

601 BEACH CRESCENT

REZONING APPLICATION-
REZONING BOOK
APPENDIX A

APRIL 23.2026

PROJECT TEAM / TABLE OF CONTENTS

Developer
PINNACLE INTERNATIONAL

PROJECT TEAM:

Architect
JYOM ARCHITECTURE

Landscape Architect
JANET ROSENBERG & STUDIO

Structural Engineer
GLOTMAN SIMPSON CONSULTING ENGINEERS

Civil Engineer
CREUS ENGINEERING LTD

MEP Engineer
NEMETZ & ASSOCIATES

Envelope + Energy Consultant
BC BUILDING SCIENCE

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GEOPACIFIC CONSULTANTS LTD.

Surveyor
BENNETT SURVEYS

Traffic Consultant
BUNT & ASSOCIATES

Acoustic Engineer
BKL CONSULTANTS LTD.

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1.0 PROJECT INTRODUCTION

1.1 REZONING INTENT

This rezoning application is based on the Council-approved 2020 rezoning application, the approved Development Application No. DP-2021-00192 by the City of Vancouver Development Permit Board on September 19, 2022, and the By-law No.14516 which amends the Zoning and Development By-law No. 3575 to rezone an area to CD-1 enacted by Council on December 9, 2025. The site is designated as CD-1 (913).

The application proposes to maintain the overall design concept and narrative that was approved in the process forementioned and to amend the CD-1 By-law to permit the development of a 67-storey mixed-use building with a terraced12-storey podium, 152 social housing units, 480 strata market units, 206 key hotel, one level of commercial retail space and 3 levels of parking. The site is 5,713.6 sm (61,501 sf).

The proposed design consists of 10,412sm / 112,069sf (FAR 1.82) of social housing, 47,381sm / 510,004sf (FAR 8.29) of strata market housing, 14,726sm / 158,511 sf (FAR 2.58) of hotel and 1,617sm / 17,407sf (FAR 0.28) or commercial retail. The combined density is approximately 74,136sm / 797,991sf (FAR 12.98). The maximum height proposed is 198m / 650'. There are indoor hotel amenity on Level 67 and an outdoor roof top terrace above.

The proposed design is a result of the considerations and revisions from two rounds of comments received from the City based of our Rezoning Enquiry. The Rezoning Enquiry was submitted on June 26, 2025, and resubmitted November 3, 2025 with an additional Detailed Fall Equinox Shadow Study on November 19. 2025. Valued City comments were received on October 22, 2025, and December 19, 2025 respectively. Comments and responses to the last round of comments will be included for reference and review, as a continuation of the rezoning application review process.

By-Law No. 14516 has been enacted on December 9. 2025. Here are items to note that are consistent with the Development Permit approved as the basis of this amendment.

1. The Design Rationale is consistent with the original Development Permit where the form of the building is a movement-inspired design created by curves in the façade that flow dynamically from top to bottom. The additional Hotel function further enhances the dynamic public realm in the new Beach neighborhood.

2. The overall form and relationship of the tower and podium is maintained and proportionally increased as proposed. The podium has increased by three floors and maintains the same terracing idea. The tower has increased by 13 floors from 54 Floors to 67 Floors. The additional hotel floors create a buffer to reduced distance from the bridgehead.

3. Building footprint density and the ground floor plane, including commercial frontage and plazas along Rolston Street and Unit Facades on Seymour Mews, are largely maintained per the approved Development Permit design.

4. Amenity spaces are provided for the Social Housing (Level 4), Market Housing (Level 4 and 8), and Hotel (Level 9, 10, 13 and an additional amenity on Level 67 with full rooftop terrace above).

1.2 REZONING RATIONALE

The proposed design seeks to incorporate the following improvements:

1. Introduction of Hospitality function into the Mixed-use Development
The full-service hotel proposed will have a main entrance off Beach Crescent and will provide food & beverage, conferencing, business center and amenity functions along with approximately 206 keys over 14,700 sm (158,500 sf). The hotel function is added in the podium (Level 7-12) and tower floors (Level 13-14). The addition of hotel component aligns with the City's initiative and creates a more robust mixed-use development providing hotel public amenities including roof-top amenity space and terrace.

2. Maintain the City's Masterplan Vision of the Gateway into Vancouver
As the surrounding context of the site continues to develop with the additional four development sites of the Granville Loops, it is consistent to increase the density and height of this site in order to evolve with the vision of the City's growth and at the same time, to maintain the masterplan vision of the Gateway into Vancouver against future larger buildings approved in the immediate context. The proposed design increases the height and massing of the tower from 163m (535') to 198m (650') and from approximately 43,645sm / 470,000sf (FAR 7.64) to 74,000sm / 798,000sf (FAR 12.98) of area.

3. Increase Tower Floor Plate
The Tower floor plate increased from an average of 617sm (6,640sf) and largest (16F) of 697sm (7,502sf) to 940 sm (10,117sf) in the proposed design which is smaller than the larger floor plate size of the Vancouver House (at approximately 1080sm (11,600sf)). This will make it more comparable in size and massing and proportional to the building height proposed.

This is a proposed increase from the required Urban Design Condition 1.1 for maximum floor plate to be 604sm (6,500sf) that has also been updated to the more recent Residential Tower Floor Plate Bulletin June 3, 2025 that recognizes the increase floor plate is necessary for the downtown area especially on sites to fulfill its vision a part of the Gateway in and out of downtown Vancouver. The updated maximum floor plate consideration for buildings with 40 storeys or more is 745m (8000sf). The increase in floor plate for the proposed design allows for efficiency and improve livability and accessibility of housing units.

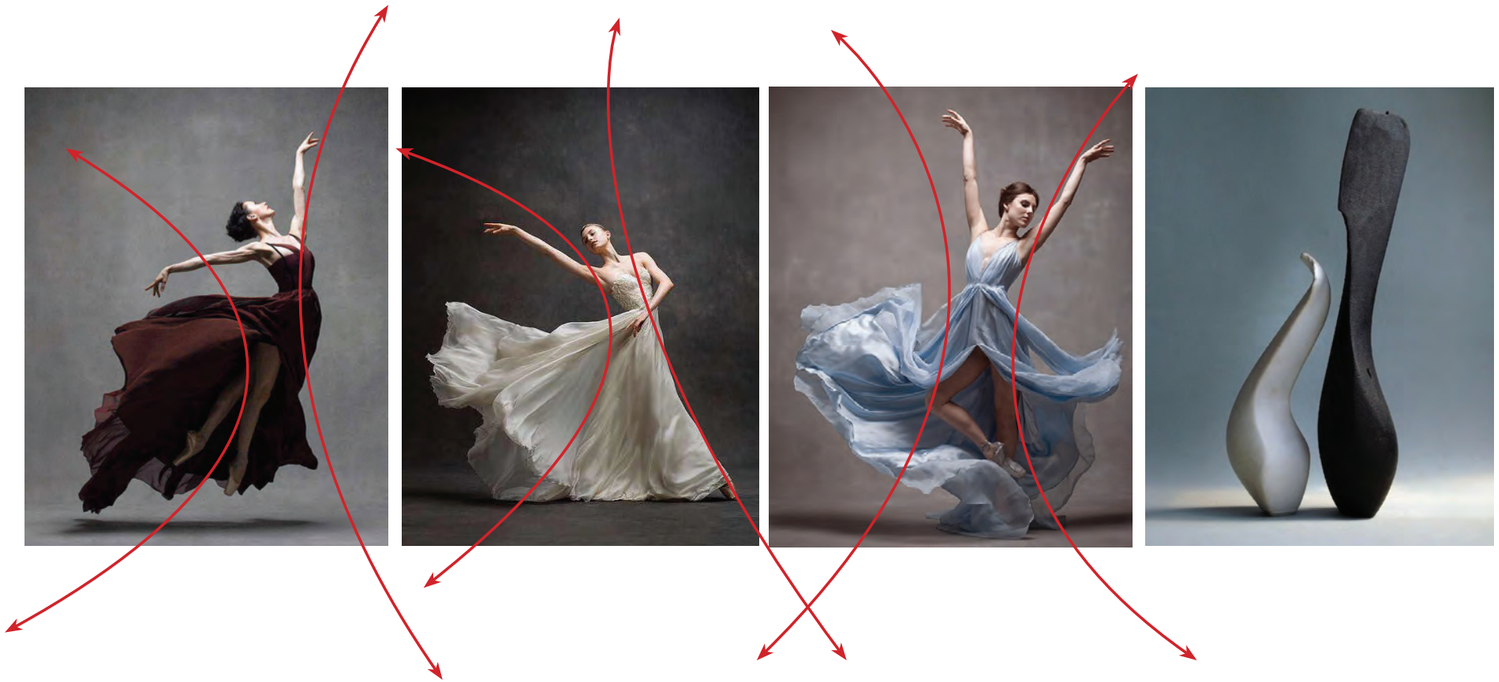
Due to the increase in floor plate and constraints of the site, the tower encroaches on the bridgehead setback stipulated by the Bridgehead Guidelines (Dec. 9, 1997). The closet point to the bridgehead is 17.88m (58'-8"), which is intentionally the hotel function. The social housing component is buffered by the large outdoor amenity garden.

4. Balance of Social and Market Housing Offering
The project will maintain the provision of 152 turn-key social housing units to the City upon completion. Introduction of strata market units from 303 units to 480 and adjustment to the social housing gross area to match the requirements of the sales agreement will balance the area ratio (from previous DP approved 27.9% social housing to 72.1% market housing to proposed 18% social housing to 82% strata market housing) in order to improve feasibility, viability of realization of the project in the current market condition and affordability.

1.3 DESIGN RATIONALE

CREATING A DANCE FOR THE CITY...

THE UNIQUE SITE CALLS FOR A UNIQUE WAY TO DIALOG WITH THE UNIQUE CONTEXT

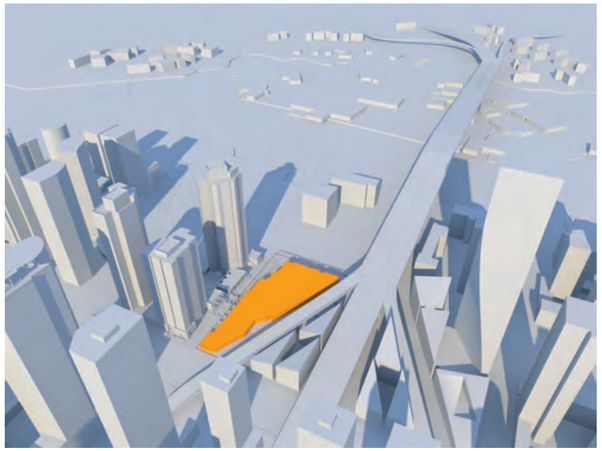


MASSING
The massing design follows a disciplined planning logic that adheres to and tests the limit of the site criteria in order to create an optimum design. It harmonizes the ideals of creating a dynamic public realm along with innovations of sky-high living.

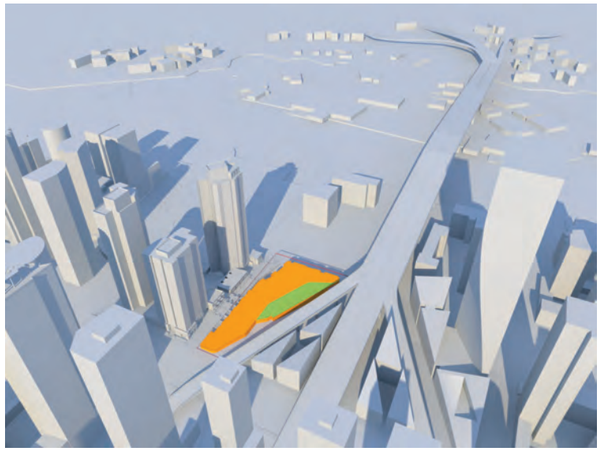
FORM
The design simultaneously complements, contrasts and poses with its counterpart, the Vancouver House, to create a landmark gateway via Granville Street Bridge in and out of downtown.
The forms are sculpted and poised, and through creating smooth, undulating curves on the body, one nds duality of form - elegant, graceful yet powerful and strong.

MOTION
The design is inspired by movement and cladded with rhythm of materials. The "Dress", which is the essential part of creating movement and dynamic gestures in the dance, is expressed in the facade design, through both graceful and strong details.

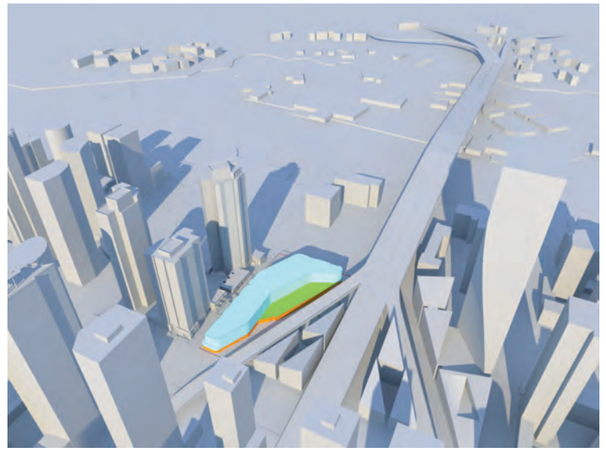
1.3 DESIGN RATIONALE



The unique shape and sloped site allows for multi-level planning - with main entrances at the lower part of the site and frontage on Beach Crescent, while the retail frontage and public realm mitigate the slope on Rolston. Seymour Mews maintains a scaled proportion to the adjacent townhouse facade.



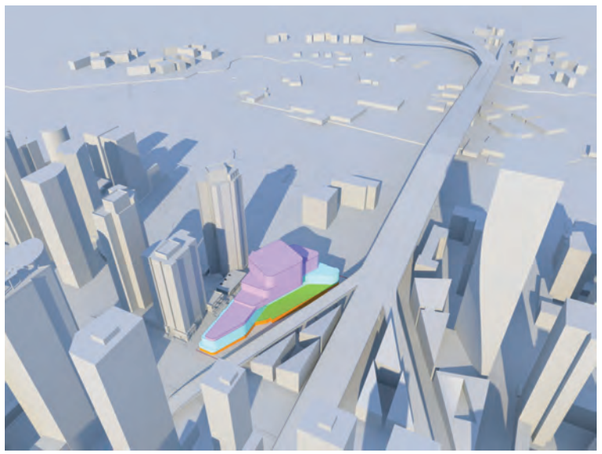
Garden space is carved out on Level 4 to provide ample amenity outdoor spaces for the residents. It also provides a visual and physical barrior between the living spaces and bridgehead.



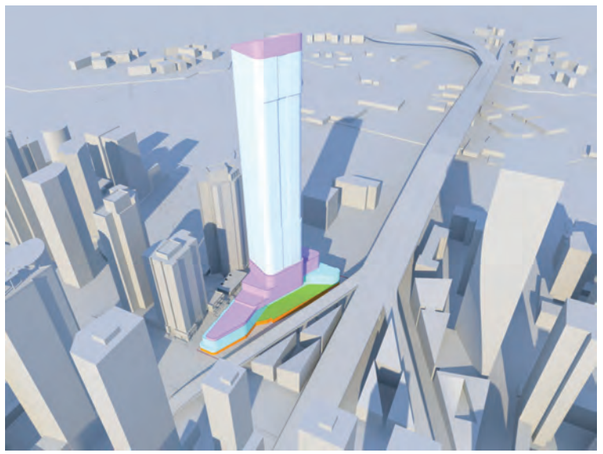
Social Housing floors are from Level 2-7, providing 152 units of prescribed mix from studios to family 3-BR units. The main indoor amenity area is on Level 4 with smaller amenity hubs on every floor



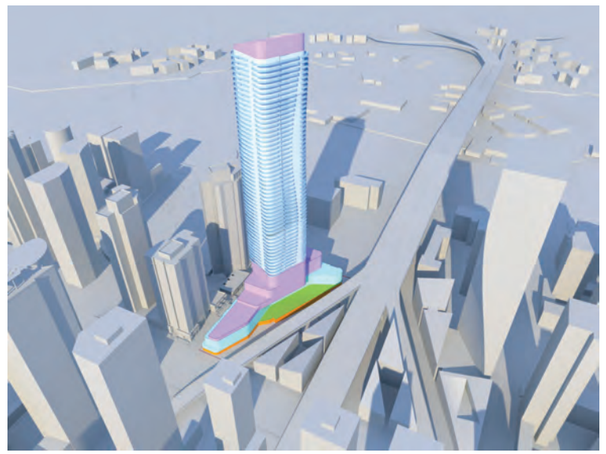
The design of the building creates movement that moves through the tower and expressed with the layering and terracing of the podium, weaving in amenity and green spaces. The contrast creates the unique gateway in and out of the City.



The hotel function is added starting from Level 7 to 14, taking a portion of the podium and a portion of the tower, maximizing outdoor amenity areas with the podium terraces and buffering residential units from the bridgehead.



The residential tower continues from Level 15 to 66, providing prime living spaces and balconies. The residential amenity is located on the south side of Level 8. At the top of Level 67, residential and hotel users can experience additional amenity spaces and with a rooftop terrace above.



The movement and texture of the facade is created by slight change in floor plate and mainly by the balcony shape.

1.4 STAFF LETTER OF RESPONSE

Subject: 601 Beach Cres - Rezoning Pre-Application - Staff Review Comments on Pre-Application Plans
Date: Friday, December 19, 2025 at 12:43:19 Pacific Standard Time
From: Wong, Bryan (Rezoning)
To: Kandice Lai

Hello Kandice,

Thank you submitting the November 3rd rezoning pre-application plans concept, the November 19th Detailed Fall Equinox Shadow Study, and the December 2nd 3D model.
Please find below the staff review feedback, and please let me know if you have any questions.

Form of Development Recommendations

- **Building Articulation and Response to Site Context**

Staff recommend further exploration of site-specific articulation that more directly responds to the surrounding context.

Note to Applicant: It is recommended that the tower portion contributing to shadow impacts on May and Lorne Brown Park be identified and that opportunities be explored to reshape the tower floor plate to further reduce shadow impacts on the park. Staff would support reallocating a portion of the tower floor area to achieve this objective. This approach would also enhance architectural massing articulation and better respond to the site-specific challenges.

APPLICANT RESPONSE: Additional studies were made to reduce the shadow impacts on May and Lorne Brown Park with respect to the massing of the tower. The result in most affective to further reduce the shadows and respond to the context was to shift the tower itself by 8'. The result in further reduction is recorded on Sheet 4.10a as part of the Detailed Shadow Study under the Solar Access Guidelines.

- **Podium Height:**

A reduction in podium height to the previously approved CD-1 height is supported, as this would minimize impacts on the public realm along Seymour Mews.

- **Tower Height:**

An overall tower height of approximately 650 ft. is supported, as it enables Council priorities related to enabling hotel use and delivering the associated public benefit of social housing.

High-Density Housing for Families with Children Guidelines:

- Provision of Indoor & outdoor common amenity spaces;
- Provision of outdoor play areas for children;
- Provision of private outdoor spaces; and
- Provision of bulk storage.

Note to Applicant: The proposed introduction of hotel use, in addition to social housing and strata residential uses, introduces additional complexity with respect to the location, access, programming, and management of common amenity spaces. Staff expect that an adequate amount of common amenity space be provided for each use, consistent with the intent of the High-Density Housing for Families with Children Guidelines. Where amenity spaces are proposed to be shared between different uses, the total amount of amenity space should not be reduced. In such cases, a clear sharing strategy is required to demonstrate how access, scheduling, management, and potential conflicts between user groups will be addressed. Staff recommend a minimum provision of approximately 15 sq. ft. per residential unit of indoor amenity space and approximately 20 sq. ft. per residential unit of outdoor amenity space, exclusive of hotel amenity areas. Any shared amenity spaces must be designed and managed to ensure that the functionality, accessibility, and usability of residential amenity are not compromised.
See Housing comments in Letter of Response for further details.

APPLICANT RESPONSE: Well-noted. Amenity areas both indoor and outdoors for all residential uses (market strata and non-market social housing) meet the requirements. Please refer to Amenity Area Chart on Sheet 3.2 for breakdown and location on plans. There are outdoor play areas for children included in the outdoor amenity area on Level 4. All units have private outdoor spaces and in-suite storage.

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- **Livability of dwelling units.**

Note to Applicant: The site's adjacency to the Seymore Ramp and proposed reduction of setbacks from the bridgehead create significant challenges for residential livability. An acoustical study and a comprehensive noise attenuation strategy will be required. Strategies may include, but are not limited to:

- Incorporating non-residential uses on lower floors to buffer residential levels;
- Orienting primary living spaces and bedrooms away from the ramp; and
- Enhancing façade design, glazing, and ventilation strategies to mitigate noise and vibration.

APPLICANT RESPONSE: Strategies to maintain residential livability near the bridgehead include incorporating hotel use at the floors with the closest distance to the bridgehead. The main outdoor amenity and green space provides a visual and physical buffer for the social housing units facing the bridgehead. Acoustical study and strategies with use of material and design development is included in BKL's report. Please refer to submitted 5.9 R1 Environmental Noise Study.

Thank you,

Bryan Wong
Rezoning Planner
Rezoning Centre
Planning, Urban Design and Sustainability | City of Vancouver
604-707-5420 | Bryan.Wong@vancouver.ca

1.5 CORE HOUSING DESIGN REQ

CORE HOUSING DESIGN REQUIREMENTS (CHDR)
Checklist for SOCIAL HOUSING OWNED by the City of Vancouver

Last updated March 2025

The Housing Design and Technical Guidelines (HDTG; Version 11) apply to the design and construction, renovation or conversion of any social housing owned by the City of Vancouver. The guidelines provide an outline of the built form, project scale, building program, and other design and technical requirements as well as a minimum standard with regard to materials, finishes and equipment. These guidelines are to be read in conjunction with and are considered supplemental to the BC Housing Design and Construction Standards.

The checklist below is intended to provide a summary of the critical HDTG requirements that if overlooked in the early design phase, will be challenging to resolve at the permitting phase. It is important to note that all City-owned social housing must incorporate all aspects of the HDTG including but not limited to the ones highlighted below. Please refer to the City of Vancouver Social Housing Design and Technical Guidelines for detailed information. If any of these core requirements are going to be a problem, you need to discuss alternative solutions with your housing planner as early in the process as possible.

** Note that work is underway on City Wide Design Guidelines and Apartment Living Guidelines that may impact some requirements. Please check with your Housing Planner for more information*

GUIDELINE SECTION:	**REQUIREMENT**	**CONFIRMATION *Initial**
4.2 Indoor Amenity Spaces and Office	Projects less than 26 units: ▪ Provide a minimum **indoor amenity** area of 37sq.m. (398sq. ft.). ▪ Provide a minimum accessible **project office** area of 9.29sq. m. (100 sq. ft.). Projects with more than 26 units ▪ Provide a minimum **indoor amenity** area of 1.4 sq.m. (15 sq. ft.) per social housing unit. ▪ Provide a minimum accessible **project office** area of 24.52 sq. m. (264 sq. ft.)	Provided. Refer Amenity Stat on Sheet 3.2 and 4F Plan for Project Office Area
4.3. Service Areas	Provide Dedicated: ▪ Electrical/mechanical rooms ▪ Garbage/recycling room ▪ Equipment operator storage and maintenance space ▪ Full-sized janitor closet ▪ Heat treatment room - *if required by the City and/or Operator*	Provided. Refer to GF Plan and P1 Plan for locations
4.3.1 Underground/Enclosed Parking	Parking is to be provided in accordance with the Vancouver Parking Bylaw for visitor stalls, and a minimum ratio of **0.5 stalls** per residential unit. For developments located in Transit-Oriented Areas (TOAs), a minimum ratio of **0.33 stalls** per residential unit is required.	Per Sales Agreement, 52 Stalls are provided, (46 Car Stalls + 5 Accessible + 1 Accessible Van) + 8 Visitor Stalls Same provided in DP Approved Set
4.4.1 Floor-to-floor heights	Clear finished ceiling heights measured from finished floor to underside of finished ceiling to be a minimum of 2.4 m (8'-0"). Recommended floor-to-floor height is 9'-8".	Clear finished ceiling heights on main living areas provided, same as DP Approved Set
4.5 Outdoor Amenity	Outdoor amenity is to be located on the ground floor or rooftop, adjacent to indoor amenity space. A children's play area is to be provided At minimum outdoor amenity area is to be equal to the indoor amenity area.	Outdoor Amenity located of terrace on 4F with children's play area provided. Refer to Amenity Stat, outdoor amenity area meets requirements.
5.1 Dwelling Unit Mix	The following unit mix is to apply: ▪ 20% Bachelor/ Studio ▪ 30% 1 bedroom ▪ 30% 2 bedrooms ▪ 20% 3 bedrooms Additionally: ▪ 5% of total units must be fully wheelchair accessible and equally distributed by unit type.	Unit Mix: 37% Studio 42% 1 Bedroom 10% 2 Bedroom 10% 3 Bedrooms 5% are accessible This mix maximizes the gross floor area and 152 units stipulated in the Sales Agreement
5.2 Dwelling Unit Floor Areas	Minimum net unit size is to apply: *(excluding in-suite storage):* ▪ Bachelor/Studio 320 sq. ft. ▪ 1 Bedroom 500 sq. ft. ▪ 2 Bedroom 700 sq. ft. ▪ 3 Bedroom 900 sq. ft. ▪ 4 Bedroom 1125-1250 sq ft	Min Net Unit Size: Studio - 316sf 1BR - 518 sf 2BR - 720 sf 3BR - 878sf - 1193 sf 4BR - not provided
5.3.2 Living Area	The living area width dimension is to be a minimum of 3.66 m (12'-0") measured from the inside face of the finished walls.	All Studios meet criteria, discussions with Social Housing Planners during DP phase, allowed for exemption in 1BR/2BR/3BR
5.5 In-suite Storage	Provide 3.7 sq.m. (40 sq. ft.) of storage per unit. Accessible units must have storage in-suite.	Provided
9.0 Building Systems	A minimum of 2 elevators are to be provided per building. *A shared second elevator may be considered, at the discretion of the City of Vancouver Staff and the operator.* The elevator shall have internal cab dimensions no less than 2032 mm wide x 1295 mm deep (6'-8" wide x 4'-3" deep).	Provided

I hereby understand and acknowledge that this project will meet the above critical requirements as referenced in the City of Vancouver Housing Design and Technical guidelines.

601 Beach Crescent
Project Address

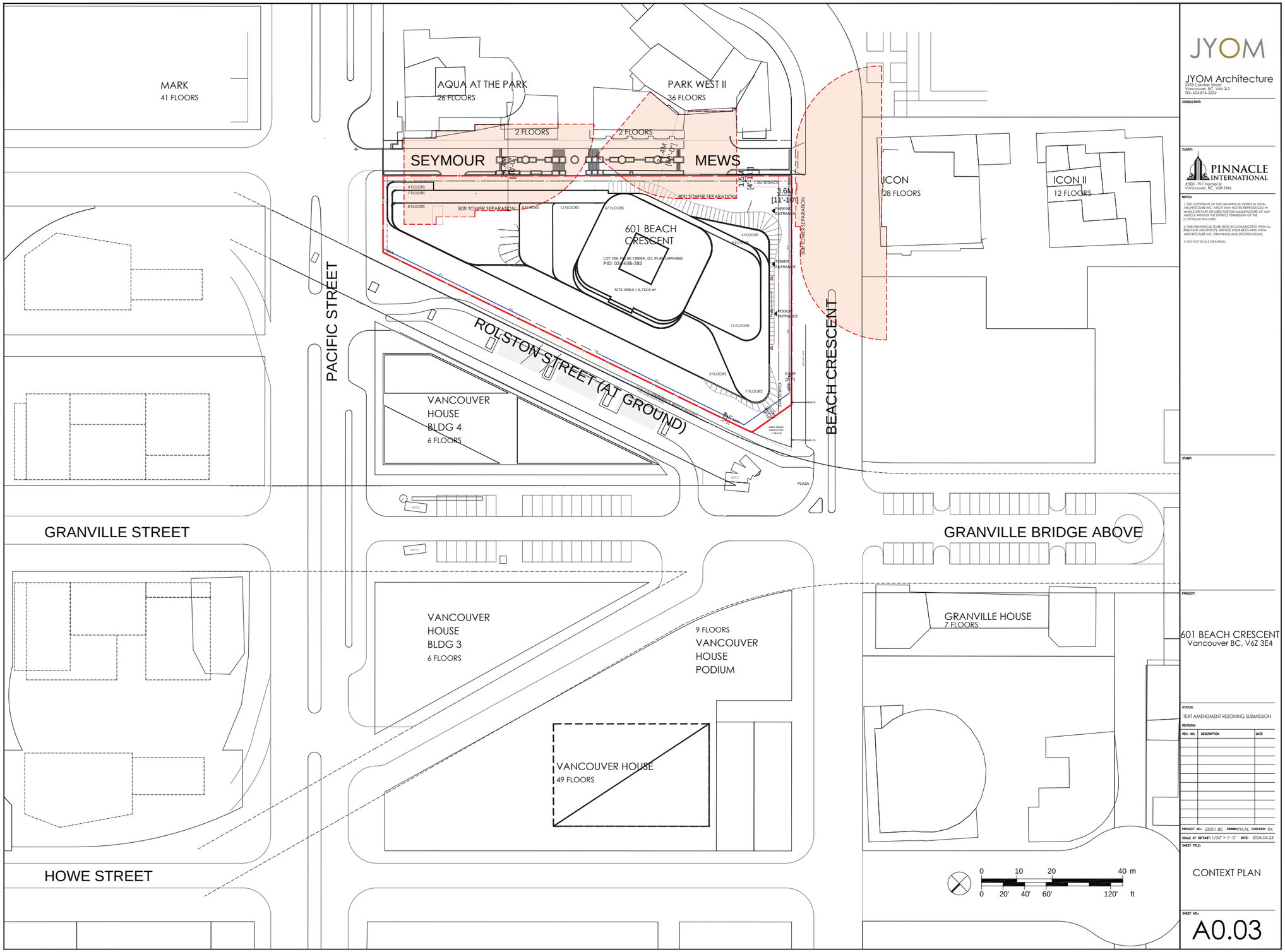
Kandice Kwok
Applicant Name (Please print)

Applicant Signature

April 23, 2026
Date:

2.0 PROJECT CONTEXT

4.1 CONTEXT PLAN



JYOM
JYOM Architecture
3378 Cornise Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:
PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC., V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:
601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: TH, AL CHECKED: KK
SCALE AT 36"x48": 1/32" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:
CONTEXT PLAN

SHEET NO.:
A0.03

2.2 SITE PHOTOS AND STREETSCAPE

The site is located in the Beach Neighborhood which has gone and continues to go through a rapid development change. It is an important piece of Vancouver Downtown as it connects two established trendy neighborhoods, Yaletown to the east and the West end to the west.

The site is bordered by Beach Crescent, Rolston Street, Pacific Street and Seymour Mews and is adjacent to the Granville Street bridge off-ramp. The total area is 5,713.6 sm (61,501sf).



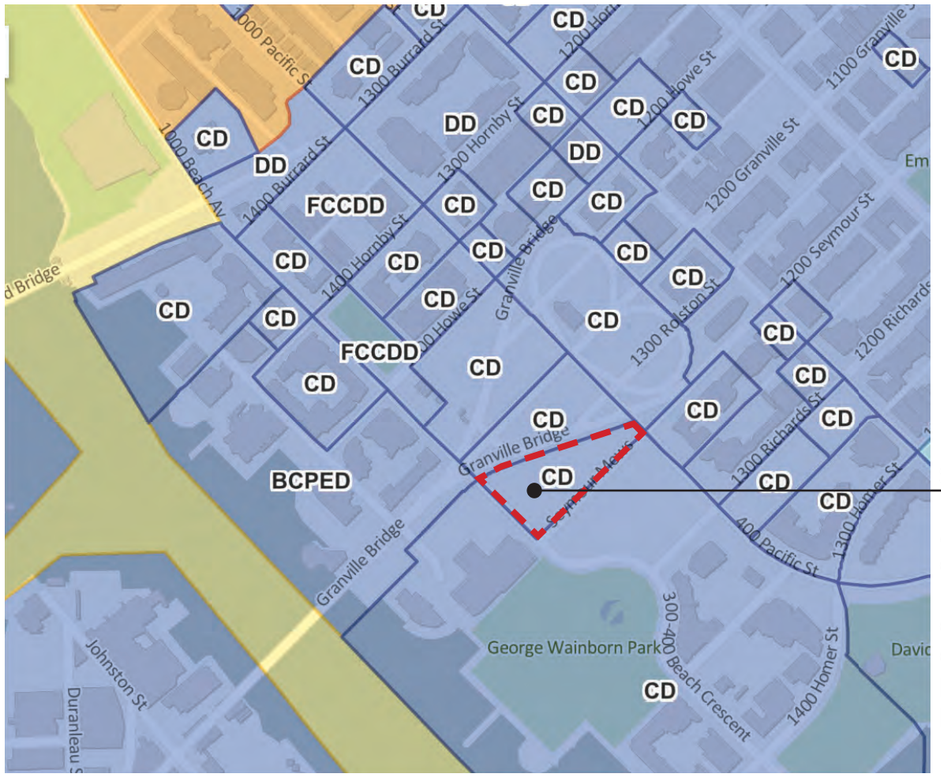




VIEW ALONG BEACH CRESCENT STREET



2.3 ZONING CONTEXT



Legend

Zoning Classification

- Commercial
- Comprehensive Development
- Historical Area
- Industrial
- Limited Agriculture
- Residential
- Residential Inclusive
- Residential Rental

https://maps.vancouver.ca/zoning/

2.4 POLICY CONTEXT

Applicable Policies and Guidelines:

The development of 601 Beach Crescent was originally guided by the False Creek North Official Development Plan (FCN ODP), Area 1- Beach Neighborhood (zoned CD-1 (366) and applied for Rezoning on September 24, 2018. The Development Permit was approved on September 20, 2022, and CD-1 By-Law No. 14516 was enacted on December 9, 2025.

Additional key policies and guidelines include:

CD-1 (366) and the Beach Neighborhood CD-1 Guidelines (1996, last amended 2003)

Vancouver Downtown Skyline Study and General Policy for Higher Building (GPHB) (1997, last amended 2014)

Invitation to Offer (ITO) for Beach Crescent (2016)

Under the Granville Bridge Neighborhood Commercial Center Policies and Guidelines (2007)

Green Buildings Policy for Rezonings (GPBR) (2009, last amended 2017)

Rezoning Policy for Sustainable Large Developments (2010, last amended 2014)

City of Vancouver Public Views Guideline (2024)

Bridgehead Guidelines (1997)

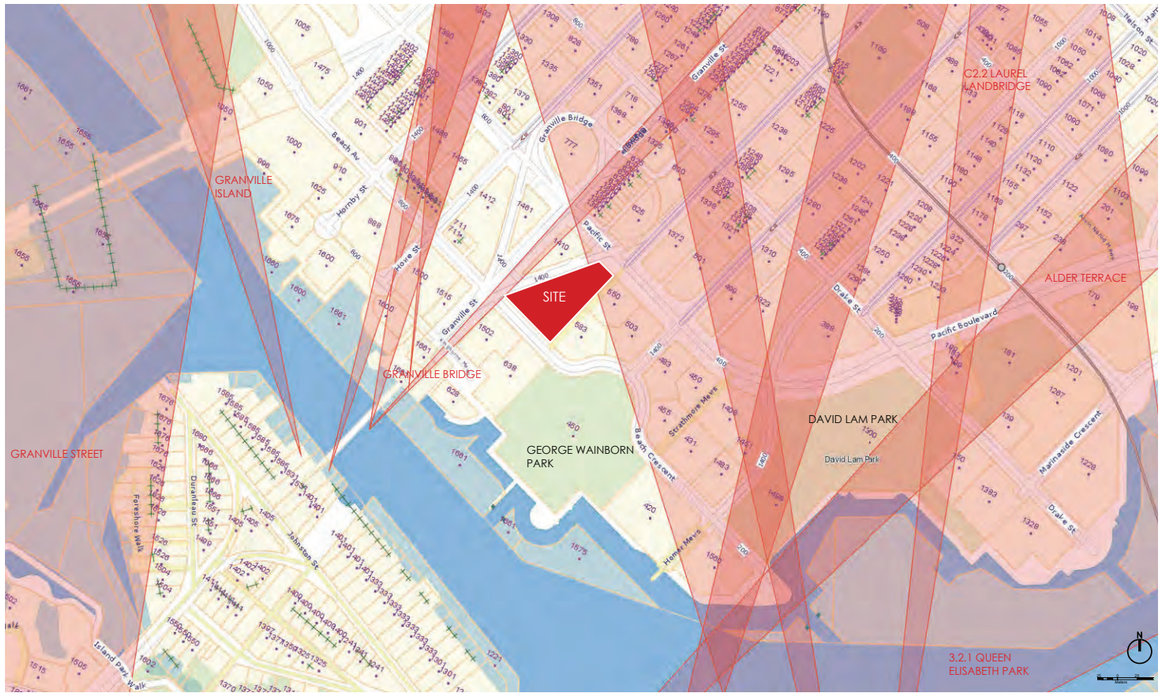
B.C. Housing – Design Guidelines and Construction Standards (2019)

City of Vancouver – Housing Design and Technical Guidelines (2025)

Bulletin – Residential Tower Floor Plates (June 3, 2025)

Real Estate and Facilities Management - False Creek North Development Site Sales Agreement

2.5 VIEW ANALYSIS



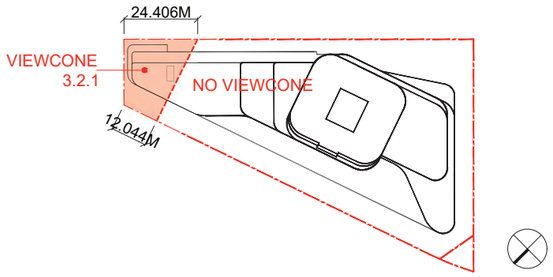
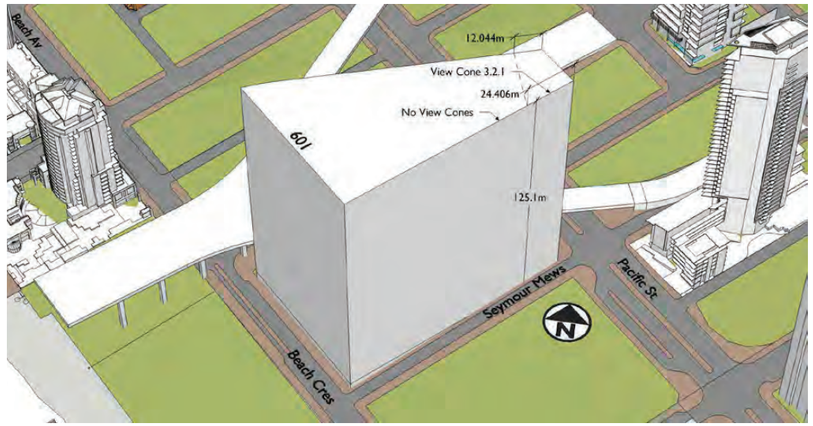




Image Source:
https://vancouver.ca/home-property-development/queen-elizabeth-park-public-view.aspx



Preserving the ocean and mountain views ensures that Vancouver maintains its connection to nature while promoting density in the downtown area.

The Queen Elizabeth View Cone (originating from Little Mountain) covers the northeast corner of the site. The General Policy for Higher Buildings allows for buildings to exceed the height of this view cone. In order to preserve the view to the North Shore Mountains, the proposed tower is located to the southwest corner of the site, therefore will have no impact on the view cone from QE Park.

Queen Elizabeth Park (west) (3.2.1)

View Subject: Northern Shore Mountains from Mount Strachan to Enchanted Peak.



https://vancouver.ca/home-property-development/queen-elizabeth-park-public-view.aspx

2.6 SUSTAINABILITY MEASURES

BC Building Science

536-8188 Manitoba Street
Vancouver BC V5X 0L5
Canada

Date: January 30, 2026

To: City of Vancouver
Planning, Urban Design, and Sustainability
West Annex, 515 West 10th Ave
Vancouver, BC V5Y 1V4

Cc: Pinnacle International – Jim Ralph

Project: Pinnacle – 601 Beach
601 Beach Crescent, Vancouver, BC

Subject: **GREEN & RESILIENT BUILDINGS – REZONING AMENDMENT / RE-SUBMISSION**

BC Building Science Ltd. (BCBS) has been retained as the Building Science consultant for this project. On behalf of the Client, Pinnacle International, we are providing this report for consideration in meeting the requirements of the Vancouver Green Buildings Policy for Rezonings (GBPR), revised November 27, 2024.

The following summarizes the proposed Green and Resilient Buildings Strategy and confirms how the building design and construction intend to meet each requirement of the GBPR.

1. REPORTING OF GREEN AND RESILIENT BUILDING MEASURES

The following sections summarize the green and resilient building measures for this development.

1.1 EMBODIED CARBON LIMITS

The BCBS Envelope and Energy Teams have been leading the embodied carbon quantification and reduction measures to limit the environmental impacts of this project since the schematic design stage. We have discussed with the design team the applicable targets and potential carbon-reduction measures from the current Vancouver Building Bylaw (VBBL), Part 10, Section 10.4. Low Carbon Materials and Construction.

The structural design of the building is at a preliminary stage with some inputs still unknown. As such, we have performed a preliminary embodied carbon analysis based on available data and assumptions to confirm achievement of the applicable target at this stage.

Our preliminary analysis confirms that the project is on track to meet the expected embodied carbon limits from the GBPR / VBBL by the time of building permit application. The BCBS Team will perform a detailed embodied carbon analysis once the architectural and structural designs are further developed.

The preliminary embodied carbon design report and supporting raw data are enclosed.

1.2 RESILIENT BUILDINGS PLANNING

This development is subject to various future hazards, primarily related to climate change. Members of the design team have contributed to a risk assessment evaluating the exposure, consequence, and likelihood of each hazard, and identifying resilience measures to mitigate impacts on the development and its occupants.

A summary of the Resilience Assessment and Strategies is provided in the enclosed Resilient Buildings Planning Worksheet.

2. REQUIREMENTS FOR ENHANCED COMMISSIONING

The BCBS Commissioning Team has been working on enhanced commissioning for all energy systems in the building in accordance with the GBPR, VBBL, ASHRAE Guidelines 0 and 1.1, and ASHRAE Standard 202. BCBS has assisted the Owner in preparing the Owner's Project Requirements (OPR), and has coordinated and reviewed the Basis of Design (BOD) documents developed by the architect, mechanical, and electrical consultants with respect to sustainable energy design and applicable green buildings requirements.

BCBS has been involved since the early schematic design phase, taking the lead on green building design development. BCBS will develop the project commissioning plan in collaboration with the client, architect, mechanical and electrical consultants, and the construction management team.

BCBS will develop commissioning reports throughout the project based on the commissioning plan and by performing 1) design reviews of energy systems during design and construction phases with respect to energy performance, 2) field reviews of energy systems during construction, 3) performance test verification and documentation during and at the end of construction, and 4) reviewing the training record / documents and operation and maintenance manuals prepared by the corresponding consultants and contractors.

A Letter of Commitment from the Client is enclosed confirming fulfillment of the commissioning requirements applicable under the GBPR / VBBL.

3. REQUIREMENTS FOR ENERGY SYSTEM SUB-METERING

The BCBS Energy Team will coordinate with the architect, mechanical, and electrical consultants to ensure that master meters are designed and installed for each energy utility and building use, and that sub-meters are installed for all major energy end-uses and major space uses within each building. These systems will provide the necessary tools for energy auditing and benchmarking post-occupancy.

A Letter of Commitment from the Client is enclosed confirming fulfillment of the sub-metering requirements applicable under the GBPR / VBBL.

2.7 HIGHER BUILDINGS POLICY

The original 601 Beach project rezoning was submitted in 2018 guided by the General Policy for Higher Buildings and through the City Planning process with the Open House, Urban Design Panels, Public Hearing and Development Permit approvals was formally enacted by Council on December 9. 2025 and designated as CD-1 (913).

The establishment of a “significant and recognizable new benchmark for architectural creativity and excellence” and contributing as the gateway in and out of the city has been demonstrated. The proposed new 601 Beach rezoning is based off the CD-1 (913) and further fulfills the policy for higher buildings.

The proposed design stays aligned with the overall design concept used in the original rezoning application and further contributes beauty and visual power to the skyline with the increase in height from the approved 163m / 535 ft to 198m / 650 ft.. The increase in height is due to the significant additional community benefit of hotel function which is added to the terraced podium and tower.

The added hotel creates additional on-site activities and builds on the existing commercial retail function and public realm. The terraced podium creates opportunities for open space in form of roof decks and terraces. Landscape over the commercial roof on the 4F creates vibrant outdoor amenity spaces for residents and mitigates visually and physically the inherit presence of the bridgehead. A roof top terrace on the rooftop and additional amenity spaces like restaurant, lounge and private dining spaces on the floor at level 67 is part of the hotel offering, allowing the public to experience the views.

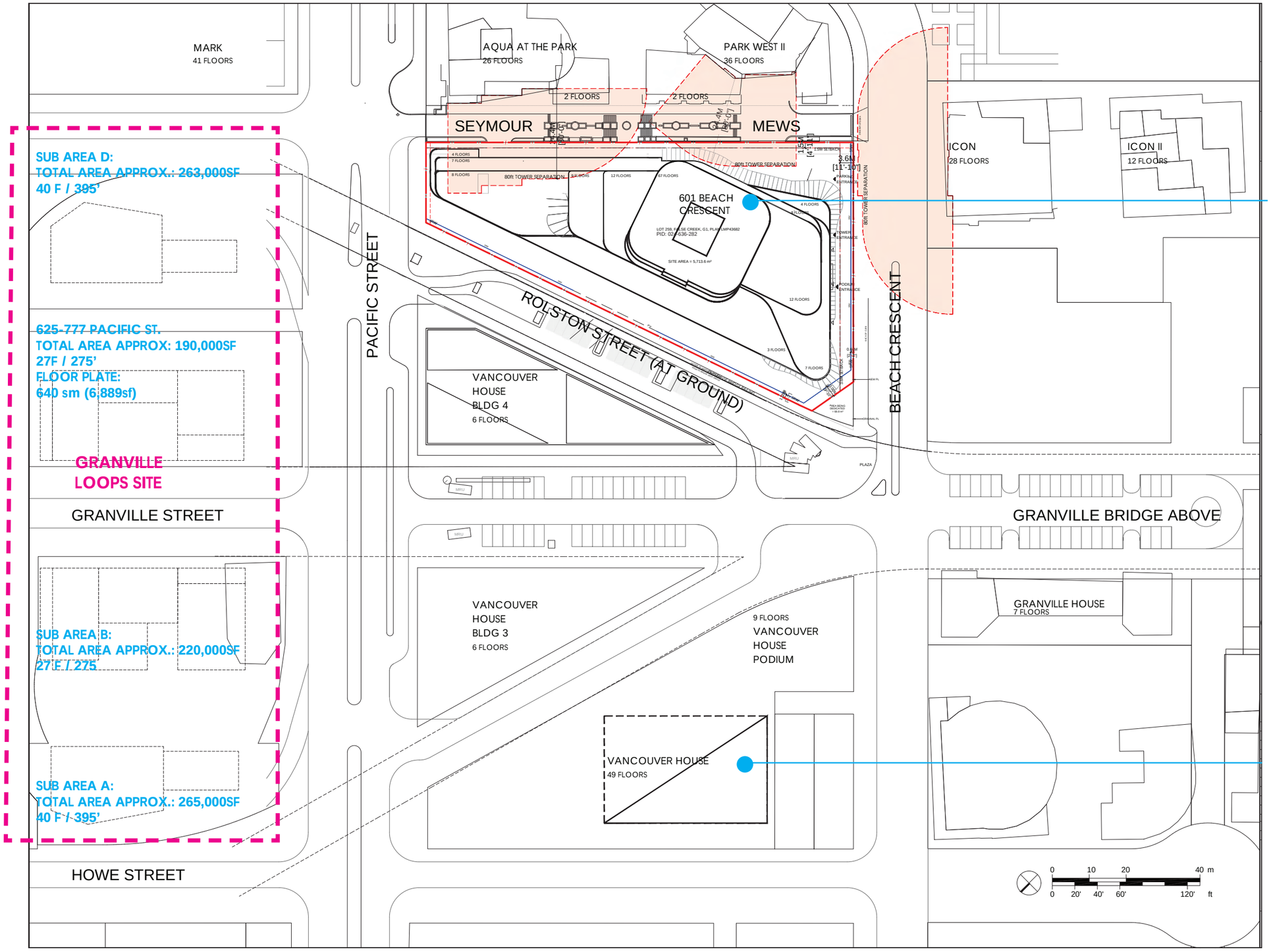
The ground floor footprint is consistent with the original approved design, where setbacks and distance to neighboring buildings stay intact with minimal impact to views. The footprint of the tower has increased and detailed shadow studies show only a slight increase (0.7%) in shadowing to May Lorne and Browne Park within a 30min window from 10:15am to 10:45am during the Fall Equinox. For all other seasons and intervals of time, there is no change to the shadow.

The proposed design will demonstrate the commitment as in the original rezoning to meet and lead the City’s sustainability objectives through the Rezoning Policy for Sustainable Large Developments.

