

VANCOUVER

3215 MACDONALD STREET

HOTEL DEVELOPMENT

REZONING AMENDMENT
DECEMBER 18, 2025



STATISTICS:
HOTEL DEVELOPMENT

CIVIC ADDRESS:	3215 MACDONALD STREET		
LEGAL DESCRIPTION:	LOT G BLOCK 5 DISTRICT LOT 139 GROUP 1 NWD PLAN 11218		
CURRENT ZONING:	CD-1		
PROPOSED ZONING:	CD-1		
TOTAL SITE AREA:	700.6	SQ.M.	(7,540.9 SQ.FT.)
SITE AREA AFTER DEDICATION:	700.6	SQ.M.	(7,540.9 SQ.FT.)

BUILDING HEIGHT	
ALLOWED UNDER CD-1:	
PROPOSED:	6 STOREYS

FRONT YARD SETBACK (NORTH) SEE PLANS
ALLOWED UNDER CD-1:

REAR YARD SETBACK (SOUTH) SEE PLANS
ALLOWED UNDER CD-1:

SIDE YARD SETBACK (WEST) SEE PLANS
ALLOWED UNDER CD-1:

SIDE YARD SETBACK (EAST) SEE PLANS
ALLOWED UNDER CD-1:

DENSITY			
MAX. ALLOWED UNDER CD-1:	F.S.R. 3.70		(27,901.3 SQ.FT.)
PROPOSED:	F.S.R. 3.70		(27,873.7 SQ.FT.)
TOTAL :	2,589.5	SQ.M.	(27,873.7 SQ.FT.)

PROPOSED FLOOR AREA:		EXCLUDED	
P1 FLOOR (HOTEL):	0.0	SQ.M.	(0.0 SQ.FT.) + 2029 SQ.FT. EXCLUDED
1ST FLOOR (HOTEL):	395.9	SQ.M.	(4,262.0 SQ.FT.)
2ND FLOOR (HOTEL):	438.7	SQ.M.	(4,722.3 SQ.FT.) + 29.0 SQ.FT. EXCLUDED
3RD FLOOR (HOTEL):	438.7	SQ.M.	(4,722.3 SQ.FT.) + 29.0 SQ.FT. EXCLUDED
4TH FLOOR (HOTEL):	438.7	SQ.M.	(4,722.3 SQ.FT.) + 29.0 SQ.FT. EXCLUDED
5TH FLOOR (HOTEL):	438.7	SQ.M.	(4,722.3 SQ.FT.) + 29.0 SQ.FT. EXCLUDED
6TH FLOOR (HOTEL):	438.7	SQ.M.	(4,722.3 SQ.FT.) + 29.0 SQ.FT. EXCLUDED
ROOF TOP :	0.0	SQ.M.	(0.0 SQ.FT.) + 762.3 SQ.FT. EXCLUDED

TOTAL :	3,201.6	SQ.M.	(34,461.7 SQ.FT.) + 2936.3 SQ.FT.
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HOTEL UNIT BREAKDOWN:		
15 STUDIO UNITS	38 % OF TOTAL	
15 ONE BEDROOM UNITS	38 % OF TOTAL	
10 TWO BEDROOM UNITS	25 % OF TOTAL	
40 UNITS TOTAL		

VEHICLE PARKING:

HOTEL PARKING :		PROVIDED
STANDARD SPACES:		7 SPACES
SMALL SPACES:		6 SPACES
ACCESSIBLE SPACES:		2 SPACES
TOTAL PARKING:		15 SPACES
HOTEL LOADING:		
CLASS A LOADING:		2 SPACES
TOTAL LOADING SPACES:		3 SPACES

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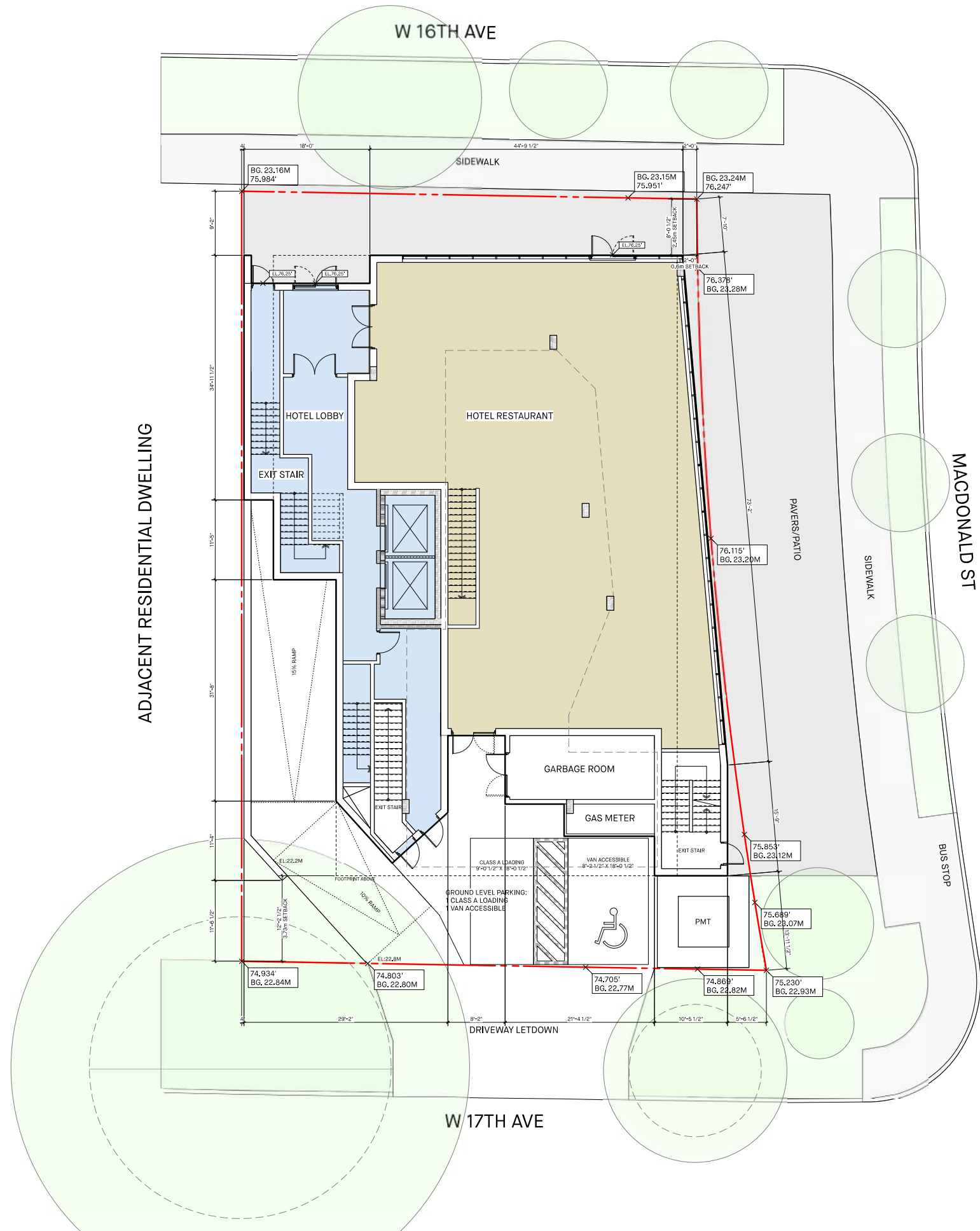
PROJECT --
DRAFT
-
MACDONALD
-
3215 MACDONALD STREET
VANCOUVER, BC
2025-12-18



