852-872 SEYMOUR ST.

BOUTIQUE HOTEL

REZONING APPLICATION W. HERITAGE BLDG 12.2025

BENE GROUP

ARNO MATIS ARCHITECTURE + URBANISM



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CONTENTS

1 REZONING INTENT 7

1.1 REZONING INTENT - PROJECT TEAM 8
1.2 REZONING INTENT - LETTER 10

2 REPOSITIONING FROM OFFICE TO HOTEL 13

2.1 REPOSITIONING FROM OFFICE TO HOTEL - STATS 14
2.2 REPOSITIONING FROM OFFICE TO HOTEL - RATIONALE 16

3 INTRODUCTION 19

3.1 INTRODUCTION - PROJECT GOALS 20
3.2 RELEVANT POLICIES-SUMMARY 22
3.3 INTRODUCTION- BOOSTING ECONOMY 24
3.4 INTRODUCTION - STAT SUMMARY 26
3.5 INTRODUCTION- ECONOMIC IMPACT REPORT 28
3.6 INTRODUCTION- BOUTIQUE BENEFITS 30

4 RELAXATION RATIONALE 33

4.1 RELAXATION RATIONALE- S NEIGHBOR TOWER SEPARATION 34
4.2 RELAXATION RATIONALE - SOUTH NEIGHBOR HAD 46
4.3 RELAXATION RATIONALE -S NEIGHBOR VERTICAL GARDEN 50
4.4 RELAXATION RATIONALE -S NEIGHBOR EXTENDED PODIUM 52
4.5 RELAXATION RATIONALE -NORTH NEIGHBOR INTERFACE 54
4.6 RELAXATION RATIONALE - N NEIGHBOR - LIGHTWELL 60
4.7 RELAXATION RATIONALE - HEIGHT REDUCTION 72
4.8 RELAXATION RATIONALE - NORTH NEIGHBOR PRECEDENTS 76
4.9 RELAXATION RATIONALE -LOADING AND PASSENGER 80

5 SITE ANALYSIS 83

5.1 SITE ANALYSIS- MAP & CONTEXT PLAN 84
5.2 SITE ANALYSIS- STREETSCAPES 86
5.3 SITE ANALYSIS- CONTEXT ELEVATIONS 88
5.4 SITE ANALYSIS- STREETSCAPE BEFORE 92
5.5 SITE ANALYSIS- STREETSCAPE AFTER 94
5.6 SITE ANALYSIS- CURRENT SITE CONDITION 96
5.7 SITE ANALYSIS- DEVELOPMENT CONTEXT 100
5.8 SITE ANALYSIS- TRANSPORTATION 102
5.9 SITE ANALYSIS- AMENITIES 104
5.10 SITE ANALYSIS- VIEW CONES 106

6 INFILL LOT STUDY 109

6.1 INFILL LOT STUDY- ONE OF A KIND 110

7 RELEVANT POLICIES 123

7.1 RELEVANT POLICIES-SUMMARY 124
7.2 RELEVANT POLICIES-POLICY ANALYSIS 126

8 HERITAGE 143

8.1 HERITAGE- INTRODUCTION 144
8.2 HERITAGE- STATEMENT OF SIGNIFICANCE 146
8.3 HERITAGE- DOCUMENTATION 148
8.4 HERITAGE- CONSERVATION APPROACH 154
8.5 HERITAGE- INTEGRATED ADDITION
8.7 HERITAGE- HOLLYWOOD NORTH 164

9 SUSTAINABILITY 167

9.1 SUSTAINABILITY- INSPIRATION 168
9.2 SUSTAINABILITY- GARDEN DESIGN 170
9.3 SUSTAINABILITY- GARDEN SEASONS 172
9.5 SUSTAINABILITY- RAINWATER MANAGEMENT 176

10 VIEW STUDY FROM SOUTH NEIGHBOR 179

10.1 VIEW STUDY- SOUTH NEIGHBOR 1 8 0

11 DESIGN RATIONALE 201

11.1 DESIGN RATIONALE- DESIGN DESCRIPTION 202
11.2 DESIGN RATIONALE- PROGRAM ANALYSIS 204
11.3 DESIGN RATIONALE- MASSING ANALYSIS 206
11.4 DESIGN RATIONALE- PUBLIC REALM 208
11.5 DESIGN RATIONALE- CONTEXT 210
11.6 DESIGN RATIONALE- HERITAGE COURTYARD 220
11.7 DESIGN RATIONALE- PODIUM COURTYARD 226
11.8 DESIGN RATIONALE- LANE ENHANCEMENT 228
11.9 DESIGN RATIONALE- SHADOW STUDIES 230
11.10 DESIGN RATIONALE- MATERIALS 232

12 ARCH. DRAWINGS 235

12.1 DESIGN RATIONALE- STATS 236
12.2 ARCH DRAWINGS- SITE PLAN 241
12.3 ARCH DRAWINGS-PLANS - PARKING PLAN 2424
12.4 ARCH DRAWINGS - PLANS 248
12.5 ARCH DRAWINGS- BUILDING SECTIONS 260
12.6 ARCH DRAWINGS- ELEVATIONS 264
12.7 ARCH DRAWINGS- AREA OVERLAYS 272

13 LANDSCAPE DRAWINGS 291

1 REZONING INTENT

1.1 REZONING INTENT - PROJECT TEAM

CIVIC ADDRESS

852-872 SEYMOUR STREET

VANCOUVER, B.C.

Legal Description

LOT 11 BLOCK 64 PLAN VAP210 DIST RICT LOT 541 NWD PART S 1/2 GROU P 1 & LOT 12 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NWD GROUP 1 N/A

LOT 13 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NEW WESTMINSTER N/A N/A N/A





BENE GROUP

OWNER

BENE CAPITAL (GROUP) LTD.

148-13071 VANIER PLACE, RICHMOND BC V6V 2J1 CANADA







AMA+U

APPLICANT

MR. ARNO J. MATIS, ARNO MATIS ARCHITECTURE INC.

204 -1540 WEST 2ND AVE, VANCOUVER BC, V6J 1H2

604.708.0188 EXT 100 SEYMOUR_AMA202003@ARNOMATISARCHITECTURE.COM

1.2 REZONING INTENT - LETTER

PROPOSING TO REZONE TO CONTRIBUTE A BOUTIQUE HOTEL AMIDST A HOTEL SHORTAGE CRISIS

12.2025

General Manager, Planning and Development
453 West 12th Avenue, Vancouver, B.C. V5Y 1V4

Dear City of Vancouver Planning,

RE: REZONING FOR HOTEL/OFFICE PROJECT AT 852-872 SEYMOUR ST, VANCOUVER

The dedicated commercial project we present for your consideration is very much within the spirit of this sustainable vision for our City. A 100% commercial project with heritage building, this project is very much inspired by 852 Seymour St's rich history of use and classical interwar architecture.

The team engaged in a multi-step Heritage Preservation strategy to ensure the adequate review, understanding and appropriate integration of the existing historic building into the new proposal. This integrated design approach allows for the addition of a contemporary form that celebrates the Heritage Building's history and design.

The proposed architectural addition is both simple and contemporary while still responding to the original building's proportions. Concrete floor slabs get progressively thinner, and lighter – representing the progression of time, forward with levity to a more progressive society.

PROPOSAL SUMMARY:

- Heritage retention and revitalization of 852 Seymour Street with a contemporary addition of 15 floors of boutique hotel space.
- Project is located within 400M of a Rapid Transit Station;
- Proposal intensifies job space in alignment with the Employment Lands and Economy Review;
- 100% Commercial program includes CRU at grade and Hotel from L2-L15;

RATIONALE SUMMARY:

- Existing, aging buildings do not optimize the density and use at this transit-oriented site location.

Sincerely,

Arno J. Matis
PRINCIPAL
Dipl. Tech., BArch, MDesS, MBA, Architect AIBC

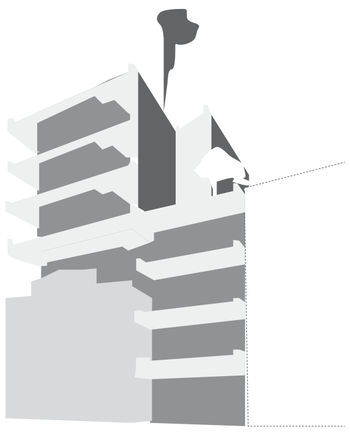


2 REPOSITIONING FROM OFFICE TO HOTEL

2.1 REPOSITIONING FROM OFFICE TO HOTEL - STATS

DUE TO AN UNSTABLE OFFICE MARKET THE PREVIOUS OFFICE PROPOSAL IS NO LONGER VIABLE

OFFICE

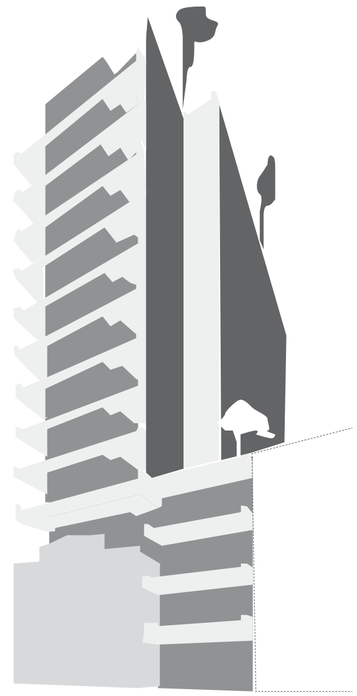


OFFICE STATS SUMMARY

HEIGHT: 75' 4.5" TO ROOF SLAB (23.0M)
(300FT ALLOWED)
FLOORS: 7
FSR/AREAS: 5.5/ 41,215 SF
OFFICE SPACES: 7
CRU: ~3,000 SF

HOTEL USE ADDRESSES SUPPLY GAP IN VANCOUVER MARKET

HOTEL



HOTEL STATS SUMMARY

HEIGHT: 162.3' TO ROOF SLAB (49.47M)
(300FT ALLOWED)
FLOORS: 15
FSR/AREAS: 10.21/ 81,280 SF
HOTEL ROOMS: 151
CRU: ~2,500 SF

2.2 REPOSITIONING FROM OFFICE TO HOTEL - RATIONALE

OFFICE



- **HIGH OFFICE VACANCY**
  Currently office buildings are experiencing high vacancy rates.
  In a depressed office market older buildings are renting, selling, and sub-leasing spaces at low rates, making costs prohibitive. There is high supply and low demand for office spaces in Vancouver.

- **COST TO BUILD VS REVENUE NOT FEASIBLE**
  The cost to build a compact 7 storey office building in a tight urban lot provides an unfeasible proforma with high building cost and low revenue.

- **COST OF REVITALIZING HERITAGE BUILDING NOT JUSTIFIED**
  This proposal includes the revitalization of a heritage building.
  This component is an essential part of the project for keeping Vancouver history alive, however, heritage revitalization is very costly and the project would need to be profitable enough to bear the cost.

- **INEFFICIENT NICHE OFFICE SPACES**
  Offices and work-styles are shifting to accommodate new ways of working.
  Most companies (start-up, tech etc.) are looking for big floor plates and open plans for optimized flexibility.
  Further to this, downtown is no longer the sought after office location and has found different main streams for uses and economy.

- **INFILL LOT LOST**
  The zoned FSR and height limitations created by tower separation particular to this site makes this a very difficult piece of land to create a viable project on from an economic perspective.

HOTEL



- **HIGH HOTEL DEMAND**
  Hotel operators suggest a minimum of 145 units for a viable hotel to function.
  Due to limited plate size, the project requires additional height from the previous version for a total of 15 stories.

- **FINANCIALLY VIABLE AT 15 LEVELS**
  Revised hotel use in this location allows for a financially feasible project.

- **COST OF REVITALIZING HERITAGE FEASIBLE**
  With this scheme the owner would be able to take on the responsibility of rehabilitating a piece of Vancouver history.

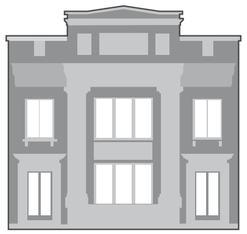
- **HISTORICAL BUILDING AND LOCAL ARCHITECTURE ADDED TO TOURISM INDUSTRY**
  This project provides an opportunity to showcase local history and architecture, both old and new, in Vancouver's tourism economy.

- **INFILL LOT REVIVED**
  This proposal provides a solution to a challenging infill lot flanked by 1 existing tower, and 1 upcoming tower.
  The proposed hotel would contribute this piece back into the urban fabric of Seymour St., and keep the public realm continuous through its careful review of the sites' conditions and possibilities.

3 INTRODUCTION

3.1 INTRODUCTION - PROJECT GOALS

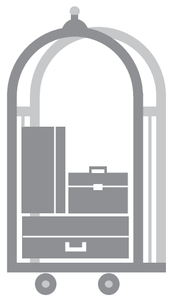
HERITAGE REVITALIZATION



Heritage Building Conservation of Building Significant To Veteran & LGBTQ+ Communities:

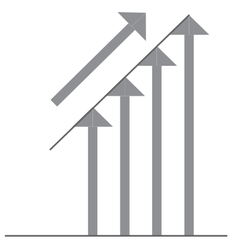
- Retains its historic character
- Integrates a simple and contemporary addition

BOUTIQUE HOTEL



Offers a refreshing boutique hotel typology

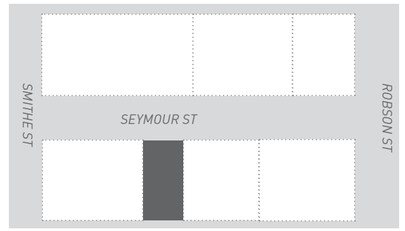
BOOSTING ECONOMY & TOURISM



Supplying the Demand:

- Contributes 151 hotel rooms to the 10,000 needed by 2050
- +131 Jobs Created

INFILL SOLUTION



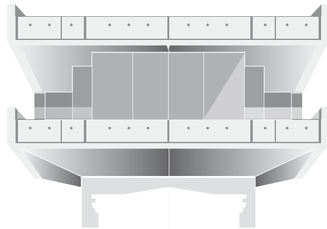
Problem :

- Abandoned downtown infill lot is flanked by 2 towers *(1 existing, 1 upcoming)*

Proposed Hotel:

- Contributes to the contextual urban fabric
- Provides a continuous street-scape in a modest way
- Activates the public realm

ARCHITECTURE LANDMARK



A high quality, architecturally ambitious building with a refined material palate.

SUSTAINABILITY



Vertical Garden and Green Roofs:

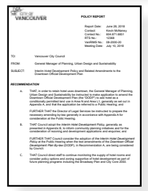
- Reduce carbon footprint
- Mitigate tower separation and provide privacy
- Capture and manage rainwater

3.2 RELEVANT POLICIES-SUMMARY

THE PROPOSAL CONSIDERS AND IS GUIDED BY THE GOALS IN THE FOLLOWING


RR-1
CITY OF VANCOUVER

✓ Metro core Jobs and Economy Land Use plan (2007)


POLICY REPORT

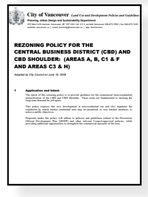
✓ Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan (2018)



✓ Downtown Official Development Plan (1975, last amended 2015)


City of Vancouver Land Use and Development Policies and Guidelines
DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES

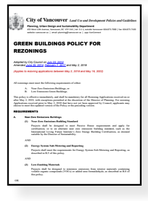
✓ Downtown (except Downtown South) Design Guidelines (1975, last amended 1993)


City of Vancouver Land Use and Development Policies and Guidelines
REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER: (AREAS A, B, C1 & F AND AREAS C3 & H)

✓ Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)


City of Vancouver Land Use and Development Policies and Guidelines
VIEW PROTECTION GUIDELINES

✓ View Protection Guidelines (1989, last amended 2011)


City of Vancouver Land Use and Development Policies and Guidelines
GREEN BUILDINGS POLICY FOR REZONINGS

✓ Green Buildings Policy for Rezoning (2009, amended 2018)


City of Vancouver Land Use and Development Policies and Guidelines
DD (EXCEPT DOWNTOWN SOUTH) C-5, C-6, HA-1 AND HA-2 CHARACTER AREA DESCRIPTIONS

✓ DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)



✓ City Core 2050 Vision (2015)


City of Vancouver Land Use and Development Policies and Guidelines
CENTRAL AREA PEDESTRIAN WEATHER PROTECTION (EXCEPT DOWNTOWN SOUTH)

✓ Central Area Pedestrian Weather Protection (Except Downtown South) (1978)


POLICY REPORT
ENVIRONMENT

✓ Vancouver Neighbourhood Energy Strategy (2012)



✓ Transportation 2040 Plan (2012)

3.3 INTRODUCTION- BOOSTING ECONOMY

CONTRIBUTING +131 JOBS TO THE CITY OF VANCOUVER'S JOBS AND ECONOMY

This project provides a 100% commercial project in alignment with the Employment Lands and Economy Review policy. Based on estimates from "Employment Densities: a Full Guide" by ARUP Economics + Planning, the project will have the potential to support over 131 jobs on-site upon completion:

4/5 star Hotel – 118 employees (based on .8 employee per bedroom)*
CRU – 13 employees (based on 4.16 full-time equivalent jobs per 1,000 sq.ft. of gross retail space)*

In addition, this project will provide hundreds of short to medium term job opportunities for professional and construction related services.

**"EMPLOYMENT DENSITIES: A FULL GUIDE". ARUP ECONOMICS + PLANNING AND "EMPLOYMENT DENSITIES", DRIVERS JONAS DELOITTE.*

SITE IS LOCATED IN THE LARGEST CONCENTRATION OF JOB SPACE IN BRITISH COLUMBIA



Metro Core accommodates 2/3 of the jobs in the City with 220,000 jobs cited in 2001.
Metro Core Jobs & Economy Land Use Plan (June 26, 2007)

N

3.4 INTRODUCTION - STAT SUMMARY

HOTEL STATS SUMMARY

HEIGHT: 162.3' TO ROOF SLAB (49.47M)
(300' ALLOWED PER ZONING)
FLOORS: 15
FSR/AREA: 10.21/ 81,280 SF
HOTEL ROOMS: 151
CRU: ~2,500 SF



3.5 INTRODUCTION- DESTINATION VANCOUVER'S ECONOMIC IMPACT REPORT

10,000 NEW HOTEL ROOMS ARE NEEDED IN VANCOUVER BY 2050

Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050 estimates that Between 2022 and 2050, the cumulative economic impacts due to lack of hotel rooms are projected to be:

- $30.6 billion in foregone output.
- $16.6 billion in forgone GDP.
- 168,000+ FTEs of foregone employment.
- $7.5 billion in foregone tax revenue for all three levels of government.

DESTINATION VANCOUVER'S ECONOMIC IMPACT REPORT:
HTTPS://WWW.DESTINATIONVANCOUVER.COM/MEDIA/ARTICLES/POST/LACK-OF-HOTEL-CAPACITY-IN-VANCOUVER-COULD-COST-THE-CITY-BILLIONS-IN LOST-ECONOMIC-IMPACT/

NEWS DEVELOPMENT POLITICS CITY HALL URBANIZED

Vancouver City Council to consider policies to catalyze new hotels

Kenneth Chan | Sep 6 2023, 6:35 pm



The 2018-opened Exchange Hotel (right) and the 2023-opened Azur Hotel (centre) in downtown Vancouver. (Kenneth Chan/Daily Hive)

Without more hotel rooms to replace recently lost capacity and establish a meaningful net gain, one of Vancouver's largest job-supporting industries, tourism and hospitality, could suffer enormously.

HTTPS://DAILYHIVE.COM/VANCOUVER/CITY-OF-VANCOUVER-HOTEL-ROOM-SHORTAGE-NEW-POLICIES

13,110 HOTEL ROOMS AVAILABLE IN VANCOUVER ARE ON THE DECLINE

From Council members' motion 3:
Addressing The Hotel Supply Gap To Support Tourism Economy And Reduce Pressure On Local Housing

Section 8:
According to Destination Vancouver Data, the city has the majority (57%) of the 23,000 hotel rooms in metro Vancouver but trends show this to be on the decline.
A further 1,674 hotel rooms are at risk in the short and medium term for redevelopment.
Continued loss of hotel accommodation will constrain job growth in the tourism industry and put further pressure on the use of residential homes for short-term rentals;

HTTPS://COUNCIL.VANCOUVER.CA/20230913/DOCUMENTS/A3.PDF

CBC

Vancouver faces hotel shortage ahead of 2026 World Cup

Destination Vancouver study shows demand for hotel rooms expected to exceed supply in summer 2026

Laurence Watt · CBC News · Posted: Feb 17, 2024 8:00 AM PST | Last Updated: February 17



Is Vancouver ready to accommodate the 2026 FIFA World Cup?

▶ 13 days ago 6:24

Vancouver is set to host seven soccer games when the 2026 FIFA World Cup comes to town. Our Laurence Watt dives into whether Vancouver is ready to accommodate visitors flying in for the event.

comments

Soccer fans planning to visit Vancouver for the 2026 FIFA World Cup may struggle to find hotel accommodation for the event, according to the city's tourism board.

A 2023 study by Destination Vancouver has found that demand for hotel rooms is expected to exceed supply in the summer months of 2026, despite the province saying more than a thousand hotel rooms are being developed in the city.

"We're not going to be able to fulfill demand and that's hugely concerning," said Vancouver city councillor Sarah Kirby-Yung, referring to accommodation spaces.

Vancouver will host seven World Cup games at B.C. Place between June 13 and July 6.

With the exception of Team Canada, it's not yet known which national teams will play in Vancouver.

- **Vancouver's tourism board sounding alarm bells over lack of hotel capacity**

3.6 INTRODUCTION- BOUTIQUE BENEFITS

BOUTIQUE HOTELS AROUND THE WORLD ARE LOVED FOR A VARIETY OF BENEFITS, AND FOR THEIR DIFFERENCES FROM CHAIN HOTELS

- **ONE OF A KIND**

  Boutique hotels provide unforgettable and authentic experiences, and are an unusual experience for most of customers who are used to staying in chain hotels.

- **LOCAL INTEREST IN MIND**

  Boutique hotels specifically relate to the culture of the area and often source local food, art, furniture, and collaborate with local artisans. They provide a way to boost the economy through tourism while sharing the authentic Vancouver culture and experience to guests coming from around the world.

- **PERSONAL STAY AND SERVICES**

  Smaller, more intimate hotel makes it easier for guests to receive personal treatment

- **ORIGINAL DESIGN & AMBIANCE**

  There are no corporate mandates dictating design like in chain hotels, making it possible to create unexpected and exciting spaces. A captivating design with a strong identity and unique features would reflect local history and local contemporary tastes.

- **INCREASED CUSTOMER CARE**

  Special care and attention is given to guests from staff, since it is easier to care for 100 guests than it is 1000.

- **INCREASED COST EFFICIENCY AND PERFORMANCE**

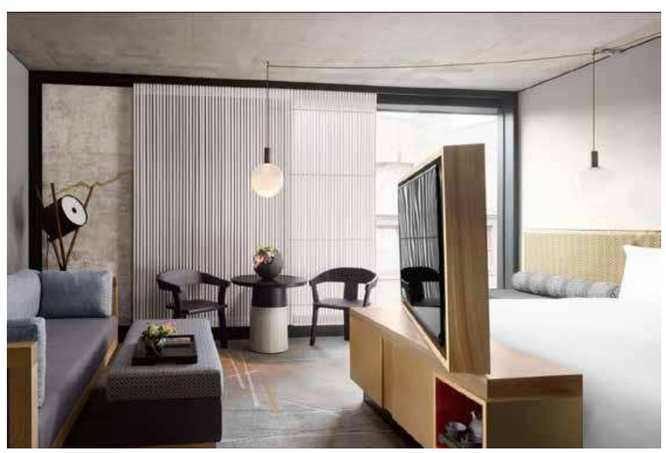
  Due to the small size, boutique hotels have the potential to hone in guest preferences and perform at a more efficient capacity.

- **UNIQUE AMENITIES**

  Boutique Hotels are famous for providing special amenity features.

  Examples include:

  Steam rooms, outdoor terraces, private balconies, gyms, large tubs for soaking, complimentary wi-fi, fine linens, etc.



NOBU - LONDON, ENGLAND

PROJECT OFFERS A DIFFERENT HOTEL TYPOLOGY TO THE MIX OF VANCOUVER'S HOTEL SHORTAGE CRISIS



HOTEL K5 - TOKYO, JAPAN



REGENCY HOTEL - KYOTO, JAPAN



HOTEL TIKI - TULUM, MEXICO

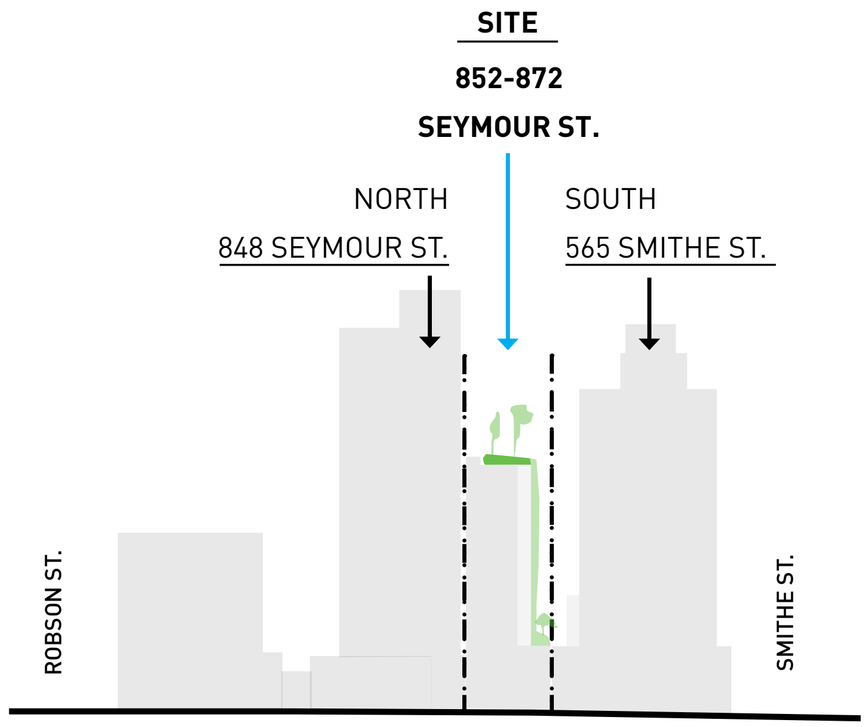
4 RELAXATION RATIONALE

4.1 RELAXATION RATIONALE - SOUTH NEIGHBOR TOWER SEPARATION

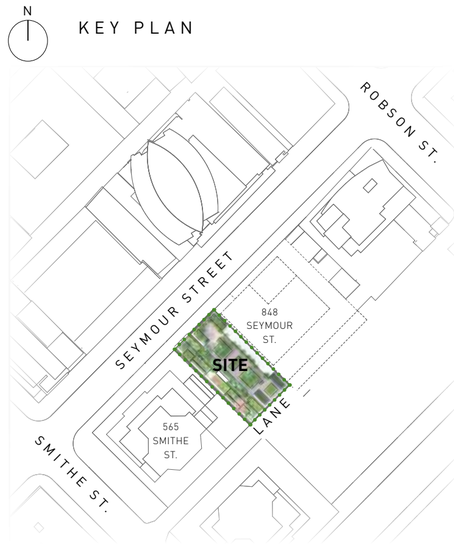
TOWER SEPARATION ISSUE CAREFULLY ADDRESSED THROUGH A VARIETY OF MITIGATION STRATEGIES

REQUEST FOR RELAXATION/ RE-EVALUATION:

- THE PROJECT TEAM REQUESTS A RE-EVALUATION OF THE ALLOWABLE HEIGHT DUE TO EXTENSIVE TOWER SEPARATION MITIGATION STRATEGIES IMPLEMENTED FOR BOTH ADJACENT PROPERTIES.
- THE BUILDING HAS ALSO BEEN REDUCED TO 15 STORIES FROM 17 STORIES TO FURTHER ADDRESS THE CONDITION.



SEYMOUR STREET CONTEXT ELEVATION



4.1 RELAXATION RATIONALE - SOUTH NEIGHBOR TOWER SEPARATION

INFILL PRECEDENT AND STRATEGY: RESIDENTIAL W/ADJACENT STEPPING HOTEL



THE PRIVATE RESIDENCES AT HOTEL GEORGIA (48 STOREYS)

THE METROPOLITAN HOTEL (15 STOREYS)

METROPOLITAN HOTEL VANCOUVER- *GOOGLE IMAGES- STREET VIEW*
note: tower separation approximated via van maps.

N KEY PLAN

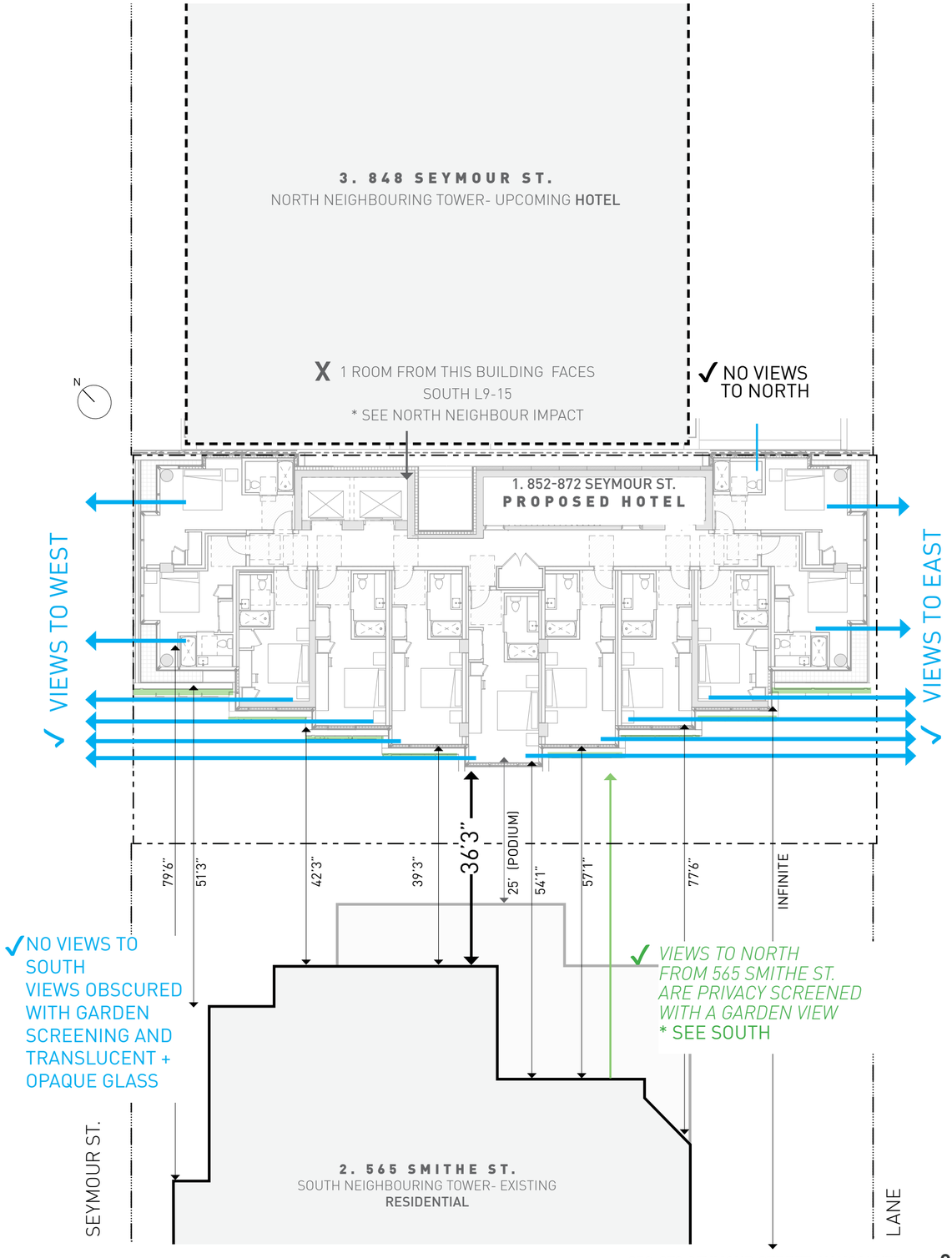


ROSEWOOD HOTEL GEORGIA

THE METROPOLITAN HOTEL

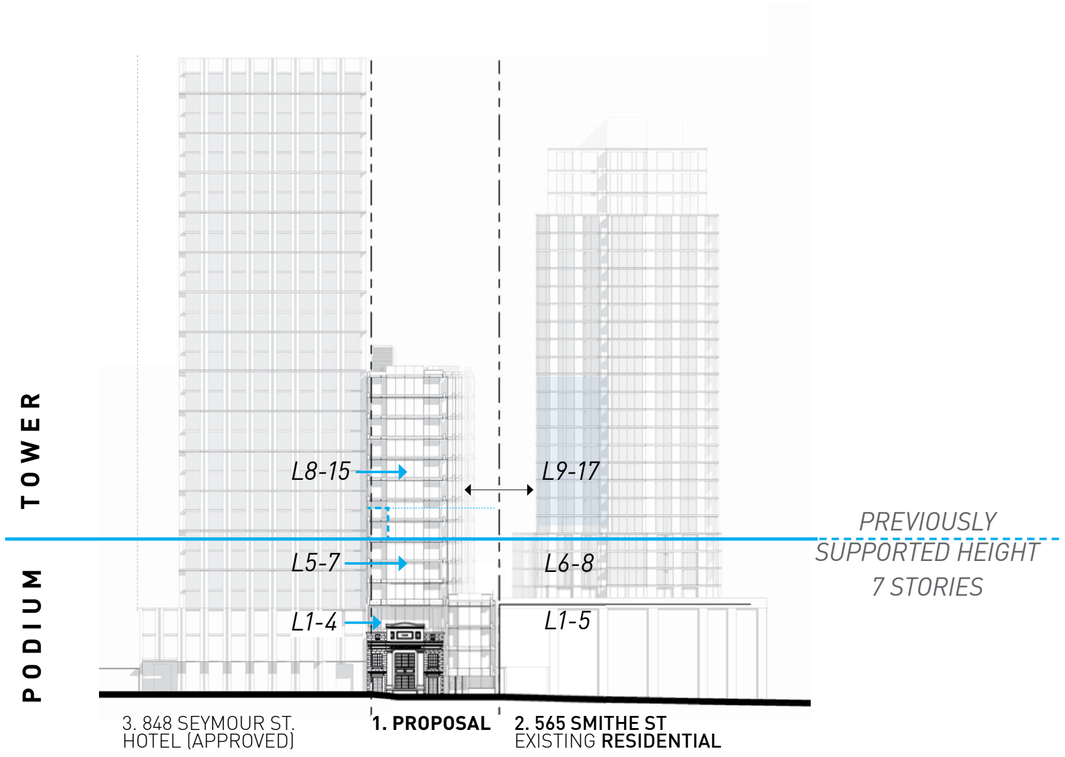
852-872 USES A SIMILAR STRATEGY:

PROPOSED HOTEL TOWER STEPS TO FACE EAST AND WEST



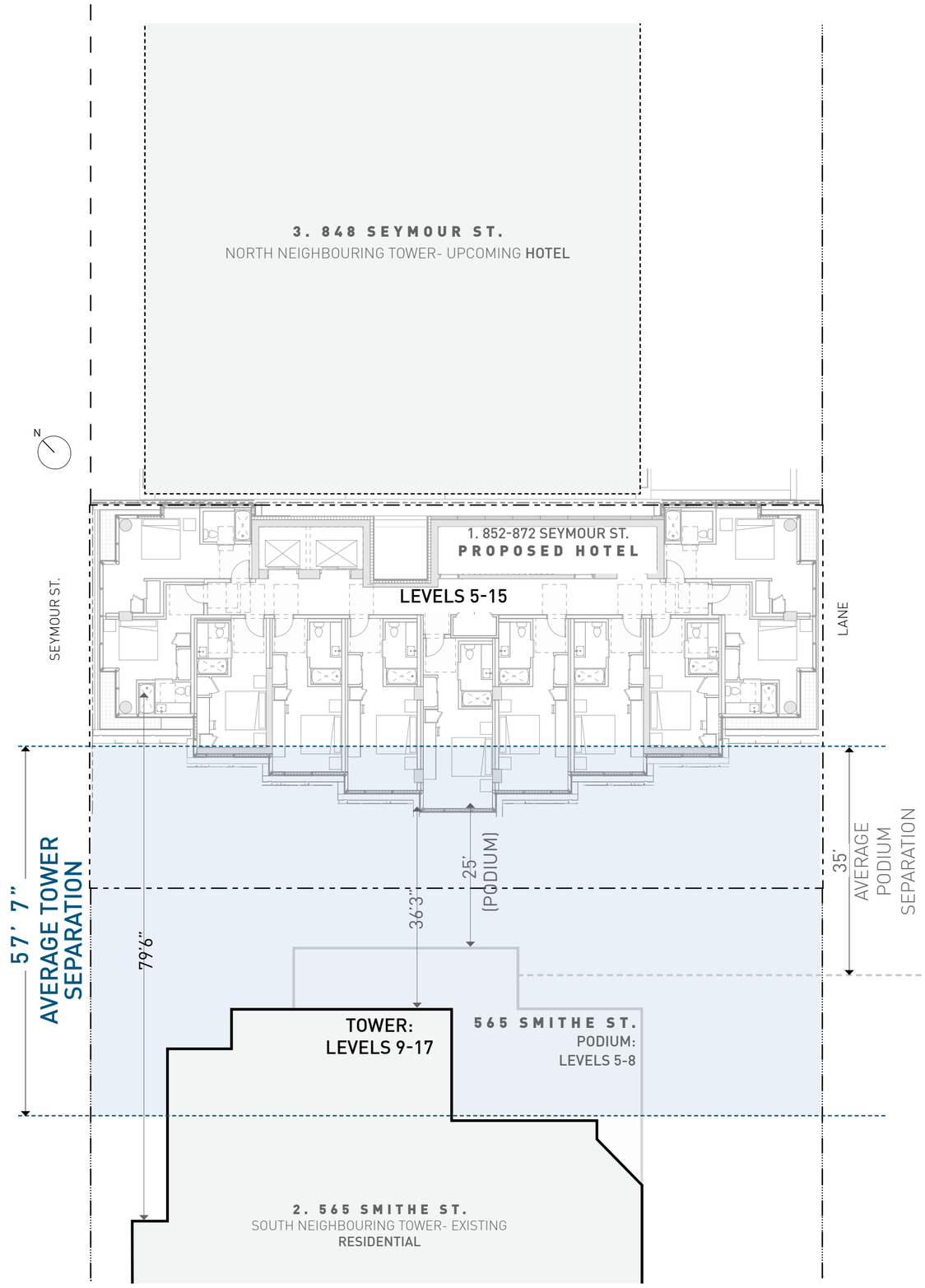
4.1 RELAXATION RATIONALE - SOUTH NEIGHBOR TOWER SEPARATION

TOWER SEPARATION COMES CLOSE TO MEETING THE GUIDELINES WHEN AVERAGED



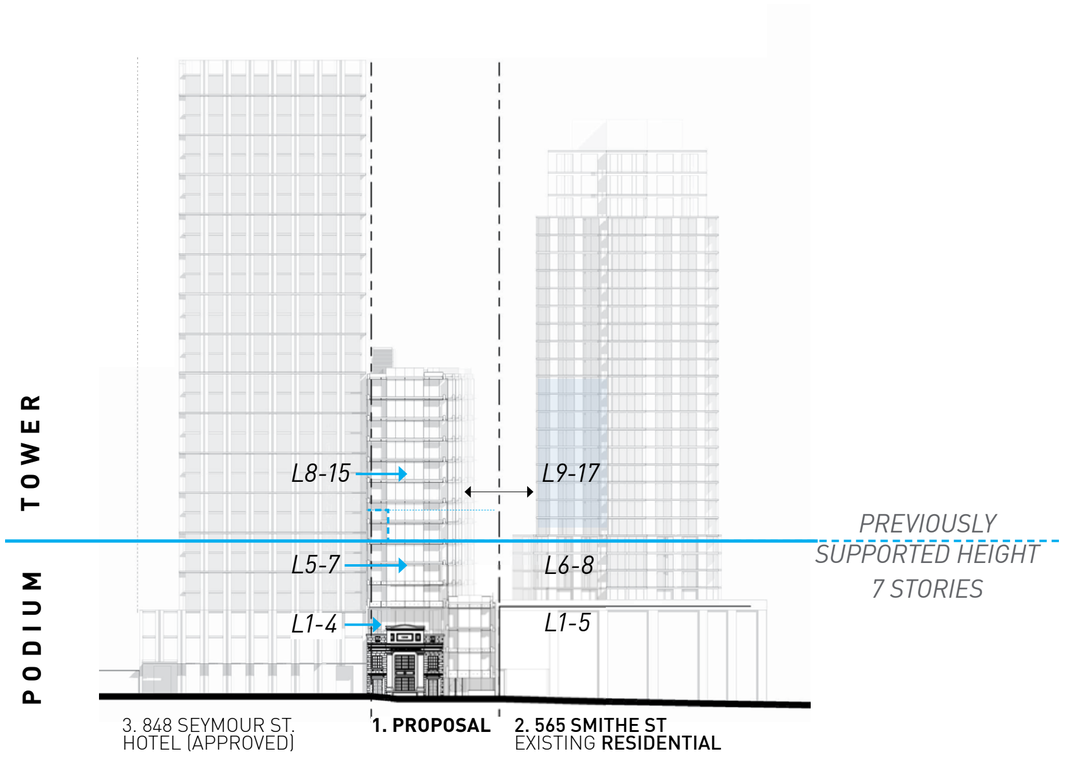
KEY ELEVATION

TOWER SEPARATION AVERAGE = 57'7"



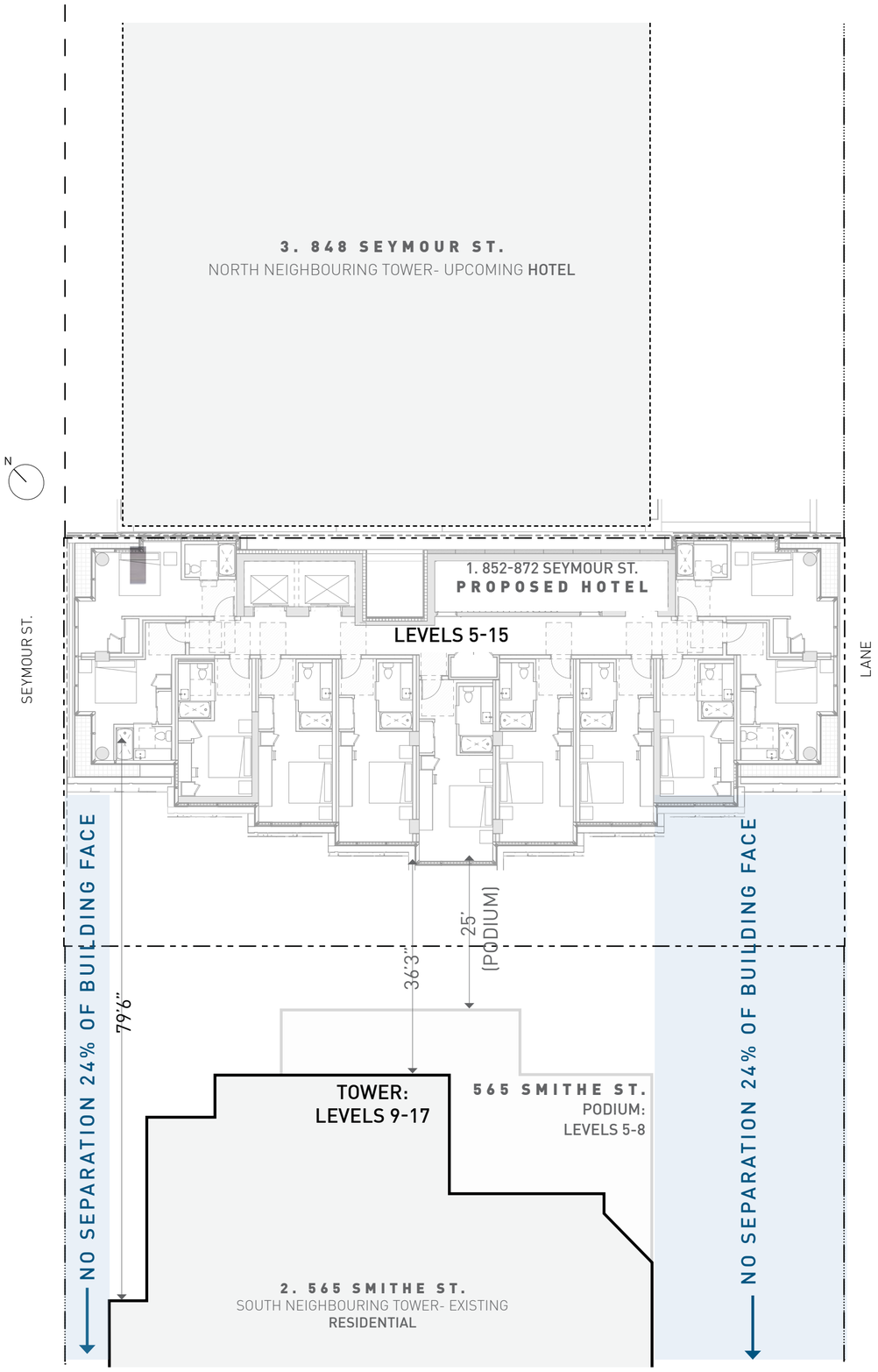
4.1 RELAXATION RATIONALE - SOUTH NEIGHBOR TOWER SEPARATION

TOWERS INTERFACE FOR ONLY 76% OF THE PROPOSED TOWER'S DEPTH



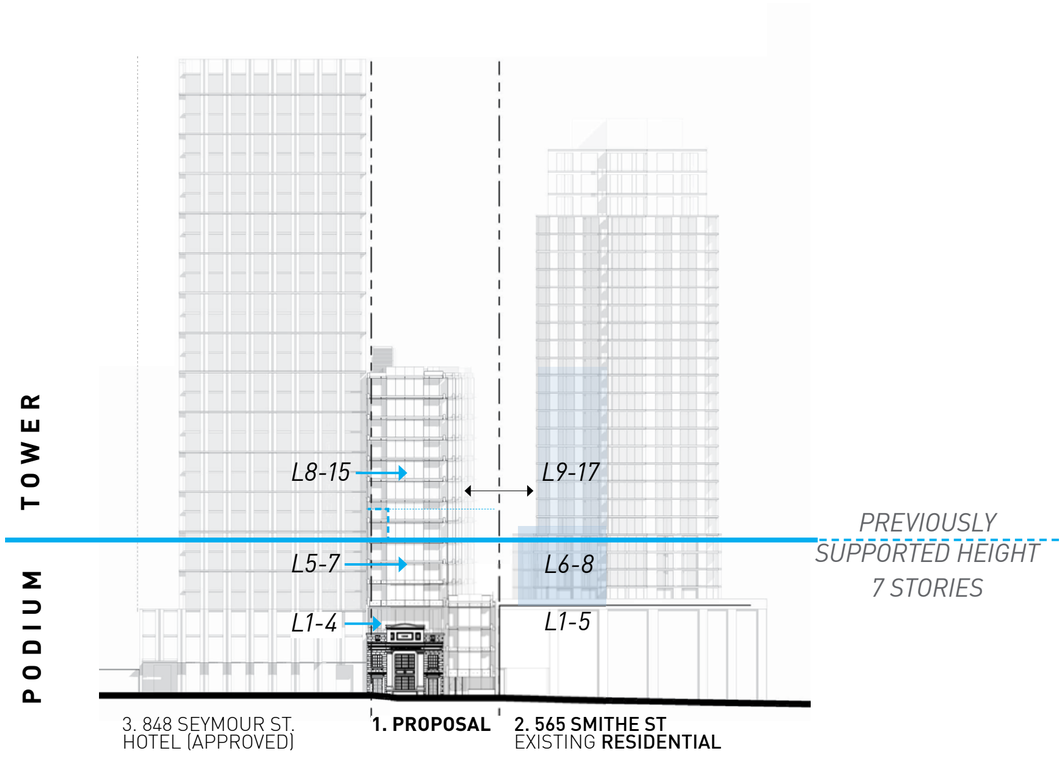
KEY ELEVATION

24% OF BUILDING FACE HAS NO TOWER SEPARATION



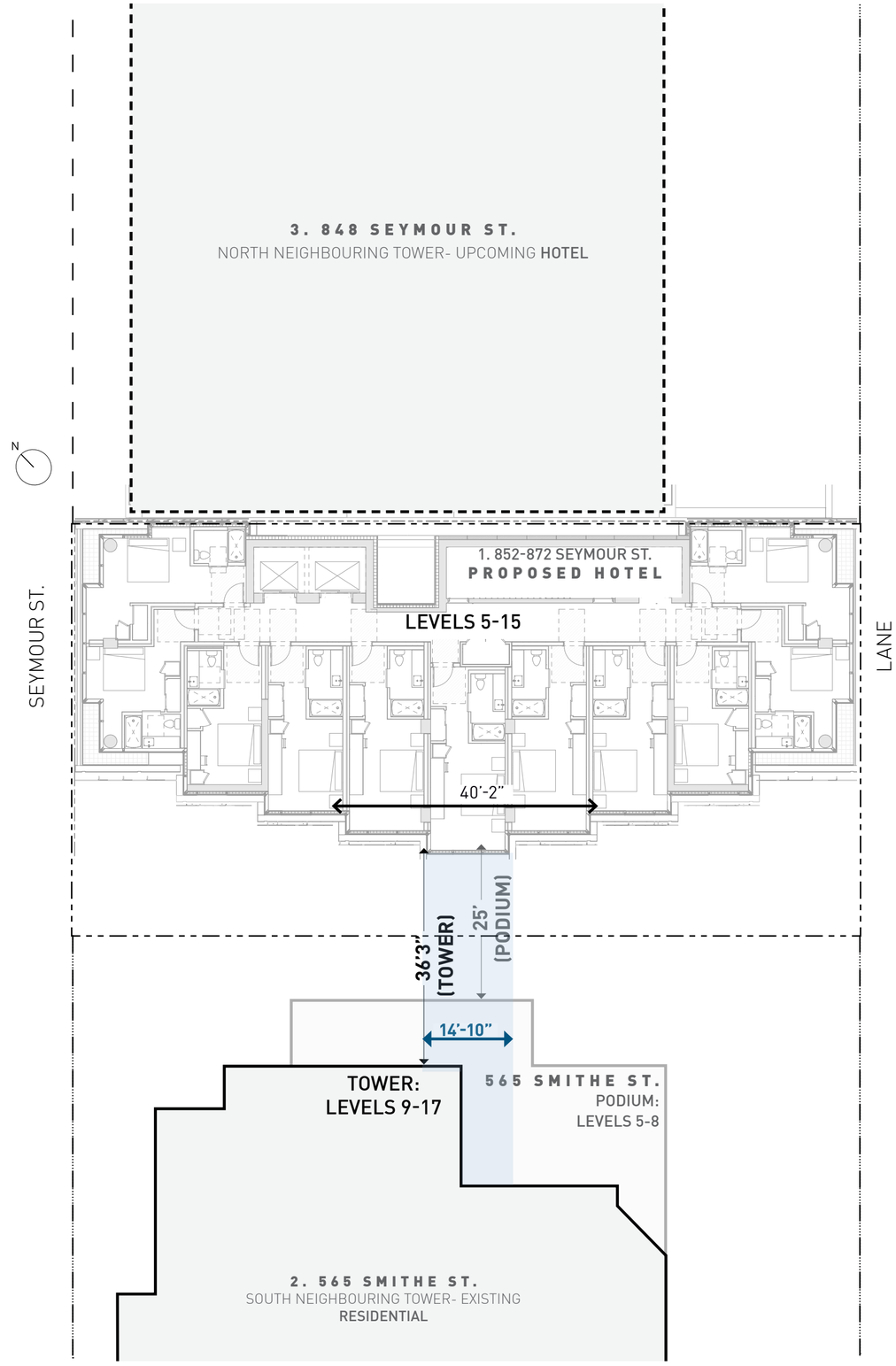
4.1 RELAXATION RATIONALE - SOUTH NEIGHBOR TOWER SEPARATION

THE TOWER PLATE IS JOGGED TO MINIMIZE INTERFACE



KEY ELEVATION

PINCH POINT IS ONLY 14 FT =11.8% OF BUILDING FRONTAGE



4.2 RELAXATION RATIONALE - SOUTH NEIGHBOR TOWER SEPARATION

SOUTH NEIGHBOR INTERFACE AND RELATIONSHIP CLOSELY STUDIED

MITIGATION MEASURES IMPLEMENTED:

CHEVRON TOWER FORM FOR NO SOUTH-FACING GLAZING/WINDOWS:

- TOWER JOGGED IN A CHEVRON PATTERN, SIMILAR TO THE METROPOLITAN HOTEL.
- VISION GLAZING FACES SEYMOUR STREET AND THE LANE ONLY; NO VISION GLAZING FACES SOUTH.
- PROVIDES A PRIVATE VIEW WHEN LOOKING NORTH FROM WINDOWS AT 565 SMITHE STREET.

SOUTH FACADE PRIVACY TREATMENT:

- ALL SOUTH-FACING GLAZING IS PRIVACY GLASS.
- PREVENTS DIRECT VISIBILITY FROM 565 SMITHE STREET INTO THE PROPOSED TOWER.

CLIMBING VINE GREEN WALL:

- THE PROPOSED TOWER FEATURES A STRUCTURE AT THE JOGGED SOUTH FAÇADES FOR CLIMBING VINE GREEN WALLS TO FURTHER ENHANCE PRIVACY FROM 565 SMITHE STREET'S NORTH-FACING WINDOWS AND PROVIDE THEM WITH A GARDEN VIEW.
- WE BELIEVE THIS VIEW IS PREFERABLE TO THE ALTERNATIVE, WHERE THE SOUTH BUILDING WOULD LOOK DIRECTLY INTO 848 SEYMOUR STREET'S SOUTH-FACING WINDOWS IF OUR PROJECT WERE NOT THERE TO MITIGATE THE SIGHT-LINES.
- THIS AMENITY IS ALSO EXTENDED TO THE NEIGHBORHOOD, I.E. PEDESTRIANS PAT THE PUBLIC REALM BY ADDING A VISUAL GARDEN IN AN URBAN SPACE.

AVERAGE SEPARATION ANALYSIS (JOGGED TOWER PLATE)

- CALCULATED AVERAGE SEPARATION BETWEEN BUILDINGS: 57 FT. 7 IN.
- GUIDELINE SEPARATION: 60 FT; RELAXATION REQUESTED: 2 FT. 5 IN.
- THE JOGGED GEOMETRY INCREASES OFFSET AND REDUCES SIGHTLINE IMPACTS FROM 565 SMITHE STREET TOWARD THE PROPOSED TOWER

PODIUM AMENITY EXTENSION:

- THE CLIENT IS OFFERING TO EXTEND THE PROPOSED PODIUM ROOFTOP OUTDOOR AREA TO THE SOUTH NEIGHBOR, EXPANDING THEIR LEVEL 5 OUTDOOR SPACE ADJACENT TO THEIR AMENITY ROOMS.

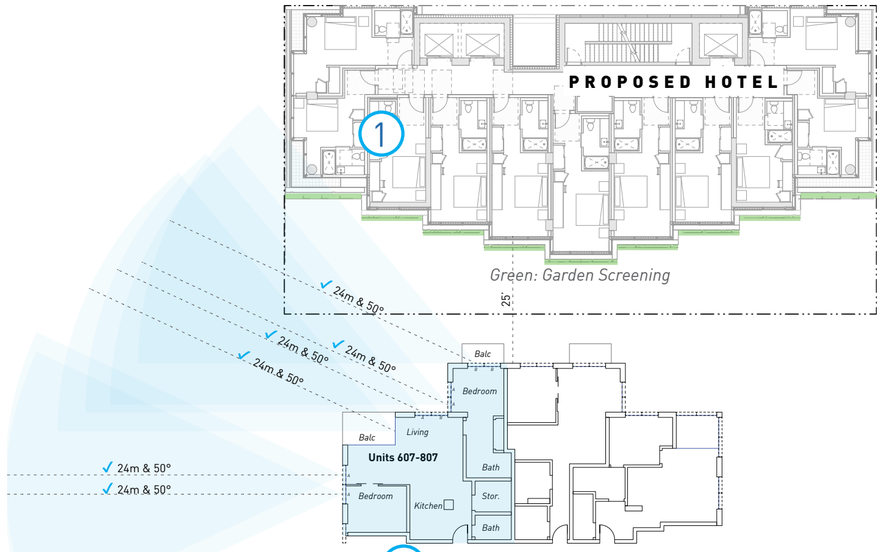
DAYLIGHT AND PRIVACY COMPLIANCE:

- ALL DAYLIGHT ANGLES FROM 565 SMITHE HAVE BEEN REVIEWED AND ARE FULLY COMPLIANT.
- THE PROPOSED TOWER PLATE HAS BEEN SHAPED TO MAXIMIZE PRIVACY AND REDUCE DIRECT OVERLOOK FROM EACH ONE OF THE NEIGHBOR'S WINDOWS.

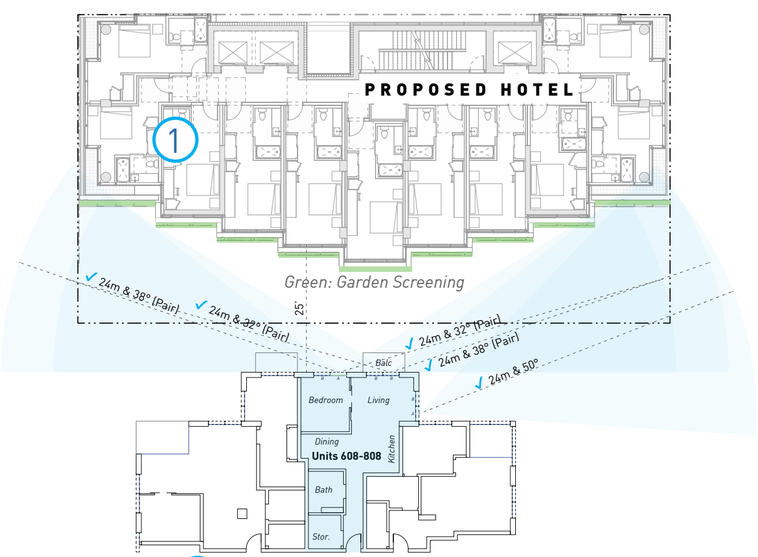
4.2 RELAXATION RATIONALE - SOUTH NEIGHBOR HAD

Proposed hotel tower:

- Plate is stepped back and shaped by daylight angles for privacy and livability
  (angles are taken from the 565 Smith St building's windows at the most constrained locations)



2 **L6-8 WEST UNIT**
EXISTING NEIGHBOURING TOWER
565 Smithe St.

