BONNIS PROPERTIES

Perkins&Will

1105 Granville

1105-1109 Granville Street

Rezoning Application

August 18th, 2025

REGISTERED ARCHITECT
AIKBAR ABLIMIT
BRITISH COLUMBIA

2026-01-31



Project Benefits

- Rejuvenate Granville Street through the **addition of approximately 112 new hotel suites and 176 rental residential homes** in the entertainment and shopping district.
- Retain the existing unique **heritage asset** with its historical masonry facades that offer character and authenticity at street level, with a nod to **Granville's rich history**.
- Establish limited mixed use projects in Granville Entertainment Core to **improve the social environment, safety, and security** of Granville Street.
- Increase the **commercial density** immensely while maintaining a **vibrant and continuous retail frontage** along Granville Street.
- Support the vision of the **Granville Street Planning Policy, Hotel Development Policy**, and recent related amendments by City Council, and help address the **critical shortage of hotel rooms and rental homes** in the city.



Heritage Meets Contemporary Elegance

The design proposal brings a unique form and energy to Granville Street. Breaking from a typical podium-tower typology, we have introduced creative massing shifts that allow for natural light, outdoor space, and visible transitions between commercial, hotel, and residential uses, while retaining the existing heritage building and elevating the public realm. The heritage portion becomes a unique asset—the masonry façade offers character and authenticity at street level, with a nod to Granville's rich history. Above, the tower steps back into a slender form, with materials that are distinguishable yet complement the historic base. This is a distinctive silhouette for Granville Street.

Contents

01. Executive Summary **5**
1.1 Report Outline 6
1.2 Development Summary and Project Intent 7

02. Context and Analysis **9**
2.1 Regional Context 10
2.2 Existing Conditions 12
2.3 Heritage Buildings 16
2.4 Site Elevations 18
2.5 Transportation 20
2.6 Bike Share Locations 21
2.7 Transit Shed 22
2.8 Zoning Districts 23
2.9 View Cone Analysis 24
2.10 Solar Analysis 25
2.11 Wind Analysis 26
2.12 Urban Fabric 27
2.14 Public Realm 28
2.15 Surrounding Amenities 29

03. Rezoning Rationale **31**
3.1 Rezoning Rationale Summary 32
3.2 Downtown Official Development Plan 34
3.3 Horizontal Angle of Daylight Study 36
3.4 Downtown Design Guidelines 38
3.5 Granville Street Planning 40
3.6 Hotel Development Policy and Related Amendments to the Downtown Official Development Plan 42
3.7 Central Area Plan | Granville Street (Downtown South) Guideline | A Design Handbook for Building Frontages on Granville Street 43
3.8 Overview of City Goals 44

04. Sustainability **47**
4.1 Green Building Policy for Rezoning 48
4.2 Summary of Performance Goals 49
4.3 Sustainability Strategies 50
4.4 Social Sustainability 51

05. Design Proposal **53**
5.1 Setbacks 54
5.2 Project Summary 55
5.3 Programme 56
5.4 The Design Proposition 58
5.5 Functional and Circulation Design Rationale 64
5.6 Existing Building & Immediate Context 66
5.7 Evolution of 1105 Granville 67
5.8 Heritage Building Geometric Analysis 68
5.9 Heritage Building Conservation Strategies 69
5.10 Massing Strategy 70
5.11 Program Breakdown 72
5.12 Proposed Design Views 74

06. Architectural Drawings **81**
6.1 Project Data & FSR Summary 82
6.2 Project Statistics 83
6.3 Site Survey and Building Grade 84
6.4 Site Coverage 85
6.5 Shadow Studies - Existing Massing 86
6.6 Shadow Studies - Proposed Massing 87
6.7 Site Context 88
6.8 Site Context Photos 89
6.9 Site Plan 90
6.10 Street Elevations 91
6.11 Street Elevation 92
6.12 Floor Plans 94
6.13 Elevations 106
6.14 Sections 110
6.15 Overall Views 114
6.16 Floor Plans - FSR Overlay 116

07. Landscape Drawings **123**
7.1 Public Space Framework 124
7.2 Existing Public Space 126
7.3 Comox-Helmcken Greenway 128
7.4 Events 129
7.5 Existing Streetscape 130
7.6 Granville Street 132
7.7 Helmcken Street 133
7.8 Street Level 134
7.9 L2 Restaurant and Upper L2 Roof Patio 138
7.10 L11 Hotel Amenity Terrace 142
7.11 L35 Rooftop Amenity Terrace 146
7.12 Architectural Drawings 150

08. Appendix **155**
8.1 Architectural Drawing
8.2 FSR Overlay Drawing
8.3 TDM-TAMS Report
8.4 Statement of Significance
8.5 Conservation Plan
8.6 Green Buildings Policy for Rezonings Package
8.7 Resilient Buildings Planning Worksheet
8.8 Development Water Demand Calculation
8.9 Site Survey
8.10 Building Grade and Response Letter
8.11 Charge Summary and Title Search
8.12 BC Company Summary
8.13 Site Disclosure Statement
8.14 Community Serving Spaces Information Form
8.15 Renter Declaration Form
8.16 Geotechnical Report
8.17 Arborist Report
8.18 CAC Offer Form
8.19 Real Estate Proforma Analysis
8.20 QS Class C Costing Report

More than a tower, it's a purposeful response to Vancouver's housing and hospitality needs, while drawing much-needed foot traffic onto the Granville Street and creating a condition for safe street and thriving businesses for 24/7.

With an activated vibrant and thriving public realm, massing shifts in the building form allow for program transitions, natural light, and additional outdoor amenity space.

Section 1.0

Executive Summary

Contents

1.1 Report Outline 6
1.2 Development Summary and Project Intent 7

1.1 Report Outline

1.1.1 Purpose of this report

This report is prepared for BP Real Estate Inc.to assist in application for rezoning at 1105-1109 Granville Street.

1.1.2 Structure of this report

This report summarizes the work completed in the rezoning phase of 1105 Granville. The report is broken down into eight sections.

01 Executive Summary: *An executive summary of the project describing the rezoning statement and project intent.*

02 Context and Analysis: *A site analysis depicting the urban context surrounding the building highlighting key elements that impact the project.*

03 Relevant Policy - Rezoning Rationale: *Regulatory and planning policy depicting implications of city zoning and by-laws on the project.*

04 Design Proposal: *This section includes basic information about the project including program and development statistics summary. In addition to design rationales, this section also includes a geometric analysis of the existing heritage structure on the site.*

05 Sustainability: *An environmental analysis looking at preliminary targets and strategies.*

06 Architectural Drawings: *Architectural drawings showing the proposed scheme in appropriate detail for the rezoning application.*

07 Landscape Drawings: *Landscape drawings showing the proposed scheme in appropriate detail for the rezoning application.*

08 Appendices: *Appendices of all related reports required for the rezoning application.*

1.1.3 Project Team

Client	*Bonnis Properties*
Architect	*Perkins & Will*
Structural Engineer	*Fast + Epp*
Heritage Consultant	*Donald Luxton and Associates Inc.*
Traffic Consultant	*Bunt and Associates*
Mechanical	*CIMA+*
Electrical	*CIMA+*
Energy Modelling	*CIMA+*
Landscape	*PFS Studio*
Geotechnical	*Geopacific*
Sustainability	*Perkins & Will*

1.1.4 Reference Documents

Granville Street Planning Policy, 2025

Hotel Development Policy and Related Amendments to the Downtown Official Development Plan, 2025

Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report, 2007

Downtown Official Development Plan, 1975

Downtown (except Downtown South) Design Guidelines, 1975, last amended 1993

Vancouver Economic Action Strategy, 2011

Heritage Policies and Guidelines, 1986, last amended 2002

Green Buildings Policy for Rezonings, 2014 version, last amended 2024

Community Amenity Contributions — Through Rezonings, 1999, last amended 2017

Public Art Policy for Rezoned Development, 1994, last amended 2014

Development Cost Levy By-law, 2008, last amended 2017

1.2 Development Summary and Project Intent

Located in the Granville Entertainment District core and rising to a height of 379ft with a proposed density of 24.11 FSR, the proposed 35-storey design transforms an under-utilized downtown site into a mixed-use landmark that celebrates its history and location. Incorporating the existing single-storey heritage structure, the development will introduce 112 hotel rooms, 176 rental homes, and a vibrant restaurant and outdoor terrace—each thoughtfully layered on a compact, high-exposure urban parcel.

More than a tower, it's a purposeful response to Vancouver's housing and hospitality needs, while drawing much-needed foot traffic onto the Granville Street and creating a condition for safe street and thriving businesses.

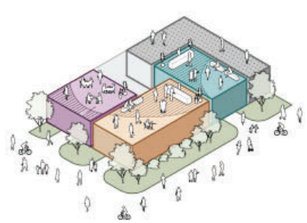
The design proposal brings a unique form and energy to Granville Street. Breaking from a typical podium-tower typology, we've introduced creative massing shifts that allow for natural light, outdoor space, and visible transitions between commercial, hotel, and residential uses, while retaining the existing heritage building and elevating the public realm. The heritage portion becomes a unique asset—the masonry façade offers character and authenticity at street level, with a nod to Granville's rich history. Above, the tower steps back into a slender form, with materials that are distinguishable yet complement the historic base. This is a distinctive silhouette for Granville Street.

Separate vertical cores and entries for hotel and residential uses streamline logistics and ensure a seamless and inviting experience. The hotel component aims for midscale brands seeking urban opportunities with a unique character. The social energy of Granville extends into "The Plaza" ground level lobby with boutique retail. Visitors and locals mingle in the level 2 restaurant and terrace, "The Patio", with views over the bustling street scene. Eight floors of hotel space with 14 keys per floor contain rooms ranging from 250 to 350+ square feet. The 22 residential floors contain studio units to family homes. Residential amenity space at level 34 and a rooftop terrace with green space offer quiet calm from the frenetic energy below.

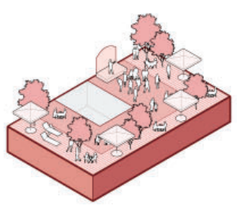
The design presented in this application puts forward a high quality contemporary architecture which is conceptually distinct from the existing heritage resource. Our conceptual narrative seeks to differentiate the new building from the existing by contrasting in texture, material, and opacity; with the intent of providing a complimentary backdrop to the richly detailed, restored heritage facade. We see our proposed design as a bold statement of juxtaposition; the mass and detail of the heritage facades at the pedestrian realm with a light, planar, and transparent addition above.

While we understand that the form of development with respect to height, density, and massing is supportable as part of the Rezoning Enquiry process collaboration with Planning Staff, the residential use is not supported as per the recently adopted Granville Street Plan and as such, to be further reviewed in the Rezoning review process.

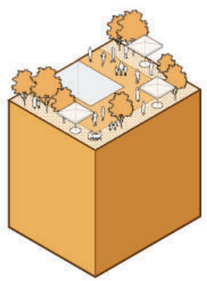
Given numerous merits provided by the design proposal that satisfies the non-residential, cultural, and heritage goals of the Plan, we believe this limited acceptance of mixed use will provide opportunities for some initial development projects that would not be possible with pure office or hotel in the immediate future. Without initial development, the risk is that the Entertainment Core will languish for another generation. As such, we see the enclosed proposal as highly beneficial and a catalyst to the revitalization of the Granville Entertainment District. Merits of the proposal are considered despite the inclusion of the rental residential use, in a shared belief that the opportunity this proposal offers justifies re-evaluation, flexibility, and above all optimism in the dramatic potential it represents.



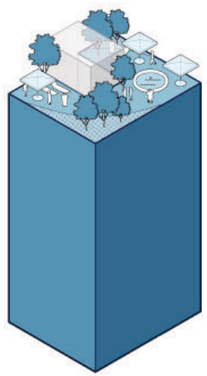
'The Plaza' with a retained heritage asset and fully activated public realm.



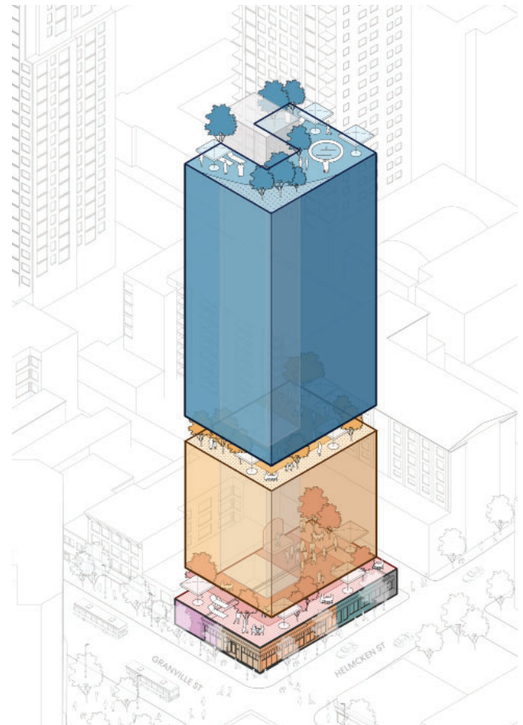
'The Patio' with a vibrant restaurant and outdoor terrace directly above the heritage building.



112 hotel rooms with associated amenity space.



176 rental homes with both indoor and rooftop amenity space.



Each stack thoughtfully layered on a compact, high-exposure urban parcel with its own unique identity and character.

Fully activated and enhanced public realm with a highly articulated west elevation that purposefully limits window openings while maintaining a visual continuity with principal elevations along Granville Street and Helmcken Street.

Section 2.0

Context and Analysis

Contents

2.1	Regional Context	10
2.2	Existing Conditions	12
2.3	Heritage Buildings	16
2.4	Site Elevations	18
2.5	Transportation	20
2.6	Bike Share Locations	21
2.7	Transit Shed	22
2.8	Zoning Districts	23
2.9	View Cone Analysis	24
2.10	Solar Analysis	25
2.11	Wind Analysis	26
2.12	Urban Fabric	27
2.14	Public Realm	28
2.15	Surrounding Amenities	29

2.1 Regional Context



The project site is in the Downtown Vancouver Granville Entertainment District. As the primary regional business and cultural district, it is richly served by local and regional rapid transit, and surrounded by a critical mass in business, retail, and culture. Around 630,000 people live in Downtown Vancouver, 350,000 of whom are in the workforce. Over 10.3 million people visited Downtown Vancouver in 2017.

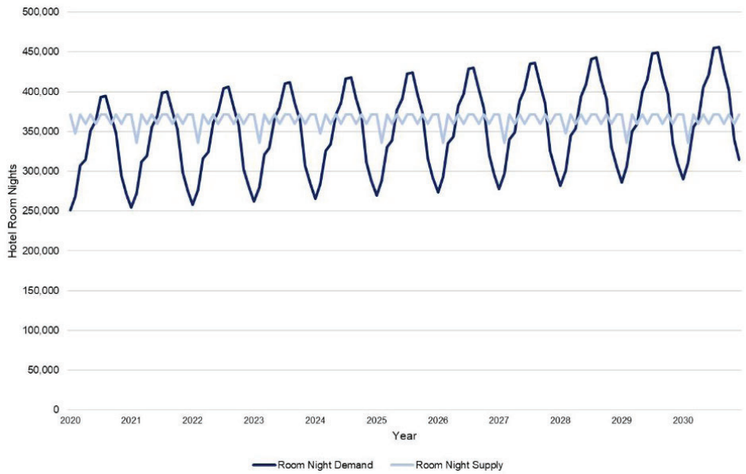
This extensive mix of workers, travelers, businesses, and services provides vibrancy to the area and allows for the face-to-face interaction that is fundamental to business viability. Downtown Vancouver is by far the best location in the region to increase the provision of long term business space, hotel accommodations, in addition to provision of rental housing options.



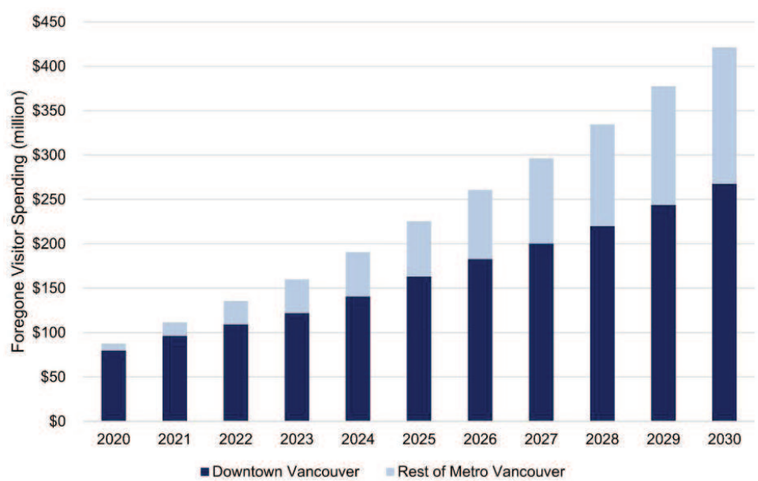
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50 100 250 500 m

Hotel Room Night Supply and Demand in Metro Vancouver from 2020 to 2030



Projected Foregone Visitor Spending in Downtown Metro Vancouver and the Rest of Metro Vancouver from 2020 to 2030



Source: *"Tourism Vancouver - Economic Analysis of Hotel Supply and Projected Demand in Vancouver" - September 2019, MNP Numbers based off of the economic impact of a 393-room hotel over an 18 month period.*



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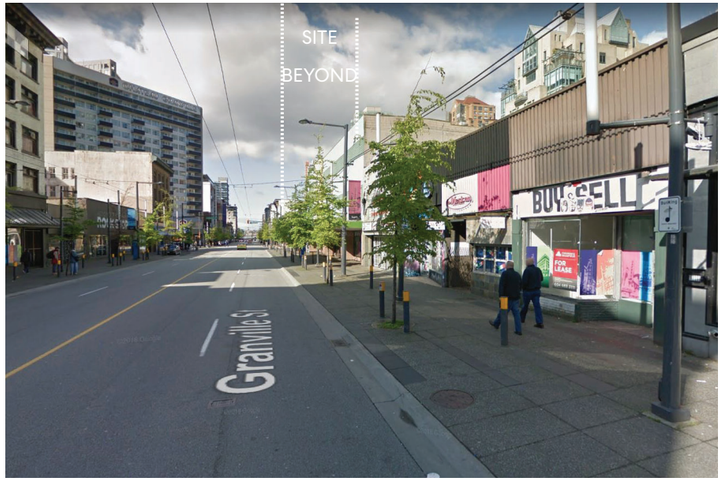
2.2 Existing Conditions

2.2.1 Local Views on the Site

The immediate site adjacencies include retail spaces at the ground level, and office spaces or residential units above. Figures A-F centre on the streets directly surrounding the site.



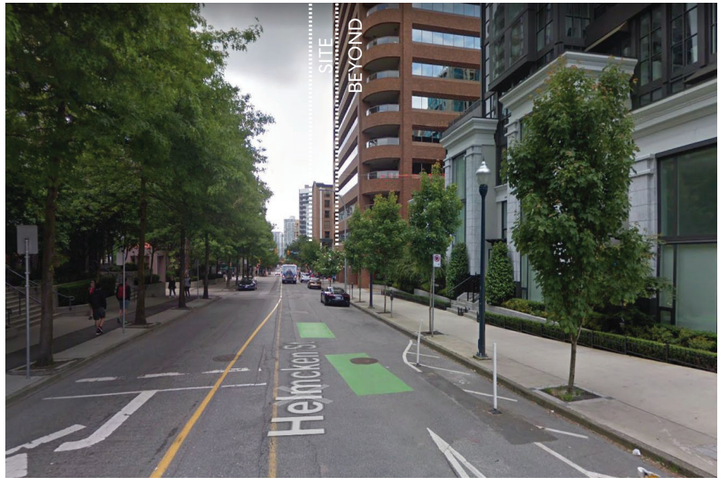
Existing Conditions



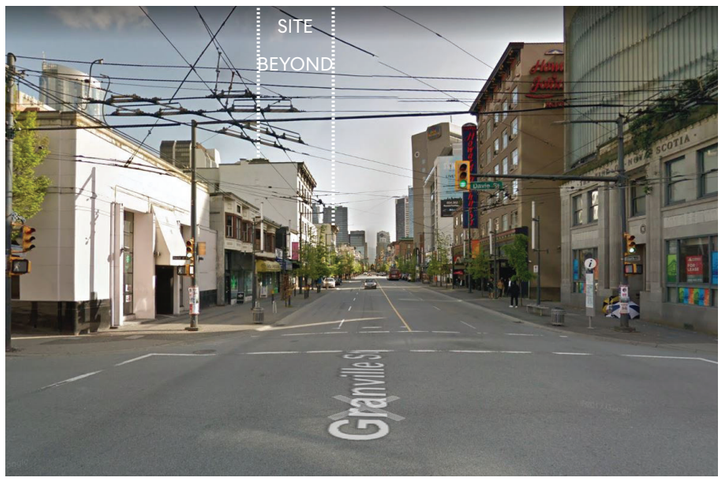
A. Granville Street, looking South-West



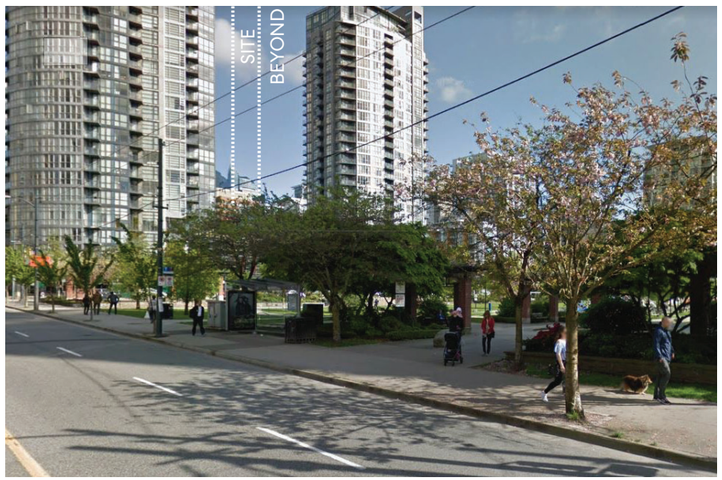
B. Hornby Street, looking South



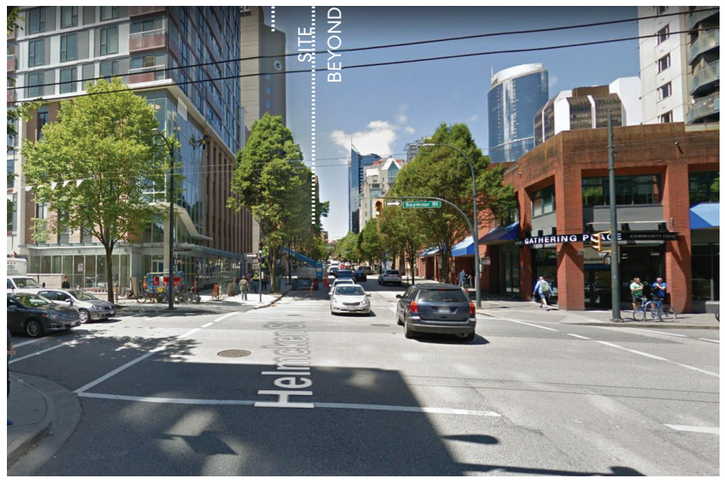
C. Granville Street, looking North-East



D. Granville Street, looking North-East



E. Davie Street, looking South



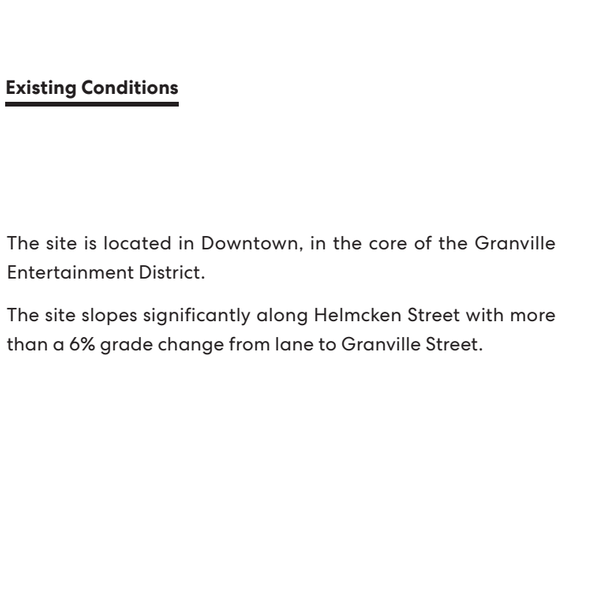
F. Helmcken Street, looking North-West

Source: *Google*

Existing Conditions

The site is located in Downtown, in the core of the Granville Entertainment District.

The site slopes significantly along Helmcken Street with more than a 6% grade change from lane to Granville Street.





A. Granville Street, looking South-West



B. Granville Street, looking North-East

Source: *Google Images*

Existing Conditions





C. Laneway, looking North-East



D. Laneway, looking South-West

Source: *Google Images*

2.3 Heritage Buildings

Granville Street's southern frontage is composed of low to mid-rise buildings that form the development. There is a consistent pattern of storefront windows facing the sidewalks and streets, activating the public realm.

The 1100 block contains two buildings, Clifton Hotel and St. Helen's Hotel, listed on the Heritage Register in Evaluation Group C, both built in Edwardian style of the early 20th century as Single Room Occupancy (SRO) units.

The Clifton Hotel at 1125 Granville St., located mid-block near the southwest corner of the intersection of Helmcken Street and Granville Street, is a 1910-built, four-storey building with 74 SRO rooms for low-income individuals and people at risk of homelessness.

A rezoning application to convert the 74 legally designated SRO rooms into a 67-room hotel, was approved recently while retaining the heritage building with its current height and form for the Clifton Hotel.

As such, redevelopment of 1115 Granville with its 25ft frontage going above 3.5FSR density is not achievable. There had been attempts by Bonnis Properties to acquire the adjacent lot at 1115 Granville St., but it was not successful in doing so.



Source: *City of Vancouver Archives*

1161 - St. Helen's Hotel

(Constructed in 1911 in the Edwardian style)

Evaluation Group - C



Source: *City of Vancouver Archives*

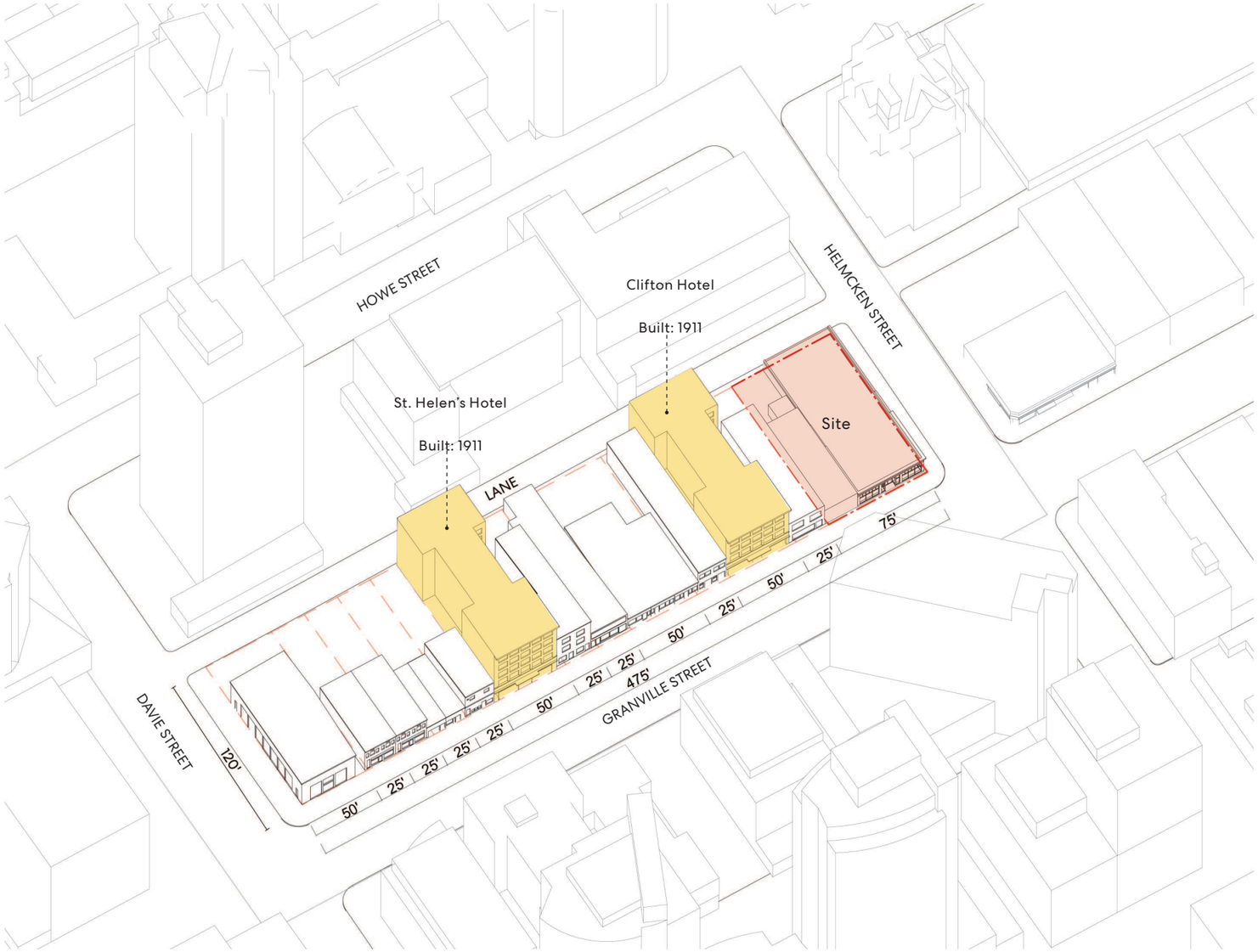
1125 - Clifton Hotel

(Constructed in 1911 in the Edwardian style)

Evaluation Group - C



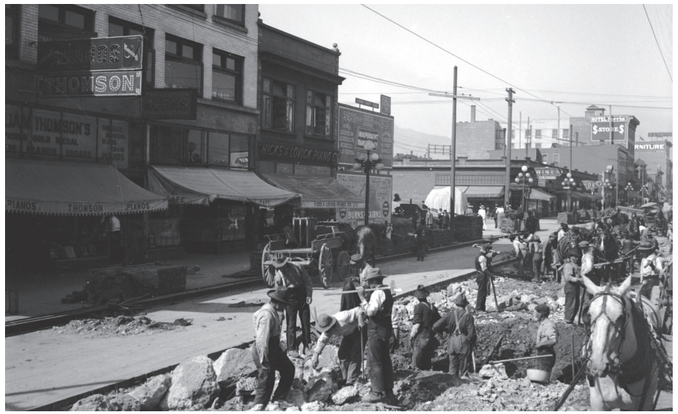
Heritage Buildings



Heritage Register (Evaluation Group C)

Site

1912



1956



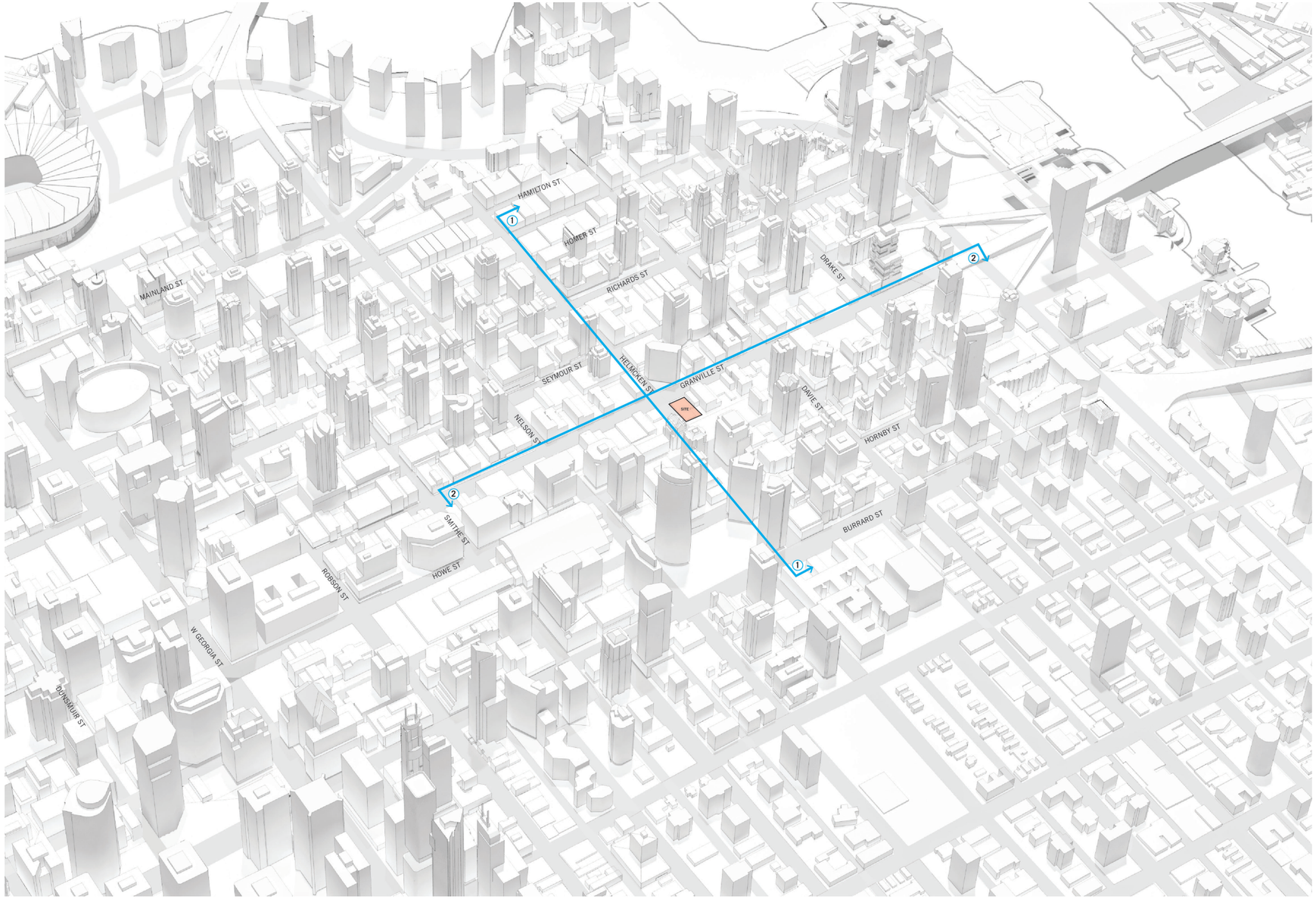
1970



Source: *City of Vancouver Archives*

2.4 Site Elevations

2.4.1 Site Axonometric



The site is located at 1100 block of Granville Street with Davie Street to the South, Helmcken Street to the North, Granville Street to the East, and a laneway to the West.

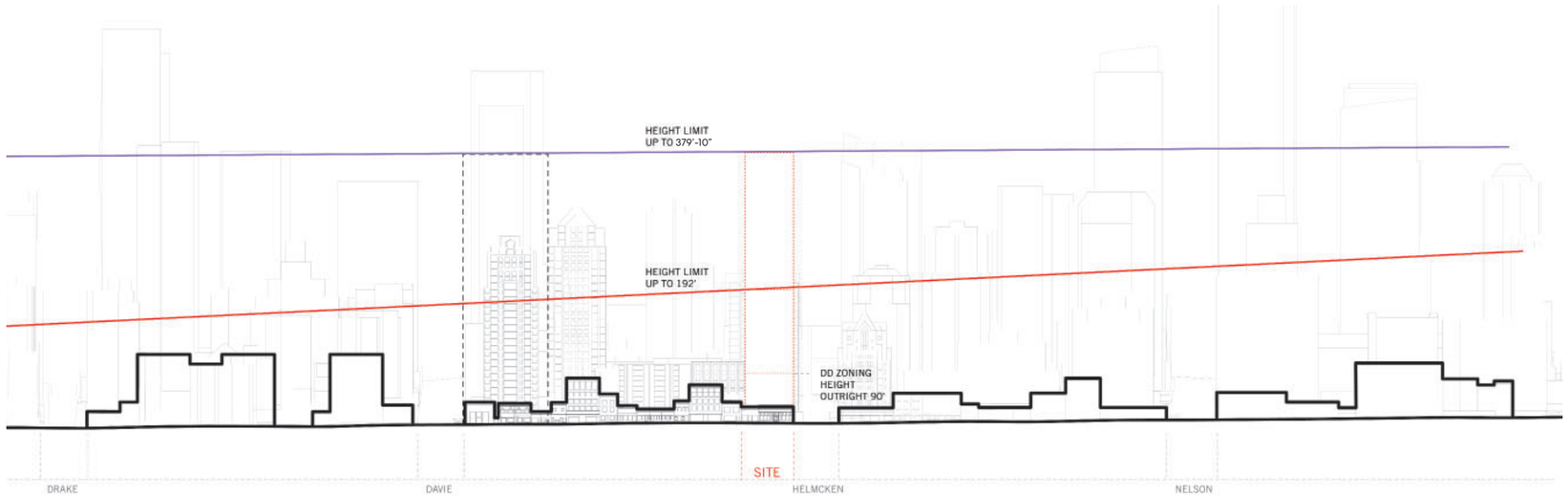
2.4.2 Site Elevations

Height to Underside of View Cone

- 12.2 Granville Bridge to Mount Seymour - 192’ (58.5 m)
- View Cone 3.2.1 Queen Elizabeth Park - 379’-10”(115.8 m)

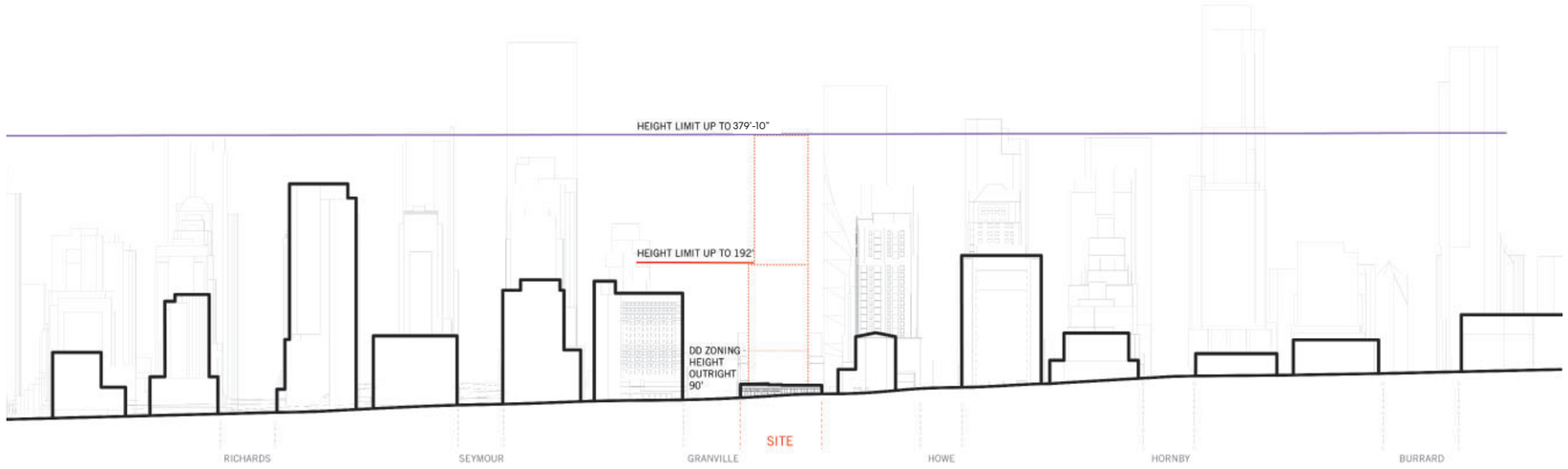
In compliance with the view cone requirements, the proposed building height is below the most restrictive view cone height of 379’-10” (115.8m).

As part of the recently adopted Granville Street Plan, there have been updates to Granville Bridge View Cone 12.2 which no longer caps the portion of massing height to 192’ along Granville Street.



② GRANVILLE STREET LOOKING WEST

1 : 2000
1m 5m 10m 20m



① HELMCKEN STREET LOOKING SOUTH

1 : 2000
1m 5m 10m 20m

2.5 Transportation

- W Broadway Future Skytrain
- Bus Route
- Passenger Ferry Line
- Skytrain Line
- Existing Skytrain Station
- Future Skytrain Station
- 5 Minutes Walk Radius



Access to transportation infrastructure is exceptional at the site. Located in the Downtown District, the site is located near key transit corridors in the city.

2.6 Bike Share Locations

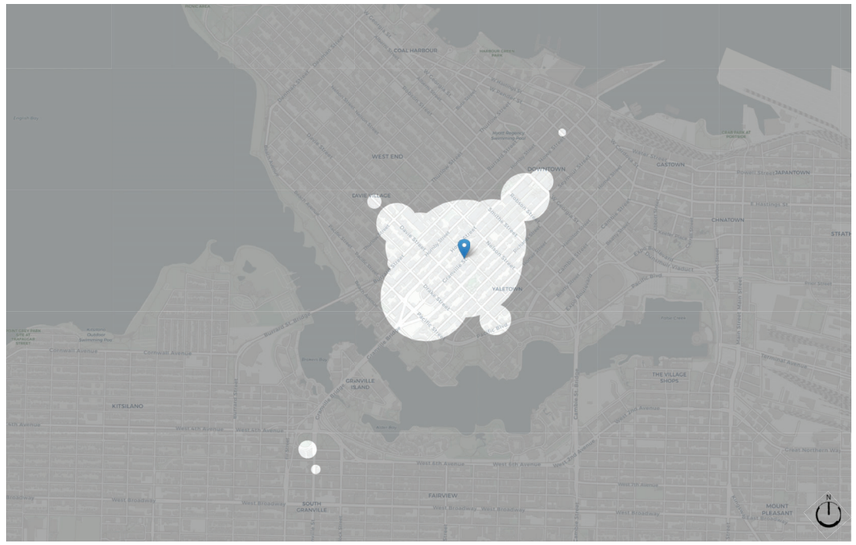
Mobi Bike Stations

Bike Lanes

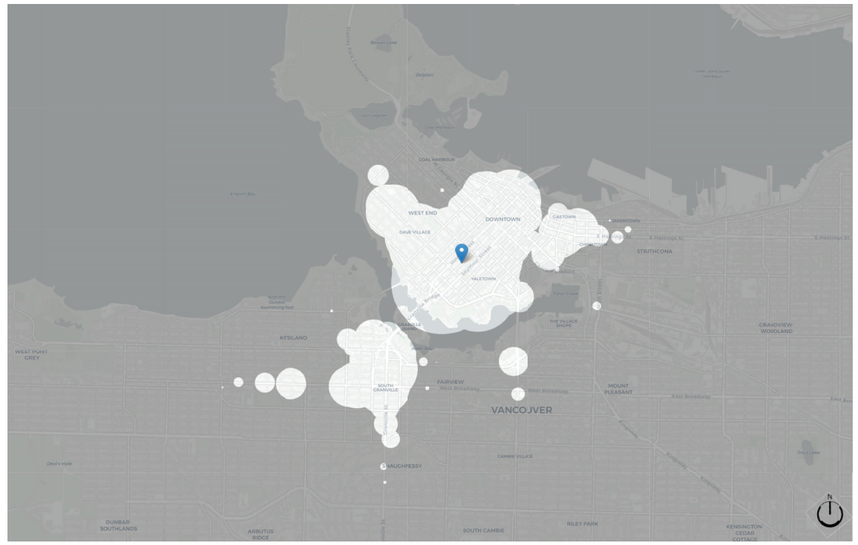


The site benefits from the proximity of designated bike lanes on Richards St. and a protected bike lanes along Hornby Street.

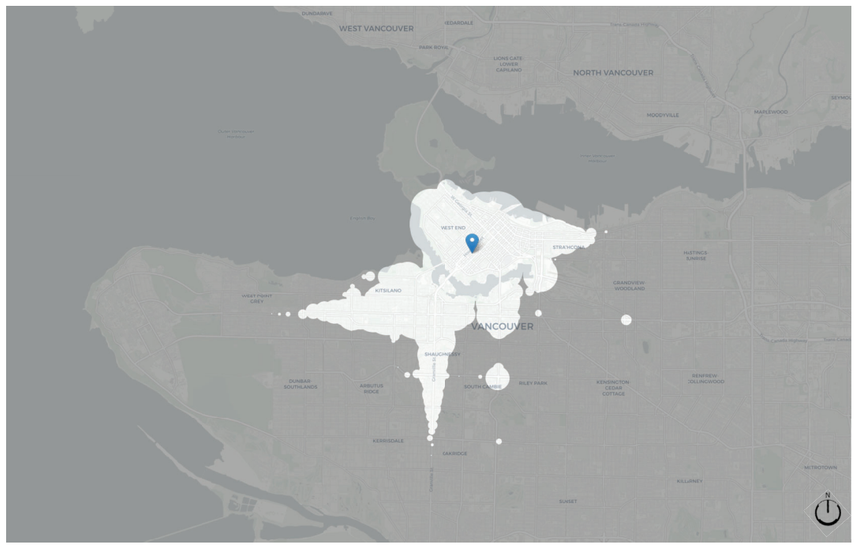
2.7 Transit Shed



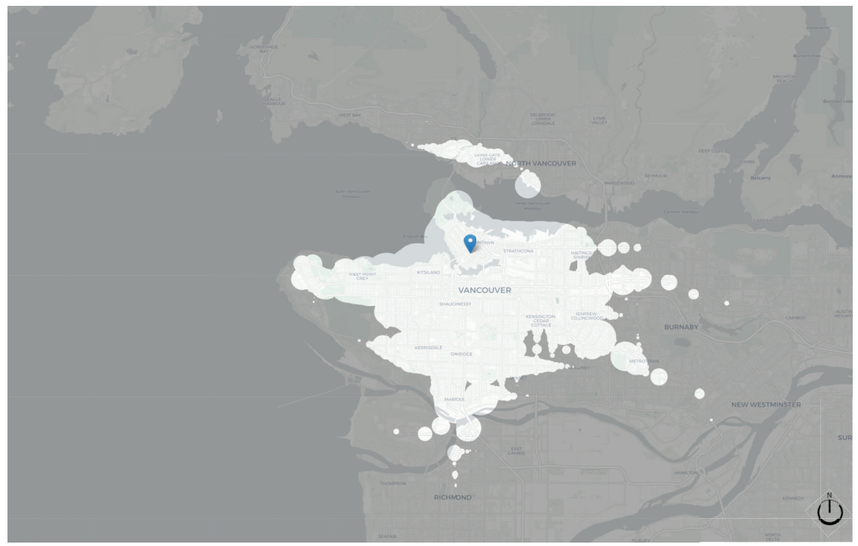
5 Minute Transit Shed



10 Minute Transit Shed



15 Minute Transit Shed



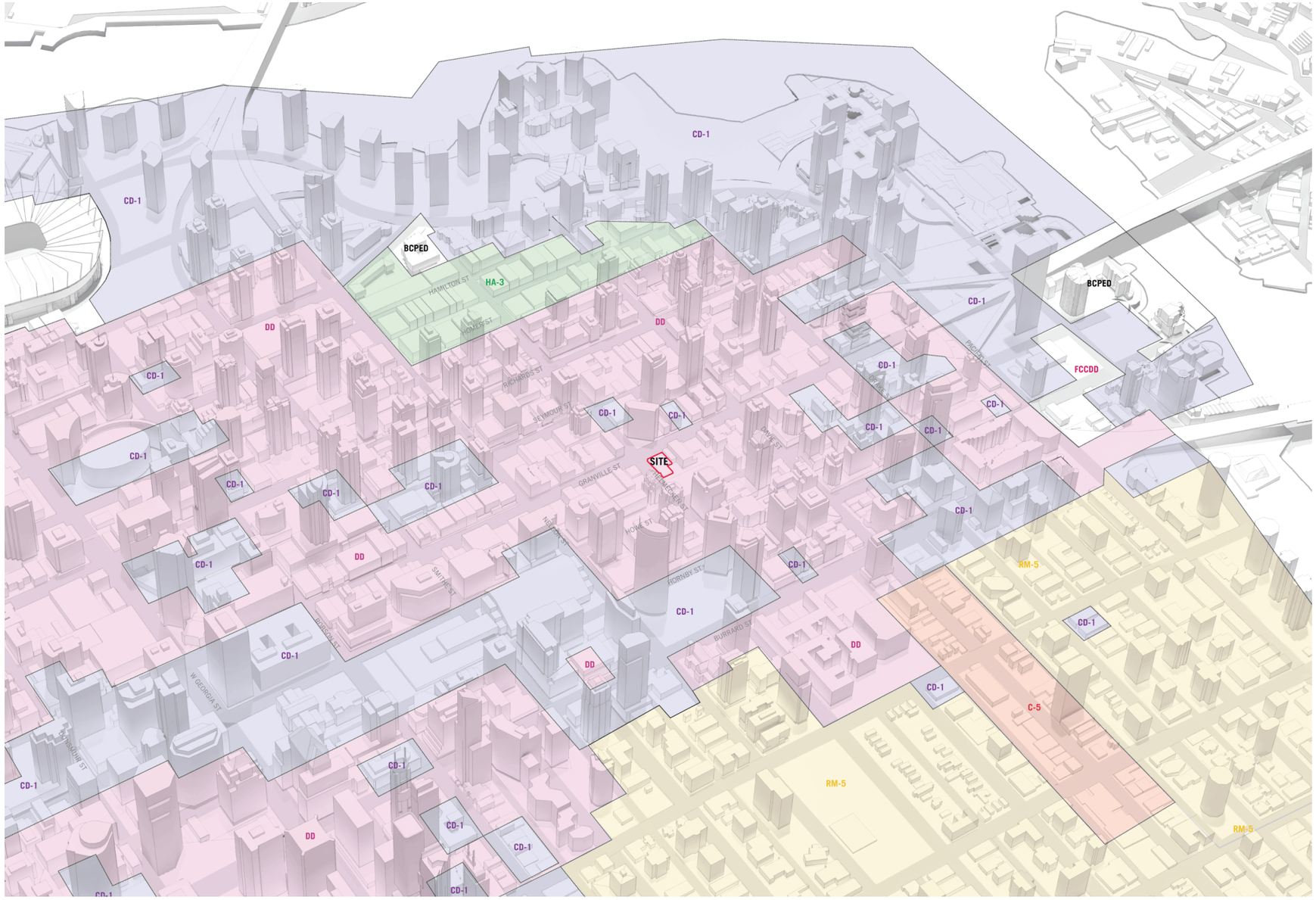
30 Minute Transit Shed

The site has an excellent transit score due to its exceptional public transportation. Immediate access to major transit routes provides convenient connections to the rest of Vancouver.

Image Source: *Mapnificent, OpenStreetMap*

2.8 Zoning Districts

Use	Permitted FSR	Max. Height
DD	3.0 - 11.0	450ft
RM-5	1.0 - 2.75	60ft
HA-2	-	22.9m
Downtown South Granville St.	3.5	90ft



The site is in the DD zoning district, surrounded by a range of zoning districts. The existing density in DD Area K3 is 3.5 FSR.

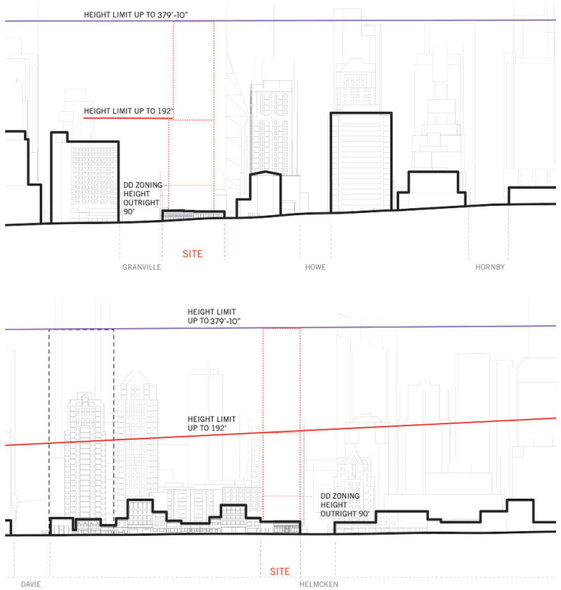
A number of site specific zones (CD-1) have been established in the area.

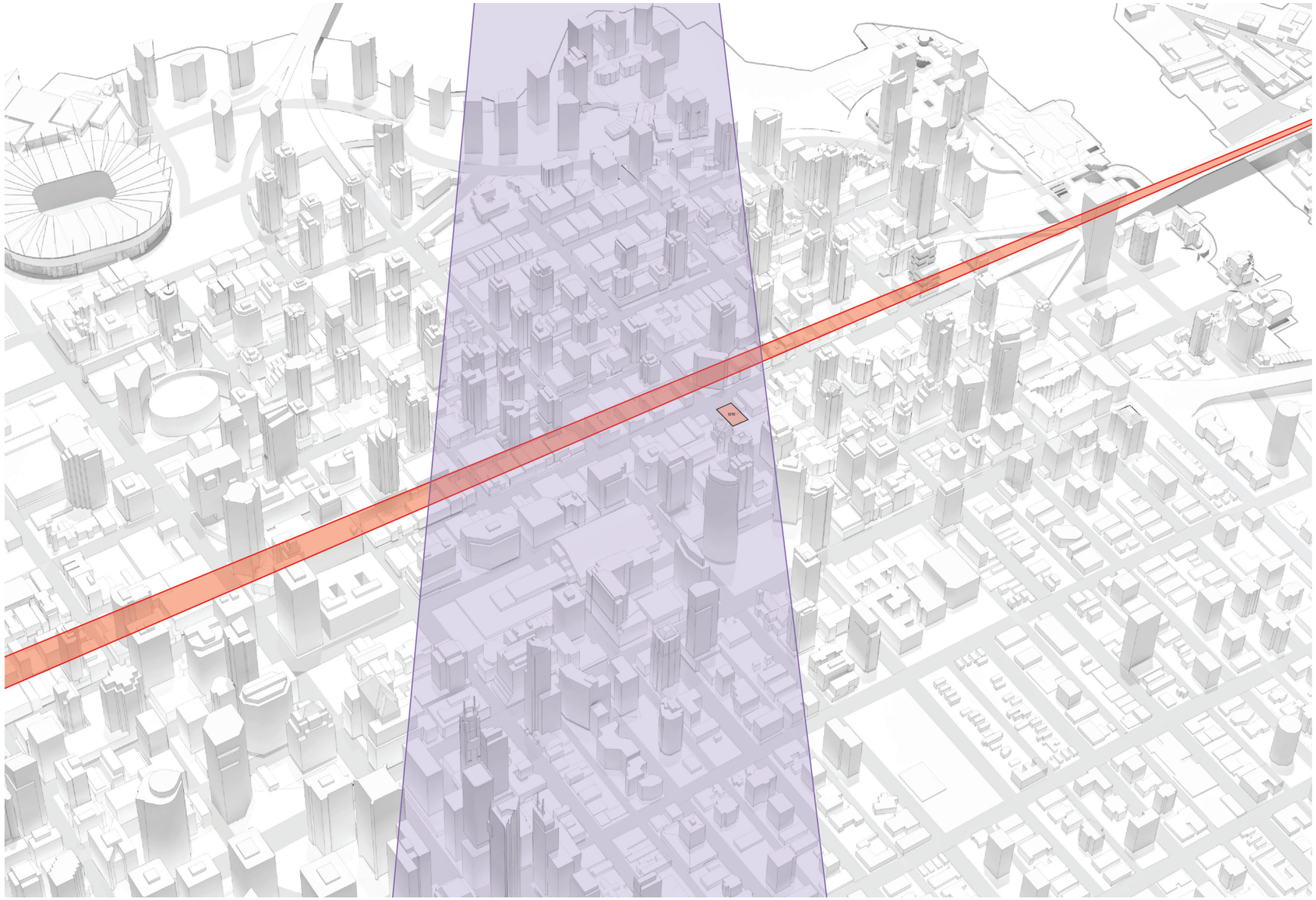
The site is part of the Downtown South Granville Street sub-area.

2.9 View Cone Analysis

Height to Underside of View Cone

- 12.2 Granville Bridge to Mount Seymour - 192' (58.5 m)
- View cone 3.2.1 Queen Elizabeth Park - 379'-10" (115.8 m)





The view cones that pass through the project site are view points 12.2, and 3.2.1, located at the upper platforms of Cambie Bridge and Granville Bridge, and Queen Elizabeth Park, with Mount Seymour and the North Shore Mountains as the view subjects. In compliance with the view cone requirements, the proposed building height is below the most restrictive view cone height of 379'-10" (115.8m).

As part of the recently adopted Granville Street Plan, there have been updates to Granville Bridge View Cone 12.2 which no longer caps the portion of massing height to 192' along Granville Street.

2.10 Solar Analysis



This diagram identifies the relative position of the sun throughout the year at hourly intervals. Understanding the solar geometry of the site will allow optimization of the massing in order to achieve the greatest positive influence on the site and overall design performance of the building.

2.11 Wind Analysis



This diagram identifies the wind patterns expected on the site, with the shaded blue region indicating that there is a prevailing easterly wind on the site.

The numbers indicate the speed of the wind, and the larger the gap between wind speeds indicates a greater percentage of wind at that speed.

The highest percentage of wind expected is in the range of 14 km/h, while the site rarely received winds at or above 35 km/h. Given the 260 ft of building height and horizontal arrangement of the massing, the proposal with a code-compliant structural solution will accommodate the wind ranges.

2.12 Urban Fabric

1. Chateau Granville
2. Holiday Inn Hotel
3. Howard Johnson Hotel
4. Hotel Regal
5. Samesun Vancouver
6. Comfort Inn Downtown
7. Hotel Ambassador
8. Ramada Hotel
9. Sheraton Hotel
10. Rosedale Hotel
11. Landis Hotel
12. Marriott Hotel
13. The Burrard
14. Century Plaza Hotel
15. GEC Granville Suites Hotel
16. Executive Hotel
17. OPUS Vancouver
18. Moda Hotel
19. Wedgewood Hotel
20. The Sutton Place Hotel
21. La Grande Residence
22. Sunset Inn
23. Sandman Hotel
24. Fairmont Hotel
25. Four Seasons Hotel
26. Metropolitan Hotel
27. Rosewood Hotel Georgia
28. L'Hermitage
29. The Westin Grand



5-15 Storey Hotel

15+ Storey Hotel

2.13 Public Realm

1. Pattison High School
2. Lord Roberts Annex
3. Elsie Roy Elementary School
4. UBC Robson Square
5. Granville Island Public Market
6. Granville Island Stage, Arts Club Theatre Company
7. Vancouver Public Library
8. Vancouver Art Gallery
9. BC Place
10. St. Paul's Hospital
11. Urban Animal Hospital
12. Roundhouse Community Arts & Recreation Centre



The site benefits from being located in the Downtown District, where there are public buildings and plazas within a 10 minute walk from the site location.

2.14 Surrounding Amenities

RESTAURANT + CAFE

1. Templeton
2. Nero Waffles
3. Breka Bakery
4. Perfecto
5. Blue Water Cafe
6. Small Victory Bakery
7. Craffles
8. Hundy
9. Matchstick Yaletown
10. Earls Kitchen + Bar
11. Shizenya
12. Gyu Kaku
13. Railtown Cafe

FOOD

14. Choices Markets
15. IGA
16. Nesters Market

FITNESS

17. Oxygen Yoga & Fitness
18. Fitness Table
19. Fitness World
20. Everyday Athletes

ENTERTAINMENT

21. The Orpheum
22. Commodore Ballroom
23. Scotiabank Theatre
24. VIFF Centre

Shopping Streets



The project development is located on Granville Street, a major commercial corridor with a varied array of shopping, restaurants, and entertainment venues.