DRAWING TITLE --
STATISTICS

SCALE -- NTS
DATE -- NOV 14, 2025
DRAWN --
CHECKED -- TY

SHEET NO. --
A001
PROJ NO -- 2515

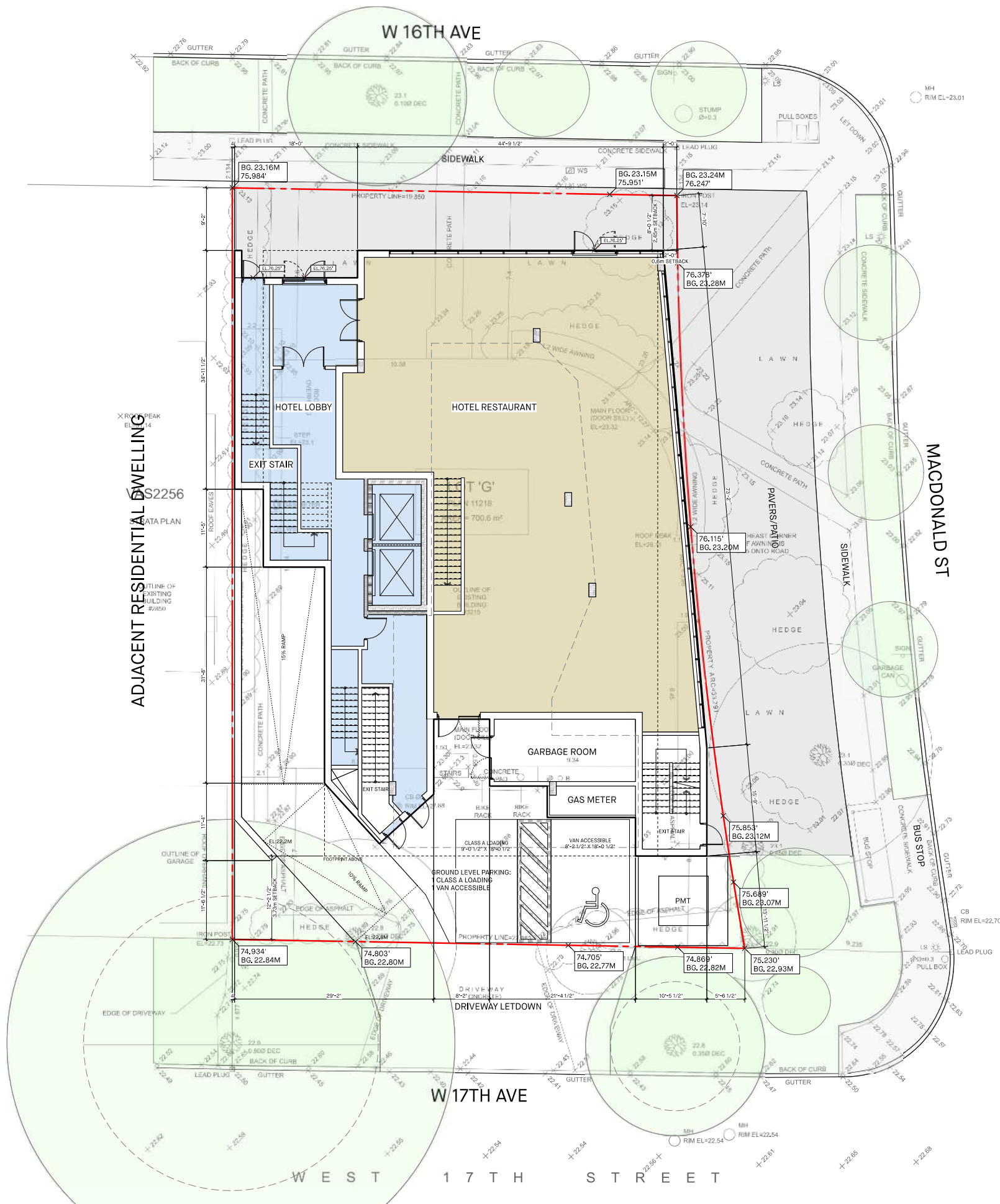


SITE PLAN
SCALE: 1/8" = 1'-0"

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PROJECT - DRAFT MACDONALD 3215 MACDONALD STREET VANCOUVER, BC 2025-12-18		
DRAWING TITLE - SITE PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. - A002	
DATE - NOV 14, 2025		
DRAWN -		
CHECKED - TY	PROJ NO - 2515	

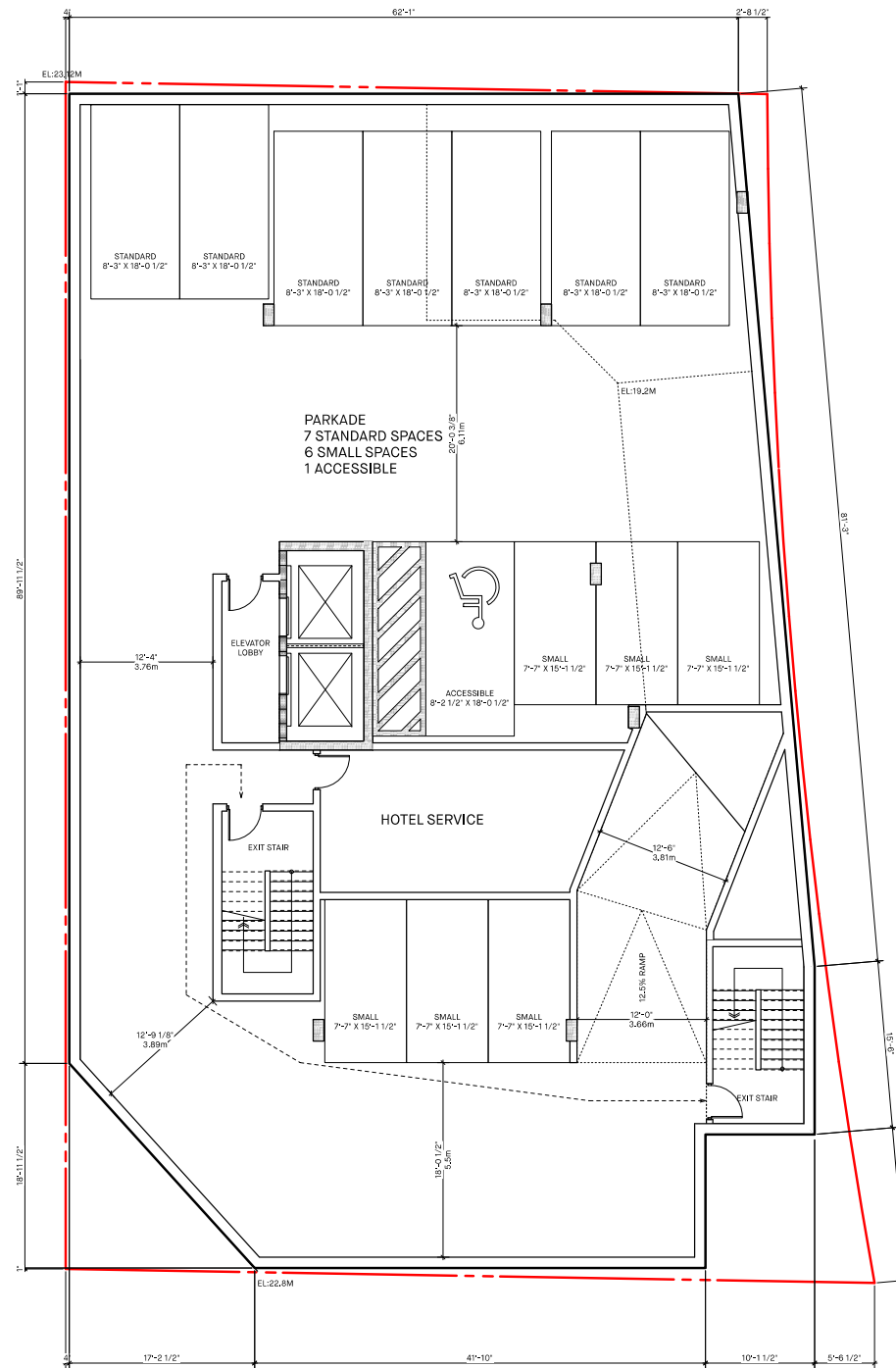
WEST 16TH STREET

(BUSY ROAD, DID NOT MEASURE ELEVATIONS)

