MIXED-USE DEVELOPMENT

MULTI-FAMILY TOWER + HOTEL + COMMERCIAL AT LEVEL 1

2158 WEST 1ST AVENUE
VANCOUVER, BC

HOTEL USE TEXT AMENDMENT

AUGUST 10th, 2026

PROJECT CONTACT LIST

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TEXT AMENDMENT - RATIONALE

The proposed mixed-use development at 2158–2170 West 1st Avenue is located just steps from Kitsilano Beach, in a walkable, highly animated setting that connects the vibrant Yew Street retail corridor, the mid-rise residential character of West 1st Avenue, and the open waterfront landscape. The design responds to this layered urban and natural context with a slender vertical form set above an active, finely crafted podium, enhancing the pedestrian experience and reinforcing the street's human scale.

The proposal delivers a total of 121 secured rental homes, comprising 24 below-market rental units (15,628 sq. ft.) and 97 market rental units. At grade, three neighbourhood-serving retail spaces and a distinct residential entry establish a continuous, high-quality frontage that complements and strengthens the existing streetscape.

Building Program Adjustments: Six Additional Tower/Amenity Levels

This amendment introduces six additional tower/amenity levels. The amenity level is fully compliant with the Broadway Plan policy, while the added tower levels align with the Residential High-Rise 1 land use designation on the site, as identified in the recently approved Vancouver Official Development Plan.

The resulting program achieves a total FSR of 8.73, representing a modest increase from the previously approved 6.8 FSR. The additional density supports the delivery of additional secured rental housing while maintaining a high-quality built form, enhanced resident amenities, and an efficient building design.

The additional tower levels is a targeted, minimal adjustment that achieves three key objectives:

1. Avoids the excessive loss of much-needed market rental units.
2. Improve the overall efficiency and functionality of the building while enhancing long-term residential livability.
3. Additional tower levels align with the Vancouver Official Development Plan (ODP) - Residential High-Rise 1 up to 26 storeys.

Amenities Scaled for Market Rental + Below-Market Rental

Amenity programming is increased and diversified to serve distinct user groups while ensuring equitable access throughout the building:

- Level 5: Co-located indoor/outdoor amenity areas sized for health and wellness-style activities.
- Level 27 Rooftop: Shared indoor lounge with a lounge and co-working space, and outdoor terraces with view-oriented seating, for all residents, including both market and below-market rental households.
- Ground level: A bicycle amenity lounge with secure storage and repair bench to support active transportation, along with a pet wash.

The amenity program has been expanded beyond typical residential standards (greater than 10%) to provide a broader range of spaces that support wellness, recreation, social interaction, and flexible day-to-day use for all residents. This modest increase enhances livability without increasing residential density.

The design continues to meet the City's expectations for quality, accessibility, and equitable distribution of amenities, including full access for below-market rental residents. The proposal is consistent with the Broadway Plan's flexibility provisions, which support enhanced amenity offerings where they improve the living experience for building occupants.

Third Elevator for Operational Efficiency and Equitable Service Capacity

A third elevator has been introduced to accommodate the increased residential population resulting from the proposed development. With two elevators, both resident and guest wait times would be unacceptably high during peak hours, negatively impacting livability. The third elevator ensures that daily vertical circulation meets service reliability and accessibility standards in a mixed-use building of this scale.

This additional elevator is not an amenity, but an essential building service component that enhances operational efficiency, supports universal accessibility, and provides redundancy for maintenance and emergency situations.

To integrate the third elevator, the typical tower floorplate has been modestly expanded to approximately 6,923 sq. ft. The Rezoning Referral Report acknowledged that a 6,800 sq. ft. plate was "supportable given the strong setbacks and block tower limits," and that such a configuration would not cause undue shadow or livability impacts. The proposed 6,923 sq. ft. tower floorplate is a deliberate design response that supports the long-term functionality and performance of the building. The modest increase in floorplate size accommodates a third elevator, significantly improving operational resilience, reducing resident wait times, enhancing vertical transportation, enabling more efficient structural grids, improving unit layouts, and creating a cleaner architectural expression. Detailed shadow analysis confirms that this modest increase does not result in any material additional shadow impacts on surrounding properties.
In addition, the approximately 7,000 sq. ft. proposed residential tower floorplate is consistent with the flexibility expressly contemplated by the City's Residential Tower Floor Plates Bulletin. The Bulletin establishes that Council-adopted floorplate limits are tested benchmarks rather than firm requirements and, for mid-block sites, contemplates floorplates of up to 7,200 sq. ft. depending on site frontage and adjacent development potential. The proposed floorplate therefore remains within the scale expressly contemplated by the City's current interpretive guidance while maintaining appropriate tower separation, shadow performance and neighbouring development potential.

Where This Lands the Overall Case

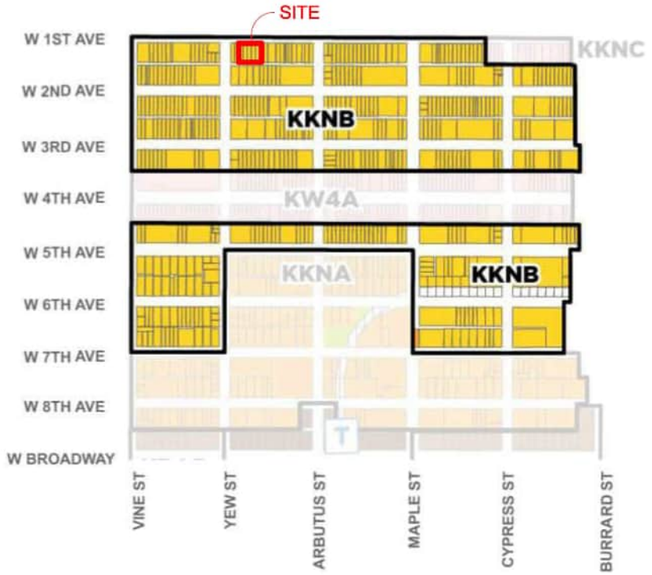
- *City Goals First:* The proposed amendment increases the supply of secured market rental and below-market rental housing while strengthening the neighbourhood through active, fine-grain, local-serving retail uses at grade.
- *Design Performance Intact:* The tower maintains its slender profile, tower separations, and a carefully refined top, while the podium establishes a four-storey streetwall that enhances the public realm along West 1st Avenue with small-format CRUs and expanded soil volumes to support significant street trees. The modified below-grade design provides approximately 2,100 sq. ft. of soil volume.
- *Access & Operations:* Building access has been designed to support safe and efficient residential, retail, service, and loading operations. Three fully internalized loading bays accessed from the lane accommodate residential and retail servicing while minimizing noise, congestion, and visual impacts on the public realm. The access strategy supports pedestrian comfort, operational efficiency, and the City's Complete Streets and livability objectives.
- *Design Performance Intact:* The tower maintains its slender profile and carefully refined top, while the podium establishes a four-storey streetwall that enhances West 1st Avenue's public realm with small-format CRUs and expanded soil volumes for street trees. Inspired by the site's proximity to the water, the tower's curved balconies and horizontal fins evoke the movement of waves, creating a distinct identity within Vancouver's waterfront context.

In summary, the proposed text amendment refines an already well-considered mixed-use project, protecting secured rental housing, maintaining urban design performance, and enhancing the public realm. The result is a complete, transit-oriented development that supports the City's housing and economic goals while adding much-needed hotel capacity in Kitsilano.

Hotel use is already contemplated by the Broadway Plan in the adjacent KW4A and KKNC policy areas, located within three blocks of the subject site. Given the site's close proximity, the proposed hotel represents a minor geographic extension of an already supported land use, rather than a departure from the City's planning objectives.

Although hotel use is not currently enumerated in the KKNB policy table, its consideration is consistent with the broader objectives of the Broadway Plan, the Vancouver ODP, the High-Density Housing for Families with Children Guidelines, and the Hotel Development Policy. The Broadway Plan expressly seeks to expand hotel accommodation and enable major hotel supply to meet long-term demand. The Hotel Development Policy identifies an urgent city-wide need for additional hotel rooms and supports a greater geographic distribution of hotel accommodation and mixed hotel-residential projects. The Vancouver ODP permits compatible service uses as complementary uses within residential designations, and City staff have identified hotel as a Commercial Service use capable of consideration within the Residential High-Rise 1 designation. The High-Density Housing for Families with Children Guidelines further support mixed residential and non-residential developments where pedestrian and vehicular access, parking, amenities, security, and visual and acoustic privacy are clearly separated, all of which are addressed through the proposed design. The approximately DP-Approved 7,000 sq. ft. floorplate also accommodates a third elevator, improving reliability, accessibility, move-in operations, and long-term building resilience, consistent with the Guidelines' recognition that multiple elevators are desirable in taller residential buildings. The project does not trade housing for hotel space. It delivers secured market and below-market rental housing while simultaneously addressing the City's documented hotel shortage.

8.2 Kitsilano North - Area B — KKNB



Intent

Support the long-term replacement of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

RESIDENTIAL

8.2.1 KKNB Policy Summary Table

Policy Area	Kitsilano North - Area B			KKNB
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Additional Policies

8.2.2 There will be a maximum of two towers per block (street to street, including any laneways) in the Kitsilano North sub-area. For blocks located in both Kitsilano North and another sub-area, only towers in Kitsilano North shall be counted toward the maximum.

8.2.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

20,980 **SITE AREA**
SQUARE FEET

6,294 **COMMERCIAL AREA - FSR 0.30**
SQUARE FEET

77,611 **HOTEL AREA - FSR 3.70**
SQUARE FEET

99,295 **RESIDENTIAL AREA - FSR 4.73**
SQUARE FEET
BMR DWELLING UNIT AREA EQUALS 20% OF TOTAL DWELLING UNIT AREA = 15,628 SQ.FT.

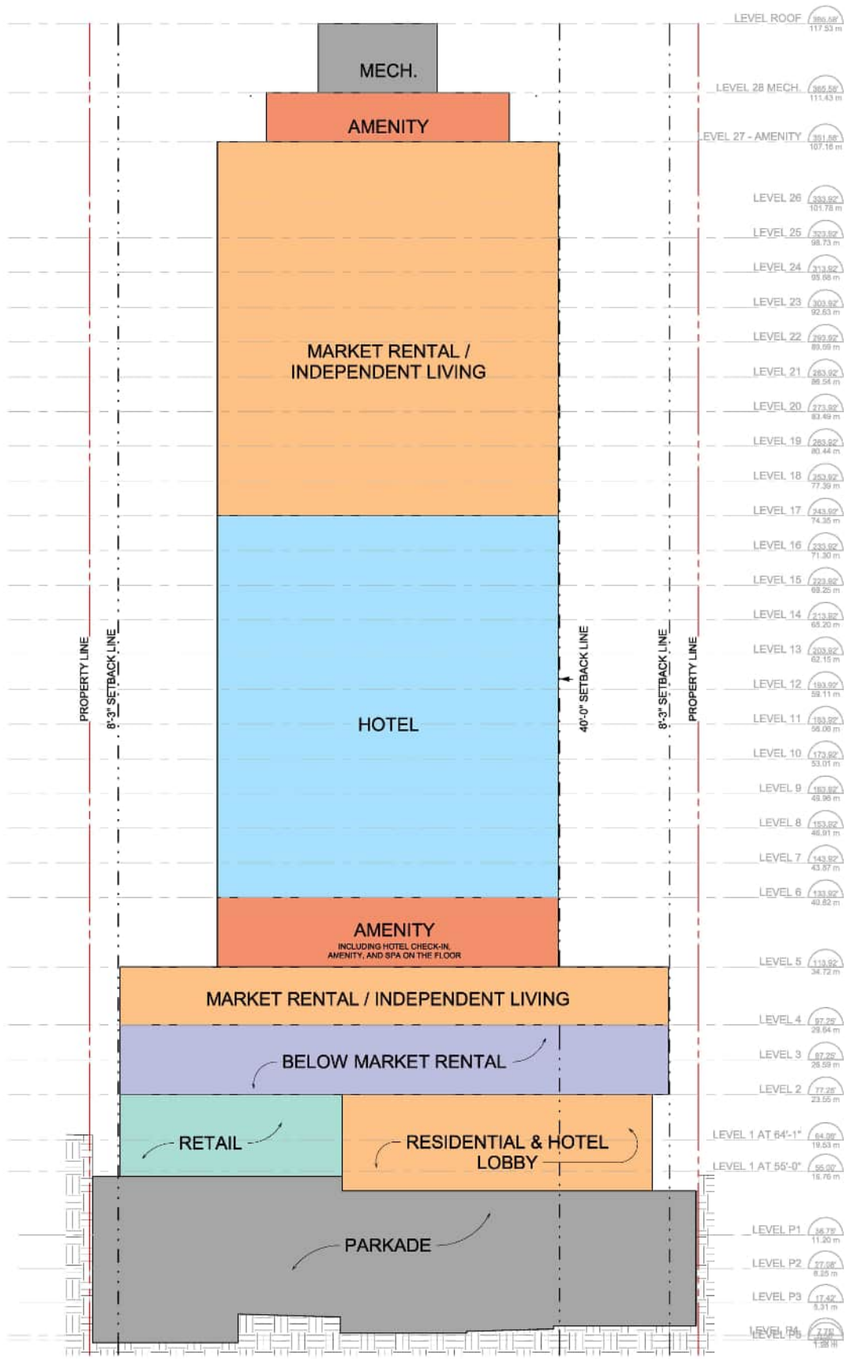
183,200 **TOTAL AREA**
SQUARE FEET

8.73 **TOTAL FSR**

26 **STOREYS**
LEVELS 27 AND 28 - ROOFTOP AMENITY AND MECH FLOORS

99 **HOTEL GUESTROOMS**

121 **RESIDENTIAL UNITS**



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

DATA SUMMARY

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM


MARKET RENTAL / INDEPENDENT LIVING ROOF-TOP AMENITY + OUTDOOR AMENITY
MARKET RENTAL / INDEPENDENT LIVING
HOTEL
HOTEL AMENITY + SHARED OUTDOOR AMENITY
MARKET RENTAL / INDEPENDENT LIVING
BELOW MARKET RENTAL - 24 UNITS
PEDESTRIAN CONNECTION FROM WEST 1ST AVE TO LANE
RETAIL/ BIKE ELEVATOR
WEST 1ST AVENUE
RESIDENTIAL & HOTEL LOBBY
COMMERCIAL - 0.3 FSR 6,294 SF


MARKET RENTAL / INDEPENDENT LIVING ROOF-TOP AMENITY + OUTDOOR AMENITY
MARKET RENTAL / INDEPENDENT LIVING
HOTEL
HOTEL AMENITY + SHARED OUTDOOR AMENITY
MARKET RENTAL / INDEPENDENT LIVING
BELOW MARKET RENTAL - 23 UNITS
LANE
LOADING BAY
PARKADE ACCESS



CHRIS DIKEAKOS ARCHITECTS INC.

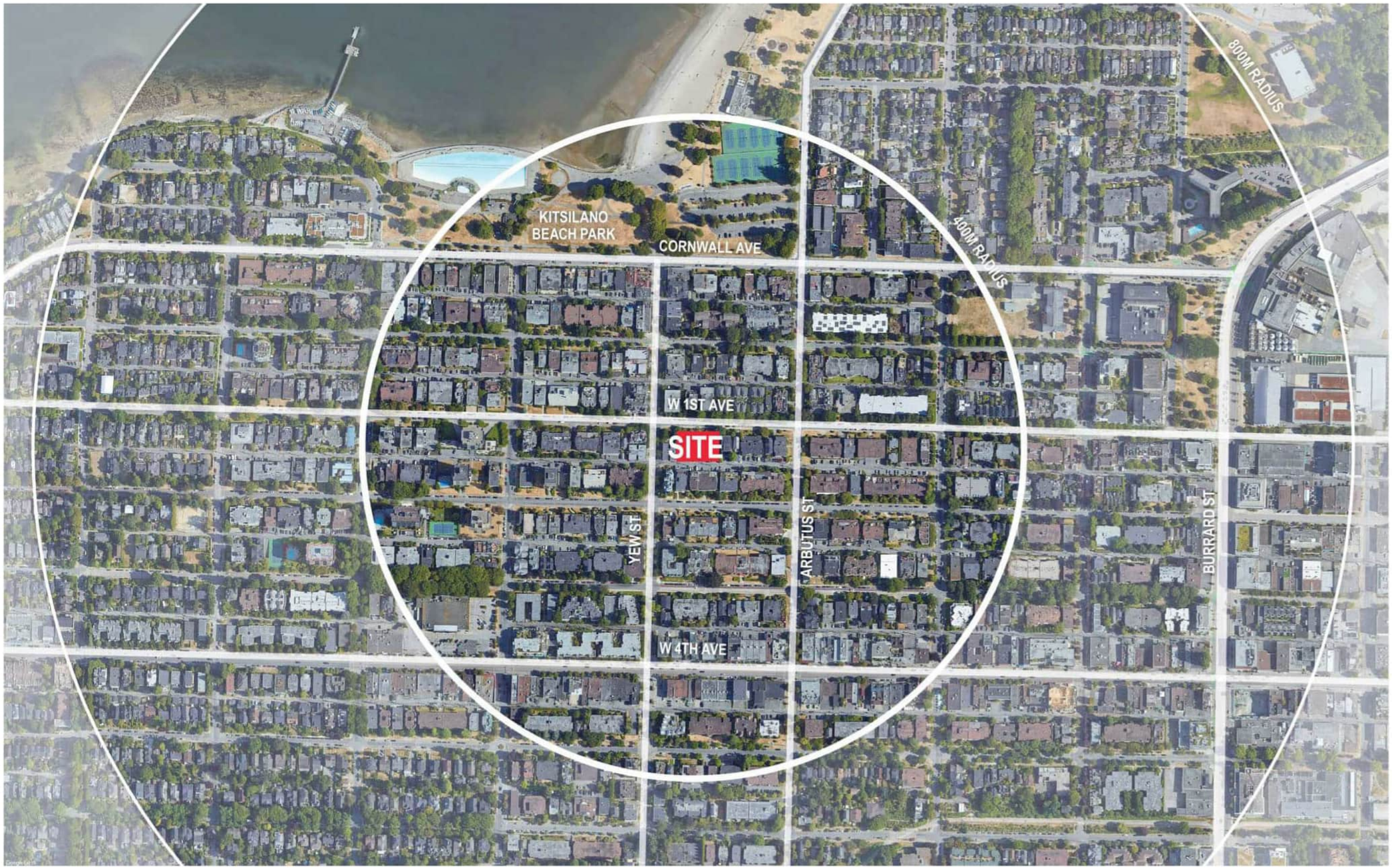
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

SITE CONTEXT

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-005



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

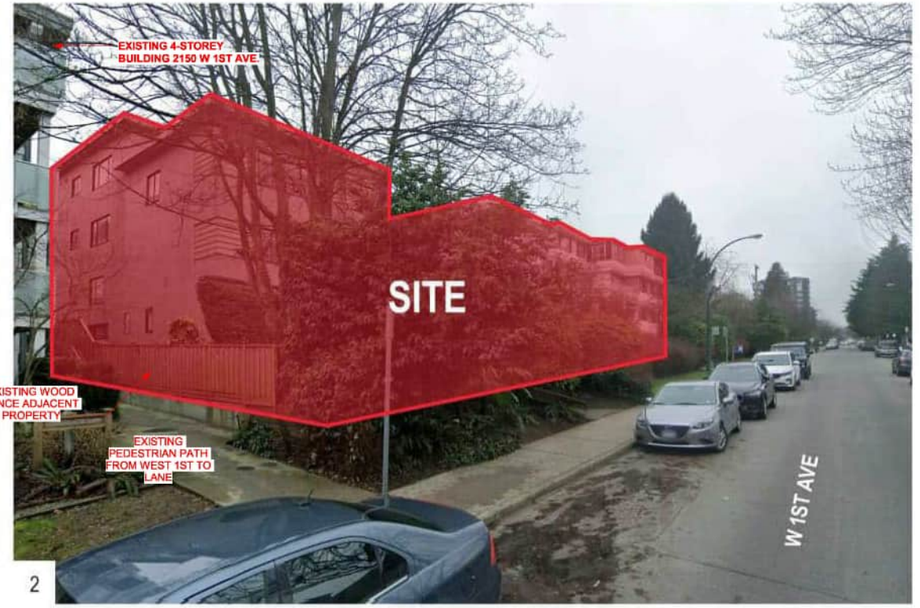
SITE CONTEXT

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



1



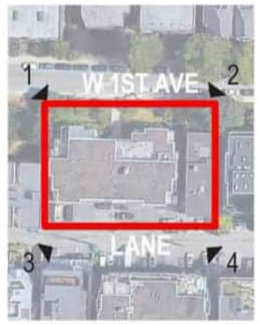
2



3



4



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

STREET VIEWS

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-007

SUSTAINABILITY MEASURES

THE PROJECT IS TO COMPLY WITH THE CITY OF VANCOUVER GREEN BUILDING POLICY FOR REZONINGS AND IS INTENDING TO MEET THE ENERGY AND EMISSIONS TARGETS OUTLINED IN VBBL 2019 PART 10 (JULY 25, 2023 REVISION) VIA THE LCES PATHWAY.

