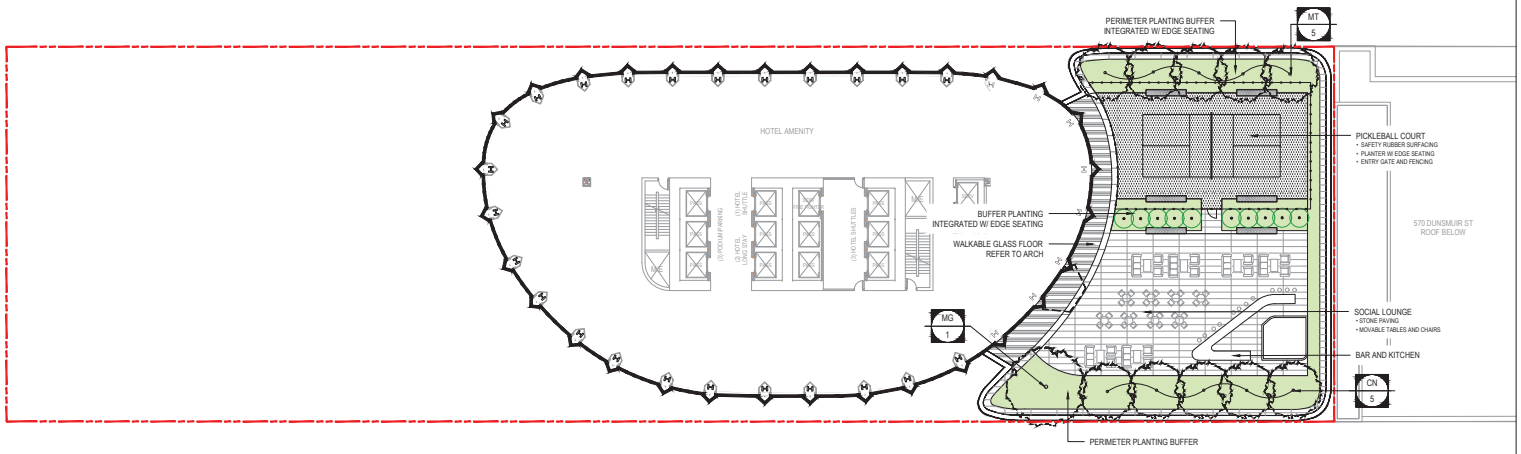
PFS STUDIO

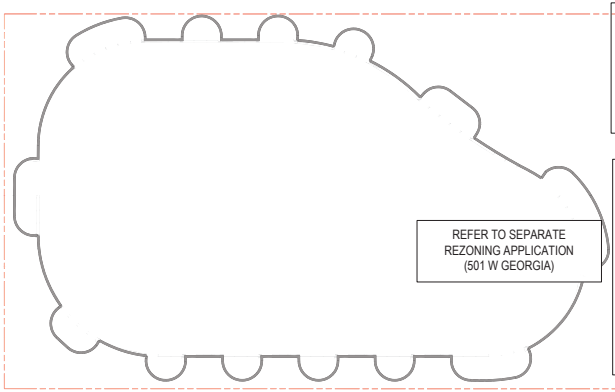
DRAWING TITLE

GROUND LEVEL ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:250	CHECKED: JL
JOB NO.: 24010	

L2.00



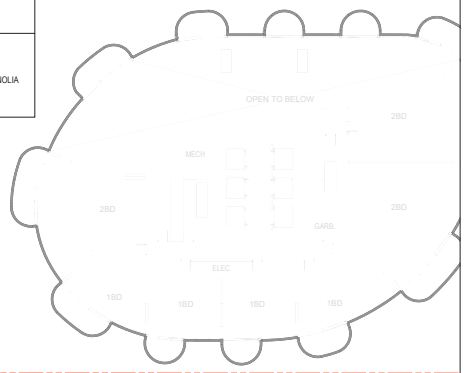


TREE SCHEDULE - LEVEL 7

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
CN	5	CORNUS X 'STARLIGHT'	STARLIGHT DOGWOOD
MG	1	MAGNOLIA GRANDIFLORA 'BRAKEN'S BROWN BEAUTY'	BRAKEN'S BROWN BEAUTY EVERGREEN MAGNOLIA
MT	5	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR EVERGREEN MAGNOLIA

PLANT SCHEDULE - LEVEL 7

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
Ab	ARBUTUS UNEDO 'COMPACTUS'	COMPACT ARBUTUS
Da	DAPHNE X TRANSATLANTICA 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
Hp	HYDRANGEA PANICULATA 'BOBO'	BOBO DWARF PANICLE HYDRANGEA
Pu	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL
Rc	RHODODENDRON 'CALSAP'	CALSAP RHODODENDRON
Tb	TAXUS BACCATA 'FASTIGIATA'	PYRAMIDAL YEW
GROUNDCOVERS		
cm	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
ea	EUPHORBIA AMYGDALOIDES VAR. ROBBIAE	ROBB'S WOOD SPURGE
pt	PACHYSANDRA TERMINALIS	JAPANESE SPURGE



LEGEND

- PROPERTY LINE
- BUILDING/ROOF OUTLINE
- ROOF OUTLINE
- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
- STRUCTURAL SOIL / SOIL CELL
- SHALLOW POOL(SEASONAL)
- WATER JETS
- BOLLARD
- PROPOSED TREE GRATE AT WEST GEORGIA ST.
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- METAL TREE GRATE
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- WOODTOP SEATING
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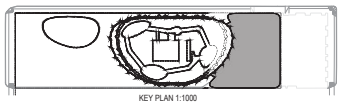
- STONE PAVING
- WOOD DECKING
- SAFETY RUBBER SURFACE
- FREE-STANDING PLANTING POT
- BIKE RACK



KEY PLAN 1:1000

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ISSUED FOR:	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

595 W GEORGIA

VANCOUVER, BC

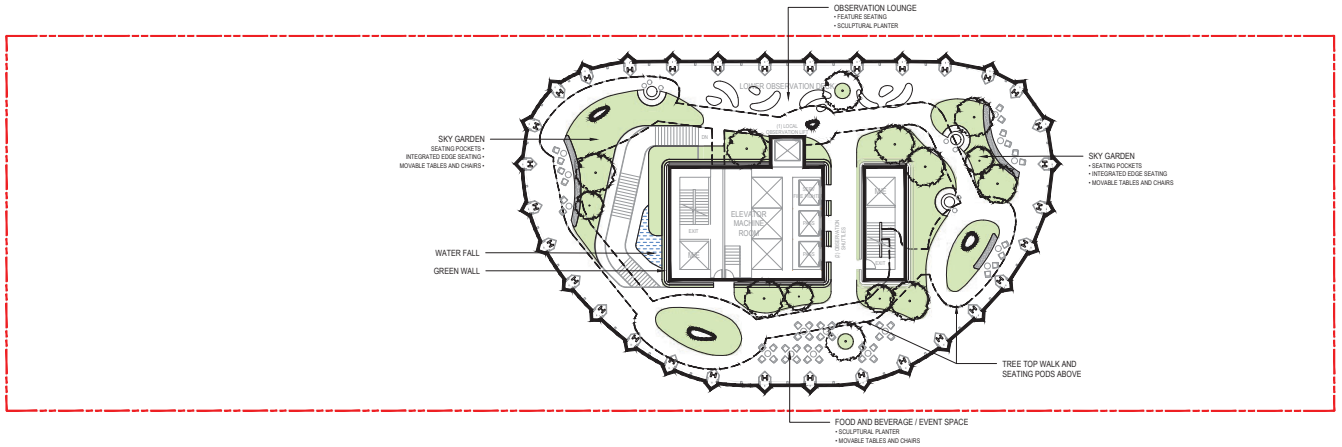
PFS STUDIO

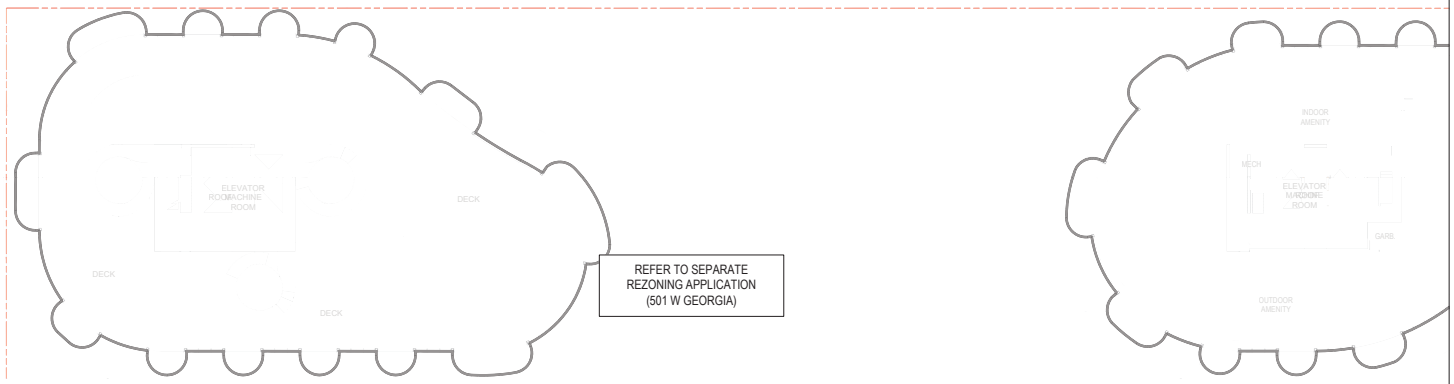
DRAWING TITLE

LEVEL 9 ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:200	CHECKED: JL
JOB NO: 24010	

L2.10

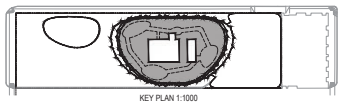




REFER TO SEPARATE
REZONING APPLICATION
(501 W GEORGIA)

LEGEND

- PROPERTY LINE
- BUILDING/ROOF OUTLINE
- ROOF OUTLINE
- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
- STRUCTURAL SOIL / SOIL CELL
- SHALLOW POOL(SEASONAL)
- WATER JETS
- BOLLARD
- PROPOSED TREE GRATE AT WEST GEORGIA ST.
- PROPOSED COV STANDARD TREE GRATE AT SEYMOUR ST.
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
- EXISTING OPEN TREE PIT
- FEATURE UNIT PAVING
- SCULPTURAL STONE PLANTER
- CONCRETE BAND
- STONE SEATING
- PEBBLE SEATING
- PICKET METAL FENCE
- METAL TREE GRATE
- IN-GROUND LIGHTING
- WOODTOP SEATING
- WALKABLE GLASS FLOOR
- STONE PAVING
- WOOD DECKING
- SAFETY RUBBER SURFACE
- FREE-STANDING PLANTING POT
- BIKE RACK



KEY PLAN 1:1000

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

595 W GEORGIA

VANCOUVER, BC

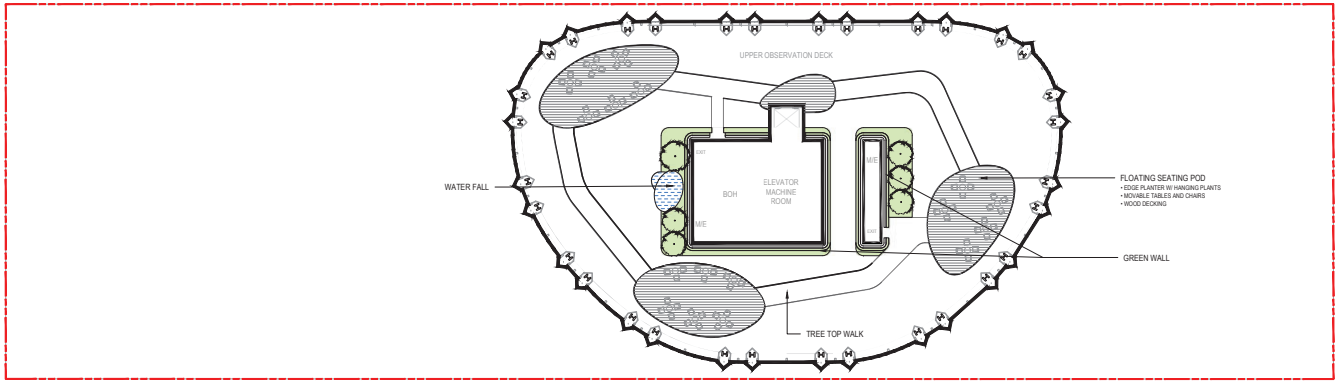
PFS STUDIO

DRAWING TITLE

OBSERVATION DECK LOWER FLOOR ANNOTATION PLAN

DATE	DRAWN
25-05-02	YZ / JL
SCALE	CHECKED
1:200	JL
JOB NO.	
24010	

L2.20



LEGEND

- PROPERTY LINE
- BUILDING/ROOF OUTLINE
- ROOF OUTLINE
- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
- STRUCTURAL SOIL / SOIL CELL
- SHALLOW POOL(SEASONAL)
- WATER JETS
- BOLLARD
- PROPOSED TREE GRATE AT WEST GEORGIA ST.
- PROPOSED COV STANDARD TREE GRATE AT SEYMOUR ST.
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
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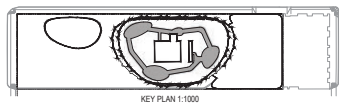

KEY PLAN 1:1000

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ISSUED FOR:	DATE:

JOB TITLE

595 W GEORGIA

VANCOUVER, BC

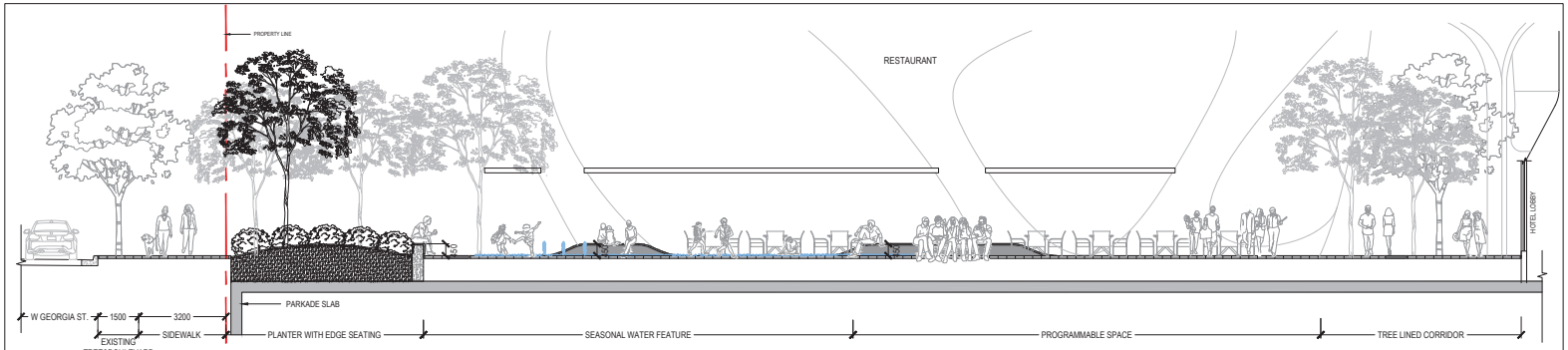
PFS STUDIO

DRAWING TITLE

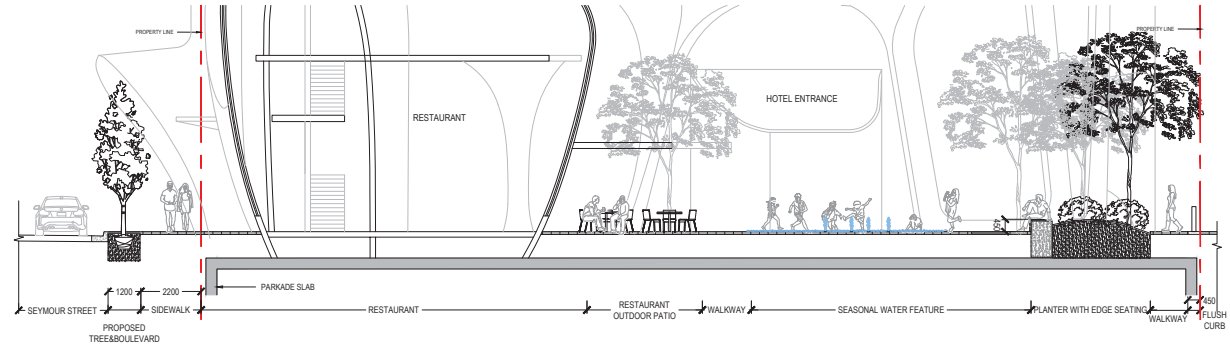
OBSERVATION DECK UPPER FLOOR ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:200	CHECKED: JL
JOB NO: 24010	

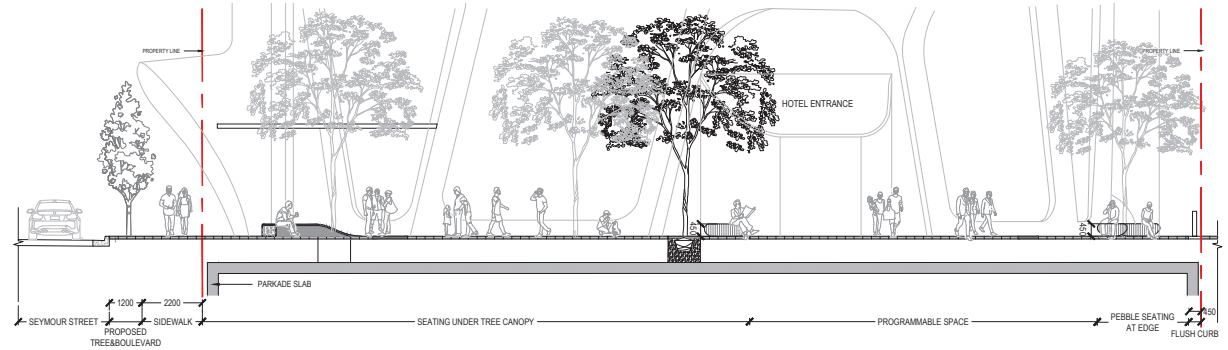
L2.30



01 - WEST GEORGIA STREET TO HOTEL ENTRANCE
SCALE: 1:75



02 - SEYMOUR STREET TO LANE THROUGH SEASONAL WATER FEATURE
SCALE: 1:75



03 - SEYMOUR STREET TO LANE THROUGH TREE-LINED CORRIDOR
SCALE: 1:75

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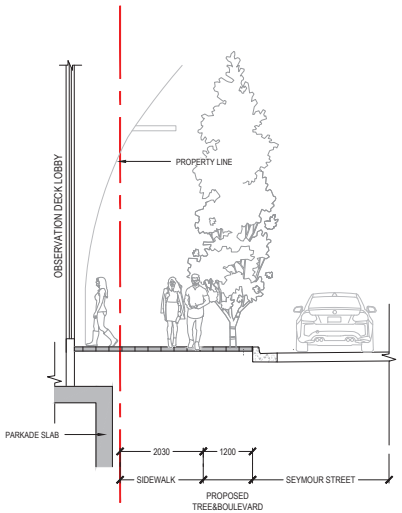
JOB TITLE
595 W GEORGIA
VANCOUVER, BC

PFS STUDIO

DRAWING TITLE
GROUND LEVEL ANNOTATION PLAN

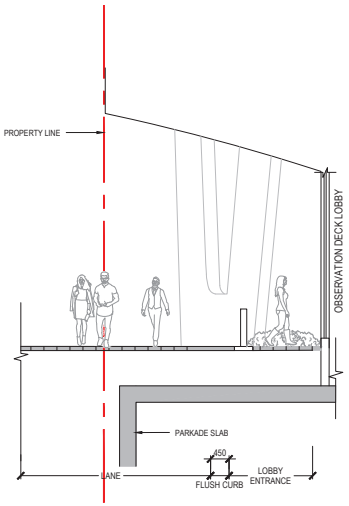
DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:75	CHECKED: JL
JOB NO: 24010	

L3.00



01 - OBSERVATION DECK ENTRANCE AT SEYMOUR STREET

SCALE: 1:50



02 - OBSERVATION DECK ENTRANCE AT LANE

SCALE: 1:50

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595 W GEORGIA

VANCOUVER, BC

PFS STUDIO

DRAWING TITLE

GROUND LEVEL ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:50	CHECKED: JL
JOB NO: 24010	

L3.10

388 ABBOTT

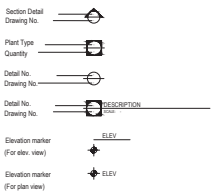
ISSUED FOR REZONING - LANDSCAPE

DATE: May 2nd , 2025

ABBREVIATIONS

AD	Area Drain
ALT	Alternate
ALUM	Aluminum
ARCH	Architect/ Architectural
AVG	Average
BG	Building Grades
B	Bottom
BC	Bottom of Curb Elevation
BLDG	Building
BOL	Bollard
BP	Bottom of Pool
BS	Bottom of Step/ Stair Elevation
BTW	Between
BW	Bottom of Wall Elevation
CB	Catch Basin
CIV	Civil
CJ	Control Joint
CO	Clean out
COJ	Construction Joint
COMP	Compacted
CONC	Concrete
DEG	Degree
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DWG	Drawing
EJ	Expansion Joint
ENG	Engineer/ Engineering
EQ	Equal
EX	Existing
FC	Flush Curb
FDN	Foundation
FG	Finish Grade
FIN	Finish
FTG	Footing
FTN	Fountain
GALV	Galvanized
HEF	Horizontal Each Face
HP	High Point
HT	Height
HWL	High Water Level
ID	Inside Diameter/Dimension
INCL	Include/ Including
JT	Joint
LARCH	Landscape Architect
LOW	Limit of Work
LT	Light
M	Meters/ Metres
MAX	Maximum
MIN	Minimum
MISC	Miscellaneous
NIC	Not in Contract
NO	Number
NTS	Not to Scale
OC	On Center
OD	Outside Diameter/Dimension
PA	Planting Area
PC	Point of Curvature
PERP	Perpendicular
PI	Point of Intersection
PL	Property Line
PLNT	Plant/ Planting
PO	Point of Origin
PP	Pedestrian Pole
PIP	Pour-in-Place
PSI	Pounds per Square Inch
PT	Point of Tangency
QTY	Quantity
R	Riser
RA	Radius
REBAR	Reinforcing Bar
REQ	Required
ROW	Right of Way
SB	Setback
SHT	Sheet
SPEC	Specifications
SECT	Section
SQ	Square
SS	Stainless Steel
STA PT	Station Point
STD	Standard
STL	Steel
STR/STRUC	Structure/ Structural
T	Top
T+B	Top and Bottom
TAN	Tangency
TC	Top of Curb Elevation
TD	Trench Drain
TEMP	Temporary
THK	Thick
TOS	Top of Slab
TPZ	Tree Protection Zone
TS	Top of Step/ Stair Elevation
TW	Top of Wall Elevation
TYP	Typical
VERT	Vertical
VEF	Vertical Each Face
w/	with
w/o	without
WF	Water Feature
WJ	Water Jet
WL	Water Level
WP	Waterproofing

LANDSCAPE ARCHITECTURAL SYMBOLS



GENERAL NOTES

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS, BIKE PATH AND PEDESTRIAN LET-DOWNS.
4. REFER TO ENGINEERING DRAWINGS FOR ALL PAVED SURFACES IN ROADWAYS.
5. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VANCOUVER STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VANCOUVER PARK BOARD.

DRAWING LIST

GENERAL

L1.00	TREE MANAGEMENT PLAN
L2.00	GROUND LEVEL ANNOTATION PLAN
L2.10	LEVEL 09 ANNOTATION PLAN
L2.11	LEVEL 09 DIAGRAMS
L2.20	LEVEL 38 ANNOTATION PLAN
L3.00	SECTIONS

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ISSUED FOR:	DATE:
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JOB TITLE

388 ABBOTT

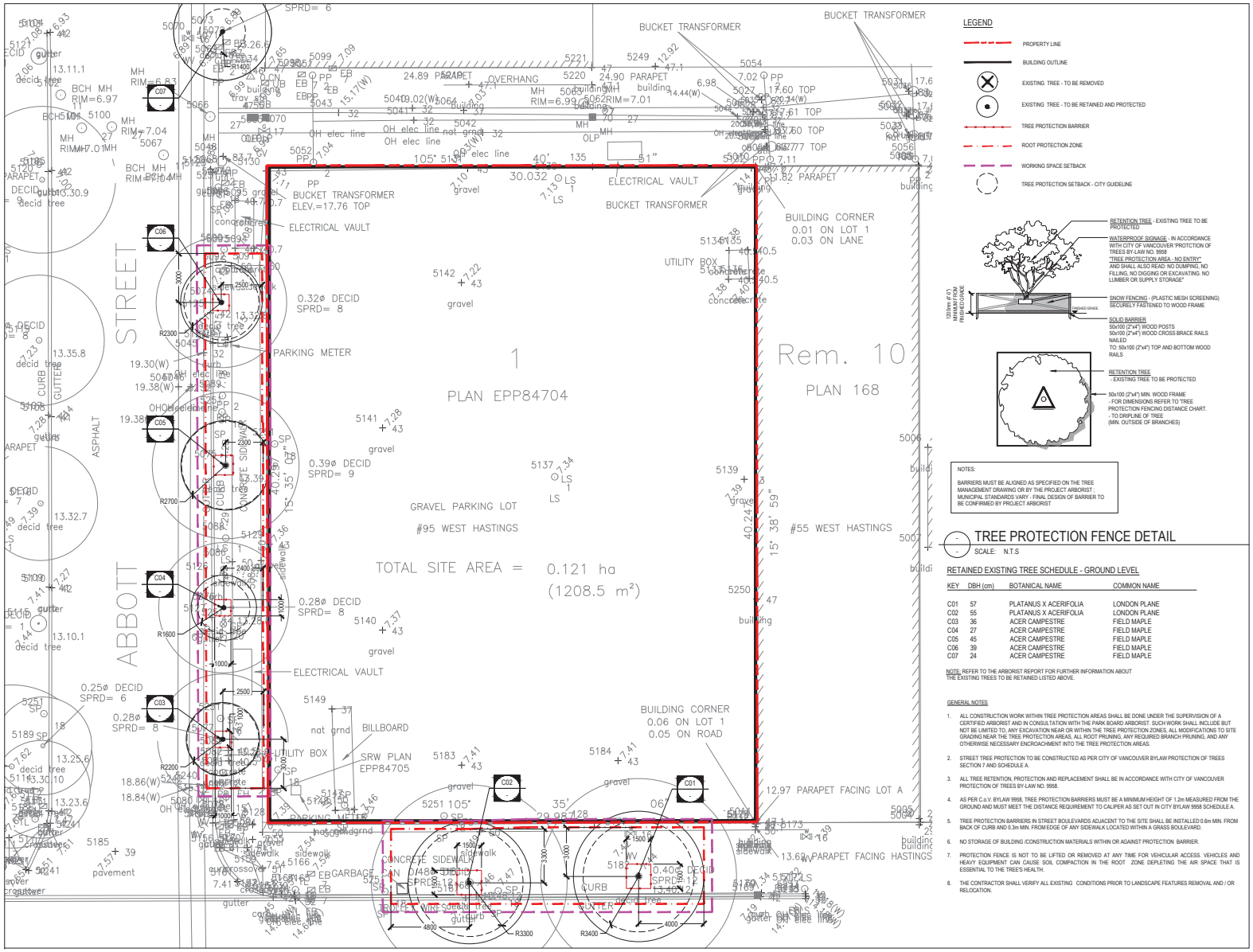
VANCOUVER, BC

PFS STUDIO

DRAWING TITLE

COVER SHEET

DATE: 25-05-02	DRAWN: YZ / JL
SCALE:	CHECKED: JL
JOB NO.: 24010	



TREE PROTECTION FENCE DETAIL

SCALE: N.T.S

RETAINED EXISTING TREE SCHEDULE - GROUND LEVEL

KEY	DBH (cm)	BOTANICAL NAME	COMMON NAME
C01	57	PLATANUS X ACERIFOLIA	LONDON PLANE
C02	55	PLATANUS X ACERIFOLIA	LONDON PLANE
C03	36	ACER CAMPESTRE	FIELD MAPLE
C04	27	ACER CAMPESTRE	FIELD MAPLE
C05	45	ACER CAMPESTRE	FIELD MAPLE
C06	39	ACER CAMPESTRE	FIELD MAPLE
C07	24	ACER CAMPESTRE	FIELD MAPLE

NOTE: REFER TO THE ARBORIST REPORT FOR FURTHER INFORMATION ABOUT THE EXISTING TREES TO BE RETAINED LISTED ABOVE.

