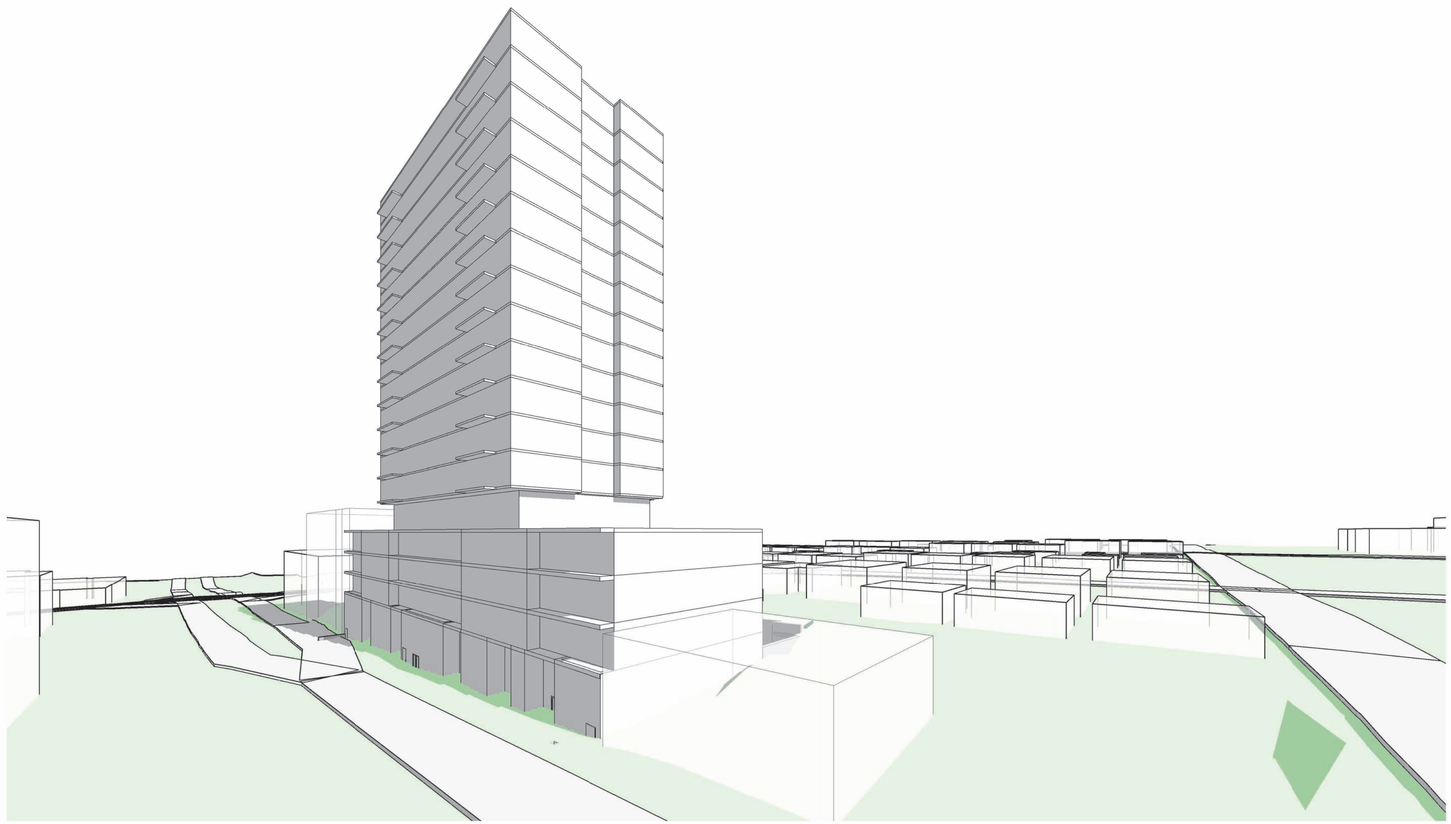


PROJECT TEAM

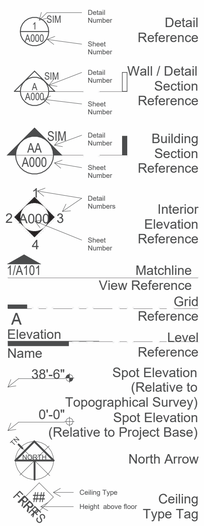
ARCHITECTS	TKAD Architecture + Design Inc #305 - 1930 Pandora Street. Vancouver BC V5L 0C7 Kelly Riopelle Architect AIBC| Monica Basulto
STRUCTURAL ENGINEER	WHM Engineering 2550 Boundary Rd #215, Burnaby, BC V5M 3Z3
MECHANICAL ENGINEER	AME Engineering 638 Smithe St Suite 200, Vancouver, BC V6B 1E3
ELECTRICAL ENGINEER	AES Engineering 1066 W Hastings St #710, Vancouver, BC V6E 3X1
CIVIL ENGINEER	Aplin Martin Consultants 1177 W Hastings St #800, Vancouver, BC V6E 2K3
LANDSCAPE ARCHITECTS	PFS Landscape Architects 1777 W 3rd Ave, Vancouver, BC V6J 1K7
BUILDING ENVELOPE	RDH Building Science Inc. 4333 Still Creek Dr #400, Burnaby, BC V5C 6S6
BUILDING CODE	GHL Consultants Ltd 700 W Pender St, Vancouver, BC V6C 1G8
TRAFFIC CONSULTANT	Bunt & Associates Engineering Ltd. 1050 W Pender St #1550, Vancouver, BC V6E 3T4
ELEVATOR CONSULTANT	Apex Elevator Consulting Inc. 4664 Lougheed Hwy. #101, Burnaby, BC V5C 5T5
ENVIRONMENTAL CONSULTANT	Diamond Head Consulting Ltd 3559 Commercial St, Vancouver, BC V5N 4E8

TKA+D

REGISTERED ARCHITECT KELLY RIOPELLE BRITISH COLUMBIA
26-02-18

GRAPHIC & SYMBOL LEGEND

- Existing construction; to be retained
- Existing construction; to be demolished
- New stud wall; construction as indicated
- New insulated stud wall; construction as indicated
- Demolition Tag
- Room Tag (Room Name, 0000)
- Door / Window Tag (101)
- Wall / Floor / Roof Type Tag (##)
- Material / Finish Keynote Tag (?)
- Millwork Tag (C12)
- Specialty Equipment Tag (01)
- Centre Line
- Property Line
- Fire Hydrant (FH)
- Manhole Cover (MC)
- Catch Basin (CB)



ANNOTATION ACRONYMS

BG - *BUILDING GRADE*
B.O.W - *BOTTOM OF WALL*
B.O.T - *BOTTOM OF TRENCH*
C.B - *CATCH BASIN*
CRU - COMMERCIAL REGULAR BAY
CRU EV - COMMERCIAL REGULAR BAY ELECTRIC VEHICLE
CRU SC - COMMERCIAL REGULAR BAY SMALL CAR
E.G - *EXISTING GRADE*
F.D - *FLOOR DRAIN*
FG - *FINISHED GRADE*
I.B.G. - *INTERPOLATED BUILDING GRADES*
M- *MARKET RESIDENTIAL PARKING*
MSC - *MARKET RESIDENTIAL SMALL CAR PARKING*
P.B.G - *PROPOSED BUILDING GRADE*
R- *RESIDENTIAL PARKING*
SC- *(RESIDENTIAL) SMALL CAR PARKING*
T.O.C.C - *TOP OF COMM CANOPY*
T.O.GD - TOP OF GUARD
T.O.GG - TOP OF GUARDRAIL GLASS
T.O.P - *TOP OF PARAPET*
T.O.R - *TOP OF ROOF*
T.O.SC - *TOP OF SCREENING*
T.O.S - *TOP OF SLAB*
T.O.T - *TOP OF TRENCH*
T.O.W - *TOP OF WALL*
V- *VISITOR PARKING*

ARCHITECTURAL DRAWING LIST

A00	**Title Page**
A01	**Introduction/Urban Context**
A03	**Massing Street View**
A04	**Shadow Analysis - Spring Equinox**
A05	**Shadow Analysis - Fall Equinox**
A10	**Project Data**
A11	**Building Grades & Height**
A12	**Site Plan**
A14	**Floor Plan P1**
A15	**Floor Plan P1 High**
A16	**Floor Plan L1**
A17	**Floor Plan L2**
A18	**Floor Plan L3-L5**
A19	**Floor Plan L6**
A20	**Floor Plan L7-L19**
A21	**Floor Plan Roof**
A50	**Building Sections**
A51	**Building Sections**
F16	**FSR - Floor Plan L1**
F17	**FSR - Floor Plan L2**
F18	**FSR - Floor Plan L3-L5**
F19	**FSR - Floor Plan L6**
F20	**FSR - Floor Plan L7-L19**
F21	**FSR - Floor Plan Roof**

3475 East Hastings

Issued for Rezoning - Feb 18th 2026

Legal Description:

POSTING PLAN OF LOT 1, SOUTH 1/2 OF LOT 48, TOWN OF HASTINGS SUBURBAN LANDS, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 363

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: 1/4" = 1'-0" DATE: Issue Date
PROJECT NUMBER 25082

CITY OF VANCOUVER

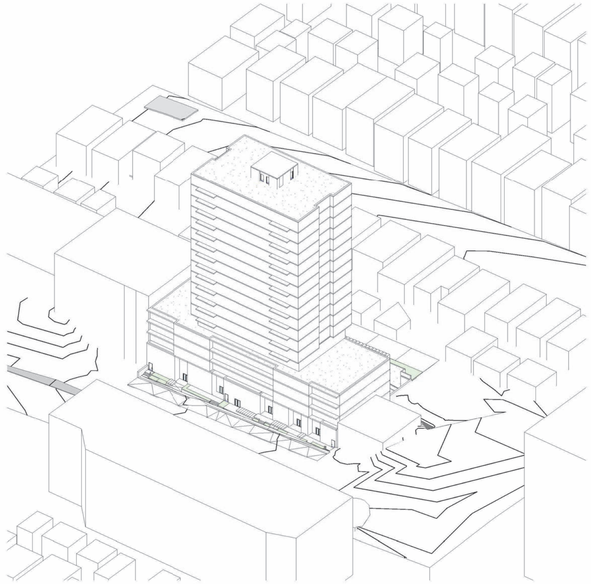
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3475 E Hastings

Title Page

PLOT DATE: **2026-02-18 4:30:55 PM**

A00



PROJECT INTRODUCTION

The site is located in the Hastings-Sunrise neighbourhood. It is located at 3475 East Hastings street between Cassiar St and Skeena St. The site is 192 'x 121 '11" and it is 23404 SF in area. Hastings Park and PNE are located to the west of the site and the municipal boundary road is located to the east of the site. Located in the north east direction of the site is Franklin Community Park and Sir John Franklin Elementary school. The existing building is a 3-storey residential building. The western neighbour is a 6-storey residential building with commercial spaces on ground level. The eastern neighbour is a religious building. To north of the site is a lane and the south side of the site is Hastings Street.

REZONING RATIONALE

The proposed project is requesting rezoning to CD-1 and is aligned with Vancouver's Official Development Plan (ODP) draft with no relaxations are being requested for this proposed development. The project prioritizes high quality, well designed communal outdoor amenity spaces in place of private balconies for studio and one bedroom units. This approach reflects BC Housing and BCHIS operational experience and focuses on creating outdoor spaces that are meaningful, usable, and supportive of resident wellbeing. Rather than providing small private balconies with limited functionality, the design concentrates outdoor area into larger shared spaces that encourage social interaction, passive supervision, and a stronger sense of community. These spaces are more adaptable for programming, seating, planting, and gathering, and provide a more impactful contribution to livability.



URBAN CONTEXT

PROJECT PROPOSAL

The proposed development includes a base FSR of 6.0, with an additional 0.3 FSR allocated to ground-level commercial CRU space. The building is organized with a four-storey podium and a fourteen-storey residential tower above. Due to the significant grade change across the site, an additional intermediate level abovebeen Level 1 and below the first residential level to make efficient use of the available clear height and better accommodate program requirements. As a result, the building is currently proposed at 19 storeys with a limited Level 2 on the north side only.

Although this intermediate level 2 represents a relatively small floor area, it does not meet the Vancouver Building By-law (VBBL) definition of a mezzanine. Under the Building Code, it would be considered a full storey, as its floor level is approximately 600 mm above the allowable limit outlined in VBBL Article 1.4.1.3, which defines the “first storey” as the uppermost storey having its floor level not more than 2 m above grade. Consequently, this condition results in the building being classified as 19 storeys. During the Development Permit stage, the design team will continue to work with the Code Consultant and project consultants to explore opportunities to refine the massing and, if feasible, reduce the building to category to 18 storeys.

Please note that the overall maximum building height will remain unchanged, regardless of whether the project is classified under the VBBL as 18 or 19 storeys.

The project includes a one-level underground parking program, along with bike rooms. Parking access and loading are located off the lane.

The proposed unit mix consists of 10% studios, 41% one-bedroom units, 31% two-bedroom units, and 18% three-bedroom units. The target is to provide a minimum of 50% family-oriented units (two- and three-bedroom units).. Each unit is planned to include approximately 40 sf (3.7 sm) of in-suite residential storage, intended to qualify as FSR exclusion. 20 % of all unites will be Adaptable and 5% of all units will be Accessible.

Common indoor amenities will be located on Levels 2 and 5 and will include a shared laundry room for studio and one-bedroom units. All family units will be provided with in-suite laundry and private balconies. While studio and one-bedroom units will not include balconies, approximately 6,284 sf of outdoor amenity space is proposed on Level 6 and at the roof level for residents’ use.

DESIGN RATIONALE

-The proposed building sits on a complex topography with Hastings Street having the lowered elevation. As a result, the parking ramp entrance is required to be extended in order to get to P1 level from the lane.

-The podium placement has been recessed for the SRW setbacks on the south side and the rear setback of 20' from the lane.

-6526 SF of commercial space is proposed on Hastings Street front to continue the commercial program from the western neighbours. The commercial loading area is proposed on the northeast corner of the site with a exterior corridor that provides access between the commercial units and the loading area.

-The residential entrance is at the center of the building with direct access to the building's core.

- Below-grade parking ramps are double-loaded. The parking layout circles the core to provide maximum parking efficiency.

- Each side of the tower has a 40' setback to accommodate a tower separation of 80' with any future tower developments.

- The proposed site is not affected by any View Cones

- This project will be highly sustainable and will meet or exceed all applicable City of Vancouver requirements under the Green Buildings Policy for rezoning. Further details demonstrating project is on track will be provided in subsequent Development Permit applications.

TKA+D

REGISTERED ARCHITECT KELLY RIOPELLE BRITISH COLUMBIA 26-02-18

REV	DATE	DESCRIPTION
20260218		Issued for Rezoning

SCALE: 1" = 40'-0" DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

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3475 E Hastings

Introduction/Urban Context

PLOT DATE: 2026-02-18 4:31:00 PM

A01

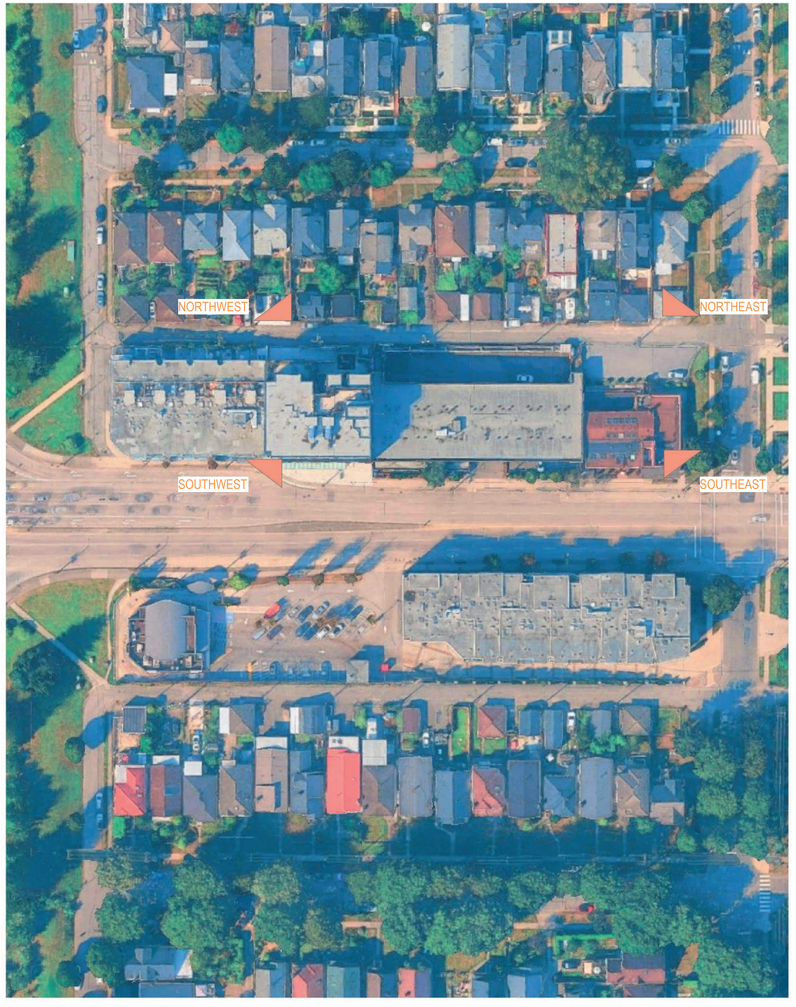
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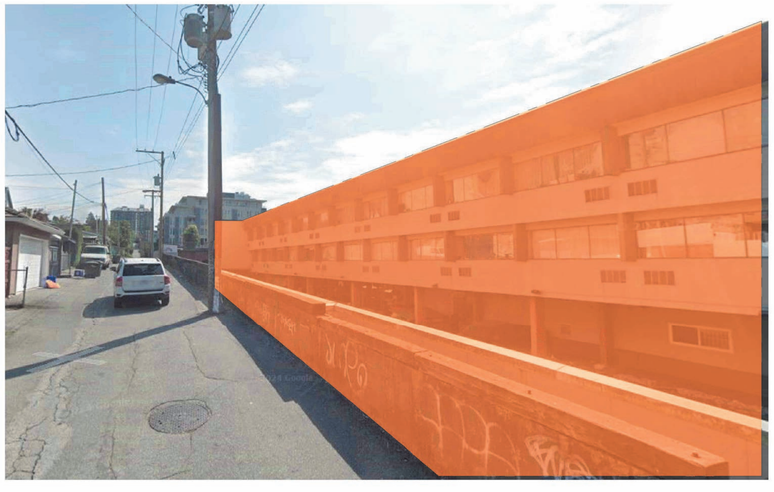
SOUTHWEST (E HASTINGS)