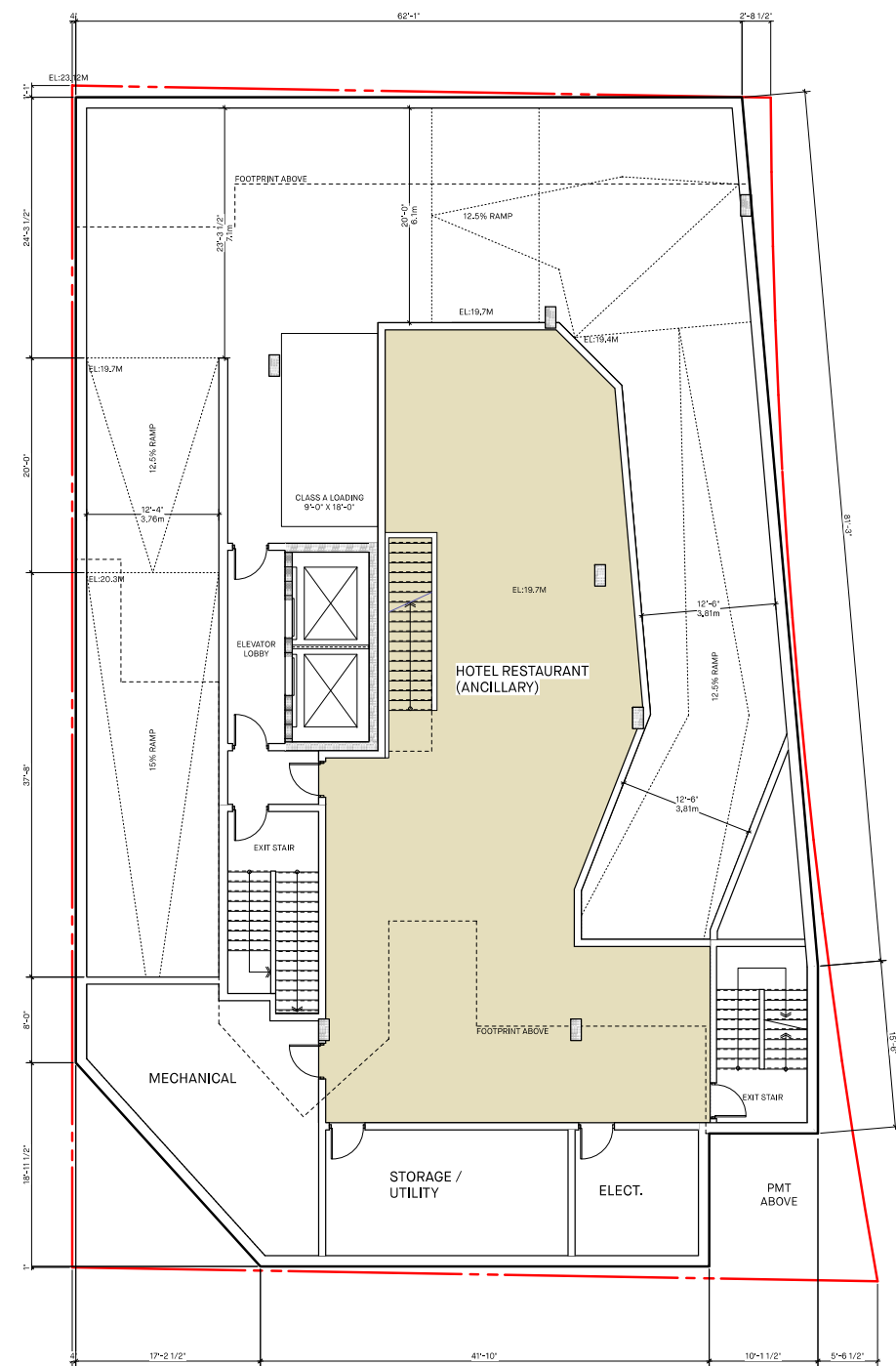


**SITE PLAN
SURVEY OVERLAY**
SCALE: 1/8" = 1'-0"

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PROJECT - DRAFT MACDONALD 3215 MACDONALD STREET VANCOUVER, BC 2025-12-18		
DRAWING TITLE - SITE PLAN SURVEY OVERLAY		
SCALE - 1/8" = 1'-0"		SHEET NO. -
DATE - NOV 14, 2025		A003
DRAWN -		
CHECKED - TY		PROJ NO - 2515



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PROJECT - DRAFT MACDONALD 3215 MACDONALD STREET VANCOUVER, BC 2025-12-18		
DRAWING TITLE - LEVEL P2 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. - A201	
DATE - NOV 14, 2025		
DRAWN -		
CHECKED - TY	PROJ NO - 2515	



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PROJECT —

DRAFT

MACDONALD

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VANCOUVER, BC

2025-12-1

DRAWING TITLE —

LEVEL P1 PLAN

SCALE - 1/8" = 1'-0"

DATE - NOV 14, 202

DRAWN —

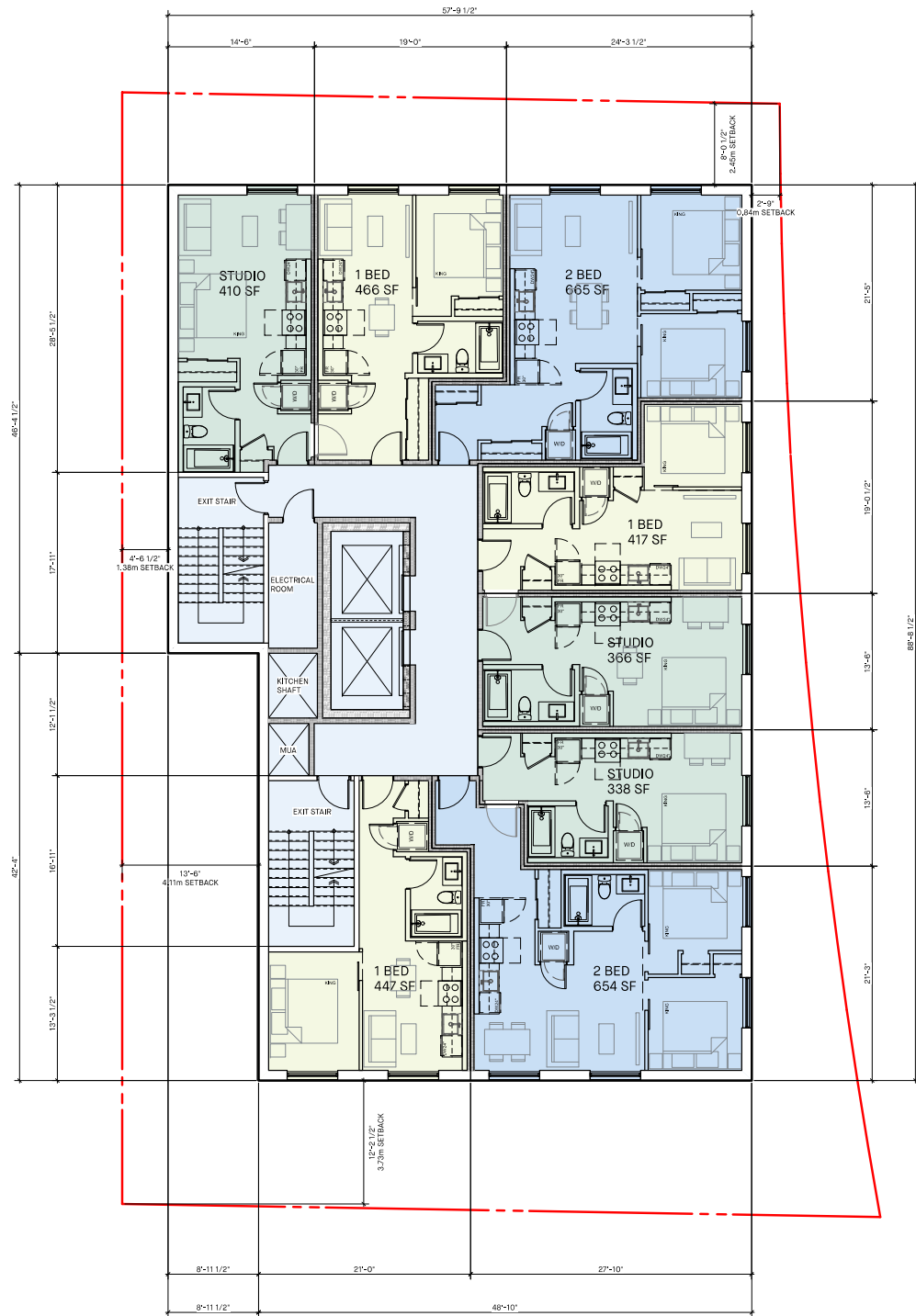
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SHEET NO. —