Granville Street has a unique position in the collective memory of the city. The gateway to downtown from the south, the Granville Street axis links the downtown peninsula. Granville and Davie is the geographic centre of downtown, and the intersection of two critical cultural drivers in the city - shopping and entertainment.

Section 3.0

Rezoning Rationale

Contents

3.1	Rezoning Rationale Summary	32
3.2	Downtown Official Development Plan	34
3.3	Horizontal Angle of Daylight Study	36
3.4	Downtown Design Guidelines	38
3.5	Granville Street Planning	40
3.6	Hotel Development Policy and Related Amendments to the Downtown Official Development Plan (2018)	42
3.7	Central Area Plan | Granville Street (Downtown South) Guideline | A Design Handbook for Building Frontages on Granville Street	43
3.8	Overview of City Goals	44

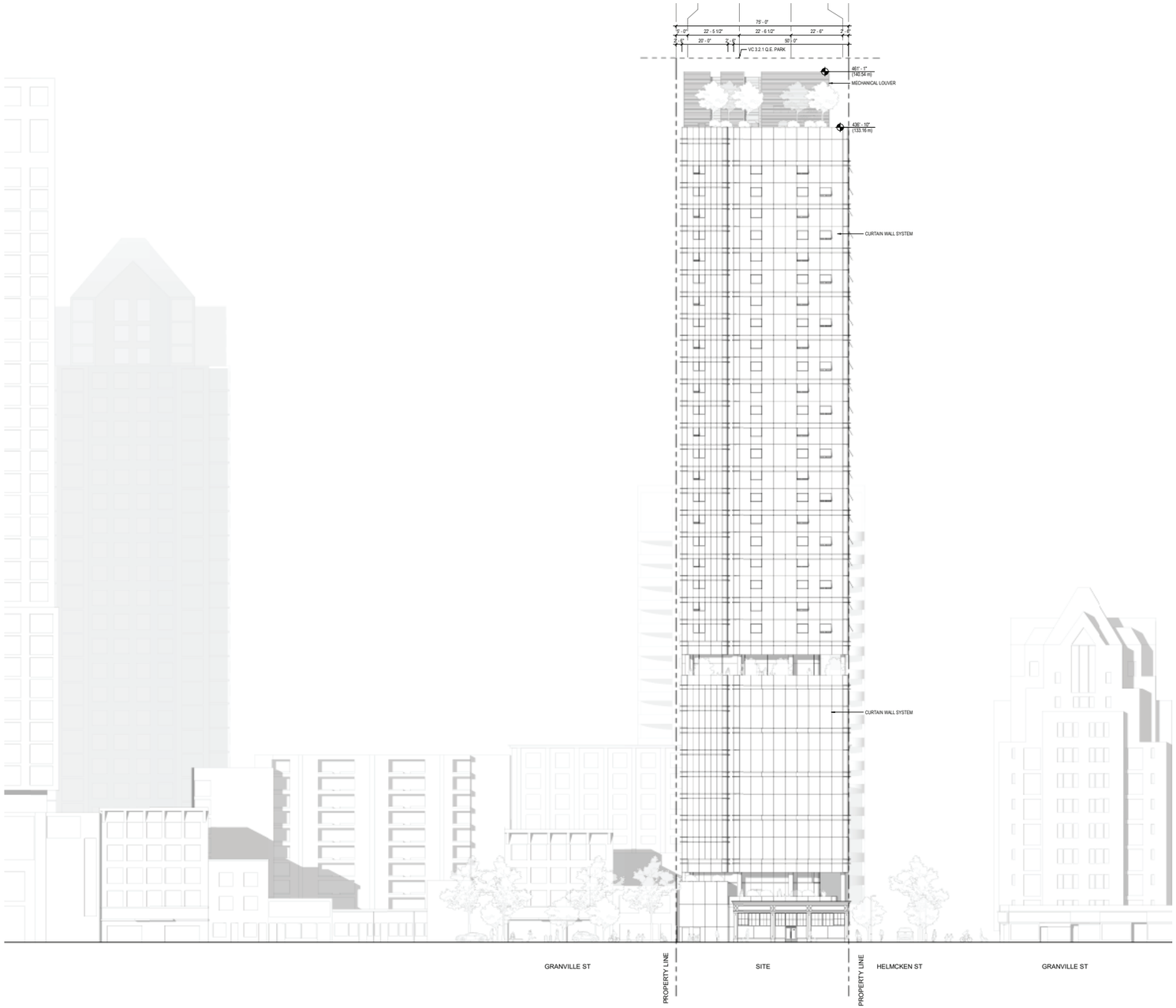
3.1 Rezoning Rationale Summary

Applicable Plans, Guidelines and Agreements Rationale Analysis Executive Summary

As the implications of the redevelopment are broad, we recognize the guidance offered by related land use policy, as well as other City policies, strategies, and plans. Our belief is that this proposal broadly aligns with the policy objectives of the City, and overwhelmingly conforms to many of the detailed requirements of specific plans and guidelines. We understand that the form of development with respect to height, density, and massing is supportable as part of the Rezoning Enquiry process collaboration with Planning Staff

At the same time we also acknowledge that the proposal contradicts some important characteristics of the recently approved Granville Street Plan, specifically around residential use. Our rationale is that the given numerous merits provided by the design proposal that satisfies the non-residential, cultural, and heritage goals of the Plan, we believe this limited acceptance of mixed use will provide opportunities for some initial development projects that would not be possible with pure office or hotel in the immediate future. Without initial development, the risk is that the Entertainment Core will languish for another generation.

As such, we see the enclosed proposal as highly beneficial and a catalyst to the revitalization of the Granville Entertainment District. And merits of the proposal are considered despite the inclusion of the rental residential use, in a shared belief that the opportunity this proposal offers justifies re-evaluation, flexibility, and above all optimism in the dramatic potential it represents.



Rezoning Rationale Summary

Compliant and Non-compliant Aspects of the Proposal:

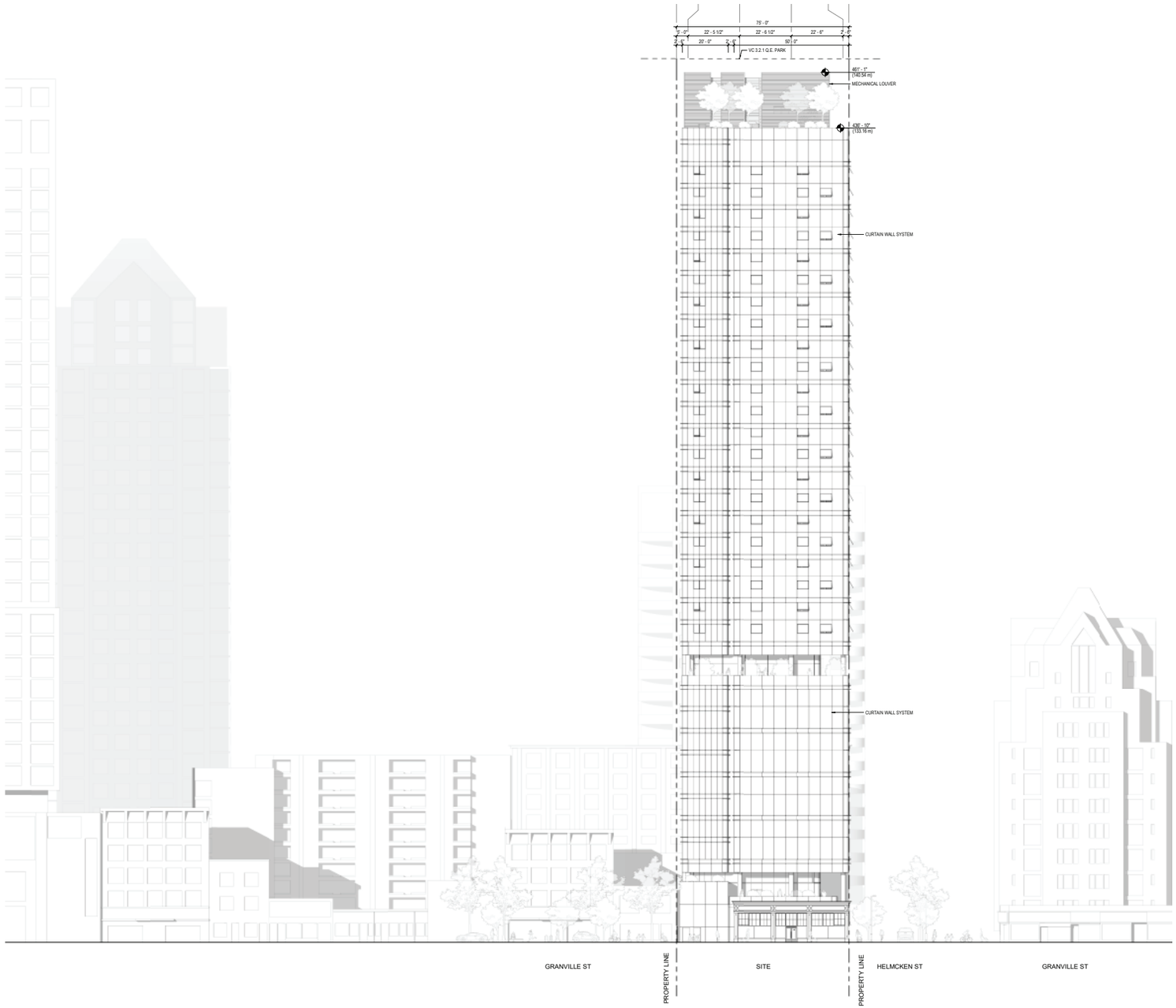
We understand that the form of development with respect to height, density, and massing is supportable as part of the Rezoning Enquiry process collaboration with Planning Staff. The main non-compliant component is inclusion of the residential use that is not supported as per the recently adopted Granville Street Plan. This non-compliant component is to be further reviewed in the Rezoning review process in conjunction with Rezoning policy rationals as outlined in the following pages.

1. **Height**
   - **379 ft** (built up to the most restrictive view cone)

2. **Density**
   - **24.11 FSR** (proposed)

3. **Development Massing**
   - Refer to Chapter 5 for massing and design rationales of the proposal.
   - While the lot frontage is less 99ft as required in the Granville Street Plan, the corner lot can still be developed with a tower as demonstrated in the development potential studies for adjacent lots within 1100 block of Granville Street and shared as part of the Rezoning Enquiry process.

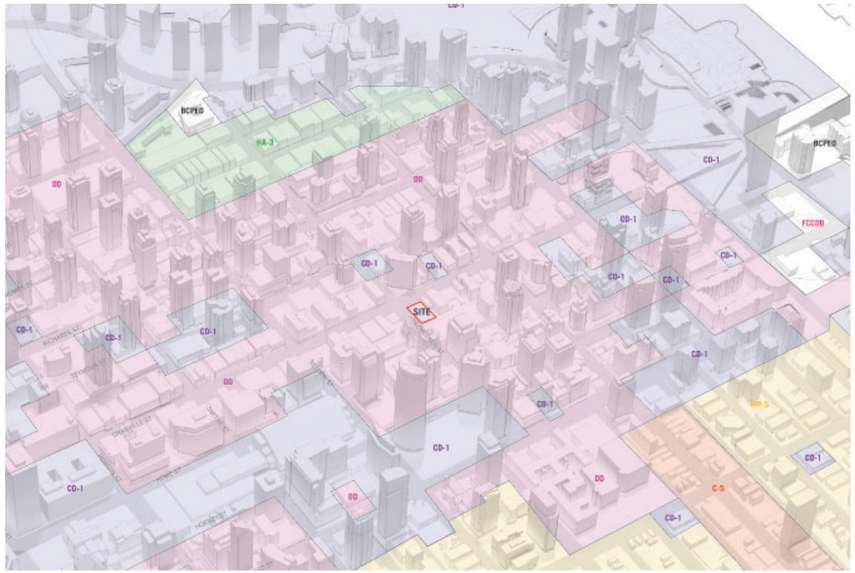
4. **Use**
   - **Retail, Restaurant, Hotel** (compliant uses)
   - **Market Rental Residential** (non-compliant use)



3.2 Downtown Official Development Plan

The existing DD zoning (Area K3) that governs the site is augmented by the area-specific Downtown Official Development Plan adopted by council in 1975.

The Downtown Official Development Plan is key in shaping the Downtown District (DD) of the City. As the regional centre of commercial development, and the greatest concentration of working and shopping within the region, the importance of the area is recognized by the plan, and a more elaborate set of considerations and requirements are imposed or allowed, compared with other areas of the city.



Zoning Diagram

Not all policies, plans and guidelines relate specifically to form or development or land use. The broad implications of this proposal necessarily are influenced by other roles the city fulfills beyond land use and forms of development.

Intent

The Downtown District is the regional centre of commercial development. It contains the greatest concentration of the working and shopping public within the region. The well-being of this concentration of people requires more than the customary regulatory mechanisms in order that the buildings, the open spaces, the streets, the transportation systems and other components of the urban scene can be arranged appropriately for the benefit of the general public.

The intent, in the adoption of this Official Development Plan and the accompanying guidelines, is as follows:

1. To improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit;

The proposal will revitalize the street level retail and provide a much needed improvement to the quality of the retail experience. Through conservation of the heritage resource at grade, provision of food and beverage space directly above the heritage building, and introduction of additional new hotel and rental residential uses, the proposal will significantly raise the overall quality of the built environment along Granville Street.

2. To ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of the Downtown;

The proposal will offer a high-quality contemporary design, rehabilitate the heritage resource, and provide food and beverage space at level 2 with generous indoor amenity and outdoor terrace spaces for building users at level 11, level 34, and rooftop.

3. To provide for flexibility and creativity in the preparation of development proposals;

The proposal aims to take full advantage of design creativity, in providing a unique design aesthetic that is distinctive and commensurate with the dynamic nature of Granville Street. It will create a slender tower form unique to the street.

4. To encourage more people to live within the Downtown District;

Adding over 176 homes and 112 hotel rooms in Downtown Vancouver, the proposal will encourage more people to live within the Downtown District, while improving the built environment and public realm will continue to draw workers and residents who desire living near their place of work, shop, and play.

5. To support the objectives of the Greater Vancouver Regional District as referred to in "The Livable Region 1976/1986" as issued March 1975, to decentralize some office employment to other parts of Greater Vancouver by discouraging office developments considered inappropriate in the Downtown District;

As a block surrounded by the largely residential and mixed-use areas of Downtown South, the design proposal includes residential and hotel uses while maintaining commercial base density allocated towards a retail use to benefit the street, and the economy in general. The population density on the street generated through a highly mix new and complementary uses within the redevelopment will support business, increase activity, and help revitalize the Granville Street.

6. To improve transportation downtown by encouraging greater transit usage, discouraging automobile usage for journeys to work, and by maintaining automobile access for non-work trips including shopping, business and entertainment;

This project offers an opportunity to communicate a commitment to sustainable planning and transportation. Proximity to transit is apparent by virtue of the site, with a number of SkyTrain stations located within a 10 minute walk radius; the project is not auto-dependent and does not include below-grade parking due to a compact footprint.

7. To create a distinctive public realm and a unique and pleasing streetscape in the Downtown District;

The proposal reflects the intent of the Downtown District Guidelines, supporting the role of Granville Street as a key element of the public realm and a cultural and entertainment destination in the City. The redevelopment of the site revitalizes and restores the street-facing heritage facade, bringing back the intended character of the building consistent with the City's larger historic context and cultural value.

Downtown Official Development Plan

Uses

The objective of the existing zoning is 'to improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit.'

The proposal introduces a mix of new and complementary uses within a tight site by creating a slender tower form with elevated indoor amenities and outdoor terraces for building users.

Excluding the dwelling use, the uses proposed are permitted and encouraged under the current DD - Area K3 zoning, including hotel, commercial, and retail at grade. Aligning with the vision and objectives of the Granville Street Planning, the mix of uses proposed are compatible with the intended land and retail use continuity requirements. We also acknowledge that the proposed residential use contradicts some important characteristics of the recently approved Granville Street Plan for Entertainment Core. Our rationale is that the given numerous merits provided by the design proposal that satisfies the non-residential, cultural, and heritage goals of the Plan, we believe this limited acceptance of mixed use will provide opportunities for some initial development projects that would not be possible with pure office or hotel in the immediate future. Without initial development, the risk is that the Entertainment Core will languish for another generation.

As such, we see the enclosed proposal as highly beneficial and a catalyst to the revitalization of the Granville Entertainment District. And merits of the proposal are considered despite the inclusion of the rental residential use, in a shared belief that the opportunity this proposal offers justifies re-evaluation, flexibility, and above all optimism in the dramatic potential it represents.

Retail Use Continuity

Provide for retail, retail-commercial and service uses along existing and potential pedestrian routes for the interest and enjoyment of pedestrians. Continuous retail, retail-commercial or service uses shall be required on the ground floor of street frontages.

The proposal maintains, restores, and rehabilitates the existing retail frontage along Granville Street. The new storefront is introduced where the existing 25ft building is removed.

Density - Floor Space Ratio

The permitted maximum density is varied throughout the Downtown District. In areas denoted with the designation letter 'K3', the total density for all permitted uses must not exceed a floor space ratio under DD, Area K1 is 3.5.

The design forming this proposal would require a relaxation from 3.5 FSR to 24.11 FSR and is enabled by the recently adopted Granville Street Plan. This density is considered in conjunction with the basis of heritage rehabilitation, in addition to provision of rental homes and hotel rooms that are in critical shortage. Density is capped by the view cone (3.2.1 at 379'-10") that passes through the site.

Density - Height

The height permitted under the current zoning is 27.4m (90ft).

The height of the proposed design would require a relaxation from 90ft to the proposed 379ft, which would place the top of the building below the most restrictive view cone that passes through the project site. The tower is at 379ft and sits under the most restrictive view cone (i.e., view cone 3.2.1 from Q.E. Park).

As part of the recently adopted Granville Street Plan, there have been updates to Granville Bridge view cone 12.2 which no longer caps the portion of building massing to 192ft along Granville St.

Parking By-Law Section 4.6

4.3.1 Non-residential Uses - Downtown Except for accessible parking with is to be provided in accordance with section 4.8.4 ... all non-residential uses Downtown shall provide maximum of one parking space for each 115 m² of gross floor area.

The proposal does not provide any regular parking stalls due to a tight site footprint that does not accommodate below-grade parking.

Social, Cultural and Recreational Amenities and Facilities

Social, cultural and recreational facilities shall be provided for the enjoyment of downtown residents and employees. Including facilities which provide opportunities for physical fitness; facilities for general recreation; facilities which provide a service to the public; and facilities for arts and culture.

The proposal broadly aligns with the value of social, cultural, and recreational amenities downtown. The design includes indoor and outdoor terraces at residential levels and amenity spaces for hotel intended to promote the well-being of tenants and guests. The food&beverage transition zone at level 2 with outdoor terrace could accommodate arts and culture services to the general public. Detailed requirements to be discussed with Planning Staff.

Public Realm Design

The purpose of this section is to help create distinctive areas and neighborhoods in the Downtown through the enhancement of the public realm with special treatment of the streetscape. Buildings, semi-public open spaces and setback areas should be designed and detailed to complement the design of the public realm. Aspects to consider include, but not limited to: setback requirements, paving, lighting, planting, driveway crossings, pedestrian entrances and walks, seating, display windows, weather protection, garbage storage, and loading facilities.

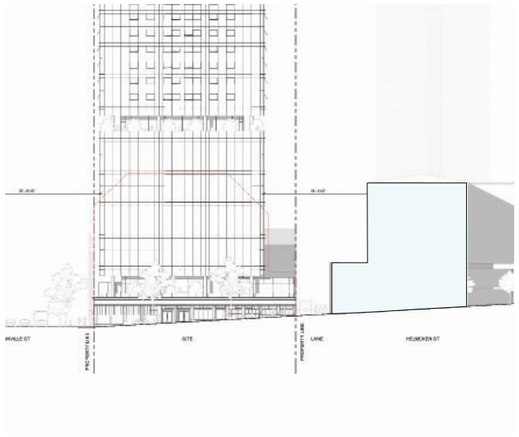
While supporting the role of Granville Street as a key element of the public realm and a cultural and entertainment destination in the City, the proposal offers a streetscape and provides food&beverage space at level 2 to encourage public interaction and gathering.

Horizontal Angle of Daylight

Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24m (80ft) between residential buildings, 18m (60') between a residential building and an office tower.

Provisions around the Horizontal Angle of Daylight are made to acknowledge livability in an adjacent hotel building across the lane. Further studies to be provided upon a request from Planning Staff.

3.3 Horizontal Angle of Daylight Study

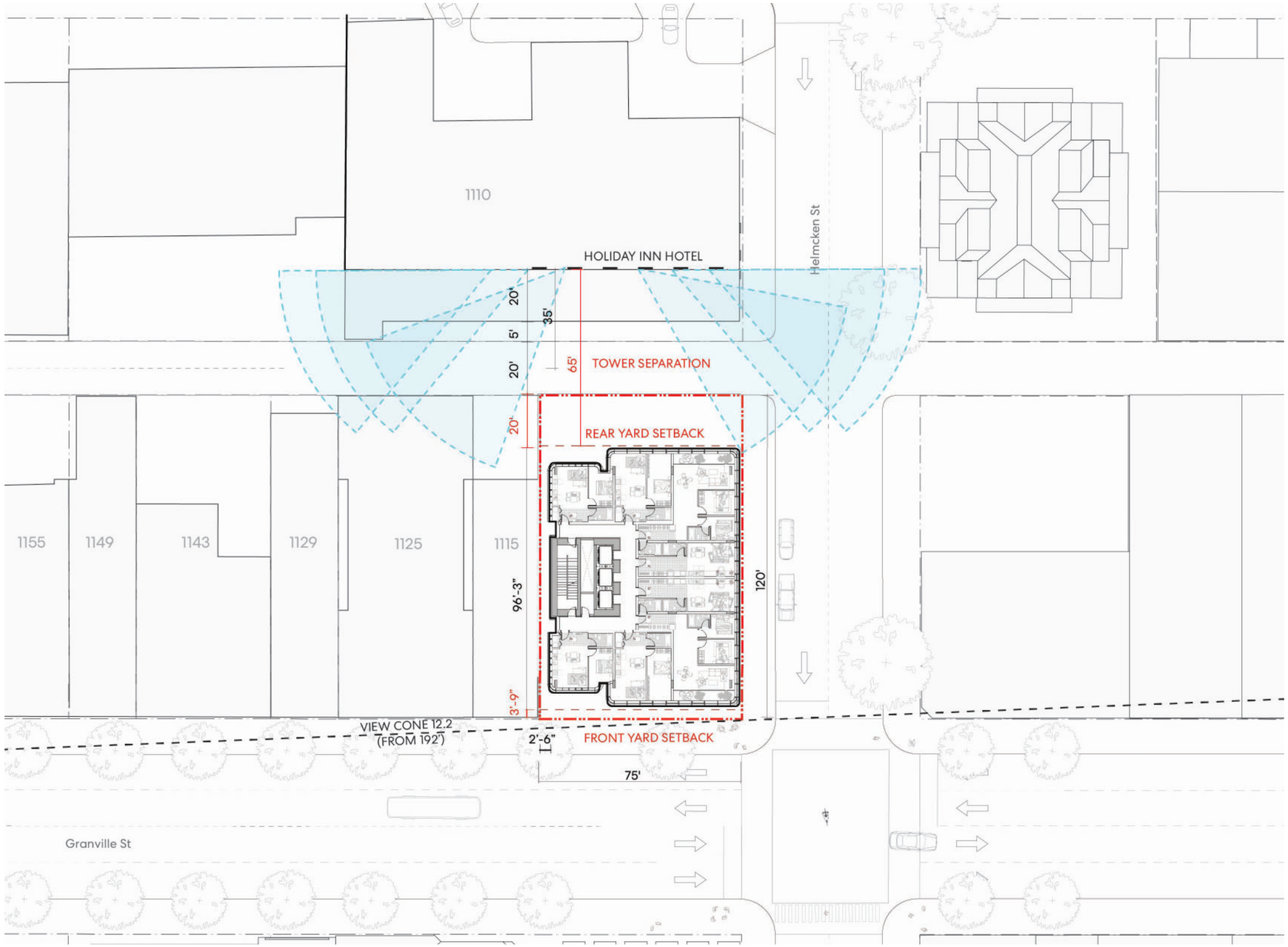


In order to satisfy the livability needs in hotel buildings, sites in the downtown typically require a minimum tower separation distance of 18m/60ft between a tower and adjacent towers and 24m separation to adjacent residential towers.

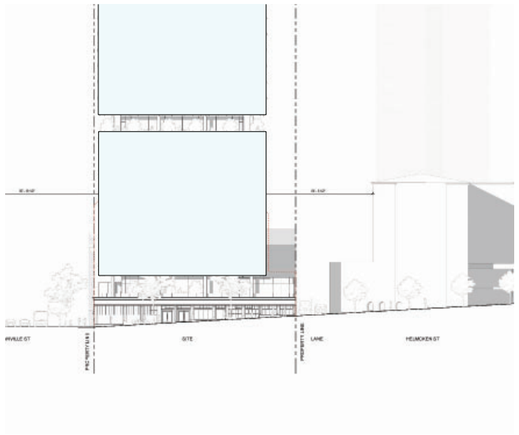
The tower separation distance is measured using guidelines specified under Section 5 (i.e., Horizontal Angle of Daylight) of Downtown Official Development Plan (DODP).

As demonstrated on the following pages, the application proposes horizontal angle of daylight separations of 18m/60ft, a required minimum separation, from impacted adjacent hotel units. Complying directly with District Schedule DODP with Horizontal Angle of Daylight regulations, the design proposal ensures access to adequate daylight, external views, and ventilation for habitable rooms in the adjacent residential development cross the lane.

24m Long 50 º Cone



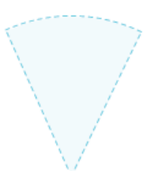
Horizontal Angle of Daylight Study



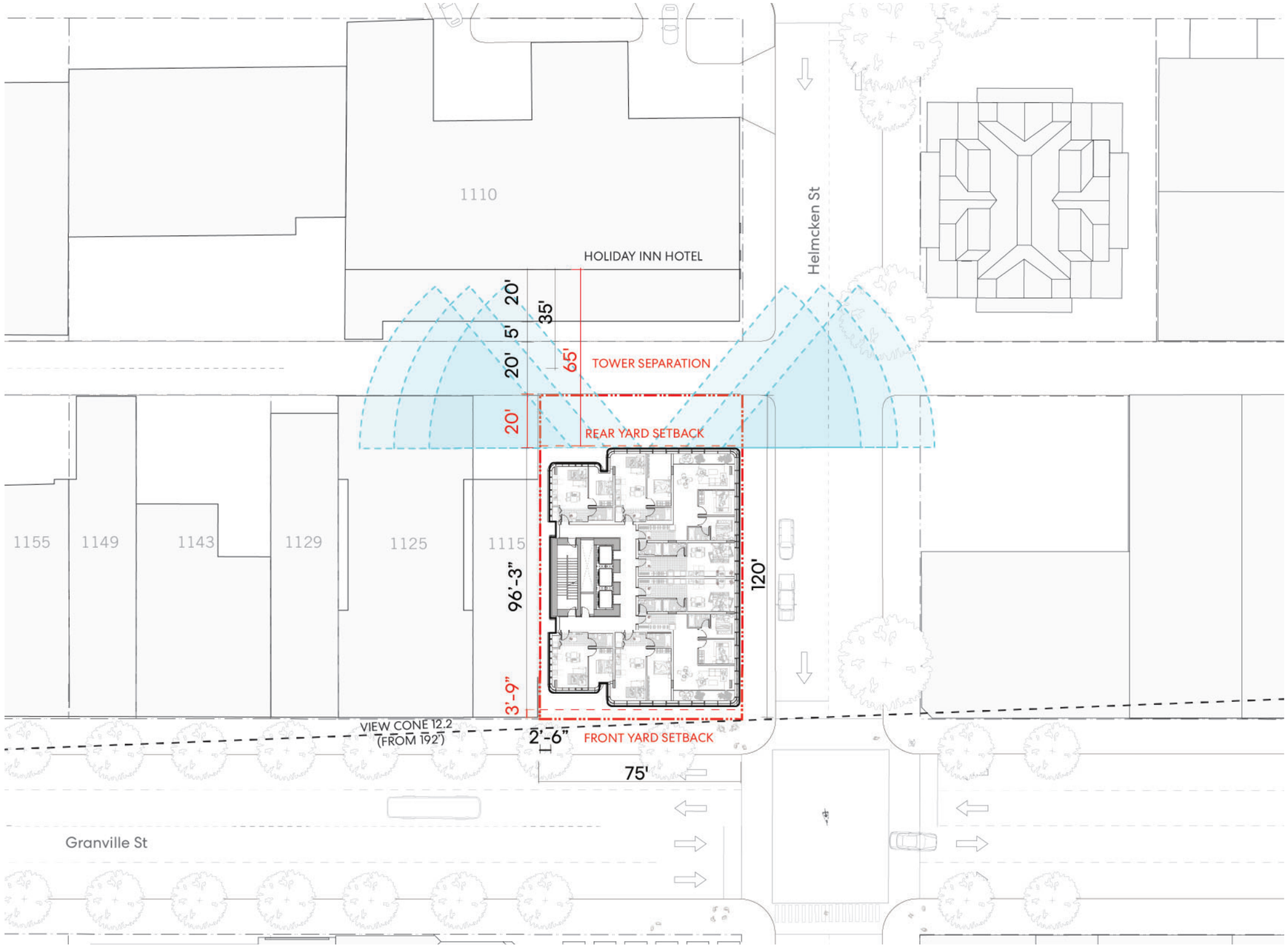
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24m Long 50 º Cone



3.4 Downtown Design Guidelines

City of Vancouver Land Use and Development Policies and Guidelines
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ⊠ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES

(formerly: Downtown Guidelines - (ii) Design Guidelines)

Adopted by City Council September 30, 1975
Amended May 10, 1977, November 5, 1985, July 30, 1991 and December 14, 1993

CONTENTS

		Page
1	**Introduction**	1
2	**Public Open Space**	1
2.1	General Objective	1
2.2	Guidelines	1
3	**Social and Cultural Amenities**	2
3.1	General Objective	2
3.2	Guidelines	3
4	**Views**	3
4.1	General Objective	3
4.2	Guidelines	3
5	**Environmental**	4
5.1	General Objective	4
5.2	Guidelines	4
6	**Physical Design**	5
6.1	General Objective	5
6.2	Guidelines	5

Uses

The design guidelines prescribe the general criteria for new development and form the basis for the preparation of, and approval of development proposals. The design guidelines are also intended to encourage increased awareness of the immediate and overall environment.

The intent, in the adoption of the Downtown Design Guidelines and the accompanying items, is as follows:

Public Open Space

2.1 General Objective: To provide varied, accessible, and, where appropriate, interconnected open spaces to be used by a wide range of people throughout the year. These spaces should provide areas for resting, and visual relief in terms of landscaping, also spaces for group activities, and in some cases spaces for larger public gatherings.

The proposal is located in the Entertainment District, near a variety of public transit options, adjacent retail uses and businesses, and civic and cultural amenities which attract a diverse range of users.

2.2.1 Public Open Spaces At or Near Grade: Spaces should be varied, interesting, and should be designed to reflect their different functions, activities, and topography. Elements such as level changes, plant material, and pattern should be carefully related.

The proposal has the potential to enrich the pedestrian experience through the restoration and rehabilitation of the public-facing heritage storefront, and introduction of retail space along Granville St.

Social and Cultural Amenities

3.1 General Objective: In order to achieve a vital downtown, it is desirable to provide social and cultural amenities in addition to the various public space requirements.

The proposal is a mixed-use project which contains retail at grade, restaurant at Level 02, hotel accommodations from L03-10, and amenity space for hotel guests on L11.

3.2.2 (a): Demolition of historic and heritage structures will be permitted only with the permission of Council in consultation with Vancouver Heritage Advisory Committee.

The project intends to preserve, restore and rehabilitate the public facing heritage facades along Granville Street, the side lane and rear lane facades. Our proposal presents the desired restoration and rehabilitation approach for consideration by Council.

3.2.2 (b): Historically important structures on the site of a contemplated new development should where feasible be restored as a condition of development and incorporated into the overall design for the site.

Existing heritage facades will be restored and preserved. The new contemporary addition will incorporate the exterior walls of the existing heritage resource.

3.2.2 (d): New structures in an area of older buildings should respect their scale, window rhythms and general facade treatments.

The proposal distinguishes between the new contemporary addition, while maintaining a delicate and respectful interface between the two components.

3.2.3 (a): Public uses should be concentrated at, and accessible from, the street. Similarly, public uses should orientate around strong “off street” existing and proposed pedestrian routes.

The proposal includes retail at grade, located along and accessible from Granville Street, an existing public thoroughfare heavily used by pedestrians.

3.2.3 (d): Uses associated with motor vehicles, including truck loading, waste shortage and removal, should not be located on the ground floor nor in a location which conflicts with pedestrian movement patterns. These uses, where so located, should be screened from public view.

Proposed loading, waste storage, and other service function are located at the rear lane away from pedestrian routes and hidden from public view.

Environment

5.1 General Objective: Such environmental considerations as provision of sunlight, weather-protected pedestrian routes, and relatively wind-free open spaces, along with other design criteria, are necessary in new building design and within the total urban environment to ensure continual pedestrian use and a vital Downtown.

We propose to maintain existing street trees at grade and introduce planting on the level 2, 11, and rooftop outdoor terraces. As the building in-fills the site, proposed hard surfaces will be consistent with the character of the Downtown core and surrounding neighbourhood.

Downtown Design Guidelines

Physical Design

6.2.1 Architectural Design:

(a) Buildings should be sympathetic to the pedestrian environment and should avoid impersonal facades, especially at pedestrian levels.

The exterior facades of the heritage building will be preserved, restored, and rehabilitated in respect to its original construction, revitalizing this heritage component that once existed on Granville Street.

(b) Tower portions of Downtown buildings should be evaluated with respect to their compatibility with surrounding structures, their contribution to the general skyline, their adherence to other guidelines and the intrinsic excellence of their form.

The proposed transparent volume and superstructure adds a distinctive geometry to Vancouver's skyline. In addition, the juxtaposition between the existing heritage building and the new contemporary addition further contributes to the proposal's unique identity.

6.2.3 Relationship to Immediate Area

(a) New developments should contribute to the continuity of pedestrian activity and movement, particularly where pedestrian pathways and/or arcades are indicated;

The proposal is located along Granville Street - one of Vancouver's most vibrant pedestrian pathways. Existing buildings along Granville Street maintain a significant setback from the street curb, allowing for a wide sidewalk that permits uninterrupted flow of pedestrian movement and activity on Granville Street.

6.2.4 "Some Retail Required" Streets:

On streets designated in the Downtown ODP as "some retail required", new developments should provide street fronting retail, particularly where there are street fronting retail uses on adjacent sites.

The proposal features a retail unit on the ground level of the historic building, located along and accessible from Granville Street.

3.5 Granville Street Planning



Figure 3.3.1 Granville Street Planning Vision and Objectives

The Granville Street Planning Policy Report was approved by Council in June 2025, providing a policy framework for informing and enabling future redevelopment within the study area with additional height, density, and use.

Intent

With a City Council direction, the Planning Staff is working with businesses, residents, and community partners to reinvent Granville Street as a world-class art and entertainment destination in downtown Vancouver. A new plan for the area will build on Granville Street's history and enhance the cultural hub with a mix of live music and performance, hotels, and dining options offering an elevated visitor experience. Over time, the district will feature a pedestrianized high street and a safe, high-quality public realm that is active day and night with various events, celebrations, and public life.

The Granville Street Plan will guide the area's transformation and will be built over time through partnerships, re-investment, redevelopment and City-led capital projects. Granville Street runs through the heart of downtown Vancouver, connecting the Central Business District to neighbourhoods at the south of the peninsula. The study area for the Granville Street Plan, between Georgia Street and Drake Street, is home to Vancouver's primary entertainment district and reflects over a century of the city's post-contact development and cultural history.

Vision

Located in the heart of downtown, Granville Street will be transformed into a welcoming, safe, diverse and vibrant entertainment district. It will come alive with activity day and night, all year round, evolving into a premier cultural destination for live performances, dining, civic life, and celebrations.

More than a tower, the proposal introduces a range of complementary uses within a unique development typology, in a way that resuscitates the cultural heart of the city, that is at once vital and dynamic whilst also welcoming to all. While purposefully responding to Vancouver's housing and hospitality needs, the proposal to create a safer and cleaner street that is foundational to Granville Street long-term success.

Plan Framework

The plan features three key moves that create the overall framework for our actions. These include three distinct sub-areas that are connected by a destination public space and a year-round pedestrian zone along Granville Street that spans the downtown peninsula, and necessary transit improvements on Howe and Seymour Streets.

The City Centre sub-area focuses on the Vancouver City Centre and Granville SkyTrain stations (at Georgia Street and Granville Street) and the intersection of Granville Street and Robson Street. This area will be transformed into a central public plaza for civic gatherings and celebrations. The City Centre will be revitalized as a vibrant civic, retail, and commercial hub. It will feature new mixed-use residential developments, including some of Vancouver's tallest towers, redefining the city skyline and marking the area as a key gateway to downtown. Transit entries and connections will be integrated into new developments to ensure connectivity. See an image (Figure 3.3.2) illustrating potential future of Granville Street in 20 years.

Located in the Entertainment Core area of Granville Street Plan, the design proposal will not be confused with ordinary downtown development, as it is distinctive and commensurate with the unique site location and the dynamic nature of the Granville Street. It will be a new landmark, and source of pride for the city in a way it reinvigorates the fundamental elements of Granville Street's soul—heritage assets, historical uses, and arts & culture venues.

Key Moves

1. **Entertainment District Management** - A safe and vibrant entertainment district requires coordinated management deliver sustained success.

Multiple, almost around-the-clock uses and significant residential and employment density will increase safety and security.

2. **Arts, Culture & Entertainment** - Focus on arts, culture, live music and entertainment.

The design proposal ensures the conservation of the existing heritage resource on site, while enhancing and strengthening its historic legacy. The proposal also provides restaurant space with a cabaret style venue for live music presentation for the public and outdoor terrace spaces for building users. Size, location, and operation of this venue to be further discussed with Planning Staff.

3. **Land Use & Development** - Increase development opportunity and land use diversity to encourage new investment and boost activity.

Incorporating the existing single-storey heritage structure, the development will introduce 112 hotel rooms, 176 rental homes, and a vibrant restaurant and outdoor terrace—each thoughtfully layered on a compact, high-exposure urban parcel. Located in the Entertainment Core area of the Granville Street Plan, we also acknowledge that the proposed

Granville Street Planning

residential use is not supported. Our rationale is that the given numerous merits provided by the design proposal that satisfies the non-residential, cultural, and heritage goals of the Plan, we believe this limited acceptance of mixed use will provide opportunities for some initial development projects that would not be possible with pure office or hotel in the immediate future. Without initial development, the risk is that the Entertainment Core will languish for another generation.

4. **Development & Design Features** - The updated development and design guidelines for Granville Street will build on the area's unique character, introducing new forms and features that complement and enhance its existing charm and heritage.

The design proposal embodies the juxtaposition between old and new by maintaining the distinctive 'sawtooth' pattern of the street wall. Incorporating the existing single-storey heritage structure, the proposal creates a truly-activated public realm at a street level and a set of amenity spaces for social gathering and fostering a sense of belonging for both hotel guests and inhabitants.

5. **Building Heights** - Building heights along Granville Street will be increased to match the surrounding Downtown area, typically ranging from ~200 to 400 ft.

Aligning with the recent updates (approved by Council on July 10th, 2024 and additional view cone amendments as part of recently adopted Granville Street Plan) to the CoV public view cones, the project adheres to height limits posed by updated view cones passing through the site.

The tower is at 379ft and sits under the most restrictive view cone (i.e., view cone 3.2.1 from Q.E. Park).

6. **Public Space** - Create a destination public space and work toward a year-round pedestrian zone with a focus on gathering and celebration.

While supporting the role of Granville Street as a key element of the public realm and a cultural and entertainment destination in the City, the proposal offers a unique streetscape with retained and restored heritage building, and around-the-clock uses including commercial retail, food&beverage, hotel, and secured rental residential.

7. **Transportation** - Maintain or improve transit reliability and access by developing supportive transit priority infrastructure on Howe and Seymour streets, and enhance the walking experience in the area.

This project offers an opportunity to communicate a commitment to sustainable planning and transportation. Proximity to transit is apparent by virtue of the site, with SkyTrain stations located within a 10 minute walk radius; the project is not auto-dependent. The addition of two below-grade levels of bike parking will promote a green mobility, while not providing vechile parking stalls.

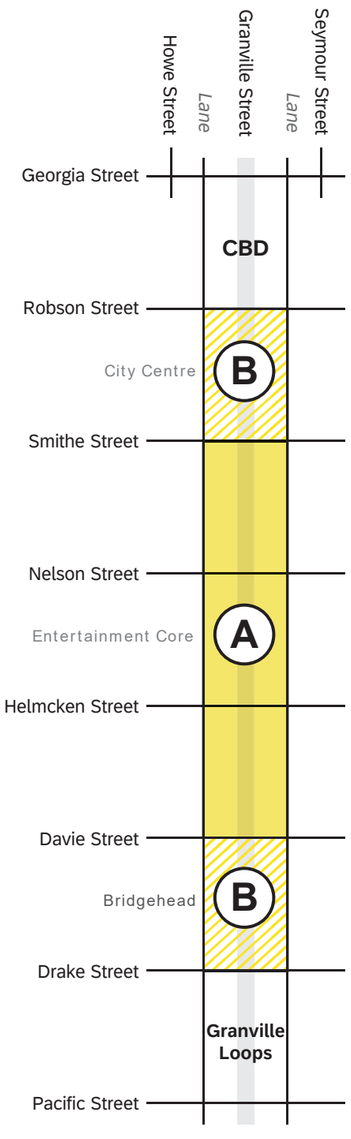


Figure 3.3.2 Granville Street Planning - Land Use Policy Area

1105 Granville is located in the Area A that permits hotel, office, retail, etc.

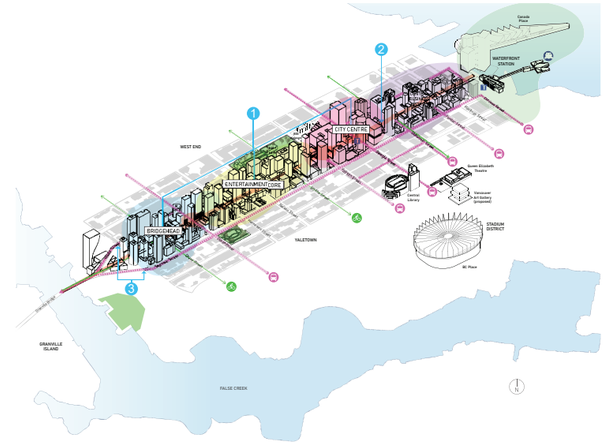


Figure 3.3.3 Potential Future of Granville Street in 20 Years

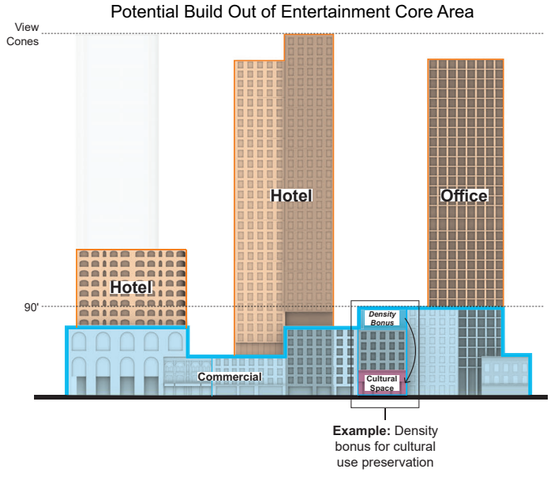
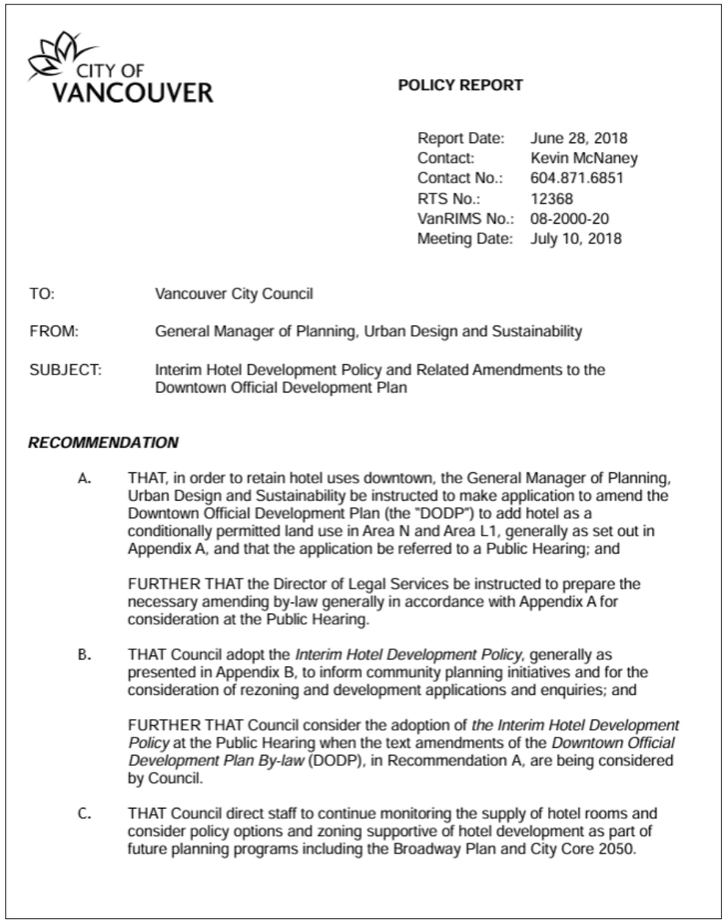


Figure 3.3.4 Potential Build Out of Entertainment Core Areas

3.6 Hotel Development Policy and Related Amendments to the Downtown Official Development Plan (2025)

The Interim Hotel Development Policy will be used in the evaluation of enquiries and applications for the development of new hotels. The policy applies throughout the city.

This proposal for rezoning is supported by Hotel Development Policy and Related Amendments.



CITY OF VANCOUVER

POLICY REPORT

Report Date: June 28, 2018
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 12368
VanRIMS No.: 08-2000-20
Meeting Date: July 10, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan

RECOMMENDATION

A. THAT, in order to retain hotel uses downtown, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown Official Development Plan (the "DODP") to add hotel as a conditionally permitted land use in Area N and Area L1, generally as set out in Appendix A, and that the application be referred to a Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at the Public Hearing.

B. THAT Council adopt the *Interim Hotel Development Policy*, generally as presented in Appendix B, to inform community planning initiatives and for the consideration of rezoning and development applications and enquiries; and

FURTHER THAT Council consider the adoption of *the Interim Hotel Development Policy* at the Public Hearing when the text amendments of the *Downtown Official Development Plan By-law* (DODP), in Recommendation A, are being considered by Council.

C. THAT Council direct staff to continue monitoring the supply of hotel rooms and consider policy options and zoning supportive of hotel development as part of future planning programs including the Broadway Plan and City Core 2050.

Hotel Development Policy and Related Amendments to the DODP

This policy highlights the importance of hotels to the Metro Vancouver economy and the extent to which they provide full time jobs. The Interim policy is in place until the City Core 2050 and Broadway Plan are approved. The policies and zoning changes recommended help to moderate the loss of hotel rooms and encourage increases in hotel development.

Highlights of the Policy Include:

a) The policy seeks no net loss in hotels at a minimum and allows for conversion of residential to hotel uses.

As the policy also recognizes the importance of rental housing, it suggests that newly built hotel uses on sites that do not displace residential are preferred. In fact, the proposal includes both hotel and rental housing uses on a site that is occupied by one-storey commercial building, thereby supporting the intent of the policy.

b) The policy encourages the consideration of opportunities for new hotel supply as part of the rezoning applications.

The design proposal proposes new hotel supply with over 110 rooms with various sizes as part of this rezoning.

c) The policy dissuades the conversion of rental housing to hotel rooms and the mixing of hotel uses on the same floors.

The project introduces new hotel uses on one-storey commercial building site, thereby lessening the pressures on existing rental buildings to convert to hotel use. In addition, the proposal adds 176 rental homes.

d) The policy recognizes the need for hotel options that are modestly priced.

The project proposes a range of hotel room sizes that are between 200 sqft to 350 sqft and are modestly priced. While there is no specific hotel operator selected for the project, the applicant team is actively working to secure one. Approval of this proposal will be critical for selection of a hotel operator.

3.7 Central Area Plan | Granville Street (Downtown South) Guideline | A Design Handbook for Building Frontages on Granville Street

Central Area Plan

The Central Area Plan is an overarching plan that addresses the long term strategic goals for the city. It's intended to act as a guide for area and project planning in the central area of the City. Devised following Expo 86 and adopted in 1991, the Plan has influenced subsequent planning downtown, and its intentions are generally recognizable in the development that has followed. The proposal site is located in the 'Downtown South: Granville Street' Sub Area that is defined by the plan. There are seven key goals for the Central Area:

1. The Economic Generator - the focus of the region's economy.
2. An Alive Downtown - a mix of activities where people live, work, shop, and play.
3. For All People - all income, ethnic groups, ages, and mobility.
4. A Spirit of Place - unique qualities and symbolism as a special place.
5. A Central Area in Nature - connection to the setting and nature.
6. A Walkable Central Area - walking as the primary means of getting around, supported by transit and cycling.
7. An Accessible Central Area - enhanced accessibility for the area.

The design proposal is consistent with the general characteristics of the plan, specifically by introducing a mix of new and complementary uses, creating strategically located space for hotel and commercial activities, and a commitment to street-accessed retail space along Granville Street. The project recognizes the importance of the downtown as a distinctive part of the City and would contribute a unique new landmark to benefit the central area.

Granville Street (Downtown South) Guidelines

The general intent of these guidelines is to assist in the creation of a distinct urban character for Granville Street as an entertainment district for the city and as a pedestrian-oriented shopping area for Downtown South. These guidelines are to be used in conjunction with a companion document entitled *A Design Handbook for Building Frontage on Granville Street*. Both documents should be referred to during the initial design stages for improvements and development to ensure the many aspirations of this important street are met.

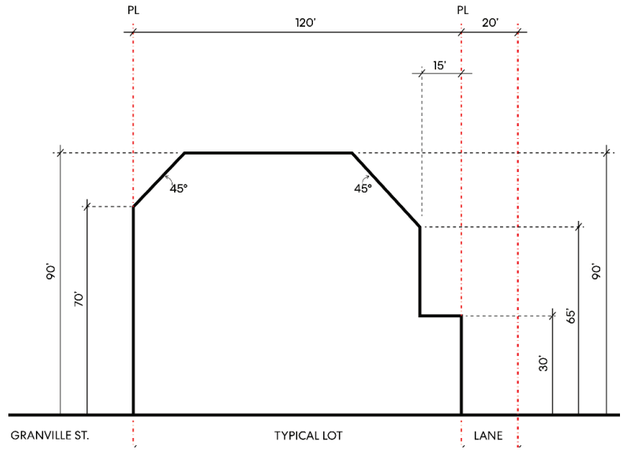
The proposal broadly aligns with the policy objectives of these guidelines. Key Alignments:

- Heritage is explicitly identified in the Guidelines, recognizing the importance of heritage buildings to the character of the street, and retention is favoured, with discretion available to incentivize development that retains heritage assets. The redevelopment has one heritage building which will be retained.
- The Guidelines favour the creation of a continuous street wall, but also acknowledge the potential to set back upper levels and the creation of mid-level terraces. Our proposal maintains the existing 'sawtooth' profile of the street wall by purposefully positioning the new addition that is distinguishable from the heritage base.
- In consideration with the general intent of these guidelines, our proposal provides a unique opportunity to permanently boost the prospects for city life and business downtown, bringing social, cultural, and recreational amenities back to the Granville Street.

A Design Handbook For Building Frontages on Granville Street

This handbook is for business and property owners Granville Street as well as developers, architects, and City staff when considering development in the 800 to 1300 blocks of Granville in Downtown South. It is intended to lay out design ideas for improvement and development that capitalizes on Granville's unique character.

While the handbook may be considered as simple nostalgia and sentimentality, the intentions behind it are valid. The overarching design implicit in the handbook is to ensure Granville Street has a distinctive character, and undeniable presence. While broadly aligns with many of the detailed requirements of this handbook, our design proposal builds on the familiar fabric that is a part of the shared culture of our city, adds new features to create conditions where the street will thrive, and brings a vibrant form of development with a commitment to street activation.



GRANVILLE STREET (DOWNTOWN SOUTH) BUILDING ENVELOPE

3.8 Overview of City Goals

The City of Vancouver is widely recognized as one of the most livable cities in the world. As such, the City is committed to approving projects and developments that are sustainable and cost-effective. A number of policies, strategies and guidelines have been developed in order to align this commitment with Vancouver's objectives.

This project will adhere to the applicable general policies, as described on the following pages.

CLIMATE EMERGENCY (2019)

In January 2019, Vancouver City Council unanimously approved a motion acknowledging that Vancouver needs to do more to reduce carbon pollution in response to the climate emergency that the planet faces. To ramp up the City's actions to align with 1.5ºC Climate Goal, staff provided two complementary approaches:

1. A set of six (6) "Big Moves" that will guide the City's work in response to the climate emergency:
   - Walkable City
   - Active Transportation and Transit
   - Zero Emissions Vehicles
   - Heat Pumps
   - Embodied Carbon
   - Negative Emissions
2. A package of fifty-three (53) Accelerated Actions that build on the climate action that the City has taken to date. These are aligned with the Big Moves.

This project proposes the following actions towards achieving the 1.5°C Climate Goal in response to the City of Vancouver's Climate Emergency Response:

- Located within the Downtown District, the addition of over 215,000 ft² of a mix of new and complementary uses - continuous retail space at grade, F&B space at level 2, hotel rooms from level 3 to 10, and rental residential units from level 12 to 33, is within an easy walk/roll for inhabitants shopping, visiting, living, and working downtown.
- The redevelopment is surrounded by a critical mass in residential, business, retail, and culture. With a large population of residents in the vicinity and exceptionally served by local and regional rapid transit, bike lanes, and bike share, the project contributes to a walkable city while reducing the need for cars, trucks and buses. Given the high walkability, transit, and bike score offered by site, the proposal features a development with sustainable transportation prioritized through provisions of bikes, encouraging tenants to make use of green transportation.
- No parking stalls are proposed due to the tight site footprint, while reducing green house emissions associated with underground parking construction.
- Coupled with indoor amenities and outdoor terraces for social gathering and fostering a sense of belonging and community for inhabitants, a high performance building enclosure will mitigate excessive green house gas emissions associated with the operation of the building. The GHGI target meets the requirement based on the Green Buildings Policy for Rezonings.
- Retention of existing heritage facade contributes to lower carbon construction through building reuse.
- The redevelopment will maintain existing street trees at grade and will introduce planting on the generous terraces, contributing to the City's Urban Forest Strategy and Biodiversity Strategy.

Green Buildings Policy For Rezoning (Updated 2022)

The new Green Building Policy for Rezonings was updated in May 2022. The new requirements include the following:

- *(1) ZEBP Rezoning Energy Checklist and energy model*
- *(2) Embodied Carbon Design Report and LCA model*
- *(3) Integrated Rainwater Management and Green Infrastructure*
- *(3) Resiliency strategies*

This project complies with the updated requirements for the Green Building Policy for Rezoning enacted on May 19th, 2022.

The proposal is actively seeking ways to reduce energy consumption, implement low carbon strategies (both for building construction and operations), manage rainwater on site, and provide a robust and resilient building typology.

The project team will investigate opportunities to reduce embodied carbon by optimizing structural elements and increasing supplementary cementitious materials for concrete mixes. Due to the early stage of design, all elements are not modelled, therefore, are not accounted in the life cycle assessment. The LCA will be provided as part of a formal rezoning application.

Energy - Connection to the downtown NES will be considered when evaluating energy options. Mechanical system evaluation considers the balance of energy consumption, occupant comfort, and maintenance requirements.

Embodied Carbon - From schematic design through to design development the project team will continue to explore design strategies to reduce the total embodied carbon of the building.

Integrated Rainwater Management - The footprint of the site renders onsite infiltration an infeasible option. However, a green roof on the level 35 rooftop may be feasible to help meet water reduction targets and will be reviewed with pertinent design consultants during the design phase of the project.

Resiliency Strategies - The project is considering ways to create a robust and resilient design that can withstand changing weather patterns and extreme weather events.

Overview of City Goals

Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Rezonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

A high-performance building enclosure and efficient systems will mitigate excessive green house gas emissions associated with the operation of the building.

Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

Reinvesting in the neighbourhood will benefit the city by improving the character of the street-scape and creating a vibrant form of development with a commitment to a street activation. Community health will increase by encouraging tenants and building users to walk, bike, and make use of the available public transit within close proximity. The outdoor amenity terraces will provide inhabitants with a space for social gathering.

Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Ambitious mobility strategies that prioritize active modes over single occupant motor vehicles are located within close proximity of the site. The proposal aims to prioritize walking and cycling by providing premium infrastructure, including accommodation and end of trip facilities.

Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist's report will be required for any of the existing trees on site.

Street trees will be protected and retained, augmented by pockets of landscaping utilizing diverse and native plant species on the restaurant patio level, outdoor hotel amenity space, and the residential rooftop amenity.

Biodiversity Strategy (2016)

The biodiversity strategy contains objectives and targets to increase biodiversity across Vancouver and access to nature for the City's inhabitants. Objectives include the restoration of habitats and species, to protect and enhance biodiversity during development, increase community engagement, and monitor biodiversity to track change and measure success.

The building design will incorporate rooftop terraces with diverse and native species to promote biodiversity.

Vancouver Economic Action Strategy (2011)

The Vancouver Economic Strategy presents a city-wide vision for economic development in Vancouver. Tactics include working with local planners and organizations to generate strategies in order to secure the required space for a growing workforce that also align with local neighbourhoods. Complete neighbourhoods where people can live and work and which reduce automobile dependency are to be encouraged.

A balanced approach provides much needed hotel accommodations and retail services for Vancouver's growing economy, bringing the City additional revenues through the addition of 112 hotel rooms.

Vancouver Bird Strategy (2015)

The City of Vancouver Bird Strategy does demand action, but it is a guideline with recommendations for building and landscape design. Bird friendly landscape design that incorporates native species of varying sizes and layers, minimizing human disturbance and reduce light pollution and increase visibility of glass.

By providing diverse and native plant species on the outdoor restaurant and amenity levels, the proposal will enhance the urban forest and create a bird-friendly environment. The proposal is exploring bird-friendly options on the cladding design to increase visibility of glass, while meeting stringent energy targets.

Neighbourhood Energy Strategy (2015)

In order to achieve Vancouver's greenhouse gas reduction targets the City has identified neighbourhood energy priority areas where projects that exceed 2000 m² in floor area are required to include a dedicated space for mechanical equipment to connect to a Neighbourhood Energy System (NES).

Legacy steam systems exist in the area. The project team will work with City of Vancouver to determine if a viable NES connection is available.

RAIN CITY STRATEGY (2019)

This initiative focuses on rainwater infrastructure and management and aims to improve and protect Vancouver's water quality, increase Vancouver's resilience through sustainable water management, and enhance Vancouver's livability by improving natural and urban ecosystems.

This proposal introduces a green roof system on the rooftop terrace, which will integrate a sustainable rainwater management strategy in which rainwater as a resource rather than a waste product and to improve natural and urban ecosystems.

BONNIS PROPERTIES



More than a tower, it's a purposeful response to Vancouver's housing and hospitality needs, while drawing much-needed foot traffic onto the Granville Street and creating a condition for safe street and thriving businesses.