SOUTHEAST (E HASTINGS)



SOUTHEAST (E HASTINGS)



NORTHWEST (LANE)



NORTHEAST (LANE)

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: 1/32" = 1'-0" DATE: Issue Date

PROJECT NUMBER 25082

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3475 E Hastings

Street View

PLOT DATE: **2026-02-18 4:31:04 PM**

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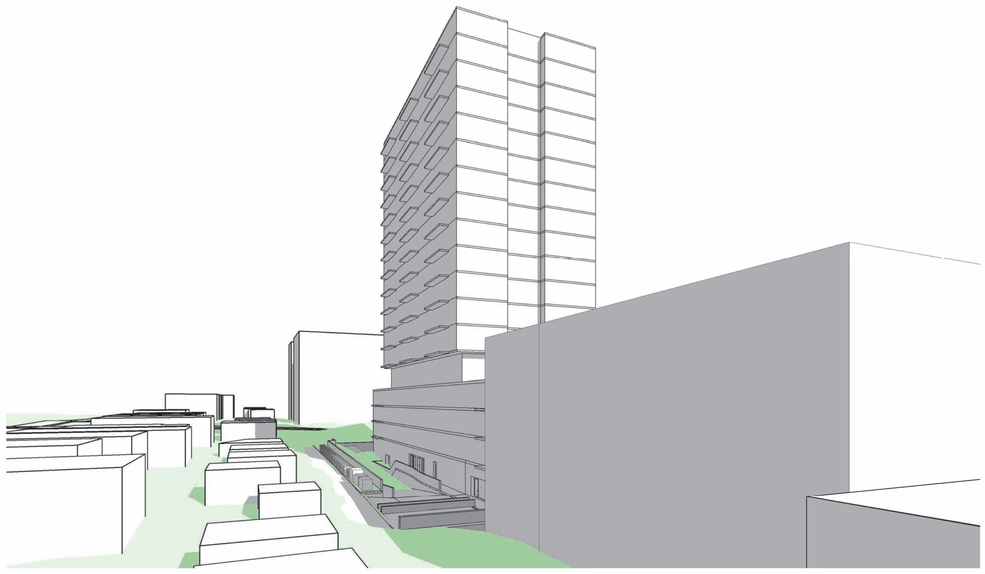
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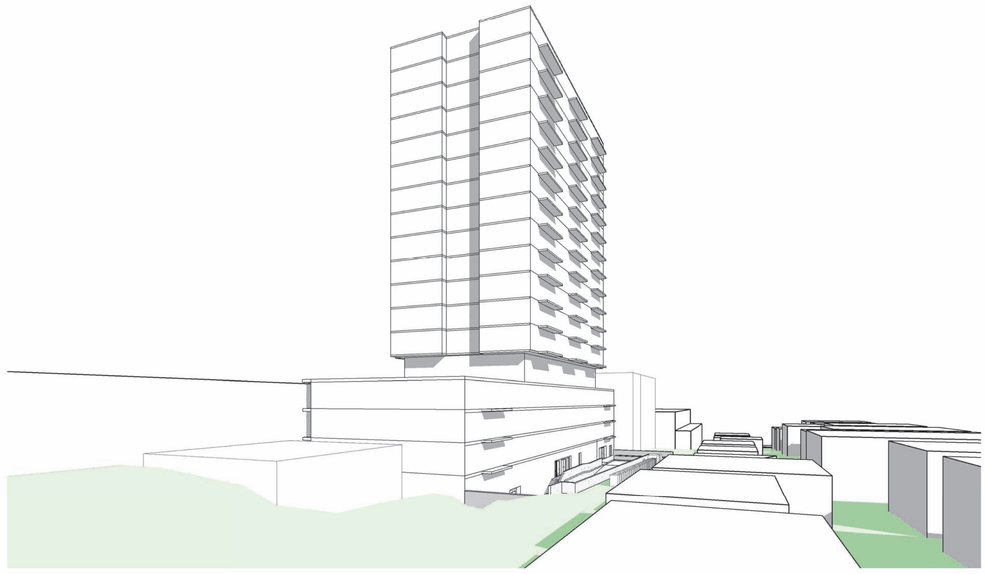
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2 **Massing - South West - E Hastings**



3 **Massing - North West - Lane**



4 **Massing - North East - Lane**

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA 26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE:

DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

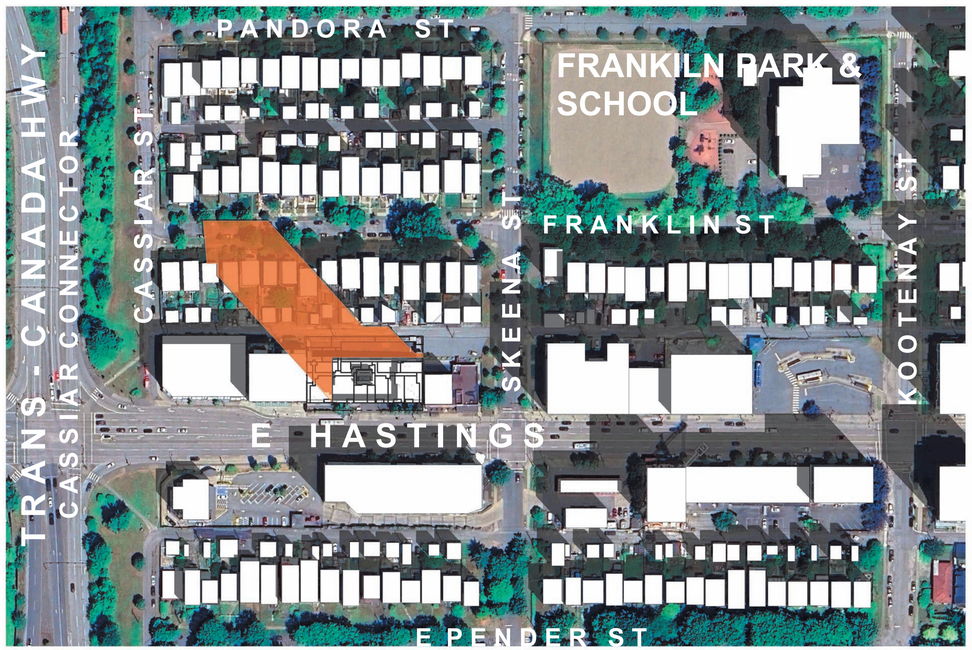
TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

3475 E Hastings

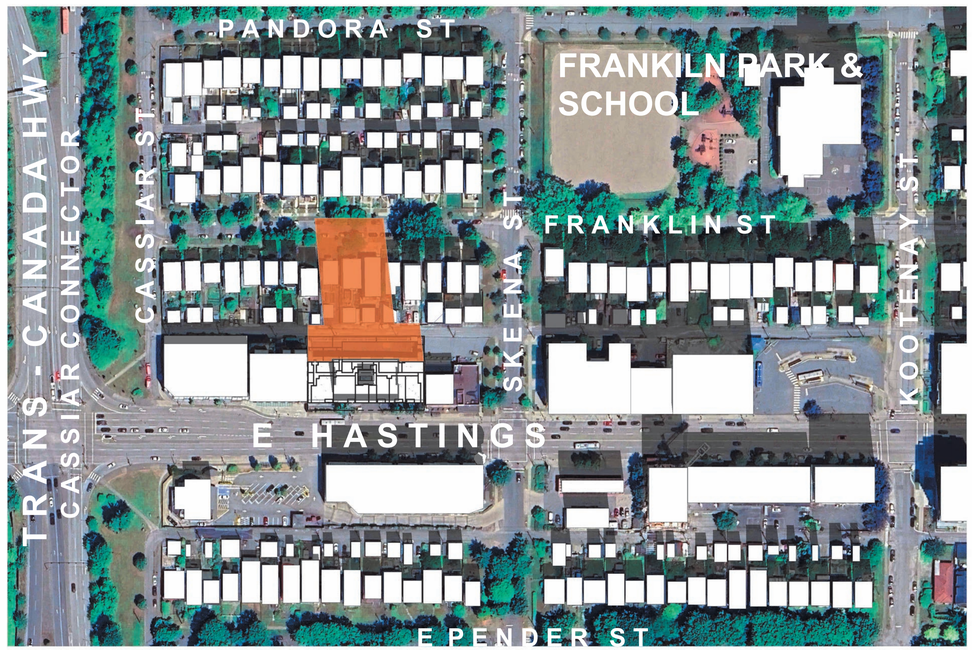
Massing Street View

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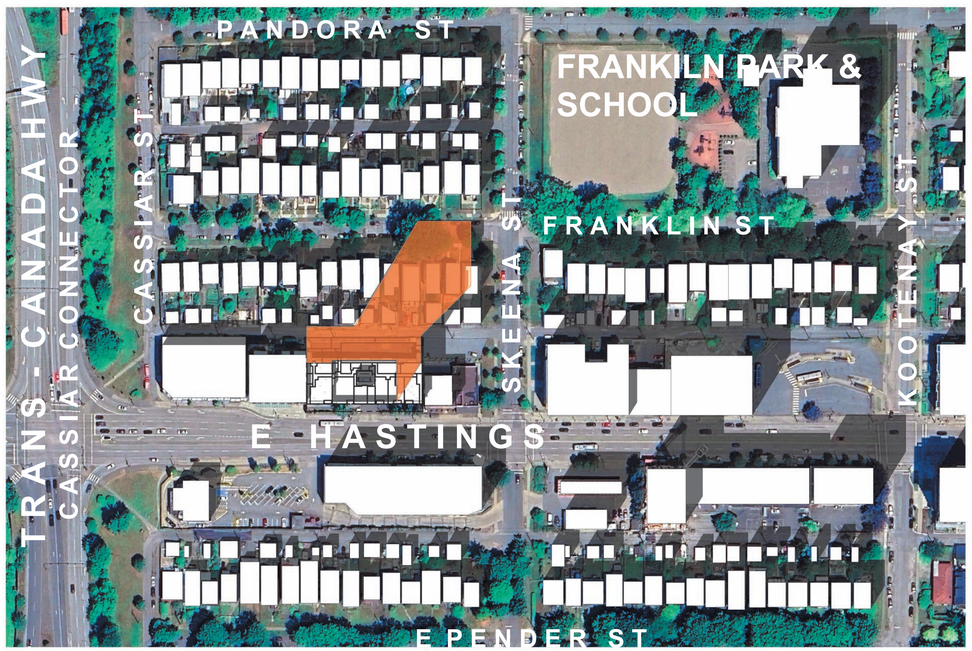
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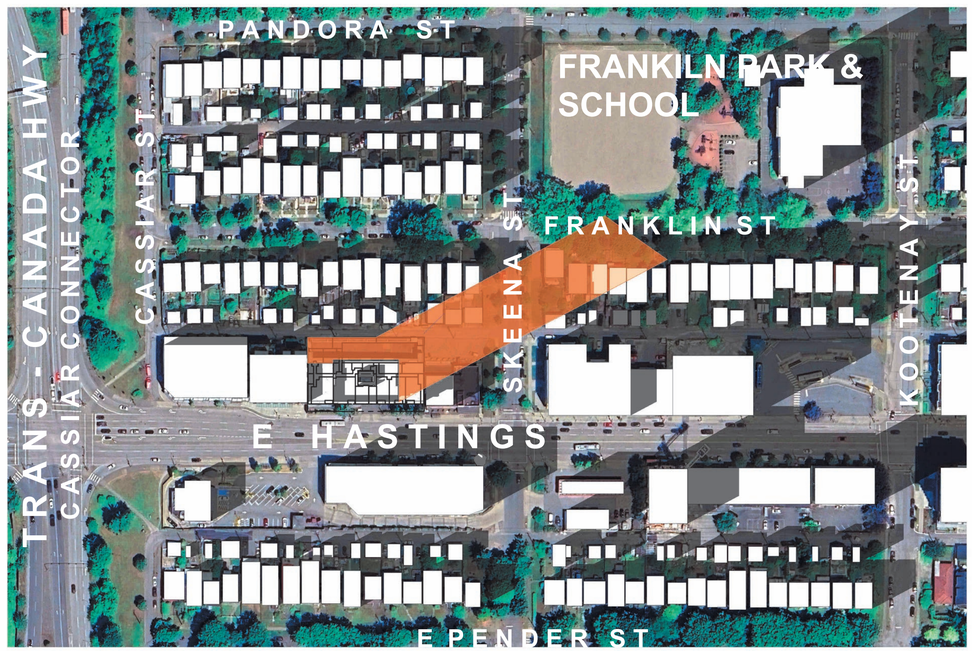
Shadow Study 10am Spring Equinox Mar 21



Shadow Study 12pm Spring Equinox Mar 21



Shadow Study 2pm Spring Equinox Mar 21



Shadow Study 4pm Spring Equinox Mar 21

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: As indicated
DATE: Issue Date
PROJECT NUMBER 25082