A202

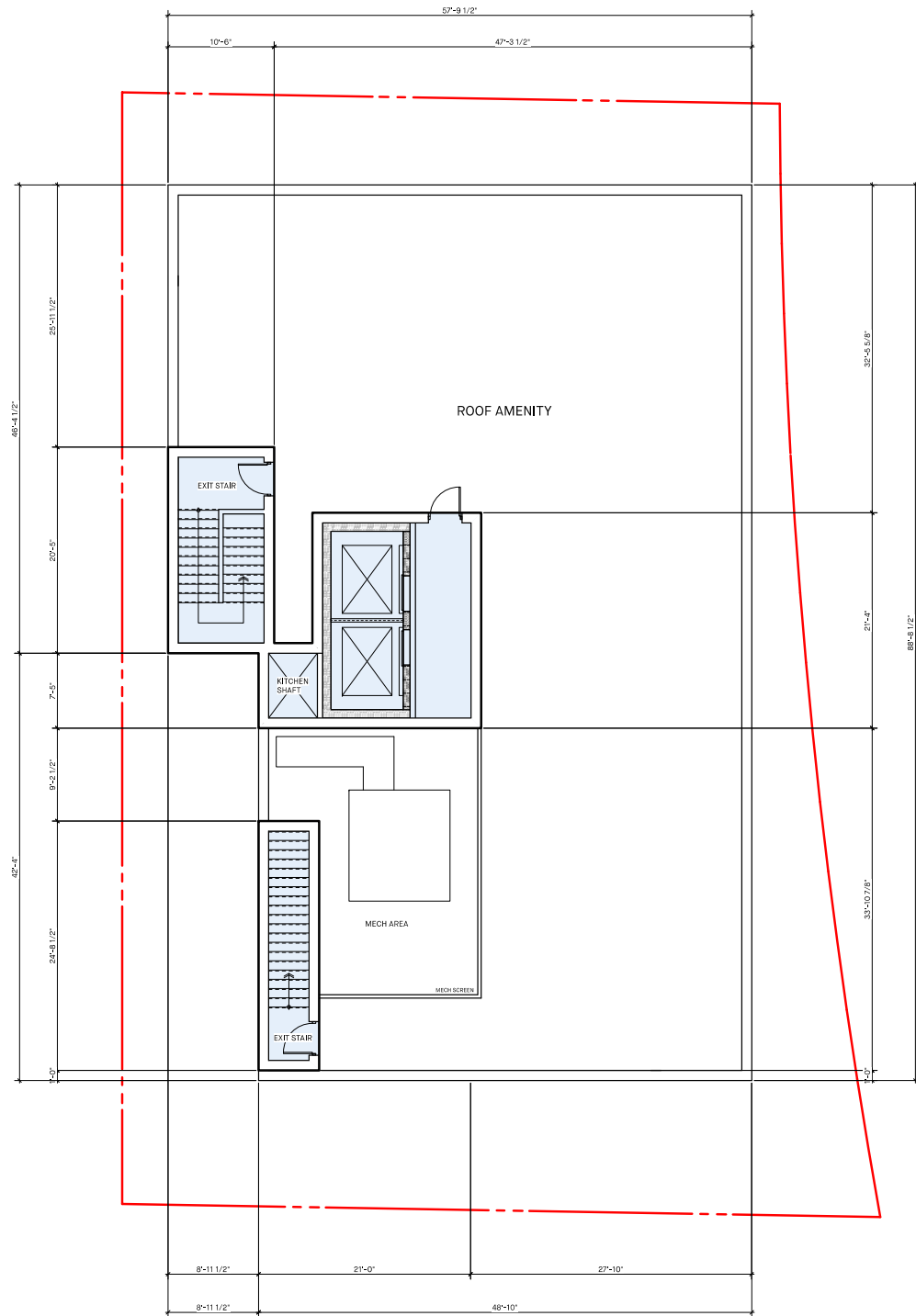
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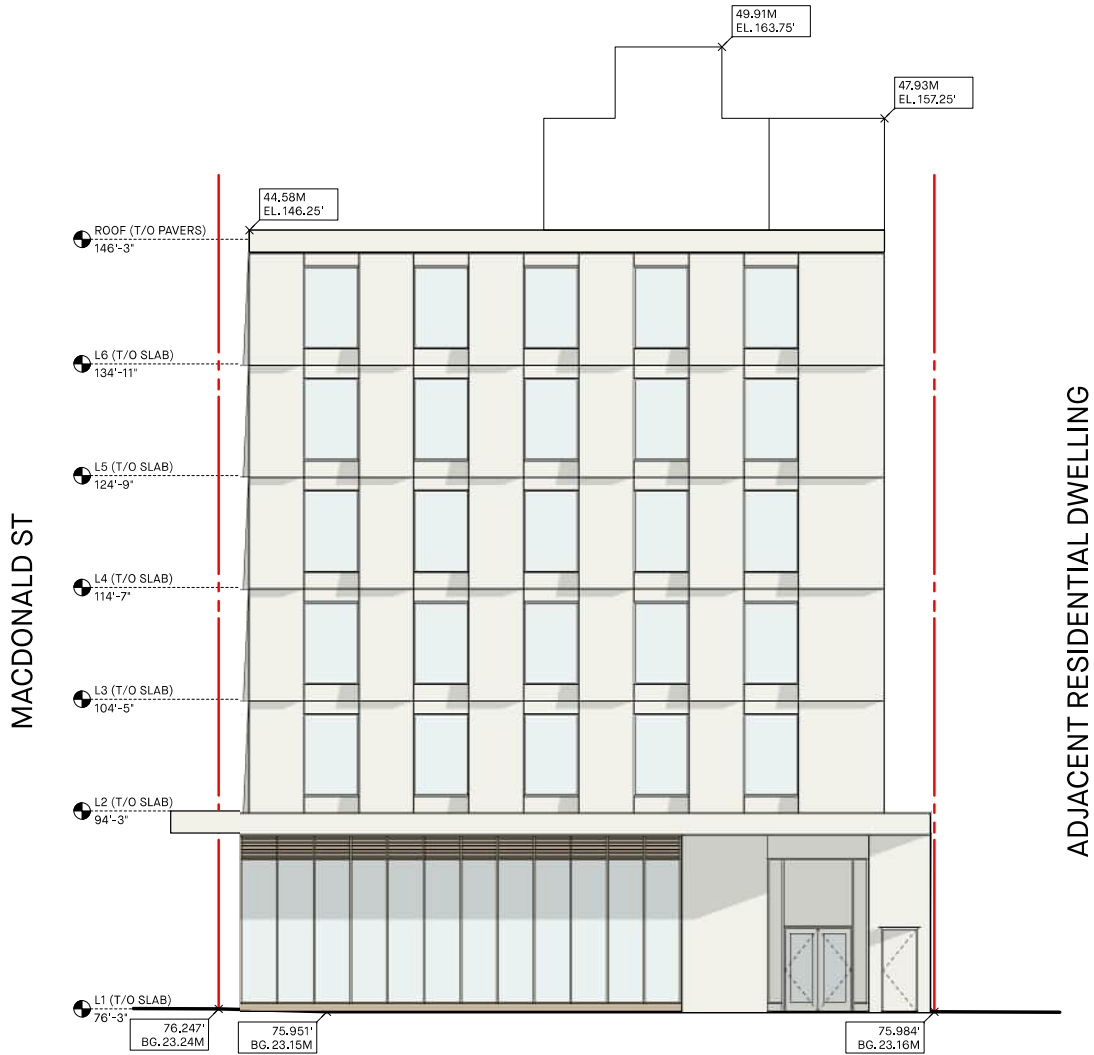