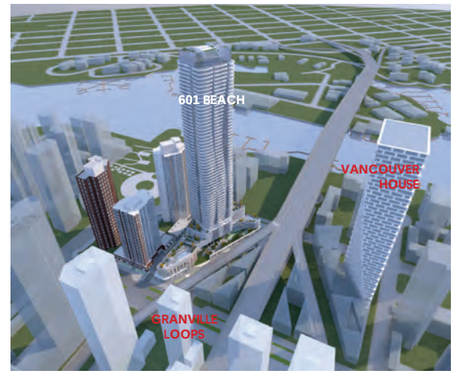


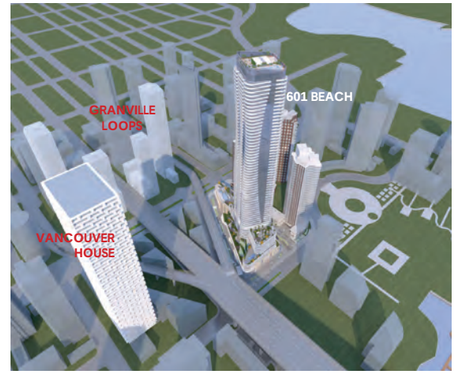


2.8 TOWER SEPERATION BLOCK STUDY



PROPOSED FLOOR PLATE
940 sm (10,117sf)





VANCOUVER HOUSE
MAX. FLOOR PLATE:
1080sm (11,600sf)
TOTAL AREA: APPROX.
590,000 SF (BLDG 1&2 ONLY)

3.0 PROJECT STATISTICS

3.1 PROJECT DATA

LEGAL ADDRESS: 601 BEACH CRESCENT, Vancouver, BC

LEGAL DESCRIPTION: LOT 259, FALSE CREEK, G1, NWD, PLAN LMP43682

ZONING CD-1 (913)

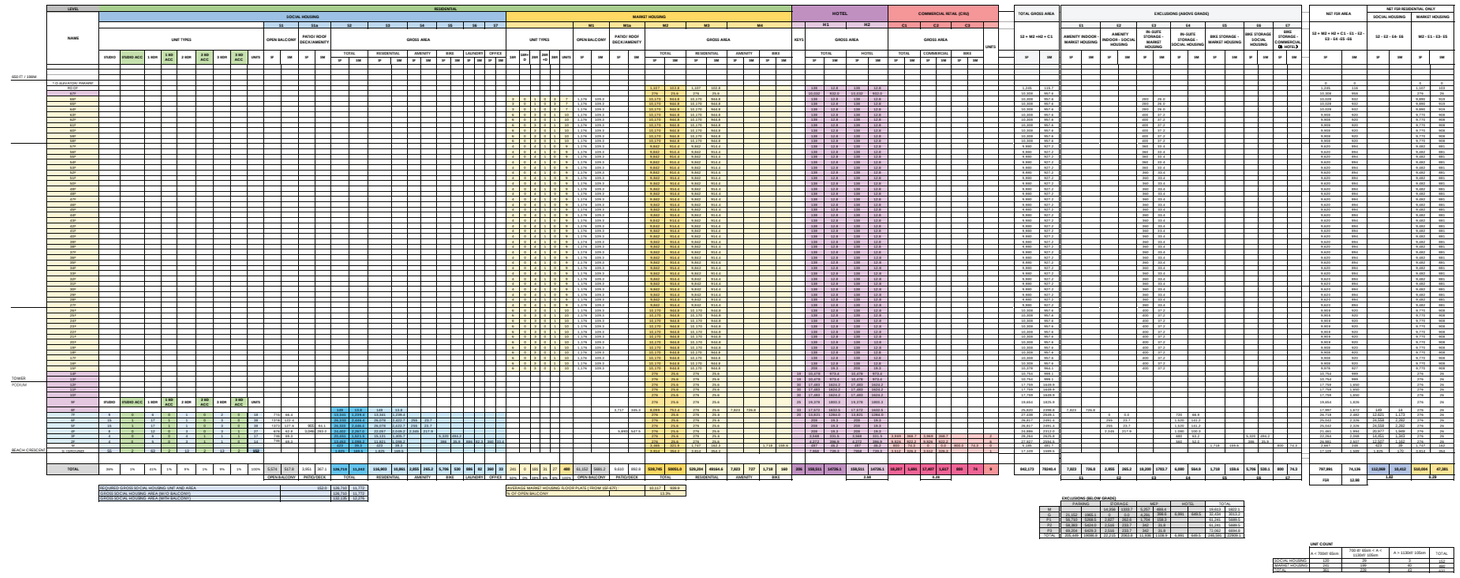
SITE AREA: 5,713.6 SM / 61,501 SF

SETBACKS FRONT (BEACH CRESCENT) = 6.34 M / 20'-10" SIDE (SEYMOUR MEWS) = 1.81M / 5'-11"

REAR (PACIFIC) = 1.2M / 3'-11" SIDE (ROLSTON) = 7.7M / 25'-3"

SUMMARY
FSR Area by Function
FSR Area
Total FSR Area / FAR
No. of Floors
Podium Height
Tower Height
Average Tower Floor Plate
Parking Levels

PROPOSED				
USE		SM	SF	FAR
Retail		1,617	17,407	0.28
Hotel	206 Keys	14,726	158,511	2.58
Residential	480 Units	47,381	510,004	8.29
Amenity (exempt)		992	10,678	
TOTAL		**63,724**	**685,922**	**11.15**
Social Housing	152 Units	10,412	112,069	1.82
		74,136	797,991	12.98
67				
30.6m		104'		
198m		650'		
	940	10,117		
3				



PROJECT DATA CHART ENLARGED ON NEXT TWO SHEET

3.1 PROJECT DATA

650 FT / 198M — TOWER / PODIUM — BEACH CRESCENT

RESIDENTIAL — SOCIAL HOUSING

LEVEL / NAME	STUDIO	STUDIO ACC	1 BDR	1 BD ACC	2 BDR	2 BD ACC	3 BDR	3 BD ACC	UNITS	S1 OPEN BALCONY SF	S1 OPEN BALCONY SM	S1a PATIO/ ROOF DECK/AMENITY SF	S1a PATIO/ ROOF DECK/AMENITY SM	S2 GROSS AREA TOTAL SF	S2 TOTAL SM	S3 RESIDENTIAL SF	S3 RESIDENTIAL SM	S4 AMENITY SF	S4 AMENITY SM	S5 BIKE SF	S5 BIKE SM	S6 LAUNDRY SF	S6 LAUNDRY SM	S7 OFFICE SF	S7 OFFICE SM
T.O.ELEVATOR/ PARAPET																									
ROOF																									
67F																									
66F																									
65F																									
64F																									
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12F																									
11F																									
10F																									
9F	STUDIO	STUDIO ACC	1 BDR	1 BD ACC	2 BDR	2 BD ACC	3 BDR	3 BD ACC	UNITS																
8F														149	13.8	149	13.8								
7F	9	0	6	0	1	0	2	0	18	715	66.4			13,341	1,239.4	13,341	1,239.4								
6F	15	1	17	1	1	0	3	0	38	1318	122.4			26,333	2,446.4	26,078	2,422.7	255	23.7						
5F	15	1	17	1	1	0	3	0	38	1373	127.6	905	84.1	26,333	2,446.4	26,078	2,422.7	255	23.7						
4F	8	0	12	0	3	0	3	1	27	676	62.8	3,046	283.0	24,402	2,267.0	22,057	2,049.2	2,345	217.9						
3F	4	0	6	0	4	1	1	1	17	746	69.3			20,451	1,521.5	15,131	1,405.7			5,320	494.2				
2F	4	0	5	0	3	1	1	0	14	746	69.3			13,453	1,098.2	11,821	1,098.2			386	35.9	886	82.3	360	33.4
M														423	39.3	423	39.3								
G (GROUND)	55	2	63	2	13	2	13	2	152					1,825	169.5	1,825	169.5								
TOTAL	36%	1%	41%	1%	9%	1%	9%	1%	100%	5,574	517.8	3,951	367.1	**126,710**	**11,242**	**116,903**	**10,861**	**2,855**	**265.2**	**5,706**	**530**	**886**	**82**	**360**	**33**
										OPEN BALCONY		PATIO/DECK		TOTAL		RESIDENTIAL		AMENITY		BIKE		LAUNDRY		OFFICE	

REQUIRED GROSS SOCIAL HOUSING UNIT AND AREA	152.0	126,710	11,772
GROSS SOCIAL HOUSING AREA (W/O BALCONY)		126,710	11,772
GROSS SOCIAL HOUSING AREA (WITH BALCONY)		132,135	12,276

RESIDENTIAL — MARKET HOUSING

LEVEL / NAME	1BR	1BR+D	2BR	2BR+D	3BR	UNITS	M1 OPEN BALCONY SF	M1 OPEN BALCONY SM	M1a PATIO/ ROOF DECK/AMENITY SF	M1a PATIO/ ROOF DECK/AMENITY SM	M2 GROSS AREA TOTAL SF	M2 TOTAL SM	M3 RESIDENTIAL SF	M3 RESIDENTIAL SM	M4 AMENITY SF	M4 AMENITY SM	M4 BIKE SF	M4 BIKE SM
T.O.ELEVATOR/ PARAPET																		
ROOF											1,107	102.8	1,107	102.8				
67F											276	25.6	276	25.6				
66F	3	0	1	0	3	7	1,176	109.3			10,170	944.8	10,170	944.8				
65F	3	0	1	0	3	7	1,176	109.3			10,170	944.8	10,170	944.8				
64F	3	0	1	0	3	7	1,176	109.3			10,170	944.8	10,170	944.8				
63F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
62F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
61F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
60F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
59F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
58F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
57F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
56F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
55F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
54F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
53F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
52F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
51F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
50F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
49F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
48F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
47F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
46F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
45F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
44F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
43F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
42F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
41F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
40F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
39F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
38F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
37F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
36F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
35F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
34F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
33F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
32F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
31F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
30F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
29F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
28F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
27F	4	0	4	1	0	9	1,176	109.3			9,842	914.4	9,842	914.4				
26F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
25F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
24F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
23F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
22F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
21F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
20F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
19F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
18F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
17F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
16F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
15F	6	0	3	0	1	10	1,176	109.3			10,170	944.8	10,170	944.8				
14F											276	25.6	276	25.6				
13F											276	25.6	276	25.6				
12F											276	25.6	276	25.6				
11F											276	25.6	276	25.6				
10F											276	25.6	276	25.6				
9F											276	25.6	276	25.6				
8F									3,717	345.3	8,099	752.4	276	25.6	7,823	726.8		
7F											276	25.6	276	25.6				
6F											276	25.6	276	25.6				
5F											276	25.6	276	25.6				
4F									5,893	547.5	276	25.6	276	25.6				
3F											276	25.6	276	25.6				
2F											276	25.6	276	25.6				
M											3,465	321.9	1,747	162.3			1,718	159.6
G (GROUND)											3,814	354.3	3,814	354.3				
TOTAL	241	0	181	31	27	**480**	61,152	5681.2	9,610	892.8	**538,745**	**50051.0**	**529,204**	**49164.6**	**7,823**	**727**	**1,718**	**160**
	50%	0%	38%	6%	6%	100%	OPEN BALCONY		PATIO/DECK		TOTAL		RESIDENTIAL		AMENITY		BIKE	

AVERAGE MARKET HOUSING FLOOR PLATE (FROM 15F-67F) :	10,117	939.9
% OF OPEN BALCONY	13.3%	

HOTEL / COMMERCIAL RETAIL (CRU)

LEVEL / NAME	HOTEL KEYS	H1 GROSS AREA TOTAL SF	H1 TOTAL SM	H2 HOTEL SF	H2 HOTEL SM	C1 GROSS AREA TOTAL SF	C1 TOTAL SM	C2 COMMERCIAL SF	C2 COMMERCIAL SM	C3 BIKE SF	C3 BIKE SM	UNITS
T.O.ELEVATOR/ PARAPET												
ROOF		138	12.8	138	12.8							
67F		10,032	932.0	10,032	932.0							
66F		138	12.8	138	12.8							
65F		138	12.8	138	12.8							
64F		138	12.8	138	12.8							
63F		138	12.8	138	12.8							
62F		138	12.8	138	12.8							
61F		138	12.8	138	12.8							
60F		138	12.8	138	12.8							
59F		138	12.8	138	12.8							
58F		138	12.8	138	12.8							
57F		138	12.8	138	12.8							
56F		138	12.8	138	12.8							
55F		138	12.8	138	12.8							
54F		138	12.8	138	12.8							
53F		138	12.8	138	12.8							
52F		138	12.8	138	12.8							
51F		138	12.8	138	12.8							
50F		138	12.8	138	12.8							
49F		138	12.8	138	12.8							
48F		138	12.8	138	12.8							
47F		138	12.8	138	12.8							
46F		138	12.8	138	12.8							
45F		138	12.8	138	12.8							
44F		138	12.8	138	12.8							
43F		138	12.8	138	12.8							
42F		138	12.8	138	12.8							
41F		138	12.8	138	12.8							
40F		138	12.8	138	12.8							
39F		138	12.8	138	12.8							
38F		138	12.8	138	12.8							
37F		138	12.8	138	12.8							
36F		138	12.8	138	12.8							
35F		138	12.8	138	12.8							
34F		138	12.8	138	12.8							
33F		138	12.8	138	12.8							
32F		138	12.8	138	12.8							
31F		138	12.8	138	12.8							
30F		138	12.8	138	12.8							
29F		138	12.8	138	12.8							
28F		138	12.8	138	12.8							
27F		138	12.8	138	12.8							
26F		138	12.8	138	12.8							
25F		138	12.8	138	12.8							
24F		138	12.8	138	12.8							
23F		138	12.8	138	12.8							
22F		138	12.8	138	12.8							
21F		138	12.8	138	12.8							
20F		138	12.8	138	12.8							
19F		138	12.8	138	12.8							
18F		138	12.8	138	12.8							
17F		138	12.8	138	12.8							
16F		138	12.8	138	12.8							
15F		208	19.3	208	19.3							
14F	19	10,478	973.4	10,478	973.4							
13F	19	10,478	973.4	10,478	973.4							
12F	30	17,483	1624.2	17,483	1624.2							
11F	30	17,483	1624.2	17,483	1624.2							
10F	30	17,483	1624.2	17,483	1624.2							
9F	25	19,378	1800.3	19,378	1800.3							
8F	33	17,572	1632.5	17,572	1632.5							
7F	20	13,821	1284.0	13,821	1284.0							
6F		208	19.3	208	19.3							
5F		208	19.3	208	19.3							
4F		208	19.3	208	19.3							
3F		3,568	331.5	3,568	331.5	3,969	368.7	3,969	368.7			2
2F		4,272	396.9	4,272	396.9	9,926	922.2	9,926	922.2			6
M		497	46.2	497	46.2	800	74.3	0	0.0	800.0	74.3	0
G (GROUND)		7,958	739.3	7958	739.3	3,512	326.3	3,512	326.3			1
TOTAL	**206**	**158,511**	**14726.1**	**158,511**	**14726.1**	**18,207**	**1,691**	**17,407**	**1,617**	**800**	**74**	**9**
				2.58				0.28				

PROJECT DATA CHART CONTINUE ON NEXT SHEET

3.1 PROJECT DATA

PROJECT DATA CHART CONTINUE FROM PREVIOUS SHEET

LEVEL NAME	UNITS	TOTAL GROSS AREA S2 + M2 +H2 + C1 SF	TOTAL GROSS AREA S2 + M2 +H2 + C1 SM	EXCLUSIONS (ABOVE GRADE) E1 AMENITY INDOOR - MARKET HOUSING SF	E1 SM	E2 AMENITY INDOOR - SOCIAL HOUSING SF	E2 SM	E3 IN-SUITE STORAGE - MARKET HOUSING SF	E3 SM	E4 IN-SUITE STORAGE - SOCIAL HOUSING SF	E4 SM	E5 BIKE STORAGE - MARKET HOUSING SF	E5 SM	E6 BIKE STORAGE SOCIAL HOUSING SF	E6 SM	E7 BIKE STORAGE - COMMERCIAL (& HOTEL) SF	E7 SM	NET FSR AREA S2 + M2 + H2 + C1 - E1 - E2 - E3 - E4 -E5 -E6 SF	NET FSR AREA SM	NET FSR RESIDENTIAL ONLY SOCIAL HOUSING S2 - E2 - E4- E6 SF	SOCIAL HOUSING SM	MARKET HOUSING M2 - E1 - E3- E5 SF	MARKET HOUSING SM
T.O.ELEVATOR/ PARAPET																		0	0			0	0
ROOF		1,245	115.7															1,245	116			1,107	103
67F		10,308	957.6															10,308	958			276	26
66F		10,308	957.6					280	26.0									10,028	932			9,890	919
65F		10,308	957.6					280	26.0									10,028	932			9,890	919
64F		10,308	957.6					280	26.0									10,028	932			9,890	919
63F		10,308	957.6					400	37.2									9,908	920			9,770	908
62F		10,308	957.6					400	37.2									9,908	920			9,770	908
61F		10,308	957.6					400	37.2									9,908	920			9,770	908
60F		10,308	957.6					400	37.2									9,908	920			9,770	908
59F		10,308	957.6					400	37.2									9,908	920			9,770	908
58F		10,308	957.6					400	37.2									9,908	920			9,770	908
57F		9,980	927.2					360	33.4									9,620	894			9,482	881
56F		9,980	927.2					360	33.4									9,620	894			9,482	881
55F		9,980	927.2					360	33.4									9,620	894			9,482	881
54F		9,980	927.2					360	33.4									9,620	894			9,482	881
53F		9,980	927.2					360	33.4									9,620	894			9,482	881
52F		9,980	927.2					360	33.4									9,620	894			9,482	881
51F		9,980	927.2					360	33.4									9,620	894			9,482	881
50F		9,980	927.2					360	33.4									9,620	894			9,482	881
49F		9,980	927.2					360	33.4									9,620	894			9,482	881
48F		9,980	927.2					360	33.4									9,620	894			9,482	881
47F		9,980	927.2					360	33.4									9,620	894			9,482	881
46F		9,980	927.2					360	33.4									9,620	894			9,482	881
45F		9,980	927.2					360	33.4									9,620	894			9,482	881
44F		9,980	927.2					360	33.4									9,620	894			9,482	881
43F		9,980	927.2					360	33.4									9,620	894			9,482	881
42F		9,980	927.2					360	33.4									9,620	894			9,482	881
41F		9,980	927.2					360	33.4									9,620	894			9,482	881
40F		9,980	927.2					360	33.4									9,620	894			9,482	881
39F		9,980	927.2					360	33.4									9,620	894			9,482	881
38F		9,980	927.2					360	33.4									9,620	894			9,482	881
37F		9,980	927.2					360	33.4									9,620	894			9,482	881
36F		9,980	927.2					360	33.4									9,620	894			9,482	881
35F		9,980	927.2					360	33.4									9,620	894			9,482	881
34F		9,980	927.2					360	33.4									9,620	894			9,482	881
33F		9,980	927.2					360	33.4									9,620	894			9,482	881
32F		9,980	927.2					360	33.4									9,620	894			9,482	881
31F		9,980	927.2					360	33.4									9,620	894			9,482	881
30F		9,980	927.2					360	33.4									9,620	894			9,482	881
29F		9,980	927.2					360	33.4									9,620	894			9,482	881
28F		9,980	927.2					360	33.4									9,620	894			9,482	881
27F		9,980	927.2					360	33.4									9,620	894			9,482	881
26F		10,308	957.6					400	37.2									9,908	920			9,770	908
25F		10,308	957.6					400	37.2									9,908	920			9,770	908
24F		10,308	957.6					400	37.2									9,908	920			9,770	908
23F		10,308	957.6					400	37.2									9,908	920			9,770	908
22F		10,308	957.6					400	37.2									9,908	920			9,770	908
21F		10,308	957.6					400	37.2									9,908	920			9,770	908
20F		10,308	957.6					400	37.2									9,908	920			9,770	908
19F		10,308	957.6					400	37.2									9,908	920			9,770	908
18F		10,308	957.6					400	37.2									9,908	920			9,770	908
17F		10,308	957.6					400	37.2									9,908	920			9,770	908
16F		10,308	957.6					400	37.2									9,908	920			9,770	908
15F		10,378	964.1					400	37.2									9,978	927			9,770	908
14F		10,754	999.1															10,754	999			276	26
13F		10,754	999.1															10,754	999			276	26
12F		17,759	1649.9															17,759	1,650			276	26
11F		17,759	1649.9															17,759	1,650			276	26
10F		17,759	1649.9															17,759	1,650			276	26
9F		19,654	1825.9															19,654	1,826			276	26
8F		25,820	2398.8	7,823	726.8													17,997	1,672	149	14	276	26
7F		27,438	2549.1			0	0.0			720	66.9							26,718	2,482	12,621	1,173	276	26
6F		26,817	2491.4			255	23.7			1,520	141.2							25,042	2,326	24,558	2,282	276	26
5F		26,817	2491.4			255	23.7			1,520	141.2							25,042	2,326	24,558	2,282	276	26
4F		24,886	2312.0			2,345	217.9			1,080	100.3							21,461	1,994	20,977	1,949	276	26
3F	2	28,264	2625.8							680	63.2			5,320	494.2			22,264	2,068	14,451	1,343	276	26
2F	6	27,927	2594.5							560	52.0			386	35.9			26,981	2,507	12,507	1,162	276	26
M	0	5,185	481.7									1,718	159.6			800	74.3	2,667	248	423	39	1,747	162
G (GROUND)	1	17,109	1589.5															17,109	1,589	1,825	170	3,814	354
TOTAL	9	842,173	78240.4	7,823	726.8	2,855	265.2	19,200	1783.7	6,080	564.9	1,718	159.6	5,706	530.1	800	74.3	797,991	74,136	112,069	10,412	510,004	47,381
				E1		E2		E3		E4		E5		E6		E7		FSR	12.98	1.82		8.29	

650 FT / 198M

TOWER
PODIUM

BEACH CRESCENT

EXCLUSIONS (BELOW GRADE)

	PARKING		STORAGE		MEP		HOTEL		TOTAL	
M			14,356	1333.7	5,257	488.4			19,613	1822.1
G	21,152	1965.1	0	0.0	4,291	398.6	6,991	649.5	32,434	3013.2
P1	56,710	5268.5	2,827	262.6	1,704	158.3			61,241	5689.5
P2	58,383	5424.0	2,516	233.7	342	31.8			61,241	5689.5
P3	69,204	6429.3	2,516	233.7	342	31.8			72,062	6694.8
TOTAL	205,449	19086.8	22,215	2063.8	11,936	1108.9	6,991	649.5	246,591	22909.1

UNIT COUNT

	A < 700sf/ 65sm	700 sf/ 65sm < A < 1130sf/ 105sm	A > 1130sf/ 105sm	TOTAL
SOCIAL HOUSING	120	29	3	152
MARKET HOUSING	241	199	40	480
TOTAL	361	228	43	632

3.2 UNIT BREAKDOWN AND AMENITY

UNIT COUNT - MARKET HOUSING

NAME and LOCATION			GROSS AREA (BCH Net Standards)		NET AREA (COV Standards)		No. of UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
			SF	SM	SF	SM		SF	SM	SF	SM
1BR											
A1	L15-26, L58-66	01	694	64.5	586	54.4	21	14,574	1354.0	12,306	1143.3
		10	694	64.5	607	56.4	21	14,574	1354.0	12,747	1184.2
	L27-57	01	694	64.5	586	54.4	31	21,514	1998.7	18,166	1687.7
		09	694	64.5	586	54.4	31	21,514	1998.7	18,166	1687.7
	TOTAL						104	72,176	6705.4	61,385	5702.9
A2	L15-26, L58-63	03	668	62.1	580	53.9	18	12,024	1117.1	10,440	969.9
	L15-26, L58-63	08	668	62.1	580	53.9	21	14,028	1303.2	12,180	1131.6
	L27-57	03	668	62.1	580	53.9	31	20,708	1923.8	17,980	1670.4
		07	668	62.1	580	53.9	31	20,708	1923.8	17,980	1670.4
	TOTAL						101	67,468	6268.0	58,580	5442.3
A3	L15-26, L58-63	05	717	66.6	607	56.4	18	12,906	1199.0	10,926	1015.1
		06	717	66.6	607	56.4	18	12,906	1199.0	10,926	1015.1
	TOTAL						36	25812	2398.0	21852	2030.1
1BR TOTAL							**241**	**165,456**	**15,371**	**141,817**	**13,175**
AVERAGE UNIT SIZE - 1BR								**687**	**63.8**	**588**	**54.7**
2BR											
B1	L15-26, L58-63	02	1,090	101.3	949	88.2	18	19,620	1,822.8	17,082	1587.0
	L15-26, L58-66	09	1,090	101.3	949	88.2	21	22,890	2,126.5	19,929	1851.5
	L27-57	02	1,090	101.3	949	88.2	31	33,790	3,139.2	29,419	2733.1
		06	1,090	101.3	949	88.2	31	33,790	3,139.2	29,419	2733.1
		08	1,090	101.3	949	88.2	31	33,790	3,139.2	29,419	2733.1
	TOTAL						132	143,880	13,366.9	125,268	11637.8
B2	L15-26, L58-63	04	1,188	110.4	1,079	88.0	18	21,384	1,986.6	19,422	1804.4
B3	L27-57	04	1,040	96.6	930	88.0	31	32,240	2,995.2	28,830	2678.4
2BR TOTAL							**181**	**197,504**	**18,349**	**173,520**	**16,121**
AVERAGE UNIT SIZE - 2BR								**1091**	**101.4**	**959**	**89.1**
3BR											
C1	L15-26, L58-63	07	1,188	110.4	1,079	100.2	18	21,384	1,986.6	19,422	1,804.4
C2	L28-58	05	1,352	125.6	1,195	111.0	31	41,912	3,893.8	37,045	3,441.6
D1	L64-66	02	1,757	163.2	1,627	151.2	3	5,271	489.7	4,881	453.5
D2	L64-66	03	1,906	177.1	1,750	162.6	3	5,718	531.2	5,250	487.7
	L64-66	04	1,906	177.1	1,750	162.6	3	5,718	531.2	5,250	487.7
3BR TOTAL							**58**	**80,003**	**7,433**	**71,848**	**6,675**
AVERAGE UNIT SIZE - 3BR								**1379**	**128.1**	**1239**	**115.1**

UNIT MIX - SUBTOTAL

<700 SF	**<65 SM**	**241**	**50.2%**
700 - 1130 SF	**65 - 105 SM**	**199**	**41.5%**
>1130 SF	**>105 SM**	**40**	**8.3%**
		480	

	TOTAL UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
		SF	SM	SF	SM
MARKET HOUSING TOTAL	**480**	**442,963**	**41,153**	**387,185**	**35,971**
AVERAGE UNIT SIZE		**923**	**85.7**	**807**	**74.9**

UNIT COUNT - SOCIAL HOUSING

NAME and LOCATION		GROSS AREA (BCH Net Standards)		NET AREA (COV Standards)		No. of UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
		SF	SM	SF	SM		SF	SM	SF	SM
STUDIO										
S1	210,312,423	454	42.2	378	35.1	3	1362.0	126.5	1134.0	105.4
S2	209,311,422	415	38.6	342	31.8	3	1245.0	115.7	1026.0	95.3
S3	207,208,309,310,420,421	395	36.7	322	29.9	6	2370.0	220.2	1932.0	179.5
S4	502,602	441	41.0	364	33.8	2	882.0	81.9	728.0	67.6
S5	503,504,603,604,702,703,,704	456	42.4	380	35.3	7	3192.0	296.5	2660.0	247.1
S6	505,605	507	47.1	425	39.5	2	1014.0	94.2	850.0	79.0
S7	402,506, 606	515	47.8	424	39.4	3	1545.0	143.5	1272.0	118.2
S8	507,607	442	41.1	368	34.2	2	884.0	82.1	736.0	68.4
S9	512,612,709,718	390	36.2	317	29.5	4	1560.0	144.9	1268.0	117.8
S10	513,613,710	404	37.5	330	30.7	3	1212.0	112.6	990.0	92.0
S11	514,614,711	390	36.2	322	29.9	3	1170.0	108.7	966.0	89.7
S12	515,615,712	413	38.4	331	30.8	3	1239.0	115.1	993.0	92.3
S13	516,616,713	444	41.2	355	33.0	3	1332.0	123.7	1065.0	98.9
S14	538,638	475	44.1	390	36.2	2	950.0	88.3	780.0	72.5
S15	403	438	40.7	362	33.6	1	438.0	40.7	362.0	33.6
S16	404	451	41.9	376	34.9	1	451.0	41.9	376.0	34.9
S17	405	446	41.4	373	34.7	1	446.0	41.4	373.0	34.7
S18	530,531,630,631	390	36.2	316	29.4	4	1560.0	144.9	1264.0	117.4
S19	535,635	390	36.2	318	29.5	2	780.0	72.5	636.0	59.1
STUDIO TOTAL						**55**	**23,632.0**	**2,195.5**	**19,411.0**	**1,803.3**
AVERAGE UNIT SIZE - STUDIO							**430**	**39.9**	**353**	**32.8**
STUDIO- ACC										
F1	501,601	722	67.1	631	58.6	2	1444.0	134.2	1262.0	117.2
STUDIO ACC TOTAL						**2**	**1,444.0**	**134.2**	**1,262.0**	**117.2**
AVERAGE UNIT SIZE - STUDIO ACC							**722**	**67.1**	**631**	**58.6**
1BR										
A1	201,303-04,406-07	610	56.7	525	48.8	5	3050.0	283.4	2625.0	243.9
A2	202,205,208-09,411-15,509-511,513-525, 609,611,613,625,706,709,716,717	610	56.7	525	48.8	34	20740.0	1926.8	17850.0	1658.3
A3	202	610	56.7	524	48.7	1	610.0	56.7	524.0	48.7
A4	203	610	56.7	518	48.1	1	610.0	56.7	518.0	48.1
A5	205-206,308-309,418-419,527-529,627-629	612	56.9	527	49.0	12	7344.0	682.3	6324.0	587.5
A6	410,518,618,715	615	57.1	529	49.1	4	2460.0	228.5	2116.0	196.6
A7	533,534,536,633,634,636	610	56.7	528	49.1	6	3660.0	340.0	3168.0	294.3
1BR TOTAL						**63**	**29,307.0**	**2,722.7**	**25,216.0**	**2,342.6**
AVERAGE UNIT SIZE - 1BR							**611**	**56.7**	**525**	**48.8**
1BR-ACC										
F2	508, 608	805	74.8	718	66.7	2	1610.0	149.6	1436.0	133.4
1BR ACC TOTAL						**2**	**1,610.0**	**149.6**	**1,436.0**	**133.4**
AVERAGE UNIT SIZE - 1BR ACC							**805**	**74.8**	**718**	**66.7**
2 BR										
B1	204,307,417,526,626	934	86.8	838	77.9	5	4670.0	433.9	4190.0	389.3
B2	211,212,314,315,425,426	810	75.3	720	66.9	6	4860.0	451.5	4320.0	401.3
B3	301	1,007	93.6	901	83.7	1	1007.0	93.6	901.0	83.7
B4	701	872	81.0	778	72.3	1	872.0	81.0	778.0	72.3
2BR TOTAL						**13**	**11,409.0**	**1,059.9**	**10,189.0**	**946.6**
AVERAGE UNIT SIZE - 2BR							**878**	**81.5**	**784**	**72.8**
2BR-ACC										
F3	214,317	980	91.0	854	79.3	2	1960.0	182.1	1708.0	158.7
2BR ACC TOTAL						**2**	**1,960.0**	**182.1**	**1,708.0**	**158.7**
AVERAGE UNIT SIZE - 2BR ACC							**980**	**91.0**	**854**	**79.3**
3BR										
C1	517,617,714	1,068	99.2	942	87.5	3	3204.0	297.7	2826.0	262.5
C2	211,314,424	1,069	99.3	960	89.2	3	3207.0	297.9	2880.0	267.6
C3	532,632	1,013	94.1	911	84.6	2	2026.0	188.2	1822.0	169.3
C4	537,,637	1,000	92.9	878	81.6	2	2000.0	185.8	1756.0	163.1
C5	401-CHILDCARE	1,217	113.1	1,130	105.0	1	1217.0	113.1	1130.0	105.0
C6	427-CHILDCARE	1,325	123.1	1,193	110.8	1	1325.0	123.1	1193.0	110.8
C7	705	1,245	115.7	1,140	105.9	1	1245.0	115.7	1140.0	105.9
3BR TOTAL						**13**	**14,224.0**	**1,321.5**	**12,747.0**	**1,184.2**
AVERAGE UNIT SIZE - 3BR							**1094**	**101.7**	**981**	**91.1**
3BR-ACC										
F4	417	1,179	109.5	1,071	99.5	2	2358.0	219.1	2142.0	199.0
3BR ACC TOTAL						**2**	**2,358.0**	**219.1**	**2,142.0**	**199.0**
AVERAGE UNIT SIZE - 3BR ACC							**1179**	**109.5**	**1071**	**99.5**

UNIT MIX - SUBTOTAL

<700 SF	**<65 SM**	**120**	**78.9%**
700- 1130 SF	**65 - 105 SM**	**29**	**19.1%**
>1130 SF	**>105 SM**	**3**	**2.0%**
		152	

	TOTAL UNITS	TOTAL LIVABLE GROSS AREA (BCH Standards)		TOTAL LIVABLE NET AREA (COV Standards)	
		SF	SM	SF	SM
SOCIAL HOUSING TOTAL	**152**	**107243.0**	**9963.2**	**93548.0**	**8690.9**
AVERAGE UNIT SIZE		**706**	**65.5**	**615**	**57.2**

UNIT MIX - TOTAL

<700 SF	**<65 SM**	**361**	**57.1%**
700-1130 SF	**65 - 105 SM**	**228**	**36.1%**
>1130 SF	**>105 SM**	**43**	**6.8%**
		632	

COMMON AMENITIES

	MARKET	UNITS	REQUIRED (SM)			PROVIDED SM	PROVIDED SF	LOCATION
OUTDOOR	BC HOUSING GUIDELINE: (1.86 m²/DWELLING UNITS)	480	892.8		892.8	547.5	5892.8	4F ROOF
						345.3	3716.8	8F ROOF
						892.8	9609.6	TOTAL
INDOOR	CoV GUIDELINE: MIN. 1.4 m²/DWELLING UNIT + SECOND AMENITY SPACE MIN. OF 37 m²		672.0	+37	709.0	726.8	7823.0	8F

	NON- MARKET	UNITS	REQUIRED (SM)			PROVIDED SM	PROVIDED SF	LOCATION
OUTDOOR	BC HOUSING GUIDELINE: (1.86 m²/DWELLING UNITS)	152	282.7		282.7	283.0	3046.2	4F ROOF
INDOOR	CoV GUIDELINE: MIN. 1.4 m²/DWELLING UNIT + SECOND AMENITY SPACE MIN. OF 37 m²		212.8	+37	249.8	217.9	2345.0	4F
						47.4	510.0	5-6F
						265.2	2855.0	TOTAL

3.3 PARKING SUMMARY

DEVELOPMENT STATISTICS

Land Use	Quantity	Unit		
Market Residential	480	d.u.		
Non-Market Residential	152	d.u.		
Hotel	206	units	14,726	sqm
Retail	1,617	sqm		

RESIDENTIAL UNIT BREAKDOWN

Land Use	< 65 m2	65 - 105 m2	> 105 m2	Total
Market Residential	241	199	40	480
Non-Market Residential	120	29	3	152
Total	**361**	**228**	**43**	**632**

PARKING SUPPLIES

	Vehicle Parking				Goods Loading		Bike Parking									Passenger Loading	
Land Use	Total Supply	Accessible	Van Accessible	Small Car	Class A	Class B	Class A	Class B	Vertical	Stacked	Oversized	Bike Lockers	othing Locke	Water Closets	Wash asins	Showers	Class A	Class C
Market Residential	433	15	2	47	3	3	835	25	154	334	51	65					4	
Non-Market Residential	52	5	1	6			272	9	31	132	14	28						
Market Residential Visitor	24	1	0	5														
Non-Market Residential Visitor	8	0	0	0														
Hotel	54	6	1	3	1	2	8	6		2	1	1					4	
Retail		1	1		1	0	5	6		2		1						
TOTAL	571	28	5	61	5	5	1,120	46	185	470	66	95	-	-	-	-	8	-

VEHICLE PARKING

MAXIMUM PARKING SUPPLY

			Bylaw Requirement			
Land Use	Quantity	Unit	Bylaw	Rate	Req`t	Supply
Non-Residential	16,343	sqm	4.2.5	1 per 115 sqm	142	54

ACCESSIBLE PARKING

			Bylaw Requirement			
Land Use	Quantity	Unit	Bylaw	Rate	Req`t	Supply
Market Residential	480	d.u.	4.1.4a	1 for each building with at least 7 dwelling units and additional 0.034 for each additional du	17	17
Non-Market Residential	152	d.u.	4.1.4a	1 for each building with at least 7 dwelling units and additional 0.034 for each additional du	6	6
Hotel	14,726	sqm	4.1.4b	1 for each buidling with 500 sm and additonal 0.4 for each 1000 sm GFA	7	7
Retail	1,617	sqm	4.1.4b	1 for each buidling with 500 sm and additonal 0.4 for each 1000 sm GFA	2	2
				Total:	***32***	***32***

VAN ACCESSIBLE PARKING

			Bylaw Requirement			
Land Use	Quantity	Unit	Bylaw	Rate	Req`t	Supply
Market Residential	17	Acc Stalls	4.1.4a	the 1st + every 10th accessible stall must be provided as a van accessible stall	2	2
Non-Market Residential	6	Acc Stalls	4.1.4a	the 1st + every 10th accessible stall must be provided as a van accessible stall	1	1
Hotel	7	Acc Stalls	4.1.4b	the 1st + every 10th accessible stall must be provided as a van accessible stall	1	1
Retail	2	Acc Stalls	4.1.4b	the 1st + every 10th accessible stall must be provided as a van accessible stall	1	1
				Total:	***5***	***5***

VISITOR PARKING

			Bylaw Requirement				
Land Use	Quantity	Unit	Bylaw	Rate	Min	Max	Supply
Market Residential	480	d.u.	4.1.3	min 0.05 visitor per dwelling max 0.1 per du	24	48	24
Non-Market Residential	152	d.u.	4.1.3	min 0.05 visitor per dwelling max 0.1 per du	8	15	8
				Total:	***32***	***63***	***32***

SMALL CAR RATIO

Land Use	Bylaw	Rate	Total Supply	Small Car Spaces	Ratio
Market Residential	4.1.7	max 25%	433	47	11%
Non-Market Residential	4.1.7	max 25%	52	6	12%
Market Residential Visitor	4.1.7	max 25%	24	5	21%
Non-Market Residential Visitor	4.1.7	max 25%	8	0	0%
Hotel	4.1.7	max 25%	54	3	6%
Retail	4.1.7	max 25%	0	0	0%
			571	61	11%

GOODS LOADING

CLASS A LOADING

			Bylaw Requirement			PROVIDE 1 ABOVE REQ'T
Land Use	Quantity	Unit	Bylaw	Rate	Req't	Supply
Residential	632	d.u.	5.2.1	No requirement for < 50 d.u. 1 space for 50 - 299 d.u. +1 space for any portion of each additional 200 d.u.	3	3
Hotel	206	units	5.2.2	No requirement for < 150 units 1 space for 150 - 249 units 2 spaces for 250 - 499 units 3 spaces for 500 - 699 units +1 space of any portion of each additional 200 units	1	1
Retail	1,617	sqm	5.2.6	No requirement	-	1
				Total:	***4***	***5***

CLASS B LOADING

			Bylaw Requirement			PROVIDE 5 (+1 CLASS A)
Land Use	Quantity	Unit	Bylaw	Rate	Req't	Supply
Residential	632	d.u.	5.2.1	No requirement for < 100 d.u. 1 space for 100 - 299 d.u. 2 spaces for 300 - 499 d.u. +1 space for any portion of each additional 200 d.u.	3	3
Hotel	206	units	5.2.2	1 space for < 75 units 2 spaces for 75 - 399 units 3 spaces for 400 - 599 units +1 space of any portion of each additional 200 units	2	2
Retail	1,617	sqm	5.2.5	No requirement for < 100 m² 1 space for the first 2,325 m² +1 space for any portion of the next 2,325 m²	1	-
				Total:	***6***	***5***

CLASS C LOADING

			Bylaw Requirement		
Land Use	Quantity	Unit	Bylaw	Rate	Req't
Residential	632	d.u.	5.2.1	No requirement	-
Hotel	206	units	5.2.2	No requirement	-
Retail	1,617	sqm	5.2.5	No requirement for < 1,900 m² 1 space for the 1,900 - 5,000 m² 2 spaces for > 5,000 m²	-
				Total:	***0***

3.3 PARKING SUMMARY

BICYCLE PARKING

CLASS A BIKE PARKING

			Bylaw Requirement				
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**	
Market Residential	480	d.u.	6.2.1.2	1.5 for dwellings less than 65 sm, 2.5 for dwellings between 65 sm and 105sm, 3 for dwellings greater than 105	979	835	-144
Non-Market Residential	152	d.u.	6.2.1.2	1.5 for dwellings less than 65 sm, 2.5 for dwellings between 65 sm and 105sm, 3 for dwellings greater than 105	262	272	
Hotel	206	units	6.2.5.2	1 per 30 units	7	8	*Please refer to TAMS*
Retail	1,617	sqm	6.2.5.1	1 per 340 m²	5	5	
			Total:		***1,253***	***1120***	

CLASS B BIKE PARKING

			Bylaw Requirement				
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**	
Residential	480	d.u.	6.2.1.2	2 spaces for first 20 dwelling units, 1 for 20 dwelling units additional	25	25	*Refer to Landscape Plans*
Residential	152	d.u.	6.2.1.2	2 spaces for first 20 dwelling units, 1 for 20 dwelling units additional	9	9	
Hotel	206	units	6.2.5.2	6 if greater than 75 units	6	6	
Retail	1,617	sqm	6.2.5.1	6 for over 1,000 m²	6	6	
			Total:		***46***	***46***	

LASS A BIKE PARKING CONFIGURATION

Land Use	**Type**	**Class A Req't**	**Bylaw**	**Rate**	**Supply**	**Ratio**
Market Residential	Oversized	979	6.3.9	min 5%	51	5%
	Vertical	979	6.3.13	max 30%	154	16%
	Vertical & Stacked	979	6.3.13	max 60%	488	50%
	Lockers	979	6.3.13A	min 10%	65	7%
Non-Market Residential	Oversized	262	6.3.9	min 5%	14	5%
	Vertical	262	6.3.13	max 30%	31	12%
	Vertical & Stacked	262	6.3.13	max 60%	163	62%
	Lockers	262	6.3.13A	min 10%	28	11%
Hotel	Oversized	7	6.3.9	min 5%	1	14%
	Vertical	7	6.3.13	max 30%	-	0%
	Vertical & Stacked	7	6.3.13	max 60%	2	29%
	Lockers	7	6.3.13A	min 10%	1	14%
Retail	Oversized	5	6.3.9	min 5%	-	0%
	Vertical	5	6.3.13	max 30%	-	0%
	Vertical & Stacked	5	6.3.13	max 60%	2	40%
	Lockers	5	6.3.13A	min 10%	1	20%

Land Use	**Type**	**Class A Req't**	**Bylaw**	**Rate**	**Supply**	**Ratio**
Overall	Oversized	1253	6.3.9	min 5%	66	5%
	Vertical	1253	6.3.13	max 30%	185	15%
	ertical & Stacke	1253	6.3.13	max 60%	655	52%
	Lockers	1253	6.3.13A	min 10%	95	8%

END-OF-TRIP FACILITIES

Land Use	**Type**	**Overall Req't**	**Bylaw**	**Rate**	**Req't**	**Supply**	
Market Residential	Electrical Outlets	979	6.3.21	1 per 2 spaces	490	477	
	Maintenance Facilities	979	6.3.22	1 for > 100 spaces	1	1	*Level M*
Non-Market Residential	Electrical Outlets	262	6.3.21	1 per 2 spaces	131	144	
	Maintenance Facilities	262	6.3.22	1 for > 100 spaces	1	1	*Level 3*
Hotel	Electrical Outlets	7	6.3.21	1 per 2 spaces	4	4	
	Maintenance Facilities	7	6.3.22	1 for > 100 spaces	0	0	
	Clothing Lockers	7	6.5.1	1.4 per non-res space	10	10	*Level M*
	Water Closets	7	6.5.4	1 per 10 for < 50 non-res spaces	1	1	*Level M*
	Wash Basins	7	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*
	Showers	7	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*
Retail	Electrical Outlets	5	6.3.21	1 per 2 spaces	3	3	*Level M*
	Maintenance Facilities	5	6.3.22	1 for > 100 spaces	0	0	
	Clothing Lockers	5	6.5.1	1.4 per non-res space	7	7	*Level M*
	Water Closets	5	6.5.4	1 per 10 for < 50 non-res spaces	1	1	*Level M*
	Wash Basins	5	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*
	Showers	5	6.5.4	1 for 5 - 10 non-res spaces	1	1	*Level M*

PASSENGER LOADING

CLASS A PASSENGER LOADING

			Bylaw Requirement			
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**
Residential	632	d.u.	7.2.1	1 for 50 to 125 dwelling units plus one space for additional 150 units	4	4
Hotel	206	units	7.2.5.2	No requirement for less than 75 units 1 per 50 units for 75-200 units +1 additional space per additional 75 units	4	4
Retail	1,617	sqm	7.2.5	1 for each 4,000 s m²	-	-
			Total:		***8***	***8***

CLASS C PASSENGER LOADING

			Bylaw Requirement			
Land Use	**Quantity**	**Unit**	**Bylaw**	**Rate**	**Req't**	**Supply**
Residential	632	d.u.	7.2.1	No requirement	-	-
Hotel	206	units	7.2.5.2	1 per 200 units for <= 400 units +1 additional space per additional 300 units	1	-
Retail	1,617	sqm	7.2.5	No requirement	-	-
			Total:		***1***	***0***

3.3 PARKING AND BIKE STORAGE SUMMARY

PARKING - CAR

MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	185	147	37	0	**369**	85.2%
SMALL	22	22	3	0	**47**	10.9%
ACCESSIBLE	7	8	0	0	**15**	3.5%
ACCESSIBLE - VAN	2	0	0	0	**2**	0.5%
TOTAL	216	177	40	0	**433**	100.0%

VISITOR - MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	18	0	**18**	75.0%
SMALL	0	0	5	0	**5**	20.8%
ACCESSIBLE	0	0	1	0	**1**	4.2%
TOTAL	0	0	24	0	**24**	100.0%

NON-MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	40	0	**40**	76.9%
SMALL	0	0	6	0	**6**	11.5%
ACCESSIBLE	0	0	5	0	**5**	9.6%
ACCESSIBLE - VAN	0	0	1	0	**1**	1.9%
TOTAL	0	0	52	0	**52**	100.0%

VISITOR - NON - MARKET RESIDENTIAL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	8	0	**8**	100.0%
SMALL	0	0	0	0	**0**	0.0%
ACCESSIBLE	0	0	0	0	**0**	0.0%
TOTAL	0	0	8	0	**8**	100.0%

COMMERCIAL - RETAIL AND HOTEL

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	0	0	22	20	**42**	77.8%
SMALL	0	0	0	3	**3**	5.6%
ACCESSIBLE	0	0	7	0	**7**	13.0%
ACCESSIBLE - VAN	0	0	1	1	**2**	3.7%
TOTAL	0	0	30	24	**54**	100.0%

TOTAL - CAR STALLS

CAR SPACES	P3	P2	P1	G	TOTAL	%
STANDARD	185	147	125	20	**477**	83.5%
SMALL	22	22	14	3	**61**	10.7%
ACCESSIBLE	7	8	13	0	**28**	4.9%
ACCESSIBLE - VAN	2	0	2	1	**5**	0.9%
TOTAL	216	177	154	24	**571**	100.0%

BIKE STORAGE

MARKET RESIDENTIAL

BIKE SPACES	P2	P1	M	2F	3F	TOTAL
HORIZONTAL		31	200			**231**
VERTICAL		37	117			**154**
STACKED		0	334			**334**
LOCKER		0	65			**65**
OVERSIZED		0	51			**51**
TOTAL		68	767			**835**

NON-MARKET RESIDENTIAL

BIKE SPACES		G	M	2F	3F	TOTAL
HORIZONTAL		0	0		67	**67**
VERTICAL		0	0		31	**31**
STACKED		0	0		132	**132**
LOCKER		0	0		28	**28**
OVERSIZED		0	0		14	**14**
TOTAL		0	0		272	**272**

RETAIL & HOTEL

BIKE SPACES		G	M	2F	3F	TOTAL
HORIZONTAL			6			**6**
VERTICAL			0			**0**
STACKED			4			**4**
LOCKER			2			**2**
OVERSIZED			1			**1**
TOTAL			13			**13**

EV CHARGING		
Energized outlet capable of providing Level 2 charging or higher		
MARKET RESIDENTIAL	433	1 per parking spaces
NON-MARKET RESIDENTIAL	52	1 per parking spaces
HOTEL	24	1 per parking spaces
RETAIL	13.5	installed at 45% of parking spaces
TOTAL	522.5	

RESIDENTIAL STORAGE & BIKE SPACE &CAR

MARKET RESIDENTIAL

STORAGE LOCKERS	P3	P2	P1
	16	16	8
24 SF	17	17	
	16	16	
TOTAL	**49**	**49**	**8**

STORAGE AREA	P3	P2	P1
	409	409	329
	667	667	68
	795	795	536
	645	645	704
			524
			217
			449
TOTAL	**2516**	**2516**	**2827**

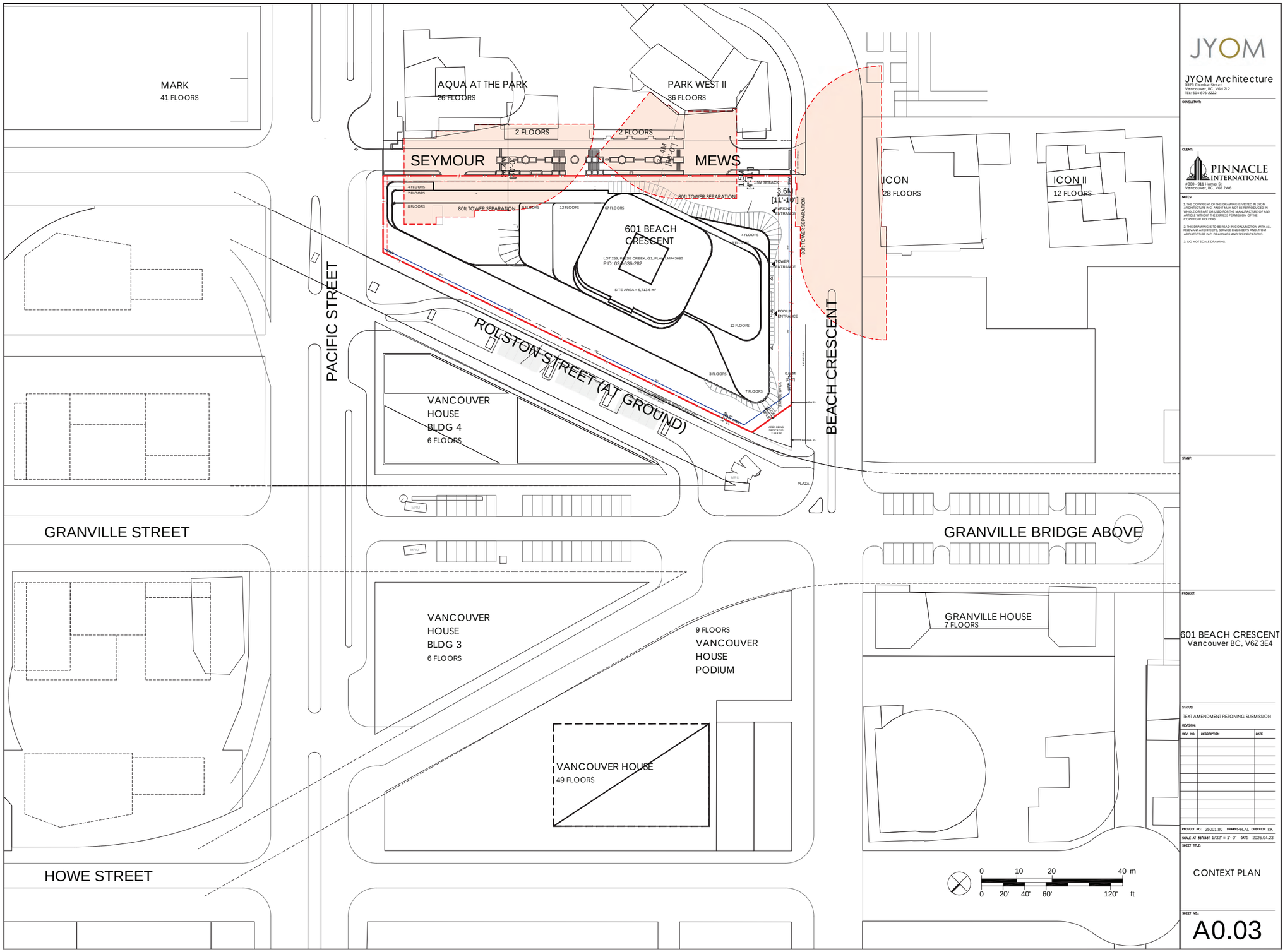
STORAGE AREA	G	M
TOTAL	**0**	**0**

MEP	P3	P2	P1
	342	342	1109
			595
			448
TOTAL	**342**	**342**	**1704**

G	M
754	2187
908	274
768	218
390	800
187	1000
975	354
309	424
4291	**5257**

4.0 DRAWINGS

4.1 CONTEXT PLAN



JYOM Architecture
3378 Cambie Street
Vancouver, BC, V5H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:
PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W5

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PROJECT:
601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