CITY OF VANCOUVER

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

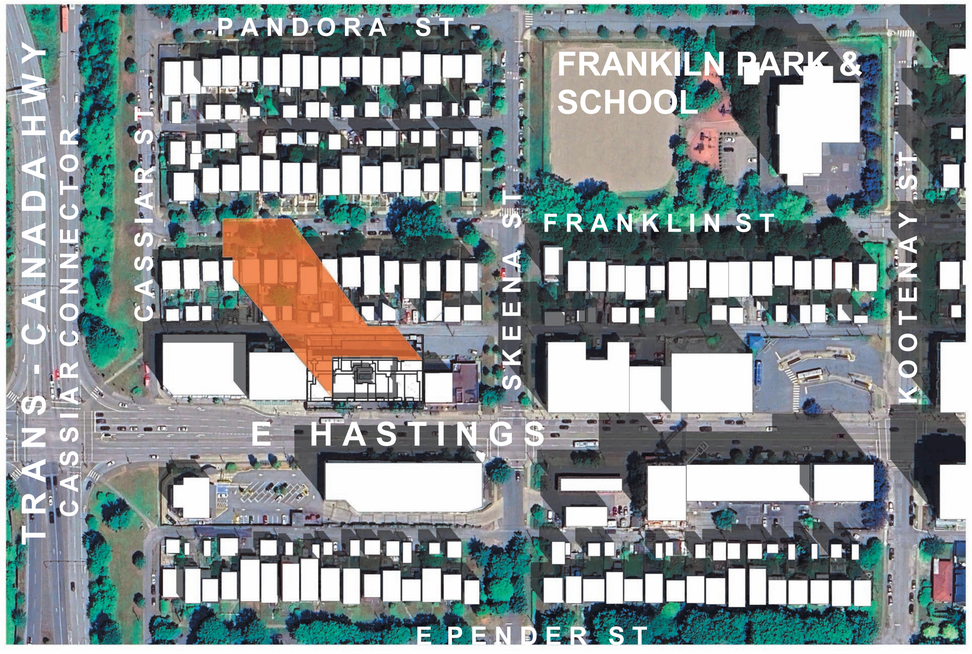
3475 E Hastings

Shadow Analysis - Spring Equinox

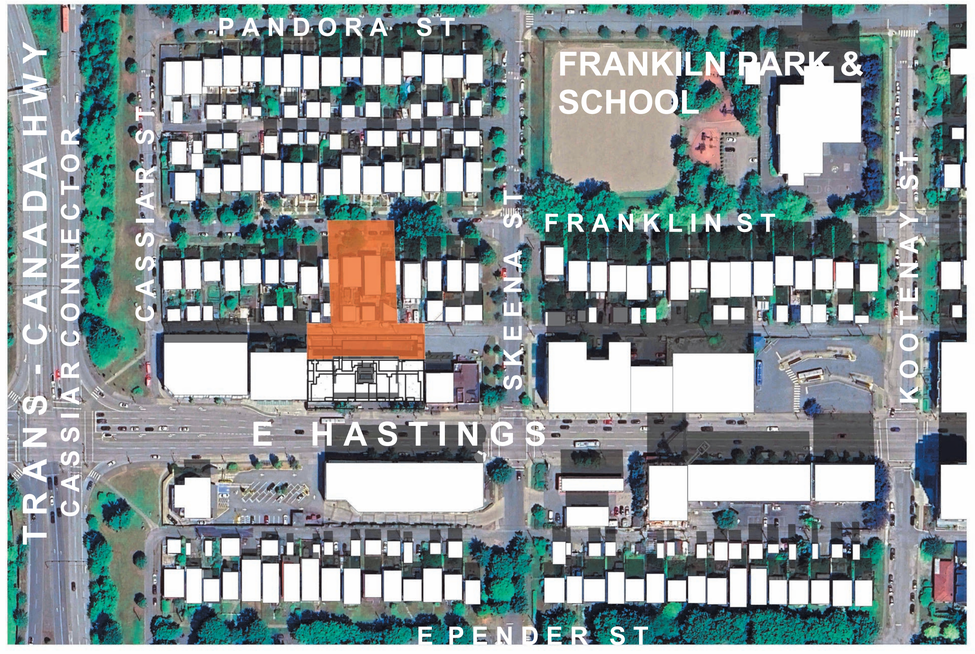
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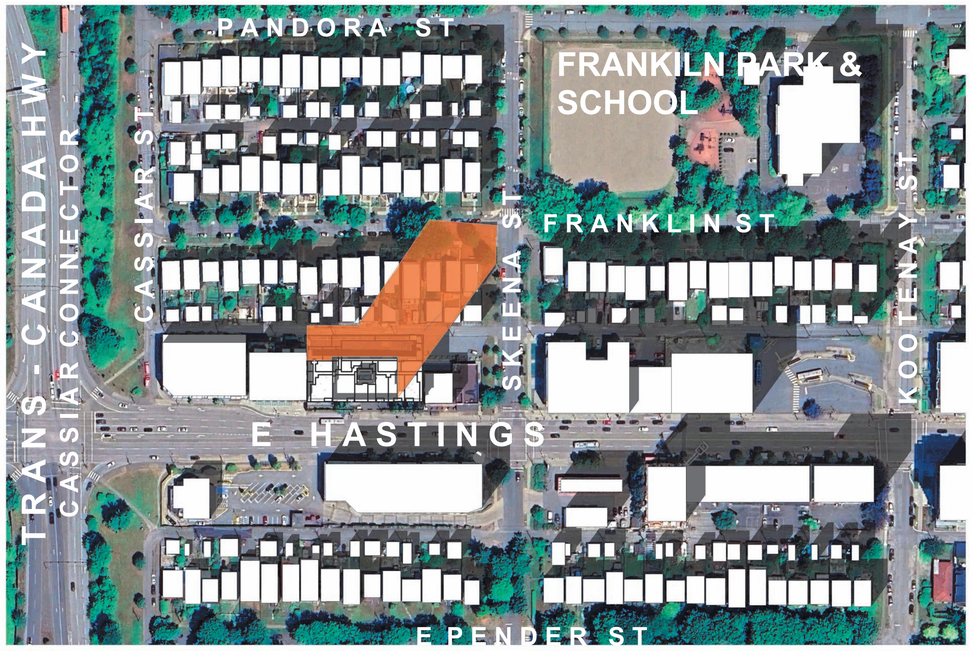
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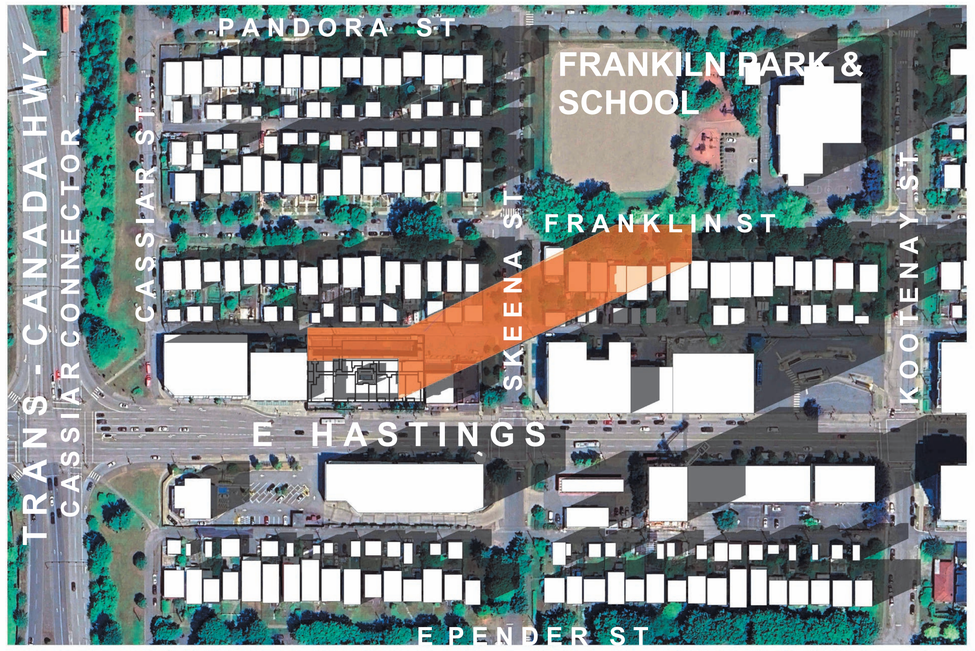
Shadow Study 10am Fall Equinox Sept 21



Shadow Study 12pm Fall Equinox Sept 21



Shadow Study 2pm Fall Equino Sept 21



Shadow Study 4pm Fall Equinox Sept 21

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA 26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: As indicated DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

TKA+D ARCHITECTURE + DESIGN INC.
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3475 E Hastings

Shadow Analysis - Fall Equinox

PLOT DATE: 2026-02-18 4:32:02 PM

PN

A05

ZONING SUMMARY

Project Address:

3475 E Hastings, Vancouver, BC

Legal Description:

POSTING PLAN OF LOT 1, SOUTH 1/2 OF LOT 48, TOWN OF HASTINGS SUBURBAN LANDS, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 363

Authority:	City of Vancouver
Zone:	Rezone to CD-1 (Current C-2 zoning)
Use:	Residential, Retail
Site Area:	23,404 SF 2,174.27 m²
Lot Coverage:	**Provided:** 48.17%

Setbacks:

	Provided
Front E Hastings Sidewalk SRW	1.2m / 3 ft 11 1/4 in.
Front E Hastings C-2 Front Yard	2.5m / 8 ft 2 3/8 in.
Tower Setback North	9.14 m / 30 ft
Tower Setback West	12.19m / 40 ft
Tower Setback East	12.19m / 40 ft
Rear (North Podium)	6.1m / 20 ft

Building Height: **Provided**

19 Storeys / 1 Level B/G

FSR SUMMARY

Density Overall (FSR):

Provided: 6.01

Rental Residential (FSR):

Provided: 5.71

Commercial (FSR):

Provided: 0.3

BC Housing Summary:

	Area (SF)	Area (SM)
A - Total Residential Area (Units + Storage)	119,024	11,058
B - Total Residential Amenity (Amenity + Laundry)	2,671	248
C - Total Admin/Support (Offices)	375	35
D - Circulation (Lobbies / Circulation)	20,549	1,909
E - Service Rooms (Above Grade) (Garbage / Bldg Service)	719	67
F - Gross Livable Area (A+B+C+D+E)	**143,338**	**13,317**

Overall GFA	**153,886**
Leaseable GFA	**124,885**
Overall Building Efficiency	**81.1%**

AREA SUMMARY

Gross Floor Area By Level (GFA)

Level	Area (SF)	Area (SM)
L1	11,273	1,047
L2	3,868	359
L3	12,506	1,162
L4	12,506	1,162
L5	12,506	1,162
L6	5,977	555
L7	7,274	676
L8	7,274	676
L9	7,274	676
L10	7,274	676
L11	7,274	676
L12	7,274	676
L13	7,274	676
L14	7,274	676
L15	7,274	676
L16	7,274	676
L17	7,274	676
L18	7,274	676
L19	7,274	676
Roof	695	65
	153,886	14,296

FSR Rental Residential Area

Level	Area (SF)	Area (SM)
L1	2,539	236
L2	1,832	170
L3	11,786	1,095
L4	11,786	1,095
L5	11,786	1,095
L6	4,169	387
L7	6,842	636
L8	6,842	636
L9	6,842	636
L10	6,842	636
L11	6,842	636
L12	6,842	636
L13	6,842	636
L14	6,842	636
L15	6,842	636
L16	6,842	636
L17	6,842	636
L18	6,842	636
L19	6,842	636
Roof	695	65
	133,533	12,406

FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,076	193
L2	1,611	150
L3	720	67
L4	720	67
L5	720	67
L6	1,808	168
L7	360	33
L8	360	33
L9	360	33
L10	360	33
L11	360	33
L12	360	33
L13	360	33
L14	360	33
L15	360	33
L16	360	33
L17	360	33
L18	360	33
L19	360	33
	12,335	1,146

FSR Commercial Area

Level	Occupancy	Area (SF)	Area (SM)
L1	CRU	6,657	618
L2	CRU	424	39
		7,082	658

Balcony Area

Level	Area (SF)	Area (SM)
L3	608	56
L4	608	56
L5	608	56
L6	217	20
L7	360	33
L8	360	33
L9	360	33
L10	360	33
L11	360	33
L12	360	33
L13	360	33
L14	360	33
L15	360	33
L16	360	33
L17	360	33
L18	360	33
L19	360	33
	6,720	624

6720 SF (Total Balcony Area) / 133,533 SF (Total Residential FSR) = 5.0%

Outdoor Amenity

Level	Area (SF)	Area (SM)
L6	3,059	284
Roof	3,225	300
	6,284	584

6284 SF (Total Outdoor Amenity) / 176 Units = 35.7 SF / per Unit

Total of 176 Units x 21.5 sq.ft / Unit = Minimum 3,784 sq.ft of Outdoor Amenity Space.

UNIT SUMMARY

Unit Mix Per Floor w/ Count & Percentages

Level	Name	Count	%
L3	1 Bed	6	3%
L3	2 Bed	4	2%
L3	3 Bed	2	1%
L3	Studio	6	3%
		18	10%
L4	1 Bed	6	3%
L4	2 Bed	4	2%
L4	3 Bed	2	1%
L4	Studio	6	3%
		18	10%
L5	1 Bed	6	3%
L5	2 Bed	4	2%
L5	3 Bed	2	1%
L5	Studio	6	3%
		18	10%
L6	1 Bed	2	1%
L6	2 Bed	3	2%
		5	3%
L7	1 Bed	4	2%
L7	2 Bed	3	2%
L7	3 Bed	2	1%
		9	5%
L8	1 Bed	4	2%
L8	2 Bed	3	2%
L8	3 Bed	2	1%
		9	5%
L9	1 Bed	4	2%
L9	2 Bed	3	2%
L9	3 Bed	2	1%
		9	5%
L10	1 Bed	4	2%
L10	2 Bed	3	2%
L10	3 Bed	2	1%
		9	5%
L11	1 Bed	4	2%
L11	2 Bed	3	2%
L11	3 Bed	2	1%
		9	5%
L12	1 Bed	4	2%
L12	2 Bed	3	2%
L12	3 Bed	2	1%
		9	5%
L13	1 Bed	4	2%
L13	2 Bed	3	2%
L13	3 Bed	2	1%
		9	5%
L14	1 Bed	4	2%
L14	2 Bed	3	2%
L14	3 Bed	2	1%
		9	5%
L15	1 Bed	4	2%
L15	2 Bed	3	2%
L15	3 Bed	2	1%
		9	5%
L16	1 Bed	4	2%
L16	2 Bed	3	2%
L16	3 Bed	2	1%
		9	5%
L17	1 Bed	4	2%
L17	2 Bed	3	2%
L17	3 Bed	2	1%
		9	5%
L18	1 Bed	4	2%
L18	2 Bed	3	2%
L18	3 Bed	2	1%
		9	5%
L19	1 Bed	4	2%
L19	2 Bed	3	2%
L19	3 Bed	2	1%
		9	5%
Total Units: 176		176	100%

Unit Mix w/ Count & Percentages

Name	Area Fill	Count	%
1 Bed	1 Bed	72	40.9%
2 Bed	2 Bed	54	30.7%
3 Bed	3 Bed	32	18.2%
Studio	Studio	18	10.2%
Total Units: 176		176	100.0%

20 % of all unites will be Adaptable
5% of all units will be Accessible

PARKING SUMMARY

Residential Parking	**Required**	**Provided**
CoV Parking Bylaw Section 4.1.1, No parking spaces required for the off-street parking of motor vehicles Transportation Demand Management Plan.	0	20
Total	0	20

Commercial Parking	**Required**	**Provided**
CoV Parking Bylaw Section 4.2 Transportation Demand Management Plan	0	0
Total	0	0

Visitor Parking Spaces (CoV 4.1.3a)	**Required**	**Provided**
0.05 Spaces per Dwelling Unit	8.8	9
Total		9

Accessible Parking Spaces (Res) (CoV 4.1.4a)	**Required**	**Provided**
1 Space for first 7 Dwelling Units +	1	
0.034 Spaces: each add'l Dwelling Unit	5.75	
Total	7	7

Accessible Parking Spaces (Non Res) (CoV 4.1.4b)	**Required**	**Provided**
1 Space for first 500 SM / 5,382 SF of GFA +	1	
0.4 Spaces each add'l 1,000 SM / 10,764 of GFA	0.06	
Total	1	1

Residential Loading (CoV 5.2.1)	**Required**	**Provided**
Class A - Min of one space for any development with 50 to 299 dwelling units, plus one space for every add'l 200 dwelling units.	1	1
Class B - one space for 100 to 299 dwelling units	1	1
Class C - No Requirement	0	0
Total	2	2

Retail Loading (CoV 5.2.6)	**Required**	**Provided**
Class A - No Requirement	0	0
Class B - A minimum of 1 space for the first 2325 SM of GFA	1	1
Class C - No requirement for less than 1900 SM of GFA	0	0
Total	1	1

Residential Passenger Loading (CoV 7.2.1)	**Required**	**Provided**
Class A - 1 space for any development with 50 to 125 dwelling units, plus 1 space for every additional 150 dwelling units.	2	
Class B - No requirement	0	
Class C - No requirement	0	
Total	2	

Retail Passenger Loading (CoV 7.2.5.1)	**Required**	**Provided**
Class A - 1 space for each 4000 SM of GFA.	1	
Class B - No requirement	0	
Class C - No requirement	0	
Total	1	

Small Car Spaces (CoV 4.1.7)	**Max**	**Provided**
Max 25% of Provided Parking Spaces		
Total	13	9

Electric Vehicle Car Spaces (CoV 4.11.1)	**Provided**
Parking Stalls for Dwelling uses - 100% of Provided Parking Spaces to be EV Ready	34

Accessible Electric Vehicle Car Spaces (CoV 4.11.4,b(ii))	**Provided**
Min 45% of Provided Parking Spaces to be EV Ready	3

Total Parking Provided

Level	Type	Count
P1	CoV Accessible: 4.0m x 5.5m	7
P1	CoV Passenger: Class A - 2.9m W x 5.5m L x 2.3m H	1
P1	CoV Passenger: Class A - 4m W x 5.5m L x 2.3m H	1
P1	CoV: Reg 2.5m x 5.5m	34
P1	CoV: Sm 2.3m x 4.6m	9
		52

Loading Provided

CoV Loading: Class A - 2.7m W x 5.5m L x 2.3m H	1
CoV Loading: Class B - 3.0m W x 8.5m L x 3.8m H	1
	2

BICYCLE SUMMARY

Residential Class A	**Required**	**Provided**
1.5 Spaces: every dwelling unit < 65 SM / 700 SF	154.5	
2.5 Spaces: every dwelling over > 65 SM / 700 SF and < 105 SM / 1,130 SF	182.5	
3 Spaces: every dwelling unit > 105 SM / 1,130 SF		
Total	337	339

Provided Residential Class A Breakdown		
Class A Locker - 0.6m W x 1.8m L x 1.2m H	35	10%
Class A Horiz - 0.6m x 1.8m	131	39%
Class A Horiz Oversized - 0.9m x 2.4m	8	2%
Class A Vert - 0.6m x 1m	101	30%
Stacked - 4 Stalls -1.35m x 2m	64	19%
	339	

Residential Class B	**Required**	**Provided**
Min. 2 Spaces for any development containing at least 20 dwelling units	2	
1 add'l space for every add'l 20 dwelling units	18.1	
Total	20	20

Retail and Service Bicycles Spaces	**Required**	**Provided**
Class A: 1 space for each 340 SM / 3,360 SF	2.26	
Class B: 6 spaces for any development containing a min of 1,000 SM / 10,764 GFA	0	
Total	2	2