GENERAL NOTES

1. ALL CONSTRUCTION WORK WITHIN TREE PROTECTION AREAS SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE PARK BOARD ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES. ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS, ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
2. STREET TREE PROTECTION TO BE CONSTRUCTED AS PER CITY OF VANCOUVER BYLAW PROTECTION OF TREES SECTION 7 AND SCHEDULE A.
3. ALL TREE RETENTION, PROTECTION AND REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF VANCOUVER PROTECTION OF TREES BY-LAW NO. 9958.
4. AS PER C.o.V. BYLAW 9958, TREE PROTECTION BARRIERS MUST BE A MINIMUM HEIGHT OF 1.2m MEASURED FROM THE GROUND AND MUST MEET THE DISTANCE REQUIREMENT TO CALIPER AS SET OUT IN CITY BYLAW 9958 SCHEDULE A.
5. TREE PROTECTION BARRIERS IN STREET BOULEVARDS ADJACENT TO THE SITE SHALL BE INSTALLED 0.6m MIN. FROM BACK OF CURB AND 0.3m MIN. FROM EDGE OF ANY SIDEWALK LOCATED WITHIN A GRASS BOULEVARD.
6. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
7. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.

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JOB TITLE

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VANCOUVER, BC

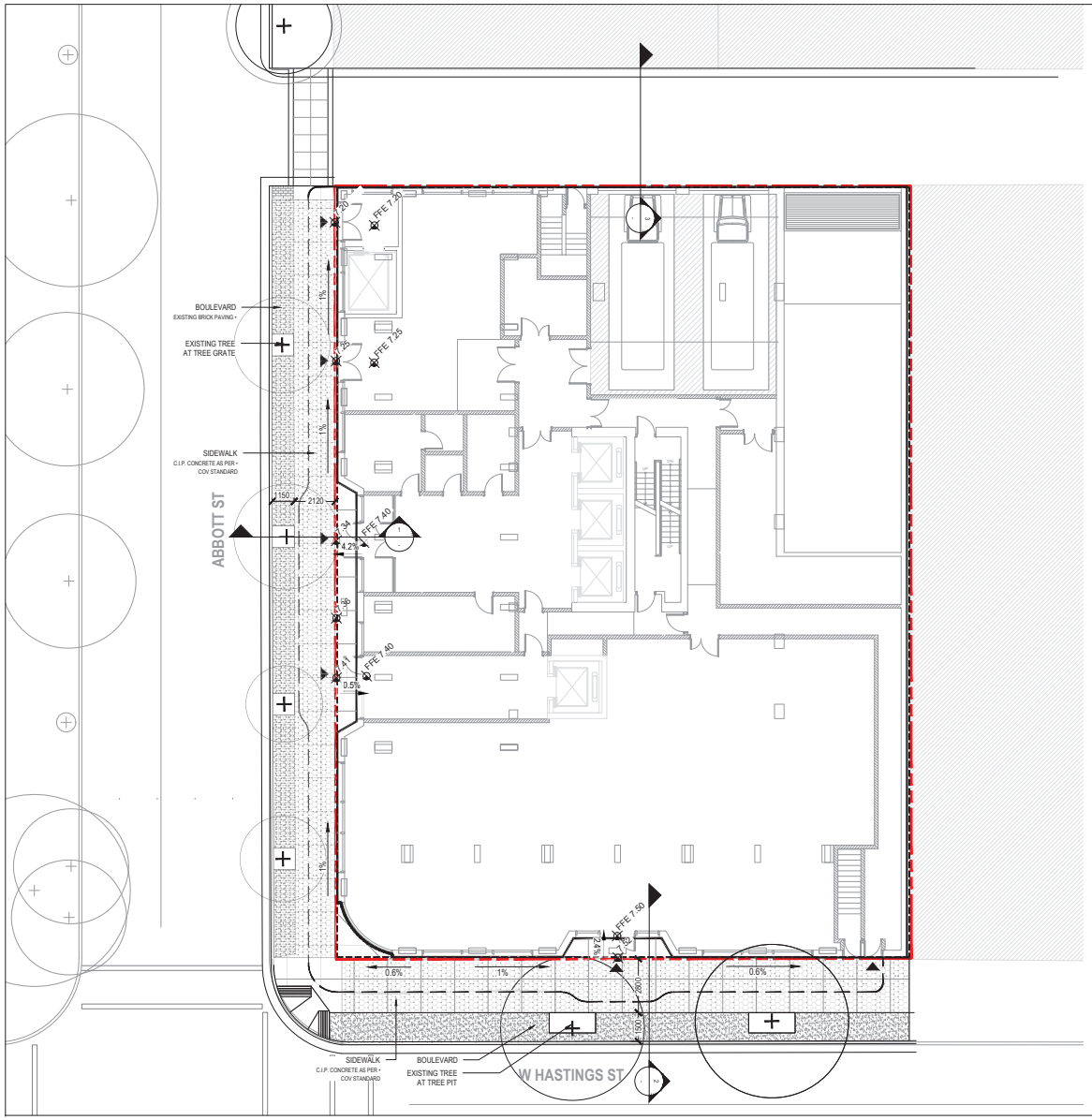
PFS STUDIO

DRAWING TITLE

TREE MANAGEMENT PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:100	CHECKED: JL
JOB NO.: 24010	

L1.00



LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- ROOF OUTLINE
- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
- EDIBLE PLANTING
- STRUCTURAL SOIL UNDERNEATH CONCRETE PAVING
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
- WOODTOP SEATING
- ARTIFICIAL TURF
- WOOD DECKING
- SAFETY RUBBER SURFACE
- SAND BOX PLAY AREA
- CONCRETE UNIT PAVING
- CONCRETE PAVING
- LOG STUMP
- PLAY LOG
- BOULDER

TREE SCHEDULE - GROUND LEVEL

KEY	DBH (cm)	BOTANICAL NAME	COMMON NAME
C01	57	PLATANUS X ACERIFOLIA	LONDON PLANE
C02	55	PLATANUS X ACERIFOLIA	LONDON PLANE
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C06	39	ACER CAMPESTRE	FIELD MAPLE
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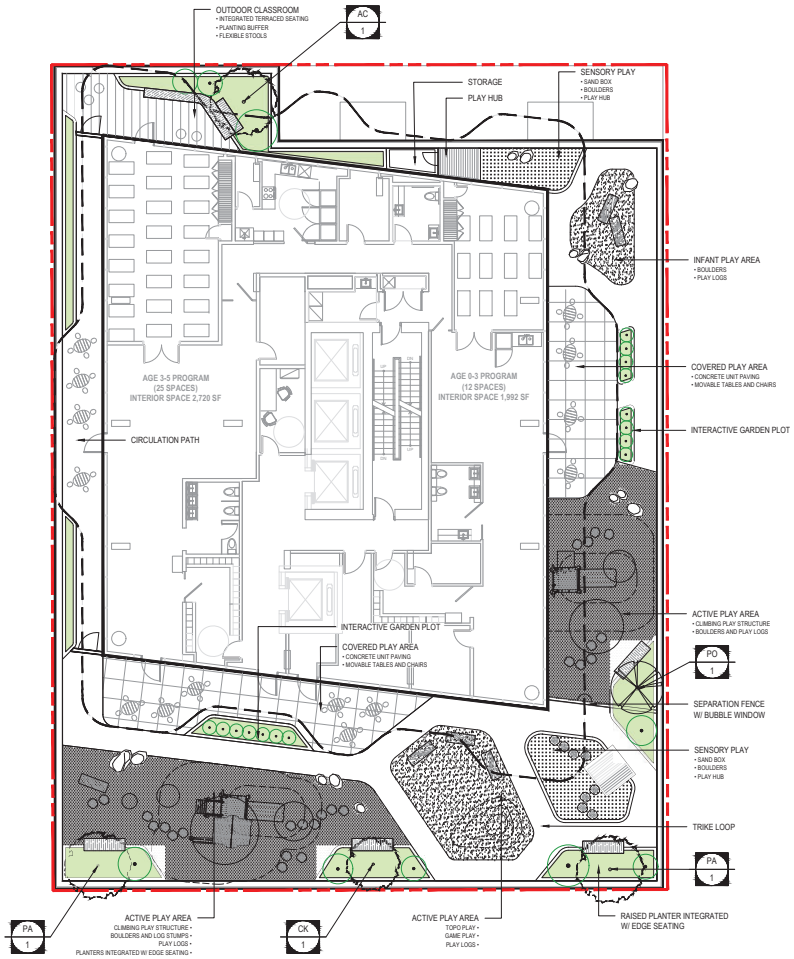
DRAWING TITLE

GROUND LEVEL ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:100	CHECKED: JL
JOB NO.: 24010	

L2.00



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- CONCRETE PAVING
- LOG STUMP
- PLAY LOG
- BOULDER

TREE SCHEDULE - LEVEL 07

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AC	1	ACER CIRCINATUM	VINE MAPLE
CK	1	CORNUS KOUSA	KOREAN DOGWOOD
PA	2	PARROTIA PERSICA 'INGE'S RUBY VASE'	INGE'S RUBY VASE PERSIAN IRONWOOD
CONIFEROUS TREES			
PO	1	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE

PLANT SCHEDULE - LEVEL 07

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
Ab	ARBUTUS UNEDO 'COMPACTUS'	COMPACT ARBUTUS
Cv	CEANOTHUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC
Ma	MAHONIA NERVOSA	DULL OREGON GRAPE
Rs	RIBES SANGUINEUM	RED FLOWERING CURRANT
Sb	SPIRAEA X BUMALDA 'CANDY CORN'	CANDY CORN SPIREA
Vo	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
GROUNDCOVERS		
cl	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
cm	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
hm	HEMEROCALLIS HYBRID	DAYLILY
ox	OXALIS OREGANA	REDWOOD SORREL
pm	POLYSTICHUM MUNITUM	SWORD FERN
rd	RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM BLACK EYE SUSAN
EDIBLE SPECIES		
fr	FRAGARIA VESCA	WOOD STRAWBERRY
la	LAVANDULA ANGUSTIFOLIA	LAVENDER
nf	NEPETA X FAASSENII	CATMINT
vc	VACCINNIUM CORYMBOSUM 'TOP HAT'	TOP HAT BLUEBERRY

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

388 ABBOTT

VANCOUVER, BC

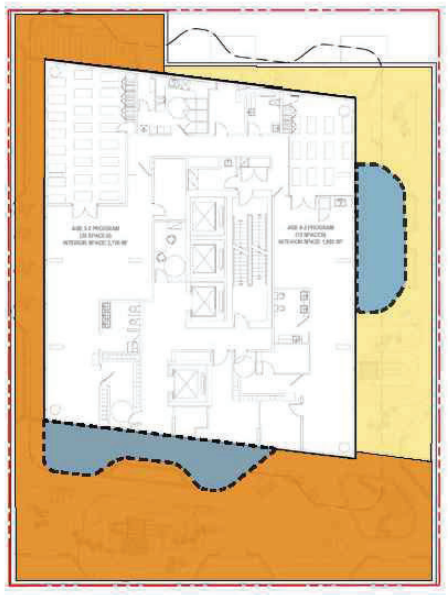
PFS STUDIO

DRAWING TITLE

LEVEL 09 ANNOTATION PLAN

DATE	25-05-02	DRAWN	YZ / JL
SCALE	1:100	CHECKED	JL
JOB NO.	24010		

L2.10



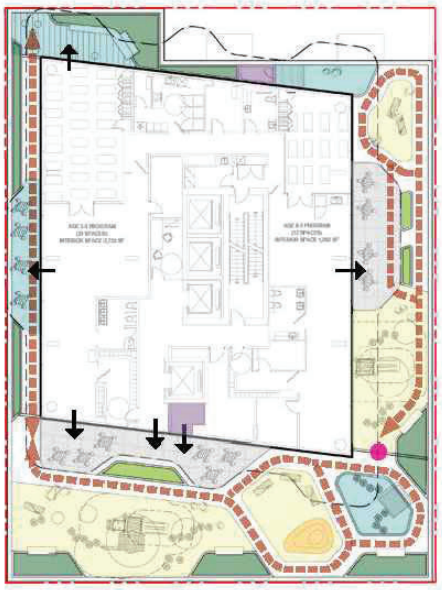
GROUP CHILDCARE AGE 0-3 (12 SPACE PROGRAM)

REQUIRED OUTDOOR PLAY AREA		PROPOSED OUTDOOR PLAY AREA	
COVERED OUTDOOR AREA	33 M² / 355 FT²	COVERED OUTDOOR AREA	33 M² / 355 FT²
OPEN OUTDOOR AREA	137 M² / 1475 FT²	OPEN OUTDOOR AREA	137 M² / 1475 FT²
TOTAL OUTDOOR AREA	170 M² / 1830 FT²	TOTAL OUTDOOR AREA	170 M² / 1830 FT²

GROUP CHILDCARE AGE 3-5 (25 SPACE PROGRAM)

REQUIRED OUTDOOR PLAY AREA		PROPOSED OUTDOOR PLAY AREA	
COVERED OUTDOOR AREA	45 M² / 484 FT²	COVERED OUTDOOR AREA	45 M² / 484 FT²
OPEN OUTDOOR AREA	305 M² / 3283 FT²	OPEN OUTDOOR AREA	305 M² / 3283 FT²
TOTAL OUTDOOR AREA	350 M² / 3767 FT²	TOTAL OUTDOOR AREA	350 M² / 3767 FT²

01 - DAYCARE OUTDOOR PLAY AREA TAKE OFF
SCALE: NTS



LEGEND

- ACTIVE PLAY
- TOPOGRAPHY PLAY
- COVERED PLAY AREA
- SENSORY PLAY/OUTDOOR LEARNING
- PLANTING
- GARDENING PLANTER
- VISUAL CONNECTION BETWEEN PROGRAM
- PRIMARY CIRCULATION

02 - DAYCARE OUTDOOR PLAY PROGRAMMING
SCALE: NTS

HOLBORN

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The Contractor shall verify and be responsible for all dimensions on site and shall inform HENRIQUEZ PARTNERS ARCHITECTS of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to HENRIQUEZ PARTNERS ARCHITECTS for review and approval prior to fabrication.