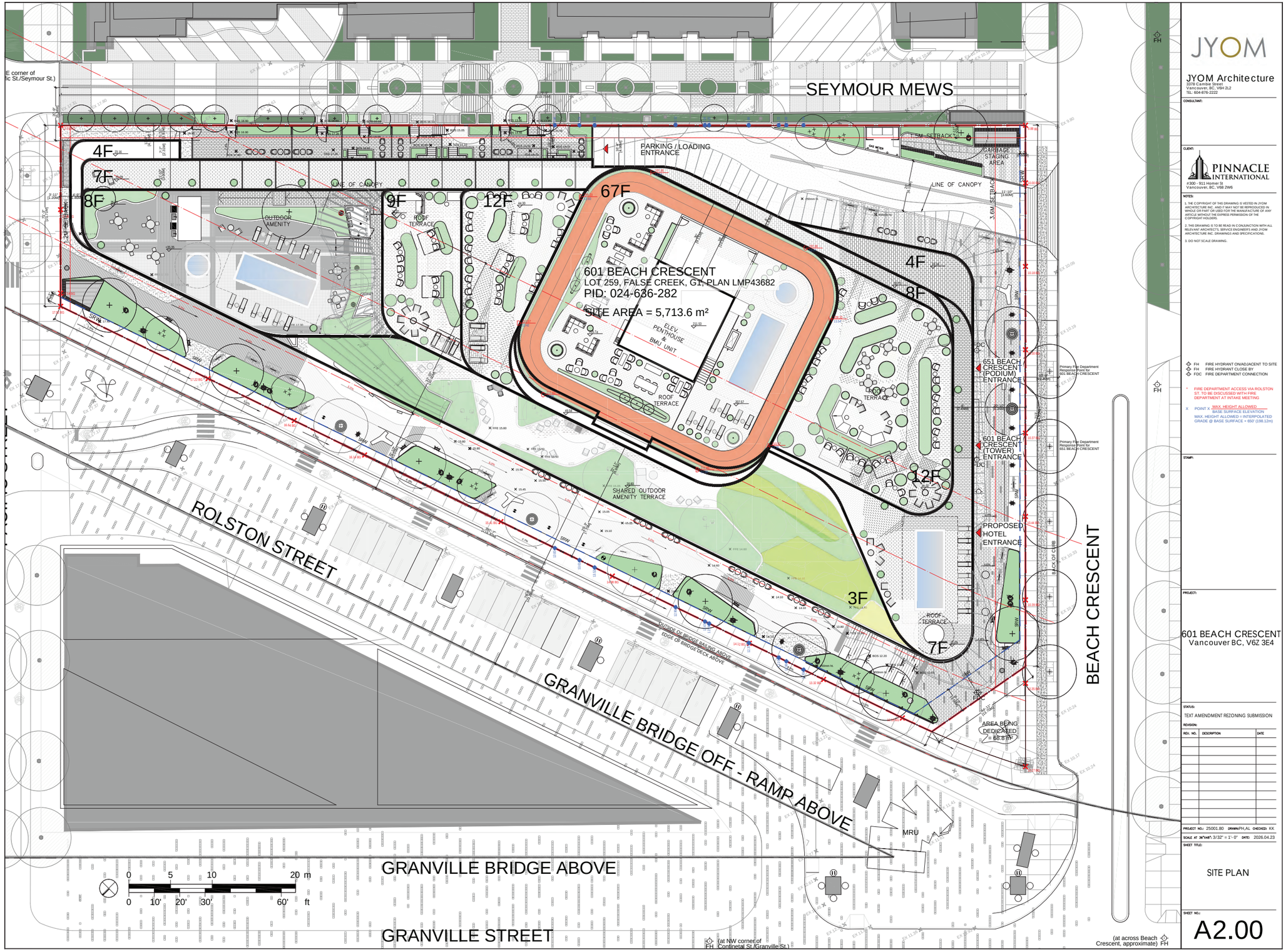
REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN:CH,AL CHECKED: KK
SCALE AT 36"x48": 1/32" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:
CONTEXT PLAN

SHEET NO.:
A0.03

4.2
SITE PLAN



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REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK
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SHEET TITLE:
SITE PLAN

SHEET NO.:
A2.00

4.3 RENDERING - GATEWAY NORTH



4.3 RENDERING - GATEWAY SOUTH





4.3 RENDERING - ROLSTON STREET

4.3 RENDERING - PACIFIC STREET

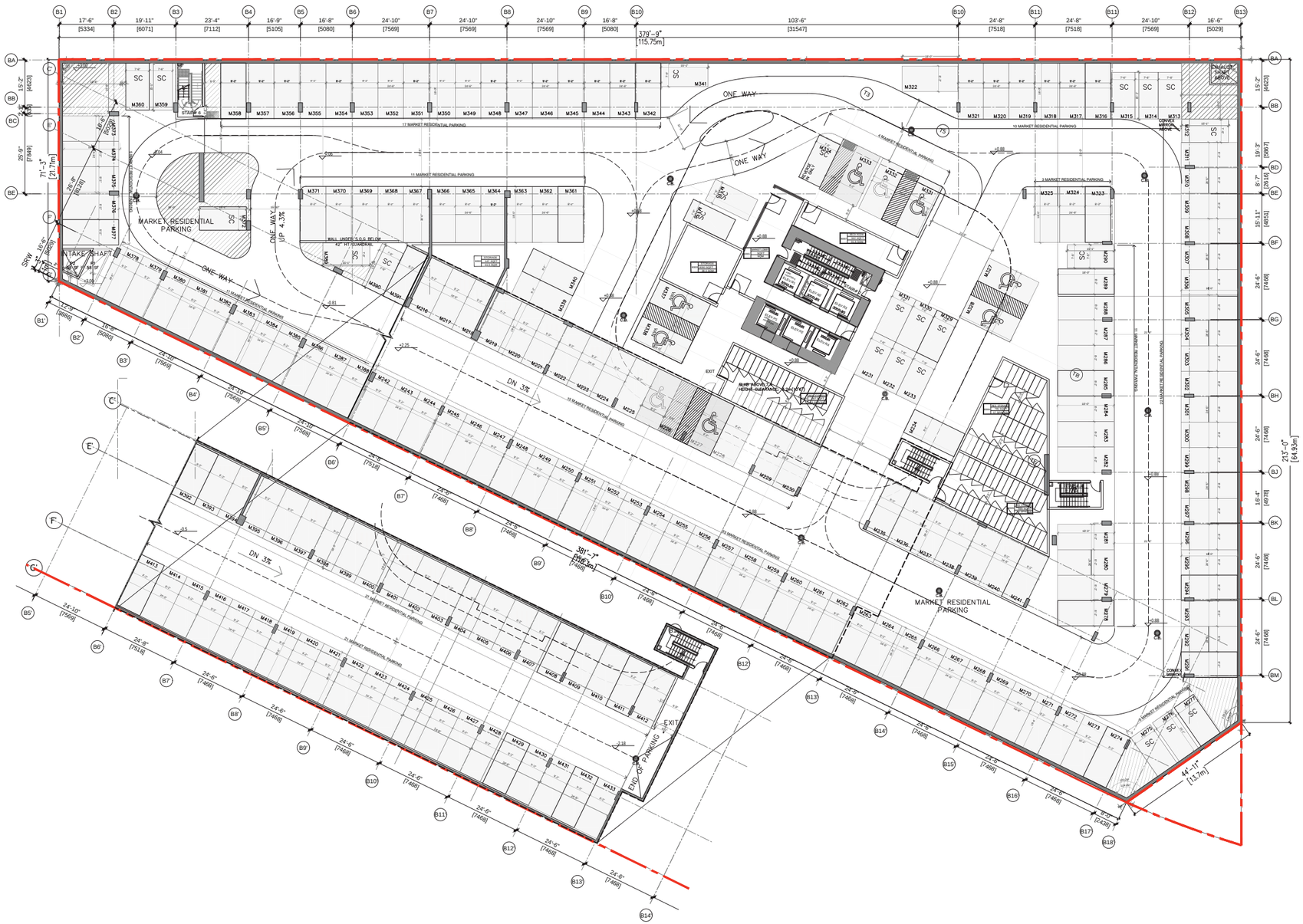
4.3 RENDERING - BEACH CRESCENT



4.3 RENDERING - ROOFTOP HOTEL OUTDOOR AMENITY



4.4 PARKING PLANS - LEVEL P3



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PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK
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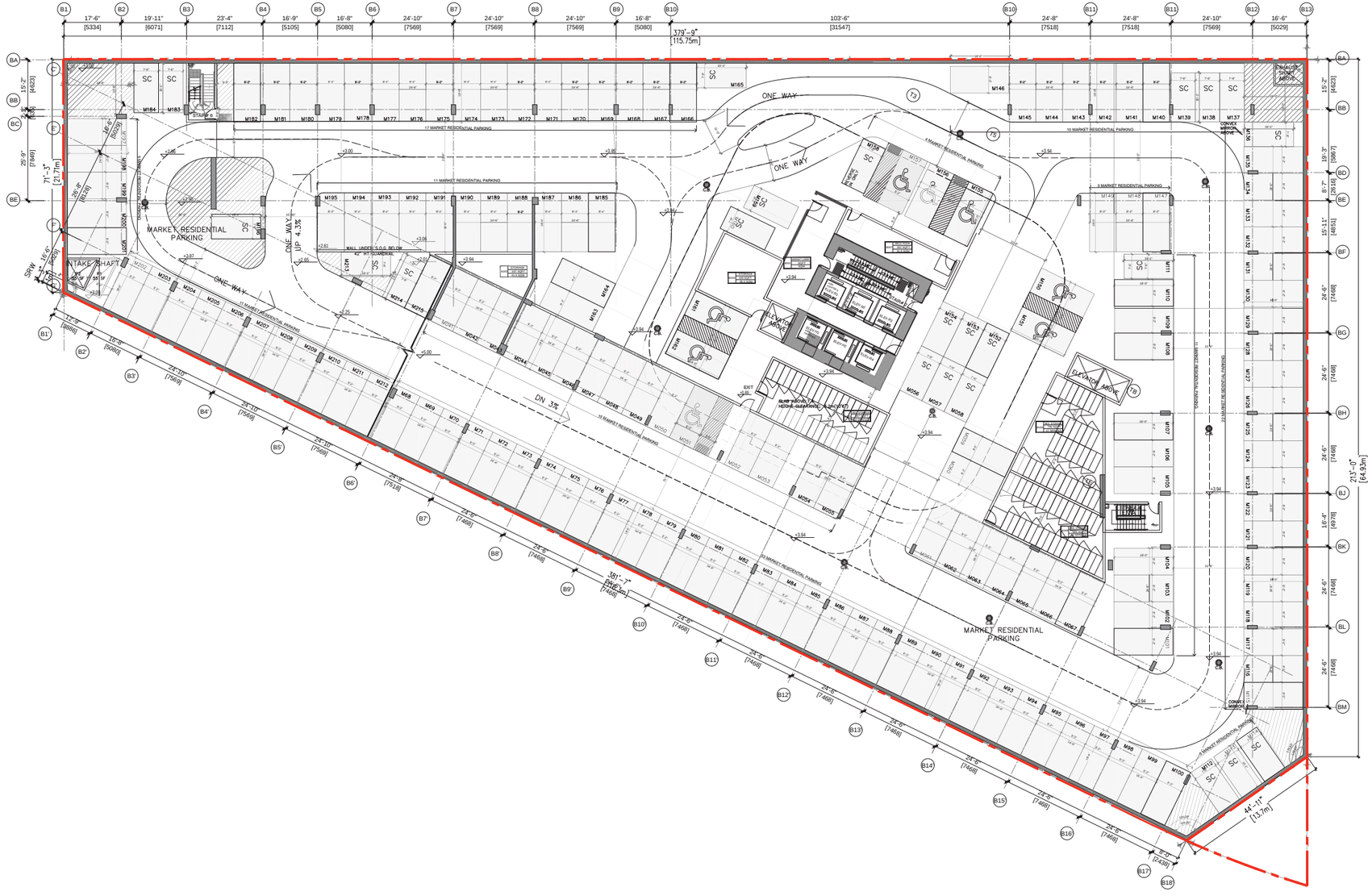
SHEET TITLE:

LEVEL P3 PLAN

SHEET NO.:

A2.01

4.4 PARKING PLANS - LEVEL P2



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SHEET TITLE:

LEVEL P2 PLAN

SHEET NO.:

A2.02

4.4 PARKING PLANS - LEVEL P1



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PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE AT 36"x48": 3/32" = 1'-0" DATE: 2026.04.23

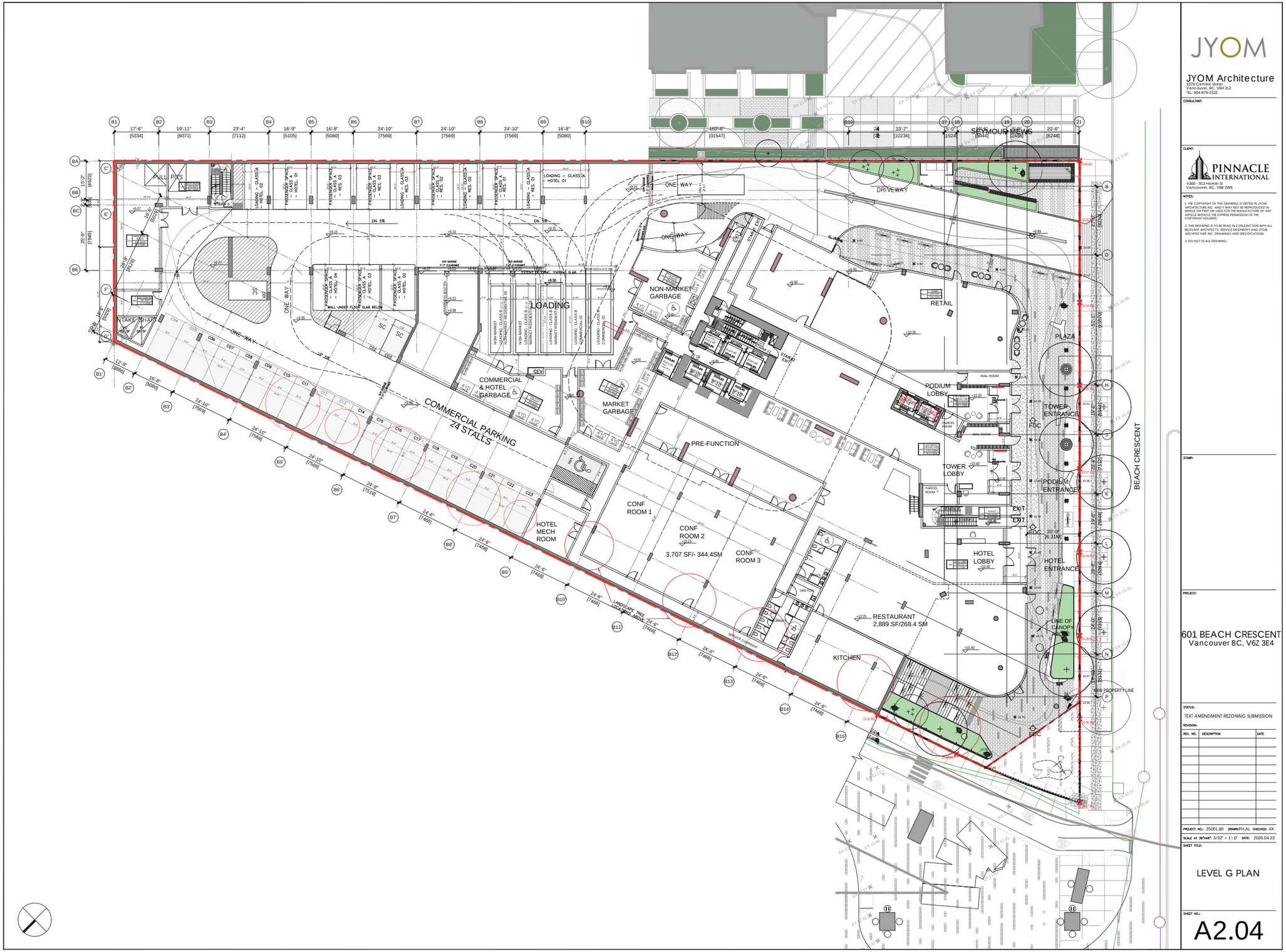
SHEET TITLE:

LEVEL P1 PLAN

SHEET NO.:

A2.03

4.5 FLOOR PLANS - GROUND FLOOR PLAN



JYOM

JYOM Architecture
3278 Cambie Street
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TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
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601 BEACH CRESCENT
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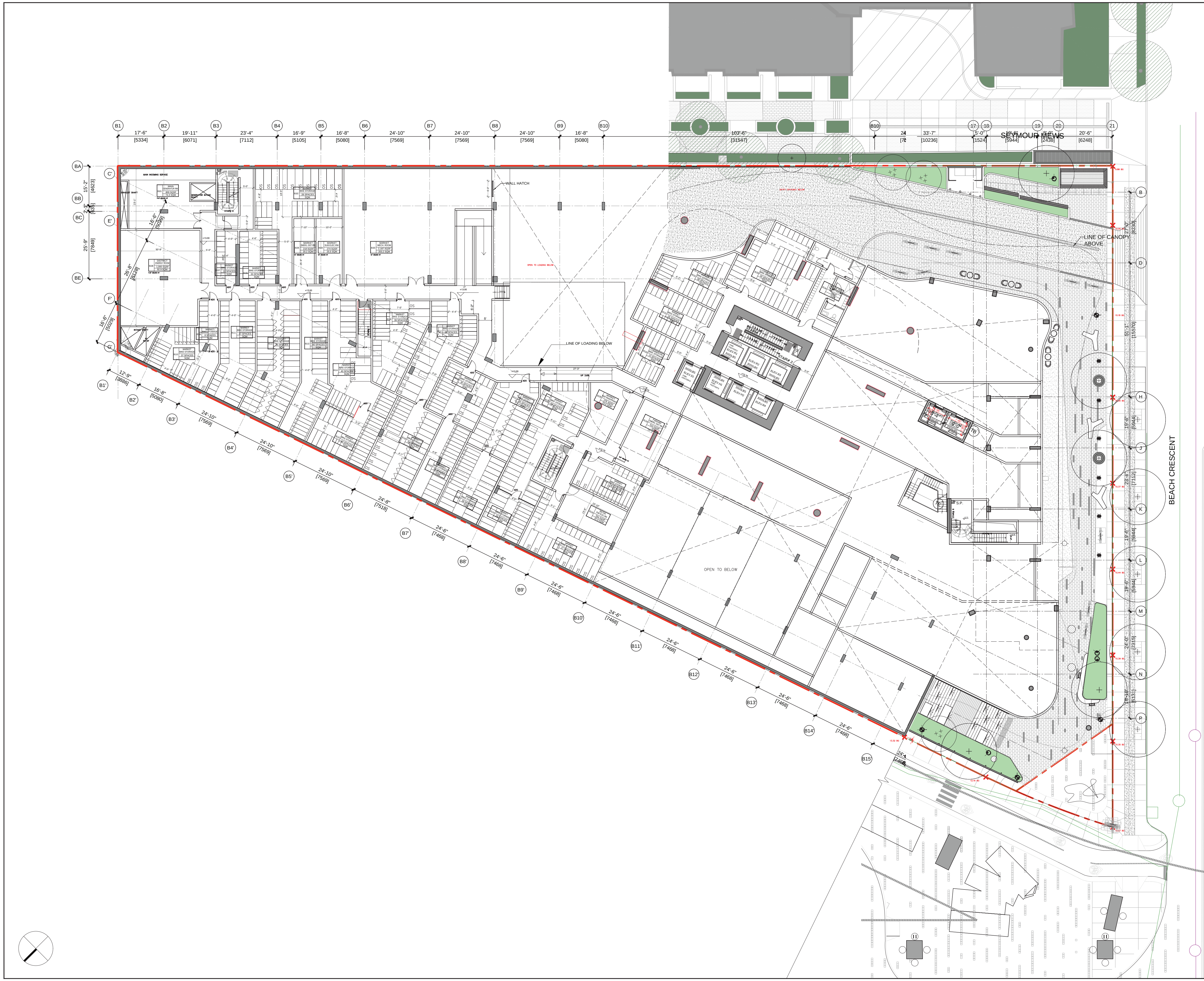
SHEET TITLE:

LEVEL G PLAN

SHEET NO.:

A2.04

4.5 FLOOR PLANS - LEVEL M PLAN



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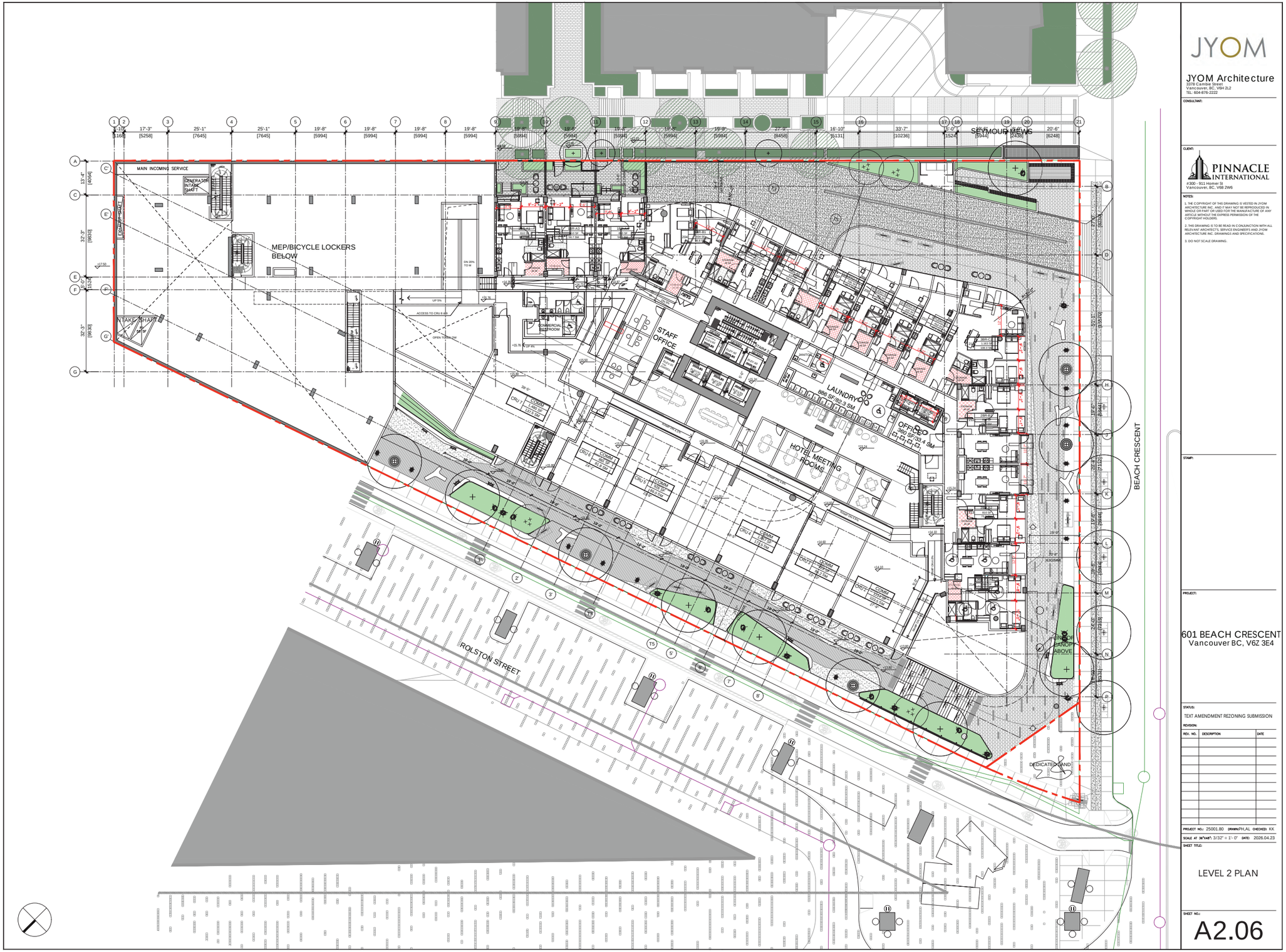
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SHEET TITLE:
LEVEL M PLAN

SHEET NO.:
A2.05

4.5 FLOOR PLANS - LEVEL 2 PLAN



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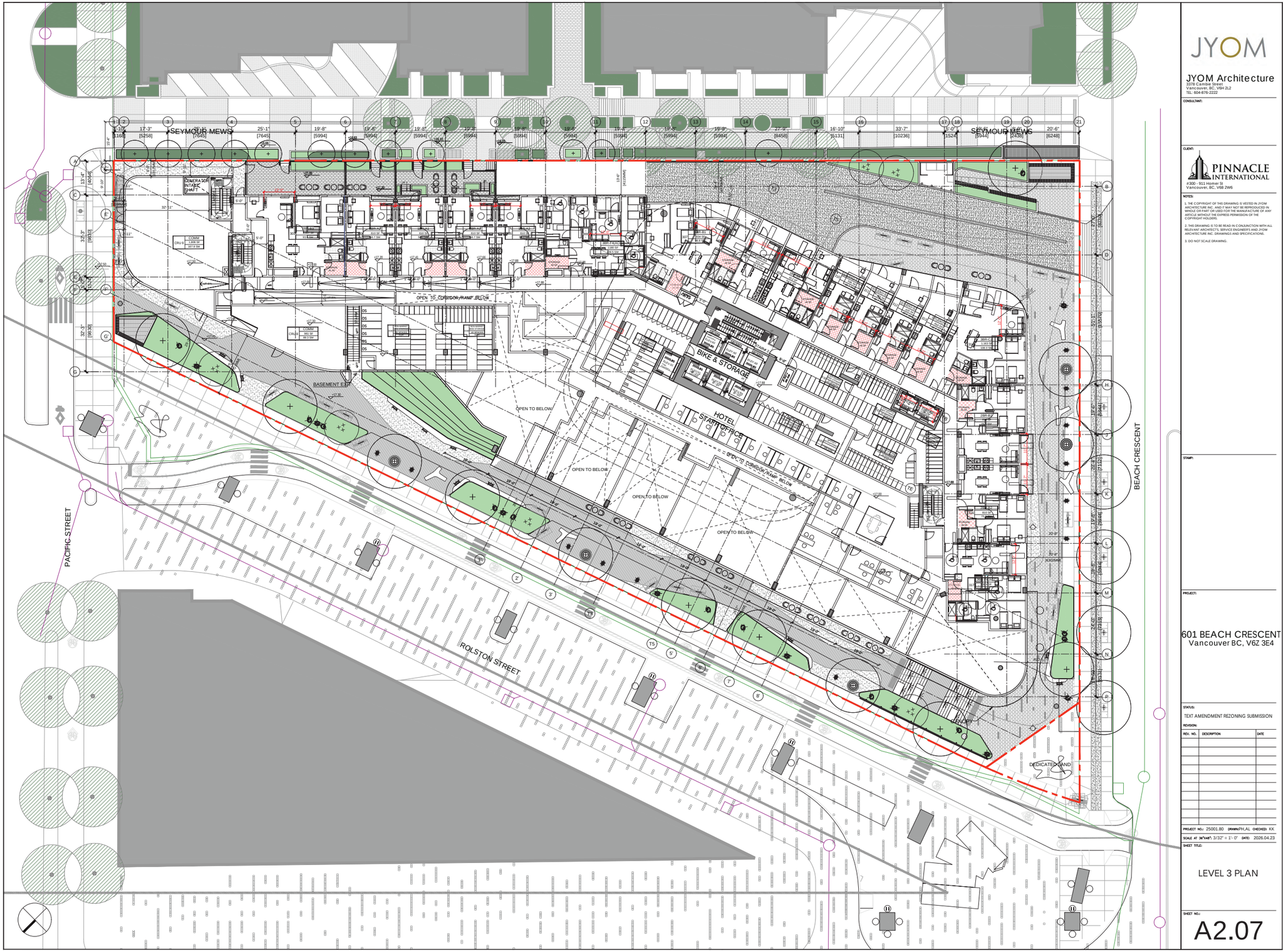
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SHEET TITLE:
LEVEL 2 PLAN

SHEET NO.:
A2.06

4.5 FLOOR PLANS - LEVEL 3 PLAN



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SHEET TITLE:

LEVEL 3 PLAN

SHEET NO.:

A2.07

4.5 FLOOR PLANS - LEVEL 4 PLAN



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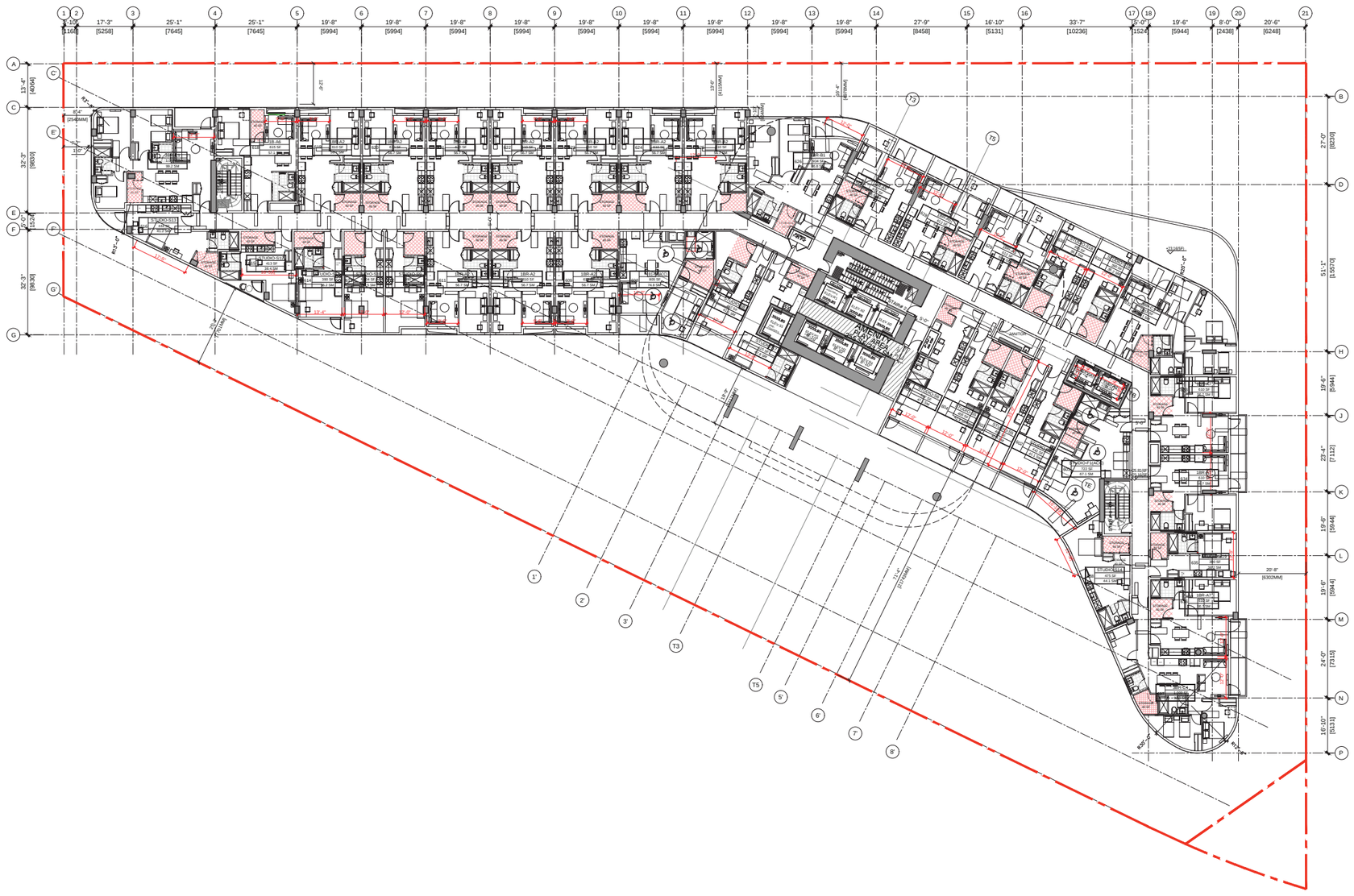
SHEET TITLE:

LEVEL 4 PLAN

SHEET NO.:

A2.08

4.5 FLOOR PLANS - LEVEL 5 - 6 PLAN



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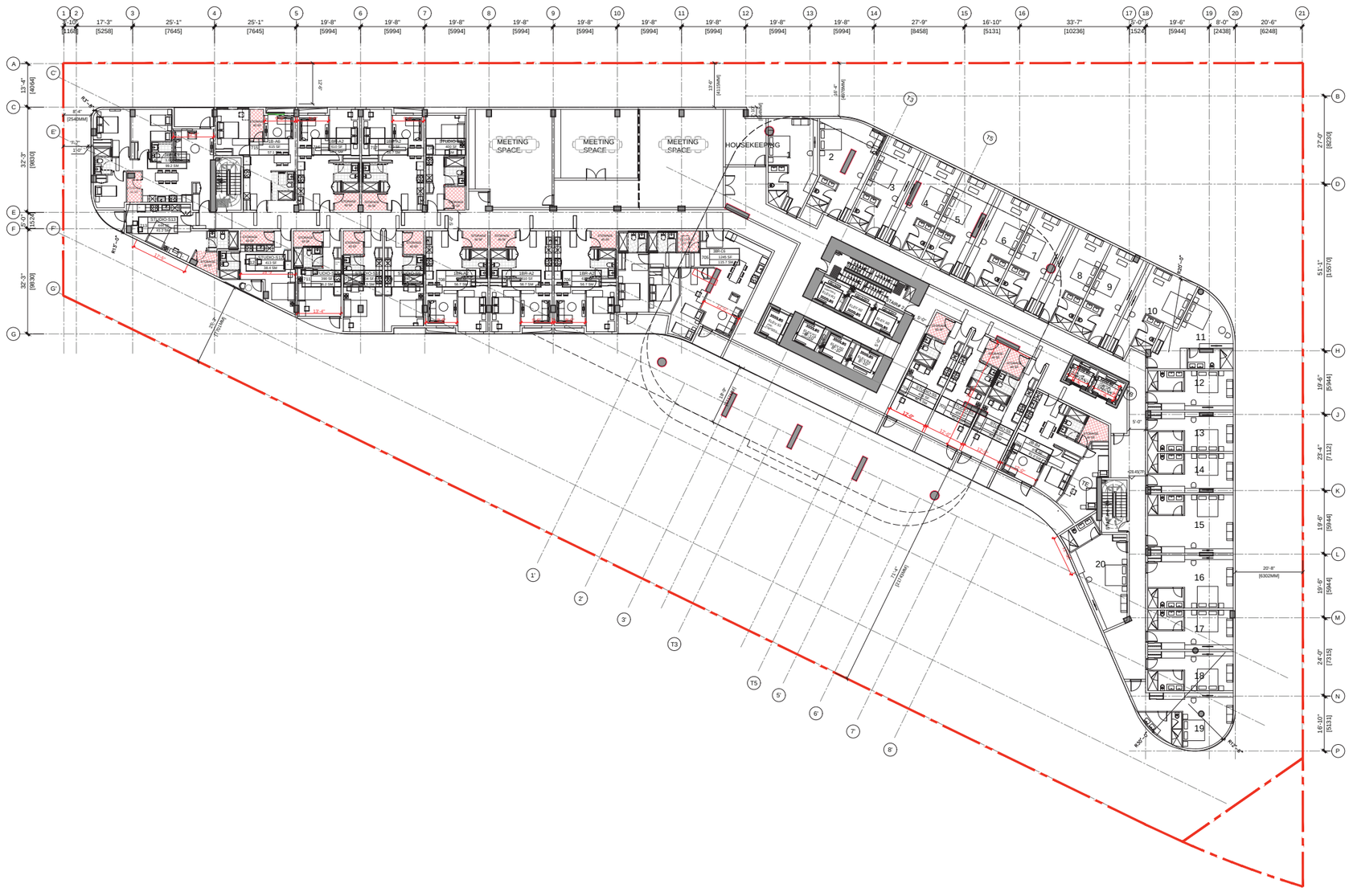
SHEET TITLE:

LEVEL 5~6 PLAN

SHEET NO.:

A2.09

4.5 FLOOR PLANS - LEVEL 7 PLAN



HOTEL AREA:13821 SF
1284.0 SM
HOTEL KEYS:20
NON-MARKET RESIDENTIAL :13341 SF
1239.4 SM
MARKET RESIDENTIAL :276 SF
25.6 SM
FLOOR PLATE AREA:27438 SF
2549.1 SM

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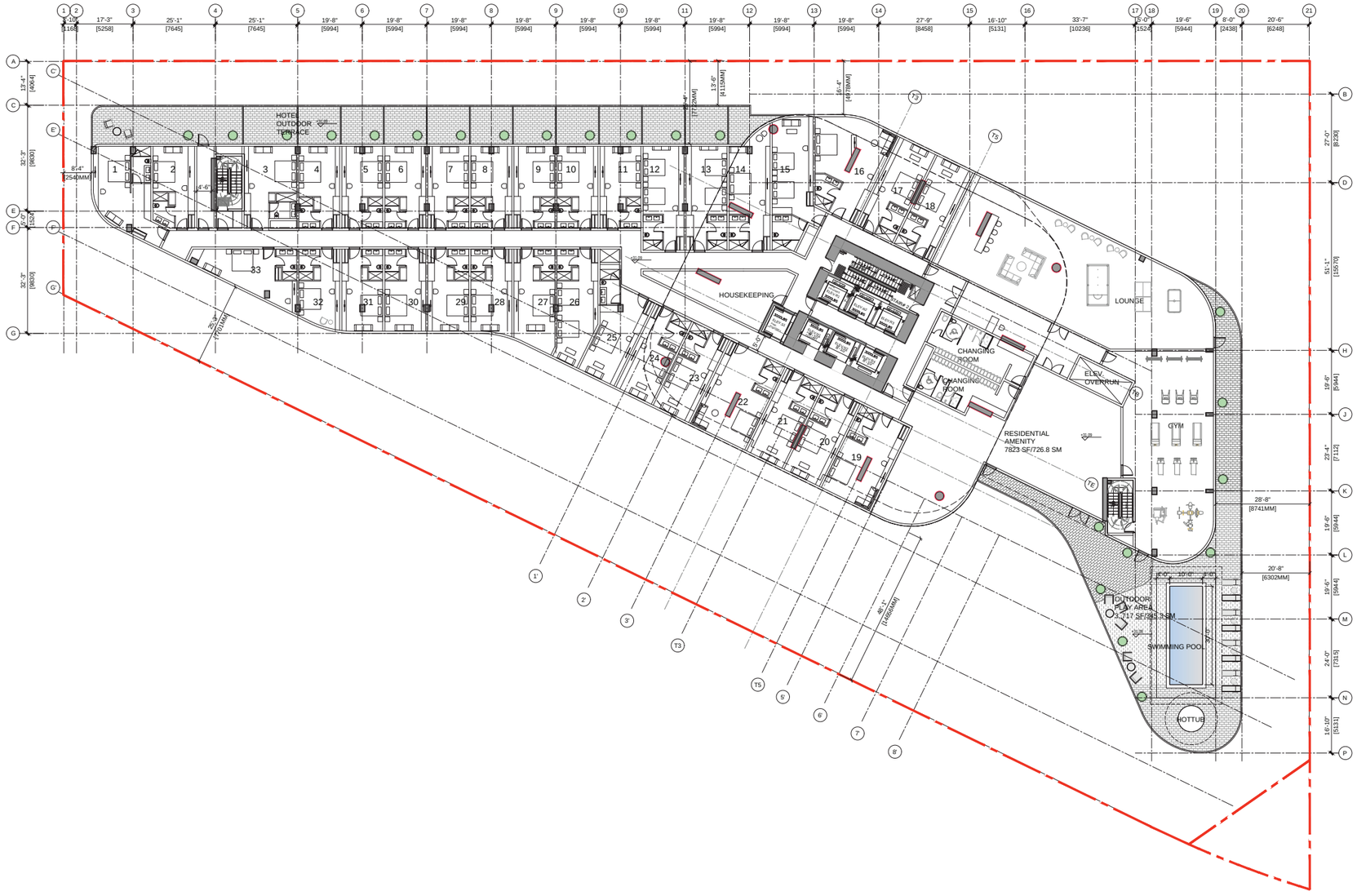
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SHEET TITLE:

LEVEL 7 PLAN

SHEET NO.:
A2.10

4.5 FLOOR PLANS - LEVEL 8 PLAN



HOTEL AREA
HOTEL KEYS:33
RESIDENTIAL AMENITY:7823 SF
726.8SM
FLOOR PLATE AREA:25820 SF
2398.7SM

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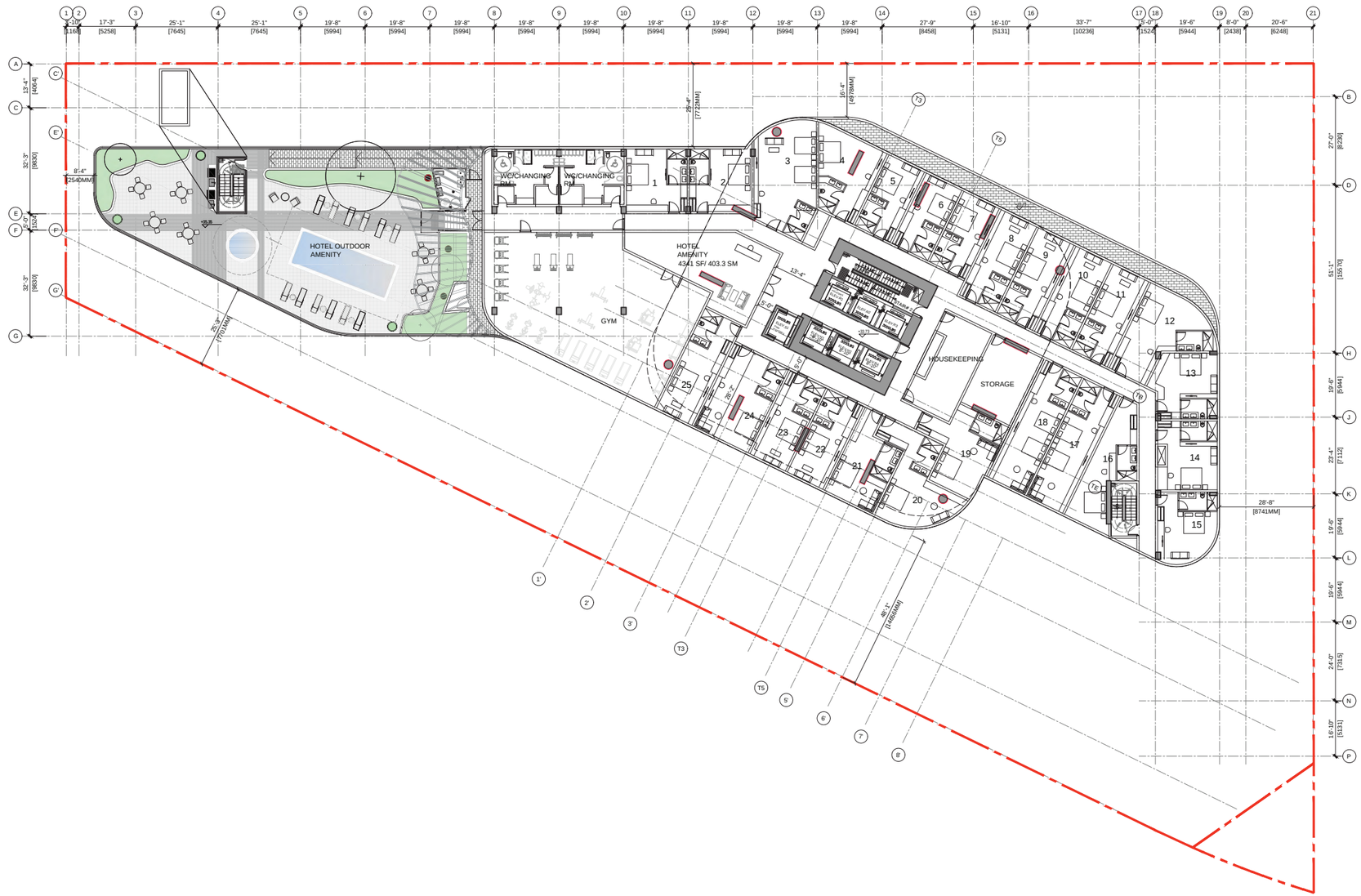
SHEET TITLE:

LEVEL 8 PLAN

SHEET NO.:

A2.11

4.5 FLOOR PLANS - LEVEL 9 PLAN



HOTEL AREA
HOTEL KEYS:25
FLOOR PLATE AREA:19654 SF
1825.9SM

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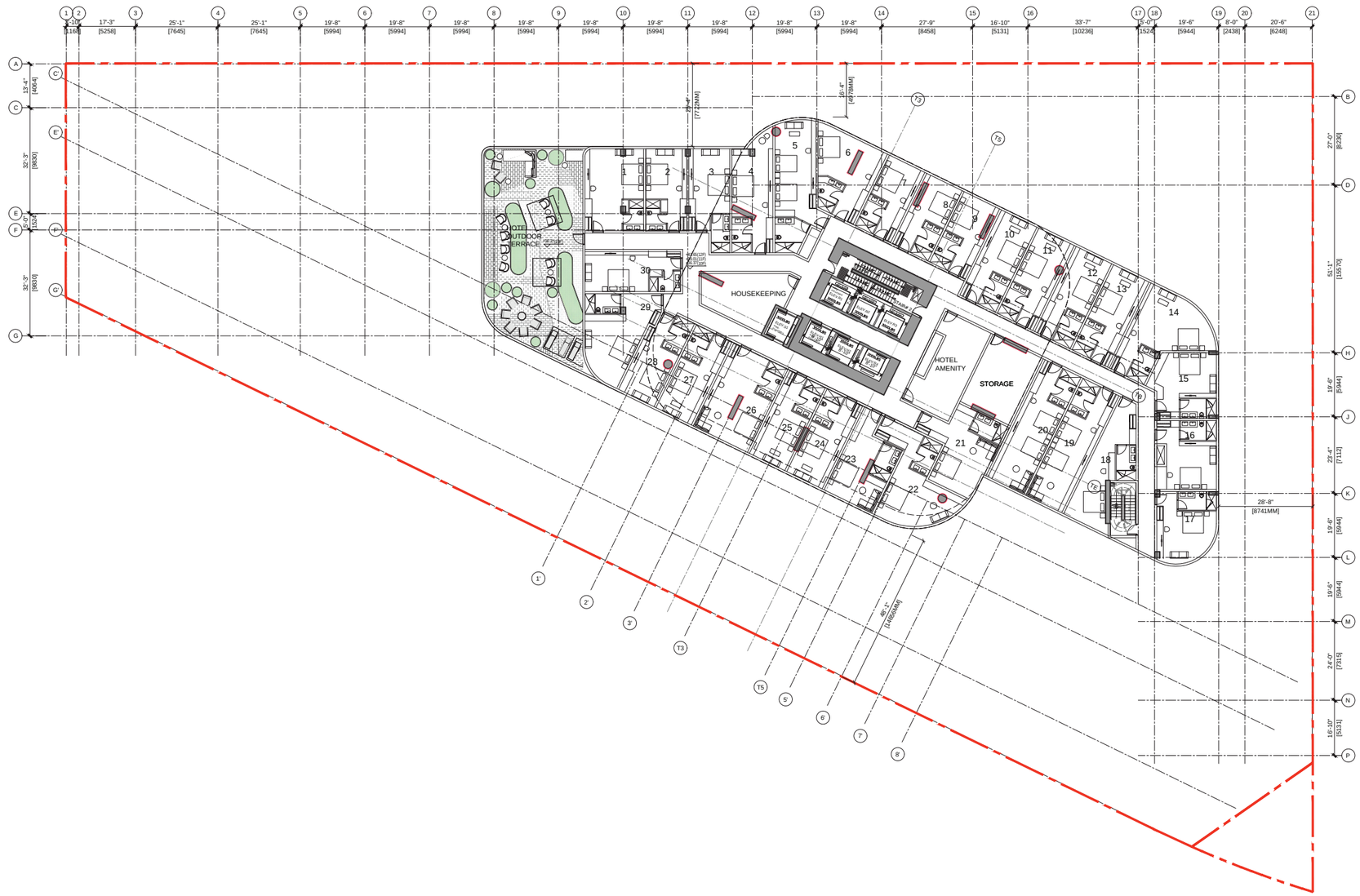
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SHEET TITLE:
LEVEL 9 PLAN

SHEET NO.:
A2.12

4.5 FLOOR PLANS - LEVEL 10 -12 PLAN



HOTEL AREA
HOTEL KEYS:30
FLOOR PLATE AREA:17759 SF
1649.9SM

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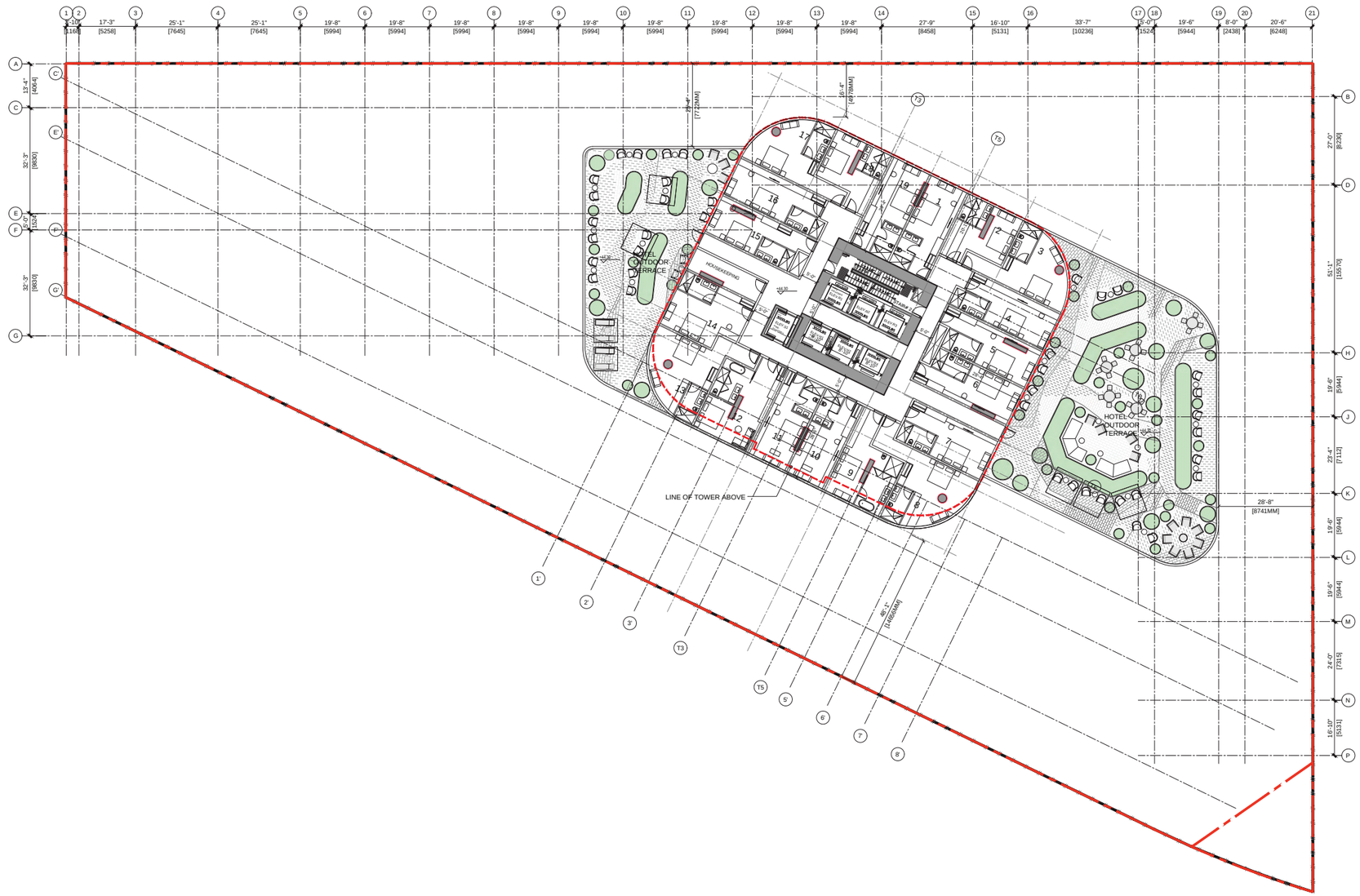
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SHEET TITLE:

LEVEL 10-12 PLAN

SHEET NO.:

A2.13

4.5 FLOOR PLANS - LEVEL 13 PLAN



HOTEL AREA
HOTEL KEYS:19
FLOOR PLATE AREA:10754 SF
999.1SM

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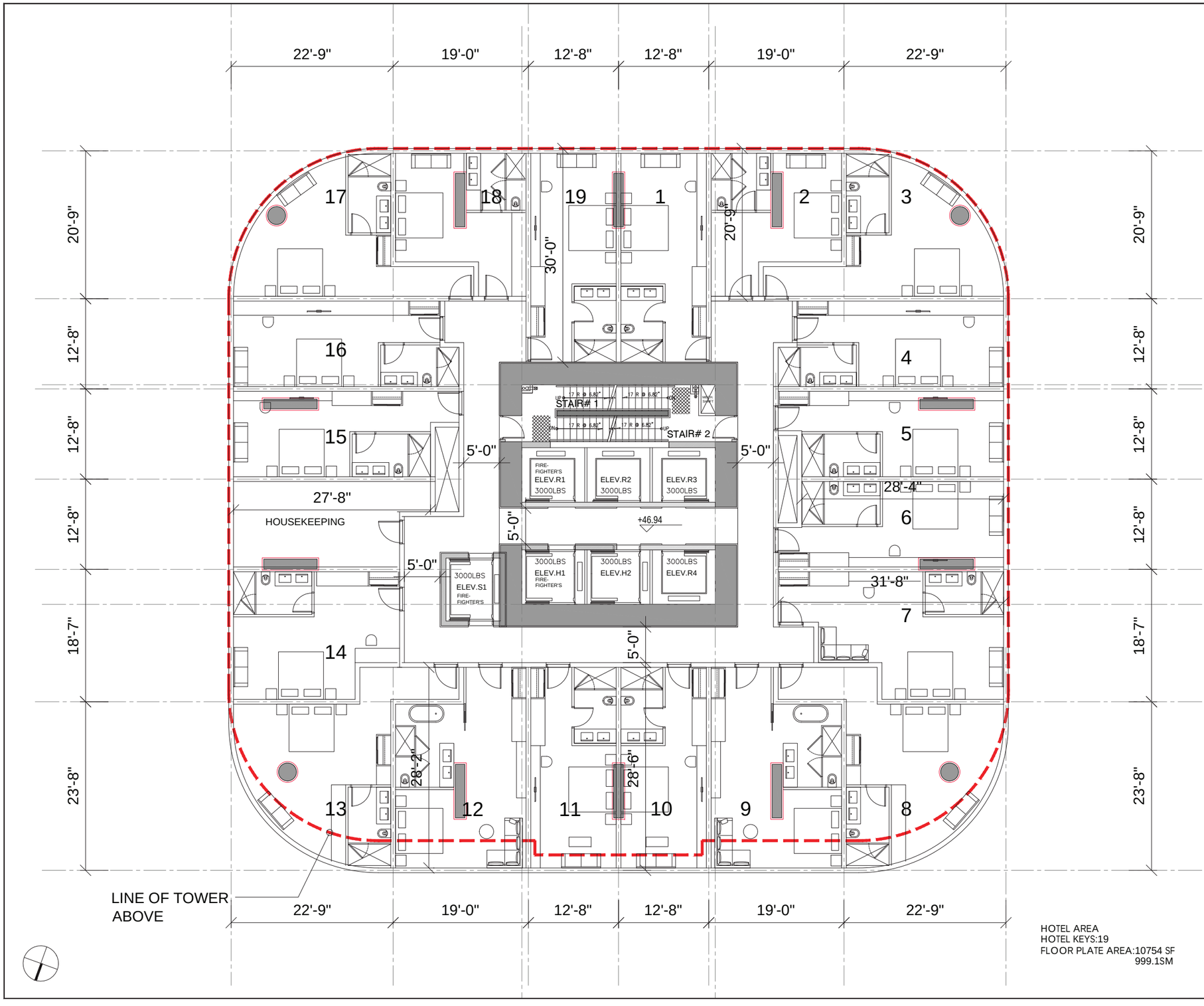
SHEET TITLE:

LEVEL 13 PLAN

SHEET NO.:

A2.13

4.5 FLOOR PLANS - LEVEL 14 PLAN



HOTEL AREA
HOTEL KEYS:19
FLOOR PLATE AREA:10754 SF
999.1SM

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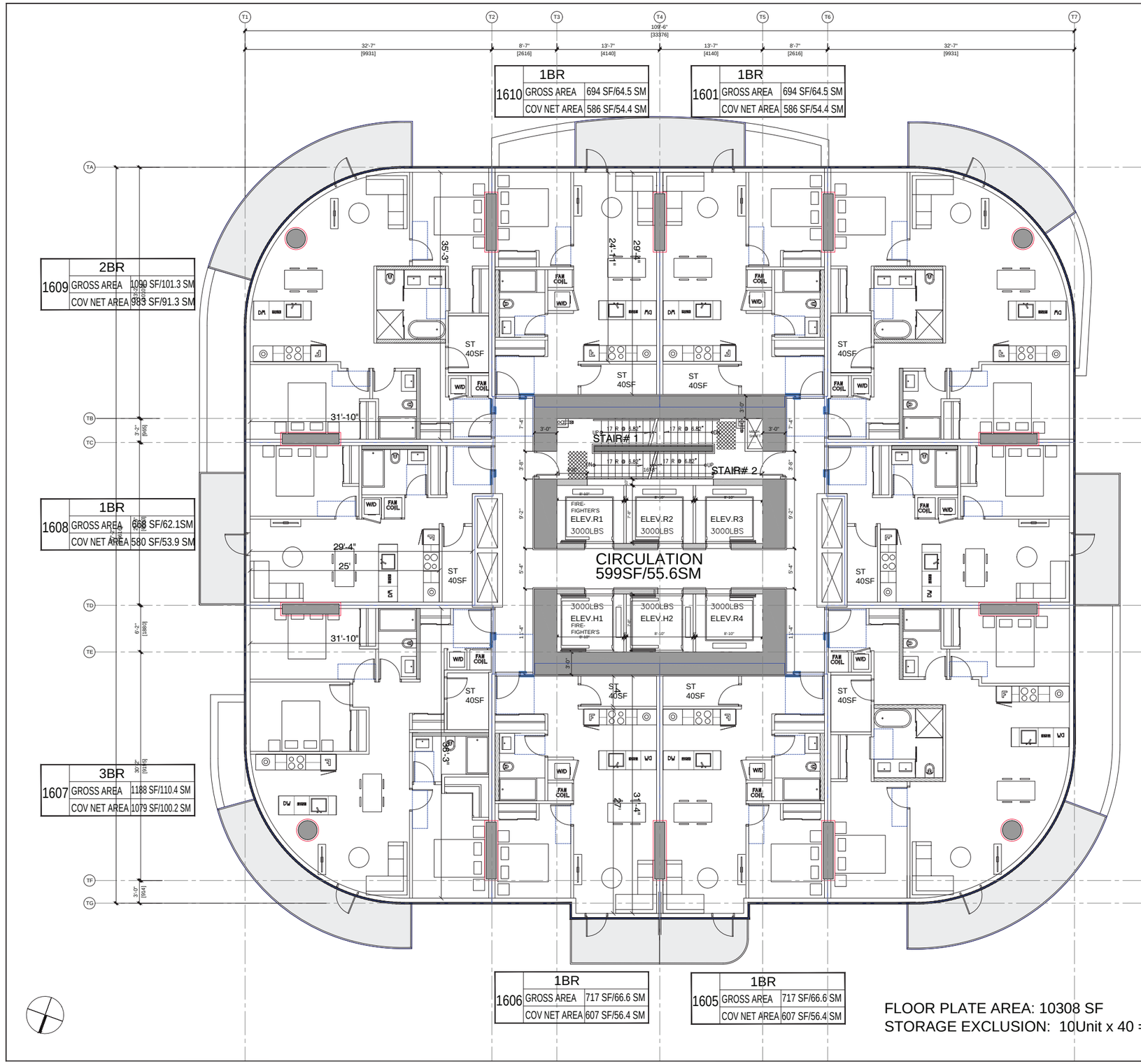
SHEET TITLE:

LEVEL 14 PLAN

SHEET NO.:

A2.15

4.5 FLOOR PLANS - LEVEL 15-26 LEVEL 58-63 PLAN



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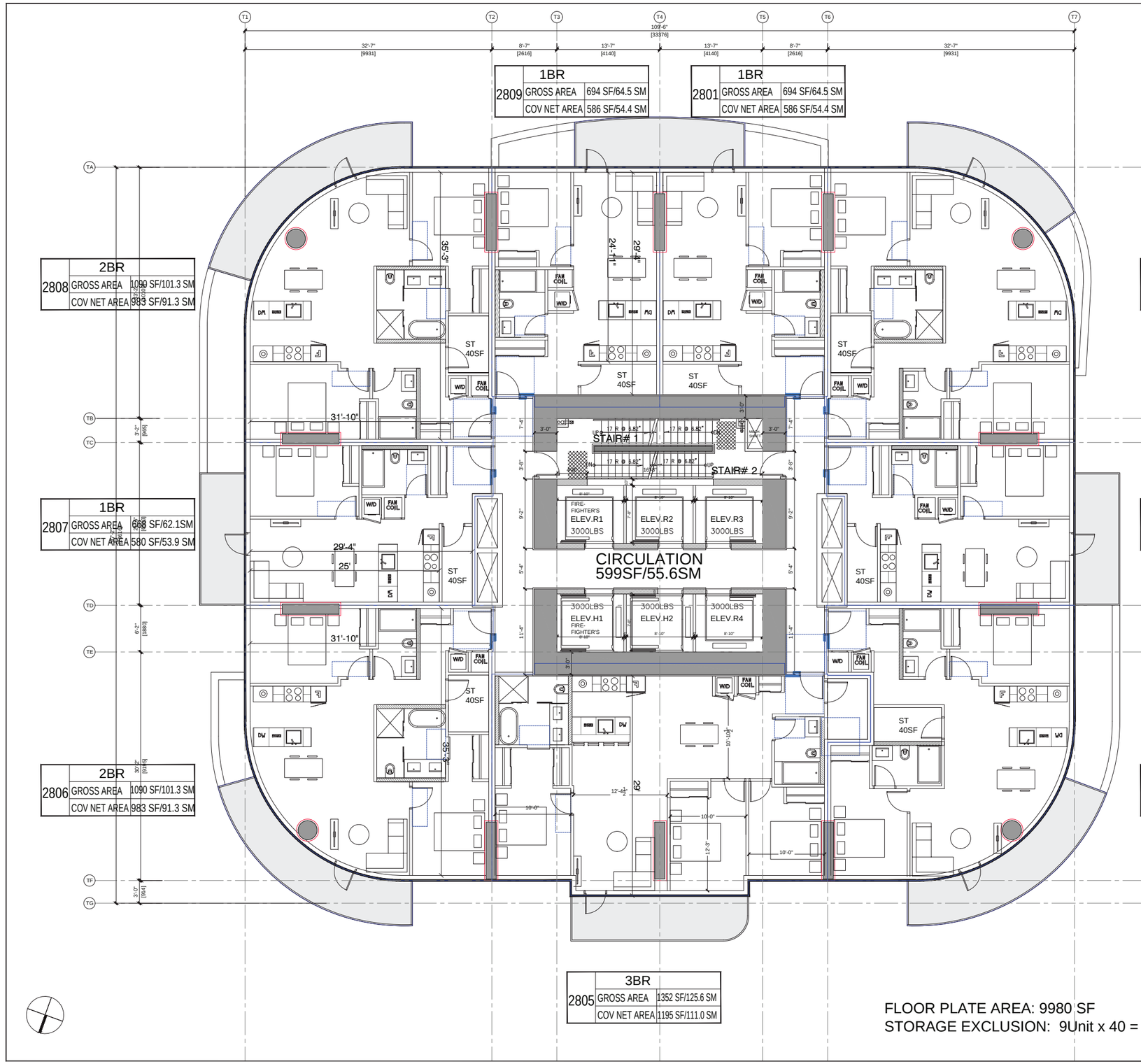
SHEET TITLE:

LEVEL 15-26 PLAN
LEVEL 58-63 PLAN

SHEET NO.:

A2.16

4.5 FLOOR PLANS - LEVEL 27-57 PLAN



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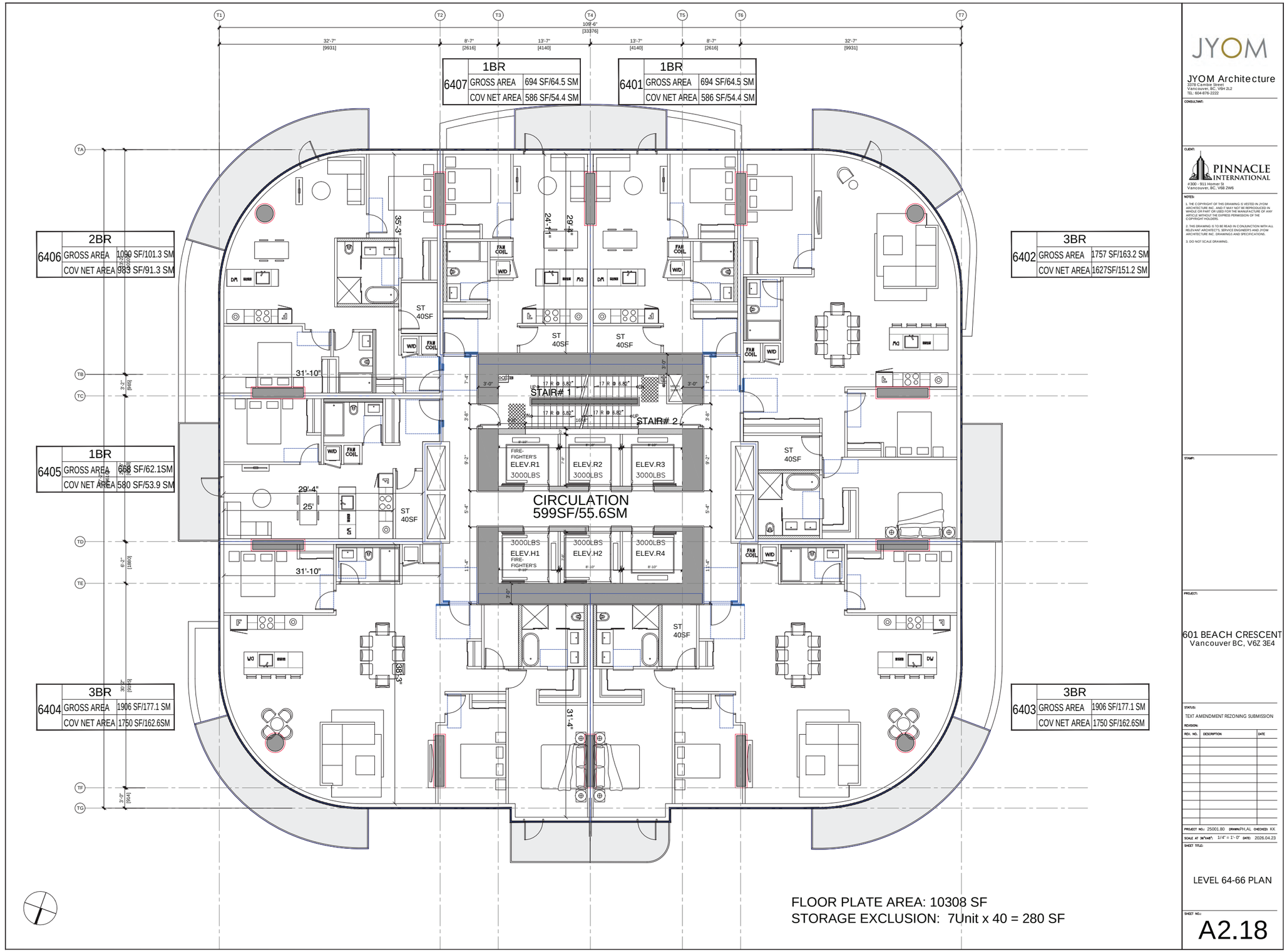
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SHEET TITLE:
LEVEL 27-57 PLAN

SHEET NO.:
A2.17

4.5 FLOOR PLANS - LEVEL 64-66 PLAN



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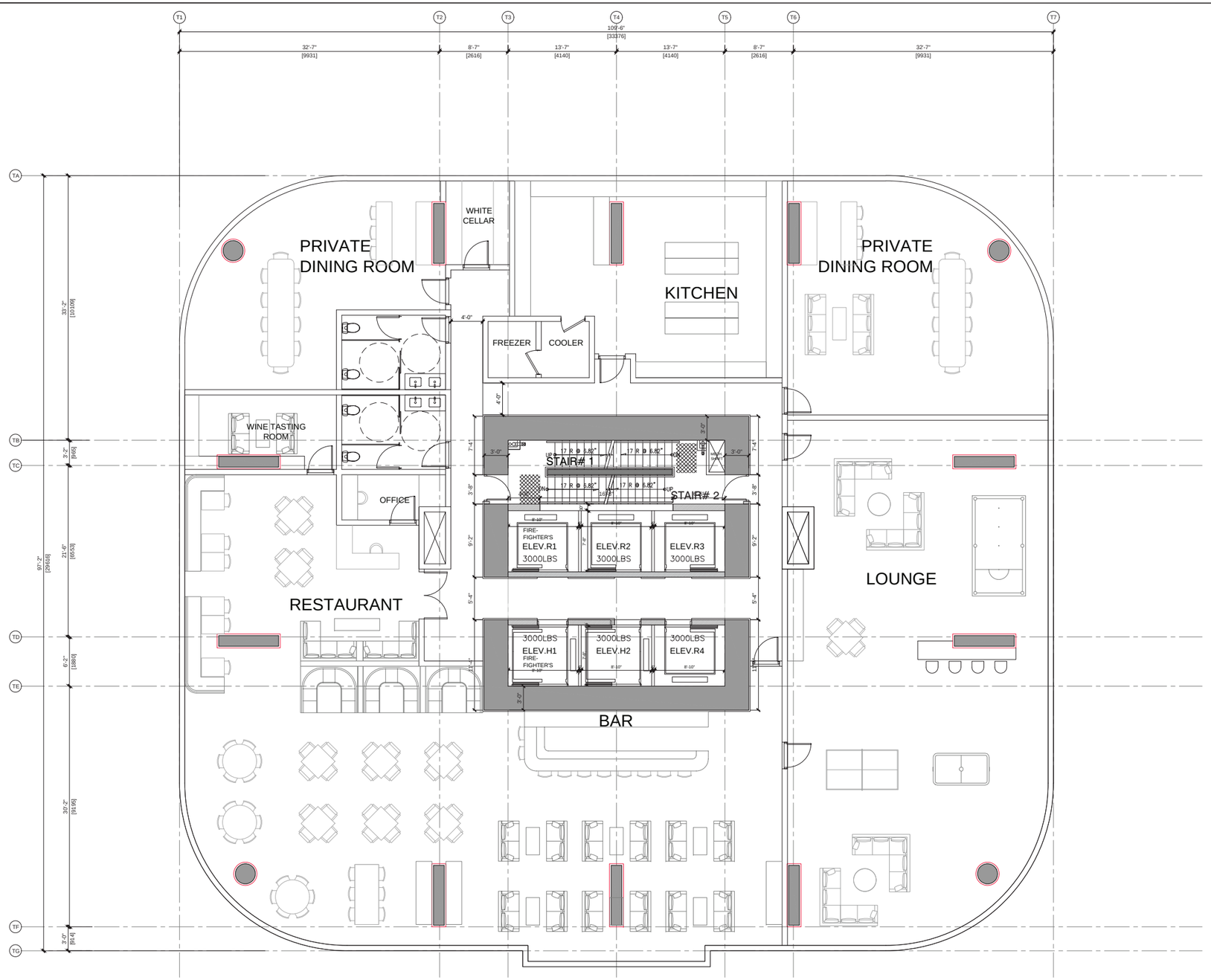
SHEET TITLE:

LEVEL 64-66 PLAN

SHEET NO.:

A2.18

4.5 FLOOR PLANS - LEVEL 67 PLAN



FLOOR PLATE AREA: 10308 SF/957.6SM

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:
601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

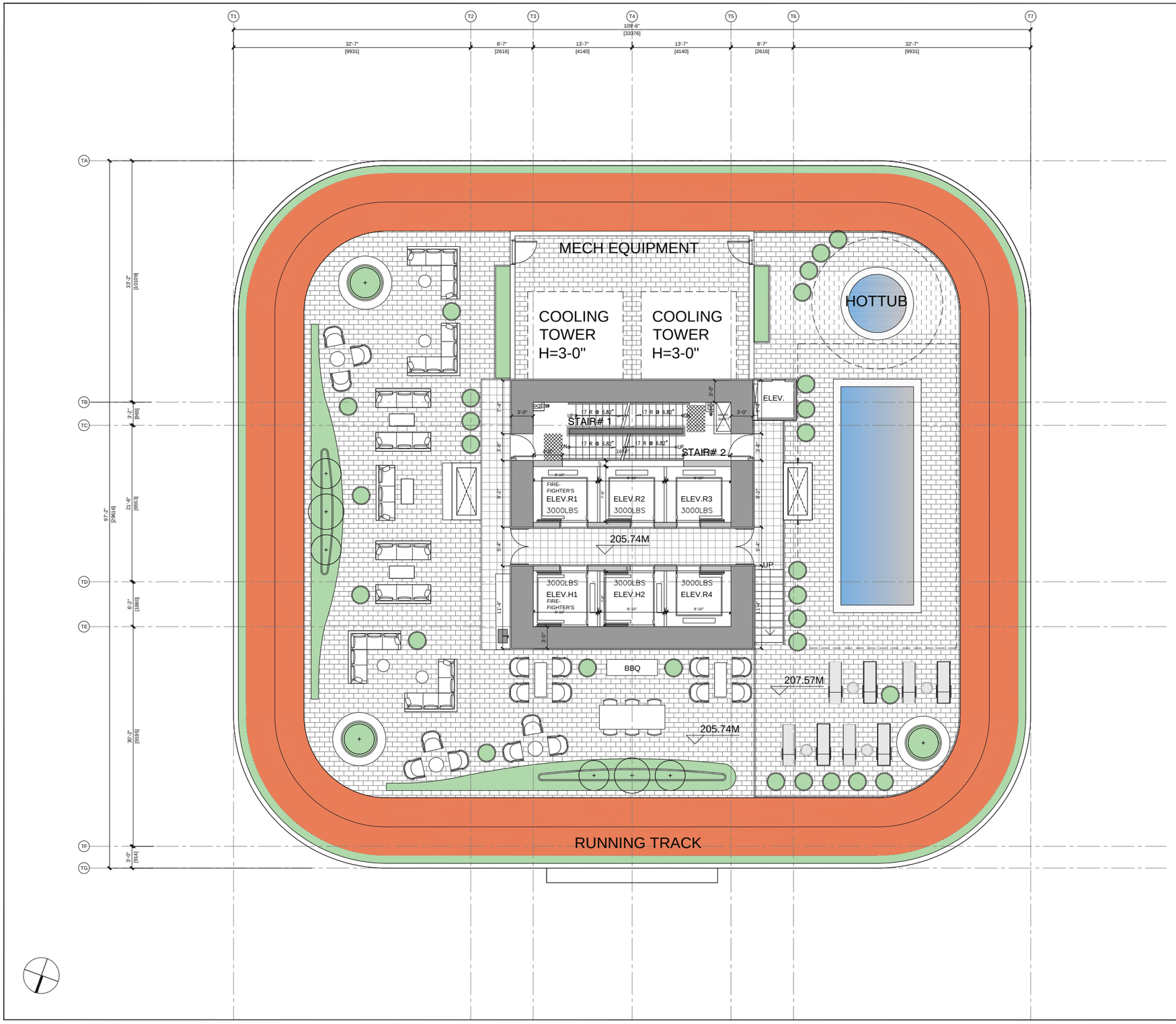
REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: CH, AL CHECKED: KK
SCALE AT 36"x48": 1/4" = 1'- 0" DATE: 2026.04.23
SHEET TITLE:

LEVEL 67 PLAN

SHEET NO.:
A2.19

4.5 FLOOR PLANS - ROOF TERRACE PLAN



JYOM

JYOM Architecture
3278 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

NOTES:

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

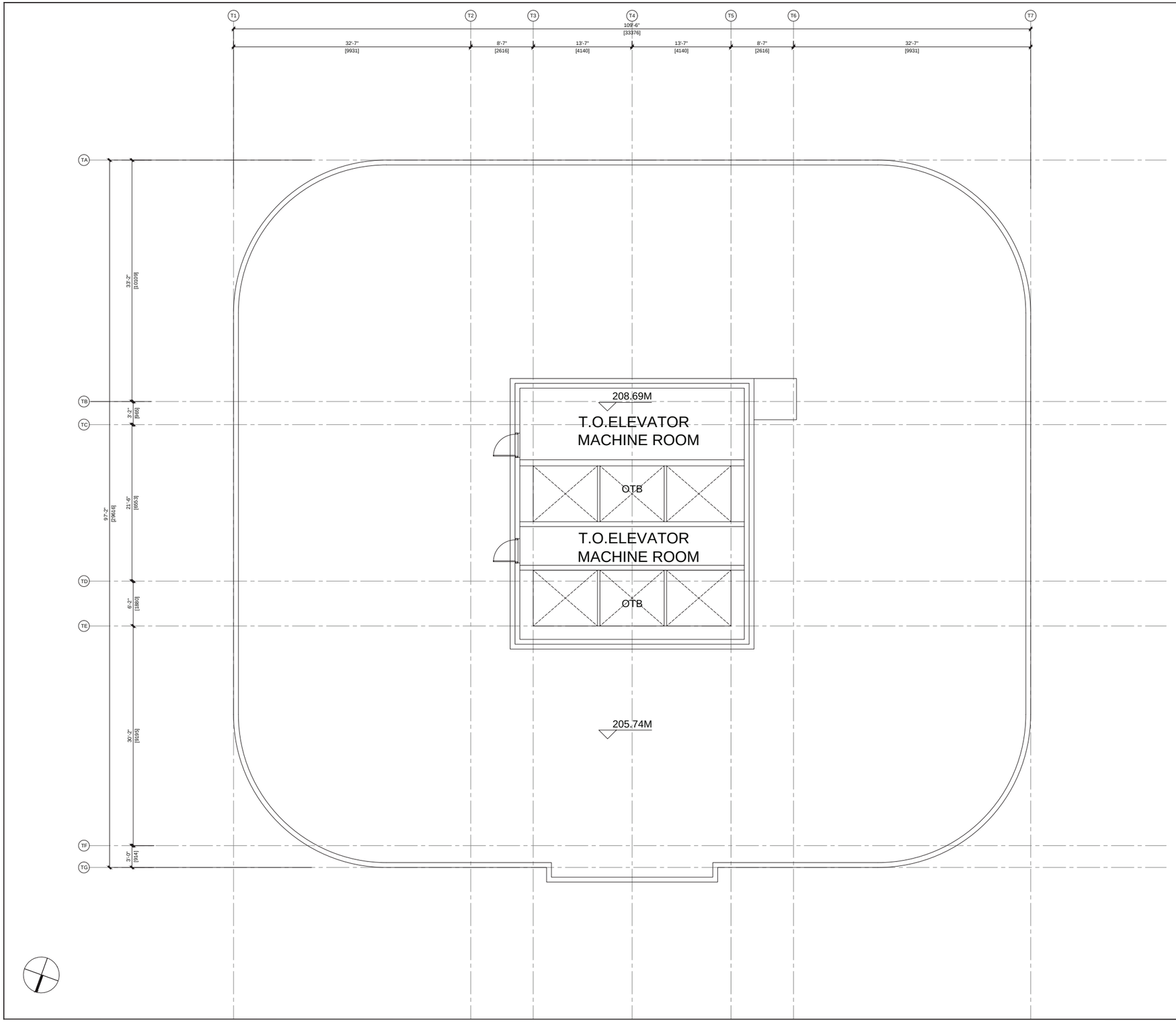
PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK
SCALE AT 36"x48": 1/4" = 1'- 0" DATE: 2026.04.23
SHEET TITLE:

LEVEL 68 PLAN
ROOF TOP
AMENITY

SHEET NO.:

A2.20

4.6 ROOF PLAN



JYOM Architecture
3278 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE AT 36"x48": 1/4" = 1'- 0" DATE: 2026.04.23

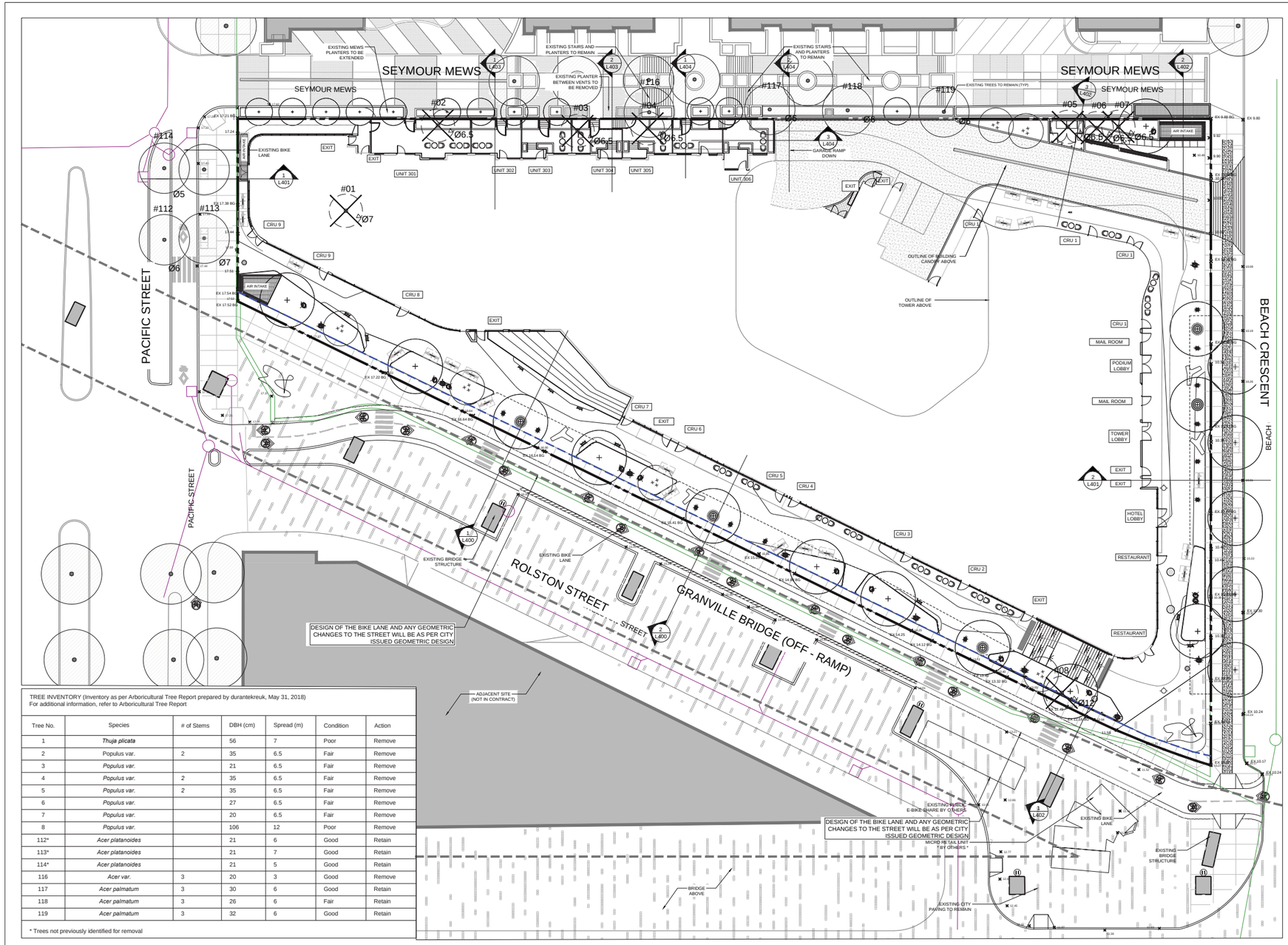
SHEET TITLE:

ROOF PLAN

SHEET NO.:

A2.21

4.7 LANDSCAPE PLAN



TREE INVENTORY (Inventory as per Arboricultural Tree Report prepared by durantekreuk, May 31, 2018)
For additional information, refer to Arboricultural Tree Report

Tree No.	Species	# of Stems	DBH (cm)	Spread (m)	Condition	Action
1	*Thuja plicata*		56	7	Poor	Remove
2	Populus var.	2	35	6.5	Fair	Remove
3	*Populus var.*		21	6.5	Fair	Remove
4	*Populus var.*	2	35	6.5	Fair	Remove
5	*Populus var.*	2	35	6.5	Fair	Remove
6	*Populus var.*		27	6.5	Fair	Remove
7	*Populus var.*		20	6.5	Fair	Remove
8	*Populus var.*		106	12	Poor	Remove
112*	*Acer platanoides*		21	6	Good	Retain
113*	*Acer platanoides*		21	7	Good	Retain
114*	*Acer platanoides*		21	5	Good	Retain
116	*Acer var.*	3	20	3	Good	Remove
117	*Acer palmatum*	3	30	6	Good	Retain
118	*Acer palmatum*	3	26	6	Fair	Retain
119	*Acer palmatum*	3	32	6	Good	Retain

* Trees not previously identified for removal

NOTES

LEGEND

#08 TREE ID NUMBER
EXISTING BYLAW TREE OVER 0.20 DBH TO BE REMOVED
Ø10 EXTENT OF DRIP LINE Øm
#08 TREE ID NUMBER
EXISTING BYLAW TREE OVER 0.20 DBH TO BE RETAINED
PROPOSED TREE

ISSUE

10		
9		
8		
7		
6		
5		
4		
3	2026-01-30	ISSUED FOR REZONING
2	2024-04-12	ISSUED FOR BP PROGRESS
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

Janet Rosenberg & Studio
Landscape Architecture and Urban Design
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148 Kenwood Avenue, Toronto Ontario M6C 2S3 Canada

PINNACLE

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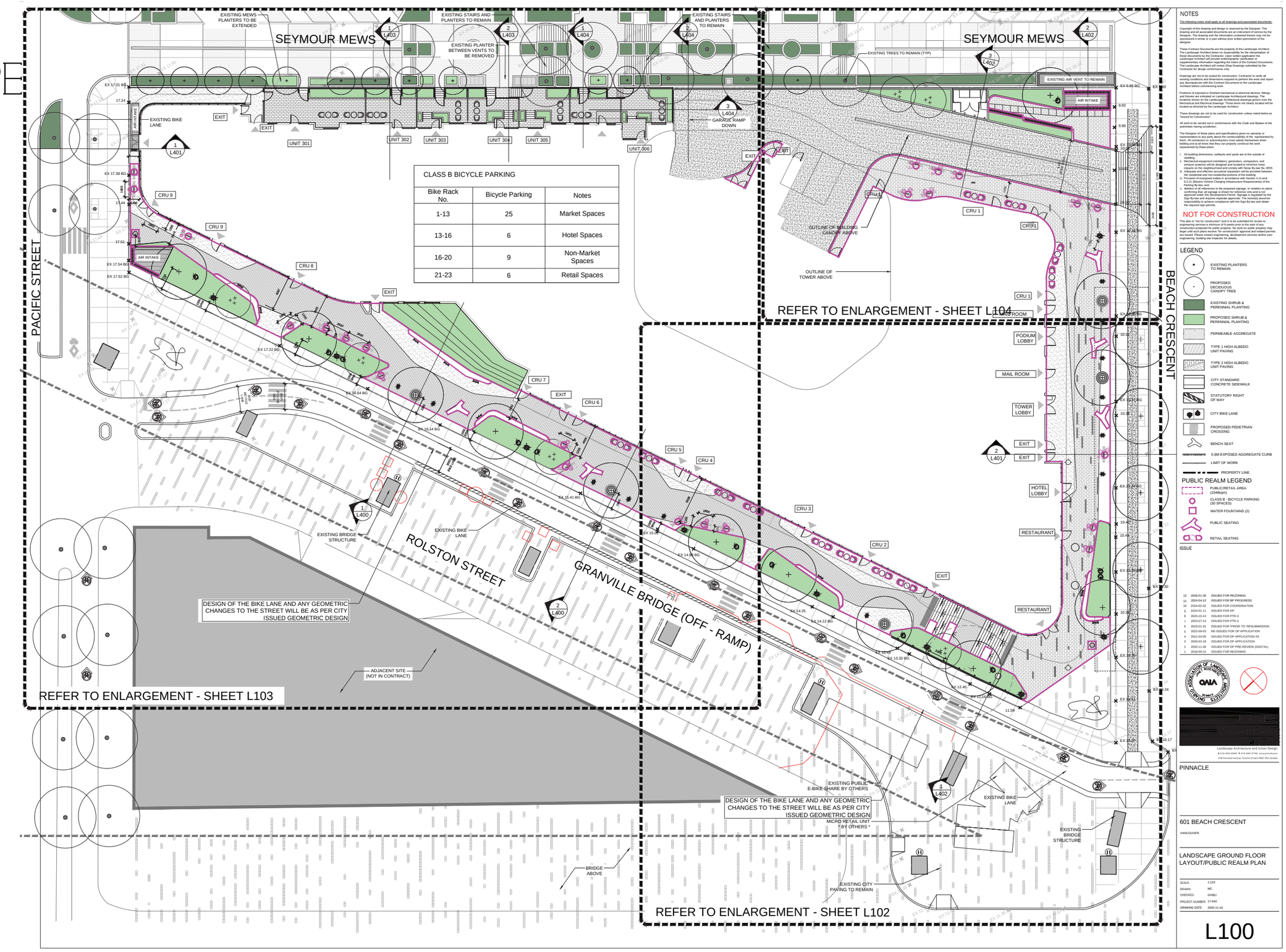
VANCOUVER

TREE PROTECTION & REMOVALS PLAN

SCALE:	1:200
DRAWN:	JRS
CHECKED:	JRS
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L001

4.7 LANDSCAPE PLAN



CLASS B BICYCLE PARKING

Bike Rack No.	Bicycle Parking	Notes
1-13	25	Market Spaces
13-16	6	Hotel Spaces
16-20	9	Non-Market Spaces
21-23	6	Retail Spaces

NOTES

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i. All building dimensions, setbacks and yards are to the outside of cladding
ii. Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts in accordance with requirements of Section 4.5 and 5.5 of Bylaw 8855
iii. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
iv. Provision of energized outlets in accordance with Section 4.3.4 and 6.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Parking Bylaw 8856
v. deletion of all references to the proposed signage, or notation on plans confirming that all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility for ensuring compliance with the Sign By-law and obtain the required sign permits.

NOT FOR CONSTRUCTION

This plan is "not for construction" and is to be submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction activities. Building permits for any works shown on this plan may begin until such plans receive "for construction" approval and related permits are issued. Please contact engineering, development services and/or your engineering, building site inspector for details.

LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- EXISTING SHRUB & PERENNIAL PLANTING
- PROPOSED SHRUB & PERENNIAL PLANTING
- PERMEABLE AGGREGATE
- TYPE 1 HIGH ALBEDO UNIT PAVING
- TYPE 2 HIGH ALBEDO UNIT PAVING
- CITY STANDARD CONCRETE SIDEWALK
- STATUTORY RIGHT OF WAY
- CITY BIKE LANE
- PROPOSED PEDETRIAN CROSSING
- BENCH SEAT
- 0.6M EXPOSED AGGREGATE CURB
- LIMIT OF WORK
- PROPERTY LINE

PUBLIC REALM LEGEND

- PUBLIC/RETAIL AREA (1048sqm)
- CLASS B - BICYCLE PARKING (30 SPACES)
- WATER FOUNTAINS (2)
- PUBLIC SEATING
- RETAIL SEATING

ISSUE

12	2026-01-30	ISSUED FOR REZONING
11	2024-04-12	ISSUED FOR BP PROGRESS
10	2024-02-02	ISSUED FOR COORDINATION
9	2024-01-11	ISSUED FOR DP
8	2023-10-13	ISSUED FOR FTR-3
7	2023-07-14	ISSUED FOR FTR-2
6	2023-01-31	ISSUED FOR PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-05	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-03-12	ISSUED FOR REZONING

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148 Harwood Avenue, Toronto Ontario M4C 2L2 Canada

PINNACLE

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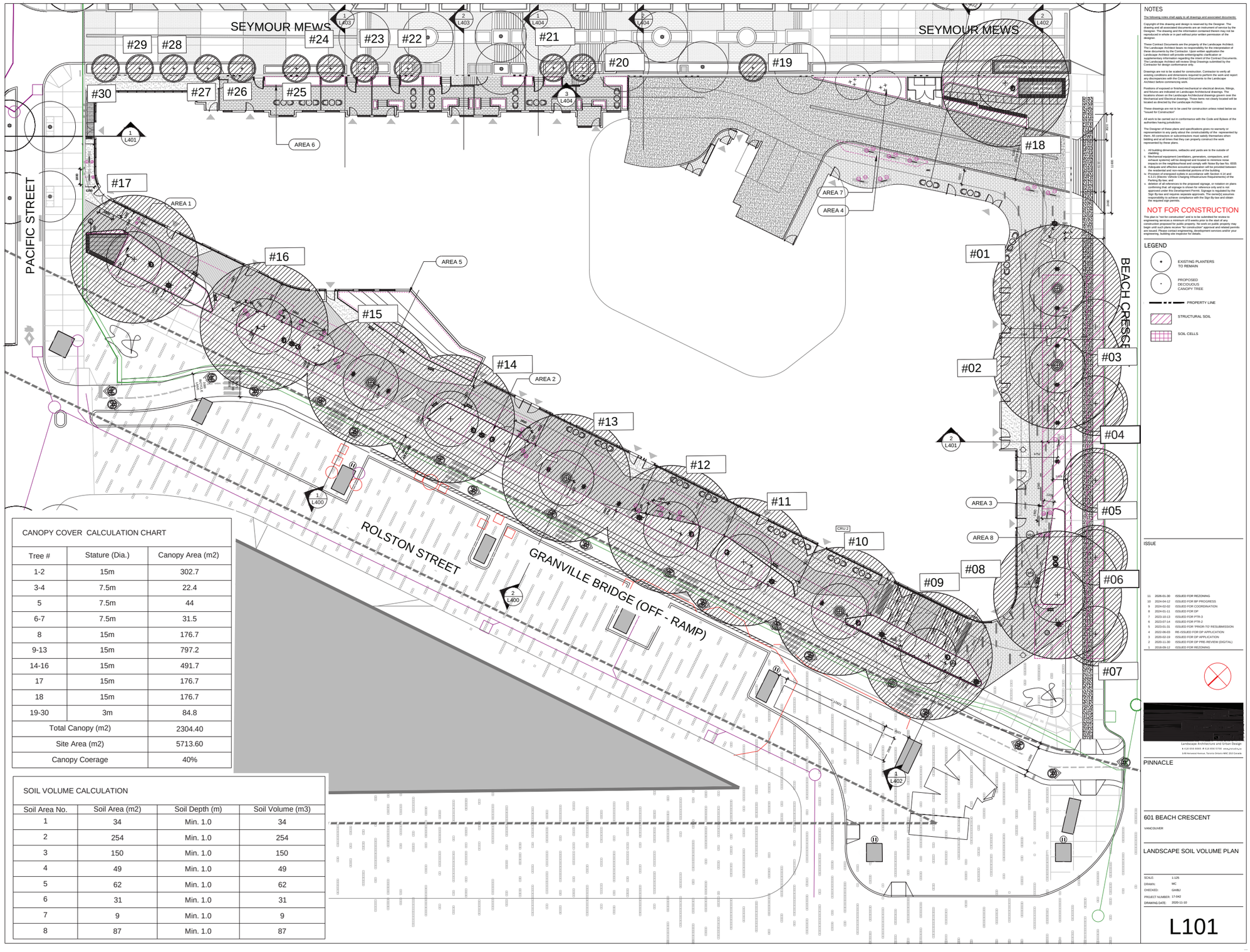
VANCOUVER

LANDSCAPE GROUND FLOOR LAYOUT/PUBLIC REALM PLAN

SCALE:	1:125
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L100

4.7 LANDSCAPE PLAN



CANOPY COVER CALCULATION CHART		
Tree #	Stature (Dia.)	Canopy Area (m2)
1-2	15m	302.7
3-4	7.5m	22.4
5	7.5m	44
6-7	7.5m	31.5
8	15m	176.7
9-13	15m	797.2
14-16	15m	491.7
17	15m	176.7
18	15m	176.7
19-30	3m	84.8
Total Canopy (m2)		2304.40
Site Area (m2)		5713.60
Canopy Coerage		40%

SOIL VOLUME CALCULATION			
Soil Area No.	Soil Area (m2)	Soil Depth (m)	Soil Volume (m3)
1	34	Min. 1.0	34
2	254	Min. 1.0	254
3	150	Min. 1.0	150
4	49	Min. 1.0	49
5	62	Min. 1.0	62
6	31	Min. 1.0	31
7	9	Min. 1.0	9
8	87	Min. 1.0	87

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Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The Landscape Architect bears no responsibility for omissions or drawings given the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Landscape Architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction"

All work to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. All contractors or subcontractors must satisfy themselves when bidding that the work as shown they can properly construct the work represented by these plans.

1. All building dimensions, setbacks and yards are to the outside of cladding.
2. Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555
3. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building.
4. Provisions for electric vehicle charging will comply with 4.16.4 and 6.13.21 (Electric Vehicle Charging Infrastructure Requirements) of the Parking By-law; and
5. Any signage is subject to the proposed signage, or notation on plans confirming that all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.

NOT FOR CONSTRUCTION

This plan is "not for construction" and is to be submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such time as engineering approval, permit approval and related permits are issued. Please contact engineering development services and/or your engineering, building site inspector for details.

LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- PROPERTY LINE
- STRUCTURAL SOIL
- SOIL CELLS

ISSUE

11	2026-01-30	ISSUED FOR REZONING
10	2024-04-12	ISSUED FOR BP PROGRESS
9	2024-02-02	ISSUED FOR COORDINATION
8	2024-01-11	ISSUED FOR DP
7	2023-10-13	ISSUED FOR FTR-3
6	2023-07-14	ISSUED FOR FTR-2
5	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
4	2022-06-03	RE-ISSUED FOR DP APPLICATION
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-/REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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540 Horwood Avenue, Toronto Ontario M4C 2G3 Canada

PINNACLE

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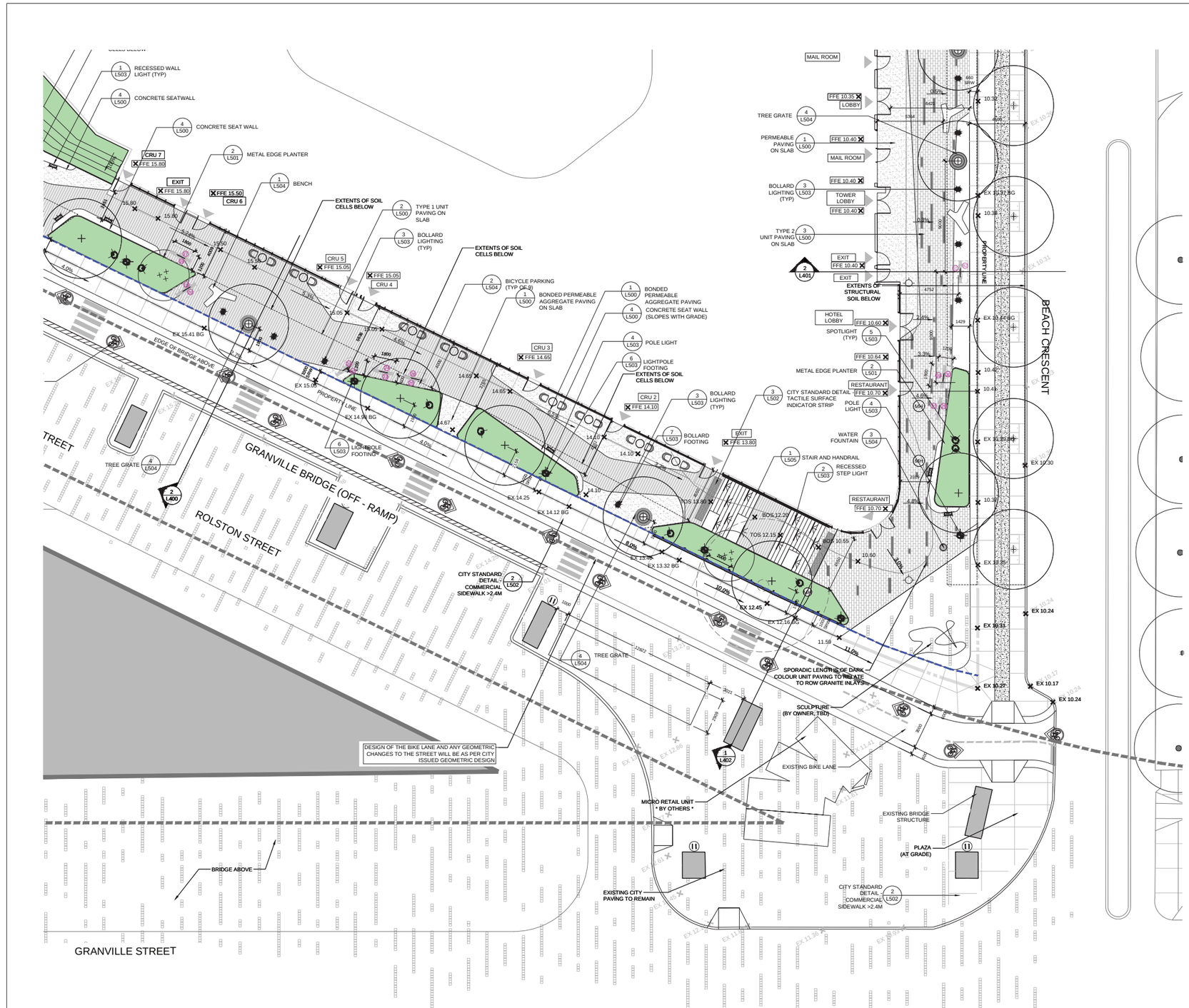
VANCOUVER

LANDSCAPE SOIL VOLUME PLAN

SCALE:	1:125
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-30

L101

4.7 LANDSCAPE PLAN



LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- EXISTING SHRUB & PERENNIAL PLANTING
- PROPOSED SHRUB & PERENNIAL PLANTING
- PERMEABLE AGGREGATE
- TYPE 1 HIGH ALBEDO UNIT PAVING
- TYPE 2 HIGH ALBEDO UNIT PAVING
- CITY STANDARD CONCRETE SIDEWALK
- STATUTORY RIGHT OF WAY
- CITY BIKE LANE
- PROPOSED PEDETRIAN CROSSING
- BENCH SEAT
- 0.6M EXPOSED AGGREGATE CURB
- LIMIT OF WORK
- PROPERTY LINE
- L1 - LIGHT POLE
- L2 - BOLLARD LIGHTS
- L3 - ACCENT LIGHTING
- L4 - RECESSED LIGHTS
- L5 - RECESSED STEP LIGHTS
- EX 10.35 EXISTING GRADE
- FFE 13.00 FINISHED FLOOR ELEVATION
- EX 10.24 EXISTING SPOT ELEVATION
- BICYCLE PARKING
- 1M SITE RIGHT-OF-WAY
- BYCYCLE PARKING SPACE COUNT

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ii. Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impact on residential and non-residential portions of the building. 8555
iii. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
iv. Provision of energized outlets in accordance with Section 4.3.4 and 6.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Vancouver Building By-law
v. deletion of all references to the proposed signage, or notation on plans confirming that all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility for ensuring compliance with the Sign By-law and obtain the required sign permits.