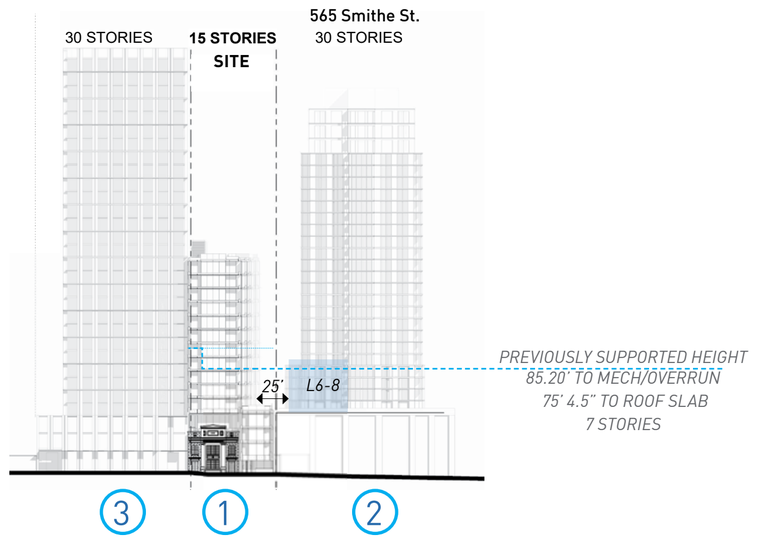


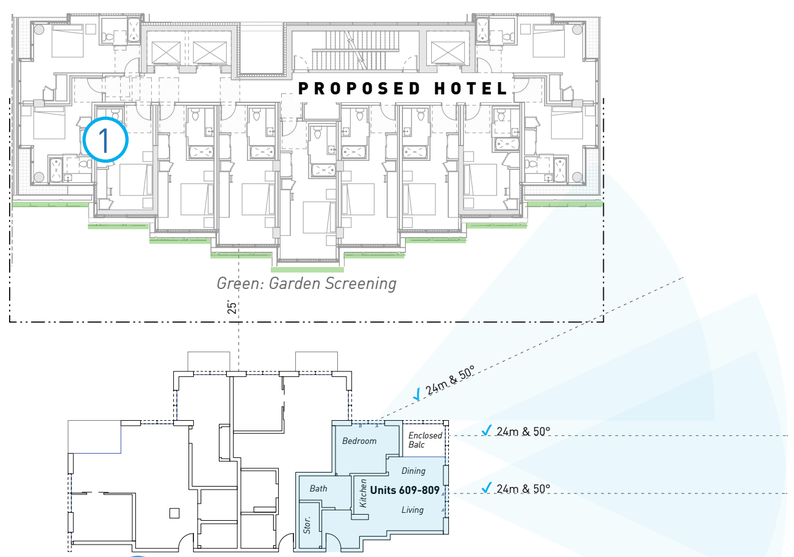
2 **L6-8 CENTER UNIT**
EXISTING NEIGHBOURING TOWER
565 Smithe St.

HORIZONTAL ANGLES OF DAYLIGHT COMPLY 100% FOR NEIGHBOURING UNITS : L6-8 WITH HOTEL PROPOSAL

*Outcome: at this condition, proposed hotel Impacts 0 out of 146 units of neighbouring building

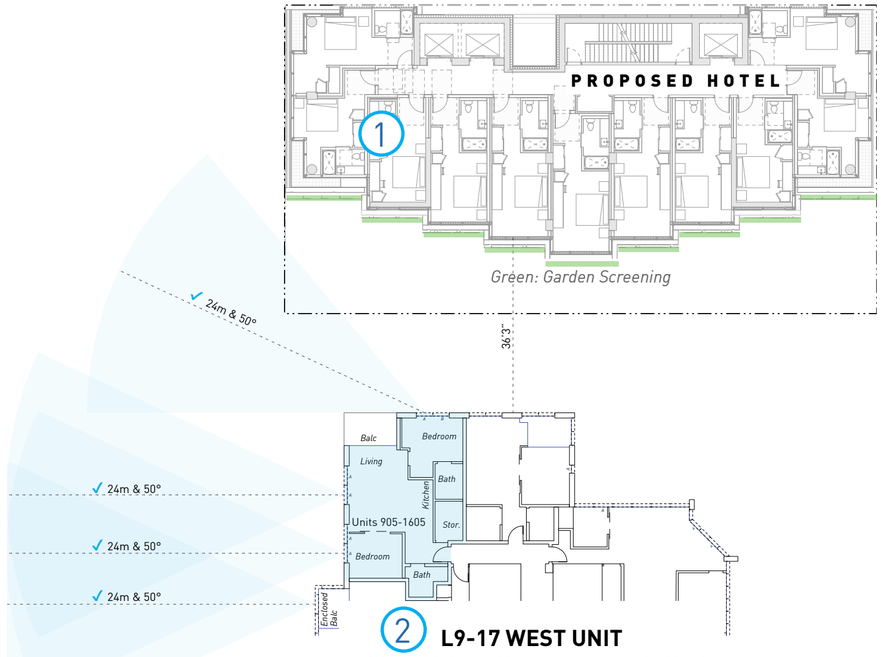
KEY ELEVATION



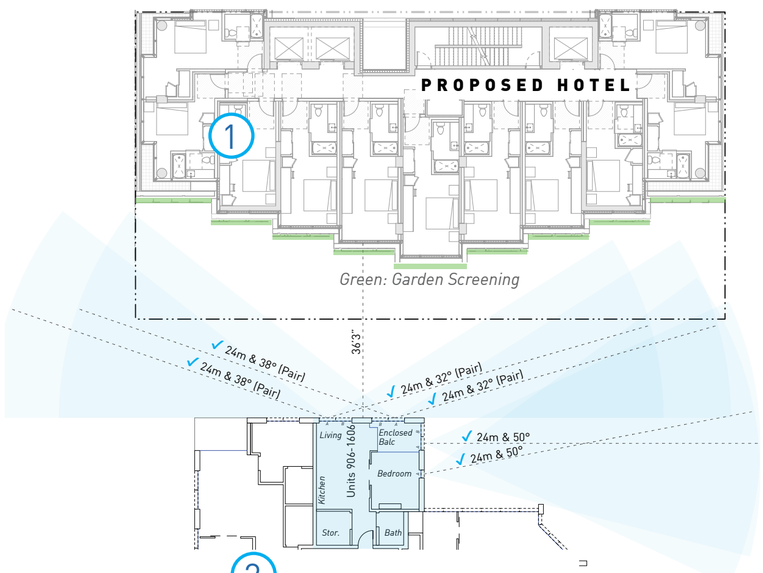


2 **L6-8 EAST UNIT**
EXISTING NEIGHBOURING TOWER
565 Smithe St.

4.2 RELAXATION RATIONALE - SOUTH NEIGHBOR HAD



2 **L9-17 WEST UNIT**
EXISTING NEIGHBOURING TOWER
565 Smithe St.

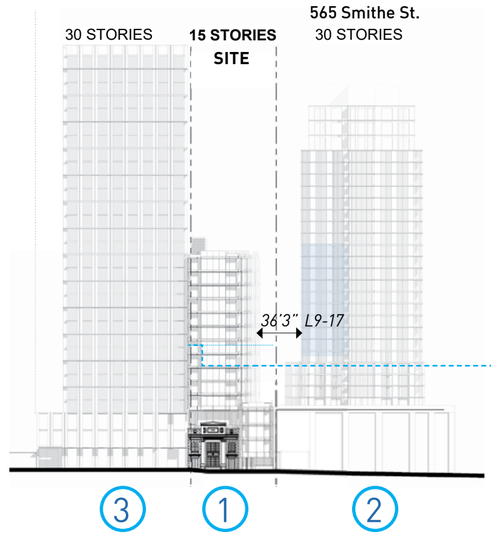


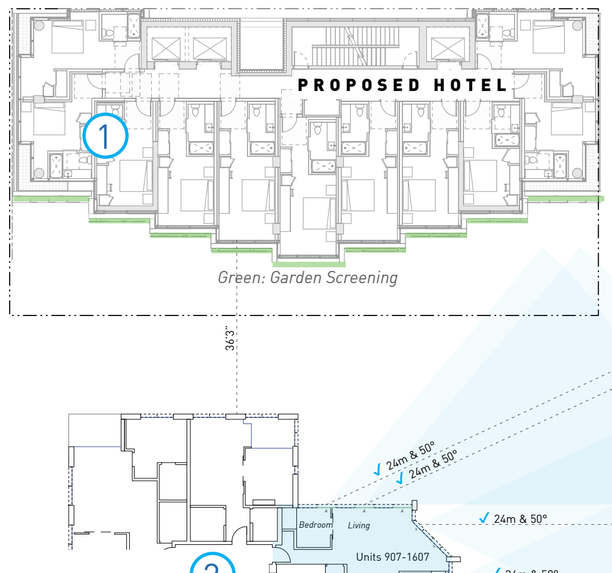
2 **L9-17 CENTER UNIT**
EXISTING NEIGHBOURING TOWER
565 Smithe St.

HORIZONTAL ANGLES OF DAYLIGHT COMPLY 100% FOR NEIGHBOURING UNITS : L9-19 WITH HOTEL PROPOSAL

*Outcome: at this condition, proposed hotel Impacts 0 out of 146 units of neighbouring building

KEY ELEVATION





2 **L9-17 EAST UNIT**
EXISTING NEIGHBOURING TOWER
565 Smithe St.

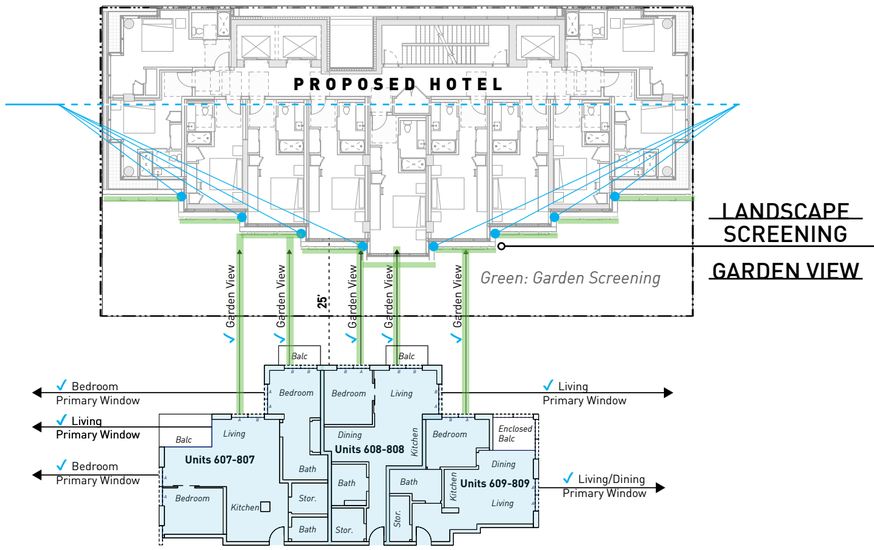
4.3 RELAXATION RATIONALE - SOUTH NEIGHBOR VERTICAL GARDEN

VERTICAL GARDEN PRIVACY

Garden screening is provided to:

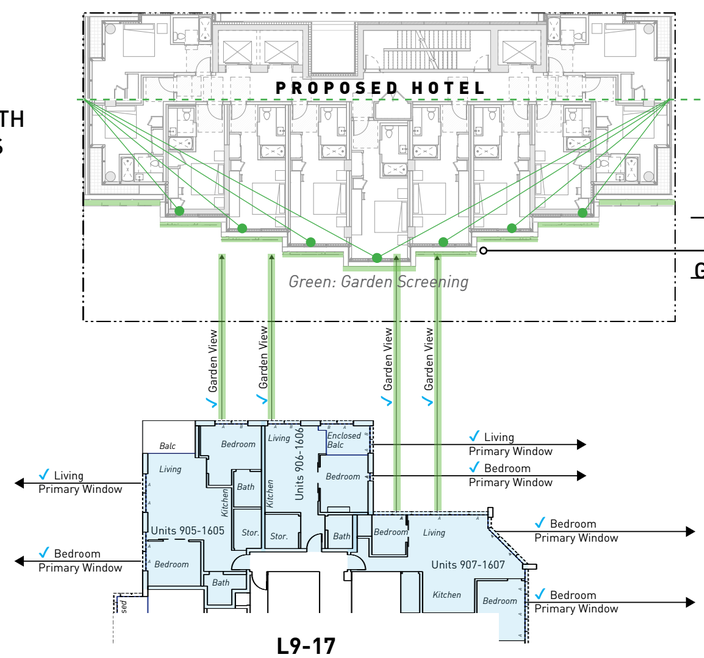
- Create a soft gardenscape background for 565 Smithe St. building's North facing views

✓ VISION GLASS AND OPERABLE WINDOWS FACE EAST AND WEST



L6-8
EXISTING NEIGHBOURING TOWER
565 Smithe St.

✓ TRANSLUCENT GLASS FACES SOUTH OBSCURING VIEWS



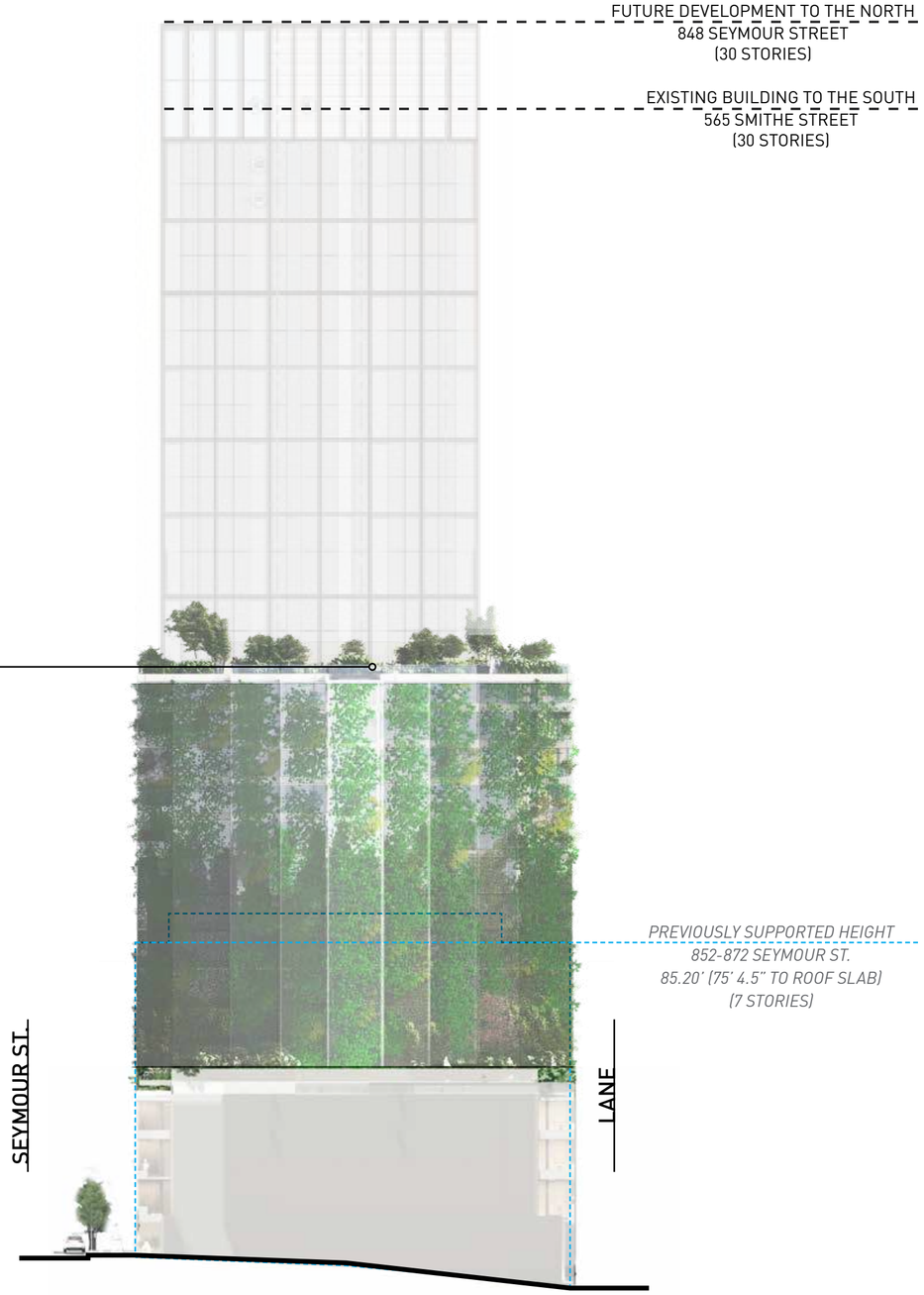
L9-17
EXISTING NEIGHBOURING TOWER
565 Smithe St.

LANDSCAPE SCREENING

GARDEN VIEW

CLIMBING VINES PROVIDE FRESH GREEN-SCAPE BUFFER BETWEEN TOWERS & PROVIDE PRIVACY

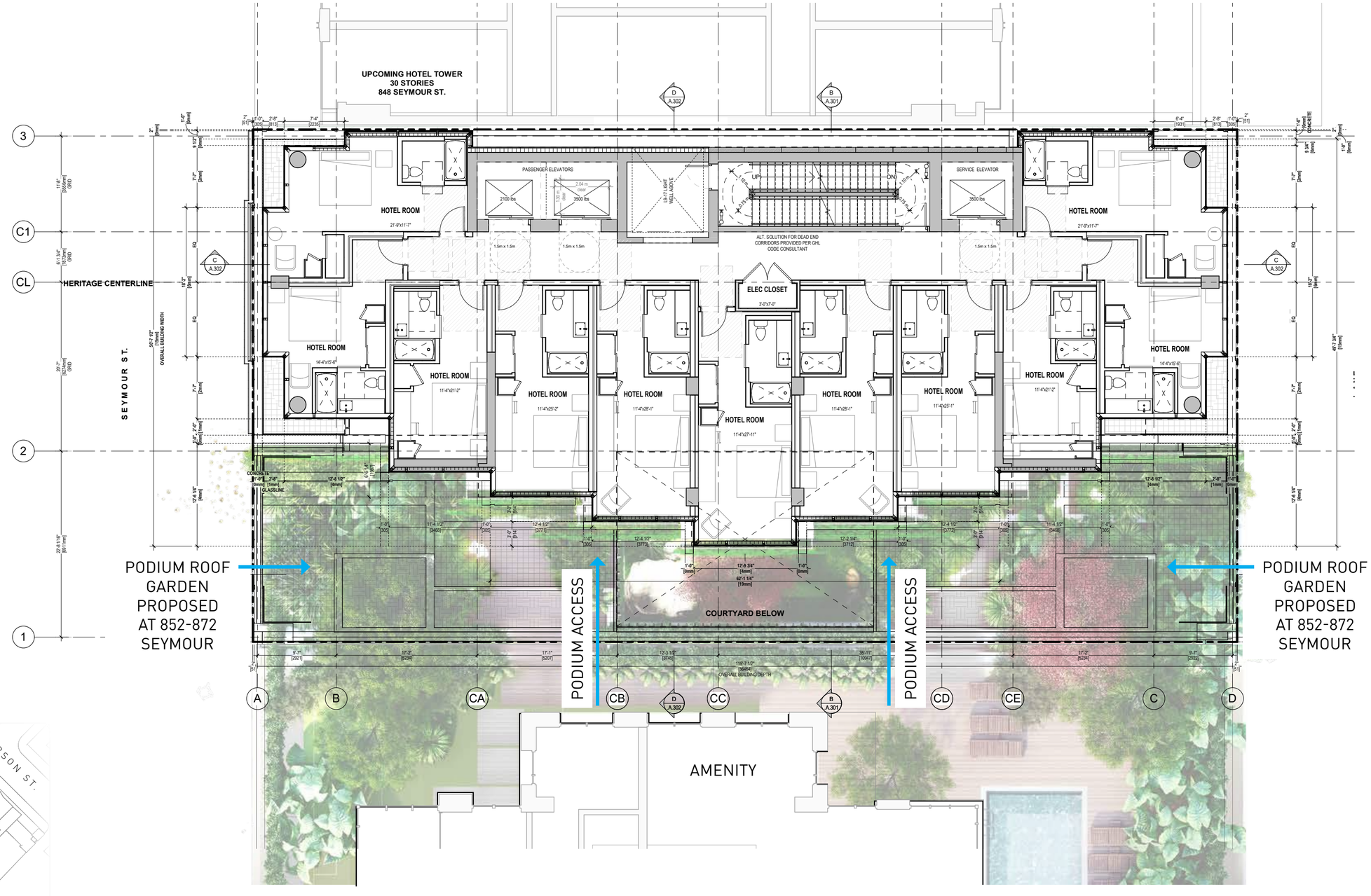
(Between adjacent residential tower & proposed hotel)



4.4 RELAXATION RATIONALE - SOUTH NEIGHBOR EXTENDED PODIUM

PROJECT PROPOSES ACCESS OF PODIUM ROOF GARDEN FOR SW RESIDENTIAL TOWER

INCREASING OUTDOOR SPACE



565 SMITHE ST. (EXISTING BUILDING)
TO GAIN ACCESS TO PROPOSED ROOF GARDEN

KEY PLAN



4.5 RELAXATION RATIONALE - NORTH NEIGHBOR INTERFACE

NORTH NEIGHBOR INTERFACE AND RELATIONSHIP CLOSELY STUDIED

REQUEST FOR RELAXATION:

- 5% REDUCTION FROM 70 TO 75 DEGREES FOR VERTICAL ANGLE FOR 2 WINDOWS PER *GUIDELINES FOR NEW DEVELOPMENT ADJACENT TO HOTELS AND ROOMING HOUSES (WITH WINDOWS OR LIGHTWELLS NEAR INTERIOR PROPERTY LINES).*
- REMAINING 5 WINDOWS COMPLY AT 70 DEGREES

MITIGATION MEASURES IMPLEMENTED:

ACCOMMODATION OF 0-LOT LINE WINDOWS:

- THE NORTH NEIGHBOR HAS SOUTH-FACING WINDOWS AT THE PROPERTY LINE MADE POSSIBLE ONLY THROUGH AN ALTERNATIVE SOLUTION WITH ADDED SPRINKLERS.
- TO MITIGATE IMPACT, THE PROPOSED BUILDING HAS BEEN SHIFTED 2 FT. SOUTH.
- A LIGHTWELL IS PROVIDED FOR LEVELS 9 TO 15, ADDRESSING 7 AFFECTED WINDOWS.

REDUCED HEIGHT BY 2 STORIES FROM 17 TO 15

- TO REDUCE IMPACT TO NORTH NEIGHBOR

(PARTIAL) COMPLIANCE WITH CITY GUIDELINES:

- THE STRATEGY ALIGNS WITH GUIDELINES FOR NEW DEVELOPMENT ADJACENT TO HOTELS AND ROOMING HOUSES (WITH WINDOWS OR LIGHTWELLS NEAR INTERIOR PROPERTY LINES).
- FOR 5 OF THE 7 WINDOWS:
    - FULL COMPLIANCE WITH THE 5 FT. SEPARATION AND 70-DEGREE VERTICAL DAYLIGHT ANGLE.
- FOR THE REMAINING 2 WINDOWS:
    - 5 FT. SEPARATION IS PROVIDED; VERTICAL DAYLIGHT ANGLES RANGE FROM 75 TO 80 DEGREES, FOR WHICH A RELAXATION IS REQUESTED.

COLLABORATION WITH NEIGHBOR:

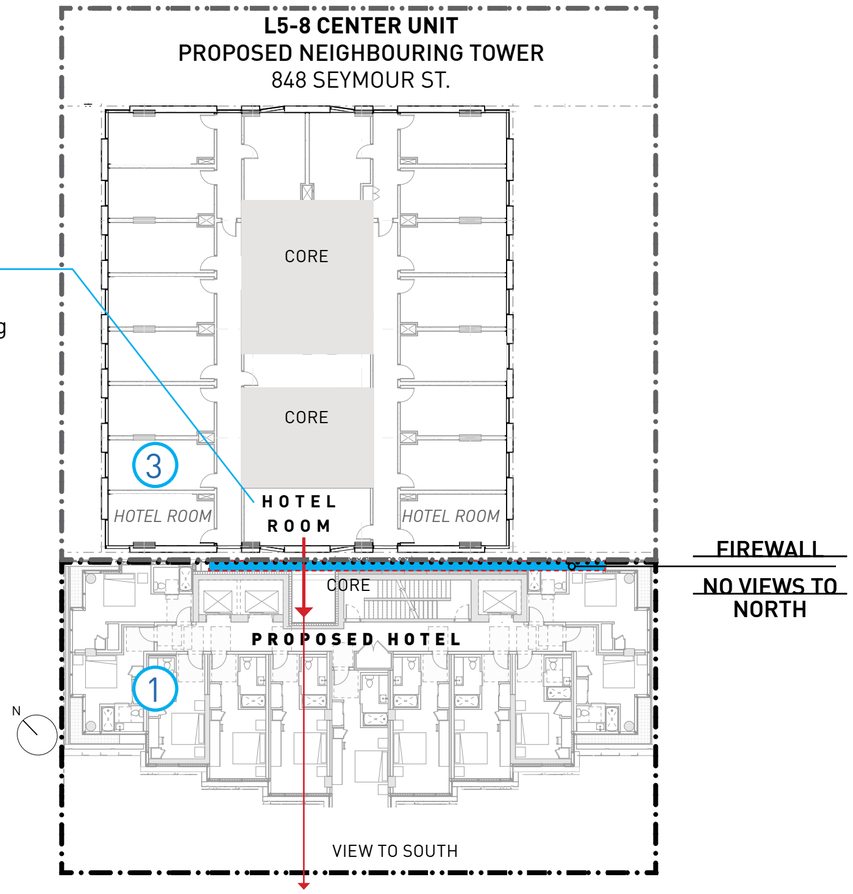
- THE CLIENT HAS MET WITH THE OWNER OF 848 SEYMOUR MULTIPLE TIMES TO EXPLORE MUTUALLY BENEFICIAL ARRANGEMENTS (E.G., STAGING COORDINATION).
- ALTHOUGH THESE EFFORTS HAVE NOT YET RESULTED IN AN AGREEMENT, DOCUMENTATION OF THE ATTEMPTS CAN BE PROVIDED UPON REQUEST

4.5 RELAXATION RATIONALE - NORTH NEIGHBOR INTERFACE

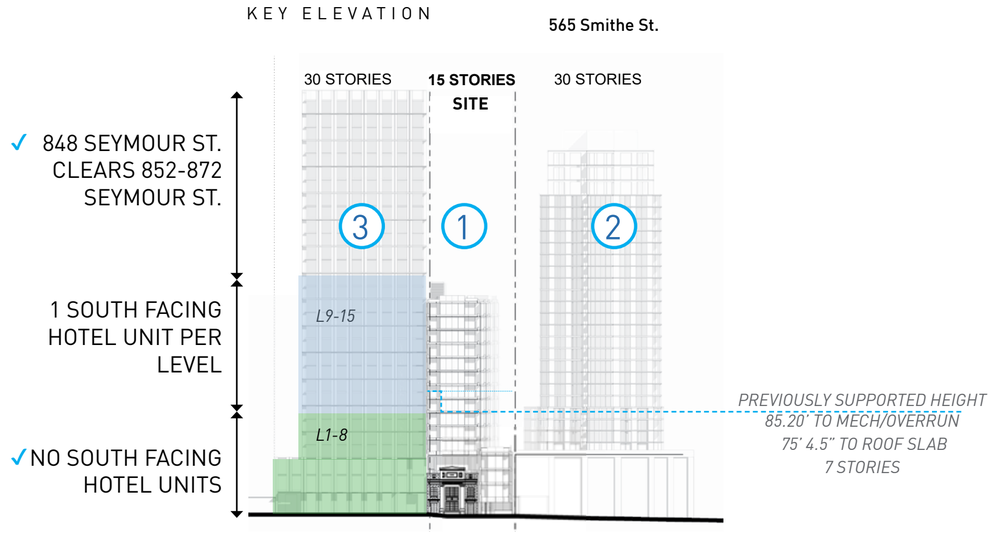
NORTH NEIGHBOR INTERFACE: CURRENT CONDITION

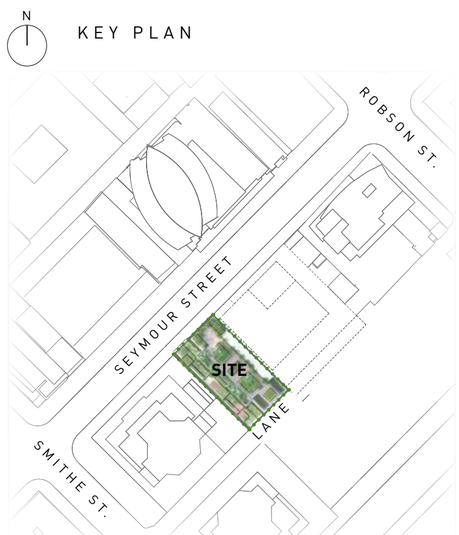
848 Seymour St. shows:
- Hotel unit facing South
  Levels 9-15

*L5-8 : Admin Room



*AT THIS CONDITION, PROPOSED HOTEL IMPACTS 7 OUT OF 393 HOTEL UNITS OF NEIGHBOURING BUILDING





4.6 RELAXATION RATIONALE - NORTH NEIGHBOR - LIGHTWELL GUIDELINE

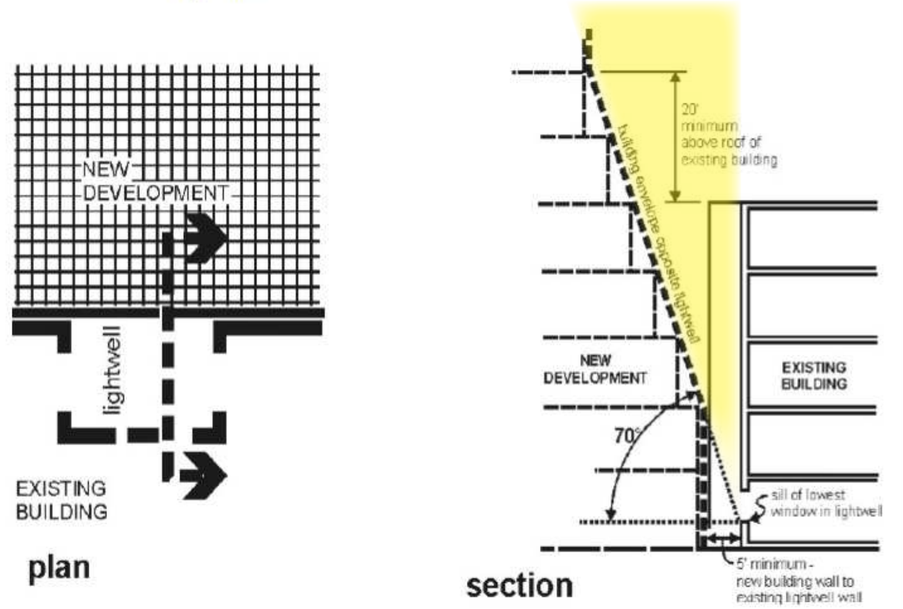
GUIDELINES FOR NEW DEVELOPMENTS ADJACENT TO HOTEL

REQUIREMENTS:

- THE MINIMUM STANDARD IS BASED ON A 70 DEGREE VERTICAL LIGHT ANGLE WHICH IS MEASURED FROM THE SILL OF THE LOWEST WINDOW IN A LIGHTWELL AND APPLIES TO THE PORTION OF THE NEW DEVELOPMENT WHICH IS DIRECTLY OPPOSITE THE LIGHTWELL .
- A MINIMUM SETBACK OF 5 FEET OR THE DEPTH OF THE LIGHTWELL, WHICHEVER IS GREATER, APPLIES AT THE SILL OF THE LOWEST WINDOW .

IMPROVED INTERFACE:
VERTICAL 70° LIGHT-WELL ANALYSIS

Figure 2. Example of How Light Angle and Setback Apply to Development Opposite a Lightwell

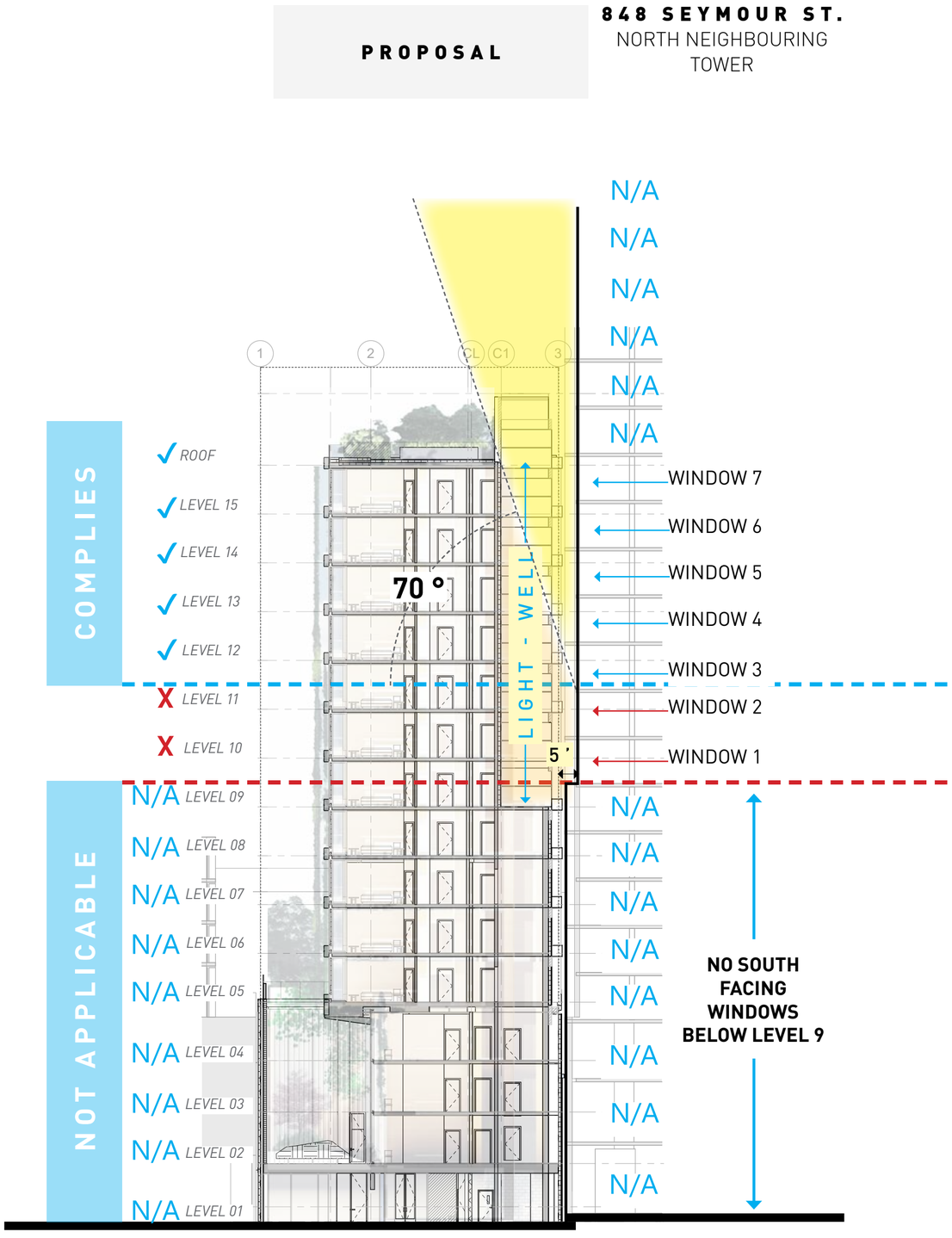


City of Vancouver **July 2022**
Guidelines for New Development Adjacent to Hotels and Rooming Houses **Page 3**

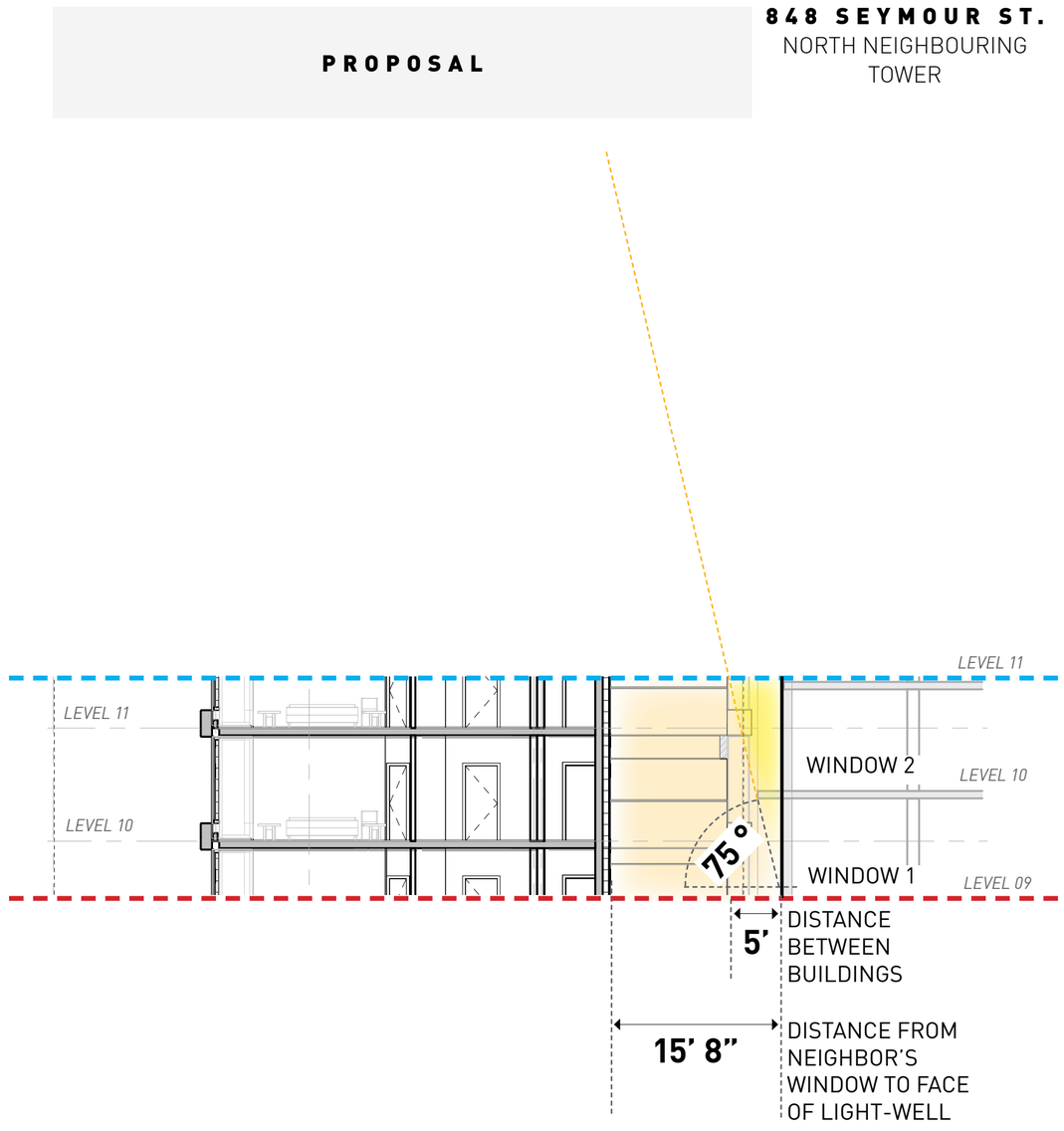
Source:
GUIDELINES FOR NEW DEVELOPMENT ADJACENT TO HOTELS AND ROOMING HOUSES (WITH WINDOWS OR LIGHTWELLS NEAR INTERIOR PROPERTY LINES)*Adopted by City Council on July 27, 1982*
Amended March 12, 1991 and July 20, 2022

4.6 RELAXATION RATIONALE - NORTH NEIGHBOR - LIGHTWELL GUIDELINE

LIGHT-WELL COMPLIES WITH GUIDELINES FOR 5 OUT OF 7 NEIGHBOR SUITES



THE REMAINING 2 WINDOWS GET LIGHT AT SLIGHTLY REDUCED ANGLE



4.6 RELAXATION RATIONALE - NORTH NEIGHBOR - LIGHTWELL GUIDELINE

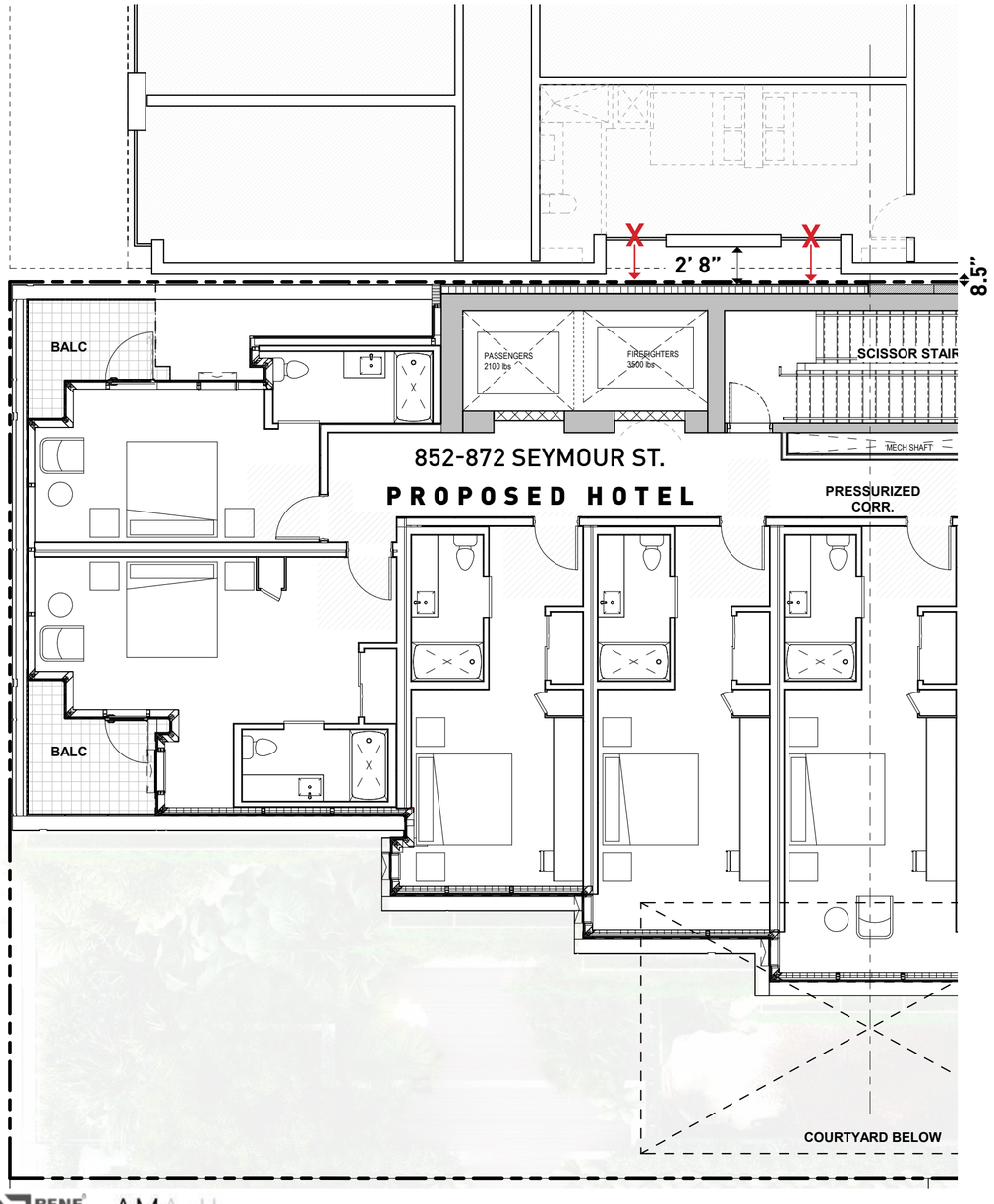
BEFORE

PREVIOUS CONDITION:

- PREVIOUS DESIGN DID NOT YET ADDRESS THE INTERFACE WITH THE SOUTH-FACING UNIT ON THE NORTH DEVELOPMENT
- NORTH NEIGHBOR SUITE HAS LITTLE ACCESS TO DAYLIGHT AND OBSTRUCTED VIEWS

848 SEYMOUR ST.

NORTH NEIGHBOURING TOWER



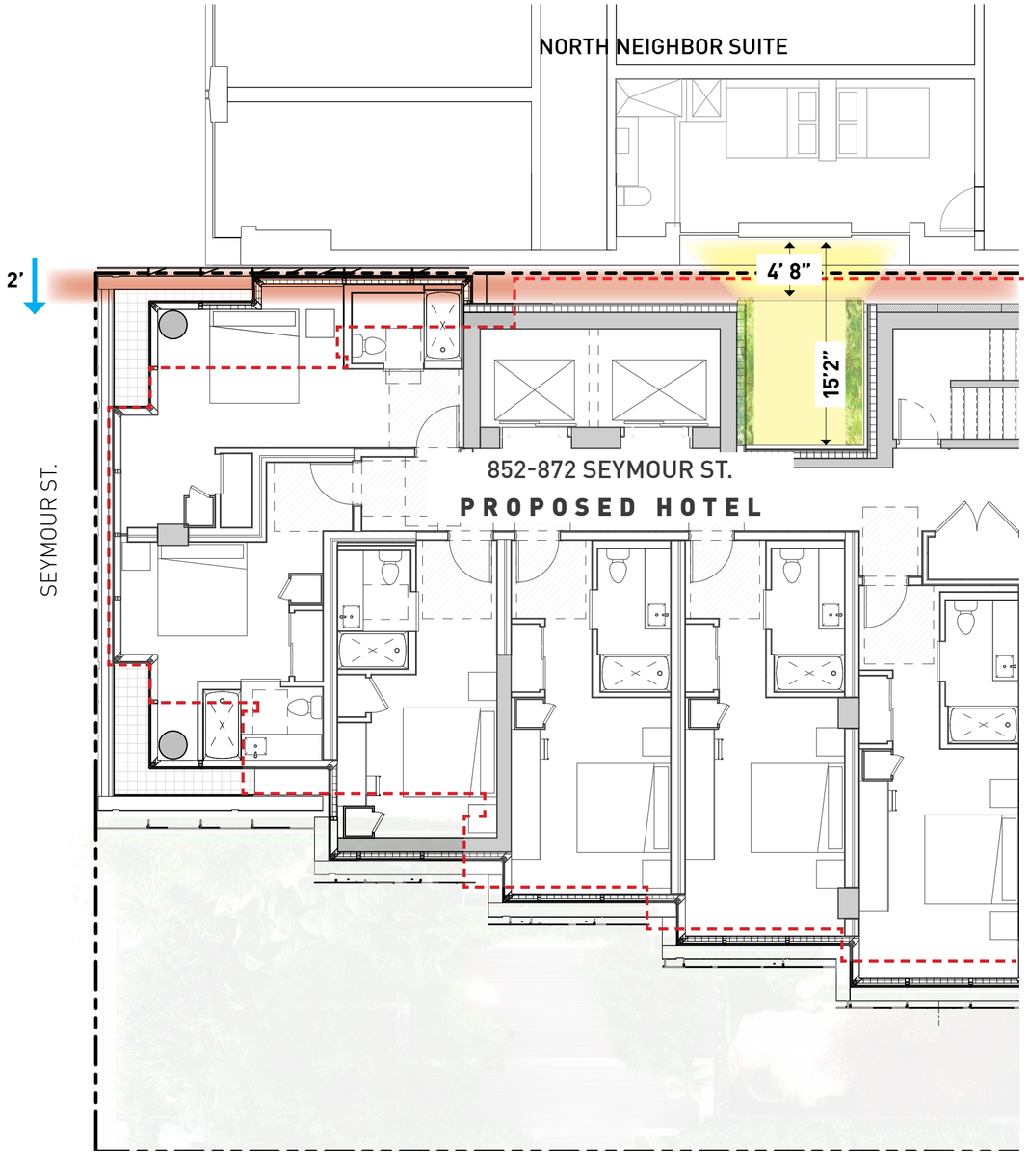
AFTER

MODIFICATIONS TO MEET NORTH NEIGHBOR REQUIREMENTS AS REQUESTED:

- ✓ **TOWER SHIFTED 2' SOUTH** TO ALLOW MORE LIGHT TO NORTH NEIGHBOR'S SUITE
- ✓ **LIGHT-WELL INTRODUCED** TO FURTHER IMPROVE LIGHT AND VIEWS FOR NORTH NEIGHBOR'S SUITE - WITH OPTION TO LANDSCAPE

848 SEYMOUR ST.

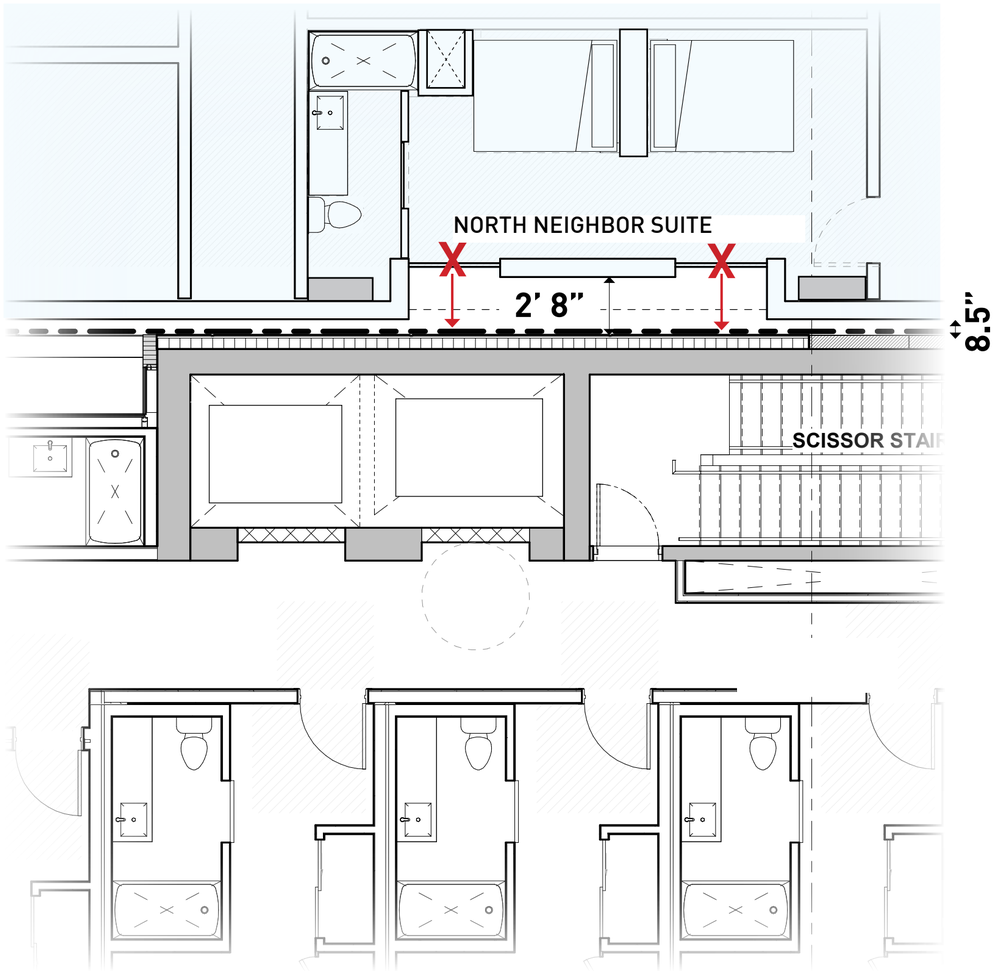
NORTH NEIGHBOURING TOWER



4.6 RELAXATION RATIONALE - NORTH NEIGHBOR - LIGHTWELL GUIDELINE

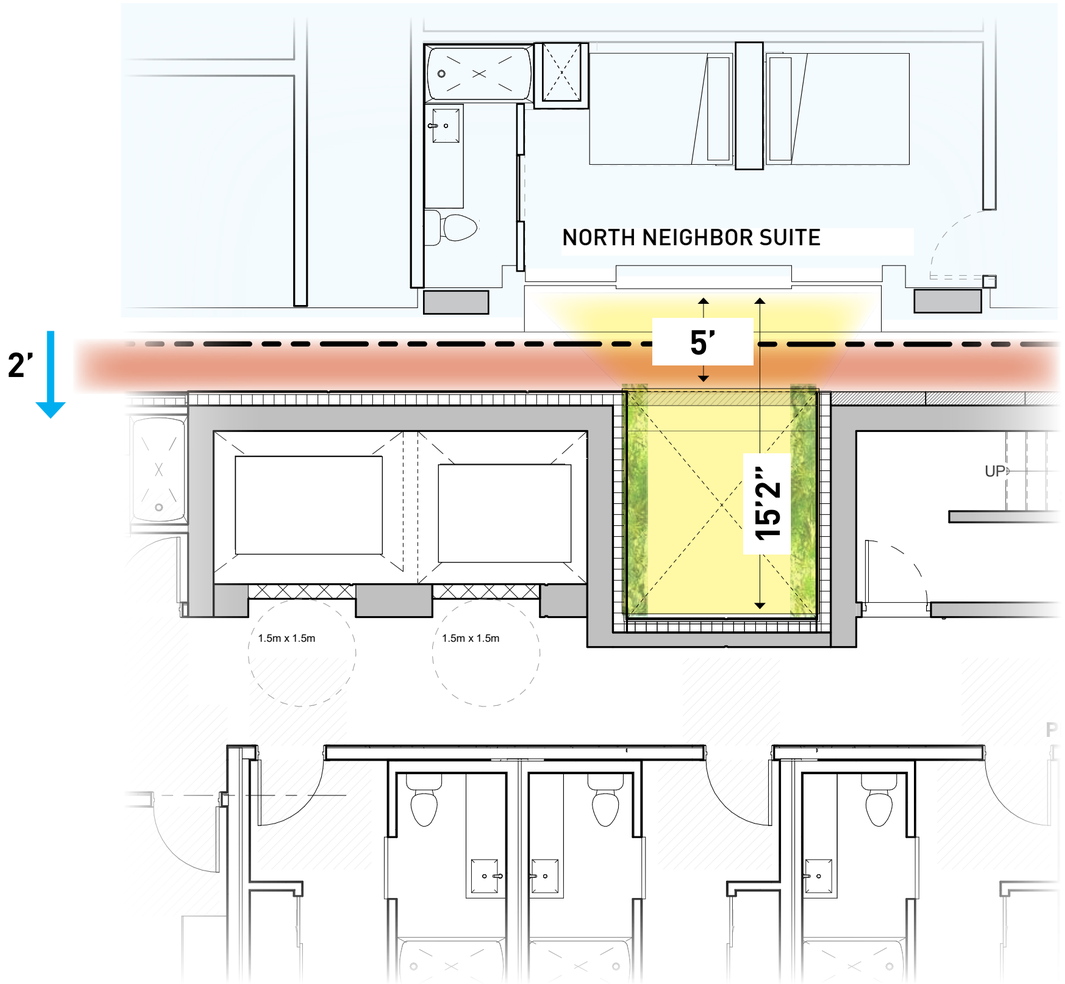
BEFORE

PREVIOUS CONDITION ZOOM-IN:



AFTER

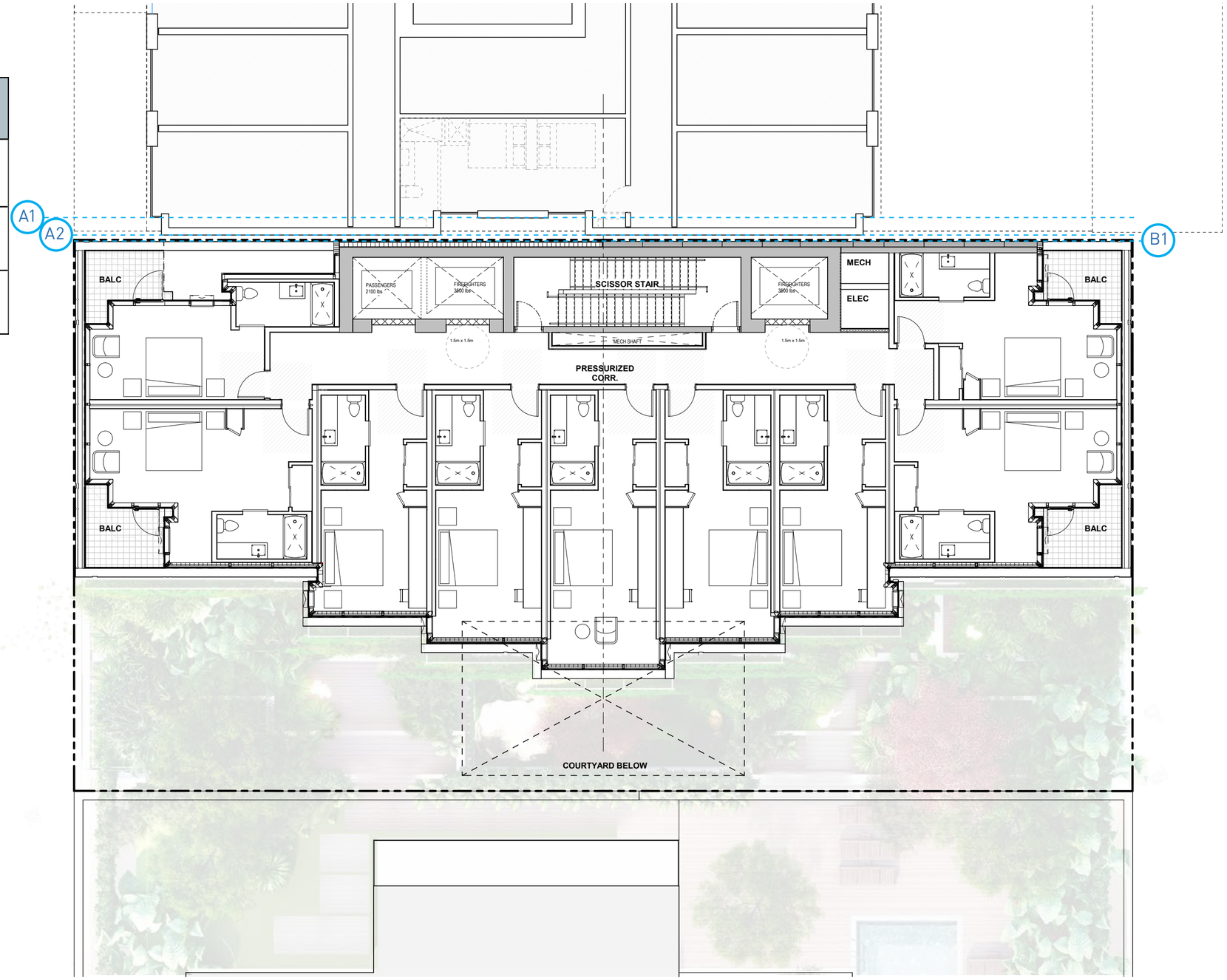
MODIFICATIONS ZOOM-IN:

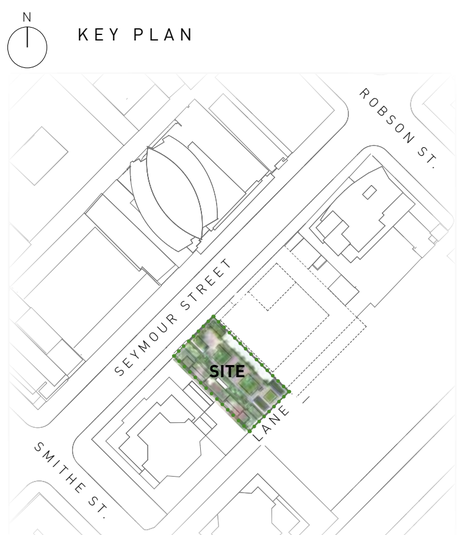


4.6 RELAXATION RATIONALE - NORTH NEIGHBOR - LIGHTWELL GUIDELINE

BEFORE

CONDITION	DISTANCE
DISTANCE FROM A1 TO B1	~2'8"
DISTANCE FROM A2 TO B1	~8.5"
DISTANCE FROM B1 TO PL	2"