THE BUILDING IS EXPECTED TO COMPLY WITH VBBL 2019 PART 10 (JULY 25, 2023 REVISION) VIA THE SIGNIFICANT ENERGY CONSERVATION MEASURES (ECMs) LISTED BELOW:

- ATTENTION TO THERMAL BRIDGING AND INFILTRATION RATES

- FULLY ELECTRIC MECHANICAL SYSTEMS WITH AN OVERALL COP OF >2

- USE OF HEAT RECOVERY VENTILATION

THE DESIGN SHOWS COMPLIANCE WITH THE LCES PATHWAY TARGETS FOR TEUI, TESI, AND GHGI.

	Proposed Design Inputs	Notes
VFAR	0.5	Calculated shape factor based on preliminary drawings
Window-to-Wall Ratio	48%	Based on target WWR
Wall R-value	R-5 effective, including impacts of balconies and other thermal bridging	Window wall. Similar to Starline 9200 window wall system.
Roof R-value	R-30 effective	
Windows	U-0.35; SHGC 0.3	Double glazed window wall system. Could be improved to U-0.32 depending on IGU size, second low-e coating, and operability of windows and doors.
Heat Recovery Efficiency	75%	Typical performance
Infiltration Rates	As per City of Vancouver Modelling Guidelines	No infiltration savings targeted
Mechanical Systems	Air-source heat pump	Type of heat pump (e.g. central, split, VRF, etc) TBD.
DHW	Electric resistance or air source heat pump	20% savings DHW water use savings















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MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

PRECEDENT IMAGES

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

PROJECT DEVELOPMENT DATA

2158 - 2170 West 1st Avenue, Vancouver, BC

Project:

26 Storey Residential Tower/ Hotel with Commercial at ground level + 1 level of rooftop amenity

Legal Description:

Civic Address	Existing Legal
2158 & 2170 West 1st Avenue	LOT 3 TO 7, LOT 9, THE WEST 1/2 AND THE EAST 1/2 OF LOT 8, ALL OF BLOCK 214 DISTRICT LOT 526 GROUP 1 NWD PLAN 590

Zoning:

Current Zoning: RM4
Broadway Plan: Kitsilano North-Area B - KKNB
Enacted Zoning: CD1

Proposed Setbacks:

		Req. Tower Setback	Proposed Tower Setback
D1	West 1st Avenue	3.70m (12ft)	3.70m (12ft)
D2	East Property	12.19m (40ft)	12.19m (40ft)
D3	Lane	9.14m (30ft)	9.14m (30ft)
D4	West Property	2.51m (8.25ft)	2.51m (8.25ft)

Building Height:

E1	Max. Allowable Building Height per ODP	26 Storeys
E2	Proposed Building Height	26 Storeys + 1 level of amenity - 334'-7" - 101.98m

Proposed relaxations:

12'-0" - 3.70m Below-Grade Front Yard Setback Variance along West 1st Avenue

Site Area:

	Imperial	Metric
Gross Site Area	20,980 sq ft	1,949.1 sq m
Net Site Area	20,980 sq ft	1,949.1 sq m
Site area for calculation of density	**20,980 sq ft**	**1,949.1 sq m**

Site Coverage calculations

	Imperial	Metric
Gross Site Area	20,980 sq ft	1949 sq m
Site Coverage Area	10,719 sq ft	996 sq m
Site Coverage %		**51.09%**

Floor Space Ratio (FSR) Summary

FSR SUMMARY			
USE	**NET FSR Imperial**	**NET FSR Metric**	**FSR**
Retail	6,294 sq.ft.	585 sq.m.	0.30
Hotel	77,611 sq.ft.	7,210 sq.m.	3.70
Residential	99,295 sq.ft.	9,225 sq.m.	4.73
TOTAL FSR NET	**183,200 sq.ft.**	**17,020 sq.m.**	**8.73**

* FSR approved at Rezoning Submission: 8.8 (142,663 sf)

L. Proposed Building Height:

Levels	Height of Levels Imperial	Metric	Number of levels
Levels P4 -P2	10	3.05	3
Level P1	18.25	5.56	1
L1 at 55'-0"	9.1	2.77	1
L1 at 64'-1"	13.15	4.01	-
Levels 2-3	10	3.05	2
Levels 4	16.68	5.08	1
Levels 5	20	6.10	1
Levels 6-25	10	3.05	20
Level 26	17.86	5.38	1
Level 27 Amenity	14	4.27	1

Gross Floor Area and permitted FSR/GFA Exclusions:

GFA Proposed

Levels	Retail+Hotel Gross floor area		Residential Gross floor area		Amenity		Gross Area per floor (sf)	Residential and Hotel Efficiency (%) (Unit Area/Gross Area)
	Retail per Floor (sf)	Hotel Area per Floor (sf)	Unit Area per Floor (sf)	Common Area per Floor (sf)	Indoor Amenity	Outdoor Amenity		
L1 at 55'-0"	5467 sq.ft. / 507.9sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	1970 sq.ft. / 183sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	7437 sq.ft. / 690.9sq.m.	0%
L1 at 64'-1"	827 sq.ft. / 76.8sq.m.	1458 sq.ft. / 135.5sq.m.	0 sq.ft. / 0sq.m.	826 sq.ft. / 76.7sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	3111 sq.ft. / 289sq.m.	0%
L2	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	8340 sq.ft. / 774.8sq.m.	1215 sq.ft. / 112.9sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	9555 sq.ft. / 887.7sq.m.	87%
L3	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	9488 sq.ft. / 881.5sq.m.	1231 sq.ft. / 114.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	10719 sq.ft. / 995.8sq.m.	89%
L4	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	9488 sq.ft. / 881.5sq.m.	1231 sq.ft. / 114.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	10719 sq.ft. / 995.8sq.m.	89%
L5	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	7316 sq.ft. / 679.7sq.m.	7316 sq.ft. / 679.7sq.m.	3873 sq.ft. / 359.8sq.m.	7316 sq.ft. / 679.7sq.m.	0%
L6	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L7	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L8	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L9	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L10	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L11	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L12	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L13	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L14	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L15	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L16	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0%
L17	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L18	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L19	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L20	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L21	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L22	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L23	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L24	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L25	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L26	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5952 sq.ft. / 553sq.m.	971 sq.ft. / 90.2sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	86%
L27 Amenity	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	3734 sq.ft. / 346.9sq.m.	3734 sq.ft. / 346.9sq.m.	3207 sq.ft. / 297.9sq.m.	3734 sq.ft. / 346.9sq.m.	0%
Total	**6294 sq.ft. / 584.7sq.m.**	**77611 sq.ft. / 7210.3sq.m.**	**86836 sq.ft. / 8067.3sq.m.**	**27233 sq.ft. / 2530sq.m.**	**11050 sq.ft. / 1026.6sq.m.**	**7080 sq.ft. / 657.8sq.m.**	**197974 sq.ft. / 18392.4sq.m.**	/

*Outdoor amenity is not included in the Gross Area per floor

FSR Exclusions and total NET floor area

Levels	FSR Exclusions		Total Exclusions	Total Retail NET floor area (sq.ft.)	Total Hotel NET floor area (sq.ft.)	Total Residential NET floor area (sq.ft.)
	Amenity	Storage per unit				
L1 at 55'-0"	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	5467 sq.ft. / 507.9sq.m.	0 sq.ft. / 0sq.m.	1970 sq.ft. / 183sq.m.
L1 at 64'-1"	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	827 sq.ft. / 76.8sq.m.	1458 sq.ft. / 135.5sq.m.	826 sq.ft. / 76.7sq.m.
L2	0 sq.ft. / 0sq.m.	631 sq.ft. / 58.6sq.m.	631 sq.ft. / 58.6sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	8924 sq.ft. / 829.1sq.m.
L3	0 sq.ft. / 0sq.m.	313 sq.ft. / 29.1sq.m.	313 sq.ft. / 29.1sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	10406 sq.ft. / 966.7sq.m.
L4	0 sq.ft. / 0sq.m.	351 sq.ft. / 32.6sq.m.	351 sq.ft. / 32.6sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	10368 sq.ft. / 963.2sq.m.
L5	7316 sq.ft. / 679.7sq.m.	0 sq.ft. / 0sq.m.	7316 sq.ft. / 679.7sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.
L6	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L7	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L8	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L9	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L10	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L11	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L12	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L13	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L14	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L15	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L16	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6923 sq.ft. / 643.2sq.m.	0 sq.ft. / 0sq.m.
L17	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L18	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L19	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L20	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L21	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L22	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L23	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L24	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L25	0 sq.ft. / 0sq.m.	252 sq.ft. / 23.4sq.m.	252 sq.ft. / 23.4sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6671 sq.ft. / 619.8sq.m.
L26	0 sq.ft. / 0sq.m.	161 sq.ft. / 15sq.m.	161 sq.ft. / 15sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	6762 sq.ft. / 628.2sq.m.
L27 Amenity	3734 sq.ft. / 346.9sq.m.	0 sq.ft. / 0sq.m.	3734 sq.ft. / 346.9sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.	0 sq.ft. / 0sq.m.
Total	**11050 sq.ft. / 1026.6sq.m.**	**3724 sq.ft. / 346sq.m.**	**14774 sq.ft. / 1372.5sq.m.**	**6294 sq.ft. / 584.7sq.m.**	**77611 sq.ft. / 7210.3sq.m.**	**99295 sq.ft. / 9224.8sq.m.**

Residential Unit Count Statistics

Levels	Below Market Rental Unit Count					Market Rental / Independent Living Unit Count					Total Units
	Studio	1 bed	2 bed	3 bed	BMR Total	Studio	1 bed	2 bed	3 bed + stor.	MR/IL Total	
L1 at 55'-0"	0	0	0	0	0	0	0	0	0	0	**0**
L1 at 64'-1"	0	0	0	0	0	0	0	0	0	0	**0**
L2	3	4	2	2	11	0	0	0	0	0	**11**
L3	3	5	4	1	13	0	0	0	0	0	**13**
L4	0	0	0	0	0	4	5	5	0	14	**14**
L5	0	0	0	0	0	0	0	0	0	0	**0**
L6	0	0	0	0	0	0	0	0	0	0	**0**
L7	0	0	0	0	0	0	0	0	0	0	**0**
L8	0	0	0	0	0	0	0	0	0	0	**0**
L9	0	0	0	0	0	0	0	0	0	0	**0**
L10	0	0	0	0	0	0	0	0	0	0	**0**
L11	0	0	0	0	0	0	0	0	0	0	**0**
L12	0	0	0	0	0	0	0	0	0	0	**0**
L13	0	0	0	0	0	0	0	0	0	0	**0**
L14	0	0	0	0	0	0	0	0	0	0	**0**
L15	0	0	0	0	0	0	0	0	0	0	**0**
L16	0	0	0	0	0	0	0	0	0	0	**0**
L17	0	0	0	0	0	3	3	2	1	9	**9**
L18	0	0	0	0	0	3	3	2	1	9	**9**
L19	0	0	0	0	0	3	3	2	1	9	**9**
L20	0	0	0	0	0	3	3	2	1	9	**9**
L21	0	0	0	0	0	3	3	2	1	9	**9**
L22	0	0	0	0	0	3	3	2	1	9	**9**
L23	0	0	0	0	0	3	3	2	1	9	**9**
L24	0	0	0	0	0	1	3	3	1	8	**8**
L25	0	0	0	0	0	1	3	3	1	8	**8**
L26	0	0	0	0	0	0	0	0	4	4	**4**
L27 Amenity	0	0	0	0	0	0	0	0	0	0	**0**
Total	6	9	6	3	**24**	27	32	25	13	9	
Percentage	25%	38%	25%	13%		28%	33%	26%	13%		

Hotel Guestrooms Count

Levels	Guestrooms
L6	9
L7	9
L8	9
L9	9
L10	9
L11	9
L12	9
L13	9
L14	9
L15	9
L16	9
Total	**99**

Below Market Rental Calculation

Total Dwelling Unit area		
Levels	**Area sq.ft.**	**Area sq.m.**
Level 2	7,152.0 sq.ft.	664.4 sq m
Level 3	8,476.0 sq.ft.	787.4 sq m
Level 4	8,322.0 sq.ft.	773.1 sq m
Level 5	0.0 sq.ft.	0.0 sq m
Level 6	0.0 sq.ft.	0.0 sq m
Level 7	0.0 sq.ft.	0.0 sq m
Level 8	0.0 sq.ft.	0.0 sq m
Level 9	0.0 sq.ft.	0.0 sq m
Level 10	0.0 sq.ft.	0.0 sq m
Level 11	0.0 sq.ft.	0.0 sq m
Level 12	0.0 sq.ft.	0.0 sq m
Level 13	0.0 sq.ft.	0.0 sq m
Level 14	0.0 sq.ft.	0.0 sq m
Level 15	0.0 sq.ft.	0.0 sq m
Level 16	0.0 sq.ft.	0.0 sq m
Level 17	5,288.0 sq.ft.	491.3 sq m
Level 18	5,288.0 sq.ft.	491.3 sq m
Level 19	5,288.0 sq.ft.	491.3 sq m
Level 20	5,288.0 sq.ft.	491.3 sq m
Level 21	5,288.0 sq.ft.	491.3 sq m
Level 22	5,288.0 sq.ft.	491.3 sq m
Level 23	5,288.0 sq.ft.	491.3 sq m
Level 24	5,315.0 sq.ft.	493.8 sq m
Level 25	5,315.0 sq.ft.	493.8 sq m
Level 26	5,512.0 sq.ft.	512.1 sq m
Total	**77,108.0 sq.ft.**	**7163.6 sq m**

Total BMR Dwelling Unit area		
Levels	**Area sq.ft.**	**Area sq.m.**
Level 2	7,152.0 sq.ft.	664.4 sq m
Level 3	8,476.0 sq.ft.	787.4 sq m
Level 4	0.0 sq.ft.	0.0 sq m
Level 5	0.0 sq.ft.	0.0 sq m
Level 6	0.0 sq.ft.	0.0 sq m
Level 7	0.0 sq.ft.	0.0 sq m
Level 8	0.0 sq.ft.	0.0 sq m
Level 9	0.0 sq.ft.	0.0 sq m
Level 10	0.0 sq.ft.	0.0 sq m
Level 11	0.0 sq.ft.	0.0 sq m
Level 12	0.0 sq.ft.	0.0 sq m
Level 13	0.0 sq.ft.	0.0 sq m
Level 14	0.0 sq.ft.	0.0 sq m
Level 15	0.0 sq.ft.	0.0 sq m
Level 16	0.0 sq.ft.	0.0 sq m
Level 17	0.0 sq.ft.	0.0 sq m
Level 18	0.0 sq.ft.	0.0 sq m
Level 19	0.0 sq.ft.	0.0 sq m
Level 20	0.0 sq.ft.	0.0 sq m
Level 21	0.0 sq.ft.	0.0 sq m
Level 22	0.0 sq.ft.	0.0 sq m
Level 23	0.0 sq.ft.	0.0 sq m
Level 24	0.0 sq.ft.	0.0 sq m
Level 25	0.0 sq.ft.	0.0 sq m
Level 26	0.0 sq.ft.	0.0 sq m
Total	**15,628.0 sq.ft.**	**1451.9 sq m**
	20%	

Total MR/IL Dwelling Unit area		
Levels	**Area sq.ft.**	**Area sq.m.**
Level 2	0.0 sq.ft.	0.0 sq m
Level 3	0.0 sq.ft.	0.0 sq m
Level 4	8,322.0 sq.ft.	773.1 sq m
Level 5	0.0 sq.ft.	0.0 sq m
Level 6	0.0 sq.ft.	0.0 sq m
Level 7	0.0 sq.ft.	0.0 sq m
Level 8	0.0 sq.ft.	0.0 sq m
Level 9	0.0 sq.ft.	0.0 sq m
Level 10	0.0 sq.ft.	0.0 sq m
Level 11	0.0 sq.ft.	0.0 sq m
Level 12	0.0 sq.ft.	0.0 sq m
Level 13	0.0 sq.ft.	0.0 sq m
Level 14	0.0 sq.ft.	0.0 sq m
Level 15	0.0 sq.ft.	0.0 sq m
Level 16	0.0 sq.ft.	0.0 sq m
Level 17	5,288.0 sq.ft.	491.3 sq m
Level 18	5,288.0 sq.ft.	491.3 sq m
Level 19	5,288.0 sq.ft.	491.3 sq m
Level 20	5,288.0 sq.ft.	491.3 sq m
Level 21	5,288.0 sq.ft.	491.3 sq m
Level 22	5,288.0 sq.ft.	491.3 sq m
Level 23	5,288.0 sq.ft.	491.3 sq m
Level 24	5,315.0 sq.ft.	493.8 sq m
Level 25	5,315.0 sq.ft.	493.8 sq m
Level 26	5,512.0 sq.ft.	512.1 sq m
Total	**61,480.0 sq.ft.**	**5711.7 sq m**
	80%	