Section 4.0

Sustainability

Contents

4.1	Climate Emergency Response	48
4.2	Green Building Policy for Rezoning	49
4.3	Summary of Performance Goals	50
4.4	Sustainability Strategies	51

4.1 Climate Emergency Response



Climate Emergency (2019)

In January 2019, Vancouver City Council unanimously approved a motion acknowledging that Vancouver needs to do more to reduce carbon pollution in response to the climate emergency that the planet faces. To ramp up the City's actions to align with 1.5°C Climate Goal, staff provided two complementary approaches:

1. A set of six (6) "Big Moves" that will guide the City's work in response to the climate emergency:
   - **Walkable Complete Communities**
     By 2030, 90% of people live within an easy walk/roll of their daily needs.
   - **Safe & Convenient Active Transportation and Transit**
     By 2030, 2/3 of trips in Vancouver will be by active transportation and transit.
   - **Pollution-Free Cars, Trucks and Buses**
     By 2030, 50% of the kms driven on our roads will be by zero emissions vehicles.
   - **Zero Emissions Space and Water Heating**
     By 2025, all new & replacement heating & hot water systems will be zero emissions.
   - **Lower Carbon Construction**
     By 2030, the embodied emissions from new buildings and construction projects will be reduced by 40% compared to a 2018 baseline.
   - **Restored Forests and Coast**
     By fall 2020, to develop "negative emission" targets that can be achieved by restoring forest and coastal ecosystems.
2. A package of fifty-three (53) Accelerated Actions aligned with the "Big Moves" listed above provide some quick-starts to move forward on for achieving the 1.5°C Climate Goal. These accelerated actions are organized into 15 different categories:
   - City-Wide Planning
   - Zero Emissions Areas
   - Land Use Incentives for Green Buildings
   - Financial Incentives for Zero Emissions Buildings + Equipment
   - Zero Emissions Building Standards
   - Neighbourhood Energy
   - Active Transportation + Transit Infrastructure
   - Transportation Demand Management
   - Goods Movement and Fleets
   - Electric Charging Network
   - Electric Vehicle Incentives
   - Solid Waste
   - Food and Beverage
   - City Leadership
   - Intergovernmental Relations + Community Engagement

As of July 2020, 9 actions were completed, 30 on track and 14 were delayed.

This project proposes the following preliminary actions towards achieving the City's Climate Goal in response to the City of Vancouver's Climate Emergency Response:

- Located within the Downtown District, the addition of over 216,000 ft² of a highly complex range of new and complementary uses - continuous retail space at grade, restaurant space and outdoor terrace at level, hotel rooms from level 3 to 10 with an amenity space at level 11, and rental residential units above level 11, is within an easy walk/roll for inhabitants shopping, visiting, living, and working downtown.
- The redevelopment is surrounded by a critical mass in residential, business, retail, and culture. With a large population of residents in the vicinity and exceptionally served by local and regional rapid transit, bike lanes, and bike share, the project contributes to a walkable city while reducing the need for cars, trucks and buses. Given the high walkability, transit, and bike score offered by site, the proposal features a development with sustainable transportation prioritized through provisions of bikes with no below grade parking levels, encouraging tenants to make use of green transportation.
- The small site footprint limits the practicality of providing underground parking on this site. Alternative options such as an automated parking storage are similarly impractical. Given the high walkability, transit, and bike score offered by site, we propose a development with no on site parking. The intent is to further contribute to reducing pollution from cars.
- Deploying an envelope-first approach, a high performance building enclosure will mitigate excessive greenhouse gas emissions associated with the operation of the building. The balcony will be connected to the thermal enclosure with discrete steel connections to reduce thermal bridging often associated with conventional balcony configurations (direct concrete slab extension), while optimizing access to views and daylight for inhabitants.
- Retention of existing heritage facades contributes to lower carbon construction through building reuse.
- While enhancing the neighborhood, the proposal will introduce planting on the rooftop terrace; contributing to the city's Urban Forest Strategy and Biodiversity Strategy.

4.2 Green Building Policy for Rezoning

In order to decrease the energy demands and carbon footprint of Vancouver's building stock, and design resilient adaptive infrastructure, the City of Vancouver has implemented and updated the Green Building Policy for Rezoning.

This page provides an explanation of how the project is meeting the Green Building Policy for Rezoning, last amended November, 2024. To support the submission, the project has provided the below documentation in alignment with the Policy:

- Green Buildings Policy for Rezonings Report.
- Whole Building Life Cycle Assessment Report.
- Embodied Carbon Design Report.
- Resilient Buildings Planning Worksheet.
- Letter of Commitment.

1. Reporting of Green and Resilient Building Measures

1.1 Embodied Carbon Limits

All buildings must meet or exceed embodied carbon reduction targets according to building type, height, and materiality. The project can choose between two pathways:

- An absolute Global Warming Potential (GWP) Intensity target.
- A percentage reduction pathway as compared to a concrete baseline building.

A preliminary Whole Building Life Cycle Assessment (wbLCA) was conducted for the project using the OneClick LCA tool. This assessment quantified the Global Warming Potential (GWP) at 365 kgCO2e/m². As the design progresses, the project team will conduct updated iterations of the wbLCA and will comply with the Vancouver Building By-law (VBBL) limits in effect at the time of the project's first Building Permit application.

Please refer to the Embodied Carbon Design Report and the Whole Building Life Cycle Assessment Report for more details.

1.2 Resilient Buildings Planning Worksheet

The Resilient Buildings Planning Worksheet must be completed to strengthen the city's resilience against earthquakes, extreme weather, temperature fluctuations, and sea level rise, while enhancing disaster preparedness and social connections. This effort aligns with the Climate Change Adaptation Strategy's goal of increasing the built environment resilience to future climate conditions.

The team assessed the project's risks, impacts, and mitigation strategies and completed a Resilient Buildings Planning Worksheet for the Project. Medium and high risks were identified during a resilience planning workshop and strategies to mitigate risks for future climate scenarios were considered.

Most strategies are multi-disciplinary in nature. The project team will continue to evaluate current and future climate projections to meet current needs and adapt to a changing climate.

Please refer to the Resilient Buildings Planning Worksheet for more details.

2. Enhanced Commissioning

The projects must complete an enhanced commissioning process for all building energy systems in accordance with CSA or ASHRAE guidelines, or an alternate acceptable commissioning standard.

A Commissioning Authority will be retained, and the project will submit a copy of the Commissioning Plan at the Building Permit Stage.

Please refer to Bonnis Properties Letter of Commitment for more details.

3. Energy System Sub-Metering

The projects must provide separate metering for each energy utility as well as sub-metering of all major end-uses and major space uses within the building and create an Energy Star Portfolio Manager account for each building.

Separate metering will be provided for each utility connection, additionally, all major energy and water uses will be sub-metered. Sub-metering plan and drawings for electrical and mechanical loads will be provided at the Building Permit stage.

Please refer to Bonnis Properties Letter of Commitment for more details.

4.3 Summary of Performance Goals

The 1105 Granville project meets VBBL requirements for Thermal Energy Demand Intensity (TEDI), Total Energy Use Intensity (TEUI), and Greenhouse Gas Intensity (GHGI). Please refer to the Appendix for the *Energy and Emissions Design Report and the Energy Modeling Report*.

According to the preliminary wbLCA the project's GWP is quantified as 365 $kgCO_2e/m^2$. Given that the preliminary LCA result is close to the VBBL absolute path, future iterations of the wbLCA will explore compliance with the absolute target.

The project also aims to reduce the use of indoor and outdoor potable water, and procure low-emitting and healthy building materials.

The bar graph illustrates the project's performance goals and the expected performance based on analysis of the design at the time of Rezoning submission. The doughnut graph depicts the whole life carbon of the project over 60-year service life.

Embodied Carbon

Strategies to Reduce Embodied Carbon:

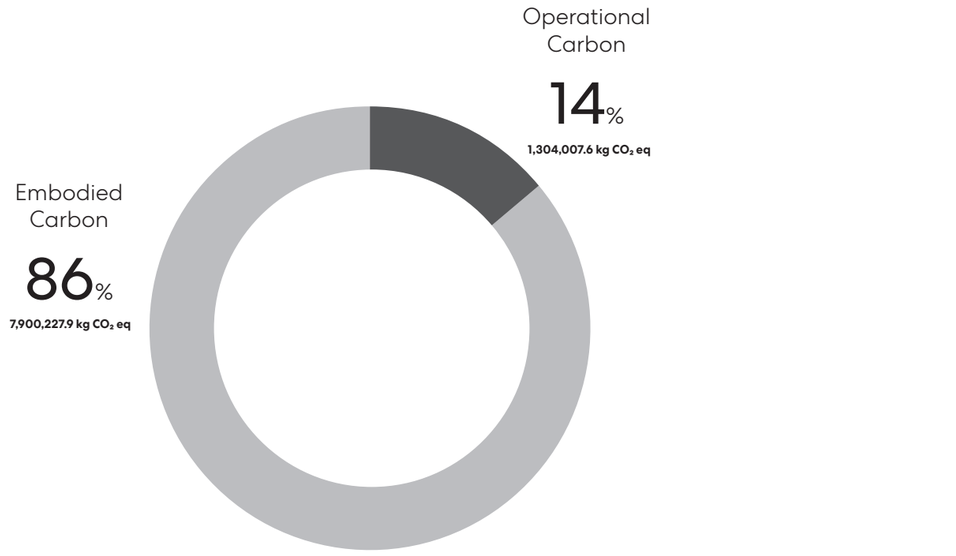
- Collaborate with the structural engineer to refine the design and optimize reinforcement rates and member sizes.
- Coordinate with the structural engineer to stack vertical elements where it is possible to eliminate or reduce the size of transfer structures.
- Partner with the structural engineers, concrete suppliers, and the general contractor to explore and specify low-carbon concrete mixes.
- Perform façade sensitivity studies to explore the impact on embodied carbon intensity of different mullion, glazing, façade, and curtainwall manufacturers.
- Work with the architecture team to review envelope material choices through the EC3 tool to further drive down the total embodied carbon of the envelope.

Operational Carbon

Strategies to Reduce Operational Carbon:

- Design a high-performance building envelope and establish an airtightness plan for implementation during construction.
- Strategically design enclosed balconies for solar control and to effectively utilize solar heat gain.
- Use efficient HVAC systems integrated with Energy Recovery Ventilation (ERV) to lower energy consumption and operational carbon.





4.4 Sustainability Strategies

Water

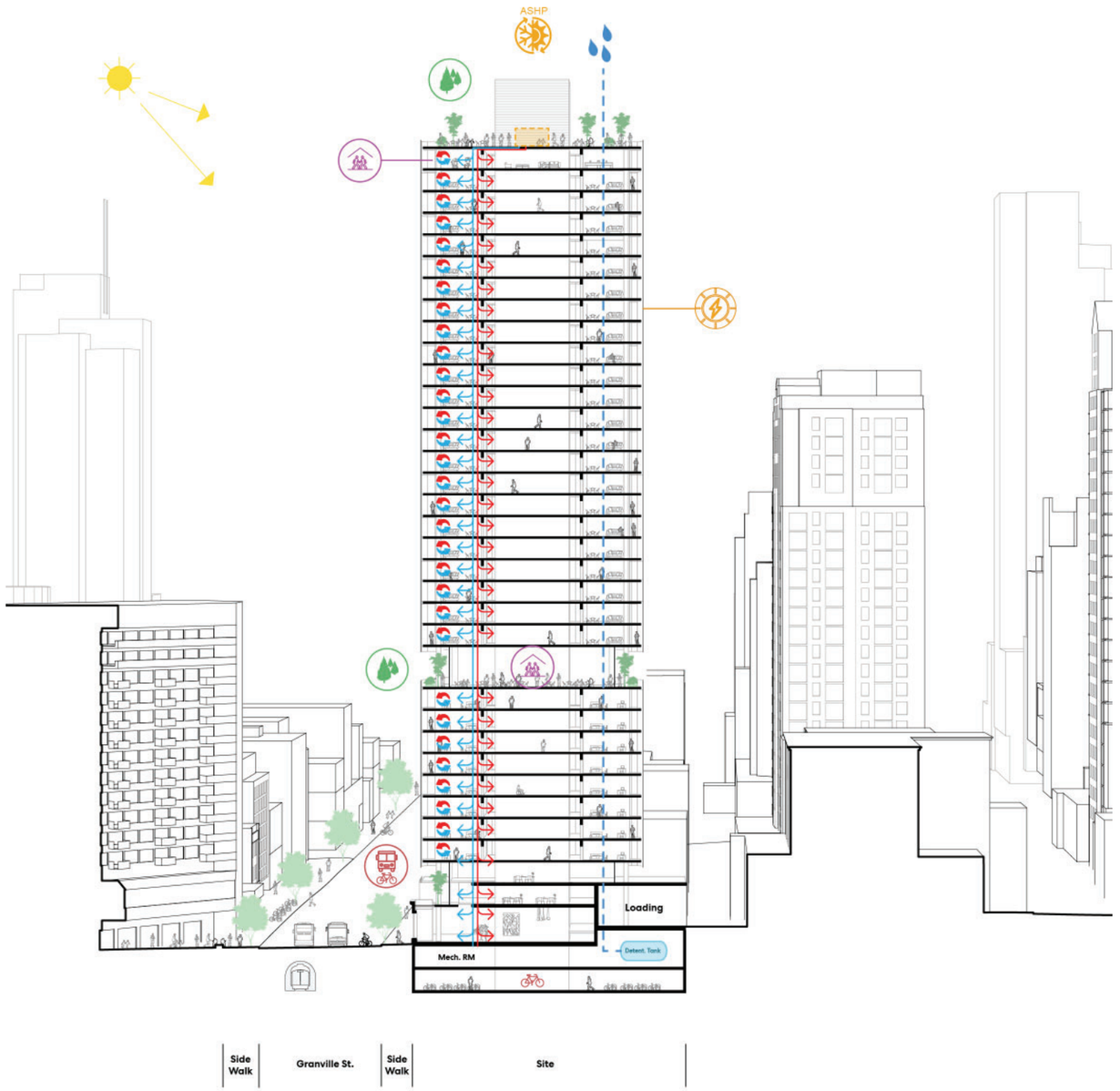
- Reduce indoor water use by 40% through the selection of low-flow fixtures.
- Reduce outdoor water use by 50% using drip irrigation systems with sensors and selecting plant species capable of thriving in Vancouver's warming climate.

Health and Wellbeing

- Select low-emitting and healthy building materials for interior finishes.
- Provide occupants access to daylight through generous private balconies and optimized window-to-wall ratios.
- Connect occupants to nature through accessible roof terraces, green amenity spaces, expansive views.
- Design enclosed balconies to address noise considerations on Granville Street and surrounding urban context.
- Encourage social gathering and community by preserving the facade heritage, activating the public realm, and allocate indoor and outdoor amenity spaces to occupants.

Vegetation

- Incorporate green spaces, including urban agriculture, into the patios and outdoor spaces on levels 2, Mezzanine, 11, and the rooftop to connect occupants to nature in an urban setting.
- Select heat-tolerant and drought-resistant plants for green spaces to support rainwater management strategies and ensure resilience during harsh climate months.



Resilience

- Design for higher frequency earthquakes, exceeding the code requirements for normal importance buildings, and adopt NBCC 2020 for seismic design.
- Provide air conditioning and enclosed operable balconies to reduce cooling and heating demand. Improve thermal comfort during extreme climate conditions.
- Enhance occupant health with MERV 13 filters in ventilation systems, which remove most particulates and smoke pollutants, greatly improving indoor air quality.
- Design infrastructure to manage significant flooding events and handle runoff on-site before overflow is managed by the City's infrastructure.

Energy and Carbon

- Select materials with low GWP.
- Retention of the existing heritage building.
- Meet TEDI, TEUI, GHGI, and GWP targets per the Green Building Policy and VBBL. Preliminary LCA and energy modeling confirm compliance.
- Utilize high efficient air-to-water heat pumps with low GWP refrigerants.

Transportation

- Exceptional active transit options. The development has a walk score of 99, transit score of 100, and bike score of 89.
- Provide first-class bike parking and maintenance facilities to promote active modes of transportation.



An elevational perspective from Granville Street facing North, depicting a vibrant, safe, and activated Shopping and Entertainment district.

Section 5.0

Design Proposal

Contents

5.1	Setbacks	54
5.2	Project Summary	55
5.3	Programme	56
5.4	The Design Proposition	58
5.5	Functional and Circulation Design Rationale	64
5.6	Existing Building & Immediate Context	66
5.7	Evolution of 1105 Granville	67
5.8	Heritage Building Geometric Analysis	68
5.9	Heritage Building Conservation Strategies	69
5.10	Massing Strategy	70
5.11	Program Breakdown	72
5.12	Proposed Design Views	74

Design Proposal Executive Summary

Located in the Granville Entertainment District core and rising to a height of 379ft with a proposed density of 24.11 FSR, the proposed 35-storey design transforms an under-utilized downtown site into a mixed-use landmark that celebrates its history and location. Incorporating the existing single-storey heritage structure, the development will introduce 112 hotel rooms, 176 rental homes, and a vibrant restaurant and outdoor terrace—each thoughtfully layered on a compact, high-exposure urban parcel.

More than a tower, it's a purposeful response to Vancouver's housing and hospitality needs, while drawing much-needed foot traffic onto the Granville Street and creating a condition for safe street and thriving businesses.

The design proposal brings a unique form and energy to Granville Street. Breaking from a typical podium-tower typology, we've introduced creative massing shifts that allow for natural light, outdoor space, and visible transitions between commercial, hotel, and residential uses, while retaining the existing heritage building and elevating the public realm. The heritage portion becomes a unique asset—the masonry façade offers character and authenticity at street level, with a nod to Granville's rich history. Above, the tower steps back into a slender form, with materials that are distinguishable yet complement the historic base. This is a distinctive silhouette for Granville Street.

5.1 Setbacks

5.1.1 Lot Dimensions

75'x120'

5.1.2 Lot Area

9000 ft ² (836m ²)

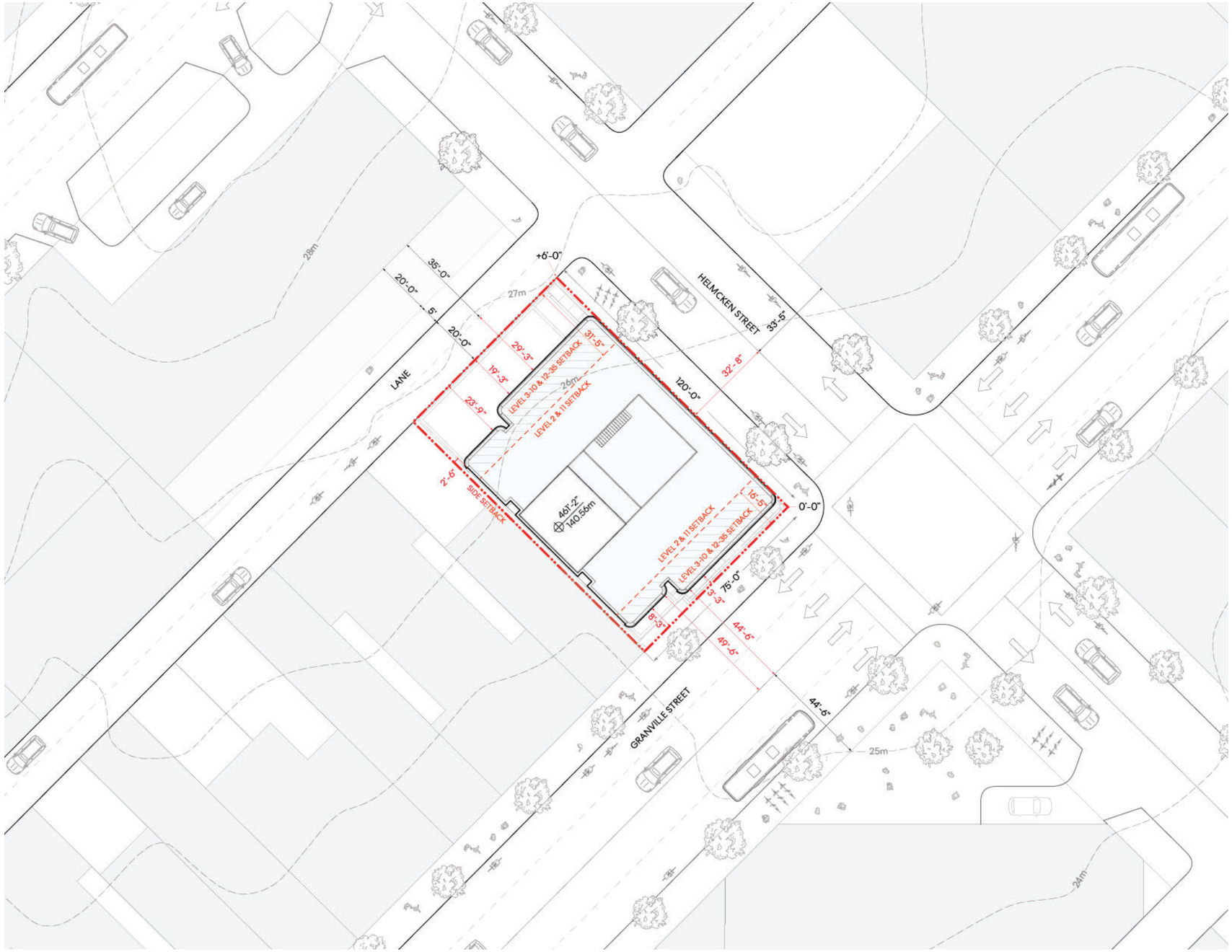
5.1.3 Topography

Sloping site, rising up from Granville Street by approximately 6ft at Helmcken St. adds challenges to parking entrance and loading configuration.

5.1.4 Existing Zoning

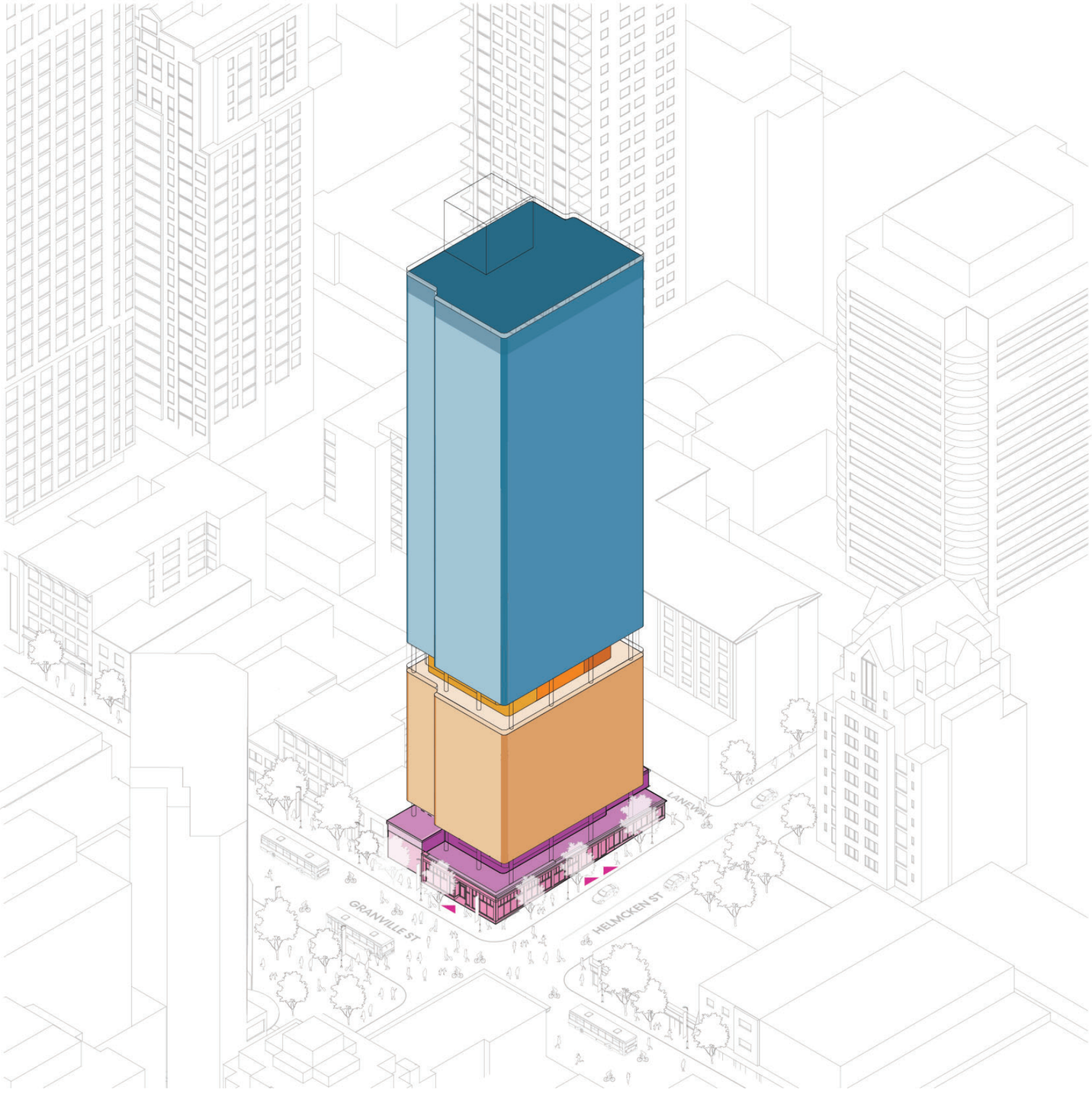
DD, Area K3

5.1.5 Heritage Register Designation - Currently no heritage designation exists for the existing building on site.



5.2 Project Summary

- Retail
- Restaurant
- Hotel
- Hotel Amenity
- Residential
- Residential Amenity



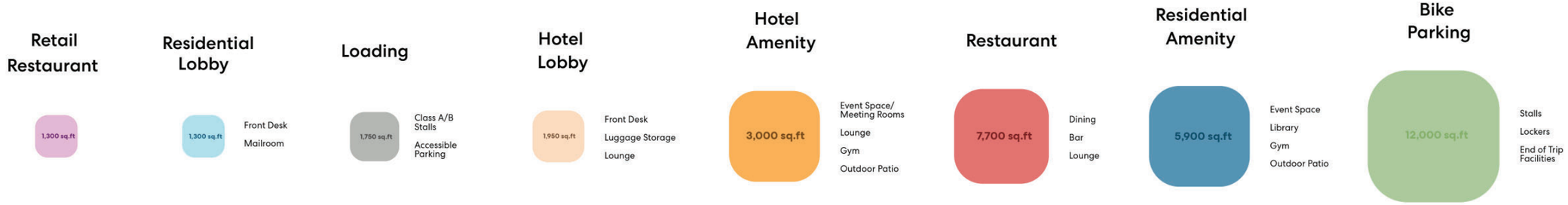
Program

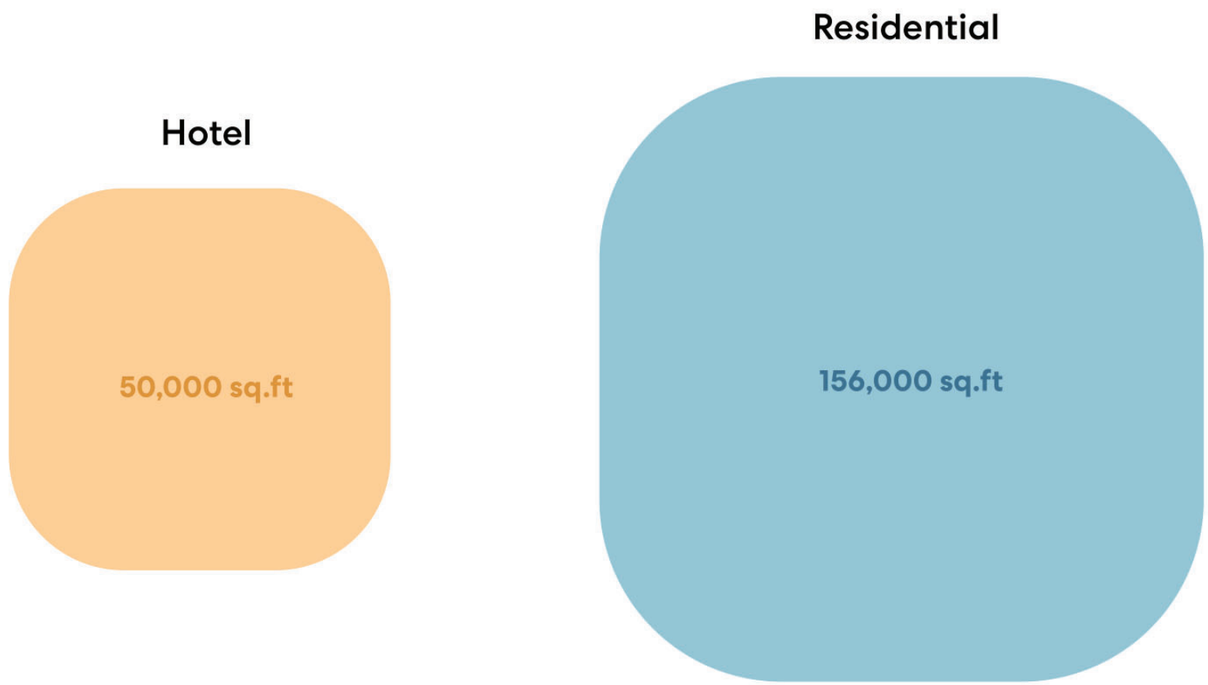
35-stories of residential and hotel includes the addition of approximately 112 new hotel suites and 176 rental residential homes in the entertainment and shopping district. There are two levels of bike parking and mechanical spaces below grade. There is retail and hotel/residential lobbies at ground level, with a restaurant on the second level, providing a bridge between the heritage building and the contemporary tower above. Level 11 hosts an indoor-outdoor hotel amenity that provides a buffer between the hotel and residential above. Residents are provided with an indoor amentiy on level 34 and an outdoor amenity on the roof, which also houses mechanical spaces.

Loading

Loading occurs at the laneway, providing class A and B stalls for retail, restaurant, and hotel facilities. Refer to appendices for Traffic Demand Management (TDM) report prepared by Bunt and Associates.

5.3 Programme

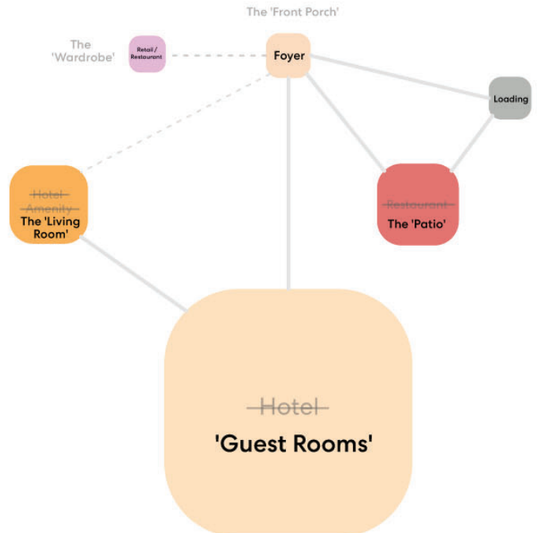


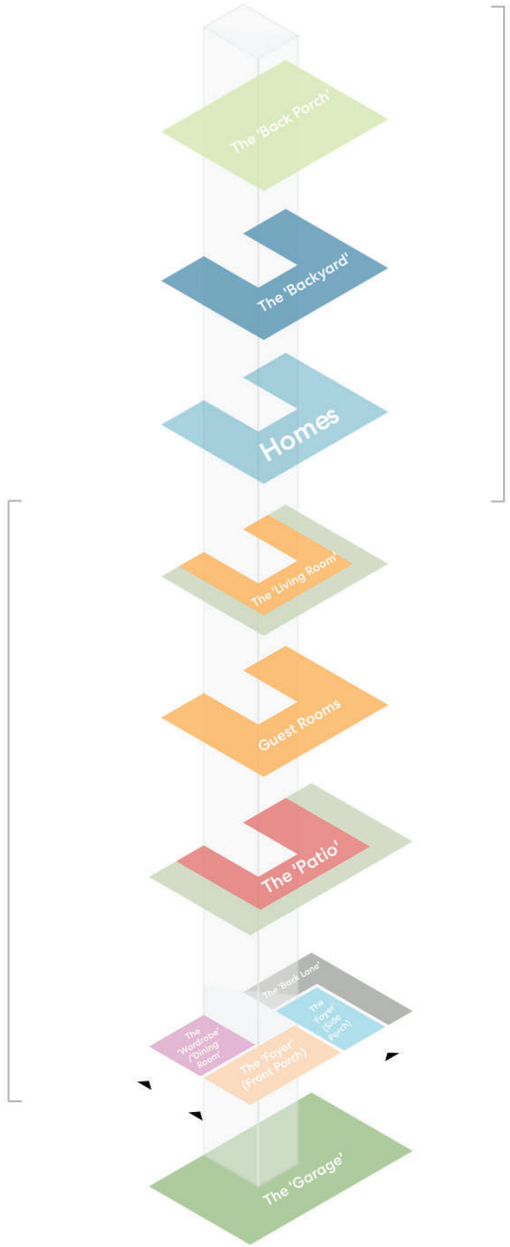


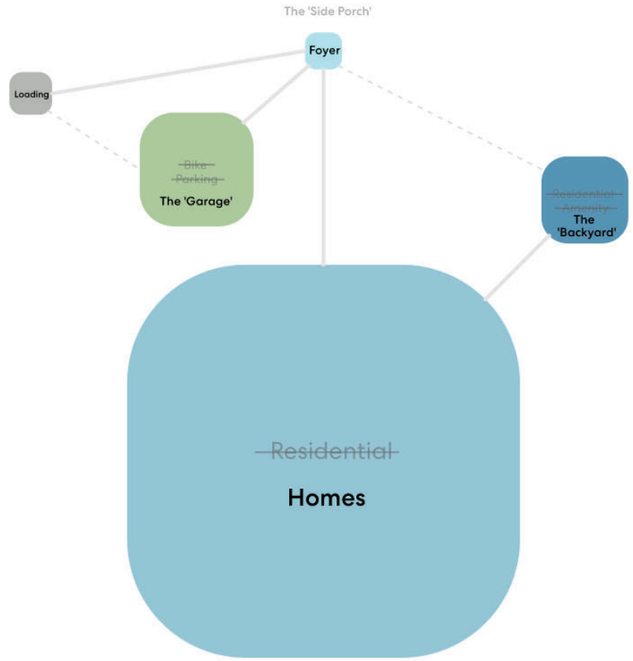
Programme

PROGRAMME ADJACENCY DIAGRAM

While being highly responsive to its complex urban setting, our conceptual narrative seeks to articulate the distinction between the retail, restaurant, hotel, and housing uses through introducing distinctive physical gaps in the massing. Connected with expressive vertical circulation, these variations in the building create both indoor and outdoor spaces to set up conditions that reinforce a dynamic and engaging relationship and experience for both the building inhabitant and passersby.





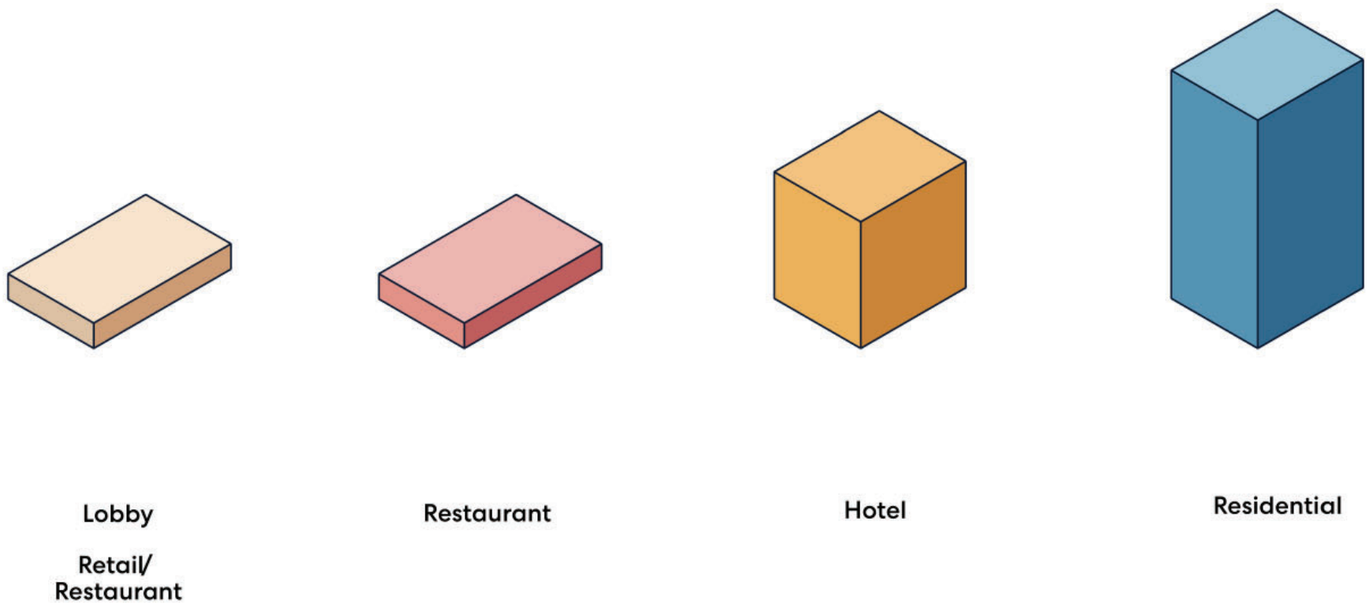


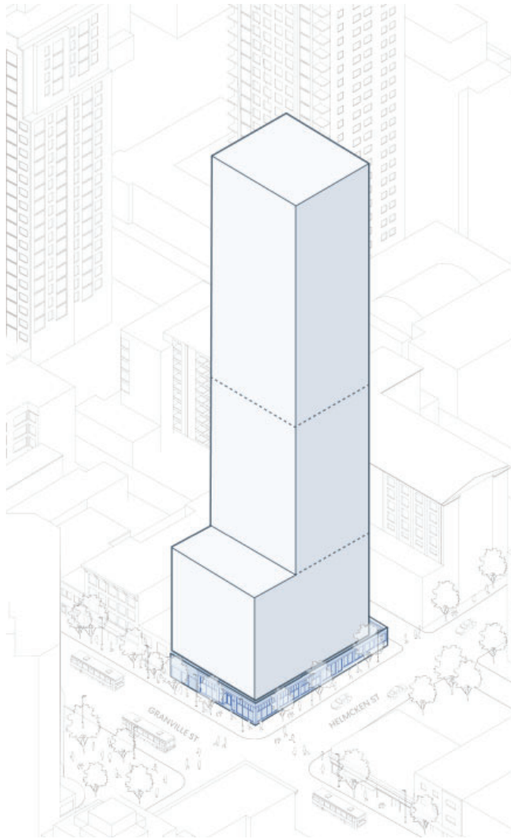
5.4 The Design Proposition

Conventional Approach

The conventional approach would be to capture all the programs within the same homogenous skin, making the building have one homogenous identity.

This podium-tower approach is typical to Vancouver built-environment. While it seems to optimize development density, we believe there should be a creative way to unlock more values that this important hardworking downtown site can contribute to the city.





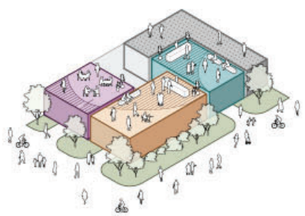
One character, one identity

The Design Proposition

A 'Front Door' for Each Programmatic Stack

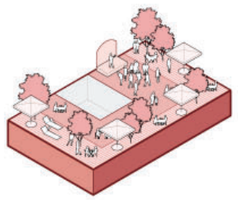
As a small, compact downtown site, its rich programmatic elements are vertically stacked; all in a compact but dynamic form to capitalize on a hardworking downtown site.

Each program's unique character is highlighted by multiplying the ground floor for each stack to celebrate its distinct use while enriching public realm with associated amenities at each front door.



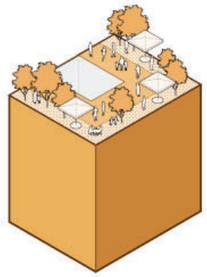
~~Lobby~~

The Foyer



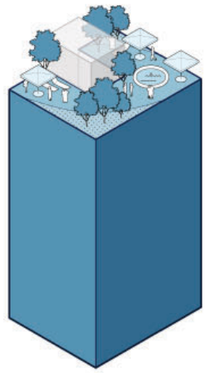
~~Restaurant~~

The 'Patio'



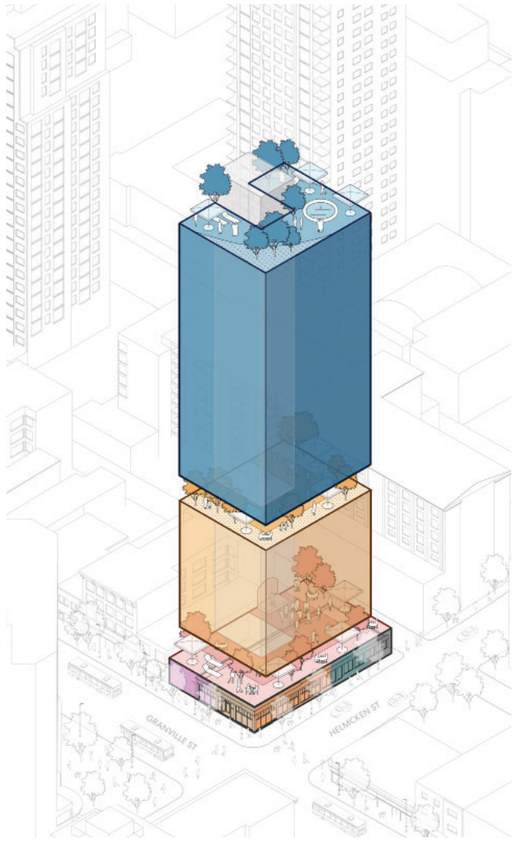
~~Hotel~~

'Guest Rooms'



~~Residential~~

Homes



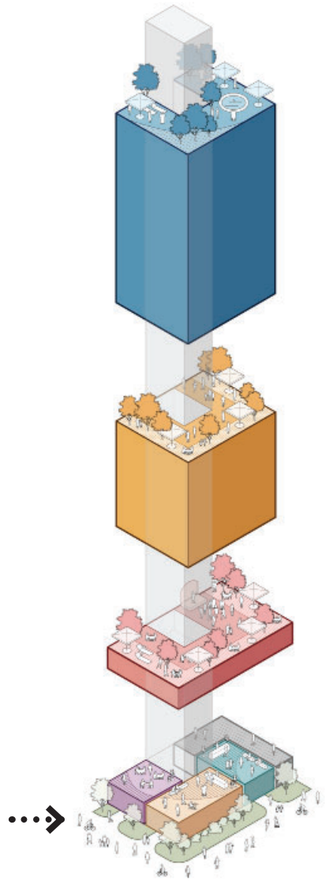
Each stack with its own unique identity

The Design Proposition

THE PLAZA

Granville Street, Entertainment District, Vibrant, Lively

Boutique, local, thriving small business

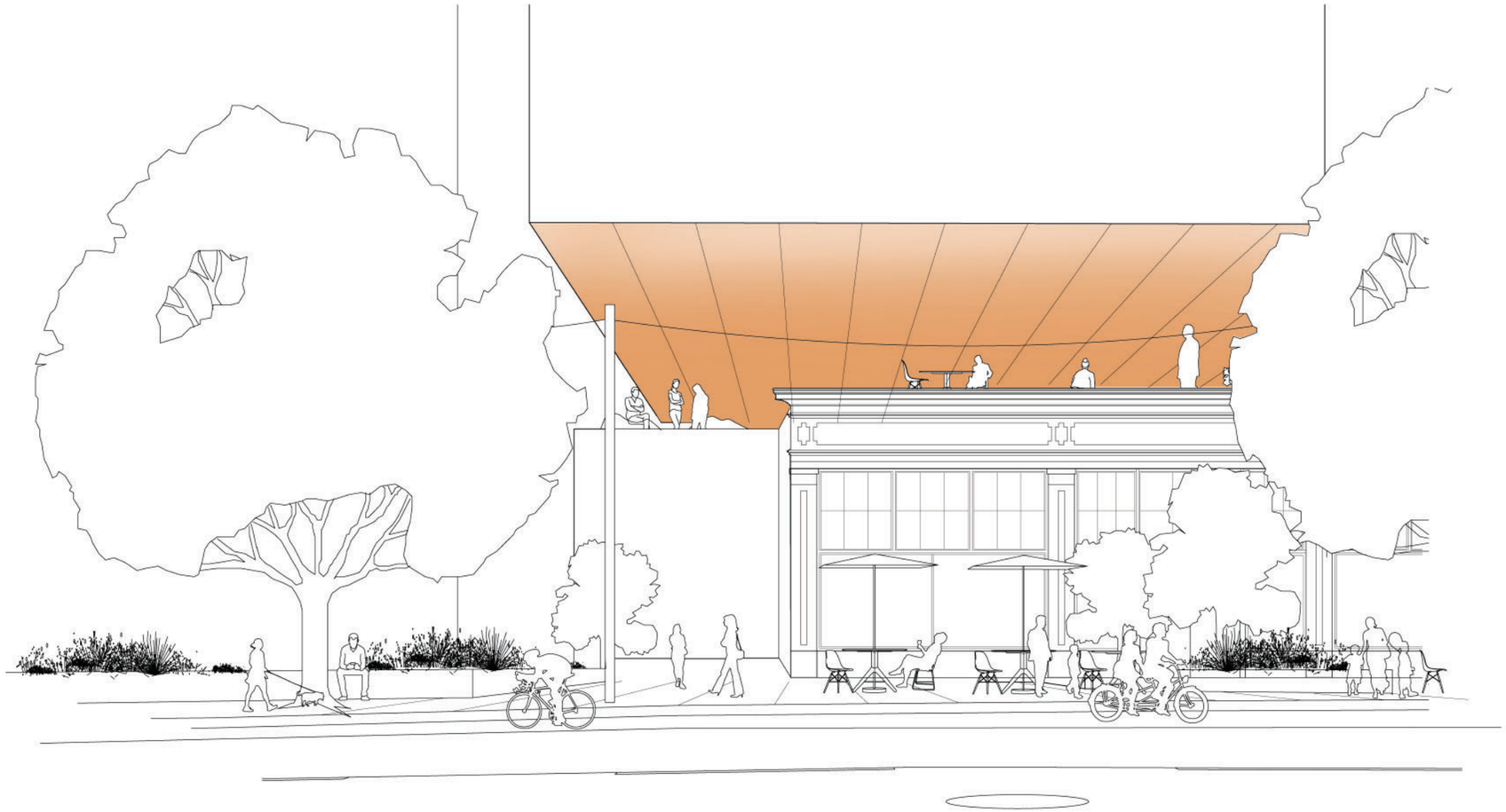


Homes

'Guest Rooms'

The 'Patio'

The Plaza



Ezel and her friends stop by the shop and café, drawn in by the bustling activity at the intersection.

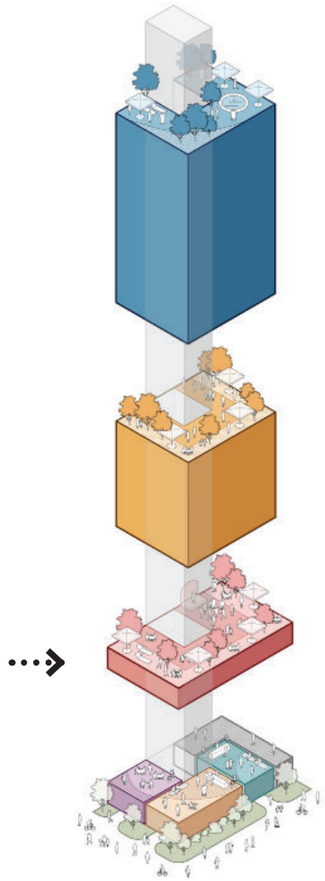
The Design Proposition

THE PATIO

Elevated promenade

Food & Beverage, restaurant

'Bridge' between classic and contemporary

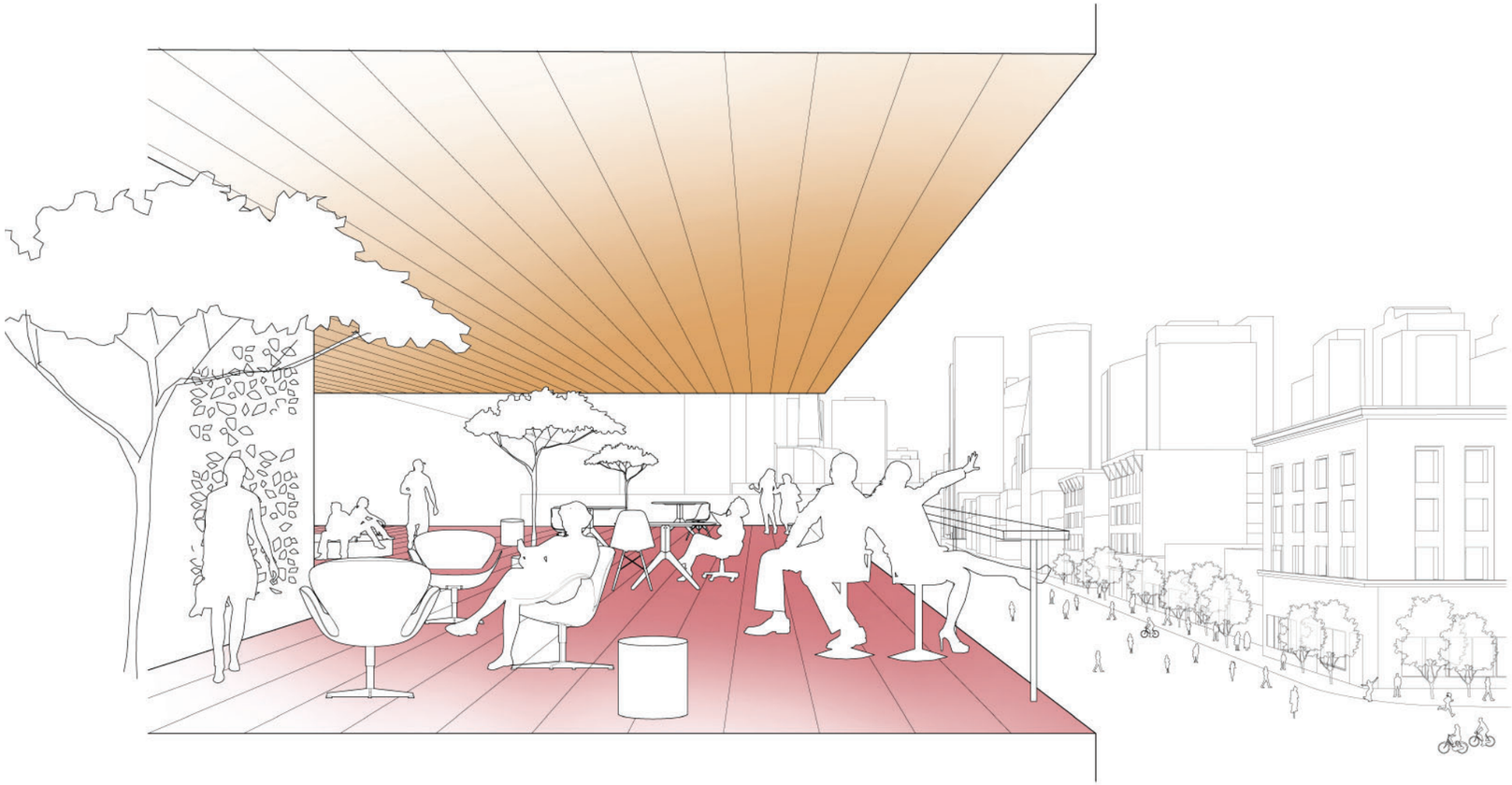


Homes

'Guest Rooms'

The 'Patio'

The Plaza



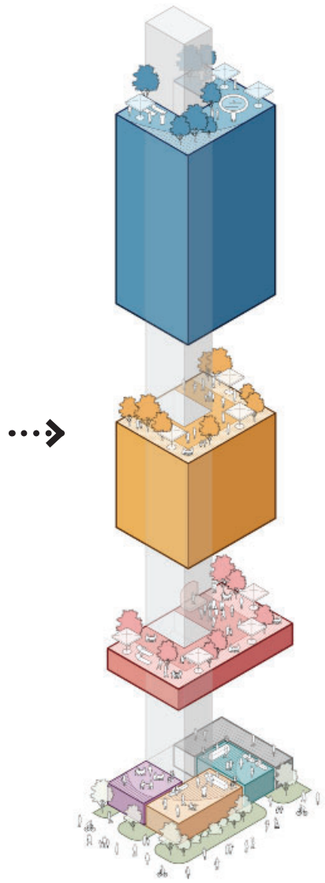
Rubing and his friends are enjoying a lunch after a successful project submission.

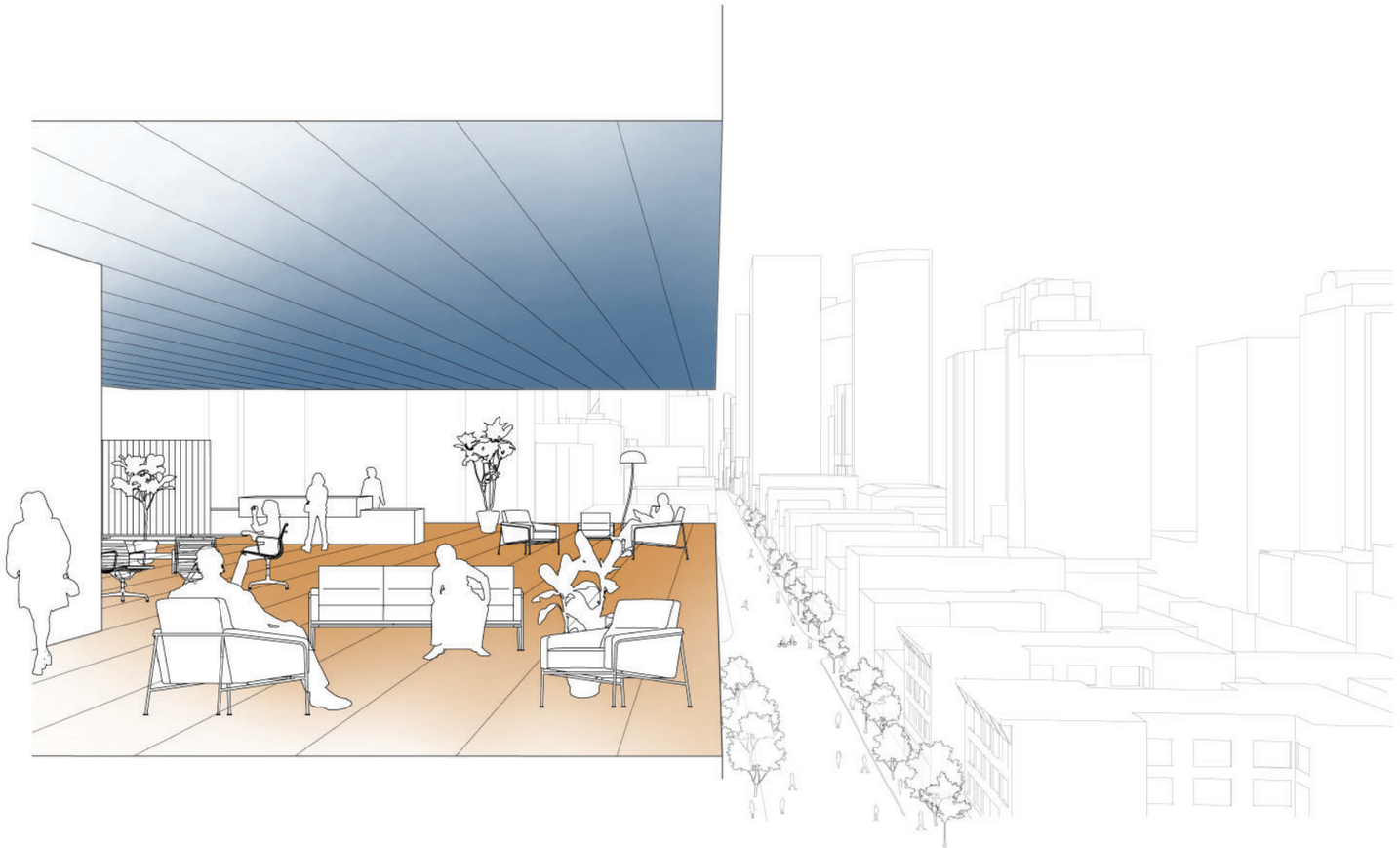
GUEST ROOMS

Amenity for hotel guests

View over Granville Street and beyond

Relax, decompress





Nadia and her new adventurous friends relax in the guest lounge after tackling the Grouse Grind.