GARBAGE SUMMARY

Multi-Unit Residential

Waste category	Estimated amount (L/unit/week)	Total Units	Total L per category	Bins req. 240L – 360L Dumpster 3 / 4yard (2,294L – 3,058L)
Mixed containers	18.5	159	2941.5	9 @ 360L
Mixed paper w/ cardboard	42.9	159	6821.1	
Mixed paper w/o cardboard	15	159	2385	7 @ 360L
Cardboard	27.5	159	4372.5	2 @ 3yard
Garbage	53	159	8427	2 @ 4yard
Glass	2.1	159	333.9	2 @ 240L
Organics	14	159	2226	10 @ 240L

Commercial Units

Waste category	Estimated amount (L/m²/week)				Total L per proposed use area (best & worst case)		Bins req. 240L-360L Dumpster 3 / 4yard (2,294L – 3,058L)
Unit type	Office	Retail	Restaurant & food retail	Large Venues	Retail - 634m²	Office - 23m²	
Mixed containers	0.375	0.65	2	1.7	412.1 1268	8.625	4 @ 360L
Mixed paper	0.65	1.5	2.05	1.5	951 1299.7	14.95	4 @ 360L
Cardboard	0.65	2.3	3.75	2	1458.2 2377.5	14.95	1 @ 4yard
Garbage	1	2.25	1.65	3.1	1426.5 1046.1	23	4 @ 360L
Glass	0.003	0.003	0.015	0.004	1.902 9.51	0.069	1 @ 240L
Organics	0.57	-	2	1.86	-	13.11	6 @ 240L
Tallow/grease	-	-	0.35	-	- 221.9	-	2 @ 45 gallon drum (170L)

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA 26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: As indicated DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

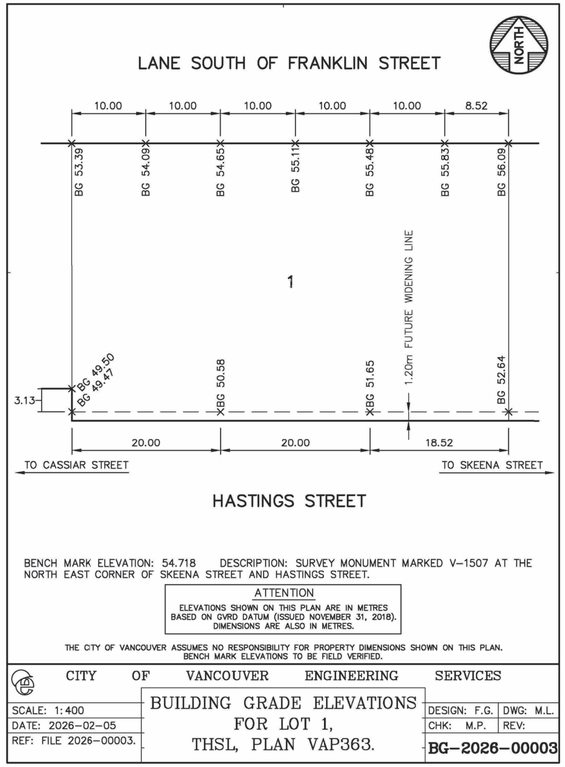
TKA+D ARCHITECTURE + DESIGN INC.
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3475 E Hastings

Project Data

PLOT DATE: **2026-02-18 4:32:11 PM**

A10



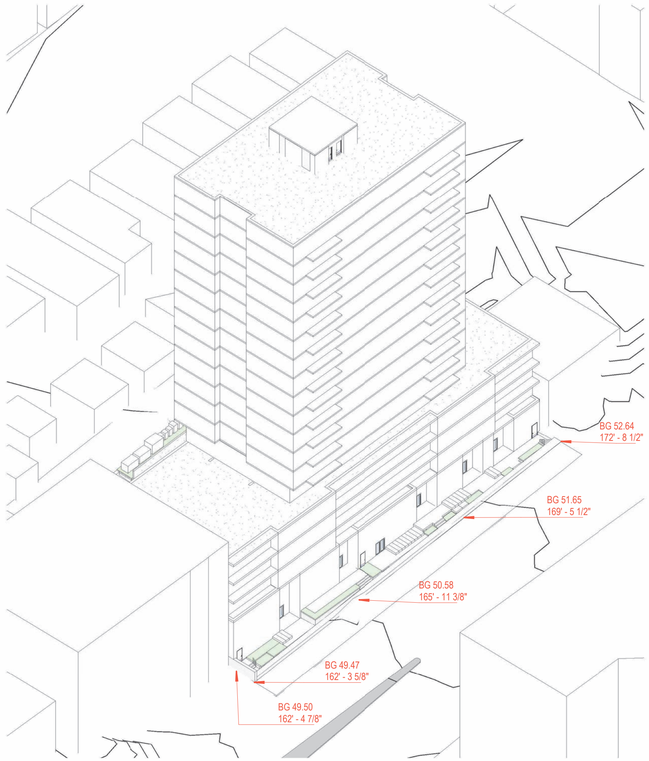
BENCH MARK ELEVATION: 54.718 DESCRIPTION: SURVEY MONUMENT MARKED V-1507 AT THE NORTH EAST CORNER OF SKEENA STREET AND HASTINGS STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

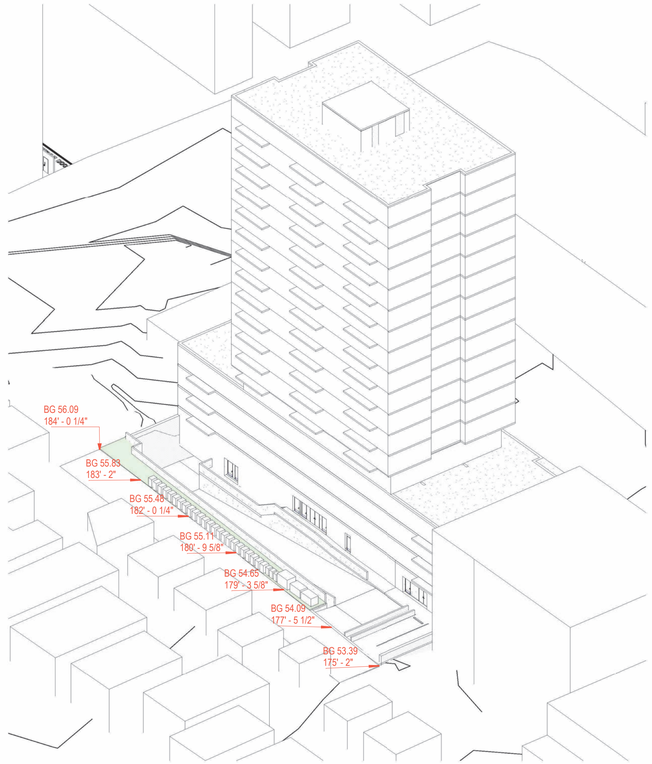
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOT 1, THSL, PLAN VAP363.	DESIGN: F.G. DWG: M.L.
DATE: 2026-02-05		CHK: M.P. REV:
REF: FILE 2026-00003.		BG-2026-00003



Building Grades 3D South



Building Grades 3D North

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA
26-02-18

CITY OF VANCOUVER

ENGINEERING SERVICES

February 11, 2026

File Number: BG-2026-00003
Please refer: Barbara Fuego Gomez
(604) 871-6373

Roya Kiani Amin
814 Richards St.
Vancouver, BC V6B 2B5

Dear Roya Kiani Amin:

RE: Building Grades for LOT 1 SOUTH 1/2 OF LOT 48 TOWN OF HASTINGS SUBURBAN LANDS PLAN 363

In response to your request for the above dated January 9, 2026, I am attaching a PDF copy of our Plan BG-2026-00003 dated 2026-02-05, showing the established elevations along the property lines of the above referenced property.

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

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

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

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

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

APPROXIMATION

The Building Grades are as follows:

- **On Hastings Street – approximately 14cm higher than the concrete curb;**
- **On the Lane – approximately 9cm higher than the centreline of pavement.**

WARNING

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

DEDICATION

Note: Dedication of 1.20m along Hastings Street for street widening purposes may be required. Therefore the elevations have been given on the future widening line. Should you require further information on proposed street or lane widening, please contact our Land Survey Branch at telephone 604-873-7330.

CONSTRUCTION

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

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

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

Sincerely,

Franco Gallina
on behalf of:
Streets Engineer
Streets Design Branch

Attachment: Subject Building Grade Plan

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

REV	DATE	DESCRIPTION
20260218		Issued for Rezoning

SCALE:
DATE: Issue Date
PROJECT NUMBER 25082

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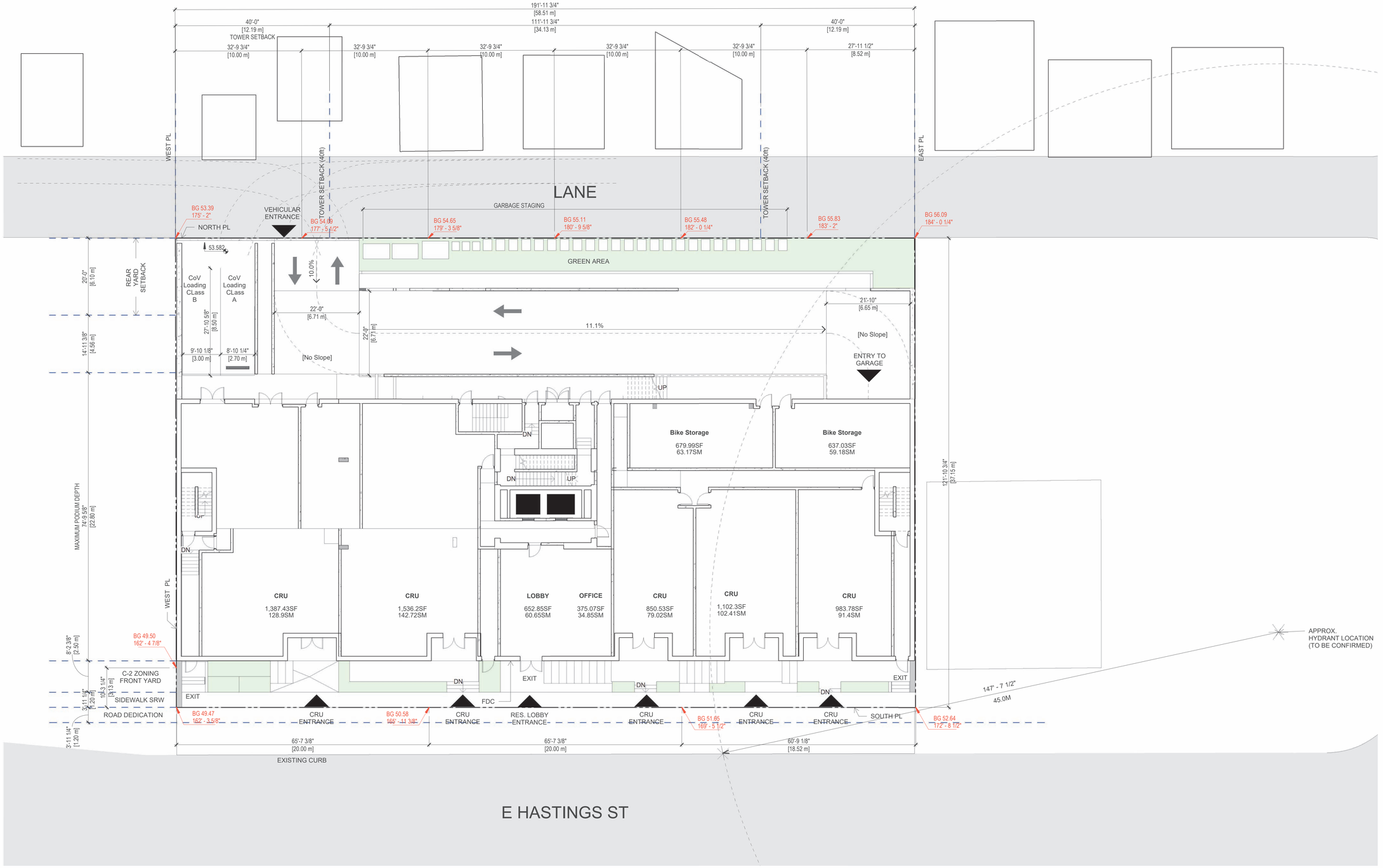
3475 E Hastings

Building Grades & Height

PLOT DATE: **2026-02-18 4:32:19 PM**

PN

A11



1 **Site Plan 1 150**
1 : 150

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA
26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: 1 : 150 DATE: Issue Date

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3475 E Hastings

Site Plan

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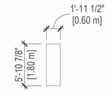
A12

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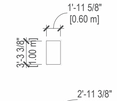


BICYCLE STALL LEGEND

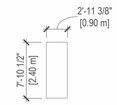
CLASS A HORIZONTAL SPACE = (A-H)
1.8m x 0.6m



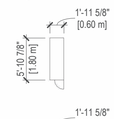
CLASS A VERTICAL SPACE = (A-V)
1.0m X 0.6m



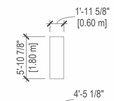
CLASS A SPACE = (A-O)
OVERSIZED 2.4m X 0.9m



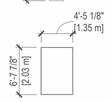
CLASS A LOCKER = (A-L)
1.8m X 0.6m X 1.2m



CLASS B = (B-H)
1.8m X 0.6m



STACKED - 4 BIKE
2.03m X 1.35m



REV	DATE	DESCRIPTION
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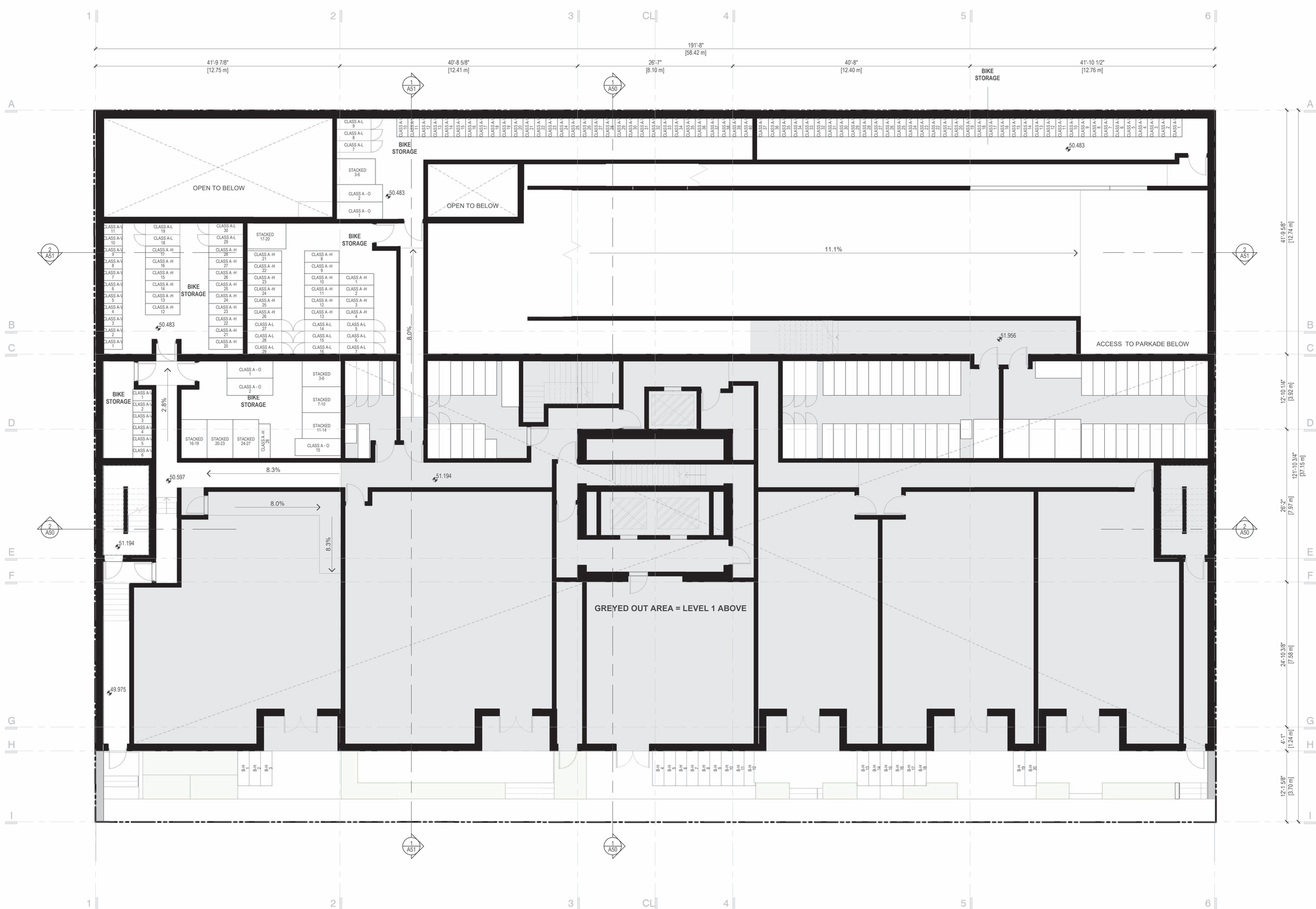
Floor Plan P1

PLOT DATE: **2026-02-18 4:32:30 PM**

A14

PN

1 **P1**
1/8" = 1'-0"