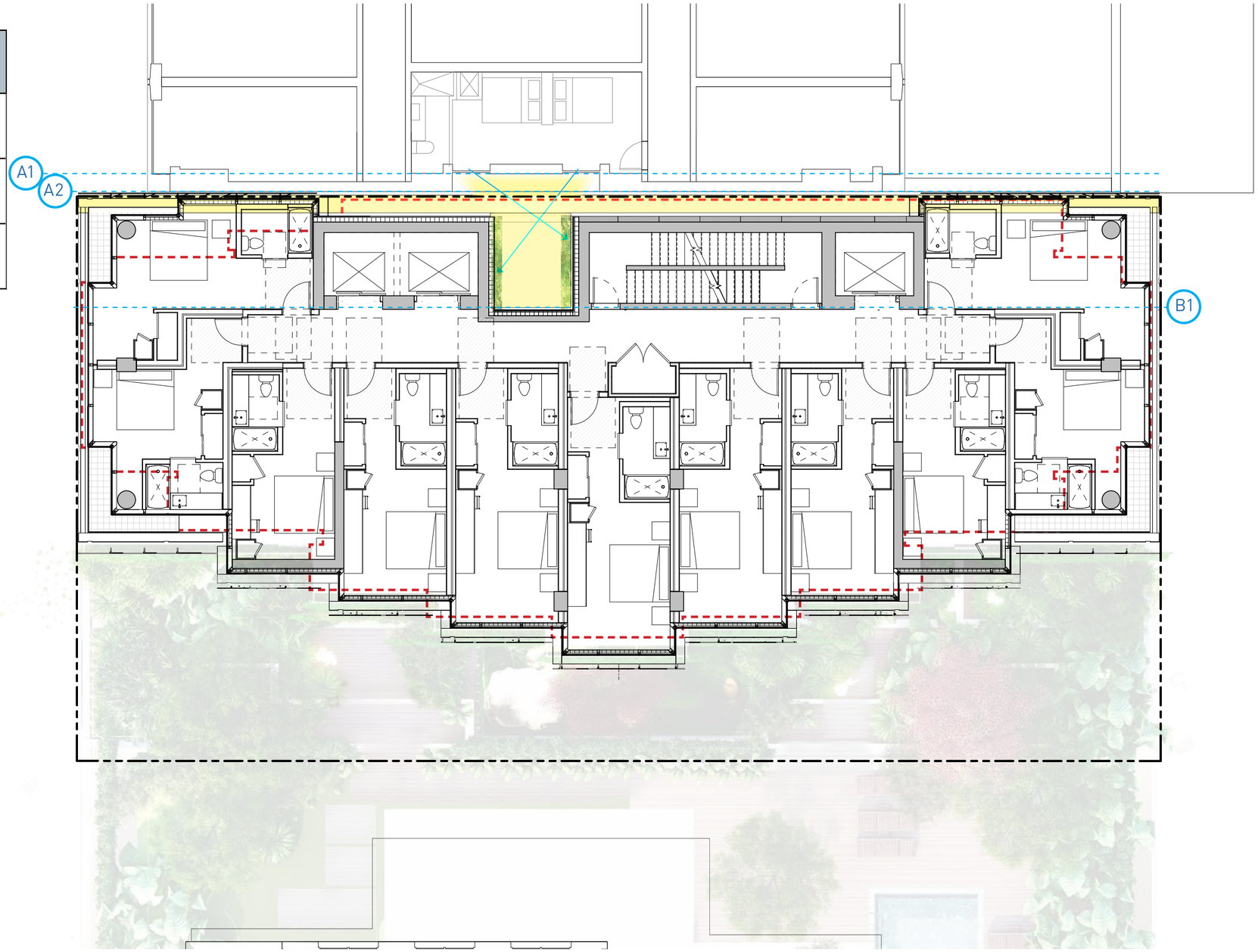


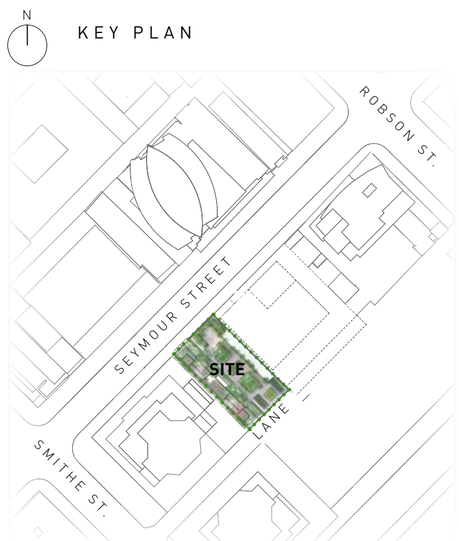


4.6 RELAXATION RATIONALE -
NORTH NEIGHBOR - LIGHTWELL GUIDELINE

AFTER

CONDITION	DISTANCE
DISTANCE FROM A1 TO B1	~15'2"
LIGHT-WELL DIMENSIONS	8'8" w x 9' d
DISTANCE FROM B1 TO PL	2'2"





4.7 RELAXATION RATIONALE - NORTH NEIGHBOR - HEIGHT REDUCTION

REDUCED PROPOSAL BY 2 LEVELS FROM 17 TO 15 STORIES TO REDUCE IMPACT TO NORTH NEIGHBOR

BEFORE

PREVIOUS CONDITION:

PROPOSED HOTEL IMPACTS 9 OUT OF 393 HOTEL SUITES
OF NORTH NEIGHBOURING BUILDING

LEVEL	SUITE COUNT
LEVEL 2	10
LEVEL 3	10
LEVEL 4	10
LEVEL 5	9
LEVEL 7	9
LEVEL 8	9
LEVEL 9	9
LEVEL 10	9
LEVEL 11	9
LEVEL 12	9
LEVEL 13	9
LEVEL 14	9
LEVEL 15	9
LEVEL 16	9
LEVEL 15	9
TOTAL	**151**

AFTER

FLOOR PLATE RECONFIGURED WITH SMALLER HOTEL SUITES:

✓ PROPOSED HOTEL IMPACTS 7 OUT OF 393 HOTEL SUITES
OF NORTH NEIGHBOURING BUILDING

- BY ADDING 2 ADDITIONAL SUITES PER LEVEL, WE ARE ABLE TO REDUCE THE PROPOSAL BY 2 LEVELS AND MAINTAIN THE HOTEL FLAG'S SUITE COUNT REQUIREMENT

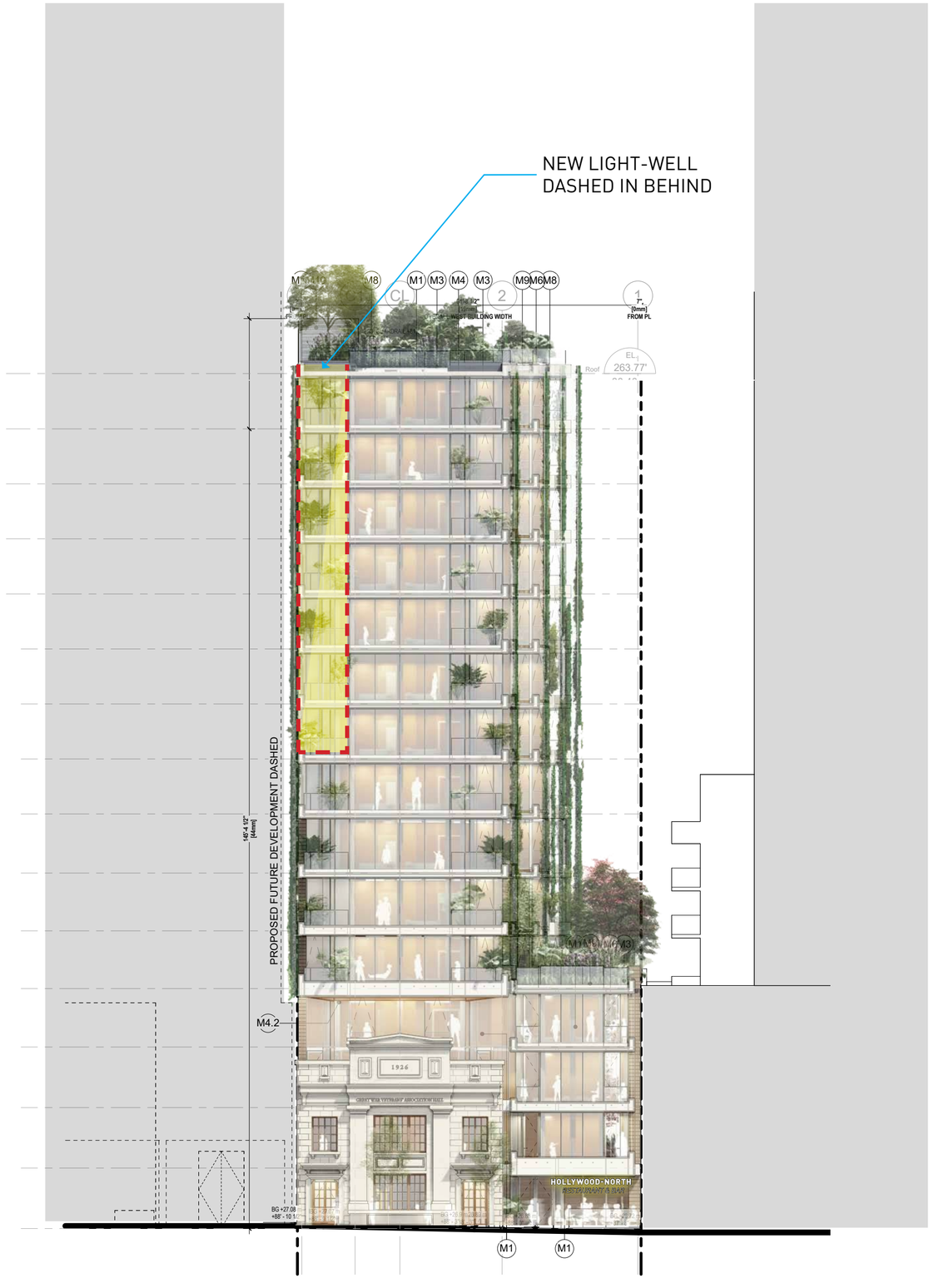
LEVEL	SUITE COUNT
LEVEL 2	10
LEVEL 3	10
LEVEL 4	10
LEVEL 5	11
LEVEL 7	11
LEVEL 8	11
LEVEL 9	11
LEVEL 10	11
LEVEL 11	11
LEVEL 12	11
LEVEL 13	11
LEVEL 14	11
LEVEL 15	11
TOTAL	**151**

4.7 RELAXATION RATIONALE - NORTH NEIGHBOR - HEIGHT REDUCTION

BEFORE: 17 STORIES



AFTER: 15 STORIES



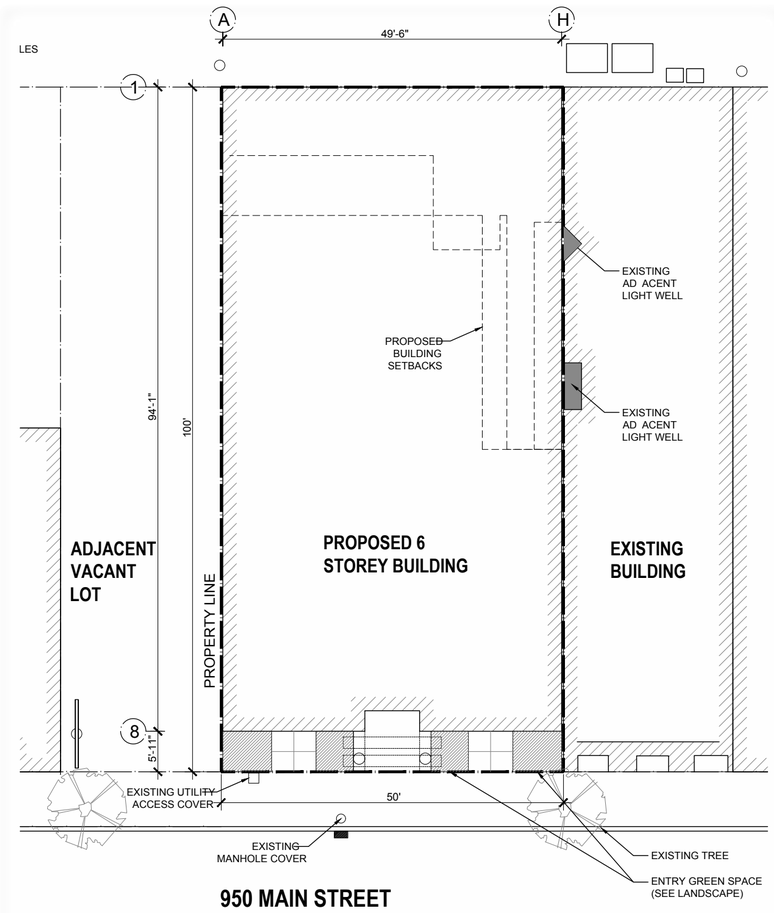
4.8 RELAXATION RATIONALE - NORTH NEIGHBOR PRECEDENTS

PRECEDENT ANALYSIS ON:

GUIDELINES FOR NEW DEVELOPMENT ADJACENT TO HOTELS AND ROOMING HOUSES (WITH WINDOWS OR LIGHTWELLS NEAR INTERIOR PROPERTY LINES)

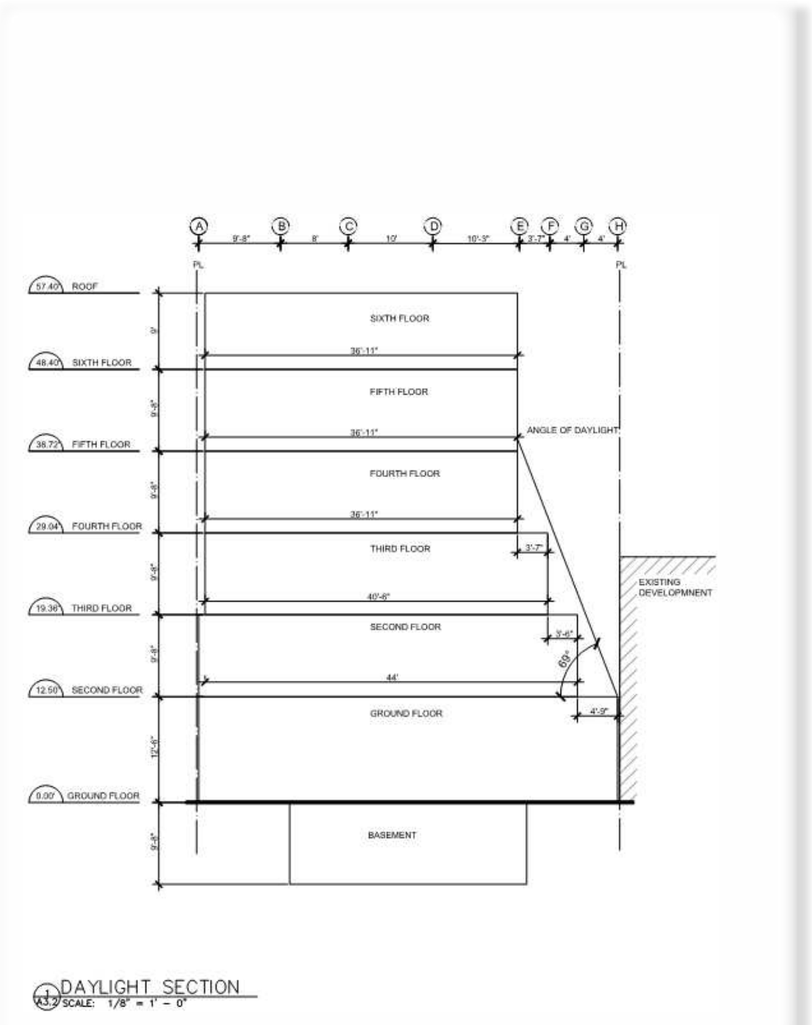
950 MAIN ST.

950 MAIN ST, VANCOUVER
6 STORY
APPROX. 2'-7" x 6'-9" LIGHTWELL ON ADJACENT LOT



950 MAIN STREET

SEVERAL APPROVED PROJECTS IN THE CITY HAVE USED THIS GUIDELINE:



DAYLIGHT SECTION
SCALE: 1/8" = 1' - 0"

4.8 RELAXATION RATIONALE - NORTH NEIGHBOR PRECEDENTS

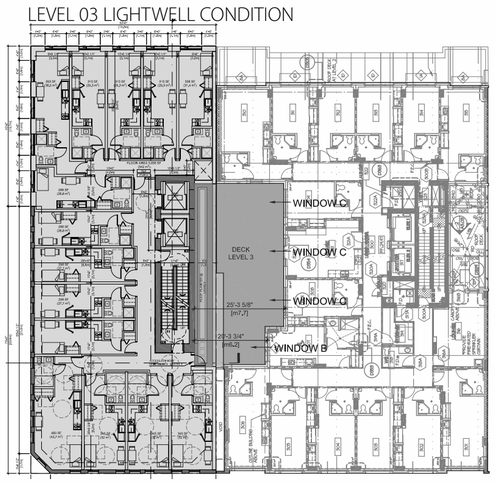
PRECEDENT ANALYSIS ON:

GUIDELINES FOR NEW DEVELOPMENT ADJACENT TO HOTELS AND ROOMING HOUSES (WITH WINDOWS OR LIGHTWELLS NEAR INTERIOR PROPERTY LINES)

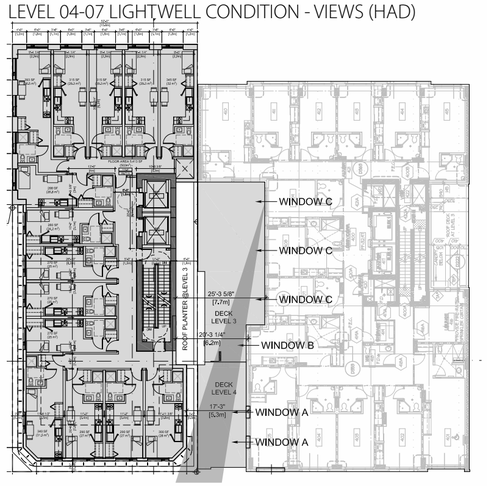
343 W PENDER ST.

343 W PENDER ST, VANCOUVER
8 STORY INCLUSIVE OF HERITAGE RETENTION
APPROX. 18'-10" x 50'-8" LIGHTWELL

LEVEL 03 LIGHTWELL CONDITION

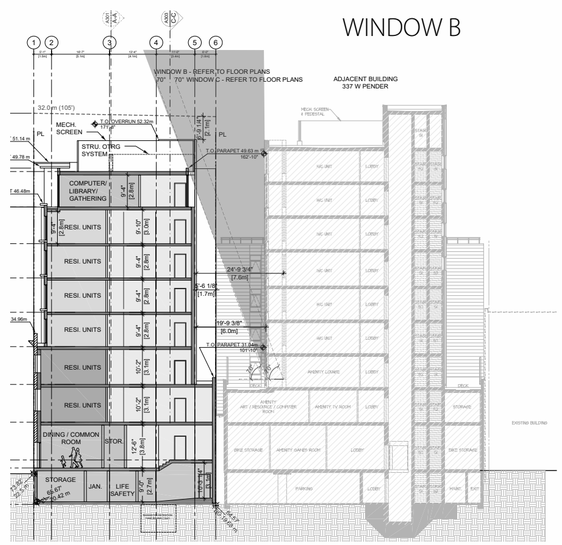


LEVEL 04-07 LIGHTWELL CONDITION - VIEWS (HAD)



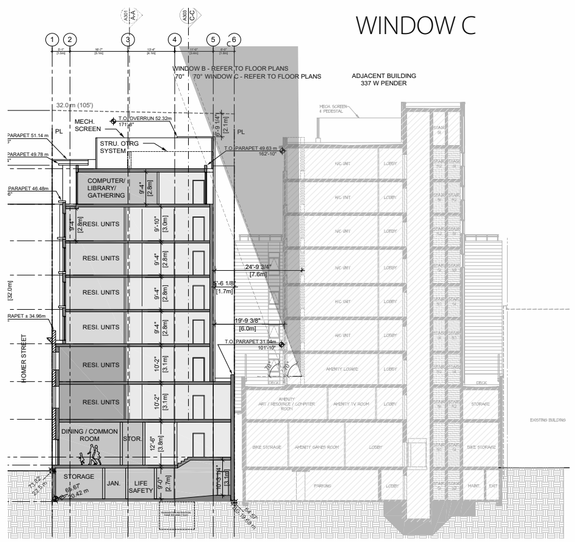
SEVERAL APPROVED PROJECTS IN THE CITY HAVE USED THIS GUIDELINE:

WINDOW B



A 70° daylight angle is maintained for "Window B" on Level 4 and above.

WINDOW C



A 70° daylight angle is maintained for "Window C" on Level 3 and above.

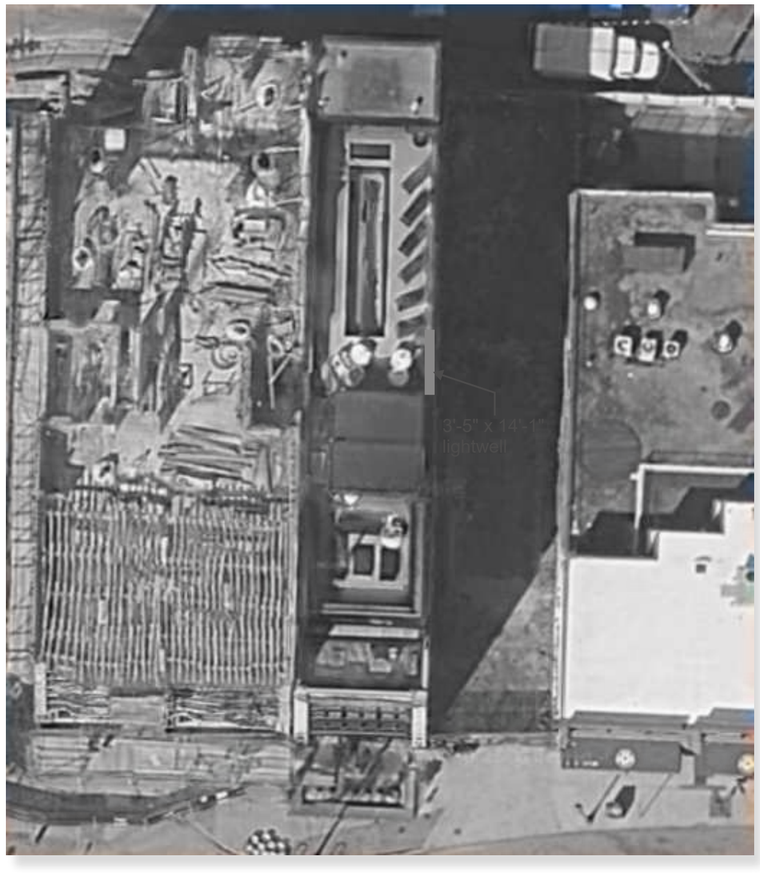
4.8 RELAXATION RATIONALE - NORTH NEIGHBOR PRECEDENTS

PRECEDENT ANALYSIS ON:

GUIDELINES FOR NEW DEVELOPMENT ADJACENT TO HOTELS AND ROOMING HOUSES (WITH WINDOWS OR LIGHTWELLS NEAR INTERIOR PROPERTY LINES)

133 KEEFER ST.

133 KEEFER ST, VANCOUVER
5 STORY w/ ROOFTOP AMENITY
APPROX. 3'-5" x 14'-1" LIGHTWELL
FROM L02 to L05



SEVERAL APPROVED PROJECTS IN THE CITY HAVE USED THIS GUIDELINE:



4.9 RELAXATION RATIONALE - PARKING- LOADING AND PASSENGER

DUE TO LIMITAGE FRONTAGE WE ARE REQUESTING A VARIANCE ON LOADING AND PASSENGER SPACES

REQUEST FOR RELAXATION:

- RELAXATION REQUESTED FOR CLASS B LOADING (FROM 3 TO 1)
  - REQUESTING 1 HOTEL CLASS B LOADING DUE TO LIMITED SPACE
  - REQUESTING COMBINED CLASS B FOR HOTEL AND COMMERCIAL; COMMERCIAL WILL BE RESTAURANT ASSOCIATED WITH THE HOTEL.
  - LANE FRONTAGE IS OCCUPIED BY TWO CAR ELEVATORS AND EXITS WHICH IS A UNIQUE CONFIGURATION.
  - 2 ELEVATORS PROVIDE SAFETY AND REDUNDANCY IF ONE ELEVATOR IS UNDER REPAIR.

- RELAXATION REQUESTED FOR CLASS C PASSENGER SPACE (BUS-SIZED):
  - NOT FEASIBLE DUE TO NARROW LOT WIDTH.
  - A TOUR BUS CANNOT TURN, ENTER, OR EXIT THE SITE.

RECOMMENDATION EMAIL FROM TRAFFIC ENGINEER AT BINNIE ENG.

Isabela De Sousa

From: Matthew Woo <MWoo@binnie.com>
Sent: Tuesday, November 25, 2025 3:12 PM
To: Isabela De Sousa
Cc: 852-872 Seymour Street Team; Arno Matis; Danny Leung; Bryan Chong; Tien Nguyen
Subject: RE: 852-872 Seymour - RZ Traffic Coord

Follow Up Flag: Follow up
Flag Status: Completed

Hello Isabela,

Thank you for the quick meeting today. As discussed, please find our comments and action items from the discussion, below:

- We recognize that the rear width of the building, facing the laneway, is constrained. If an additional loading space is required, one of the two vehicle elevators may need to be removed. We note that having two vehicle elevators provides redundancy in the event of maintenance or repair on one of the elevators.
- We note that accommodating a Class C loading space would be very challenging, given the laneway and building width constraints. We recommend reviewing the proposed at-grade layout with the City Planner to discuss potential relaxations to the loading requirements given the limited available site frontage at the laneway interface.
- We will send over our high-level estimates for TDM Plan requirements for Plans A, B, and C within the next few days for your team to review.

Kind regards,

BINNIE
THE PEOPLE BEHIND YOUR INFRASTRUCTURE
Matthew Woo, P.Eng., M.Sc., PTOE, RSP1
Project Manager, Transportation Engineer
D +1 (778) 945-6213
300-4940 Canada Way, Burnaby, BC, V5G 4K6
T +1 (604) 420-1721 x 6213 | www.binnie.com

Our Binnie office is located on the unceded, traditional, ancestral territories of xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səl̓ilw̓ətaɁɬ (

This message including any attachments may contain privileged and confidential information. If you are not the intended recipient, please notify the sender immediately, do not distribute or copy this communication and be sure to delete all copies.

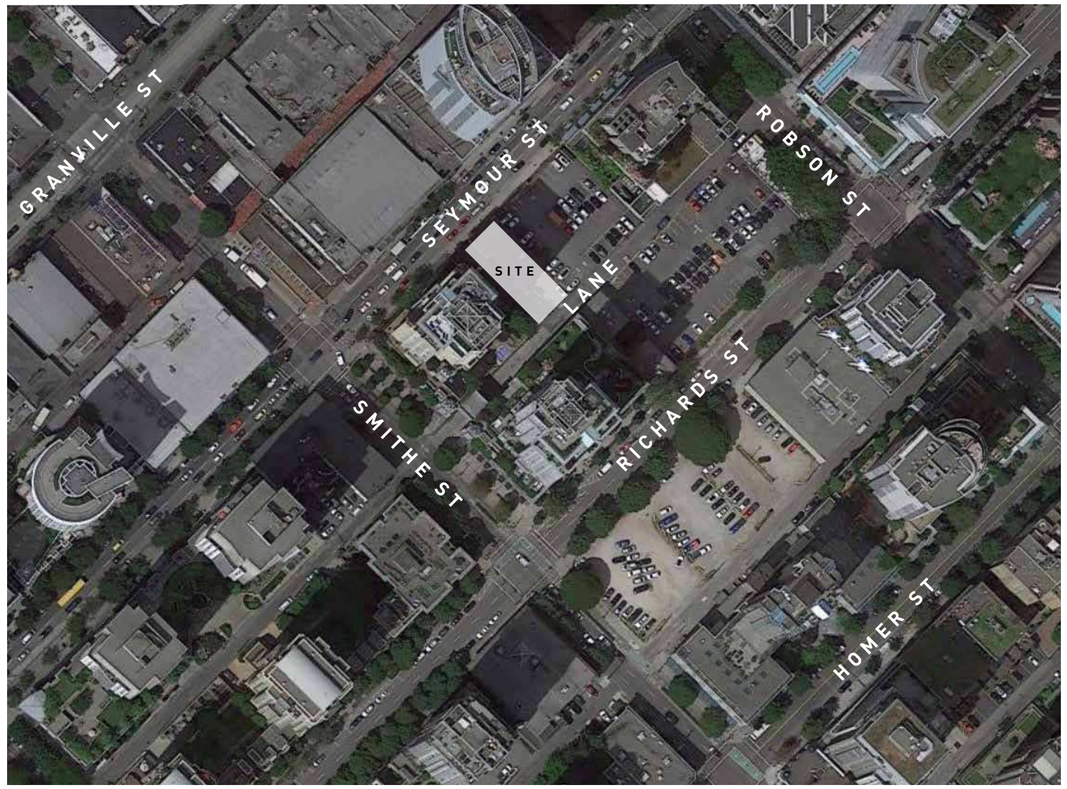
From: Matthew Woo <MWoo@binnie.com>
Sent: Monday, November 24, 2025 4:40 PM
To: Isabela De Sousa <idesousa@arnomatisarchitecture.com>
Cc: 852-872 Seymour Street Team <Seymour_ama202003@arnomatisarchitecture.com>; Arno Matis <amatis@arnomatisarchitecture.com>; Danny Leung <dleung@wydanco.com>; Bryan Chong <BChong@binnie.com>; Kenny Qi <KQi@binnie.com>
Subject: RE: 852-872 Seymour - RZ Traffic Coord

Hello Isabela,

1

5 SITE ANALYSIS

5.1 SITE ANALYSIS- MAP & CONTEXT PLAN

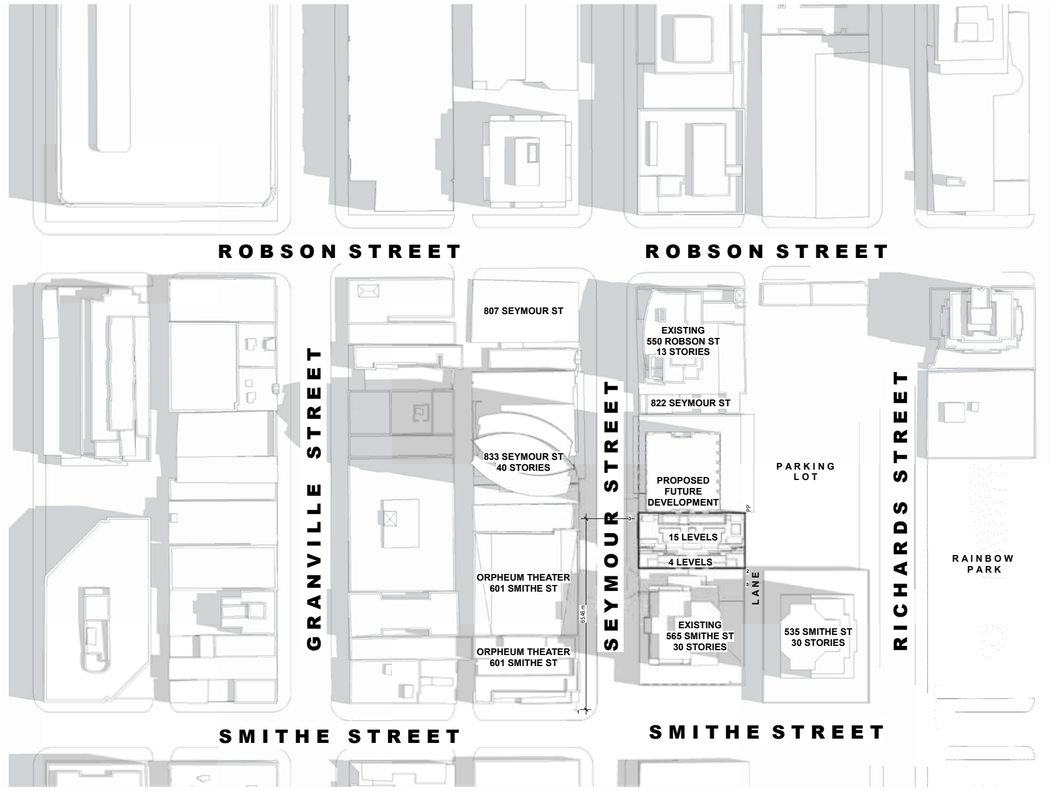


SITE CONEXT

DOWNTOWN VANCOUVER

Located mid-block on the southeast side of Seymour Street in Vancouver's Downtown District, the site includes two lots: 852 and 872 Seymour Street. The building at 852, constructed in 1926, will be designated as a heritage property. Both buildings—852 (2 storeys) and 872 (1 storey)—are currently unoccupied commercial structures.

To the south is a residential tower on a parking podium; to the north, a parking lot with a proposed hotel tower. Across the street are the Orpheum Theatre and a residential tower with the VSO School of Music at grade.



5.2 SITE ANALYSIS- STREETSCAPES

SEYMOUR



SEYMOUR ST

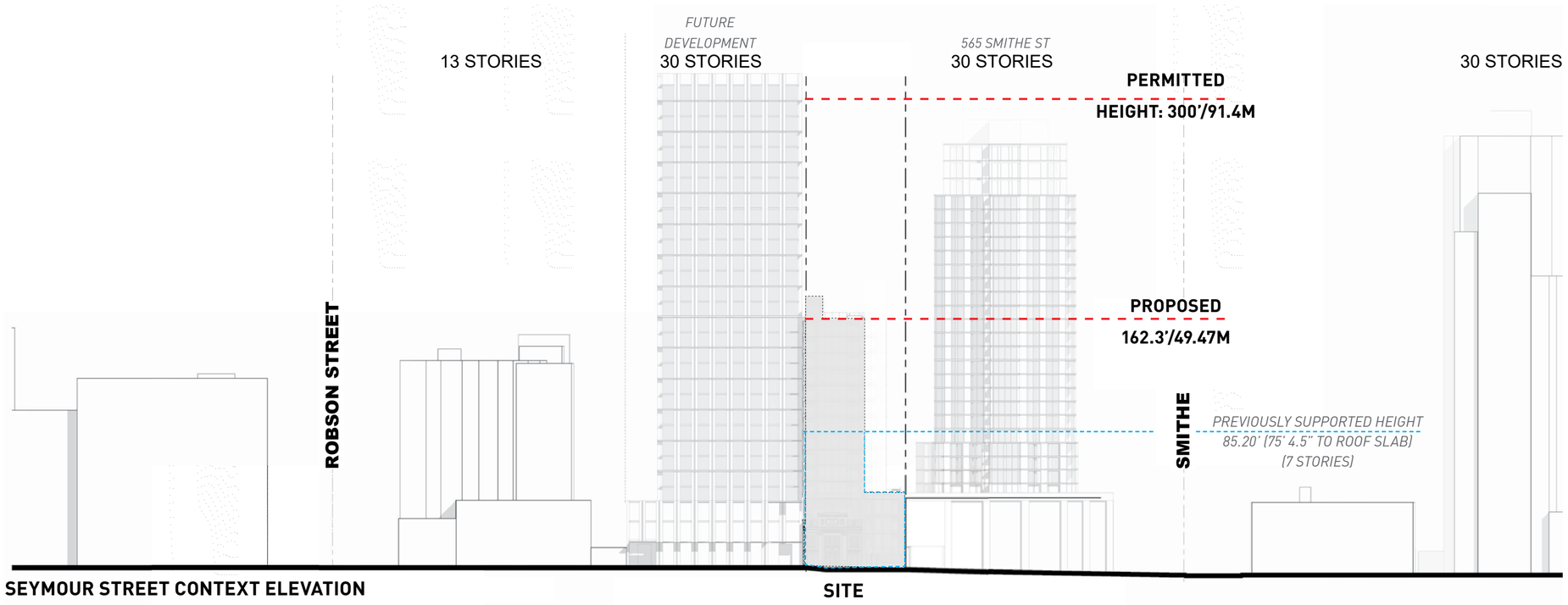


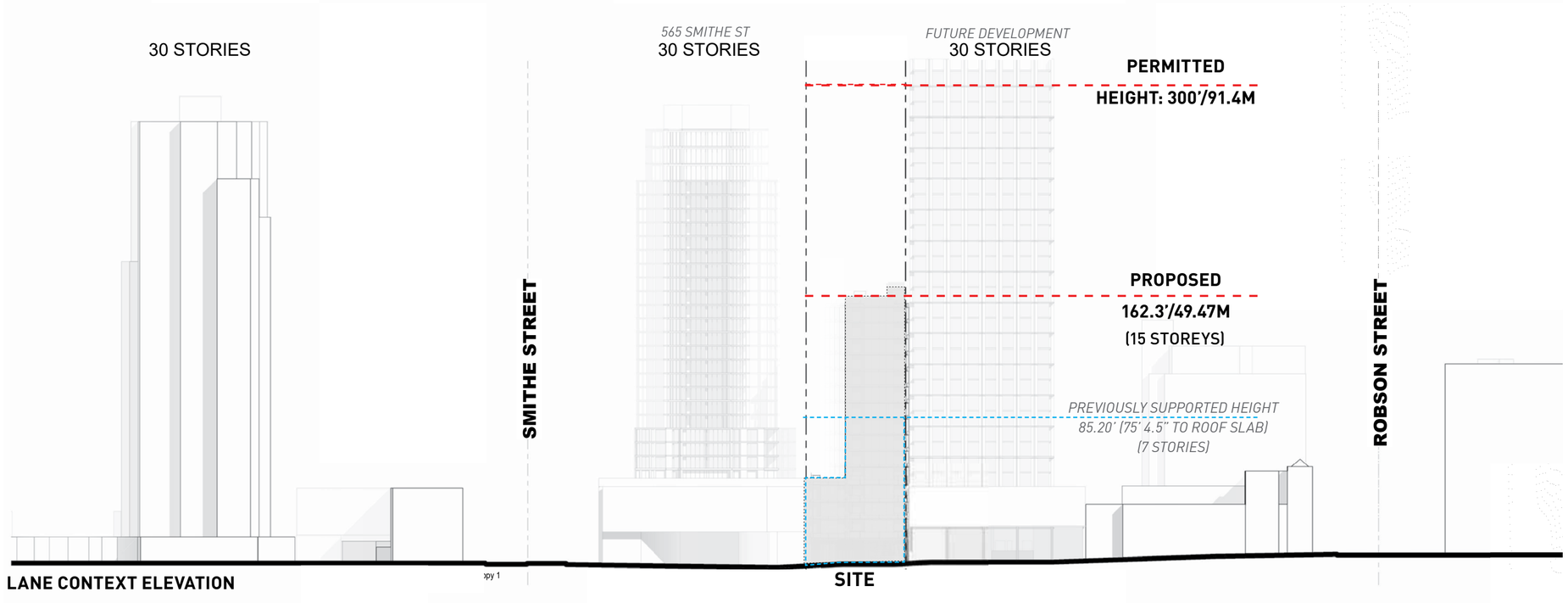
LANE

5.3 SITE ANALYSIS- CONTEXT ELEVATIONS

PROJECT SITS 137' BELOW THE PERMITTED BUILDING HEIGHT

The height permitted under the current zoning is 91.4m (300 ft).
The proposed design is 49.47m (162.3 ft) in height to the top of roof slab.

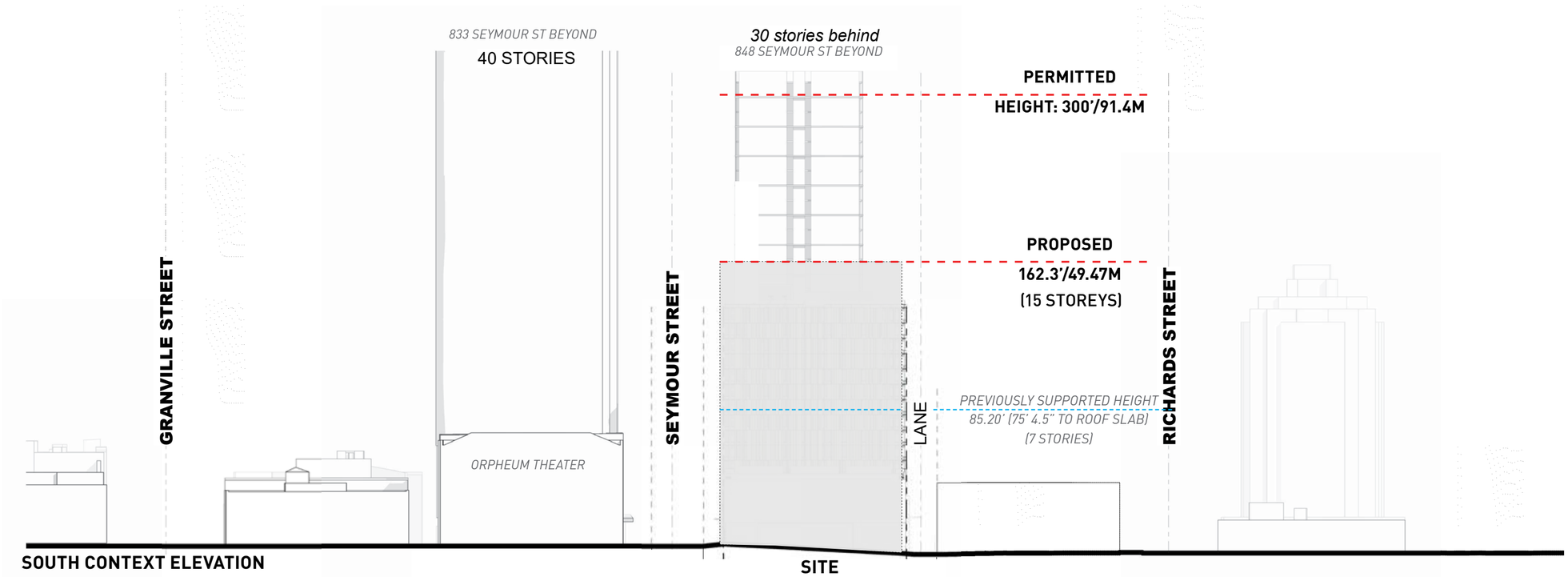


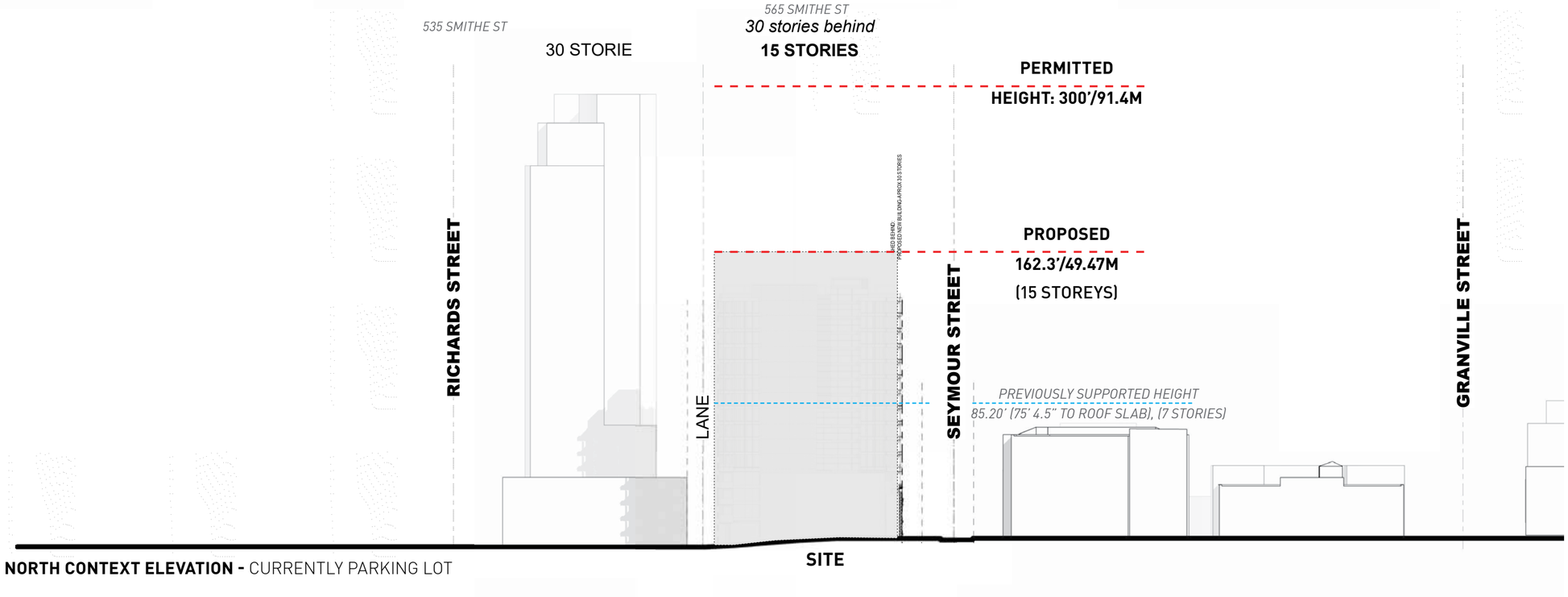


5.3 SITE ANALYSIS- CONTEXT ELEVATIONS

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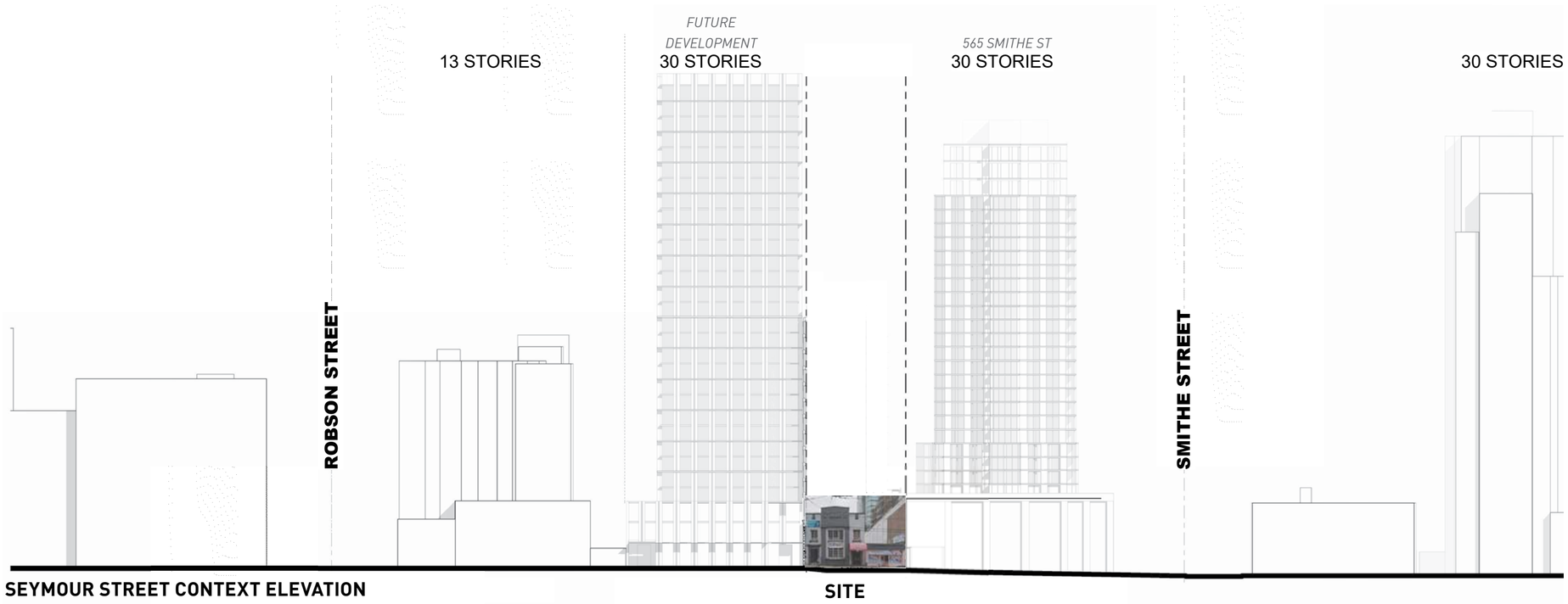


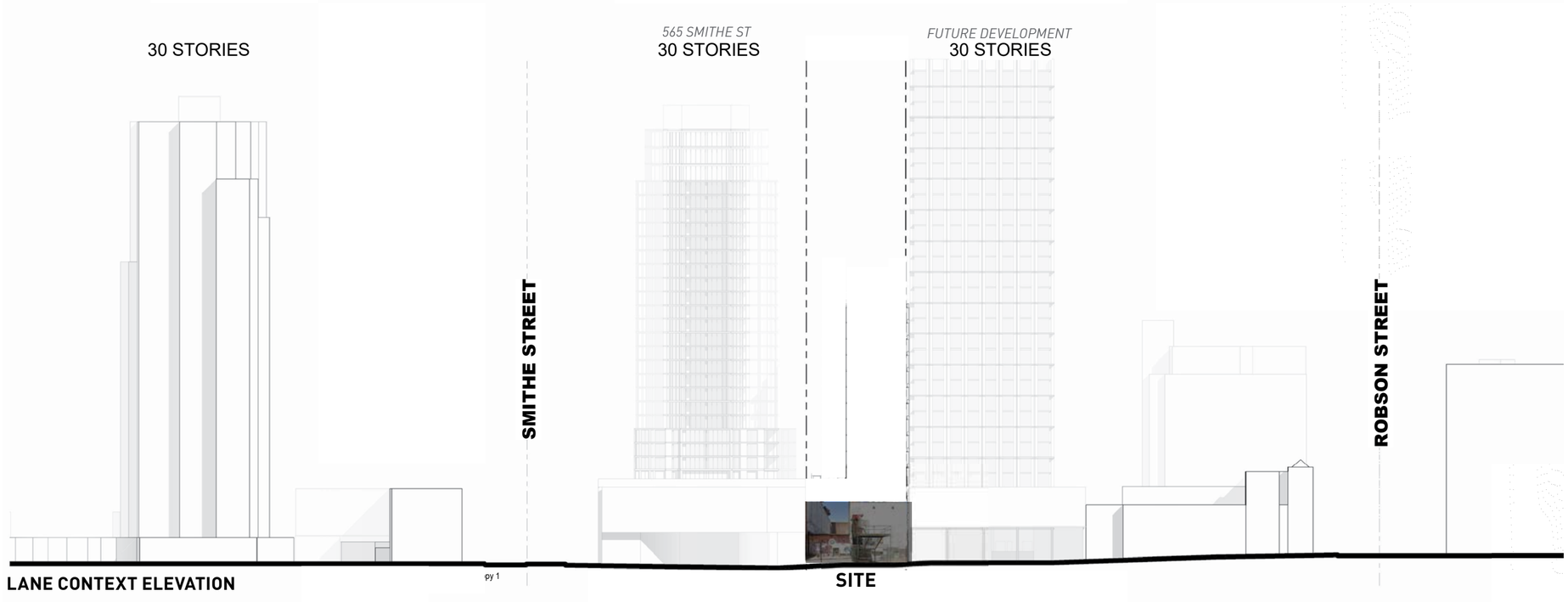
NORTH CONTEXT ELEVATION - CURRENTLY PARKING LOT

5.4 SITE ANALYSIS- STREETSCAPE BEFORE

WITHOUT PROPOSED BOUTIQUE HOTEL

THE RESULT IS AN UNDESIRABLE INFILL VOID DISRUPTING STREETSCAPE CONTINUITY

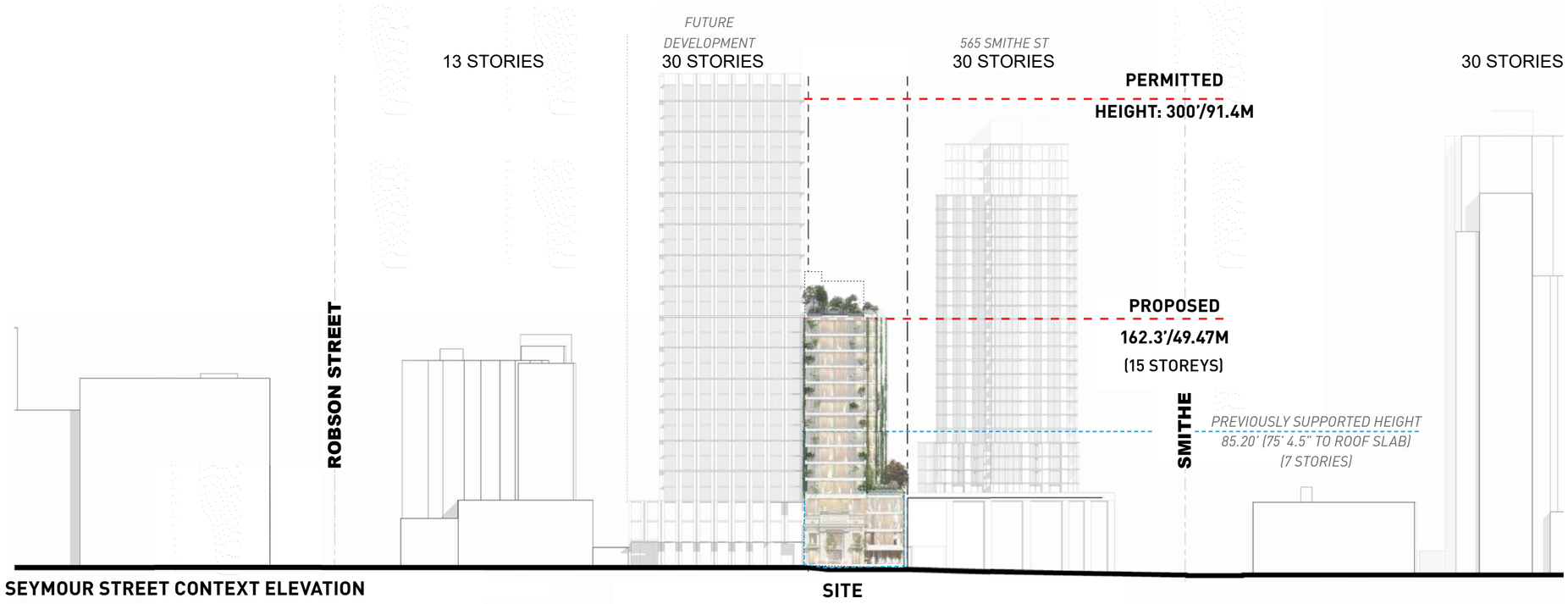


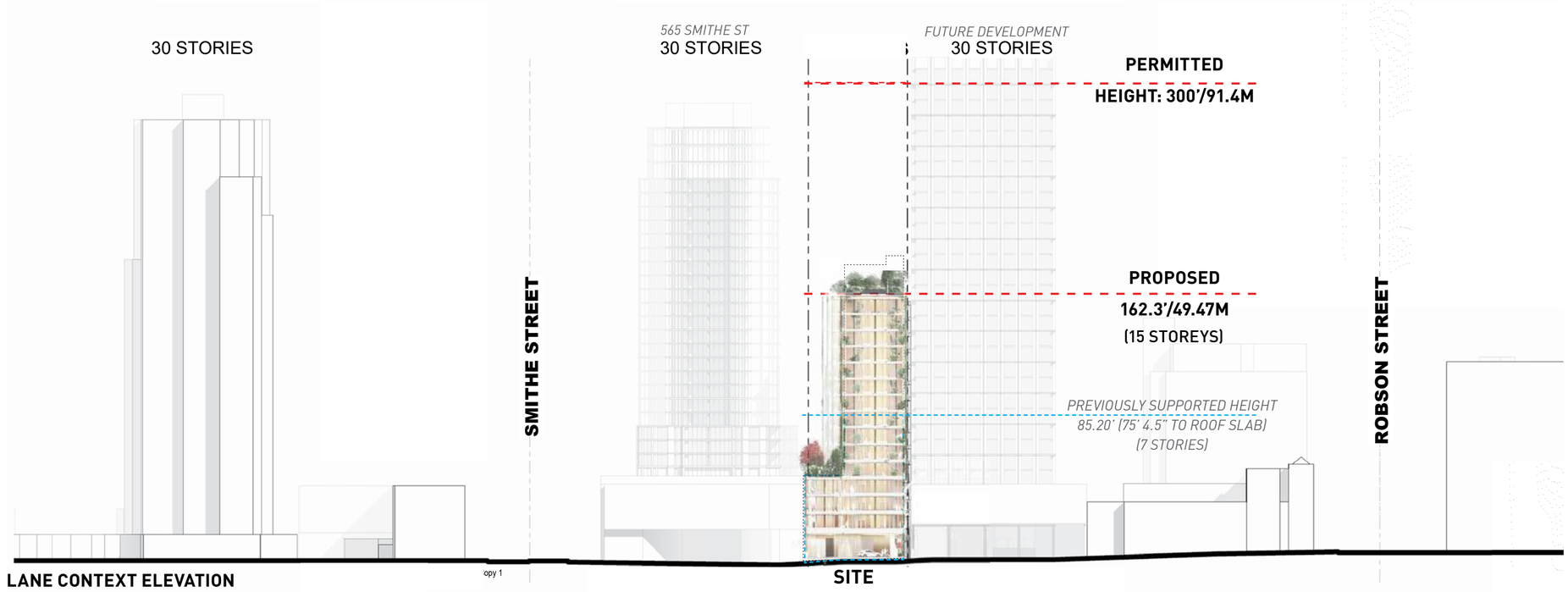


5.5 SITE ANALYSIS- STREETSCAPE AFTER

WITH PROPOSED BOUTIQUE HOTEL

FRAGMENTED STREETSCAPE IS MADE WHOLE





5.6 SITE ANALYSIS- CURRENT SITE CONDITION



1 852 SEYMOUR ST- **HISTORIC PHOTO FOR REFERENCE**

*PHOTO FROM **FROM CONSERVATION PLAN BY DONALD LUXTON & ASSOCIATES INC. NOV 2022***



1 852 SEYMOUR ST- **CURRENT PHOTO**

CURRENT SITE CONDITION SUMMARY

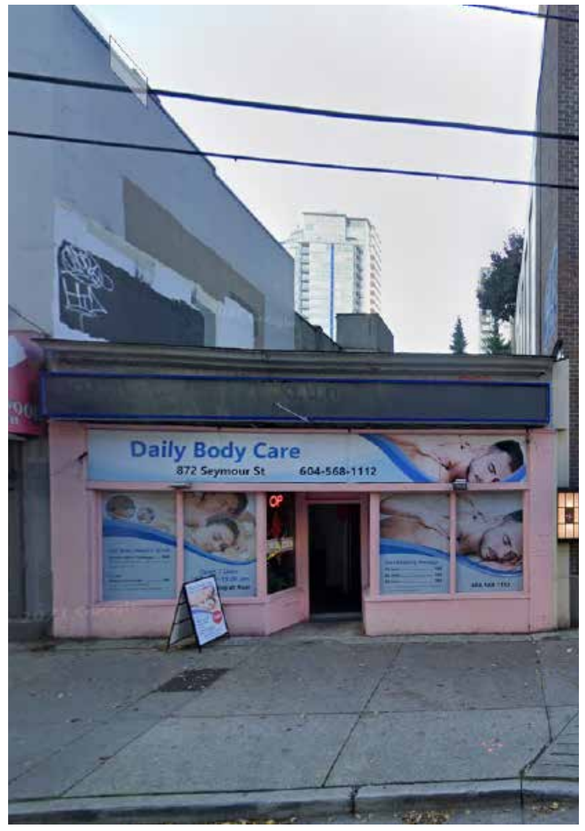
2 UNOCCUPIED COMMERCIAL BUILDINGS

LEFT:

- **852 SEYMOUR STREET:**
  -ELIGIBLE FOR HERITAGE CONSERVATION
  REFER TO GREAT WAR VETERANS ASSOCIATION HALL CONSERVATION PLAN - DONALD LUXTON & ASSOCIATES INC. DEC 2025
  -IN CRITICAL CONDITION
  -BUILT 1926

RIGHT:

- **872 SEYMOUR STREET:**
  -UNOCCUPIED SINGLE STOREY BUILDING
  -BUILT 1971



2 872 SEYMOUR ST- **CURRENT PHOTO**

5.7 SITE ANALYSIS- CURRENT SITE CONDITION

852 SEYMOUR ST. IS ELIGIBLE FOR HERITAGE CONSERVATION, AND IS IN CRITICAL CONDITION

GREAT WAR VETERAN'S ASSOCIATION HALL -1946



852 SEYMOUR ST- *HISTORIC PHOTO FOR REFERENCE*
PHOTO FROM NOV. 2022 CONSERVATION PLAN BY DONALD LUXTON & ASSOCIATES INC.



852 SEYMOUR ST- *ARTISTIC RENDERING- AMA*
DEPICTING PROPOSED ENGRAVING TO SHOW HOMAGE TO G.W.V.A. HISTORY

THE BUILDING HAS SPECIAL ROOTS FOR VETERANS AND LOCAL LGBTQ+ HISTORY

THE THUNDERBIRD -CIRCA 1974



This building played an important part of Vancouver's LGBTQ2S+ nightlife scene starting in the 1970s.