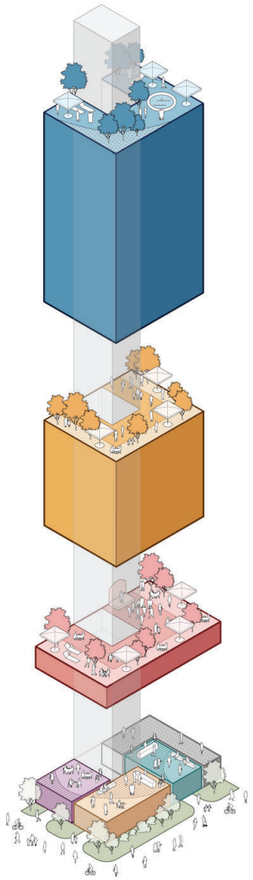
The Design Proposition

HOMES

Connection with nature

Rooftop amenity for inhabitants

Downtown living

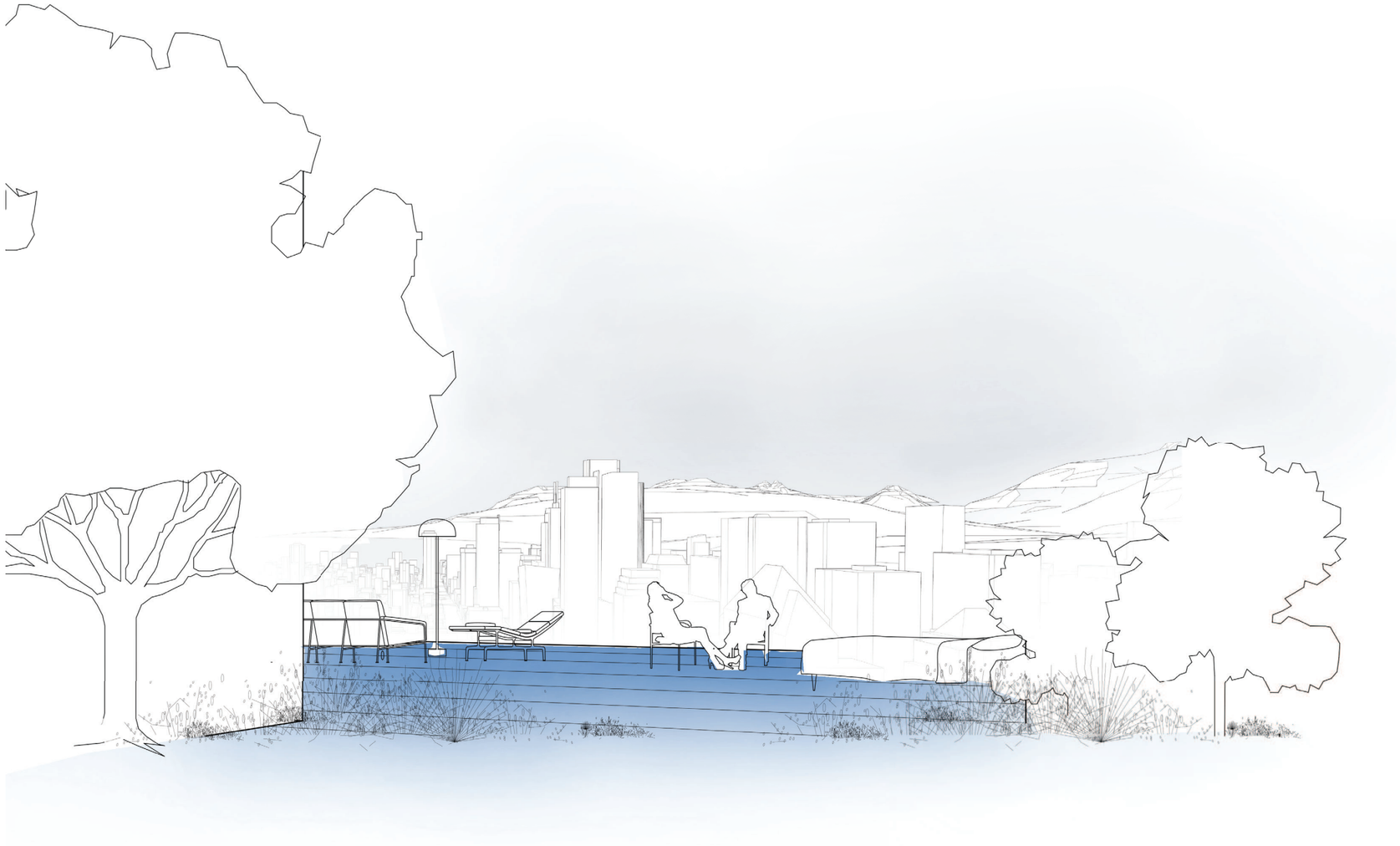


Homes

'Guest Rooms'

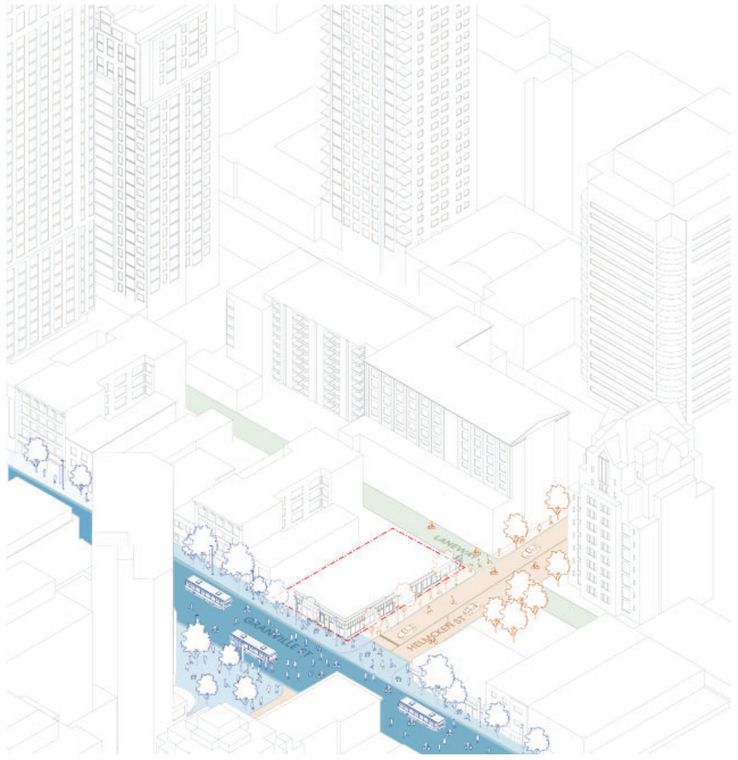
The 'Patio'

The Plaza

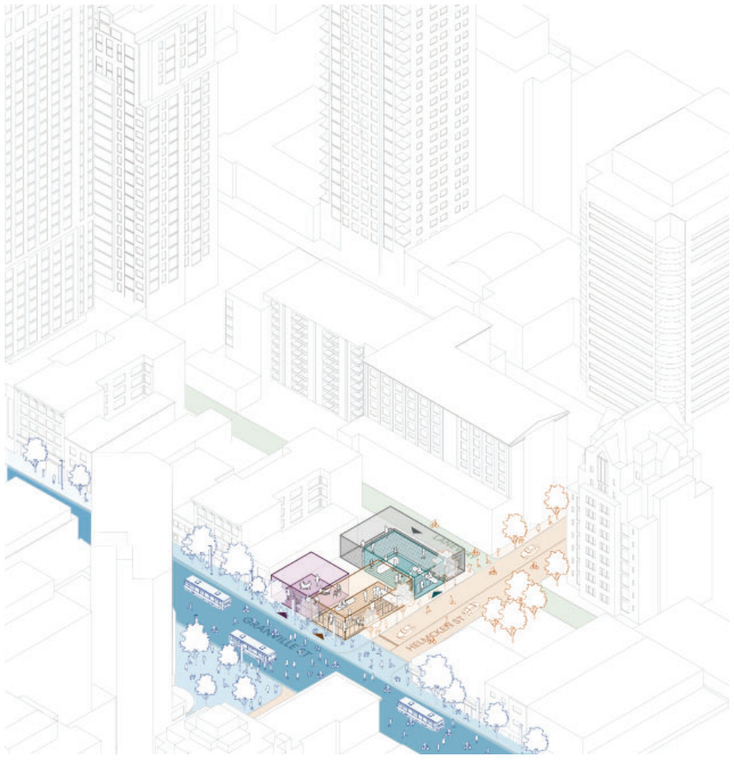


Melissa and Doug enjoy a drink on the rooftop after a long day at work, overlooking the North Shore mountains.

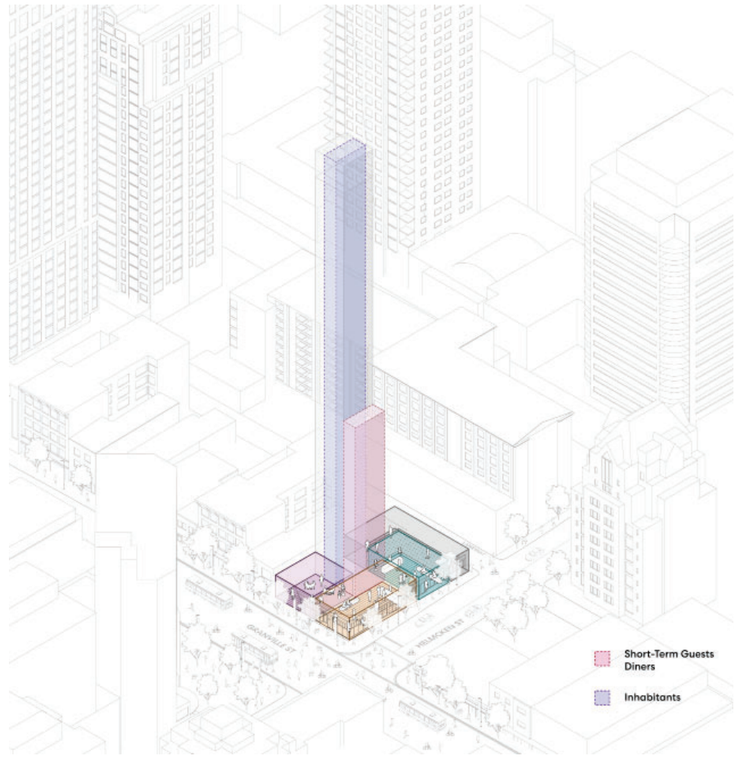
5.5 Functional and Circulation Design Rationale



Different street characters with Granville Street being more vibrant and lively, and Helmcken Street being relatively quiet.

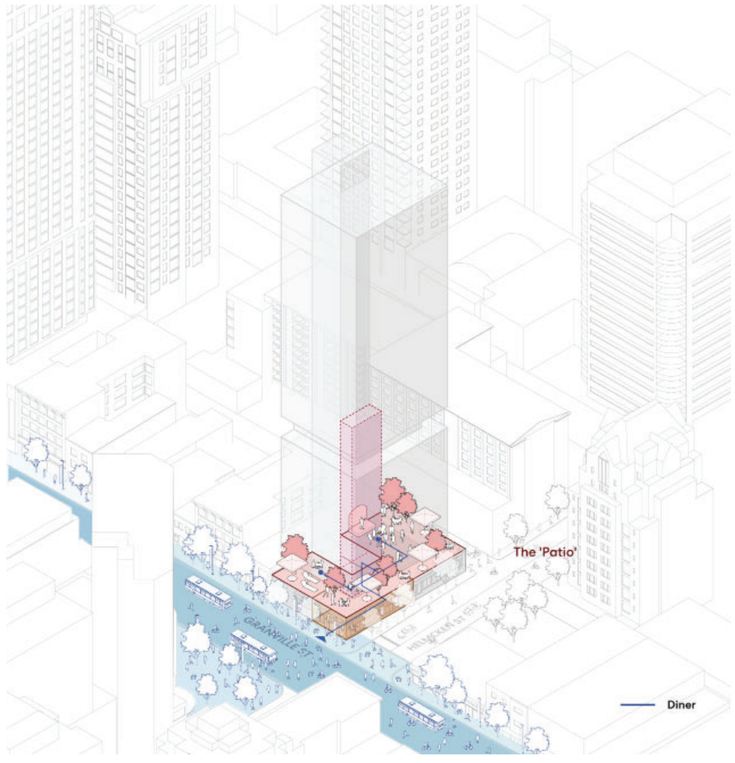


Positioning retail and commercial uses along Granville St, while having residential and hotel entrances located along Helmcken St.

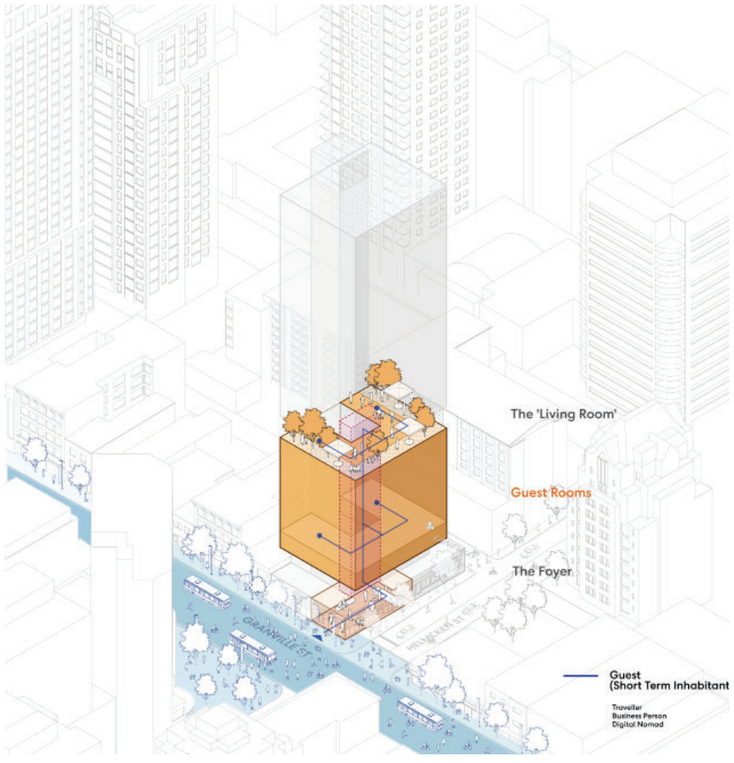


Two independent elevator banks serving hotel and residential tenants separately while ensuring a distinguishable and separate entry points from Helmcken St.

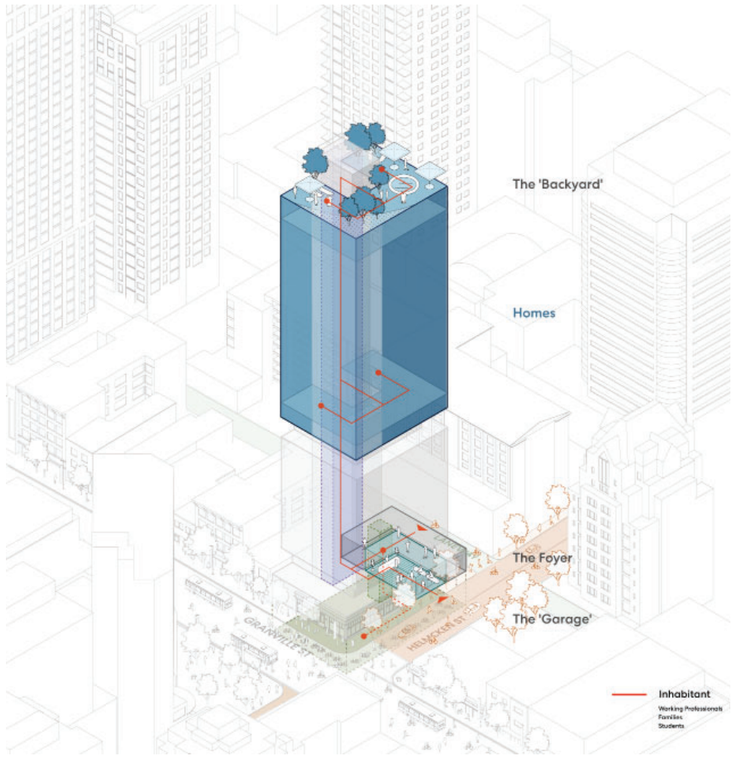
Functional and Circulation Design Rationale



The patio access will be through Granville Street for food & beverage and restaurant spaces with an outdoor terrace sitting directly above the heritage building.

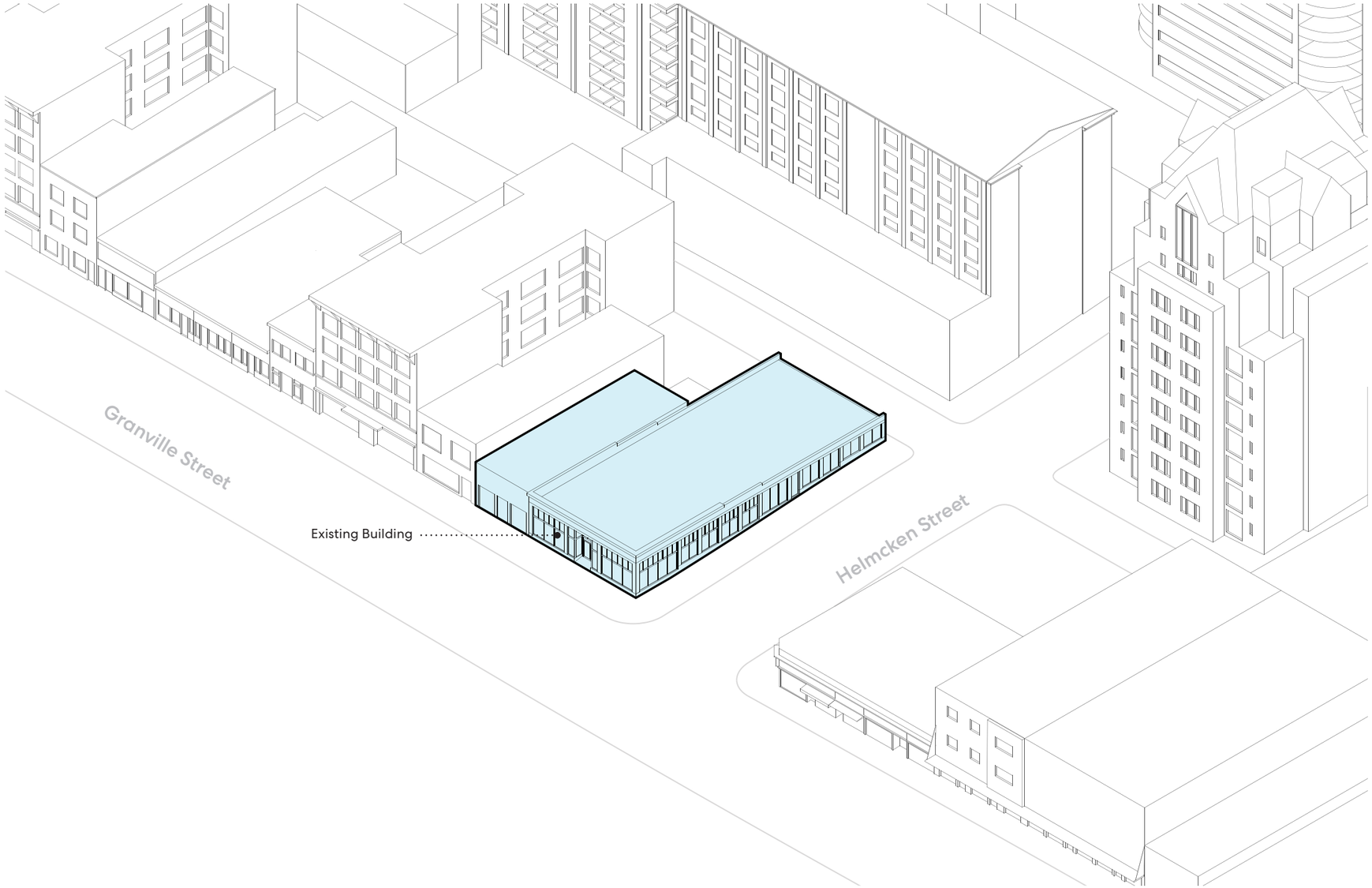


Hotel levels run between level 3 to level 10 with an associated amenity space located at level 11.



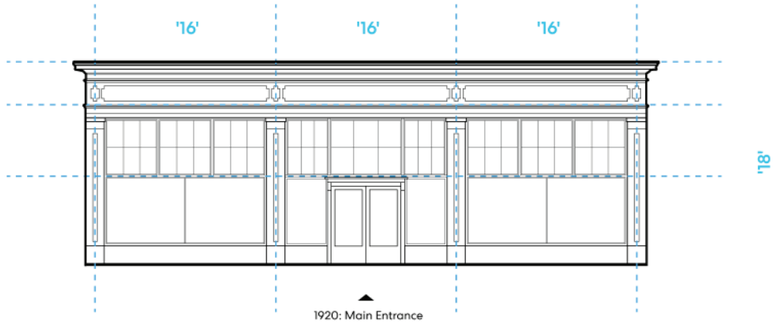
Coupled with rooftop indoor amenity and outdoor terrace, residential levels are located well above the street level to ensure there are limited, no noise concerns for tenants.

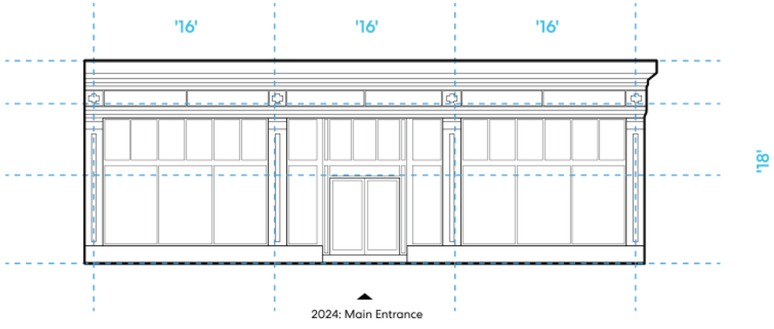
5.6 Existing Building & Immediate Context



The proposal is located on Granville Street and the existing heritage building is situated on the unceded, ancestral lands of the Musqueam, Squamish, and Tsleil-Waututh people.

5.7 Evolution of 1105 Granville





Originally built in the 1920's as a garage, the Oldsmobile dealership Bowell McDonald was the predominant occupant and business of the building. Over the following decades its use evolved from vehicle showrooms, food markets, and more recently retail stores.

Built in an era of Art Deco and Edwardian style, the building retains its original structure, despite losing original details and motifs from a cycle of different occupants over the decades. Historical imagery reveals that atypical bays at the Helmcken facade were likely due to a garage door likely built for the original Oldsmobile showroom.

The primary Granville facade retains a regular structural bay, albeit at a different rhythm than the Helmcken facade.

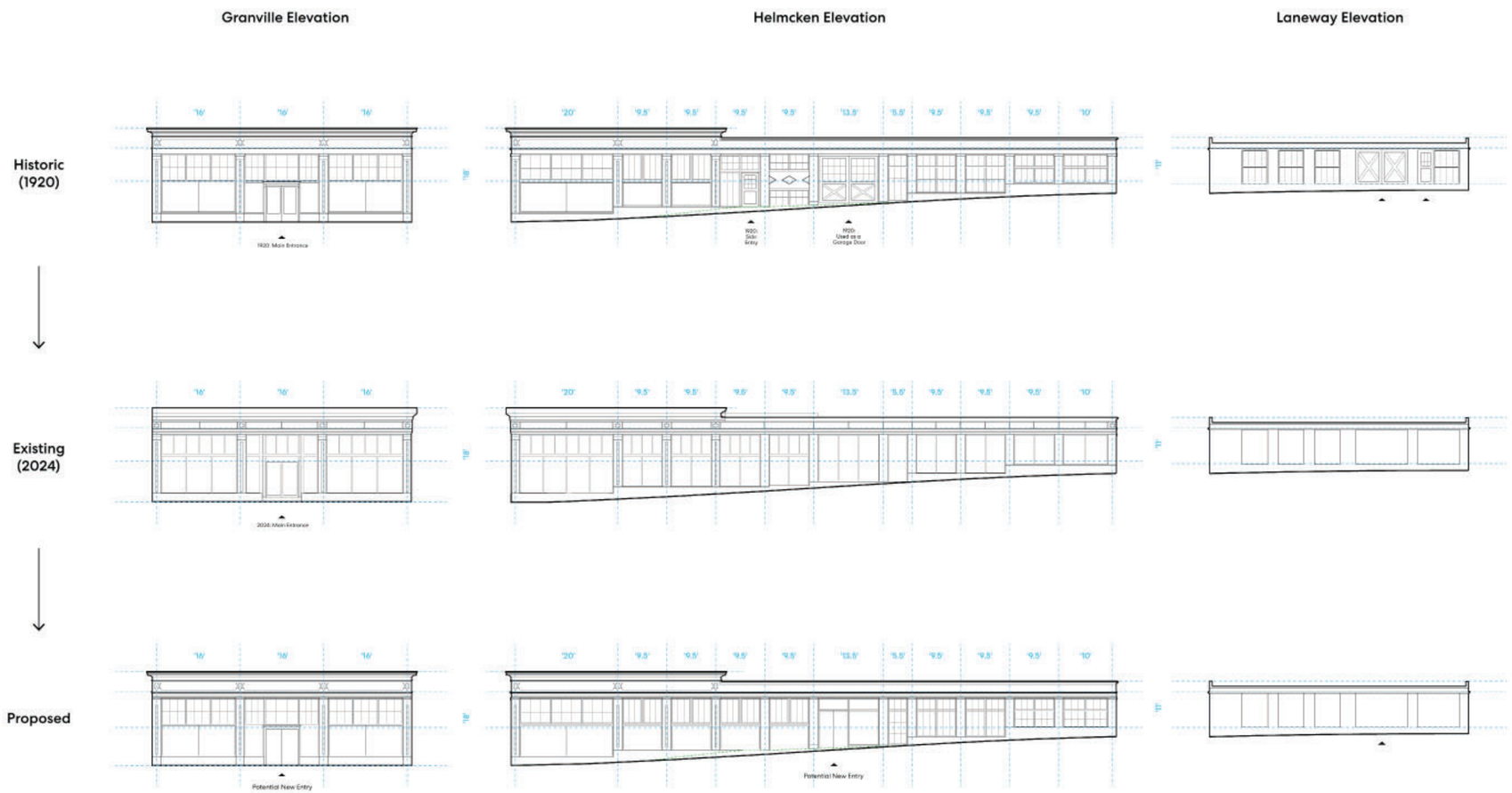


Historical Photo from 1920's



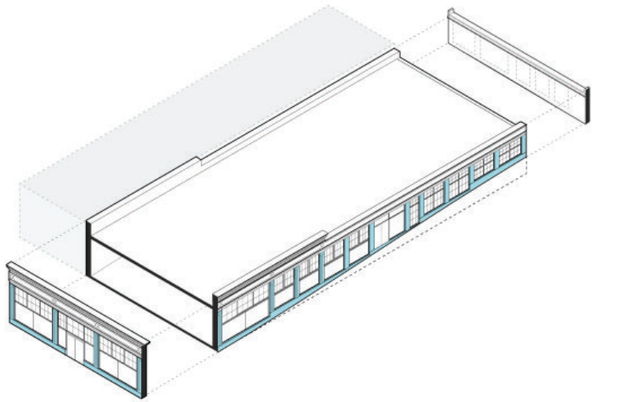
Existing Condition

5.8 Heritage Building Geometric Analysis

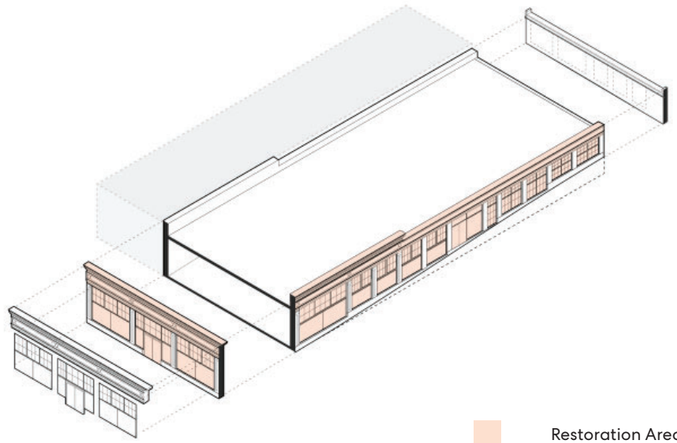


Over the course of its life, the heritage building has undergone alterations undertaken on the exterior facade. While the evolution of facade reflects the building's ability to adapt to changing context, the current state of the exterior does not celebrate its true historical characteristics of the original construction.

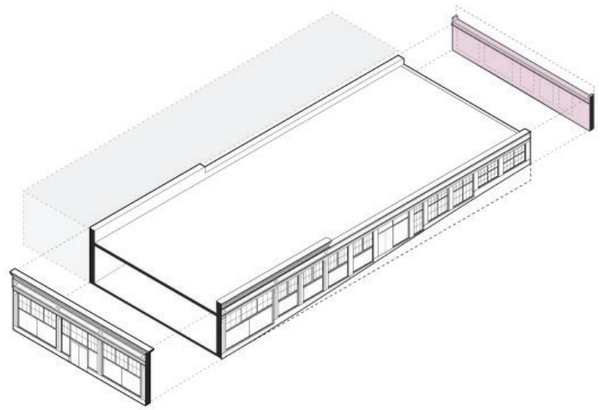
5.9 Heritage Building Conservation Strategies



Preservation Area



Restoration Area



Rehabilitation Area

Preservation Considerations

- The preservation strategy focuses on two character-defining masonry facades. The existing walls are a key feature that gives the building its historic value and aesthetic.

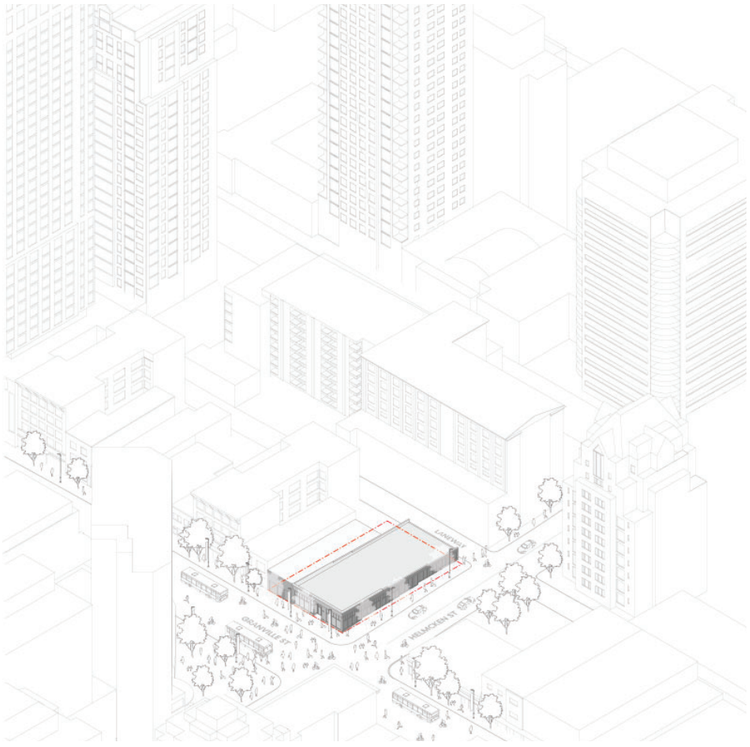
Restoration Considerations

- Our restoration approach is to restore the original facade of the building by removing the existing non-character defining modern additions. While further investigations are underway, modern elements include the contemporary retail storefronts along both Granville and Helmcken Street, metal mullion windows, and cornices.

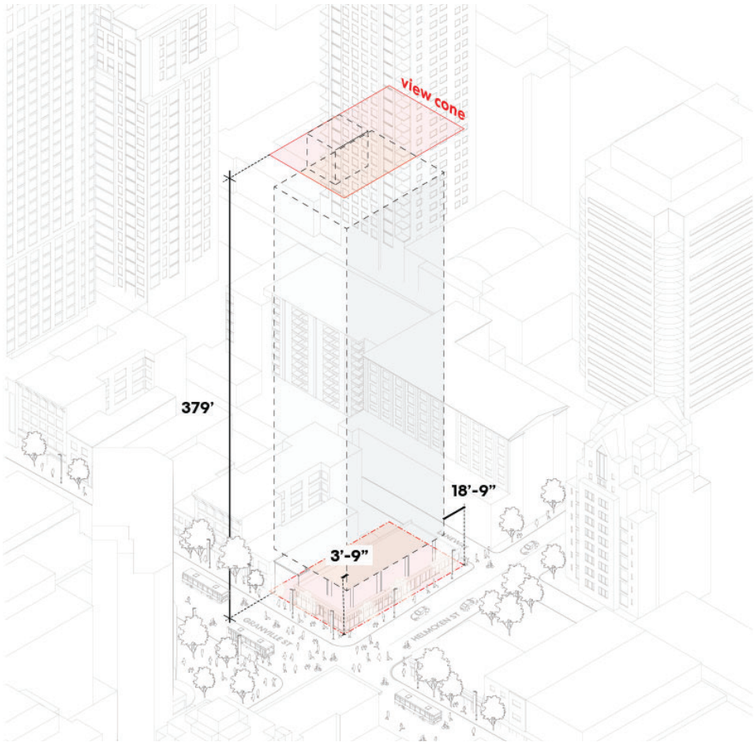
Rehabilitation Considerations

- The addition above the heritage resource will be physically and visually compatible with the heritage resource while being subordinate in texture and materiality, and distinguishable from the resource in its distinctive form.

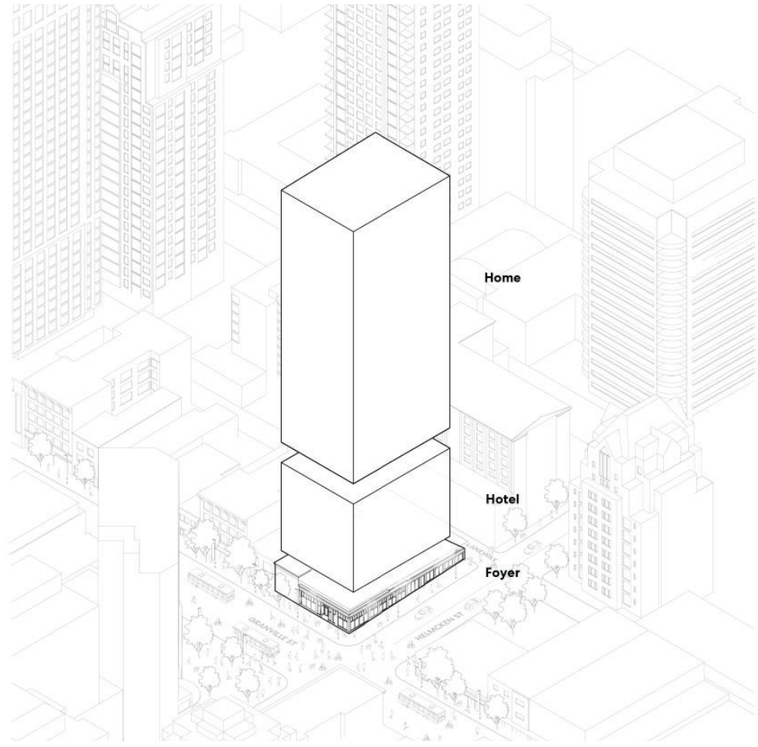
5.10 Massing Strategy



Retention of the heritage facades facing Granville Street and Helmcken Street

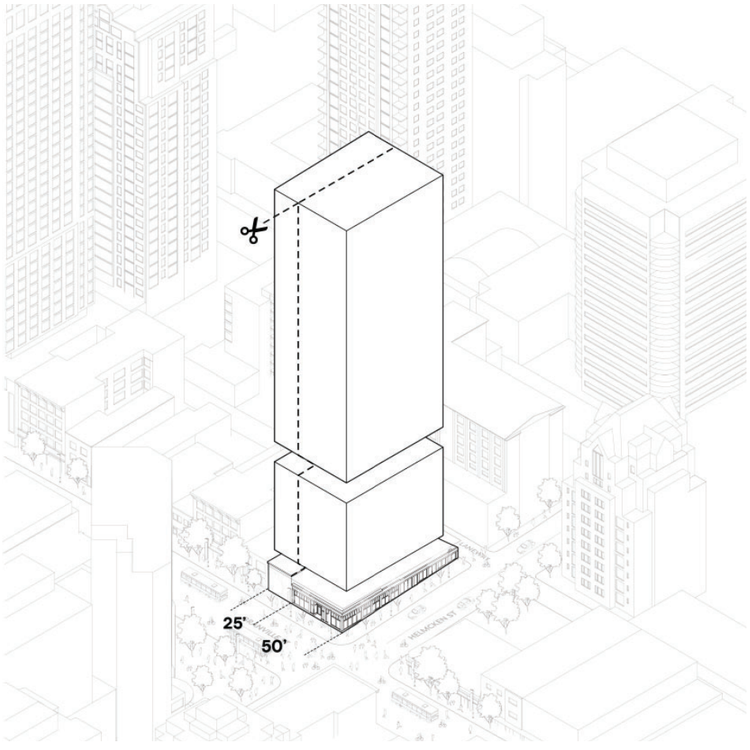


Building setbacks and building height sitting under the most restrictive view cone

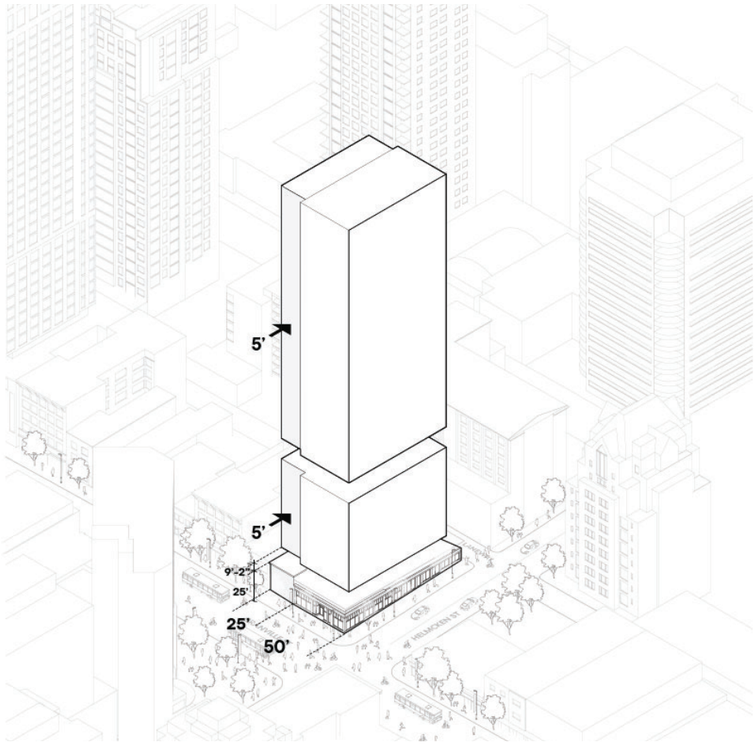


Massings identified in correlation to programmatic uses

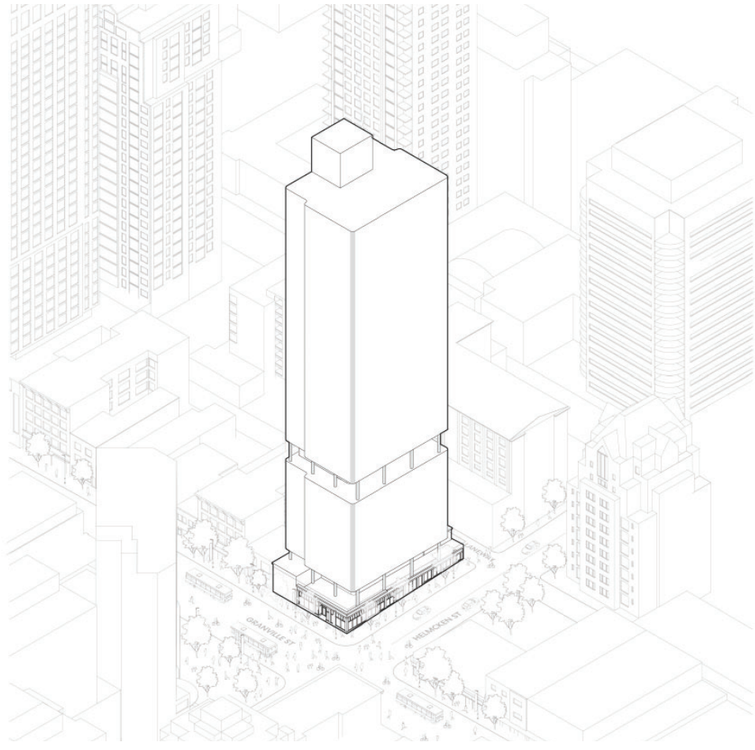
Massing Strategy



Acknowledging the heritage base and historic 25ft street grid

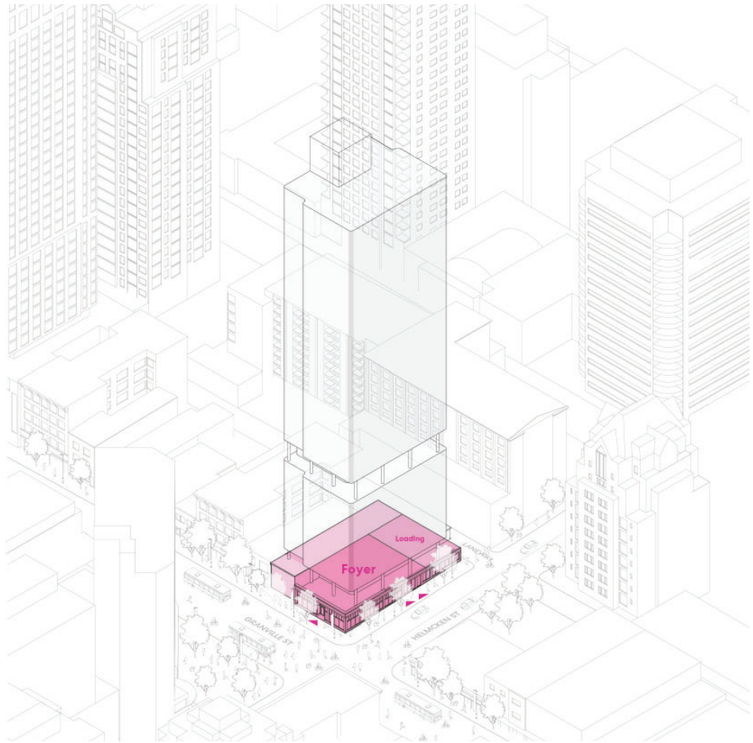


Setting back the massing above 25ft infill to accentuate the reading of the heritage base while creating a purposeful massing transition to the neighboring buildings to the west.

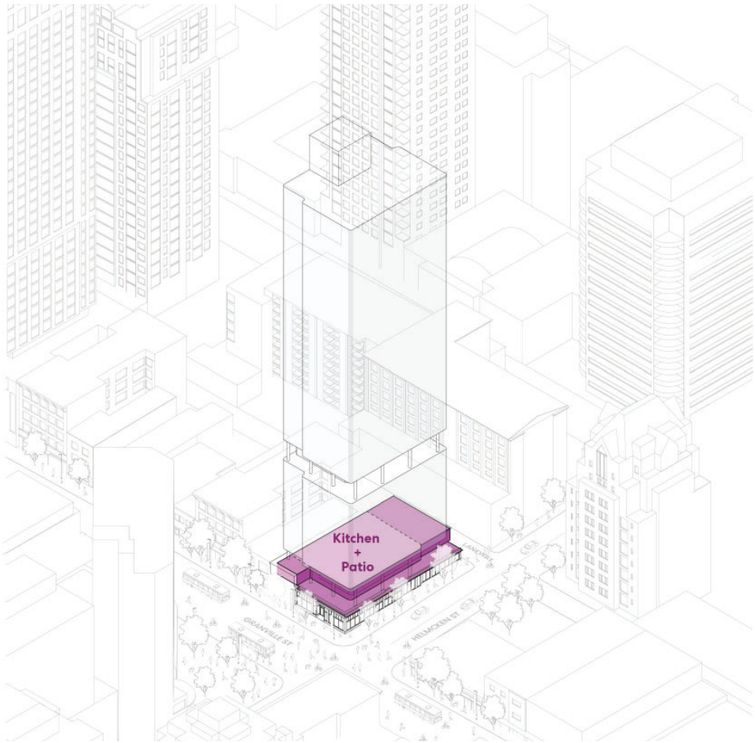


Breaking from a typical podium-tower typology, the design proposal introduces creative massing shifts that allow for natural light, outdoor space, and visible transitions between commercial, hotel, and residential uses, while retaining the existing heritage building and elevating the public realm.

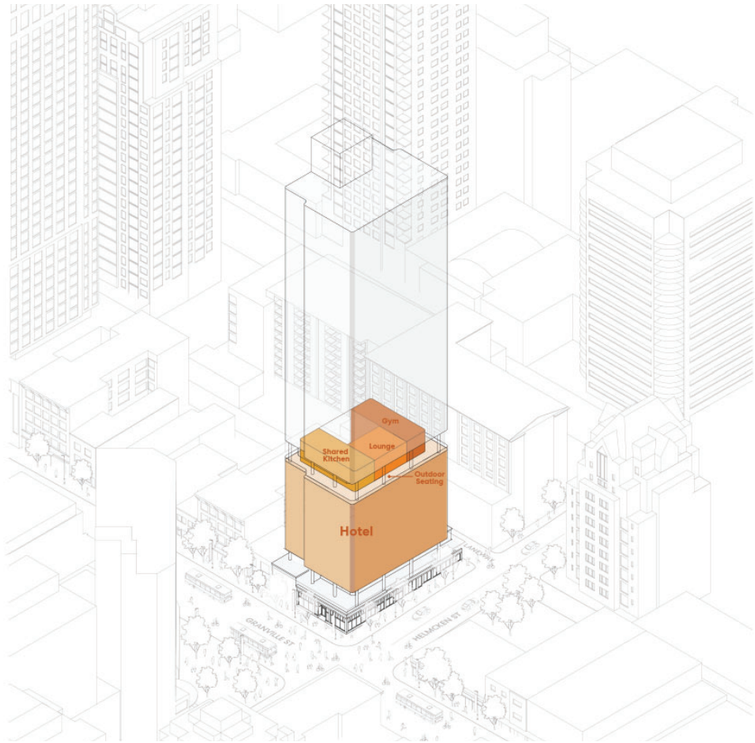
5.11 Program Breakdown



Retail along Granville Street, Foyer for Hotel and Residential Uses from Helmcken Street, and Loading along Lane

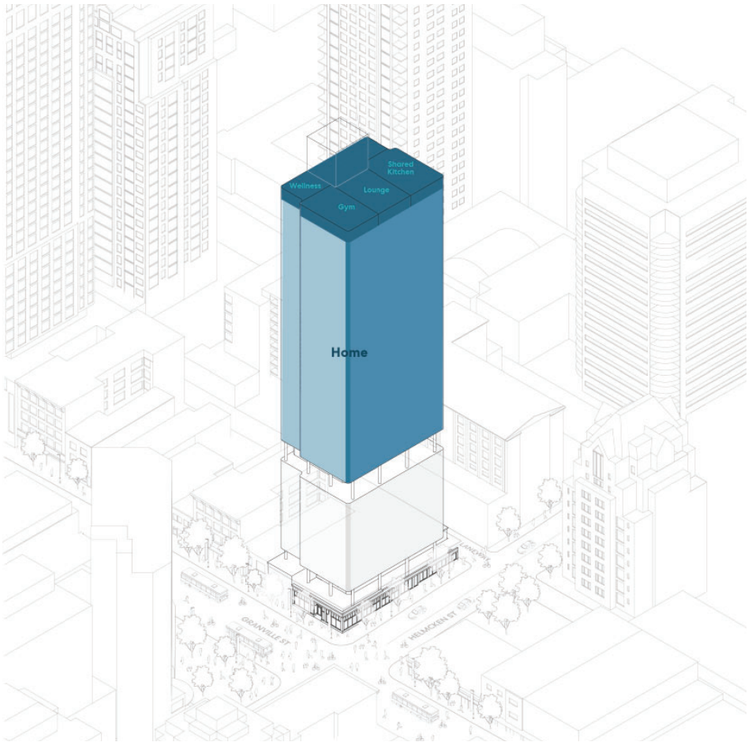


Food & Beverage Located Directly above the Heritage Building

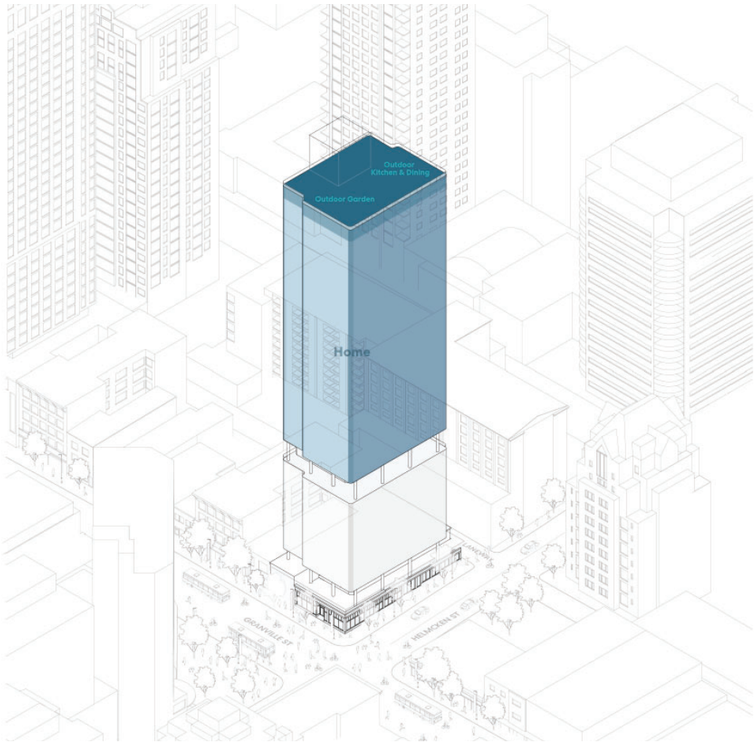


Hotel and Amenity

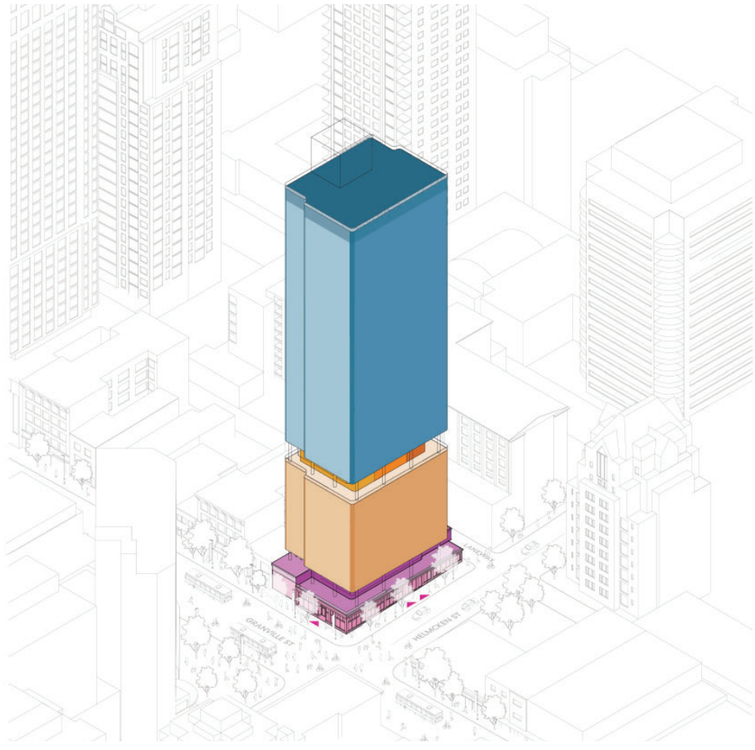
Program Breakdown



Rental Residential Homes



Residential Indoor Amenity



Each stack thoughtfully layered on a compact, high-exposure urban parcel with its own unique identity and character.

5.12 Proposed Design Views





Breaking from a typical podium-tower typology, we've introduced creative massing shifts that allow for natural light, outdoor space, and visible transitions between commercial, hotel, and residential uses, while retaining the existing heritage building and elevating the public realm. The heritage portion becomes a unique asset—the masonry façade offers character and authenticity at street level, with a nod to Granville's rich history.

Proposed Design Views





An inviting outdoor patio and amenity spaces overlook Granville Street as an activated hub for work, shop, and play. With an activated vibrant and thriving public realm, massing shifts in the building form allow for program transitions, natural light, and additional outdoor amenity space.

Proposed Design Views





The intersection's bustling activity draws community members toward local and thriving small businesses.

A high quality contemporary architecture which is conceptually distinct from the existing heritage resource. Our conceptual narrative seeks to differentiate the new building from the existing by contrasting in texture, material, and opacity; with the intent of providing a complimentary backdrop to the richly detailed, restored heritage facade.

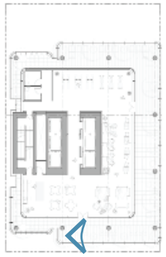
Proposed Design Views





More than a tower, it's a purposeful response to Vancouver's housing and hospitality needs, while drawing much-needed foot traffic onto the Granville Street and creating a condition for safe street and thriving businesses.

Proposed Design Views





Elevated outdoor patio for visitors to actively engage with Granville Street, enriching the public realm.

Proposed Design Views





Aerial view of the tower, with its programme verticality interacting with a vibrant and secure Entertainment District.

The design proposal brings a unique form and energy to Granville Street. Breaking from a typical podium-tower typology, we've introduced creative massing shifts that allow for natural light, outdoor space, and visible transitions between commercial, hotel, and residential uses, while retaining the existing heritage building and elevating the public realm.