 **L2-L6 PLAN**
SCALE: 1/8" = 1'-0"

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PROJECT — DRAFT MACDONALD — 3215 MACDONALD STREET VANCOUVER, BC 2025-12-18 		
DRAWING TITLE — LEVEL 2-6 PLAN		
SCALE — 1/8" = 1'-0"		SHEET NO. — A204
DATE — NOV 14, 2025		
DRAWN —		
CHECKED — TY		PROJ. NO — 2515



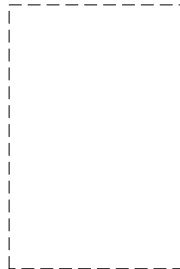
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PROJECT — DRAFT MACDONALD — 3215 MACDONALD STREET VANCOUVER, BC 2025-12-18 		
DRAWING TITLE — ROOF PLAN		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — NOV 14, 2025	A205	
DRAWN —		
CHECKED — TY	PROJ NO — 2515	



ELEVATION KEY:

- 1 FULL HEIGHT TEXTURED PANEL
- 2 STOREFRONT GLAZING
- 3 RESIDENTIAL GLAZING
- 4 FIBRE CEMENT PANEL

NO -- DATE -- ISSUE --



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PROJECT --

DRAFT

MACDONALD

3215 MACDONALD STREET
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DRAWING TITLE --

ELEVATION

SCALE -- 1/8" = 1'-0"

DATE -- NOV 14, 2025

DRAWN --

CHECKED -- TY

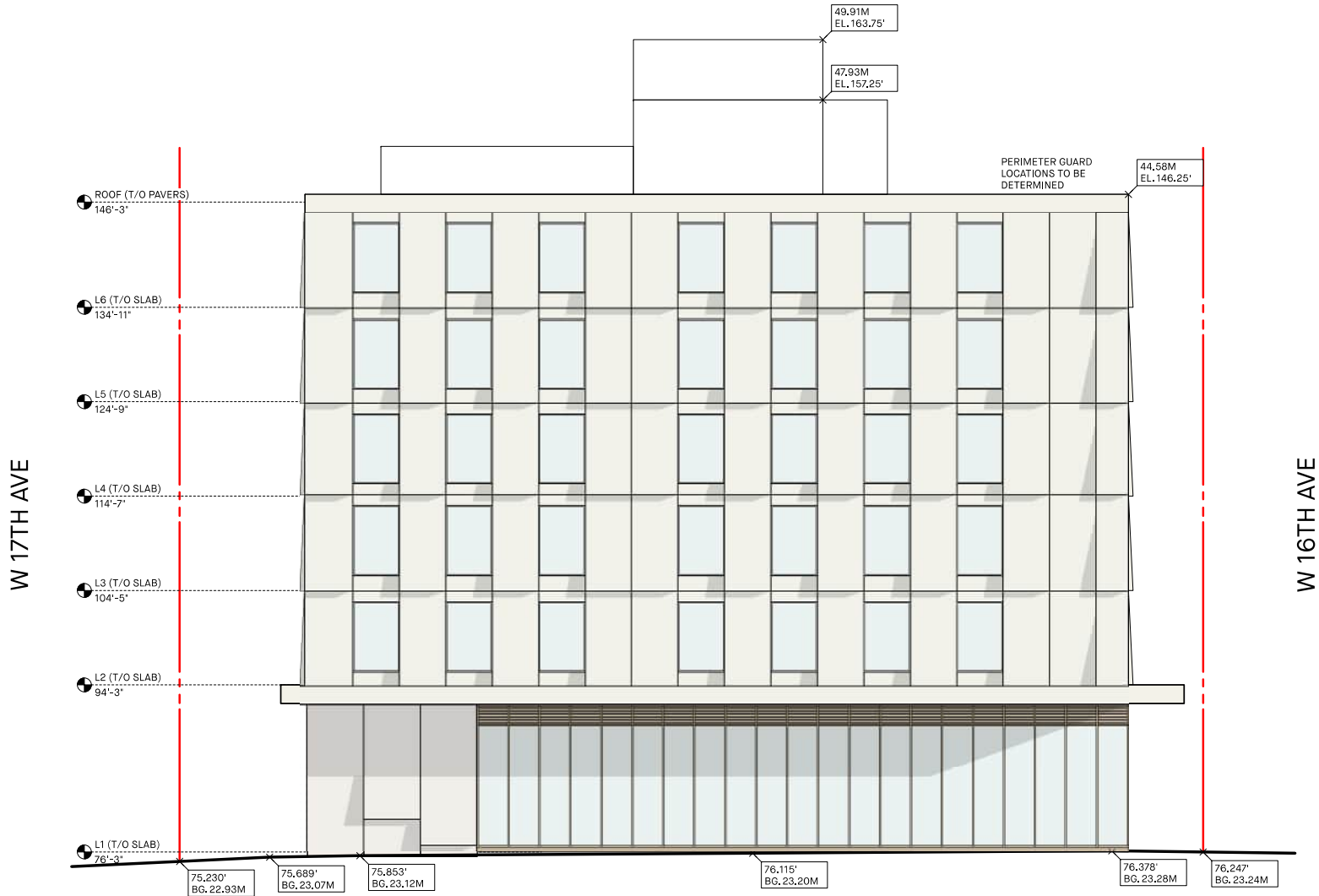
SHEET NO. --

A301

PROJ NO -- 2515

NORTH ELEVATION

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



ELEVATION KEY:	
1	FULL HEIGHT TEXTURED PANEL
2	STOREFRONT GLAZING
3	RESIDENTIAL GLAZING
4	FIBRE CEMENT PANEL

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DRAWING TITLE — ELEVATION		
SCALE — 1/8" = 1'-0"		SHEET NO. —
DATE — NOV 14, 2025		A302
DRAWN —		
CHECKED — TY		PROJ. NO — 2515

EAST ELEVATION
SCALE: 1/8" = 1'-0"