1 **L P1 High**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

BICYCLE STALL LEGEND

CLASS A HORIZONTAL SPACE = (A-H)
1.8m x 0.6m
1'-11 1/2" [0.60 m]
5'-10 7/8" [1.80 m]

CLASS A VERTICAL SPACE = (A-V)
1.0m X 0.6m
1'-11 5/8" [0.60 m]
3'-3 3/8" [1.00 m]

CLASS A SPACE = (A-O)
OVERSIZED 2.4m X 0.9m
2'-11 3/8" [0.90 m]
7'-10 1/2" [2.40 m]

CLASS A LOCKER = (A-L)
1.8m X 0.6m X 1.2m
1'-11 5/8" [0.60 m]
5'-10 7/8" [1.80 m]

CLASS B = (B-H)
1.8m X 0.6m
1'-11 5/8" [0.60 m]
5'-10 7/8" [1.80 m]

STACKED - 4 BIKE
2.03m X 1.35m
4'-5 1/8" [1.35 m]
6'-7 7/8" [2.03 m]

REV	DATE	DESCRIPTION
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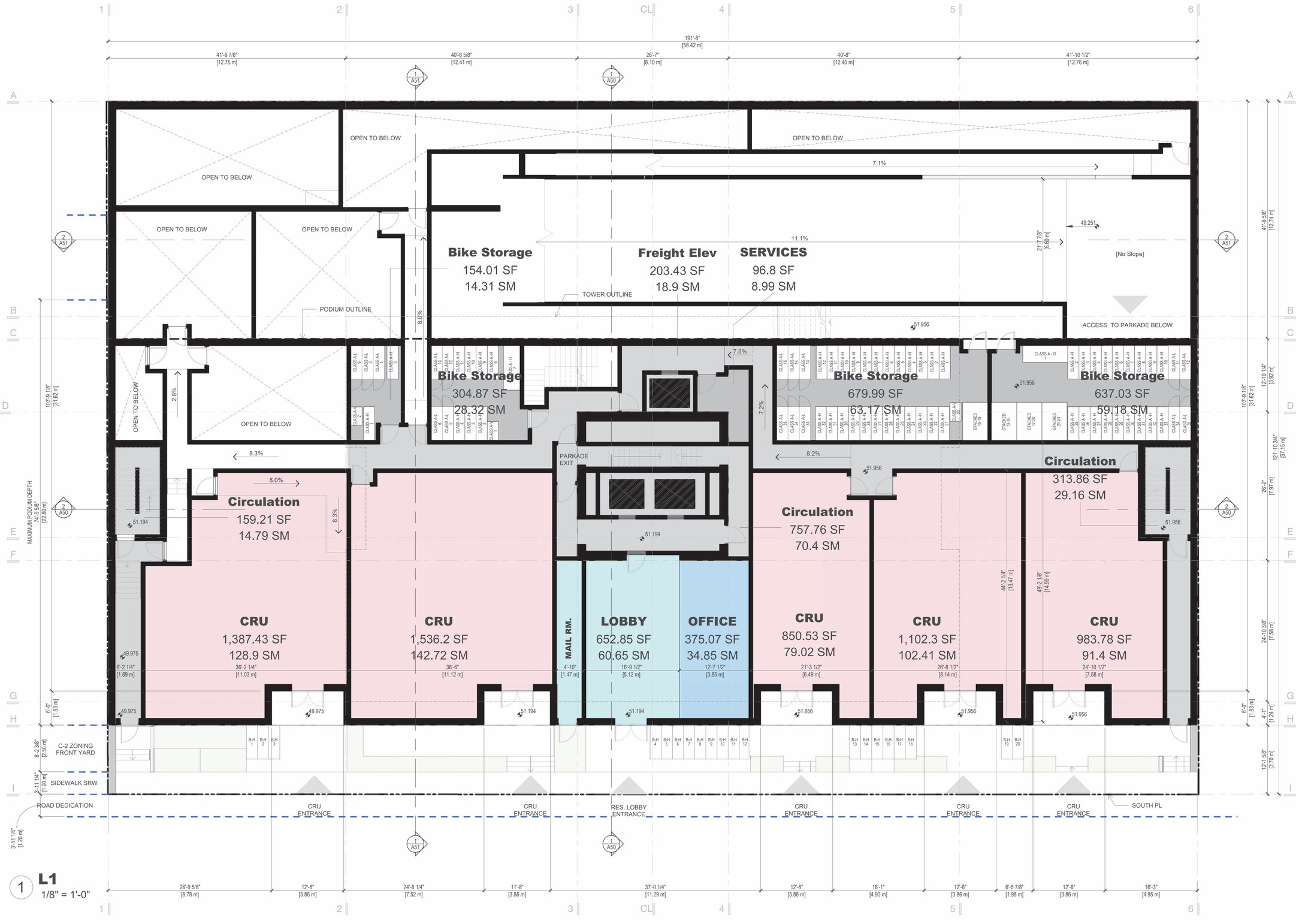
3475 E Hastings

Floor Plan P1 High

PLOT DATE: **2026-02-18 4:32:37 PM**

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A15



TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA 26-02-18

BICYCLE STALL LEGEND

CLASS A HORIZONTAL SPACE = (A-H)
1.8m x 0.6m
1'-11 1/2" [0.60 m]
5'-10 7/8" [1.80 m]

CLASS A VERTICAL SPACE = (A-V)
1.0m X 0.6m
1'-11 5/8" [0.60 m]
3'-3 3/8" [1.00 m]

CLASS A SPACE = (A-O)
OVERSIZED 2.4m X 0.9m
2'-11 3/8" [0.90 m]
7'-10 1/2" [2.40 m]

CLASS A LOCKER = (A-L)
1.8m X 0.6m X 1.2m
1'-11 5/8" [0.60 m]
5'-10 7/8" [1.80 m]

CLASS B = (B-H)
1.8m X 0.6m
1'-11 5/8" [0.60 m]
5'-10 7/8" [1.80 m]

STACKED - 4 BIKE
2.03m X 1.35m
4'-5 1/8" [1.35 m]
6'-7 7/8" [2.03 m]

REV	DATE	DESCRIPTION
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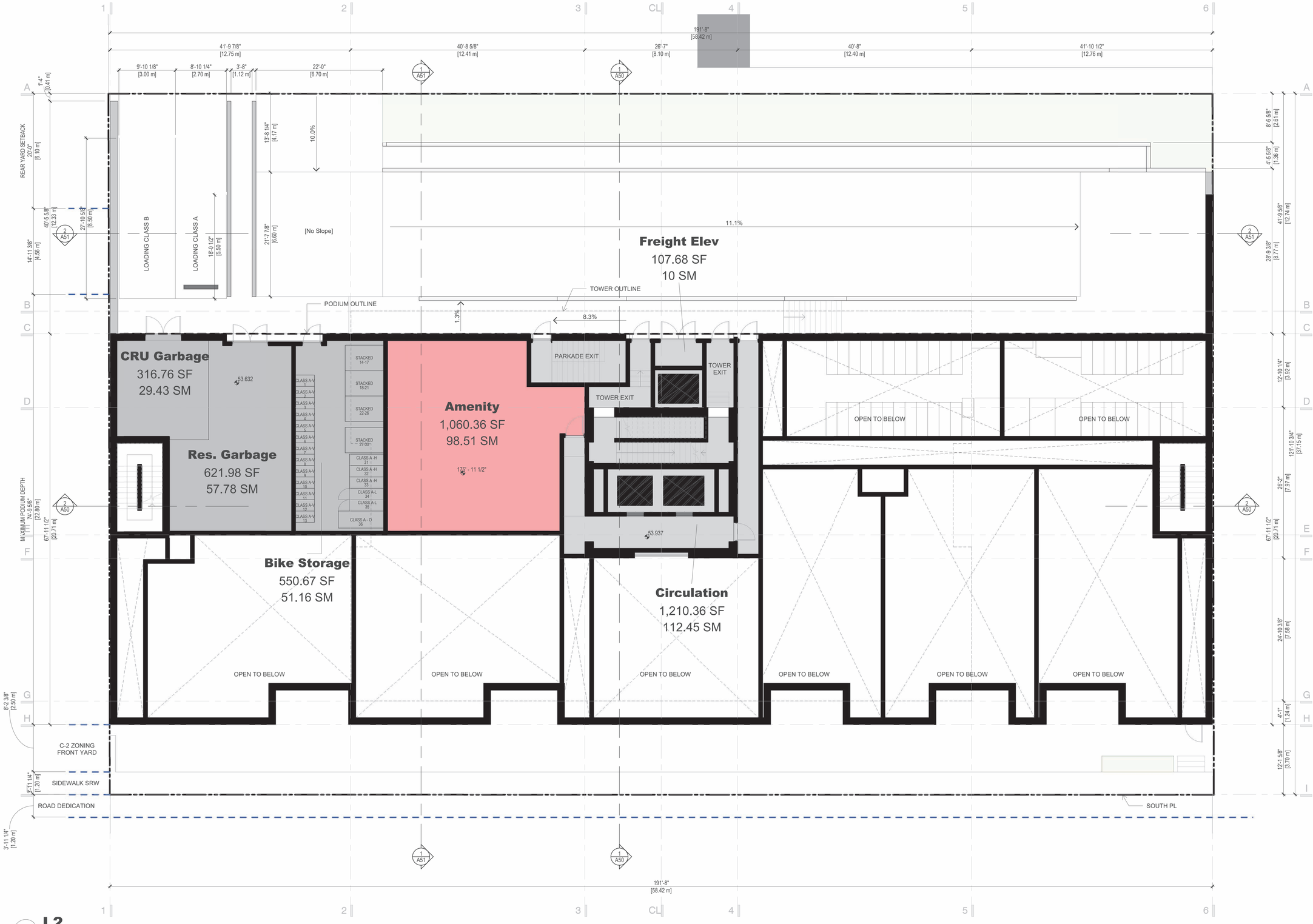
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Floor Plan L1

PLOT DATE: **2026-02-18 4:32:44 PM**

A16

PN



1 **L2**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

BICYCLE STALL LEGEND

CLASS A HORIZONTAL SPACE = (A-H)
1.8m x 0.6m
1'-11 1/2" [0.60 m]
5'-10 7/8" [1.80 m]

CLASS A VERTICAL SPACE = (A-V)
1.0m X 0.6m
1'-11 5/8" [0.60 m]
3'-3 3/8" [1.00 m]

CLASS A SPACE = (A-O)
OVERSIZED 2.4m X 0.9m
2'-11 3/8" [0.90 m]
7'-10 1/2" [2.40 m]

CLASS A LOCKER = (A-L)
1.8m X 0.6m X 1.2m
1'-11 5/8" [0.60 m]
5'-10 7/8" [1.80 m]

CLASS B = (B-H)
1.8m X 0.6m
1'-11 5/8" [0.60 m]
5'-10 7/8" [1.80 m]

STACKED - 4 BIKE
2.03m X 1.35m
4'-5 1/8" [1.35 m]
6'-7 7/8" [2.03 m]

REV	DATE	DESCRIPTION
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SCALE: As indicated DATE: Issue Date

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CITY OF VANCOUVER

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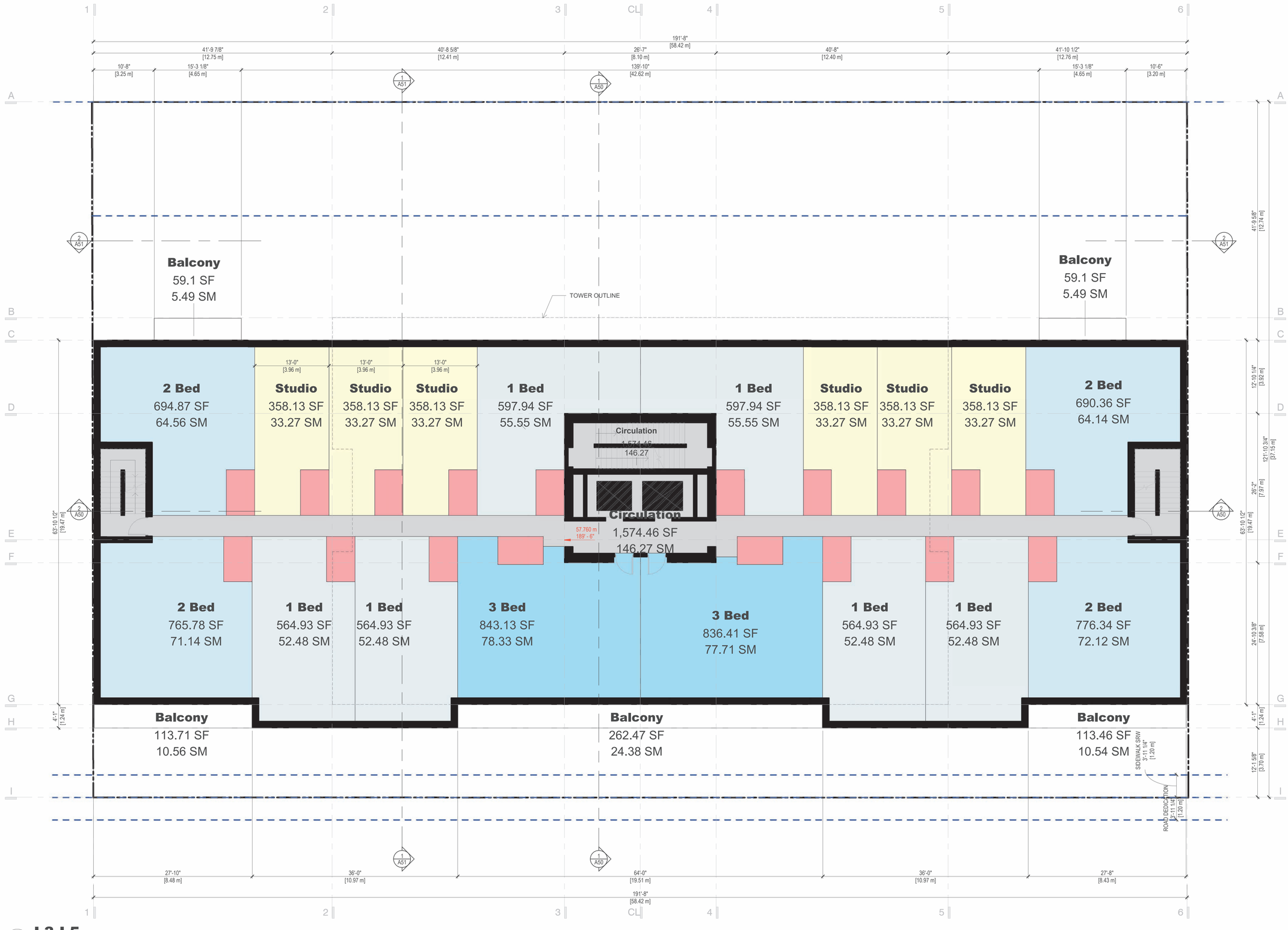
3475 E Hastings

Floor Plan L2

PLOT DATE: **2026-02-18 4:32:50 PM**

PN

A17



1 **L3-L5**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

REV	DATE	DESCRIPTION
	20260218	Issued for Rezoning

SCALE: 1/8" = 1'-0" DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

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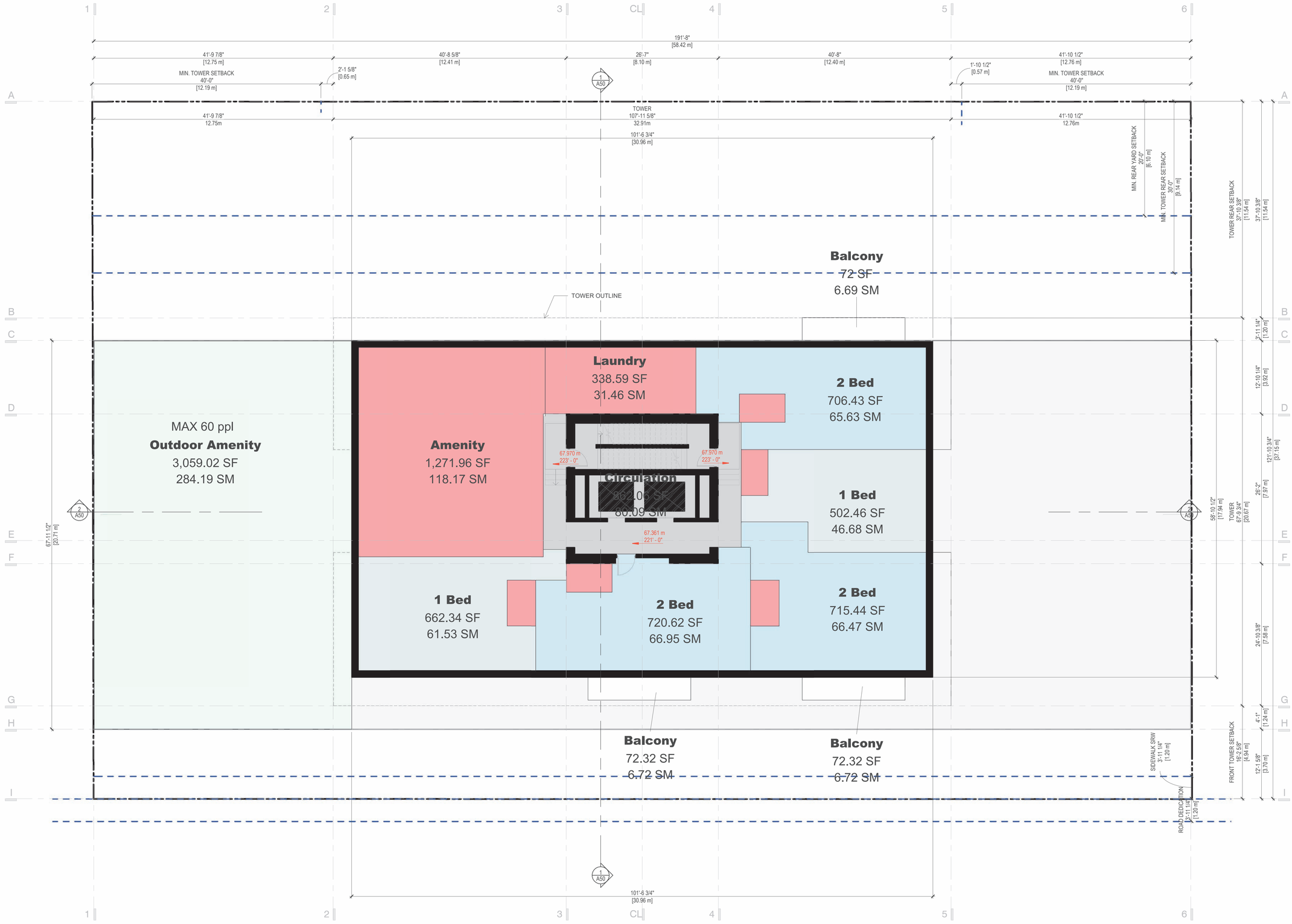
3475 E Hastings