*Dwelling Unit Area is the floor area of each dwelling unit, measured to
the inside of all perimeter walls, excluding any floor area as required by Appendix A section 6.6

* All balconies have face-mount guardrails

Units Average sizes Dwelling Area*				
Unit type	**Below Market Rental average size**		**Market Rental average size**	
Studio	**466.5 sq.ft.**	**43.3 sq m**	**414.9 sq.ft.**	**38.5 sq m**
1 bed	**528.6 sq.ft.**	**49.1 sq.ft.**	**511.7 sq.ft.**	**47.5 sq m**
2 bed	**788.3 sq.ft.**	**73.2 sq.ft.**	**777.1 sq.ft.**	**72.2 sq m**
3 bed	**1,052.8 sq.ft.**	**97.8 sq.ft.**	**1,095.9 sq.ft.**	**101.8 sq.ft.**

*Dwelling Unit Area is the floor area of each dwelling unit, measured to
the inside of all perimeter walls, excluding any floor area as required by Appendix A section 6.6

Indoor & Outdoor Amenity

Below market + Market Rental/Independent Living Amenity Requirements						
Type	sq.m. Required	Total Units number	Area req. (sq.m.)	Area req. (sq.ft.)	Proposed area (sq.m.)	**Proposed area (sq.ft.)**
Indoor	1.20 sq m	121	145 sq m	2,282 sq.ft.	1,027 sq m	**11,050 sq.ft.**
Outdoor	2.00 sq m		242 sq m	2,605 sq.ft.	658 sq m	**7,080 sq.ft.**
Total Area Indoor + Outdoor amenity (sq.m.)			387 sq m	4,887 sq.ft.	1,684 sq m	**18,130 sq.ft.**

*All the indoor and outdoor amenity spaces will be accessible to all the residents

Private outdoor space

Balcony area					
Net Floor Area		**Max. 15% Balcony**		**Balcony area provided**	
176,672.0 sq.ft.	16413.4 sq m	26,501 sq.ft.	2462.0 sq m	**26,501 sq.ft.**	**2462.0 sq m**

Balcony area per level		
L1 at 55'-0"	0.0 sq.ft.	0.0 sq m
L1 at 64'-1"	0.0 sq.ft.	0.0 sq m
Level 2	224.0 sq.ft.	20.8 sq m
Level 3	1,271.0 sq.ft.	118.1 sq m
Level 4	1,271.0 sq.ft.	118.1 sq m
Level 5	0.0 sq.ft.	0.0 sq m
Level 6	1,193.0 sq.ft.	110.8 sq m
Level 7	1,193.0 sq.ft.	110.8 sq m
Level 8	1,193.0 sq.ft.	110.8 sq m
Level 9	1,046.0 sq.ft.	97.2 sq m
Level 10	1,046.0 sq.ft.	97.2 sq m
Level 11	1,046.0 sq.ft.	97.2 sq m
Level 12	1,193.0 sq.ft.	110.8 sq m
Level 13	1,193.0 sq.ft.	110.8 sq m
Level 14	1,193.0 sq.ft.	110.8 sq m
Level 15	1,046.0 sq.ft.	97.2 sq m
Level 16	1,046.0 sq.ft.	97.2 sq m
Level 17	1,046.0 sq.ft.	97.2 sq m
Level 18	1,193.0 sq.ft.	110.8 sq m
Level 19	1,193.0 sq.ft.	110.8 sq m
Level 20	1,193.0 sq.ft.	110.8 sq m
Level 21	1,046.0 sq.ft.	97.2 sq m
Level 22	1,046.0 sq.ft.	97.2 sq m
Level 23	1,046.0 sq.ft.	97.2 sq m
Level 24	1,193.0 sq.ft.	110.8 sq m
Level 25	1,193.0 sq.ft.	110.8 sq m
Level 26	1,193.0 sq.ft.	110.8 sq m
Total	**26,501.0 sq.ft.**	**2,461.6 sq.ft.**

*Roof decks not included in balcony area calculation

*Each Family unit to have a private open space which is 1.8m (5.9 ft) deep by 2.7m (8.9 ft) wide

Parking Statistics

Residential uses

Use	Resident	Visitor	Small Car	H/C	H/C VAN	Electrical Vehicle	Total
Required Ratio	/	/	max. 25%	Parking By-law 4.1.4	Parking By-law 4.1.4	All stalls to have EV provisions	
Proposed Ratio		0.05 x unit	41%	Parking By-law 4.1.4	Parking By-law 4.1.4		
Required	/	/	/	5	1		/
Proposed	137	7	67	6	1		144

Retail/Hotel

Use	Retail/Hotel		Small Car	H/C	H/C VAN	Electrical Vehicle	Total
Required Ratio	/	/	max. 25%	Parking By-law 4.1.4	Parking By-law 4.1.4	All stalls to have EV provisions	
Proposed Ratio	/		93%	Parking By-law 4.1.4	Parking By-law 4.1.4		
Required	/		/	1	1		1
Proposed	15		14	1	1		15

Loading

Loading Class A		Loading Class B		Passenger Class A		Electrical Vehicle	Total
Required Ratio	Section 5 of Parking By-law 6059	Required Ratio	Section 5 of Parking By-law 6059	Required Ratio	Section 5 of Parking By-law 6059	/	
Proposed Ratio	/	Proposed Ratio	/	Proposed Ratio	/		
Required	1	Required	3	Required	1		5
Proposed	1	Proposed	3	Proposed	1		5

*A relaxation is being requested to provide only one Class B Loading stall due to the below grade storm water soil retention

Combined

Use	Proposed stalls	Proposed Visitor stalls	Proposed Small Car	Proposed H/C	Proposed H/C VAN	Electrical Vehicle	Total Proposed
Residential	139	7	67	6	1		146
Retail	15	0	14	0	1		15
Loading stalls	5	0	0	0	0		5
Total	**159**	**7**	**81**	**6**	**2**		**166**

Parking stalls by level

Levels	Retail/Hotel	Residential stalls	Residential Visitors	H/C	H/C VAN	Loading Class A	Loading Class B	Passenger Class A	Total per level
Level P5	0	14	0	0	0	0	0	0	14
Level P4	0	45	0	2	1	0	0	0	45
Level P3	0	46	0	2	0	0	0	0	46
Level P2	0	34	0	2	0	1	0	1	34
Level P1	15	0	7	1	1	0	0	0	22
L1 at 55'-0"	0	0	0	0	0	0	0	0	0
L1 at 64'-1"	0	0	0	0	0	0	3	0	3
Total	**15**	**139**	**7**	**7**	**2**	**1**	**3**	**1**	**164**

Bike Storage Statistics

Bike Storage Type Requirements				Bike Storage Provided per Level							
Type	**% Required**	**Required Stalls**	**Proposed Stalls**	Level P5	Level P4	Level P3	Level P2	Level P1	Level 1 at 55'-0"	Level 1 at 64'-1"	Total per type
Required Class A Residential	-	**302**	**319**								
Class A - Horizontal 1800 x 600mm	-	0	0	0	0	0	0	0	0	0	0
Class A - Horizontal 1800 x 600mm (2 stalls)	-	0	0	0	0	0	0	0	0	0	0
Class A - Locker (Standard) 1800 x 600mm	20% min.	61	123	0	0	24	59	2	24	14	123
Class A - Oversize 2400 x 900 mm	10% min.	31	43	0	0	0	0	0	25	18	43
Class A - Vertical 1000 x 600 mm	30% max.	/	69	0	0	0	31	11	14	13	69
Class A - Stacked 1800 x 600 mm (4 stalls)	30% max.	/	84	0	0	0	68	16	0	0	84
Class A Commercial		**4**	**4**	0	0	0	0	0	0	4	4
Class B Residential		**10**	**10**	0	0	0	0	0	10	0	10
Class B Commercial		**6**	**6**	0	0	0	0	0	6	0	6
Total		**322**	**339**	**0**	**0**	**24**	**158**	**29**	**79**	**49**	**339**

* Based on Parking Bylaw Section 6 - 6.2.1.2.

Class A	1.5/Unit where Unit <65 sq.m.	Class A retail	1 for each 340 sq.m.
Class A	2.5/Unit where 65<Unit <105 sq.m.	Class B residential	2/20 Units + 1/20 units therafter
Class A	3.0/Unit where 105 sq.m. <Unit	Class B retail	min. 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area

Storage

Storage Requirements (1 per unit)			Storage Provided
	Max. Area (sq.m.)	Min. dimensions (m)	
Above Grade	3.70	1.2 x 1.2 x 2.1	**99**
Below Grade	10.00	1.2 x 1.2 x 2.1	**22**
Total			**121**

Level	Storage Provided Above grade per level	TOTAL
Level 2	9	9
Level 3	8	8
Level 4	8	8
Levels 16-25	7	70
Level 26	4	4
		99

Recycling and garbage storage

Waste	Container Type	A	B	C = A x B	D	E = C / D	F	G	H = F x G	H = F x G
		# of Units	Generation Rate...	Total Volume (litre/week)	Container Capacity (L)	# of Containers	Footprint of Container (...	Manoeuver Factor	Req. Area (sq.m.)	Req. Area (sq.ft.)
Garbage	4 yard bin	121	53	6,413	3,058	2	2.52	2.25	11.89	127.99
Recycling - Glass	240L Cart		2.1	254	240	1	0.42	2.25	1.00	10.77
Recycling - Mixed Paper	360L Cart		15	1,815	360	5	0.63	2.25	7.15	76.92
Recycling - Cardboard	4 yard bin		27.5	3,328	3,058	1	2.52	2.25	6.17	66.41
Recycling - Mixed...	360L Cart		18.5	2,239	360	6	0.63	2.25	8.81	94.87
Compostables	3 yard bin		14	1,694	2,294	1	1.98	2.25	3.29	35.41
Total									**38**	**412**

* Based on City of Vancouver Engineering Services - Garbage and recycling storage amenity design supplement

POLICY CONTEXT

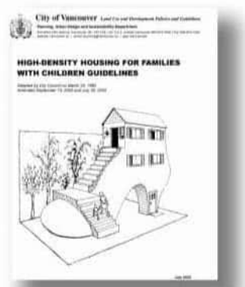
COMPLIANCE WITH THE PLAN - "APPLICATIONS SHOULD DEMONSTRATE OVERALL COMPLIANCE WITH THE BROADWAY PLAN AND ALL OTHER RELEVANT CITY POLICIES AND REGULATIONS."

- VANCOUVER OFFICIAL DEVELOPMENT PLAN (2026)
- BROADWAY PLAN (2022)
- VANCOUVER PLAN (2050)
- HOUSING VANCOUVER STRATEGY (2017)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992, last amended 2022)
- FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)
- GREEN BUILDINGS POLICY FOR REZONINGS (2010, last amended 2023)
- COMMUNITY AMENITY CONTRIBUTIONS - THROUGH REZONINGS (1999, last amended 2023)
- TENANT RELOCATION AND PROTECTION POLICY (2015, amended 2019)
- RENTAL HOUSING STOCK OFFICIAL DEVELOPMENT PLAN (APRIL 2021)
- URBAN FOREST STRATEGY (2014, last amended 2018)
- PUBLIC ART POLICY FOR REZONED DEVELOPMENTS (2014, last amended 2018)
- SIGN BY-LAW (JULY 2017)
- VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755
- VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183
- DEVELOPMENT COST LEVIES INFORMATION BULLETIN (2018)
- RESIDENTIAL TOWER FLOOR PLATES BULLETIN (2025)
- HOTEL DEVELOPMENT POLICY (2025, last amended 2026)

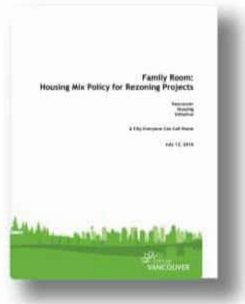
Broadway Plan (2022)



High-Density Housing for Families and Children Guidelines (1992)



Family Room: Housing Mix Policy for Rezoning Projects (2016)



Housing Strategy (2017)



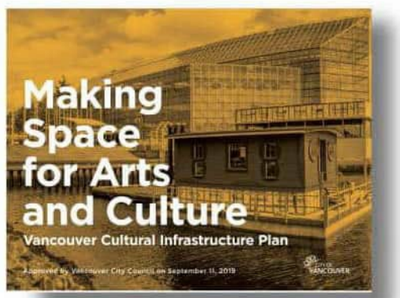
Green Buildings Policy for Rezonings (2010, last amended 2023)



Vancouver Plan (2050)



Making Space for Arts and Culture: Cultural Infrastructure Plan (2018)



Tenant Relocation and Protection Policy (2015, last amended 2019)



Development Cost Levy By-law



Development Cost Levies Information Bulletin (2018)



BROADWAY PLAN POLICY

8.2.1 KKNB Policy Summary Table

- Uses: Residential, retail/service
- Option/Tenure: Secured market rental housing
- Max. Height: 20 storeys
- Max. Density: 6.5 FSR.
- Min. Frontage: 45.7m (150ft.)
- Notes: A minimum of 20% of the residential floor area is required to be secured at below-market rents.

Additional Policies

- 8.2.2 For limits on the number of towers permitted on a block or block face.
- 8.2.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare. In tower forms, additional density should be limited to approximately 0.3 FSR. The combined floor area for retail/service uses should be a minimum of 139 m2 (1,500 ft.2).

BUILT FORM AND SITE DESIGN POLICIES - Chapter 11.1

- 11.1.7 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows:
  a) Residential-residential: 24.4 m (80 ft.).
- 11.1.8 Tower separations are measured from the outermost enclosed face of the building excluding balconies and architectural features/protrusions.
- 11.1.9 Tower units should be designed so as to minimize direct line of sight between adjacent uses where possible.
- 11.1.14 Generally, residential floor-to-floor heights of 3.0 m (10 ft.) are supported.
- 11.1.15 A partial storey for common rooftop amenity spaces is encouraged to support common outdoor amenity space. Additional height should be stepped back from building edges to minimize shadow impacts and the appearance from ground level.
- 11.1.19 Building form and massing should be designed with consideration for sunlight access to plazas, adjacent streets (particularly corners), courtyards, pedestrian mews, rooftop amenities, gardens, and common areas, wherever possible. Detailed shadow analysis should demonstrate minimized shadow impacts.
- 11.1.22 All residential units should have access to private outdoor space, i.e. patio and/or balconies.
- 11.1.24 For outdoor amenity spaces and facilities that support communal meals, gathering and socializing, agriculture planters should be provided.
- 11.1.30 Express a finer grain urban fabric by articulating smaller increments and modules, particularly at ground level.
- 11.1.65 Parking entries, loading and service facilities should be located at the lane.

RESPONSE TO POLICY

8.2.1 KKNB Policy Summary Table

- Uses: Residential and retail/service uses comply with the Policy. A Hotel use is also proposed as part of the project, for which a variance is being requested.
- Option/Tenure: Secure market rental housing complies with the Policy, the proposed development is seeking a variance for the additional Hotel use.
- Max. Height: 20 storeys - This amendment introduces six additional tower/amenity levels. The amenity level is fully compliant with the Broadway Plan policy, while the added tower levels align with the Residential High-Rise 1 land use designation on the site, as identified in the recently approved Vancouver Official Development Plan. The Broadway Plan establishes a base height of 20 storeys for Kitsilano North Area B, while Policy 11.4.4 permits consideration of generally up to six additional storeys where increased height produces improved urban-design outcomes. The site has approximately 175 feet of frontage and therefore exceeds the 150-foot frontage circumstance expressly identified in Policy 11.4.4(a).
  Podium height has been revised to be 4 levels and fully complied with the Broadway plan. The additional density has been directed to the tower, Policy 11.4.2.
- Max. Density: 6.5 FSR - The proposed development exceeds the KKNB Policy Summary Table density provision, with a proposed density of 8.73 FSR. The additional density supports the delivery of significant housing benefits, including secured market rental housing and below-market rental housing, consistent with the broader objectives of the Broadway Plan and Vancouver ODP.
- Min. Frontage: - The proposed development complies.
- Notes: - The proposed development complies.

Additional Policies

- 8.2.2 - The proposed development complies.
- 8.2.3 - The proposed development complies.

BUILT FORM AND SITE DESIGN POLICIES - Chapter 11.1

- 11.1.7 - The proposed development complies.
- 11.1.8 - The proposed development complies.
- 11.1.9 - The proposed development complies.
- 11.1.14 - The proposed development complies.
- 11.1.15 - The proposed development complies.
- 11.1.19 - The proposed development complies.
- 11.1.22 - The proposed development complies.
- 11.1.24 - The proposed development complies.
- 11.1.30 - The proposed development complies.
- - The proposed development complies.

BROADWAY PLAN POLICY

RESIDENTIAL: MID TO HIGH-RISE APARTMENT - Chapter 11.4

- 11.4.2 A consistent 4-storey podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street
- 11.4.8 Underground parking structures should be set back from the front property line and exterior side yard (where applicable) by 3.7 m (12 ft.) to ensure adequate soil depth for healthy trees are desired. Where roughly equivalent site area is provided, alternative alignments for underground setbacks may be considered to better accommodate high-value tree retention, onsite tree planting (e.g. within an enhanced open space setback), or to support green rainwater infrastructure associated with blue green systems.
- 11.4.12 For lot depths of 36.6 m (120 ft.) or greater, maximum tower floor plates of 604 m2 (6,500 ft.2) are recommended.
- 11.4.15 Ensure tower setbacks provide half of the required tower separation for each site, typically as follows:
  a) 12.2 m (40 ft.) from the side interior property line.
  b) 9.1 m (30 ft.) from the rear property line, after accounting for lane dedication, if necessary.
- 11.4.21 Building form, massing, and design should reduce the apparent scale of the building, provide human-scaled design at ground level, and mitigate both overlook and shadowing.
- 11.4.22 Buildings should promote socialization among residents and include sufficient co-located indoor and outdoor amenity spaces.
- 11.4.23 Where local serving commercial uses are included, a minimum 4.5 m (15ft.) floor-to-floor height for ground floor commercial use is desired.