Former Names:

- Central Studios
- Hollywood North
- Playpen Central Nightclub
- The Thunderbird Club

HERITAGE BUILDING REQUIRES CONSERVATION

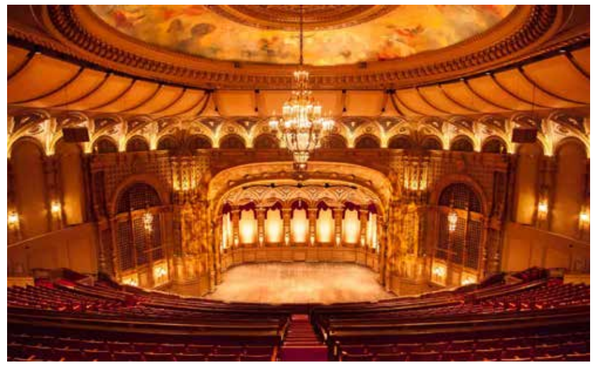
- The historic building is a valuable asset to the project & community
- It could be lost if the development process including heritage conservation is not quickly started

5.8 SITE ANALYSIS- DEVELOPMENT CONTEXT

PROPOSAL IS SIGNIFICANTLY LOWER THAN NEIGHBOURING TOWERS



1 ORPHEUM THEATER- 601 SMITHE ST
ACROSS THE STREET FROM PROPOSED PROJECT





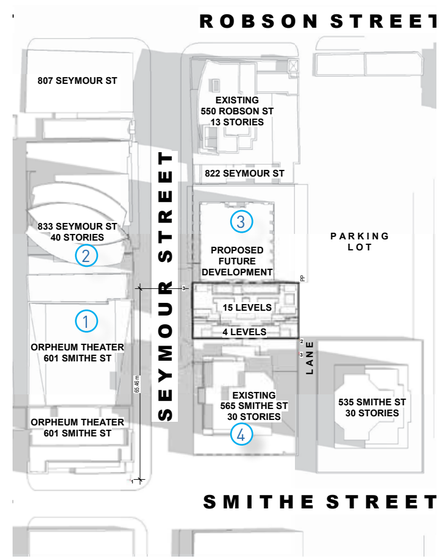
2 CAPITOL RESIDENCES- 833 SEYMOUR ST
DIAGONAL TO SITE



3 PROPOSED HOTEL- 848 SEYMOUR ST
ADJACENT TOWER BY PERKINS & WILL



4 VITA AT SYMPHONY PLACE- 565 SMITHE ST
ADJACENT TOWER



PROJECT IS IN A TRANSIT HUB

TRANSPORTATION

LEGEND

- PARKING
- BUS STOP
- BUS ROUTE
- SKYTRAIN LINE
- BIKE LANES



5.10 SITE ANALYSIS- AMENITIES

URBAN SITE IS DENSELY SURROUNDED WITH AMENITIES

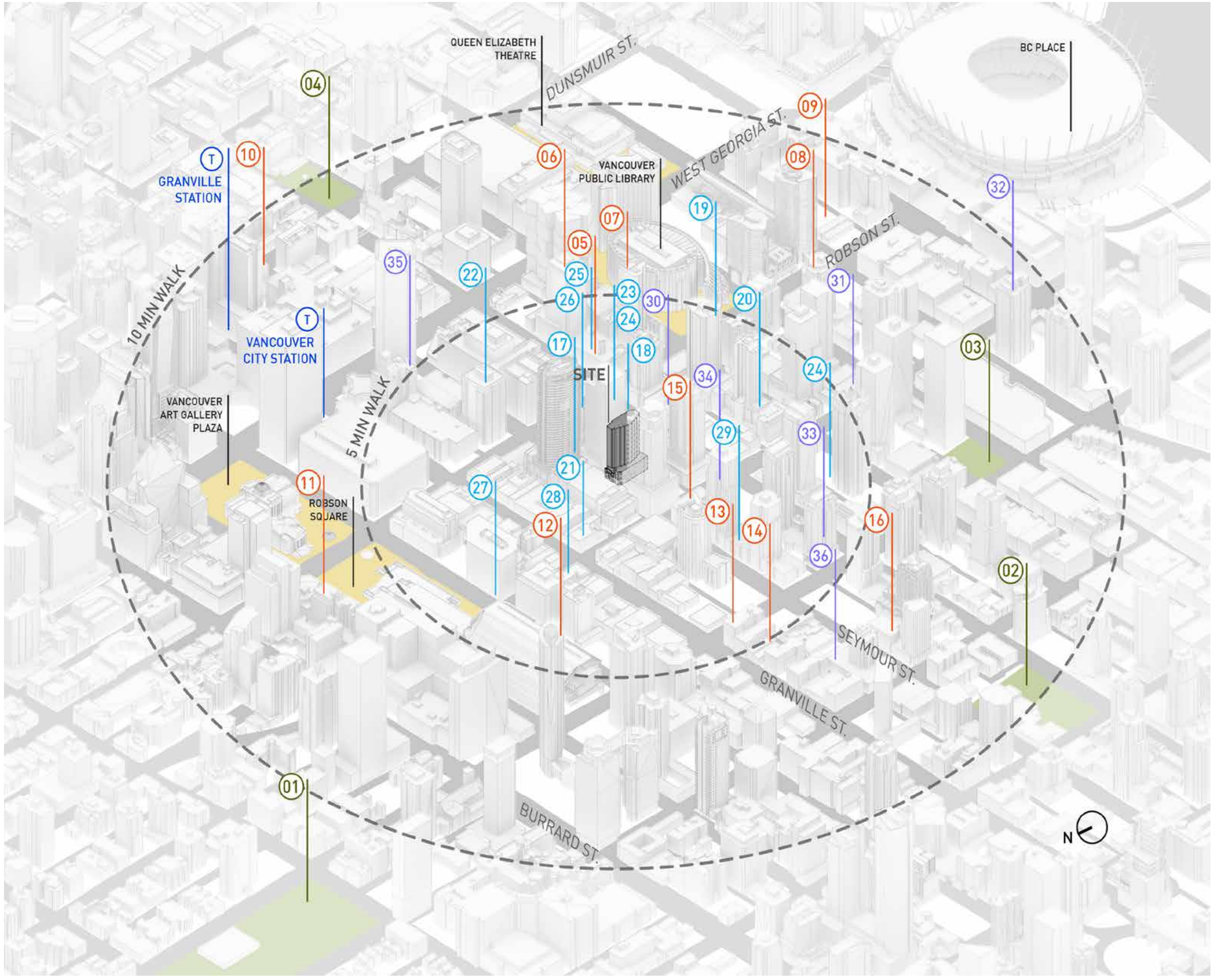
AMENITIES

LEGEND

01 - NELSON PARK
02 - EMERY BARNES PARK
03 - YALETOWN PARK
04 - CATHEDRAL SQUARE

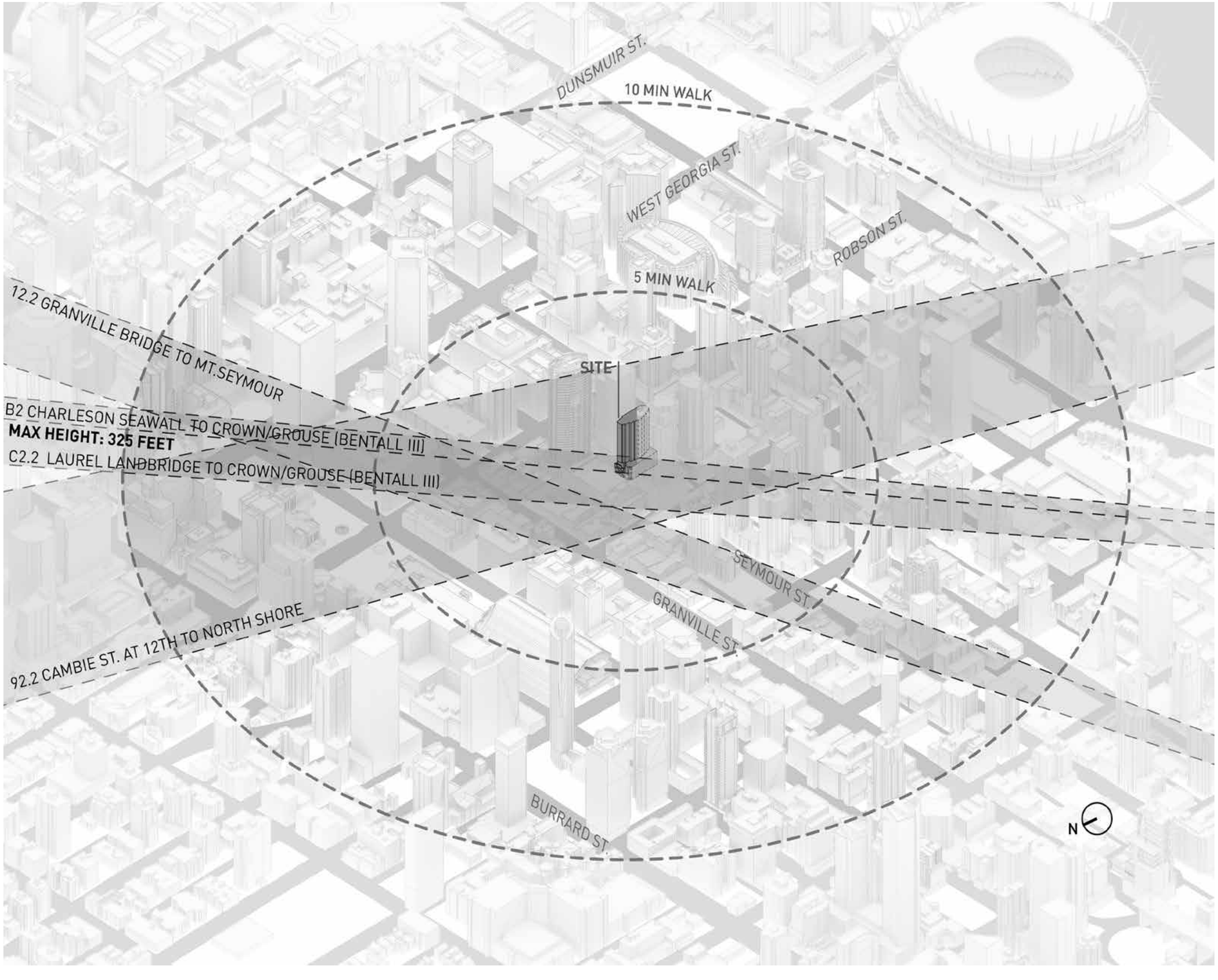
05 - L'HERMITAGE VANCOUVER
06 - HILTON VANCOUVER DOWNTOWN
07 - THE WESTIN GRAND
08 - ROSEDALE ON ROBSON SUITE HOTEL
09 - HOTEL BLU VANCOUVER
10 - ST REGIS HOTEL
11 - WEDGEWOOD HOTEL AND SPA
12 - EMBARC VANCOUVER
13 - HOTEL BELMONT
14 - SAMESUN VANCOUVER
15 - MODA HOTEL
16 - LEVEL VANCOUVER

17 - INCOGNITO COFFEE
18 - JAPADOG
19 - THE CHOPPED LEAF
20 - NOODLEBOX
21 - PIZZA GARDEN
22 - FIVE GUYS
23 - JINYA RAMEN BAR
24 - TRACTOR FOODS
25 - TIM HORTONS
26 - H-MART
27 - TENDON KOHAKU
28 - SUBWAY
29 - STARBUCKS



5.11 SITE ANALYSIS- VIEW CONES

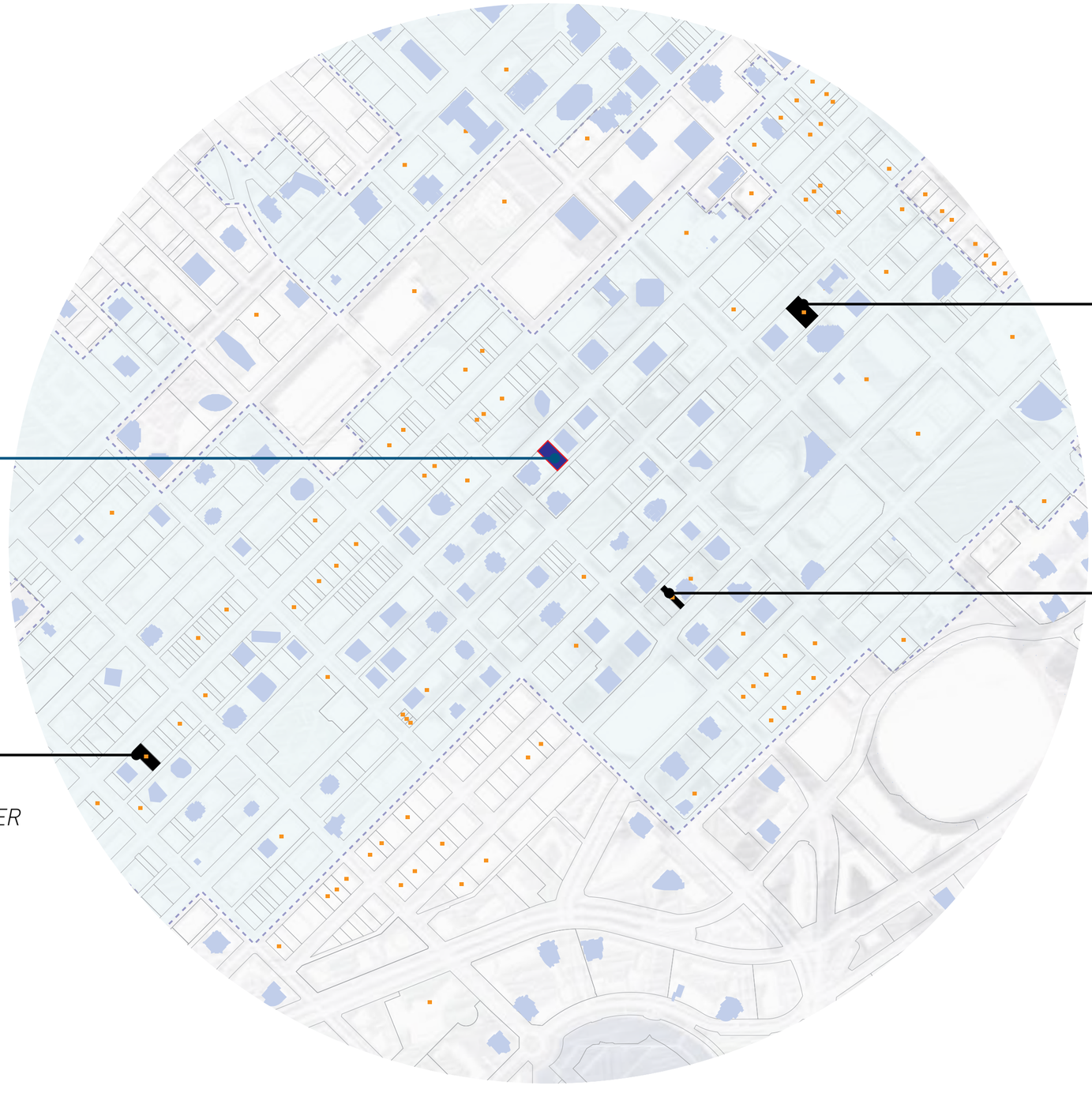
AT A PROPOSED 15 STOREYS, THIS PROJECT SITS WELL BELOW ALL CITY VIEW CONES



6 INFILL LOT STUDY

6.1 INFILL LOT STUDY- ONE OF A KIND

TOTAL SIMILAR INFILL CONDITIONS IN DOWNTOWN VANCOUVER = 0



OUR SITE: 852-872 SEYMOUR

1. INFILL SITE
W/HERITAGE COMPONENT
NOT ENOUGH FRONTAGE FOR TOWER

2. INFILL SITE
W/HERITAGE COMPONENT
SIGNIFICANT DISTANCE BETWEEN NEIGHBORING TOWERS

3. INFILL SITE
W/HERITAGE COMPONENT
NOT ENOUGH FRONTAGE FOR TOWER

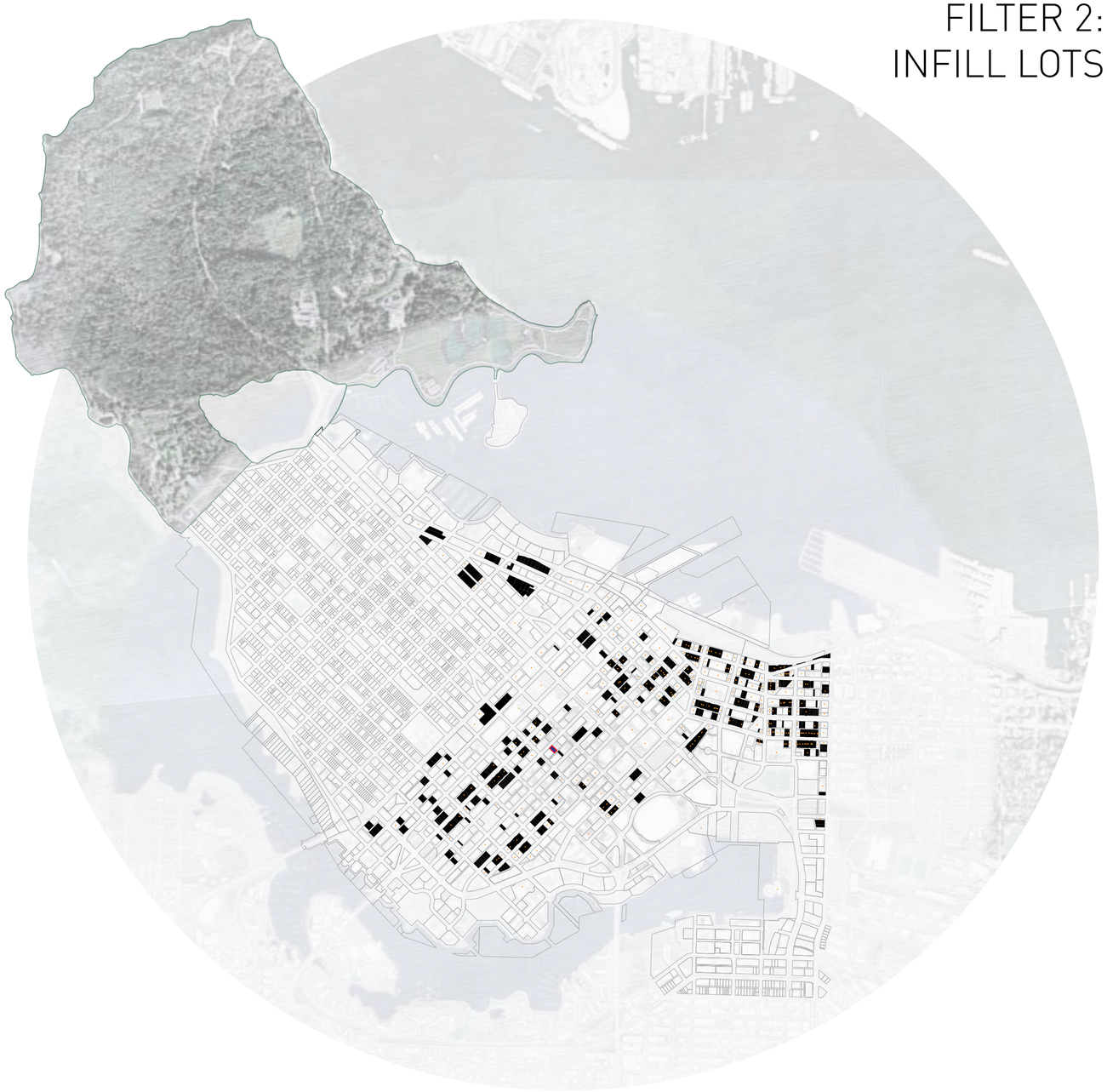
WE BELIEVE OUR TOWER WILL NOT SET A TOWER-SEPARATION PRECEDENT DUE TO IT'S UNIQUE CONDITIONS

INFILL LOT, PRESERVING A HERITAGE BUILDING, IN BETWEEN TOWERS



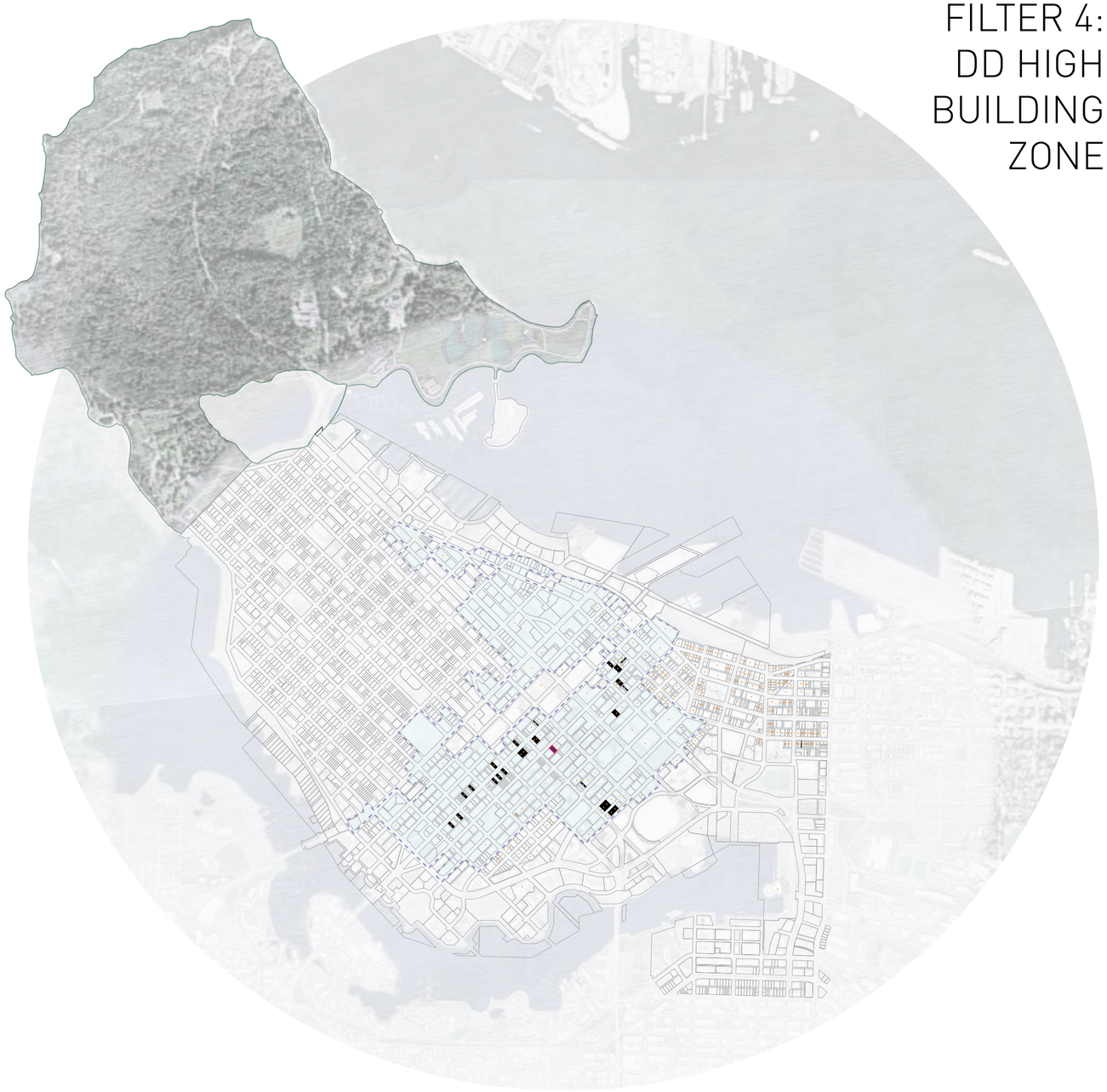
6.1 INFILL LOT STUDY- ONE OF A KIND

FILTER 2:
INFILL LOTS





FILTER 3:
INFILL LOTS W/
HERITAGE



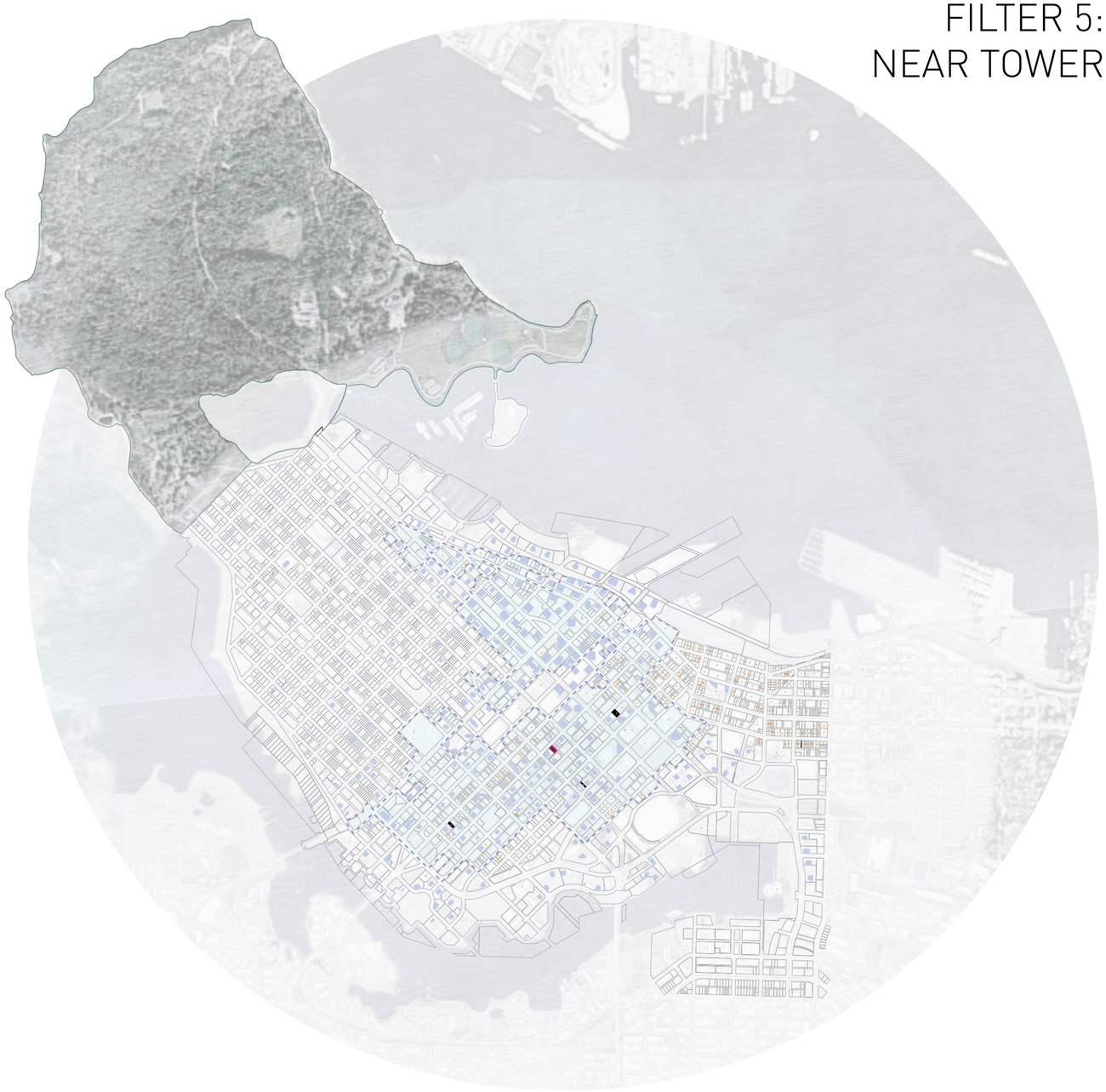
FILTER 4:
DD HIGH
BUILDING
ZONE

6.1 INFILL LOT STUDY- ONE OF A KIND

3 REMAIN:
ONLY 3 OTHER INFILL LOTS EXIST IN DOWNTOWN, WITH A HERITAGE COMPONENT

2 DO NOT HAVE THE FRONTAGE REQUIRED FOR A TOWER,
1 HAS SUFFICIENT SEPARATION TO NEIGHBORING TOWER

FILTER 5:
NEAR TOWER



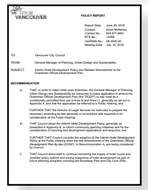
7 RELEVANT POLICIES

7.1 RELEVANT POLICIES-SUMMARY

THE PROPOSAL CONSIDERS AND IS GUIDED BY THE GOALS IN THE FOLLOWING


RR-1
CITY OF VANCOUVER

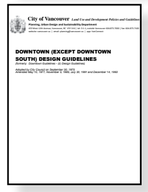
✓ Metro core Jobs and Economy Land Use plan (2007)


POLICY REPORT

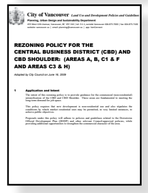
✓ Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan (2018)



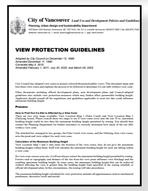
✓ Downtown Official Development Plan (1975, last amended 2015)


DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES

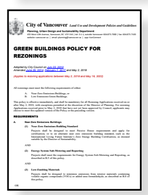
✓ Downtown (except Downtown South) Design Guidelines (1975, last amended 1993)


REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER: (AREAS A, B, C1 & F AND AREAS C3 & H)

✓ Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)


VIEW PROTECTION GUIDELINES

✓ View Protection Guidelines (1989, last amended 2011)


GREEN BUILDINGS POLICY FOR REZONINGS

✓ Green Buildings Policy for Rezoning (2009, amended 2018)


DD (EXCEPT DOWNTOWN SOUTH) C-5, C-6, HA-1 AND HA-2 CHARACTER AREA DESCRIPTIONS

✓ DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)



✓ City Core 2050 Vision (2015)


CENTRAL AREA PEDESTRIAN WEATHER PROTECTION (EXCEPT DOWNTOWN SOUTH)

✓ Central Area Pedestrian Weather Protection (Except Downtown South) (1978)


POLICY REPORT ENVIRONMENT

✓ Vancouver Neighbourhood Energy Strategy (2012)



✓ Transportation 2040 Plan (2012)



✓ Granville Street Planning Phase 3 Draft (2025)

7.2 RELEVANT POLICIES- POLICY ANALYSIS

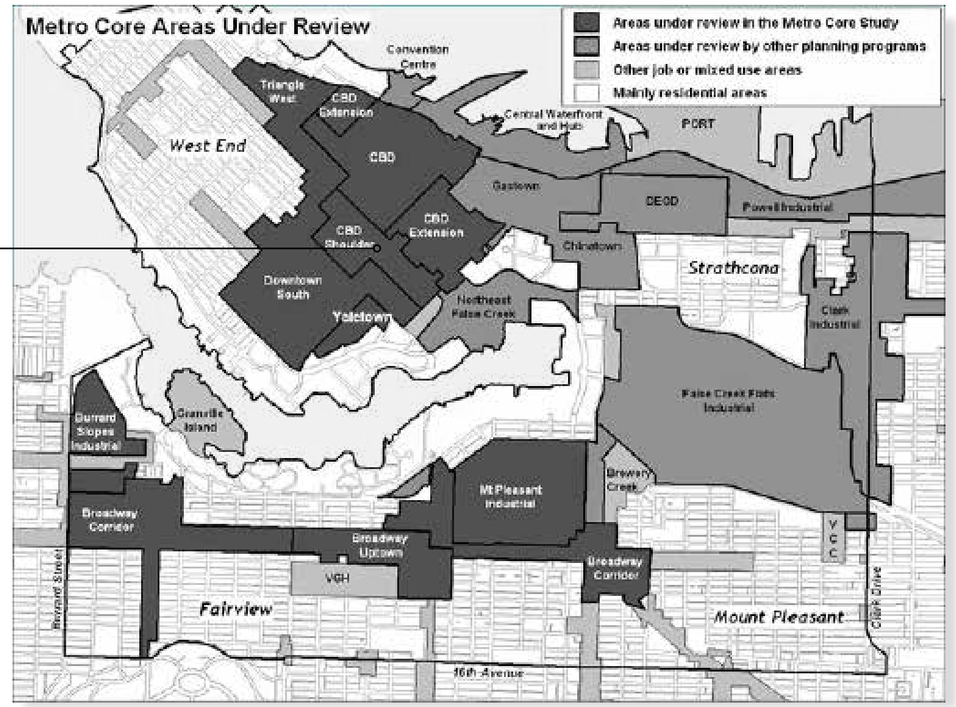
METRO CORE JOBS AND ECONOMY LAND USE PLAN (2007)

POLICY PLAN TO ACCOMMODATE THE FUTURE ECONOMY AND JOBS IN THE METROPOLITAN CORE OF VANCOUVER.

GUIDELINES	PROVIDED
1. Affirm the Metro Core's role as the major employment and cultural centre of the region and ensure adequate job space for future job growth, while meeting other City objectives such as affordable housing, sustainable transportation, cultural amenity and heritage revitalization.	✓ Proposal addresses an ongoing desire for hotel space in the Metro Core, by revitalizing the existing heritage building while adding 15 stories of hotel space.
2. Ensure a diversity of job space type, location, and costs to meet the needs of a growing and changing Metro Core economy.	✓ The boutique hotel program gives a unique spin on Vancouver's much needed hotel space The site is located 3 blocks from a Skytrain Station, making it easily accessible for hotel users and employees.
3. Support sustainable transportation objectives by focusing job growth in areas well-served by public transit and by maintaining a balance between jobs and housing.	✓ The proposal is in a central downtown location with proximity to prominent bus routes on Granville Street and Georgia Street, as well as the Granville and Vancouver City Centre SkyTrain stations. It is also in close proximity to many bikeshare facilities.
4. Explore parking strategies and standards that support sustainable transportation modes, visitor and business/customer needs, and re-use of existing industrial buildings.	✓ Proposal utilizes the TDM parking reduction to provide reduced parking in favor of nearby public transportation such as bus routes on Granville Street and Georgia Street, the Granville and Vancouver City Centre SkyTrain stations and many nearby bikeshare facilities.
5. Expand the Central Business District (CBD) by confirming the CBD extension areas as part of the CBD. Reinforce the CBD as the region's major compact, high amenity business and cultural district, centered on transit.	✓ Proposal creates uses a small site footprint efficiently, in close proximity to major public transportation hubs.

PROJECT IS LOCATED WITHIN THE METRO CORE AREA

SITE



MAP FROM METRO CORE JOBS AND ECONOMY LAND USE PLAN PG.3

GUIDELINES	PROVIDED
6. Establish that the priority in the CBD and Broadway Uptown districts is increased job space. Market residential development should not be permitted in these areas except in limited situations to achieve other City objectives such as heritage revitalization, affordable housing, or cultural amenity. The commercial capacity of the site must be maximized before any market residential is considered.	✓ Our proposal prioritizes creation of job space and commercial capacity through incorporating increased density while enhancing and retaining the character of the existing heritage building on-site for retail use.
7. Investigate live-work as an opportunity for flexible and diverse job space in areas where job space is not the primary consideration.	✓ The opportunities of our proposal focus on retention of the existing heritage expression while prioritizing job creation.
8. Throughout the Metro Core, discourage conversions of significant existing office space to residential use. Develop appropriate policy regarding conversion of existing hotel space for various sub-areas and situations.	✓ N/A No conversion proposed.

7.2 RELEVANT POLICIES-POLICY ANALYSIS

INTERIM HOTEL DEVELOPMENT POLICY AND RELATED AMENDMENTS (2018)

BACKGROUND:

(a) Hotels Play a Critical Role in Supporting the City and Region's Economy

(b) The Growing Gap Between Demand and Supply for Hotel Rooms

(c) Where and how we have fostered the development of new hotels

PROJECT SITS ADJACENT L1 (HOTEL INCREASE) AREA.
COUNCIL IS CONSIDERING EXPANDING THIS ZONE.



FIGURE 1 FROM INTERIM HOTEL DEVELOPMENT POLICY DEPICTS AREA 'N'

The area highlighted in 'Area N' lost hotels due to a removal of hotels as a permitted use in 1991.

Vancouver is looking to get lost hotel space back, and this project proposes to get hotel space back near to where it was lost.



Vancouver City Council to consider policies to catalyze new hotels

Kenneth Chan | Sep 6 2023, 6:35 pm

The 2019-opened Exchange Hotel (right) and the 2023-opened Azur Hotel (centre) in downtown Vancouver. (Kenneth Chan/Daily Hive)

Without more hotel rooms to replace recently lost capacity and establish a meaningful net gain, one of Vancouver's largest job-supporting industries, tourism and hospitality, could suffer enormously.

**REFER TO ARTICLE: HTTPS://DAILYHIVE.COM/VANCOUVER/CITY-OF-VANCOUVER-HOTEL-ROOM-SHORTAGE-NEW-POLICIES*

GUIDELINES	PROVIDED
a) Reaffirms the importance of hotels and related meeting facilities to the city's economy, especially in the downtown and emerging office areas.	✓ This proposal offers 151 Hotel Rooms in the Downtown Area.
b) Establish a policy objective that, pending completion of the City Core 2050 and the Broadway Plan there should not be a net loss of hotel rooms in Vancouver.	✓ Project results in a net gain of 151 hotel rooms.
c) Encourages the consideration of opportunities for new hotel supply (e.g. identifying opportunities for hotels as part of rezoning applications and permitting hotels in existing zoning).	✓ New hotel building proposed with a boutique typology to add variety in the hotel demand mix.
d) Addresses the forecasted loss of existing hotels by encouraging the replacement of the hotel rooms when a hotel site is being redeveloped.	✓ No temporary hotel loss would occur from this proposal.
e) Address the retention and provision of new modestly-priced hotel by the consideration of new hotels with smaller room sizes and retaining clusters of existing modestly priced hotels (e.g. Granville Street, south of Nelson Street).	✓ The hotel space included in the proposal is in demand, and is favorably located. This use is reinforced by the Metro Core Jobs + Economy Land Use Plan. ✓ The boutique hotel proposal provides another hotel typology to reduce the strain on larger hotels nearby and providing a different experience and cost.
f) Maintaining and increasing the rental stock should be carefully weighed when considering the conversion of hotel rooms to rental housing or the conversion of rental housing to hotel. Losses of rental housing stock should be minimized.	✓ No conversion proposed.
h) Mixing hotel rooms on floors with rental or condominium apartments is not supported.	✓ No residential portion proposed.

7.2 RELEVANT POLICIES- POLICY ANALYSIS

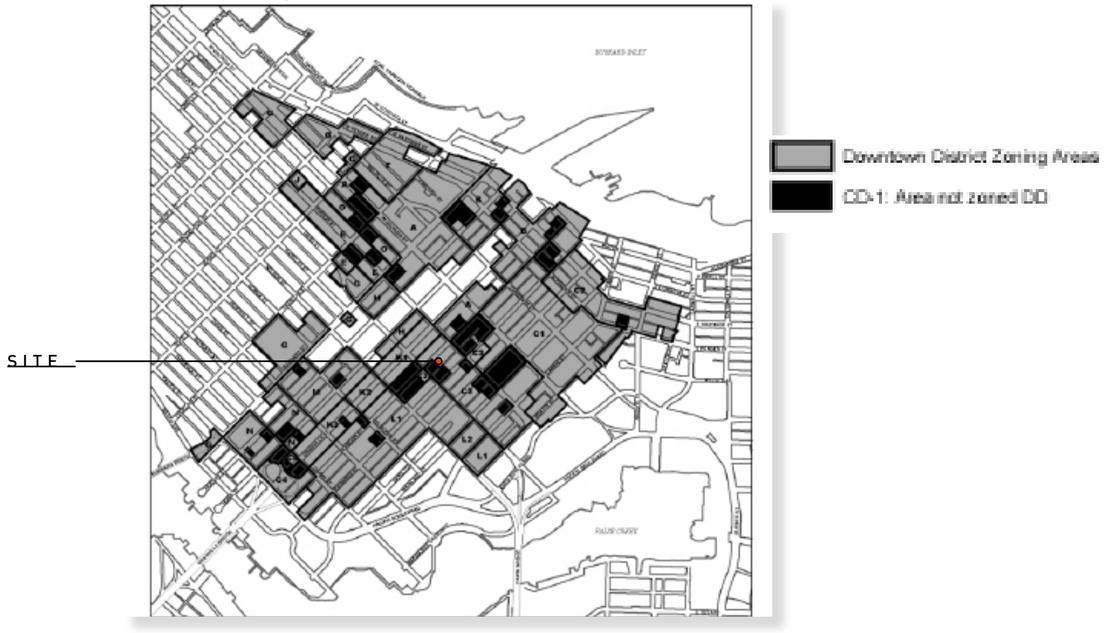
DOWNTOWN OFFICIAL DEVELOPMENT PLAN (2015)

EXISTING ZONING:

RESPONSE: This proposal aims to achieve, when applicable, the overall intent of the Downtown Official Development plan with additional care taken when trying to 'meet the highest standards of design and amenity for the benefit of all users of the Downtown' (See Public Benefits outlined in Section 3.2).

GUIDELINES	PROVIDED
a) To improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit;	✓ Project improves and activates the public realm through a revitalized heritage building + highly transparent CRU frontage with a courtyard.
b) 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;	✓ Proposal offers contemporary design which expands upon and maintains the character of the current heritage development. The tower will provide gardens on multiple stories, as well as a vertical garden along the South facade.
c) To provide for flexibility and creativity in the preparation of development proposals:	✓ Proposal aims to gracefully integrate the existing heritage building, detailed in the Heritage section.
d) To encourage more people to live within the downtown district.	✓ Hotel use will alleviate pressure on hotel-style home rentals downtown (i.e AirBnB), indirectly encouraging more people to live in the area.
e) 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;	✓ The proposed hotel space is in demand, and is favorably located. This use is reinforced by the Metro Core Jobs + Economy Land Use Plan.
f) 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;	✓ Project is within a 10-minute walking radius of both Granville and Vancouver City Centre Skytrain Stations, as well as major bus routes.
g) To create a distinctive public realm and a unique and pleasing streetscape in the Downtown District.	✓ Redevelopment of the site revitalizes and restores the street-facing heritage facade.

PROJECT IS LOCATED IN DD- C3 WHICH PERMITS HOTEL & RETAIL



GUIDELINES	PROVIDED
3. In the areas denoted by the letters 'C2', 'C3', 'C4', 'G', 'H', 'J' and 'O' on Map 1 the following uses may be permitted, subject to such conditions and regulations as may be prescribed by the Development Permit Board:	✓ Project is located in area C3 ✓ Proposed Hotel, CRU use is permitted under the current area C3 zone.
Other Permitted Uses: *(b) Light Industrial, (c) Office Commercial, (d) Other Commercial, including a Body-Rub Parlour* *(e) Parking Area and Parking Garage, subject to the provisions of section 6, (f) Parks and Open Space* *(g) Public and Institutional, (h) Dwelling Uses, (j) Social, Recreational and Cultural, including Casino - Class 1 and Bingo Hall.*	✓ N/A

7.2 RELEVANT POLICIES-POLICY ANALYSIS

DOWNTOWN OFFICIAL DEVELOPMENT PLAN (2015)

GUIDELINES	REQUIRED	PROVIDED
DENSITY	5 FSR	Rezoning Seeks To Increase The Density To: 10.21 FSR
HEIGHT	300' (91.4M)	✓ 162.3'
HAD	Windows: Angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m. The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement, if: (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and (b) the minimum distance of unobstructed view is not less than 3.7 m.	✓ Project Complies See HAD slides in Relaxation Section
PARKING	66 Stall Max	✓ 18 provided
AMENITIES	Social, cultural and recreational facilities shall be provided for the enjoyment of downtown residents and employees	✓ Outdoor spaces are provided for the enhancement and well-being of building users on the integrated tower form.
PUBLIC REALM	Create distinctive areas and neighbourhoods in the Downtown through the enhancement of the public realm with special treatment of the streetscape	✓ Project aims to enhance street front by providing retail at grade and retaining street-facing heritage facade.

DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES (1997)

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 this Downtown Design Guidelines and the accompanying guidelines, is as follows:

GUIDELINES	REQUIRED	PROVIDED
PUBLIC OPEN SPACE	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. Public open spaces at or near grade should be varied, interesting, and be designed to reflect their different functions, activities, and topography.	✓ Proposal will provide outdoor patio space on multiple stories for hotel guests' well-being, and provide a visual break in urban massing.
SOCIAL AND CULTURAL AMENITIES	In order to achieve a vital Downtown, it is desirable to provide social and cultural amenities in addition to the various public space requirements	✓ Proposal provides retail at grade and hotel space with outdoor space available to building users.
PRESERVATION AND CONSERVATION	Demolition of historic and heritage structures will be permitted only with the permission of Council in consultation with Vancouver Heritage Advisory Committee.	✓ Project retains the building at 852 Seymour St.

7.2 RELEVANT POLICIES-POLICY ANALYSIS

DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES (1997)

GUIDELINES	REQUIRED	PROVIDED
ARCHITECTURAL DESIGN	(a) Buildings should be sympathetic to the pedestrian environment and should avoid impersonal façades, especially at pedestrian levels. An appropriate environment can be encouraged by sensitive proportioning and dimensioning of building elements, appropriate uses, choice of materials, detailing, textures, colors, lighting, street furniture, landscaping, and signage. (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 existing 852 Seymour building will be retained and revitalized. Tower additions aim to reference and reflect the original building. ✓Proposal sits well below the maximum allowable height of 91m (300ft) at 162.3' total height.
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;	✓Proposal aims to improve pedestrian conditions through retention and enhancement of the existing 852 Seymour building, and by providing Retail use at grade. ✓Proposal's adjacency to major transit routes creates an employment hub, encouraging pedestrian movement.
"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.	✓Proposal provides retail at grade that expands current designated retail square footage.

REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER (2009)

APPLICATION AND INTENT

The intent of this rezoning policy is to provide guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder. These areas are fundamental to meeting the long-term demand for job space.

The Central Business District Shoulder Area is located in the Downtown Core primarily between Smythe and Robson Streets. This area represents a transition from the largely residential and mixed-use areas of Downtown South, to the high intensity commercial uses of the Central Business District and CBD Extension areas.

GUIDELINES	PROVIDED
1. The CBD Shoulder Area is a choice of use area and new development has tended to be primarily residential. However, there remain several key sites in area C-South with the potential for additional commercial capacity.	✓Proposal massing opens opportunity for commercial hotel space.
2. In area C-South, the Council-approved Interim Policies for New Residential specify a minimum amount of commercial that must be provided in new developments.	✓Proposal provides commercial hotel space in close proximity to major public transportation hubs.
3. The CBD will expand toward the residential areas of Downtown South, including important business supporting activities such as entertainment, restaurants, hotels, and cultural venues. As the CBD expands and surrounding residential neighbourhoods intensify, the CBD Shoulder area will be vital to providing services and jobs to area residents and will create an appropriate transition between high intensity commercial and residential uses. The CBD Shoulder area is well-served by rapid transit and can support additional jobs and services.	✓Proposal is a hotel which supports jobs and services.
Rezoning for Non-Residential Development: Rezoning for Non-Residential Development may be considered throughout the CBD and CDB Shoulder.	✓Rezoning Requested.
Future Desired Role: Strengthen the role of the CBD Shoulder area as a transition between the CBD and residential areas of Downtown South by ensuring that commercial development is integrated with residential on the remaining development sites.	✓Commercial hotel building proposed. Proposal closely studied its relationship to neighbouring residential building. See Livability Section
Policy Directions to Explore: Require a minimum commercial density for new development in the CBD Shoulder area (for most of the CBD Shoulder this is a continuation of the current policy).	✓Our proposal meets the density requirements for this zoning.

7.2 RELEVANT POLICIES-POLICY ANALYSIS

GREEN BUILDING POLICY FOR REZONING (UPDATED 2022)

REQUIRED	PROVIDED
• (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	✓ Project will meet all energy requirements.

CITY CORE 2050 VISION (2015)

City Core 2050 is a planning program to create a shared vision for the City's core to renew the planning, development regulations and urban design framework for Vancouver's City Core into a coherent, holistic vision for the next three decades. The City of Vancouver's economic growth is leading the nation, and Downtown Vancouver's quality livability provides an important economic advantage and is one of the reasons why people choose to live, invest, and work in Vancouver. There are many opportunities to strengthen and enhance Vancouver's livability, sustainability, and economic success for the years ahead. Issues of housing affordability, heritage preservation, cultural diversity, and environmental responsibility for Vancouver's City Core are of paramount importance for this program.

REQUIRED	PROVIDED
Vancouver Employment Lands Strategy: The city's core area is a major centre for jobs including the Central Business District. Emerging policy directions will ensure both an adequate supply of jobs and appropriately matched job space to support a robust and diverse economy over the coming decades. The goal is to align job growth needs with job space demand within the City, Region, and beyond.	✓ Project provides jobs and boosts tourism industry.

VANCOUVER NEIGHBOURHOOD ENERGY STRATEGY (2012)

GUIDELINES	PROVIDED
Neighbourhood Energy Systems (NES) are shared infrastructure platforms which provide heating and/or cooling infrastructure for multiple buildings, and are most suitable in dense urban areas. This Strategy outlines 2 methods for achieving a 120,000 tonne reduction in CO2 emissions per year, in accordance with The Greenest City Action Plan: 1) the conversion of existing steam heat systems, and 2) new NES systems which take advantage of density and economies of scale to make renewable energy sources more viable for future developments. The ultimate goal of this strategy is to address concerns regarding climate protection, energy security, and economic resiliency.	✓ The building will be responsive to all sustainability and energy requirements.
The Downtown Area The study identified 3 key target areas that may be viable for the establishment of NES: 1) The Downtown, 2) The Cambie Corridor, and 3) Central Broadway. The Downtown has the greatest carbon reduction potential of any area in the City and is characterized by the presence of a large established steam heat system, which has a huge carbon emission reduction potential. The Downtown approach focuses on strategies to facilitate the conversion of existing steam energy to a low carbon energy supply, the identification of opportunities for complementary low carbon systems, and the use of policy to secure the connection of new developments while seeking to address concerns regarding risk of investment and supply technologies.	✓ The building is located in downtown and will comply to all low carbon and emission requirements.

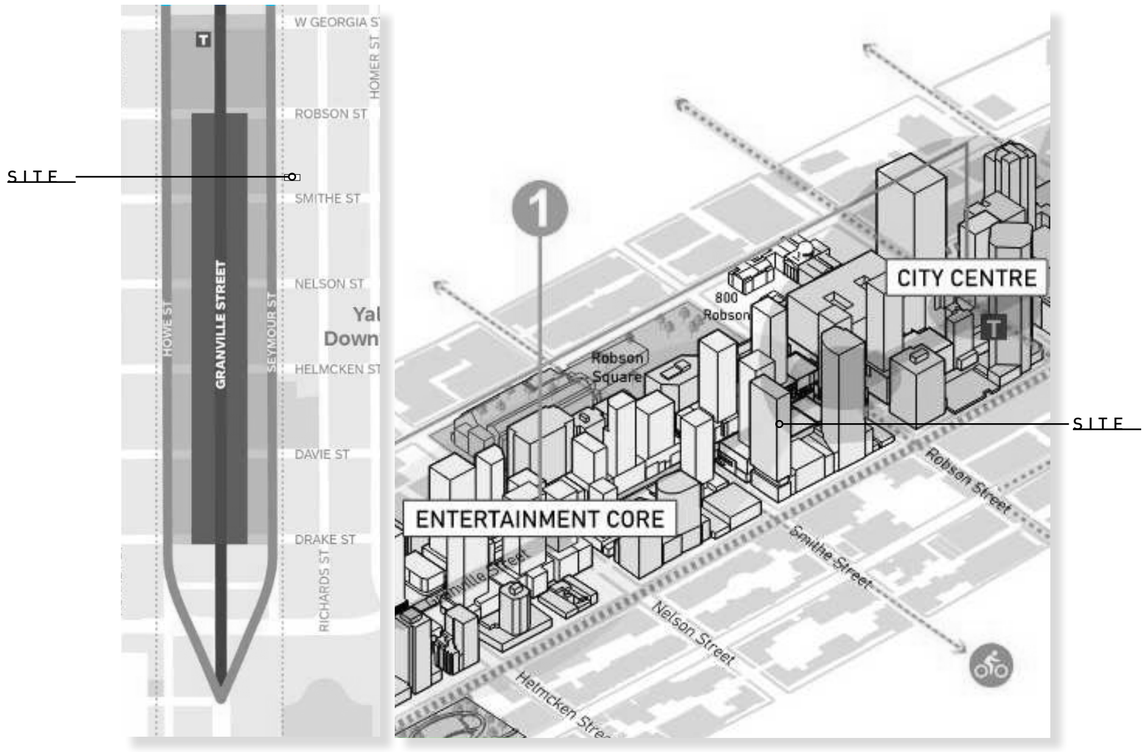
7.2 RELEVANT POLICIES- POLICY ANALYSIS

GRANVILLE STREET PLANNING PHASE 3 DRAFT(2025)

A VISION OF THE POTENTIAL FUTURE OF THE ENTERTAINMENT DISTRICT AS WELL AS THE STREETS AND SPACES WITHIN THE GRANVILLE STREET STUDY AREA, AS THE FUTURE COMES TO LIFE.

GUIDELINES	PROVIDED
1. A New Vision for Granville St. (pg.6) Located in the heart of downtown, Granville St. 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. Key Objectives Include: -Hotels and Amenities -Unique Character and Heritage -Accessible and Connected to Transit	✓ Proposal is a Hotel which includes heritage revitalization
2. Plan Framework (pg.7): The plan features three key moves that create the overall frame work 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 St that spans the downtown peninsula, and necessary transit improvements on Howe and Seymour St.	✓ Proposal is adjacent to Granville St which shows transit being redirected to Seymour St. This new heavy transit corridor is perfect for the proposed hotel for users to access the city via transit, or walk to the new entertainment center.
3. City Centre Sub Area (pg.8): ...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. Key Development Features: 1. Highlight and Improve Skytrain Access 2. Higher Buildings that Mark the City Centre 2. Video Screens and Public Art	✓ Requesting height appropriate to upcoming developments and policies.
4. Land Use and Development (pg.13): -Secure and enhance entertainment and cultural space, while maintaining historic character. -Focus on entertainment and exclude residential uses in the Entertainment Core. -New Hotel and Job Space- consider additional height and density to support new hotel and job space. -Transition Areas- permit limited residential uses in the transition areas at the 800 and 1200 blocks of Granville St.	✓ Project maintains historic character of immediate area ✓ Project provides new hotel and job space

PROJECT IS LOCATED WITHIN THE SHOULDER AREA OF GRANVILLE ST.

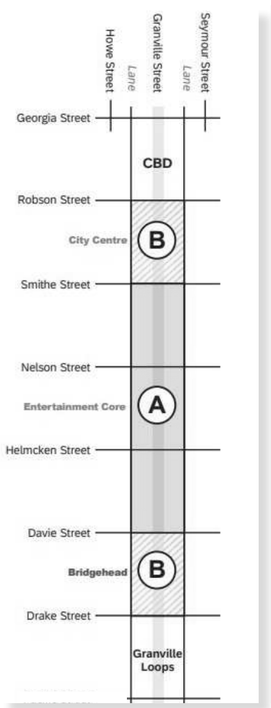


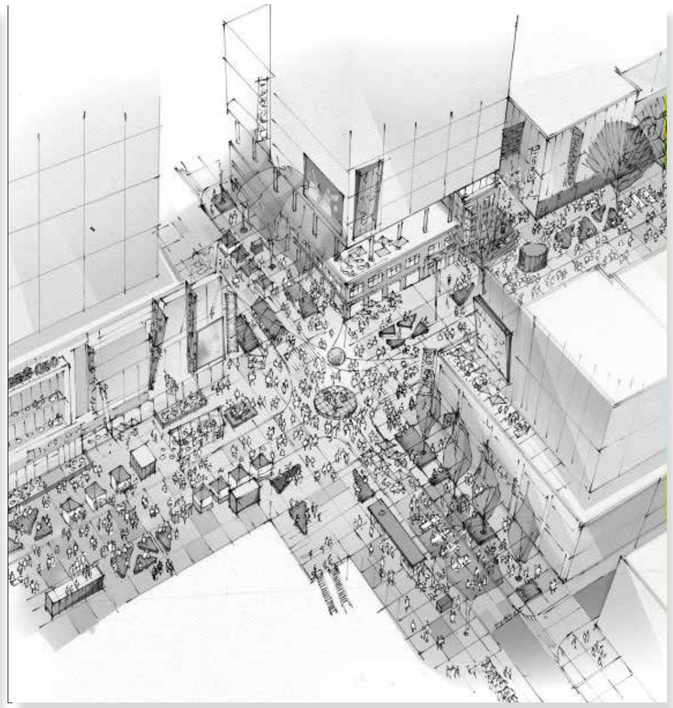
5. Development & Design Features (pg.14) -Protect Granville Street's unique historic character through incentives that recognize and protect heritage resources and retain and support tangible and intangible heritage The updated development and design guidelines for Granville St. will build on the area's unique character, introducing new forms and features that complement and enhance its existing charm and heritage. -Building heights along Granville Street will be increased to match the surrounding Downtown area, typically ranging from ~200 to 400 ft. The tallest buildings will be near the City Centre Station (Canada Line), which will be explored as a Higher Building zone as part of the plan's implementation.	✓ This proposal involves heritage conservation in the immediate area ✓ Proposal is lower than typical range at 162.3'
6. Transportation (pgs.15-19): -Howe and Seymour Streets will require transit priority and public realm improvements to mitigate impacts for transit users. -Bus Diversion to Howe and Seymour Streets. -Providing pedestrian only walking areas on Granville Street connecting to Sky Train stations. -Enhancing the public realm on Howe and Seymour including bus stop improvements and clear way finding.	✓ Transit priority is being relocated to Seymour St. making it an ideal hotel location

7.2 RELEVANT POLICIES-POLICY ANALYSIS

GRANVILLE STREET PLANNING PHASE 3 DRAFT(2025)

PROJECT IS LOCATED WITHIN THE SHOULDER AREA OF GRANVILLE ST.





LAND USE POLICY (TRANSITION AREAS)	ZONING	REZONING	PROVIDED
Building Height	Up to 90'	Up to View Cone (~Up to 400')	✓162.3'/49.47m
Uses	Hotel, Office, Retail, Service, Culture	Secured Market Rental Housing, Hotel, Office, Retail, Service, Culture	✓Hotel & Retail
Requirements and Other	Density Bonus for heritage and cultural use preservation	-New or improved secured cultural spaces -Minimum amount of hotel space/rooms -Restore existing heritage	✓151 Hotel Rooms Provided ✓Restores Existing Heritage

TRANSITION AREAS OBJECTIVES	PROVIDED
1. Key Incentives Include: -Secure and Enhance Cultural Space through rezoning -Expand hotel and job space by requiring minimum floor space as part of rezonings.	✓Proposal expands hotel and job space

GRANVILLE STREET INTERIM REZONING POLICY

THE POLICY BELOW WILL GOVERN ANY EXCEPTIONS THAT ALLOW CONSIDERATION OF APPLICATIONS FOR REZONING ADVICE (ENQUIRIES), REZONING APPLICATIONS, AND DEVELOPMENT APPLICATIONS WITH HERITAGE REVITALIZATION AGREEMENTS, DURING THE GRANVILLE STREET PLANNING PROGRAM.