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LEGEND

ISSUE

13	2026-01-30	ISSUED FOR REZONING
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-12-20	ISSUED FOR PTR-4
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-05	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-03-12	ISSUED FOR REZONING

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PINNACLE

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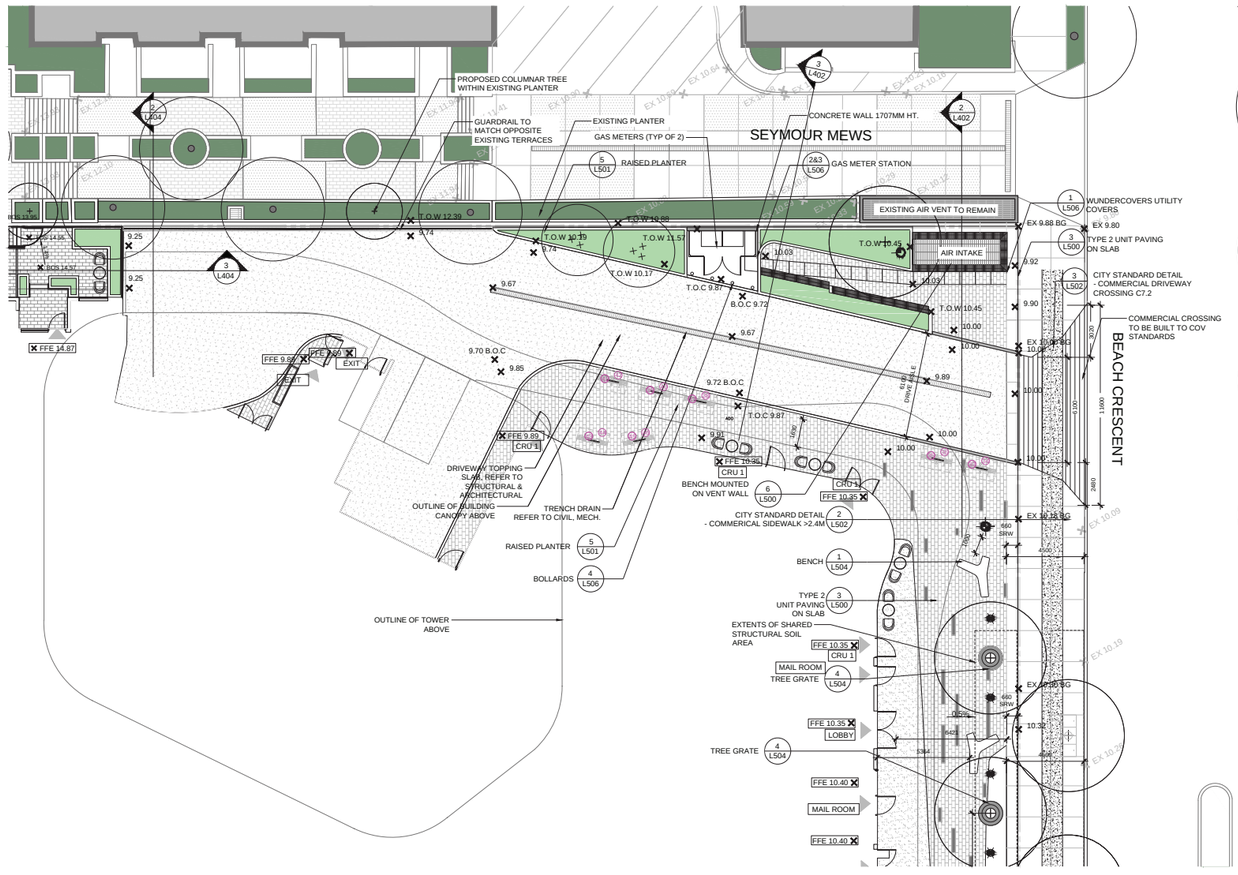
VANCOUVER

LANDSCAPE GROUND FLOOR WEST LAYOUT

SCALE:	1:100
DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L102

4.7 LANDSCAPE PLAN



LEGEND

- EXISTING PLANTERS TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- EXISTING SHRUB & PERENNIAL PLANTING
- PROPOSED SHRUB & PERENNIAL PLANTING
- PERMEABLE AGGREGATE
- TYPE 1 HIGH ALBEDO UNIT PAVING
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- CITY BIKE LANE
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- BYCYCLE PARKING SPACE COUNT

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iii. Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building
iv. Provision of energized outlets in accordance with Section 4.3.4 and 6.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Vancouver Building By-law
v. deletion of all references to the proposed signage, or notation on plans confirming that all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility for ensuring compliance with the Sign By-law and obtain the required sign permits.

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ISSUE

13	2026-01-30	ISSUED FOR REZONING
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-12-20	ISSUED FOR PTR-4
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
5	2022-04-03	RE-ISSUED FOR DP APPLICATION
4	2021-04-05	ISSUED FOR DP APPLICATION R1
3	2020-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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PINNACLE

601 BEACH CRESCENT

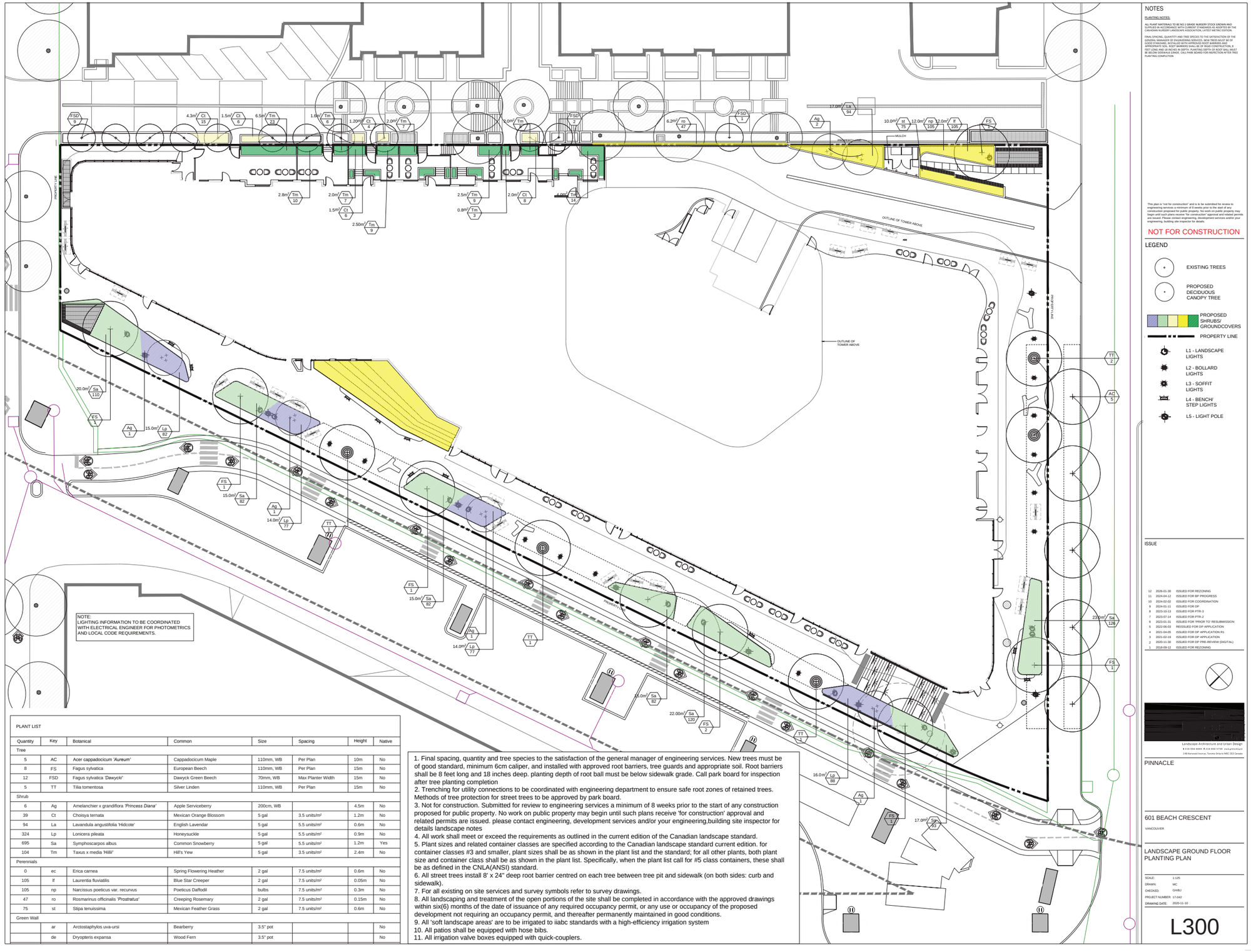
VANCOUVER

LANDSCAPE GROUND FLOOR SOUTH LAYOUT

SCALE:	1:100
DRAWN:	MC
CHECKED:	GHBJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L104

4.7 LANDSCAPE PLAN



PLANT LIST

Quantity	Key	Botanical	Common	Size	Spacing	Height	Native
Tree							
5	AC	Acer cappadocicum *'Aureum'*	Cappadocicum Maple	110mm, WB	Per Plan	10m	No
8	FS	Fagus sylvatica	European Beech	110mm, WB	Per Plan	15m	No
12	FSD	Fagus sylvatica *'Dawyck'*	Dawyck Green Beech	70mm, WB	Max Planter Width	15m	No
5	TT	Tilia tomentosa	Silver Linden	110mm, WB	Per Plan	15m	No
Shrub							
6	Ag	Amelanchier x grandiflora *'Princess Diana'*	Apple Serviceberry	200cm, WB		4.5m	No
39	Ct	Choisya ternata	Mexican Orange Blossom	5 gal	3.5 units/m²	1.2m	No
94	La	Lavandula angustifolia 'Hidcote'	English Lavendar	5 gal	5.5 units/m²	0.6m	No
324	Lp	Lonicera pileata	Honeysuckle	5 gal	5.5 units/m²	0.9m	No
695	Sa	Symphoscarpos albus	Common Snowberry	5 gal	5.5 units/m²	1.2m	Yes
104	Tm	Taxus x media 'Hilii'	Hill's Yew	5 gal	3.5 units/m²	2.4m	No
Perennials							
0	ec	Erica carnea	Spring Flowering Heather	2 gal	7.5 units/m²	0.6m	No
105	lf	Laurentia fluviatilis	Blue Star Creeper	2 gal	7.5 units/m²	0.05m	No
105	np	Narcissus poeticus var. recurvus	Poeticus Daffodil	bulbs	7.5 units/m²	0.3m	No
47	ro	Rosmarinus officinalis *'Prostratus'*	Creeping Rosemary	2 gal	7.5 units/m²	0.15m	No
75	st	Stipa tenuissima	Mexican Feather Grass	2 gal	7.5 units/m²	0.6m	No
Green Wall							
	ar	Arctostaphylos uva-ursi	Bearberry	3.5" pot			No
	de	Dryopteris expansa	Wood Fern	3.5" pot			No

1. Final spacing, quantity and tree species to the satisfaction of the general manager of engineering services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. planting depth of root ball must be below sidewalk grade. Call park board for inspection after tree planting completion
2. Trenching for utility connections to be coordinated with engineering department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by park board.
3. Not for construction. Submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'for construction' approval and related permits are issued. please contact engineering, development services and/or your engineering,building site inspector for details landscape notes
4. All work shall meet or exceed the requirements as outlined in the current edition of the Canadian landscape standard.
5. 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.
6. All street trees install 8' x 24" deep root barrier centred on each tree between tree pit and sidewalk (on both sides: curb and sidewalk).
7. For all existing on site services and survey symbols refer to survey drawings.
8. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six(6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
9. All 'soft landscape areas' are to be irrigated to iiabc standards with a high-efficiency irrigation system
10. All patios shall be equipped with hose bibs.
11. All irrigation valve boxes equipped with quick-couplers.

NOTES

PLANTING NOTES:

ALL PLANT MATERIALS TO BE NO.1 GRADE NURSERY STOCK GROWN AND SUPPLIED IN ACCORDANCE WITH CURRENT STANDARDS AS ADOPTED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, LATEST METRIC EDITION.

FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED APPROPRIATE SOIL. ROOT BARRIERS SHALL BE OF ROOT-CONTROL, 8 FEET LONG AND 18 INCHES IN DEPTH. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION

This plan is 'not for construction' and is to be submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "for construction" approval and related permits are issued. Please contact engineering, development services and/or your engineering, building site inspector for details.

NOT FOR CONSTRUCTION

LEGEND

- EXISTING TREES
- PROPOSED DECIDUOUS CANOPY TREE
- PROPOSED SHRUBS/ GROUNDCOVERS
- PROPERTY LINE
- L1 - LANDSCAPE LIGHTS
- L2 - BOLLARD LIGHTS
- L3 - SOFFIT LIGHTS
- L4 - BENCH/ STEP LIGHTS
- L5 - LIGHT POLE

ISSUE

12	2026-01-30	ISSUED FOR REZONING
11	2024-04-12	ISSUED FOR BP PROGRESS
10	2024-02-02	ISSUED FOR COORDINATION
9	2024-01-11	ISSUED FOR DP
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
5	2022-06-03	REISSUED FOR DP APPLICATION
4	2021-04-05	ISSUED FOR DP APPLICATION R3
3	2021-02-19	ISSUED FOR DP APPLICATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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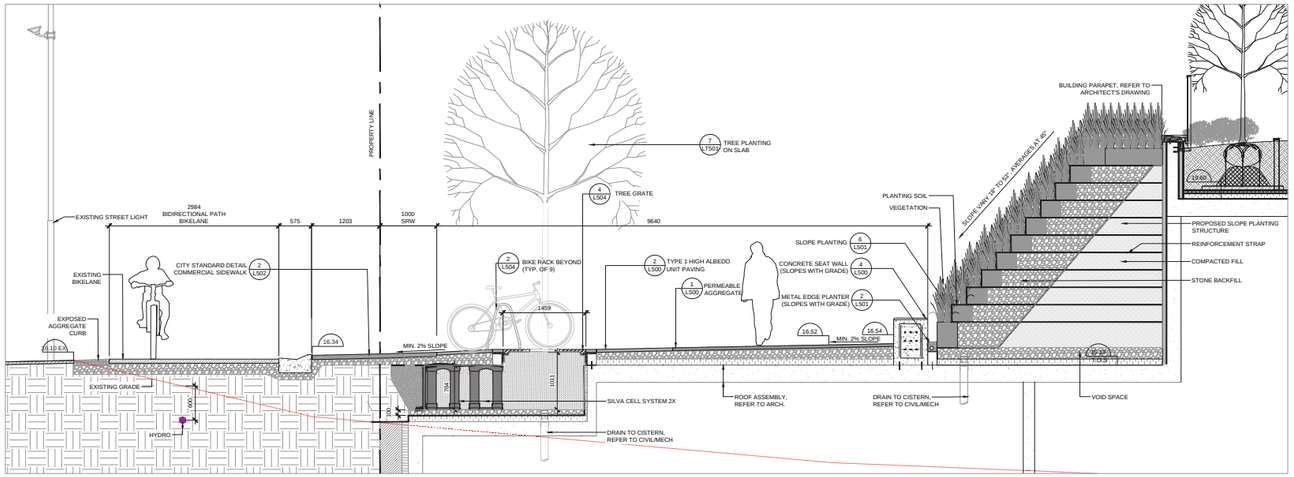
VANCOUVER

LANDSCAPE GROUND FLOOR PLANTING PLAN

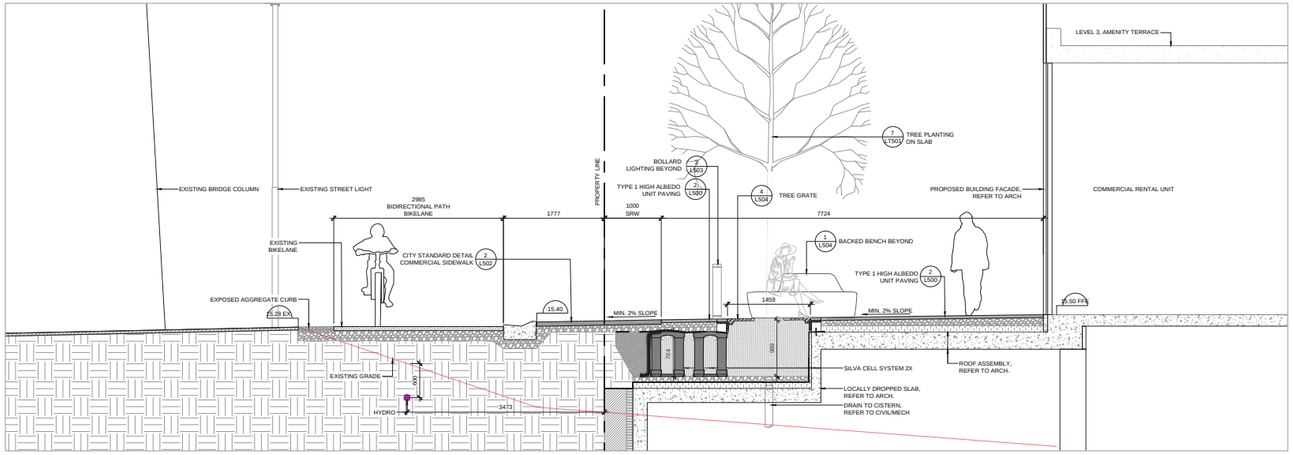
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DRAWN:	MC
CHECKED:	GHBJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L300

4.7 LANDSCAPE SECTION



1 ROLSTON STREET STREETSCAPE SECTION A
SCALE: 1 : 30



2 ROLSTON STREET STREETSCAPE SECTION B
SCALE: 1 : 30

NOTES

THIS PLAN IS 'NOT FOR CONSTRUCTION' AND IS TO BE SUBMITTED FOR REVISE TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF CONSTRUCTION WITHIN CITY STREETS OR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE 'FOR CONSTRUCTION' APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES ASSIGN YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

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LEGEND

ISSUE

10		
9	2026-01-30	ISSUED FOR REZONING
8	2024-04-12	ISSUED FOR BP PROGRESS
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4	2023-07-14	ISSUED FOR PTR-2
3	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
2	2022-06-03	RE-ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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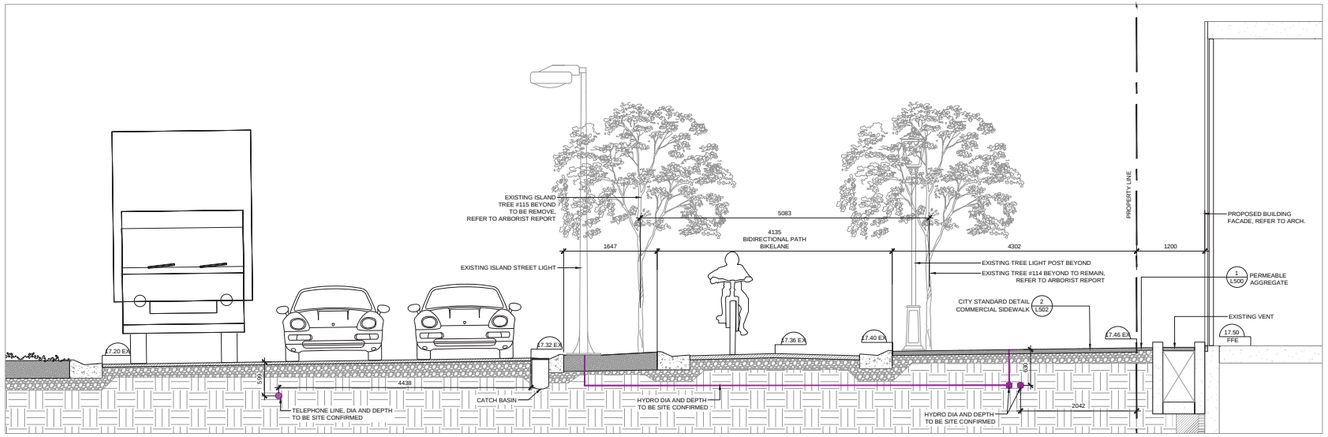
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR

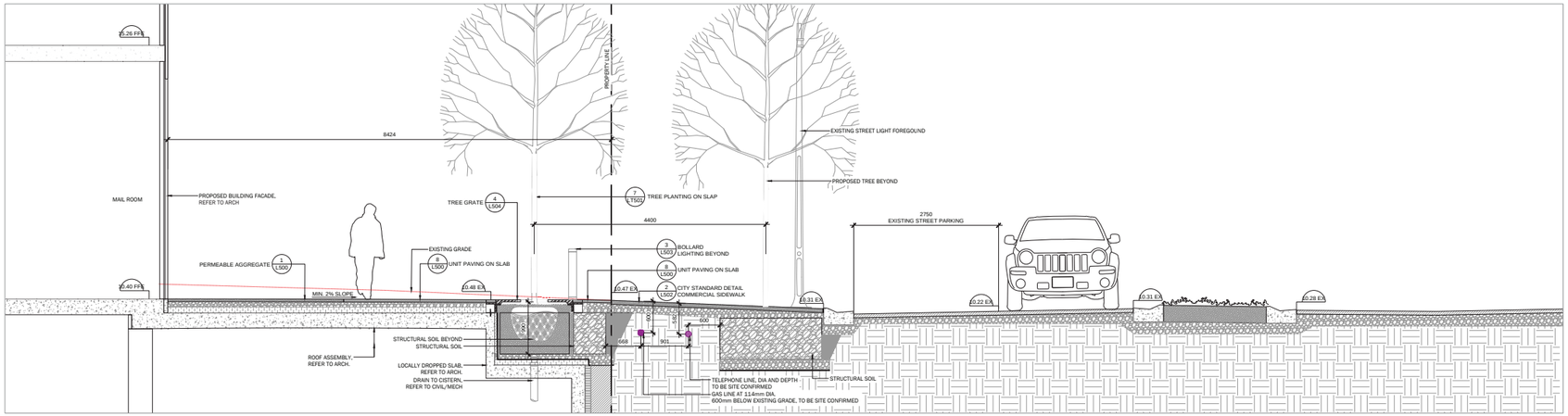
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CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L400

4.7 LANDSCAPE SECTION



1 PACIFIC STREET STREETSCAPE SECTION A
SCALE: 1 : 30



2 BEACH STREET STREETSCAPE SECTION A
SCALE: 1 : 30

NOTES

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1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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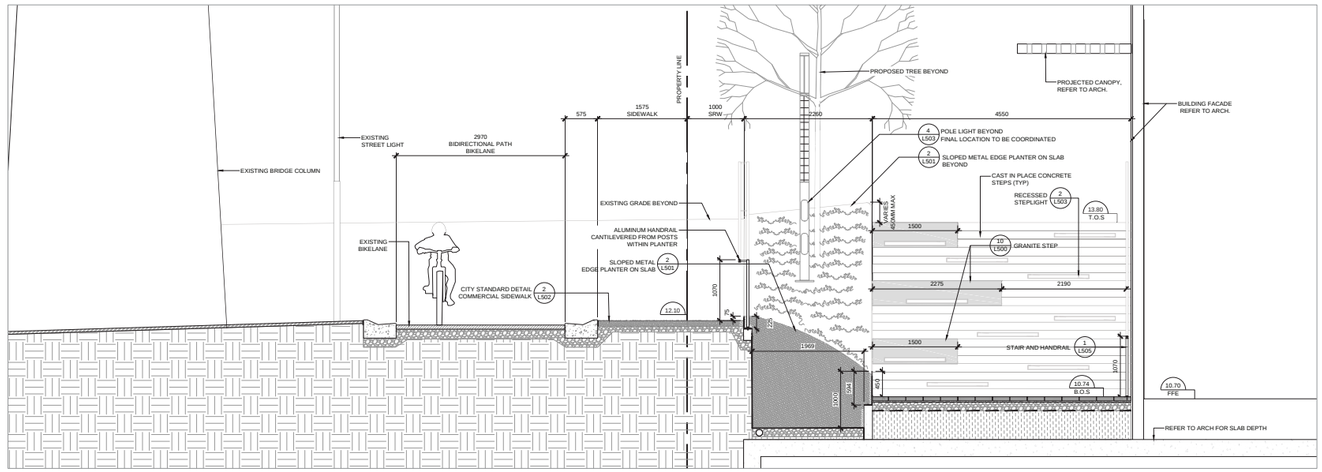
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR

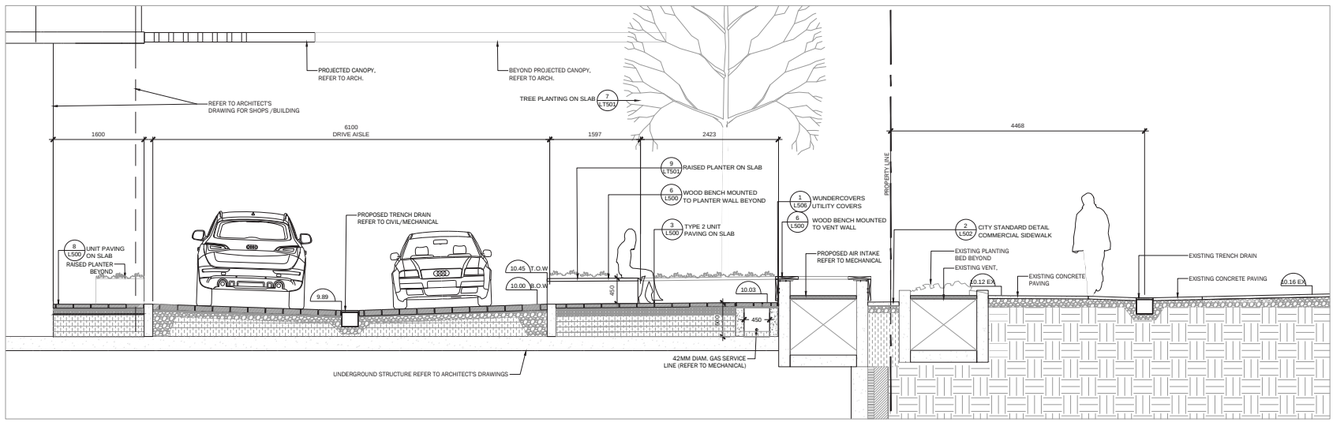
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DRAWING DATE:	2020-11-10

L401

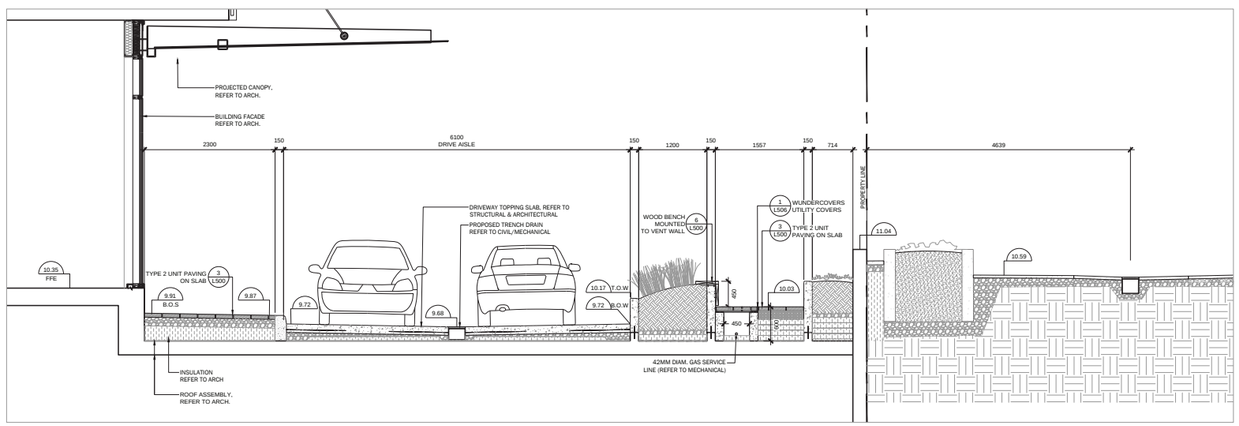
4.7 LANDSCAPE SECTION



1 PLANTER & STAIRS CROSS SECTION
SCALE: 1 : 30



2 SEYMOUR MEWS PARKING ENTRANCE & STREETSCAPE SECTION
SCALE: 1 : 30



3 SEYMOUR MEWS PARKING ENTRANCE & STREETSCAPE SECTION
SCALE: 1 : 30

NOTES

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LEGEND

ISSUE

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1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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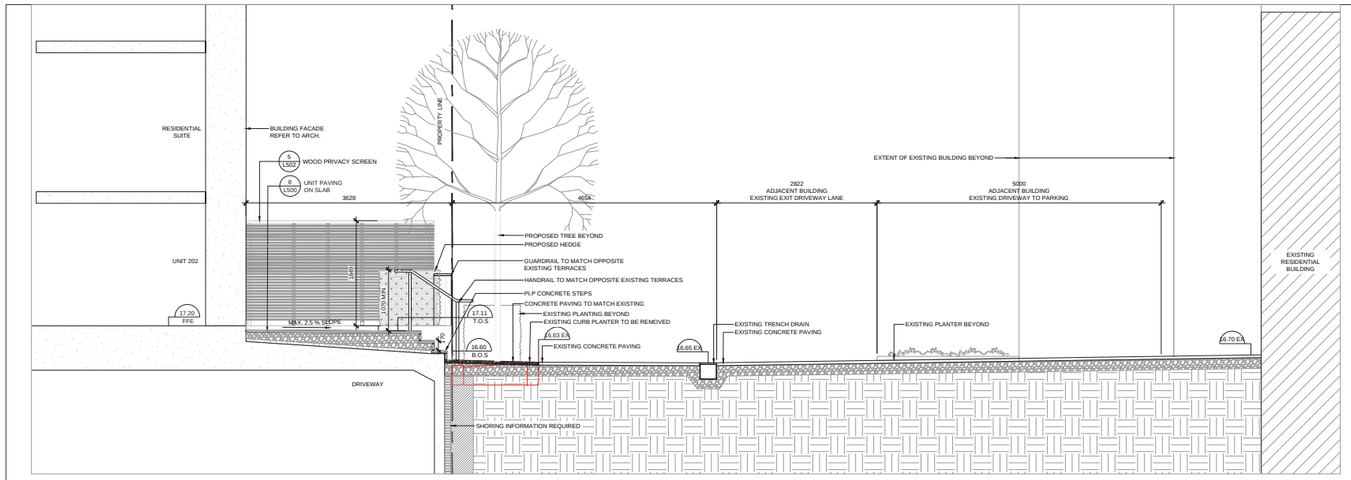
601 BEACH CRESCENT
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR

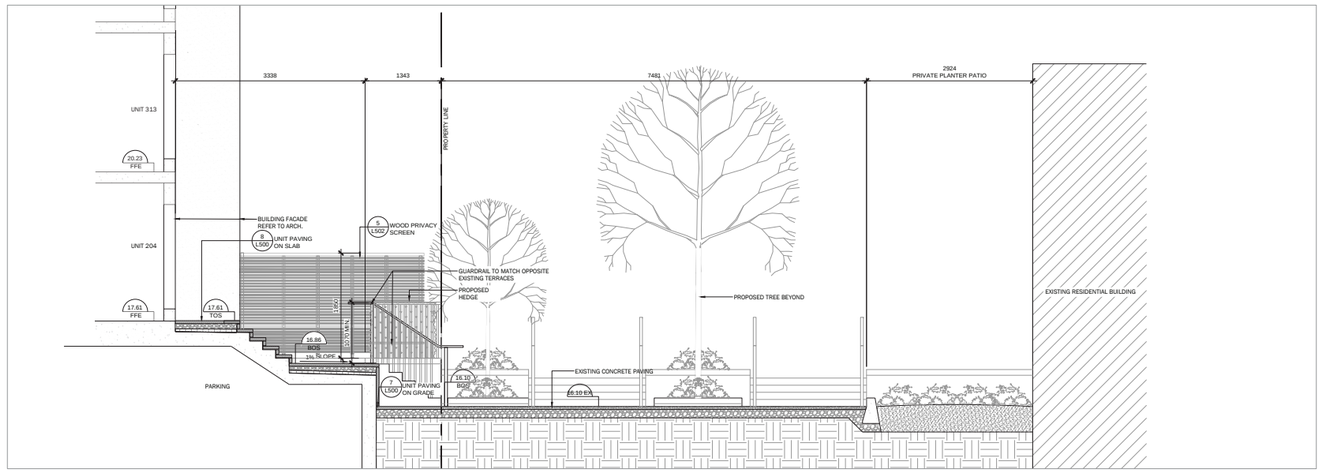
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CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L402

4.7 LANDSCAPE SECTION



1 SEYMOUR MEWS STREETSCAPE SECTION A
SCALE: 1 : 30



2 SEYMOUR MEWS UNIT 204 SECTION
SCALE: 1 : 30

NOTES

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LEGEND

ISSUE

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2	2022-06-03	RE-ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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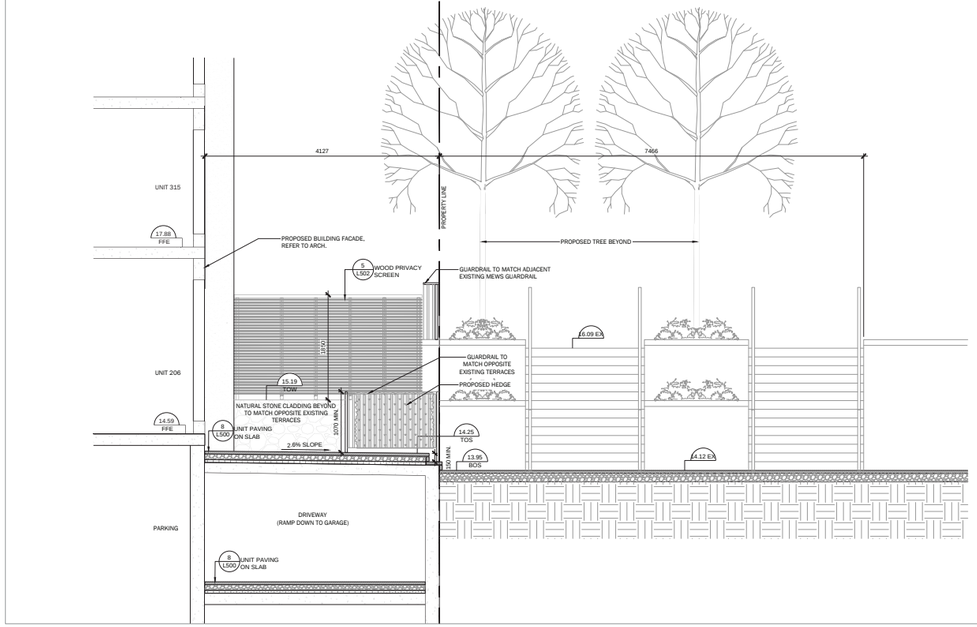
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR MEWS

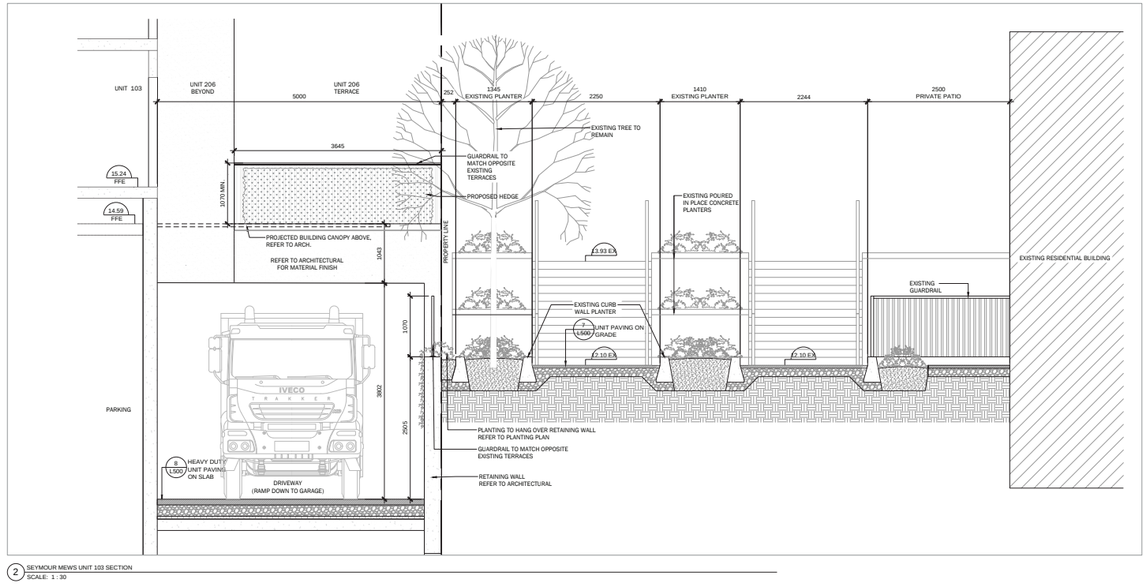
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PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L403

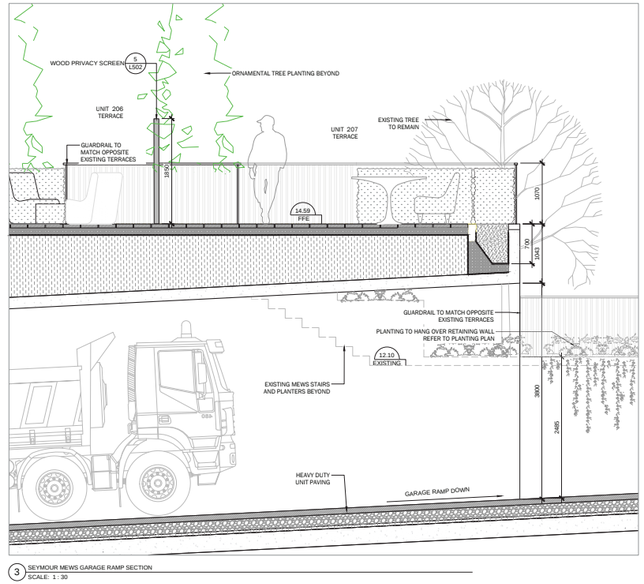
4.7 LANDSCAPE SECTION



1 SEYMOUR MEWS UNIT 206 SECTION
SCALE: 1 : 30



2 SEYMOUR MEWS UNIT 103 SECTION
SCALE: 1 : 30



3 SEYMOUR MEWS GARAGE RAMP SECTION
SCALE: 1 : 30

NOTES

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10		
9		
8		
7	2026-01-30	ISSUED FOR REZONING
6	2024-04-12	ISSUED FOR BP PROGRESS
5	2024-02-02	ISSUED FOR COORDINATION
4	2024-01-11	ISSUED FOR DP
3	2023-10-13	ISSUED FOR PTR-3
2	2023-07-14	ISSUED FOR PTR-2
1	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION

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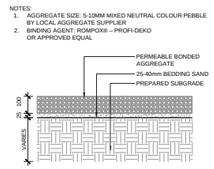
VANCOUVER

LANDSCAPE SECTIONS & MATERIALS GROUND FLOOR MEWS

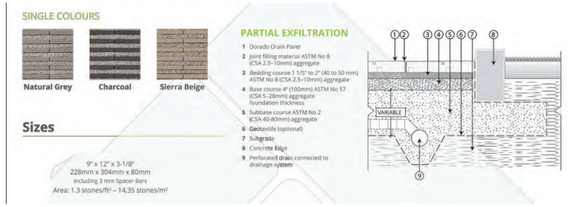
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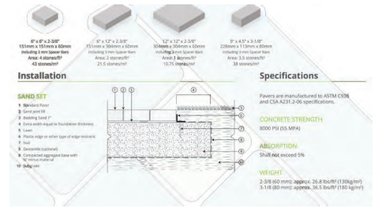
4.7 LANDSCAPE DETAILS



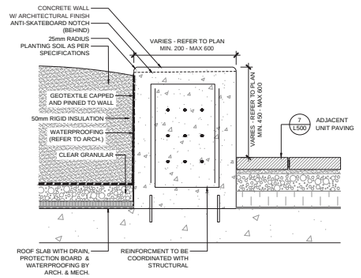
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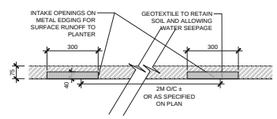
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SCALE: NTS



3 TYPE 2 HIGH ALBEDO UNIT PAVING ON GRADE
SCALE: NTS

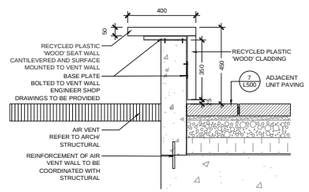


4 CONCRETE SEAT WALL
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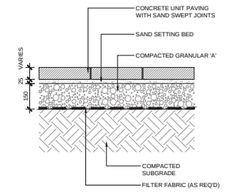


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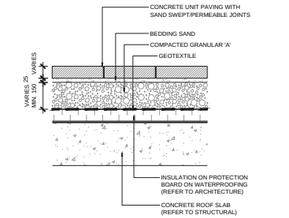
5 METAL EDGE RUNOFF INTAKE
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6 RECYCLED PLASTIC 'WOOD' BENCH MOUNTED TO VENT WALL
SCALE: 1 : 10



7 UNIT PAVING ON GRADE
SCALE: 1 : 10



8 UNIT PAVING ON SLAB
SCALE: 1 : 10

NOTES

The following notes shall apply to all drawings and associated documents:

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These Contract Documents are the property of the Landscape Architect. The Landscape Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Landscape Architect will provide written/graphic clarification or supplementary information necessary for the intent of the Contract Documents. The Landscape Architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The locations shown on the Landscape Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Landscape Architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by these plans and specifications and assumes no liability for construction bidding and at all times that they can properly construct the work represented by these plans.

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NOT FOR CONSTRUCTION

LEGEND

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1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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PINNACLE

601 BEACH CRESCENT

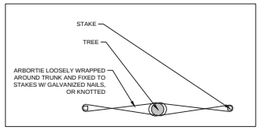
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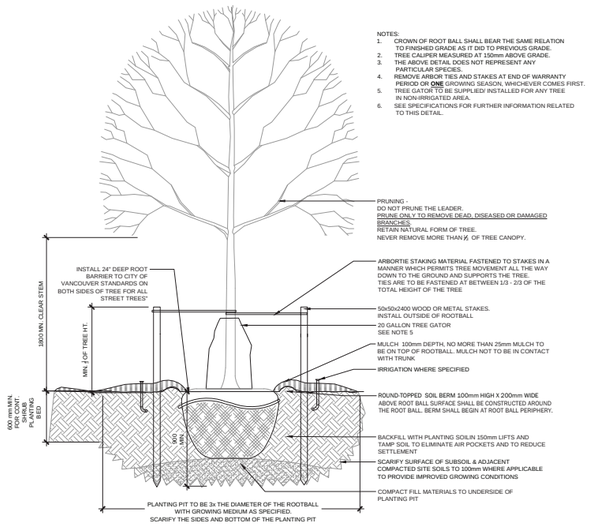
LANDSCAPE DETAILS

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DRAWN:	MC
CHECKED:	GH/RJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L500

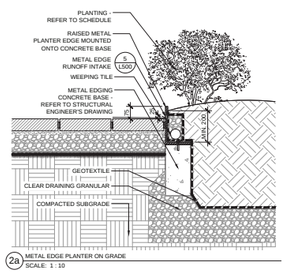
4.7 LANDSCAPE DETAILS



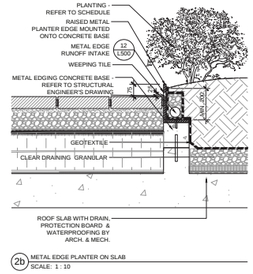


NOTES:
1. CROWN OF ROOT BALL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO PREVIOUS GRADE.
2. TREE CALIPER MEASURED AT 150mm ABOVE GRADE.
3. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
4. REMOVE ARBOR TIES AND STAKES AT END OF WARRANTY PERIOD OR **ONE** GROWING SEASON, WHICHEVER COMES FIRST.
5. TREE GATOR TO BE SUPPLIED INSTALLED FOR ANY TREE IN NON-IRRIGATED AREA.
6. SEE SPECIFICATIONS FOR FURTHER INFORMATION RELATED TO THIS DETAIL.

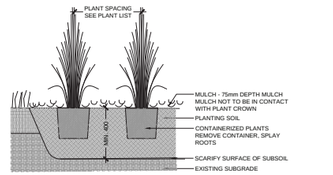
1 TREE PLANTING TYP.
SCALE: 1 : 20



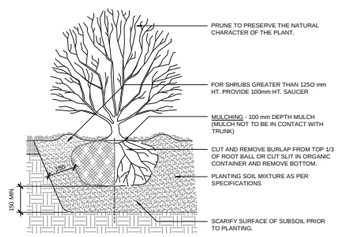
2a METAL EDGE PLANTER ON GRADE
SCALE: 1 : 10



2b METAL EDGE PLANTER ON SLAB
SCALE: 1 : 10

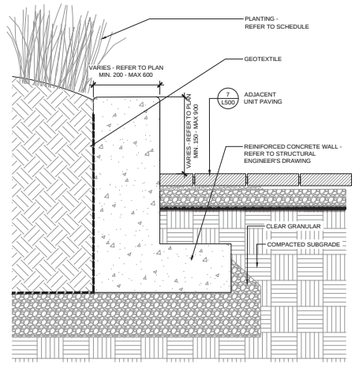


3 HERBACEOUS PLANTING TYP.
SCALE: 1 : 10

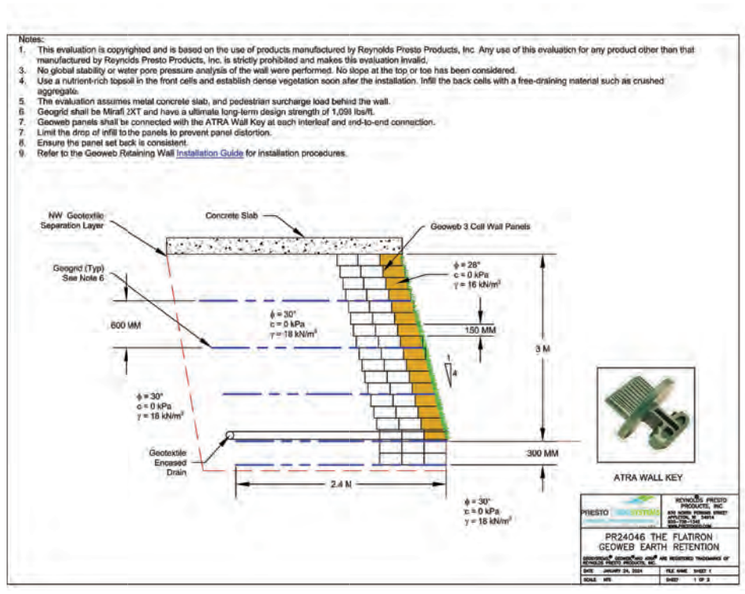


NOTES:
- PLANTING METHOD ILLUSTRATED, SHALL APPLY EQUALLY TO BARE ROOT STOCK AND BALLED STOCK.
- FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT.
- SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
- THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

4 SHRUB PLANTING TYP.
SCALE: 1 : 10



5 RAISED PLANTER ON GRADE
SCALE: 1 : 10



6 SLOPE PLANTING
SCALE: NTS

NOTES

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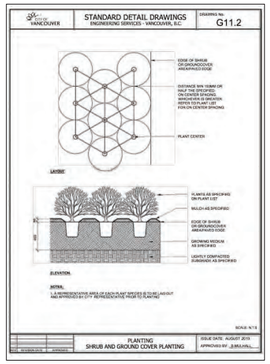
601 BEACH CRESCENT
VANCOUVER

LANDSCAPE DETAILS

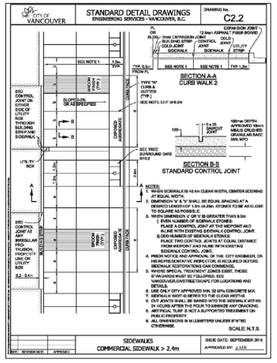
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DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L501

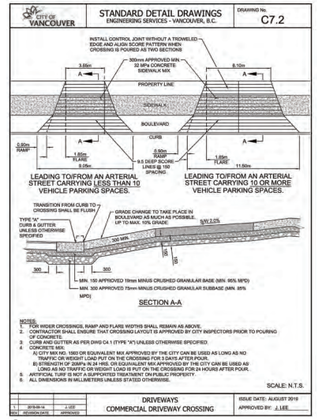
4.7 LANDSCAPE DETAILS



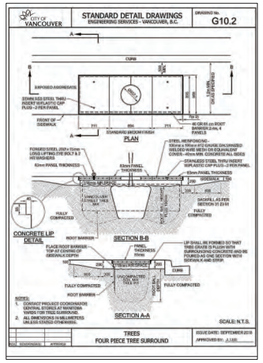
1 CITY STANDARD DETAIL - SHRUB AND GROUND COVER PLANTING
SCALE: NTS



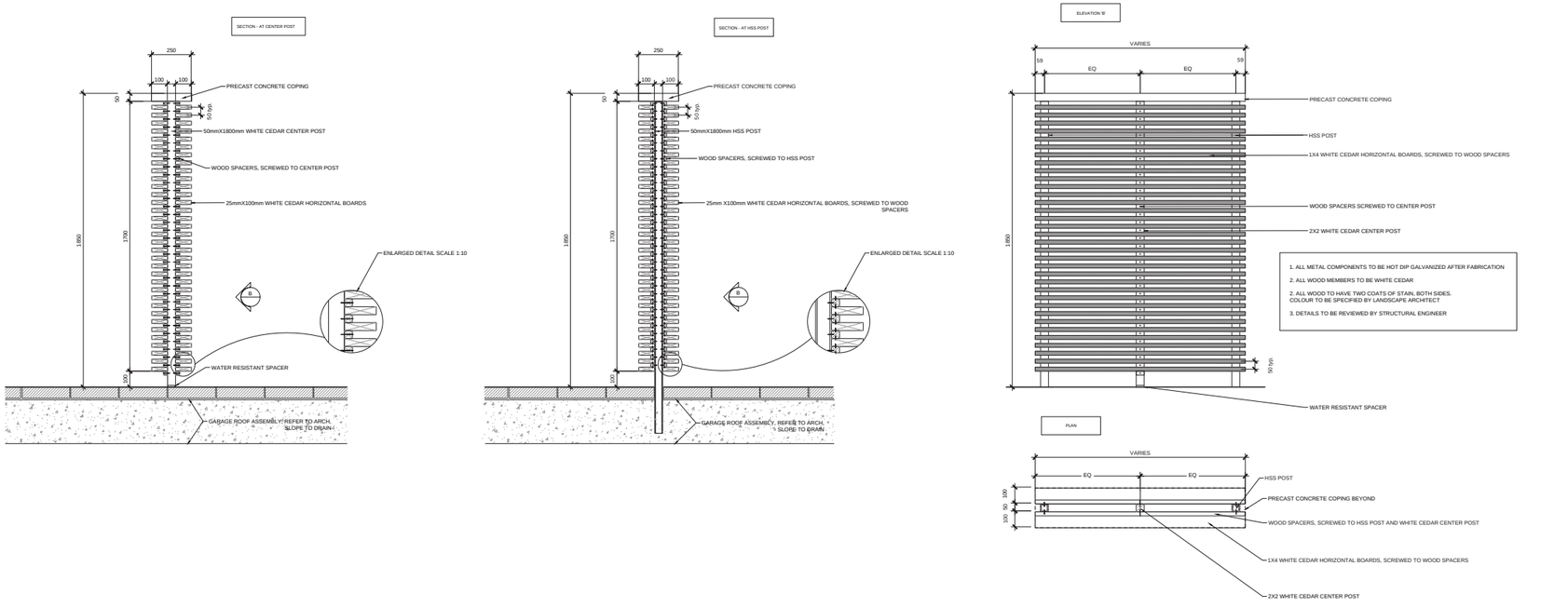
2 CITY STANDARD DETAIL - COMMERCIAL SIDEWALK >2.4M
SCALE: NTS



3 CITY STANDARD DETAIL - COMMERCIAL DRIVEWAY CROSSING C7.2
SCALE: NTS



4 CITY STANDARD DETAIL - TREES - FOUR PIECE TREE SURROUND
SCALE: NTS



5 WOOD PRIVACY SCREEN
SCALE: 1 : 10

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PINNACLE

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VANCOUVER

LANDSCAPE DETAILS

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DRAWN:	MC
CHECKED:	GH/BJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L502

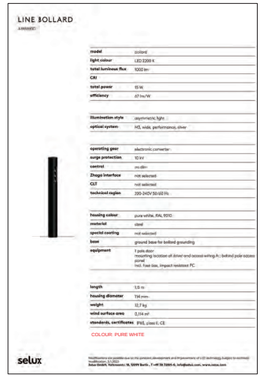
4.7 LANDSCAPE DETAILS



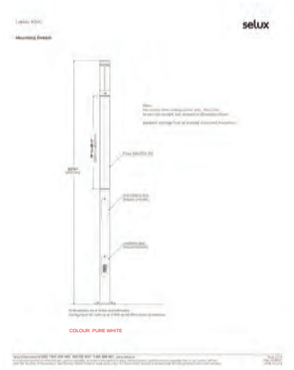
1 RECESSED WALL LIGHT BY BEGA
SCALE: NTS



2 RECESSED STEP LIGHT BY BEGA
SCALE: NTS



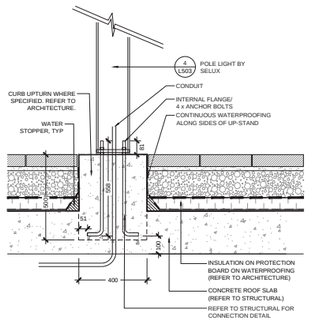
3 BOLLARD LIGHT BY SELUX
SCALE: NTS



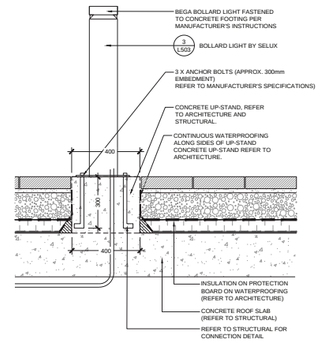
4 POLE LIGHT BY SELUX
SCALE: NTS



5 SPOTLIGHT BY BEGA
SCALE: NTS



6 LIGHTPOLE FOOTING ON SLAB
SCALE: 1 : 10



7 BOLLARD FOOTING ON SLAB
SCALE: 1 : 10

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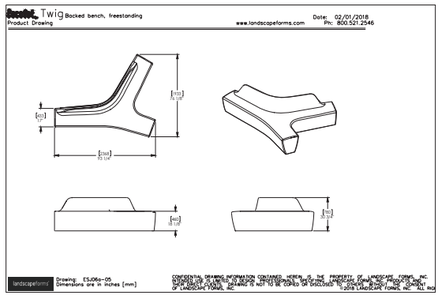
VANCOUVER