HOUSING - Chapter 12

- Increase supply of secured rental housing, including non-market options and a new below-market rental housing option, by shifting new development to a greater proportion of rental through increased density and development incentives, alongside diversified ownership opportunities.
- 12.2.1 b) Provide 20 per cent of the residential floor area as below-market rental housing with the remainder of the residential floor area as secured market rental housing.
- 12.2.15 All new below-market and market rental housing units will be secured as rental tenure for 60 years or the life of the building, whichever is greater, through legal agreements including a non-stratification requirement.
- 12.2.16 All new below-market rental housing units are required to meet the following affordability requirements:
  a) Starting rents by unit type will not exceed a rate that is 20 per cent less than the city-wide average rents for the City of Vancouver as published by CMHC.7
  b) After initial occupancy, rent escalation during a tenancy will be limited to the increases authorized by the Residential Tenancy Act.

JOBS AND ECONOMY - Chapter 13

- The city's land use is a major determinant of proximity to daily needs for workers and residents. Locating more shops and services within primarily residential areas that currently lack these amenities will help reduce the need for longer trips and create more walkable, complete neighbourhoods.
- 13.2.1 Enable new local-serving retail/ service uses broadly throughout the residential areas for businesses like cafes, small restaurants, local grocery stores, pharmacies and bakeries.

RESPONSE TO POLICY

RESIDENTIAL: MID TO HIGH-RISE APARTMENT - Chapter 11.4

- 11.4.2 - The proposed development complies.
- 11.4.8 - The same volume of soil (open space without a slab underneath) has been achieved in a different configuration using corner-cuts out of the parking. The revisions have been previously approved by the City
- 11.4.12 - To integrate the third elevator, the typical tower floorplate has been modestly expanded to approximately 6,923 sq. ft. The Rezoning Referral Report acknowledged that a 6,800 sq. ft. plate was "supportable given the strong setbacks and block tower limits," and that such a configuration would not cause undue shadow or livability impacts. The proposed adjustment preserves those conditions—slender form, generous separations, and minimal shadow change—while ensuring the building performs equitably for all uses.
- 11.4.15 - The proposed development complies.
- 11.4.21 - The proposed development complies.
- 11.4.22 - The proposed development complies.
- 11.4.23 - The proposed development complies.

HOUSING - Chapter 12

- The proposed development complies.
- 12.2.1 - The proposed development complies.
- 12.2.15 - The proposed development complies.
- 12.2.16 - The proposed development complies.

JOBS AND ECONOMY - Chapter 13

- The proposed development complies.
- 13.2.1 - The proposed development complies.

HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

- 3.3.1 Objective: Children of all ages should have easy access to appropriately located, designed and landscaped outdoor play areas suited to their developmental and play needs.
- 3.7.1 Objective: Provide appropriate common indoor amenity space for families with children where individual units are not suited to desired indoor activities
- 3.7.3 Discussion: The multi-purpose/meeting room should be designed to permit a range of activities and gatherings, including birthday and holiday parties. The furnishing, equipping, maintenance, and supervision of this room and other indoor spaces should be provided for. Experience has shown that rooms of at least 37 m² provide for the greatest range of use. A room size of less than 27.9 m² should be avoided.
- 4.3.1 Objective: Ensure that each household has a private outdoor open space adjacent to its unit for its exclusive use.
- 4.3.2 Criteria: Each family unit should have a private open space which is a minimum of 1.8 m deep by 2.7 m wide. The private open space should be designed to maximize sunlight access, safety, adaptability for a variety of family activities.
- 4.4.1 Objective: Provide sufficient bulk storage within the unit or within easy access of the unit.

RESPONSE TO POLICY

- 3.3.1 Objective - The proposed development complies.
- 3.7.1 Objective - The proposed development complies.
- 3.7.3 Discussion - The proposed development complies.
- 4.3.1 Objective - The proposed development complies.
- 4.3.2 Criteria - The proposed development complies.
- 4.4.1 Objective - The proposed development complies.

Consistent with the High-Density Housing for Families with Children Guidelines and the intent of the Broadway Plan, the proposed design incorporates a comprehensive suite of compatibility measures, including controlled access, dedicated circulation, secure resident-only amenities, acoustic separation, and enhanced privacy measures, ensuring that the hotel and rental residential components operate independently while maintaining a high standard of livability for permanent residents.

VANCOUVER OFFICIAL DEVELOPMENT PLAN

Part 4 General Land Use Designations

- Residential High-Rise 1 – A range of residential tenures in high-rise apartment forms up to 26 storeys.
  Heights: Up to 26 storeys
- Main Uses: Dwelling
- Complementary Uses: Institutional, Cultural and recreational, Office, Retail, Compatible service uses, Utility and communication, Compatible manufacturing uses, Agricultural.

RESPONSE TO POLICY

Part 4 General Land Use Designations

- Residential High-Rise 1 - The proposed development complies.

Bill 18- 2024 Vancouver Charter Amendment Act (no.2),2024

- 559.02 (4)The Council must not hold a public hearing on a proposed zoning by-law if
- (a) the by-law is consistent with an official development plan,
- (b) the sole purpose of the by-law is to permit a development that is, in whole or in part, a residential development, and
- (c) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

Bill 18- 2024 Vancouver Charter Amendment Act (no.2),2024

- 559.02 (4) - The proposed development complies.

HOTEL DEVELOPMENT POLICY

3.1.2 Create Opportunities for Hotels

Development and rezoning enquiries and applications for commercial properties where hotel is permitted will be encouraged to consider increasing the umber of hotel rooms in the city though the addition, retention or replacement of hotel rooms on the subject site.

During area planning initiatives, consideration will be given to the appropriateness, necessity, and supply of sites for hotel uses. Site in downtown are particularly important due to their proximity to major transportation nodes, convention facilities, major offices, a large number of tourism destinations and the region's economic centre. Area outside the downtown peninsula, particularly within the Broadway Corridor, should also be considered to allow for broader options for hotel rooms supply.

3.1.3 Expand Hotel Options

While hotels in the downtown are particularly important due to their proximity to major convention facilities, major offices, the concentration of tourism destinations, opportunities for variety in visitor experience, choice and affordability should also be encouraged. This will be furthered through consideration of hotels in varied locations and price points across the city, particularly in commercially zoned districts. Variety in room choice, especially pricing, is important to enable visitor diversity and resilient visitor growth.

Modestly priced hotel options are needed in all areas of the city. This can be accomplished through retaining existing hotels where feasible, encouraging hotels to locate outside the downtown core, mixed-use projects incorporating hotel and supporting the development of innovative hotel options with modest room sizes such as micro-suites and pods.

RESPONSE TO POLICY

3.1.2 Create Opportunities for Hotels

- The proposed development complies.

3.1.3 Expand Hotel Options

- The proposed development complies.

POLICY REQUEST

W 1st AVE PUBLIC REALM

- Design development to create a more engaging and inviting public realm and local commercial interface along 1st Avenue, per Broadway Plan, Built Form and Site Design Section 11.4.22 -25.

  11.4.22 Buildings should promote socialization among residents and include sufficient co-located indoor and outdoor amenity spaces.

  11.4.23 Where local serving commercial uses are included, a minimum 4.5 m (15ft.) floor-to-floor height for ground floor commercial use is desired.

  11.4.24 Where local serving commercial uses are provided, care and attention should be taken in the design to limit potential noise impacts on adjacent homes.

  11.4.25 Provide small storefronts with a maximum frontage of 9.1 m (30 ft.) - 15.3m (50 ft.), except for grocery retail, to support small businesses and active storefronts.

ADJACENT PROPERTIES

- Design development to mitigate the impacts on adjacent properties, per Broadway Plan, Built Form and Site Design Section 11.4. Intent.

  11.4 Mid to high-rise buildings will provide increased housing opportunities within quiet residential neighbourhoods. Building and site design should ensure new development is sensitive to context, responds to the pattern and character of the existing neighbourhood, and minimizes shadowing and overlook impacts on adjacent homes and open space. Form of development should generally follow the applicable R4 or R5 District Schedule and associated design guidelines for mid- or high-rise residential apartment buildings, where the following guidance is complementary.

RESPONSE TO POLICY

W 1st AVE PUBLIC REALM

- To strengthen the relationship with the surrounding neighbourhood, the retail frontage has been broken into three distinct spaces, reflecting the fine-grain scale of existing shops and restaurants along Yew Street and West 1st Avenue. This approach creates variety, permeability, and a rhythm that is consistent with the character of the area. In addition, the use of high-quality, durable materials ensures a refined architectural expression, while integrated seating areas and widened sidewalks contribute to a more welcoming and engaging public realm. Together, these design strategies establish an active and inviting pedestrian experience that reinforces the identity of the local commercial corridor.

ADJACENT PROPERTIES

- On the west side of property, the building footprint has been pulled back to introduce a pedestrian connection between West 1st Avenue and the lane, improving neighbourhood permeability and activating the public realm. On the east side, the building height has been reduced to the greatest extent possible, and a landscaped planter has been added to soften the interface, provide screening, and create a more welcoming pedestrian experience to the existing adjacent property.These measures reduce the project's impact on adjacent properties while enhancing comfort and accessibility at the ground level.

POLICY REQUEST

LANE ENVIRONMENT

- Per Broadway Plan, Built Form and Site Design Section 11.1.65-71, Design development to improve the lane environment.

11.1.65 Parking entries, loading and service facilities should be located at the lane. Where lane access is not available, these elements should be located to minimize impact on key pedestrian and cycling connections and frontages.

11.1.66 Screening in the form of feature landscaping or architectural treatment should be provided where required to visually divide service areas from the public realm.

11.1.67 Loading spaces may be located at grade open to the lane, but should be solidly roofed to avoid noise and visual impacts. Negative impacts are to be avoided through appropriate height, lighting, painting, and screening (including doors).

11.1.68 Loading spaces should be securable at night for safety reasons.

11.1.69 Building entrances and layouts should be designed to facilitate easy access to secured bike parking and storage.

11.1.70 Where lane access is not available, land dedications may be required for provision of a future lane.

11.1.71 Given the variety of industrial and employment uses allowed in the Mount Pleasant Industrial Area, the Director of Planning may consider relaxations to loading requirements under the Parking By-law depending on the anticipated and demonstrated loading needs of the building based on its uses as well as site constraints such as heritage retention and conservation or the provision of privately-owned public spaces (POPS).

AMENITY SPACES

- Per Broadway Plan, Built Form and Site Design – Principle & 11.1.23 – 26, and the High-Density Housing for Families with Children Guidelines for livability design, all indoor amenities to be functional and appropriately sized.

11.1.23 If site conditions prevent all residential units from having private outdoor space, alternatives that demonstrate exemplary and commensurate common outdoor amenities may be considered.

11.1.24 For outdoor amenity spaces and facilities that support communal meals, gathering and socializing, agriculture planters should be provided.

11.1.25 Consider locating outdoor amenity spaces adjacent to or visible from indoor shared space for passive supervision.

11.1.26 Rooftop outdoor amenity spaces should be designed to include appropriate tree and planting species and provide protection from the wind, sun and rain.

RESPONSE TO POLICY

LANE ENVIRONMENT

- A significant amount of new landscaping has been introduced to soften the hardscape and provide a greener, more pedestrian-friendly interface. The building footprint creates more breathing room along the lane, while the loading bays have been strategically located and divided to better organize service functions and minimize their impact. Together, these measures result in a lane that is functional, visually appealing, and supportive of a safe and active public realm.

AMENITY SPACES

- All the amenity spaces have been revised to be more functional and resized to exceed 400 sq. ft. minimum area, ensuring they are appropriately scaled and functional for residents' and hotel use. In addition, the amenity program has been carefully curated by the client to support a wide range of activities and to provide meaningful benefits for all residents, fostering community interaction, recreation, and wellness throughout the building.

POLICY

PRIVATE OPEN SPACES

- Per Broadway Plan, Built Form and Site Design Section 11.1.22-23, and the High-Density Housing for Families with Children Guidelines. Each balcony should have a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for all units.

11.1.22 All residential units should have access to private outdoor space, i.e. patio and/or balconies.
11.1.23 If site conditions prevent all residential units from having private outdoor space, alternatives that demonstrate exemplary and commensurate common outdoor amenities may be considered.

FORM OF DEVELOPMENT

- Height and massing: Maximum tower heights set out in Broadway Plan is 20 levels, Policy 11.4.4.
- Maximum 4-storey podium height set out in the Broadway Plan, Policy 11.4.2.

11.4.4 Increased building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. See the applicable R4 or R5 District Schedule and associated design guidelines for details. Cases may include, but are not limited to developments:

a) On larger sites with a frontage greater than 45.7 m (150 ft.).
b) Providing an Enhanced Open Space Setback (see policy 11.4.11).
c) Proposing tower floor plate sizes less than 604 m2 (6,500 ft.2).
d) Proposing a "tower-in-open space" typology.
e) Proposing heritage conservation with up to 10% additional density.

11.4.2 A consistent 4-storey podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street

HOTEL USE

- Per Broadway Plan, Section 8.2 Kitsilano North - Area B. Uses in Policy Area KKNB Kitsilano North - Area B includes Residential, Retail/Service.

VARIANCE REQUEST

PRIVATE OPEN SPACES

- All residential units are provided with a dedicated private open space in the form of a balcony, ensuring access to outdoor areas that support resident well-being and mental health. Each balcony has been designed to meet or exceed the City's minimum size requirements, offering functional and comfortable private spaces that enhance livability for every dwelling. In addition, all units have been designed to have a min. 24.7sq.ft. bulk storage in-suite or in the parkade.

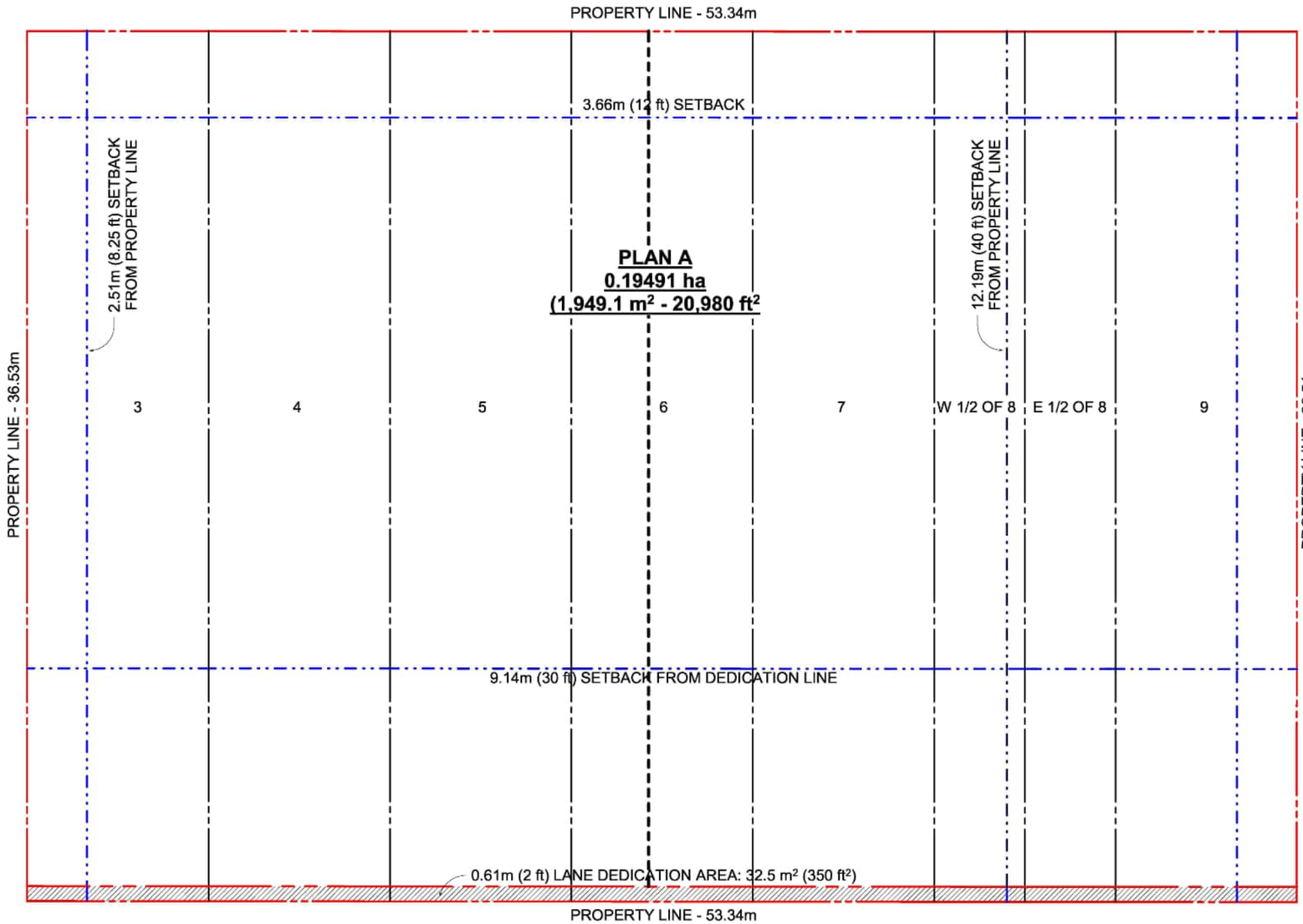
FORM OF DEVELOPMENT

- This amendment introduces six additional tower/amenity levels. The amenity level is fully compliant with the Broadway Plan policy, while the added tower levels align with the Residential High-Rise 1 land use designation on the site, as identified in the recently approved Vancouver Official Development Plan. The Broadway Plan establishes a base height of 20 storeys for Kitsilano North Area B, while Policy 11.4.4 permits consideration of generally up to six additional storeys where increased height produces improved urban-design outcomes. The site has approximately 175 feet of frontage and therefore exceeds the 150-foot frontage circumstance expressly identified in Policy 11.4.4(a).
- Podium height has been revised to be 4 levels and fully complied with the Broadway plan. The additional density has been directed to the tower.

HOTEL USE

- This proposal is consistent with the City of Vancouver's Hotel Development Policy, which encourages increased hotel room supply, broader geographic distribution of hotels beyond downtown, and mixed hotel-residential developments through site-specific rezonings.
- Although hotel use is not specifically identified within the Kitsilano North Area B sub-area policies, the proposal is consistent with the broader economic objectives of the Broadway Plan, which expressly support expanding hotel accommodation, increasing long-term hotel supply, and enabling major hotel space throughout the Broadway Corridor to meet future demand (Broadway Plan, Chapter 13 - Jobs and Economics)

WEST 1ST AVENUE



SITE AREA:

PARCEL '3' TO '9' AREA: 1,949.1 m² (20,980 ft²)
LANE DEDICATION AREA: 32.5 m² (350 ft²)

LANE

CHRIS DIKEAKOS ARCHITECTS INC.