GUIDELINES	PROVIDED
1. Applications may be considered where: a. At the time of adoption of this policy, there is an active rezoning application; or b. Where a recent application for rezoning advice, or policy enquiry process (PEP) advice has been received within one year prior to the approval of this policy and the applicant has received a written response stating that a rezoning application would be considered and the applicant has submitted a subsequent rezoning application within 180 days of the date of the letter of response; or c. Where an application for rezoning is proposing at least 75% of the total FSR to be developed as hotel use. Hotel use could include traditional hotel rooms as well as hotels offering a short-term apartment style operating model.	✓C is applicable

8 HERITAGE

PROJECT INCLUDES THE REVITALIZATION OF A HERITAGE BUILDING

HERITAGE BUILDING PRESERVATION STRATEGY:

The team engaged in a multi-step process to ensure the adequate review, understanding and integration of the existing historic building into the new proposal. This process included:

- **COLLECTION OF HISTORIC DOCUMENTATION + HERITAGE BUILDING ANALYSIS**
  Including historic & contemporary photos, and plan drawings from their 1964 Renovations.

- **HISTORIC BACKGROUND/STATEMENT OF SIGNIFICANCE REVIEW**
  Heritage Consultants Donald Luxton & Associates have revised the report per the recommendations of the City of Vancouver's SOS Subcommittee.

- **CONSERVATION APPROACH**
  Preservation approach to comply with the Standards and Guidelines for the Conservation of Historic Places in Canada

- **INTEGRATED ADDITION DESIGN APPROACH**
  Addition of a contemporary form that celebrates the Heritage Building's history and design



TEXT FROM:
GREAT WAR VETERAN ASSOCIATION HALL CONSERVATION PLAN
BY DONALD LUXTON & ASSOCIATES INC, NOVEMBER 2022

ADDRESS: 852 Seymour Street, Vancouver, British Columbia

NAME: Great War Veterans' Association Hall

ORIGINAL OWNER: Great War Veterans' Association

ARCHITECT: Alfred Arthur (A.A.) Cox

CONTRACTOR: Cameron Construction Co.

DATE OF CONSTRUCTION: 1926

DESCRIPTION OF HISTORIC PLACE

Located on the east side of the 800-block of Seymour Street in downtown Vancouver, the Great War Veterans' Association (G.W.V.A.) Hall was constructed in 1926. The two-storey building is characterized by its Classical symmetrical front façade with large multipaned windows and central peaked pediment. Heritage Value of the Historic Place\ The G.W.V.A. Hall is significant for its association with Canada's largest veteran organization. The building is additionally valued as an excellent example of refined

Classical interwar architecture, as designed by architect A.A. Cox, and for its later use as the Playpen Central, an important part of Vancouver's LGBTQ2S+ nightlife scene.

CONSERVATION RECOMMENDATIONS & GENERAL CONSERVATION STRATEGY:

The primary intent is to preserve the existing building façade along Seymour Street, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial and retail uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

PROPOSED REDEVELOPMENT SCHEME:

The development scheme for this property has been prepared by Arno Matis Architecture in conjunction with Bene Group. The scheme calls for an overall rehabilitation of the site by the construction of a new multi-storey addition behind the front façade along Seymour Street.

The major proposed interventions of the overall project are to:

• Preserve and restore the Great War Veterans' Association Hall historic front façade along Seymour Street;

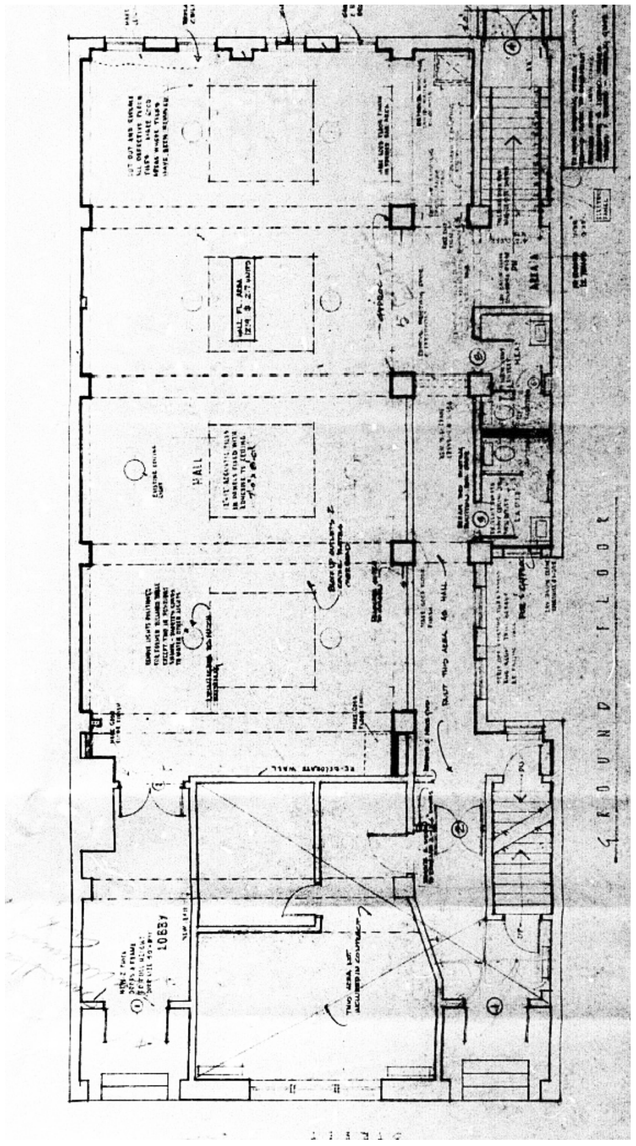
• Rehabilitate the site thought the construction of a multi-storey modern addition above the parapet line and behind the historic front façade;

• Preserve and repair in-kind all surviving original exterior character-defining elements of the retained front façade.

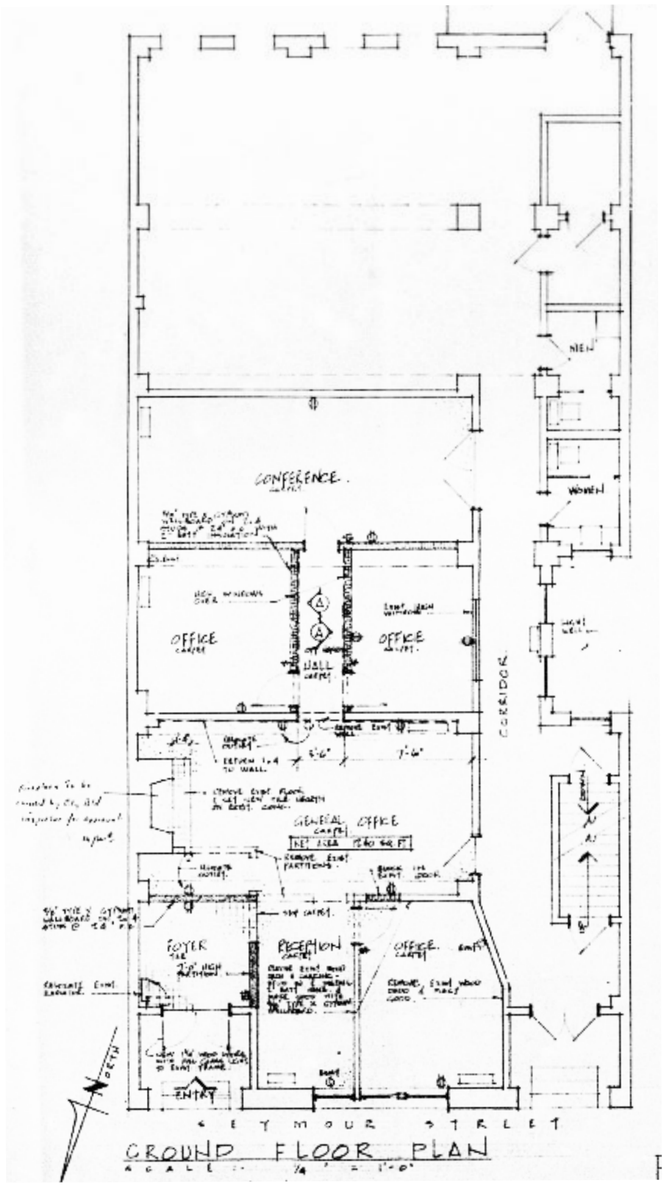
HERITAGE VALUE OF HISTORIC PLACE

The G.W.V.A. Hall is valued for its association with Vancouver's First World War veterans and the national movement to unite and advocate for the former members of the Canadian military. Following the War, a variety of organizations were formed across Canada to assist members of the Canadian military with beginning their post-war lives. The G.W.V.A. was formed in 1915 and by 1925 there were more than 700 branches across the country, including Vancouver; it grew to become the largest veteran organization in Canada. In 1925, veteran groups across the country, including the G.W.V.A., amalgamated, which led to the creation of the Canadian Legion in 1926, the same year this building was constructed. The Hall originally bore the name 'G.W.V.A. Branch No. 19 of the Canadian Legion' and served Vancouver veterans for more than three decades before transitioning to commercial use. The G.W.V.A. Hall is an excellent example of Classical interwar architecture as designed by prominent architect Alfred Arthur Cox. Classically trained in England, Cox moved to Canada and maintained a successful and prolific practice for sixteen years in Montréal, where he specialized in commercial buildings. In 1908, Cox moved west, establishing his practice in Vancouver. Cox obtained numerous commissions from prominent businessmen, corporations, and the provincial government, for commercial and institutional buildings, and designed several buildings for the Vancouver General Hospital between 1912 and 1915. His career was paused by the First World War, however, he, like many of his contemporaries, recovered during the interwar development boom. During this period, Cox designed a variety of buildings, including the Bank of Nova Scotia in Victoria (1923), the Vancouver Women's Building (1926), and this Hall in 1926. The G.W.V.A. Hall exists as an example of Cox's progressive work, which bridged the Classical prewar architectural trends with the advance toward Modernism. Cox's understanding of Classicism is evident in the subtle and refined design of the building, which was pared down to essential elements in a manner that pointed in the direction of emerging modernistic trends. By 1934, Cox had returned to England and the G.W.V.A. Hall remains a late and masterful example of his work in Vancouver. The G.W.V.A. Hall is significant for its later use, from 1976 to 1992, as the Playpen Central nightclub. The club was at the heart of the LGBTQ2S+ nightlife community of the time, which encompassed six other bars within the two block area. Located on the second floor of the building, the club was created by Vance Campbell, who, along with partner Blaine Culling, would go on to found Granville Entertainment, which opened the Roxy, managed the Vogue Theatre, and opened two clubs at the former Comfort Inn on Granville Street. Following its use as Playpen Central, the space became a Karaoke bar and was subsequently reincarnated as a venue for LGBTQ2S+ nightlife events. The G.W.V.A. Hall exists as an important representation of Vancouver's LGBTQ2S+ community and the growth of the community's nightlife spaces beginning in the 1970s.

FIRST FLOOR: AS-BUILT PLANS BEFORE 1964 RENOVATION

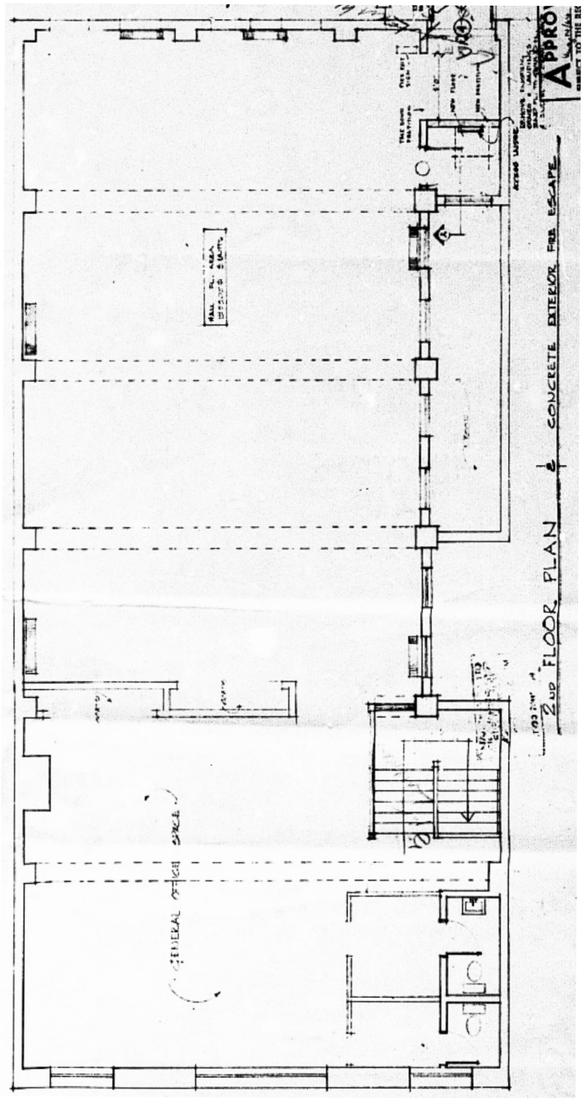


FIRST FLOOR: RENOVATION DRAWINGS FROM 1964

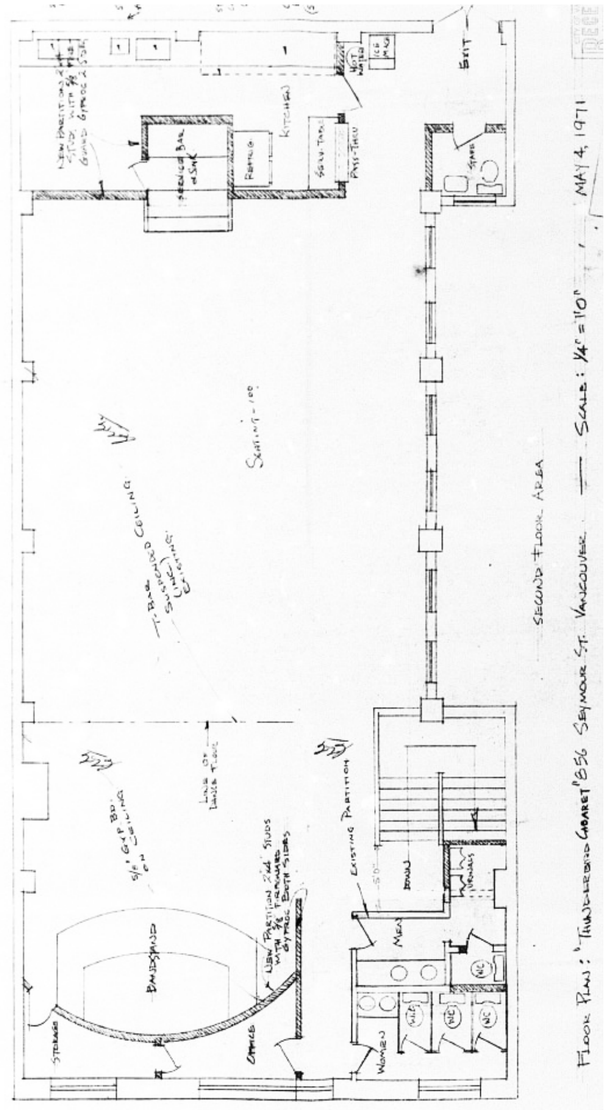


SCANNED DRAWINGS FROM:
ROBERT F. HARRISON ARCHITECT 1964 RENOVATION

SECOND: AS-BUILT PLANS BEFORE 1964 RENOVATION



SECOND FLOOR: RENOVATION DRAWINGS FROM 1964



SCANNED DRAWINGS FROM:
ROBERT F. HARRISON ARCHITECT 1964 RENOVATION

VANCOUVER DAILY WORLD
MARCH 1, 1915

MANAGES SOLDIERS' CLUB

Mr. T. M. Hornett Succeeds Col. Markham in Position.

Commencing today, the new head of the Returned Soldiers' Club will be Mr. Thomas M. Harnett, a veteran of the present war. Since the inception of the club Colonel Markham has acted as manager, and the work has at times been arduous, entailing considerable effort to keep things running smoothly. He has been actively engaged in this work for the past 14 months, and in resigning stated that he thought the office should be filled by a man who had seen service in the trenches—one who would have an intimate knowledge of the needs of the returned men and could better appreciate the limitations of those who have been more or less incapacitated.

Mr. Harnett has been acting as Col. Markham's assistant for the past two months. He was formerly a member of the 25th Battalion, which he joined in March, 1915, leaving for France in August of that year. On January 14 he received a severe wound under the left shoulder, being struck by a shell cap. After spending eight months in a hospital, he returned to Vancouver, and has been actively engaged in returned soldiers' work ever since.

To date 476 men have reported at the club and situations have been found for 326. There are 66 men not in a fit condition for work, while 79 have found work for themselves. More than 20 men have been placed in positions already this week.

The work of the club has increased steadily, and some effort will be made to secure larger quarters.

Vancouver Daily World, March 1, 1917

VANCOUVER PROVINCE
JANUARY 30, 1926

G.W.V.A. WILL CLOSE OFFICE

Provincial Affairs to Be Eventually Handled By Canadian Legion.

DRINNAN CONTINUES

Decision was reached at the provincial executive meeting of the G. W. V. A. held here Friday to immediately close the provincial office of the association in preparation for the amalgamation of all veterans' associations into the Canadian Legion of the British Empire Service League. Col. C. E. Edgett of Vernon, provincial president, will look after the details connected with closing of the office and will remain in the city for several days.

In the meantime Mr. Walter Drinnan, who has been provincial secretary for several years, will finish with the large number of adjustment cases which he now has in hand, but will do this work without salary from his residence at 5651 Balsam street, Kerrisdale. He was given a complimentary vote by the executive for his services as provincial secretary during the past eight years.

It is expected that complete unification of all veteran bodies will be completed by August.

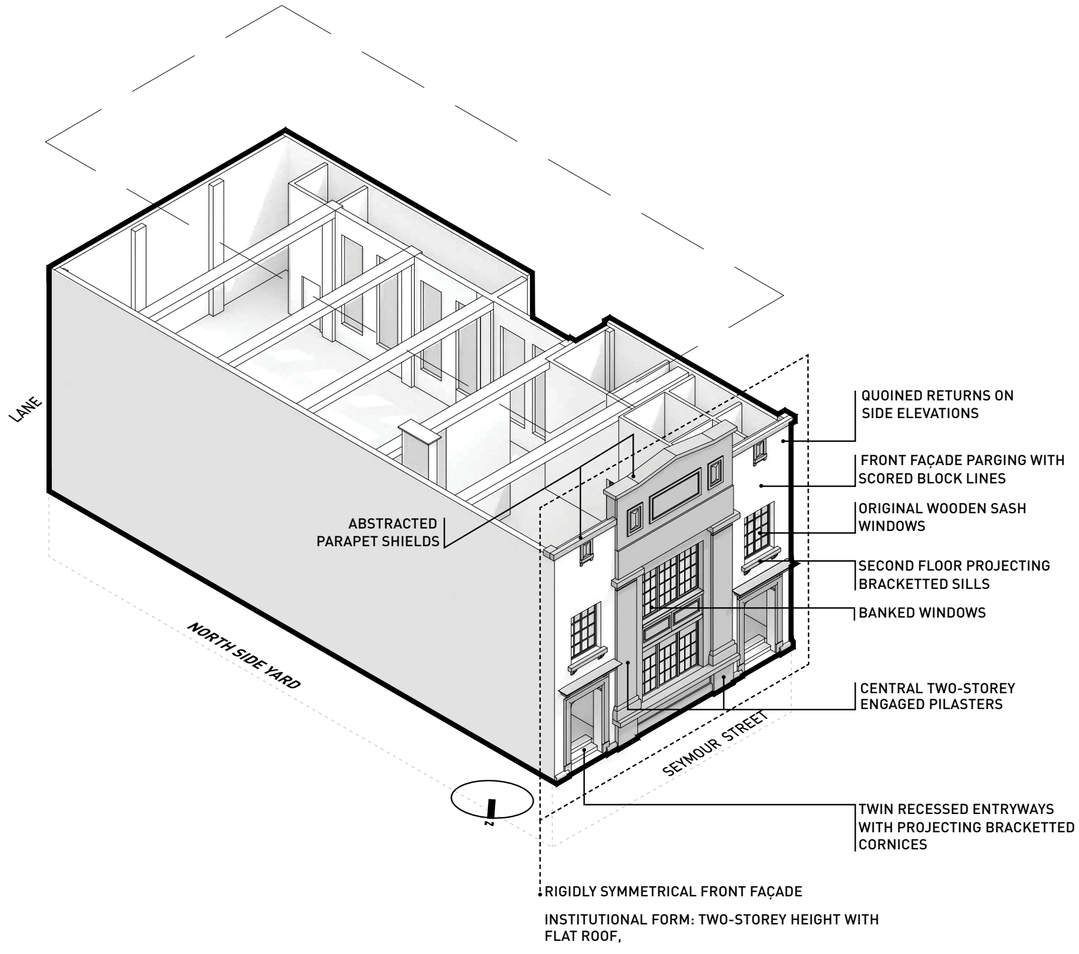
Vancouver Province, January 30, 1926

TEXT FROM: DONALD LUXTON & ASSOCIATES INC. APRIL 2021

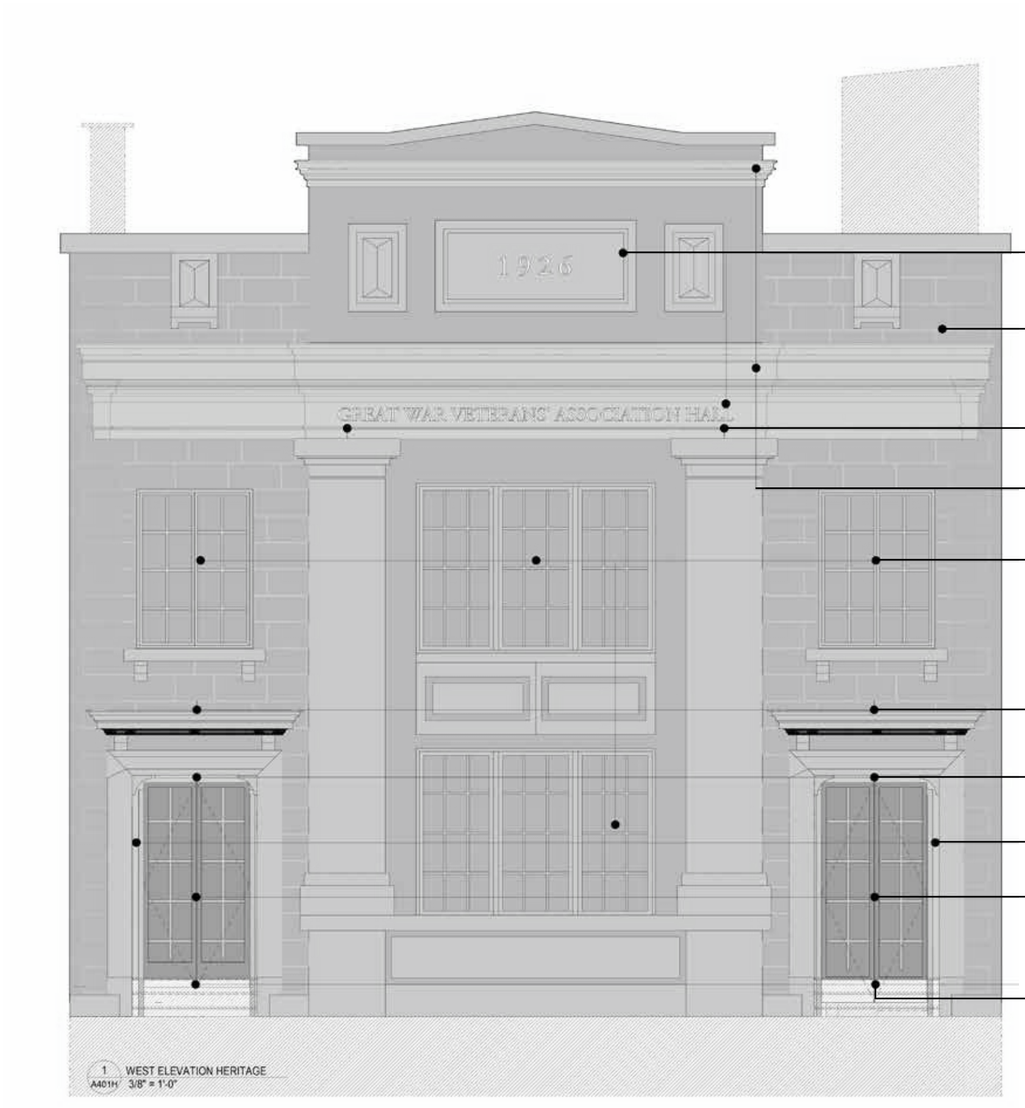
CHARACTER-DEFINING ELEMENTS

Elements that define the heritage character of the Great War Veterans' Association Hall are its:

- Mid-block location along Seymour Street in downtown Vancouver;
- Institutional form, scale, and massing as expressed by its two-storey height with flat roof, main floor set one half-storey above grade, banked windows, and twin recessed entryways on each side of the front façade;
- Reinforced concrete construction, with parged front façade, and terrazzo steps and landings;
- Classical design features, including: a rigidly symmetrical front façade; central two-storey engaged pilasters with engaged pediment above; paired recessed entrances with projecting bracketed cornices, front façade parging with scored block lines, extending as quoined returns on side elevations; second floor projecting bracketed sills; and abstracted parapet shields;
- Original wooden-sash windows, including 2-by-4 casements in double assembly and 3-by 4 casements in triple assembly.



8.4 HERITAGE- CONSERVATION APPROACH



SIGNAGE:
Proposed building date location in heritage facade centered panel.
Name and location at cornice frieze band.

PRESERVE AND RESTORE:
Seymour St. heritage facade to be preserved and restored in place per conservation plan.

LIGHTING:
Proposed heritage facade up-lighting above column capitals.

RESINSTATE TO MATCH ORIGINAL:
Recreate cornices based on archival images (1946) per conservation pla

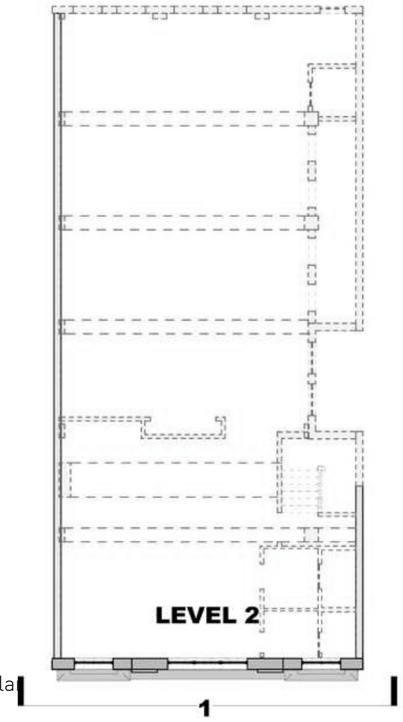
PRESERVE AND REPAIR:
Exterior character defining elements:
Preserve and restore window jambs and sills in-situ.
Rehabilitate Window sashes in-kind as needed.
Window repairs should be done by skilled heritage restoration contractor and conform to heritage conservation plan.

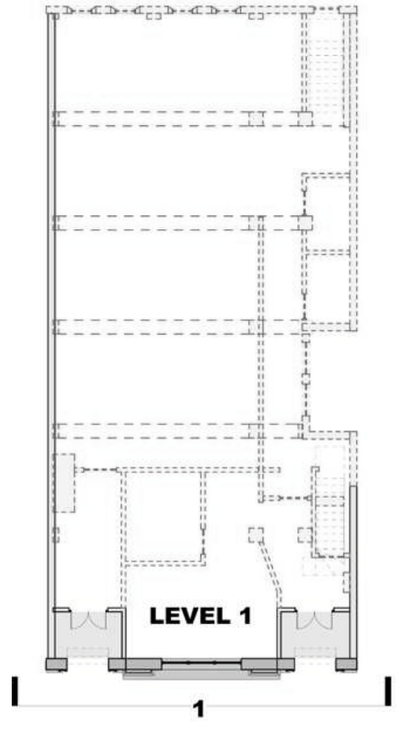
LIGHTING:
Proposed lighting centered on vestibule ceilings.

RECONSTRUCTED/ REHABILITATED IN-KIND:
Entry Vestibules

REPLACE:
Existing doors are not original and will be replaced with modern doors that match the building's style.

DEMOLISH:
Original terrazzo steps and landings to be demolished to achieve accessibility.
Landings to be replaced with terrazzo or equivalent to reference the original.





HERITAGE CONSERVATION LEGEND

- **PRESERVE & RESTORE** *SEYMOUR FACADE*
- **REINSTATED TO MATCH ORIGINAL** *BASED ON ARCHIVAL IMAGES*
- **PRESERVE & REPAIR** *ORIGINAL EXTERIOR CHARACTER DEFINING-ELEMENTS OF RETAINED FRONT FACADE*
- **REPLACE** *WITH MODERN UNITS THAT ARE HISTORICALLY COMPATIBLE IN SIZE, SCALE, MATERIAL, AND COLOUR*
- **RECONSTRUCT TO MATCH ORIGINAL** *BASED ON ORIGINAL DRAWINGS AND ARCHIVAL IMAGES*
- **DEMOLISH**

8.4 HERITAGE- CONSERVATION APPROACH

BRING BACK LOST HISTORY: HERITAGE REVITALIZATION REINSTATES ORIGINAL CORNICES PER ARCHIVAL IMAGES

Project proposes re-instating two metal cornices that are now missing: one main large cornice above the pilasters and a smaller upper cornice at the parapet.

CURRENT PHOTO - MISSING CORNICES



ARCHIVAL PHOTOS





8.5 HERITAGE- INTEGRATED ADDITION -DESIGN APPROACH

PROPOSING A CONTEMPORARY ADDITION THAT CELEBRATES THE HERITAGE BUILDING'S HISTORY AND PROPORTIONS.

Architectural addition is simple and contemporary while responding to the original building's proportions through stepping of the Seymour St façade to emulate the rigid symmetry. The form steps significantly at the 5th floor to provide adequate unobstructed views from the neighbouring tower.

REVEALS & INSET ENVELOPE

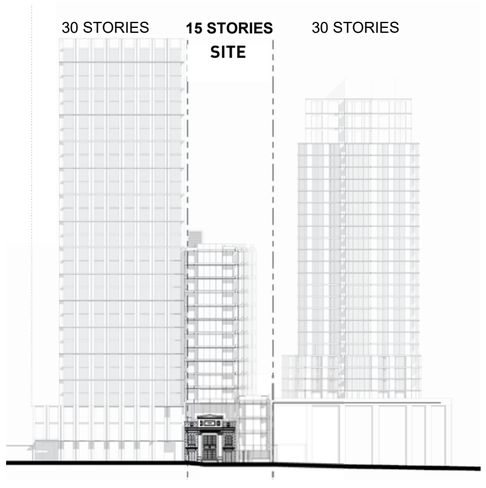
Design proposal includes sensitive connections between the addition and the heritage building.

- **ABOVE THE HERITAGE DECORATIVE PARAPET:**
  Glazing here is recessed to create a visual break above the heritage façade. This creates a levitating effect above the heritage building and keep its silhouette unobstructed. The reveal also allows for an open-air garden at grade.

- **VERTICAL REVEAL:**
  Another reveal is introduced next to the original facade on Seymour Street to delicately pull away and differentiate the new from the old.

- **NORTH SIDEYARD REVEAL CONTINUATION:**
  The reveal wraps around the North Side yard above the heritage facade, preserving the original building's historic volume.

KEY ELEVATION



KEY PLAN

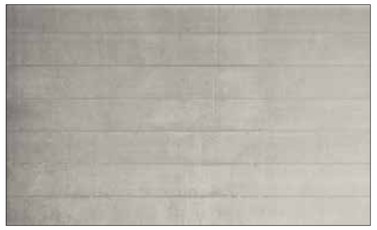




8.6 HERITAGE- INTEGRATED ADDITION -MATERIALS

A MIX OF MODERN AND HERITAGE MATERIALS HIGHLIGHT BOTH PAST AND PRESENT CONSTRUCTION TECHNOLOGIES

HERITAGE



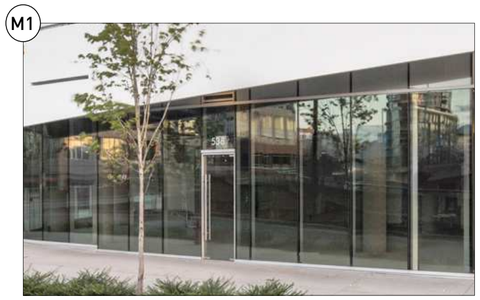
- PRESERVED + RESTORED SEYMOUR FACADE SEMI GLOSS OXFORD STUCCO RENDERING PER CONSERVATION PLAN BY DONALD LUXTON & ASSOCIATES.
- RECONSTRUCTED NORTH + SOUTH RETURNS TO MATCH
- HASTINGS RED RESTORED + PAINTED WINDOW FRAMES + SASHES (GLOSS FINISH) - HERITAGE WINDOWS REHAB PER CONSERVATION PLAN BY DONALD LUXTON & ASSOCIATES.



- PRESERVED + RESTORED CHARACTER DEFINING ELEMENTS (TRIM, MOULDINGS, PILASTERS, CROWNS + CORNICES) SEMI-GLOSS OXFORD IVORY STUCCO RENDERING PER CONSERVATION PLAN BY DONALD LUXTON & ASSOCIATES.

PROPOSED NEW CONSTRUCTION

M1



EAST + WEST FACADES, ROOFTOP ENCLOSURE

4-SIDED SSG UNITIZED CURTAINWALL ASSEMBLY COMPLETE WITH TRIPLE GLAZED + SILICONE JOINTS + ALUMINIUM MULLIONS.

M2



NORTH, SOUTH + EAST FACADES, ROOFTOP ENCLOSURE

SHADOWBOX SPANDREL ASSEMBLY IN 4-SIDED SSG CURTAIN WALL ASSEMBLY, ALUM. FINISH.

***NOTE: NORTH FACADE - FIREWALL + SPANDREL ASSEMBLY

M3



ALL GUARDRAILS

GUARDRAILS - STRUCTURAL GLASS WITH STAINLESS STEEL STANCHION BOLTED TO ARCHITECTURAL CONCRETE FACING.

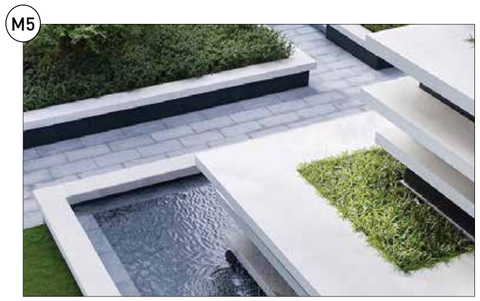
M4



ALL SOFFITS

EXPOSED SLAB SOFFITS WITH SMOOTHED ARCHITECTURAL SELF-CLEANING PHOTOCATALYTIC ADMIXTURE CONCRETE FINISH. SEALED, NOT PAINTED. STAIN + CORROSION RESISTANT.

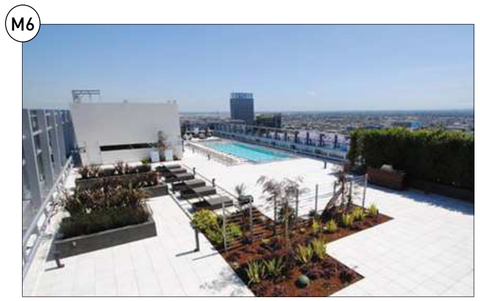
M5



ROOFTOP GARDEN & L5 PATIO

ARCH. CONCRETE PLANTERS LIGHT GREY FINISH WITH TIE HOLES. SEALED, NOT PAINTED. STAIN + CORROSION RESISTANT.

M6



ROOFTOP GARDEN & L5 PATIO

PRECAST WHITE CONCRETE PAVER. SEALED, NOT PAINTED. STAIN + CORROSION RESISTANT.

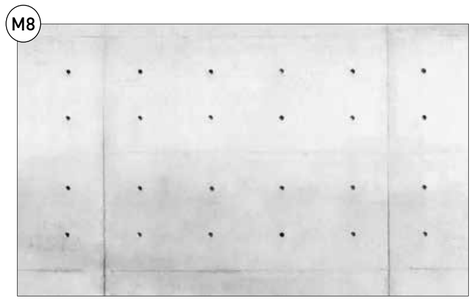
M7



GROUND LEVEL LANE, LOADING + GARBAGE ROOM

METAL CURTAIN SLAT OVERHEAD ROLLING DOOR ASSEMBLY

M8



NORTH, EAST, SOUTH, WEST FACADES, ROOFTOP ENCLOSURE

EXPOSED SLAB EDGES +UPSTANDS WITH WHITE ARCH. SELF-CLEANING PHOTOCATALYTIC ADMIXTURE CONC. WITH TIE HOLES. SEALED, NOT PAINTED. STAIN + CORROSION RESISTANT.

M9



ROOFTOP GARDEN, L5 PATIO

SELF-CLEANING PHOTOCATALYTIC ADMIXTURE ARCH. CONCRETE DECORATIVE PAVING BANDING. LIGHT GRAY FINISH. SEALED, NOT PAINTED. STAIN + CORROSION RESISTANT.

M10 M11



GROUND LEVEL LANE, ROOF

GRAY ALUMINUM LOUVERS FOR MECH.OPENINGS

REVEALS

HORIZONTAL BATTEN METAL PANELS

HOLLYWOOD NORTH NAME WILL BE IMMORTALIZED WITH THE BRANDING OF THE HOTEL'S FUTURE RESTAURANT OR BAR



9 SUSTAINABILITY

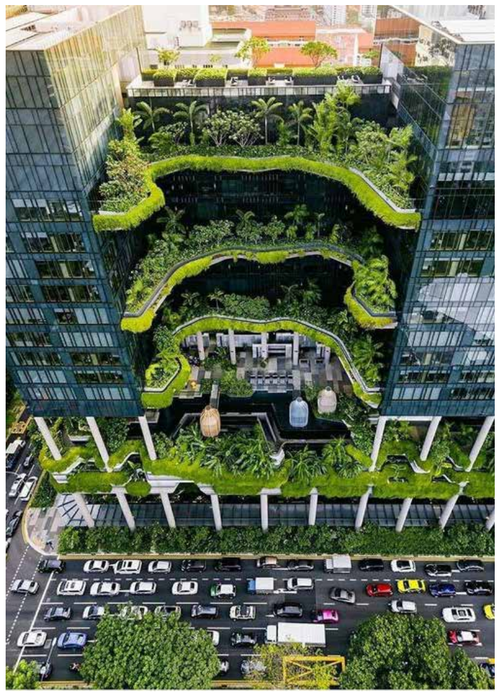
9.1 SUSTAINABILITY- INSPIRATION

PROJECT DRAWS INSPIRATION FROM PROJECTS AROUND THE WORLD LOOKING TO PROVIDE A GREENER AND MORE SUSTAINABLE FUTURE

INSPIRATION - PARK ROYAL

PARK ROYAL - SINGAPORE, ARCHITECT: WOHA





INSPIRATION - BOSCO VERTICALE

BOSCO VERTICALE -MILAN, ARCHITECT: BOERI STUDIO





9.2 SUSTAINABILITY- GARDEN DESIGN

PROPOSING GREEN SOLUTIONS FOR A SUSTAINABLE FUTURE

Project proposes deck planters and climbing green wall on south facade in order to:

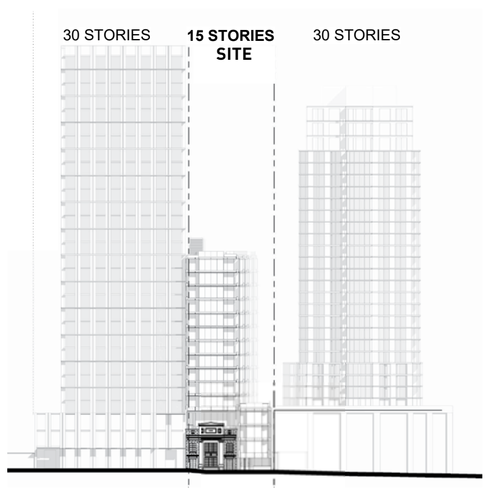
1. **REDUCE CARBON FOOTPRINT**
   and absorb carbon dioxide- a greenhouse gas that contributes to climate crisis/global warming

2. **MITIGATE TOWER SEPARATION**
   and provide privacy between adjacent residential tower to the South & proposed Hotel.

3. **CREATE A LUSCIOUS GARDEN VIEW & EXPERIENCE**
   to Hotel Users, Neighbouring Residents, and Public Realm

4. **MANAGE RAINWATER**
   with an abundance of intensive and extensive green roof planters and a below grade tank system

KEY ELEVATION



KEY PLAN





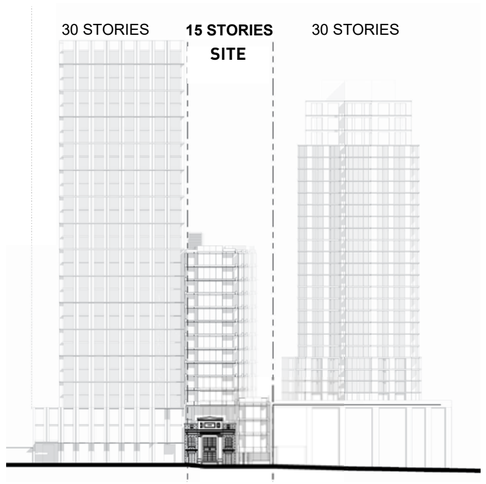
9.3 SUSTAINABILITY- GARDEN SEASONS

CLIMBING VINES CHANGE WITH THE SEASON MUCH LIKE VANCOUVER'S BELOVED SYLVIA HOTEL



VIEW FROM SYLVIA ST.

KEY ELEVATION



KEY PLAN





PROJECT PAYS HOMAGE TO A PIECE OF VANCOUVER HISTORY:
SYLVIA HOTEL - ARCHITECT: W.P. WHITE

News / Local News

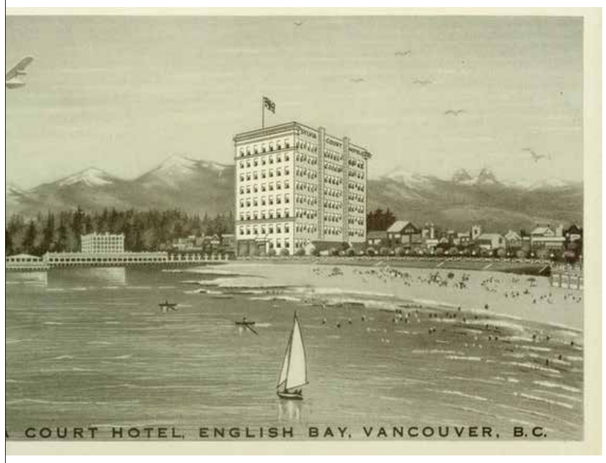
This Day in History, 1949: Vancouver's Sylvia Hotel invites the masses to dine in the sky

Beloved hotel opened as an apartment block in 1913, started renting hotel rooms in 1936

John Mackie

Published Feb 23, 2024 • Last updated 5 days ago • 3 minute read

10 Comments



Postcard for the Sylvia Court Hotel, English Bay, Vancouver, 1930s. Vancouver Sun

From 1913 to 1956, the eight-storey Sylvia Hotel was the tallest building in the West End.

To take advantage of its waterfront view over English Bay, the Sylvia's owners operated a restaurant on the top floor.

"Dine in the Sky!" exclaimed an ad in the Feb. 24, 1949, Vancouver Sun and Province. "Beautiful New Top-Floor Dining Room at Sylvia Hotel."



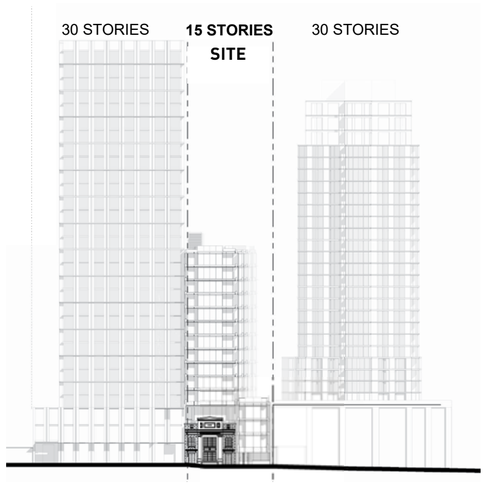


The Sylvia Hotel in the 1940s or 50s, when it had a neon sign advertising its "Dine in the Sky" restaurant. PHOTO BY LES BAZSO LES BAZSO /Vancouver Sun

9.5 SUSTAINABILITY- RAINWATER MANAGEMENT

PROPOSED HOTEL WILL USE GREEN ROOFS WITH EXTENSIVE & INTENSIVE PLANTERS TO MANAGE RAINWATER

KEY ELEVATION



KEY PLAN





10 VIEW STUDY FROM SOUTH NEIGHBOR

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS DIRECTLY INTO THE WINDOWS OF 848 SEYMOUR



VIEW FROM 565 SMITHE PODIUM ROOF LOOKING SOUTH

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT A VERTICAL GARDEN WITH PRIVACY GLAZING BEHIND



VIEW FROM 565 SMITHE PODIUM ROOF LOOKING SOUTH

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

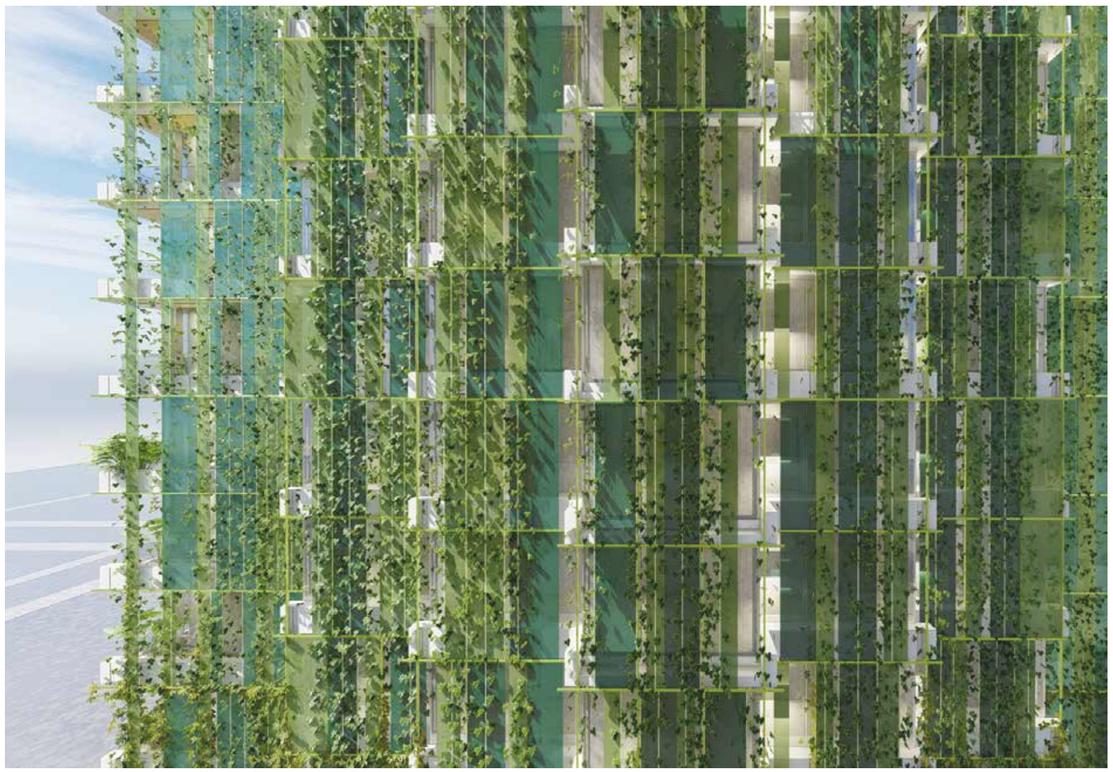
565 SMITHE LOOKS DIRECTLY INTO THE WINDOWS OF 848 SEYMOUR



VIEW FROM 565 SMITHE PODIUM ROOF LOOKING SOUTH

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT A VERTICAL GARDEN WITH PRIVACY GLAZING BEHIND



VIEW FROM 565 SMITHE PODIUM ROOF LOOKING SOUTH

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS DIRECTLY INTO THE WINDOWS OF 848 SEYMOUR



AERIAL VIEW FROM 565 SMITHE LOOKING DOWN

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT A VERTICAL GARDEN WITH PRIVACY GLAZING BEHIND



AERIAL VIEW FROM 565 SMITHE LOOKING DOWN

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS DIRECTLY INTO THE WINDOWS OF 848 SEYMOUR



VIEW FROM 565 SMITHE PODIUM ROOF LOOKING NORTH

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT A VERTICAL GARDEN WITH PRIVACY GLAZING BEHIND



VIEW FROM 565 SMITHE PODIUM ROOF LOOKING NORTH

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS AT DENSE URBAN-SCAPE



AERIAL VIEW FROM 565 SMITHE LOOKING NORTH

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT DENSE URBAN-SCAPE AND A VERTICAL GARDEN



AERIAL VIEW FROM 565 SMITHE LOOKING NORTH

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS AT THE LANE



VIEW FROM 565 SMITHE L6 SOUTH UNIT LOOKING EAST

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT COMBINED LANDSCAPED PODIUM ROOFS



VIEW FROM 565 SMITHE L6 SOUTH UNIT LOOKING EAST

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS DIRECTLY INTO THE WINDOWS OF 848 SEYMOUR



VIEW FROM 565 SMITHE L6 CENTER UNIT BEDROOM LOOKING NE

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT A VERTICAL GARDEN WITH PRIVACY GLAZING BEHIND



VIEW FROM 565 SMITHE L6 CENTER UNIT BEDROOM LOOKING NE

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS DIRECTLY INTO THE WINDOWS OF 848 SEYMOUR



VIEW FROM 565 SMITHE L9 CENTER UNIT LIVING LOOKING NE

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT A VERTICAL GARDEN WITH PRIVACY GLAZING BEHIND



VIEW FROM 565 SMITHE L9 CENTER UNIT LIVING LOOKING NE

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:

565 SMITHE LOOKS AT DENSE URBAN-SCAPE



VIEW FROM 565 SMITHE L12 N UNIT ENCLOSED BALC LOOKING N

WITH PROPOSED BOUTIQUE HOTEL:

565 SMITHE LOOKS AT DENSE URBAN-SCAPE AND A VERTICAL GARDEN



VIEW FROM 565 SMITHE L12 N UNIT ENCLOSED BALC LOOKING N

10.1 VIEW STUDY- SOUTH NEIGHBOR

BEFORE:



VIEW FROM SEYMOUR ST. LOOKING SE

WITH PROPOSED BOUTIQUE HOTEL:



VIEW FROM SEYMOUR ST. LOOKING SE

11 DESIGN RATIONALE

11.1 DESIGN RATIONALE- DESIGN DESCRIPTION

THE CONCRETE FLOOR SLABS GET PROGRESSIVELY THINNER, MORE TRANSPARENT, AND LIGHT

REPRESENTING THE ADVANCEMENT OF BOTH BUILDING TECHNOLOGY AND A MORE PROGRESSIVE SOCIETY

The design proposal contrasts and harmonizes the historical with advanced thinking in hotel design.

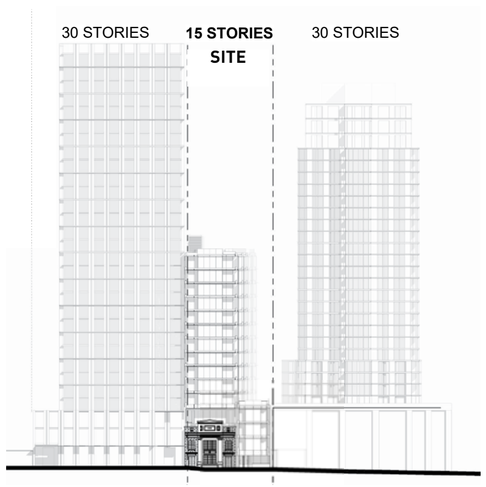
852 Seymour was designed by noted architect A.A. Cox, and is an example of neo-classical interwar architecture including central two-storey engaged pilasters with engaged pediment above, paired recessed entrances with projecting bracketed cornices, and front façade parging with scored block lines.

The proposed addition is simple and contemporary while still responding to the original building's proportions by stepping of the Seymour St façade to emulate the rigid symmetry. Materials and architectural finishes of the new addition have been kept modern and minimal, to complement and not overwhelm 852 Seymour's ornate details.

852 Seymour started first as Great War Veterans' Association Hall, and Playpen Central, an important part of Vancouver's LGBTQ2S+ nightlife scene, and is now proposed as a contemporary, innovative boutique hotel.

Reflected in the architecture, concrete floor slabs get progressively thinner, more transparent, and light – representing the advancement of both building technology and progressive society.

KEY ELEVATION



KEY PLAN





VIEW FROM SEYMOUR STREET

11.2 DESIGN RATIONALE- PROGRAM ANALYSIS

RESPONSE TO HOTEL SHORTAGE CRISIS

PROGRAM SUMMARY:

PROJECT PROPOSES THE FOLLOWING USES:

- HOTEL: 53,400 SF
- CRU: 2,480 SF

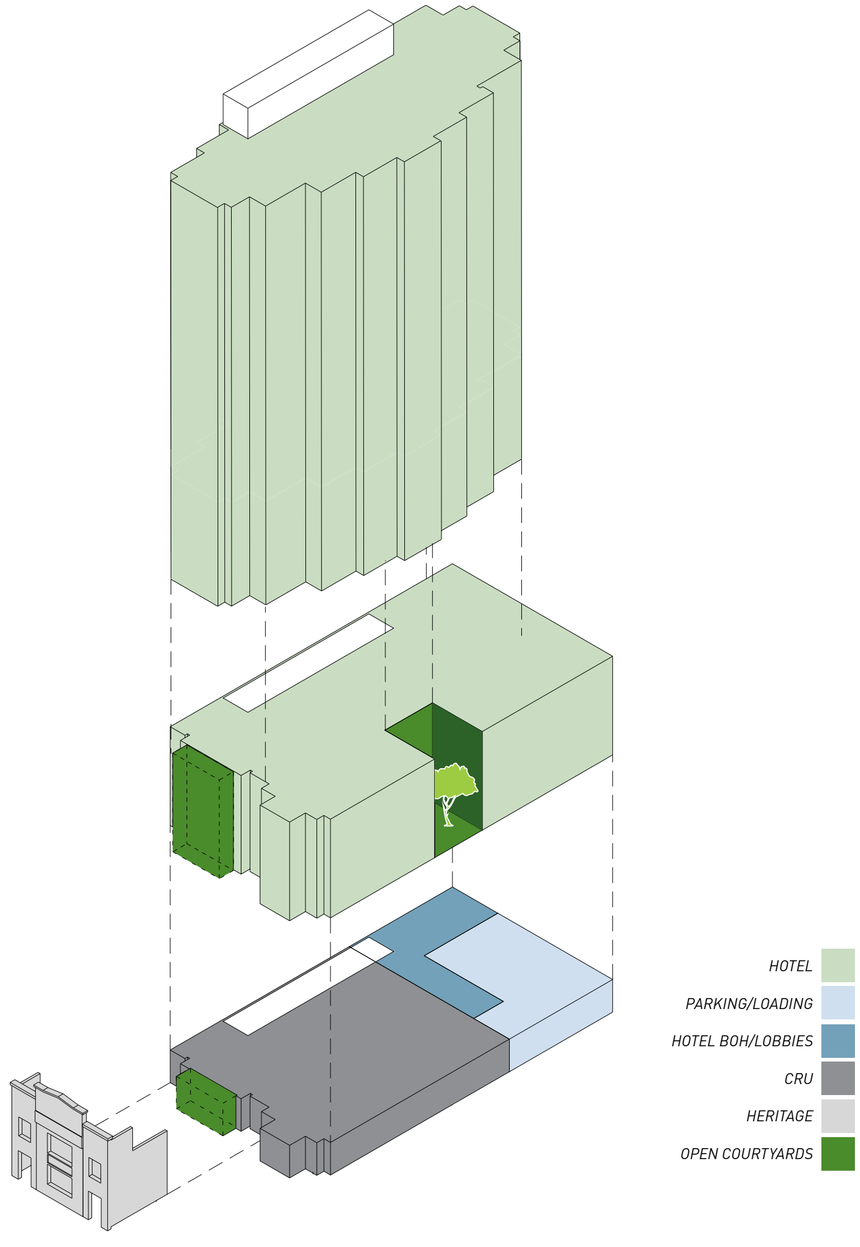
TOTAL GROSS AREA:

- 81,280 SF

PARKING:

- Project proposes 2 levels of underground parking accessible by car elevator. + 1 level of underground services

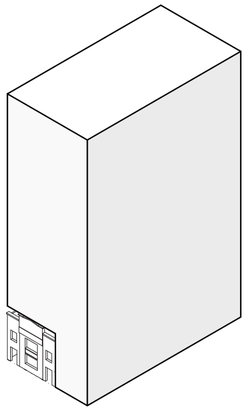
HOTEL MIX	KING A	KING B	KING C	TOTAL
L2	4	4	2	
L3	4	4	2	
L4	4	4	2	
L5	7	4	0	
L6	7	4	0	
L7	7	4	0	
L8	7	4	0	
L9	7	4	0	
L10	7	4	0	
L11	7	4	0	
L12	7	4	0	
L13	7	4	0	
L14	7	4	0	
L15	7	4	0	
TOTALS	**89**	**56**	**6**	**151**



11.3 DESIGN RATIONALE- MASSING ANALYSIS

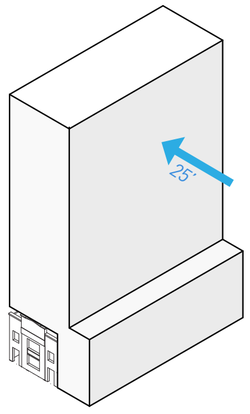
BUILDING IS SHAPED TO RESPOND TO RESPOND TO: HERITAGE, LIVABILITY,

SITE



1 EXTRUDED PROPERTY LINES

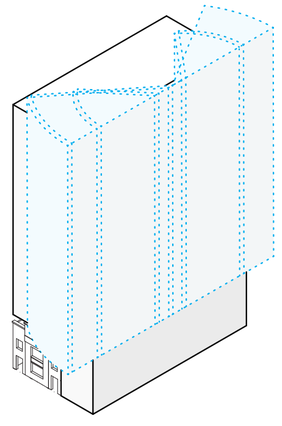
LIVABILITY & ADJACENT BUILDING



2 25' SEPARATION TO SOUTH ABOVE PODIUM FOR PRIVACY

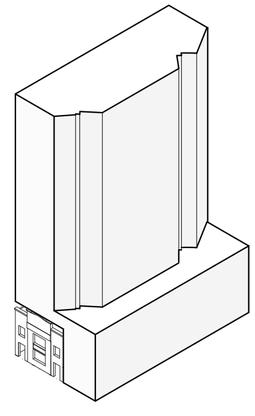
SUSTAINABILITY, AND TO THE ADJACENT BUILDING TO THE SOUTH

LIVABILITY & ADJACENT BUILDING



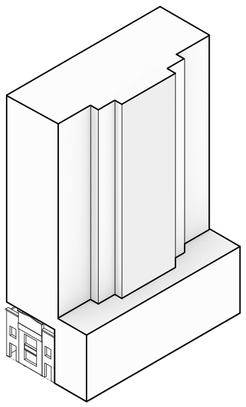
3 HORIZONTAL ANGLES OF DAYLIGHT FROM NEIGHBOURING BUILDING TO THE SOUTH'S WINDOWS DASHED IN BLUE

LIVABILITY & ADJACENT BUILDING



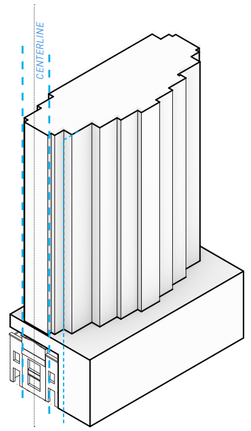
4 HAD ANGLES SUBTRACTED FROM MASSING FOR PRIVACY

ARCHITECTURAL REFINEMENT



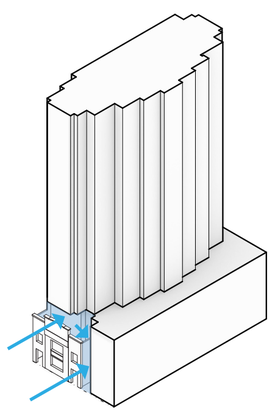
5 JOGS ARE GIVEN ARCHITECTURAL SHAPE AND BALANCE

HERITAGE



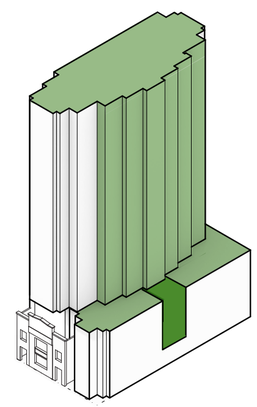
6 JOGS MIRRORED AND ALIGNED TO HERITAGE BUILDING'S PROPORTIONS ALONG SEYMOUR ST.