Section 6.0

Architectural Drawings

Contents

6.1	Project Data & FSR Summary	82
6.2	Project Statistics	83
6.3	Site Survey and Building Grade	84
6.4	Site Coverage	85
6.5	Shadow Studies - Existing Massing	86
6.6	Shadow Studies - Proposed Massing	87
6.7	Site Context	88
6.8	Site Context Photos	89
6.9	Site Plan	90
6.10	Street Elevations	91
6.11	Street Elevations	92
6.12	Floor Plans	94
6.13	Elevations	106
6.14	Sections	110
6.15	Overall Views	114
6.16	Floor Plans - FSR Overlay	116

6.1 Project Data & FSR Summary

PROJECT INFORMATION

PROJECT NAME	1105 GRANVILLE
CIVIC ADDRESS	1105 GRANVILLE ST, VANCOUVER
LEGAL DESCRIPTION	PID: 027-388-387
ZONING	EXISTING: DD AREA 3, PROPOSED: CD-1
SITE DIMENSIONS	36.6m (120') x 22.9m (75')
SITE AREA	836.1m² (9,000ft²)
SITE COVERAGE	97%

			MIN REQUIRED	**PROVIDED**
SETBACK		GRANVILLE ST (EAST)	15' (4.6m)	3'-9" - 8'-9" (1.1m - 2.7m) *
		LANE (WEST)	20' (6.1m)	18'-9" - 23'-9" (5.7m - 7.2m) *
		SIDE - HELMCKEN ST (NORTH)	*	*
		SIDE (SOUTH)	*	*
TOWER SEPARATION	EAST	CHATEAU GRANVILLE	80'	87' (26.5m) **
	WEST	HOLIDAY INN VANCOUVER DOWNTOWN	80'	65' (19.7m) **
	NORTH	FUTURE DEVELOPMENT	80'	**
	SOUTH	FUTURE DEVELOPMENT	80'	**

			MAXIMUM ALLOWED	**PROVIDED**
BUILDING HEIGHT			379'-10" (115.8m) - Sloped View Cone	379' (115.5m) TO TOP OF MECHANCIAL ROOF 354'-9 1/2" (108.1m) TO TOP OF LEVEL 35 PARAPET, 340'-3 1/2" (103.7m) TO TOP OF RESIDENTIAL PARAPET
BUILDING STOREYS				35
USES				RETAIL, HOTEL, RESIDENTIAL

*See Tower Setback Design Rationale Chapter 5.1

**See Tower Separation Design Rationale Chapter 3.1

LANDSCAPE COVERAGE			
	AREA (sf)	AREA (m2)	**% OF TOTAL**
TOTAL SITE AREA	9,000	836	
HARDSCAPE AREA	9,043	840	**100%**
PLANTING AREA	1,063	99	**12%**

FSR CALCULATION

PERMITTED			**PROVIDED**		
FSR AREA			**FSR AREA**		
HOTEL	N/A	N/A	HOTEL	50,641 ft²	4,705 m²
RESIDENTIAL	N/A	N/A	RESIDENTIAL *	156,659 ft²	14,554 m²
RESTAURANT	N/A	N/A	RESTAURANT	7,711 ft²	716 m²
RETAIL	N/A	N/A	RETAIL	1,978 ft²	184 m²
TOTAL	31,500 ft²	2,926.45 m²	TOTAL	216,989 ft²	20,159 m²
SITE AREA	9,000 ft²	836.13 m²			
FSR			**FSR**		
HOTEL		N/A	HOTEL		5.63
RESIDENTIAL		N/A	RESIDENTIAL *		17.41
RESTAURANT		N/A	RESTAURANT		0.86
RETAIL		N/A	RETAIL		0.22
TOTAL		3.50	TOTAL		24.11

* SECURED MARKET RENTAL HOUSING

RESIDENTIAL UNIT MIX

UNIT TYPE	**BEDROOMS**	**NUMBER OF UNITS**	**% PROVIDED**	**NET (UNIT AREA)**		**GROSS (UNIT AREA)**	
				(ft²)	(m²)	(ft²)	(m²)
STUDIO	0	55	31%	25,305.27	2,350.94	28,052.12	2,606.13
1-BED	1	77	44%	41,101.13	3,818.42	45,226.65	4,201.69
2-BED	2	33	19%	28,822.31	2,677.68	31,673.47	2,942.56
3-BED	3	11	6%	11,838.24	1,099.81	12,846.69	1,193.50
TOTAL		176	100%	107,066.96	9,946.85	117,798.93	10,943.88

RESIDENTIAL - AVERAGE UNIT SIZE

UNIT TYPE	**BEDROOMS**	**NUMBER OF UNITS**	**NET (AVERAGE UNIT SIZE)**		**GROSS (AVERAGE UNIT SIZE)**	
			(ft²)	(m²)	(ft²)	(m²)
STUDIO	0	55	460.10	42.74	510.04	47.38
1-BED	1	77	533.78	49.59	587.36	54.57
2-BED	2	33	873.40	81.14	959.80	89.17
3-BED	3	11	1,076.20	99.98	1,167.88	108.50
TOTAL		176	2,943.48	273.46	3,225.08	299.62

HOTEL UNIT MIX

UNIT TYPE	**BEDROOMS**	**NUMBER OF UNITS**	**% PROVIDED**	**NET (UNIT AREA)**		**GROSS (UNIT AREA)**	
				(ft²)	(m²)	(ft²)	(m²)
H01		16	14%	3,782.27	351.38	4,552.08	422.90
H02		16	14%	3,228.47	299.93	3,732.59	346.77
H03		16	14%	4,644.84	431.52	5,389.49	500.70
H04		32	29%	9,904.66	920.17	11,230.30	1,043.33
H05		16	14%	6,360.26	590.89	7,494.91	696.30
H06		16	14%	4,431.67	411.72	5,046.25	468.81
TOTAL		112	100%	32,352.16	3,005.61	37,445.62	3,478.81

HOTEL - AVERAGE UNIT SIZE

UNIT TYPE	**BEDROOMS**	**NUMBER OF UNITS**	**NET (AVERAGE UNIT SIZE)**		**GROSS (AVERAGE UNIT SIZE)**	
			(ft²)	(m²)	(ft²)	(m²)
H01		16	236.39	21.96 m²	284.51	26.43
H02		16	201.78	18.75 m²	233.29	21.67
H03		16	290.30	26.97 m²	336.84	31.29
H04		32	309.52	28.76 m²	350.95	32.60
H05		16	397.52	36.93 m²	468.43	43.52
H06		16	276.98	25.73 m²	315.39	29.30
TOTAL		112	1,712.49	159.10 m²	1,989.40	184.82

DRAWING INDEX

SHEET NUMBER	**SHEET NAME**	**ISSUED FOR REZONING QC REVIEW | 06.03.2025**	**ISSUED FOR REZONING SUBMISSION | 14.03.2025**
RZ-G000	COVER SHEET	•	•
RZ-G001	PROJECT DATA AND FSR SUMMARY	•	•
RZ-G002	PROJECT STATISTICS	•	•
RZ-G003	SITE SURVEY AND BUILDING GRADE	•	•
RZ-G004	SITE COVERAGE	•	•
RZ-G005	SHADOW STUDIES - EXISTING MASSING	•	•
RZ-G006	SHADOW STUDIES - PROPOSED MASSING	•	•
RZ-A001	CONTEXT PLAN	•	•
RZ-A002	SITE CONTEXT PHOTOS	•	•
RZ-A003	SITE PLAN	•	•
RZ-A004	STREET ELEVATIONS	•	•
RZ-A005	STREET ELEVATIONS	•	•
RZ-A101	FLOOR PLAN - LEVEL B2	•	•
RZ-A102	FLOOR PLAN - LEVEL B1	•	•
RZ-A103	FLOOR PLAN - LEVEL 01	•	•
RZ-A104	FLOOR PLAN - LEVEL 02	•	•
RZ-A105	FLOOR PLAN - LEVEL 02 UPPER	•	•
RZ-A106	FLOOR PLAN - LEVELS 03-10 HOTEL	•	•
RZ-A107	FLOOR PLAN - LEVEL 11 HOTEL AMENITY	•	•
RZ-A108	FLOOR PLAN - LEVELS 12-22 RESIDENTIAL	•	•
RZ-A109	FLOOR PLAN - LEVELS 23-33 RESIDENTIAL	•	•
RZ-A110	FLOOR PLAN - LEVEL 34 RESIDENTIAL INDOOR AMENITY	•	•
RZ-A111	FLOOR PLAN - LEVEL 35 RESIDENTIAL OUTDOOR AMENITY	•	•
RZ-A112	MECHANICAL ROOF PLAN	•	•
RZ-A201	OVERALL EXTERIOR ELEVATION - SOUTH	•	•
RZ-A202	OVERALL EXTERIOR ELEVATION - EAST	•	•
RZ-A203	OVERALL EXTERIOR ELEVATION - WEST	•	•
RZ-A204	OVERALL EXTERIOR ELEVATION - NORTH	•	•
RZ-A301	OVERALL BUILDING SECTION - N-S THROUGH LOBBY	•	•
RZ-A302	OVERALL BUILDING SECTION - N-S THROUGH ELEVATOR CORE	•	•
RZ-A303	OVERALL BUILDING SECTION - N-S THROUGH STAIR CORE	•	•
RZ-A304	OVERALL BUILDING SECTION - E-W - THROUGH CORE	•	•
RZ-A701	AXONOMETRIC AND PHYSICAL MODEL VIEWS	•	•

33

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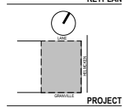
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
PROJECT DATA AND FSR SUMMARY

SHEET NUMBER
RZ-G001

6.2 Project Statistics

BICYCLE PARKING

REQUIRED						
CLASS A	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	UNITS	GFA (sqft)	GFA (m²)	MIN	MAX
RESIDENTIAL (6.2.1.2)	A minimum of 1.5 spaces for every dwelling unit under 65 m²	132			198	
	A minimum of 2.5 spaces for every dwelling unit over 65 m² and under 105 m²	44			110	
	A minimum of 3 spaces for every dwelling unit over 105 m²	0			0	
HOTEL (6.2.5.2)	A minimum of 1 space for every 30 dwelling, housekeeping or sleeping units, or any combination thereof.	112			4	
RETAIL (6.2.5.1)	A minimum of one space for each 340 m² of gross floor area		1,978	184	2	
RESTAURANT (6.2.5.1)	A minimum of one space for each 340 m² of gross floor area		7,711	716		
	CLASS A TOTAL				**314**	

CLASS A BIKE PARKING ALLOCATION	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES	MIN	MAX
HORIZONTAL OVERSIZED (6.3.9)	Min 5% of provided spaces	314	16	
HORIZONTAL STACKED (6.3.13)	Max 60% of provided spaces in combination with vertical stalls			94
VERTICAL (6.3.13)	Max 30% of provided spaces			94
BICYCLE LOCKERS (6.3.13A)	Min 10% of provided spaces		31	

CLASS B	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	UNITS	GFA (sqft)	GFA (sqm)	MIN	MAX
RESIDENTIAL (6.2.1.2)	A minimum of 2 spaces for any development containing at least 20 dwelling units	176			2	
	one additional space for every additional 20 dwelling units	156			8	
HOTEL (6.2.5.2)	A minimum of 6 spaces for any development containing a minimum of 75 dwelling, housekeeping or sleeping units, or any combination thereof.	112			6	
RETAIL (6.2.5.1)	A minimum of 6 spaces for any development containing a minimum of 1,000 m² of gross floor area		1,978	184	0	
RESTAURANT (6.2.5.1)	A minimum of 6 spaces for any development containing a minimum of 1,000 m² of gross floor area		7,711	716		
	CLASS B TOTAL				**16**	

PROVIDED	
CLASS A BICYCLE PARKING	
BICYCLE LOCKER	54
BICYCLE LOCKER - SPACE SAVER	104
HORIZONTAL - DOUBLE STACKER	88
HORIZONTAL - OVERSIZED	15
VERTICAL - RACK	55
	316

CLASS B BICYCLE PARKING	
VERTICAL - RACK	26

CLASS A AND CLASS B TOTAL	**342**

END OF TRIP FACILITIES

REQUIRED				
CLOTHING LOCKERS	BYLAW REFERENCE Vancouver Off-street Bicycle Space Regulations June 2024	CLASS A SPACES	MIN	MAX
CLOTHING LOCKERS (6.5.1)	A minimum number of clothing lockers equal to 1.4 times the minimum number of required Class A spaces (Non-dwelling use)	2	2	
CLOTHING LOCKER ALLOCATION				
HALF HEIGHT (6.5.1)	No more than 50% of lockers			1
FULL HEIGHT (6.5.1)	At least 50% of lockers		1	
WATER CLOSETS	Vancouver Off-street Bicycle Space Regulations June 2024			
RETAIL (6.5A)	1 water closet for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50	2	1	
RESTAURANT (6.5A)	1 water closet for every 10 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50			
WATER CLOSET TOTAL			**1**	
WASH BASINS	Vancouver Off-street Bicycle Space Regulations June 2024			
RETAIL (6.5A)	1 wash basin for any development requiring between 5 and 10 Class A bicycle parking spaces, plus one for every additional 20 spaces up to 50 spaces, and one for every 40 spaces above 50	2	0	
RESTAURANT (6.5A)	1 wash basin for any development requiring between 5 and 10 Class A bicycle parking spaces, plus one for every additional 20 spaces up to 50 spaces, and one for every 40 spaces above 50			
	WASH BASIN TOTAL		**0**	
SHOWERS	Vancouver Off-street Bicycle Space Regulations June 2024			
RETAIL (6.5A)	1 shower for any development requiring between 5 and 10 Class A bicycle spaces plus one for every 40 spaces above 10	2	0	
RESTAURANT (6.5A)	1 shower for any development requiring between 5 and 10 Class A bicycle spaces plus one for every 40 spaces above 10			
	SHOWER TOTAL		**0**	
GROOMING STATIONS	Vancouver Off-street Bicycle Space Regulations June 2024			
GROOMING STATIONS (6.5.5)	There shall be no less than 1 grooming station for each shower provided, and each station shall be separate from the wash basin		0	
	GROOMING STATION TOTAL		**0**	

PROVIDED	
END OF TRIP FACILITIES	
CLOTHING LOCKERS	4
WATER CLOSETS	2
WASH BASINS	2
SHOWERS	2

INTERNAL STORAGE

REQUIRED			
INTERNAL STORAGE	REFERENCE Bulk Storage and In-suite Storage - Multiple Dwelling Residential Developments	UNITS	VOLUME (m³)
RESIDENTIAL	a minimum of 5.7 m³ of storage required per dwelling unit	176	1003.2

PROVIDED	
STORAGE UNITS	
RESIDENTIAL	27

PARKING

REQUIRED						
RESIDENTIAL PARKING	BYLAW REFERENCE Vancouver Off-Street Parking Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MAX	MIN
REQUIRED PARKING (4.1.1)	No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City, except for the following…					
	(a) visitor parking spaces, in accordance with section 4.1.3; and….					
	(b) accessible parking spaces, in accordance with section 4.1.4….					
VISITOR PARKING (4.1.3)	(a) for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit	176			17.60	8.80
RES ACCESSIBLE (4.1.4)	For each multiple dwelling or live-work use, there must be at least one accessible parking space for each building that contains at least seven residential units……	176				1.00
	…and an additional 0.034 space for each additional dwelling unit	169				5.75
	RESIDENTIAL TOTAL				17.60	15.55
HOTEL PARKING	BYLAW REFERENCE Vancouver Off-Street Parking Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MAX	MIN
PERMITTED HOTEL PARKING (4.2.5)	1 space for each 115 m² of gross floor area.		53,660	4,985	43.35	
HOTEL ACCESSIBLE (4.1.4)	(b) for non-residential uses in buildings that contain at least 500 m² of gross floor area, a minimum of 1.0 spaces…		53,660	4,985		1.00
	…plus an additional 0.4 spaces for each 1,000 m² of gross floor area,			4,485		1.79
	HOTEL TOTAL				43.35	2.79
RETAIL PARKING	BYLAW REFERENCE Vancouver Off-Street Parking Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MAX	MIN
PERMITTED RETAIL PARKING (4.2.5)	1 space for each 115 m² of gross floor area.		1,978	184	1.60	
RETAIL ACCESSIBLE (4.1.4)	(b) for non-residential uses in buildings that contain at least 500 m² of gross floor area, a minimum of 1.0 spaces…		1,978	184		0.00
	…plus an additional 0.4 spaces for each 1,000 m² of gross floor area,					
	RETAIL TOTAL				1.60	0.00
RESTAURANT PARKING	BYLAW REFERENCE Vancouver Off-Street Parking Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MAX	MIN
PERMITTED RESTAURANT PARKING (4.2.5)	1 space for each 115 m² of gross floor area.		7,711	716	6.23	
RESTAURANT ACCESSIBLE (4.1.4)	(b) for non-residential uses in buildings that contain at least 500 m² of gross floor area, a minimum of 1.0 spaces…		7,711	716		1.00
	…plus an additional 0.4 spaces for each 1,000 m² of gross floor area,					
	RESTAURANT TOTAL				6.23	1.00
	TOTAL				**69**	**19**

* Refer to TAMS Report Section 4.1

PROVIDED *	
PARKING SPACE PROVIDED	
RESIDENTIAL TOTAL	0.00
VISITOR	0.00
ACCESSIBLE (RESIDENTIAL)	0.00
RESIDENTIAL TOTAL	0.00
HOTEL PARKING	0.00
ACCESSIBLE (HOTEL)	0.00
HOTEL TOTAL	0.00
RETAIL PARKING	0.00
ACCESSIBLE (RETAIL)	0.00
RETAIL TOTAL	0.00
RESTAURANT PARKING	0.00
ACCESSIBLE (RESTAURANT)	0.00
RESTAURANT TOTAL	0.00
TOTAL	**0.00**

LOADING

REQUIRED					
CLASS A	BYLAW REFERENCE Vancouver Off-Street Loading Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (5.2.1)	Class A: At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.	176			1
HOTEL (5.2.2)	Class A: A minimum of one space for a hotel with a minimum of 150 sleeping, housekeeping or dwelling units up to a maximum of 249 units.	112			0
RETAIL (5.2.6)	Class A: No requirement				
RESTAURANT (5.2.5)	Class A: No requirement				
	CLASS A TOTAL				1
CLASS B	BYLAW REFERENCE Vancouver Off-Street Loading Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (5.2.1)	Class B: At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units.	176			1
HOTEL (5.2.2)	Class B: A minimum of two spaces for a hotel with 75 units up to a maximum of 399 units.	112			2
RETAIL (5.2.6)	Class B: A minimum of one space for the first 2325 m² of gross floor area plus one space for any portion of the next 2325 m²		1,978	184	1
RESTAURANT (5.2.5)	Class B: A minimum of one space for the first 465 m² of gross floor area plus one space for any portion of the next 1860 m² and one additional space for each additional 2325 m²		7,711	716	2
	CLASS B TOTAL				6

* Refer to TAMS Report Section 5.2

PROVIDED *	
CLASS A SPACES	
RESIDENTIAL	1
HOTEL	0
RETAIL	0
RESTAURANT	0
TOTAL	**1**
CLASS B SPACES	
RESIDENTIAL	1
HOTEL	1
RETAIL	0
RESTAURANT	0
TOTAL	**2**

PASSENGER SPACES

REQUIRED					
CLASS A	BYLAW REFERENCE Vancouver Off-street Passenger Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (7.2.1)	A minimum of 1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units.	176			2
HOTEL (7.2.5.2)	A minimum of one space for every 50 sleeping, house-keeping or dwelling units up to a maximum of 200 units.	112			2
RETAIL (7.2.5.1)	A minimum of one space for each 4000 m² of gross floor area		1,978	184	0
RESTAURANT (7.2.5.1)	A minimum of one space for each 4000 m² of gross floor area		7,711	716	0
	CLASS A TOTAL				4
CLASS B	BYLAW REFERENCE Vancouver Off-street Passenger Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (7.2.1)	No requirement.	176			0
HOTEL (7.2.5.2)	No requirement.				0
RETAIL (7.2.5.1)	No requirement.				0
RESTAURANT (7.2.5.1)	No requirement.				0
	CLASS B TOTAL				0
CLASS C	BYLAW REFERENCE Vancouver Off-street Passenger Space Regulations June 2024	UNITS	GFA (ft²)	GFA (m²)	MIN
RESIDENTIAL (7.2.1)	No requirement.				0
HOTEL (7.2.5.2)	A minimum of one space for every 200 sleeping, house-keeping or dwelling units up to a maximum of 400 units and one additional space for each additional 300 units.	112			1
RETAIL (7.2.5.1)	No requirement.				0
RESTAURANT (7.2.5.1)	No requirement.				0
	CLASS C TOTAL				1

PROVIDED *	
CLASS A PASSENGER SPACES	
RESIDENTIAL	0
HOTEL	0
RETAIL AND RESTAURANT	0
TOTAL	**0**
CLASS B PASSENGER SPACES	
RESIDENTIAL	0
HOTEL	0
RETAIL AND RESTAURANT	0
TOTAL	**0**
CLASS C PASSENGER SPACES	
RESIDENTIAL	0
HOTEL	0
RETAIL AND RESTAURANT	0
TOTAL	**0**

Perkins&Will

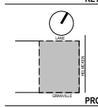
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

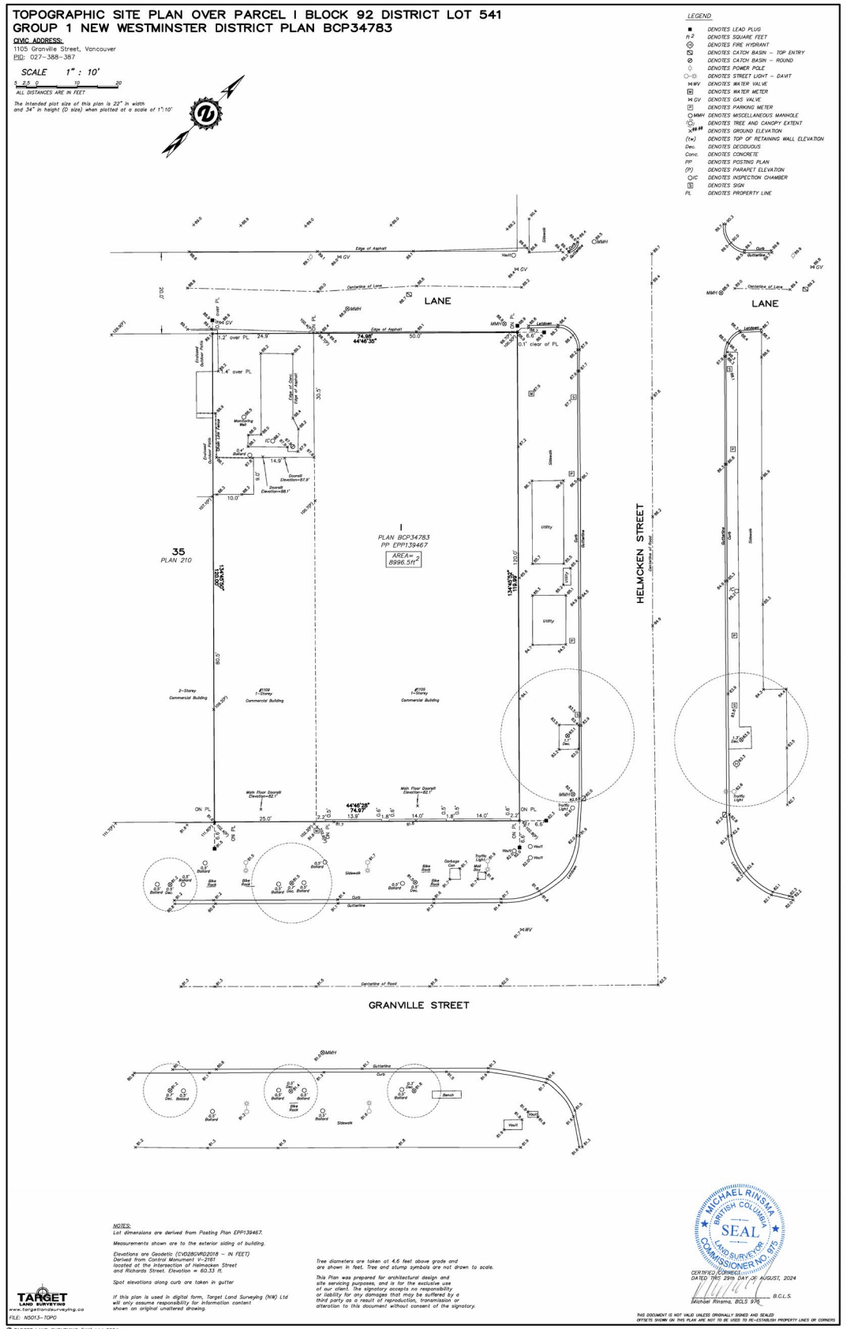
PROJECT NUMBER
411823.000

REVISIONS

TITLE
PROJECT STATISTICS

SHEET NUMBER
RZ-G002

6.3 Site Survey and Building Grade



BONNIS PROPERTIES

BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

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KEYPLAN

PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

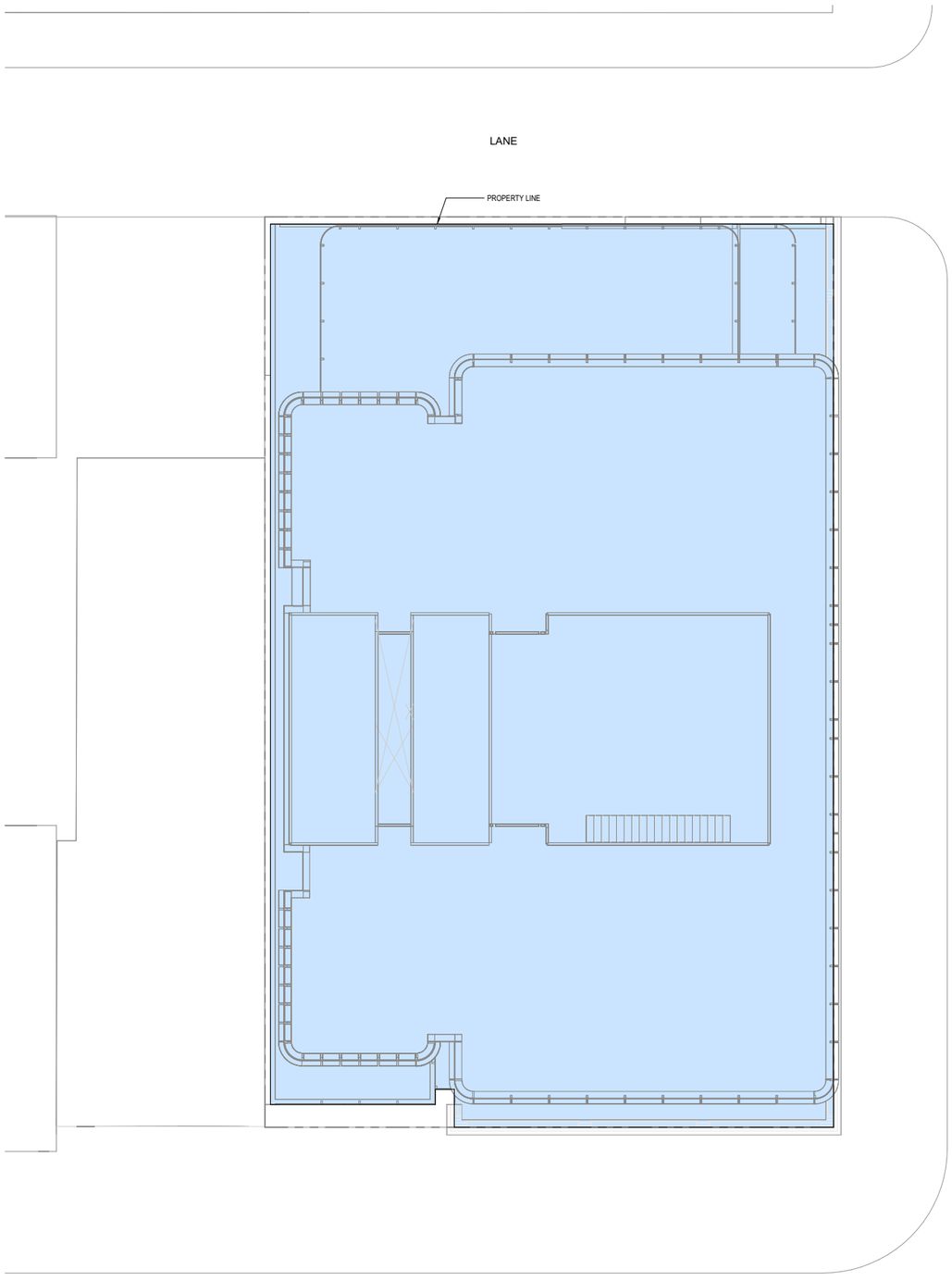
TITLE

SITE SURVEY AND BUILDING GRADE

SHEET NUMBER

RZ-G003

6.4 Site Coverage



SITE COVERAGE

SITE AREA:
9,000 ft²

BUILT AREA INSIDE PROPERTY LINE:
8,761 ft²

Perkins&Will

BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

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KEYPLAN

PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
SITE COVERAGE

SHEET NUMBER
RZ-G004

6.5 Shadow Studies - Existing Massing



EXISTING - SPRING EQUINOX, MARCH 20, 10AM



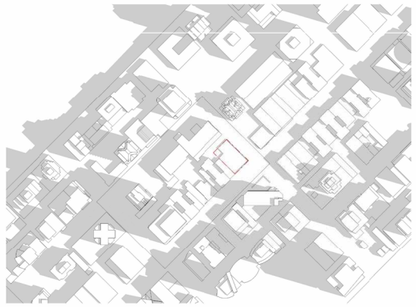
EXISTING - SPRING EQUINOX, MARCH 20, 12PM



EXISTING - SPRING EQUINOX, MARCH 20, 2PM



EXISTING - SPRING EQUINOX, MARCH 20, 4PM



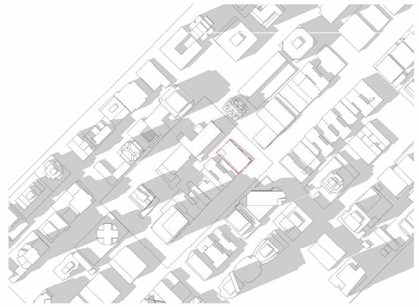
EXISTING - JUNE 20, 10AM



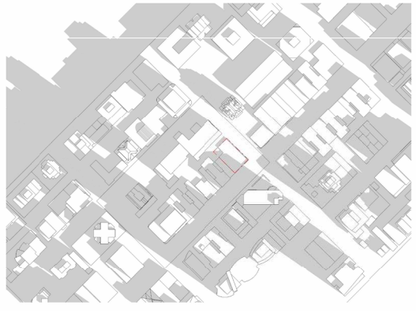
EXISTING - JUNE 20, 12PM



EXISTING - JUNE 20, 2PM



EXISTING - JUNE 20, 4PM



EXISTING - FALL EQUINOX, SEPTEMBER 20, 10AM



EXISTING - FALL EQUINOX, SEPTEMBER 20, 12PM



EXISTING - FALL EQUINOX, SEPTEMBER 20, 2PM



EXISTING - FALL EQUINOX, SEPTEMBER 20, 4PM

1 SHADOW STUDIES - EXISTING
1" = 200'-0"

LEGEND

PROPERTY LINE

PACIFIC DAYLIGHT TIME
(PDT: UTC. - 7:00)

Perkins&Will

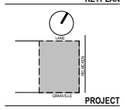
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
SHADOW STUDIES -
EXISTING MASSING

SHEET NUMBER
RZ-G005

6.6 Shadow Studies - Proposed Massing



PROPOSED - SPRING EQUINOX, MARCH 20, 10AM



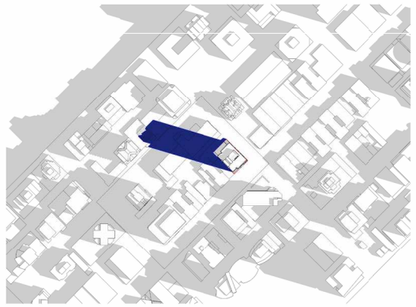
PROPOSED - SPRING EQUINOX, MARCH 20, 12PM



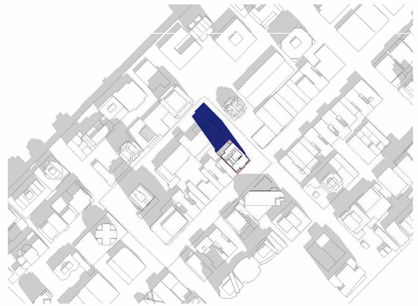
PROPOSED - SPRING EQUINOX, MARCH 20, 2PM



PROPOSED - SPRING EQUINOX, MARCH 20, 4PM



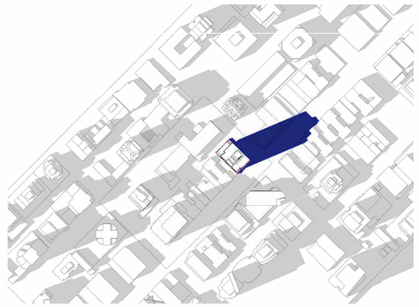
PROPOSED - JUNE 20, 10AM



PROPOSED - JUNE 20, 12PM



PROPOSED - JUNE 20, 2PM



PROPOSED - JUNE 20, 4PM



PROPOSED - FALL EQUINOX, SEPTEMBER 20, 10AM



PROPOSED - FALL EQUINOX, SEPTEMBER 20, 12PM



PROPOSED - FALL EQUINOX, SEPTEMBER 20, 2PM



PROPOSED - FALL EQUINOX, SEPTEMBER 20, 4PM

1 SHADOW STUDIES - PROPOSED
1" = 200'-0"

LEGEND

PROPERTY LINE

PROPOSED BUILDING

PACIFIC DAYLIGHT TIME
(PDT: UTC - 7:00)

Perkins&Will

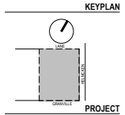
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

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KEYPLAN



PROJECT

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VANCOUVER BC

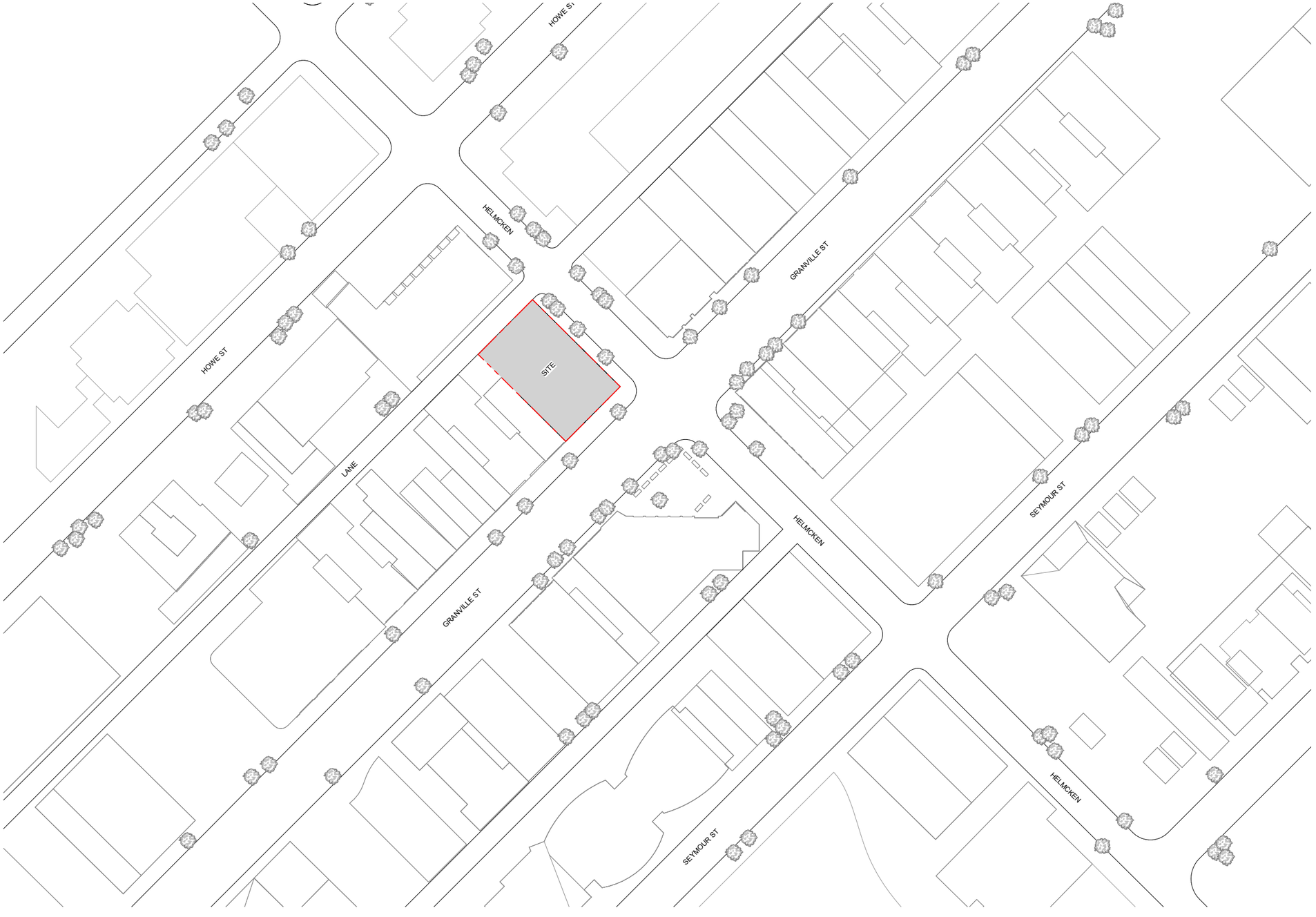
PROJECT NUMBER
411823.000

REVISIONS

TITLE
SHADOW STUDIES - PROPOSED MASSING

SHEET NUMBER
RZ-G006

6.7 Site Context



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MARCH 14, 2025

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PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
CONTEXT PLAN

SHEET NUMBER
RZ-A001

6.8 Site Context Photos



A. GRANVILLE ST, LOOKING NORTH



B. GRANVILLE ST AND HELMCKEN ST, LOOKING WEST



1 CONTEXT KEY PLAN
1" = 50'-0"



C. HELMCKEN ST AND LANE, LOOKING WEST



D. LANE, LOOKING WEST

Perkins&Will

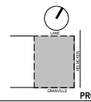
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

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KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
SITE CONTEXT PHOTOS

SHEET NUMBER
RZ-A002

6.9 Site Plan



Perkins&Will

BONNIS PROPERTIES

REZONING APPLICATION
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KEYPLAN

PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

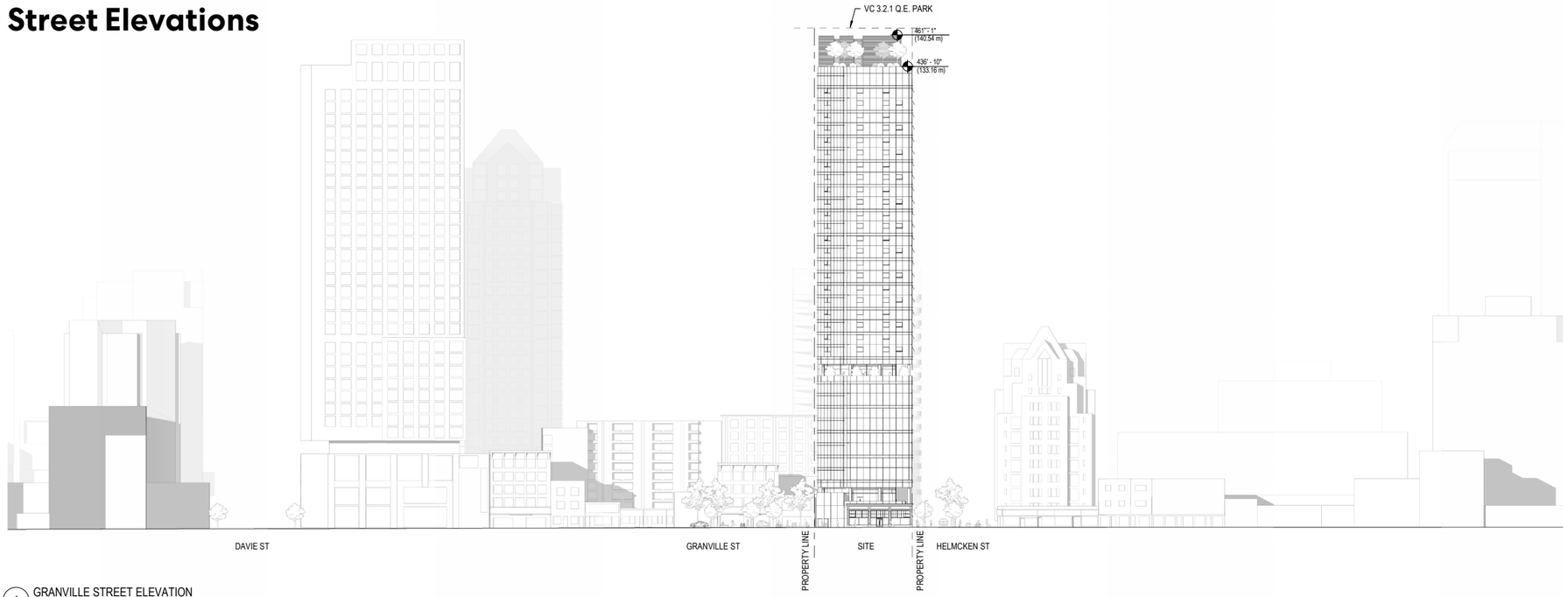
PROJECT NUMBER
411823.000

REVISIONS

TITLE
SITE PLAN

SHEET NUMBER
RZ-A003

6.10 Street Elevations



1 GRANVILLE STREET ELEVATION
1" = 40'-0"



2 LANEWAY ELEVATION
1" = 40'-0"

Perkins&Will

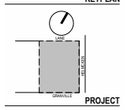
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

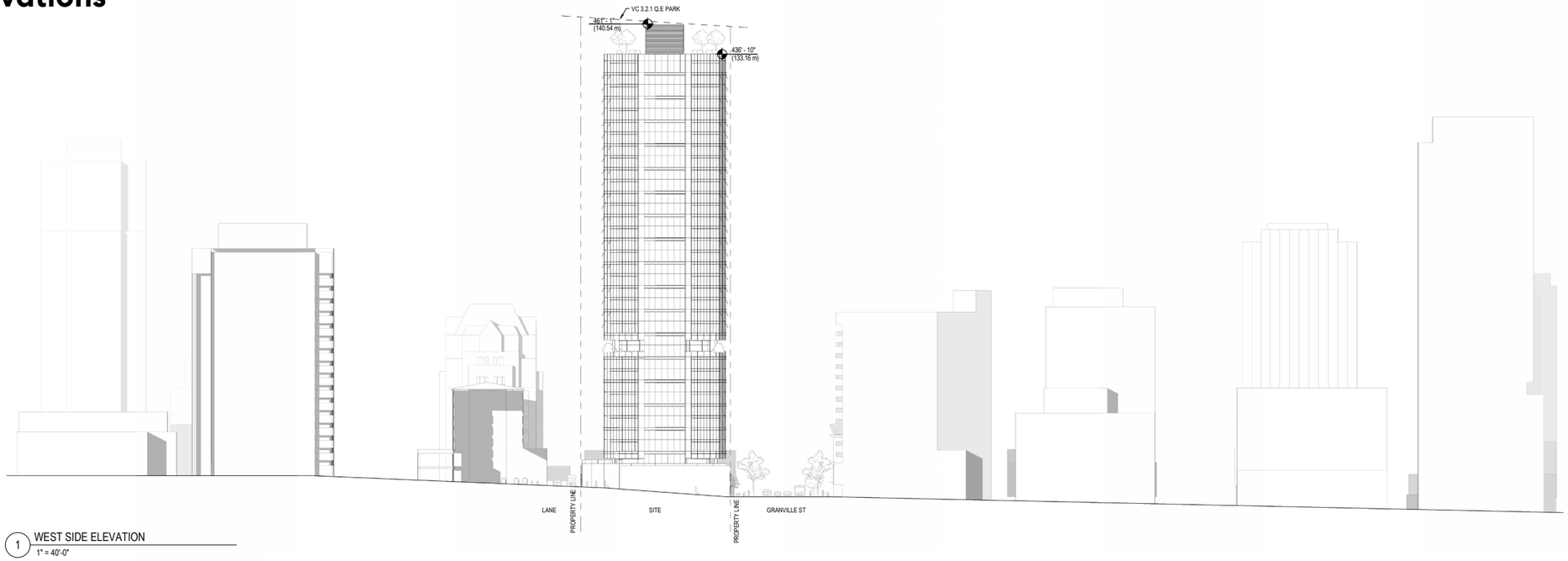
PROJECT NUMBER
411823.000

REVISIONS

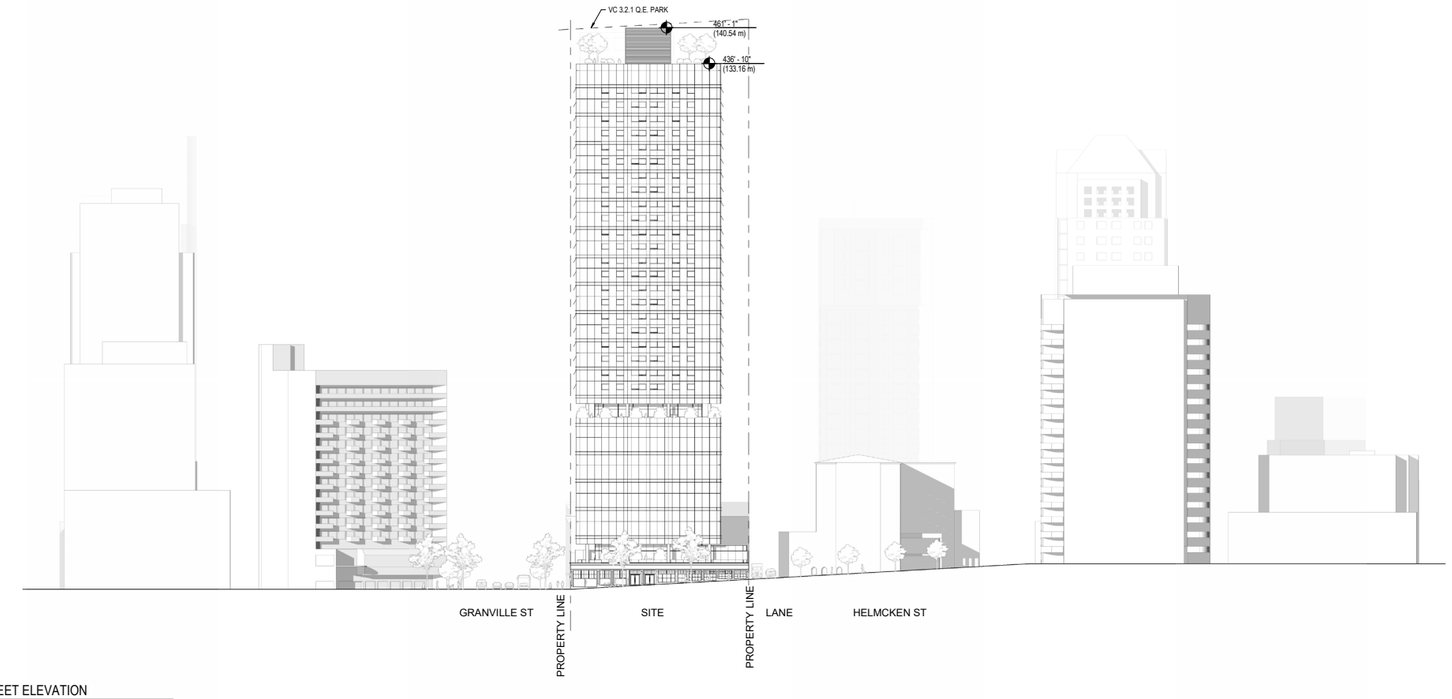
TITLE
STREET ELEVATIONS

SHEET NUMBER
RZ-A004

6.11 Street Elevations



1 WEST SIDE ELEVATION
1" = 40'-0"



2 HELMCKEN STREET ELEVATION
1" = 40'-0"

Perkins&Will

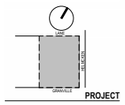
BONNIS PROPERTIES

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KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

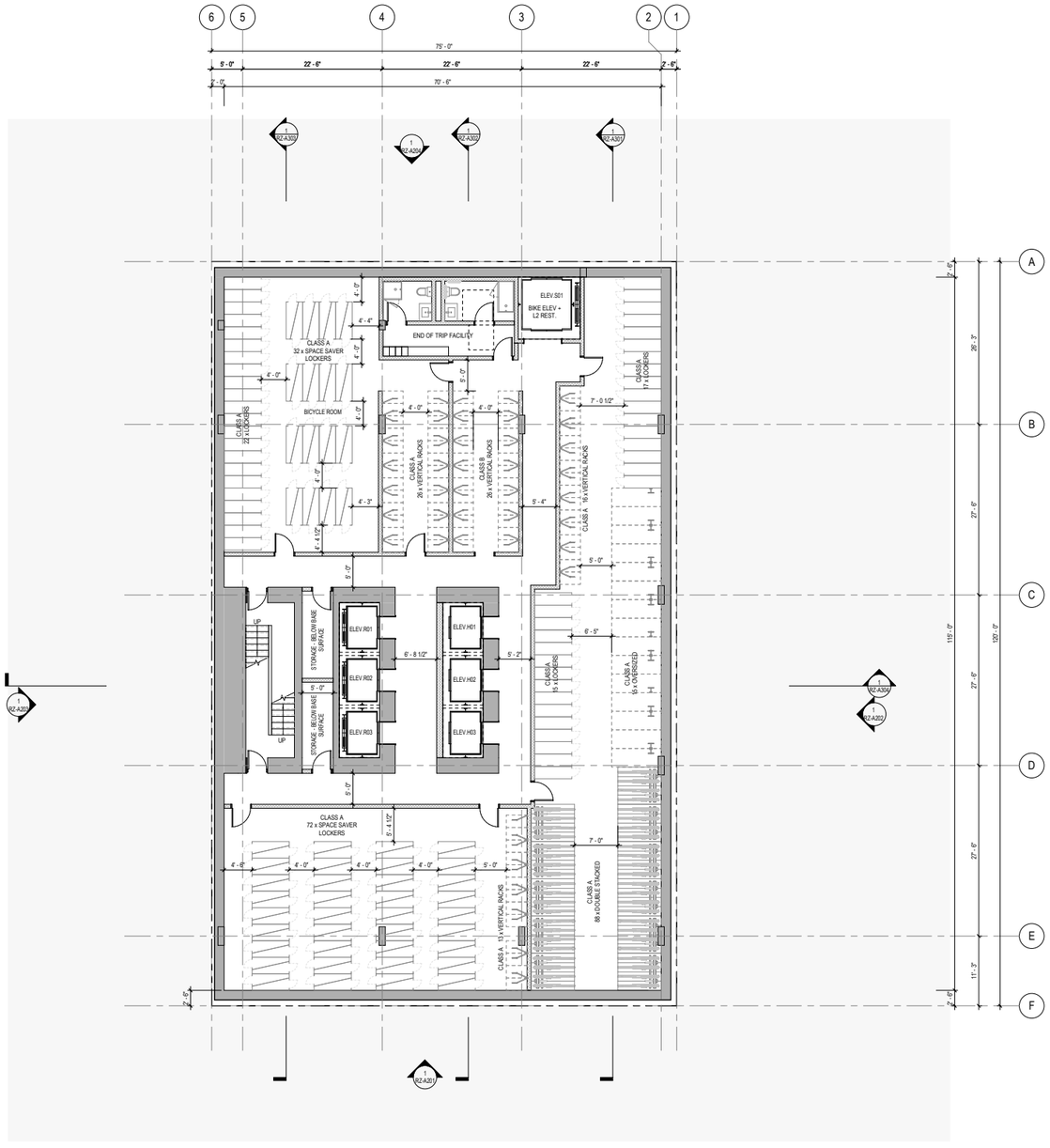
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STREET ELEVATIONS

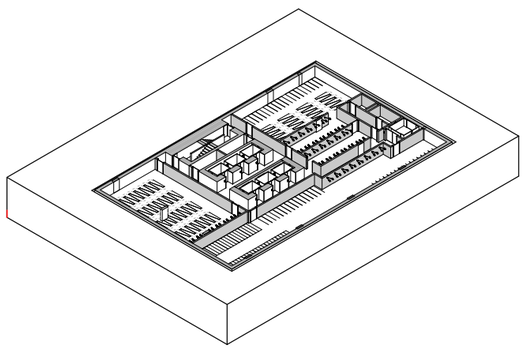
SHEET NUMBER
RZ-A005

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6.12 Floor Plans

6.12.1 Level B2





2 LEVEL B2 AXO

1 OVERALL FLOOR PLAN - LEVEL B2
1/8" = 1'-0"

REZONING APPLICATION
MARCH 14, 2025

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KEYPLAN

PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

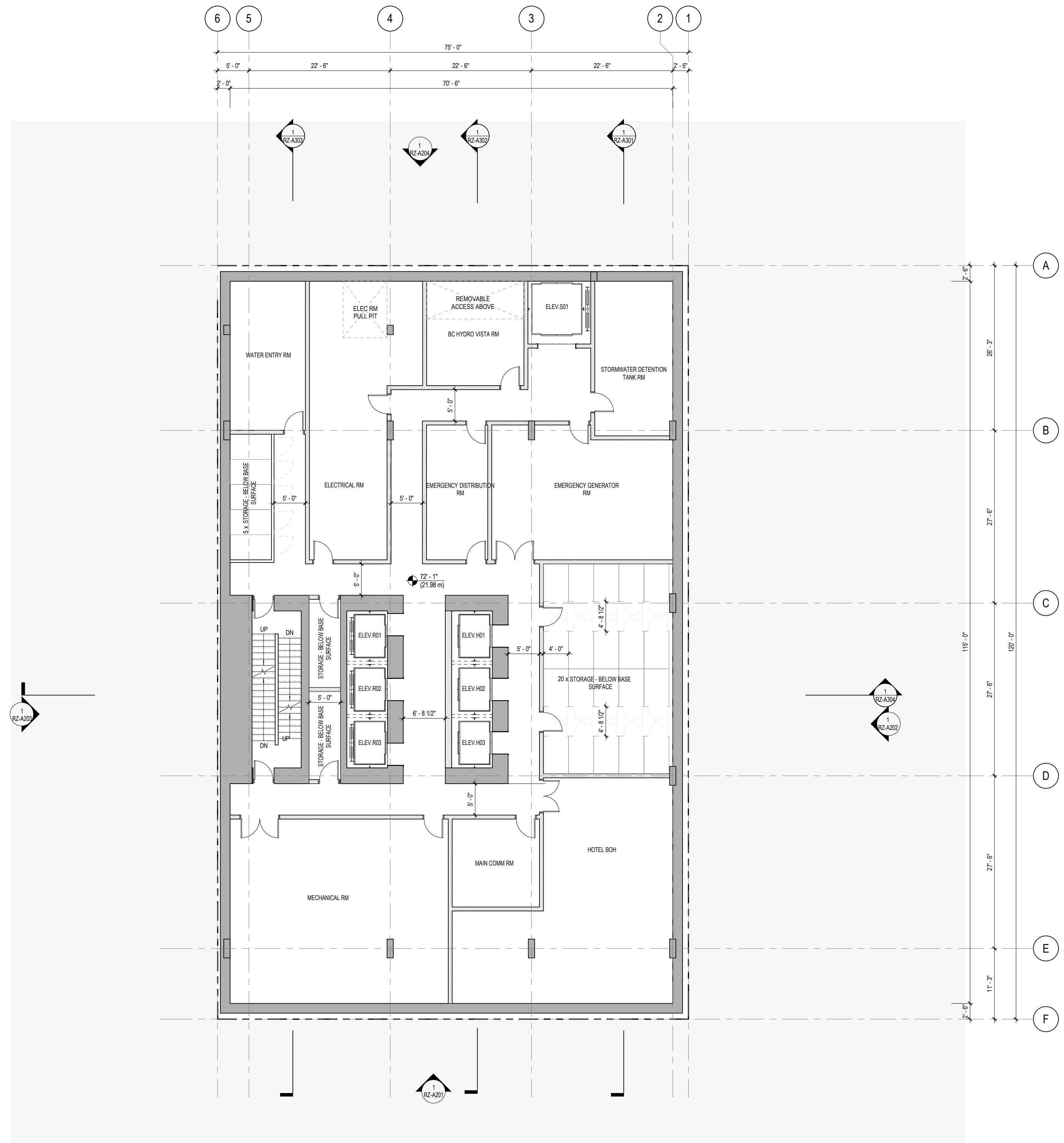
REVISIONS

TITLE
FLOOR PLAN - LEVEL B2

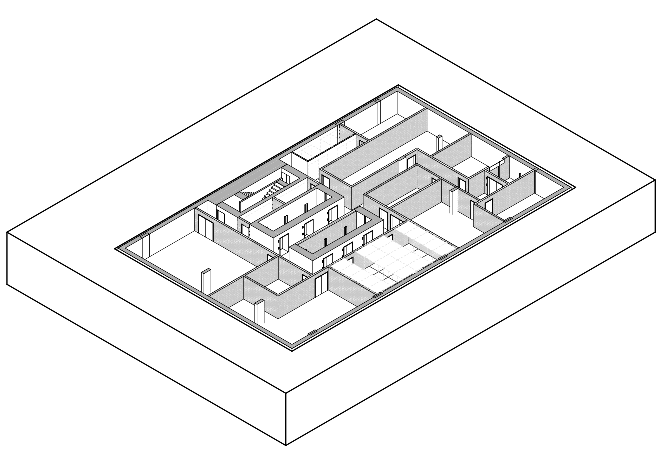
SHEET NUMBER
RZ-A101

Floor Plans

6.12.2 Level B1



1 OVERALL FLOOR PLAN - LEVEL B1
1/8" = 1'-0"



2 LEVEL B1 AXO

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BONNIS PROPERTIES

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MARCH 14, 2025

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PROJECT

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1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

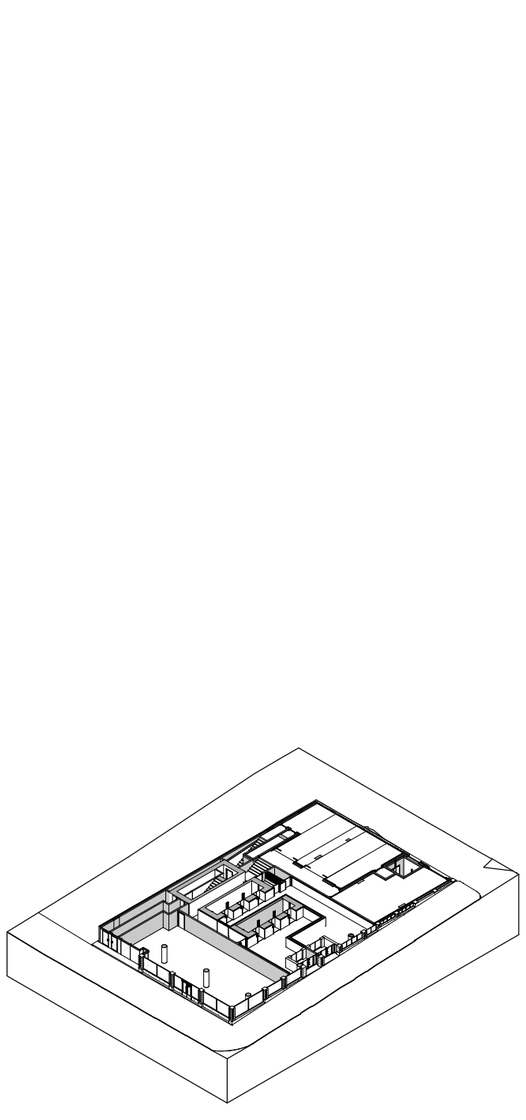
REVISIONS

TITLE
FLOOR PLAN - LEVEL B1

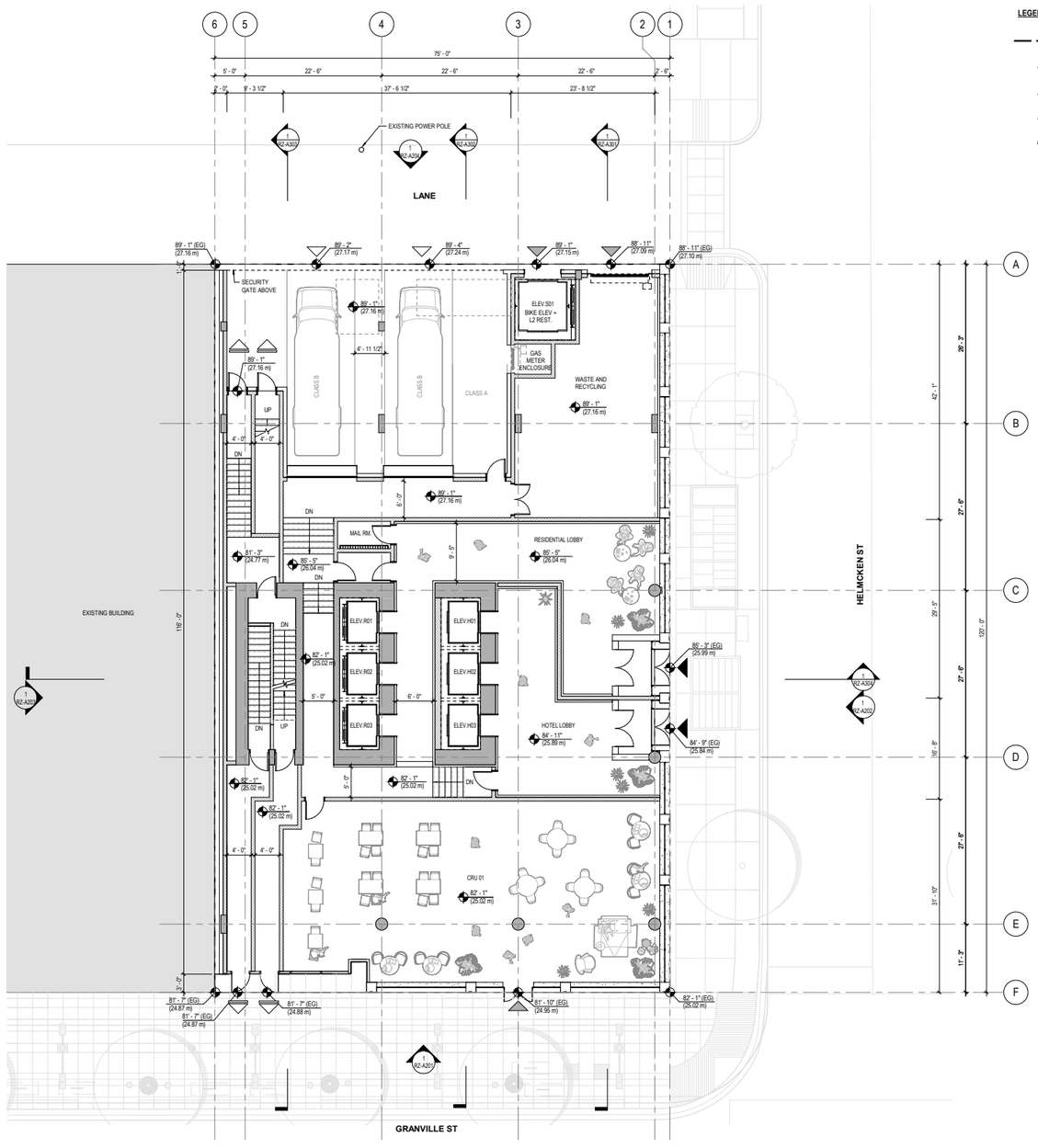
SHEET NUMBER
RZ-A102

Floor Plans

6.12.3 Level 01



2 LEVEL 1 AXO



1 OVERALL FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

REZONING APPLICATION
MARCH 14, 2025

ISSUED
ISSUED FOR REZONING SUBMISSION 2025/03/14

KEYPLAN

PROJECT

1105 GRANVILLE
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PROJECT NUMBER
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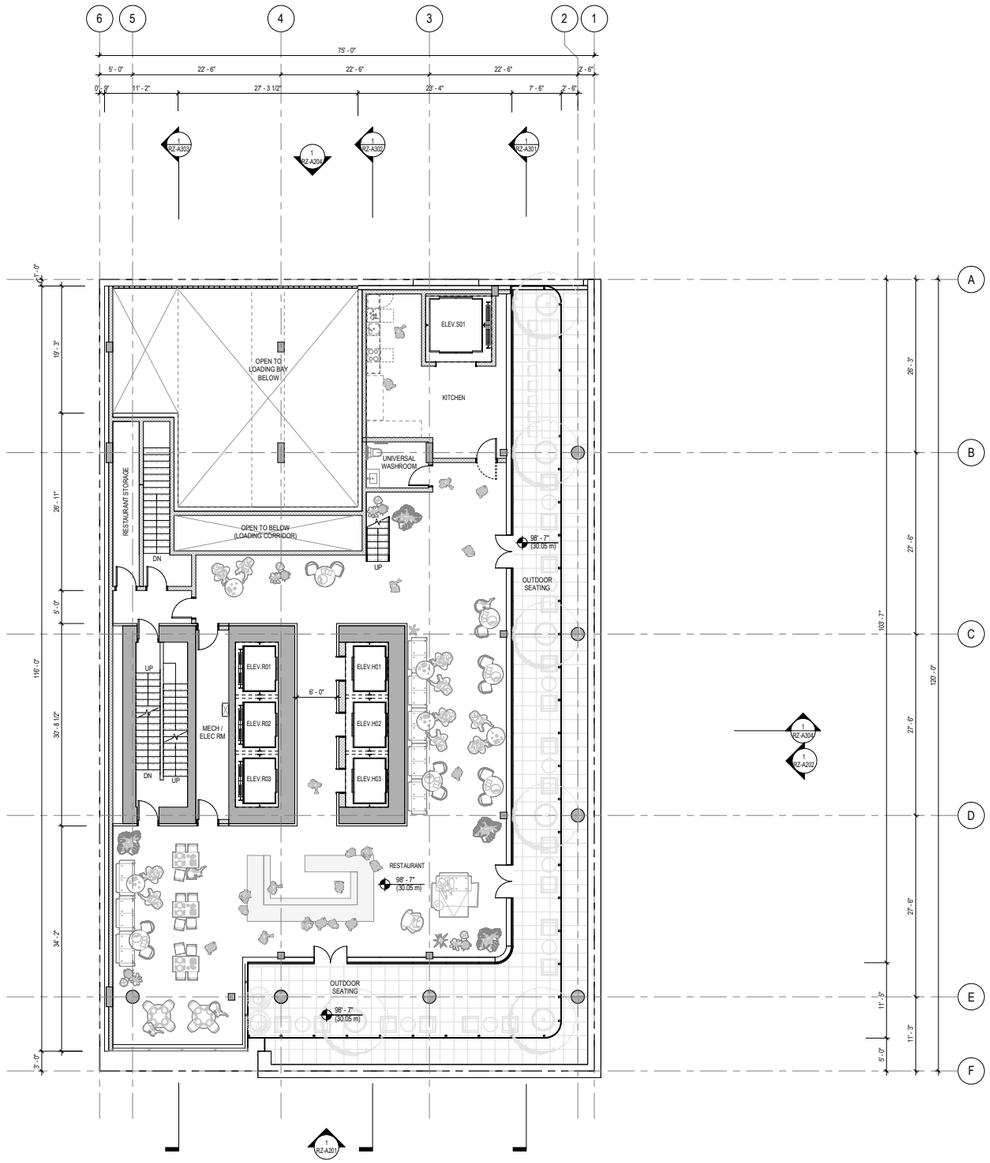
REVISIONS