Floor Plan L3-L5

PLOT DATE: **2026-02-18 4:32:56 PM**

A18

PN



1 **L6**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

REV	DATE	DESCRIPTION
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SCALE: 1/8" = 1'-0" DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

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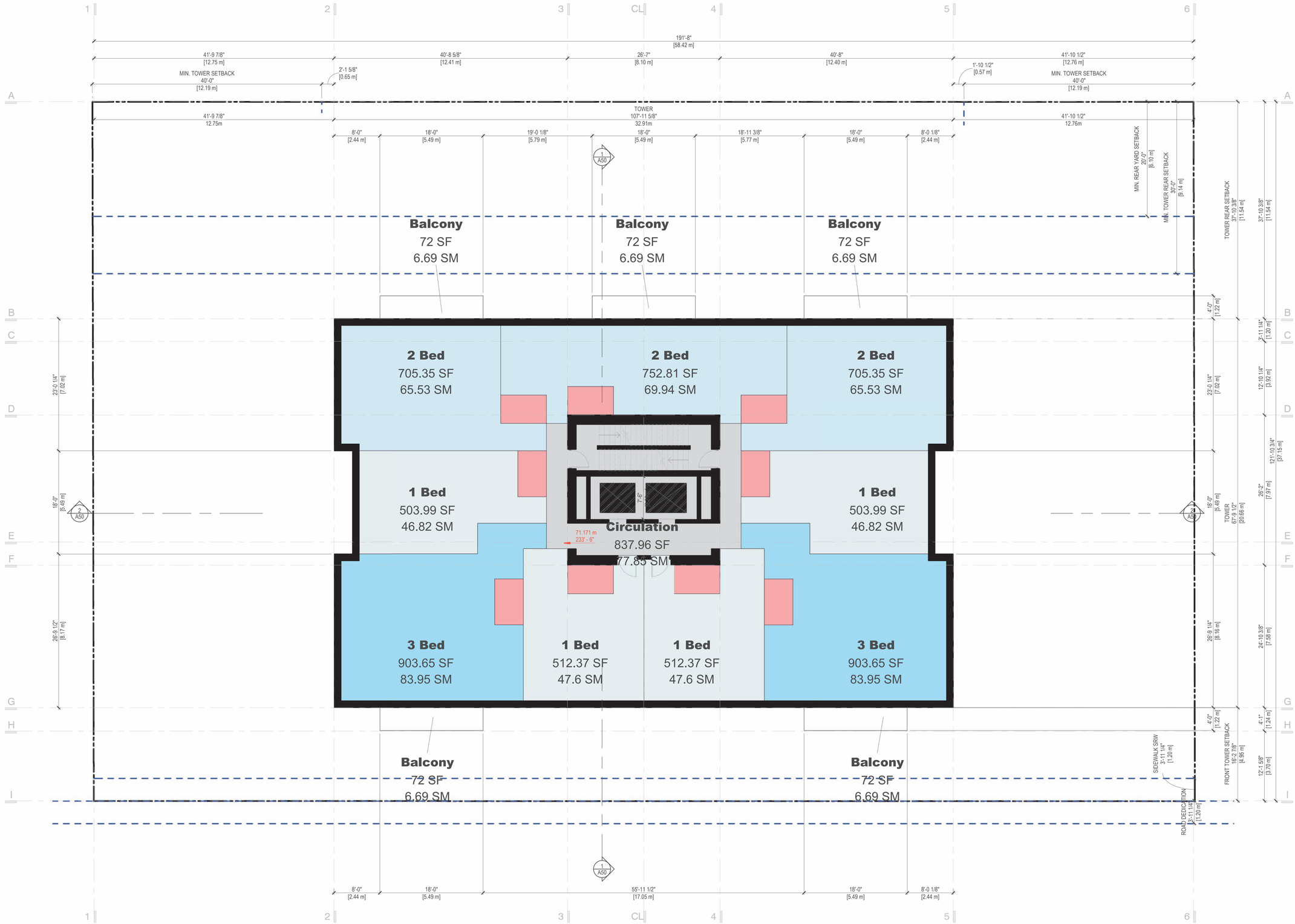
3475 E Hastings

Floor Plan L6

PLOT DATE: **2026-02-18 4:33:01 PM**

A19

PN



1 **L7-19**
1/8" = 1'-0"

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REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

REV	DATE	DESCRIPTION
20260218		Issued for Rezoning

SCALE: 1/8" = 1'-0" DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

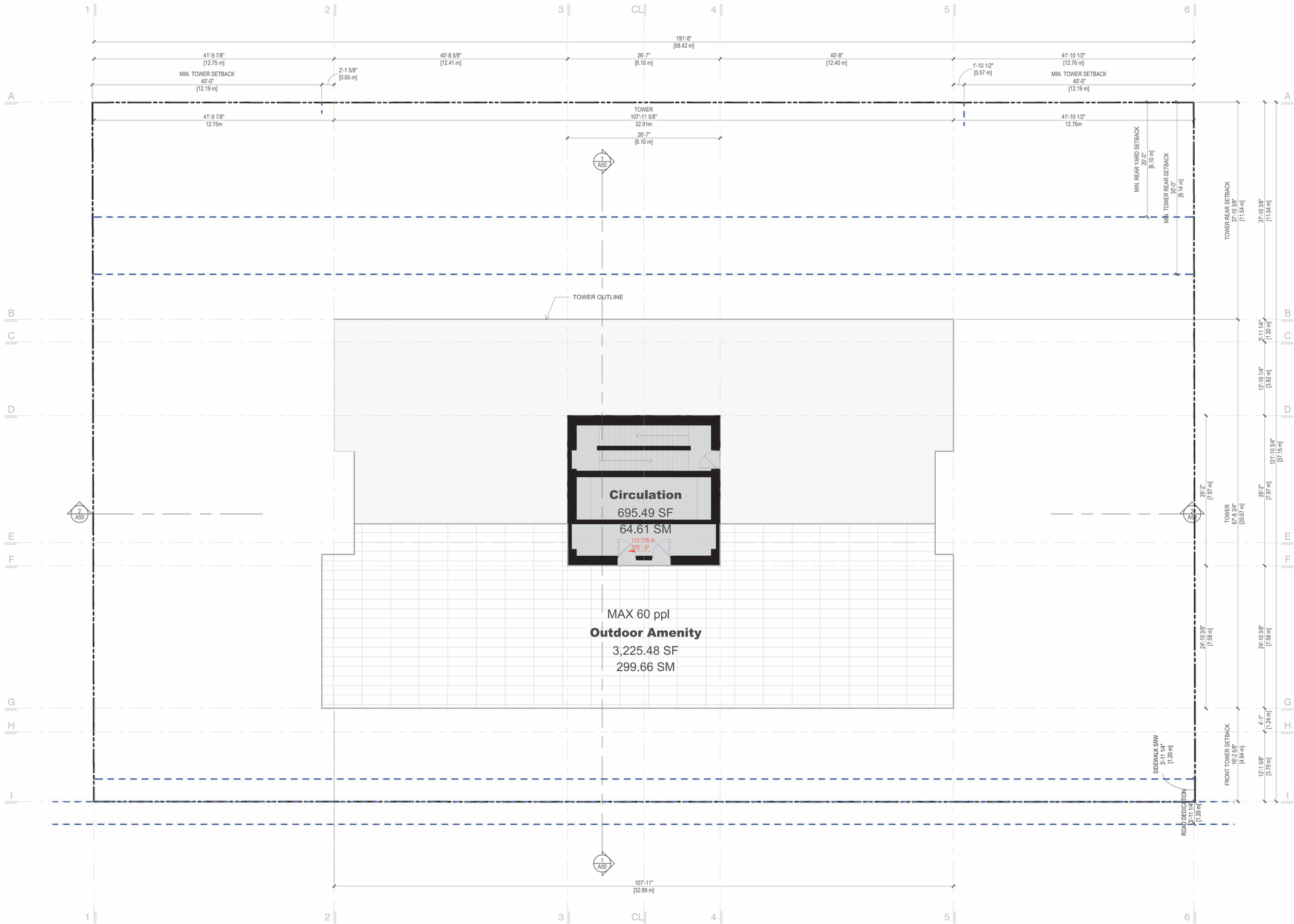
3475 E Hastings

Floor Plan L7-L19

PLOT DATE: **2026-02-18 4:33:06 PM**

PN

A20



1 **Roof**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

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CITY OF VANCOUVER

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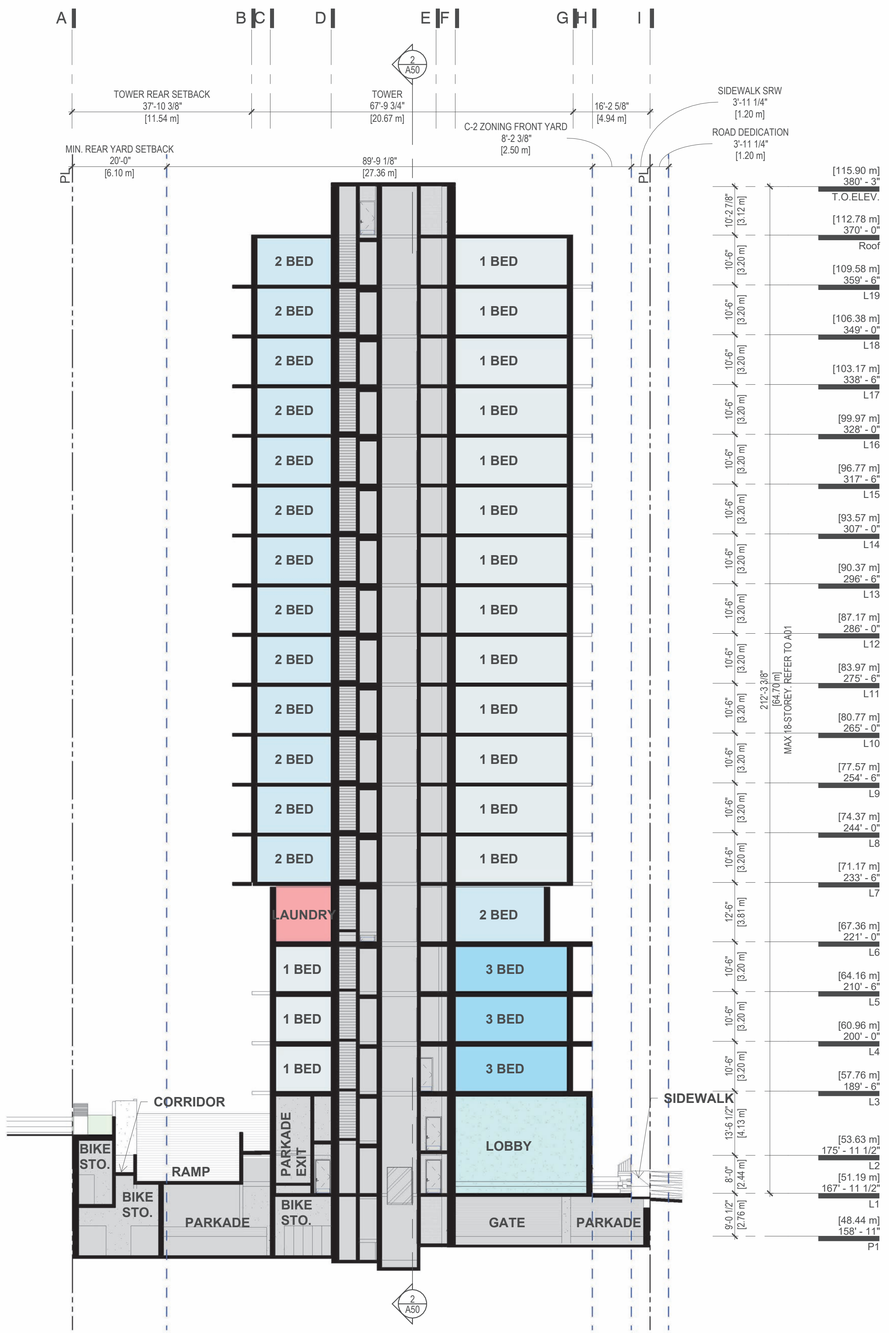
3475 E Hastings

Floor Plan Roof

PLOT DATE: **2026-02-18 4:33:11 PM**

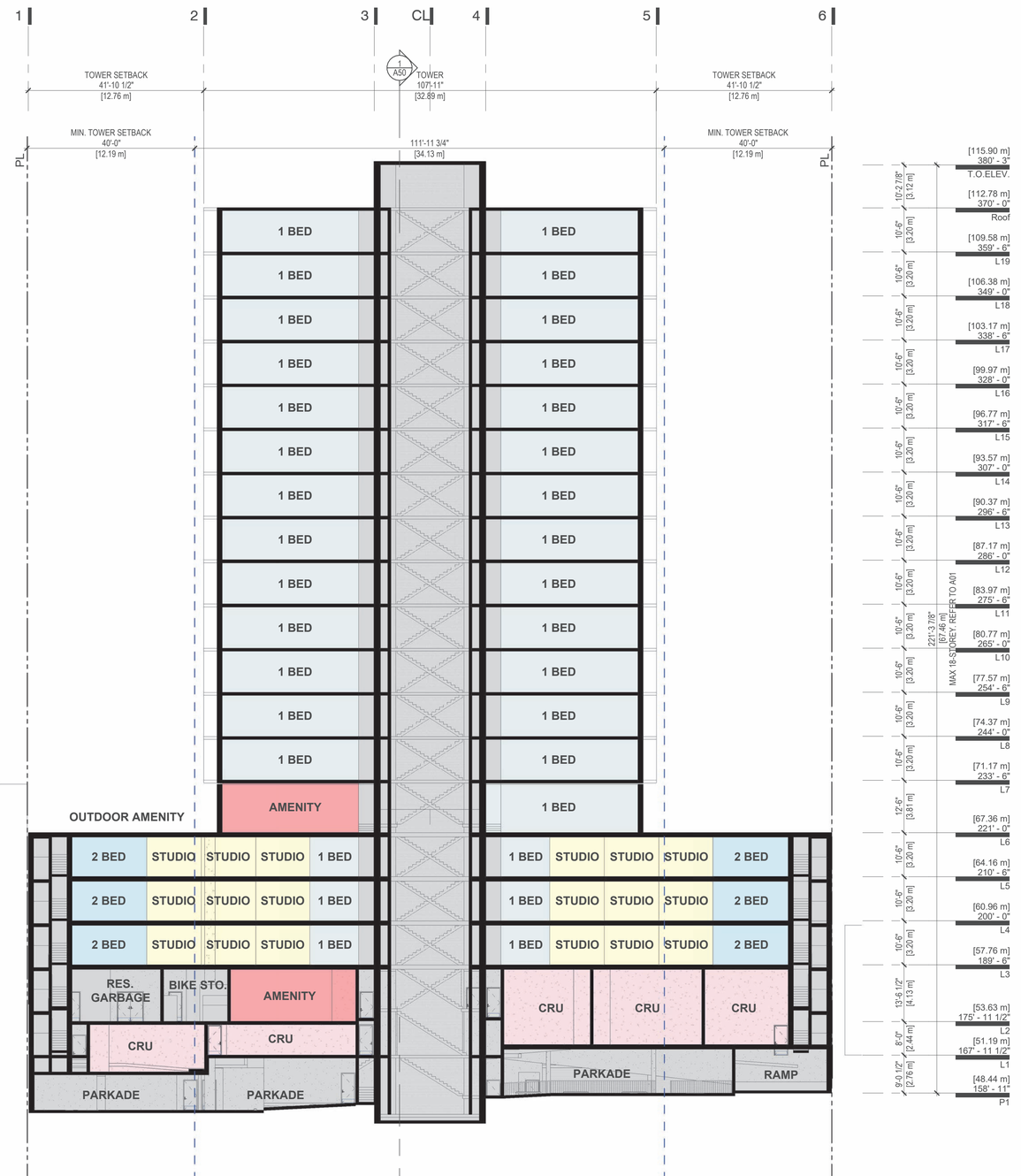
PN

A21



1 Building Section A

1/16" = 1'-0"