HENRIQUEZ PARTNERS ARCHITECTS do not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

388 ABBOTT
VANCOUVER, BC

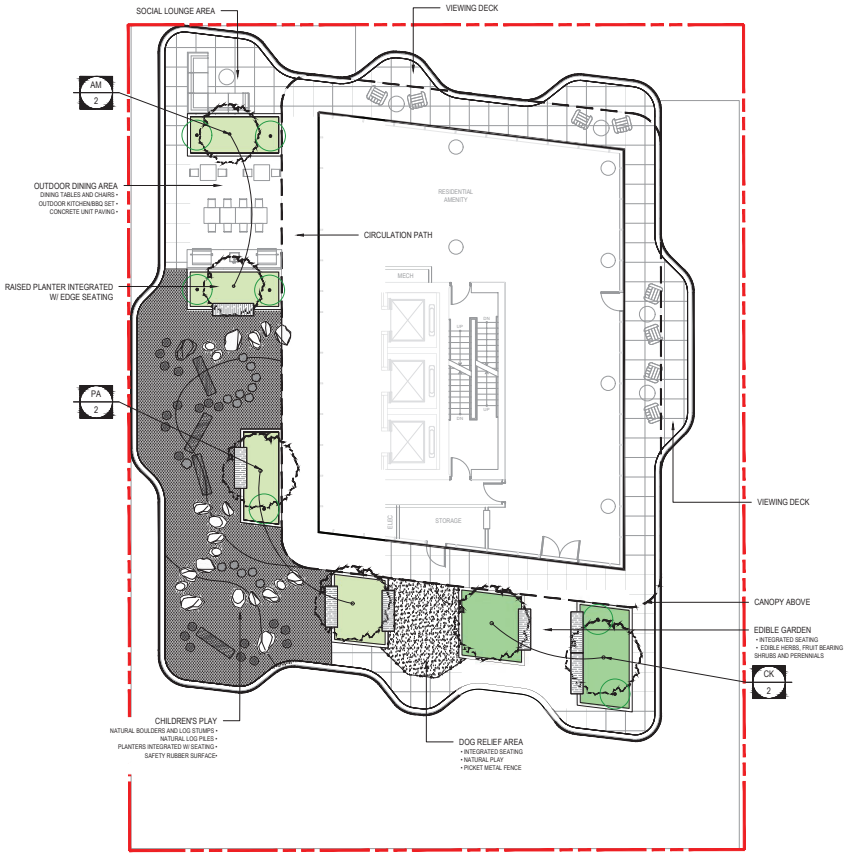
PFS STUDIO

DRAWING TITLE

LEVEL 09 DIAGRAMS

DATE	DRAWN
25-05-02	YZ / JL
SCALE	CHECKED
1:100	JL
JOB NO.	
24010	

L2.11



LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- ROOF OUTLINE
- BUILDING/CANOPY ABOVE
- PARKADE BOUNDARY
- SHRUB PLANTING
- EDIBLE PLANTING
- STRUCTURAL SOIL UNDERNEATH CONCRETE PAVING
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
- WOODTOP SEATING
- ARTIFICIAL TURF
- WOOD DECKING
- SAFETY RUBBER SURFACE
- SAND BOX PLAY AREA
- CONCRETE UNIT PAVING
- CONCRETE PAVING
- LOG STUMP
- PLAY LOG
- BOULDER

TREE SCHEDULE - LEVEL 38

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AM	2	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY
CK	2	CORNUS KOUSA	KOREAN DOGWOOD
PA	2	PARROTIA PERSICA 'INGE'S RUBY VASE'	INGE'S RUBY VASE PERSIAN IRONWOOD

PLANT SCHEDULE - LEVEL 38

KEY	BOTANICAL NAME	COMMON NAME
SHRUBS		
Ma	MAHONIA NERVOSA	DULL OREGON GRAPE
Rs	RIBES SANGUINEUM	RED FLOWERING CURRANT
Sb	SPIRAEA X BUMALDA 'CANDY CORN'	CANDY CORN SPIREA
Vo	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
EDIBLE SPECIES		
fr	FRAGARIA VESCA	WOOD STRAWBERRY
la	LAVANDULA ANGUSTIFOLIA	LAVENDER
nf	NEPETA X FAASSENII	CATMINT
ro	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY
rb	RUBUS IDAEUS 'NRT'	BUSHEL AND BERRY RASPBERRY SHORTCAKE DWARF RASPBERRY
sa	SALVIA OFFICINALIS	CULINARY SAGE
ty	THYMUS VULGARIS	CULINARY THYME
vc	VACCINNIUM CORYMBOSUM 'TOP HAT'	TOP HAT BLUEBERRY

HOLBORN

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

388 ABBOTT

VANCOUVER, BC

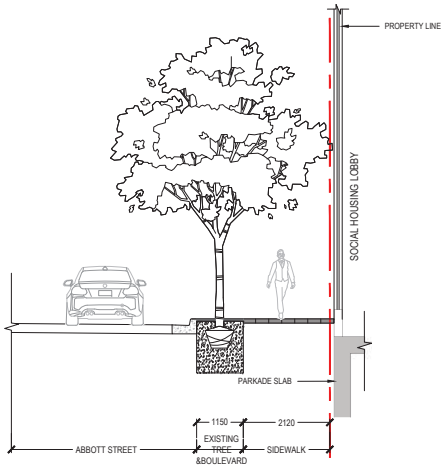
PFS STUDIO

DRAWING TITLE

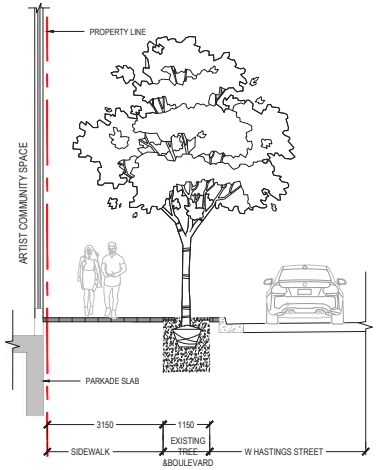
LEVEL 38 ANNOTATION PLAN

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:100	CHECKED: JL
JOB NO: 24010	

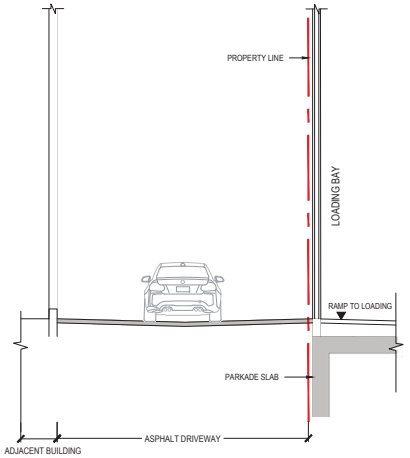
L2.20



01 - BUILDING ENTRY AT ABBOTT STREET
SCALE: 1:50



02 - BUILDING ENTRY AT W HASTINGS STREET
SCALE: 1:50



03 - STANDARD LANE
SCALE: 1:50

HOLBORN

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ISSUED FOR	DATE
1. ISSUED FOR REZONING APPLICATION	MAY 02 2025

JOB TITLE

388 ABBOTT
VANCOUVER, BC

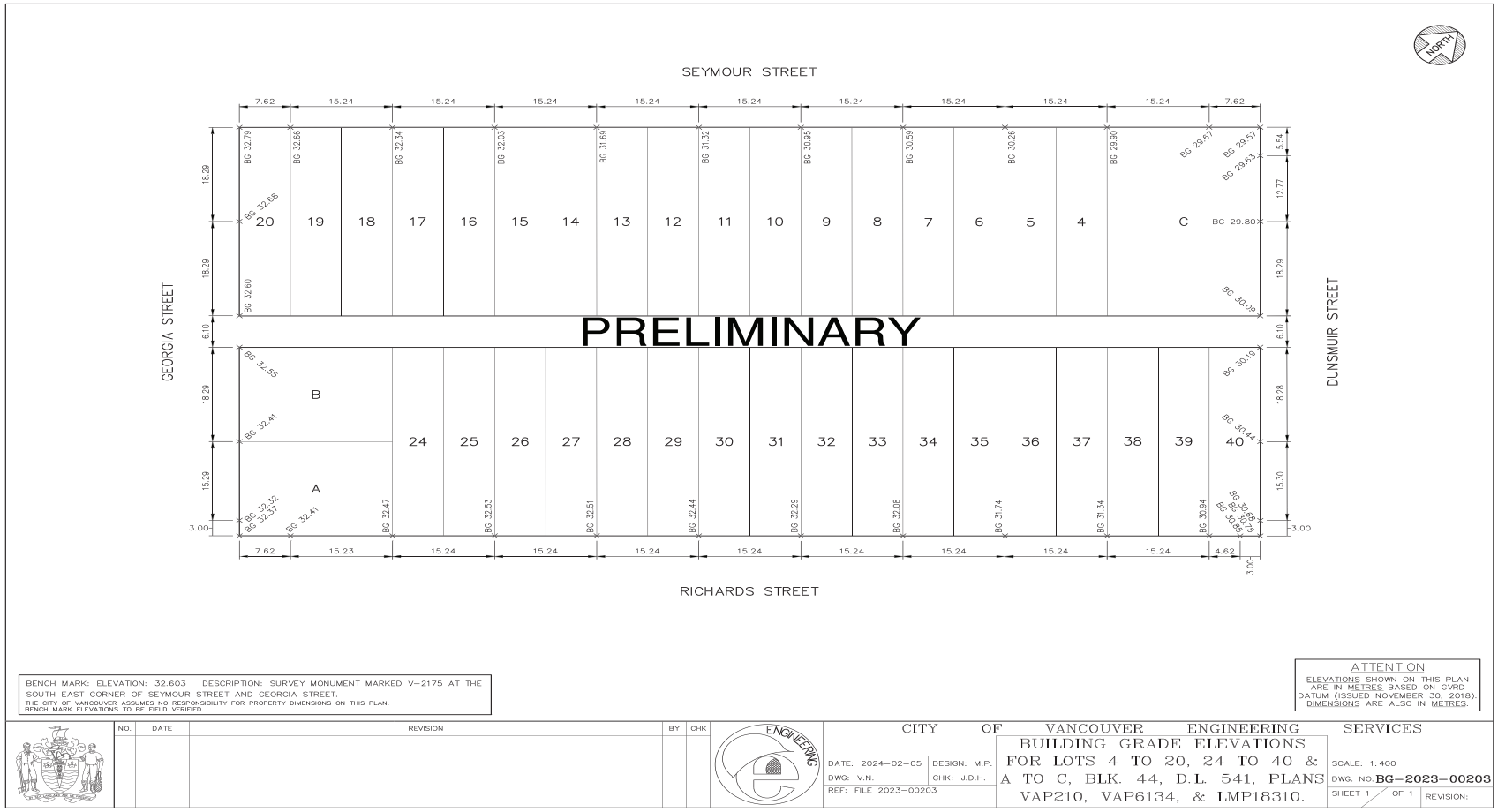
PFS STUDIO

DRAWING TITLE

GROUND LEVEL SECTIONS

DATE: 25-05-02	DRAWN: YZ / JL
SCALE: 1:50	CHECKED: JL
JOB NO.: 24010	

L3.00


SEYMOUR STREET
RICHARDS STREET
GEORGIA STREET
DUNSMUIR STREET
NORTH
PRELIMINARY
BENCH MARK: ELEVATION: 32.603 DESCRIPTION: SURVEY MONUMENT MARKED V-2175 AT THE SOUTH EAST CORNER OF SEYMOUR STREET AND GEORGIA STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.
ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018).
DIMENSIONS ARE ALSO IN METRES.
NO. DATE REVISION BY CHK
ENGINEERING
CITY OF VANCOUVER ENGINEERING SERVICES
BUILDING GRADE ELEVATIONS
FOR LOTS 4 TO 20, 24 TO 40 & A TO C, BLK. 44, D.L. 541, PLANS VAP210, VAP6134, & LMP18310.
DATE: 2024-02-05 DESIGN: M.P.
DWG: V.N. CHK: J.D.H.
REF: FILE 2023-00203
SCALE: 1:400
DWG. NO. BG-2023-00203
SHEET 1 OF 1 REVISION:

CITY OF VANCOUVER

ENGINEERING SERVICES

February 13, 2024

File Number: BG-2023-00203
Please refer: Building Grades
(604) 871-6373

Henriquez Partners Architects Ltd. DBA: HENRIQUEZ PARTNERS ARCHITECTS
598 West Georgia Street
Vancouver, BC, V6B 2A3

Dear Henriquez Partners Architects Ltd. DBA: HENRIQUEZ PARTNERS ARCHITECTS:

RE: Building Grades for LOT 4 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 5 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 6 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 7 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 9 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 10 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 11 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 12 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 13 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 14 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 15 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 16 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 17 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 18 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 19 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 20 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 24 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 25 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 26 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 27 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 28 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 29 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 30 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 31 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 32 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 33 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 34 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 35 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 36 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 37 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 38 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT 39 BLOCK 44 DISTRICT LOT 541 PLAN VAP210

City of Vancouver, Engineering Services
320-507 West Broadway
Vancouver, British Columbia V5Z 0B4 Canada
tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.873.7200
vancouver.ca

LOT 40 BLOCK 44 DISTRICT LOT 541 PLAN VAP210
LOT A BLOCK 44 DISTRICT LOT 541 PLAN VAP6134
LOT B BLOCK 44 DISTRICT LOT 541 PLAN VAP6134
LOT C BLOCK 44 DISTRICT LOT 541 PLAN LMP18310

In response to your request for the above dated December 15, 2023, I am attaching a PDF copy of our Plan BG-2023-00203 dated February 5, 2024, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent tie-ins of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the grade differences at the City side of the property line. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and at your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show your interpolated design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading, including but not limited to:

- Corners of driveways;
- Parking stalls;
- Pedestrian plazas;
- Middle of entrances;
- Access pathways;
- Stairs; and
- Corners of retaining walls.

Any differences or interpolation errors may result in a delay on your development permit until a satisfactory explanation is provided.

APPROXIMATION

The Building Grades are as follows:

- **On Seymour St – approximately 11cm higher than the existing curb;**
- **On Georgia St – approximately 9cm higher than the existing curb;**
- **On Dunsmuir St – approximately 13cm higher than the existing curb;**
- **On Richards St – approximately 11cm higher than the existing curb.**

WARNING

Building Grades are valid for up to 5 years after the issued date, shown in this letter. After 5 years, building grades must be revalidated by the City and will incur additional review fees.

PRELIMINARY BUILDING GRADES

Note: Preliminary Building Grades issued by the City are not Final Building Grades and cannot be used to calculate building height for the purpose of the Development Permit. Once City staff have completed their review of the Development Permit application, we will continue to process your Building Grade application and Final Building Grades will be issued.

CONSTRUCTION

Note: Construction to the building grades issued may also necessitate in the reconstruction adjacent to your site. Should you require further information on street or lane reconstructions that may be required due to your development, please contact Development Services at Engineering.ClientServices@vancouver.ca or telephone 604-871-6730.