- ELEVATION KEY:
- 1 FULL HEIGHT TEXTURED PANEL
 - 2 STOREFRONT GLAZING
 - 3 RESIDENTIAL GLAZING
 - 4 FIBRE CEMENT PANEL

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PROJECT —

DRAFT

MACDONALD

—

3215 MACDONALD STREET
VANCOUVER, BC

2025-12-18

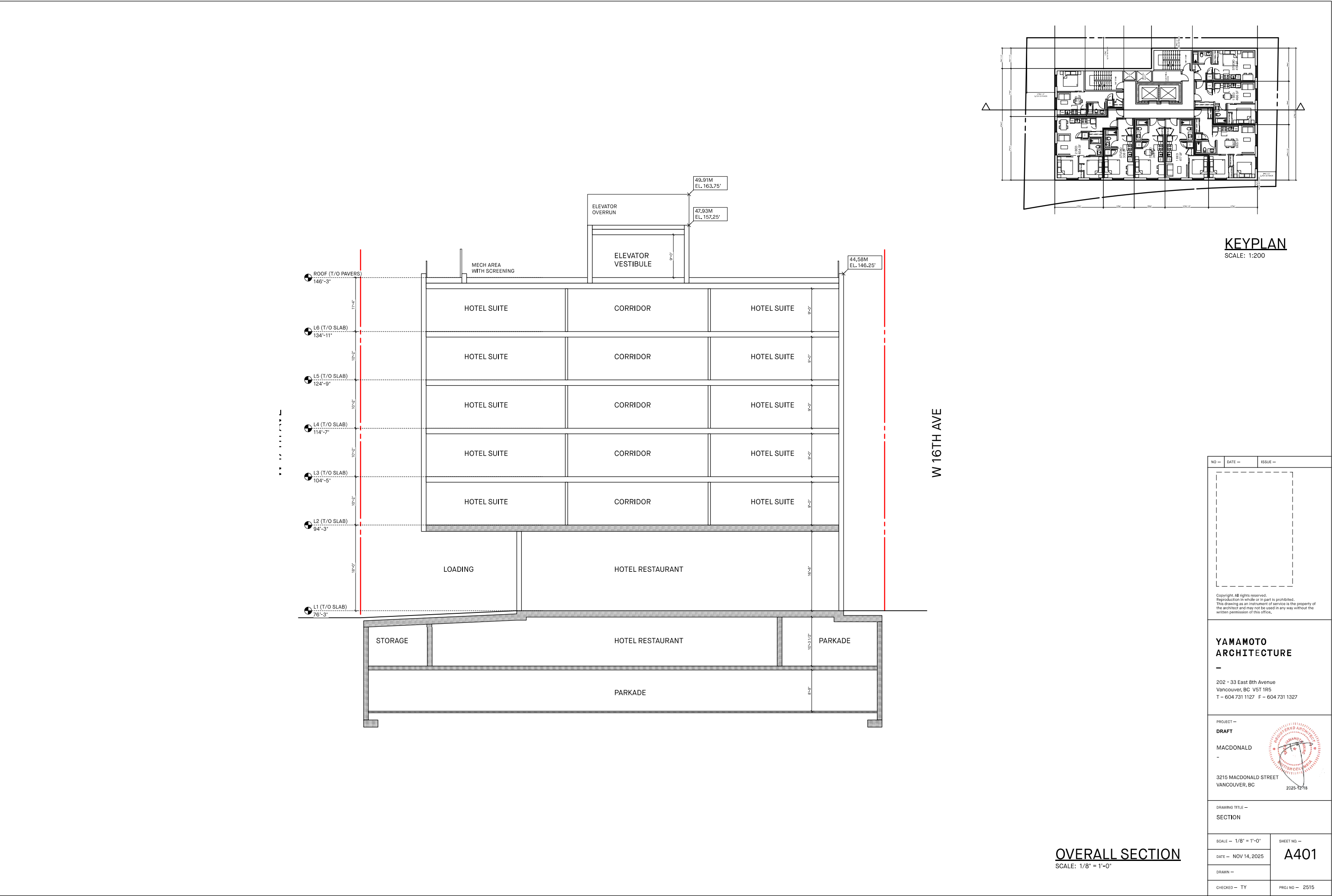
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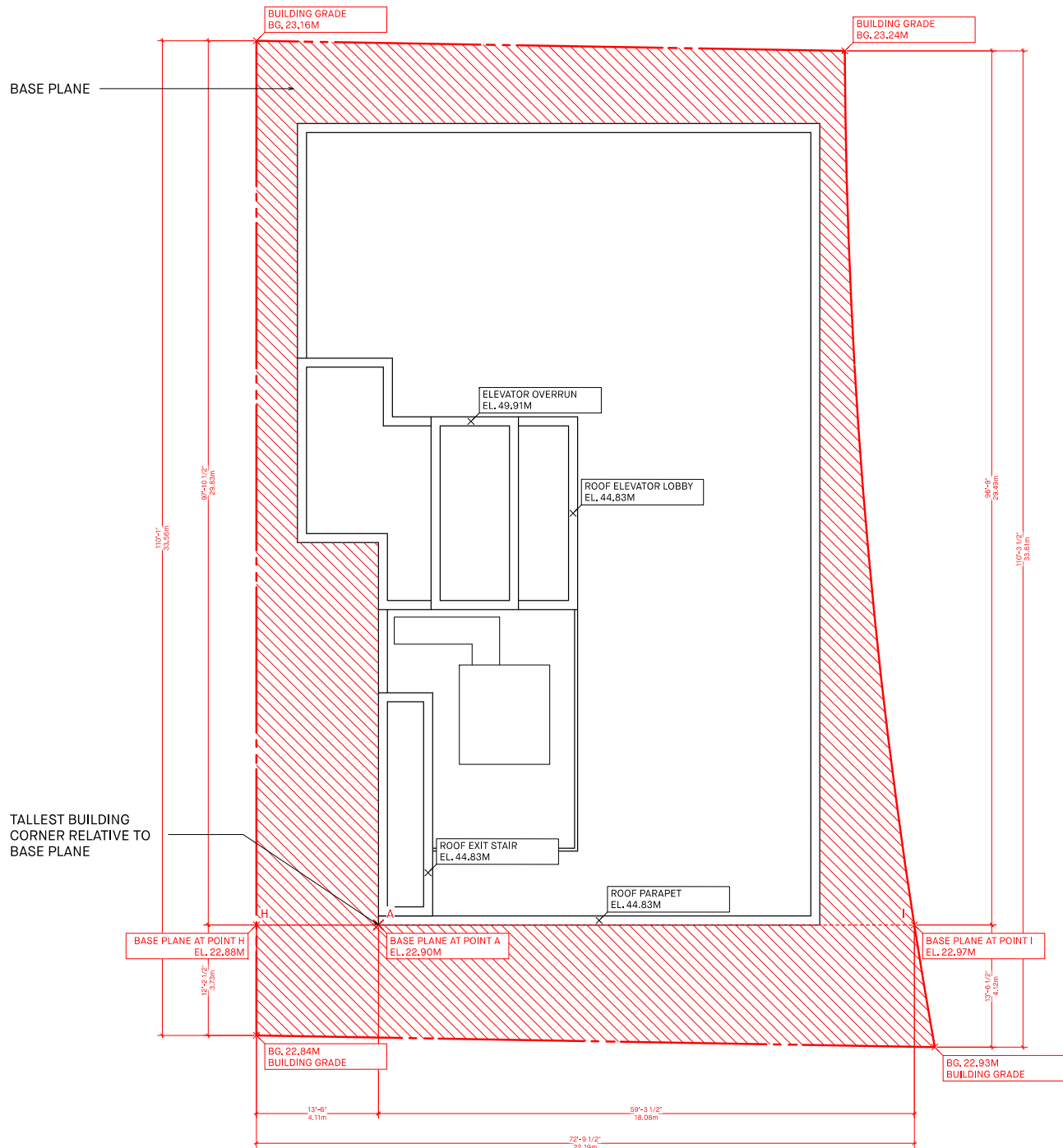
ELEVATION

SCALE — 1/8" = 1'-0"	SHEET NO. —
DATE — NOV 14, 2025	A303
DRAWN —	
CHECKED — TY	PROJ. NO — 2515

SOUTH ELEVATION

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





CALCULATION FOR BUILDING HEIGHT AT TALLEST BUILDING CORNER RELATIVE TO BASE PLANE:

BASE PLANE ELEVATION AT POINT H:

$$H = 22.84\text{m} + (23.16\text{m} - 22.84\text{m}) \times (3.73\text{m} / 33.56\text{m})$$
$$= 22.88\text{m}$$

BASE PLANE ELEVATION AT POINT I:

$$I = 22.93\text{m} + (23.24\text{m} - 22.93\text{m}) \times (4.12\text{m} / 33.61\text{m})$$
$$= 22.97\text{m}$$