TITLE
FLOOR PLAN - LEVEL 01

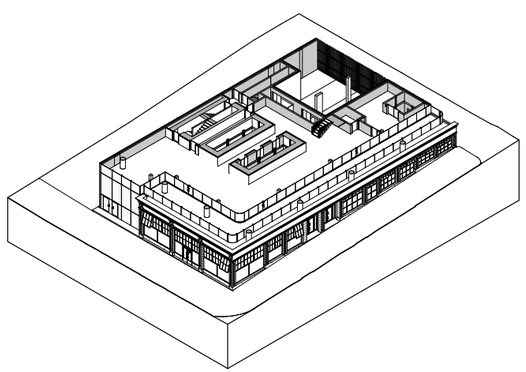
SHEET NUMBER
RZ-A103

Floor Plans

6.12.4 Level 02



1 OVERALL FLOOR PLAN - LEVEL 02
1/8" = 1'-0"



2 MEZZANINE AXO

Perkins&Will

BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN

PROJECT

1105 GRANVILLE
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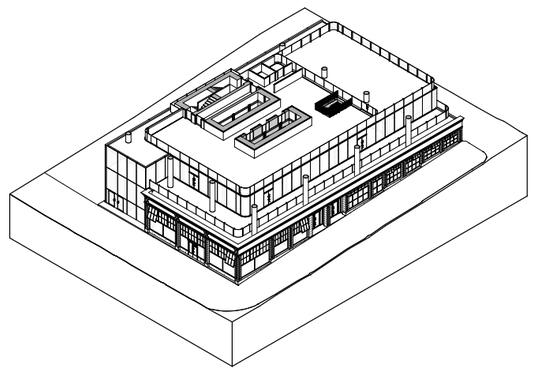
PROJECT NUMBER
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REVISIONS

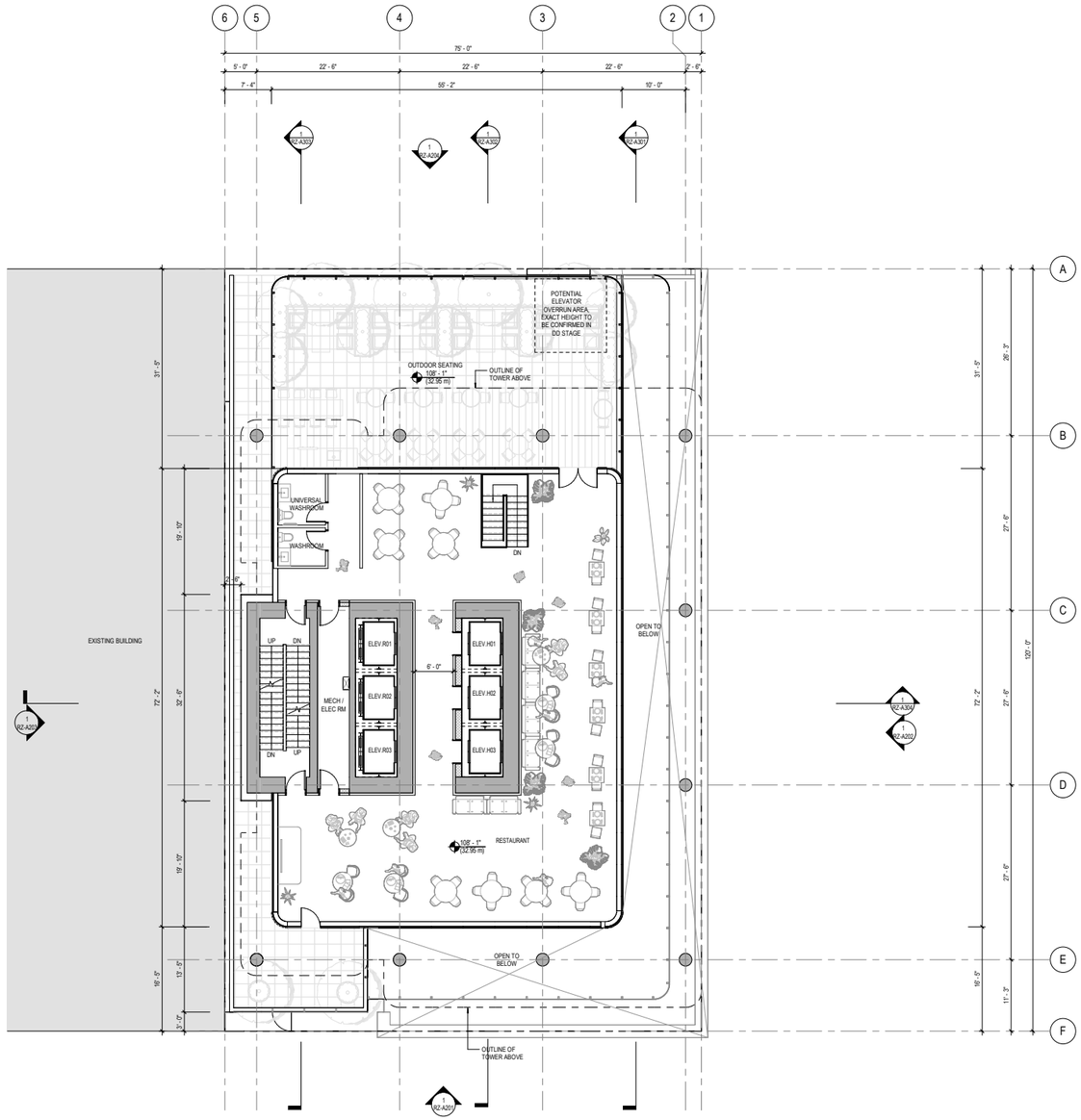
TITLE
FLOOR PLAN - LEVEL 02

SHEET NUMBER
RZ-A104

6.12.5 Level 2 Upper



2 LEVEL 2 + MEZZANINE AXO



1 OVERALL FLOOR PLAN - LEVEL 02 UPPER
1/8" = 1'-0"

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KEYPLAN

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VANCOUVER BC

PROJECT NUMBER
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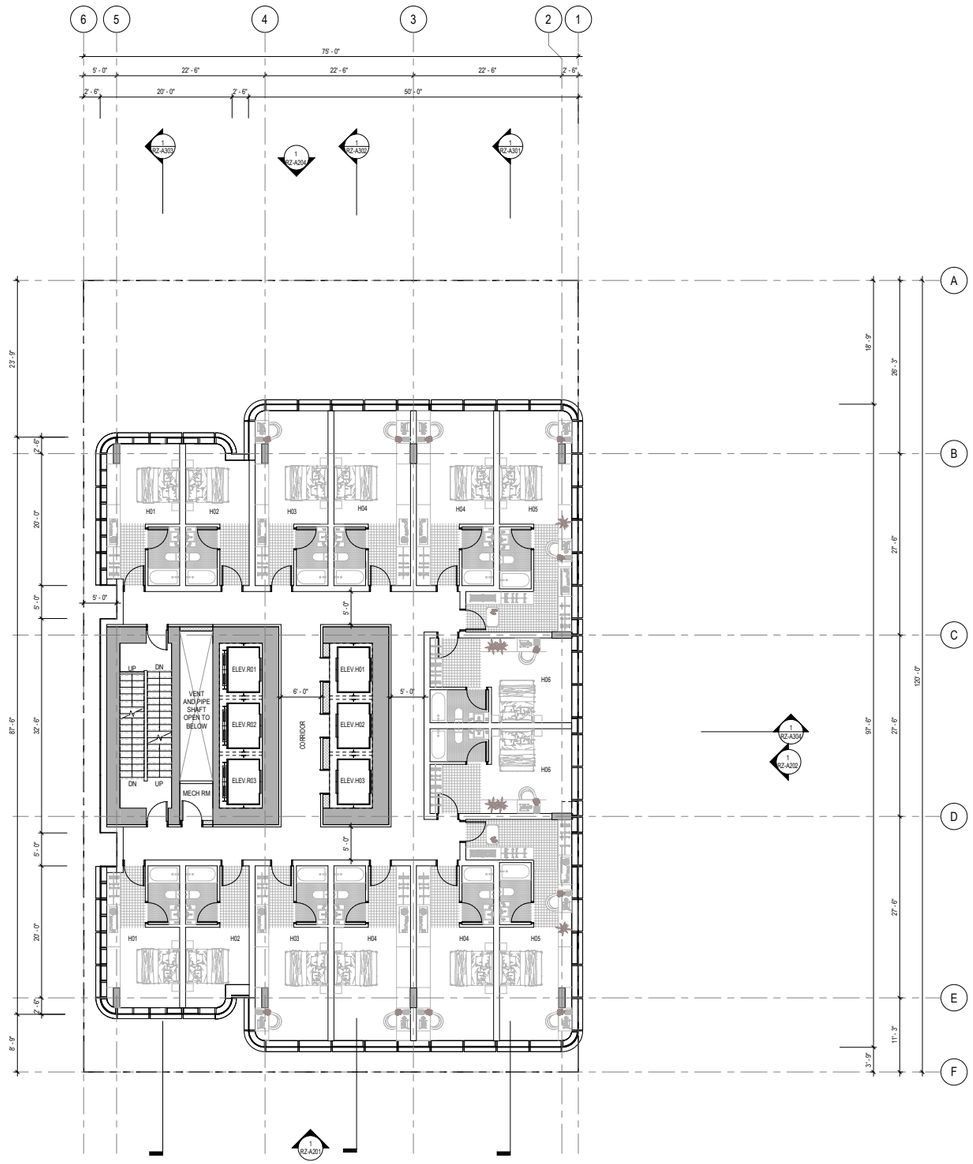
REVISIONS

TITLE
FLOOR PLAN - LEVEL 02 UPPER

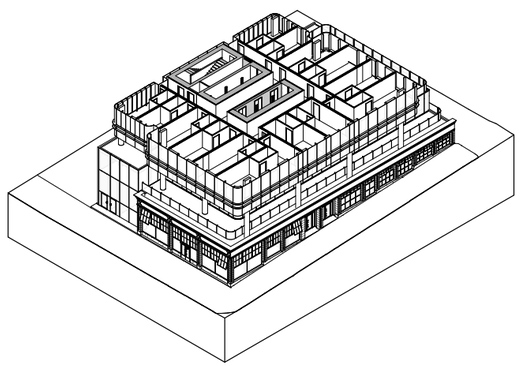
SHEET NUMBER
RZ-A105

Floor Plans

6.12.6 Level 03-10



1 OVERALL FLOOR PLAN - L03 TO L10 (TYPICAL)
1/8" = 1'-0"



2 LEVEL 03 AXO

Perkins&Will

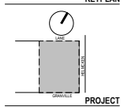
BONNIS PROPERTIES

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MARCH 14, 2025

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KEYPLAN



PROJECT

1105 GRANVILLE
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PROJECT NUMBER
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REVISIONS

TITLE

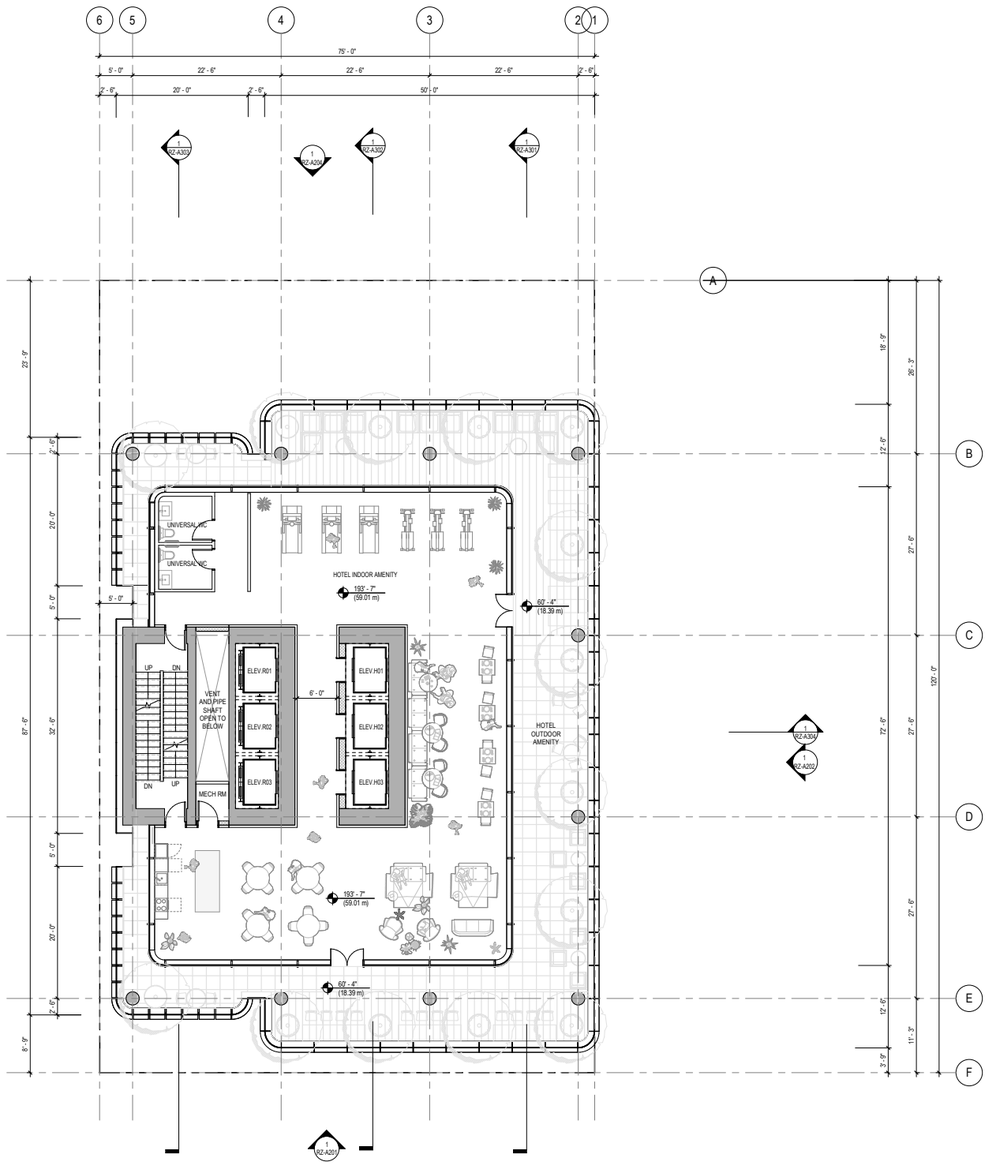
FLOOR PLAN - LEVELS 03-10 HOTEL

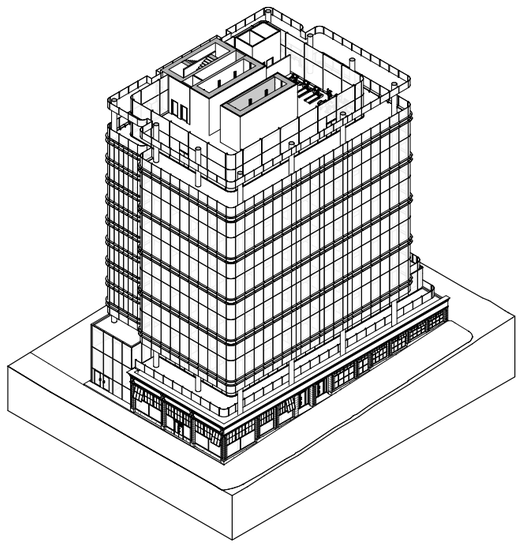
SHEET NUMBER

RZ-A106

Floor Plans

6.12.7 Level 11





2 LEVEL 11 AXO

1 OVERALL FLOOR PLAN - LEVEL 11
1/8" = 1'-0"

Perkins&Will

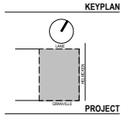
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

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KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

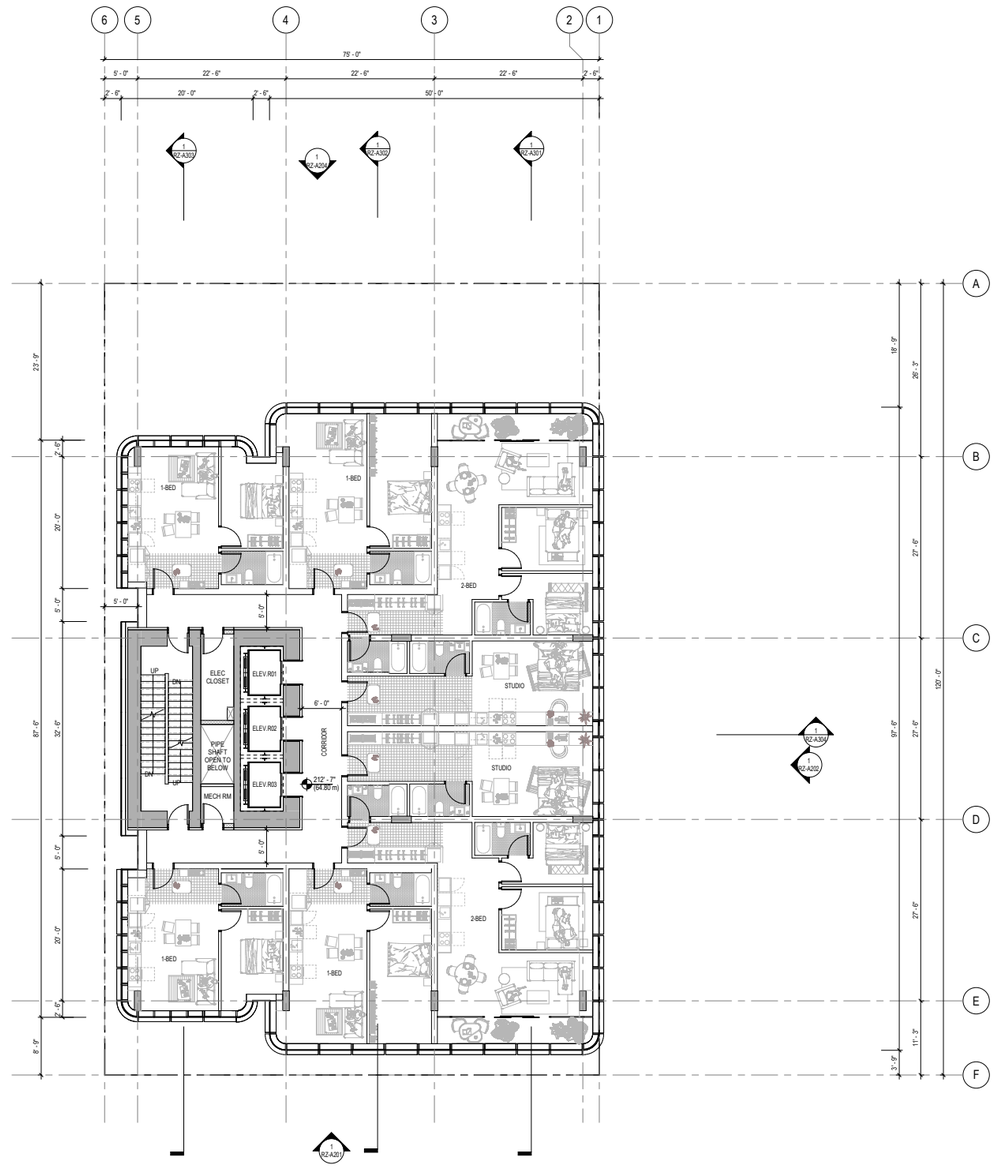
FLOOR PLAN - LEVEL 11
HOTEL AMENITY

SHEET NUMBER

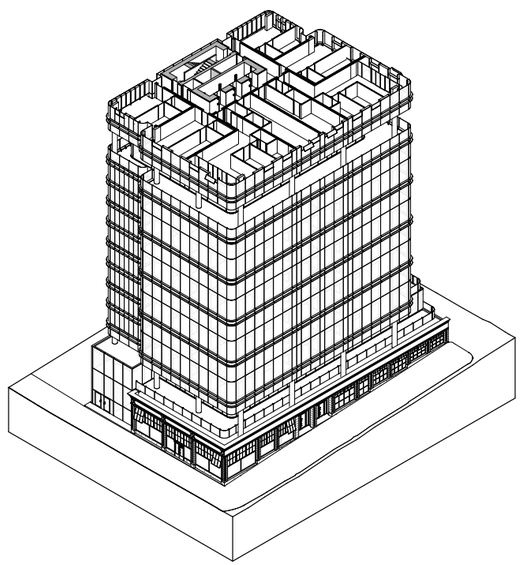
RZ-A107

Floor Plans

6.12.8 Levels 12-22



1 OVERALL FLOOR PLAN - L12 TO L22 (TYPICAL)
1/8" = 1'-0"



2 LEVELS 12 AXO

Perkins&Will

BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN

PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

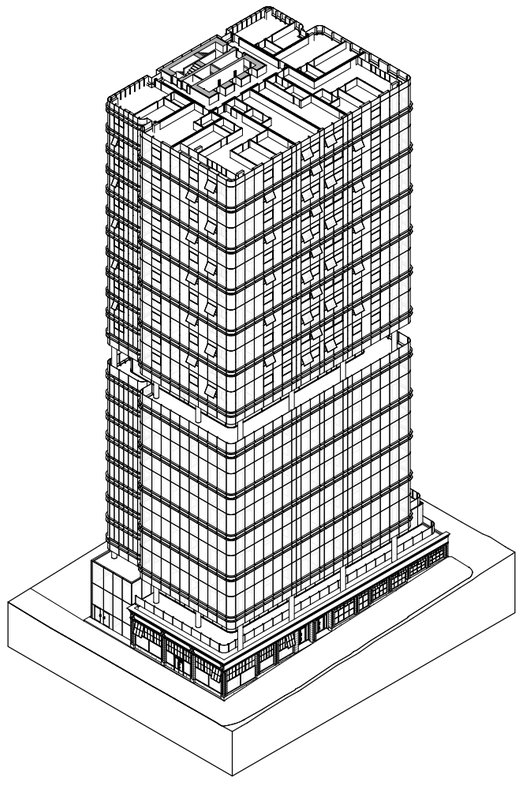
PROJECT NUMBER
411823.000

REVISIONS

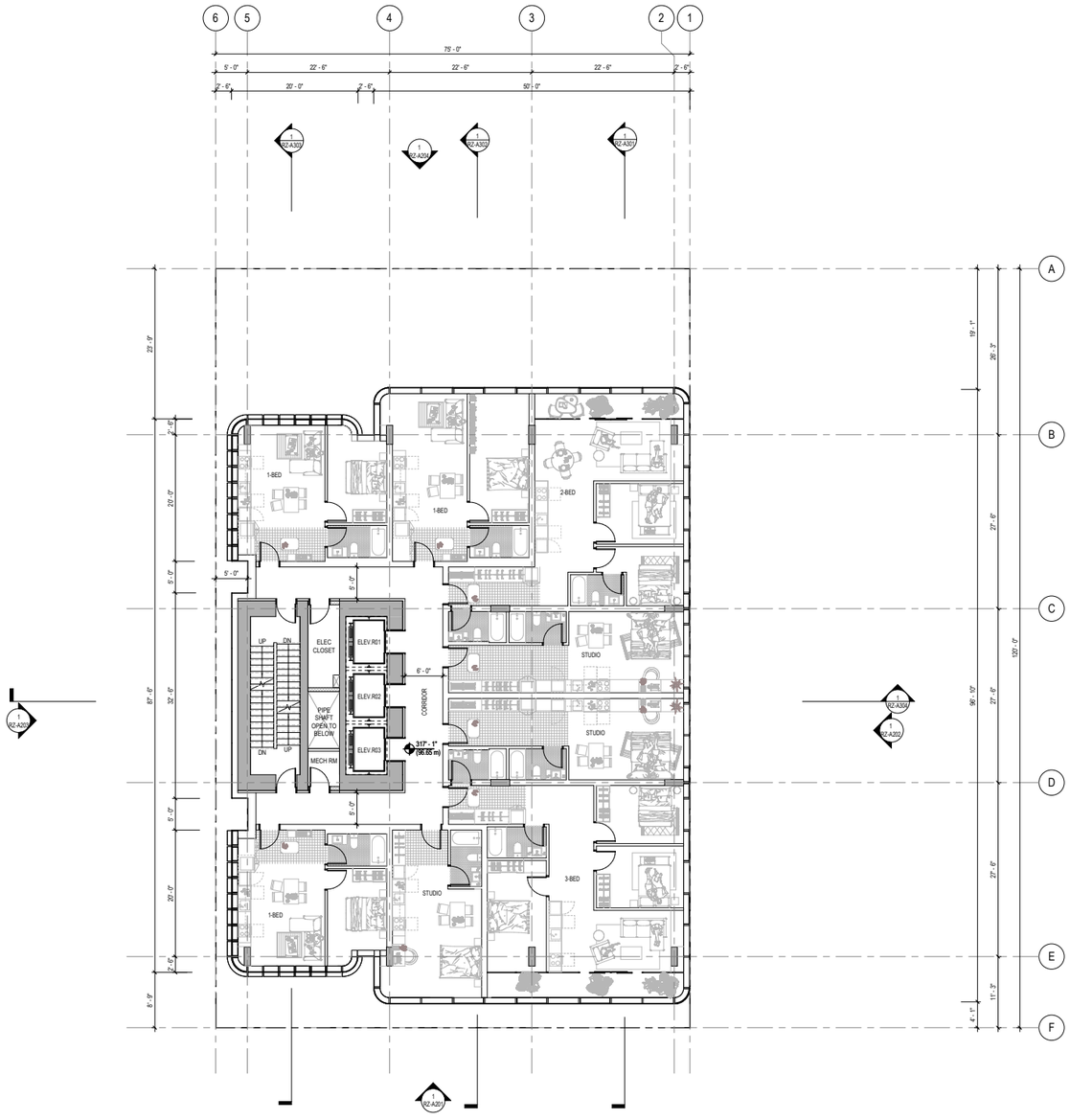
TITLE
FLOOR PLAN - LEVELS 12-22 RESIDENTIAL

SHEET NUMBER
RZ-A108

6.12.9 Level 23-33



2 LEVEL 23 AXO



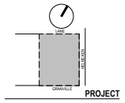
1 OVERALL FLOOR PLAN - L23 TO L33 (TYPICAL)
1/8" = 1'-0"

REZONING APPLICATION
MARCH 14, 2025

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KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

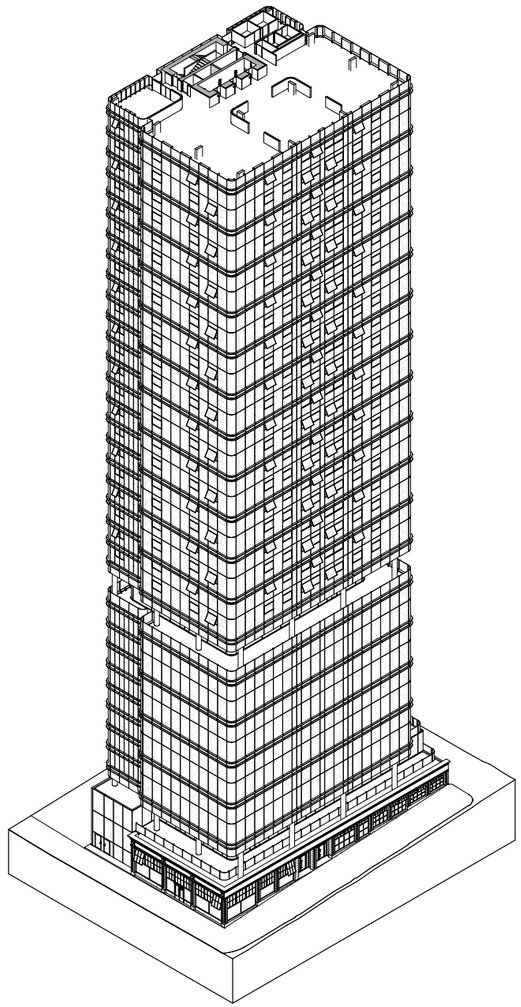
TITLE

FLOOR PLAN - LEVELS 23-33 RESIDENTIAL

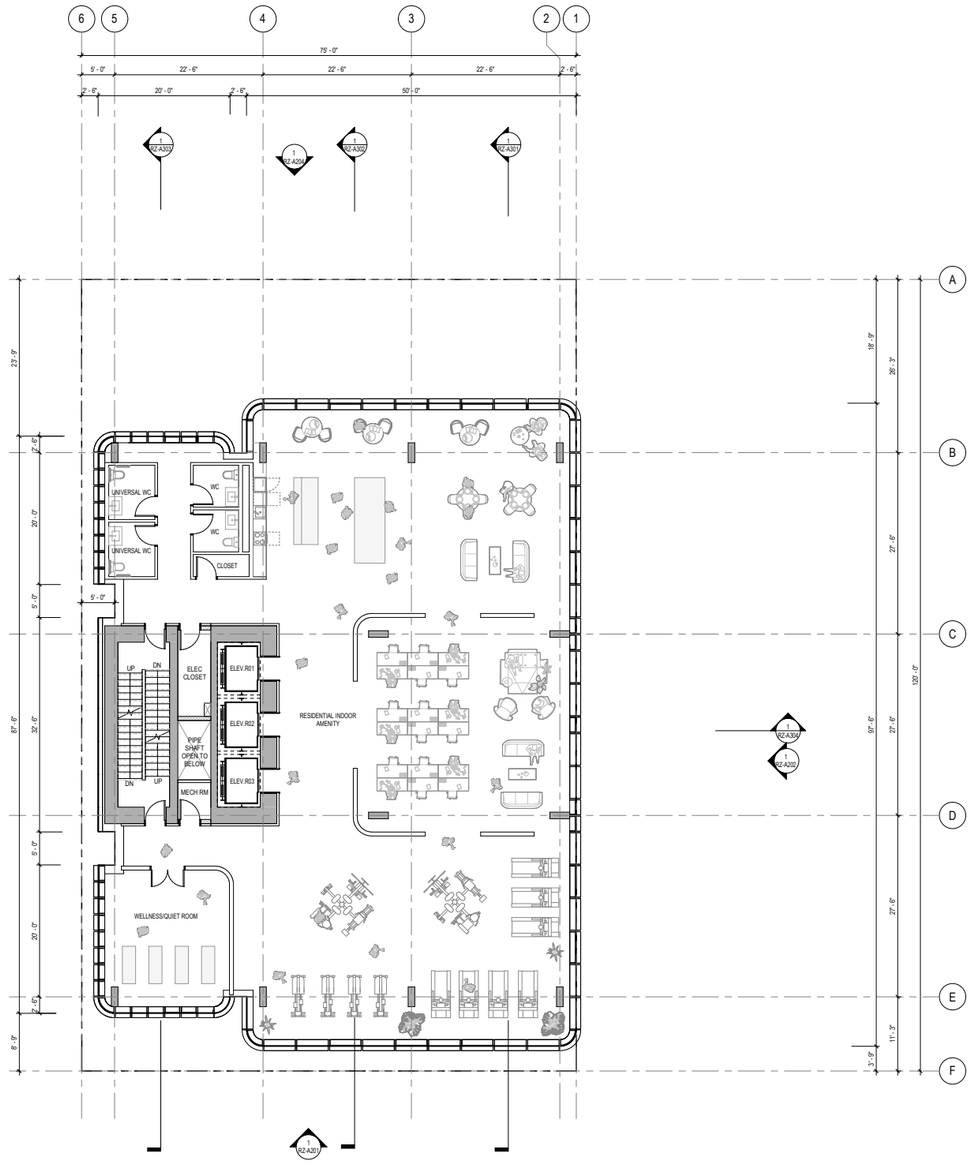
SHEET NUMBER

RZ-A109

6.12.10 Level 34



2 LEVEL 34 AXO



1 OVERALL FLOOR PLAN - LEVEL 34
1/8" = 1'-0"

Perkins&Will

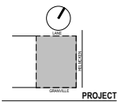
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

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ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

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TITLE

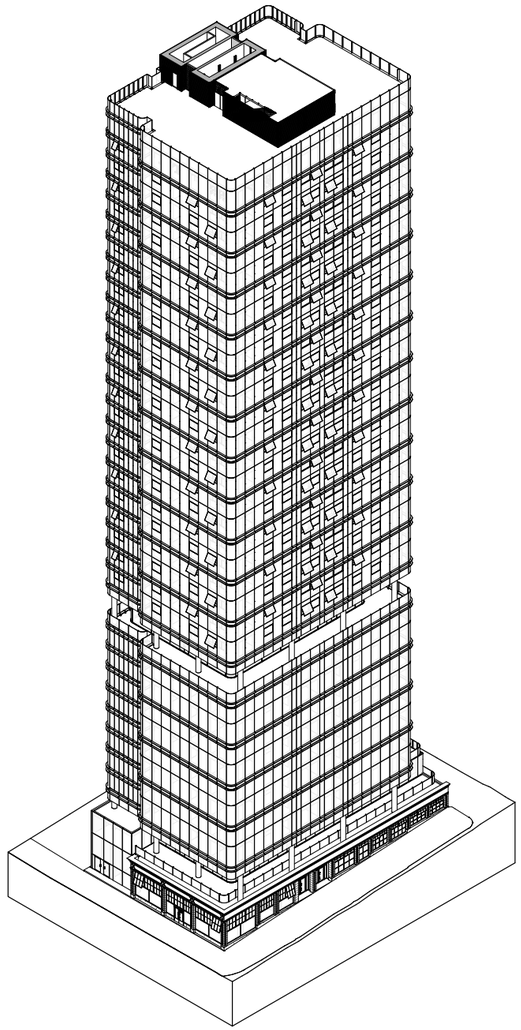
FLOOR PLAN - LEVEL 34 RESIDENTIAL INDOOR AMENITY

SHEET NUMBER

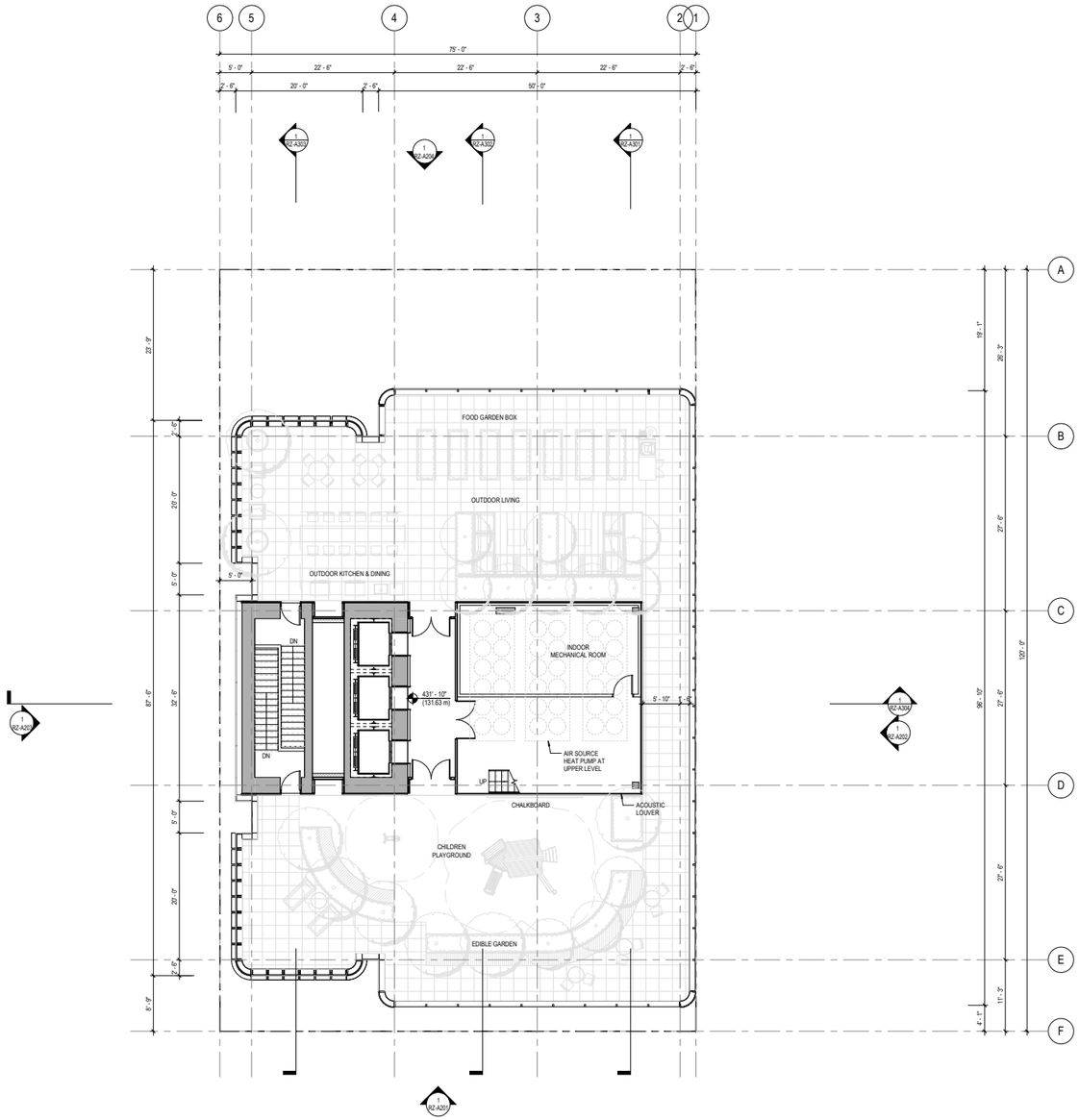
RZ-A110

Floor Plans

6.12.11 Level 35



3 LEVEL 35 AXO



1 OVERALL PLAN - LEVEL 35
1/8" = 1'-0"

Perkins&Will

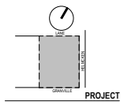
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

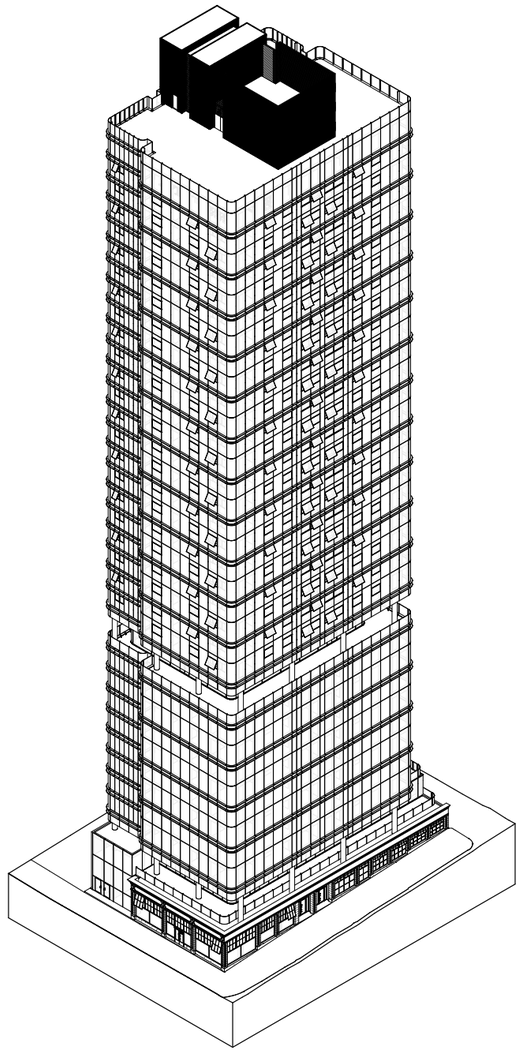
FLOOR PLAN - LEVEL 35 RESIDENTIAL OUTDOOR AMENITY

SHEET NUMBER

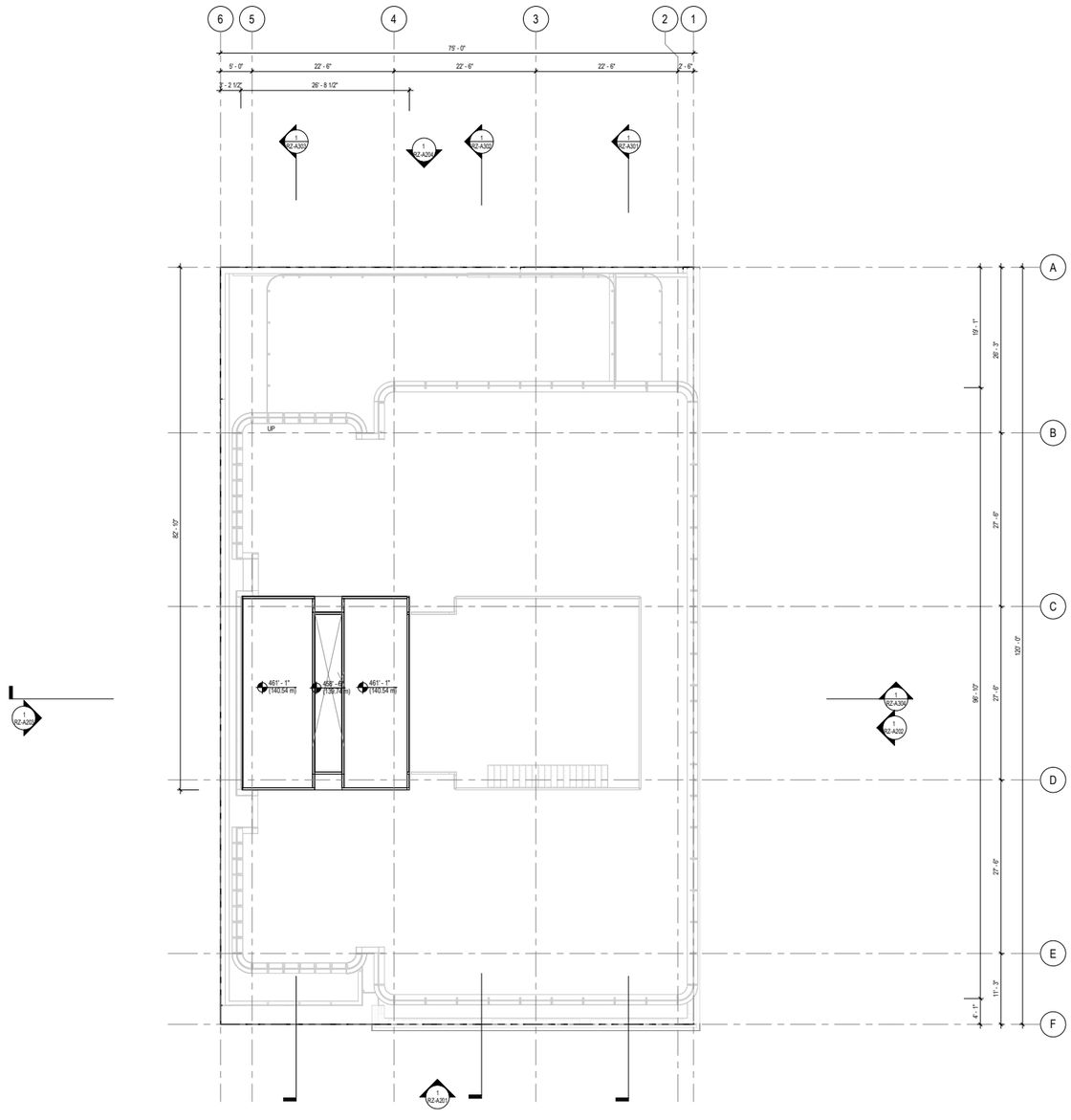
RZ-A111

Floor Plans

6.12.12 Roof Level



2 ROOF LEVEL AXO



1 OVERALL FLOOR PLAN - ROOF
1/8" = 1'-0"

Perkins&Will

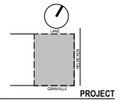
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

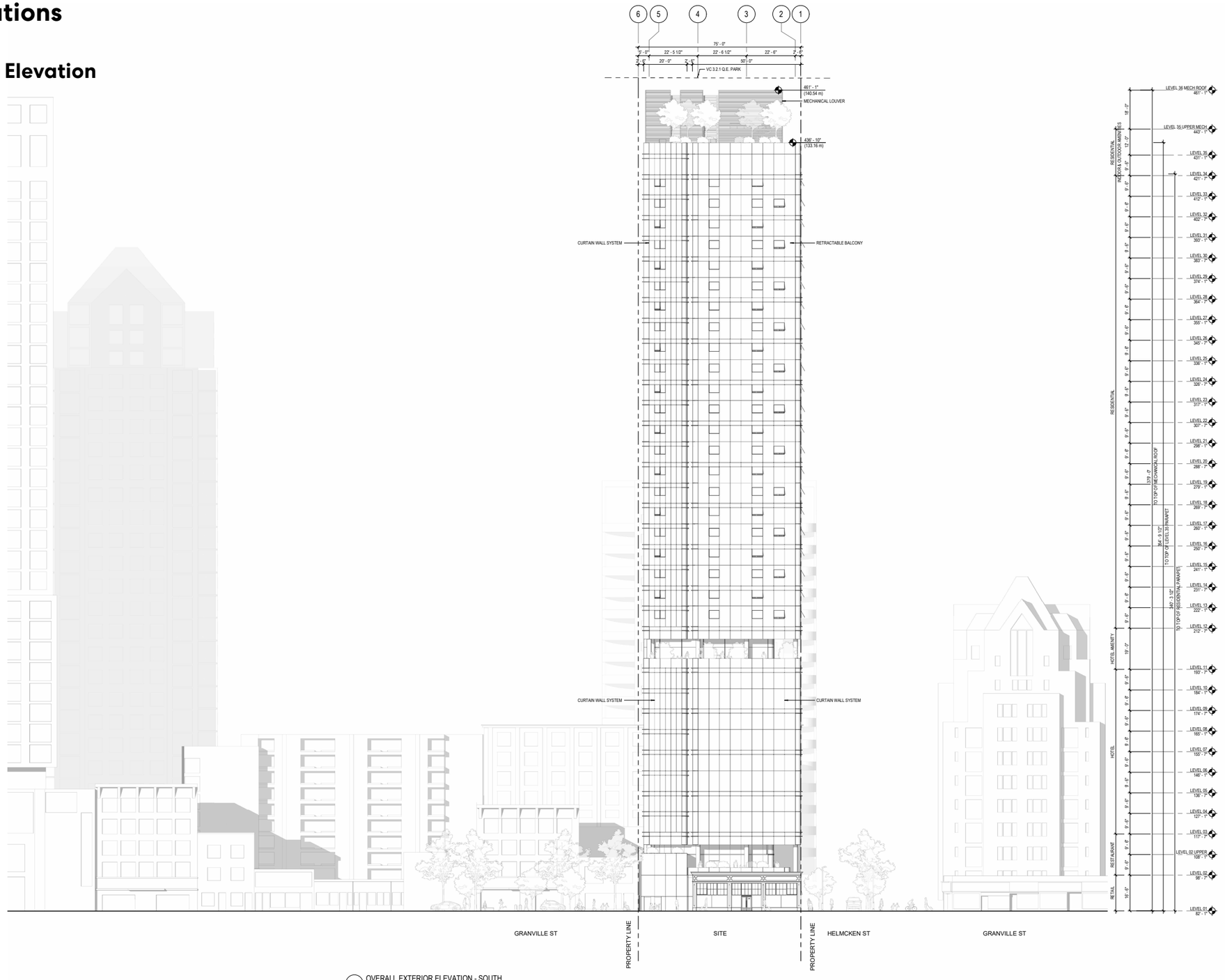
REVISIONS

TITLE
MECHANICAL ROOF PLAN

SHEET NUMBER
RZ-A112

6.13 Elevations

6.13.1 South Elevation



1 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

Perkins&Will

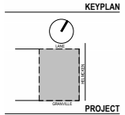
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

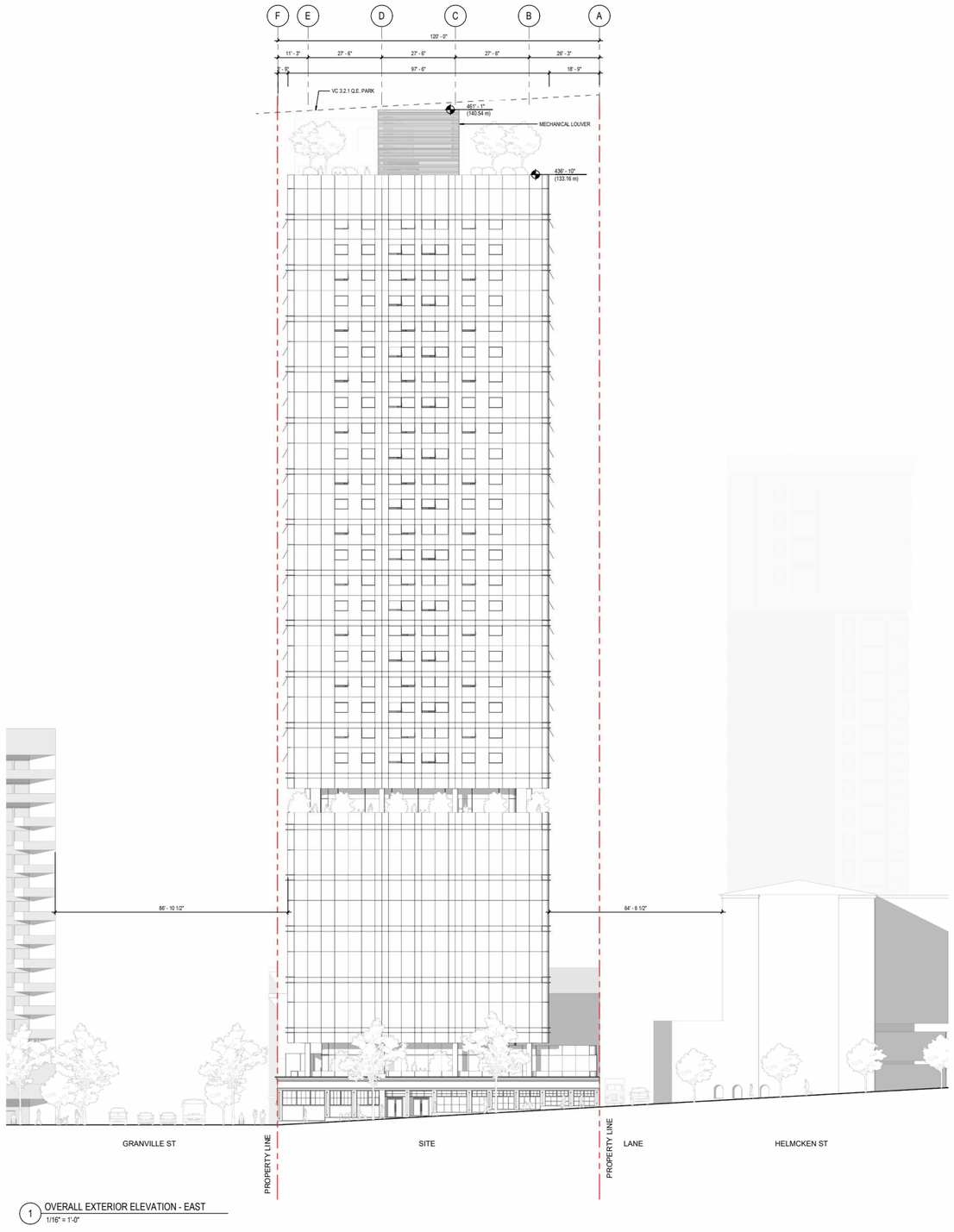
REVISIONS

TITLE
OVERALL EXTERIOR ELEVATION - SOUTH

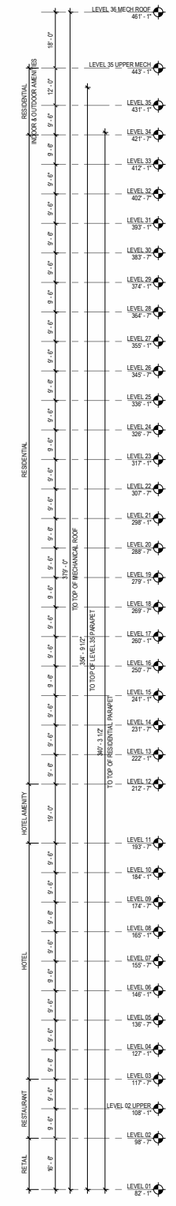
SHEET NUMBER
RZ-A201

Elevations

6.13.2 East Elevation



1 OVERALL EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



Perkins&Will

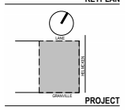
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

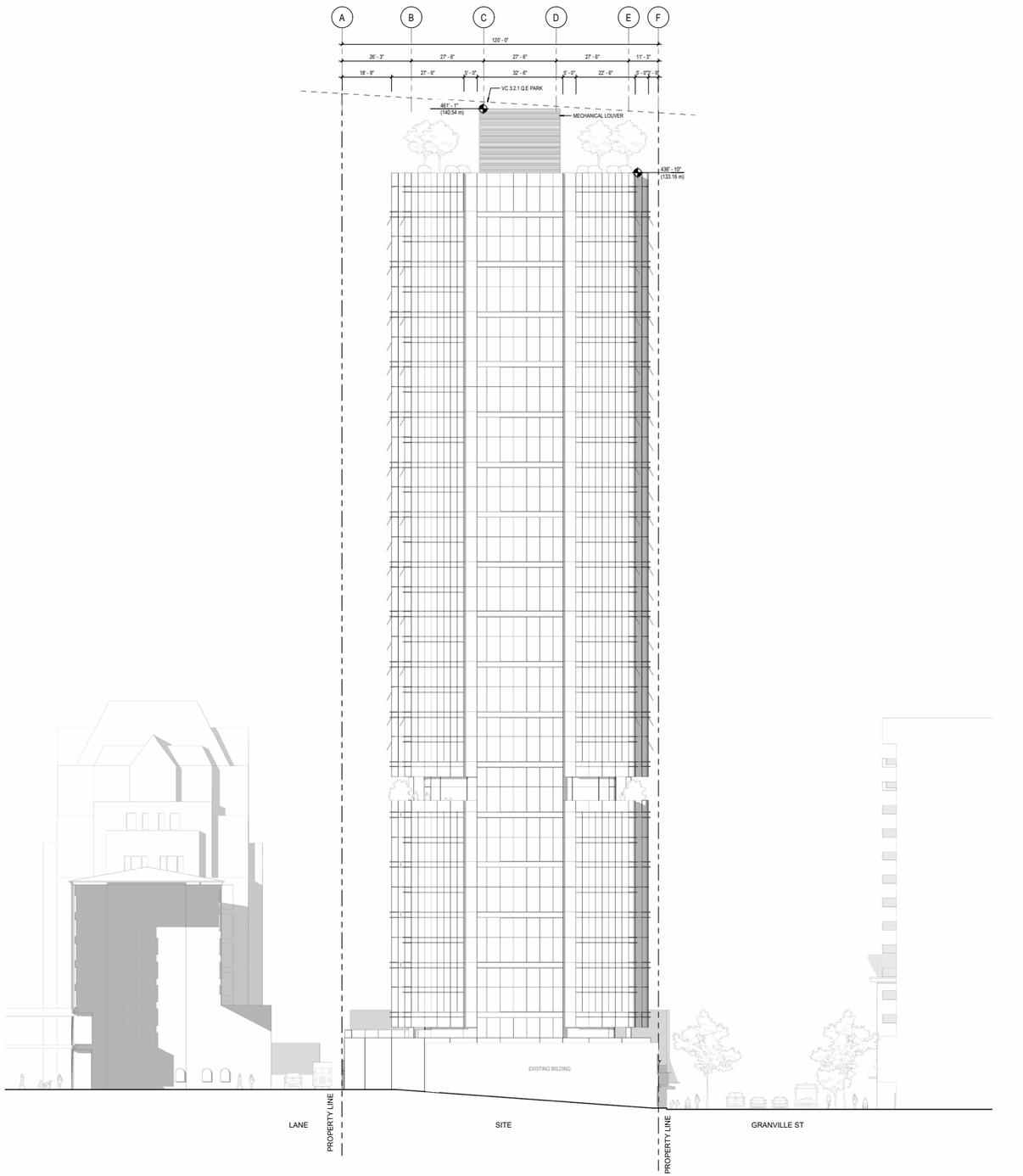
OVERALL EXTERIOR ELEVATION - EAST

SHEET NUMBER

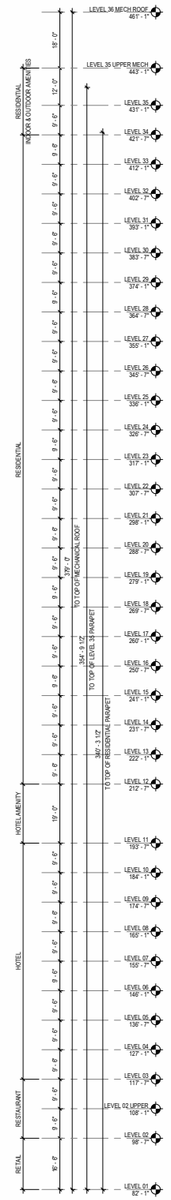
RZ-A202

Elevations

6.13.3 West Elevation



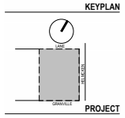
1 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



REZONING APPLICATION
MARCH 14, 2025

ISSUED
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KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411623.000

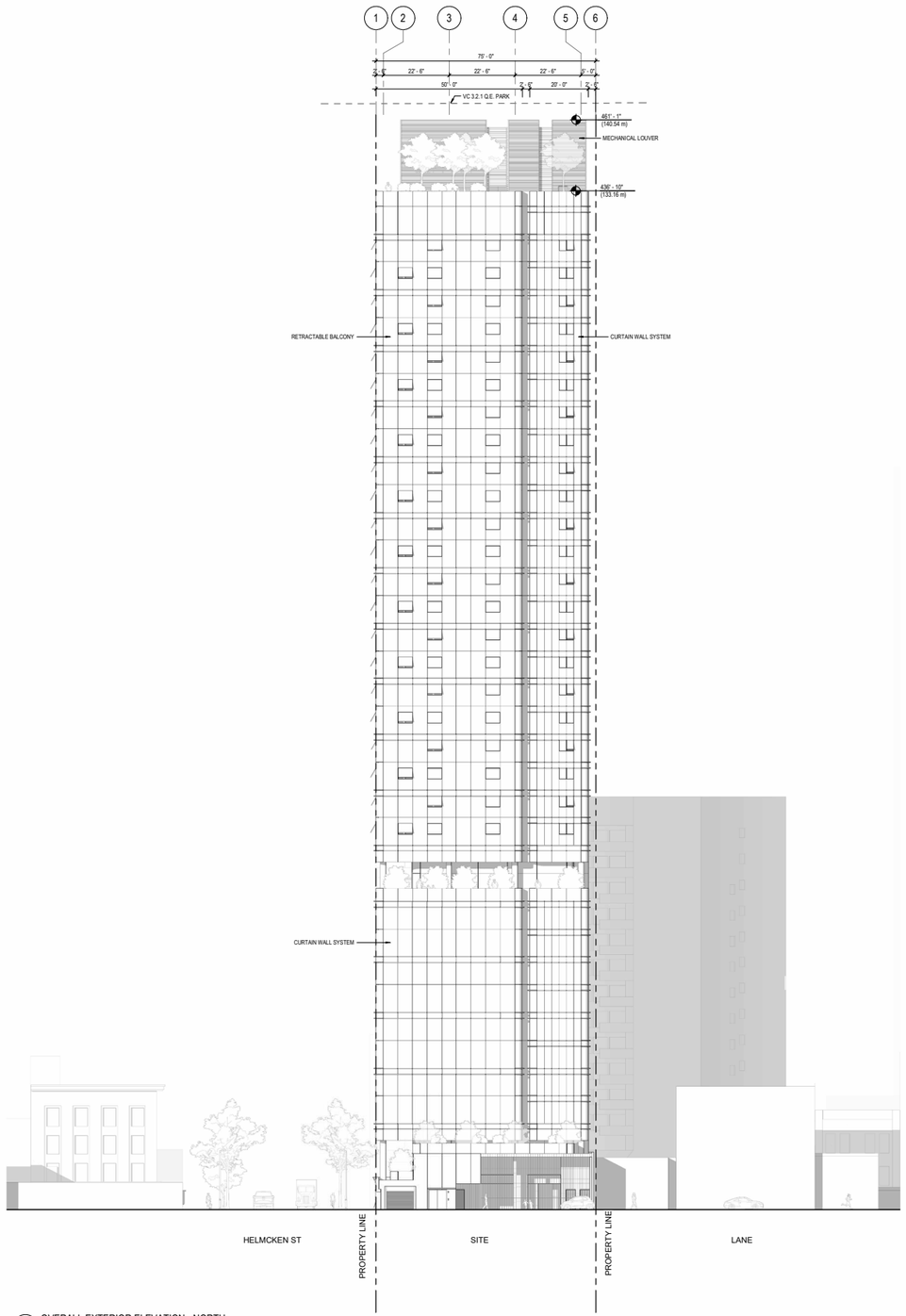
REVISIONS

TITLE
OVERALL EXTERIOR ELEVATION - WEST

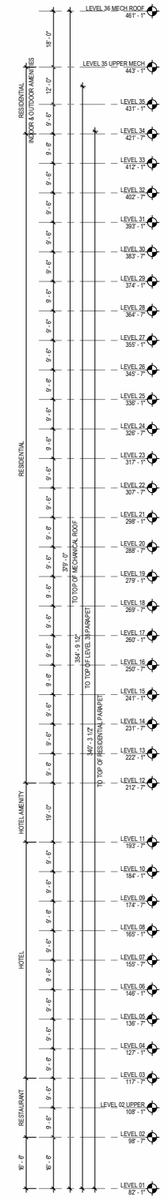
SHEET NUMBER
RZ-A203

Elevations

6.13.4 North Elevation



1 OVERALL EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



Perkins&Will

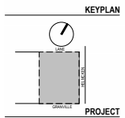
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR	DATE
REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