It is the responsibility of the applicant to ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the provided building grade plan. Any elevation discrepancies must be resolved prior to the start of construction. Failure to do so may result in unforeseen grade differences that would need to be rectified at the sole expense of the owner.

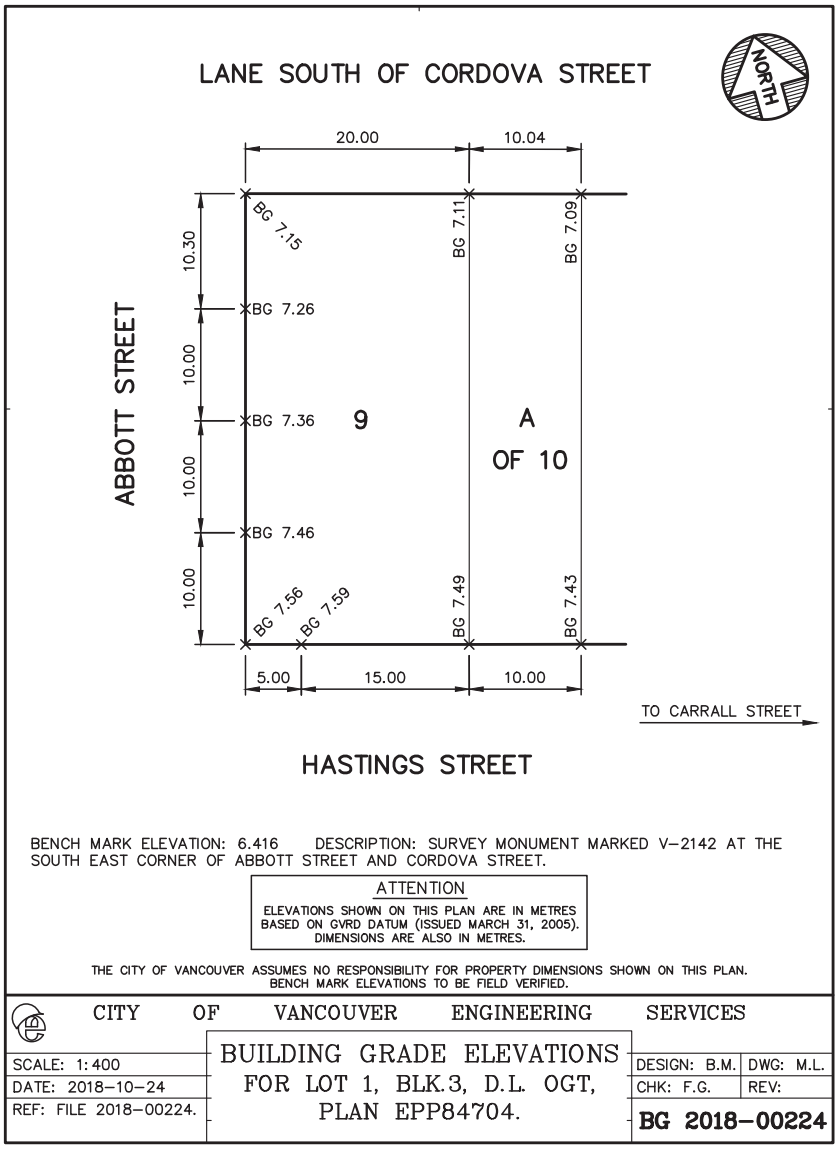
Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly. Please feel free to contact us at building.grades@vancouver.ca or call 604-871-6373 if you have any questions or would like more information.

Sincerely,

Mike Panganiban
On behalf of:

Streets Engineer
Streets Design Branch

Attachment: Subject Building Grade Plan


LANE SOUTH OF CORDOVA STREET
NORTH
20.00
10.04
ABBOTT STREET
10.30
10.00
10.00
10.00
BG 7.15
BG 7.11
BG 7.09
BG 7.26
BG 7.36
BG 7.46
BG 7.56
BG 7.59
BG 7.49
BG 7.43
9
A
OF 10
5.00
15.00
10.00
TO CARRALL STREET
HASTINGS STREET
BENCH MARK ELEVATION: 6.416 DESCRIPTION: SURVEY MONUMENT MARKED V–2142 AT THE SOUTH EAST CORNER OF ABBOTT STREET AND CORDOVA 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. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.
CITY OF VANCOUVER ENGINEERING SERVICES
SCALE: 1:400
DATE: 2018–10–24
REF: FILE 2018–00224.
BUILDING GRADE ELEVATIONS FOR LOT 1, BLK.3, D.L. OGT, PLAN EPP84704.
DESIGN: B.M.
DWG: M.L.
CHK: F.G.
REV:
BG 2018–00224

CITY OF VANCOUVER

ENGINEERING SERVICES

January 18, 2024

File Number: BG-2023-00204
Please refer: Franco Gallina
(604) 873-7281

Henriquez Partners Architects Ltd. DBA: HENRIQUEZ PARTNERS ARCHITECTS
598 West Georgia Street
Vancouver, BC V6B 2A3

Dear Henriquez Partners Architects Ltd. DBA: HENRIQUEZ PARTNERS ARCHITECTS:

RE: Building Grades for LOT 1 BLOCK 3 OLD GRANVILLE TOWNSITE GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP84704

In response to your request for the above dated December 15, 2023, I am attaching a PDF copy of our Plan BG-2018-00224 dated 2018-10-24, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent tie-ins of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the grade differences at the City side of the property line. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and at your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show your interpolated design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading, including but not limited to:

- Corners of driveways;
- Parking stalls;
- Pedestrian plazas;
- Middle of entrances;

City of Vancouver, Engineering Services
320-507 West Broadway
Vancouver, British Columbia V5Z 0B4 Canada
tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.873.7200
vancouver.ca

- Access pathways;
- Stairs; and
- Corners of retaining walls.

Any differences or interpolation errors may result in a delay on your development permit until a satisfactory explanation is provided.

APPROXIMATION

The Building Grades are as follows:

- **On Abbott & Hastings Streets – approximately 3cm higher than the adjacent sidewalks;**
- **On the Lane – approximately 9cm higher than the centreline of pavement.**

WARNING

Building Grades are valid for up to 5 years after the issued date, shown in this letter. After 5 years, building grades must be revalidated by the City and will incur additional review fees.

CONSTRUCTION

Note: Construction to the building grades issued may also necessitate in the reconstruction adjacent to your site. Should you require further information on street or lane reconstructions that may be required due to your development, please contact Development Services at Engineering.ClientServices@vancouver.ca or telephone 604-871-6730.

It is the responsibility of the applicant to ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the provided building grade plan. Any elevation discrepancies must be resolved prior to the start of construction. Failure to do so may result in unforeseen grade differences that would need to be rectified at the sole expense of the owner.

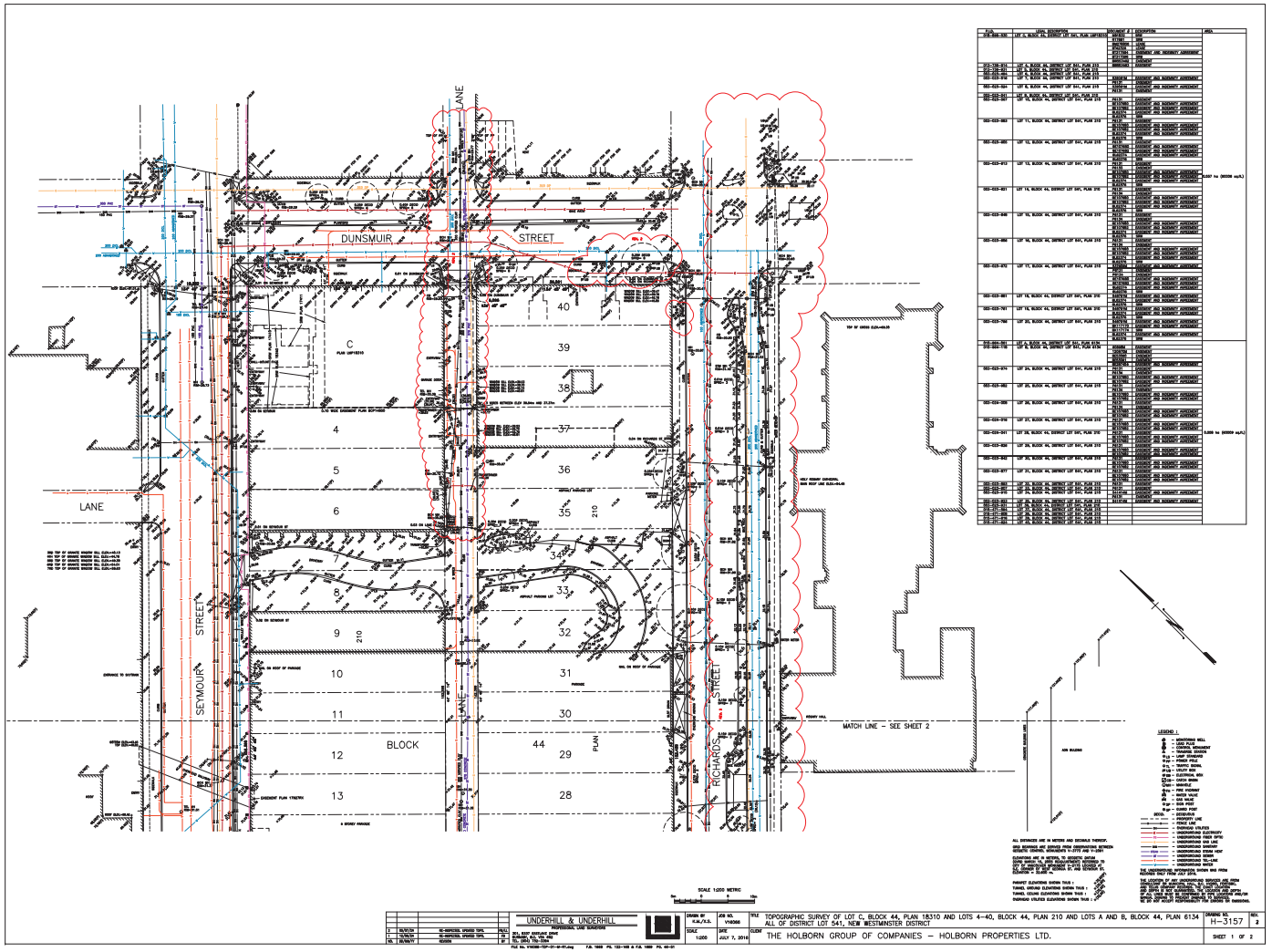
Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly. Please feel free to contact us at building.grades@vancouver.ca or call 604-871-6373 if you have any questions or would like more information.