HERITAGE



7 MASSING PULLED AWAY FROM HERITAGE BUILDING TO FRAME IT WITH NEGATIVE SPACE

SUSTAINABILITY



8 **FINAL MASSING**
PODIUM BAY SHAPED FOR BALANCE
GREEN ROOFS,
GREEN SOUTH GARDEN WALL, &
COURTYARDS ADDED

11.4 DESIGN RATIONALE- PUBLIC REALM

IMPROVED PUBLIC REALM THROUGH GROUND-FLOOR REVITALIZATION, ACTIVATING THE SEYMOUR ST. FRONTAGE



11.5 DESIGN RATIONALE- CONTEXT

PROJECT IS MODESTLY SITUATED BETWEEN TWO TOWERS



1. VIEW FROM SEYMOUR STREET FACING SOUTH EAST

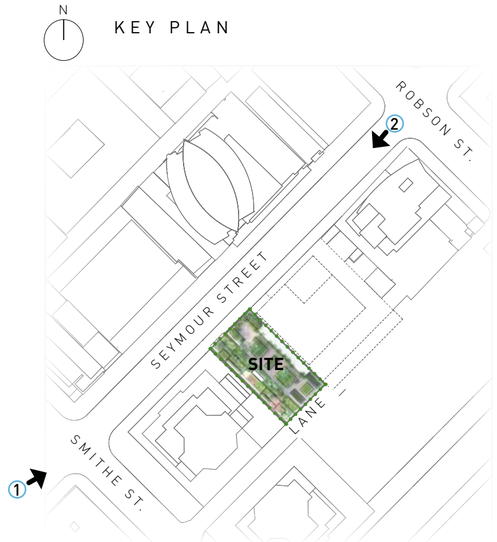


2. VIEW FROM SEYMOUR STREET FACING NORTH EAST

KEY PLAN



MAKING AN UNUSABLE INFILL SITE AN ASSET TO THE CITY, AND THE HOTEL INDUSTRY





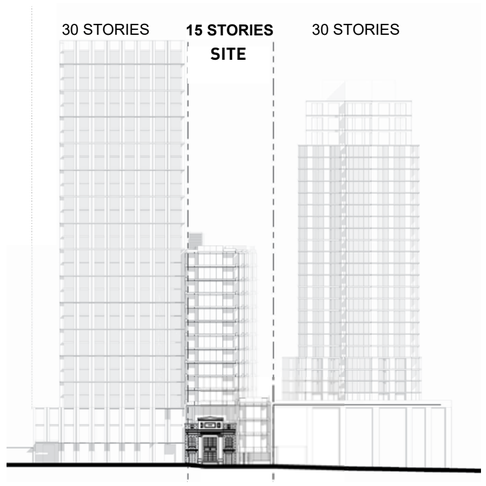
1. VIEW FROM SEYMOUR STREET FACING NORTH



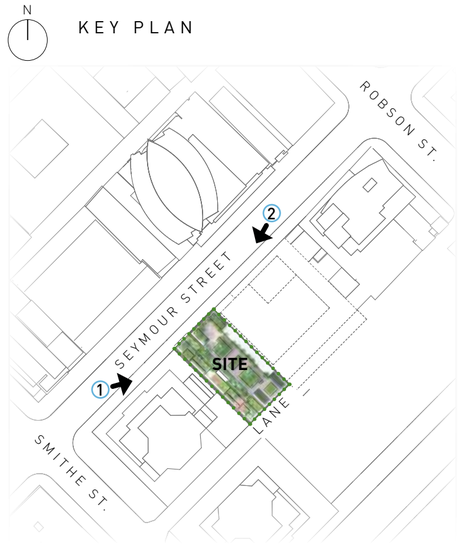
2. VIEW FROM SEYMOUR STREET FACING SOUTH

PROJECT PROVIDES A MODEST CONTINUATION OF THE URBAN FABRIC

KEY ELEVATION



KEY PLAN





1. VIEW FROM SEYMOUR STREET FACING NORTH



2. VIEW FROM SEYMOUR STREET FACING SOUTH

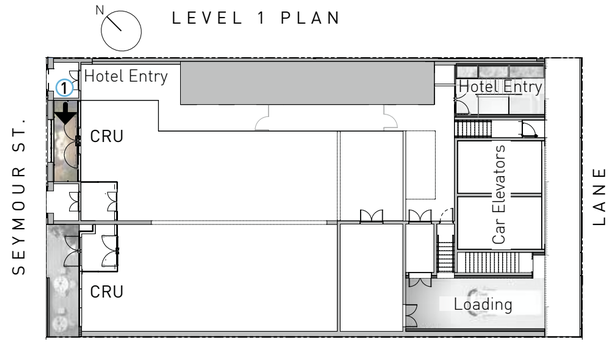


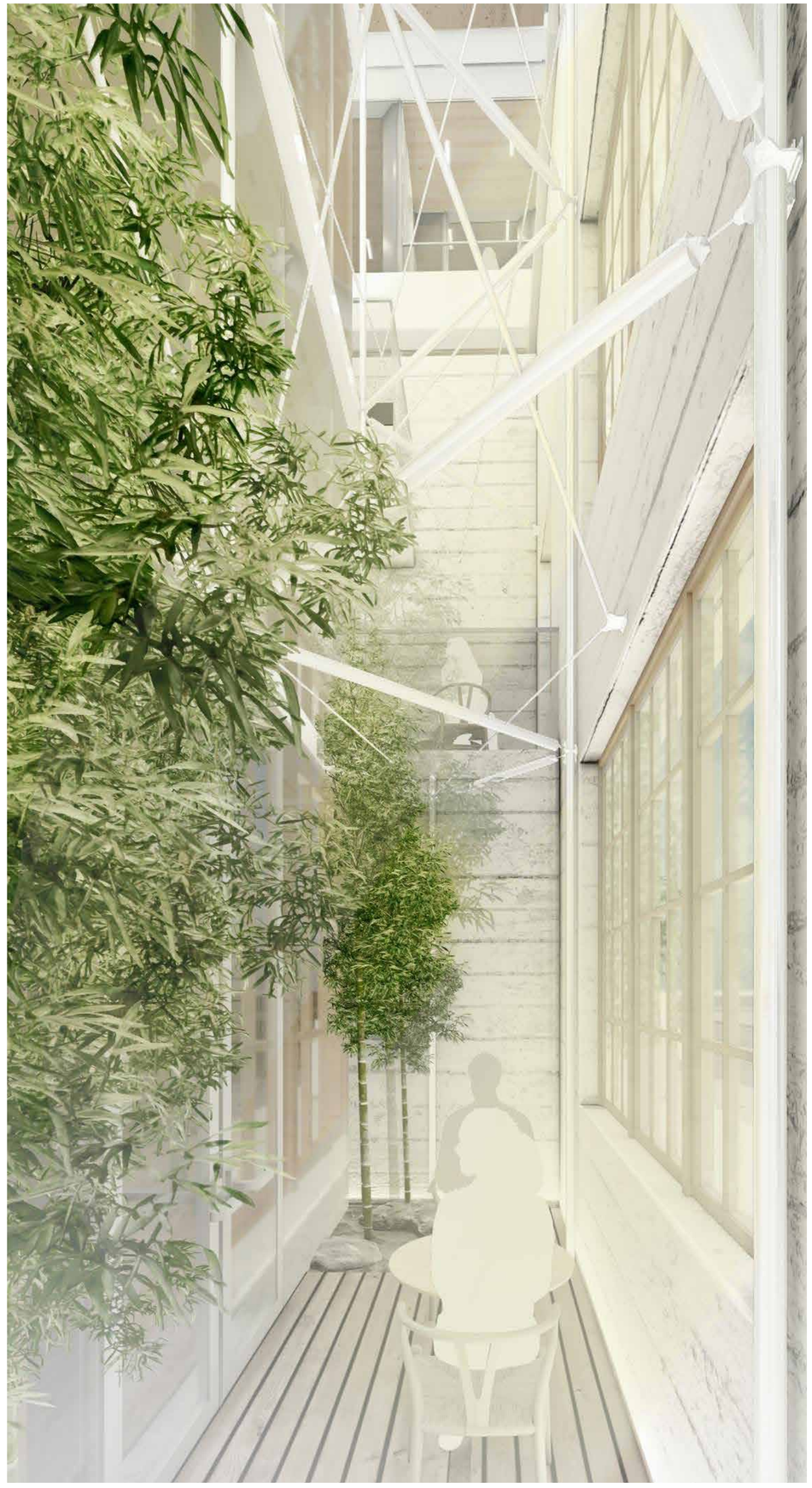


11.6 DESIGN RATIONALE- HERITAGE COURTYARD

COURTYARD PRESERVES HERITAGE INTEGRITY

The proposed addition pulls back from the preserved heritage building's primary and partial secondary facades to preserve its original qualities from all sides. The proposed secondary facade deals with current day envelope requirements and a lightweight cable and steel structure holds the heritage facade in place with delicate connections to not obscure the original building's design and integrity. This also provides an intimate courtyard space and rock garden adjacent to the retail space.

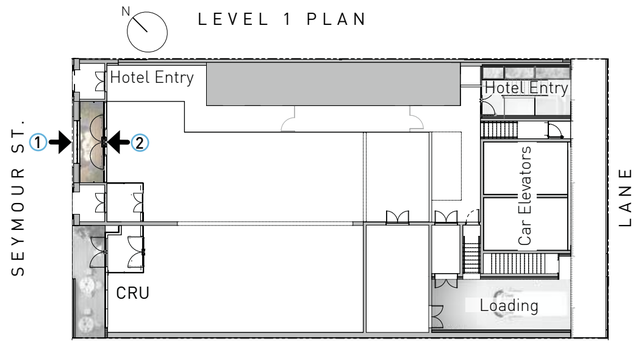




1. VIEW FROM L1 COURTYARD AT GRADE LOCATED BEHIND THE HERITAGE FACADE

11.6 DESIGN RATIONALE- HERITAGE COURTYARD

COURTYARD PRESERVES HERITAGE INTEGRITY





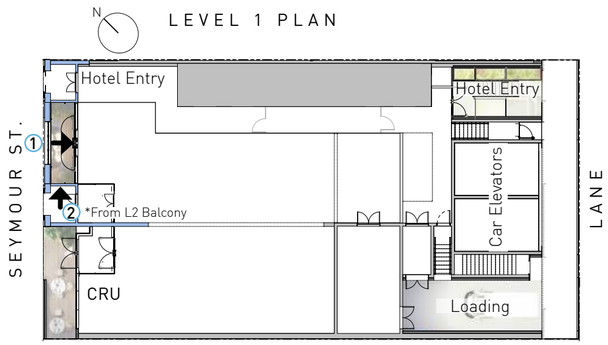
1. HERITAGE COURTYARD VIEWED FROM ABOVE

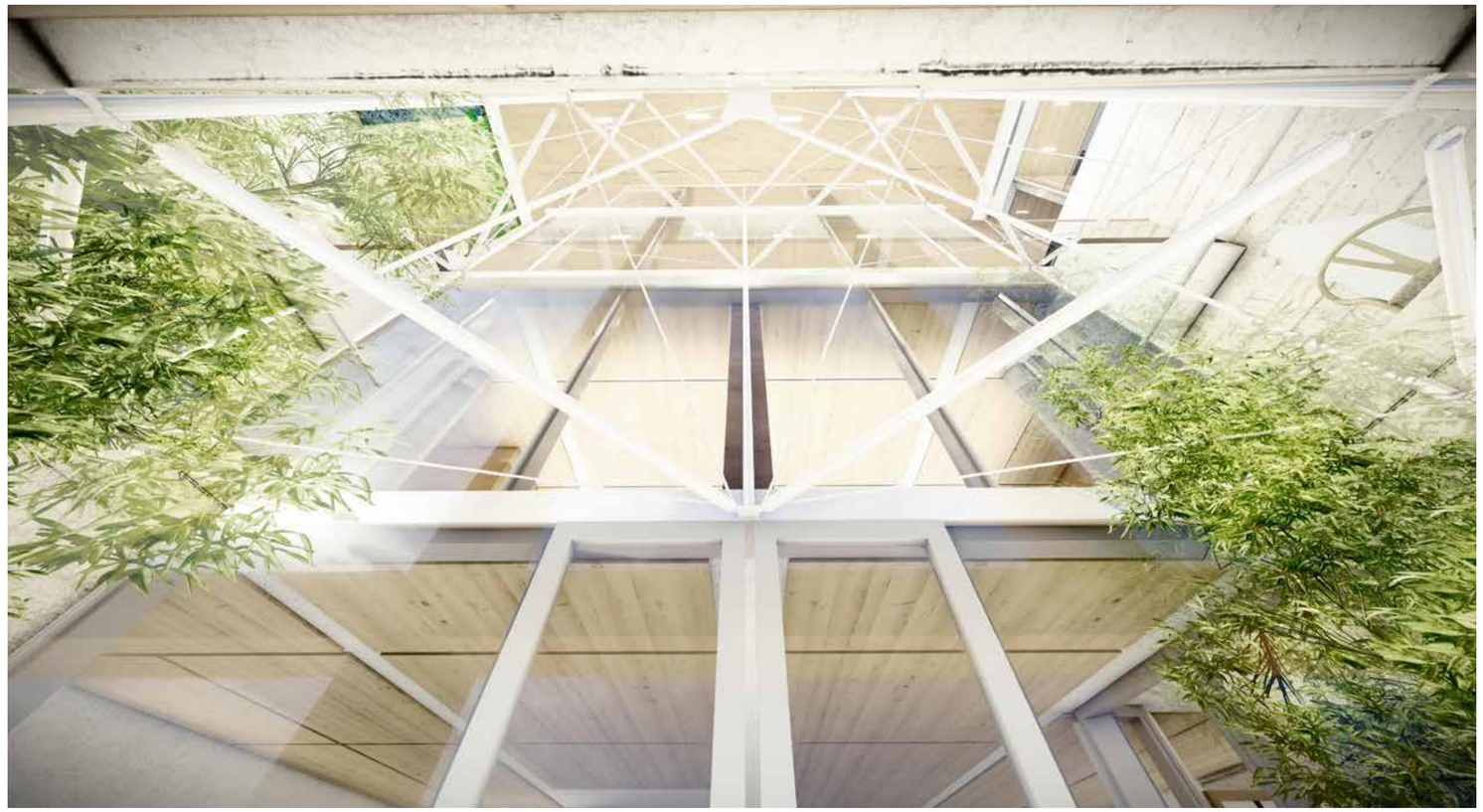


2. HERITAGE COURTYARD VIEWED FROM CRU

11.6 DESIGN RATIONALE- HERITAGE COURTYARD

COURTYARD PRESERVES HERITAGE INTEGRITY





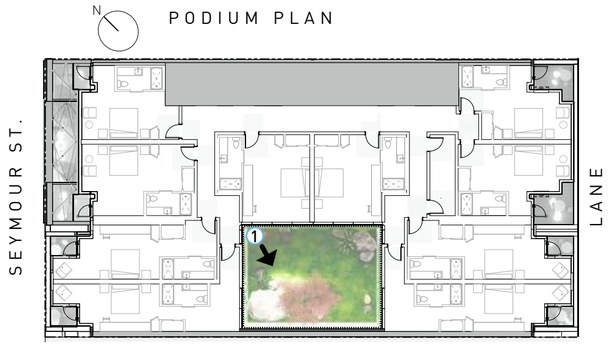
1. VIEW FROM HERITAGE COURTYARD LOOKING UP TOWARDS NEW ADDITION



2. HERITAGE COURTYARD VIEWED FROM L2 HOTEL ROOM BALCONY

11.7 DESIGN RATIONALE- PODIUM COURTYARD

NETWORK OF COURTYARDS AND GREEN SPACES PROVIDE A FLOW OF INDOOR AND OUTDOOR SPACES FOR A HEALTHY BUILDING EXPERIENCE

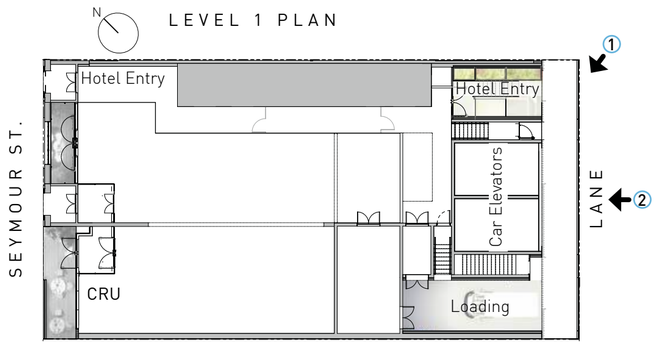




VIEW FROM PODIUM COURTARD AT LEVEL 2

11.8 DESIGN RATIONALE- LANE ENHANCEMENT

ACCESS AT LANE PROVIDES A LANDSCAPED INTERIOR ENTRY SPACE AND CAR ELEVATORS: A STATE OF THE ART FEATURE FOR NEW AGE OF COMPACT PARKING





1. VIEW FROM LANE LOOKING NW

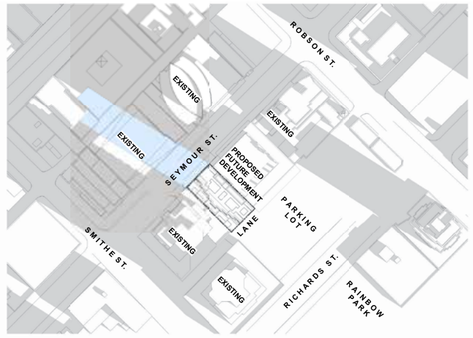


2. VIEW FROM LANE LOOKING SW

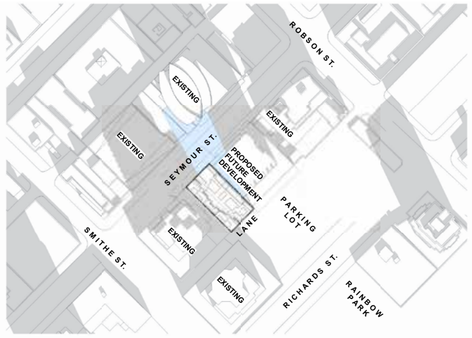
11.9 DESIGN RATIONALE- SHADOW STUDIES

PROJECT HAS MINIMAL SHADOW IMPACT IN A DENSE AND URBAN LOCATION

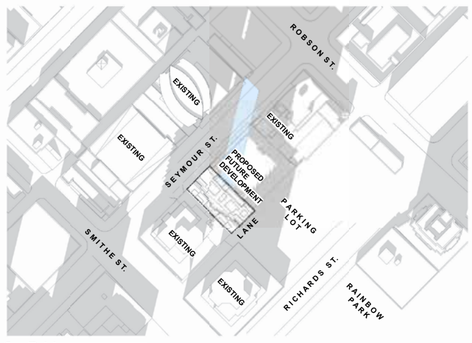
SPRING EQUINOX



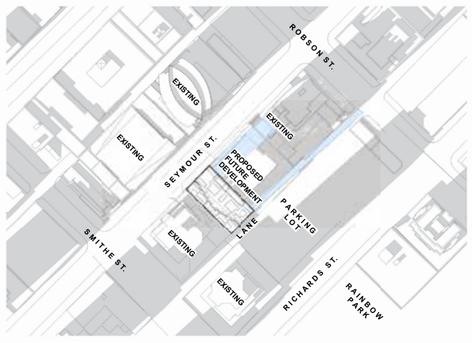
10 AM



12 PM

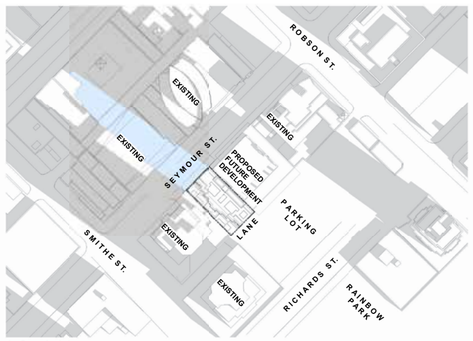


2 PM

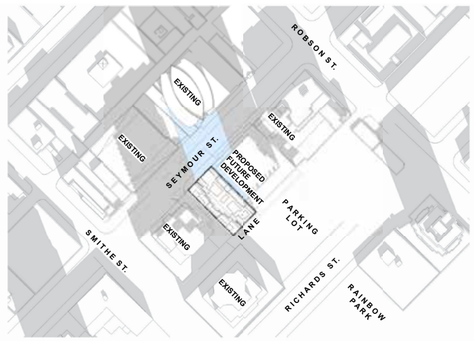


4 PM

FALL EQUINOX



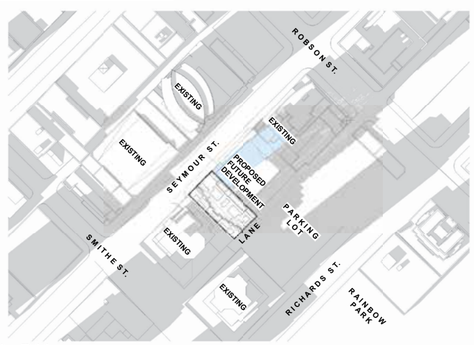
10 AM



12 PM



2 PM



4 PM

11.10 DESIGN RATIONALE- MATERIALS

A HIGH-QUALITY, MINIMALIST MATERIAL PALETTE IS PROPOSED TO COMPLEMENT AND NOT OVERWHELM THE HISTORIC BUILDING

CONTEMPORARY ADDITION MATERIALS:

Applicant proposes to refinish the heritage building's raw materials; this involves removing existing paint and re-finishing with mineral paint to highlight the original surface texture and visually expose the nuances of its original construction.
This approach aims to highlight both past and present construction technologies.

HERITAGE MATERIALS:

Simple and modern materials create a contrast from the existing building to clearly differentiate the new from the old in order to not blur the boundary between them.

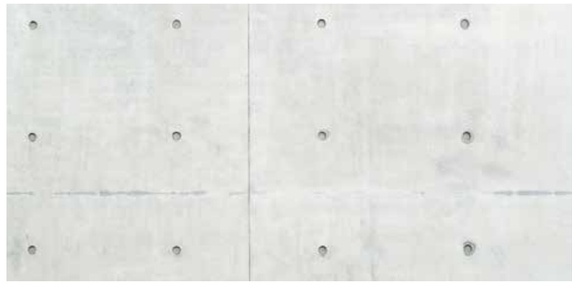
CONCRETE BANDING & UP-STANDS:

The heritage façade, built as a full-concrete wall, demonstrate the forming capabilities of its era. The modern addition introduces a 'green concrete' element: concrete bands that demonstrate new technologies and forming capabilities while promoting sustainable practice. These concrete bands provide a material nod to the past and continuation of the building's narrative.
These thin concrete strips compliment but not overwhelm with the full concrete heritage facade along Seymour.

GLASS:

Large amounts of contemporary & cleanly detailed glazing/curtain wall clearly separate the new addition from its historic counterpart. This material further clearly distinguishes the addition as "new", as large expanses of glass were less feasible in 1926, when the heritage building was constructed.

CONCRETE BANDING & UP-STANDS:



CURTAIN WALL GLASS



GLASS AND ALUMINUM METAL GUARD



REFINISH HERITAGE BUILDING,
TO ACCENTUATE ORIGINAL MATERIALS



12 ARCH. DRAWINGS

12.1 DESIGN RATIONALE- STATS

CIVIC ADDRESS

852-872 SEYMOUR STREET

LEGAL DESCRIPTION

852A:	852B:	872:
LOT 11 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NWD PART S 1/2 GROUP 1 & LOT 12 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NWD GROUP 1 Postal Code: V6B 3L6	LOT 11 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NWD PART S 1/2 GROUP 1 & LOT 12 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NWD GROUP 1	LOT 13 BLOCK 64 PLAN VAP210 DISTRICT LOT 541 NEW WESTMINSTER Postal Code: V6B 3L5

HOTEL SUITE COUNT

Hotel Unit Mix	KING A	KING B	KING C	Grand Total
L2	4	4	2	
L3	4	4	2	
L4	4	4	2	
L5	7	4	0	
L6	7	4	0	
L7	7	4	0	
L8	7	4	0	
L9	7	4	0	
L10	7	4	0	
L11	7	4	0	
L12	7	4	0	
L13	7	4	0	
L14	7	4	0	
L15	7	4	0	
Totals	89	56	6	**151**

**305 SF ROOM AVERAGE*

PROJECT DATA

Last updated on 12/9/2025

Site Area:	7494 ft² 696 m²	
FSR	Permitted: 5.5 (5.0 + 10% Heritage Preservation Bonus)	
Allowable FSR Area	5.5 x 7494: 41217 ft² 3829 m²	
Site coverage:	Permitted:100% Proposed: 100%	
Number of Storeys:	15	
Statement of Use	CRU-Commercial & Hotel	
Zoning Data:	**PERMITTED**	**PROPOSED**
Existing Zoning:	DD	REZONING
Building Height:	299.87' (91.4m)	162' 3.5"(49.47M) TO ROOF, 176' 11.5"(53.94M) TO OVERRUN
Setbacks	**PERMITTED**	**PROPOSED**
Front (Seymour St.)	18' from Back of Curb Above Heritage	0 due to Heritage Building
Rear (Lane)	0	7'8" at L1
N. Side (Parking)	0	2' + Lightwell L9-15
S.Side (Adjacent Bldg)	Podium:0, Above Podium: HAD	Podium:0, L5-17: HAD from Neighbor

AREAS - EXCLUDED

STATS	Exclusions Gross				
	Below Grade, Grade, & Roof Mech/Elec	Amenity	Bike PK/PK Elevators	Below Grade Circulation	Garbage
P1 Mez	883.0 ft²	1197.0 ft²	512.0 ft²	900.0 ft²	0.0 ft²
Ground Level	259.0 ft²	0.0 ft²	623.0 ft²	0.0 ft²	302.0 ft²
Level 2	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 3	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 4	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 5	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 6	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 7	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 8	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 9	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 10	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 11	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 12	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 13	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 14	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Level 15	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Roof	109.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²
Total	1251.0 ft²	1197.0 ft²	1135.0 ft²	900.0 ft²	302.0 ft²
Total(m)	116 m²	111 m²	105 m²	84 m²	28 m²

AREAS - INCLUDED

Inclusions						Totals	
Hotel	**CRU**	**Mech**	**Elec**	**Hotel Circulation**	**Wall Assemblies**	Total Net Area	*Total Gross Area
480.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	505.0 ft²	0.0 ft²	985.0 ft²	4477.0 ft²
619.0 ft²	2475.0 ft²	135.0 ft²	29.0 ft²	1143.0 ft²	198.0 ft²	4599.0 ft²	5783.0 ft²
4499.0 ft²	0.0 ft²	170.0 ft²	29.0 ft²	1311.0 ft²	212.0 ft²	6221.0 ft²	6221.0 ft²
4487.0 ft²	0.0 ft²	170.0 ft²	29.0 ft²	1311.0 ft²	216.0 ft²	6213.0 ft²	6213.0 ft²
4392.0 ft²	0.0 ft²	170.0 ft²	29.0 ft²	1311.0 ft²	216.0 ft²	6118.0 ft²	6118.0 ft²
3527.0 ft²	0.0 ft²	41.0 ft²	26.0 ft²	1111.0 ft²	52.0 ft²	4757.0 ft²	4757.0 ft²
3527.0 ft²	0.0 ft²	41.0 ft²	26.0 ft²	1111.0 ft²	52.0 ft²	4757.0 ft²	4757.0 ft²
3527.0 ft²	0.0 ft²	41.0 ft²	26.0 ft²	1111.0 ft²	52.0 ft²	4757.0 ft²	4757.0 ft²
3527.0 ft²	0.0 ft²	41.0 ft²	26.0 ft²	1111.0 ft²	52.0 ft²	4757.0 ft²	4757.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
3546.0 ft²	0.0 ft²	0.0 ft²	26.0 ft²	1048.0 ft²	65.0 ft²	4685.0 ft²	4685.0 ft²
0.0 ft²	0.0 ft²	0.0 ft²	0.0 ft²	539.0 ft²	0.0 ft²	539.0 ft²	648.0 ft²
53407 ft²	2475 ft²	809 ft²	402 ft²	17900 ft²	1505 ft²	76498 ft²	81283.0 ft²
4962 m²	230 m²	75 m²	37 m²	1663 m²	140 m²	7107 m²	7551 m²
7.1266	0.3303	0.1080	0.0536	2.3886	0.2008	**10.21**	

12.1 DESIGN RATIONALE- PARKING STATS

BICYCLE PARKING

BICYCLE PARKING			
OFFSTREET BICYCLE SPACE REQUIREMENT: A	RATE	REQUIRED STALL	**PROVIDED**
CLASS A RETAIL FOR EACH 340M2	1.0	1	1
CLASS A HOTEL PER 30 ROOMS	1.0	6	6
TOTAL (CLASS A)		7	7
TOTAL (CLASS A) AFTER TDM B 30% INCREASE		**10**	**10**
CLASS A BIKE PARKING ALLOCATION	RATE	REQUIRED STALL	**PROVIDED**
HORIZONTAL OVERSIZED	~~MIN 5%~~	1	1
HORIZONTAL STACKED	MAX 60%	0	0
VERTICAL	MAX 30%	0	0
BICYCLE LOCKERS	~~MIN 10%~~	2	2
STANDARD		7	7
TOTAL (CLASS A)		**10**	**10**
OFFSTREET BICYCLE SPACE REQUIREMENT: B	RATE	REQUIRED STALL	**PROVIDED**
CLASS B RETAIL PER 1,000M2 BASE	6	6	6
CLASS B HOTEL PER 75 ROOM BASE	6.0	6	6
TOTAL (CLASS B)		**12**	**12**

END OF TRIP FACILITIES

END OF TRIP FACILITIES *FOR NON DWELLING USES*			
CLOTHING LOCKERS	RATE	REQUIRED	**PROVIDED**
CLOTHING LOCKERS	1.4 X TOT OF CLASS A STALLS	**14**	**14**
CLOTHING LOCKERS ALLOCATION	RATE	REQUIRED	**PROVIDED**
FULL HEIGHT	MAX 50% 180CM TALL (.5X39=19.5)	7	8
HALF HEIGHT	50% 90CM TALL	7	6
TOTAL		**14**	**14**
WATER CLOSETS	RATE	REQUIRED	**PROVIDED**
CLASS A HOTEL	1 FOR EVERY 10 SPACES UP TO 50	**1**	**1**
CLASS A RETAIL	1 FOR EVERY 10 SPACES UP TO 50	**1**	**1**
WASH BASINS	RATE	REQUIRED	**PROVIDED**
CLASS A HOTEL	1 PER 5-10 SPACES, 1 FOR EACH 20+	**1**	**1**
CLASS A RETAIL	1 PER 5-10 SPACES, 1 FOR EACH 20+	**1**	**1**
SHOWERS	RATE	REQUIRED	**PROVIDED**
CLASS A HOTEL	1 FOR EVERY 10 SPACES UP TO 50	**1**	**1**
CLASS A RETAIL	1 PER 5-10 SPACES, 1 FOR EACH 40+	**1**	**1**
GROOMING STATION	RATE	REQUIRED	**PROVIDED**
CLASS A HOTEL	1 FOR EACH SHOWER: 1	**1**	**1**
CLASS A RETAIL	1 FORE EACH SHOWER:1	**1**	**1**

PARKING

PARKING			
OFFSTREET PARKING REQUIREMENT	RATE	MAX STALLS	**PROVIDED STALLS**
NON RES USE: MAX 1 FOR EACH 115 m² OF GROSS AREA	1	66	18
OFFSTREET PARKING ACCESSIBLE REQUIREMENT	RATE	REQUIRED STALLS	**PROVIDED STALLS**
NON RES USE PER BASE OF 500 m²	1 FOR FIRST 500 m²	1	1
NON RES USE PER EACH ADDITIONAL 1000 m² OF GROSS AREA	0.400	3	2
TOTAL* **		**4**	**4**
***NOTE REQUIRED ACCESSIBLE STALLS ARE INCLUDED IN THE TOTAL REQUIRED OFFSTREET PARKING			
OFFSTREET PASSENGER SPACE REQUIREMENT	RATE	REQUIRED STALLS	**PROVIDED STALLS**
CLASS A RETAIL (NO CLASS B,C REQ)	1 SPACE FOR EACH 4,000 m²	**1**	**1**
CLASS A HOTEL (NO B REQ)	1 SPACE FOR EVERY 50 ROOMS	**3**	**3**
CLASS C HOTEL (NO B REQ)	1 SPACE FOR EVERY 200 ROOMS	**1**	0*

* REQUESTING RELAXATION ON CLASS C GIVEN LIMITED LANE FRONTAGE = NO ROOM ND

LOADING & PASSENGER

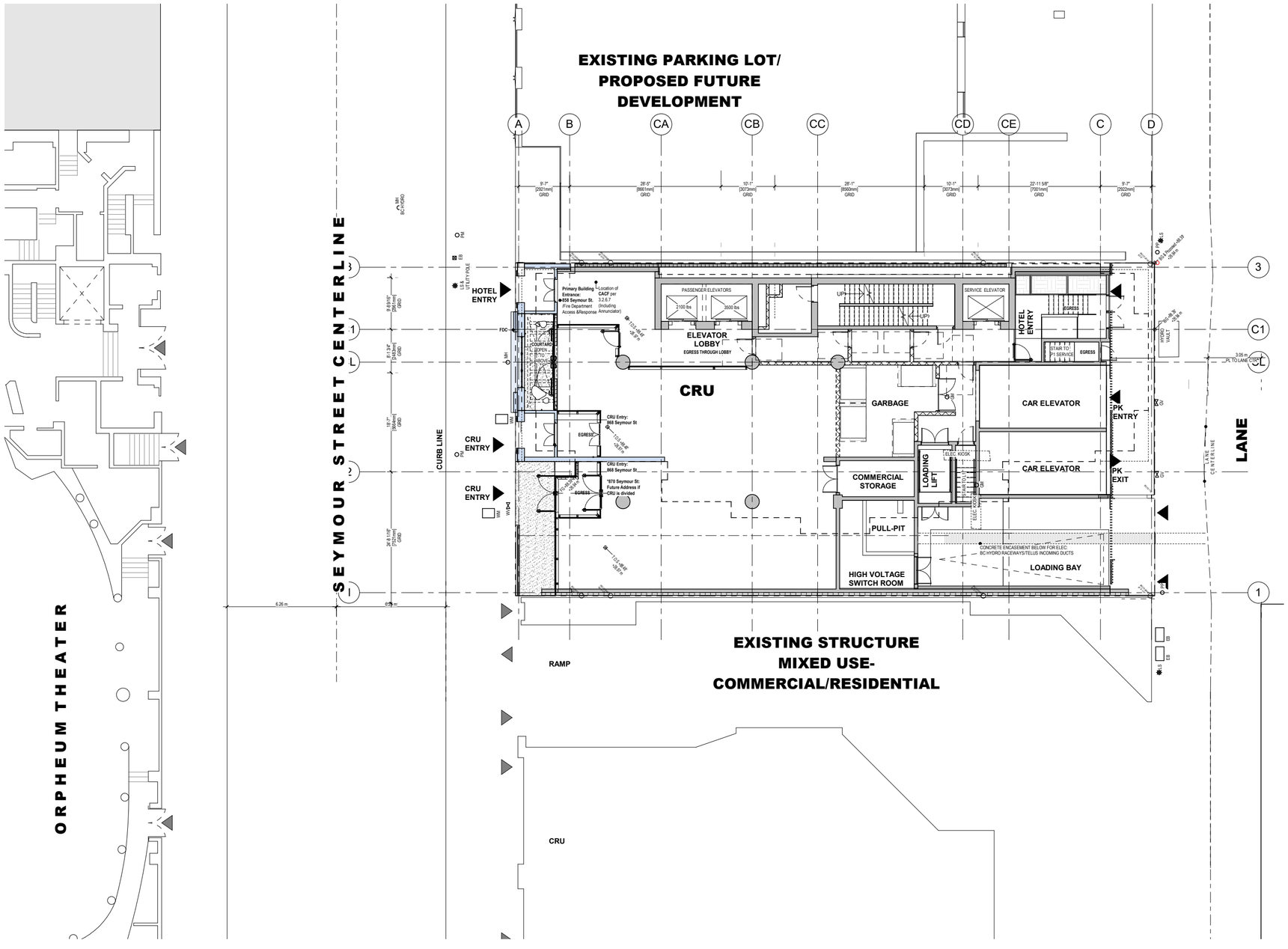
OFFSTREET PASSENGER SPACE REQUIREMENT	RATE	REQUIRED STALLS	PROVIDED STALLS
CLASS A RETAIL (NO CLASS B,C REQ)	1 SPACE FOR EACH 4,000 m²	**1**	**1**
CLASS A HOTEL (NO B REQ)	1 SPACE FOR EVERY 50 ROOMS	**3**	**3**
CLASS C HOTEL (NO B REQ)	1 SPACE FOR EVERY 200 ROOMS	**1**	0*

* REQUESTING RELAXATION ON CLASS CL GIVEN LIMITED LANE FRONTAGE = NO ROOM ND

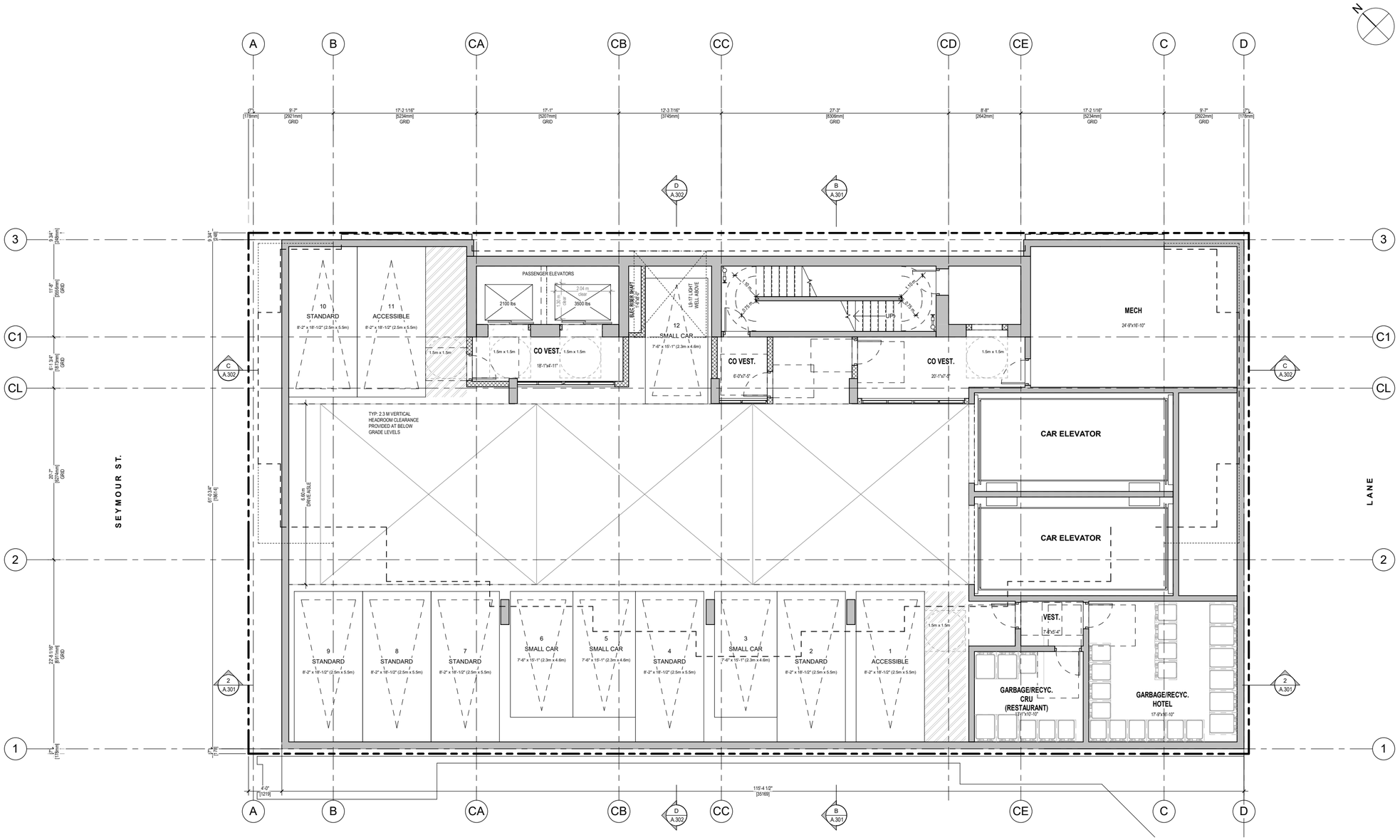
LOADING			
OFFSTREET LOADING REQUIREMENT	RATE	REQUIRED STALLS	**PROVIDED STALLS**
CLASS B RETAIL 0 FOR LESS THAN 100M2 (NO CLASS A REQ.)	1 FOR <100M2	0	0
CLASS B RETAIL FOR FIRST 2 324M2 (NO CLASS A REQ.)	1	**1**	0*
CLASS C RETAIL 0 FOR LESS THAN 900M2 (NO CLASS A REQ.)	0 FOR <900M2	0	0
CLASS A HOTEL BASE OF MIN 150 ROOMS, MAX 249 ROOMS	1 PER 150 BASE	0	0
CLASS B HOTEL 1 FOR HOTEL WITH LESS THAN 75 ROOMS	1 FOR <75 ROOMS	0	0
CLASS B HOTEL 2 FOR HOTEL FROM 75-399 ROOMS	2 FOR 75-399	**2**	1*
CLASS C HOTEL	NO REQUIREMENT	0	0

* REQUESTING 1 HOTEL CLASS B LOADING SPACE, REQUESTING COMBINED CLASS B FOR HOTEL AND COMMERCIAL / COMM RESTAURANT ASSOCIATED WITH THE HOTEL

12.2 ARCH DRAWINGS- SITE PLAN



12.3 ARCH DRAWINGS-PLANS - P02 PARKING PLAN



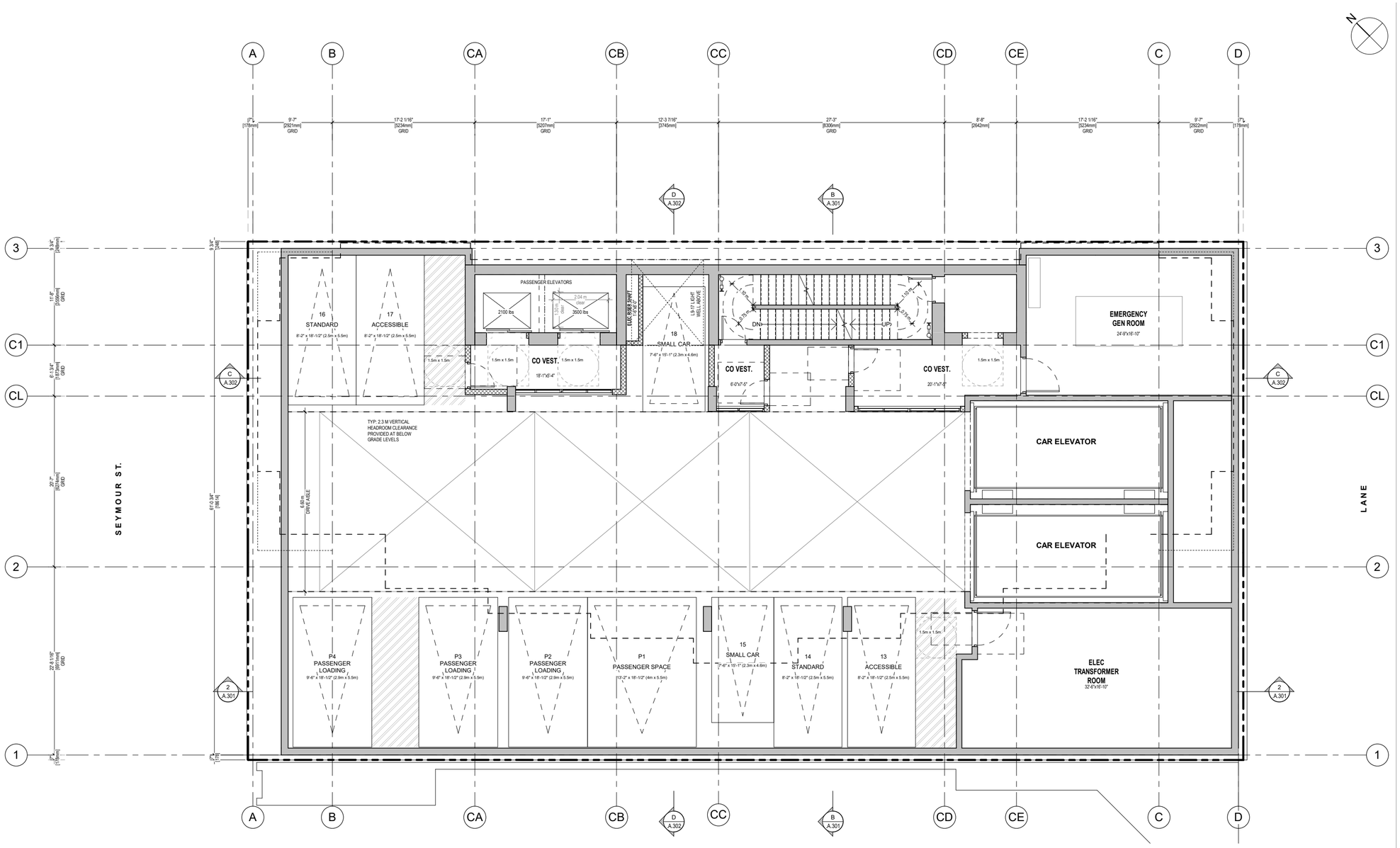
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KEY PLAN



PARKING SCHEDULE - P02		
TYPE	DIMENSIONS	COUNT
ACCESSIBLE	8'-2" x 18'-1/2" (2.5m x 5.5m)	2
SMALL CAR	7'-6" x 15'-1" (2.3m x 4.6m)	4
STANDARD	8'-2" x 18'-1/2" (2.5m x 5.5m)	6

12.3 ARCH DRAWINGS-PLANS - P01 PARKING PLAN

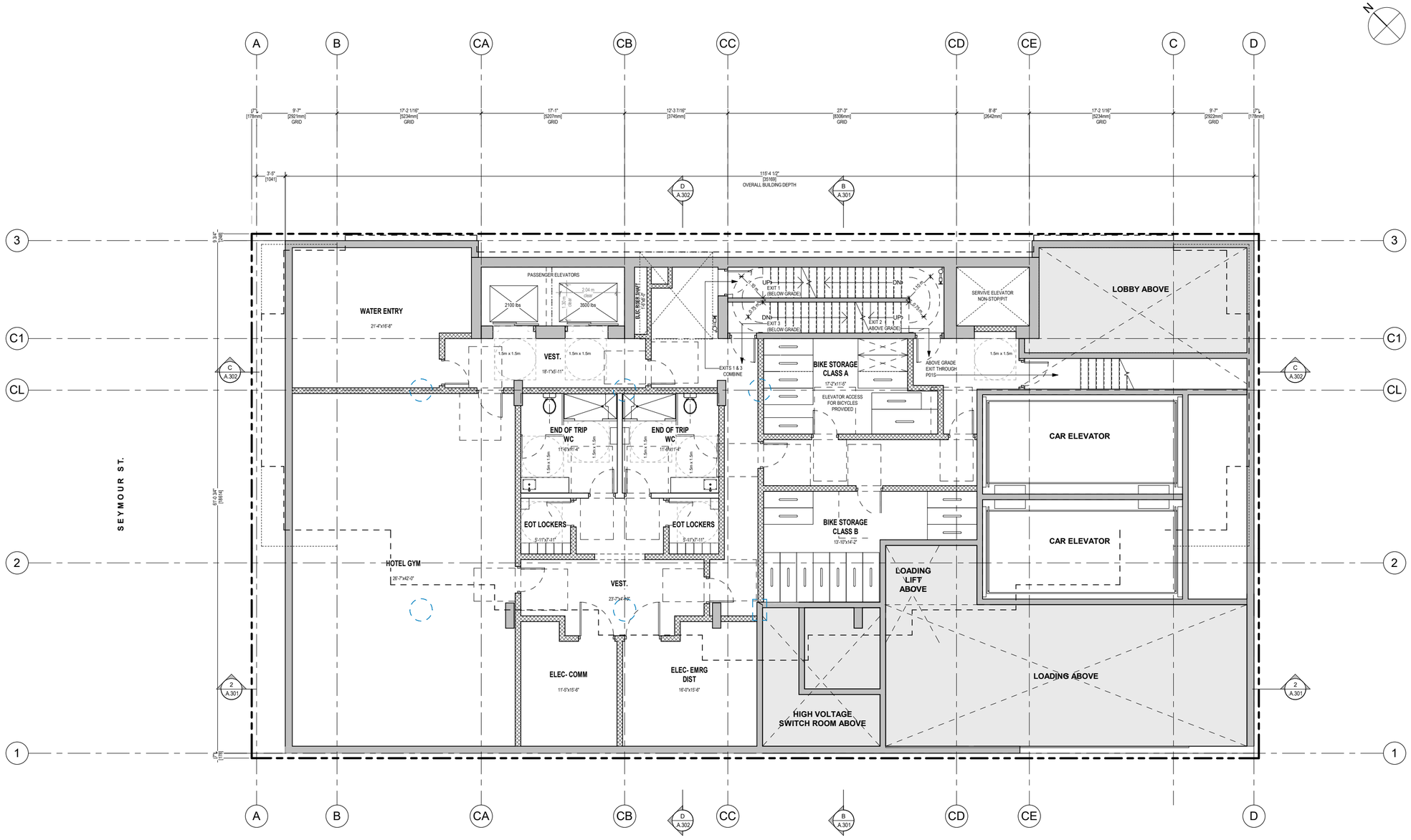


N KEY PLAN



PARKING SCHEDULE - P01		
TYPE	DIMENSIONS	COUNT
ACCESSIBLE	8'-2" x 18'-1/2" (2.5m x 5.5m)	2
PASSENGER LOADING	9'-6" x 18'-1/2" (2.9m x 5.5m)	3
PASSENGER SPACE	13'-2" x 18'-1/2" (4m x 5.5m)	1
SMALL CAR	7'-6" x 15'-1" (2.3m x 4.6m)	2
STANDARD	8'-2" x 18'-1/2" (2.5m x 5.5m)	2

12.3 ARCH DRAWINGS-PLANS- SERVICES LEVEL



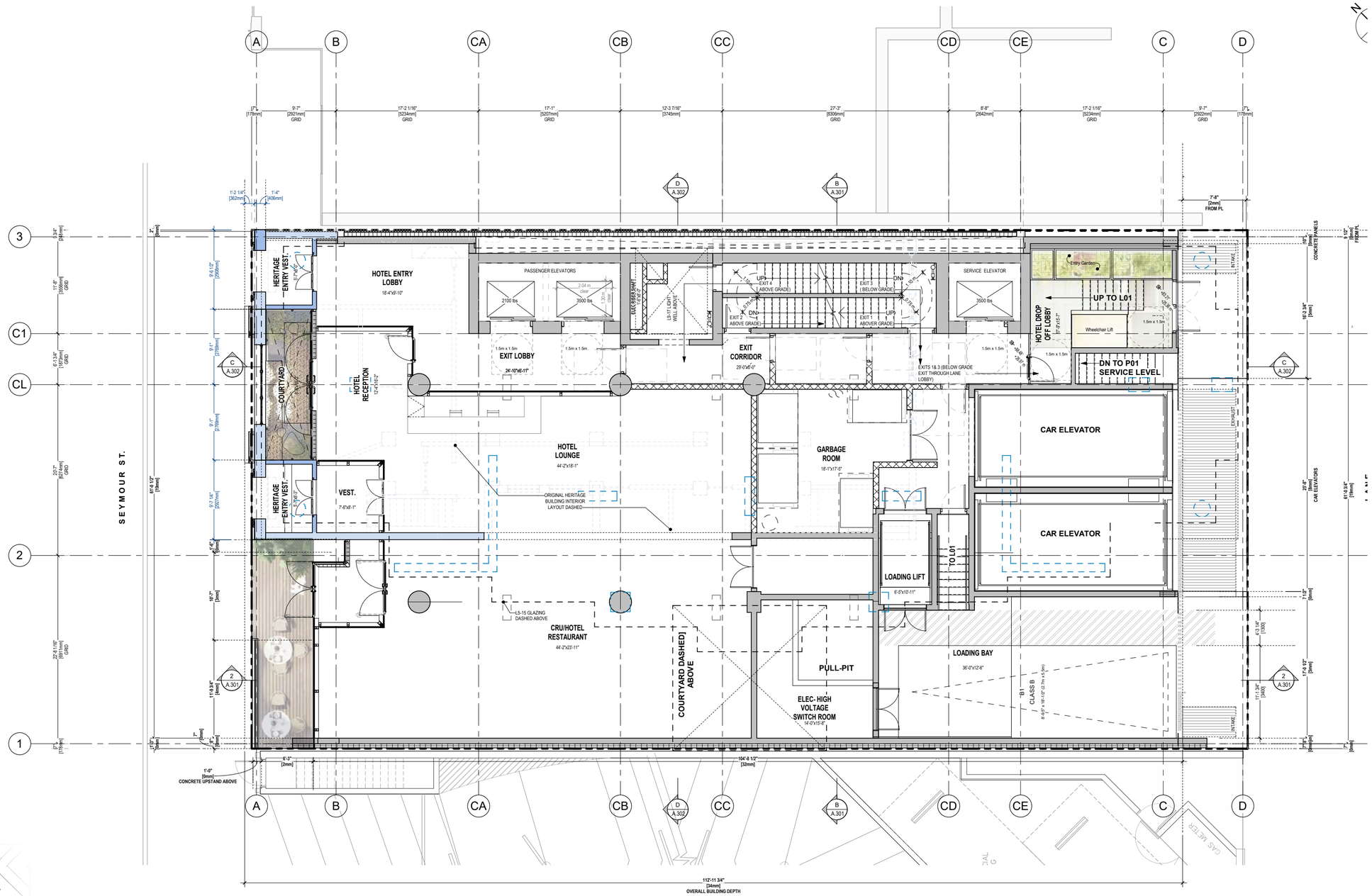
N

KEY PLAN



BIKE SCHEDULE- P01S		
Comments	Type Comments	Count
P01S	CLASS A BIKE LOCKER	2
P01S	CLASS A HORIZONTAL	7
P01S	CLASS A OVERSIZE	1
P01S	CLASS B HORIZONTAL	12

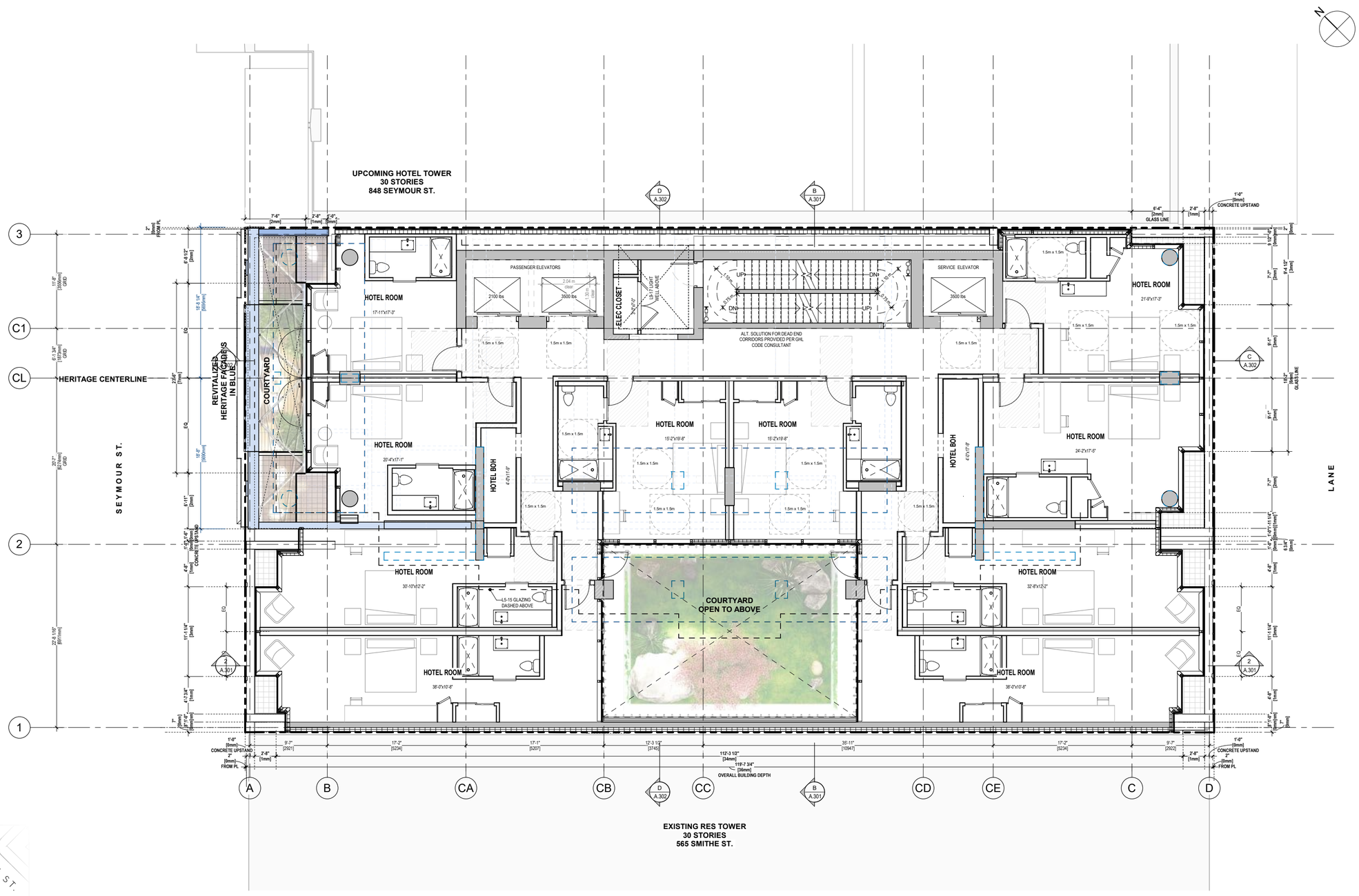
12.4 ARCH DRAWINGS - PLANS- GROUND LEVEL