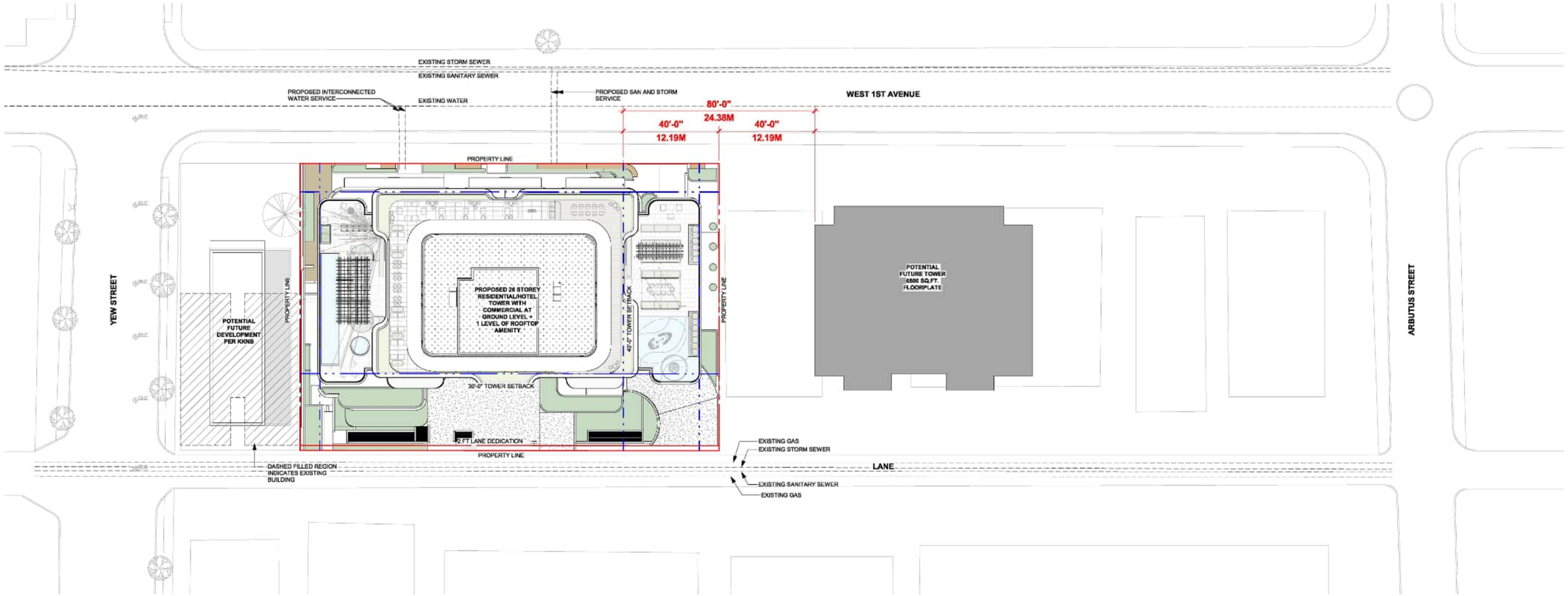
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-100



CHRIS DIKEAKOS ARCHITECTS INC.

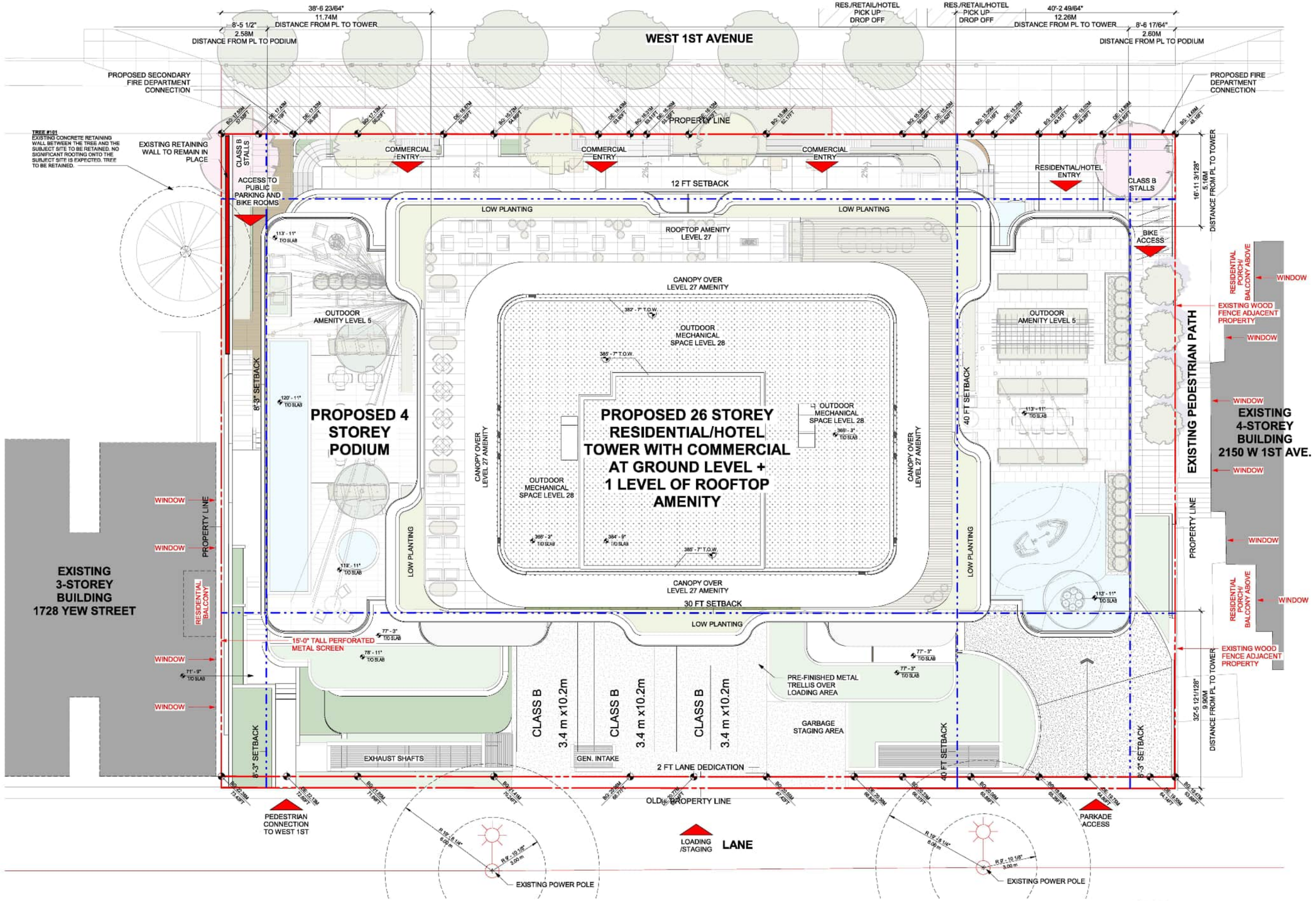
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

TOWER SEPARATION
SCALE: 3/64" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-101



SITE AREA:

PARCEL '3' TO '9' AREA: 1,949.1 m² (20,980 ft²)
LANE DEDICATION AREA: 32.5 m² (350 ft²)

CHRIS DIKEAKOS ARCHITECTS INC.

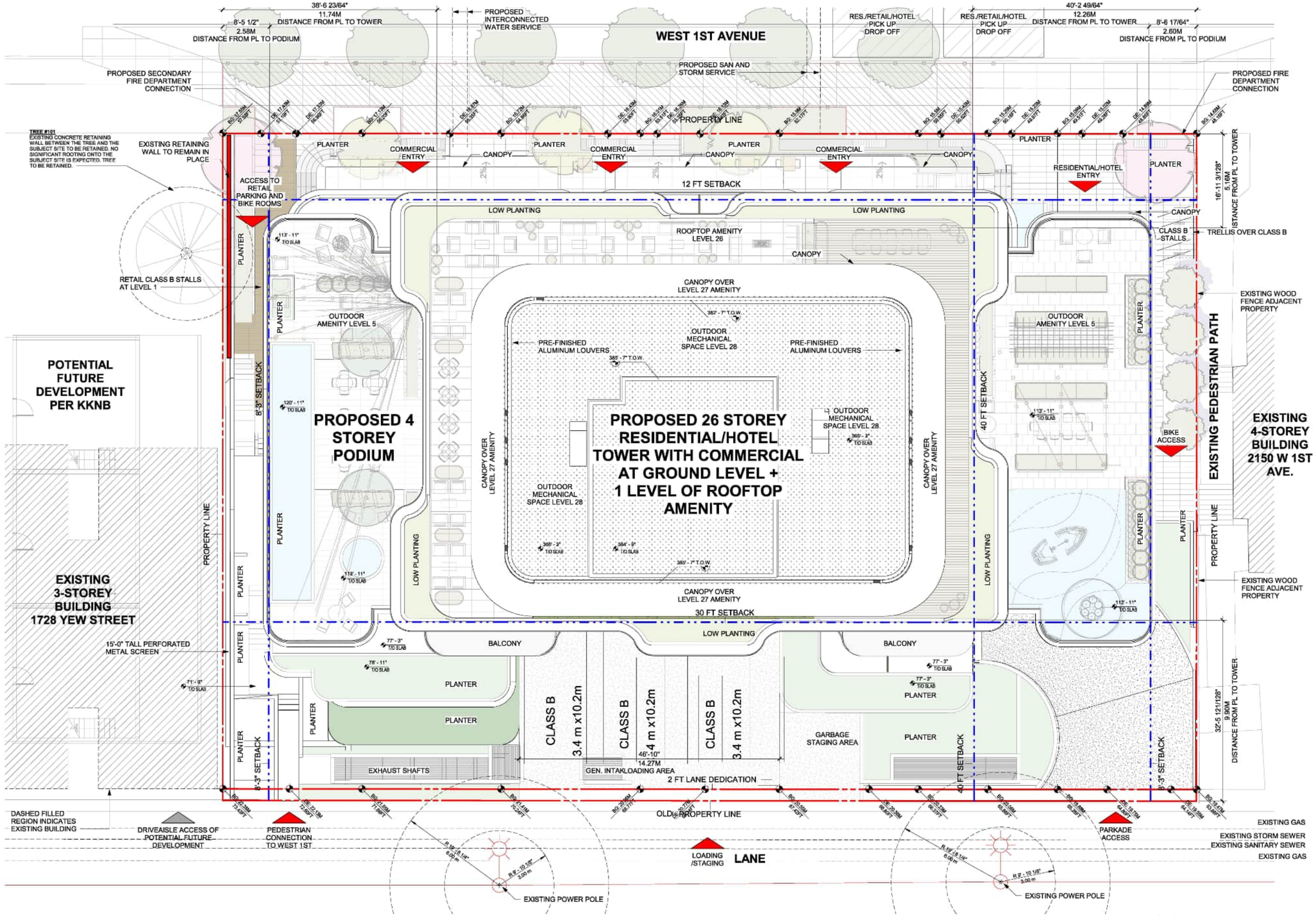
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-102



SITE AREA:

PARCEL '3' TO '9' AREA: 1,949.1 m² (20,980 ft²)
LANE DEDICATION AREA: 32.5 m² (350 ft²)

CHRIS DIKEAKOS ARCHITECTS INC.

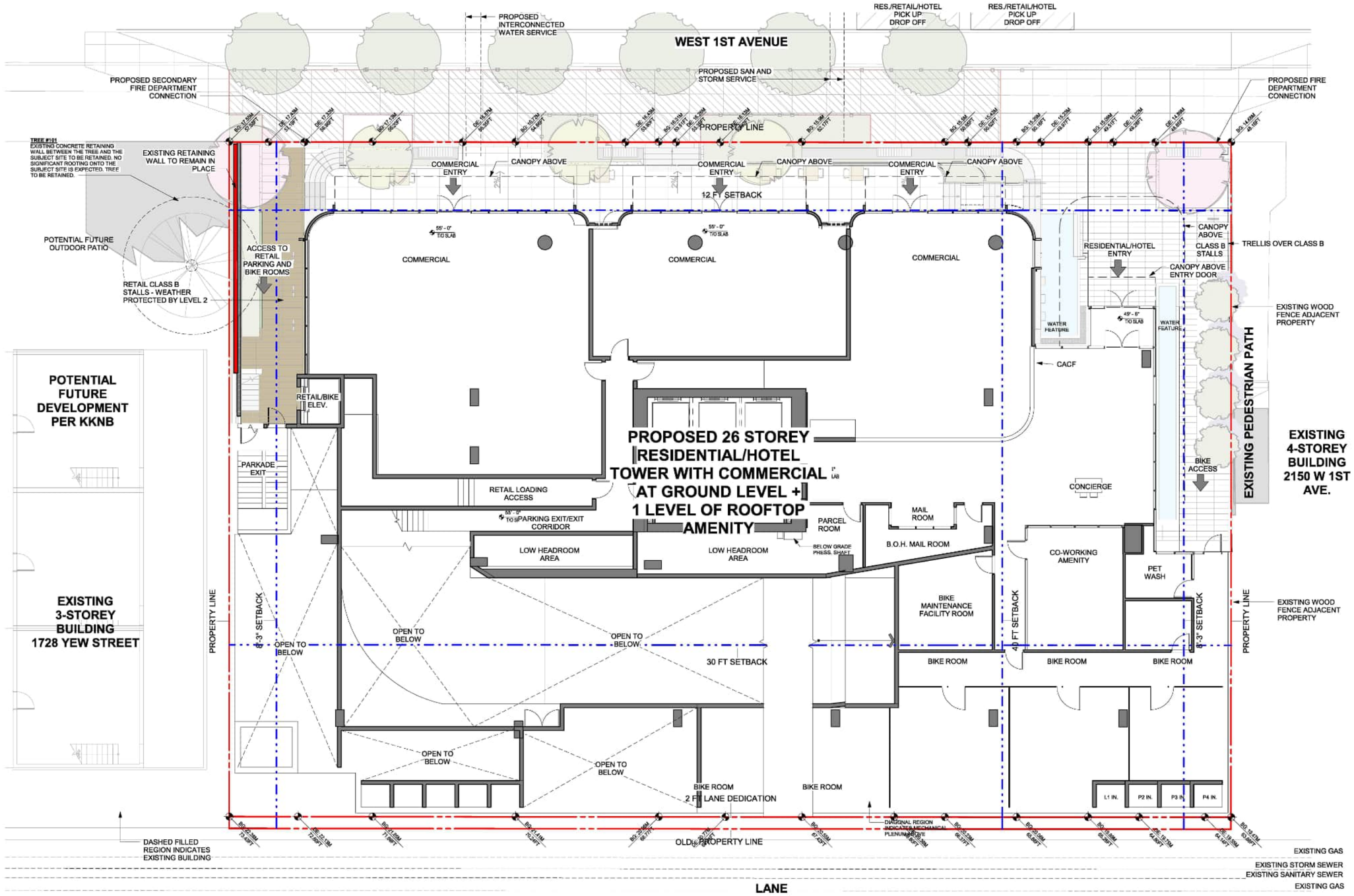
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-103



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-104

WEST 1ST AVENUE

1 A-400

PROJECT TIE-IN POINT

PROPERTY LINE - 53.34m

TREE #101
EXISTING CONCRETE RETAINING WALL BETWEEN THE TREE AND THE SUBJECT SITE TO BE RETAINED. NO SIGNIFICANT ROOTING ONTO THE SUBJECT SITE IS EXPECTED. TREE TO BE RETAINED.

PROPERTY LINE - 36.53m

PROPERTY LINE - 36.54m

2 A-400

CONVEX MIRROR

LEVEL P2: 45 PARKING STALLS

SLOPE 4.9% DN

SLOPE 2.5% DN

SLOPE 3.0% DN

BELOW GRADE PRESS. SHAFT

VESTIBULE

EV ROOM

RETAIL/BIKE ELEV.

BIKE STORAGE

2 RES. LOCKERS

RES. LOCKER

2'-4" 0.71M

P4 EX.

P4 EX. FAN

P4 IN.

P4 IN. FAN

2'-0" LANE DEDICATION

OLD PROPERTY LINE - 53.34m

1 A-400 LANE

PARKING STALL LEGEND

REGULAR

REGULAR W/ ONE SIDE ABUTS STRUCTURE

SMALL CAR

ACCESSIBLE

VAN - ACCESSIBLE

PARKING SCHEDULE		
LEVEL P5	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P5	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P5	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P5	SMALL CAR(7'-7"*15'-1")	6
LEVEL P5	SMALL CAR(8'-7"*15'-1")	15
LEVEL P5	VAN ACCESSIBLE	1
LEVEL P5		45
LEVEL P3	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P3	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P3	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P3	SMALL CAR(7'-7"*15'-1")	7
LEVEL P3	SMALL CAR(8'-7"*15'-1")	16
LEVEL P3		46
LEVEL P2	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P2	REGULAR-2.5m(8'-3"*18'-1")	7
LEVEL P2	REGULAR-2.7m(8'-11"x18'-1")	10
LEVEL P2	SMALL CAR(7'-7"*15'-1")	8
LEVEL P2	SMALL CAR(8'-7"*15'-1")	16
LEVEL P2		43
LEVEL P1	CLASS A	1
LEVEL P1	CLASS A PASSENGER	1
LEVEL P1	REGULAR-2.5m(8'-3"*18'-1")	5
LEVEL P1	REGULAR-2.7m(8'-11"x18'-1")	8
LEVEL P1	SMALL CAR(7'-7"*15'-1")	6
LEVEL P1	SMALL CAR(8'-7"*15'-1")	10
LEVEL P1	VAN ACCESSIBLE	1
LEVEL P1		32
LEVEL 1 AT 64'-1"	CLASS B	3
LEVEL 1 AT 64'-1"		3
TOTAL PARKING STALLS: 169		169

CHRIS DIKEAKOS ARCHITECTS INC.