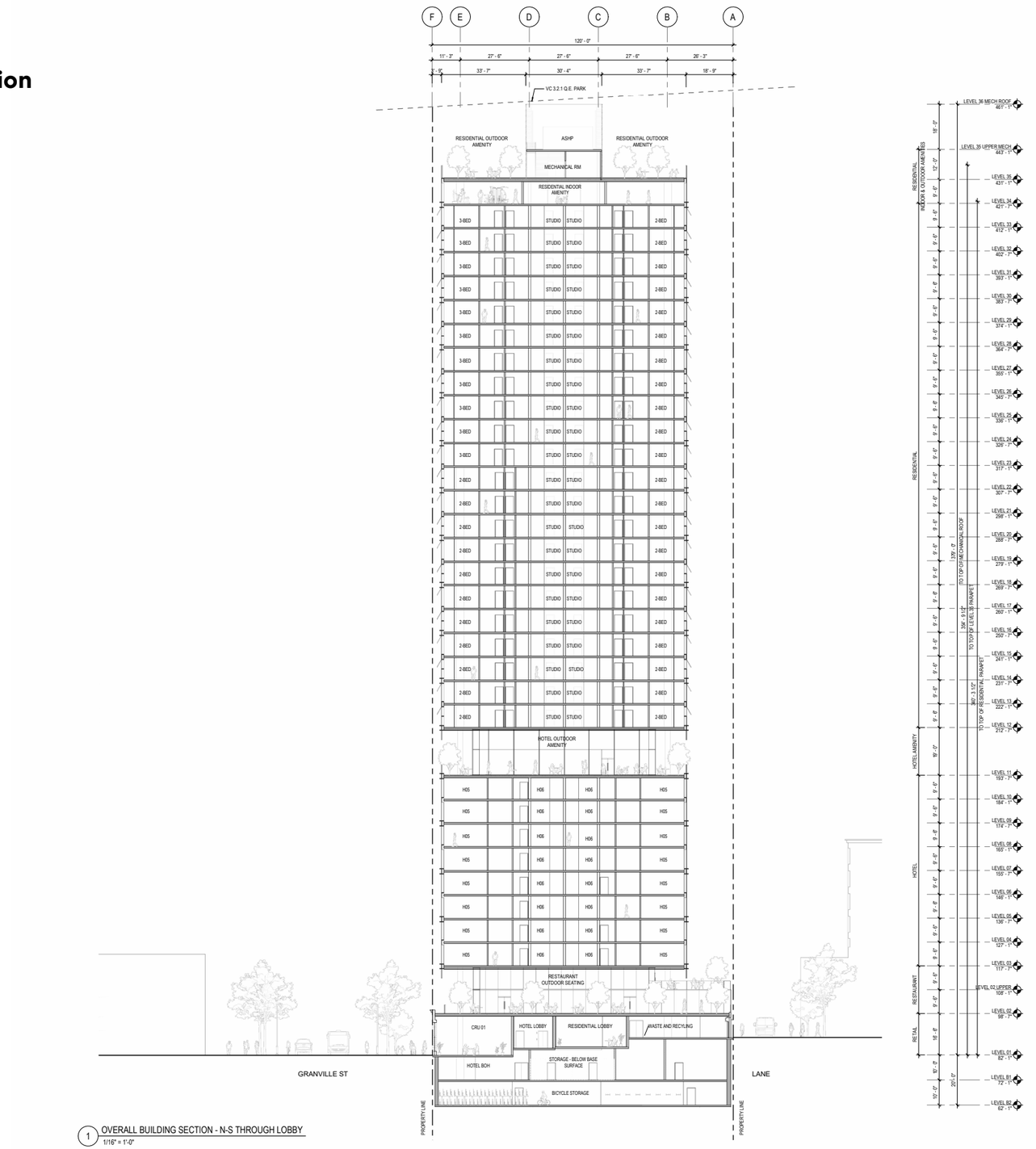
OVERALL EXTERIOR ELEVATION - NORTH

SHEET NUMBER

RZ-A204

6.14 Sections

6.14.1 North-South Section



1 OVERALL BUILDING SECTION - N-S THROUGH LOBBY
1/16" = 1'-0"

Perkins&Will

BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

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PROJECT

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VANCOUVER BC

PROJECT NUMBER
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REVISIONS

TITLE

OVERALL BUILDING SECTION - N-S THROUGH LOBBY

SHEET NUMBER

RZ-A301

Sections

6.14.2 North-South Section - Through Elevator Core



1 OVERALL BUILDING SECTION - N-S THROUGH ELEVATOR CORE
1/16" = 1'-0"

Perkins&Will

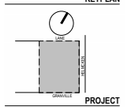
BONNIS PROPERTIES

REZONING APPLICATION
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ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
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REVISIONS

TITLE

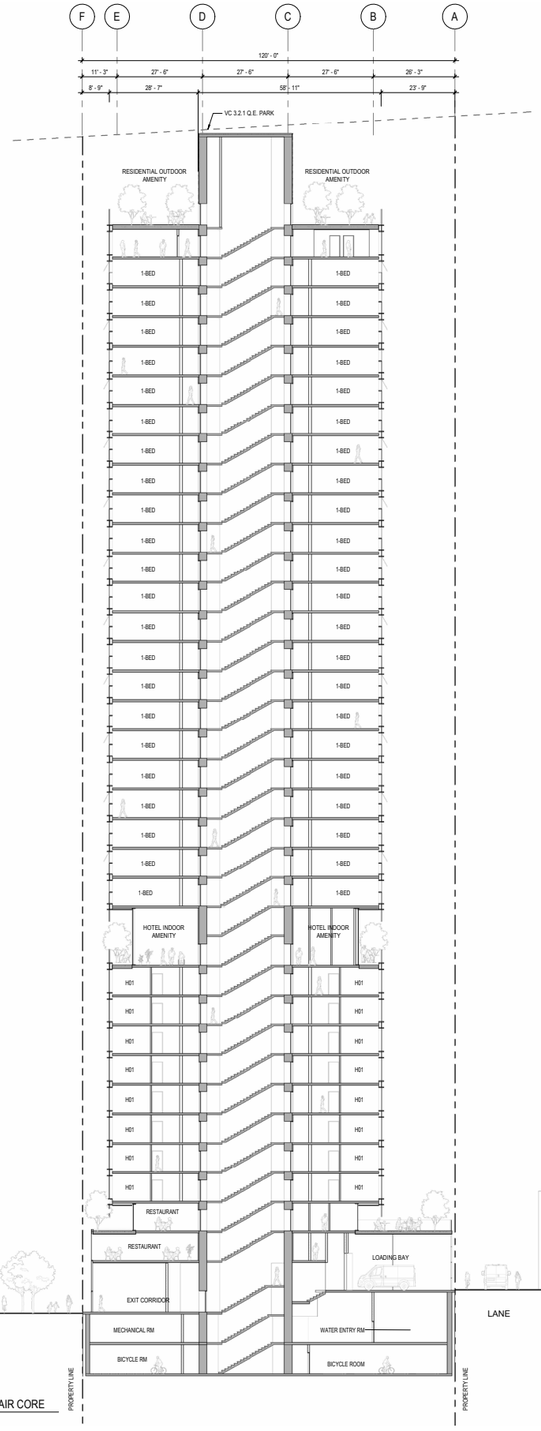
OVERALL BUILDING SECTION - N-S THROUGH ELEVATOR CORE

SHEET NUMBER

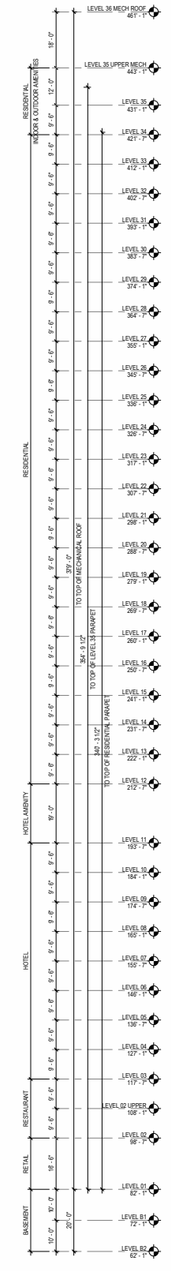
RZ-A302

Sections

6.14.3 North-South Section - Through Stair Core



1 OVERALL BUILDING SECTION - N-S THROUGH STAIR CORE
1/16" = 1'-0"



Perkins&Will

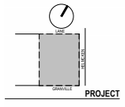
BONNIS PROPERTIES

REZONING APPLICATION
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KEYPLAN



PROJECT

1105 GRANVILLE
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REVISIONS

TITLE

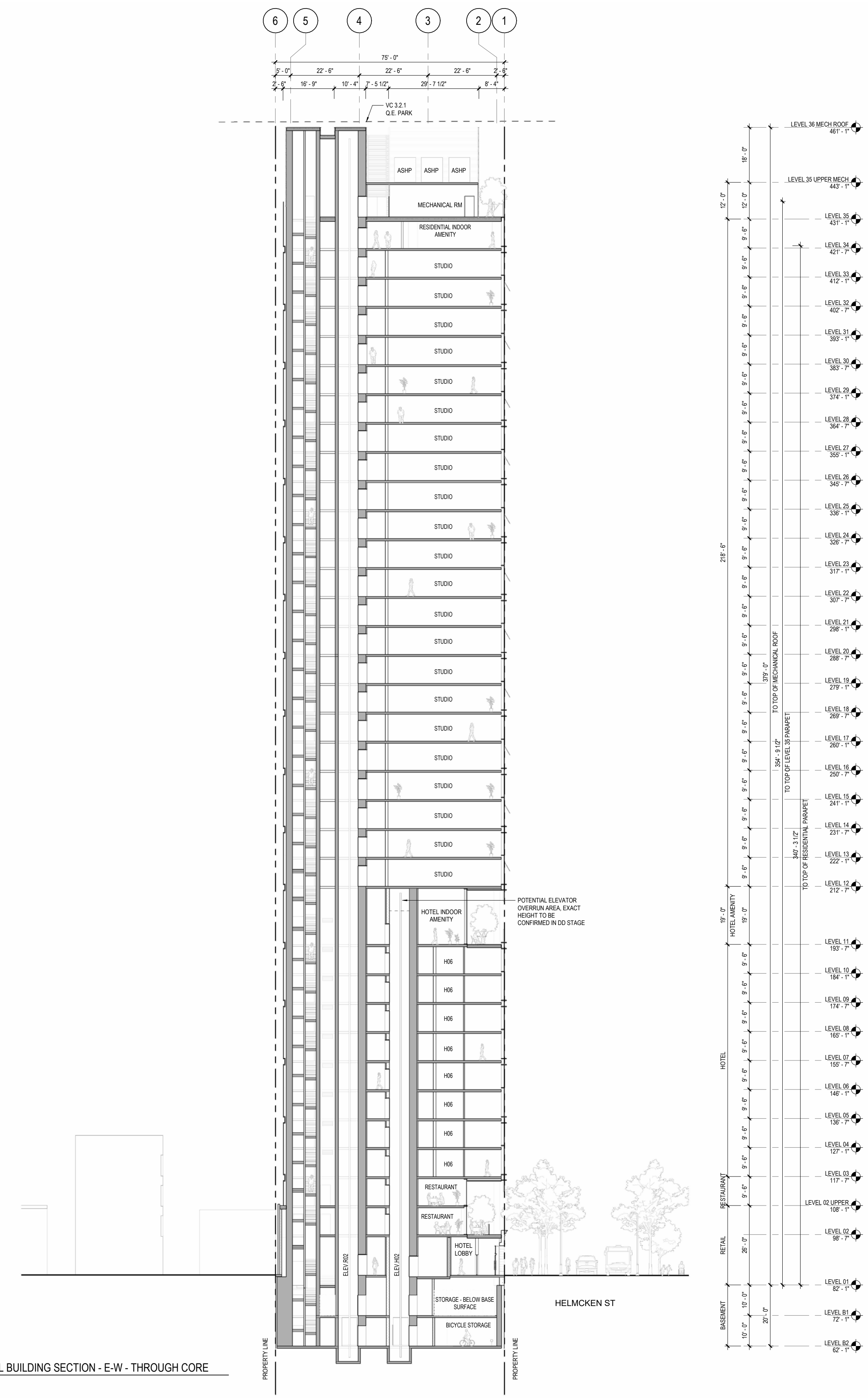
OVERALL BUILDING SECTION - N-S THROUGH STAIR CORE

SHEET NUMBER

RZ-A303

Sections

6.14.4 East-West Section - Through Core



1 OVERALL BUILDING SECTION - E-W - THROUGH CORE
1/16" = 1'-0"

Perkins&Will

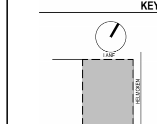
BONNIS PROPERTIES

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KEYPLAN



PROJECT

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REVISIONS

TITLE

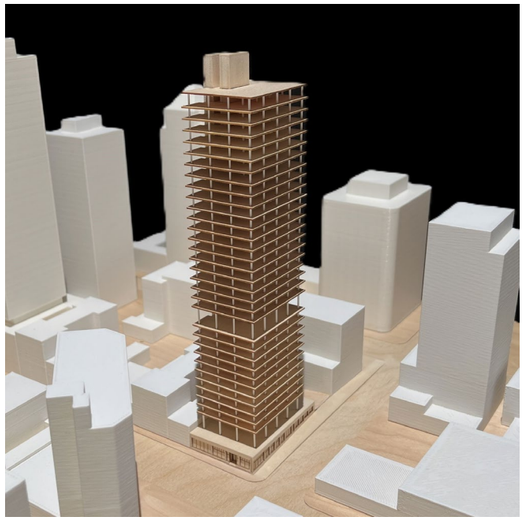
OVERALL BUILDING SECTION - E-W - THROUGH CORE

SHEET NUMBER

RZ-A304

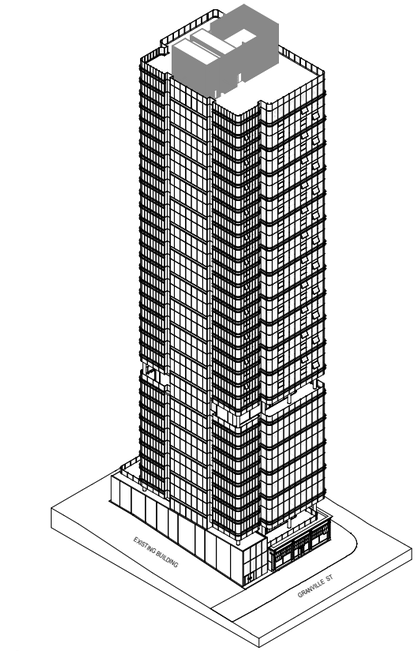
6.15 Overall Views

6.15.1 Overall Axonometrics and Physical Model Views

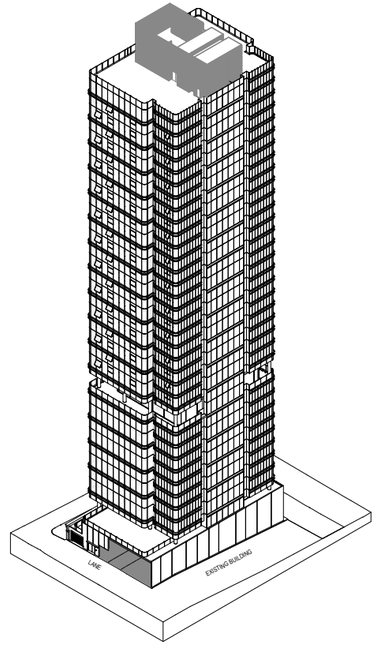




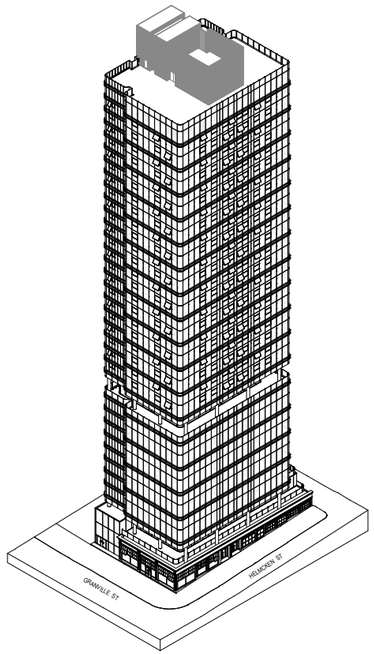
5 PHYSICAL MODEL VIEWS
NOT TO SCALE



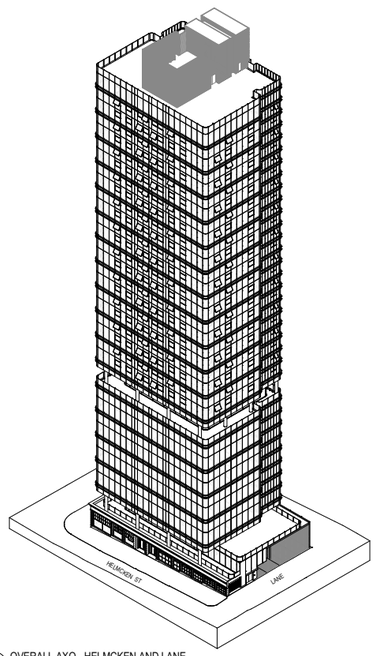
4 OVERALL AXO - EXISTING BUILDING AND GRANVILLE



3 OVERALL AXO - LANE AND EXISTING BUILDING



2 OVERALL AXO - GRANVILLE AND HELMCKEN



1 OVERALL AXO - HELMCKEN AND LANE

Perkins&Will

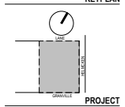
BONNIS PROPERTIES

REZONING APPLICATION
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ISSUED

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KEYPLAN



PROJECT

1105 GRANVILLE
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VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
AXONOMETRIC AND PHYSICAL MODEL VIEWS

SHEET NUMBER
RZ-A701

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6.16 Floor Plans - FSR Overlay

6.16.1 Project Data - Area Summary

FSR SUMMARY

LEVEL	TOTAL GFA		RETAIL				RESTAURANT				HOTEL						RESIDENTIAL							
											GFA		EXCLUSIONS		FSR		GFA		EXCLUSIONS				FSR	
			RETAIL GFA		RETAIL FSR		RESTAURANT GFA		RESTAURANT FSR		HOTEL GFA		AMENITY H EXCLUSION		HOTEL FSR		RESIDENTIAL GFA		AMENITY R EXCLUSION		SERVICES EXCLUSION		RESIDENTIAL FSR	
LEVEL 36 MECH ROOF	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 35 UPPER MECH	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 35	1,898 ft²	176 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	1,898 ft²	176 m²	0 ft²	0 m²	1,026 ft²	95 m²	871 ft²	81 m²
LEVEL 34	6,794 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,794 ft²	631 m²	5,978 ft²	555 m²	150 ft²	14 m²	666 ft²	62 m²
LEVEL 33	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 32	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 31	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 30	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 29	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 28	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 27	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 26	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 25	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 24	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 23	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 22	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 21	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 20	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 19	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 18	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 17	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 16	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 15	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 14	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 13	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 12	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,796 ft²	631 m²	0 ft²	0 m²	150 ft²	14 m²	6,646 ft²	617 m²
LEVEL 11	4,132 ft²	384 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	3,320 ft²	308 m²	3,020 ft²	281 m²	300 ft²	28 m²	813 ft²	75 m²	0 ft²	0 m²	150 ft²	14 m²	663 ft²	62 m²
LEVEL 10	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 09	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 08	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 07	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 06	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 05	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 04	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 03	6,796 ft²	631 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	6,091 ft²	566 m²	0 ft²	0 m²	6,091 ft²	566 m²	705 ft²	65 m²	0 ft²	0 m²	173 ft²	16 m²	532 ft²	49 m²
LEVEL 02 UPPER	4,084 ft²	379 m²	0 ft²	0 m²	0 ft²	0 m²	3,302 ft²	307 m²	3,302 ft²	307 m²	155 ft²	14 m²	0 ft²	0 m²	155 ft²	14 m²	628 ft²	58 m²	0 ft²	0 m²	150 ft²	14 m²	478 ft²	44 m²
LEVEL 02	5,211 ft²	484 m²	0 ft²	0 m²	0 ft²	0 m²	4,409 ft²	410 m²	4,409 ft²	410 m²	136 ft²	13 m²	0 ft²	0 m²	136 ft²	13 m²	665 ft²	62 m²	0 ft²	0 m²	184 ft²	17 m²	482 ft²	45 m²
LEVEL 01	6,343 ft²	589 m²	1,978 ft²	184 m²	1,978 ft²	184 m²	0 ft²	0 m²	0 ft²	0 m²	1,322 ft²	123 m²	0 ft²	0 m²	1,322 ft²	123 m²	3,043 ft²	283 m²	0 ft²	0 m²	0 ft²	0 m²	3,043 ft²	283 m²
TOTAL	232,328 ft²	21,584 m²	1,978 ft²	184 m²	1,978 ft²	184 m²	7,711 ft²	716 m²	7,711 ft²	716 m²	53,660 ft²	4,985 m²	3,020 ft²	281 m²	50,641 ft²	4,705 m²	168,978 ft²	15,699 m²	5,978 ft²	555 m²	6,341 ft²	589 m²	156,659 ft²	14,554 m²

FSR CALCULATION

PERMITTED			PROVIDED		
FSR AREA			FSR AREA		
HOTEL	N/A	N/A	HOTEL	50,641 ft²	4,705 m²
RESIDENTIAL	N/A	N/A	RESIDENTIAL *	156,659 ft²	14,554 m²
RESTAURANT	N/A	N/A	RESTAURANT	7,711 ft²	716 m²
RETAIL	N/A	N/A	RETAIL	1,978 ft²	184 m²
TOTAL	31,500 ft²	2,926.45 m²	TOTAL	216,989 ft²	20,159 m²
SITE AREA	9,000 ft²	836.13 m²			
FSR			FSR		
HOTEL	N/A		HOTEL	5.63	
RESIDENTIAL	N/A		RESIDENTIAL *	17.41	
RESTAURANT	N/A		RESTAURANT	0.86	
RETAIL	N/A		RETAIL	0.22	
TOTAL	3.50		TOTAL	24.11	

* SECURED MARKET RENTAL HOUSING

DRAWING INDEX - FSR

SHEET NUMBER	SHEET NAME	ISSUED FOR REZONING QC REVIEW | 06.03.2025	ISSUED FOR REZONING SUBMISSION | 14.03.2025
RZ-FSR001	PROJECT DATA AREA SUMMARY	•	•
RZ-FSR101	LEVELS 01-02 FSR OVERLAY	•	•
RZ-FSR102	LEVEL 02 UPPER AND LEVELS 03-10 FSR OVERLAY	•	•
RZ-FSR103	LEVEL 11 AND LEVELS 12-22 FSR OVERLAY	•	•
RZ-FSR104	LEVELS 23-33 AND LEVEL 34 FSR OVERLAY	•	•
RZ-FSR105	LEVEL 35 FSR OVERLAY	•	•

6

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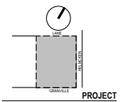
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

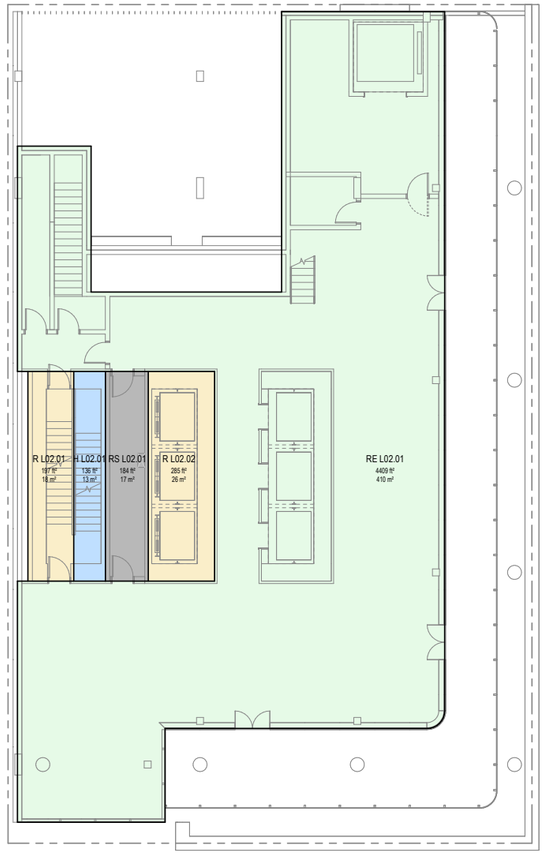
PROJECT DATA AREA SUMMARY

SHEET NUMBER

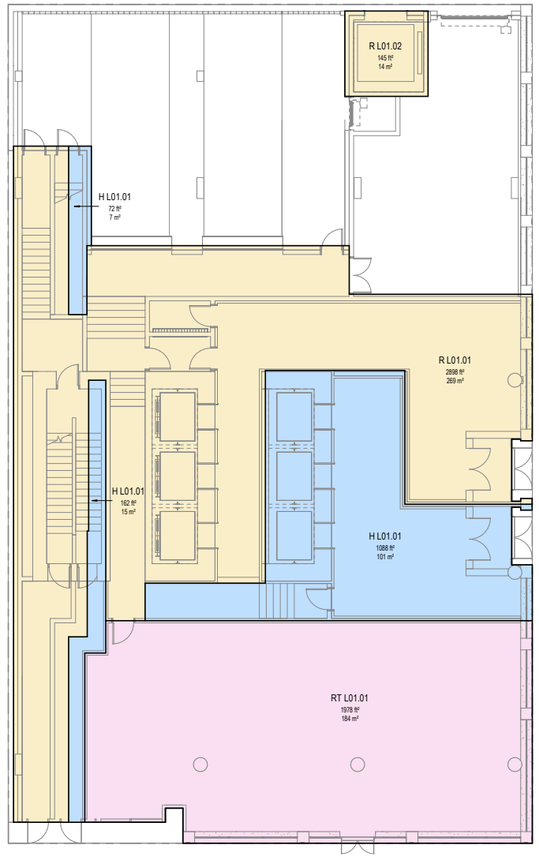
RZ-FSR001

Floor Plans - FSR Overlay

6.16.2 Level 02 and Level 01



3 LEVEL 02 - FSR OVERLAY
1/8" = 1'-0"



1 LEVEL 01 - FSR OVERLAY
1/8" = 1'-0"

LEGEND

H	HOTEL
HA	HOTEL AMENITY
HS	HOTEL M&E SERVICES
R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL M&E SERVICES
RE	RESTAURANT
RT	RETAIL

AREA SUMMARY - LEVEL 01

HOTEL	1,322 SF
FSR H AREA	1,322 SF
RESIDENTIAL	3,043 SF
FSR R AREA	3,043 SF
RETAIL	1,978 SF
FSR RT AREA	1,978 SF
TOTAL GFA	6,343 SF

HOTEL FSR AREA - LEVEL 01

HOTEL	H L01.01	1,322 SF
FSR H AREA		1,322 SF

RESIDENTIAL FSR AREA - LEVEL 01

RESIDENTIAL	R L01.01	2,898 SF
RESIDENTIAL	R L01.02	145 SF
FSR R AREA		3,043 SF

RETAIL FSR AREA - LEVEL 01

RETAIL	RT L01.01	1,978 SF
FSR RT AREA		1,978 SF

AREA SUMMARY - LEVEL 02

HOTEL	155 SF
FSR H AREA	155 SF
RESIDENTIAL	478 SF
FSR R AREA	478 SF
MECHANICAL	150 SF
FSR R EXCLUSION	150 SF
RESTAURANT	3,302 SF
FSR RE AREA	3,302 SF
TOTAL GFA	4,084 SF

HOTEL FSR AREA - LEVEL 02

HOTEL	H L02.01	136 SF
FSR H AREA		136 SF

RESIDENTIAL FSR AREA - LEVEL 02

RESIDENTIAL	R L02.01	197 SF
RESIDENTIAL	R L02.02	285 SF
FSR R AREA		482 SF

RESTAURANT FSR AREA - LEVEL 02

RESTAURANT	RE L02.01	4,409 SF
FSR RE AREA		4,409 SF

EXCLUSIONS FSR AREA - LEVEL 02

MECHANICAL	RS L02.01	184 SF
FSR R EXCLUSION		184 SF

Perkins&Will

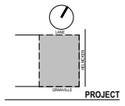
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

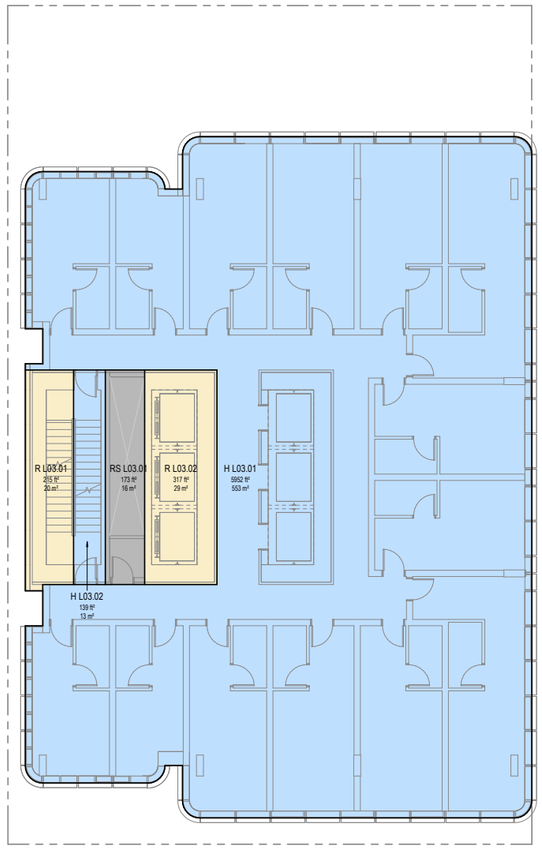
LEVELS 01-02 FSR OVERLAY

SHEET NUMBER

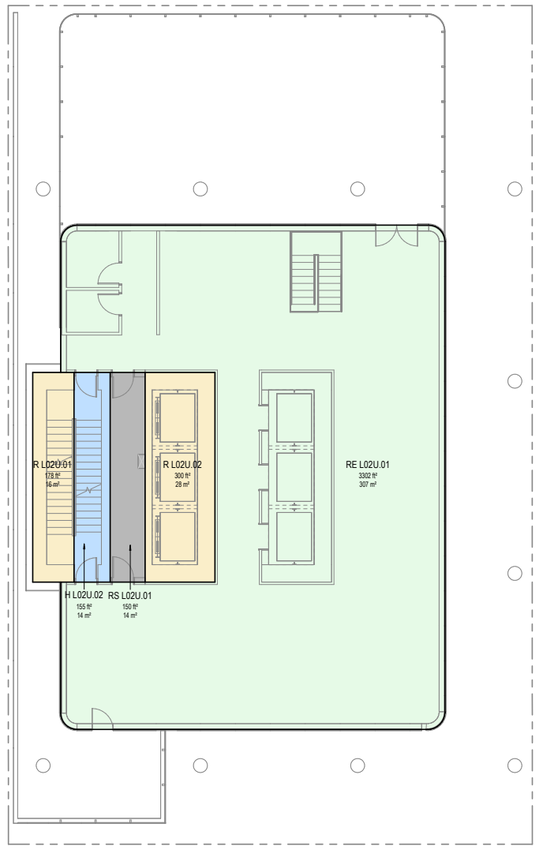
RZ-FSR101

Floor Plans - FSR Overlay

6.16.3 Level 03-10 and Level 02 Upper



2 LEVEL 03 - 10 FSR OVERLAY
1/8" = 1'-0"



1 LEVEL 02 UPPER - FSR OVERLAY
1/8" = 1'-0"

LEGEND

H	HOTEL
HA	HOTEL AMENITY
HS	HOTEL M&E SERVICES
R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL M&E SERVICES
RE	RESTAURANT
RT	RETAIL

AREA SUMMARY - LEVEL 02 UPPER

HOTEL	155 SF
FSR H AREA	155 SF
RESIDENTIAL	478 SF
FSR R AREA	478 SF
MECHANICAL	150 SF
FSR R EXCLUSION	150 SF
RESTAURANT	3,302 SF
FSR RE AREA	3,302 SF
TOTAL GFA	4,084 SF

HOTEL FSR AREA - LEVEL 02 UPPER

HOTEL	H L02U.02	155 SF
FSR H AREA		155 SF

RESIDENTIAL FSR AREA - LEVEL 02 UPPER

RESIDENTIAL	R L02U.01	178 SF
RESIDENTIAL	R L02U.02	300 SF
FSR R AREA		478 SF

RESTAURANT FSR AREA - LEVEL 02 UPPER

RESTAURANT	RE L02U.01	3,302 SF
FSR RE AREA		3,302 SF

EXCLUSIONS FSR AREA - LEVEL 02 UPPER

MECHANICAL	RS L02U.01	150 SF
FSR R EXCLUSION		150 SF

AREA SUMMARY - LEVEL 03

HOTEL	6,091 SF
FSR H AREA	6,091 SF
RESIDENTIAL	532 SF
FSR R AREA	532 SF
MECHANICAL	173 SF
FSR R EXCLUSION	173 SF
TOTAL GFA	6,796 SF

HOTEL FSR AREA - LEVEL 03

HOTEL	H L03.01	5,952 SF
HOTEL	H L03.02	139 SF
FSR H AREA		6,091 SF

RESIDENTIAL FSR AREA - LEVEL 03

RESIDENTIAL	R L03.01	215 SF
RESIDENTIAL	R L03.02	317 SF
FSR R AREA		532 SF

EXCLUSIONS FSR AREA - LEVEL 03

MECHANICAL	RS L03.01	173 SF
FSR R EXCLUSION		173 SF

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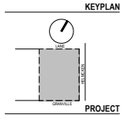
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
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REVISIONS

TITLE

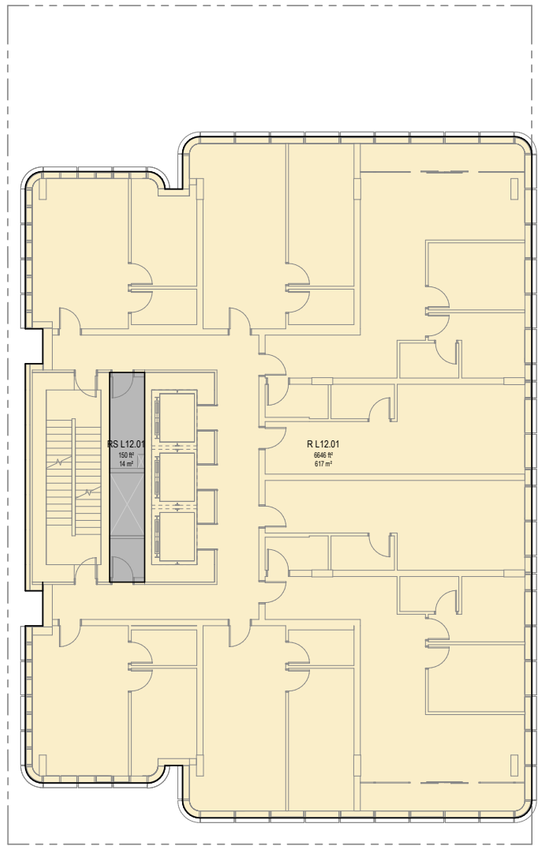
LEVEL 02 UPPER AND LEVELS 03-10 FSR OVERLAY

SHEET NUMBER

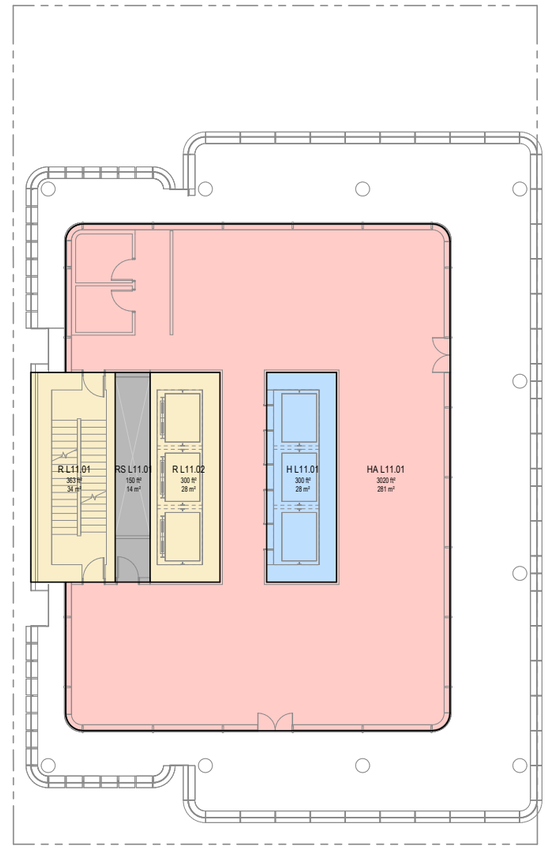
RZ-FSR102

Floor Plans - FSR Overlay

6.16.4 Levels 12-22 and Level 11



2 LEVEL 12-22 FSR OVERLAY
1/8" = 1'-0"



1 LEVEL 11 - FSR OVERLAY
1/8" = 1'-0"

LEGEND

H	HOTEL
HA	HOTEL AMENITY
HS	HOTEL M&E SERVICES
R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL M&E SERVICES
RE	RESTAURANT
RT	RETAIL

AREA SUMMARY - LEVEL 11

HOTEL	300 SF
FSR H AREA	300 SF
AMENITY	3,020 SF
FSR H EXCLUSION	3,020 SF
RESIDENTIAL	663 SF
FSR R AREA	663 SF
MECHANICAL	150 SF
FSR R EXCLUSION	150 SF
TOTAL GFA	4,132 SF

HOTEL FSR AREA - LEVEL 11

HOTEL	H L11.01	300 SF
FSR H AREA		300 SF

RESIDENTIAL FSR AREA - LEVEL 11

RESIDENTIAL	R L11.01	363 SF
RESIDENTIAL	R L11.02	300 SF
FSR R AREA		663 SF

EXCLUSIONS FSR AREA - LEVEL 11

AMENITY	HA L11.01	3,020 SF
FSR H EXCLUSION		3,020 SF
MECHANICAL	RS L11.01	150 SF
FSR R EXCLUSION		150 SF

AREA SUMMARY - LEVEL 12

RESIDENTIAL	6,646 SF
FSR R AREA	6,646 SF
MECHANICAL	150 SF
FSR R EXCLUSION	150 SF
TOTAL GFA	6,796 SF

RESIDENTIAL FSR AREA - LEVEL 12

RESIDENTIAL	R L12.01	6,646 SF
FSR R AREA		6,646 SF

EXCLUSIONS FSR AREA - LEVEL 12

MECHANICAL	RS L12.01	150 SF
FSR R EXCLUSION		150 SF

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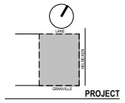
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE

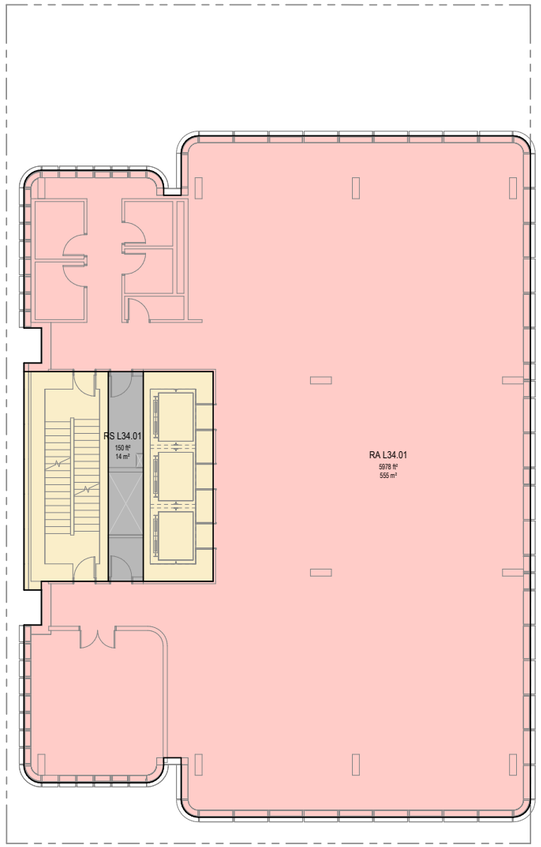
LEVEL 11 AND LEVELS 12-22 FSR OVERLAY

SHEET NUMBER

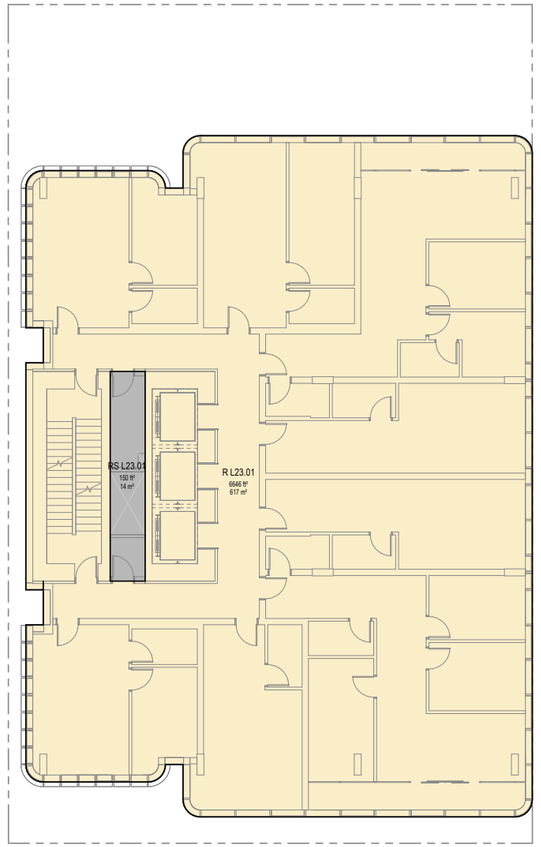
RZ-FSR103

Floor Plans - FSR Overlay

6.16.5 Levels 23-33 and Level 34



2 LEVEL 34 - RESIDENTIAL AMENITY FSR OVERLAY
1/8" = 1'-0"



1 LEVELS 23-33 FSR OVERLAY
1/8" = 1'-0"

LEGEND

H	HOTEL
HA	HOTEL AMENITY
HS	HOTEL M&E SERVICES
R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL M&E SERVICES
RE	RESTAURANT
RT	RETAIL

AREA SUMMARY - LEVEL 23

RESIDENTIAL	6,646 SF
FSR R AREA	6,646 SF
MECHANICAL	150 SF
FSR R EXCLUSION	150 SF
TOTAL GFA	6,796 SF

RESIDENTIAL FSR AREA - LEVEL 23

RESIDENTIAL	R L23.01	6,646 SF
FSR R AREA		6,646 SF

EXCLUSIONS FSR AREA - LEVEL 23

MECHANICAL	RS L23.01	150 SF
FSR R EXCLUSION		150 SF

AREA SUMMARY - LEVEL 34

RESIDENTIAL	666 SF
FSR R AREA	666 SF
AMENITY	5,978 SF
MECHANICAL	150 SF
FSR R EXCLUSION	6,128 SF
TOTAL GFA	6,794 SF

RESIDENTIAL FSR AREA - LEVEL 34

RESIDENTIAL	R L34.01	366 SF
RESIDENTIAL	R L34.02	300 SF
FSR R AREA		666 SF

EXCLUSIONS FSR AREA - LEVEL 34

AMENITY	RA L34.01	5,978 SF
MECHANICAL	RS L34.01	150 SF
FSR R EXCLUSION		6,128 SF

Perkins&Will

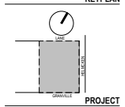
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
LEVELS 23-33 AND LEVEL 34 FSR OVERLAY

SHEET NUMBER
RZ-FSR104

Floor Plans - FSR Overlay

6.16.6 Level 35

LEGEND

H	HOTEL
HA	HOTEL AMENITY
HS	HOTEL M&E SERVICES
R	RESIDENTIAL
RA	RESIDENTIAL AMENITY
RS	RESIDENTIAL M&E SERVICES
RE	RESTAURANT
RT	RETAIL

AREA SUMMARY - LEVEL 35

RESIDENTIAL	871 SF
FSR R AREA	871 SF
MECHANICAL	1,026 SF
FSR R EXCLUSION	1,026 SF
TOTAL GFA	1,898 SF

RESIDENTIAL FSR AREA - LEVEL 35

RESIDENTIAL	R L.35.01	369 SF
RESIDENTIAL	R L.35.02	503 SF
FSR R AREA		871 SF

EXCLUSIONS FSR AREA - LEVEL 35

MECHANICAL	RS L.35.01	128 SF
MECHANICAL	RS L.35.02	898 SF
FSR R EXCLUSION		1,026 SF



2 LEVEL 35 FSR OVERLAY
1/8" = 1'-0"

Perkins&Will

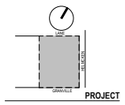
BONNIS PROPERTIES

REZONING APPLICATION
MARCH 14, 2025

ISSUED

ISSUED FOR REZONING SUBMISSION	2025/03/14

KEYPLAN



PROJECT

1105 GRANVILLE
1105-1109 GRANVILLE ST,
VANCOUVER BC

PROJECT NUMBER
411823.000

REVISIONS

TITLE
LEVEL 35 FSR OVERLAY

SHEET NUMBER
RZ-FSR105

The Granville Street streetscape is defined by its special paving, lighting, furnishings, and wide sidewalks and street trees. The introduction of the restaurant and amenity patios reflects and vertically extends the bustling activity and vibrant spirit of Granville Street.

Section 7.0

Landscape Drawings

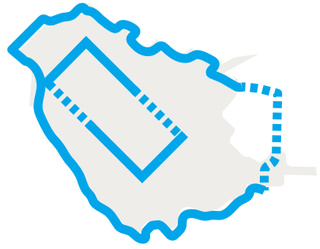
Contents

7.1	Public Space Framework	124
7.2	Existing Public Space	126
7.3	Comox-Helmcken Greenway	128
7.4	Events	129
7.5	Existing Streetscape	130
7.6	Granville Street	132
7.7	Helmcken Street	133
7.8	Street Level	134
7.9	L2 Restaurant and Upper L2 Roof Patio	138
7.10	L11 Hotel Amenity Terrace	142
7.11	L35 Rooftop Amenity Terrace	146
7.12	Landscape Drawings	150

7.1 Public Space Framework

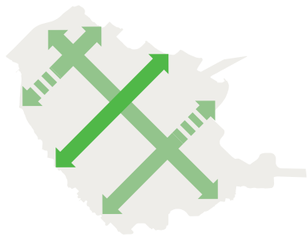
3.1 Key Moves

The three Key Moves represent a set of integrated spatial transformations that build on the Downtown assets, guide how the public space network will be expanded, improved and connected.



Complete the Loops

The completed Seawall Loop and Downtown Loop (Davie, Denman, Robson and Granville Streets) provide a strong framework for the Downtown public space network, and connects most of the Downtown's key open spaces and amenities. Gaps in the loops should be filled to create a continuous, coherent pedestrian experience that encourages more active uses and attracts a broader range of people.



Connect Shore-to-Shore

In many ways Downtown Vancouver, is defined by its relationship to the water. Taking advantage of this remarkable natural amenity, Shore-to-Shore connections run across the peninsula, connecting neighbourhoods to the shore with active transportation routes and natural corridors that support rainwater management, biodiversity and habitat.



Fill in the Gaps

Currently, most public spaces in the Downtown withstand heavy use and must fill multiple functions. The addition of new public spaces and renewal/ expansion of existing spaces will provide more equitable access across the peninsula, and ensure that all residents and employees are able to enjoy a range of public spaces and experiences (ie. "function") in their local neighbourhoods.



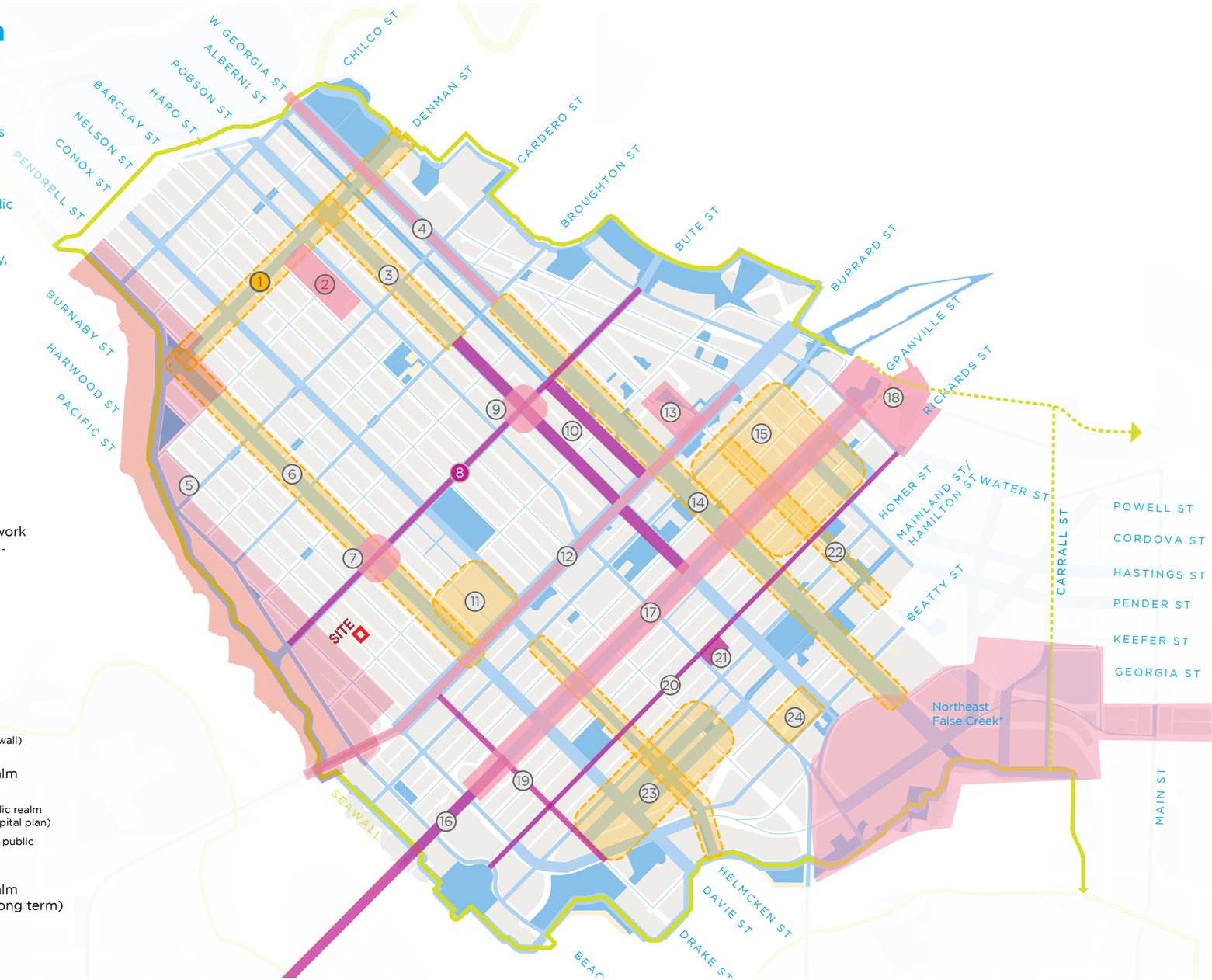
Downtown Vancouver Skyline and Waterfront

Opportunities for Public Realm Improvements Legends and Names

1. Denman Street Public Realm Improvements
2. West End Community Centre Renewal
3. Lower Robson Public Realm Improvements
4. West Georgia Complete Street
5. West End Waterfront Master Plan
6. Davie Street Public Realm Improvements
7. Heart of Davie Village
8. Bute Street Greenway
9. Bute-Robson Plaza
10. Robson Village
11. Former St. Paul's Hospital's site Public Realm Opportunities
12. Burrard Street Public Realm Improvements
13. Burrard Station Area Public Realm Improvements
14. Georgia Street Public Realm Improvements
15. New public space opportunities
16. Granville Bridge Connector
17. Granville Street Refresh
18. Waterfront Station Area Planning
19. Drake Street Public Realm Improvements
20. Helmcken Street Public Realm Improvements
21. Richards Street Public Realm Improvements
22. New Park at Smithe and Richards
23. Dunsmuir Street Public Realm Improvements
24. Yaletown High Streets Public Realm Improvements
25. 800 Beatty Block Public Realm Improvements
26. Northeast False Creek Community Plan and Park

3.2 Downtown Public Space Framework

Several public space projects and planning initiatives are currently underway across the Downtown. The Strategy builds on these, and the Public Space Framework, which also highlights new priorities that will require further study, investment and community partnerships.



Existing Public Space Network

- Key public open spaces - parks, plazas, etc.
- Ceremonial Street
- High Street
- Greenway
- Pedestrian Connector
- Local Street
- Seaside Greenway (Seawall)

Opportunities for Public Realm Improvements (short term)

- Areas with upcoming public realm improvements (current capital plan)
- Upcoming study areas for public realm planning

Opportunities for Public Realm Improvements (medium to long term)

- Opportunities for public realm improvements

7.2 Existing Public Space

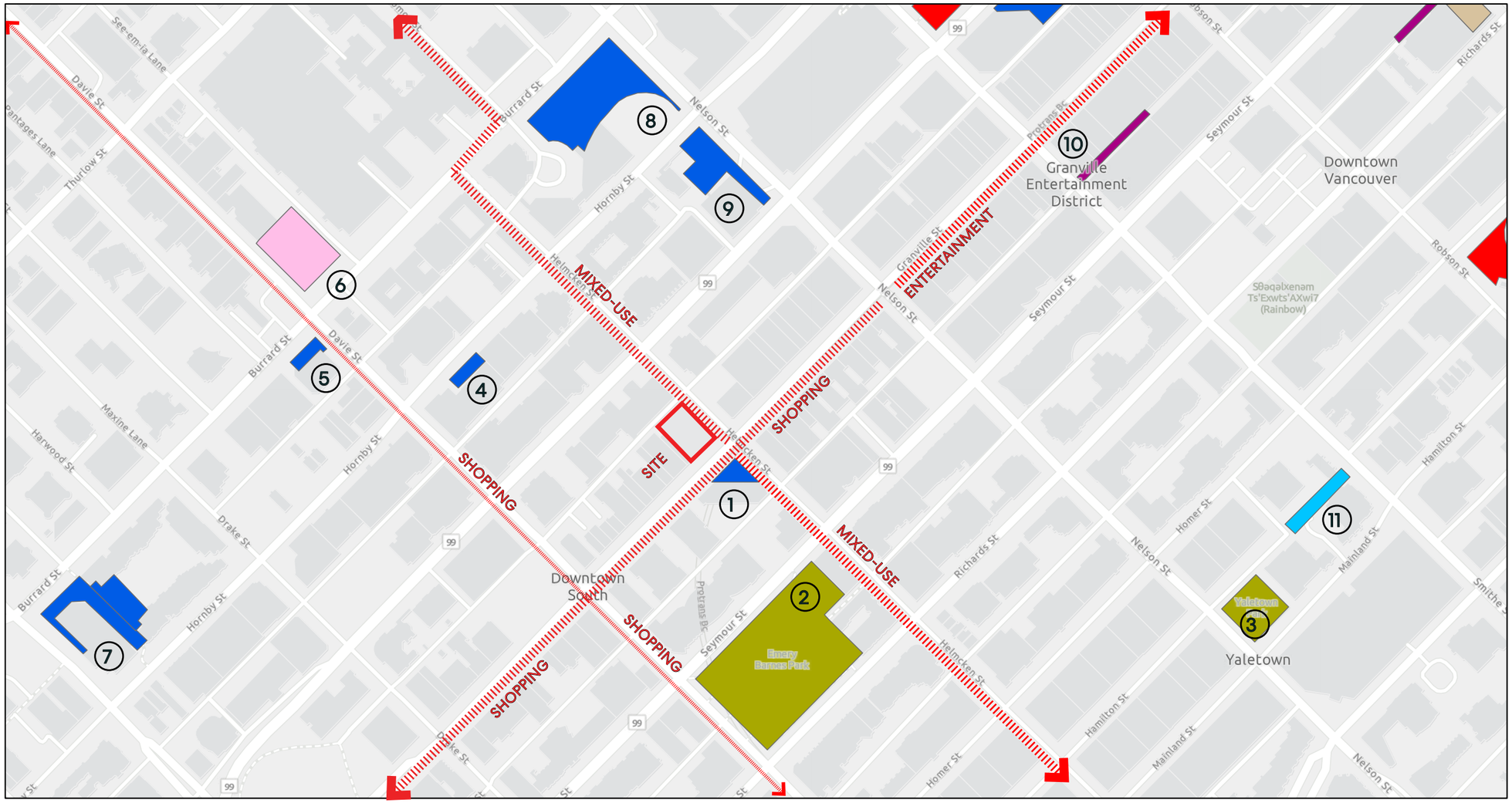


Reference: *Downtown public space strategy - place for people, City of Vancouver*

Existing Public Space

LEGEND

1. Chateau Granville Plaza
2. Emery Barnes Park
3. Yaletown Park
4. 1190 Hornby St. POPS
5. 1200 Burrard POPS
6. Davie Village Community Garden
7. Anchor Point Plaza
8. Wall Centre Plaza
9. Nelson St. Plaza
10. Ackery's Alley
11. Yaletown Park Mew



Downtown Public Space Inventory

- Public Plaza
- Privately Owned Public Space (POPS)
- Mews
- Park
- Community Garden
- Laneway Activation
- Atrium

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

7.3 Comox-Helmcken Greenway

The Comox-Helmcken Greenway is an important east-west connection through Downtown from False Creek to Stanley Park for pedestrians and cyclists of all ages and abilities.

The Greenway is being developed in two sections with Section 1 of the Greenway now complete. Section 2 will take additional time to design due to the complexity of the project.

The Greenway is being developed in two sections:

Section 1: Comox and Helmcken streets in the West End (between Stanley Park and Hornby Street) is a walking and cycling route. It was completed in June 2013.

Section 2: Hornby Street to the False Creek Seawall. It is a medium-term priority for the City, and will take additional time to propose a design for this route due to the complexity of the project.