KEY PLAN



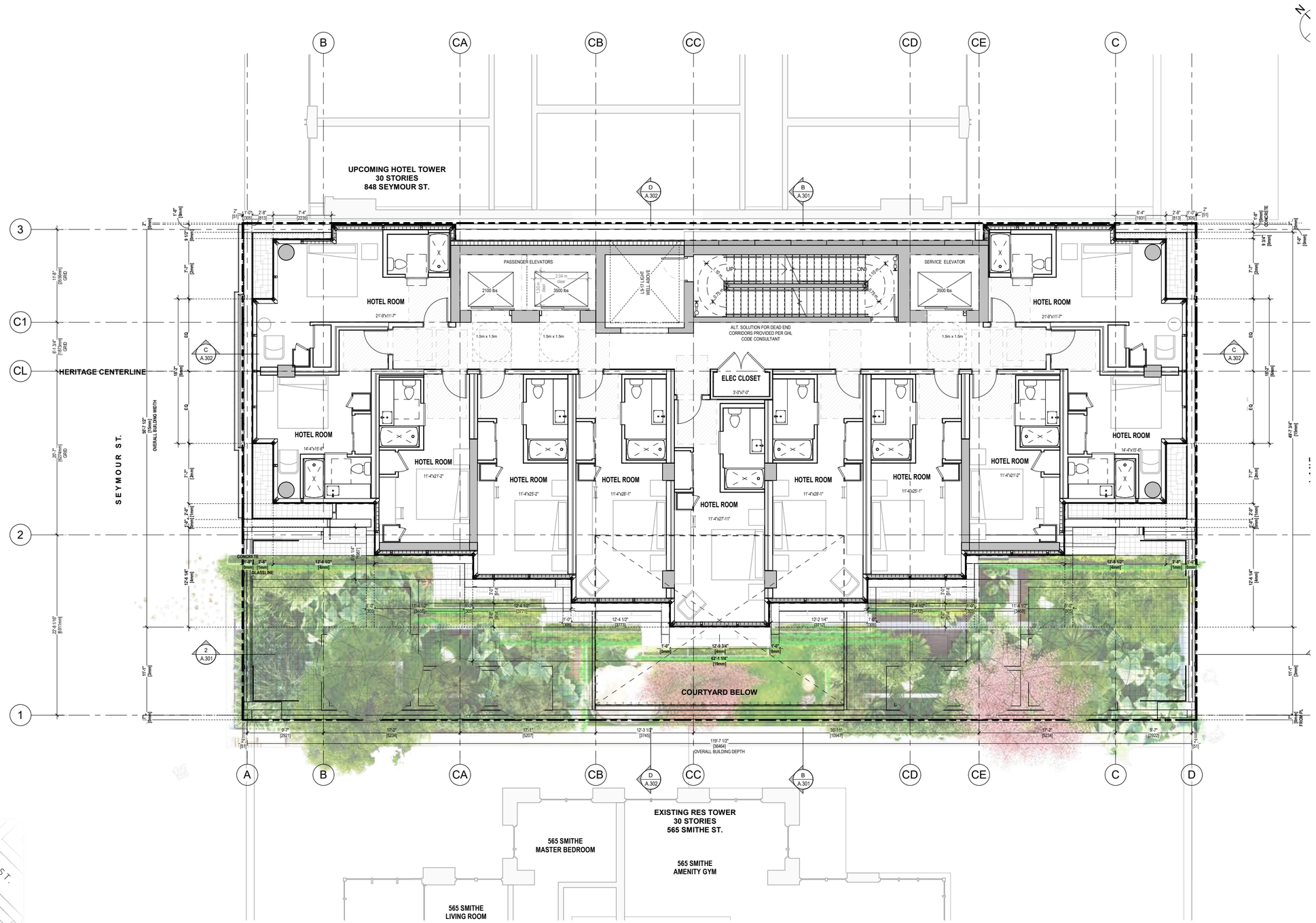
12.4 ARCH DRAWINGS - PLANS- PODIUM L2-4



KEY PLAN



12.4 ARCH DRAWINGS - PLANS- L5- PODIUM ROOF

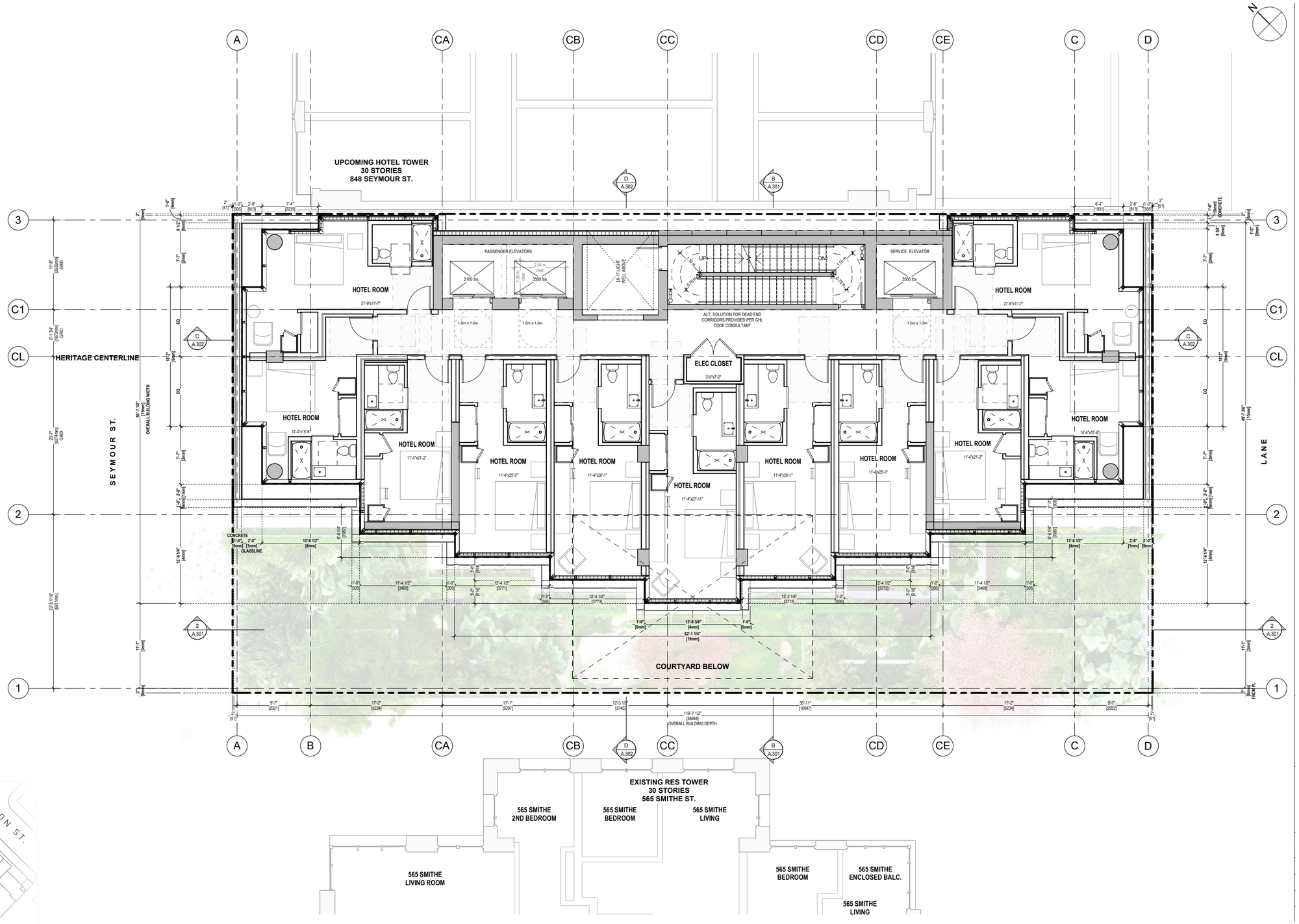


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KEY PLAN



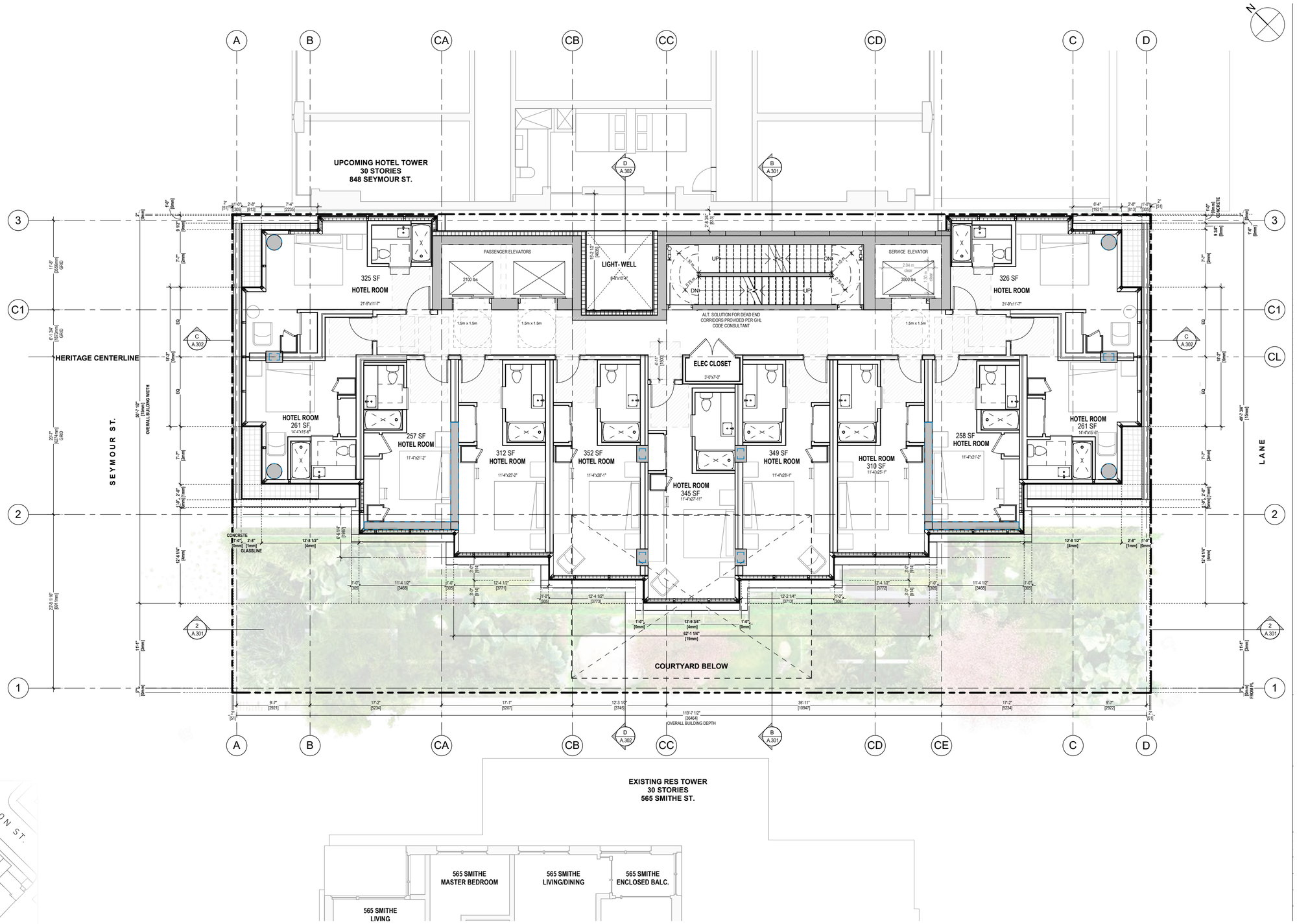
12.4 ARCH DRAWINGS - PLANS- TOWER PLAN L6-8



KEY PLAN



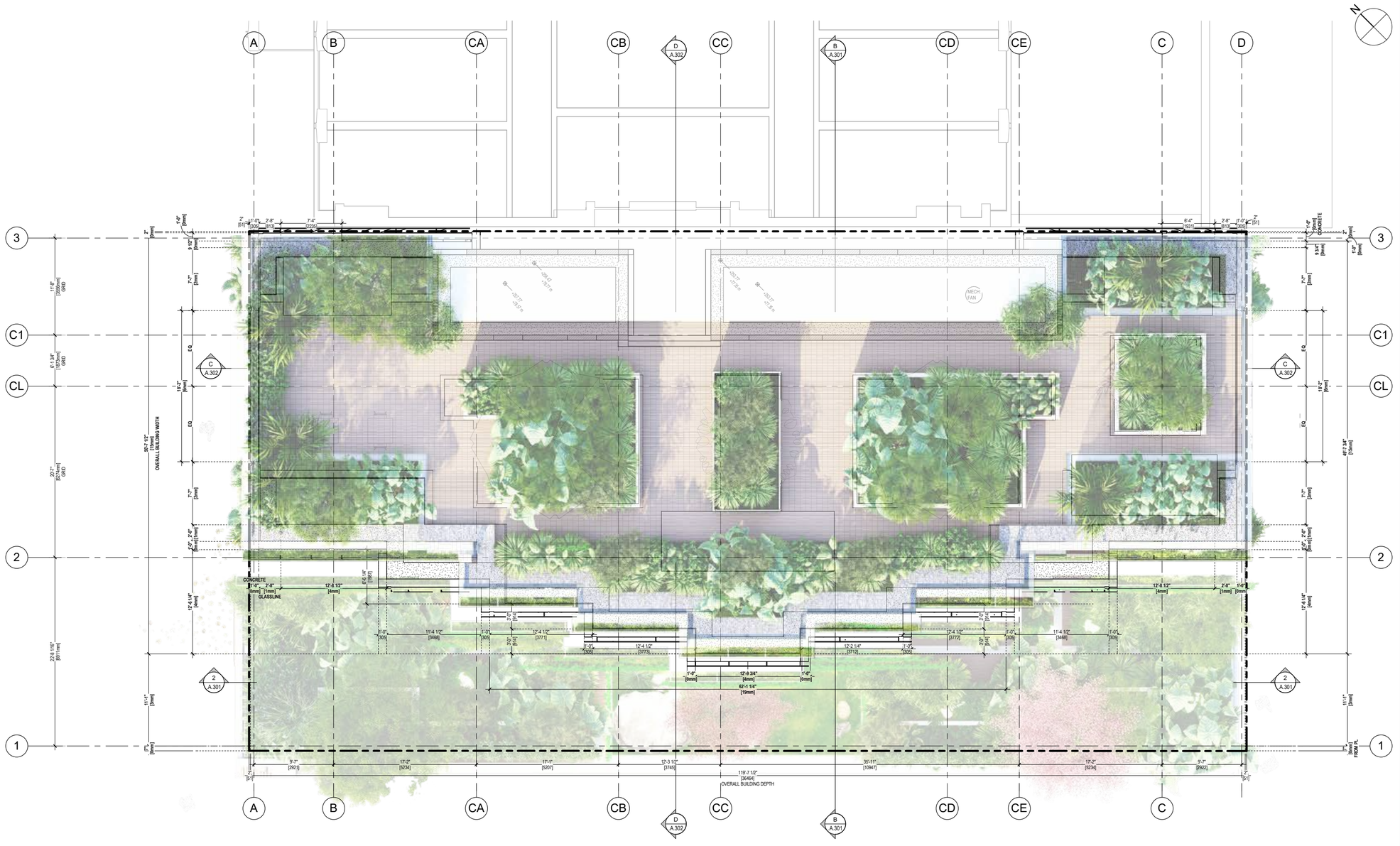
12.4 ARCH DRAWINGS - PLANS- TOWER PLAN L9-15



KEY PLAN



12.4 ARCH DRAWINGS - PLANS- ROOF PLAN



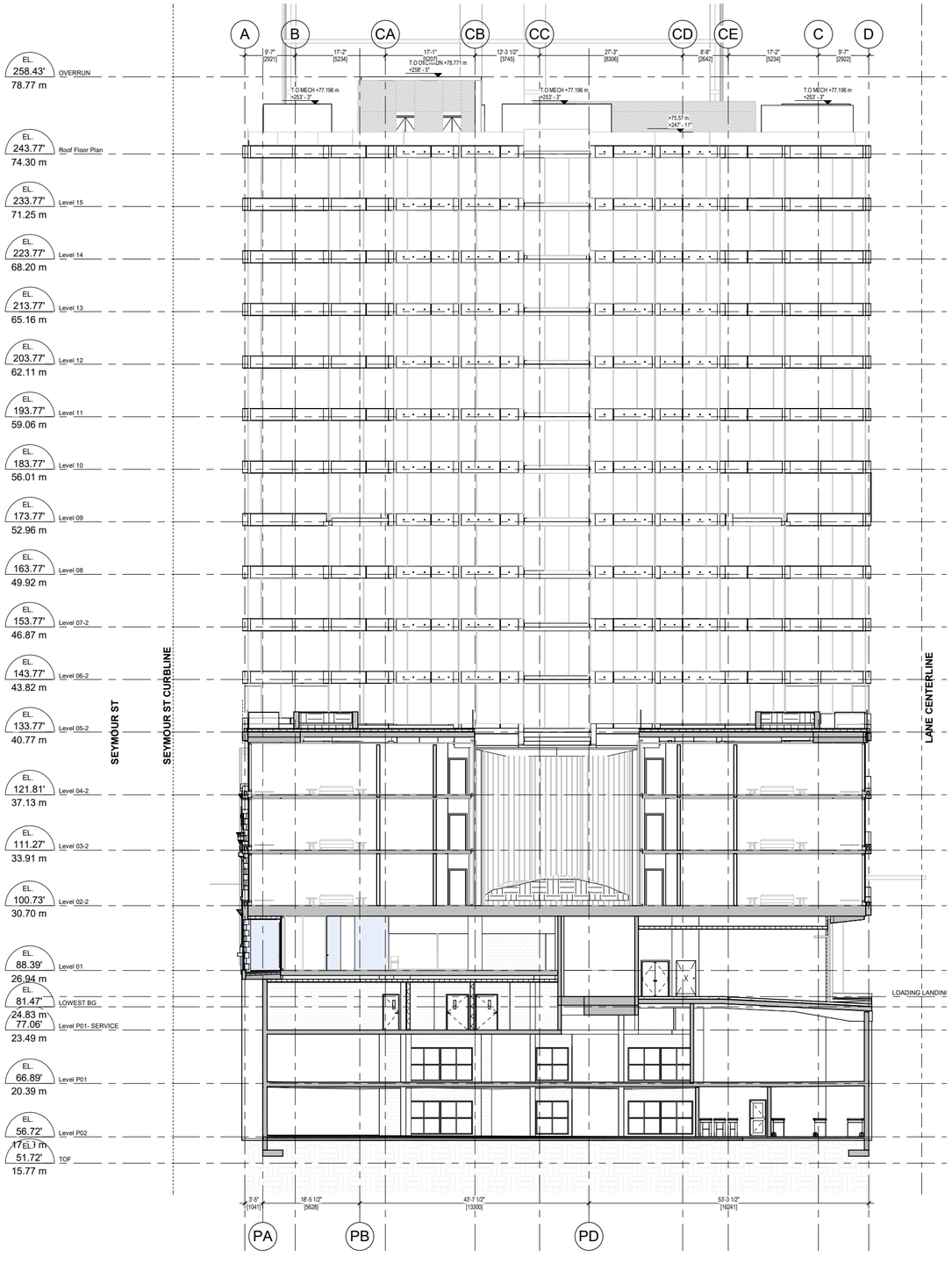
1 A.211 Roof Plan
N.T.S

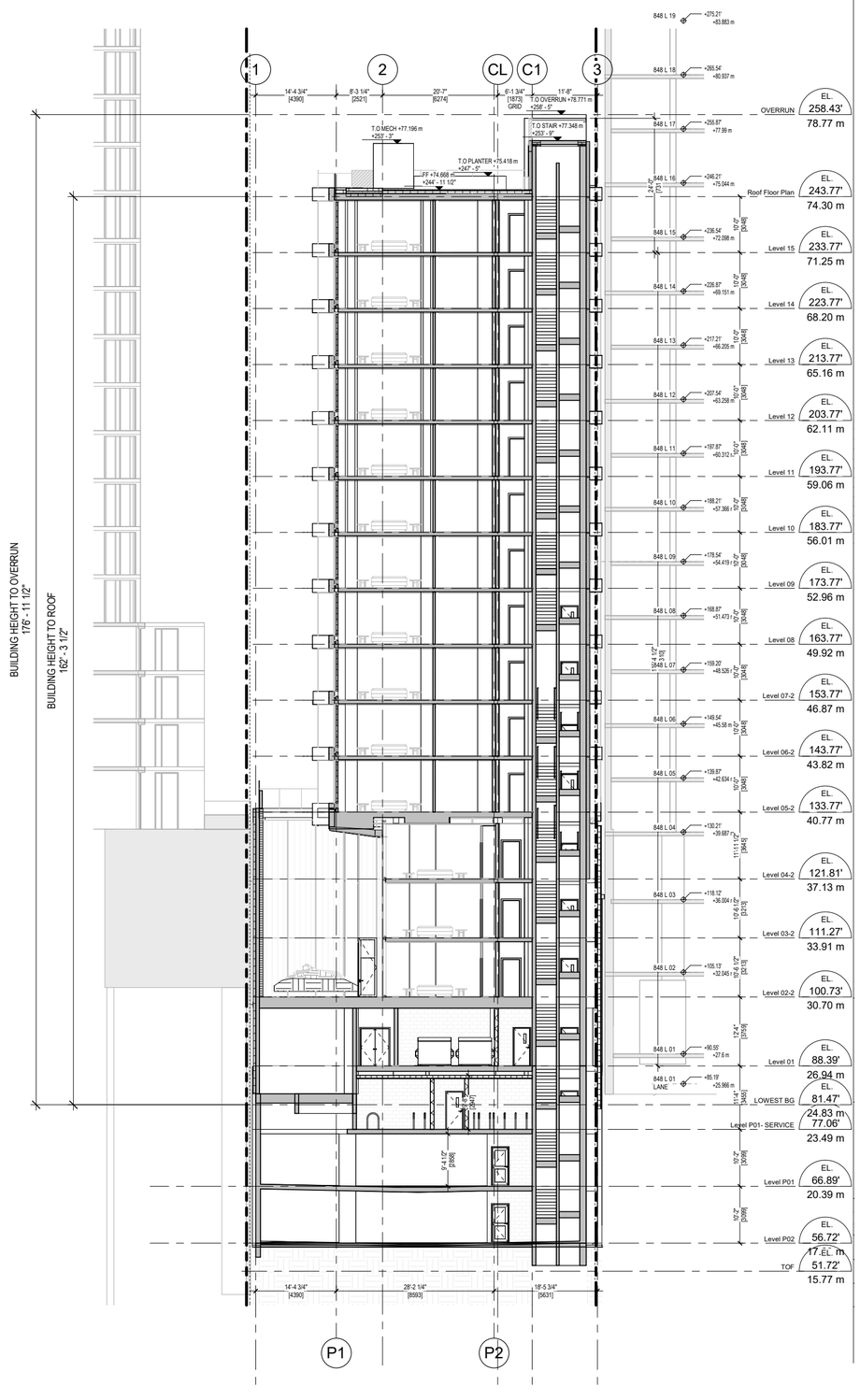
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KEY PLAN



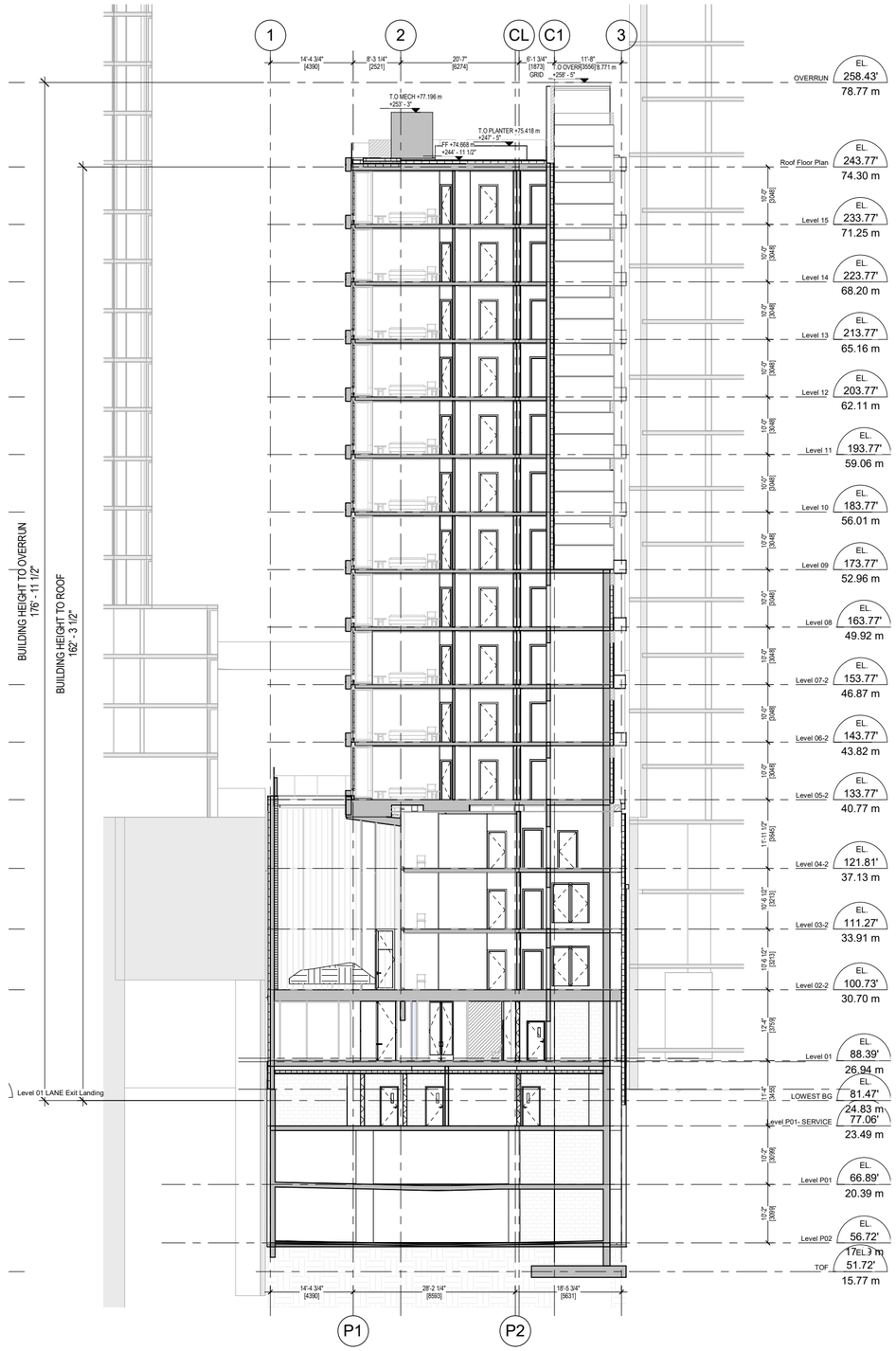
12.5 ARCH DRAWINGS- BUILDING SECTIONS





12.5 ARCH DRAWINGS- BUILDING SECTIONS

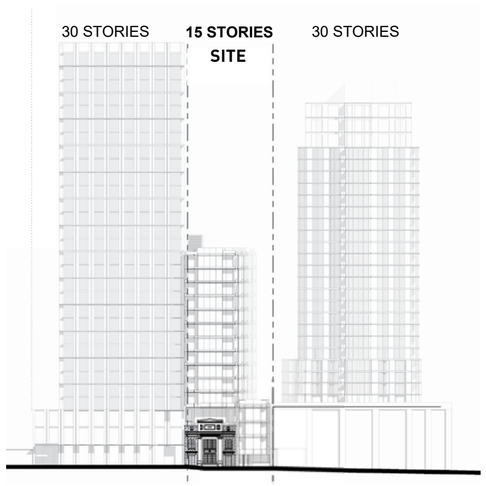




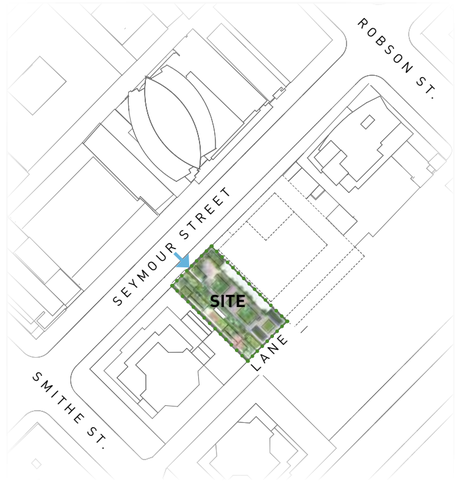
12.6 ARCH DRAWINGS- ELEVATIONS - WEST

	MATERIAL
M1	4 SSG GLAZING IN ALUM FRAME
M2	SHADOW BOX SPANDREL GLAZING IN AL
M3	GUARDRAIL- STRUCT GLASS W STAINLESS STL STANCHION
M4	SOFFIT- SMOOTH CONCRETE FINISH
M4.2	TAPERED SOFFIT- SMOOTH STUCCO FINISH TO MATCH CONCRETE
M5	CONCRETE PLANTERS W/ TIE-HOLES
M6	WHITE CONCRETE ROOF PAVERS
M7	METAL SLAT OVERHEAD ROLLING DOOR ASSEMBLY
M8	ARCHITECTURAL CONCRETE
M8.2	ARCHITECTURAL CONCRETE- GFRC PANELS
M9	LIGHT GREY CONRETE PAVING BANDS
M10	METAL OPERABLE LOUVERS- MECH
M11	HORIZONTAL BATTEN METAL PANEL

KEY ELEVATION



KEY PLAN

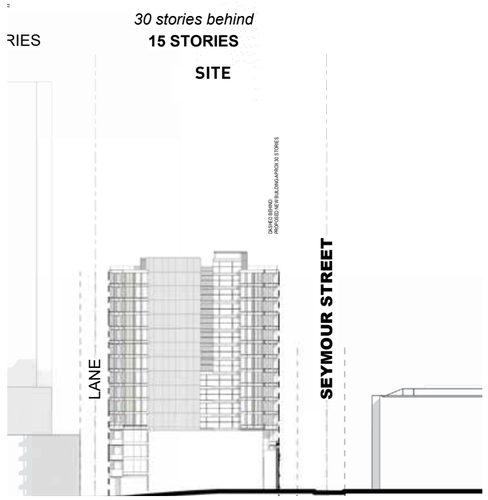




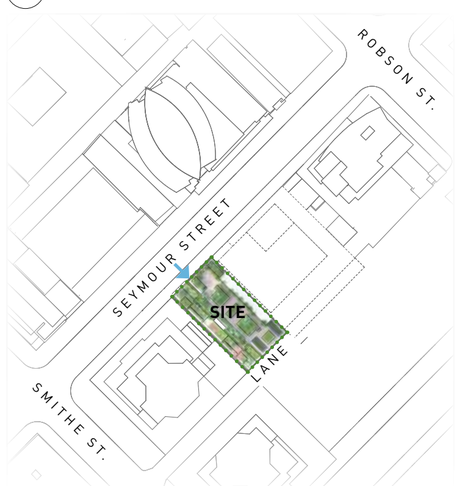
12.6 ARCH DRAWINGS- ELEVATIONS - SOUTH

	MATERIAL
M1	4 SSG GLAZING IN ALUM FRAME
M2	SHADOW BOX SPANDREL GLAZING IN AL
M3	GUARDRAIL- STRUCT GLASS W STAINLESS STL STANCHION
M4	SOFFIT- SMOOTH CONCRETE FINISH
M4.2	TAPERED SOFFIT- SMOOTH STUCCO FINISH TO MATCH CONCRETE
M5	CONCRETE PLANTERS W/ TIE-HOLES
M6	WHITE CONCRETE ROOF PAVERS
M7	METAL SLAT OVERHEAD ROLLING DOOR ASSEMBLY
M8	ARCHITECTURAL CONCRETE
M8.2	ARCHITECTURAL CONCRETE- GFRC PANELS
M9	LIGHT GREY CONRETE PAVING BANDS
M10	METAL OPERABLE LOUVERS- MECH
M11	HORIZONTAL BATTEN METAL PANEL

KEY ELEVATION



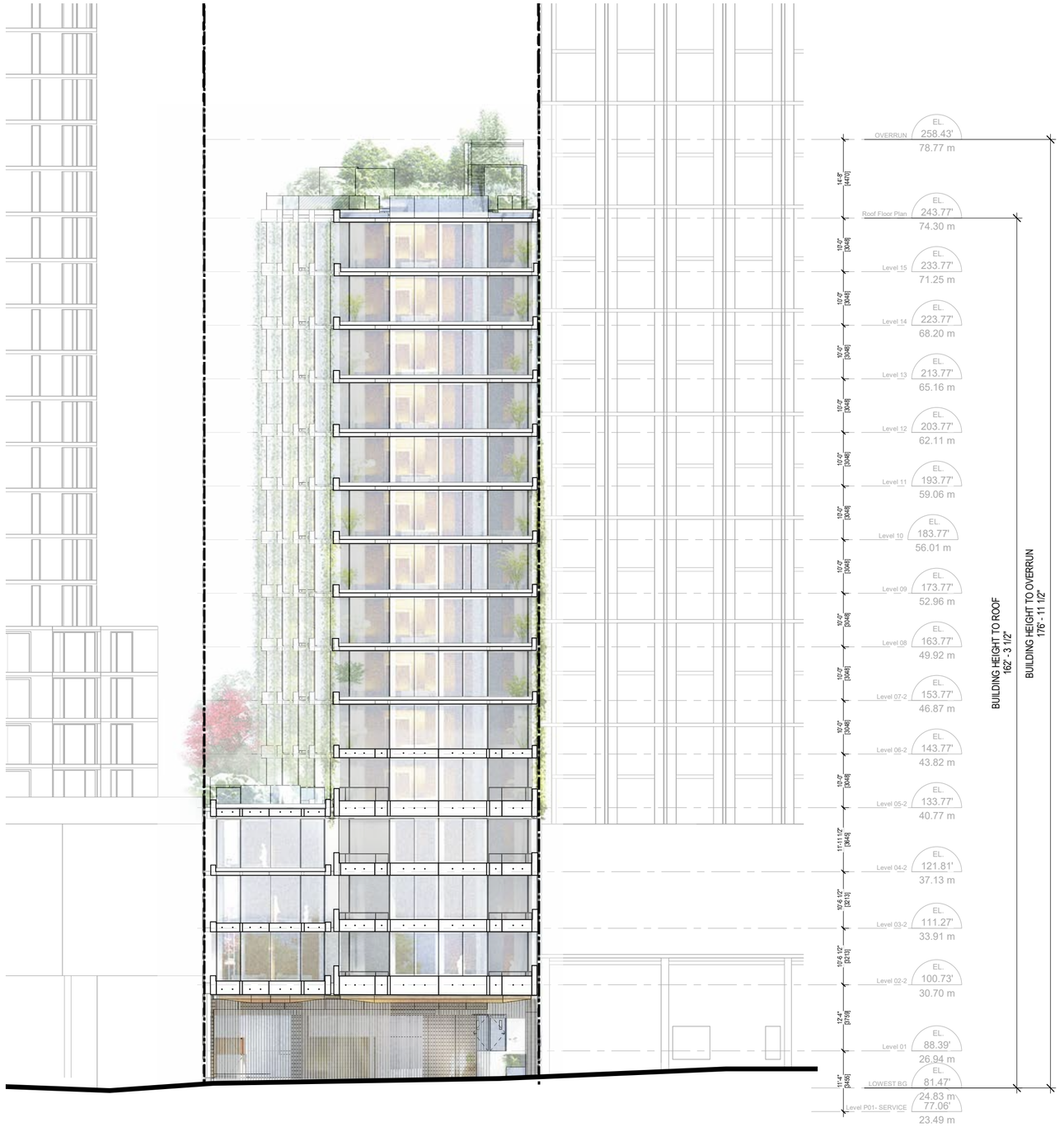
KEY PLAN



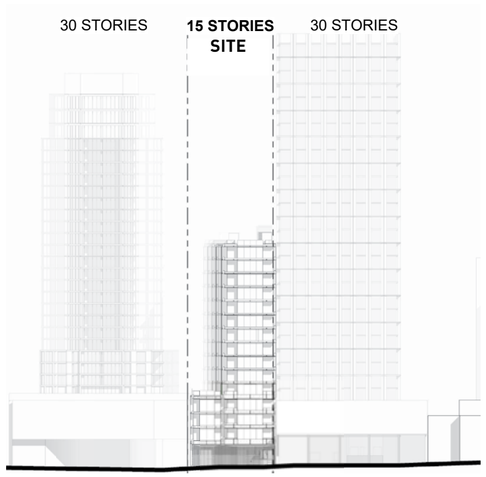


12.6 ARCH DRAWINGS- ELEVATIONS - EAST

	MATERIAL
M1	4 SSG GLAZING IN ALUM FRAME
M2	SHADOW BOX SPANDREL GLAZING IN AL
M3	GUARDRAIL- STRUCT GLASS W STAINLESS STL STANCHION
M4	SOFFIT- SMOOTH CONCRETE FINISH
M4.2	TAPERED SOFFIT- SMOOTH STUCCO FINISH TO MATCH CONCRETE
M5	CONCRETE PLANTERS W/ TIE-HOLES
M6	WHITE CONCRETE ROOF PAVERS
M7	METAL SLAT OVERHEAD ROLLING DOOR ASSEMBLY
M8	ARCHITECTURAL CONCRETE
M8.2	ARCHITECTURAL CONCRETE- GFRC PANELS
M9	LIGHT GREY CONRETE PAVING BANDS
M10	METAL OPERABLE LOUVERS- MECH
M11	HORIZONTAL BATTEN METAL PANEL



KEY ELEVATION



KEY PLAN

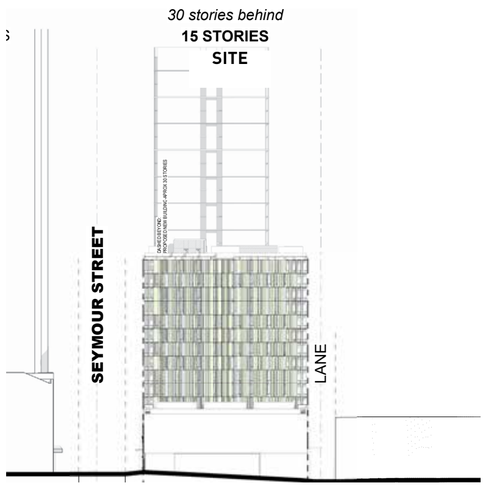


12.6 ARCH DRAWINGS- ELEVATIONS - NORTH

	MATERIAL
M1	4 SSG GLAZING IN ALUM FRAME
M2	SHADOW BOX SPANDREL GLAZING IN AL
M3	GUARDRAIL- STRUCT GLASS W STAINLESS STL STANCHION
M4	SOFFIT- SMOOTH CONCRETE FINISH
M4.2	TAPERED SOFFIT- SMOOTH STUCCO FINISH TO MATCH CONCRETE
M5	CONCRETE PLANTERS W/ TIE-HOLES
M6	WHITE CONCRETE ROOF PAVERS
M7	METAL SLAT OVERHEAD ROLLING DOOR ASSEMBLY
M8	ARCHITECTURAL CONCRETE
M8.2	ARCHITECTURAL CONCRETE- GFRC PANELS
M9	LIGHT GREY CONRETE PAVING BANDS
M10	METAL OPERABLE LOUVERS- MECH
M11	HORIZONTAL BATTEN METAL PANEL



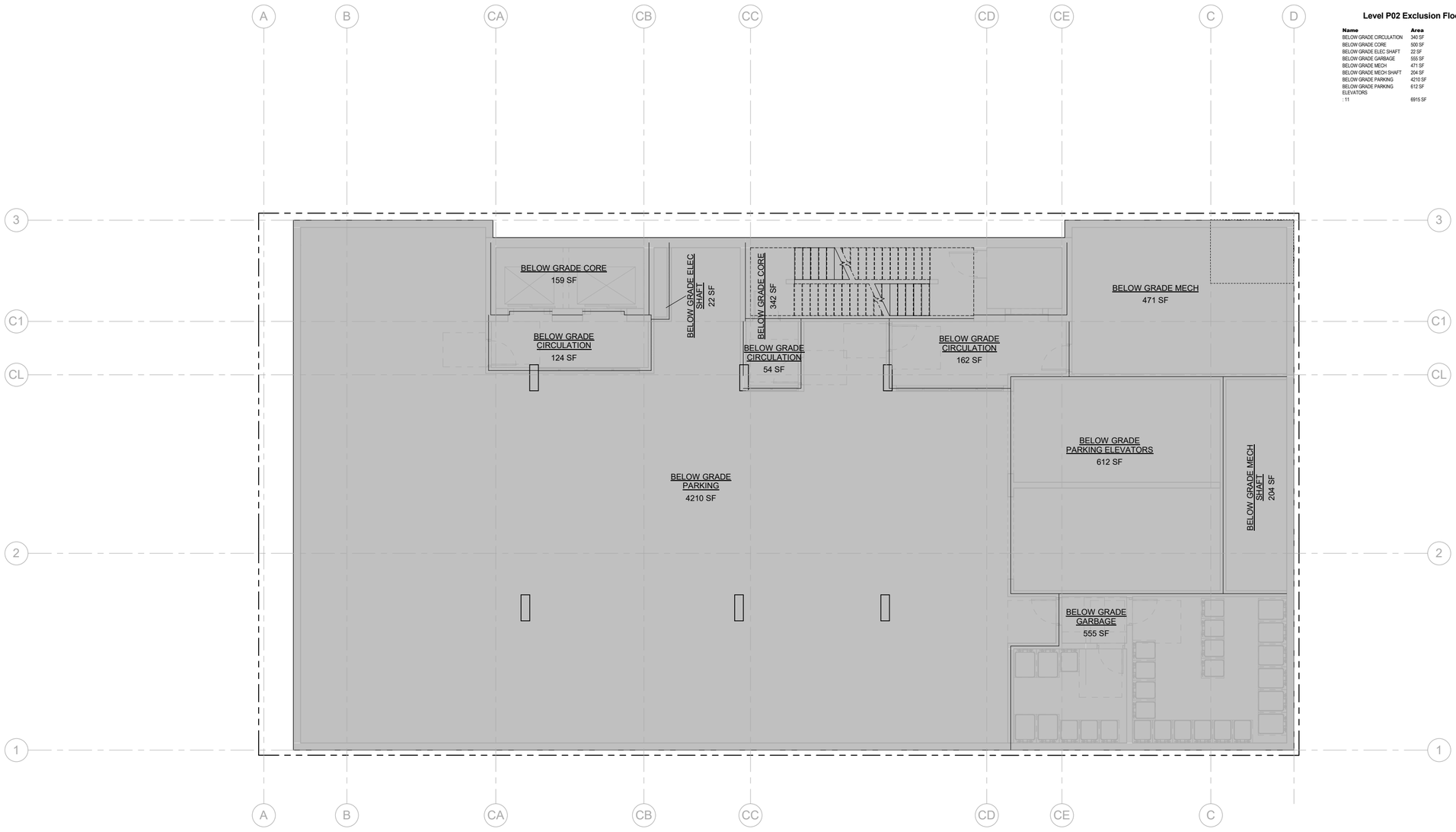
KEY ELEVATION



KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- P02



Level P02 Exclusion Floor Area

Name	Area	FSR exclusion
BELOW GRADE CIRCULATION	340 SF	Yes
BELOW GRADE CORE	500 SF	Yes
BELOW GRADE ELEC SHAFT	22 SF	Yes
BELOW GRADE GARBAGE	555 SF	Yes
BELOW GRADE MECH	471 SF	Yes
BELOW GRADE MECH SHAFT	204 SF	Yes
BELOW GRADE PARKING	4210 SF	Yes
BELOW GRADE PARKING ELEVATORS	612 SF	Yes
: 11	6915 SF	

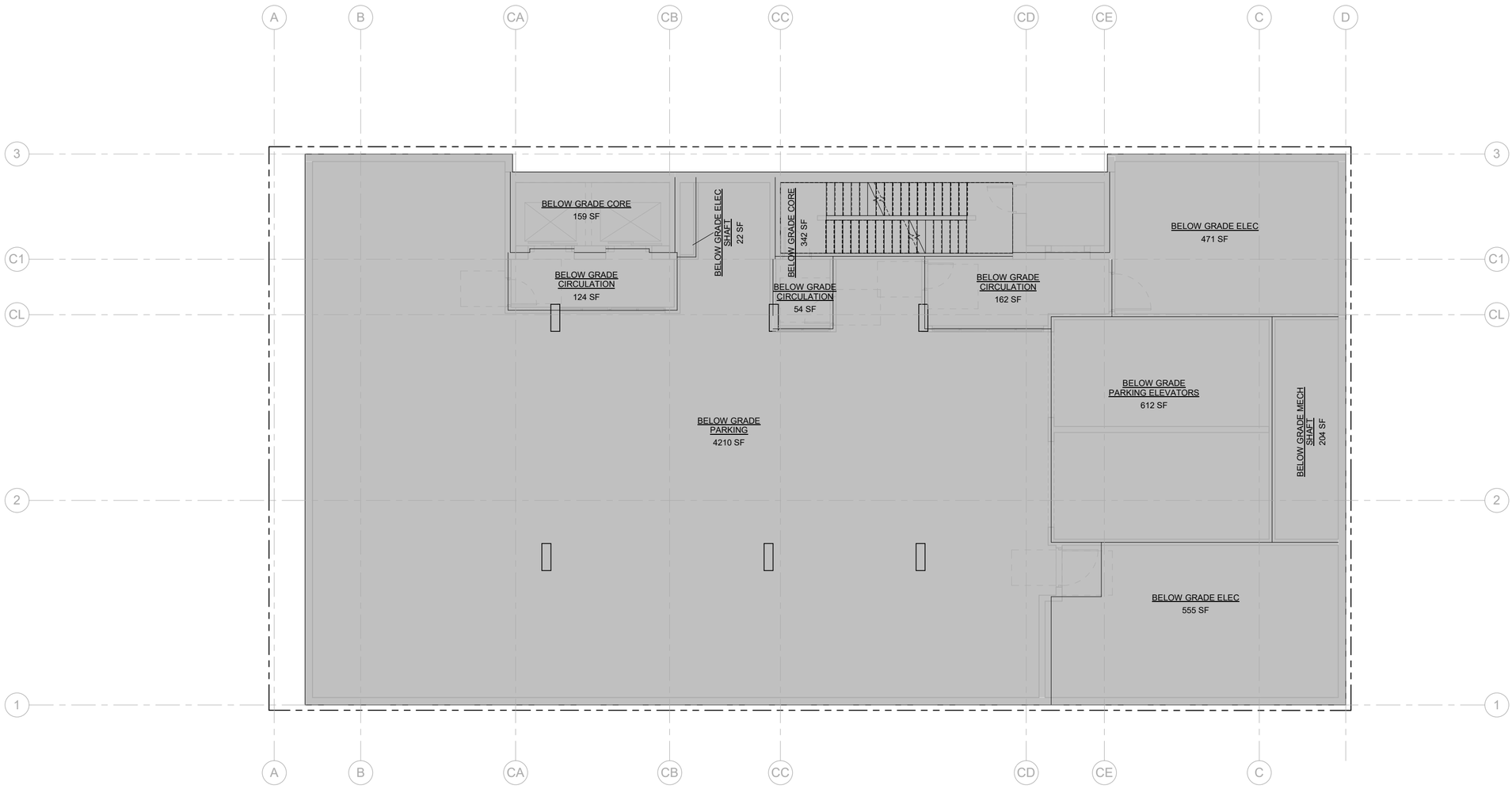
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KEY PLAN



Level P01 Exclusion Floor Area

Name	Area	FSR exclusion
BELOW GRADE CIRCULATION	340 SF	Yes
BELOW GRADE CORE	500 SF	Yes
BELOW GRADE ELEC	1026 SF	Yes
BELOW GRADE ELEC SHAFT	22 SF	Yes
BELOW GRADE MECH SHAFT	204 SF	Yes
BELOW GRADE PARKING	4210 SF	Yes
BELOW GRADE PARKING ELEVATORS	612 SF	Yes
: 11	6915 SF	



N

KEY PLAN

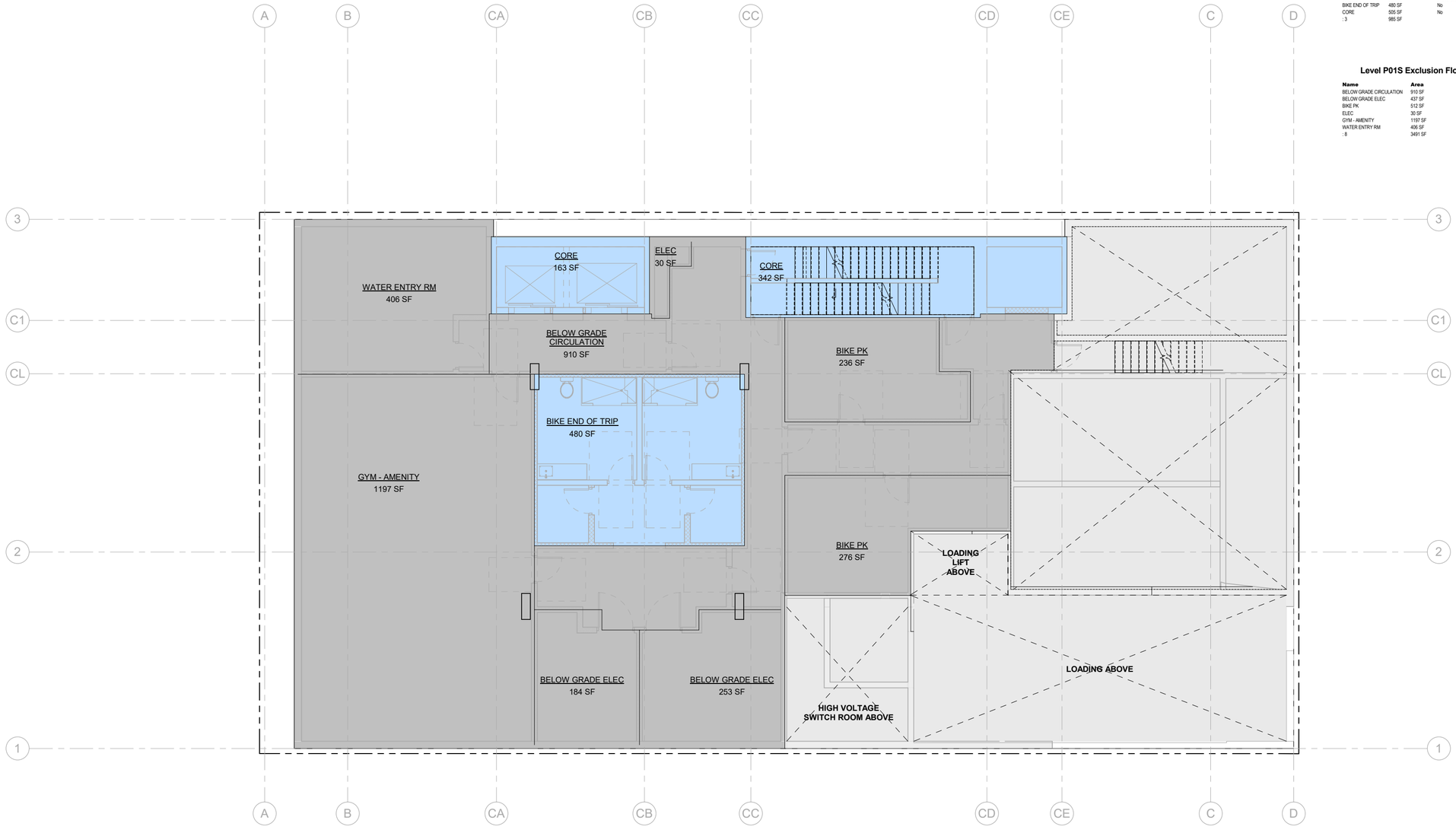


Level P01S Net Floor Area

Name	Area	FSR exclusion
BIKE END OF TRIP	480 SF	No
CORE	505 SF	No
: 3	985 SF	

Level P01S Exclusion Floor Area

Name	Area	FSR exclusion
BELOW GRADE CIRCULATION	910 SF	Yes
BELOW GRADE ELEC	437 SF	Yes
BIKE PK	512 SF	Yes
ELEC	30 SF	Yes
GYM - AMENITY	1197 SF	Yes
WATER ENTRY RM	406 SF	Yes
: 8	3491 SF	



N

KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- L01



Level 1 Net Floor Area

Name	Area	FSR exclusion
CIRCULATION	648 SF	No
CORE	505 SF	No
CRU	2366 SF	No
CRU BOH	109 SF	No
ELEC	31 SF	No
EXIT BELOW	55 SF	No
GARBAGE	302 SF	No
HERITAGE FACADE	76 SF	No
HOTEL BOH	135 SF	No
HOTEL LOBBY	484 SF	No
NORTH FIREWALL ASSEMBLY	70 SF	No
SHAFT	132 SF	No
SOUTH FIREWALL ASSEMBLY	52 SF	No
: 18	4964 SF	

Level 1 Exclusion Floor Area

Name	Area	FSR exclusion
COURTYARD	99 SF	Yes
ELEC	259 SF	Yes
LOADING	721 SF	Yes
PK	623 SF	Yes
: 5	1701 SF	

N

KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- L2

Level 2 Net Floor Area

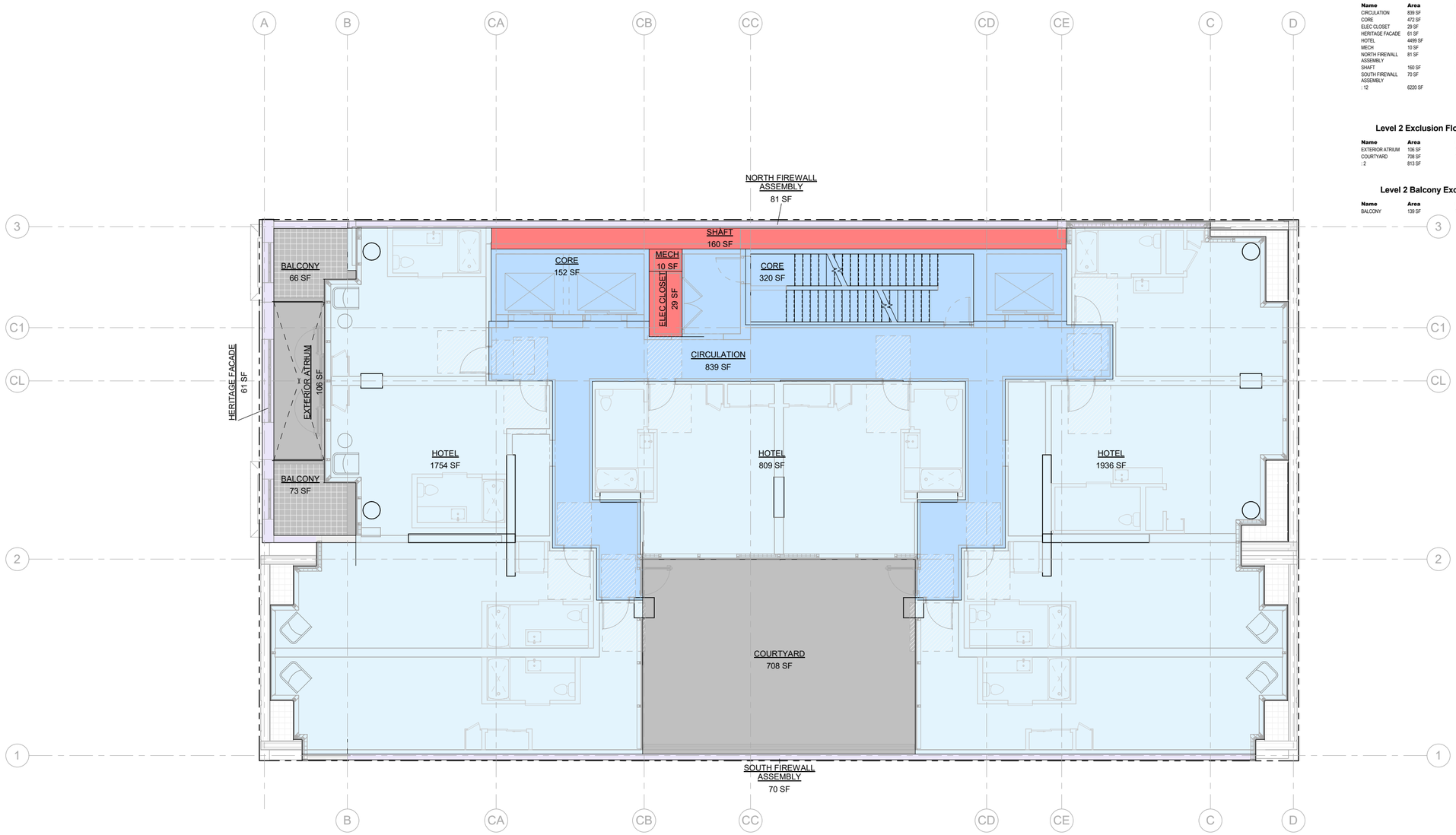
Name	Area	FSR exclusion
CIRCULATION	839 SF	No
CORE	472 SF	No
ELEC CLOSET	29 SF	No
HERITAGE FACADE	61 SF	No
HOTEL	4499 SF	No
MECH	10 SF	No
NORTH FIREWALL ASSEMBLY	81 SF	No
SHAFT	160 SF	No
SOUTH FIREWALL ASSEMBLY	70 SF	No
: 12	6220 SF	

Level 2 Exclusion Floor Area

Name	Area	FSR exclusion
EXTERIOR ATRIUM	106 SF	Yes
COURTYARD	708 SF	Yes
: 2	813 SF	

Level 2 Balcony Exclusion

Name	Area	FSR exclusion
BALCONY	139 SF	Yes

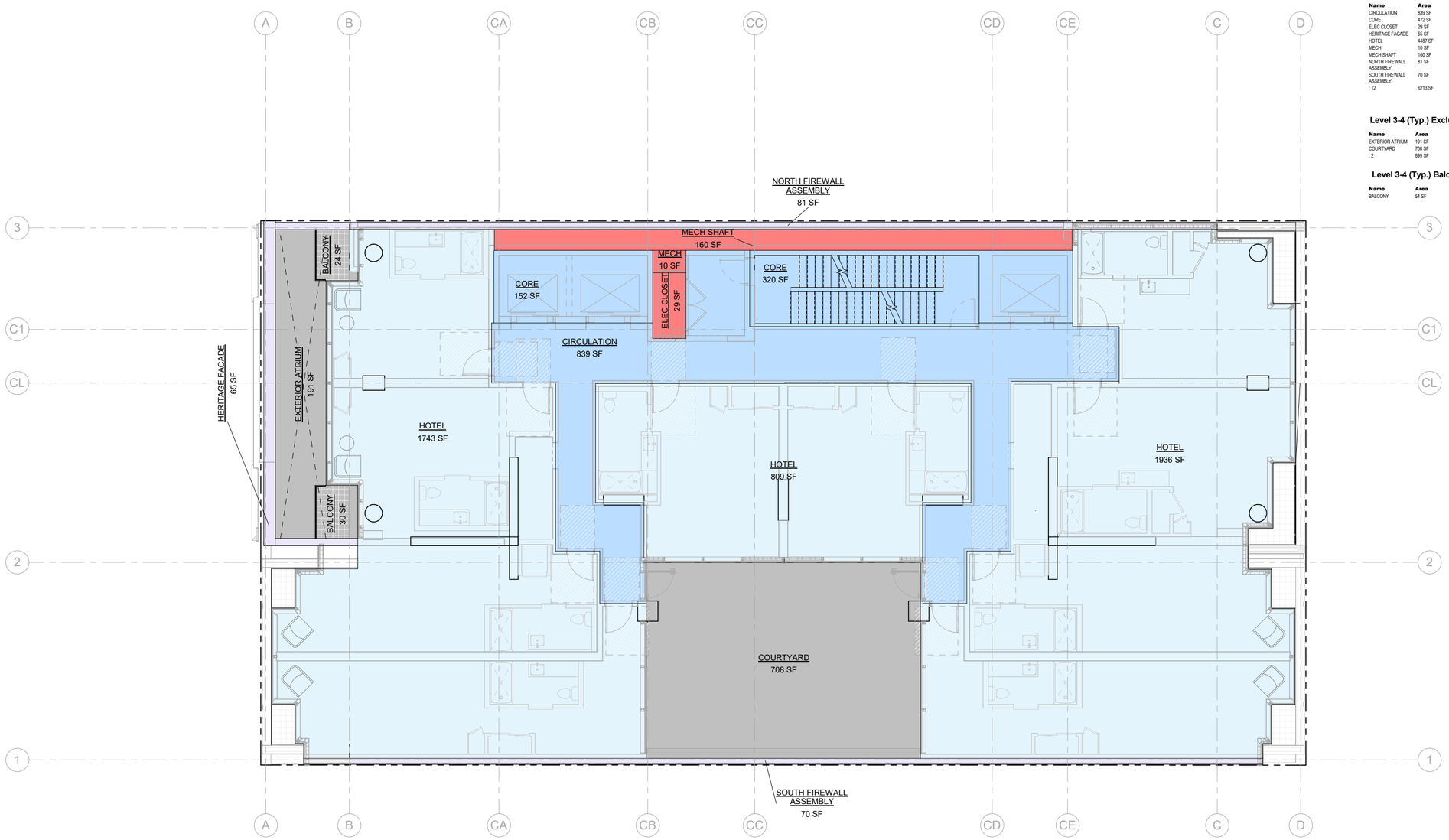


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KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- L3-4 TYP.