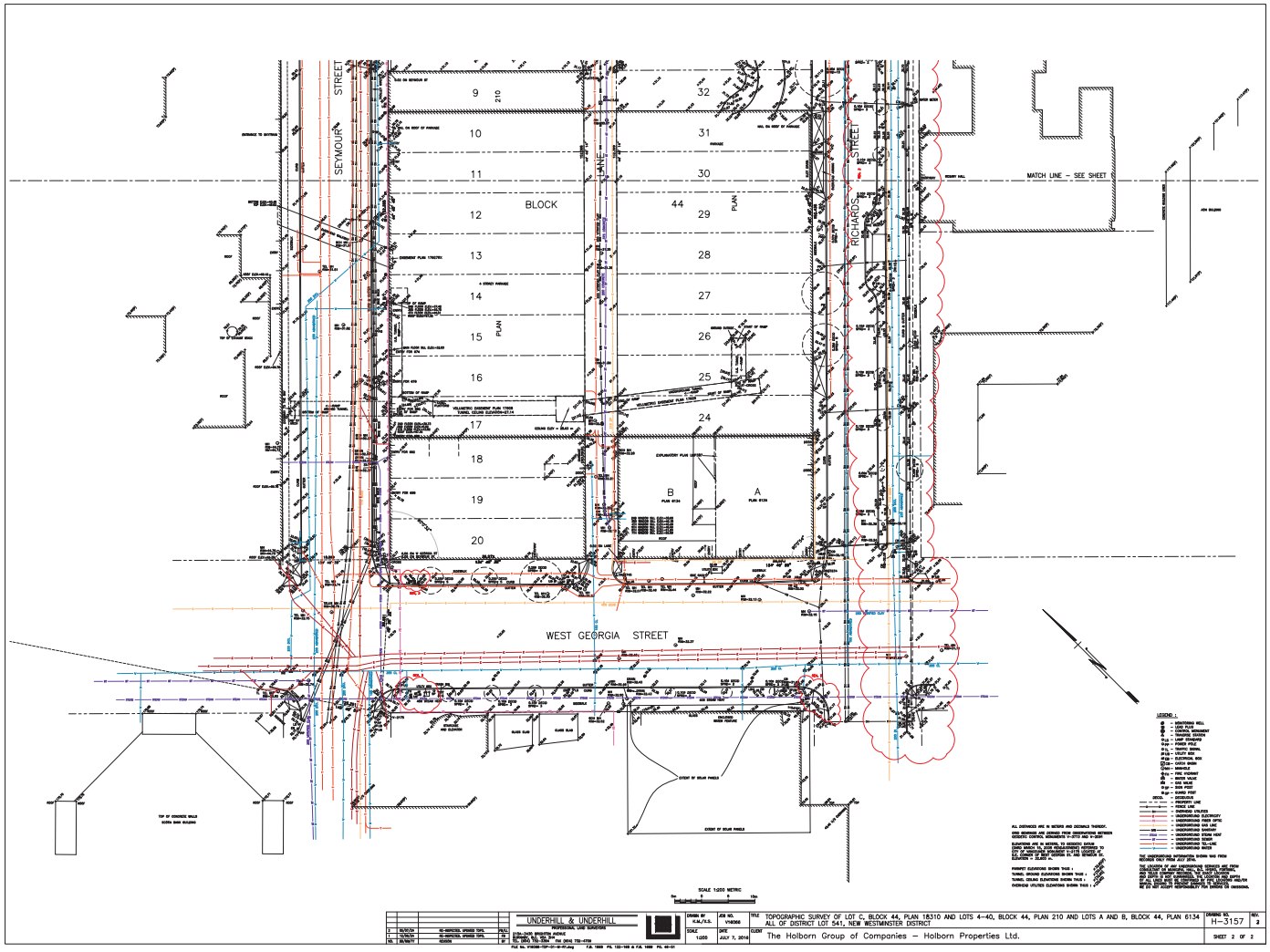
Sincerely,

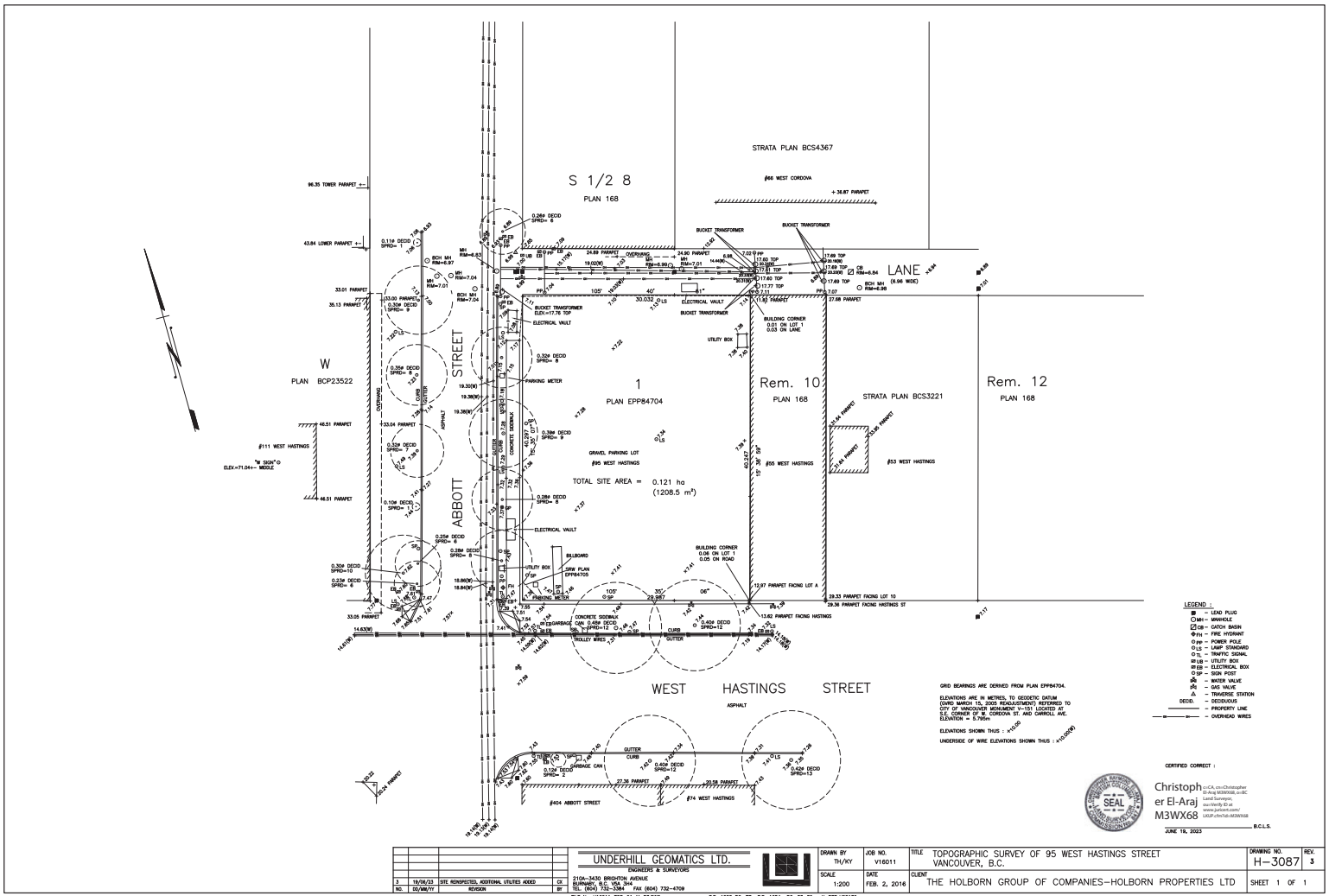
Franco Gallina
Signed on behalf of:
Andy Wong
Streets Engineer
Streets Design Branch

Attachment: Subject Building Grade Plan

Page 3 of 3


DUNSMUIR STREET
LANE
SEYMOUR STREET
RICHARDS STREET
BLOCK 44
PLAN 210
MATCH LINE – SEE SHEET 2
UNDERHILL & UNDERHILL
TOPOGRAPHIC SURVEY OF LOT C, BLOCK 44, PLAN 18310 AND LOTS 4–40, BLOCK 44, PLAN 210 AND LOTS A AND B, BLOCK 44, PLAN 6134
ALL OF DISTRICT LOT 541, NEW WESTMINSTER DISTRICT
THE HOLBORN GROUP OF COMPANIES – HOLBORN PROPERTIES LTD.
H-3157
SHEET 1 OF 2


SEYMOUR STREET
LANE
RICHARDS STREET
BLOCK 44
PLAN
MATCH LINE – SEE SHEET
WEST GEORGIA STREET
SCALE 1:200 METRIC
UNDERHILL & UNDERHILL
TOPOGRAPHIC SURVEY OF LOT C, BLOCK 44, PLAN 18310 AND LOTS 4–40, BLOCK 44, PLAN 210 AND LOTS A AND B, BLOCK 44, PLAN 6134 ALL OF DISTRICT LOT 541, NEW WESTMINSTER DISTRICT
The Holborn Group of Companies – Holborn Properties Ltd.
H-3157


STRATA PLAN BCS4367
S 1/2 8
PLAN 168
#66 WEST CORDOVA
LANE
(6.96 WIDE)
W
PLAN BCP23522
STREET
ABBOTT
1
PLAN EPP84704
Rem. 10
PLAN 168
STRATA PLAN BCS3221
Rem. 12
PLAN 168
#111 WEST HASTINGS
#95 WEST HASTINGS
#85 WEST HASTINGS
#53 WEST HASTINGS
TOTAL SITE AREA = 0.121 ha
(1208.5 m²)
WEST HASTINGS STREET
#404 ABBOTT STREET
#74 WEST HASTINGS
LEGEND :
GRID BEARINGS ARE DERIVED FROM PLAN EPP84704.
ELEVATIONS ARE IN METRES, TO GEODETIC DATUM (CVRD MARCH 15, 2005 READJUSTMENT) REFERRING TO C.G.V.D. 1928 BENCHMARK V-151 LOCATED AT S.E. CORNER OF W. CORDOVA ST. AND CARROLL AVE. ELEVATION = 5.766m.
ELEVATIONS SHOWN THUS : ±10.00
UNDERSIDE OF WIRE ELEVATIONS SHOWN THUS : ±10.00(W)
CERTIFIED CORRECT :
JUNE 19, 2023
B.C.L.S.
UNDERHILL GEOMATICS LTD.
ENGINEERS & SURVEYORS
2104–3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL. (604) 732–3384 FAX (604) 732–4709
DRAWN BY TH/KY
JOB NO. V16011
SCALE 1:200
DATE FEB. 2, 2016
TITLE TOPOGRAPHIC SURVEY OF 95 WEST HASTINGS STREET VANCOUVER, B.C.
CLIENT THE HOLBORN GROUP OF COMPANIES–HOLBORN PROPERTIES LTD
DRAWING NO. H–3087
REV. 3
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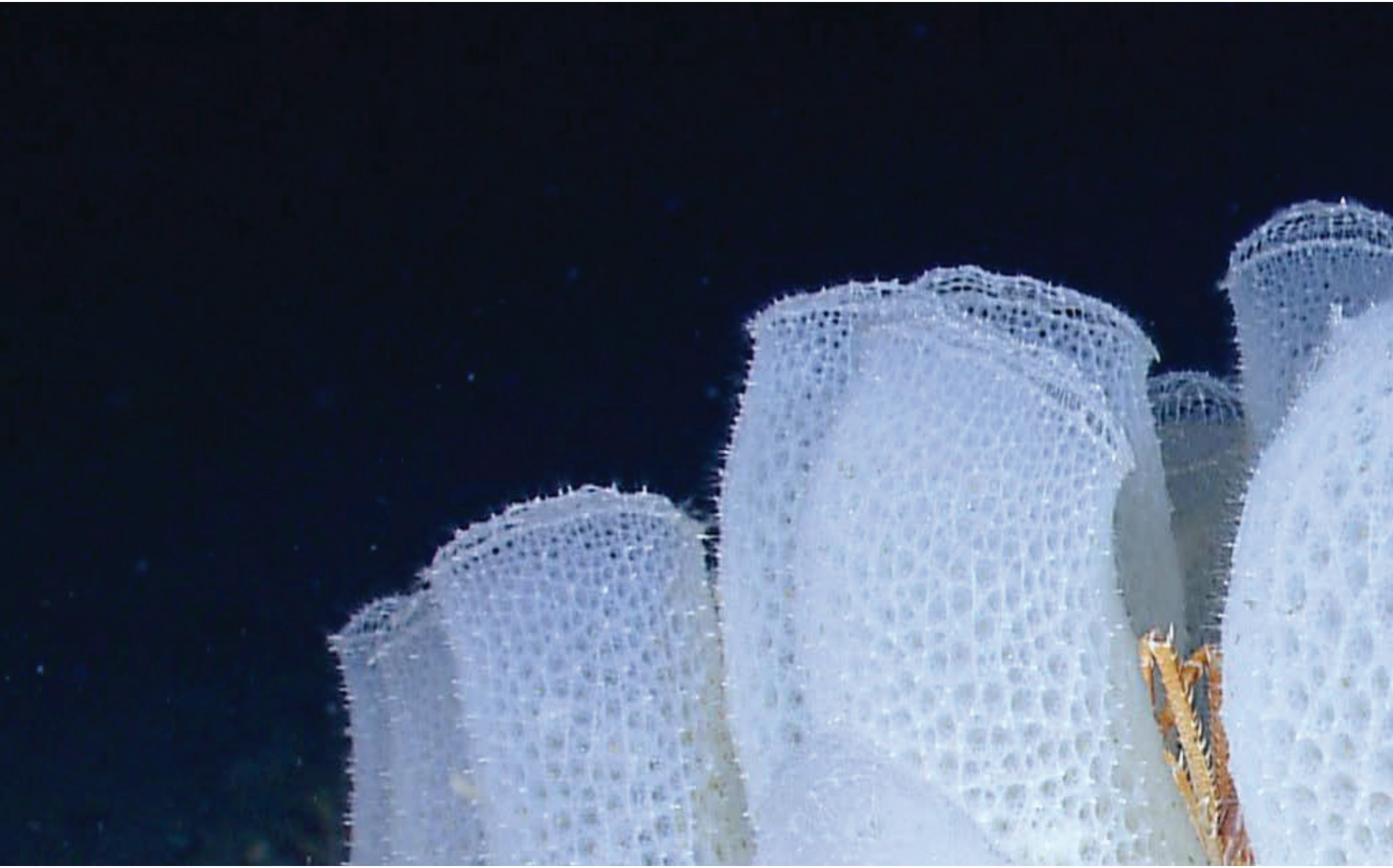

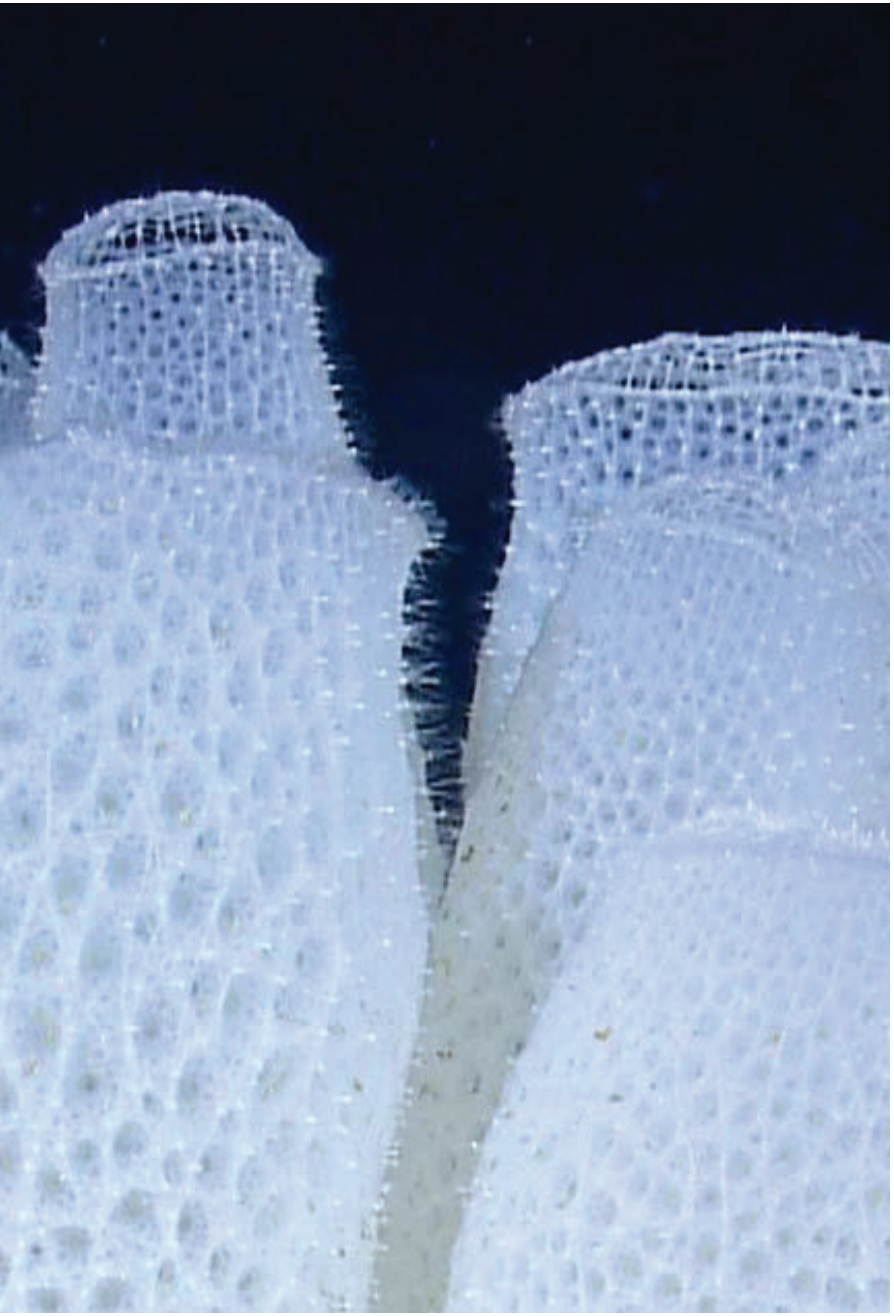

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APPENDICES

ARUP

Henriquez Partners Architects

Qualitative Memorandum on Pedestrian Wind Comfort

Bay Parkade

October 9, 2024

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01 Executive Summary

Arup was retained by Henriquez Partners Architects to provide a qualitative memorandum on the pedestrian wind comfort to support a rezoning application for the Bay Parkade development in Vancouver, British Columbia.