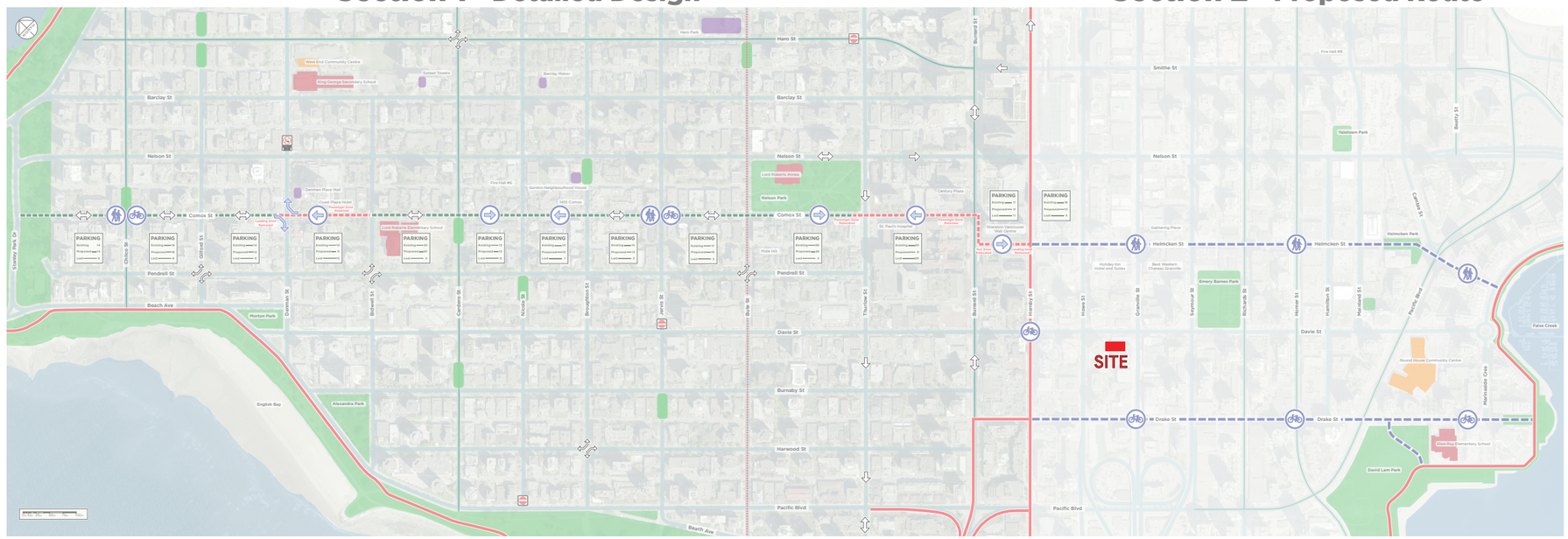


Project Summary

COMOX-HELMCKEN GREENWAY

Section 1 - Detailed Design

Section 2 - Proposed Route



VEHICULAR CIRCULATION

Existing Conditions
- Two-way street
- One-way street
- Traffic diverter

Proposed Conditions
- One-way Street
- Bike Route
- Pedestrian Route

LEGEND
- Phase 1 On Street Bike Route
- Phase 1 Separated Bike Lanes
- Existing Separated Bike Lanes
- Phase 2 Route Options
- Bike Racks
- Bute Street Pedestrian Corridor
- Community Centres
- Schools
- Seniors' Facilities
- Parks & Open Spaces
- Roads

TOTAL PARKING
- Existing ——— 215
- Proposed ——— 109
- Lost ——— 56

PARTNERS:
- Vancouver Coastal Health
- Centre for Hip Health and Mobility
- UBC School of Population and Public Health
- Vancouver School Board

September 2012

For more information, visit vancouver.ca/comoxgreenway

CITY OF VANCOUVER | GREENEST CITY 2020 Green Transportation

7.4 Events

Granville Street

Granville Street acts a major public space for City gathering, festivals, and events. Two examples are listed below:

1. Taiwanese Cultural Festival

- On the Labour Day Weekend in September.
- Concerts and other live entertainment as well as lectures, films, culinary shows, visual arts exhibits, family-oriented activities and a giant street party with food and market stalls.

2. Vancouver's Halloween Parade

- On Mid-October each year



Source: *Taiwanfest Vancouver (https://vancouvertaiwanfest.ca/)*



Source: *Vancouver Halloween Parade and Expo (https://www.dtvan.ca/2018/09/vancouver-halloween-parade-and-expo/)*

7.5 Existing Streetscape

Granville Street

Granville Street is a key element of the public realm and a cultural and entertainment destination in Downtown Vancouver. The street has a unique streetscape treatment to define Vancouver's Entertainment District, including an expanded pedestrian sidewalk, a series of outdoor gather areas integrated with a collection of matching site furnishings, a cadence of vertical light columns and street trees. It is also the home of "The Starwalk" laid within a paving treatment of basalt stone and blue glass exposed aggregate.









Existing Streetscape

Helmcken Street and Lane





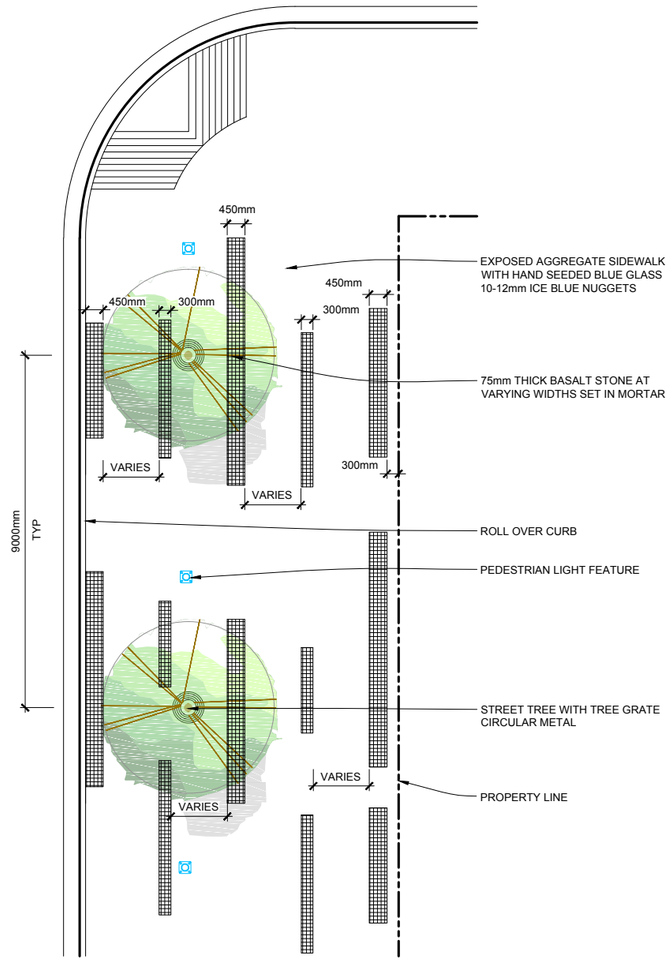




7.6 Granville Street

City of Vancouver Street Design Guidelines

The City of Vancouver Design Guidelines for Granville Street apply to the downtown blocks as shown.



CITY OF VANCOUVER	STREETSCAPE DESIGN DETAIL GRANVILLE MALL	SCALE: NTS DATE: 2016-02-18 REV: 1.0 SDG-6

Reference: *City of Vancouver street design guideline for Granville Street*

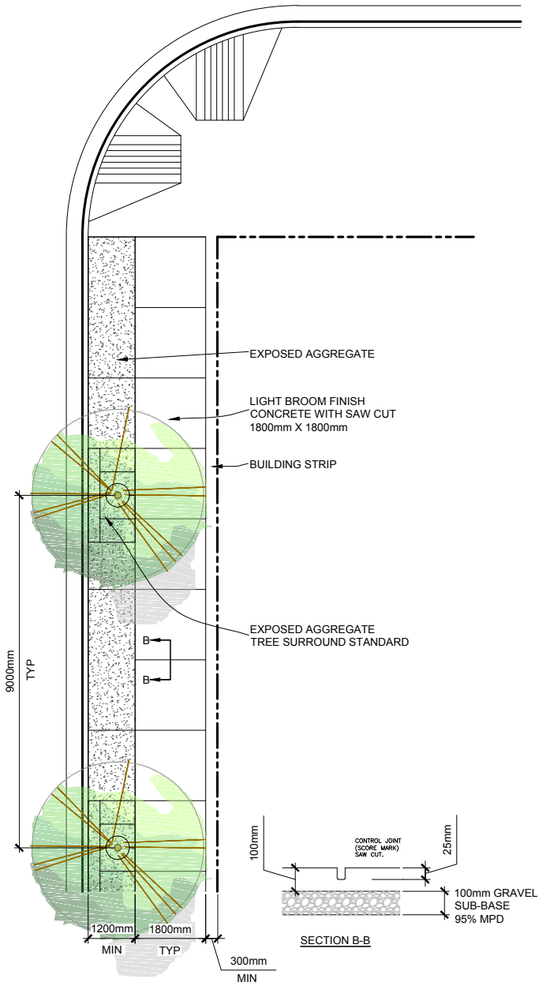


Example of design guideline applied to Granville Street

7.7 Helmcken Street

Street Design Guideline

These illustrate the City of Vancouver requirements for public realm design for Helmcken Street.



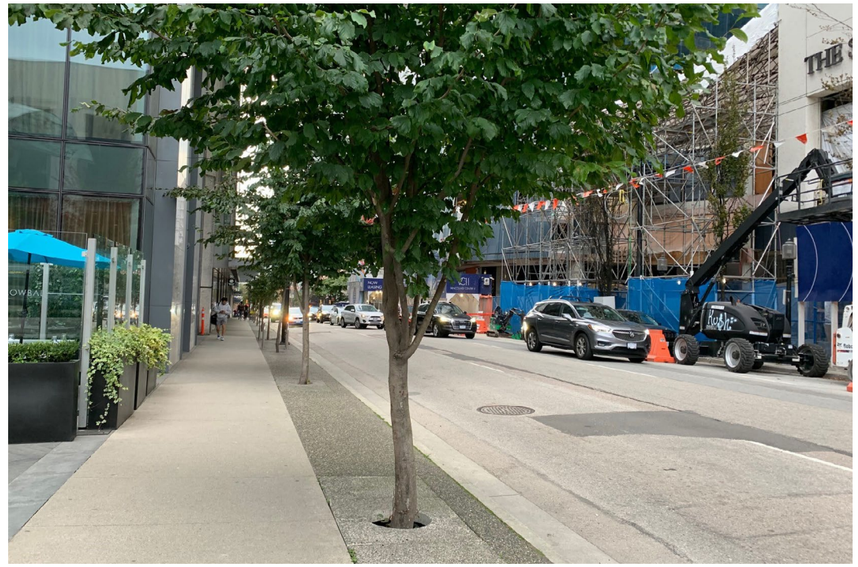
CITY OF VANCOUVER

STREETSCAPE DESIGN DETAIL

STANDARD - COMMERCIAL

SCALE: NTS
DATE: 2016-02-18
REV: 1.0
SDG-30

Reference: *City of Vancouver street design guidelineS for Helmcken Street*



Example of typical Helmcken Street streetscape design



Example of typical Helmcken Street streetscape design

7.8 Street Level

Granville Street

The design maintains the cohesive Granville Street streetscape public realm identity that is defined by its special paving, lighting, furnishings, and wide sidewalks and street trees.

Helmcken Street

The Helmcken Street edge is proposed as an active hotel and residential lobby frontage that has building transparency and provides animation to the streetscape. It is proposed to provide public realm improvements to Helmcken Street as per City streetscape design guidelines, including Infilling with additional street trees in order to enhance the greening of the street.

Lane

The lane maintains engineering functions with the standard concrete and asphalt paving.

LEGEND

1. Granville Street
- Maintaining the cohesive Granville Street streetscape public realm identity
- The opportunity to add temporary contemporary
- Opportunities for infill street tree planting

2. Helmcken Street
- Maintaining the commercial street streetscape public realm identity
- Opportunities for infill street tree planting

3. Lane
- Maintaining engineering functions

Street Level

Street Level Context Plan

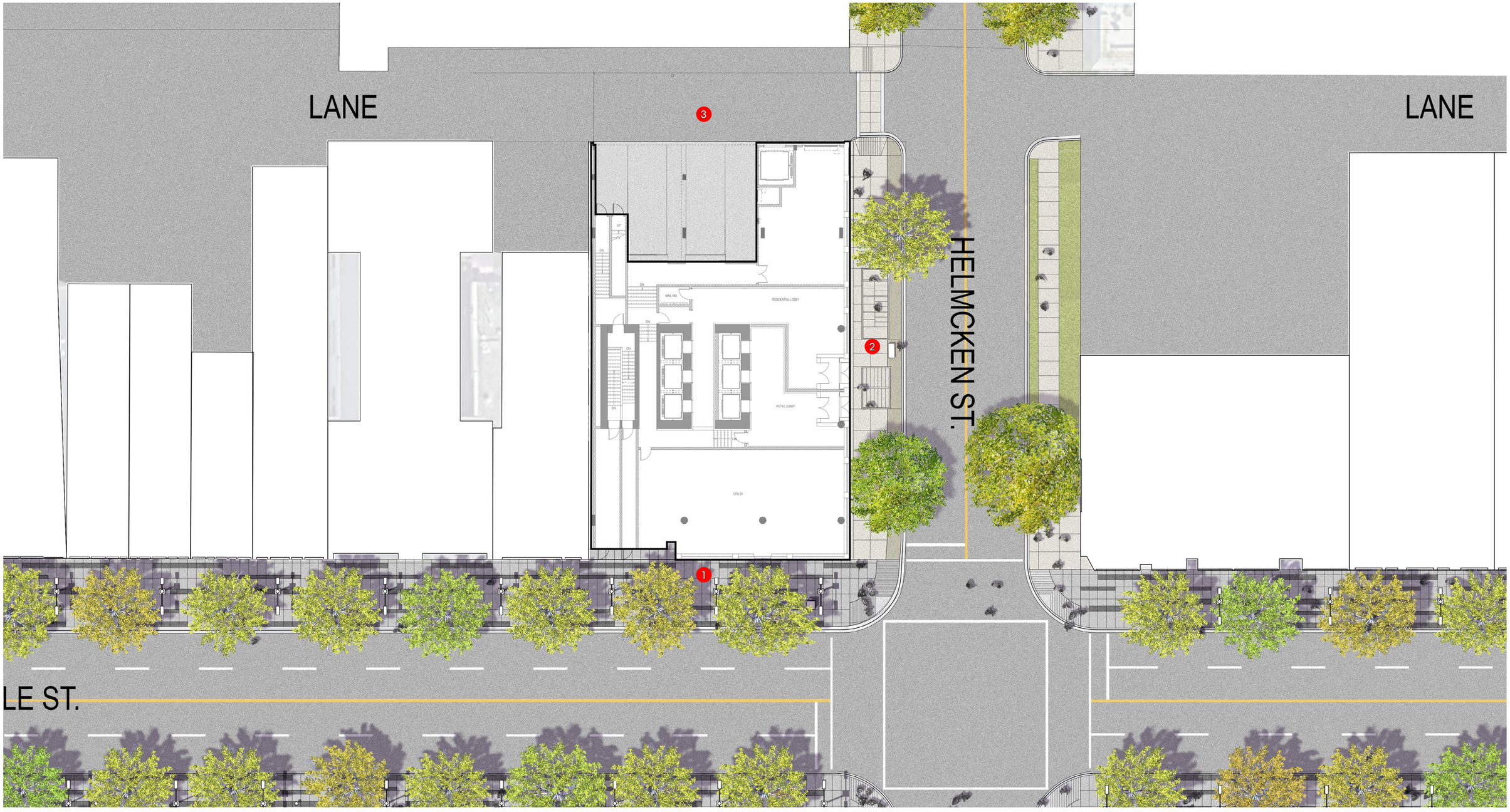
PLANTING TABLE		
#	EXISTING TREES	PROPOSED TREES
1	HORNBEAM (PLANTED IN SIDEWALK)	RETAIN HORNBEAM
2	BEECH (PLANTED IN SIDEWALK)	RETAIN BEECH
3	BEECH (PLANTED IN SIDEWALK)	RETAIN BEECH
4	BEECH (PLANTED IN SIDEWALK)	RETAIN BEECH

* Read in conjunction with arborist report.



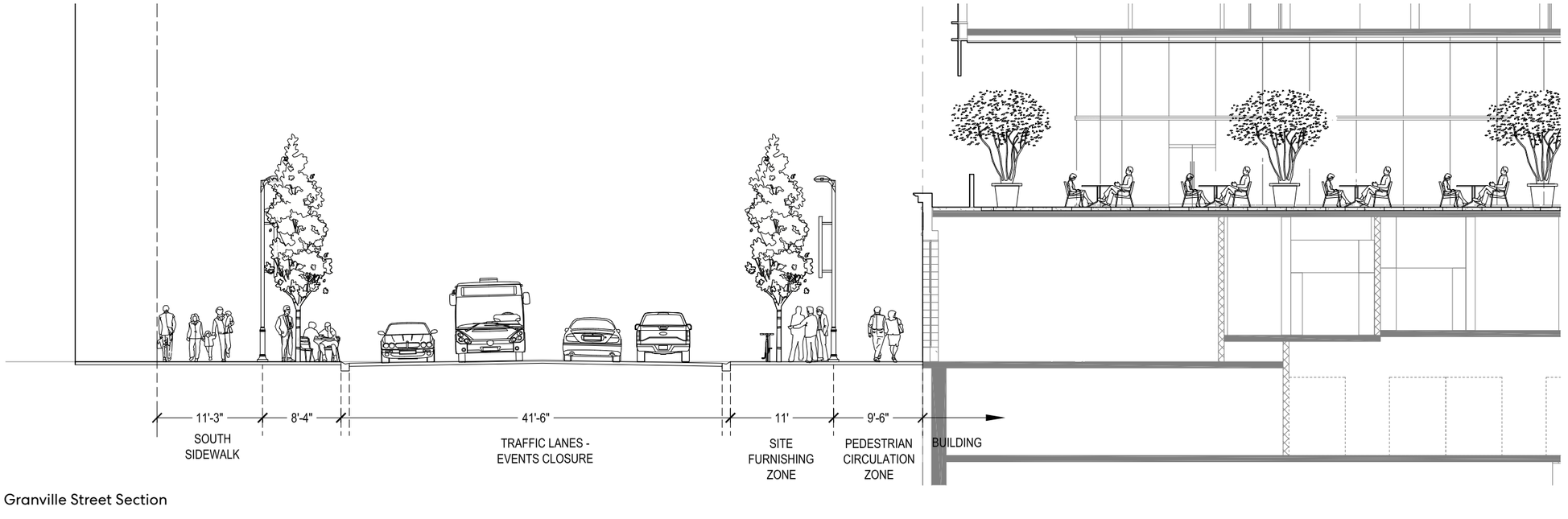
Street Level

Street Level Plan

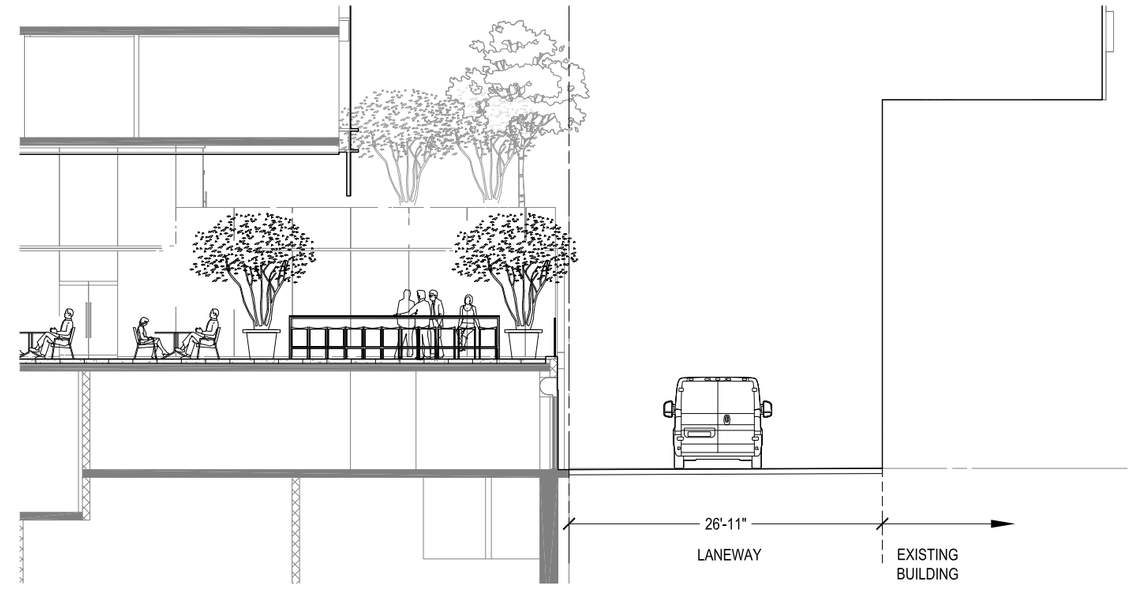


Street Level

Street Level Section



Granville Street Section



Lane Section

7.9 L2 Restaurant and Upper L2 Roof Patio

The design animates the Downtown Vancouver District public life with the introduction of Level 2 and upper Level 2 restaurant patios which are gathering and dining space for restaurant patrons. This patio captures the spirit of the classic lounge with views of Granville Street. The continuous planters are detailed to be a screen at the building edge along the service lane. Planting in this area is layered and designed to maintain a soft green edge throughout the year.

LEGEND

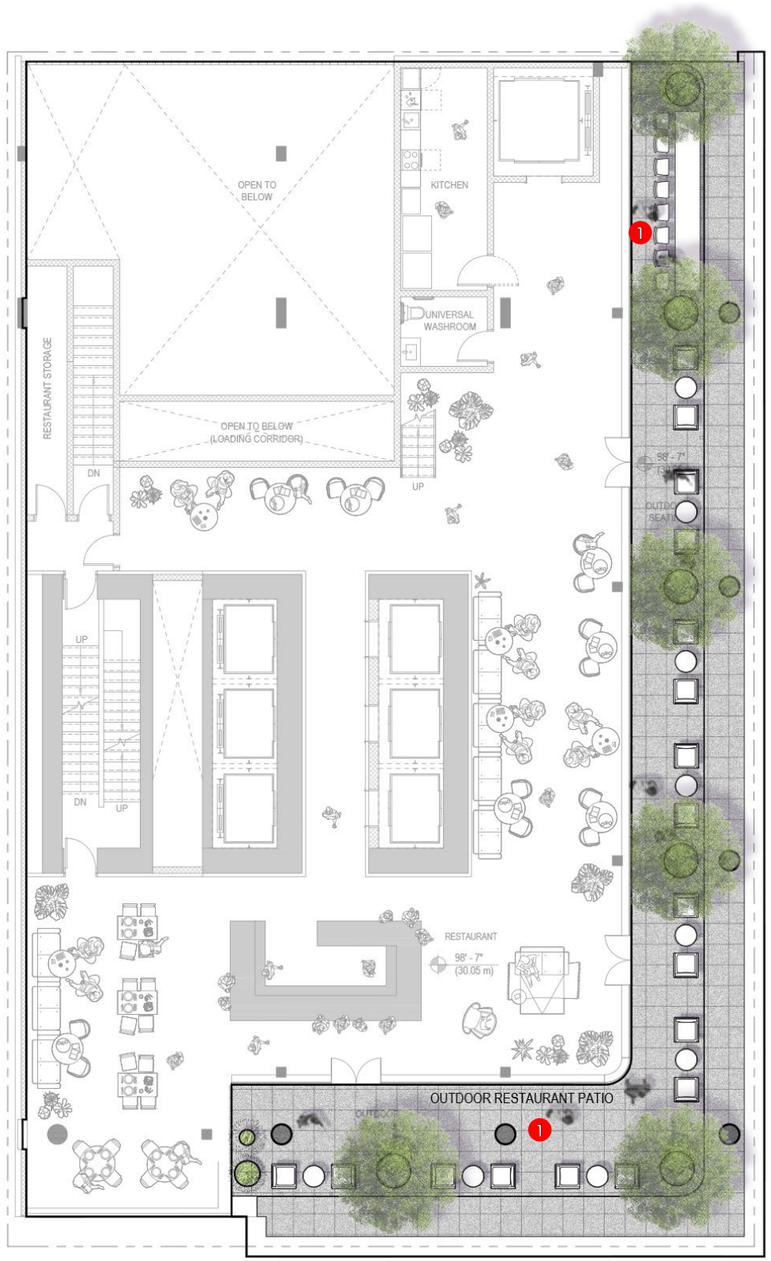
1. L2 Outdoor Restaurant Patio
- Indoor restaurants extended into outdoor terrace
- Social area, dining, and gathering
- Long bar table and bar chairs along building edge
- Potted Planting
- View to Granville Street and Helmcken Street
- Street/ Urban balcony

2. Upper L2 Outdoor North Restaurant Patio
- Indoor restaurants extended into outdoor terrace
- Social area, dining, and gathering
- Planter along building edge
- Planting divider
- Potted Planting
- Outdoor Kitchen
- Long table
- Tables and chairs

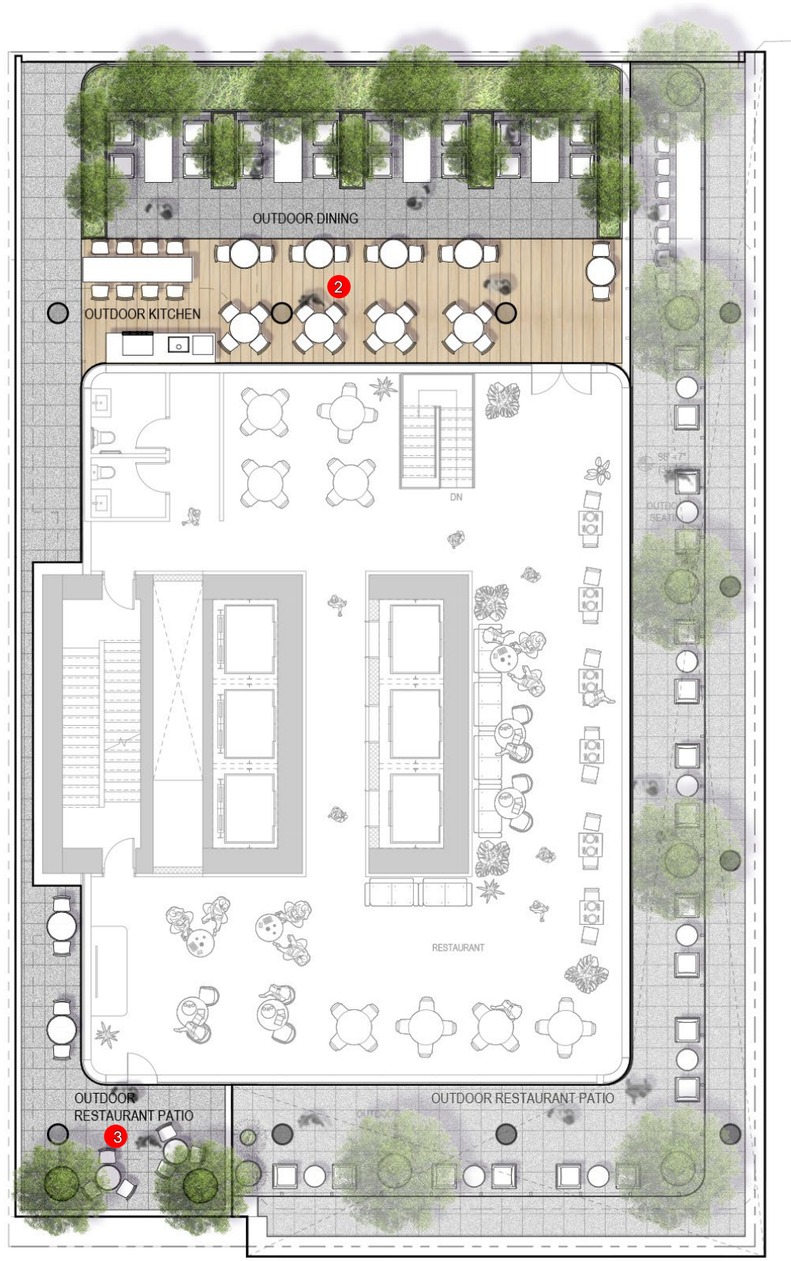
3. Upper L2 Outdoor South Restaurant Patio
- Potted Planting
- Bar tables and bar chairs
- View to Granville Street

L2 Restaurant and Upper L2 Roof Patio

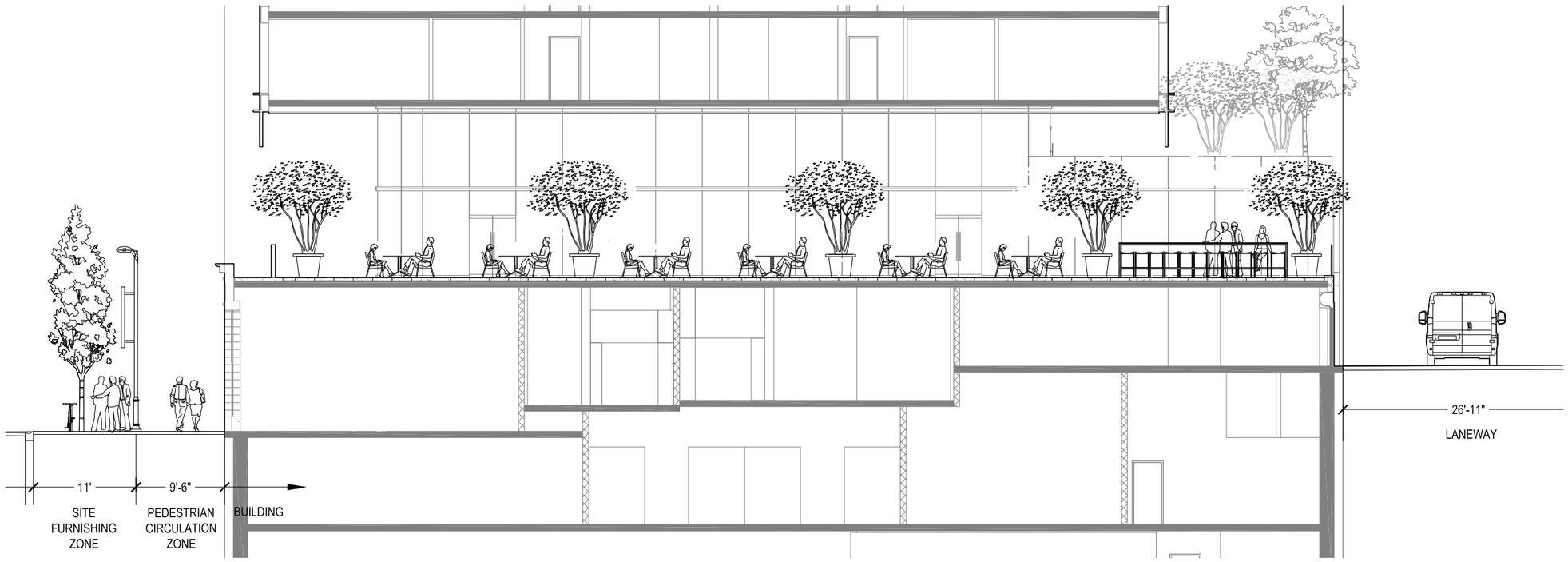
L2 Restaurant Roof Patio Plan



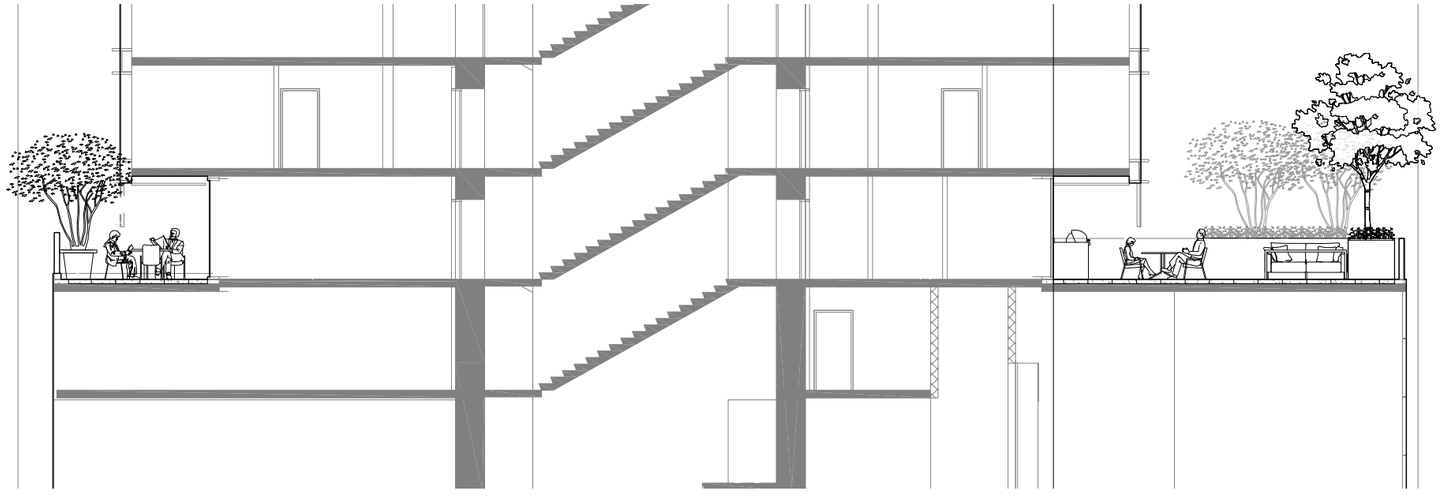
Upper Level 2 Restaurant Roof Patio Plan



L2 and Upper Level Restaurant Roof Patio Sections



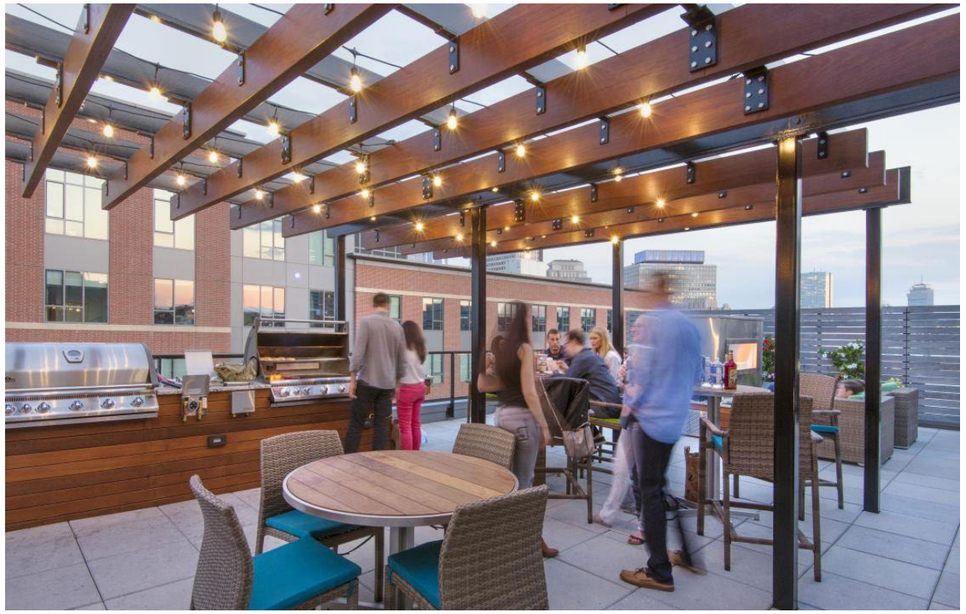
L2 Section



Upper Level 2 Section

L2 Restaurant and Upper L2 Roof Patio

L2 and Upper Level Restaurant Roof Patio Precedent Images



Outdoor Mezzanine Restaurant *Patio - The Victor by Windsor Roof Deck, Boston*



Outdoor Mezzanine Restaurant *Patio - Castell Rooftop Lounge | Rooftop Bar, New York City*



Outdoor L2 Restaurant *Patio- 12th Knot at Sea Containers, London, UK*



Outdoor L2 Restaurant *Patio - Manhattan Roof Garden VIII, New York City*

Source: *Precedent Images from Pinterest and Google images*

7.10 L11 Hotel Amenity Terrace

A series of outdoor amenity spaces are provided on L11 roof terrace of the hotel. Outdoor spaces offer a variety of outdoor hotel lounge, work stations, dining area, fitness facilities, and gathering opportunities to hotel guests. The terraces provide for outdoor activity zones connected with the adjacent indoor zones. L11 hotel amenity roof provide for the City views.

LEGEND

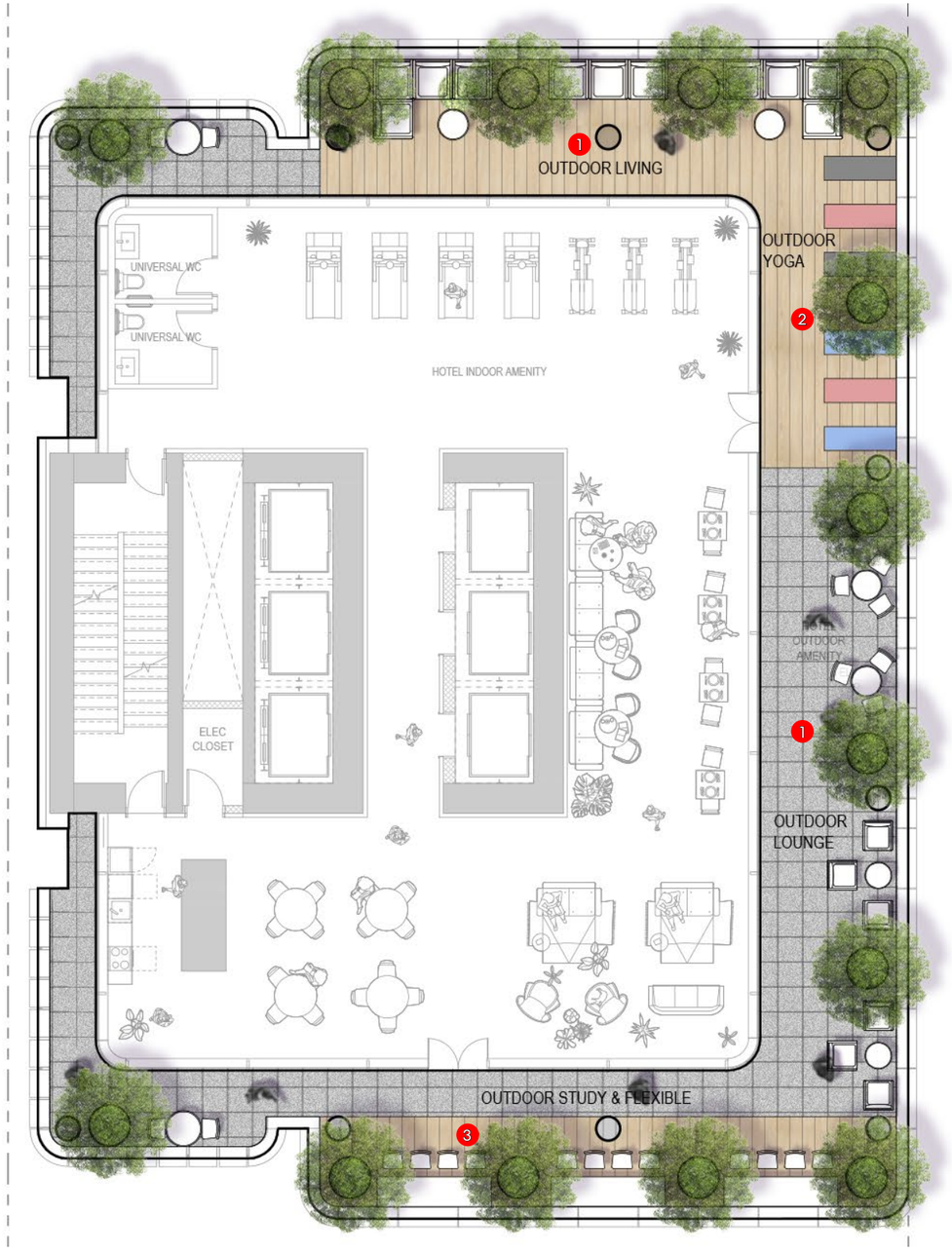
1. Outdoor Lounge Area
- Lounge sofa and chairs
- Potted planting
- View to City

2. Outdoor Fitness Area
- Outdoor yoga

3. Outdoor Flexible Area
- Indoor flexible /study extended onto outdoor terrace
- Bar tables and chairs
- Dining
- Meeting
- View to City

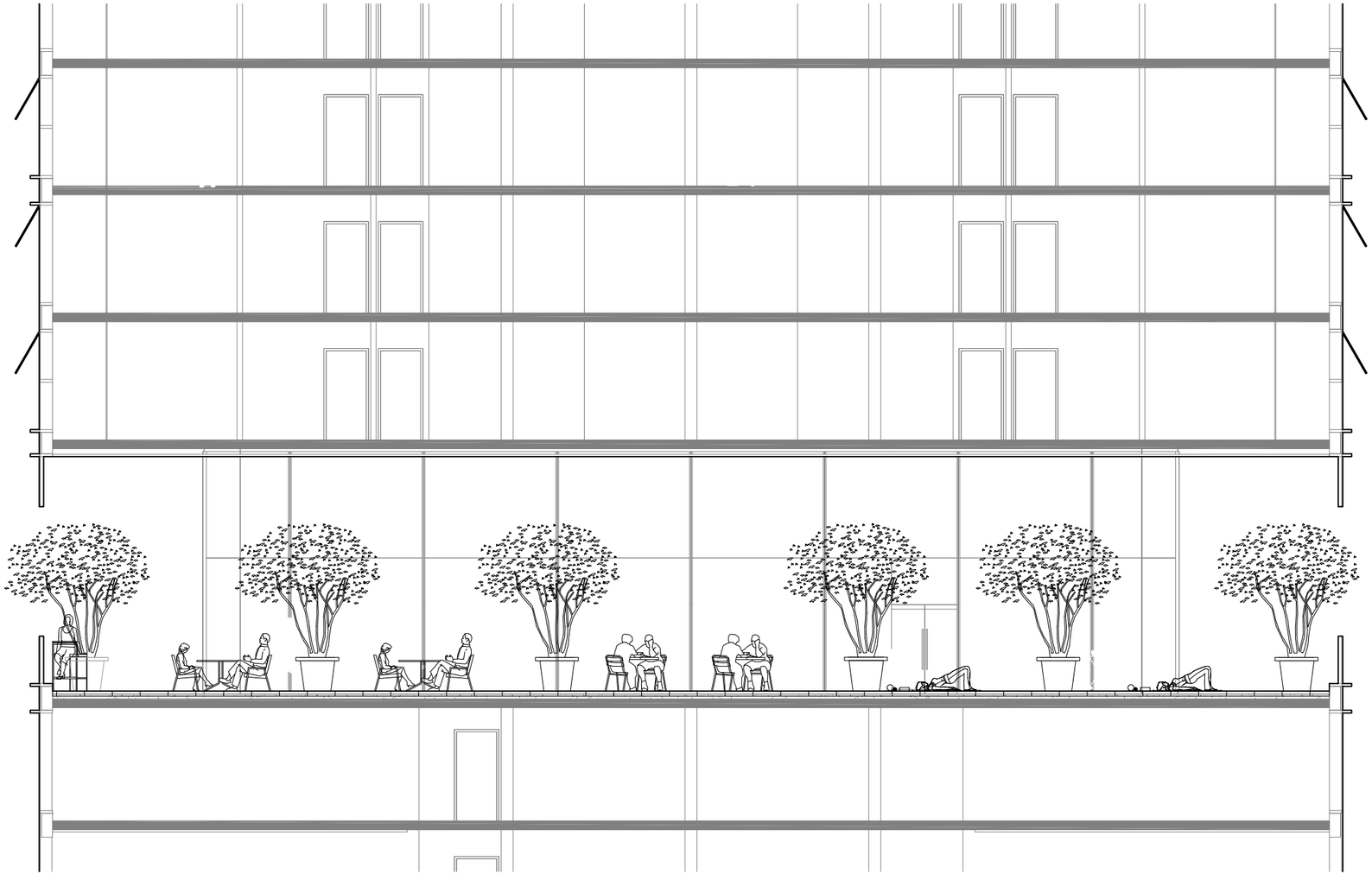
L11 Hotel Amenity Terrace

L11 Hotel Amenity Terrace Plan



L11 Hotel Amenity Terrace

Hotel Amenity Terrace Sections

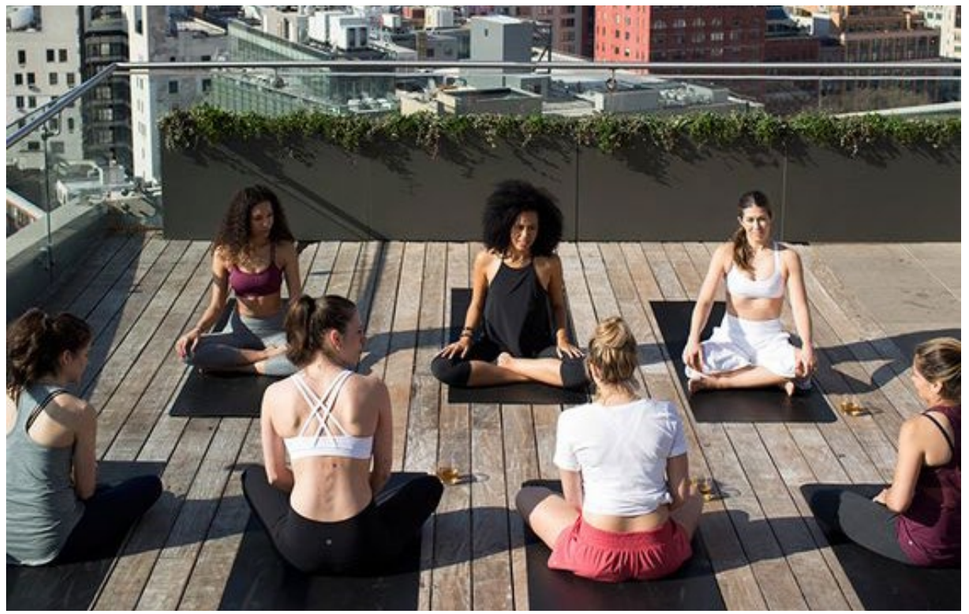


L11 Hotel Amenity Terrace

Hotel Amenity Terrace Precedent Images



Outdoor Hotel Lounge - Above Eleven Bar at Fraser Suites Hotel, Bangkok, Thailand



Outdoor Yoga



Outdoor Hotel Lounge- Castell Rooftop Lounge | Rooftop Bar, New York City



Outdoor Study & Flexible - Leo Burnett Hong Kong Office, Hong Kong, China

Source: *Precedent Images from Pinterest and Google images*

7.11 L35 Rooftop Amenity Terrace

A series of outdoor amenity spaces are provided on the rooftop for residents. These include social gatherings, small groups, BBQ, playground, enjoyment of the sun and urban agriculture. A series of planting and small shrubs are composed to define these interconnected spaces. The rooftop amenity areas provide the City viewing opportunities.

LEGEND

1. Outdoor Social Area
- Social area and gathering
- Outdoor sofa and lounge area
- View to mountain
- Sun deck

2. Outdoor Kitchen
- BBQ
- Long tables/ harvest tables
- Tables and chairs
- View to City

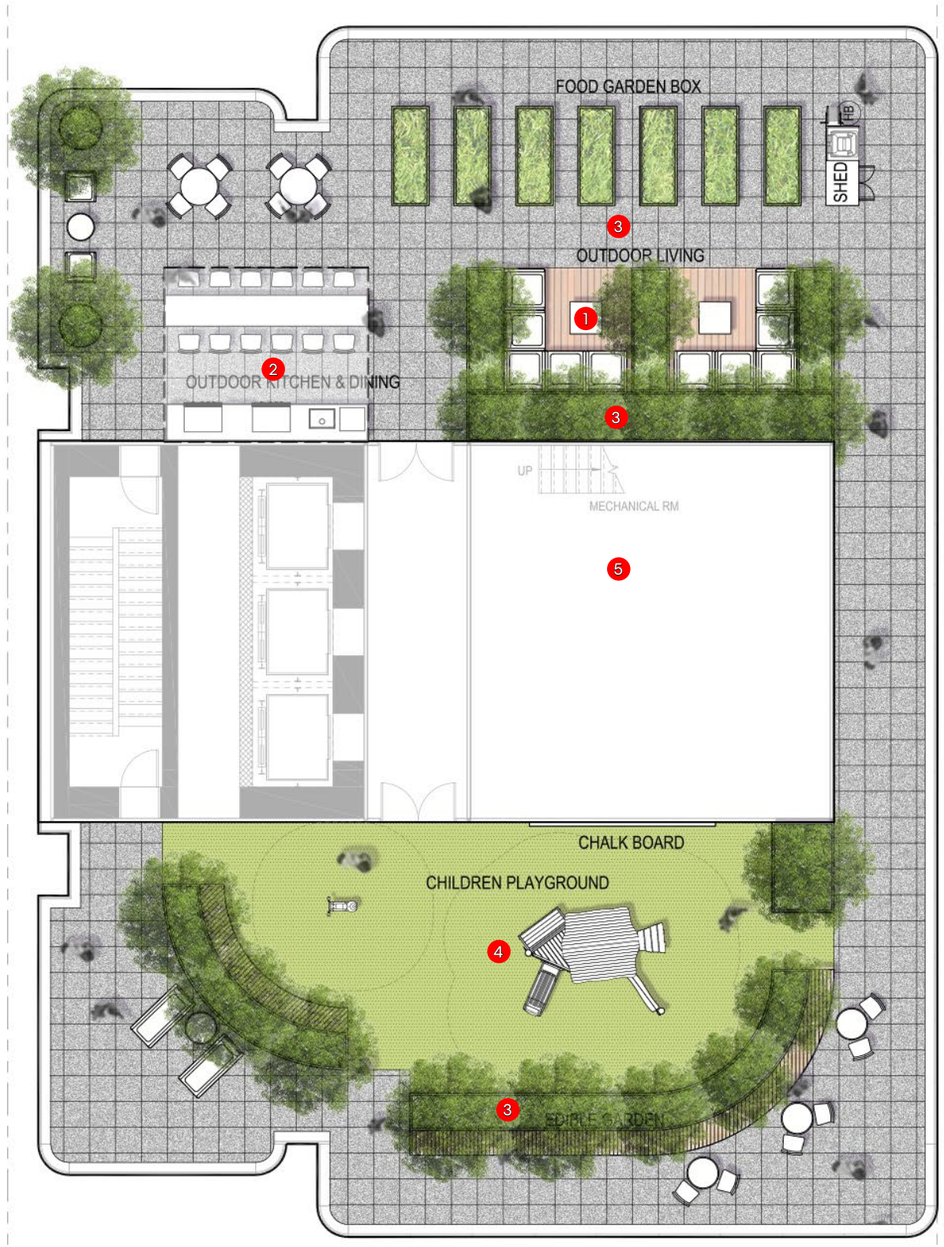
3. Food Garden
- Edible plants, shrubs and ornamental flowers at building edge
- Garden planting boxes
- Garden shed, potting table, hose bibs and food waste bin

4. Playground
- Play equipment with required safety zone
- Children's chalkboard
- Parents and guardians can supervise children play from seating benches
- Seating benches under plants in shade area
- Resilient rubber surface

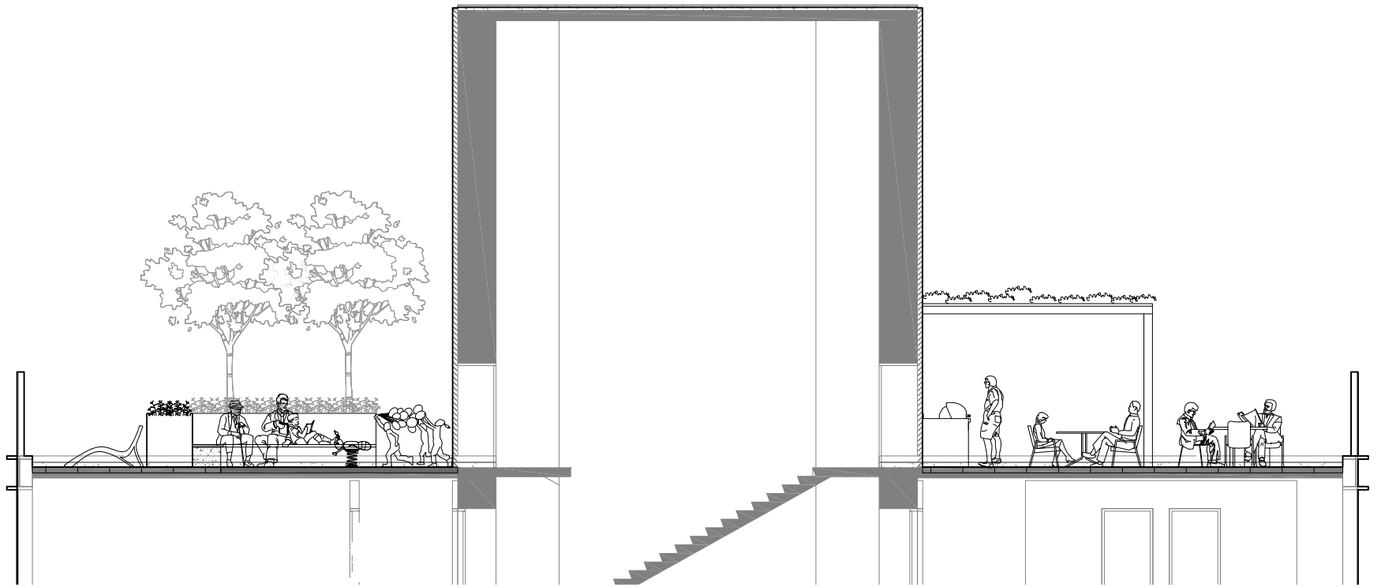
5. Mechanical Roof Deck

L35 Rooftop Amenity Terrace

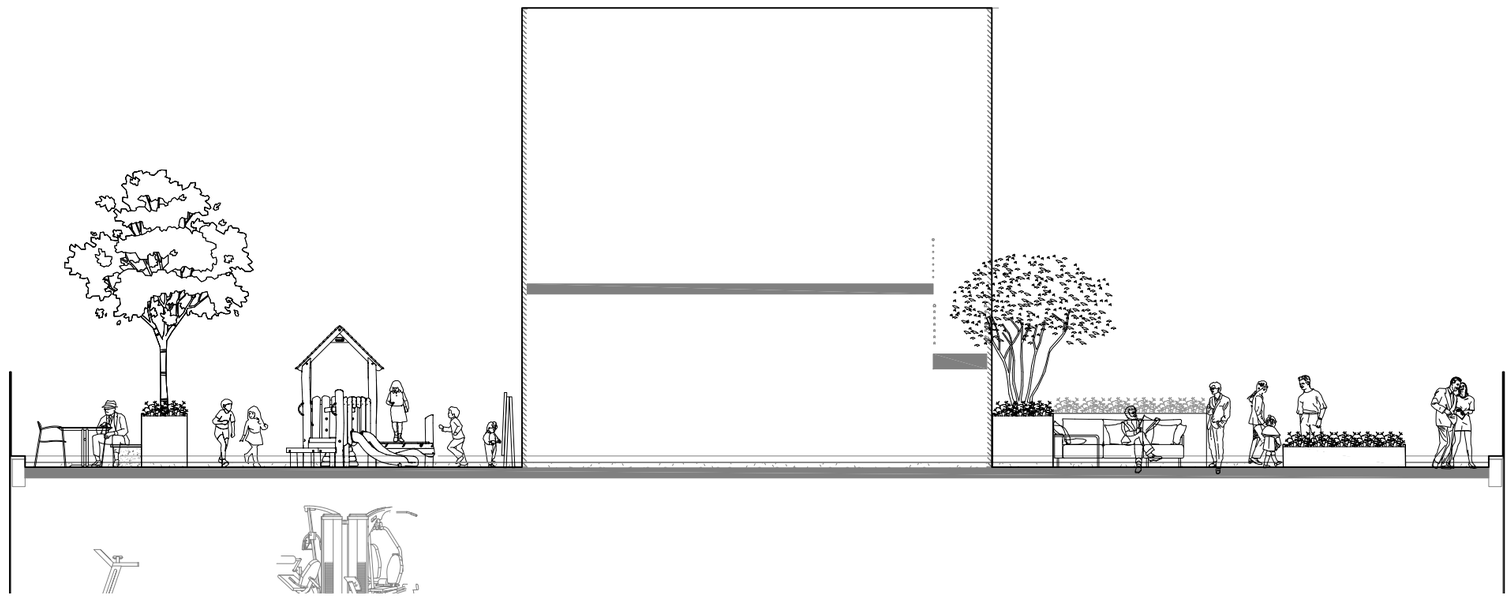
L35 Rooftop Amenity Terrace Plan



L35 Rooftop Amenity Terrace Sections



Section 1



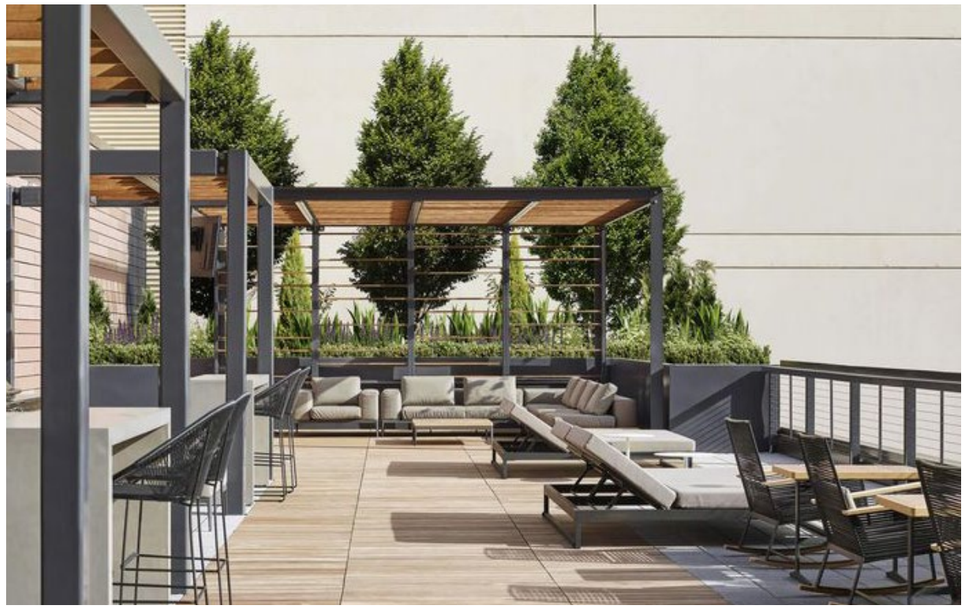
Section 2

L35 Rooftop Amenity Terrace

L35 Rooftop Amenity Terrace Precedent Images



Outdoor Social Area



Outdoor Kitchen and Dining Area - The Harlo Fenway, Boston Luxury Apartment Building Amenities -



Playground



Food Garden - Via Verde, New York City

Source: *Precedent Images from Pinterest and Google images*

7.12 Landscape Drawings

Street Level Context Plan



Landscape Drawings

L2 and Upper L2 Restaurant Roof Patio



Landscape Drawings

L11 Hotel Amenity Terrace



Landscape Drawings

L35 Rooftop Amenity Terrace Plan





Visitors and locals mingle in the level 2 restaurant and terrace, "The Patio", with views over the bustling street scene.

Section 8.0

Appendix

Contents

8.1 Architectural Drawing
8.2 FSR Overlay Drawing
8.3 TDM-TAMS Report
8.4 Statement of Significance
8.5 Conservation Plan
8.6 Green Buildings Policy for Rezonings Report
8.7 Energy and Emissions Design Report
8.8 Energy Modeling Report
8.9 Development Water Demand Calculation
8.10 Site Survey
8.11 Building Grade and Response Letter
8.12 Charge Summary and Title Search
8.13 BC Company Summary
8.14 Site Disclosure Statement
8.15 Community Serving Spaces Information Form
8.16 Renter Declaration Form
8.17 Geotechnical Report
8.18 Arborist Report
8.19 CAC Offer Form
8.20 Real Estate Proforma Analysis

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