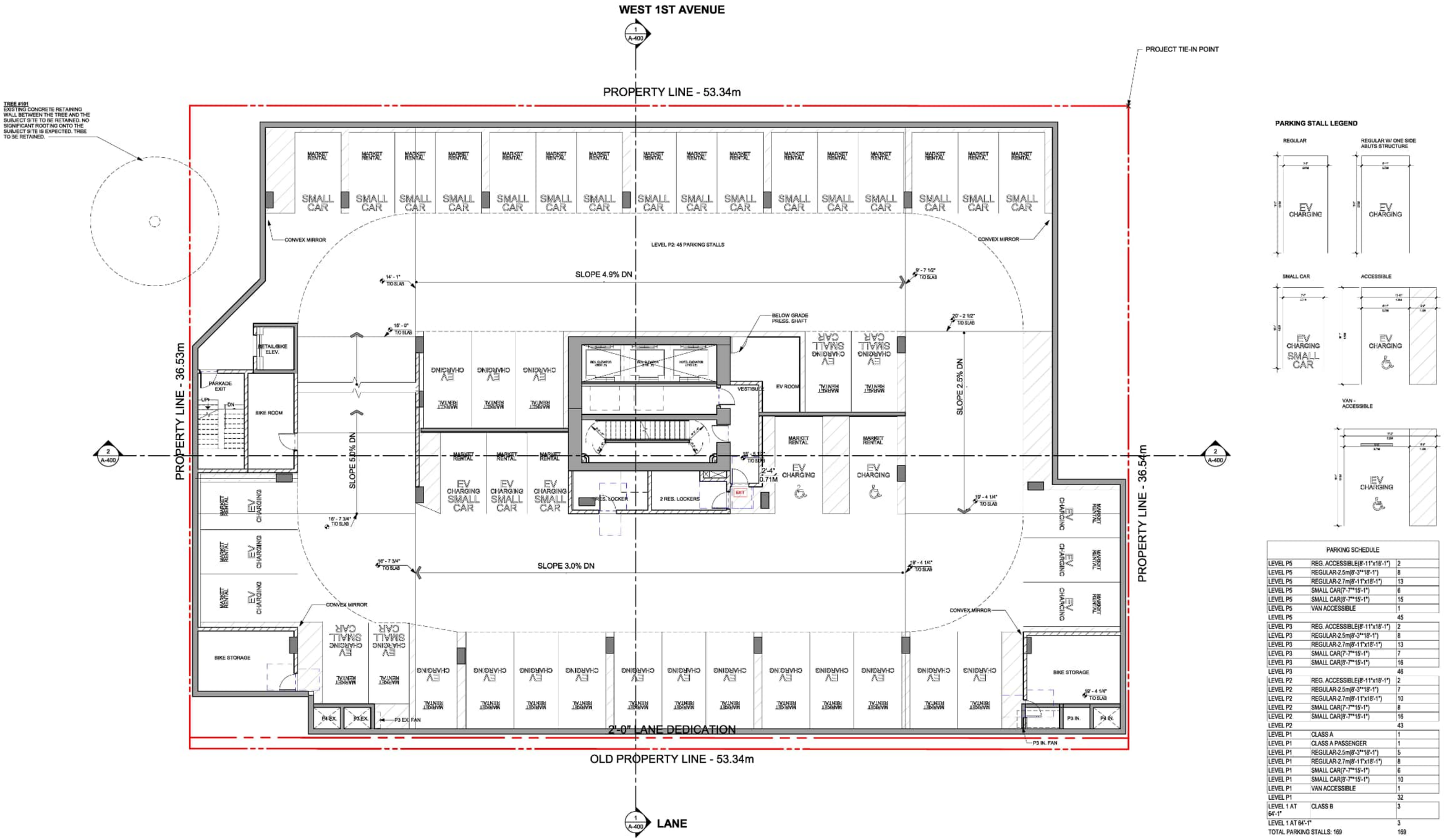
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL P5
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-200



PARKING STALL LEGEND

PARKING SCHEDULE		
LEVEL P5	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P5	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P5	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P5	SMALL CAR(7'-7"*15'-1")	6
LEVEL P5	SMALL CAR(8'-7"*15'-1")	15
LEVEL P5	VAN ACCESSIBLE	1
LEVEL P5		45
LEVEL P3	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P3	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P3	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P3	SMALL CAR(7'-7"*15'-1")	7
LEVEL P3	SMALL CAR(8'-7"*15'-1")	16
LEVEL P3		46
LEVEL P2	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P2	REGULAR-2.5m(8'-3"*18'-1")	7
LEVEL P2	REGULAR-2.7m(8'-11"x18'-1")	10
LEVEL P2	SMALL CAR(7'-7"*15'-1")	8
LEVEL P2	SMALL CAR(8'-7"*15'-1")	16
LEVEL P2		43
LEVEL P1	CLASS A	1
LEVEL P1	CLASS A PASSENGER	1
LEVEL P1	REGULAR-2.5m(8'-3"*18'-1")	5
LEVEL P1	REGULAR-2.7m(8'-11"x18'-1")	8
LEVEL P1	SMALL CAR(7'-7"*15'-1")	6
LEVEL P1	SMALL CAR(8'-7"*15'-1")	10
LEVEL P1	VAN ACCESSIBLE	1
LEVEL P1		32
LEVEL 1 AT 64'-1"	CLASS B	3
LEVEL 1 AT 64'-1"		3
TOTAL PARKING STALLS: 169		169

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL P4
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-201

WEST 1ST AVENUE

1 A-400

PROJECT TIE-IN POINT

PROPERTY LINE - 53.34m

TREE #101
EXISTING CONCRETE RETAINING WALL BETWEEN THE TREE AND THE SUBJECT SITE TO BE RETAINED. NO SIGNIFICANT ROOTING ONTO THE SUBJECT SITE IS EXPECTED. TREE TO BE RETAINED.

PROPERTY LINE - 36.53m

PROPERTY LINE - 36.54m

2 A-400

LEVEL P2: 45 PARKING STALLS

SLOPE 4.9% DN

SLOPE 5.0% DN

SLOPE 2.5% DN

SLOPE 3.0% DN

22'-0" 6.71M DRIVE-AISLE

CONVEX MIRROR

RETAIL/BIKE ELEV.

PARKADE EXIT

BIKE ROOM

REFER TO LEVEL P1

VESTIBULE

EV ROOM

RES. LOCKER

2 RES. LOCKERS

BELOW GRADE PRESS. SHAFT

BIKE STORAGE

P4 EX.

P3 EX.

P2 EX.

P2 EX. FAN

P2 IN.

P3 IN.

P4 IN.

P2 IN. FAN

2'-0" LANE DEDICATION

OLD PROPERTY LINE - 53.34m

1 A-400 LANE

PARKING STALL LEGEND

REGULAR

REGULAR W/ ONE SIDE ABUTS STRUCTURE

SMALL CAR

ACCESSIBLE

VAN - ACCESSIBLE

PARKING SCHEDULE		
LEVEL P5	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P5	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P5	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P5	SMALL CAR(7'-7"*15'-1")	6
LEVEL P5	SMALL CAR(8'-7"*15'-1")	15
LEVEL P5	VAN ACCESSIBLE	1
LEVEL P5		45
LEVEL P3	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P3	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P3	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P3	SMALL CAR(7'-7"*15'-1")	7
LEVEL P3	SMALL CAR(8'-7"*15'-1")	16
LEVEL P3		46
LEVEL P2	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P2	REGULAR-2.5m(8'-3"*18'-1")	7
LEVEL P2	REGULAR-2.7m(8'-11"x18'-1")	10
LEVEL P2	SMALL CAR(7'-7"*15'-1")	8
LEVEL P2	SMALL CAR(8'-7"*15'-1")	16
LEVEL P2		43
LEVEL P1	CLASS A	1
LEVEL P1	CLASS A PASSENGER	1
LEVEL P1	REGULAR-2.5m(8'-3"*18'-1")	5
LEVEL P1	REGULAR-2.7m(8'-11"x18'-1")	8
LEVEL P1	SMALL CAR(7'-7"*15'-1")	6
LEVEL P1	SMALL CAR(8'-7"*15'-1")	10
LEVEL P1	VAN ACCESSIBLE	1
LEVEL P1		32
LEVEL 1 AT 64'-1"	CLASS B	3
LEVEL 1 AT 64'-1"		3
TOTAL PARKING STALLS: 169		169

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL P3
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-202

WEST 1ST AVENUE

1 A-400

PROPERTY LINE - 53.34m

TREE #101
EXISTING CONCRETE RETAINING WALL BETWEEN THE TREE AND THE SUBJECT SITE TO BE RETAINED. NO SIGNIFICANT ROOTING ONTO THE SUBJECT SITE IS EXPECTED. TREE TO BE RETAINED.

MARKET RENTAL — SMALL CAR

CONVEX MIRROR

SLOPE 4.9% DN

22'-0" 6.71M DRIVE-AISLE

METAL BIKE ELEV.

PARKADE EXIT UP

DN

BIKE ROOM

SLOPE 5.0% DN

PROPERTY LINE - 36.53m

2 A-400

REFER TO LEVEL P1

PROPERTY LINE - 36.54m

35'-3 3/4" TO SLAB

SLOPE 3.0% DN

CONVEX MIRROR

BIKE ROOM

P3 EX. P2 EX. P2 EX. P1 EX.

P1 EX. FAN

2'-0" LANE DEDICATION

OLD PROPERTY LINE - 53.34m

1 A-400 LANE

BIKE STALL LEGEND

BIKE STALL - OVERSIZED | STACKED (4 BIKES) | BIKE STALL - VERTICAL | BIKE LOCKER | BIKE STALL - HORIZONTAL | BIKE STALL - 2 SPACES

PARKING STALL LEGEND

REGULAR | REGULAR W/ ONE SIDE ABUTS STRUCTURE

SMALL CAR | ACCESSIBLE

VAN - ACCESSIBLE

PARKING SCHEDULE		
LEVEL P5	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P5	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P5	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P5	SMALL CAR(7'-7"*15'-1")	6
LEVEL P5	SMALL CAR(8'-7"*15'-1")	15
LEVEL P5	VAN ACCESSIBLE	1
LEVEL P5		45
LEVEL P3	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P3	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P3	REGULAR-2.7m(8'-1"x18'-1")	13
LEVEL P3	SMALL CAR(7'-7"*15'-1")	7
LEVEL P3	SMALL CAR(8'-7"*15'-1")	16
LEVEL P3		46
LEVEL P2	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P2	REGULAR-2.5m(8'-3"*18'-1")	7
LEVEL P2	REGULAR-2.7m(8'-11"x18'-1")	10
LEVEL P2	SMALL CAR(7'-7"*15'-1")	8
LEVEL P2	SMALL CAR(8'-7"*15'-1")	16
LEVEL P2		43
LEVEL P1	CLASS A	1
LEVEL P1	CLASS A PASSENGER	1
LEVEL P1	REGULAR-2.5m(8'-3"*18'-1")	5
LEVEL P1	REGULAR-2.7m(8'-11"x18'-1")	8
LEVEL P1	SMALL CAR(7'-7"*15'-1")	6
LEVEL P1	SMALL CAR(8'-7"*15'-1")	10
LEVEL P1	VAN ACCESSIBLE	1
LEVEL P1		32
LEVEL 1 AT 64'-1"	CLASS B	3
LEVEL 1 AT 64'-1"		3
TOTAL PARKING STALLS: 169		169

BICYCLE/LOCKER SCHEDULE		
LEVEL P1	BICYCLE LOCKER 24" x 72"	37
LEVEL P1	STACKED BICYCLE STALL- 4 STALLS	16
LEVEL P1	VERTICAL BICYCLE STALL 24" x 40"	33
LEVEL P1		86
TOTAL BIKE STALLS:: 74		86

CHRIS DIKEAKOS ARCHITECTS INC.

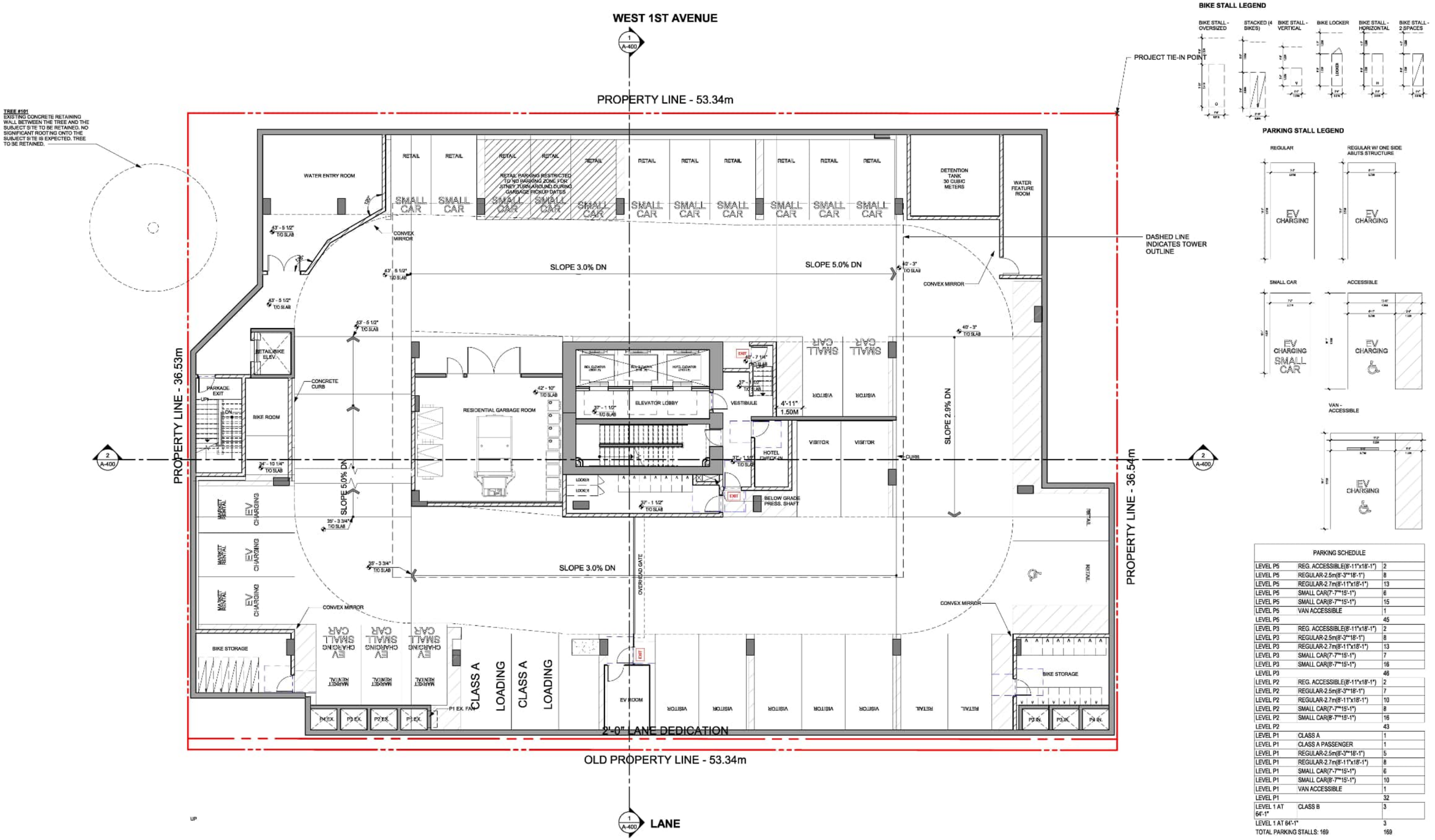
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL P2
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-203A



BIKE STALL LEGEND

PARKING STALL LEGEND

PARKING SCHEDULE		
LEVEL P5	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P5	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P5	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P5	SMALL CAR(7'-7"*15'-1")	6
LEVEL P5	SMALL CAR(8'-7"*15'-1")	15
LEVEL P5	VAN ACCESSIBLE	1
LEVEL P5		45
LEVEL P3	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P3	REGULAR-2.5m(8'-3"*18'-1")	8
LEVEL P3	REGULAR-2.7m(8'-11"x18'-1")	13
LEVEL P3	SMALL CAR(7'-7"*15'-1")	7
LEVEL P3	SMALL CAR(8'-7"*15'-1")	16
LEVEL P3		46
LEVEL P2	REG. ACCESSIBLE(8'-11"x18'-1")	2
LEVEL P2	REGULAR-2.5m(8'-3"*18'-1")	7
LEVEL P2	REGULAR-2.7m(8'-11"x18'-1")	10
LEVEL P2	SMALL CAR(7'-7"*15'-1")	8
LEVEL P2	SMALL CAR(8'-7"*15'-1")	16
LEVEL P2		43
LEVEL P1	CLASS A	1
LEVEL P1	CLASS A PASSENGER	1
LEVEL P1	REGULAR-2.5m(8'-3"*18'-1")	5
LEVEL P1	REGULAR-2.7m(8'-11"x18'-1")	8
LEVEL P1	SMALL CAR(7'-7"*15'-1")	6
LEVEL P1	SMALL CAR(8'-7"*15'-1")	10
LEVEL P1	VAN ACCESSIBLE	1
LEVEL P1		32
LEVEL 1 AT 64'-1"	CLASS B	3
LEVEL 1 AT 64'-1"		3
TOTAL PARKING STALLS: 169		169

BICYCLE/LOCKER SCHEDULE		
LEVEL P1	BICYCLE LOCKER 24" x 72"	37
LEVEL P1	STACKED BICYCLE STALL- 4 STALLS	16
LEVEL P1	VERTICAL BICYCLE STALL 24" x 40"	33
LEVEL P1		86
TOTAL BIKE STALLS:: 74		86

CHRIS DIKEAKOS ARCHITECTS INC.