LANDSCAPE DETAILS

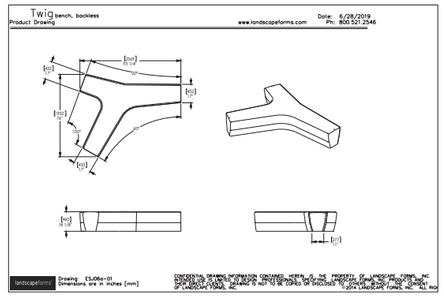
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PROJECT NUMBER:	17-042
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L503

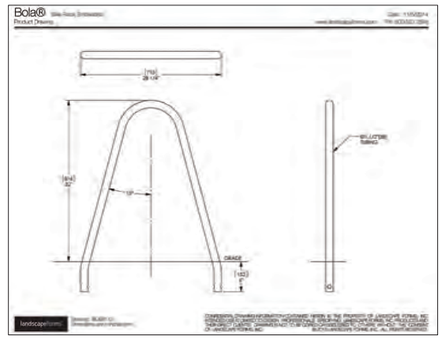
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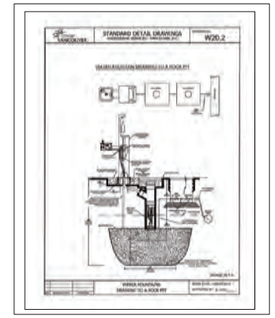
1a TWIG BACKED BENCH
SCALE: NTS



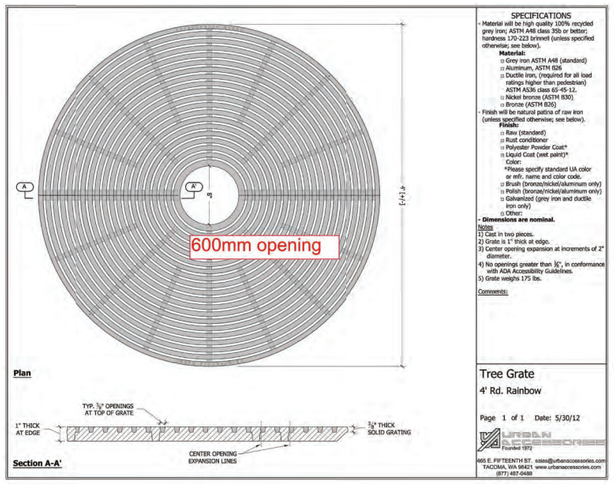
1b TWIG BENCH BACKLESS
SCALE: NTS



2 BOLA EMBEDDED BIKE RACK
SCALE: NTS



3 WATER FOUNTAINS
SCALE: NTS



4 TREE GRATE
SCALE: NTS

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PINNACLE

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LANDSCAPE DETAILS

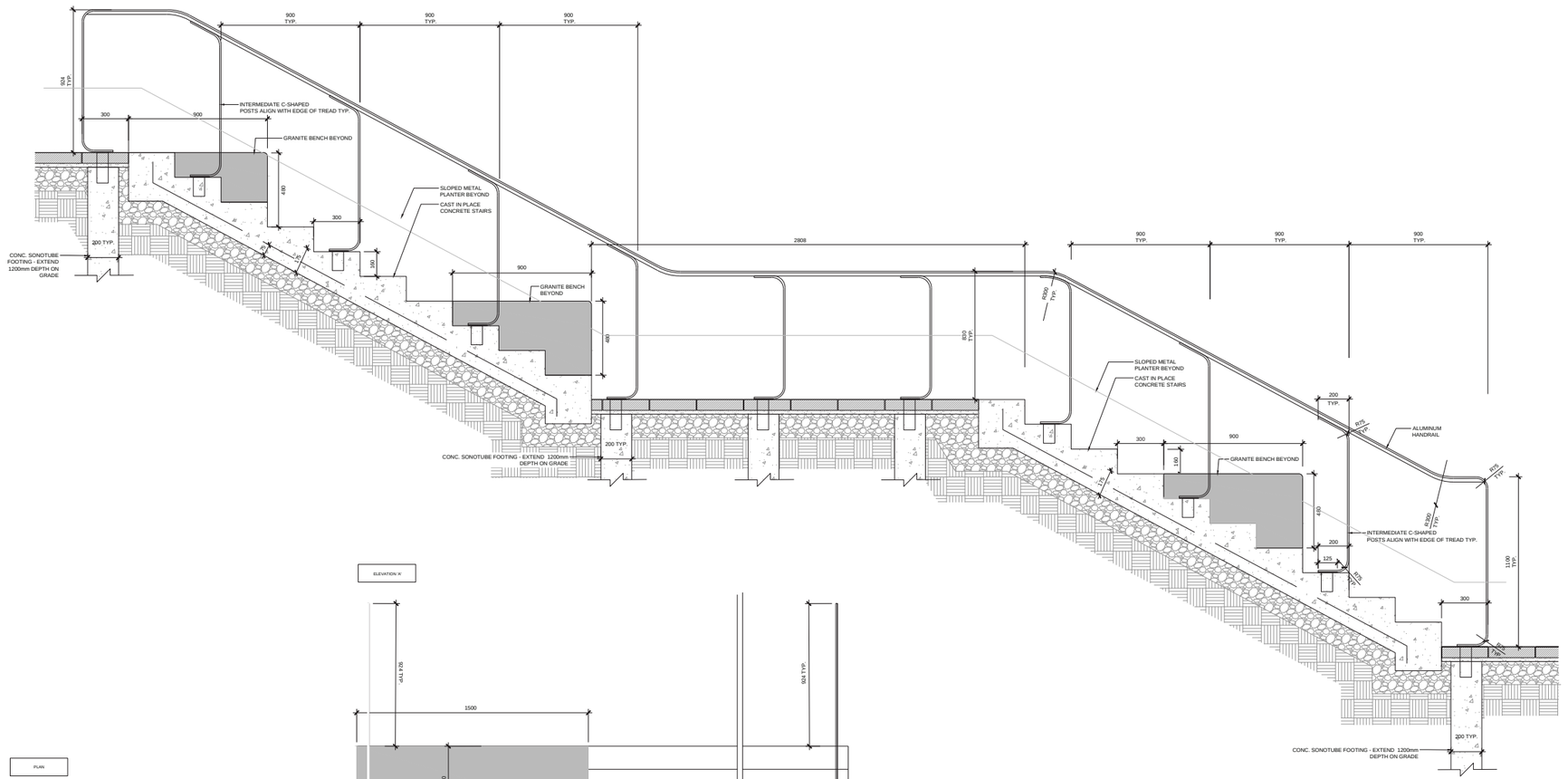
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DRAWN:	MC
CHECKED:	GHB/J
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

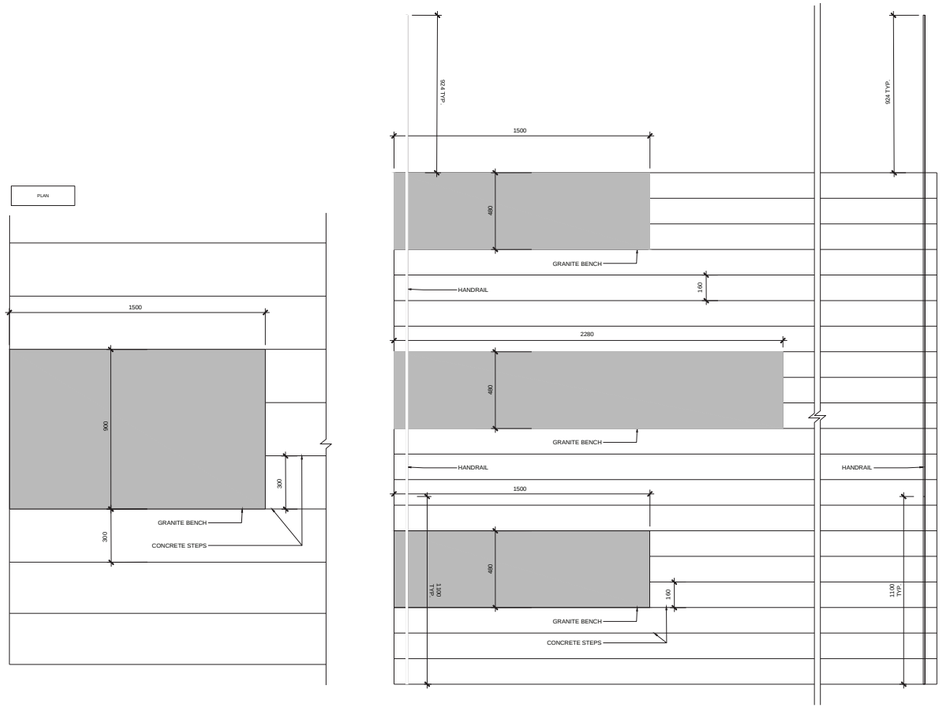
L504

4.7 LANDSCAPE DETAILS

NOTES:

1. STAIR TREADS AND RISERS TO RECEIVE LIGHT SANDBLASTED FINISH.





1 STAIR AND HANDRAIL
SCALE: 1 : 10

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8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
3	2022-06-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-19	ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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PINNACLE

601 BEACH CRESCENT

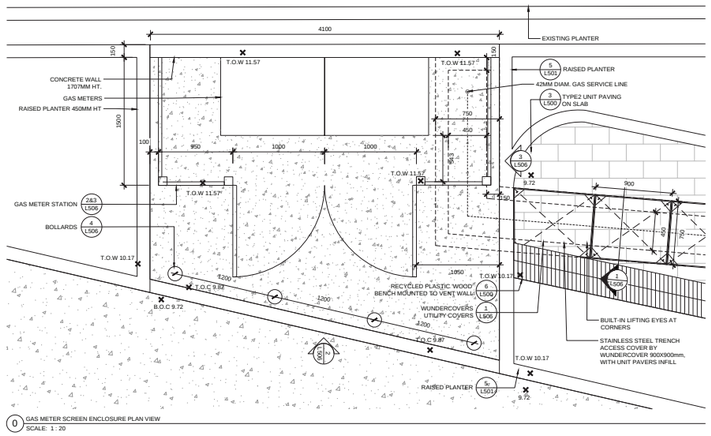
VANCOUVER

LANDSCAPE DETAILS

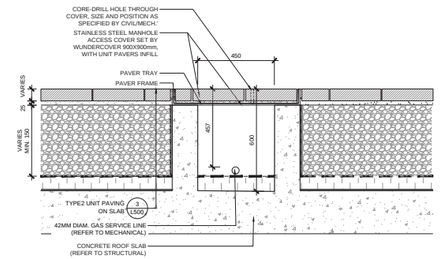
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DRAWN:	MC
CHECKED:	GHBJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L505

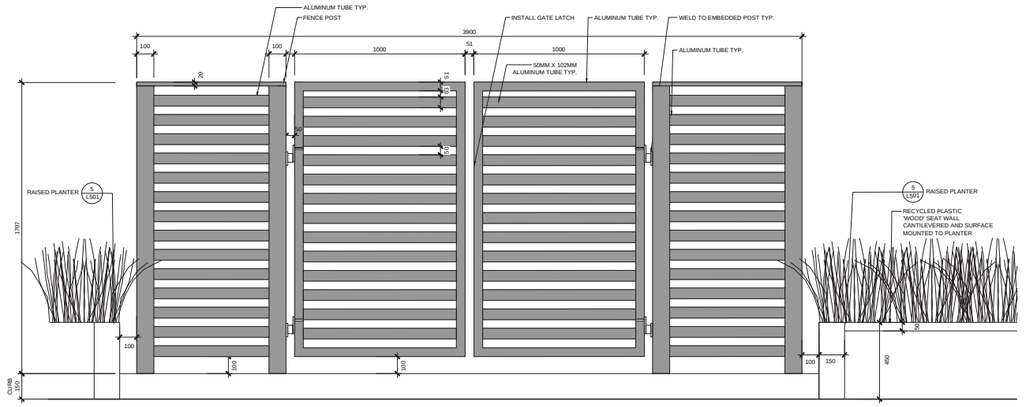
4.7 LANDSCAPE DETAILS



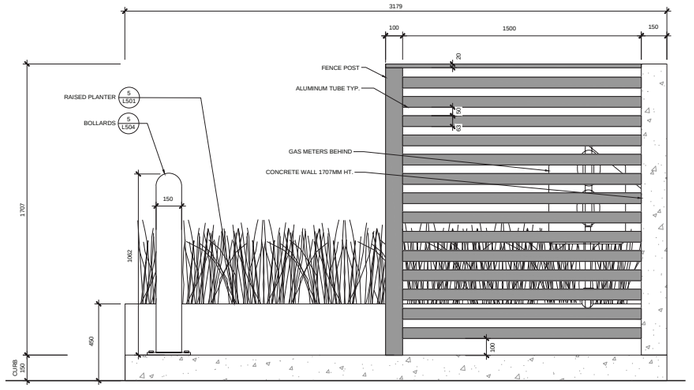
0 GAS METER SCREEN ENCLOSURE PLAN VIEW
SCALE: 1 : 20



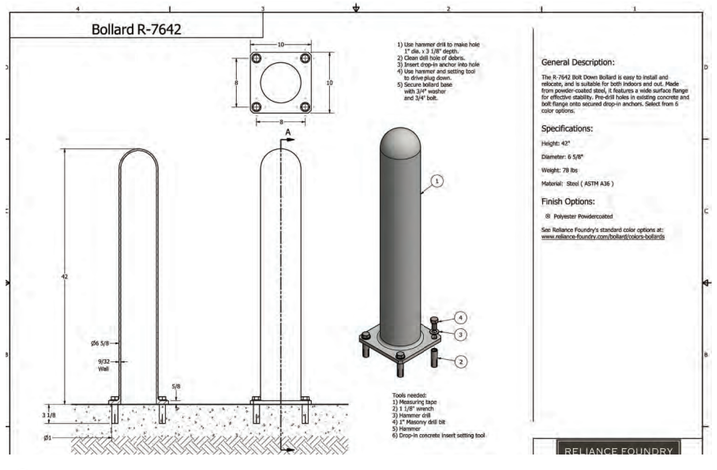
1 WUNDERCOVERS UTILITY COVERS
SCALE: 1 : 10



2 GAS METER ENCLOSURE NORTH ELEVATION - METAL FENCE & GATE
SCALE: 1 : 10



3 GAS METER ENCLOSURE SOUTH ELEVATION - CONCRETE WALL & FENCE & BOLLARDS
SCALE: 1 : 10



4 BOLLARDS
SCALE: NTS

NOTES

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The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by these plans and specifications and disclaims any liability for damages or bidding and at all times that they can properly construct the work represented by these plans.

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NOT FOR CONSTRUCTION

LEGEND

ISSUE

10	2026-01-30	ISSUED FOR REZONING
9	2024-04-12	ISSUED FOR BP PROGRESS
8	2024-02-02	ISSUED FOR COORDINATION
7	2024-01-11	ISSUED FOR DP
6	2023-10-13	ISSUED FOR PTR-3
5	2023-07-14	ISSUED FOR PTR-2
4	2023-01-31	ISSUED FOR 'PRIOR-TO' RESUBMISSION
3	2022-06-03	RE-ISSUED FOR DP APPLICATION
2	2021-02-19	ISSUED FOR DP APPLICATION
1	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)

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PINNACLE

601 BEACH CRESCENT

VANCOUVER

LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN:	MC
CHECKED:	GHBJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

L506

4.7 LANDSCAPE PLAN



NOTES

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NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DECIDUOUS CANOPY TREE
- MIXED PLANTING
- UNIT PAVING
- RUBBERIZED SURFACE
- SYNTHETIC MULCH/ SANDBOX
- PLAY BERM ON RUBBERIZED SURFACE
- PLAY EQUIPMENTS WITH SAFETY MARGIN INDICATION
- FFE 13.00 FINISHED FLOOR LEVEL
- PROPERTY LINE
- L1 - LANDSCAPE LIGHTS
- L4 - RECESSED LIGHTS

ISSUE

13	2026-01-30	ISSUED FOR REZONING
12	2026-01-20	ISSUED FOR COORDINATION
11	2024-04-12	ISSUED FOR BP PROGRESS
10	2024-02-02	ISSUED FOR COORDINATION
9	2024-01-11	ISSUED FOR DP
8	2023-10-13	ISSUED FOR PTR-3
7	2023-07-14	ISSUED FOR PTR-2
6	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
5	2022-06-03	RE-ISSUED FOR DP APPLICATION
4	2021-02-19	ISSUED FOR DP APPLICATION
3	2021-01-19	ISSUED FOR REVIEW & COORDINATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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100 Norwood Avenue, Toronto Ontario M4C 1S3 Canada

PINNACLE

601 BEACH CRESCENT

VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 4

SCALE:	1:100
DRAWN:	MC
CHECKED:	GHBJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT104

4.7 LANDSCAPE PLAN



8TH FLOOR PRIVATE TERRACES
SCALE: 1:75

8TH FLOOR HOTEL TERRACES
SCALE: 1:75

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NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DECIDUOUS CANOPY TREE
- MIXED PLANTING
- UNIT PAVING
- DALTILE KEYSTONE POOL DECK
- L1 - LANDSCAPE LIGHTS
- L2 - BOLLARD LIGHTS
- L4 - RECESSED STEP LIGHTS

ISSUE

14	2026-01-30	ISSUED FOR REZONING
13	2026-01-20	ISSUED FOR COORDINATION
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-10-13	ISSUED FOR PTR-3
8	2023-07-14	ISSUED FOR PTR-2
7	2023-01-31	ISSUED FOR TRNOR-707 RESUBMISSION
6	2022-06-03	RE-ISSUED FOR DP APPLICATION
5	2022-04-02	ISSUED FOR DP PRE-REVIEW (DIGITAL)
4	2021-02-18	ISSUED FOR DP APPLICATION
3	2021-01-19	ISSUED FOR REVIEW & COORDINATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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148 Fairmead Avenue, Toronto Ontario M6C 1S3 Canada

PINNACLE

601 BEACH CRESCENT

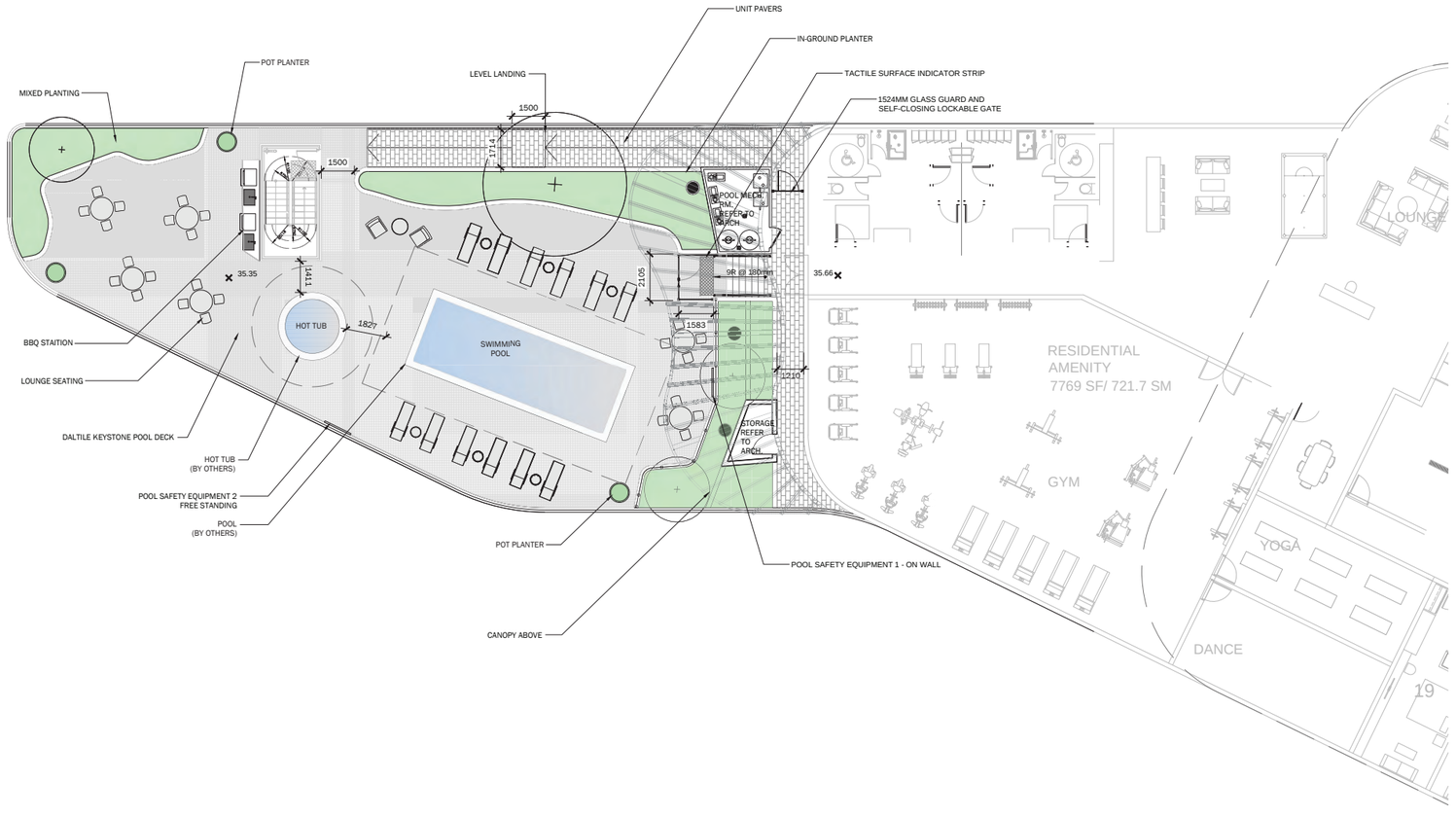
VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 8

SCALE:	1:75
DRAWN:	JRS
CHECKED:	GHBJ
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT108

4.7 LANDSCAPE PLAN



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NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DECIDUOUS CANOPY TREE
- MIXED PLANTING
- UNIT PAVING
- DALTILE KEYSTONE POOL DECK
- L1 - LANDSCAPE LIGHTS
- L2 - BOLLARD LIGHTS
- L4 - RECESSED STEP LIGHTS

ISSUE

14	2026-01-30	ISSUED FOR REZONING
13	2026-01-20	ISSUED FOR COORDINATION
12	2024-04-12	ISSUED FOR BP PROGRESS
11	2024-02-02	ISSUED FOR COORDINATION
10	2024-01-11	ISSUED FOR DP
9	2023-10-13	ISSUED FOR PTR-3
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7	2023-01-31	ISSUED FOR 'PRIOR TO' RESUBMISSION
6	2022-06-03	RE-ISSUED FOR DP APPLICATION
5	2022-04-01	ISSUED FOR DP PRE-REVIEW (DIGITAL)
4	2021-02-19	ISSUED FOR DP APPLICATION
3	2021-01-18	ISSUED FOR REVIEW & COORDINATION
2	2020-11-30	ISSUED FOR DP PRE-REVIEW (DIGITAL)
1	2018-09-12	ISSUED FOR REZONING

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PINNACLE

601 BEACH CRESCENT

VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 9

SCALE:	1:75
DRAWN:	JRS
CHECKED:	GHB/J
PROJECT NUMBER:	17-042
DRAWING DATE:	2020-11-10

LT109

4.7 LANDSCAPE PLAN



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PLANTING NOTES:

Pre-vegetated green roof mat system planted with drought - tolerant species

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NOT FOR CONSTRUCTION

LEGEND

MIXED PLANTING

UNIT PAVING

ISSUE

3		
2	2026-01-30	ISSUED FOR REZONING
01	2026-01-20	ISSUED FOR COORDINATION

[redacted]
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140 Renfrew Avenue, Toronto Ontario M6G 2L3 Canada

PINNACLE

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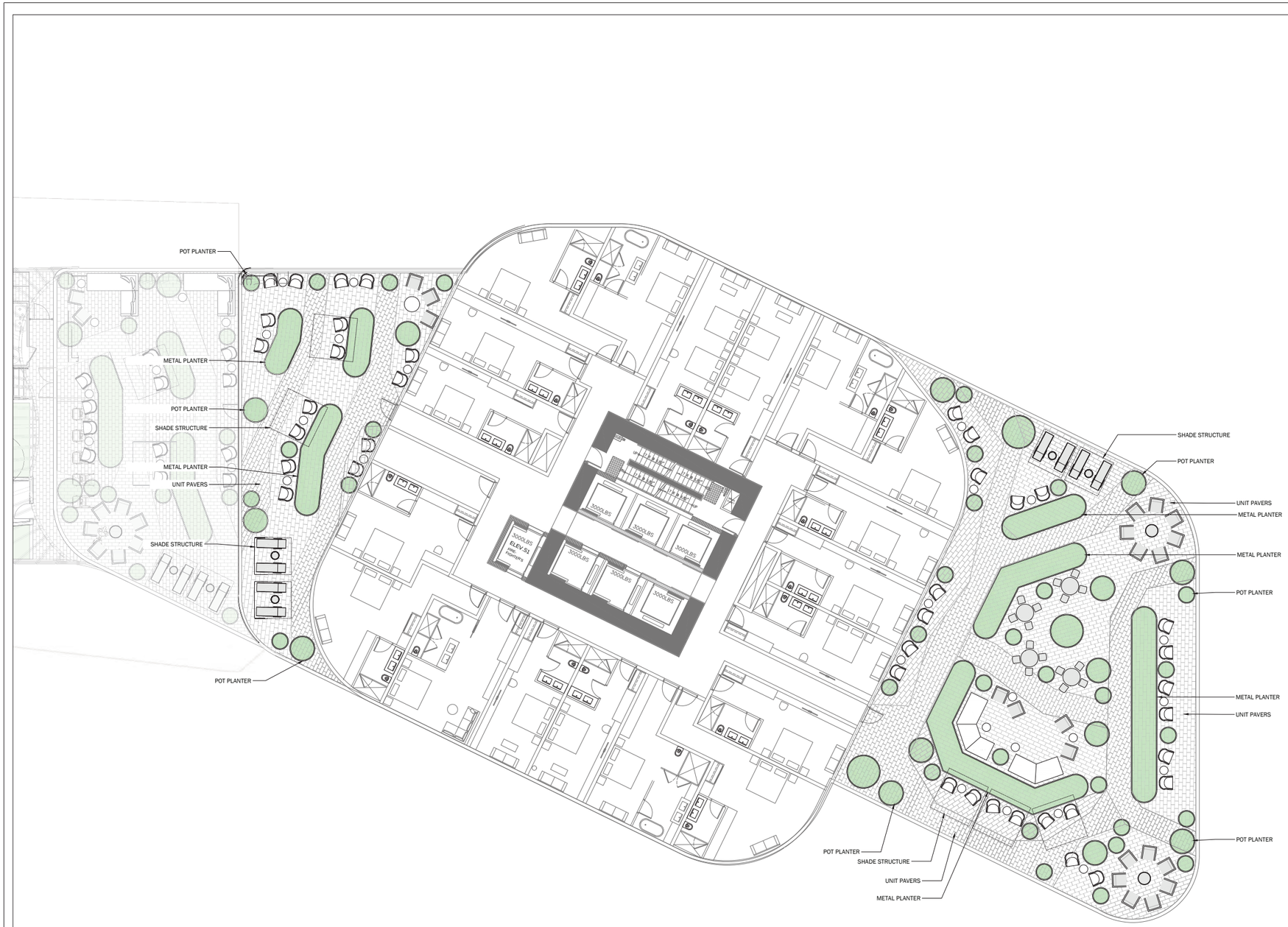
VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 10

SCALE:	1:75
DRAWN:	JRS
CHECKED:	BB
PROJECT NUMBER:	17-042
DRAWING DATE:	2023-01-31

LT110

4.7 LANDSCAPE PLAN



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NOT FOR CONSTRUCTION

LEGEND

MIXED PLANTING

UNIT PAVING

ISSUE

3		
2	2026-01-30	ISSUED FOR REZONING
01	2026-01-20	ISSUED FOR COORDINATION

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148 Kenwood Avenue, Toronto Ontario M6C 2S3 Canada

PINNACLE

601 BEACH CRESCENT

VANCOUVER

LANDSCAPE LAYOUT PLAN
LEVEL 13

SCALE:	1:75
DRAWN:	JRS
CHECKED:	BB
PROJECT NUMBER:	17-042
DRAWING DATE:	2023-01-31

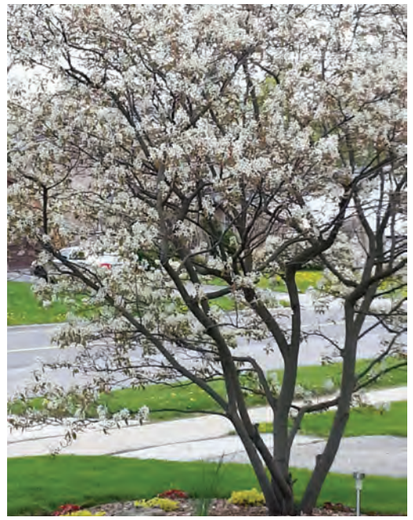
LT113

4.7 LANDSCAPE PLAN

The planting palette in the public realm and on the terraces and green roofs will use a thoughtful combination of native, adaptive and drought tolerant species. Mass plantings of green shrubs, leafy perennials, and stately long-lived shade trees will create comfortable places to sit and walk. Platning beds will be used to soften the hard edges of the site and buffer adjacent parking lots. and a wide array of species has been selected fto enhance biodiversity and support pollinators.
Tree species have been selected from the City's street tree list and are planted in high quality soil cell tree pits.
Planted areas are also an important part of the green infrastructure network as they will be connected to cisterns that will recirculate this water for use in irrigation.


Little Leaf Linden


Japanese Medlar


Serviceberry


Flowering Quince


Mexican Orange


Oakleaf Hydrangea

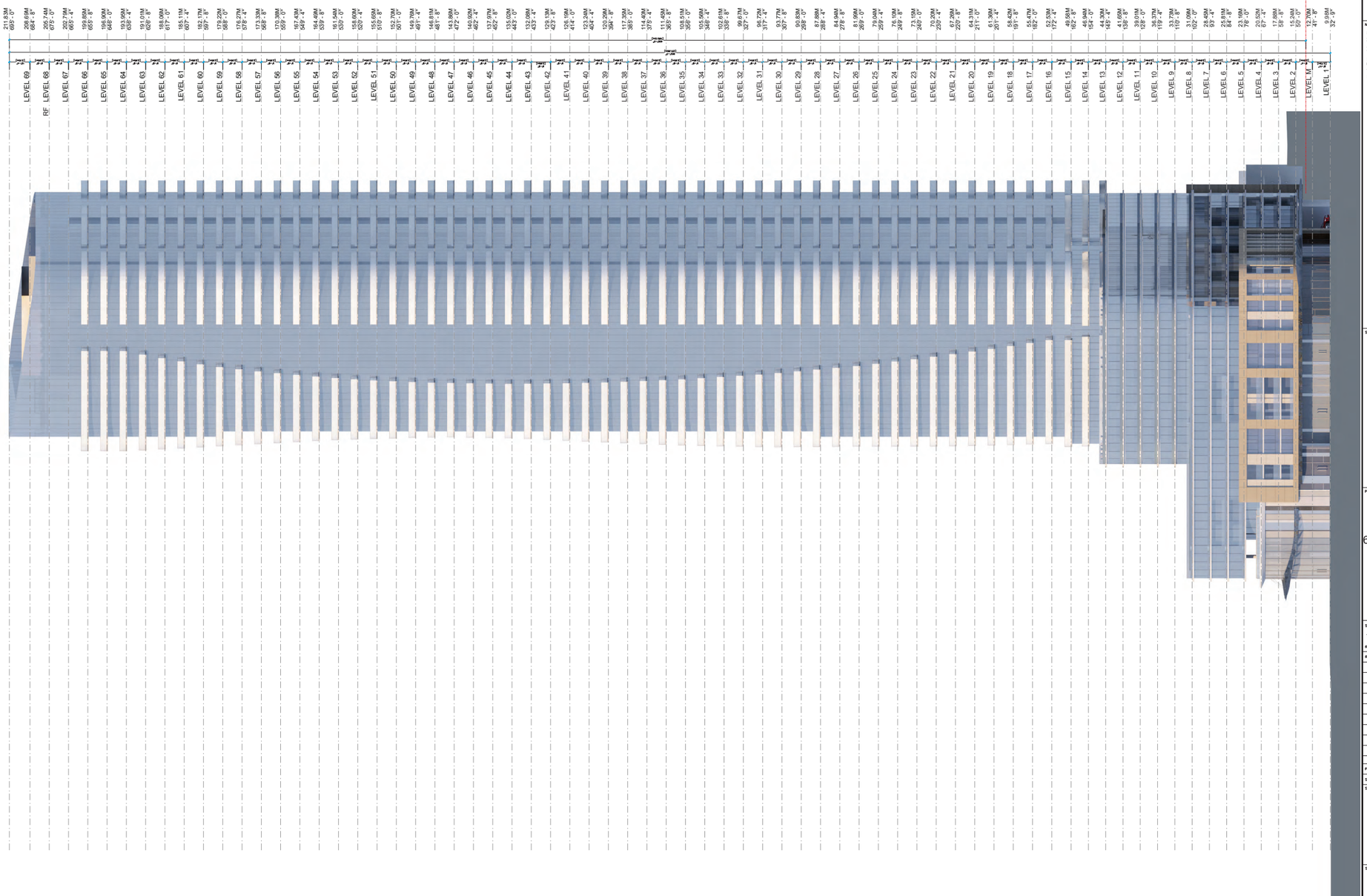

Honeysuckle


Sweet Box


New Zealand Wind Grass


Russian Sage

4.8 SOUTH ELEVATION - BEACH CRESCENT



NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCU-LATED USING THE AVER-AGE OF THE FOUR COR-NER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
3275 Cambie Street
Vancouver, BC, V5H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND JYOM ARCHITECTURE INC. DRAWINGS AND SPECIFICATIONS.

3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE AT 36"x48": 1/16" = 1'-0" DATE: 2026.04.23

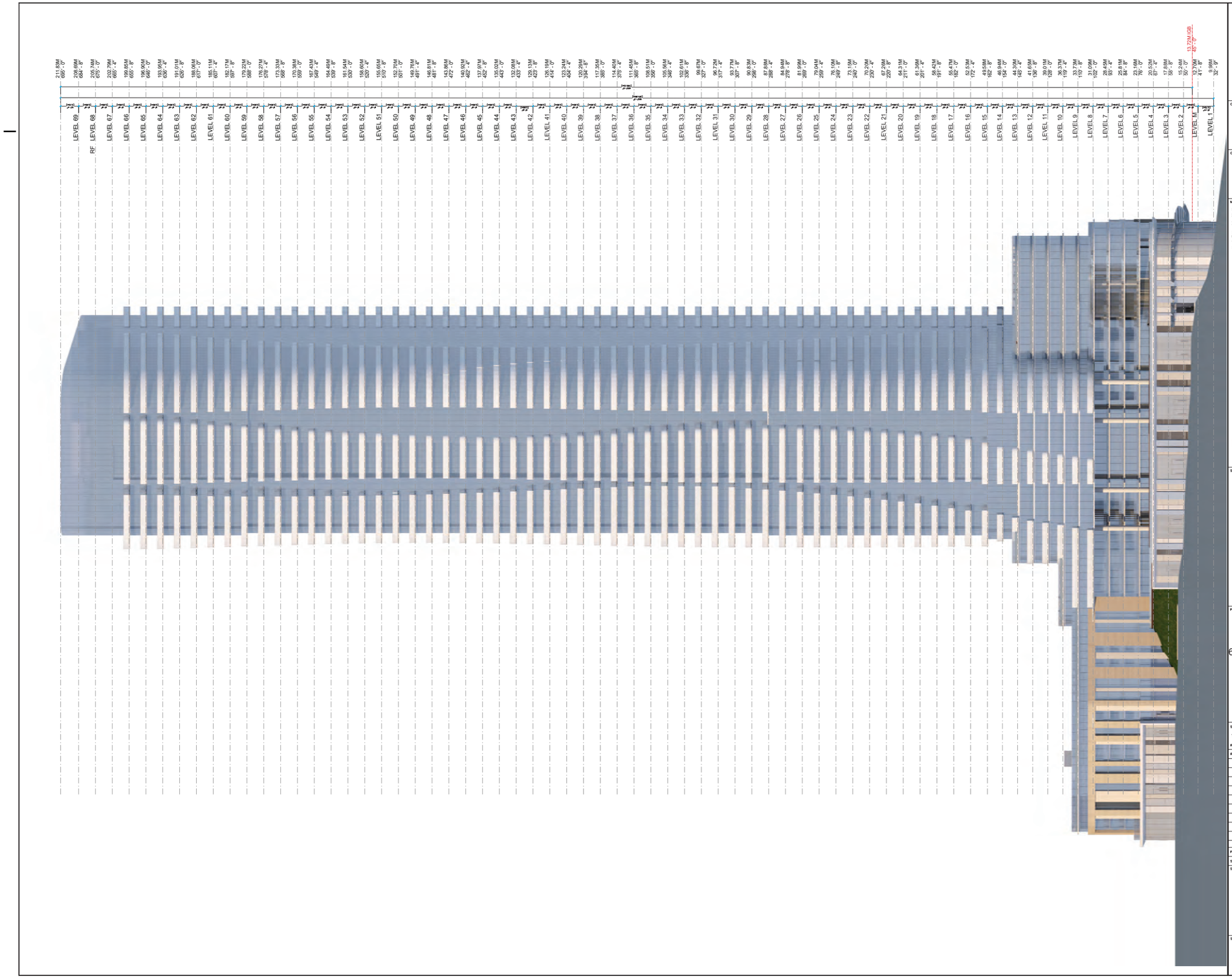
SHEET TITLE:

SOUTH ELEVATION

SHEET NO.:

A5.01

4.8 WEST ELEVATION - ROLSTON STREET



NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCU-LATED USING THE AVER-AGE OF THE FOUR COR-NER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
378 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

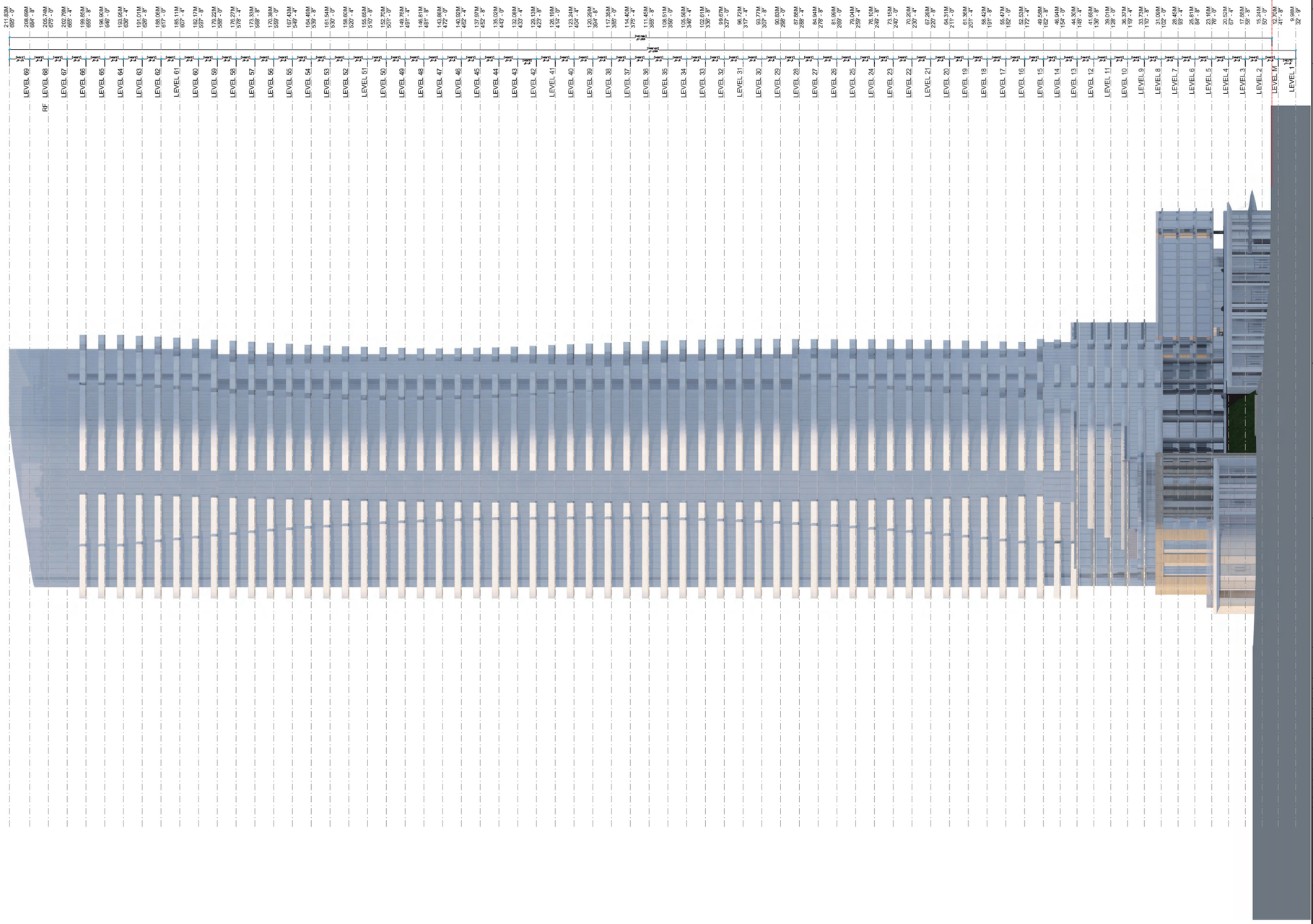
PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE AT 36"x48": 1/16" = 1'-0" DATE: 2026.04.23
SHEET TITLE:

WEST ELEVATION

SHEET NO.:

A5.02

4.8 NORTH ELEVATION - PACIFIC STREET



NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCU-LATED USING THE AVER-AGE OF THE FOUR COR-NER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
1075 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION:	DATE

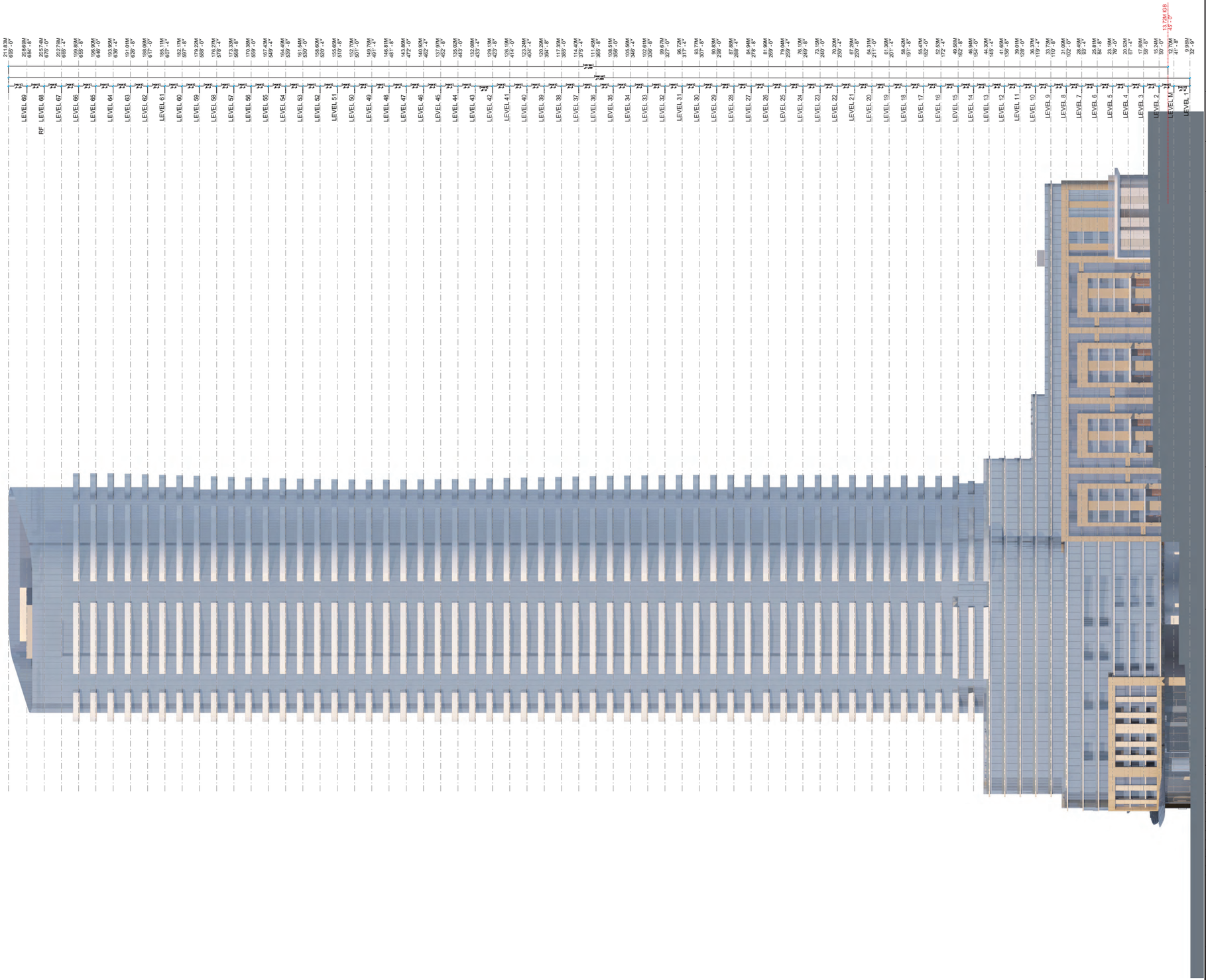
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SCALE AT 36"x24": 1/16" = 1'- 0" DATE: 2026.04.23
SHEET TITLE:

NORTH ELEVATION

SHEET NO.:

A5.03

4.8 EAST ELEVATION - SEYMOUR MEWS



NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCU-LATED USING THE AVER-AGE OF THE FOUR COR-NER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')

JYOM

JYOM Architecture
1078 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC, V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK
SCALE AT 36"x48": 1/16" = 1'-0" DATE: 2026.04.23

SHEET TITLE:

EAST ELEVATION

SHEET NO.:

A5.04

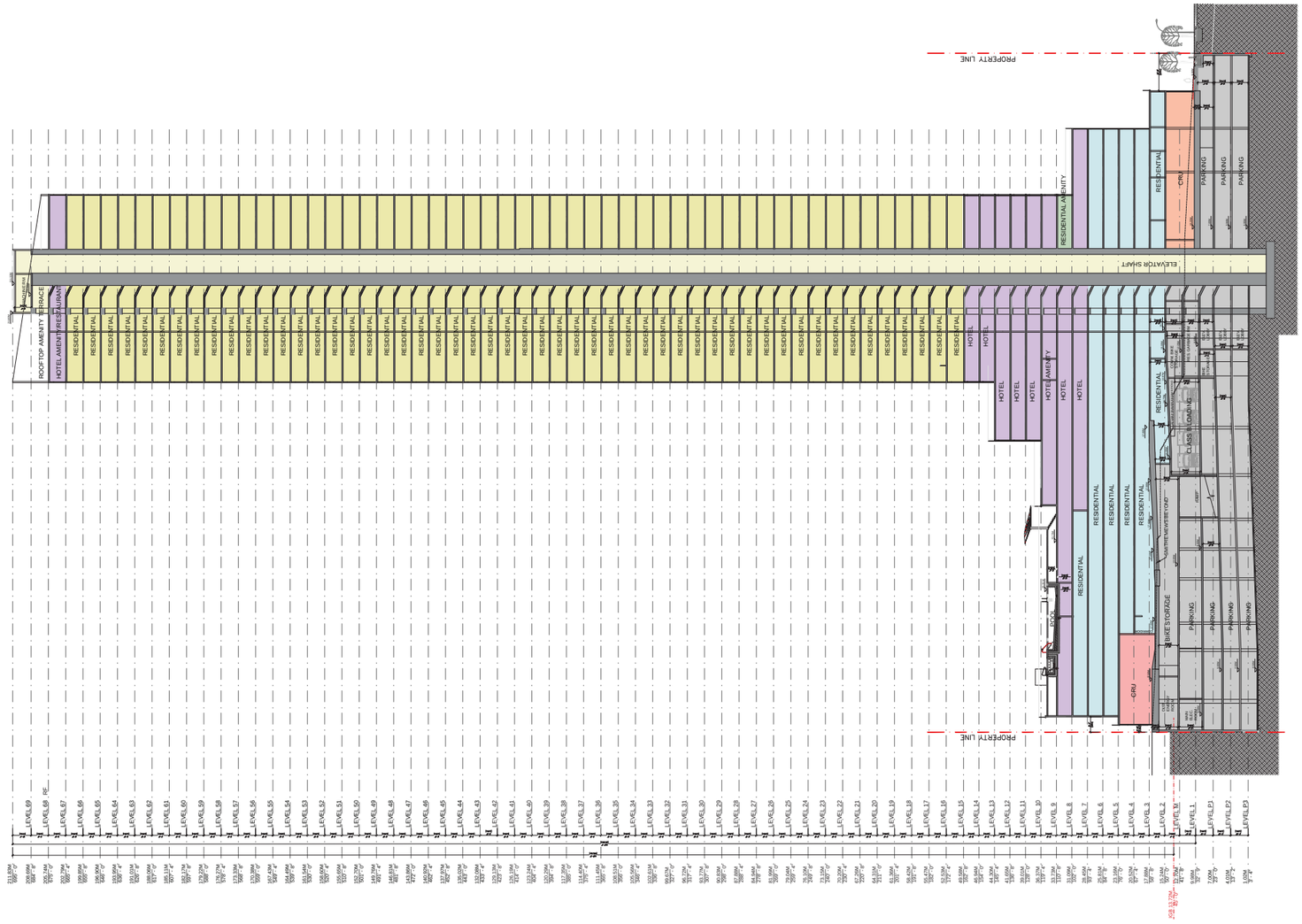
4.9
SECTION
C-C

NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCU-LATED USING THE AVER-AGE OF THE FOUR COR-NER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')



SECTION C-C

JYOM

JYOM Architecture
1078 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC., V6B 2W6

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3. DO NOT SCALE DRAWING.

STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH, AL CHECKED: KK
SCALE AT 36"x48": 3/64" = 1'-0" DATE: 2026.04.23

SHEET TITLE:

SECTION C-C
OVERALL

SHEET NO.:

A6.03

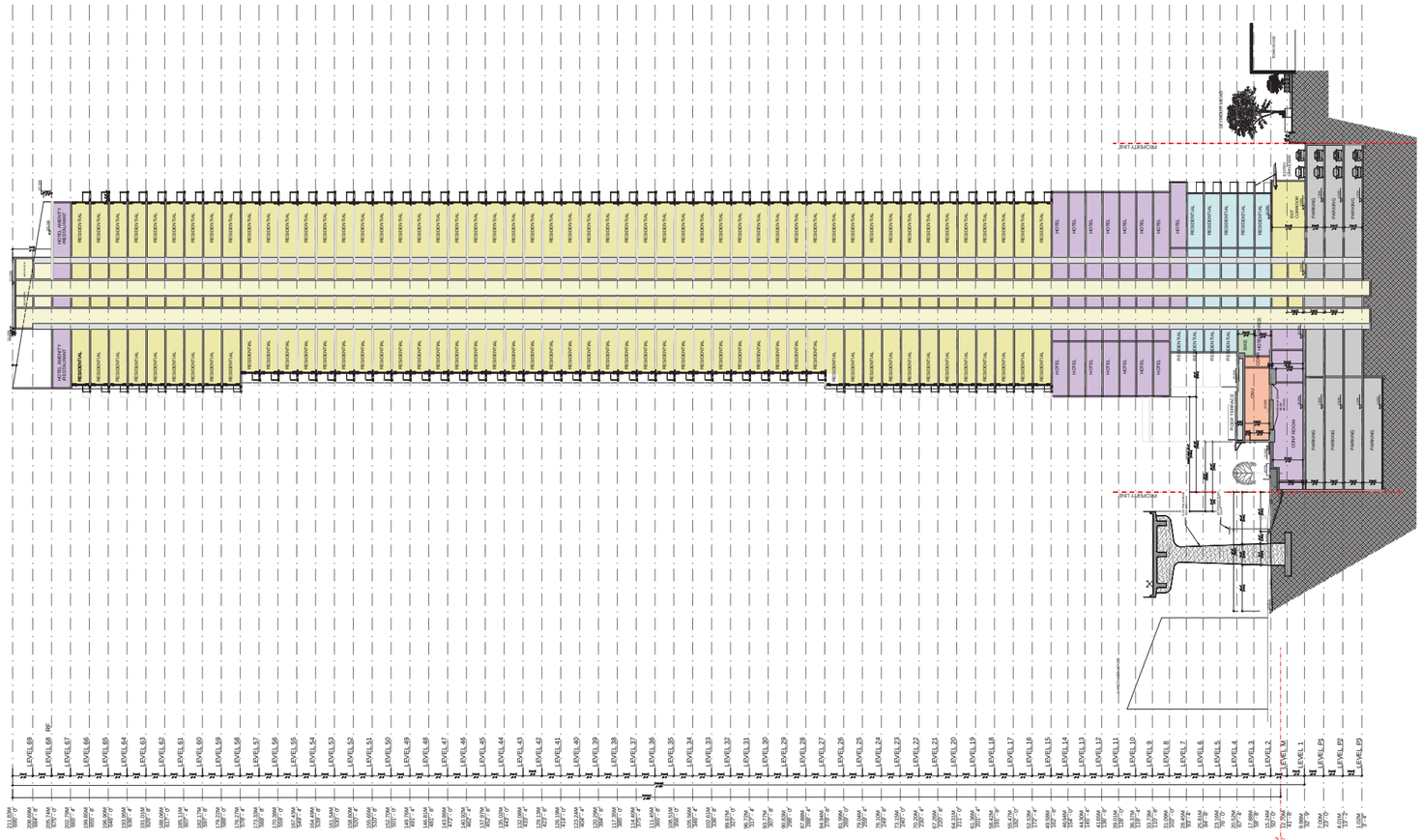
4.9
SECTION
D-D

NOTE:

BASE SURFACE / INTERPOLATED BUILDING GRADE (IBG) IS CALCU-LATED USING THE AVER-AGE OF THE FOUR COR-NER BUILDING GRADES OF THE SITE (REFER TO SURVEY)

BG 9.88
BG 10.27
BG 17.52
BG 17.21

IBG = 13.72 (45')



JYOM
JYOM Architecture
1078 Cambie Street
Vancouver, BC, V6H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:

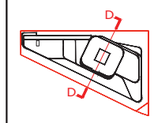
PINNACLE INTERNATIONAL
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Vancouver, BC., V6B 2W6

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3. DO NOT SCALE DRAWING.



STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 2500180 DRAWN: FH, AL CHECKED: KK

SCALE AT 36"x48": 3/64" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:

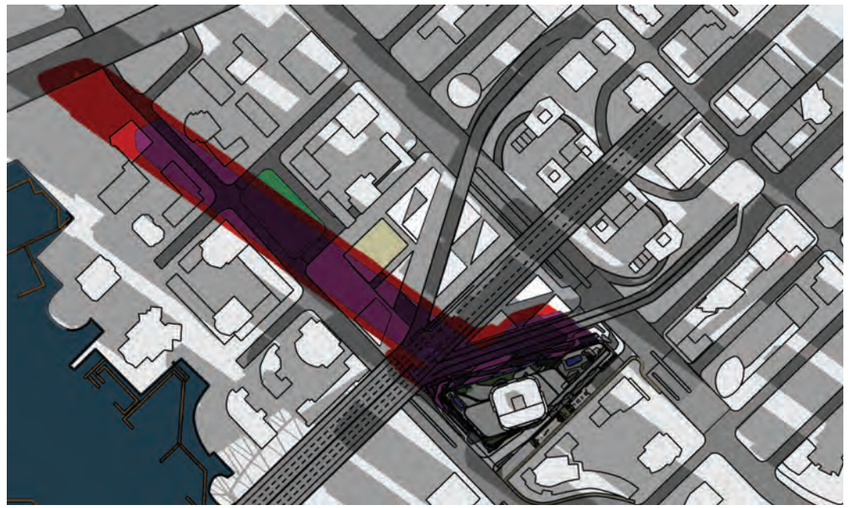
SECTION D-D
OVERALL

SHEET NO.:

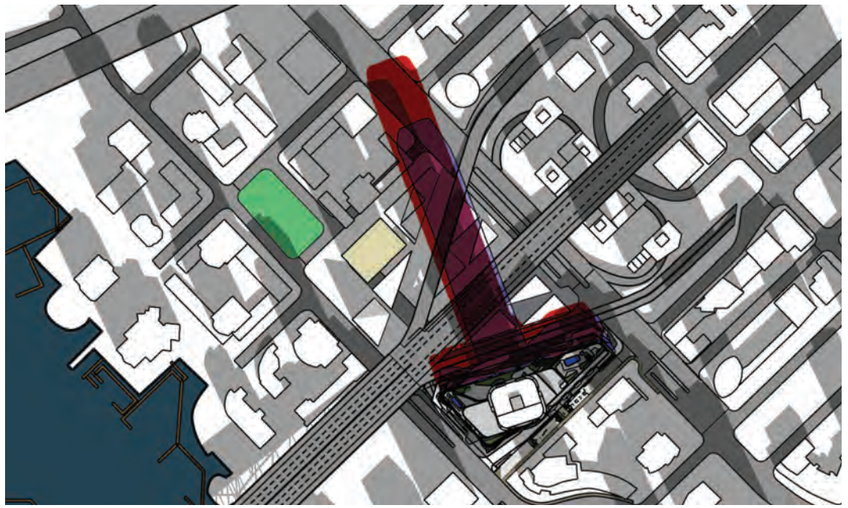
A6.04

4.10 SHADOW STUDY

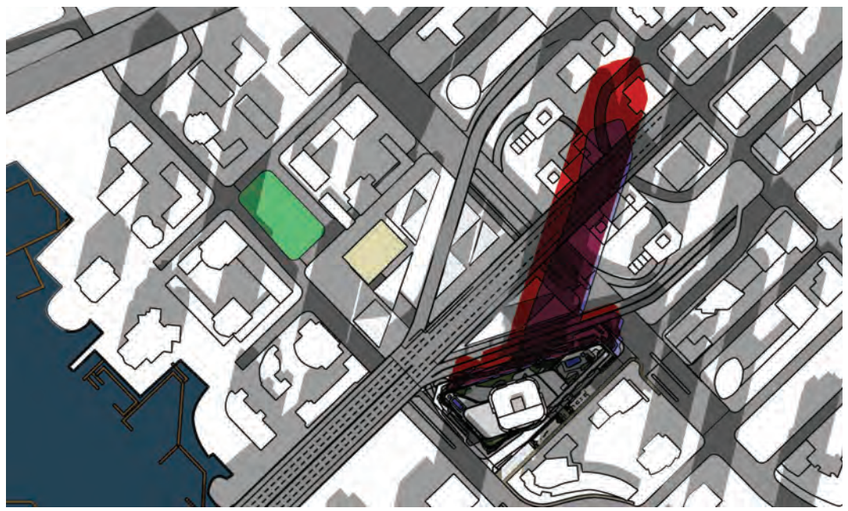
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10:00 AM PDT:UTC-7:00



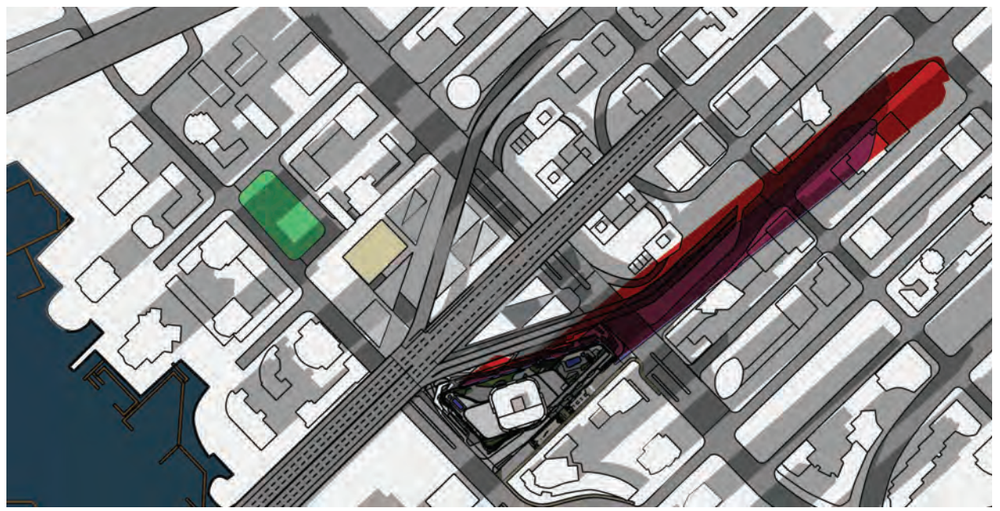
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12:00 PM PDT:UTC-7:00



MARCH 20
2:00 PM PDT:UTC-7:00



MARCH 20
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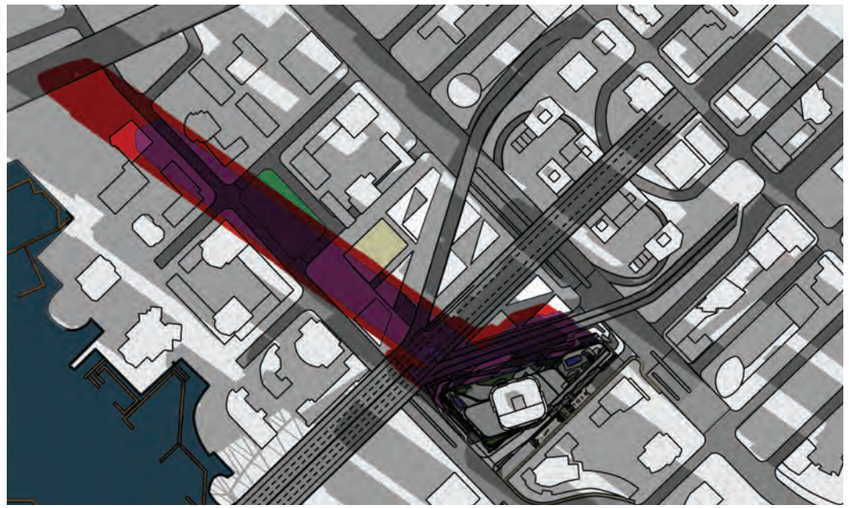
BLUE SHADE IS THE SHADOW CAST BY APPROVED DEVELOPMENT PERMIT DESIGN

RED SHADE IS THE SHADOW CAST BY REZONING ENQUIRY PROPOSED DESIGN

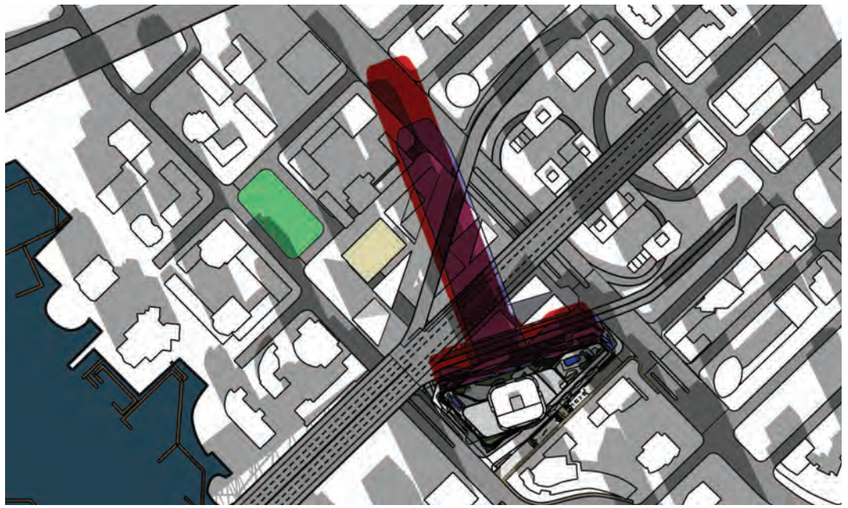
MAY & LORNE BROWN PARK

4.10 SHADOW STUDY

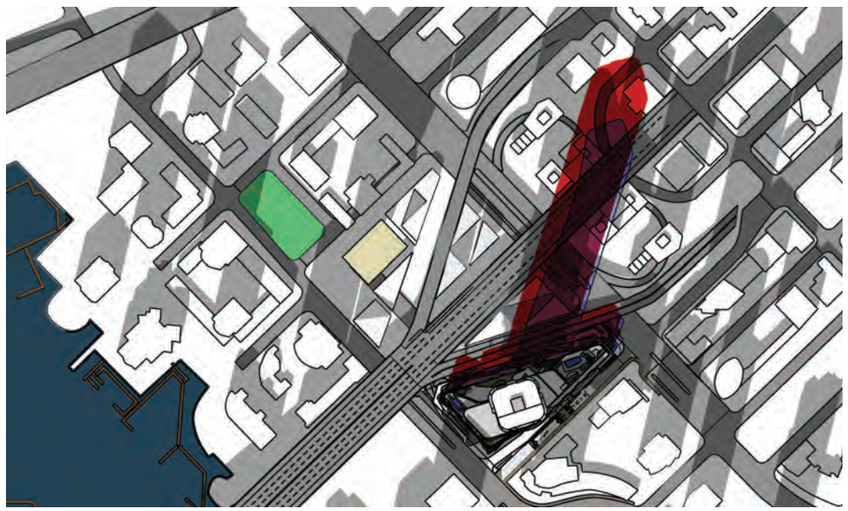
SEPTEMBER 22
10:00 AM PDT:UTC-7:00



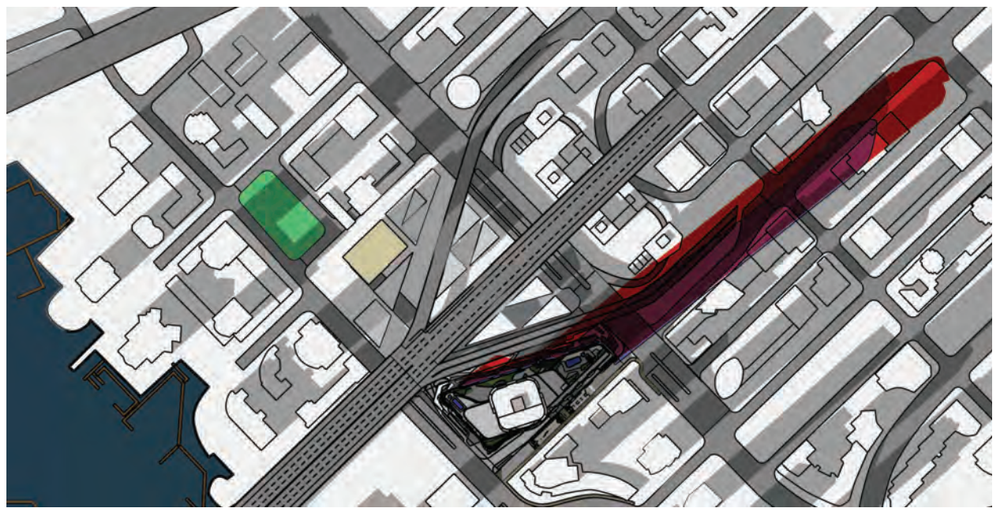
SEPTEMBER 22
12:00 PM PDT:UTC-7:00



SEPTEMBER 22
2:00 PM PDT:UTC-7:00



SEPTEMBER 22
4:00 PM PDT:UTC-7:00



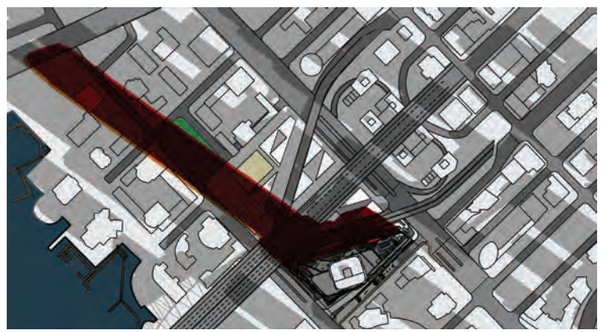
BLUE SHADE IS THE SHADOW CAST BY APPROVED DEVELOPMENT PERMIT DESIGN

RED SHADE IS THE SHADOW CAST BY REZONING ENQUIRY PROPOSED DESIGN

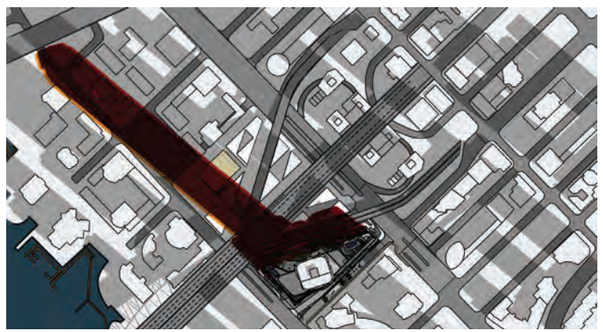
MAY & LORNE BROWN PARK

4.10 SHADOW STUDY

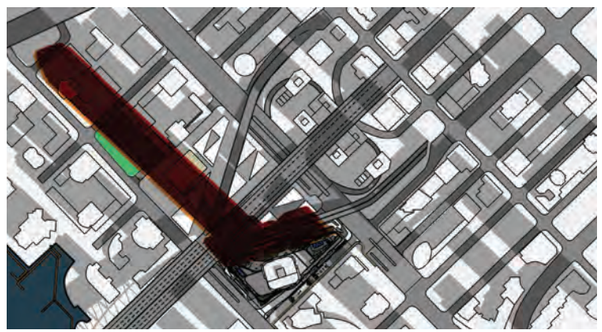
SEPTEMBER 22
10:00 AM PDT:UTC-7:00



SEPTEMBER 22
10:15 AM PDT:UTC-7:00



SEPTEMBER 22
10:30 AM PDT:UTC-7:00



SEPTEMBER 22
10:45 AM PDT:UTC-7:00



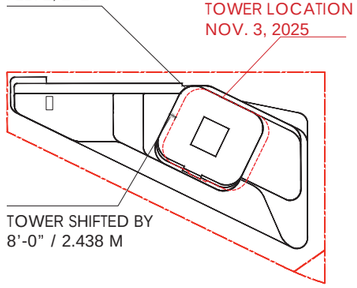
ORANGE SHADE IS THE SHADOW CAST BY
INTERIM DESIGN SUBMITTED NOV. 3/ 2025 REVIEW BY CITY DESIGN

RED SHADE IS THE SHADOW CAST BY
REVISED PROPOSED DESIGN

MAY & LORNE BROWN PARK

SUBMITTED DESIGN
TOWER LOCATION
FEB. 2, 2026

INTERIM DESIGN
TOWER LOCATION
NOV. 3, 2025



TOWER SHIFTED BY
8'-0" / 2.438 M

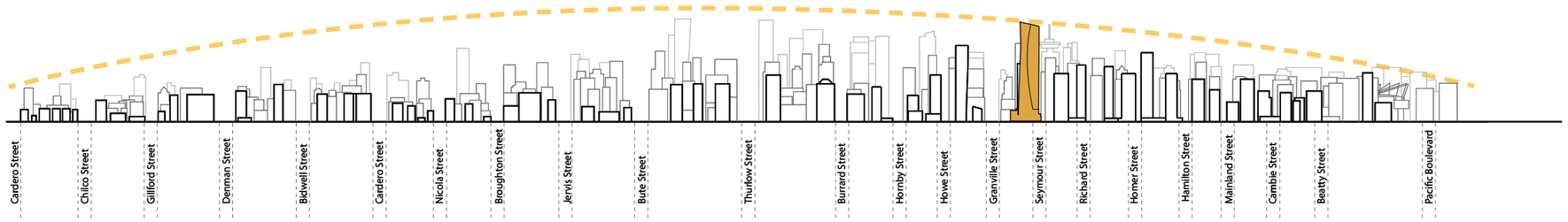
601 BEACH - DETAILED FALL EQUINOX SHADOW STUDY STATISTICS

FALL EQUINOX	**SEPT. 22**
APPLICABLE PUBLIC SPACE	**MAY & LORNE BROWN PARK**
PARK AREA (SM) =	**1966.5**

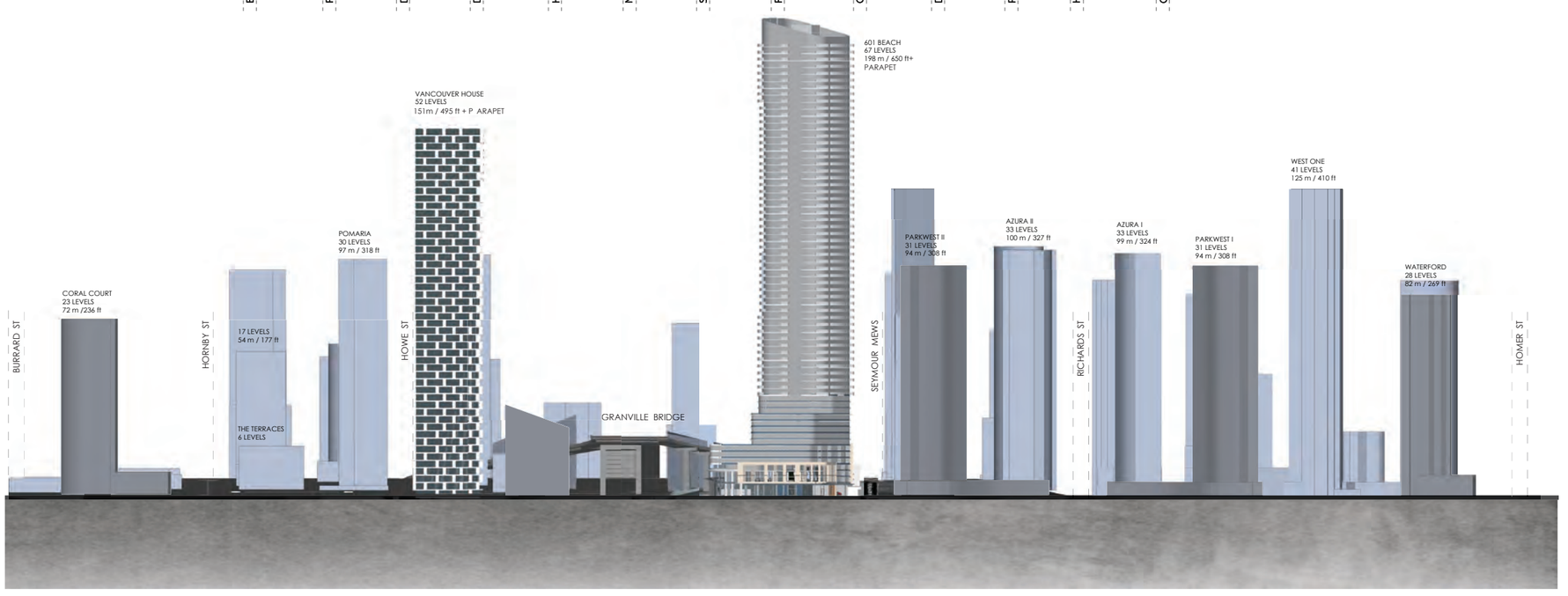
		A	A / PARK AREA	A + B	B	A + B	(A+B) / PARK AREA	A + C	C	A + C	(A + C) / PARK AREA	C - B	(C-B) / PARK AREA	A + D	D	A + D	(A + D) / PARK AREA	D - B	(D-B) / PARK AREA
		EXISTING CONDITION		DP-APPROVED CONDITION				INTERIM DESIGN - NOV.3, 2025				ADDITIONAL to DP-APPROVED		CURRENT SUBMITTED DESIGN - FEB. 2, 2026				ADDITIONAL to DP-APPROVED	
TIME PERIOD (15 MIN. INTERVALS)		**EXISTING SHADOWING (SF)**	**EXISTING SHADOWING (SM)**	**EXISTING SHADOW COVERAGE (%)**	**DP-APPROVED SHADOWING (SF) TOTAL**	**DP-APPROVED ADDITIONAL SHADOWING (SM)**	**DP-APPROVED CUMULATIVE SHADOWING (SM)**	**DP-APPROVED SHADOW COVERAGE (%)**	**PROPOSED SHADOWING (SF) TOTAL**	**PROPOSED ADDITIONAL SHADOWING (SM)**	**CUMULATIVE SHADOWING (SM)**	**PROPOSED SHADOW COVERAGE (%)**	**ADDITIONAL PROPOSED SHADOW**	**ADDITIONAL PROPOSED SHADOW COVERAGE (%)**	**PROPOSED SHADOWING (SF) TOTAL**	**PROPOSED ADDITIONAL SHADOWING (SM)**	**CUMULATIVE SHADOWING (SM)**	**PROPOSED SHADOW COVERAGE (%)**	**ADDITIONAL PROPOSED SHADOW**	**ADDITIONAL PROPOSED SHADOW COVERAGE (%)**
10:00		13094	1216.4	61.9%	21168	750.1	1966.5	100.0%	21168	750.1	1966.5	100.0%	0.0	0.0%	21168	750.1	1966.5	100.0%	0.0	0.0%
10:15		9526	885.0	45.0%	19384	915.8	1800.8	91.6%	***21168***	***1081.5***	***1966.5***	***100.0%***	***165.7***	***8.4%***	***20882***	***1055.0***	***1939.9***	***98.6%***	***139.2***	***7.1%***
10:30		6259	581.5	29.6%	9862	334.7	916.2	46.6%	***14492***	***764.8***	***1346.3***	***68.5%***	***430.1***	***21.9%***	***12934***	***557.2***	***1138.7***	***57.9%***	***222.5***	***11.3%***
10:45		3138	291.5	14.8%	3138	0.0	291.5	14.8%	***4725***	***147.4***	***439.0***	***22.3%***	***147.4***	***7.5%***	***3204***	***6.1***	***297.7***	***15.1%***	***6.1***	***0.3%***
11:00		901	83.7	4.3%	901	0.0	83.7	4.3%	901	0.0	83.7	4.3%	0.0	0.0%	901	0.0	83.7	4.3%	0.0	0.0%
11:15		132	12.3	0.6%	132	0.0	12.3	0.6%	132	0.0	12.3	0.6%	0.0	0.0%	132	0.0	12.3	0.6%	0.0	0.0%
11:30		1516	140.8	7.2%	1516	0.0	140.8	7.2%	1516	0.0	140.8	7.2%	0.0	0.0%	1516	0.0	140.8	7.2%	0.0	0.0%
11:45		3923	364.4	18.5%	3923	0.0	364.4	18.5%	3923	0.0	364.4	18.5%	0.0	0.0%	3923	0.0	364.4	18.5%	0.0	0.0%
12:00		5675	527.2	26.8%	5675	0.0	527.2	26.8%	5675	0.0	527.2	26.8%	0.0	0.0%	5675	0.0	527.2	26.8%	0.0	0.0%
12:15		6723	624.6	31.8%	6723	0.0	624.6	31.8%	6723	0.0	624.6	31.8%	0.0	0.0%	6723	0.0	624.6	31.8%	0.0	0.0%
12:30		6961	646.7	32.9%	6961	0.0	646.7	32.9%	6961	0.0	646.7	32.9%	0.0	0.0%	6961	0.0	646.7	32.9%	0.0	0.0%
12:45		6650	617.8	31.4%	6650	0.0	617.8	31.4%	6650	0.0	617.8	31.4%	0.0	0.0%	6650	0.0	617.8	31.4%	0.0	0.0%
13:00		5661	525.9	26.7%	5661	0.0	525.9	26.7%	5661	0.0	525.9	26.7%	0.0	0.0%	5661	0.0	525.9	26.7%	0.0	0.0%
13:15		4244	394.3	20.0%	4244	0.0	394.3	20.0%	4244	0.0	394.3	20.0%	0.0	0.0%	4244	0.0	394.3	20.0%	0.0	0.0%
13:30		3487	323.9	16.5%	3487	0.0	323.9	16.5%	3487	0.0	323.9	16.5%	0.0	0.0%	3487	0.0	323.9	16.5%	0.0	0.0%
13:45		4332	402.4	20.5%	4332	0.0	402.4	20.5%	4332	0.0	402.4	20.5%	0.0	0.0%	4332	0.0	402.4	20.5%	0.0	0.0%
14:00		6530	606.6	30.8%	6530	0.0	606.6	30.8%	6530	0.0	606.6	30.8%	0.0	0.0%	6530	0.0	606.6	30.8%	0.0	0.0%
14:15		8879	824.9	41.9%	8879	0.0	824.9	41.9%	8879	0.0	824.9	41.9%	0.0	0.0%	8879	0.0	824.9	41.9%	0.0	0.0%
14:30		10927	1015.1	51.6%	10927	0.0	1015.1	51.6%	10927	0.0	1015.1	51.6%	0.0	0.0%	10927	0.0	1015.1	51.6%	0.0	0.0%
14:45		12961	1204.1	61.2%	12961	0.0	1204.1	61.2%	12961	0.0	1204.1	61.2%	0.0	0.0%	12961	0.0	1204.1	61.2%	0.0	0.0%
15:00		14858	1380.3	70.2%	14858	0.0	1380.3	70.2%	14858	0.0	1380.3	70.2%	0.0	0.0%	14858	0.0	1380.3	70.2%	0.0	0.0%
15:15		16484	1531.4	77.9%	16484	0.0	1531.4	77.9%	16484	0.0	1531.4	77.9%	0.0	0.0%	16484	0.0	1531.4	77.9%	0.0	0.0%
15:30		15297	1421.1	72.3%	15297	0.0	1421.1	72.3%	15297	0.0	1421.1	72.3%	0.0	0.0%	15297	0.0	1421.1	72.3%	0.0	0.0%
15:45		14070	1307.1	66.5%	14070	0.0	1307.1	66.5%	14070	0.0	1307.1	66.5%	0.0	0.0%	14070	0.0	1307.1	66.5%	0.0	0.0%
16:00		13537	1257.6	64.0%	13537	0.0	1257.6	64.0%	13537	0.0	1257.6	64.0%	0.0	0.0%	13537	0.0	1257.6	64.0%	0.0	0.0%
			AVERAGE	**37.0%**			**AVERAGE**	**41.1%**			**AVERAGE**	**42.6%**	**AVERAGE**	**1.5%**			**AVERAGE**	**41.8%**	**AVERAGE**	**0.7%**

4.11 VIEW ANALYSIS - SKYLINE

SKYLINE ALONG PACIFIC STREET



SKYLINE ALONG SEYMOUR STREET



SKYLINE ALONG BEACH CRESCENT STREET

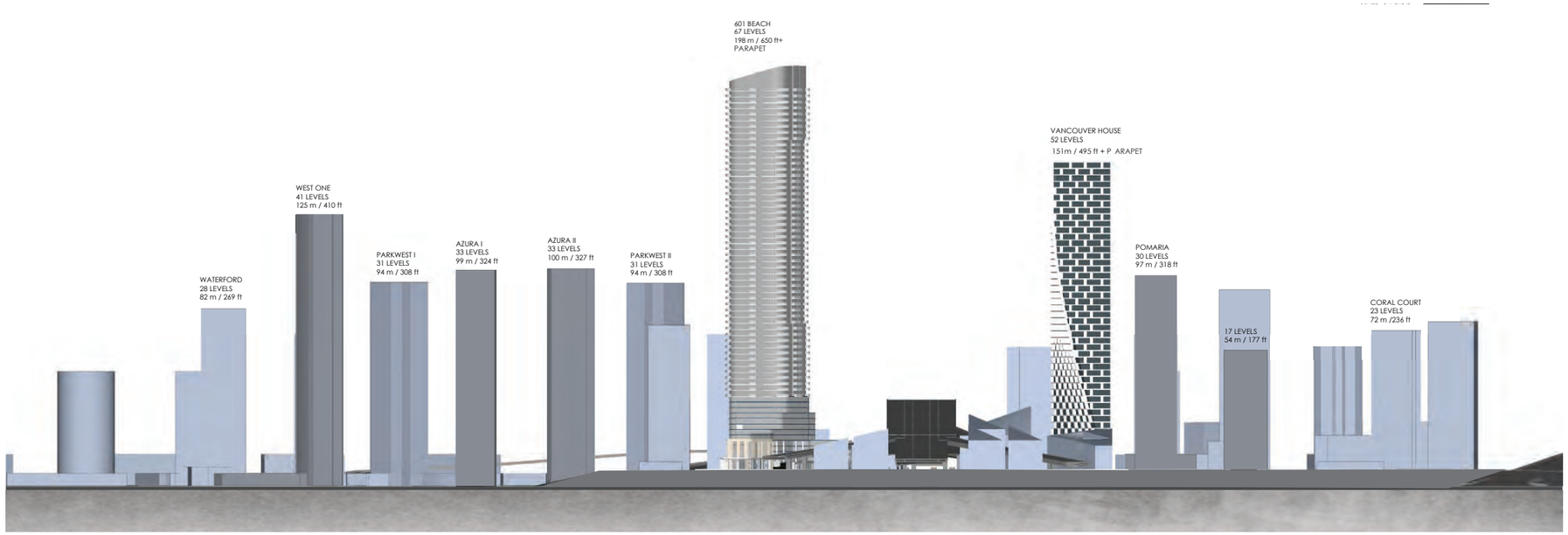
SCALE - METRIC 0 m 10 m 25 m 50 m

SCALE - IMPERIAL 0 20' 50' 100'

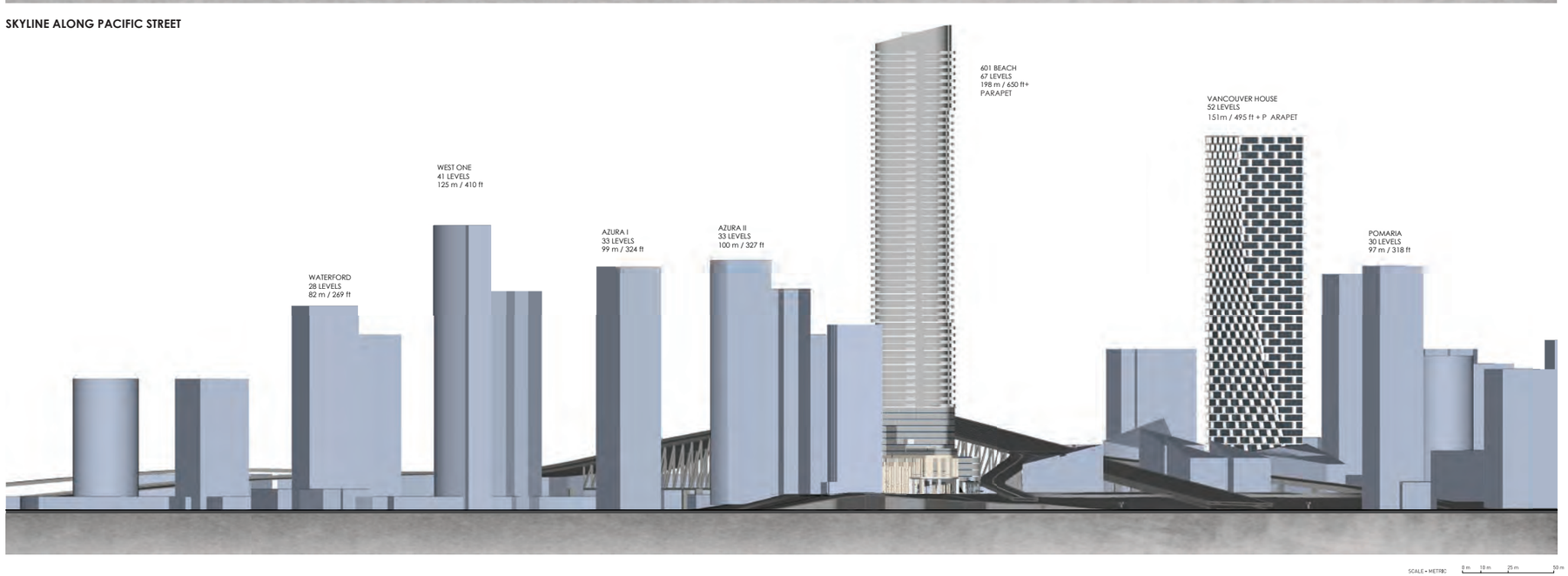
The proposed 601 Beach tower fits nicely into the projected skyline of the City, which has a clear dome shape centred in the core of Downtown.

The continuation of the skyline "dome" along both Pacific Street and Seymour Street is reinforced with the tower being at 198m / 650' high.

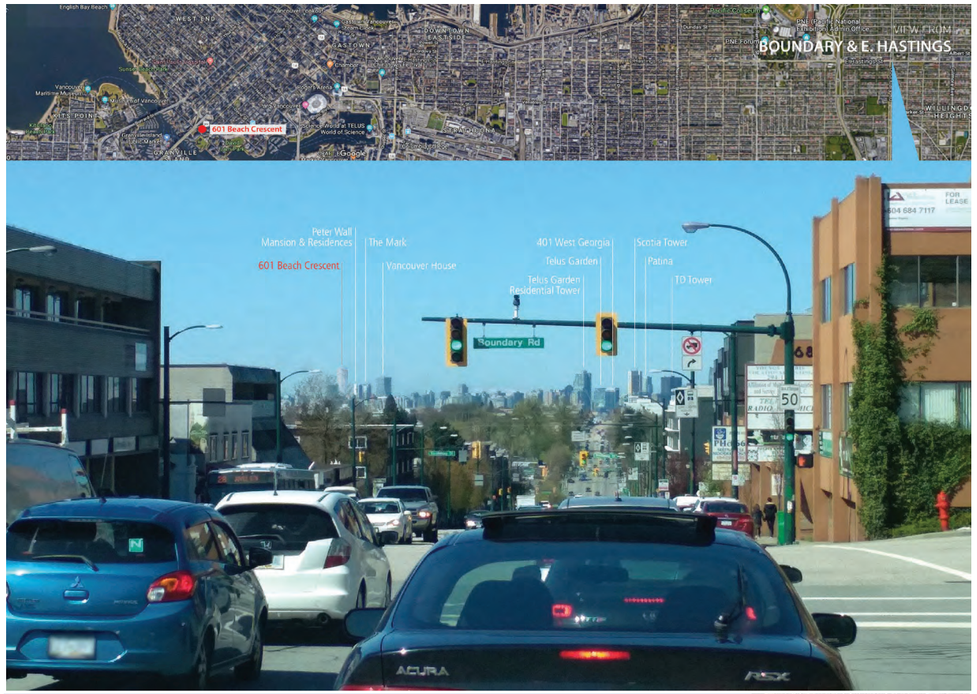
4.11 VIEW ANALYSIS - SKYLINE



SKYLINE ALONG PACIFIC STREET

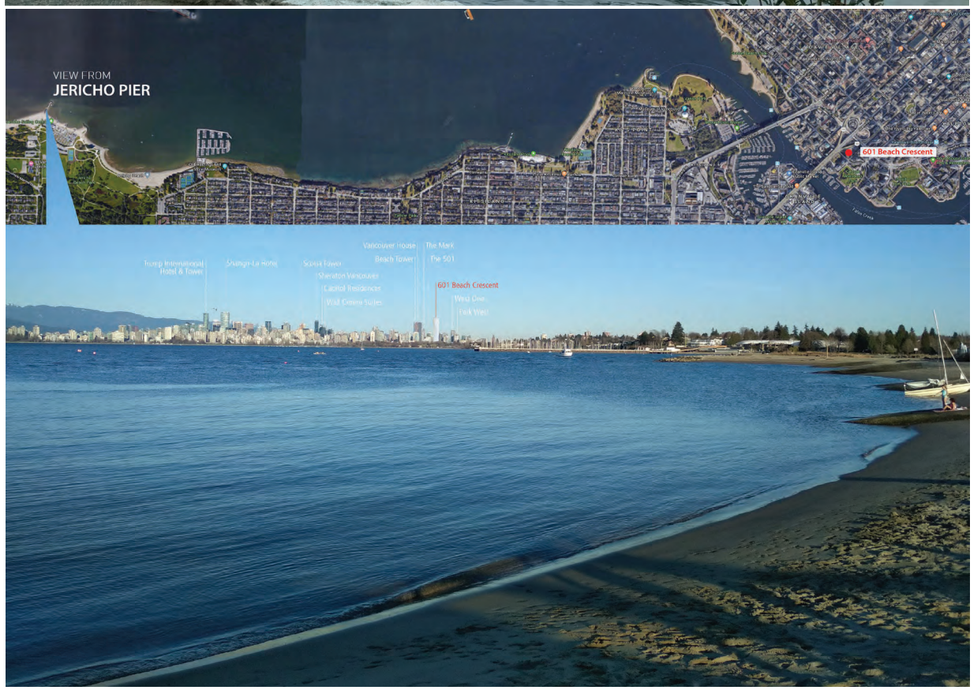


4.11 VIEW ANALYSIS - PHOTOMONTAGE



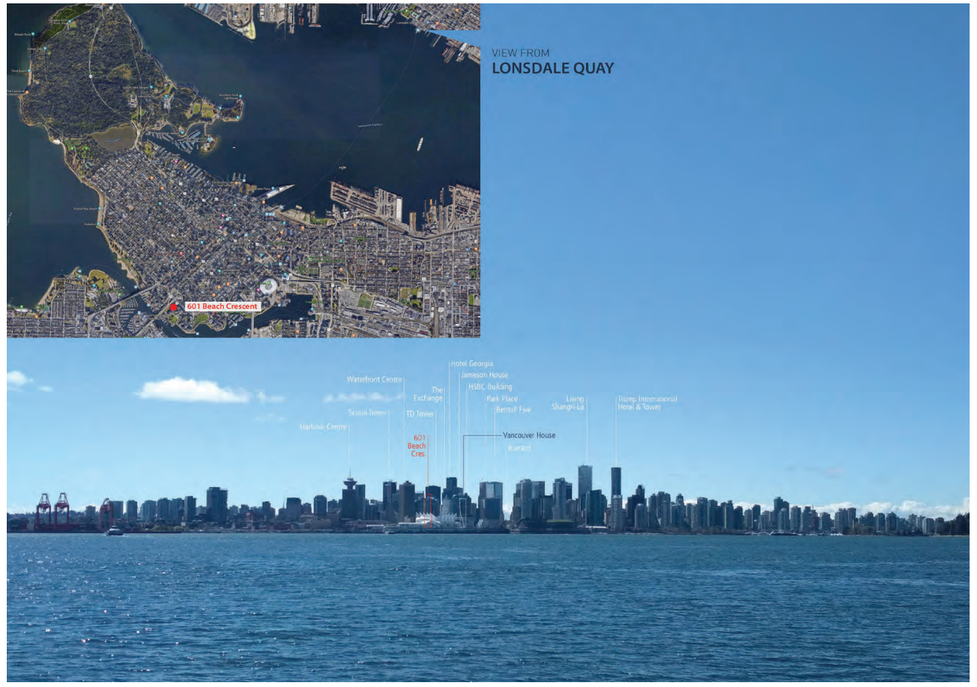






4.11 VIEW ANALYSIS - PHOTOMONTAGE





4.12 FSR OVERLAY - GROUND LEVEL



RESIDENTIAL USE (NON-MARKET)			
GROSS AREA		1,825	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		1,825	SF

RESIDENTIAL USE (MARKET)			
GROSS AREA		3,813	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		3,813	SF

HOTEL USE			
GROSS AREA		7,958	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		7,958	SF

RETAIL USE			
GROSS AREA		3,583	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		3,583	SF

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

JYOM Architecture
3378 Cambie Street
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TEL: 604-876-2222

CONSULTANT:

CLIENT:

PINNACLE INTERNATIONAL
#300 - 911 Homer St
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STAMP:

PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:

TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE AT 36"x48": 3/32" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:

GROUND FLOOR PLAN

SHEET NO.:

A9.01

4.12 FSR OVERLAY - LEVEL M



RESIDENTIAL USE (NON-MARKET)			
GROSS AREA		423	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		423	SF
RESIDENTIAL USE (MARKET)			
GROSS AREA		3,465	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
	BIKE STORAGE	1,718	SF
SUB TOTAL		1,718	SF
NET AREA (FSR)		1,747	SF
HOTEL USE			
GROSS AREA		497	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		497	SF
RETAIL USE			
GROSS AREA		800	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
	BIKE STORAGE	800	SF
SUB TOTAL		800	SF
NET AREA (FSR)		0	SF

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Vancouver BC, V6Z 3E4

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REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE AT 36"X48": 3/32" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:

MEZZANINE FLOOR PLAN

SHEET NO.:

A9.02

4.12 FSR OVERLAY - LEVEL 2



RESIDENTIAL USE (NON-MARKET)			
GROSS AREA		13,550	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
	BIKE STORAGE	386	SF
	IN-SUITE STORAGE	520	SF
SUB TOTAL		906	SF
NET AREA (FSR)		12,644	SF
RESIDENTIAL USE (MARKET)			
GROSS AREA		276	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		276	SF
HOTEL USE			
GROSS AREA		4,272	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		4,272	SF
RETAIL USE			
GROSS AREA		9,926	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		9,926	SF

NON-MARKET RESIDENTIAL

MARKET RESIDENTIAL

HOTEL

RETAIL

PARKING/LOADING/MEP/STORAGE

EXCLUSIONS

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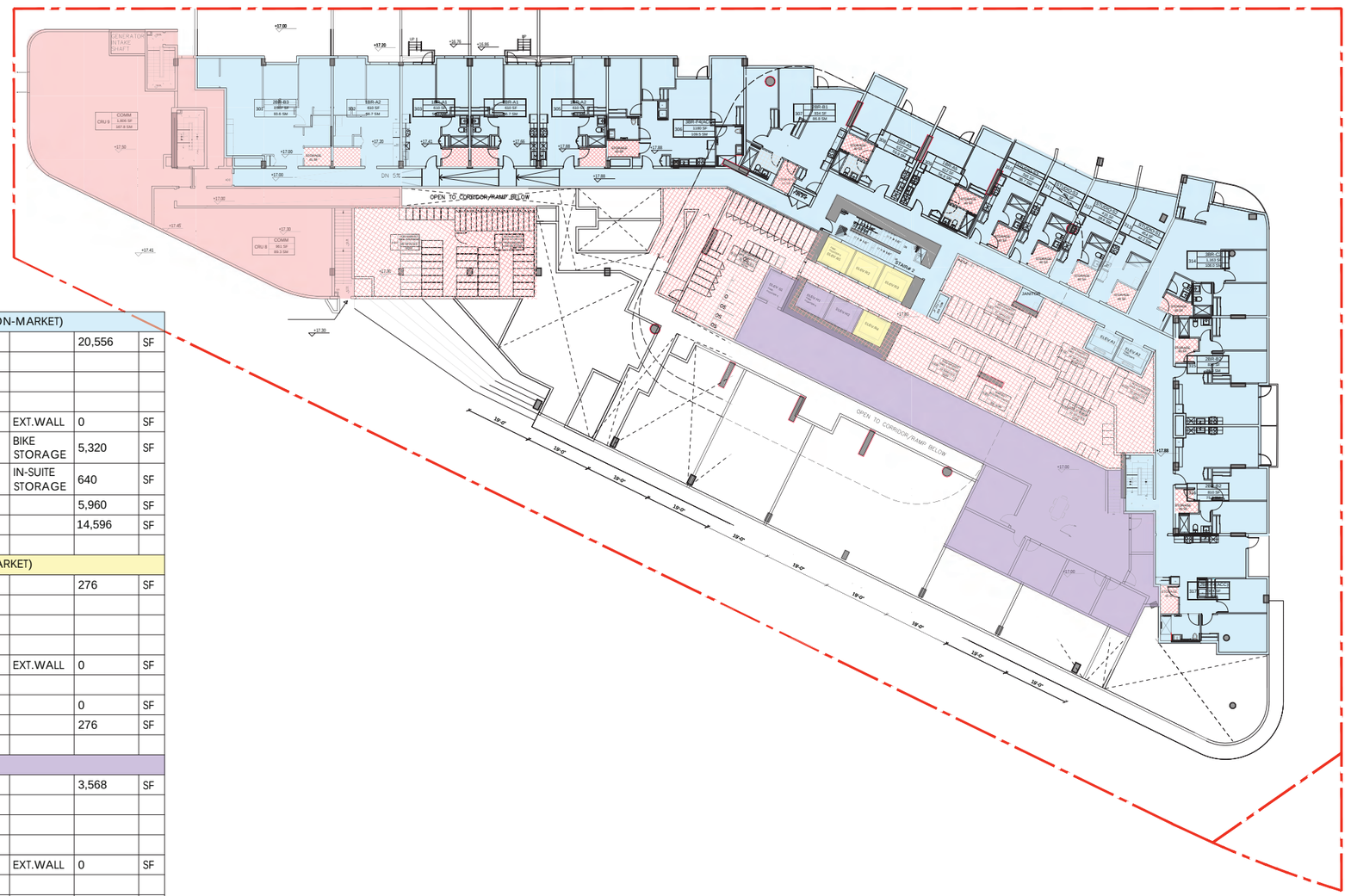
SHEET TITLE:

2ND FLOOR PLAN

SHEET NO.:

A9.03

4.12 FSR OVERLAY - LEVEL 3



RESIDENTIAL USE (NON-MARKET)			
GROSS AREA		20,556	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
	BIKE STORAGE	5,320	SF
	IN-SUITE STORAGE	640	SF
SUB TOTAL		5,960	SF
NET AREA (FSR)		14,596	SF
RESIDENTIAL USE (MARKET)			
GROSS AREA		276	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		276	SF
HOTEL USE			
GROSS AREA		3,568	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		3,568	SF
RETAIL USE			
GROSS AREA		3,969	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		3,969	SF

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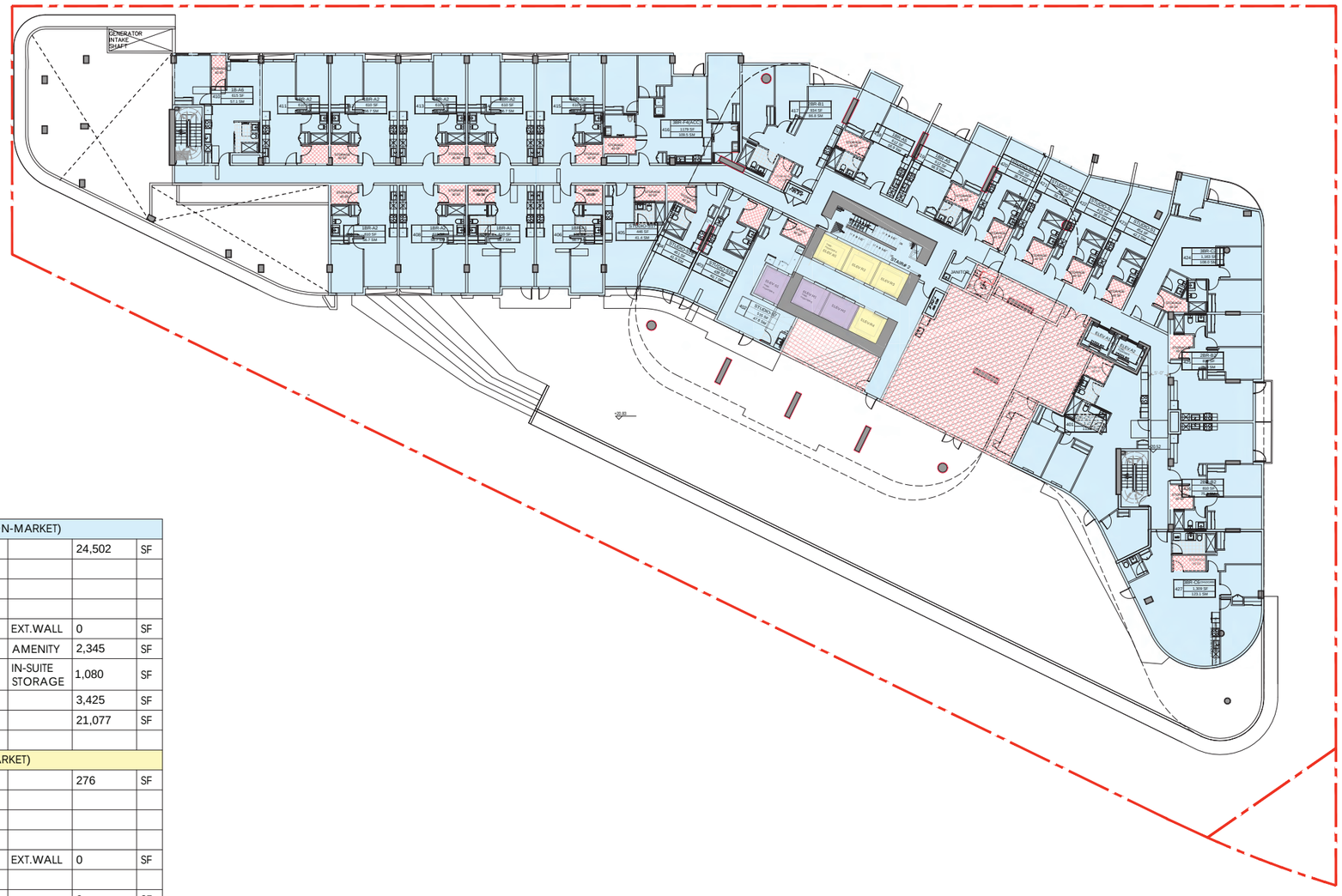
REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK
SCALE AT 36"X48": 3/32" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:
3RD FLOOR PLAN