2 Building Section B

1/16" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

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CITY OF VANCOUVER

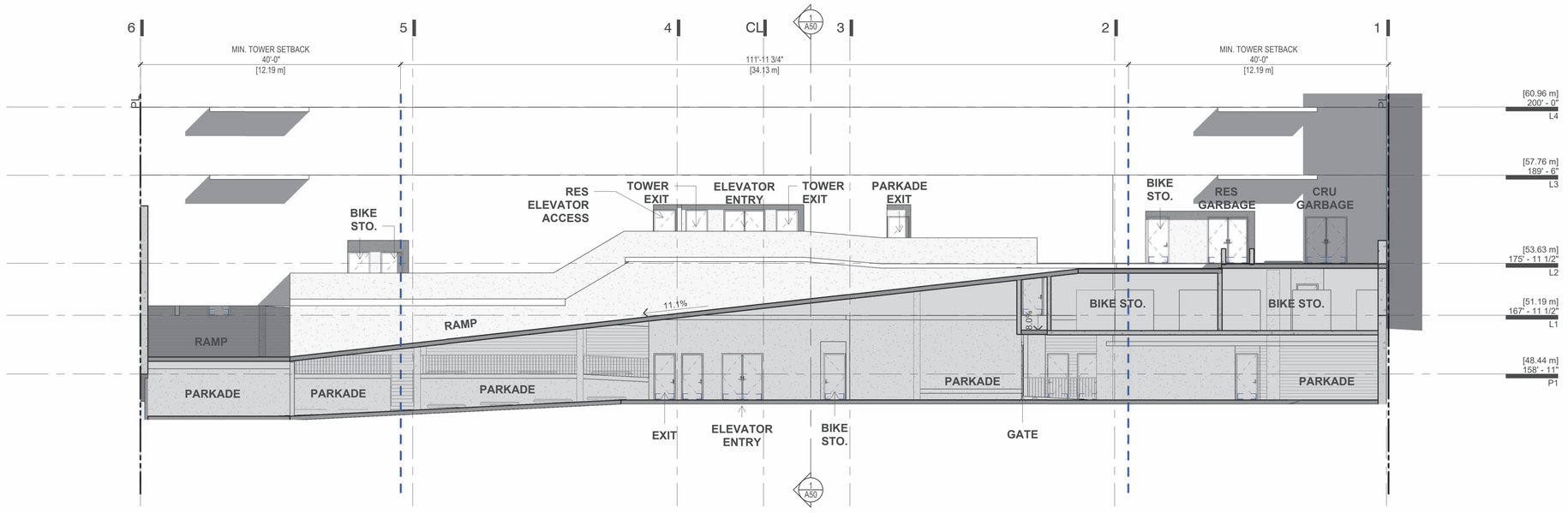
TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

3475 E Hastings

Building Sections

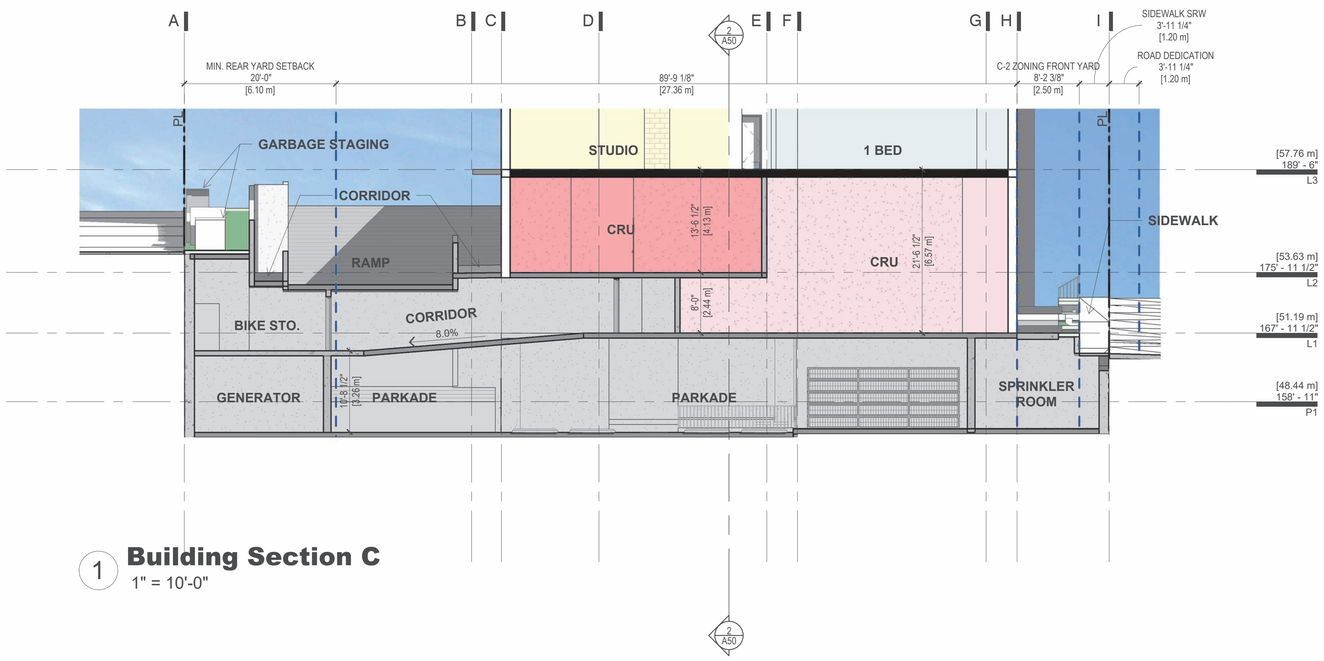
PLOT DATE: 2026-02-18 4:33:18 PM

A50



2 Building Section D

1" = 10'-0"



1 Building Section C

1" = 10'-0"

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA 26-02-18

REV	DATE	DESCRIPTION
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SCALE: 1" = 10'-0" DATE: Issue Date

PROJECT NUMBER 25082

CITY OF VANCOUVER

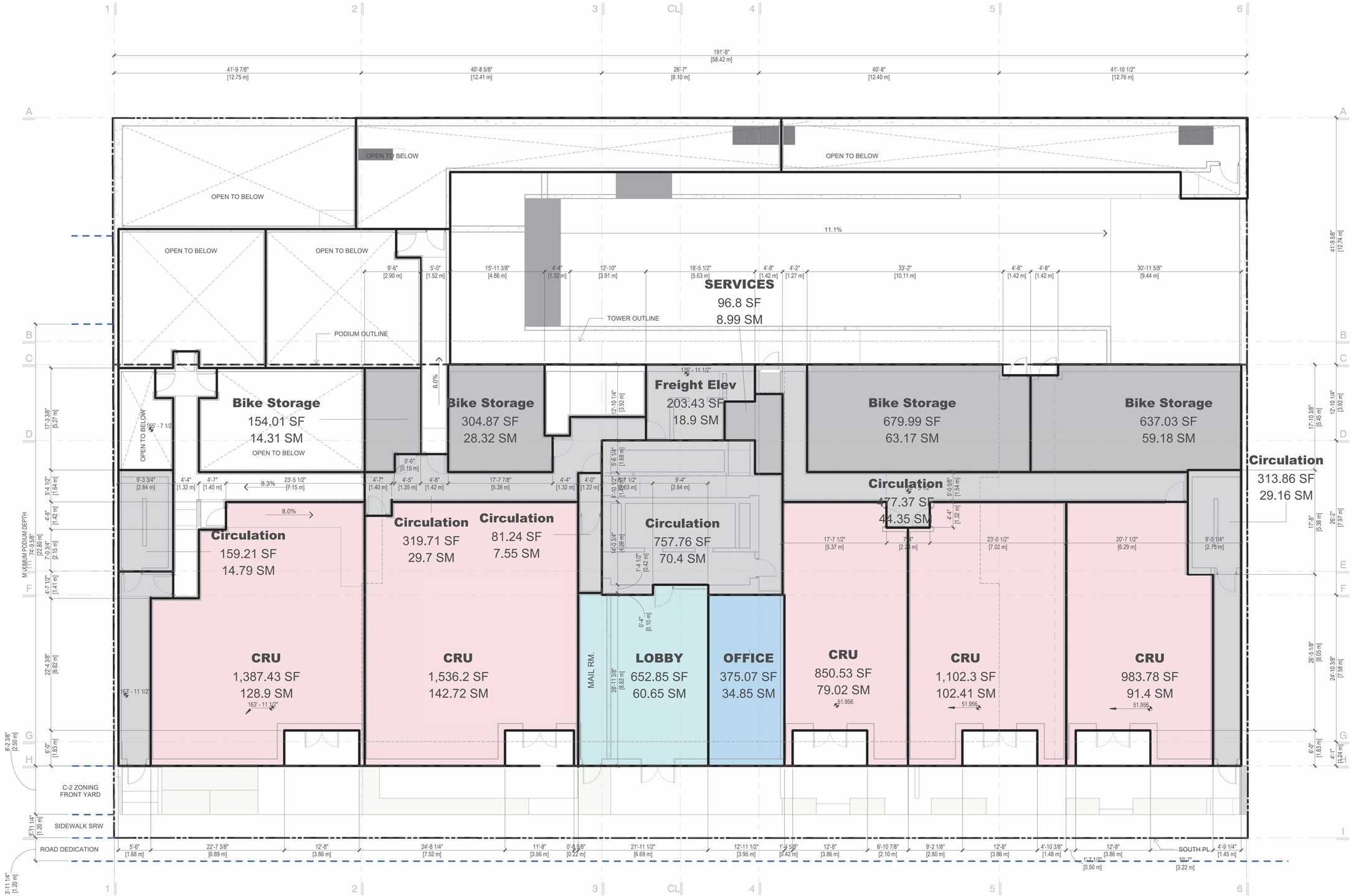
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3475 E Hastings

Building Sections

PLOT DATE: 2026-02-18 4:33:31 PM

A51



1 **L1 - FSR**
1/8" = 1'-0"

L1 - AREAS (WITHOUT EXCLUSIONS)

Level	Occupancy	Name	Area (SF)	Area (SM)
L1	CRU	Circulation	797	74
L1	CRU	CRU	5,860	544
L1	Rental Res	Circulation	1,511	140
L1	Rental Res	LOBBY	653	61
L1	Rental Res	OFFICE	375	35
			9,196	854

TOTAL FSR EXCLUSIONS L1

Occupancy	Name	Total Area (SF)	Total Area (SM)
L1			
Service	Bike Storage	1,776	165
Service	Freight Elev	203	19
Service	SERVICES	97	9
		2,076	193

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA 26-02-18

- 0 BED
- 1 BED
- 2 BED
- 3 BED
- EXCLUSION
- SERVICES
- CIRCULATION
- OFFICE
- CRU
- PARKING CIRCULATION
- BALCONY
- LOBBY
- OUTDOOR AMENITY

REV	DATE	DESCRIPTION
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PROJECT NUMBER 25082

CITY OF VANCOUVER

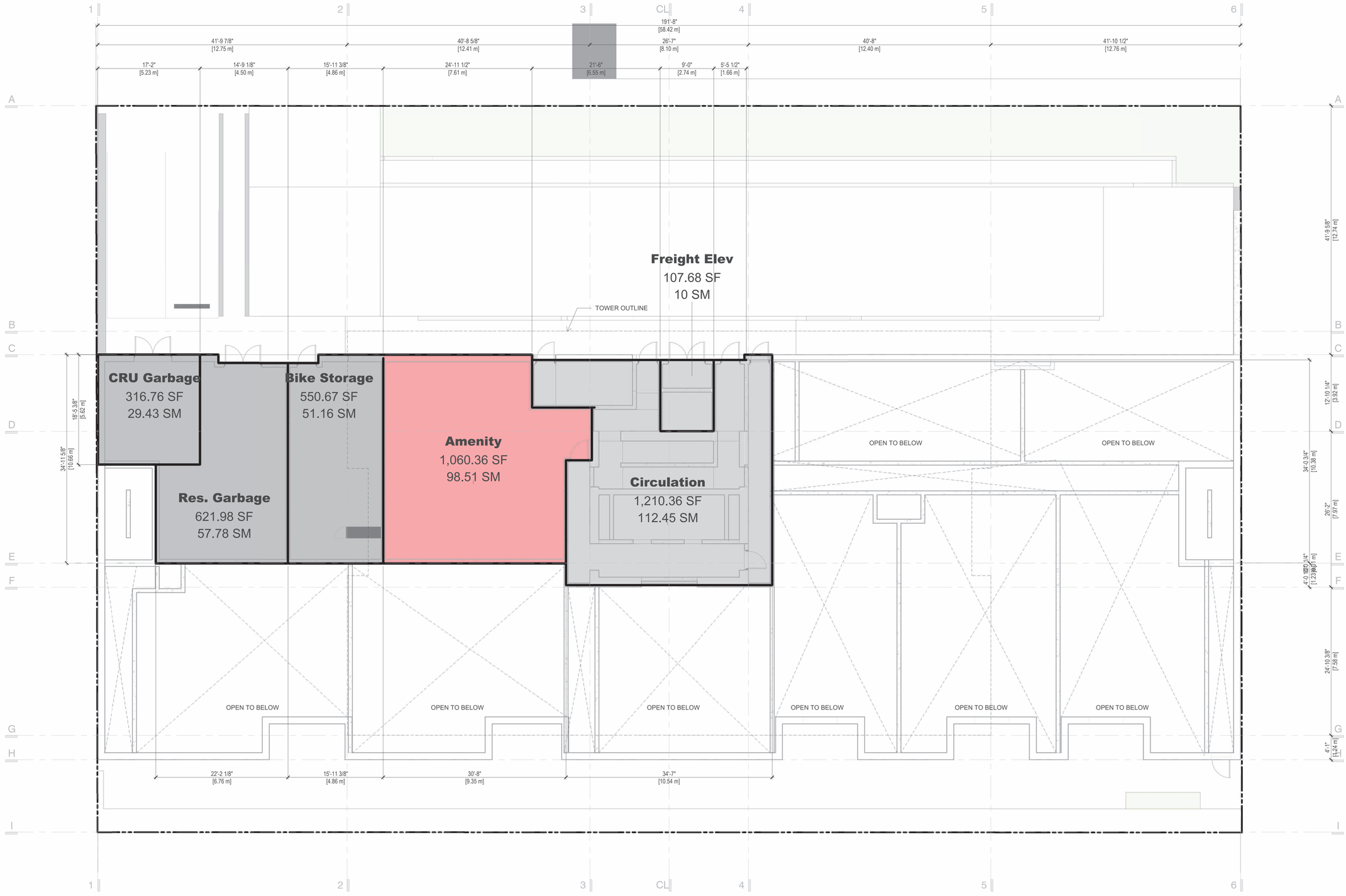
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3475 E Hastings

FSR - Floor Plan L1

PLOT DATE: **2026-02-18 4:33:36 PM**

F16



L2 - AREAS (WITHOUT EXCLUSIONS)

Level	Occupancy	Name	Area (SF)	Area (SM)
L2	CRU	CRU Garbage	317	29
L2	CRU	Freight Elev	108	10
L2	Rental Res	Circulation	1,210	112
L2	Rental Res	Res. Garbage	622	58
			2,257	210

TOTAL FSR EXCLUSIONS L2

Occupancy	Name	Total Area (SF)	Total Area (SM)
L2			
Rental Res	Amenity	1,060	99
Service	Bike Storage	551	51
		1,611	150

1 **L2 - FSR**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLY RIOPELLE
BRITISH COLUMBIA
26-02-18

- 0 BED
- 1 BED
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- 3 BED
- EXCLUSION
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CITY OF VANCOUVER