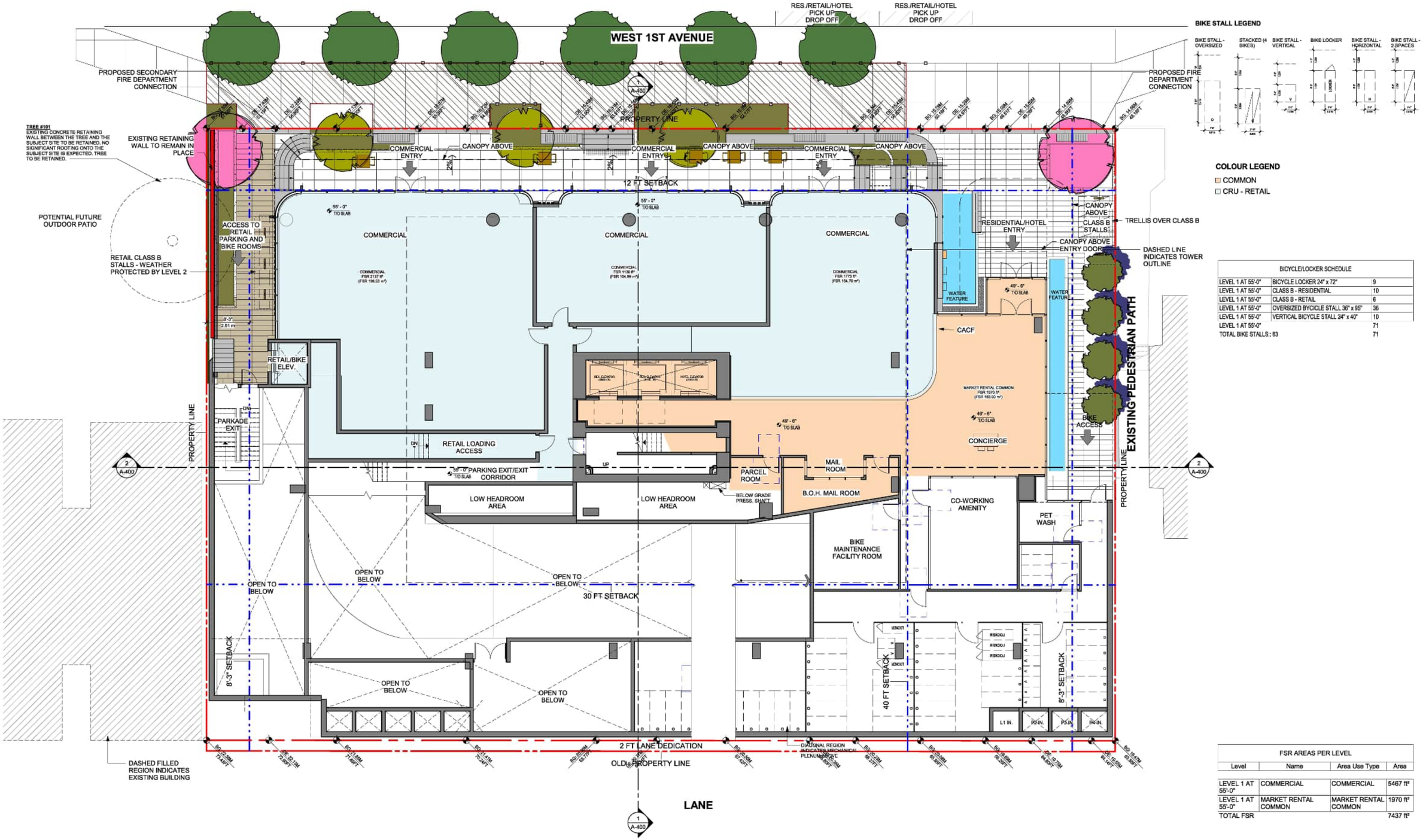
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL P1
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-203B



BICYCLE/LOCKER SCHEDULE		
LEVEL 1 AT 55'-0"	BICYCLE LOCKER 24" x 72"	9
LEVEL 1 AT 55'-0"	CLASS B - RESIDENTIAL	10
LEVEL 1 AT 55'-0"	CLASS B - RETAIL	6
LEVEL 1 AT 55'-0"	OVERSIZED BYCICLE STALL 36" x 95"	36
LEVEL 1 AT 55'-0"	VERTICAL BICYCLE STALL 24" x 40"	10
LEVEL 1 AT 55'-0"		71
TOTAL BIKE STALLS:: 83		71

FSR AREAS PER LEVEL			
Level	Name	Area Use Type	Area
LEVEL 1 AT 55'-0"	COMMERCIAL	COMMERCIAL	5467 ft²
LEVEL 1 AT 55'-0"	MARKET RENTAL COMMON	MARKET RENTAL COMMON	1970 ft²
TOTAL FSR			7437 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

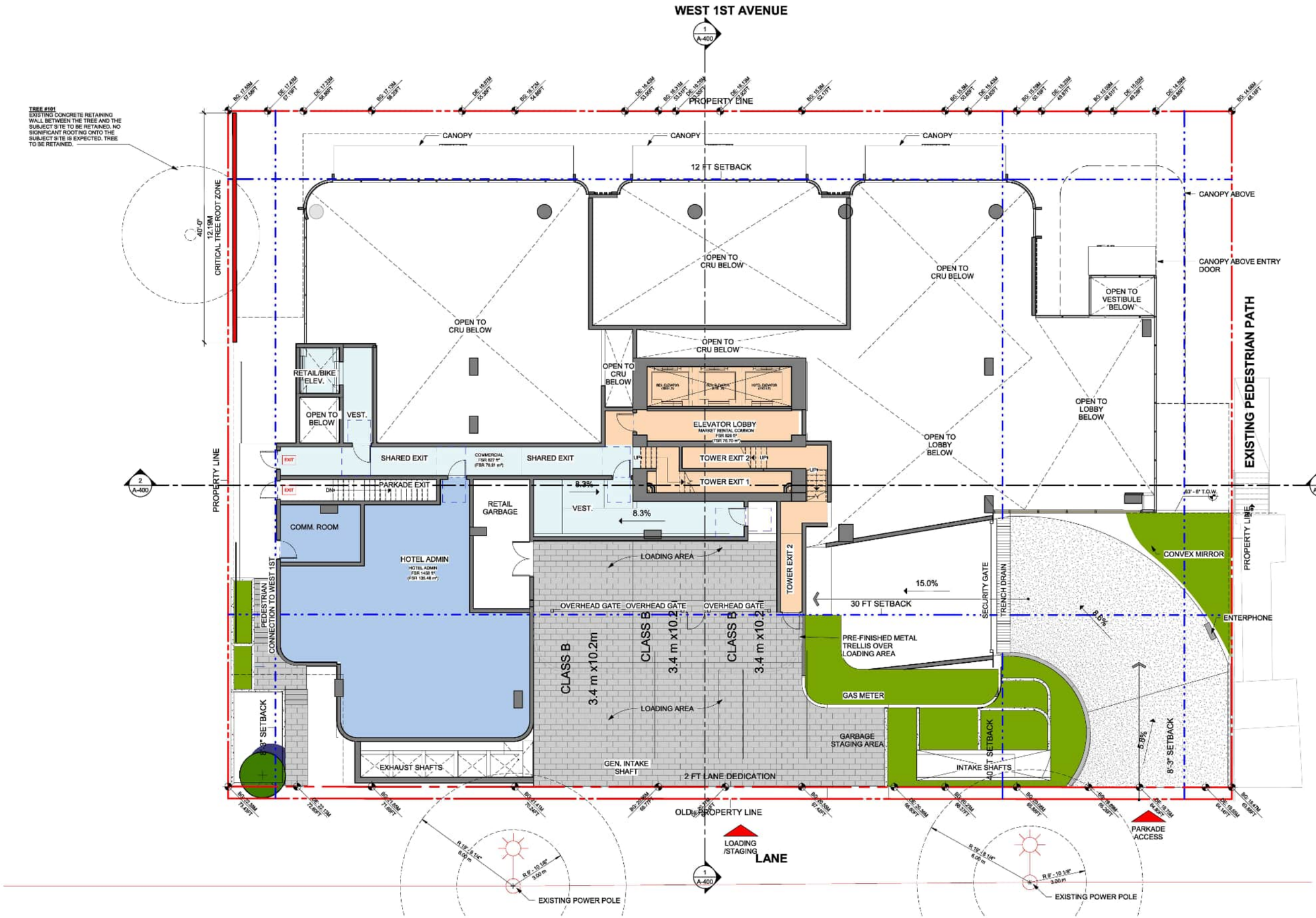
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

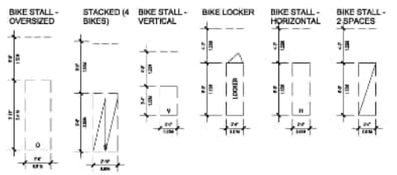
HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-204



BIKE STALL LEGEND



COLOUR LEGEND

- COMMON - EXIT STAIR
- COMMON - HOTEL
- CRU - RETAIL

FSR AREAS PER LEVEL

Level	Name	Area Use Type	Area
LEVEL 1 AT 64'-1"	COMMERCIAL	COMMERCIAL	827 ft²
LEVEL 1 AT 64'-1"	HOTEL ADMIN	HOTEL COMMON	1458 ft²
LEVEL 1 AT 64'-1"	MARKET RENTAL COMMON	MARKET RENTAL COMMON	826 ft²
TOTAL FSR			3111 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-205

WEST 1ST AVENUE

1 A-400

PROPERTY LINE

TREE #101
EXISTING CONCRETE RETAINING WALL BETWEEN THE TREE AND THE SUBJECT SITE TO BE RETAINED. NO SIGNIFICANT ROOTING ONTO THE SUBJECT SITE IS EXPECTED. TREE TO BE RETAINED.

CANOPY BELOW

PRIVACY SCREEN

12 FT SETBACK

ROOF DECK

BALCONY

DASHED LINE INDICATES TOWER OUTLINE

PROPERTY LINE

2 A-400

15'-0" TALL PERFORATED METAL SCREEN

8'-3" SETBACK

STORAGE

VESTIBULE

OPEN TO BELOW

30 FT SETBACK

CLASS B 3.4 m x10.2m

PRE-FINISHED METAL TRELLIS OVER LOADING AREA

GAS METER LOCATION

GARBAGE STAGING AREA

EXHAUST SHAFTS

GEN. EXHAUST

GEN. INTAKE

LOADING /STAGING

2 FT LANE DEDICATION

INTAKE SHAFTS

40 FT SETBACK

PARKADE ACCESS

DRIVEAISLE ACCESS OF POTENTIAL FUTURE DEVELOPMENT

PEDESTRIAN CONNECTION TO WEST 1ST

OLD PROPERTY LINE

LOADING /STAGING

LANE

EXISTING POWER POLE

COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - DECK
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR AREAS PER LEVEL

Level	Name	Area Use Type	Area
LEVEL 2	1 BED + STOR. BELOW. M.	BELOW MARKET RENTAL	2313 ft²
LEVEL 2	2 BED + STOR. BELOW M.	BELOW MARKET RENTAL	1618 ft²
LEVEL 2	3 BED + STOR. BELOW M.	BELOW MARKET RENTAL	2242 ft²
LEVEL 2	STUDIO + STOR. BELOW M.	BELOW MARKET RENTAL	516 ft²
LEVEL 2	STUDIO BELOW M.	BELOW MARKET RENTAL	1020 ft²
LEVEL 2	BELOW MARKET COMMON	BELOW MARKET RENTAL COMMON	1169 ft²
LEVEL 2	PATIO	OUTDOOR AMENITY	1304 ft²
LEVEL 2	ELEC. CLOSET	SERVICES	28 ft²
LEVEL 2	MECH.	SERVICES	18 ft²
LEVEL 2	STORAGE	STORAGE EXCLUSION - BELOW MARKET	631 ft²
TOTAL FSR			10859 ft²

NET (PAINT TO PAINT) UNIT AREA PER LEVEL

Level	Unit Type	Paint to Paint Area	Min. CoV Size	In-suite Storage	In-Suite Storage Area
LEVEL 2	1 BED + STOR. BELOW M.	557 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 2	1 BED + STOR. BELOW M.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 2	1 BED + STOR. BELOW M.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 2	1 BED + STOR. BELOW M.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 2	2 BED + STOR. BELOW M.	756 ft²	(MIN. 753 ft²)	Yes	38 ft²
LEVEL 2	2 BED + STOR. BELOW M.	759 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 2	3 BED + STOR. BELOW M.	1028 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 2	3 BED + STOR. BELOW M.	1074 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 2	STUDIO BELOW M.	497 ft²	(MIN. 398 ft²)	No	
LEVEL 2	STUDIO BELOW M.	446 ft²	(MIN. 398 ft²)	No	
LEVEL 2	STUDIO BELOW M.	474 ft²	(MIN. 398 ft²)	No	
LEVEL 2		7152 ft²			

CHRIS DIKEAKOS ARCHITECTS INC.

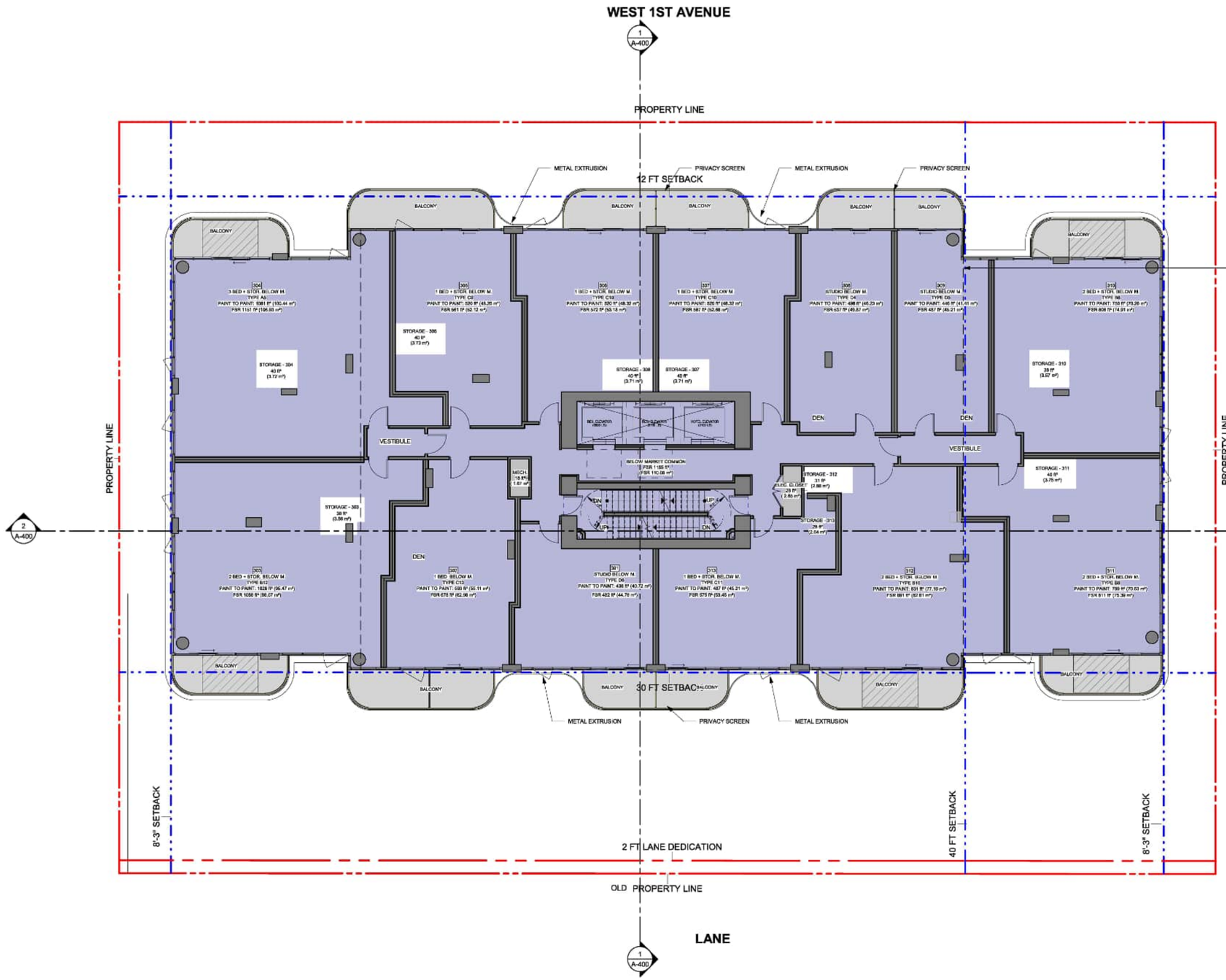
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-206



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR AREAS PER LEVEL

Level	Name	Area Use Type	Area
LEVEL 3	1 BED + STOR. BELOW. M.	BELOW MARKET RENTAL	2276 ft²
LEVEL 3	1 BED BELOW M.	BELOW MARKET RENTAL	678 ft²
LEVEL 3	2 BED + STOR. BELOW M.	BELOW MARKET RENTAL	3565 ft²
LEVEL 3	3 BED + STOR. BELOW M.	BELOW MARKET RENTAL	1151 ft²
LEVEL 3	STUDIO BELOW M.	BELOW MARKET RENTAL	1505 ft²
LEVEL 3	BELOW MARKET COMMON	BELOW MARKET RENTAL COMMON	1185 ft²
LEVEL 3	ELEC. CLOSET	SERVICES	28 ft²
LEVEL 3	MECH.	SERVICES	18 ft²
LEVEL 3	STORAGE	STORAGE EXCLUSION - BELOW MARKET	313 ft²
TOTAL FSR			10719 ft²

NET (PAINT TO PAINT) UNIT AREA PER LEVEL

Level	Unit Type	Paint to Paint Area	Min. CoV Size	In-suite Storage	In-Suite Storage Area
LEVEL 3	1 BED BELOW M.	593 ft²	(MIN. 500 ft²)	No	
LEVEL 3	1 BED + STOR. BELOW M.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 3	1 BED + STOR. BELOW M.	487 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 3	1 BED + STOR. BELOW M.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 3	1 BED + STOR. BELOW M.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 3	2 BED + STOR. BELOW M.	759 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 3	2 BED + STOR. BELOW M.	756 ft²	(MIN. 753 ft²)	Yes	38 ft²
LEVEL 3	2 BED + STOR. BELOW M.	1028 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 3	2 BED + STOR. BELOW M.	831 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 3	3 BED + STOR. BELOW M.	1081 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 3	STUDIO BELOW M.	446 ft²	(MIN. 398 ft²)	No	
LEVEL 3	STUDIO BELOW M.	498 ft²	(MIN. 398 ft²)	No	
LEVEL 3	STUDIO BELOW M.	438 ft²	(MIN. 398 ft²)	No	
LEVEL 3		8476 ft²			

CHRIS DIKEAKOS ARCHITECTS INC.