SHEET NO.:
A9.04

4.12 FSR OVERLAY - LEVEL 4



RESIDENTIAL USE (NON-MARKET)			
GROSS AREA		24,502	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
	AMENITY	2,345	SF
	IN-SUITE STORAGE	1,080	SF
SUB TOTAL		3,425	SF
NET AREA (FSR)		21,077	SF
RESIDENTIAL USE (MARKET)			
GROSS AREA		276	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		276	SF
HOTEL USE			
GROSS AREA		208	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		208	SF

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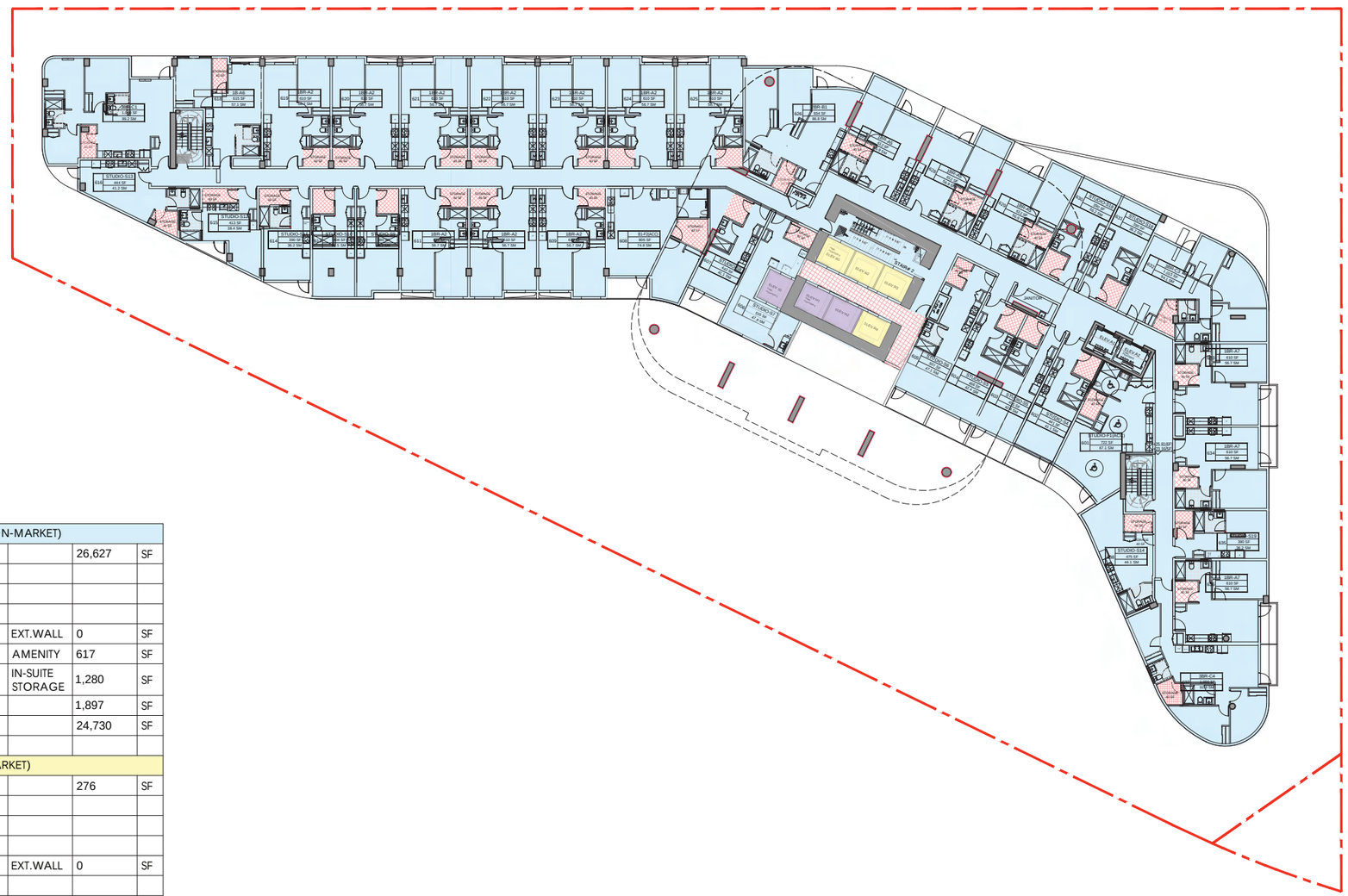
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PROJECT NO.: 25001.80 DRAWN/PH,AL CHECKED: KK
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SHEET TITLE:
4TH FLOOR PLAN

SHEET NO.:
A9.05

4.12 FSR OVERLAY - LEVEL 5-6



RESIDENTIAL USE (NON-MARKET)			
GROSS AREA		26,627	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
	AMENITY	617	SF
	IN-SUITE STORAGE	1,280	SF
SUB TOTAL		1,897	SF
NET AREA (FSR)		24,730	SF
RESIDENTIAL USE (MARKET)			
GROSS AREA		276	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		276	SF
HOTEL USE			
GROSS AREA		208	SF
COMMON AREA			
EXCLUSIONS			
	EXT.WALL	0	SF
SUB TOTAL		0	SF
NET AREA (FSR)		208	SF

- NON-MARKET RESIDENTIAL
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- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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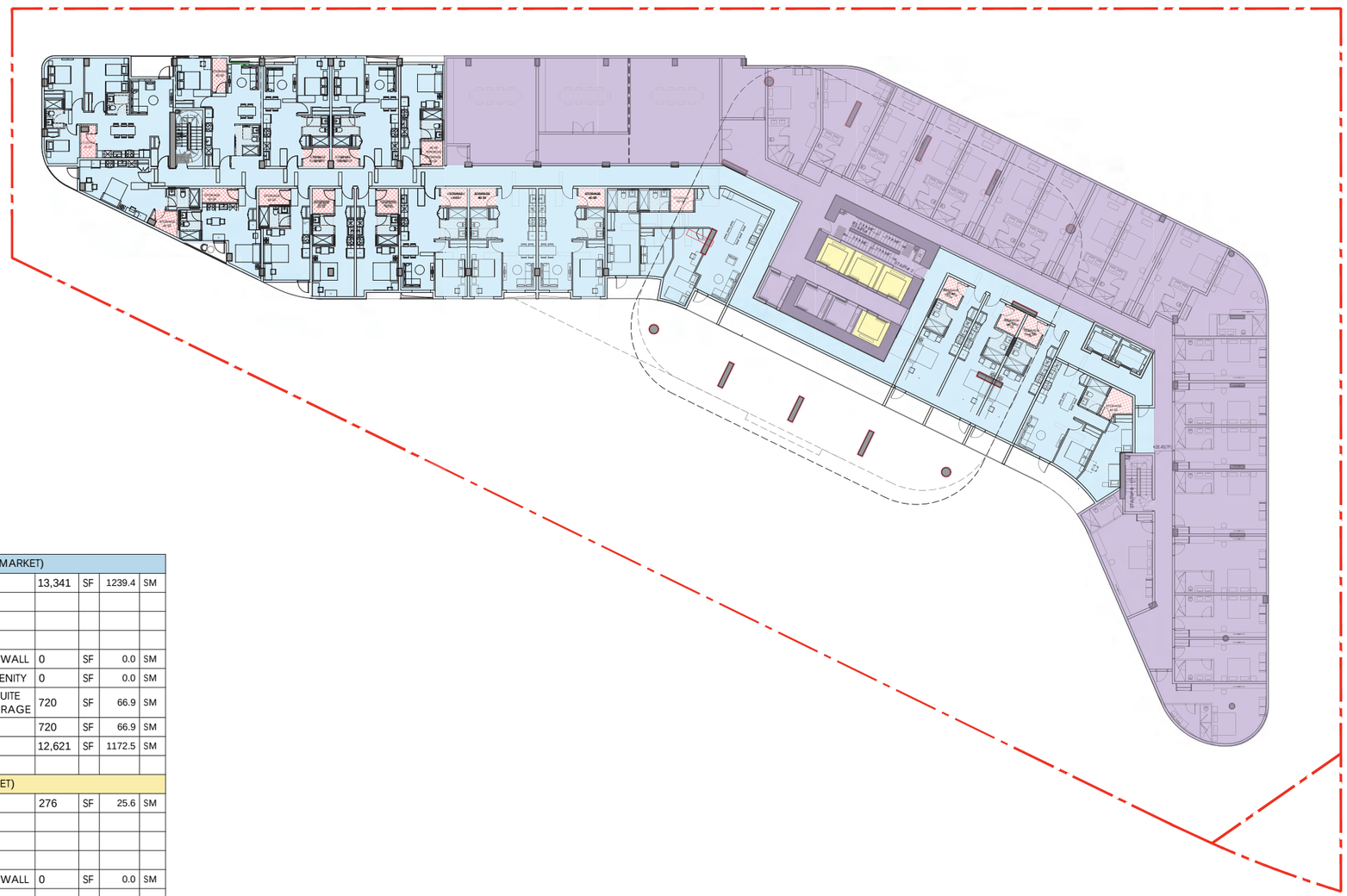
SHEET TITLE:

5TH-6TH FLOOR PLAN

SHEET NO.:

A9.06

4.12 FSR OVERLAY - LEVEL 7



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		13,341	SF	1239.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	0	SF	0.0	SM
	IN-SUITE STORAGE	720	SF	66.9	SM
SUB TOTAL		720	SF	66.9	SM
NET AREA (FSR)		12,621	SF	1172.5	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		13,821	SF	1284.0	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		13,821	SF	1284.0	SM

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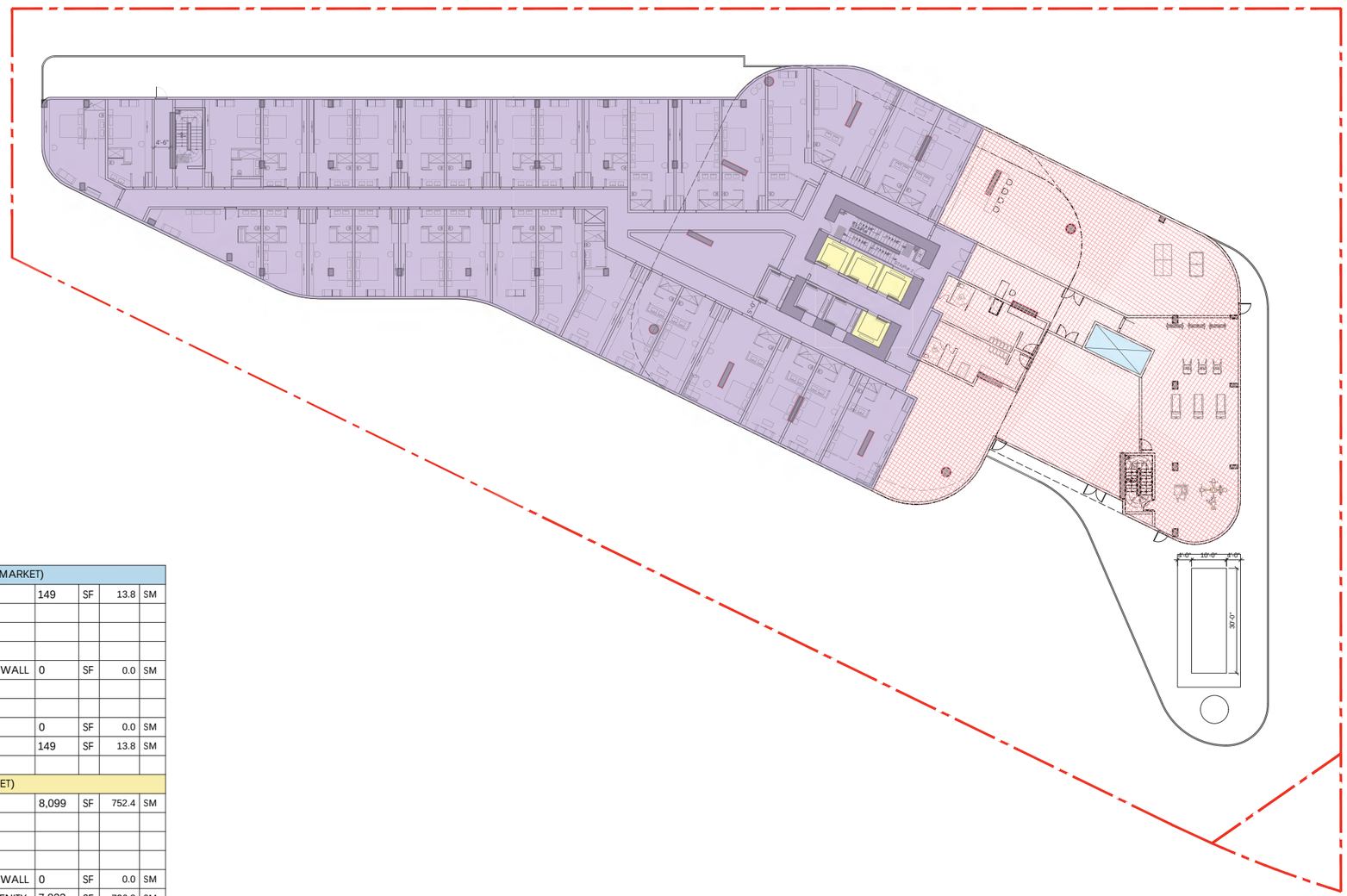
SHEET TITLE:

7TH FLOOR PLAN

SHEET NO.:

A9.07

4.12 FSR OVERLAY - LEVEL 8



RESIDENTIAL USE (NON-MARKET)					
GROSS AREA		149	SF	13.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		149	SF	13.8	SM
RESIDENTIAL USE (MARKET)					
GROSS AREA		8,099	SF	752.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	AMENITY	7,823	SF	726.8	SM
SUB TOTAL		7,823	SF	726.8	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		17,572	SF	1632.5	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		17,572	SF	1632.5	SM

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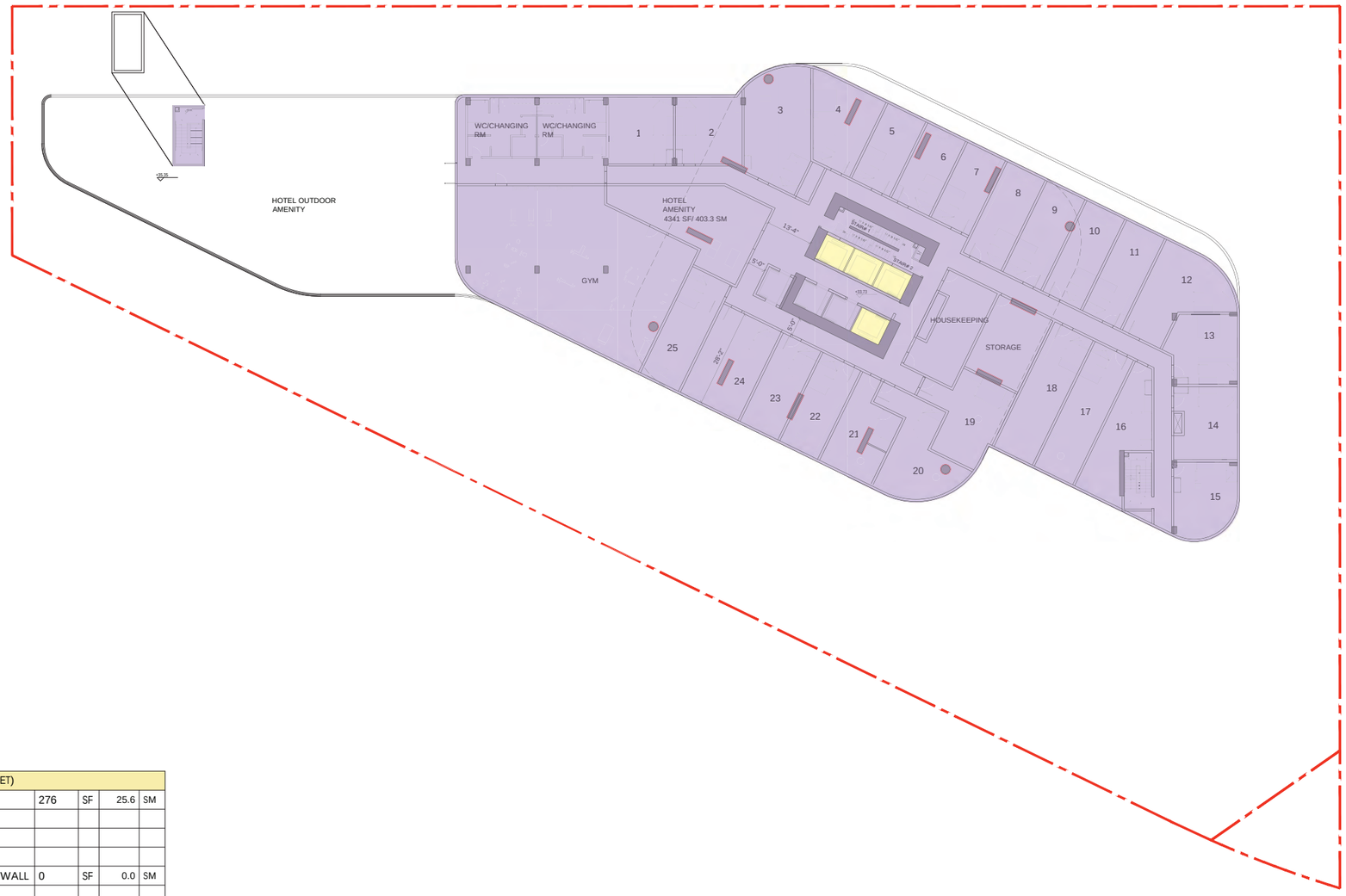
SHEET TITLE:

8TH FLOOR PLAN

SHEET NO.:

A9.08

4.12 FSR OVERLAY - LEVEL 9



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		19,378	SF	1800.3	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		19,378	SF	1800.3	SM

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- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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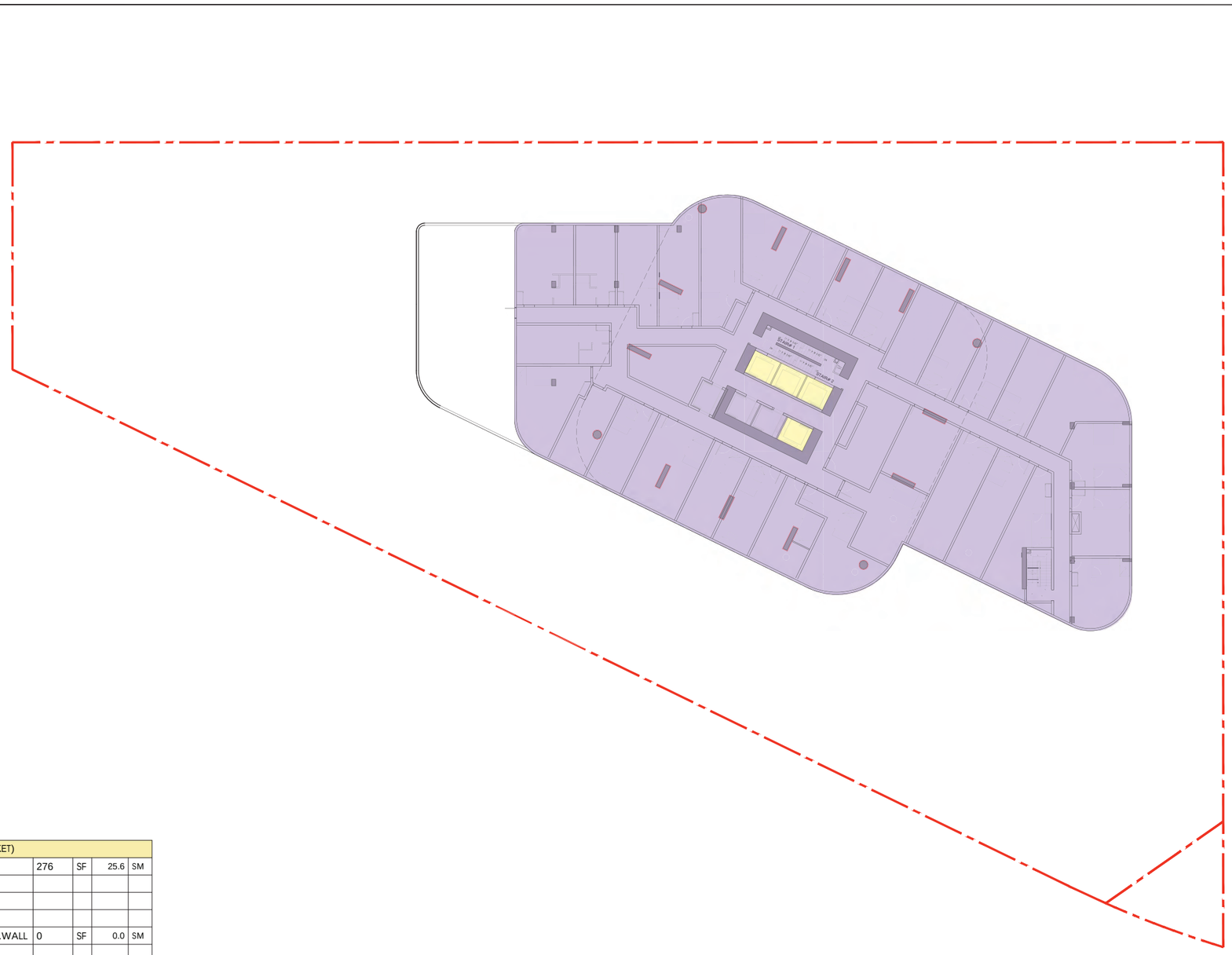
SHEET TITLE:

9TH FLOOR PLAN

SHEET NO.:

A9.09

4.12
FSR OVERLAY - LEVEL 10-12



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		17,483	SF	1624.2	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		17,483	SF	1624.2	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

JYOM

JYOM Architecture
3219 Cambie Street
Vancouver, BC, V5H 2L2
TEL: 604-876-2222

CONSULTANT:

CLIENT:
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Vancouver, BC, V6B 2W6

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PROJECT:

601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
TEXT AMENDMENT REZONING SUBMISSION

REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE AT 36"x48": 3/32" = 1'-0" DATE: 2026.04.23

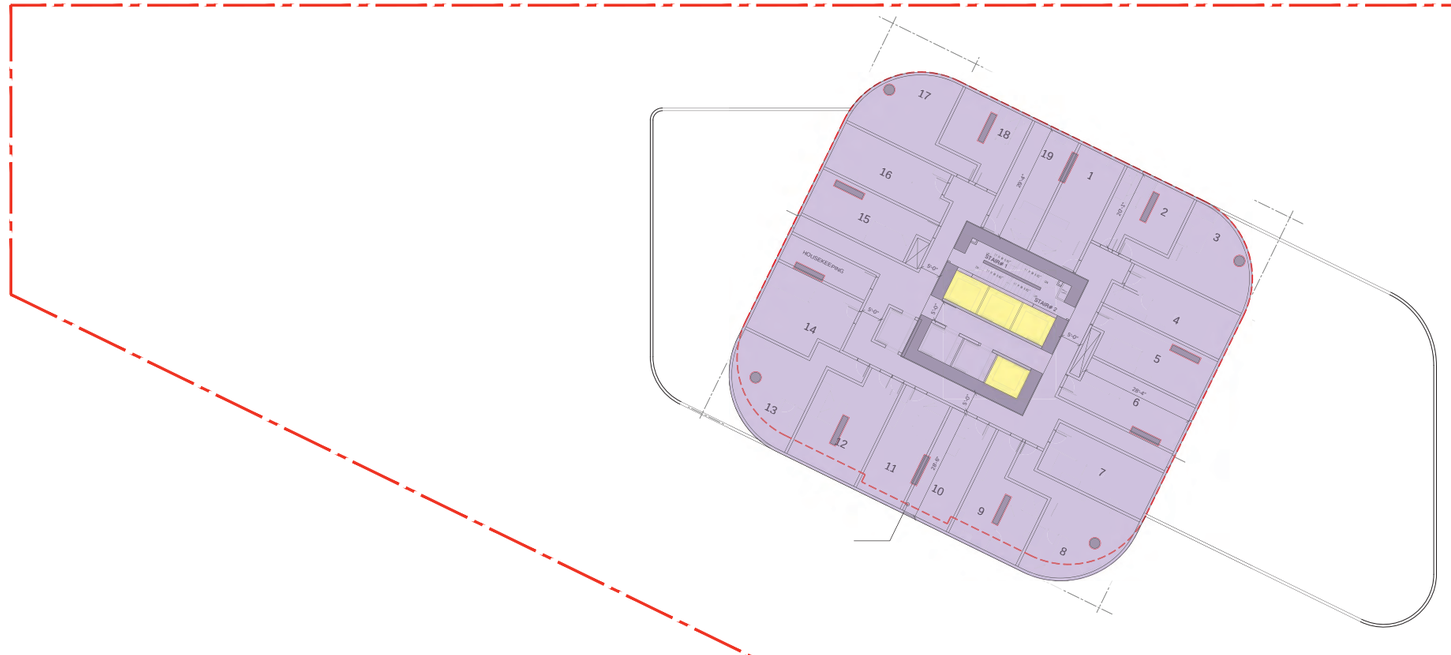
SHEET TITLE:

10TH-12TH FLOOR PLAN

SHEET NO.:

A9.10

4.12 FSR OVERLAY - LEVEL 13



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		10,878	SF	1010.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		10,878	SF	1010.6	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
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601 BEACH CRESCENT
Vancouver BC, V6Z 3E4

STATUS:
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REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE: AT 36"x48": 3/32" = 1'-0" DATE: 2026.04.23

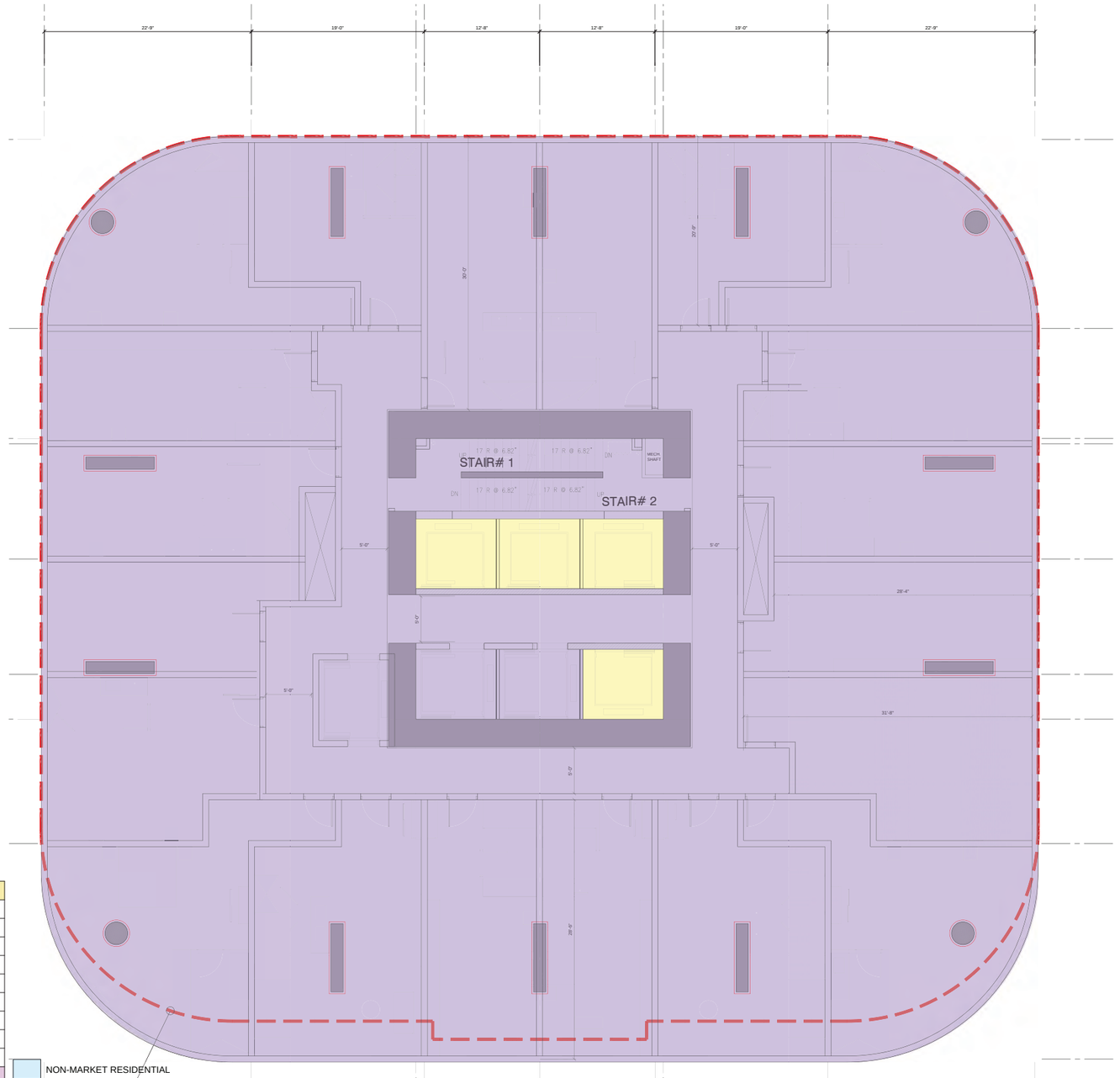
SHEET TITLE:

13TH FLOOR PLAN

SHEET NO.:

A9.11

4.12 FSR OVERLAY - LEVEL 14



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		10,878	SF	1010.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		10,878	SF	1010.6	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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REVISION:

REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN: PH,AL CHECKED: KK

SCALE AT 36"x48": 1/4" = 1'- 0" DATE: 2026.04.23

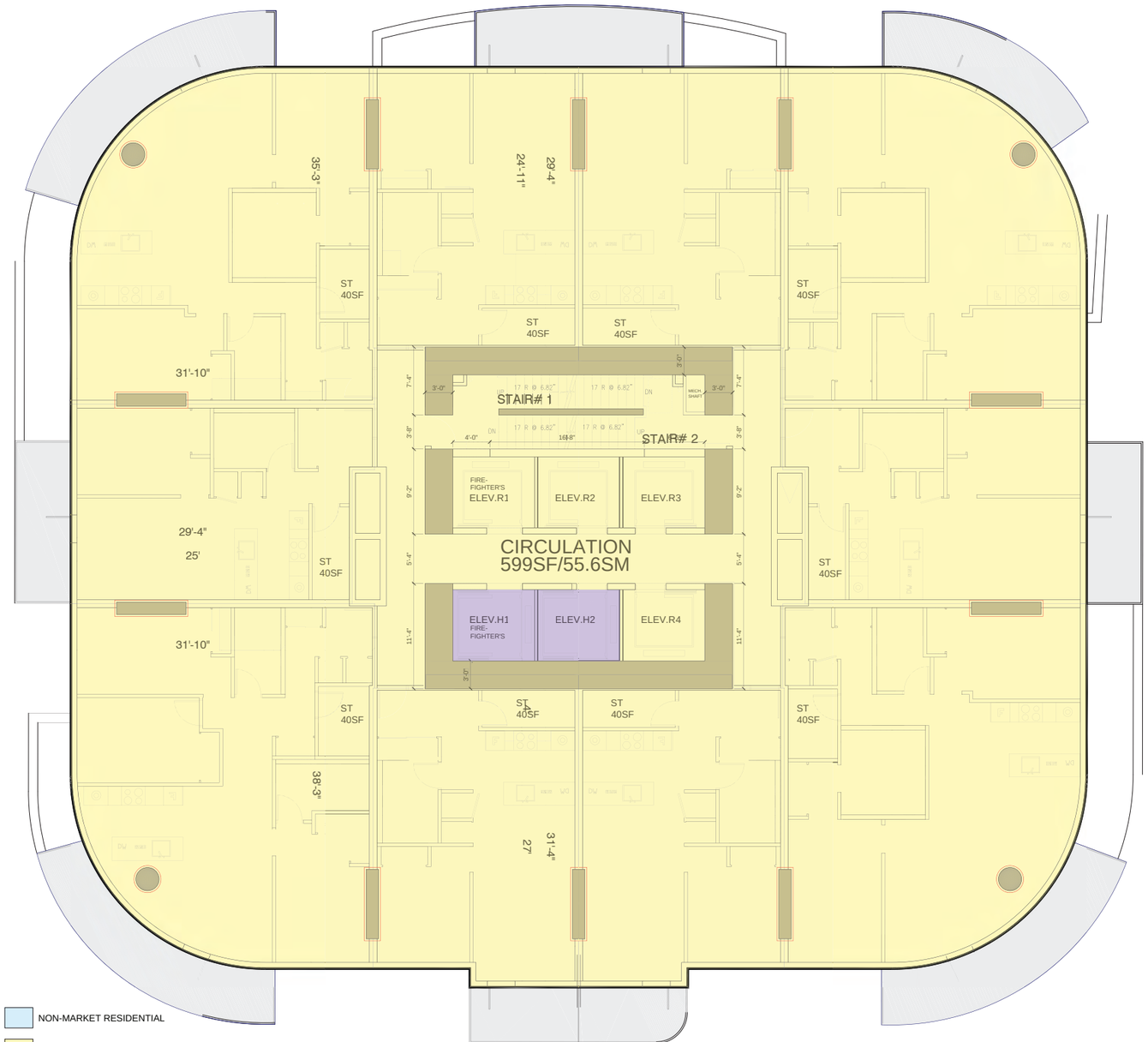
SHEET TITLE:

14TH FLOOR PLAN

SHEET NO.:

A9.12

4.12
FSR OVERLAY - LEVEL 15-26 LEVEL 58-63



RESIDENTIAL USE (MARKET)					
GROSS AREA		10,170	SF	944.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	IN-SUITE STORAGE	400	SF	37.2	SM
SUB TOTAL		400	SF	37.2	SM
NET AREA (FSR)		9,770	SF	907.7	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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REVISION:

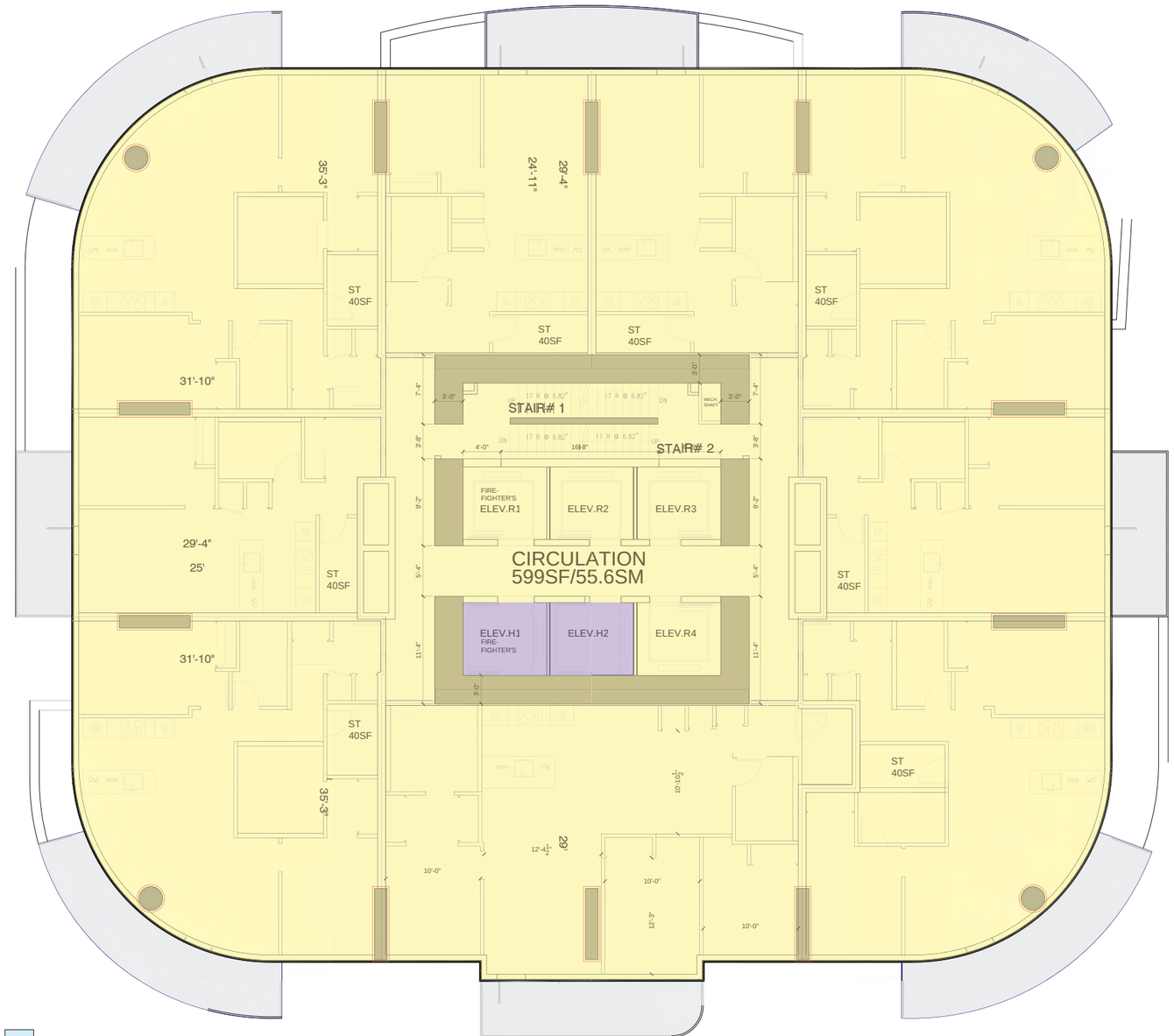
REV. NO.	DESCRIPTION	DATE

PROJECT NO.: 25001.80 DRAWN/PH.LAI CHECKED: KK
SCALE AT 36"X48": 1/4" = 1'- 0" DATE: 2026.04.23

SHEET TITLE:
15TH-26TH,58TH-63TH FLOOR PLAN

SHEET NO.:
A9.13

4.12
FSR OVERLAY - LEVEL 27-57



RESIDENTIAL USE (MARKET)					
GROSS AREA		9,842	SF	914.4	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	IN-SUITE STORAGE	360	SF	33.4	SM
SUB TOTAL		360	SF	33.4	SM
NET AREA (FSR)		9,482	SF	880.9	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

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- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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Vancouver BC, V6Z 3E4

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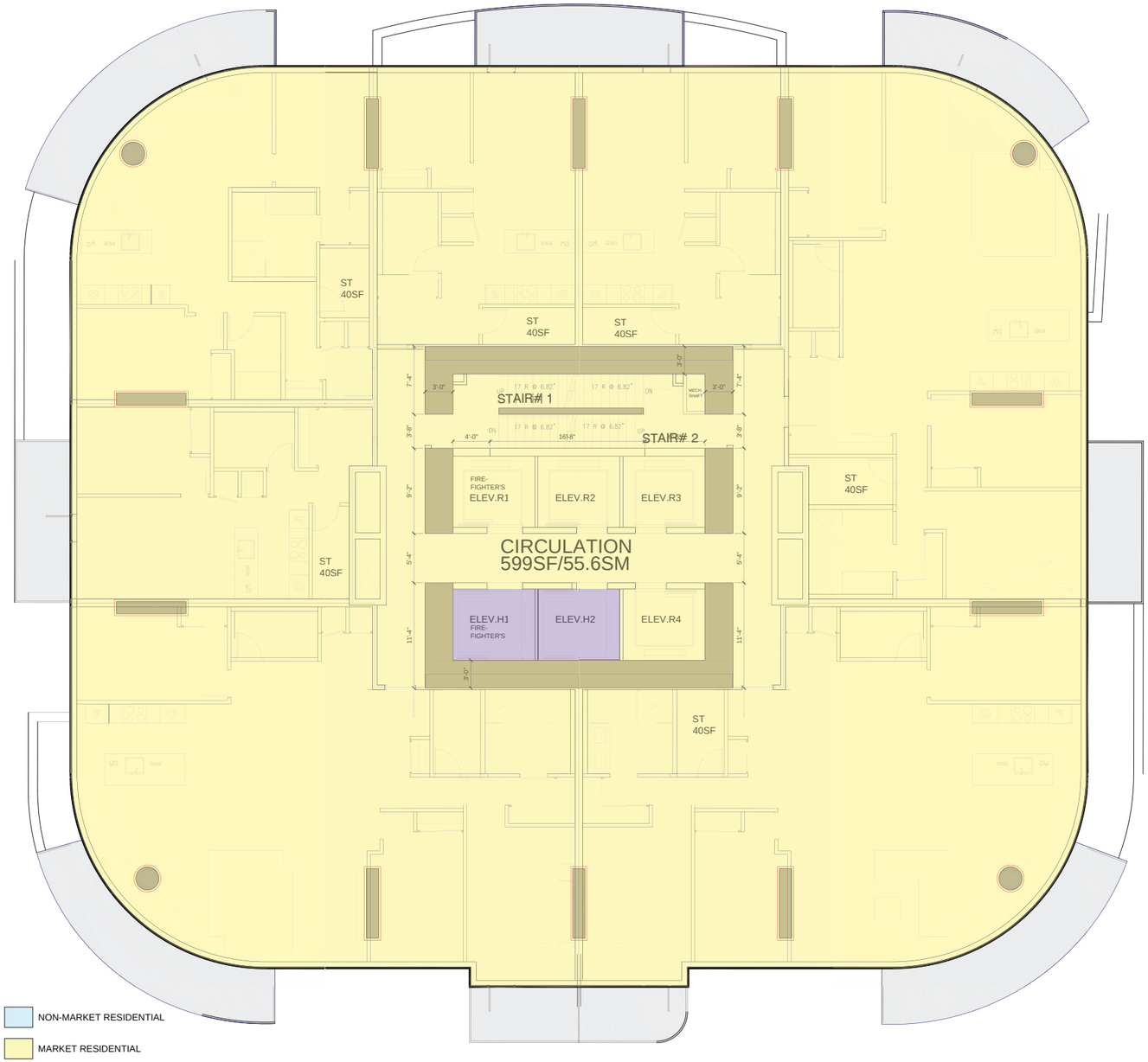
SHEET TITLE:

27TH-57TH FLOOR PLAN

SHEET NO.:

A9.14

4.12
FSR OVERLAY - LEVEL 64-66



RESIDENTIAL USE (MARKET)					
GROSS AREA		10,170	SF	944.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
	IN-SUITE STORAGE	280	SF	26.0	SM
SUB TOTAL		280	SF	26.0	SM
NET AREA (FSR)		9,890	SF	918.8	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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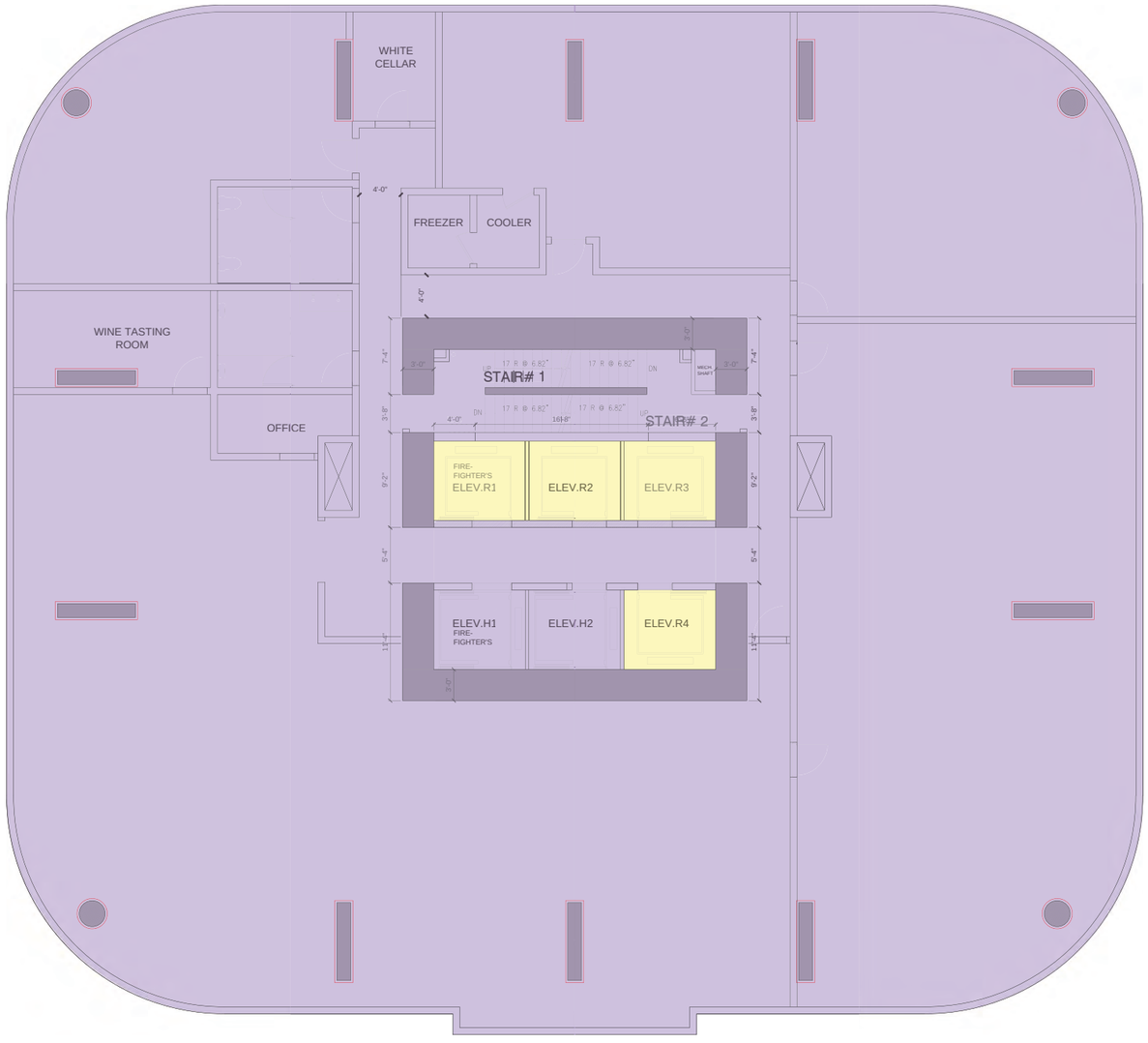
SHEET TITLE:

64TH-66TH
FLOOR PLAN

SHEET NO.:

A9.15

4.12 FSR OVERLAY - LEVEL 67



RESIDENTIAL USE (MARKET)					
GROSS AREA		276	SF	25.6	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		276	SF	25.6	SM
HOTEL USE					
GROSS AREA		10,032	SF	932.0	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		10,032	SF	932.0	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
- EXCLUSIONS

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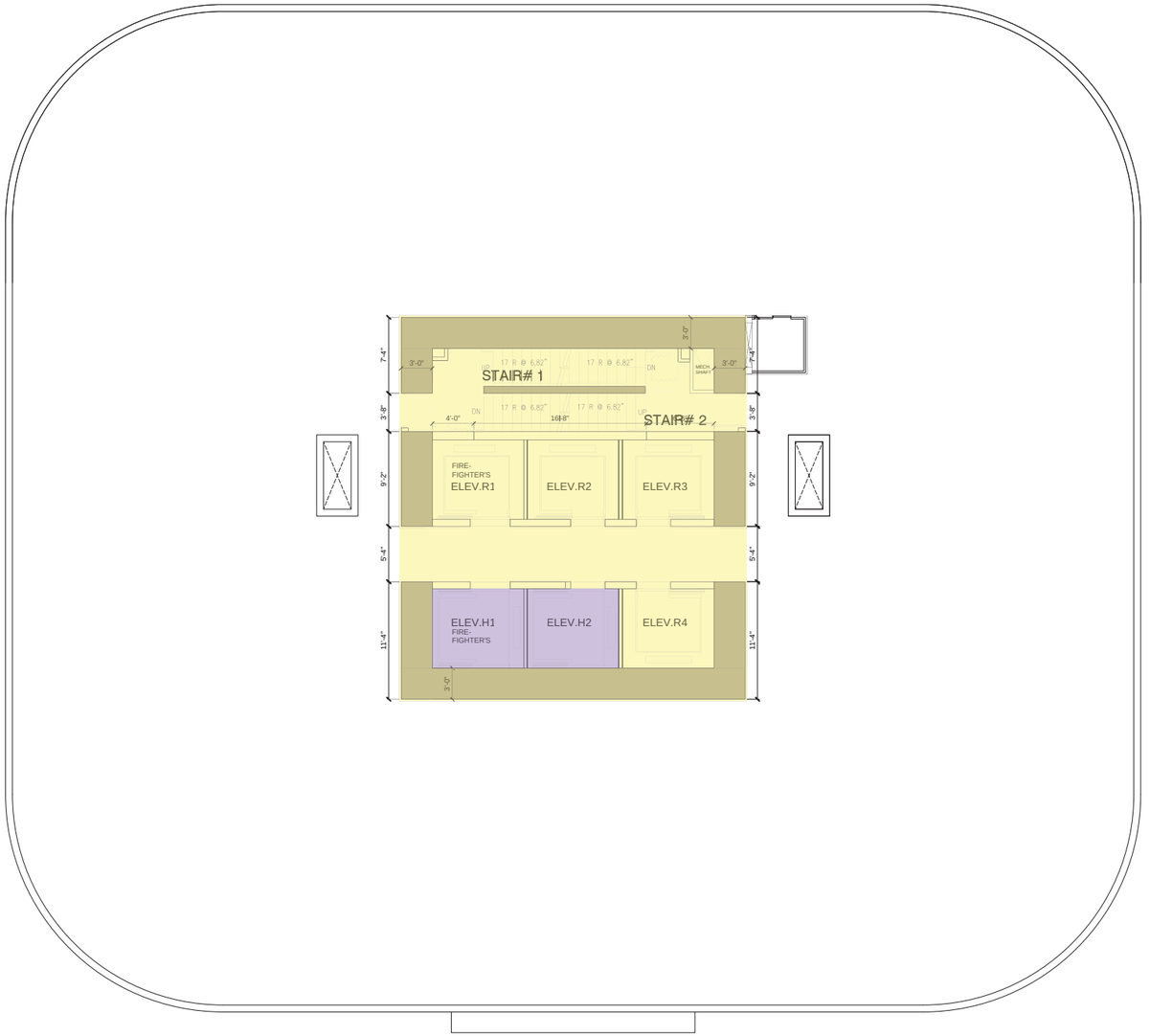
SHEET TITLE:

67TH FLOOR PLAN

SHEET NO.:

A9.16

4.12 FSR OVERLAY - LEVEL ROOFTOP TERRACE



RESIDENTIAL USE (MARKET)					
GROSS AREA		1,107	SF	102.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		1,107	SF	102.8	SM
HOTEL USE					
GROSS AREA		138	SF	12.8	SM
COMMON AREA					
EXCLUSIONS					
	EXT.WALL	0	SF	0.0	SM
SUB TOTAL		0	SF	0.0	SM
NET AREA (FSR)		138	SF	12.8	SM

- NON-MARKET RESIDENTIAL
- MARKET RESIDENTIAL
- HOTEL
- RETAIL
- PARKING/LOADING/MEP/STORAGE
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SHEET TITLE:

68TH
FLOOR PLAN

SHEET NO.:

A9.17