Level 3-4(Typ.) Net Floor Area

Name	Area	FSR exclusion
CIRCULATION	839 SF	No
CORE	472 SF	No
ELEC CLOSET	29 SF	No
HERITAGE FACADE	65 SF	No
HOTEL	4487 SF	No
MECH	10 SF	No
MECH SHAFT	160 SF	No
NORTH FIREWALL ASSEMBLY	81 SF	No
SOUTH FIREWALL ASSEMBLY	70 SF	No
: 12	6213 SF	

Level 3-4 (Typ.) Exclusion Floor Area

Name	Area	FSR exclusion
EXTERIOR ATRIUM	191 SF	Yes
COURTYARD	708 SF	Yes
: 2	899 SF	

Level 3-4 (Typ.) Balcony Exclusion

Name	Area	FSR exclusion
BALCONY	54 SF	Yes

N

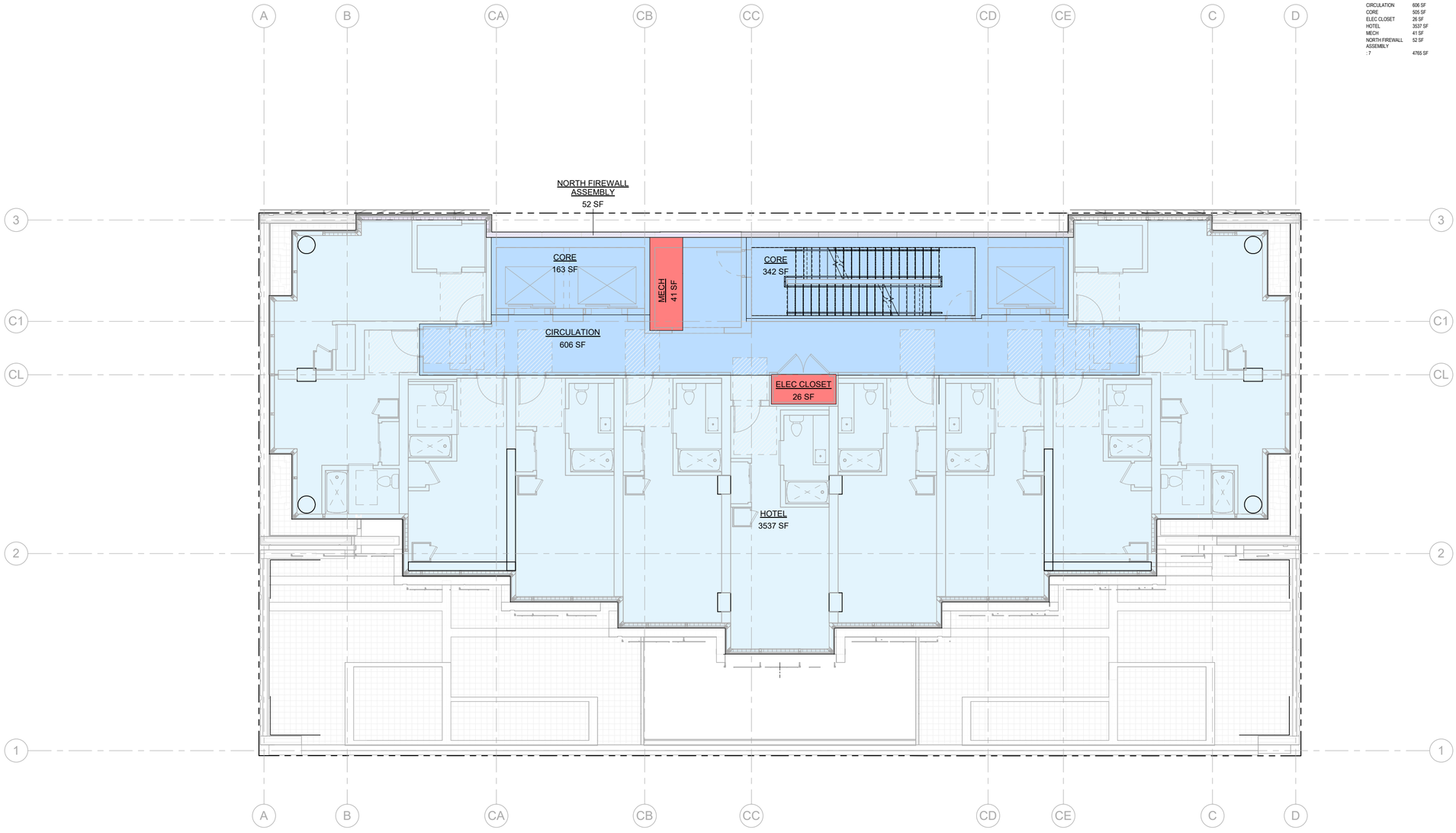
KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- L5-8 *TYP.*

Level 5-8(Typ.) Net Floor Area

Name	Area	FSR exclusion
CIRCULATION	606 SF	No
CORE	505 SF	No
ELEC CLOSET	26 SF	No
HOTEL	3537 SF	No
MECH	41 SF	No
NORTH FIREWALL ASSEMBLY	52 SF	No
: 7	4765 SF	



N

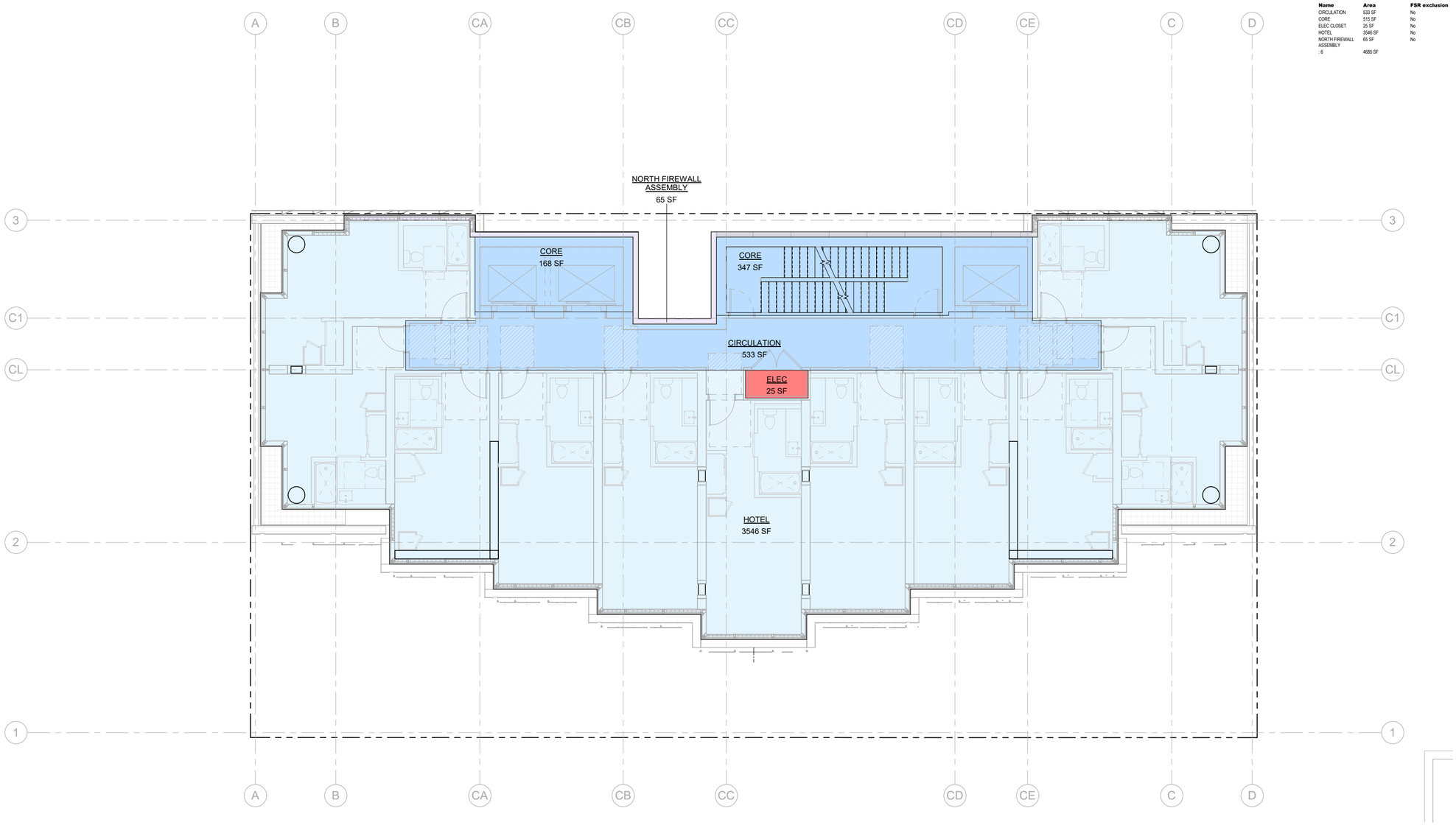
KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- L9-15 TYP.

Level 9-15(Typ.) Net Floor Area

Name	Area	FSR exclusion
CIRCULATION	533 SF	No
CORE	515 SF	No
ELEC CLOSET	25 SF	No
HOTEL	3546 SF	No
NORTH FIREWALL ASSEMBLY	65 SF	No
: 6	4685 SF	



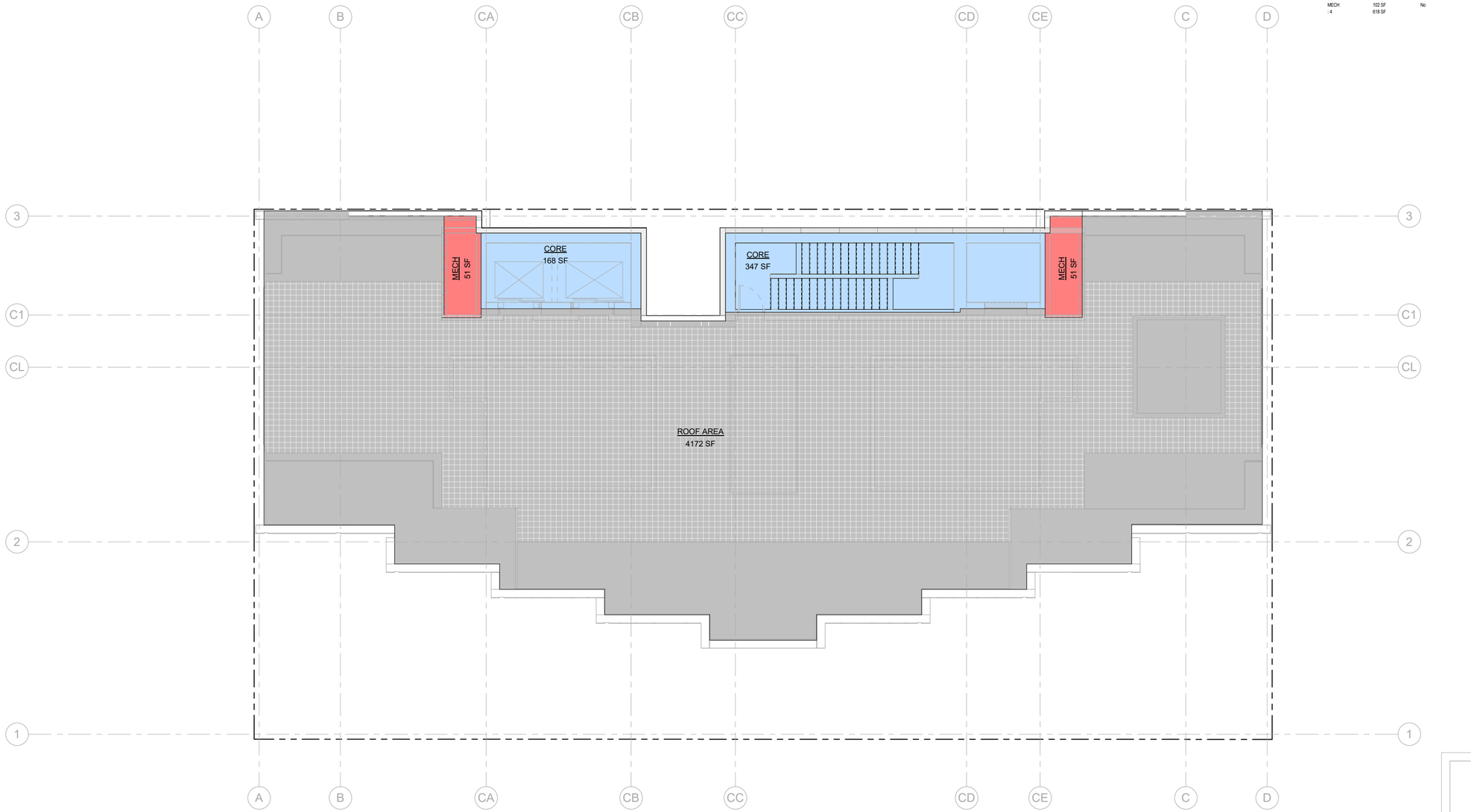
KEY PLAN



12.7 ARCH DRAWINGS - AREA OVERLAYS- ROOF

Roof Net Floor Area (2)

Name	Area	FSR exclusion
CORE	515 SF	No
MECH	102 SF	No
: 4	618 SF	



N

KEY PLAN



13 LANDSCAPE DRAWINGS

13.1 LANDSCAPE DRAWINGS-

BY DURANTE KREUK LTD. DEC 2025

DRAWING LIST

L0.00 COVER SHEET
L1.00 LEVEL 1 - MATERIALS & LAYOUT PLAN
L1.01 LEVEL 3 - MATERIALS & LAYOUT PLAN
L1.02 LEVEL 5 - MATERIALS & LAYOUT PLAN
L1.03 ROOF - MATERIALS & LAYOUT PLAN
L2.00 SECTIONS
L3.00 DETAILS
L4.00 LEVEL 3 - SOIL VOLUMES
L4.01 LEVEL 5 - SOIL VOLUMES
L4.02 ROOF - SOIL VOLUMES

GENERAL NOTES

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
4. Refer to arborist drawings for all tree retention / removal information.
5. Refer to civil drawings for all grading and utility information.
6. Refer to survey drawings for all existing on site services and survey symbols.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before

OFF-SITE PLANTING NOTES

1. Street tree final spacing and quantity to the approval of CoV Engineering. (contact Eileen Curran of Engineering Services. Street Tree Division at 604.871.6131).
2. Street tree final species to the approval of CoV Park Board.
3. Call Park Board for inspection after tree planting.

BIRD FRIENDLY STRATEGY

Elements of the landscape design and planting selection have been thoughtfully considered to support the City of Vancouver's 'Bird Friendly Strategy Design Guidelines.' The use of native tiered planting materials will provide a variety of textures and heights that will support bird habitat. The plantings should provide opportunities for nesting, food sources, pollination support, shelters as well as protection.

A landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add street trees along Seymour Street and new trees have been proposed on levels 5 and the roof. These trees will grow up to provide shade, perching and nesting opportunities.

The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants.

IRRIGATION NOTES

1. All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIABC Standards.
2. Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
3. Irrigation system is a deign-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
4. No visible irrigation lines will be accepted.
5. All irrigation boxes to be equipped with quick couplers.
6. Irrigation controller to be located in mechanical room.

MATERIALS LEGEND

01 **CIP CONCRETE**
SEE LAYOUT PLANS

02 **CIP CONCRETE - VEHICULAR**

03 **PLANK PAVERS**
11.73 X 47.17 X 3/4" COLOUR: CHARCOAL

04 **GRANULAR MATERIAL**
DRIP STRIP GRANULAR

NEW PLANTING
REFER TO PLANT LIST

HEDGING
REFER TO PLANT LIST

05 **GREEN ROOF**

06 **STRUCTURAL SOIL**
OFFSITE

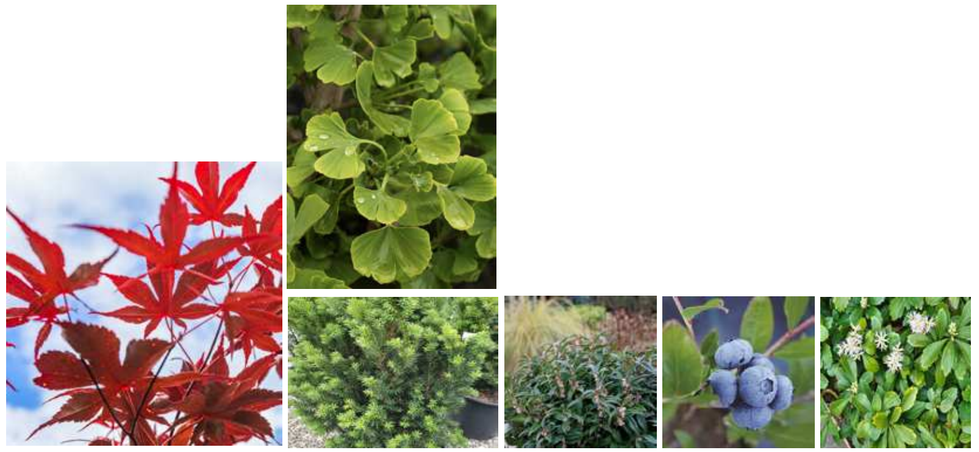
SITE FURNISHING LEGEND

Key	Description
01	**SITE FURNISHING** SHOWN FOR CONTEXT ONLY

TREE SCHEDULE - OVERALL

TREES

symbol	qty	botanical name	common name	size	notes
	4	Acer circinatum	Vine maple	multistem, 6'-0" height	balled & burlapped
	2	Acer rubrum ' Bowhall'	Bowhall maple	7cm caliper	balled & burlapped, city tree
	2	Acer palmatum	Japanese maple	multistem, specimen	balled &burlapped
	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6cm caliper std.	balled & burlapped
	2	Amelanchier GR 'Autumn Brilliance'	Apple Serviceberry	multistem, 6'-0" height	balled & burlapped



PLANTING INSPIRATION



FEATURE PAVING



BOARDFORM CONCRETE



GREEN SCREEN TRELLIS SYSTEM



LANDSCAPE BOULDERS



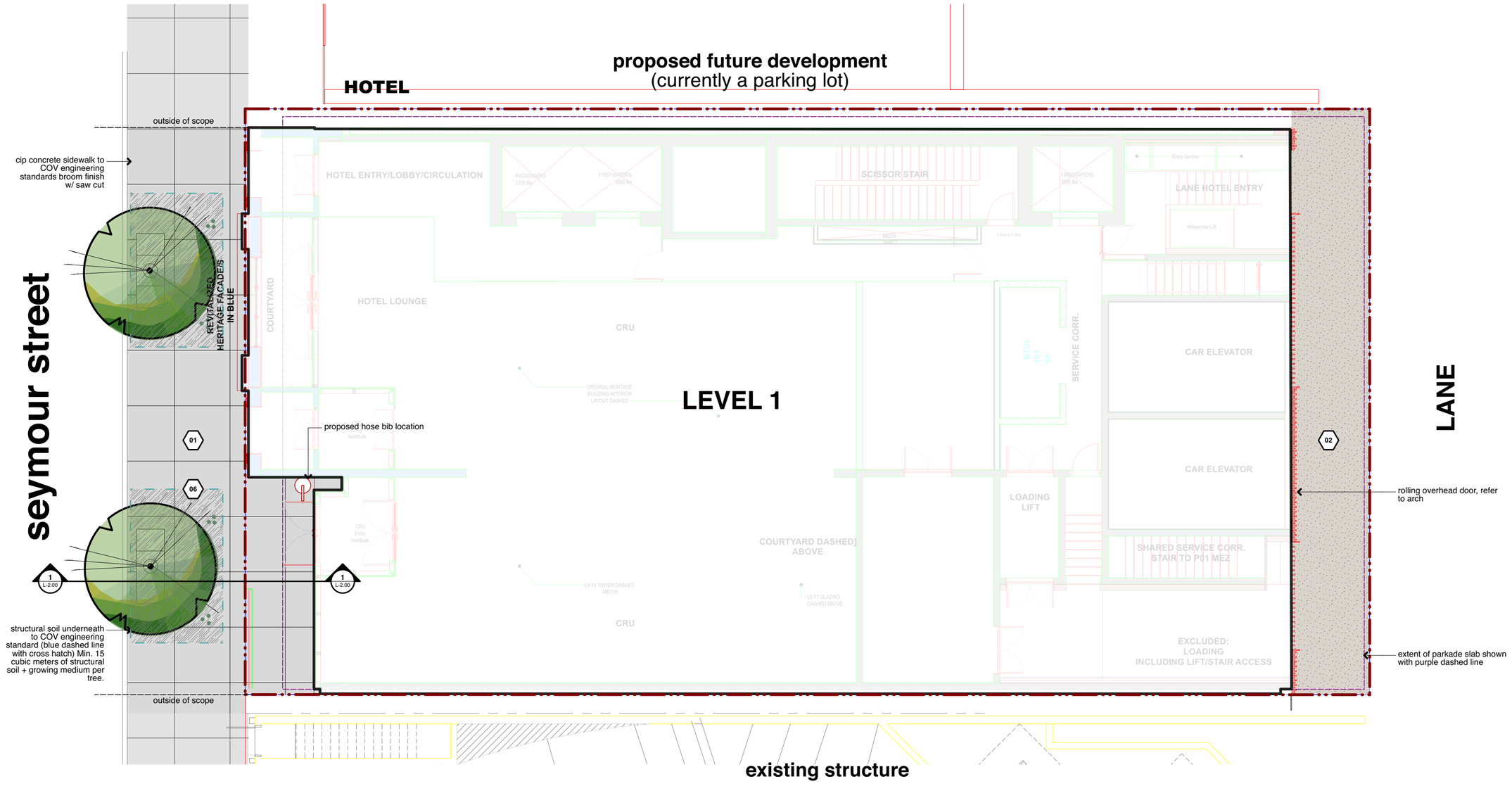
SITE FURNISHING - BENCH



METAL PLANTERS

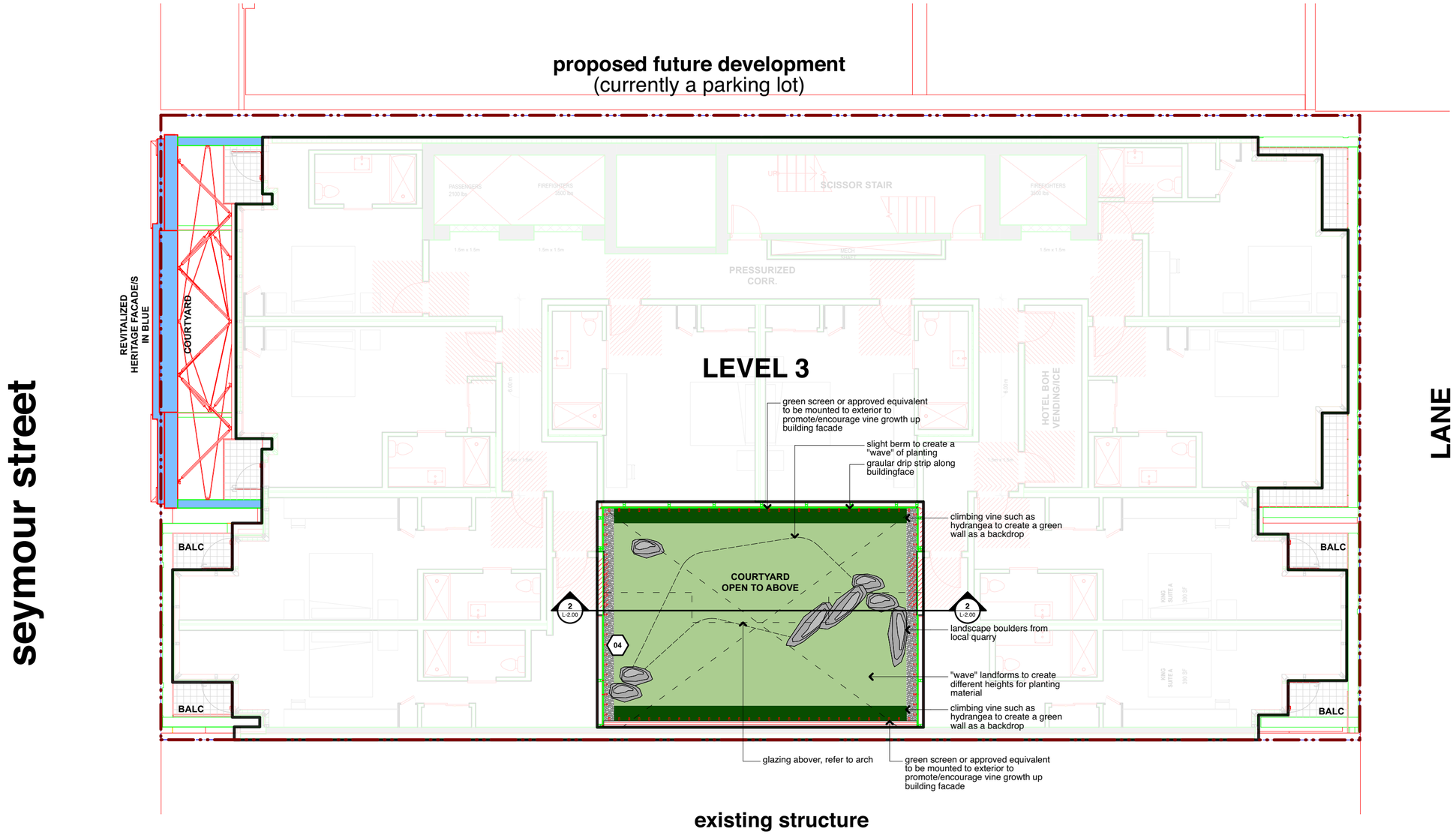
13.1 LANDSCAPE DRAWINGS-

BY DURANTE KREUK LTD. DEC 2025



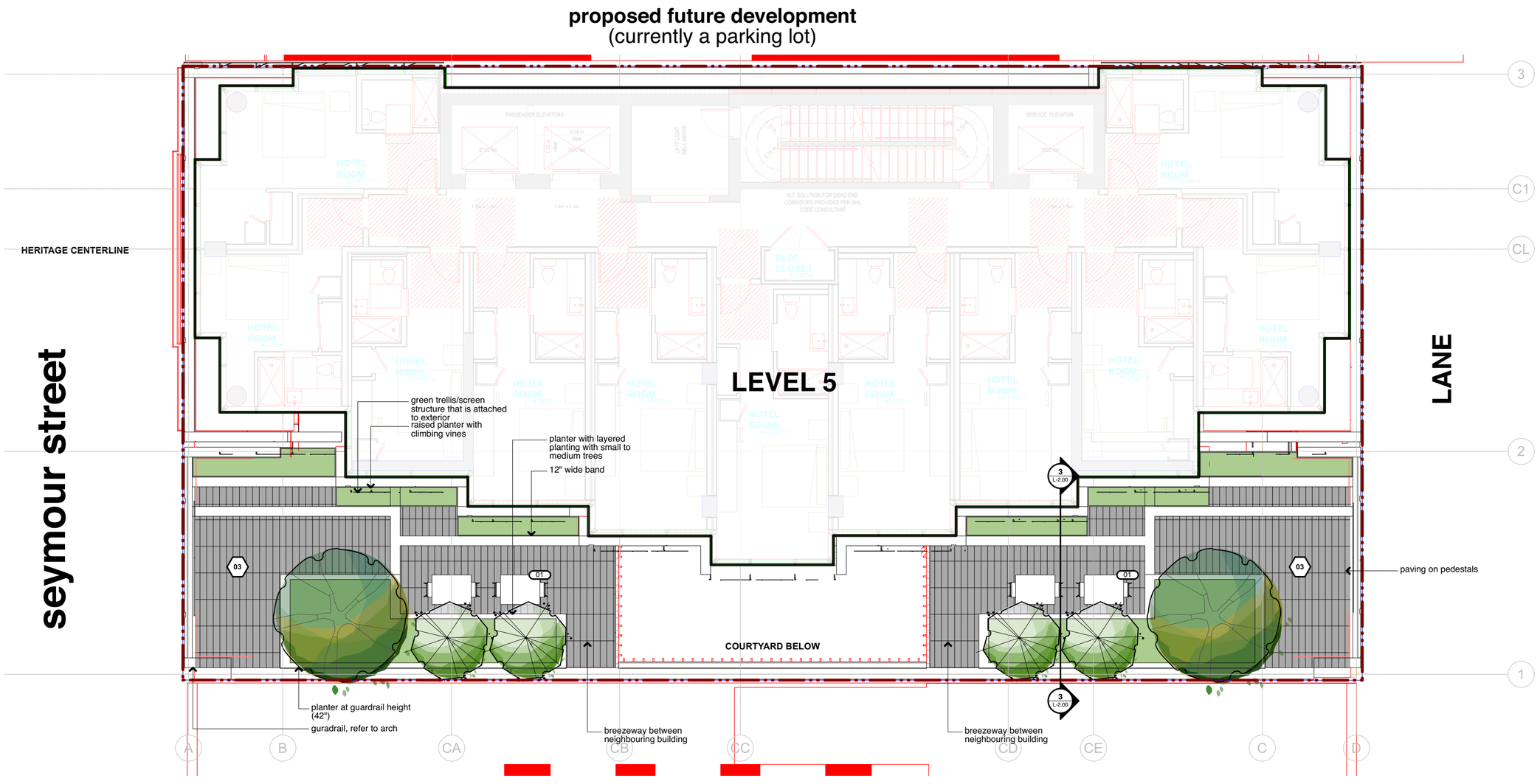
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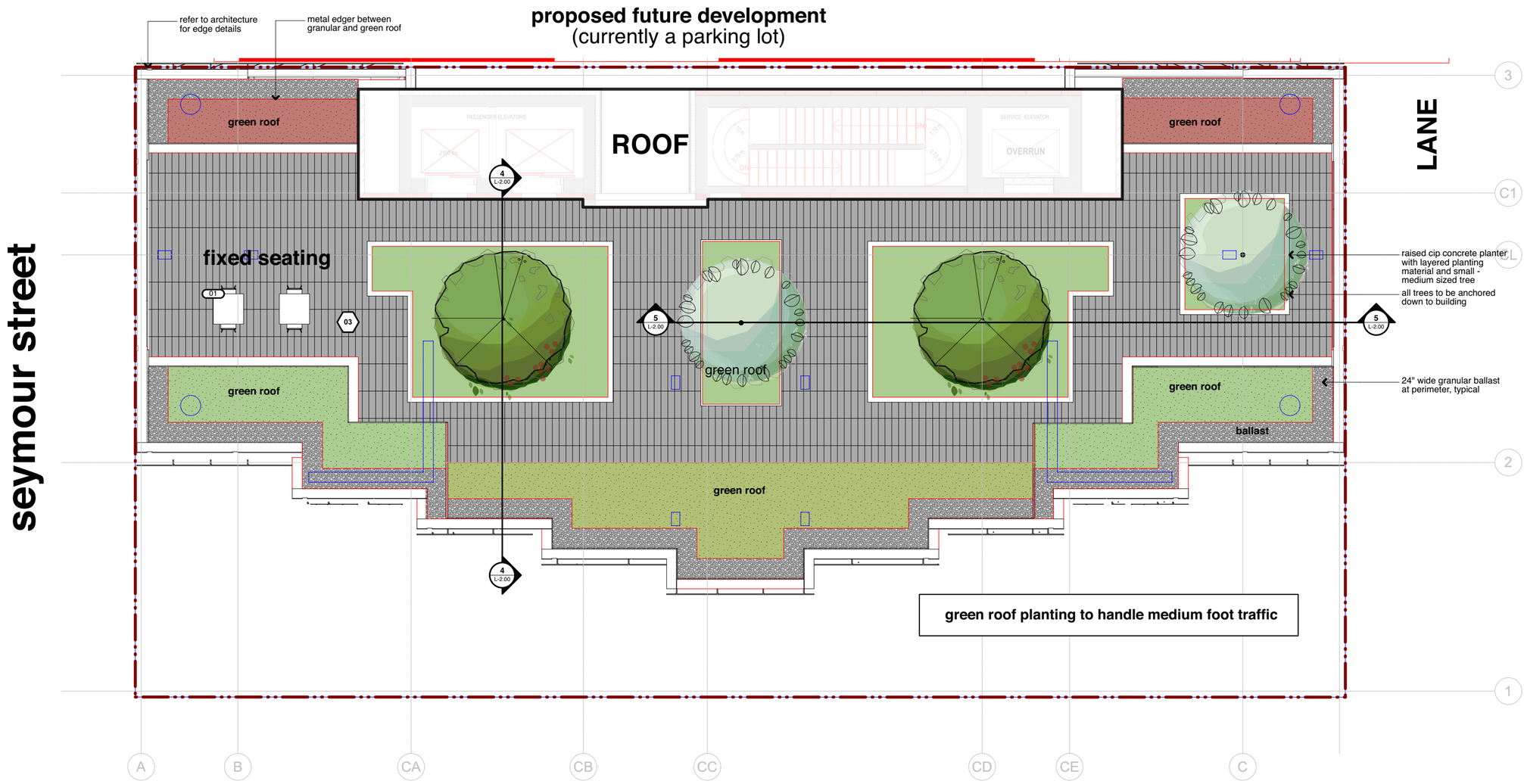
13.1 LANDSCAPE DRAWINGS-

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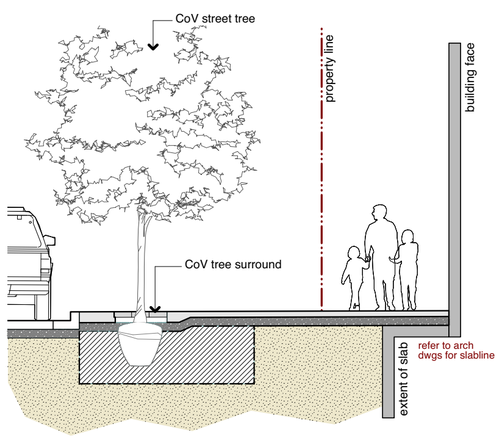
13.1 LANDSCAPE DRAWINGS-

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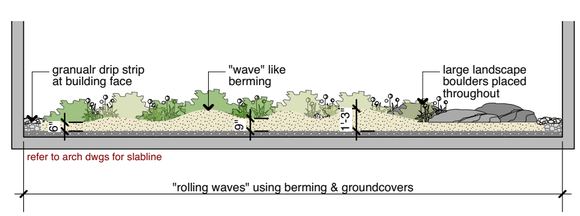


13.1 LANDSCAPE DRAWINGS-

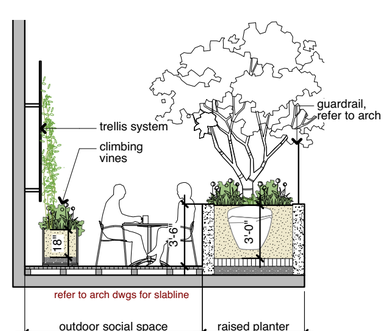
BY DURANTE KREUK LTD. DEC 2025



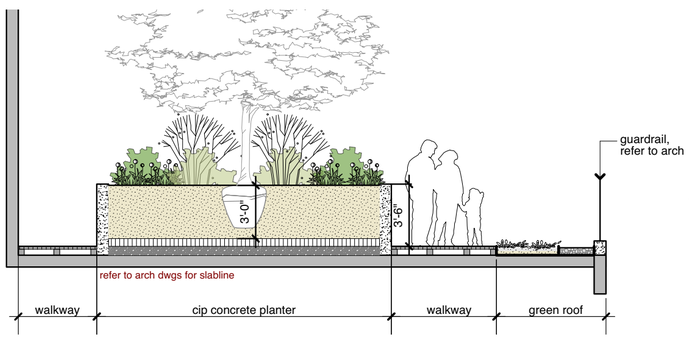
1 L-2.00 **LEVEL 1 - SEYMOUR STREET**
Scale = 1/4" = 1'-0"



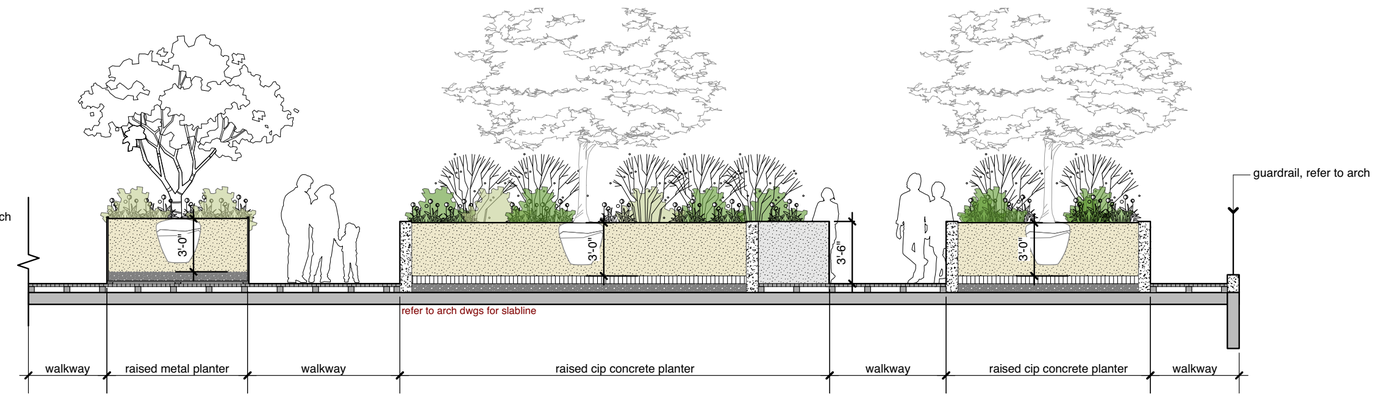
2 L-2.00 **LEVEL 3 - ATRIUM**
Scale = 1/4" = 1'-0"



3 L-2.00 **LEVEL 5**
Scale = 1/4" = 1'-0"



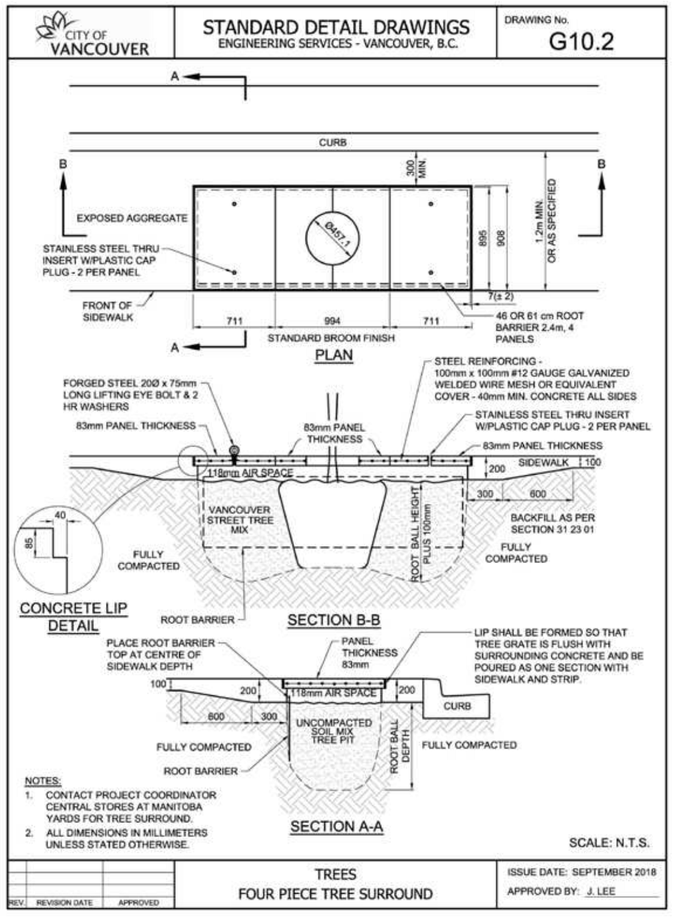
4 L-2.00 **ROOF LOOKING SOUTH**
Scale = 1/4" = 1'-0"



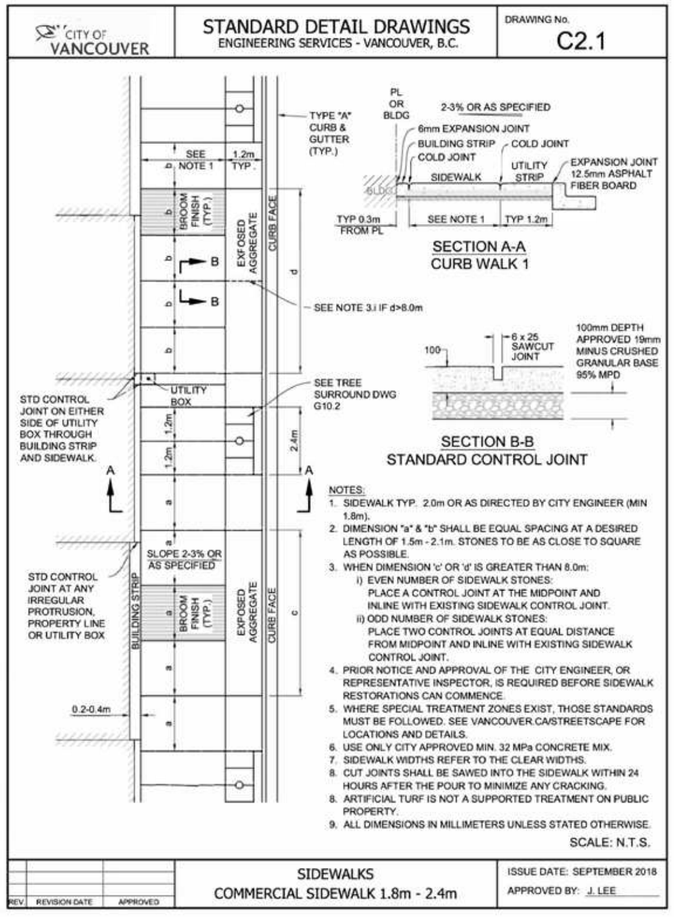
5 L-2.00 **ROOF LOOKING EAST**
Scale = 1/4" = 1'-0"

13.1 LANDSCAPE DRAWINGS-

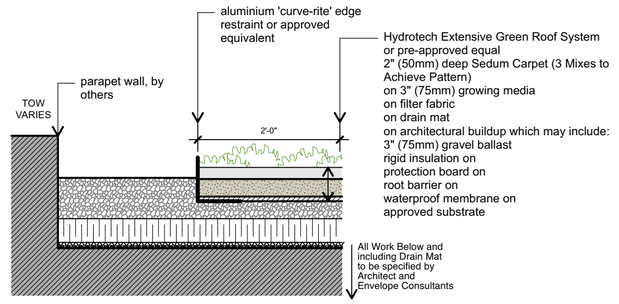
BY DURANTE KREUK LTD. DEC 2025



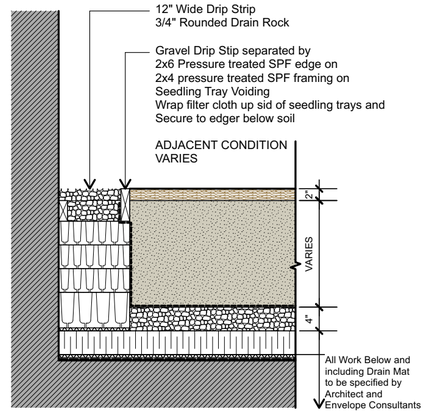
1 L-3.00 **CITY DETAIL**
Scale = n.t.s.



2 L-3.00 **CITY DETAIL**
Scale = n.t.s.

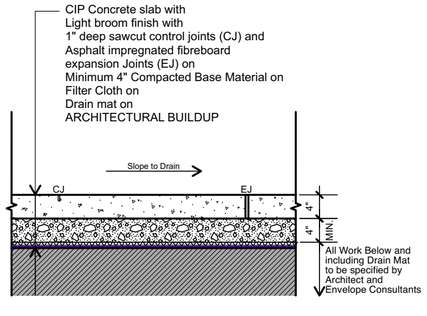


3 L-3.00 **GREEN ROOF - ROOF TOP**
Scale = 1/4" = 1'-0"

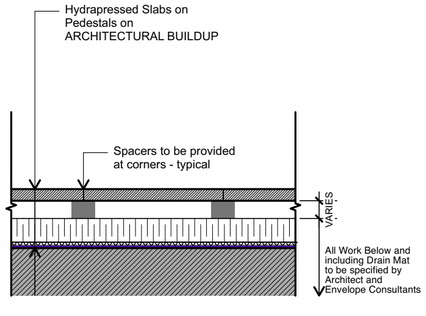


DRIP STRIP AT ALL SOFT LANDSCAPE AREAS BUTTING UP TO BUILDING FACE

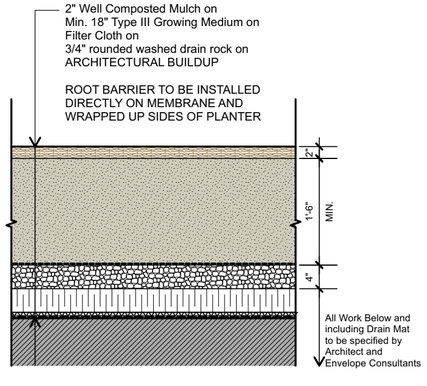
4 L-3.00 **DRIP STRIP - ON SLAB**
Scale = 1/4" = 1'-0"



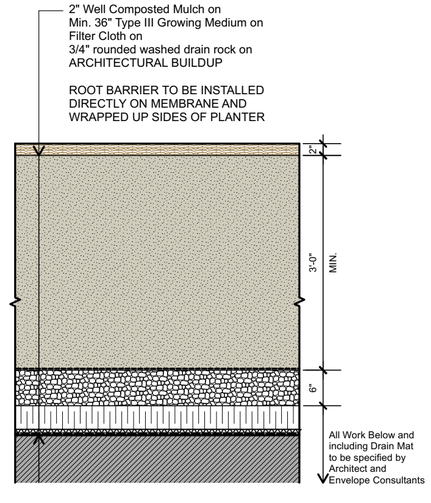
5 L-3.00 **CIP CONCRETE - ON SLAB**
Scale = 1/4" = 1'-0"



6 L-3.00 **PAVERS ON PEDESTALS - ON SLAB**
Scale = 1/4" = 1'-0"



7 L-3.00 **SHRUB PLANTING - ON SLAB**
Scale = 1/4" = 1'-0"



8 L-3.00 **TREE PLANTING - ON SLAB**
Scale = 1/4" = 1'-0"

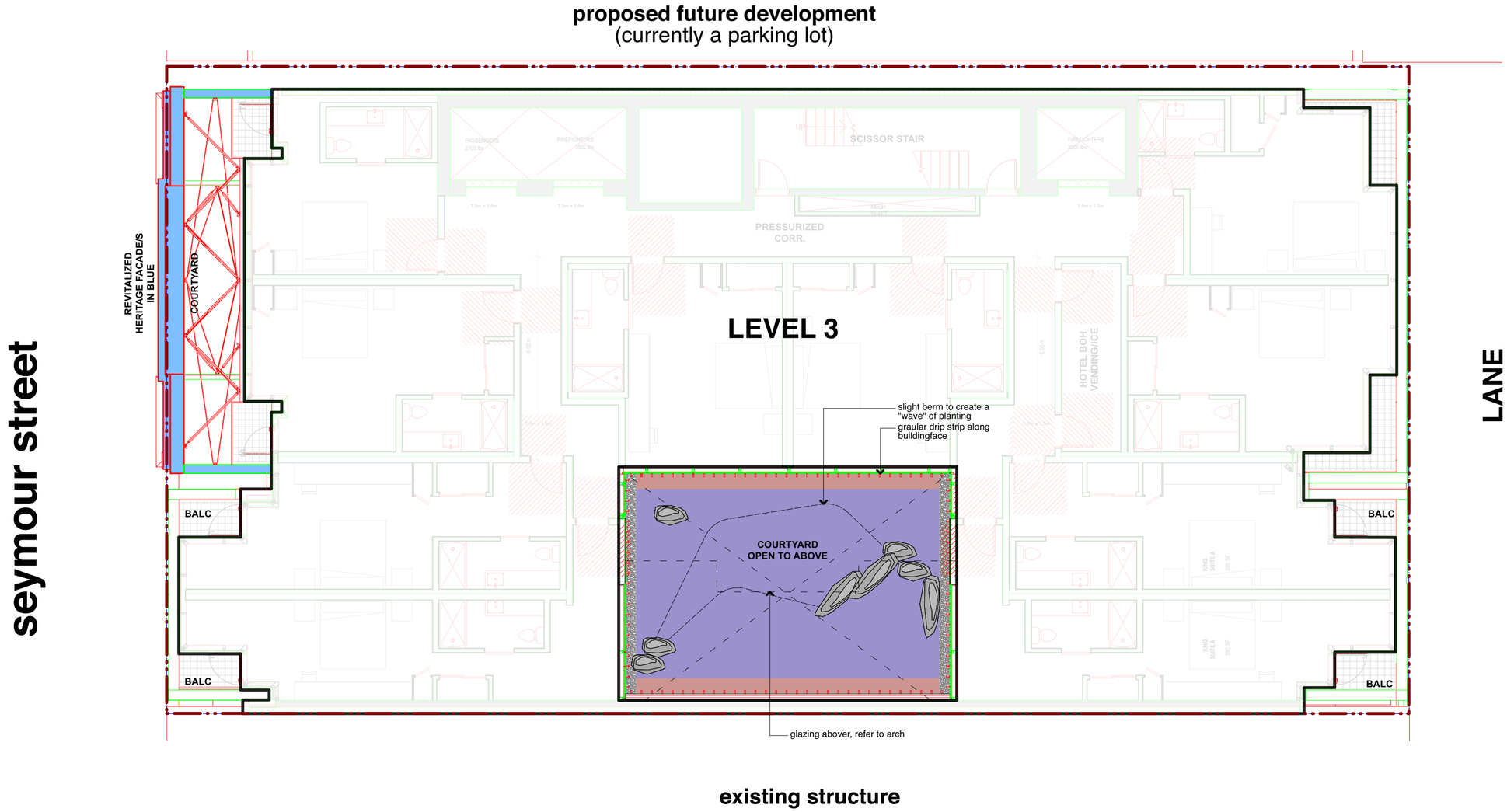
13.1 LANDSCAPE DRAWINGS-

BY DURANTE KREUK LTD. DEC 2025

SOIL VOLUME CALCULATIONS

SHRUBS
AREA: 88 SQFT MINIMUM DEPTH REQUIRED: 18" PLUS 4" DRAIN ROCK

GROUNDCOVERS
AREA: 536SQFT MINIMUM DEPTH REQUIRED: 6" PLUS 4" DRAIN ROCK



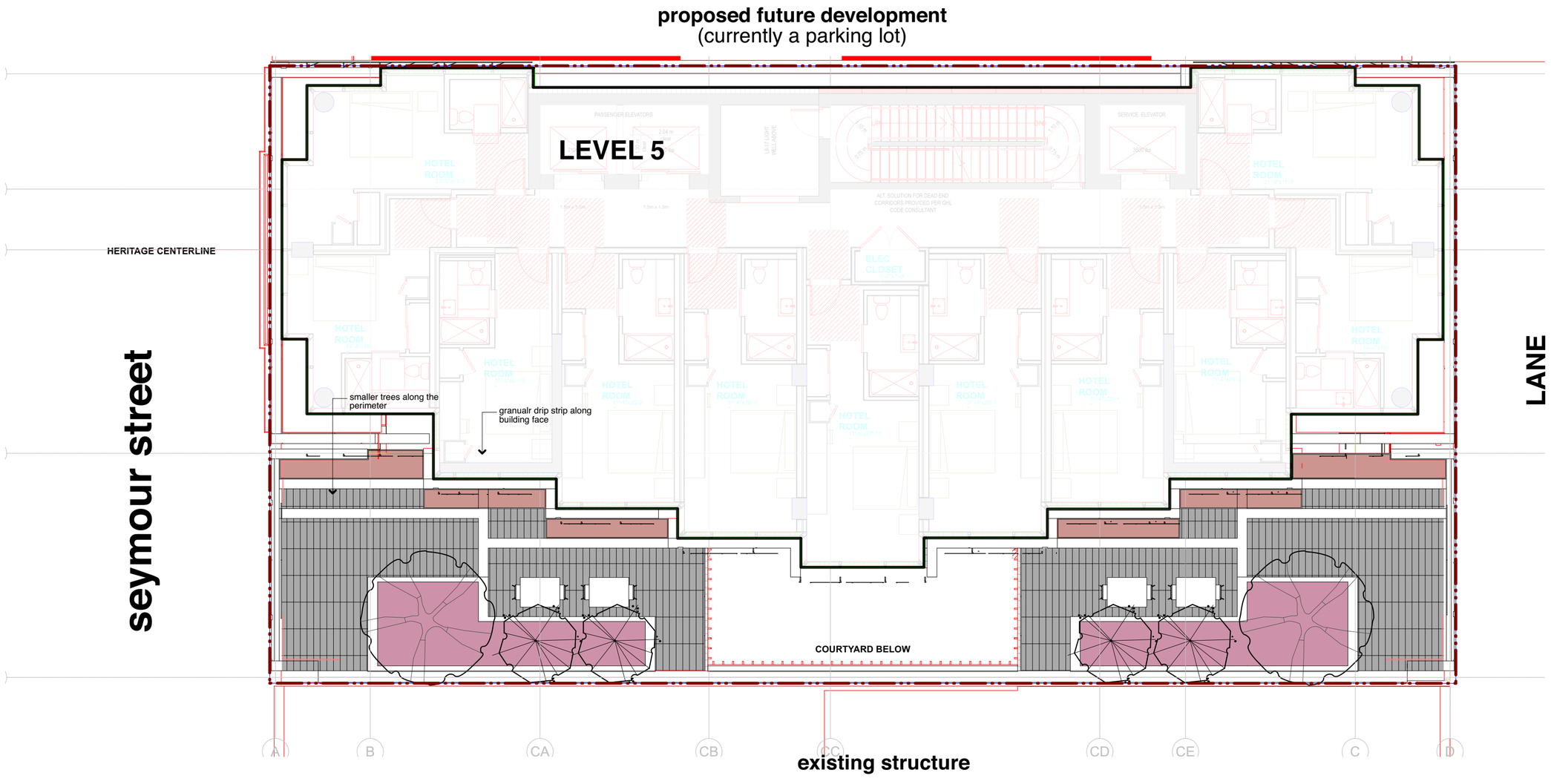
13.1 LANDSCAPE DRAWINGS-

BY DURANTE KREUK LTD. DEC 2025

SOIL VOLUME CALCULATIONS

TREES
AREA: 324 SQFT MINIMUM DEPTH REQUIRED: 30" PLUS 4-6" DRAIN ROCK

SHRUBS
AREA: 166 SQFT MINIMUM DEPTH REQUIRED: 18" PLUS 4" DRAIN ROCK



13.1 LANDSCAPE DRAWINGS-

BY DURANTE KREUK LTD. DEC 2025

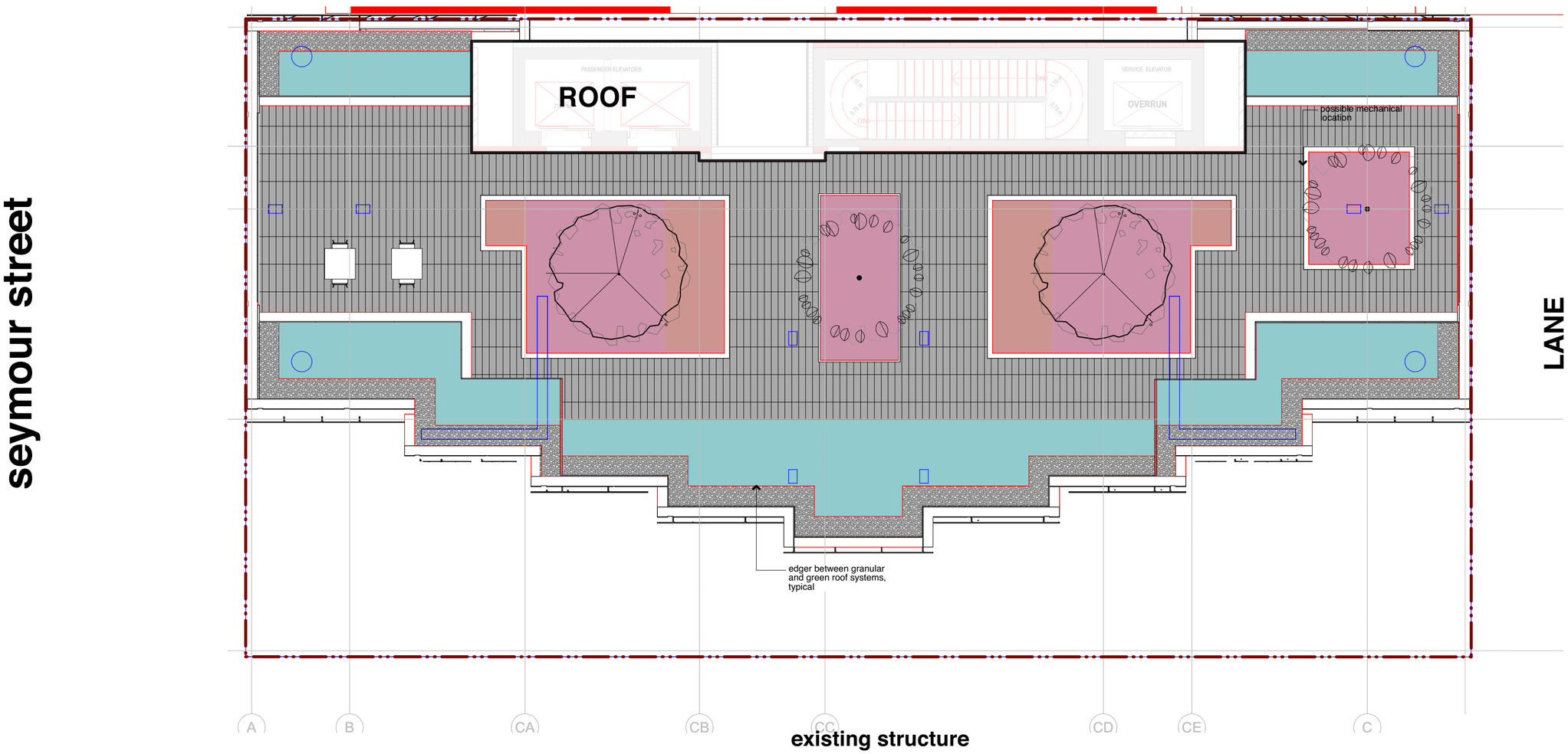
SOIL VOLUME CALCULATIONS

EXTENSIVE GREEN ROOF SYSTEM (up to 6" depth or less)
AREA: 804 SQFT

TREES
AREA: 638 SQFT MINIMUM DEPTH REQUIRED: 30" PLUS 4-6" DRAIN ROCK

SHRUBS
AREA: 210 SQFT MINIMUM DEPTH REQUIRED: 18" PLUS 4" DRAIN ROCK

proposed future development
(currently a parking lot)



existing structure

N