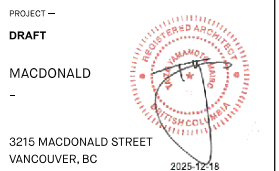
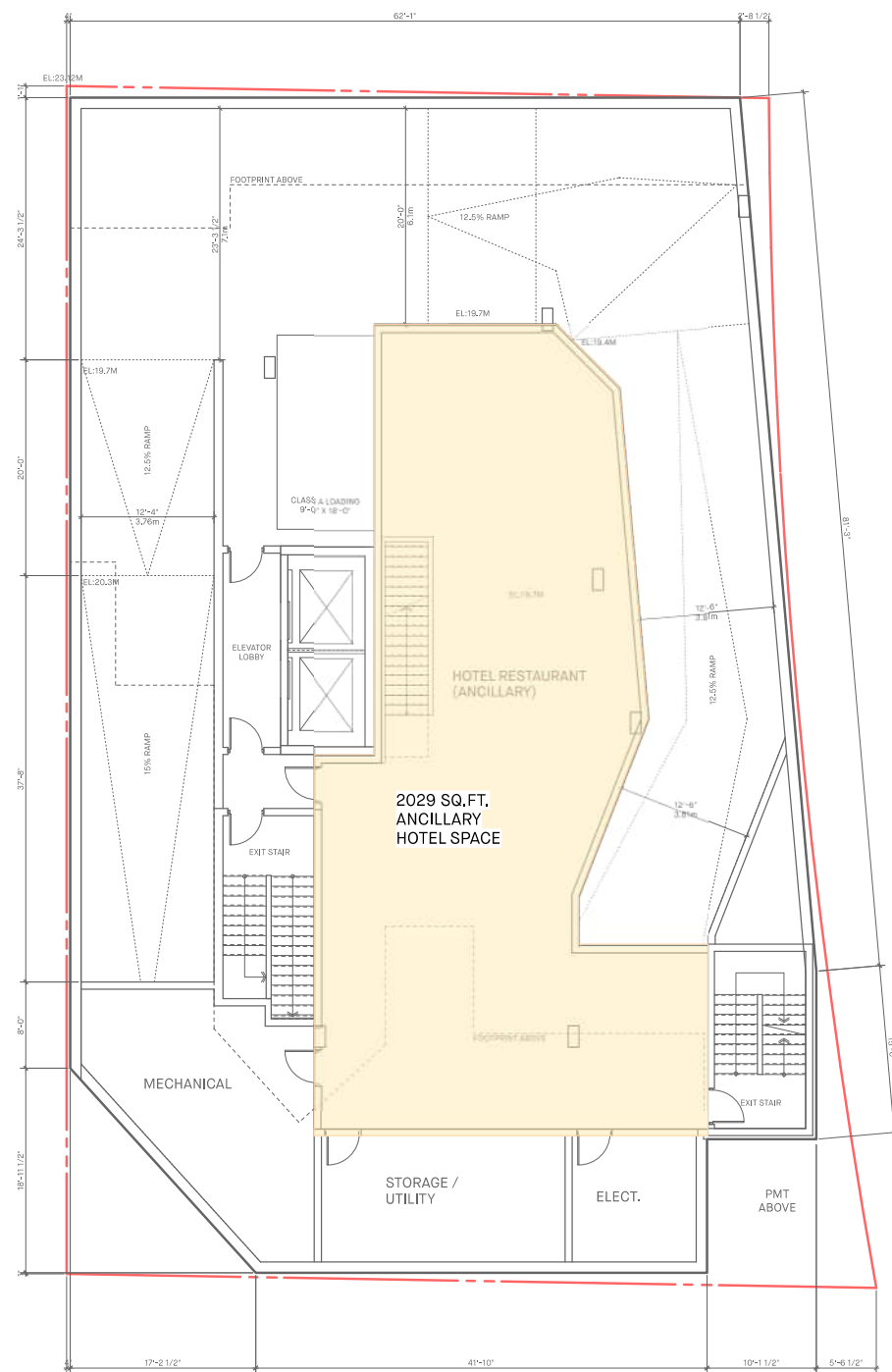
BASE PLANE ELEVATION AT POINT A:

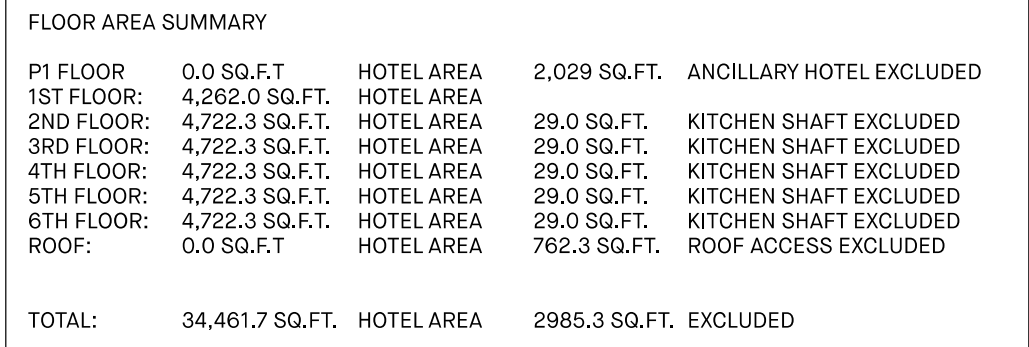
$$A = 22.88\text{m} + (22.97\text{m} - 22.88\text{m}) \times (4.11\text{m} / 22.19\text{m})$$
$$= 22.90\text{m}$$

TOTAL HEIGHT:

$$= 44.83\text{m} - 22.90\text{m}$$
$$= 21.93\text{m}$$

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DRAWING TITLE — HEIGHT CALCULATION		
SCALE — 1/8" = 1'-0" DATE — NOV 14, 2025 DRAWN — CHECKED — TY	SHEET NO. — A501 PROJ NO — 2515	