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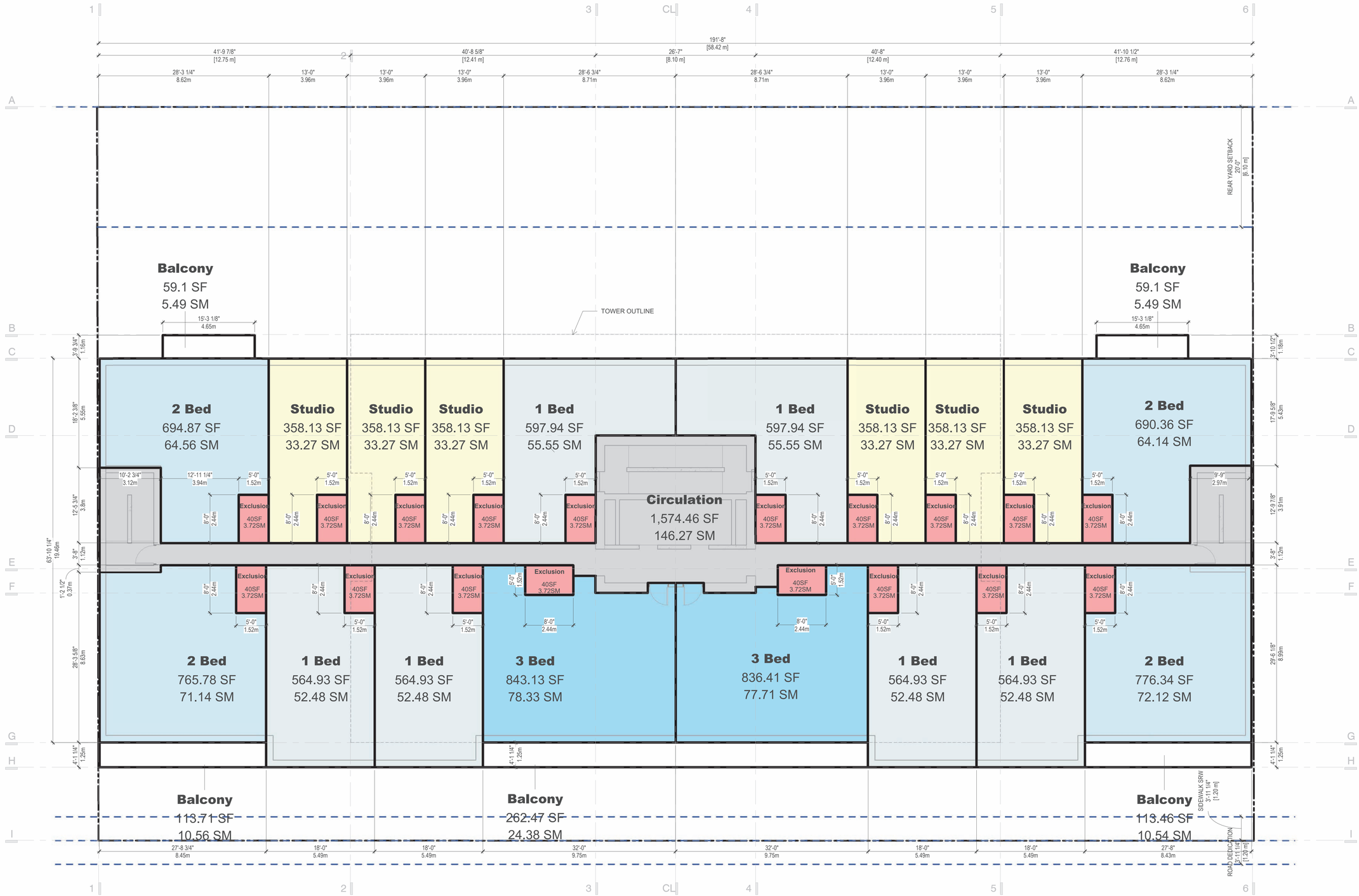
3475 E Hastings

FSR - Floor Plan L2

PLOT DATE: **2026-02-18 4:33:42 PM**

F17

PN



1 **L3-L5 - FSR**
1/8" = 1'-0"

TYP PODIUM RESIDENTIAL L3-L5 - AREAS (WITHOUT EXCLUSIONS)

Name	Area SF	Area SM
1 Bed	3,456	321
2 Bed	2,927	272
3 Bed	1,680	156
Circulation	1,574	146
Studio	2,149	200
	11,786	1,095

TYP FSR EXCLUSIONS L3-L5

Name	Area SF	Area SM
Exclusion	720	67

TKA+D

REGISTERED ARCHITECT KELLI RIOPELLE BRITISH COLUMBIA
26-02-18

- 0 BED
- 1 BED
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- 3 BED
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REV	DATE	DESCRIPTION
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CITY OF VANCOUVER

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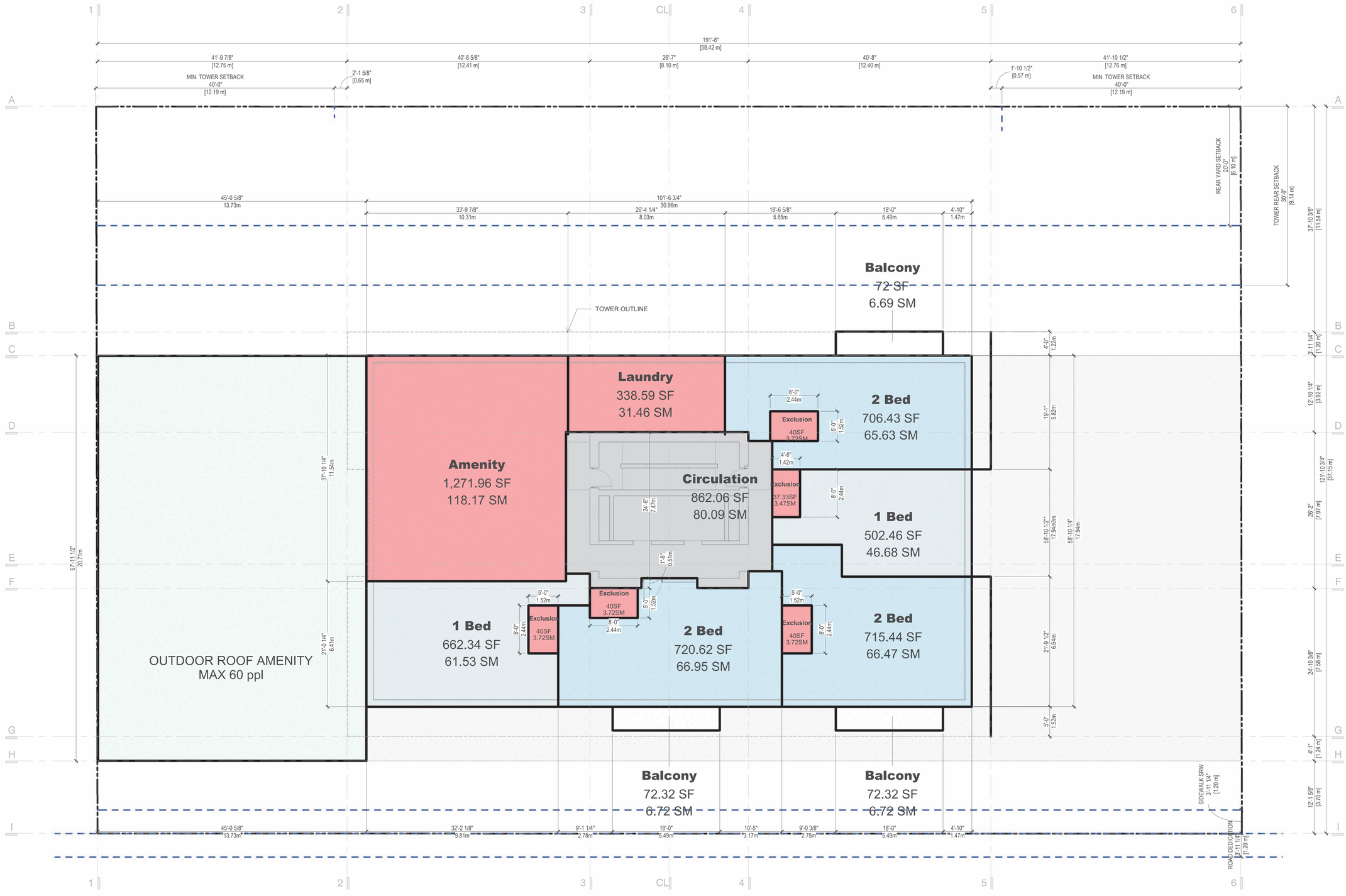
3475 E Hastings

FSR - Floor Plan L3-L5

PLOT DATE: **2026-02-18 4:33:48 PM**

F18

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TOWER RESIDENTIAL L6 - AREAS (WITHOUT EXCLUSIONS)

Name	Area SF	Area SM
1 Bed	1,165	108
2 Bed	2,142	199
Circulation	862	80
	4,169	387

FSR EXCLUSIONS L6

Name	Area SF	Area SM
Amenity	1,272	118
Exclusion	197	18
Laundry	339	31
	1,808	168

1 **L6 - FSR**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

- 0 BED
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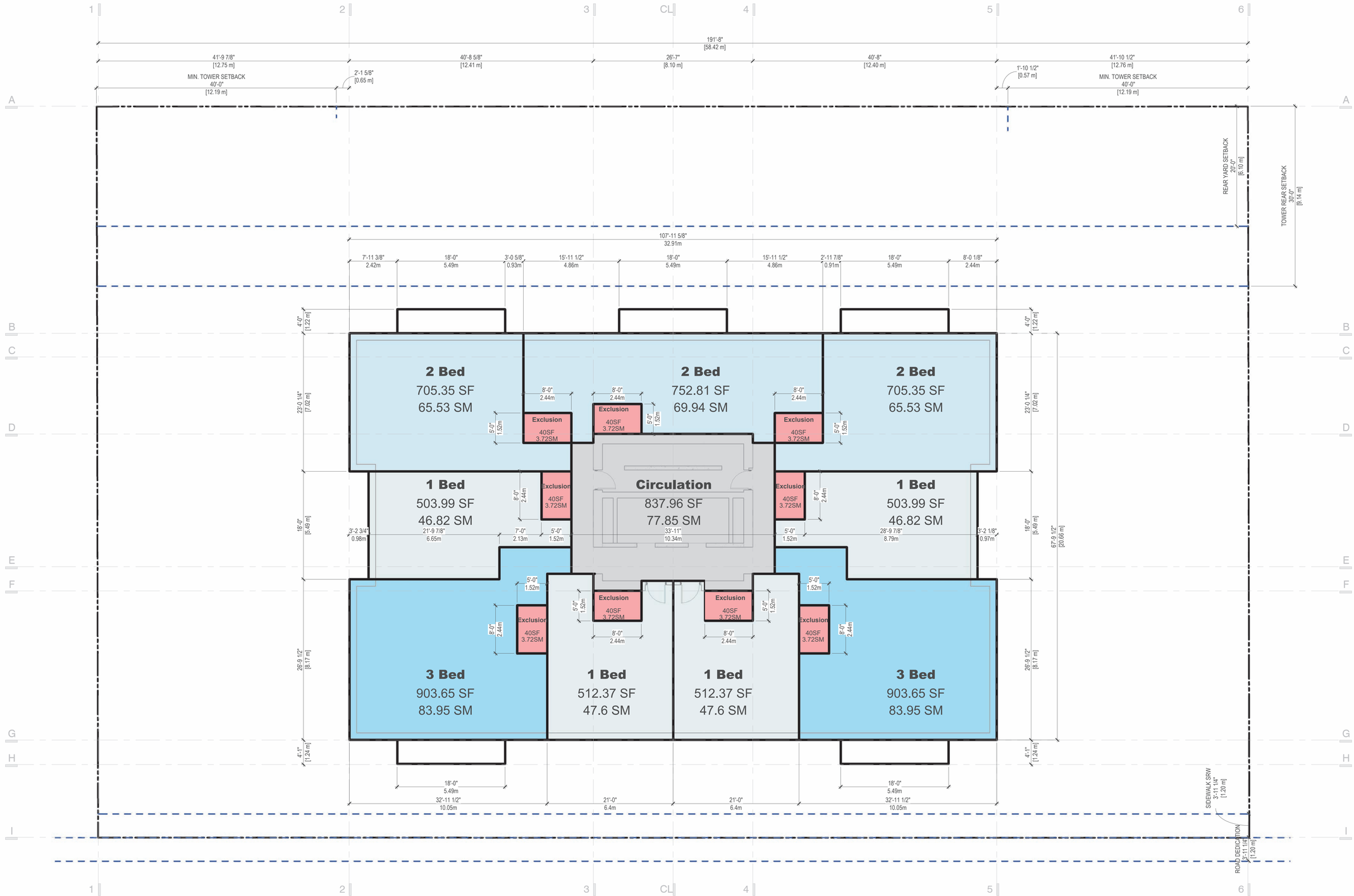
3475 E Hastings

FSR - Floor Plan L6

PLOT DATE: **2026-02-18 4:33:53 PM**

F19

PN



TYP TOWER RESIDENTIAL L7 -L19 - AREAS (WITHOUT EXCLUSIONS)

Name	Area SF	Area SM
1 Bed	2,033	189
2 Bed	2,164	201
3 Bed	1,807	168
Circulation	838	78
	6,842	636

TYP FSR EXCLUSIONS L7-L19

Name	Total Area (SF)	Total Area (SM)
Exclusion	360	33
	360	33

1 **L7-19 - FSR**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

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- 2 BED
- 3 BED
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- SERVICES
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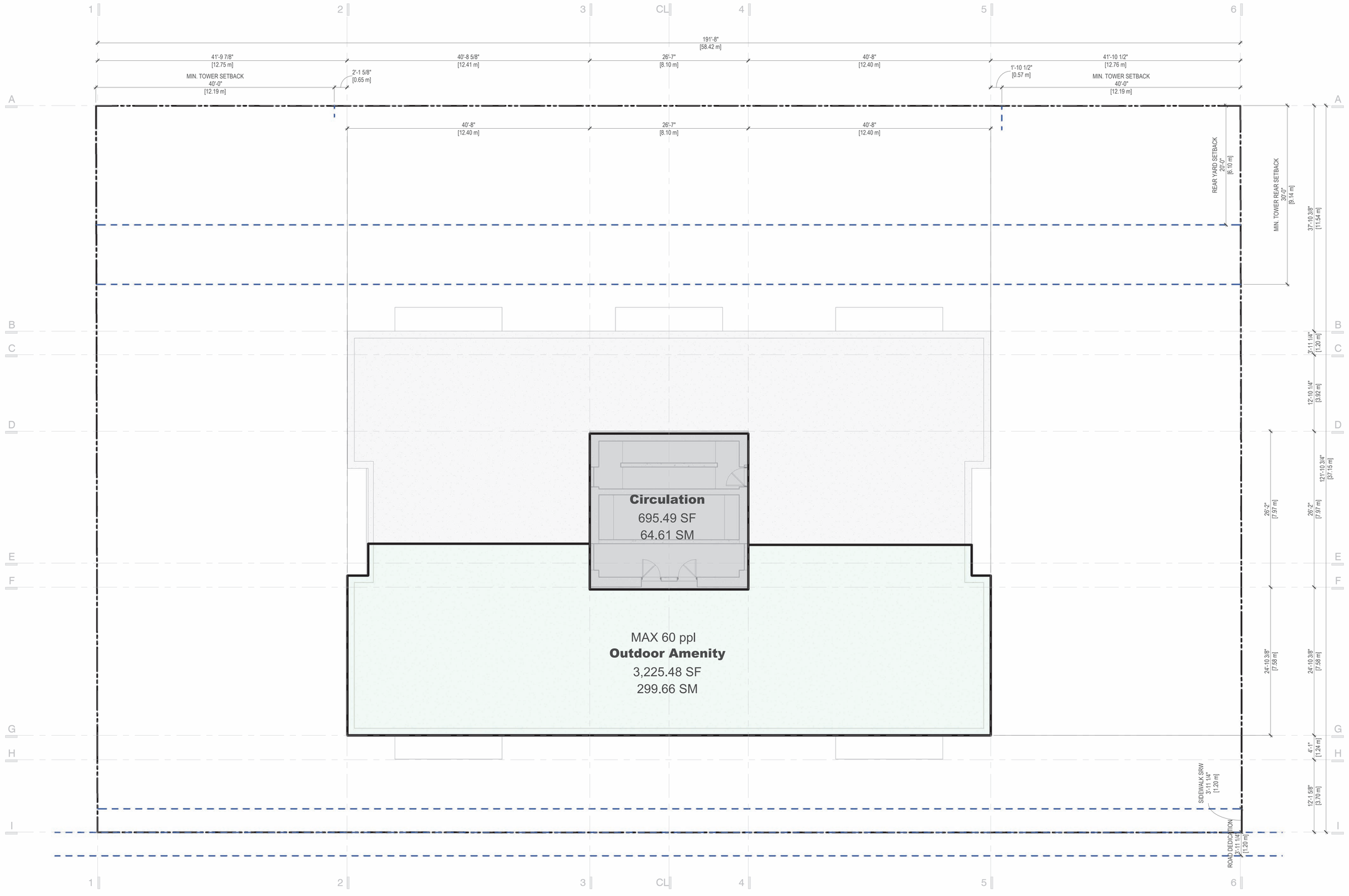
3475 E Hastings

FSR - Floor Plan L7-L19

PLOT DATE: **2026-02-18 4:33:59 PM**

F20

PN



ROOF - AREAS (WITHOUT EXCLUSIONS)

Level	Occupancy	Name	Area (SF)	Area (SM)
Roof	Rental Res	Circulation	695	65
			695	65

TOTAL FSR EXCLUSIONS ROOF

Occupancy	Name	Total Area (SF)	Total Area (SM)

1 **Roof - FSR**
1/8" = 1'-0"

TKA+D

REGISTERED ARCHITECT
KELLI RIOPELLE
BRITISH COLUMBIA
26-02-18

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3475 E Hastings

FSR - Floor Plan Roof

PLOT DATE: **2026-02-18 4:34:03 PM**

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F21