The memorandum contains a site-specific wind climate assessment, flow diagrams, a ground plane heat map of expected wind comfort for publicly accessible areas at grade and recommended mitigation measures.

Findings

The wind assessment is based on historical wind data and the internationally recognized Lawson criteria for pedestrian wind comfort and safety that sets out different area usages.

The most frequent and strongest winds experienced on site are from east in winter. The winds from the east, east-southeast, and west-northwest are the most frequently occurring winds at the site in summer with strongest winds occurring from west-northwest.

Downdrafting winds are the main wind mechanism on site since the two proposed towers are significantly higher than the surroundings.

Publicly accessible areas at grade of the development that are expected to exhibit higher wind speed than desired in particular seasons, or may exceed safety criteria and require further mitigation include:

- The east entrances of the residential building at Richard St – we recommend to integrate a canopy in addition to a setback of the entrances. Off-site mitigation, e.g. trees, along the opposite site of the residential tower are suggested.
- The plaza, west corner entrance and atrium entrance at the commercial tower – we recommend to integrate a canopy.
- The patio at the southwest end of the lane in-between the two towers – while the expansion of space towards the grade is favorable, additional local measures, i.e. landscaping elements, are recommended.
- The bus stop located at the lane in between the two towers next to the atrium entrance – we recommend local measures, i.e. wind screens.

Beyond the focus of the assessment, it is noted that the wind conditions at the privately used outdoor amenities on level 6 of the residential and commercial podium is expected to exhibit higher wind speed than desired. We recommend integrating a parapet along the tower facing perimeter of each podium along with larger landscaping elements, e.g. trees.

Next Step

We propose to expand on this qualitative study and to carry out a detailed study using Computational Fluid Dynamics (CFD) to quantitatively assess the expected wind impact on site. Effectiveness in reducing wind impacts on site through the integration of remedial measures will be verified in this further assessment.

References

3D Models:

[1] 0. ENSCAPE.3dm, 0. PROPERTY LINE.3dm, 2B, CONTEXT-NEAR.3dm, 3B. W GEORGIA PODIUM Hotel.3dm, 3C. W GEORGIA PODIUM Residential.3dm, 4A. W GEORGIA COMMERCIAL TOWER.3dm, 4C. Res Tower.3dm, 5. ABBOTT.3dm, 8. HERITAGE.3dm, 9. Canopy.3dm

Floorplans:

[2] 240920 Georgia Floor Plans.pdf

Renders:

[3] 240920 Georgia Tower Renders.pdf

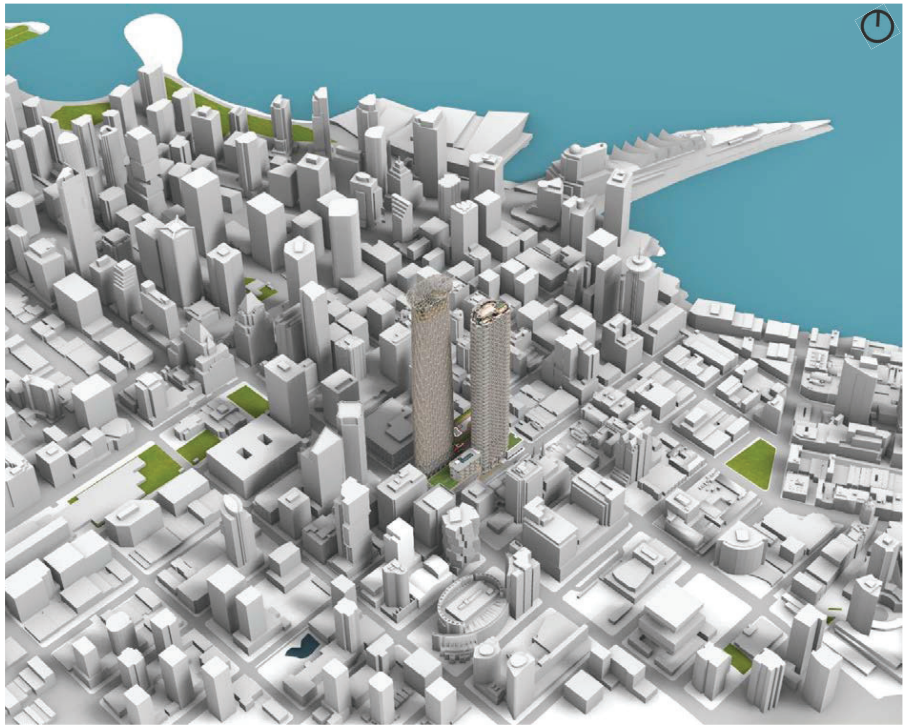


Figure 1. Rendering of Bay Park development and surrounding based on [1]

02 Wind Climate and Wind Flow Patterns

A site-specific wind climate assessment for the Bay Parkade development was carried out. The wind roses shown in Figure 2 and 3 indicate the direction and strength of hourly mean winds across all times of the day in the winter and summer seasons. Winter season (December to February) was chosen to identify any potentially unsafe public areas at grade due to strong and frequent winter winds. Summer season (June to August) was assessed to understand potential implications to the wind comfort in publicly accessible areas. Spring and fall do not show additional directional wind contribution beyond the Winter and Summer shown herein.

The presented wind roses are based on long-term (30 years) historical wind data recorded at Vancouver International Airport, corrected for terrain exposure and transposed to the project site. The most frequent and strongest winds experienced on site are from east in winter. The winds from the east, east-southeast, and west-northwest are the most frequently occurring winds at the site in summer with strongest winds occurring from west-northwest.

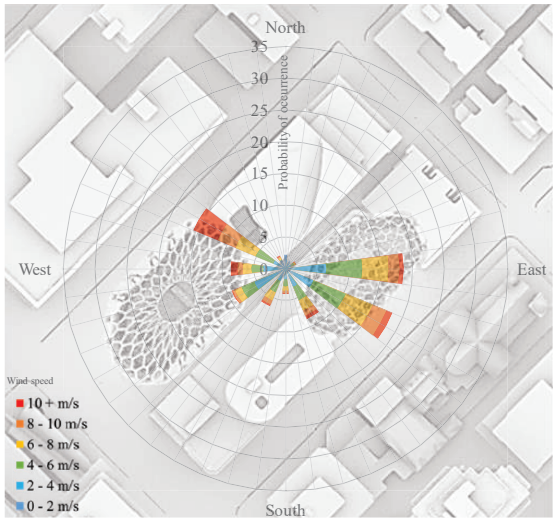


Figure 2. Wind rose in summer [1]

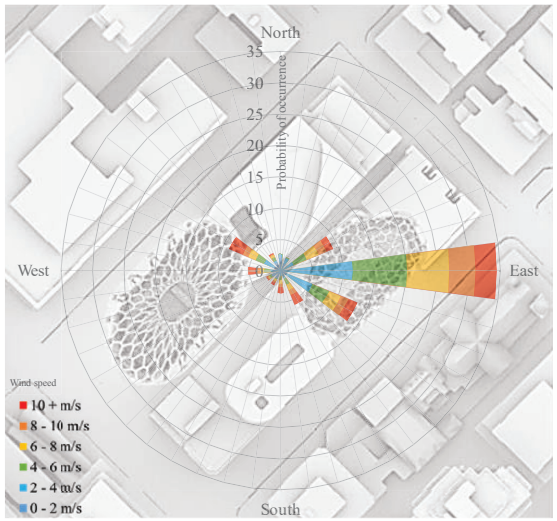


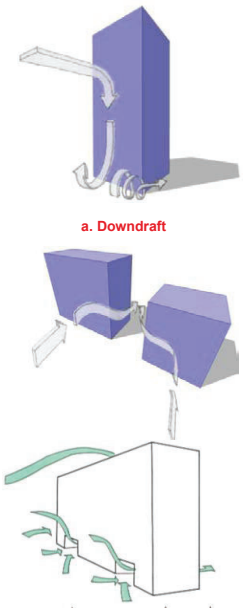
Figure 3. Wind rose in winter [1]

[1] Rendering is based on 3D models provided by the client [1].

02 Wind Climate and Wind Flow Patterns

When strong winds impinge directly on a bluff façade, the façade will act to split the flow. The winds encountering the top one-third of the building will tend to accelerate up and over the top of the building as the winds seek the fastest path from the high-pressure region created on the windward façade to the low-pressure region on the leeward side of the building. Winds encountering the lower two-thirds of the building tend to be pushed, or downdrafted, to ground level (Figure 4a). Downdrafts carry the same energy as the winds at the upper level. As a result, increased levels of windiness are experienced at ground level, especially around building corners where winds accelerate. Local acceleration of winds occurs when two buildings are positioned side by side (Figure 4b). This funneling mechanism is critical when the spacing between buildings is in the range of 50-200% of the width of the building. Funneling may also occur through passageway beneath buildings at ground level.

Wind mechanisms expected for the proposed Bay Parkade development are illustrated in Figure 5 and 6. Due to the height of the towers relative to the surroundings, they are generally exposed to the prevailing wind directions. Only westerly winds may be sheltered due to upwind high-rise buildings. During summer and winter, the easterly prevailing winds as well as the west-northwesterly winds may be downdrafted by the wind facing tower façades. This may cause high speed winds to be redirected to ground level. These downdrafted flows may accelerate around the southwestern corner of the commercial tower or funnel through the passageway at grade at the residential tower. They have the potential to create windy conditions in the passageway, at entrances and at the plaza at the commercial tower. The narrow distance between each tower and the podium across the lane is likely to redirect and spill the downdrafting wind to rooftop level on the podium which positively affects the wind conditions at grade. Wind directions prone to funneling between the two towers are not aligned with the prevailing wind directions which is beneficial for the conditions on the podium's rooftops.



a. Downdraft

b. Funneling

Figure 4. Wind mechanism around building

Figure 5. Wind mechanism on site for east to east-southeast winds [1]

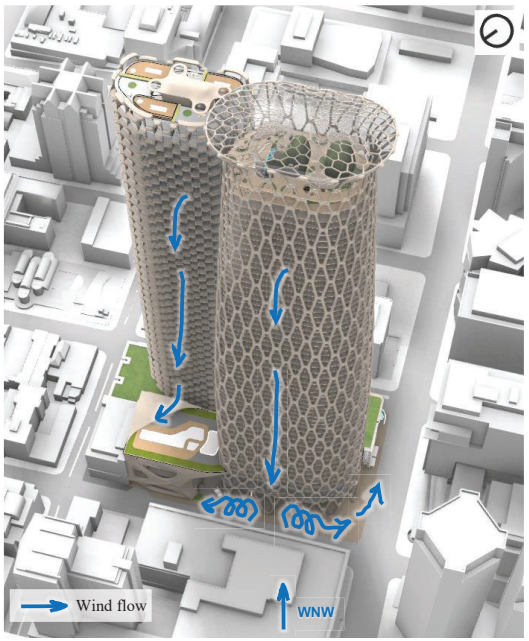


Figure 6. Wind mechanism on site for west-northwest winds [1]

[1] Rendering is based on 3D models provided by the client [1].

03 Site Specific Wind Conditions

A high-level assessment of the expected wind conditions on and around the proposed development site was carried out considering the site-specific wind climate and the interactions between the building massing and the wind flow. The expected wind conditions are presented as a ground heat map based on seasonality and the widely used and internationally recognized Lawson criteria for pedestrian wind comfort and safety. Figure 7 indicates the considered public spaces for the ground heat map. Details of the criteria are provided in section 05 Scope for Next Steps.

During summer (Figure 8), wind conditions at grade to the east of the residential tower (Richards St) are expected to be appropriate for business walking. Higher wind speeds than desired are expected at the eastern entrances due to downdrafting of east to south-southeast wind. Said downdrafted wind may be funneled through the passageway between residential tower and podium likely causing a wind condition suitable for leisure walking in the passageway, at the adjacent entrances and at the bus stop. The wind condition is positively impacted by the backpressure of the commercial tower and podium. West-northwest winds downdrafting the western façade of the residential tower are likely to be redirected and spilled onto the rooftop level of the commercial podium due to the narrow distance. It positively affects the wind conditions at grade. Similarly, the east-southeast wind downdrafting the eastern façade of the commercial tower is likely to be redirected and spilled onto the level six outdoor amenity area (private) of the residential podium causing a standing condition at the patio but likely a business walking condition on the rooftop. Increasing the spacing at grade for the patio has a beneficial impact on the comfort as it creates an area of flow expansion, slowing down the wind flow. West-northwest winds downdrafting the western façade of the commercial tower likely lead to a wind condition suitable for business walking at the atrium entrance (Seymour St). Downdrafted winds accelerating around the western corner likely create a business walking condition at the plaza and a slightly better condition suitable for leisure walking for the set-back corner entrance.

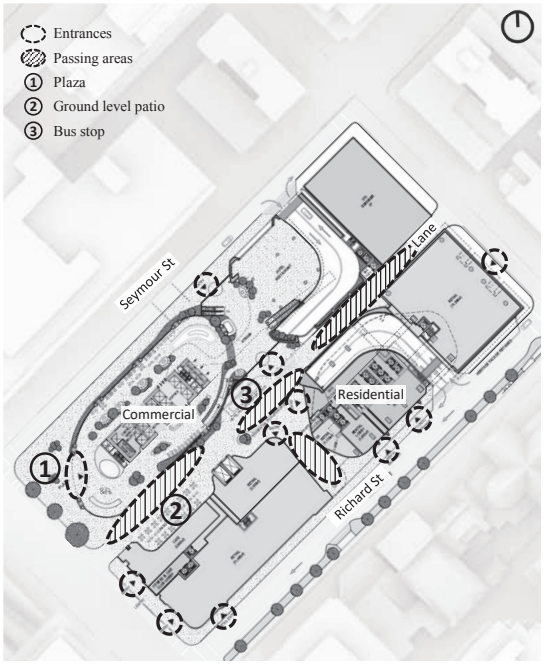


Figure 7. Considered public spaces for high-level assessment [1]

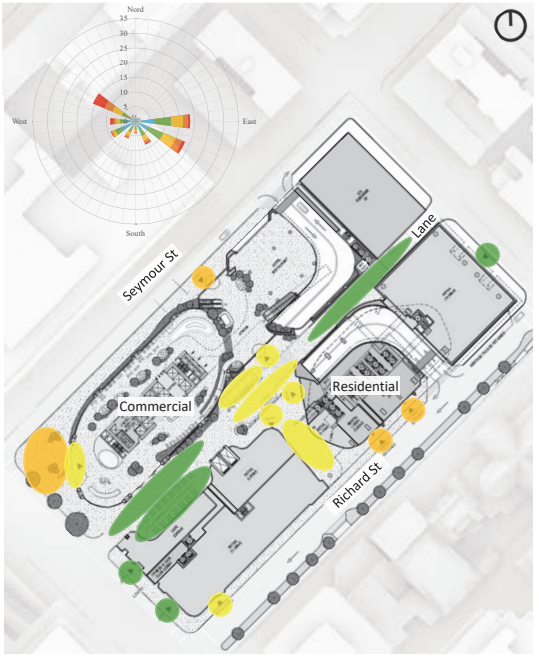


Figure 8. Expected wind condition at grade on site during summer [1]

Wind condition suitable for:

- Sitting e.g. in parks, public places, outdoor restaurants
- Standing e.g. at entrances, bus stops
- Leisure walking e.g. sightseeing
- Business walking e.g. areas where people are not expected to linger
- Roadways and car parks only

[1] Rendering is based on 3D models provided by the client [1], ground floor plan is based on floor plans provided by the client. [2].