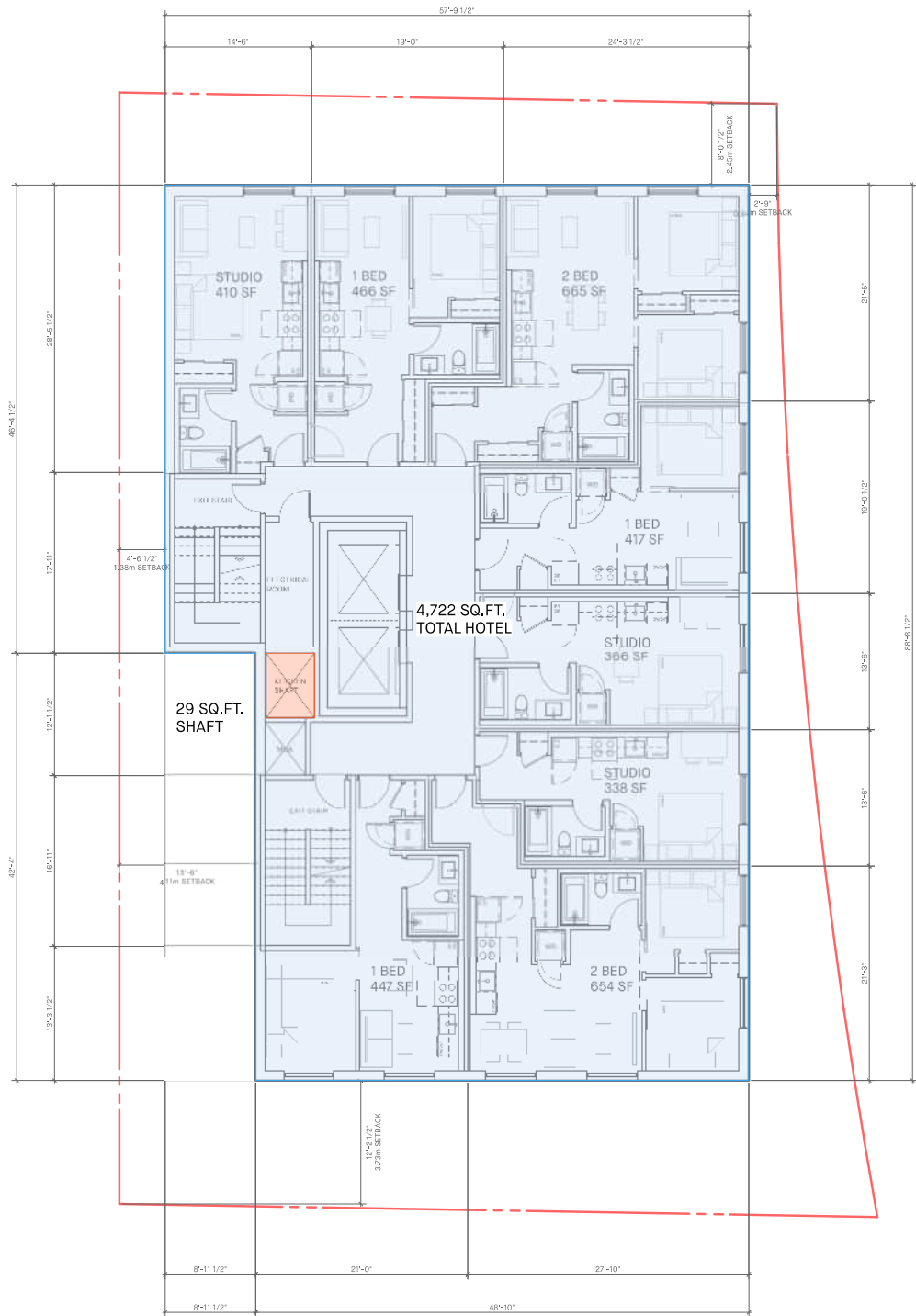




FLOOR AREA SUMMARY				
P1 FLOOR	0.0 SQ.F.T	HOTEL AREA	2,029 SQ.FT.	ANCILLARY HOTEL EXCLUDED
1ST FLOOR:	4,262.0 SQ.FT.	HOTEL AREA		
2ND FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
3RD FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
4TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
5TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
6TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
ROOF:	0.0 SQ.F.T	HOTEL AREA	762.3 SQ.FT.	ROOF ACCESS EXCLUDED
TOTAL:	34,461.7 SQ.FT.	HOTEL AREA	2985.3 SQ.FT.	EXCLUDED

PROJ NO - 2515





FLOOR AREA SUMMARY

P1 FLOOR:	0.0 SQ.F.T	HOTEL AREA	2,029 SQ.FT.	ANCILLARY HOTEL EXCLUDED
1ST FLOOR:	4,262.0 SQ.FT.	HOTEL AREA		
2ND FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
3RD FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
4TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
5TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
6TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
ROOF:	0.0 SQ.F.T	HOTEL AREA	762.3 SQ.FT.	ROOF ACCESS EXCLUDED
TOTAL:	34,461.7 SQ.FT.	HOTEL AREA	2985.3 SQ.FT.	EXCLUDED

NO -- DATE -- ISSUE --



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PROJECT --

DRAFT

MACDONALD

3215 MACDONALD STREET
VANCOUVER, BC



DRAWING TITLE --

LEVEL 2-6 FSR

SCALE - 1/8" = 1'-0"

DATE - NOV 14, 2025

DRAWN --

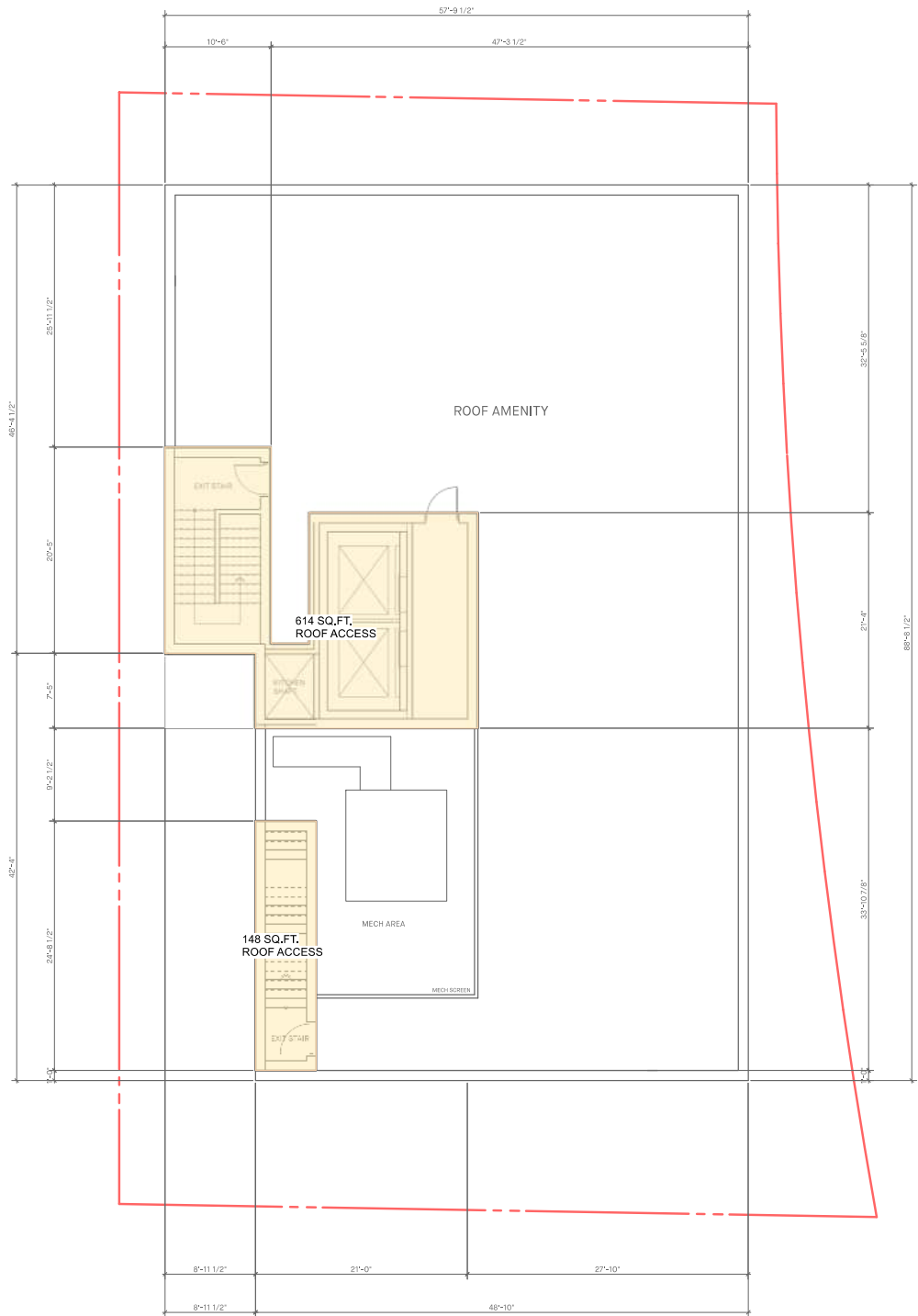
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SHEET NO. --

A504

PROJ NO - 2515

 **L2-6 FSR**
SCALE: 1/8" = 1'-0"

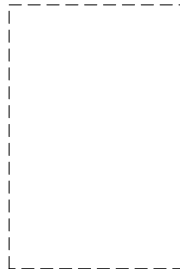


FLOOR AREA SUMMARY

P1 FLOOR	0.0 SQ.F.T	HOTEL AREA	2,029 SQ.FT.	ANCILLARY HOTEL EXCLUDED
1ST FLOOR:	4,262.0 SQ.FT.	HOTEL AREA		
2ND FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
3RD FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
4TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
5TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
6TH FLOOR:	4,722.3 SQ.F.T.	HOTEL AREA	29.0 SQ.FT.	KITCHEN SHAFT EXCLUDED
ROOF:	0.0 SQ.F.T	HOTEL AREA	762.3 SQ.FT.	ROOF ACCESS EXCLUDED

TOTAL: 34,461.7 SQ.FT. HOTEL AREA 2985.3 SQ.FT. EXCLUDED

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DRAWING TITLE --

ROOF FSR

SCALE - 1/8" = 1'-0"

DATE - NOV 14, 2025

DRAWN --

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SHEET NO. --

A505

PROJ NO - 2515