03 Site Specific Wind Conditions

During winter (Figure 9), the prevailing, strong east winds create a challenge for the wind conditions at pedestrian level east of the residential tower (Richards St). Higher wind speeds are expected due to downdrafting of the strong winds at the eastern façade causing an uncomfortable condition that are likely a concern to the safety of pedestrians. As described for summer, the downdrafted winds may be funneled through the passageway between residential tower and podium positively impacted by the backpressure of the commercial tower and podium. A wind condition suitable for business walking is likely to be expected in the passageway, at the adjacent entrances and at the bus stop.

Downdrafted east-southeast winds at the façade of the commercial tower are likely to be redirected and spilled onto the level six outdoor amenity area (private) of the residential podium. This positively affects the wind conditions at grade but might lead to wind conditions suitable for business walking on the rooftop. The same effect is true for downdrafted west-northwest wind at the residential façade leading both ends of the lane to likely achieve a standing condition. Wind conditions on the commercial podium are likely to meet a standing condition a well due to less frequent west-northwesterly winds in the winter.

The wind conditions at grade of the commercial tower (Seymour St), at the plaza, the corner entrance and the atrium entrance, are expected to be appropriate for standing due to less frequent west-northwesterly wind.

On- and offsite mitigation to minimize the potential wind impact are proposed in section 04 Mitigation Measures.

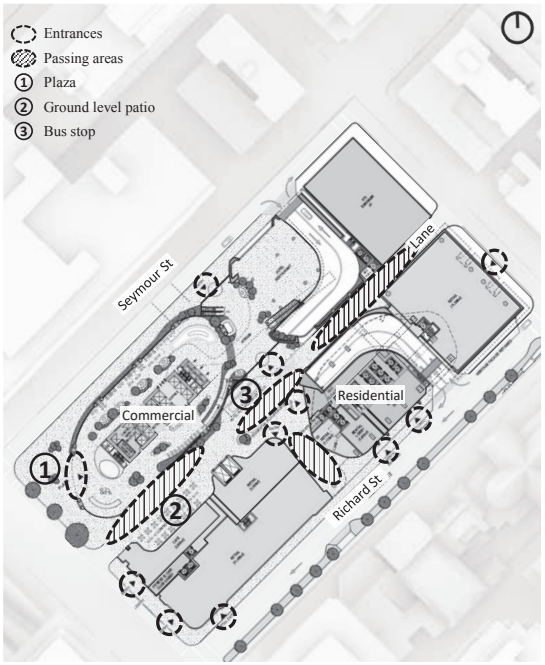


Figure 7. Considered public spaces for high-level assessment [1]

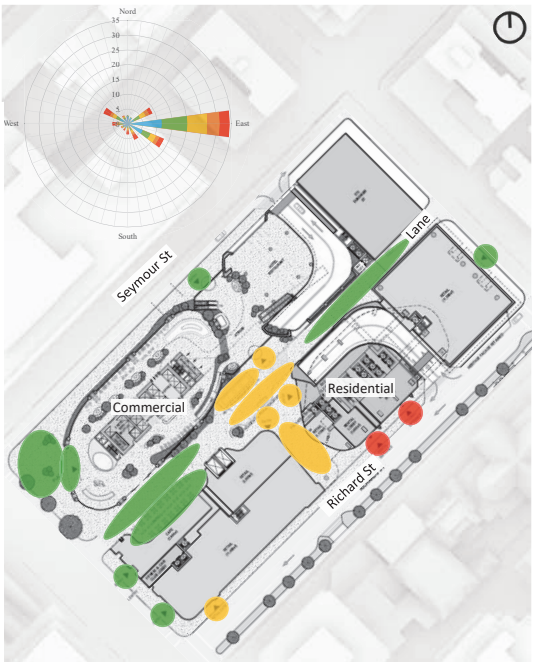


Figure 9. Expected wind condition at grade on site during winter [1]

Wind condition suitable for:

- Sitting e.g. in parks, public places, outdoor restaurants
- Standing e.g. at entrances, bus stops
- Leisure walking e.g. sightseeing
- Business walking e.g. areas where people are not expected to linger
- Roadways and car parks only

[1] Rendering is based on 3D models provided by the client [1], ground floor plan is based on floor plans provided by the client. [2].

04 Mitigation Measures

Richards Street and Passageway

Wind conditions at entrances at the foot of the residential tower might be mitigated in a stepwise manner by firstly adding a canopy to redirect the downdrafted wind and secondly by stepping back the entrances from the façade (Figure 10). Using canopies to deflect the downdrafted wind is effective locally but leads to a speed up in the areas into which the wind is directed. These may be off-site areas that require off-site mitigation, e.g. trees to dissipate the energy associated with the wind.

Opening up the passageway between residential tower and residential podium might have a beneficial impact on the comfort in the passageway and the adjacent inner entrances as it slows down the flow.

Seymour Street and Plaza

Wind conditions at the foot of the commercial tower and the corner plaza may be mitigated by adding a canopy to redirect the downdrafted wind (Figure 11). Entrances may furthermore be stepped back from the façade. A canopy extending along the corner where the plaza is located can furthermore improve the wind condition at the plaza. Landscaping element, such as trees may further improve wind conditions in summer.

Patio, Tower Podium Rooftops and Bus Stop

The narrow distance between each tower and the podium across the lane is likely to positively mitigate the downdraft onto the lane facing facades of both towers. Stepping back the podium of the residential tower to create room for the patio is a good measure to improve comfort at pedestrian level (Figure 12). Further improved conditions might be achieved with local measures, such as landscaping elements.

We recommend to integrate a parapet (Figure 12) along the tower facing perimeter of each podium along with larger landscaping elements on the roofs, e.g. trees, to mitigate likely higher wind speed on the private rooftops.

Improving the wind condition at the bus stop (Figure 13) located in the lane between the two towers might be achieved with local measures such as wind screens.

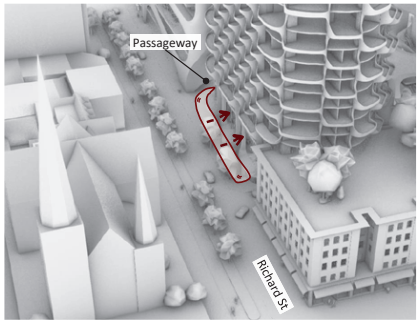


Figure 10. Indication of canopy and entrance setback at Residential Tower [1]

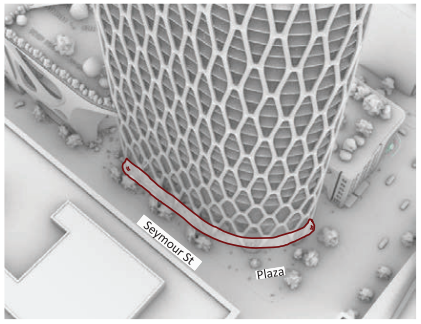


Figure 11. Indication of canopy at Commercial Tower (Seymour St) (left) [1] and proposed canopy by Henriquez Partners Architects (right) [2]

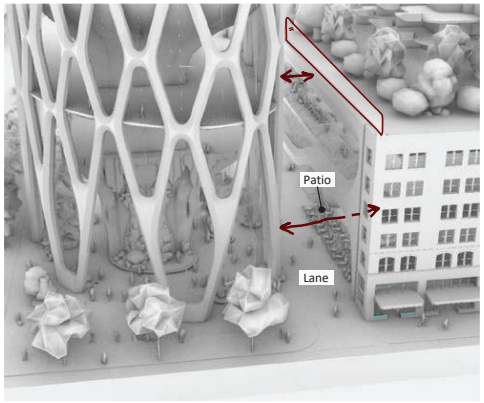


Figure 12. Indication of patio set-back and parapet along the private residential podium rooftop (left)[1] and rendering of patio space by Henriquez Partners Architects (right) [2]

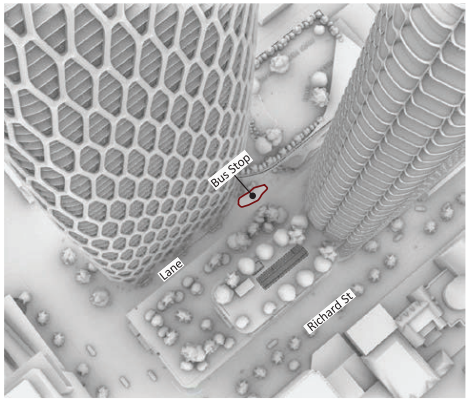


Figure 13. Indication of area for bus stop shelter [1]

[1] Rendering is based on 3D models provided by the client [1].
[2] Rendering is based on rendering image provided by the client [3].

05 Scope for Next Step

We propose to carry out a detailed study using Computational Fluid Dynamics (CFD) following industry best practice to quantitatively assess the expected wind impact on site. Effectiveness in reducing wind impacts on site through the integration of remedial measures will be verified.

CFD is a numerical modelling technique for simulating wind flow in complex environments. For urban wind modelling, CFD techniques are used to model wind flows around the site. Surroundings and the study building are simulated at full-scale. The computational domain that covers the site and surroundings is divided into millions of small cells where calculations are performed, allowing for results to be presented in high spatial resolution. CFD allows for the "mapping" of wind conditions across the entire study-domain. Figure 13 shows an example output for a CFD wind impact study.

The study will include the following scenarios:

- Proposed Scenario: Proposed project in place of existing site within its context.
- Mitigation Scenario(s), if required: Where mitigation is required to achieve acceptable ground wind comfort levels, mitigation measures will be implemented to the Proposed Scenario in order to demonstrate the benefits of the mitigation strategies.

The wind condition simulated from the CFD study will be compared with widely used and recognized Lawson criteria for pedestrian wind comfort and hazard that describes acceptability for particular activities. Acceptable conditions for various activities in order of increasing windiness are described in the sections below.

Wind comfort

The comfort criteria describe relatively frequent wind conditions (5% exceedance probability). The onset of discomfort depends on the activity in which the individual is engaged. The conditions described below are the limiting criteria for comfort.

Activitiy	Description	Wind speed to be exceeded less often than 5% of the time (m/s)
Sitting	Reading newspaper, eating, drinking	0-4
Standing	Bus stops, entrance doors, window shopping	4-6
Strolling	Leisure walking, sightseeing	6-8
Business Walking	Areas where people are not expected to linger	8-10
Uncomfortable	Roadways, car parks only	>10

Wind hazard

The distress criteria describes wind conditions to be exceeded less often than once a year. There is a criterion for 'General Public Access', equivalent to a distress mean speed of 15 m/s and gust speed of 28 m/s (62 mph). This is intended to identify wind conditions which less able or vulnerable individuals (i.e. children, elderly or infirm) or cyclists may find physically difficult.

There is a further limiting distress criterion beyond which even 'Able-bodied' individuals may find themselves in difficulties at times of severe wind conditions. This corresponds to a distress mean speed of 20 m/s and gust speed of 37 m/s (83 mph) to be exceeded less often than once a year. Under these wind conditions, aerodynamic forces may exceed body weight, which makes it difficult for anyone to remain standing. Where wind speeds exceed these values, pedestrian access should be limited

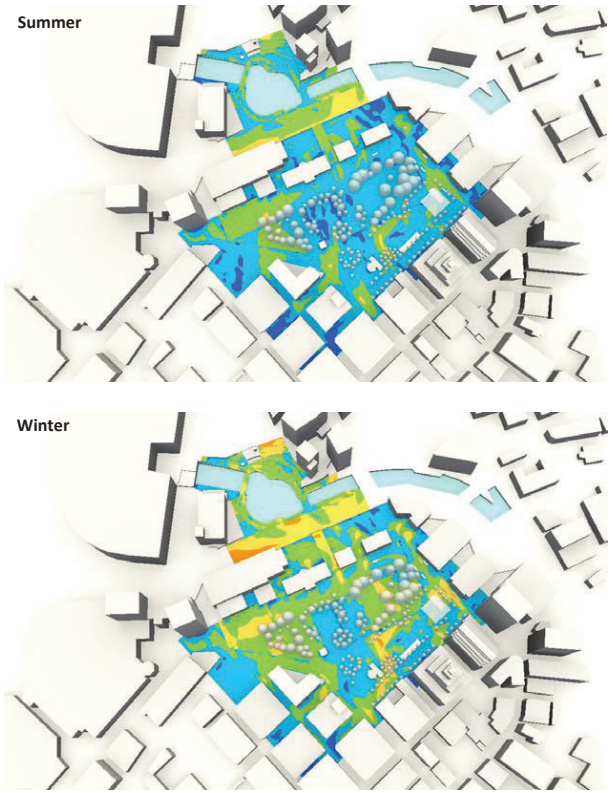


Figure 14. Example output of CFD wind impact study

Qualitative Memorandum on Pedestrian Wind Comfort for Henriquez Partners Architects
Arup report to Henriquez Partners Architects

ARUP

October 2024

"The project will showcase a genuine and informative act of Truth and Reconciliation. [It] will provide a platform for Musqueam, Squamish and Tsleil-Waututh artists to display a small piece of rich and powerful cultures that all of the nations can be proud of." – **Gordon Grant**, Cultural Consultant

HENRIQUEZ

PFS STUDIO

ARUP

HOLBORN