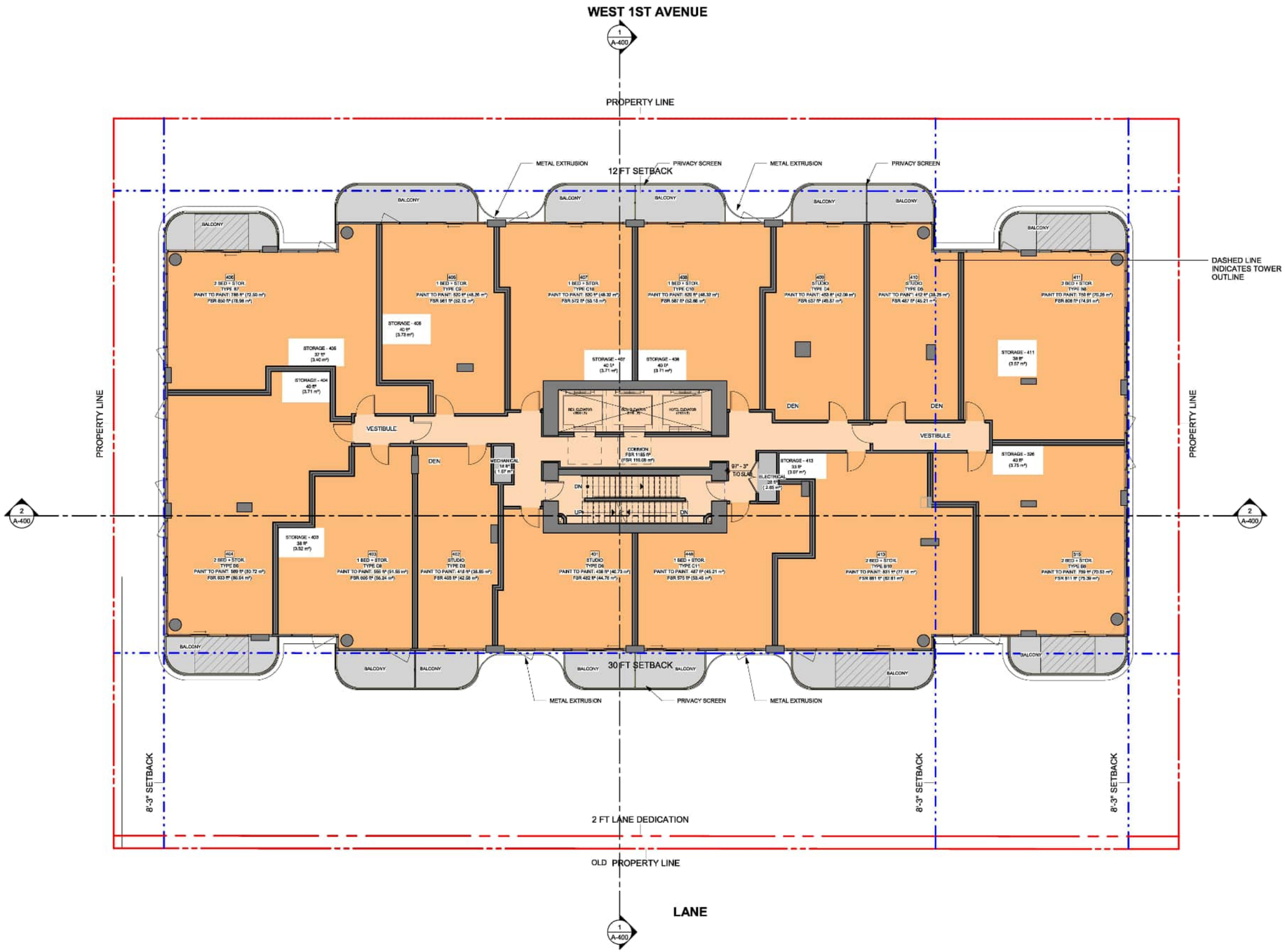
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL 3
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-207



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR AREAS PER LEVEL			
Level	Name	Area Use Type	Area
LEVEL 4	1 BED + STOR	MARKET RENTAL	2881 ft²
LEVEL 4	2 BED + STOR.	MARKET RENTAL	4292 ft²
LEVEL 4	STUDIO	MARKET RENTAL	940 ft²
LEVEL 4	STUDIO + STOR.	MARKET RENTAL	1023 ft²
LEVEL 4	COMMON	MARKET RENTAL COMMON	1185 ft²
LEVEL 4	ELECTRICAL	SERVICES	28 ft²
LEVEL 4	MECHANICAL	SERVICES	18 ft²
LEVEL 4	STORAGE	STORAGE EXCLUSION - BELOW MARKET	311 ft²
LEVEL 4	STORAGE	STORAGE EXCLUSION - MARKET RENTAL	40 ft²
TOTAL FSR			10719 ft²

NET (PAINT TO PAINT) UNIT AREA PER LEVEL					
Level	Unit Type	Paint to Paint Area	Min. CoV Size	In-suite Storage	In-Suite Storage Area
LEVEL 4	1 BED + STOR.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 4	1 BED + STOR.	555 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 4	1 BED + STOR.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 4	1 BED + STOR.	520 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 4	1 BED + STOR.	467 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 4	2 BED + STOR.	785 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 4	2 BED + STOR.	869 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 4	2 BED + STOR.	756 ft²	(MIN. 753 ft²)	Yes	38 ft²
LEVEL 4	2 BED + STOR.	831 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 4	2 BED + STOR.	759 ft²	(MIN. 753 ft²)	Yes	40 ft²
LEVEL 4	STUDIO	418 ft²	(MIN. 398 ft²)	No	
LEVEL 4	STUDIO	438 ft²	(MIN. 398 ft²)	No	
LEVEL 4	STUDIO	453 ft²	(MIN. 398 ft²)	No	
LEVEL 4	STUDIO	412 ft²	(MIN. 398 ft²)	No	
LEVEL 4		8322 ft²			

CHRIS DIKEAKOS ARCHITECTS INC.

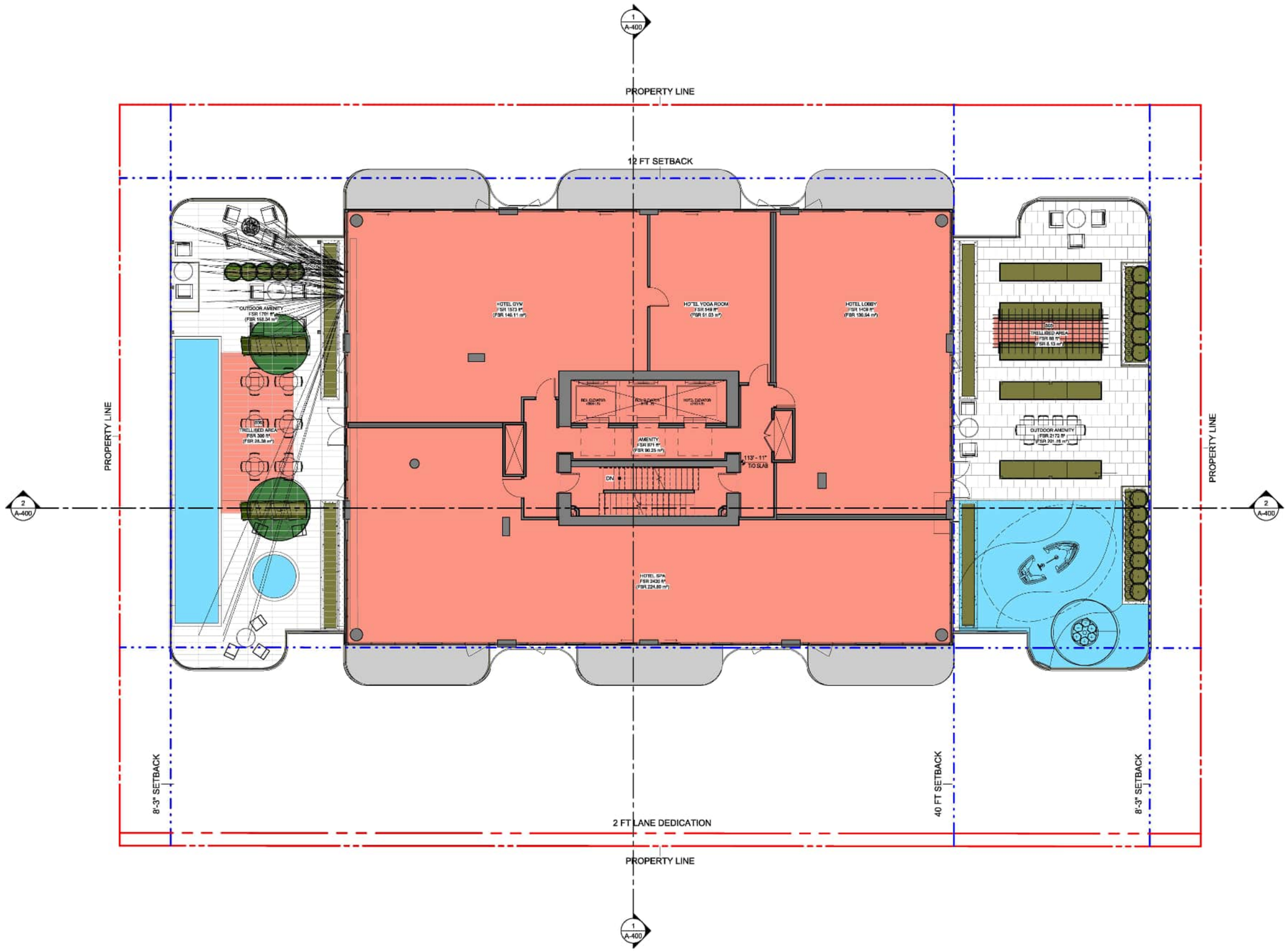
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-208



COLOUR LEGEND

- COMMON - AMENITY
- COMMON - OUTDOOR AMENITY

FSR AREAS PER LEVEL			
Level	Name	Area Use Type	Area
LEVEL 5	AMENITY	AMENITY	971 ft²
LEVEL 5	HOTEL GYM	AMENITY	1573 ft²
LEVEL 5	HOTEL LOBBY	AMENITY	1409 ft²
LEVEL 5	HOTEL SPA	AMENITY	2420 ft²
LEVEL 5	HOTEL YOGA ROOM	AMENITY	549 ft²
LEVEL 5	TRELLISED AREA	AMENITY	393 ft²
LEVEL 5	OUTDOOR AMENITY	OUTDOOR AMENITY	3873 ft²
TOTAL FSR			11188 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

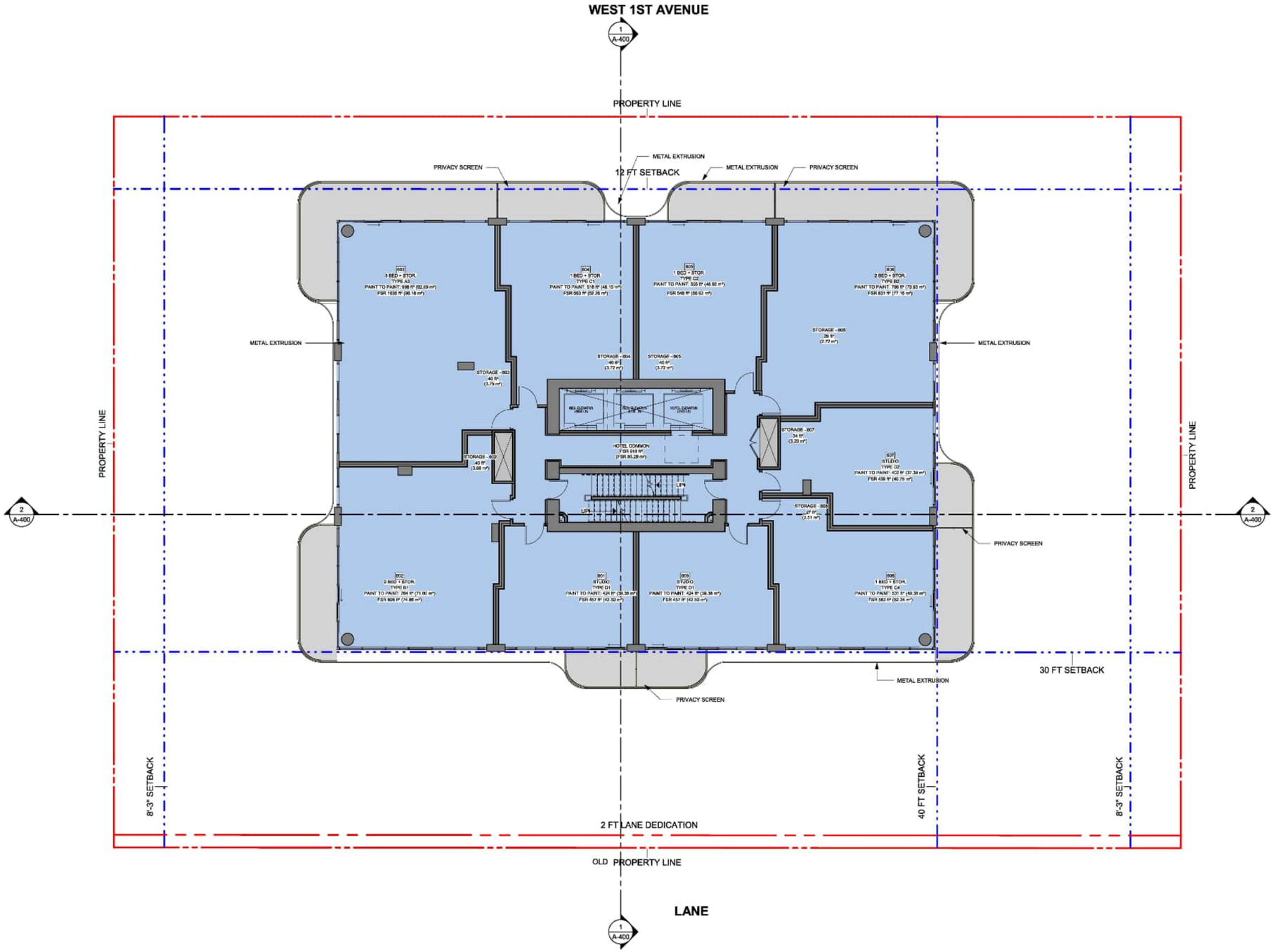
FLOORPLAN - LEVEL 5

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-210



COLOUR LEGEND

- COMMON - ELECTRICAL
- COMMON - HOTEL
- COMMON - MECHANICAL
- UNIT - BALCONY
- UNIT - HOTEL

FSR AREAS PER LEVEL			
Level	Name	Area Use Type	Area
LEVEL 6	HOTEL COMMON	HOTEL COMMON	918 ft²
LEVEL 6	1 BED + STOR	HOTEL GUESTROOM	1673 ft²
LEVEL 6	2 BED + STOR.	HOTEL GUESTROOM	1636 ft²
LEVEL 6	3 BED + STOR.	HOTEL GUESTROOM	1035 ft²
LEVEL 6	STORAGE	HOTEL GUESTROOM	252 ft²
LEVEL 6	STUDIO	HOTEL GUESTROOM	1354 ft²
LEVEL 6	ELECTRICAL	SERVICES	29 ft²
LEVEL 6	MECH.	SERVICES	24 ft²
TOTAL FSR			6921 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

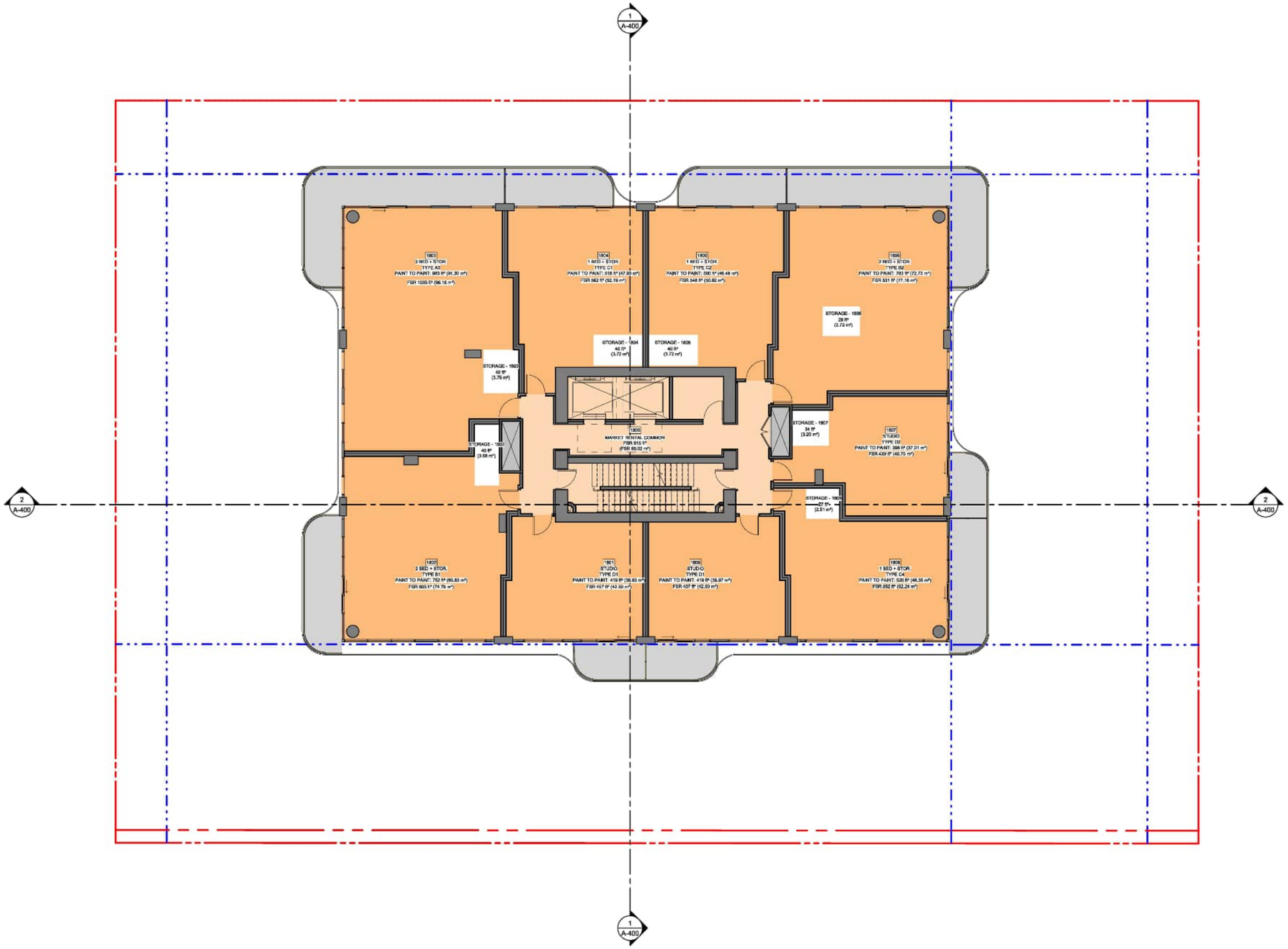
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVELS 6 TEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-211



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR AREAS PER LEVEL			
Level	Name	Area Use Type	Area
LEVEL 18	1 BED + STOR.	MARKET RENTAL	1567 ft²
LEVEL 18	2 BED + STOR.	MARKET RENTAL	2198 ft²
LEVEL 18	3 BED + STOR.	MARKET RENTAL	1035 ft²
LEVEL 18	STUDIO	MARKET RENTAL	896 ft²
LEVEL 18	MARKET RENTAL COMMON	MARKET RENTAL COMMON	915 ft²
LEVEL 18	ELECTRICAL	SERVICES	29 ft²
LEVEL 18	MECH.	SERVICES	29 ft²
LEVEL 18	STORAGE	STORAGE EXCLUSION - MARKET RENTAL	252 ft²
TOTAL FSR			6921 ft²

NET (PAINT TO PAINT) UNIT AREA PER LEVEL					
Level	Unit Type	Paint to Paint Area	Min. CoV Size	In-suite Storage	In-Suite Storage Area
LEVEL 18	1 BED + STOR.	516 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 18	1 BED + STOR.	520 ft²	(MIN. 500 sq. ft.)	Yes	26 ft²
LEVEL 18	1 BED + STOR.	500 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 18	2 BED + STOR.	783 ft²	(MIN. 753 sq. ft.)	Yes	34 ft²
LEVEL 18	2 BED + STOR.	752 ft²	(MIN. 753 sq. ft.)	Yes	39 ft²
LEVEL 18	3 BED + STOR.	983 ft²	(MIN. 970 sq. ft.)	Yes	40 ft²
LEVEL 18	STUDIO	419 ft²	(MIN. 398 sq. ft.)	No	
LEVEL 18	STUDIO	419 ft²	(MIN. 398 sq. ft.)	No	
LEVEL 18	STUDIO	398 ft²	(MIN. 398 sq. ft.)	Yes	34 ft²
LEVEL 18		5291 ft²			

CHRIS DIKEAKOS ARCHITECTS INC.

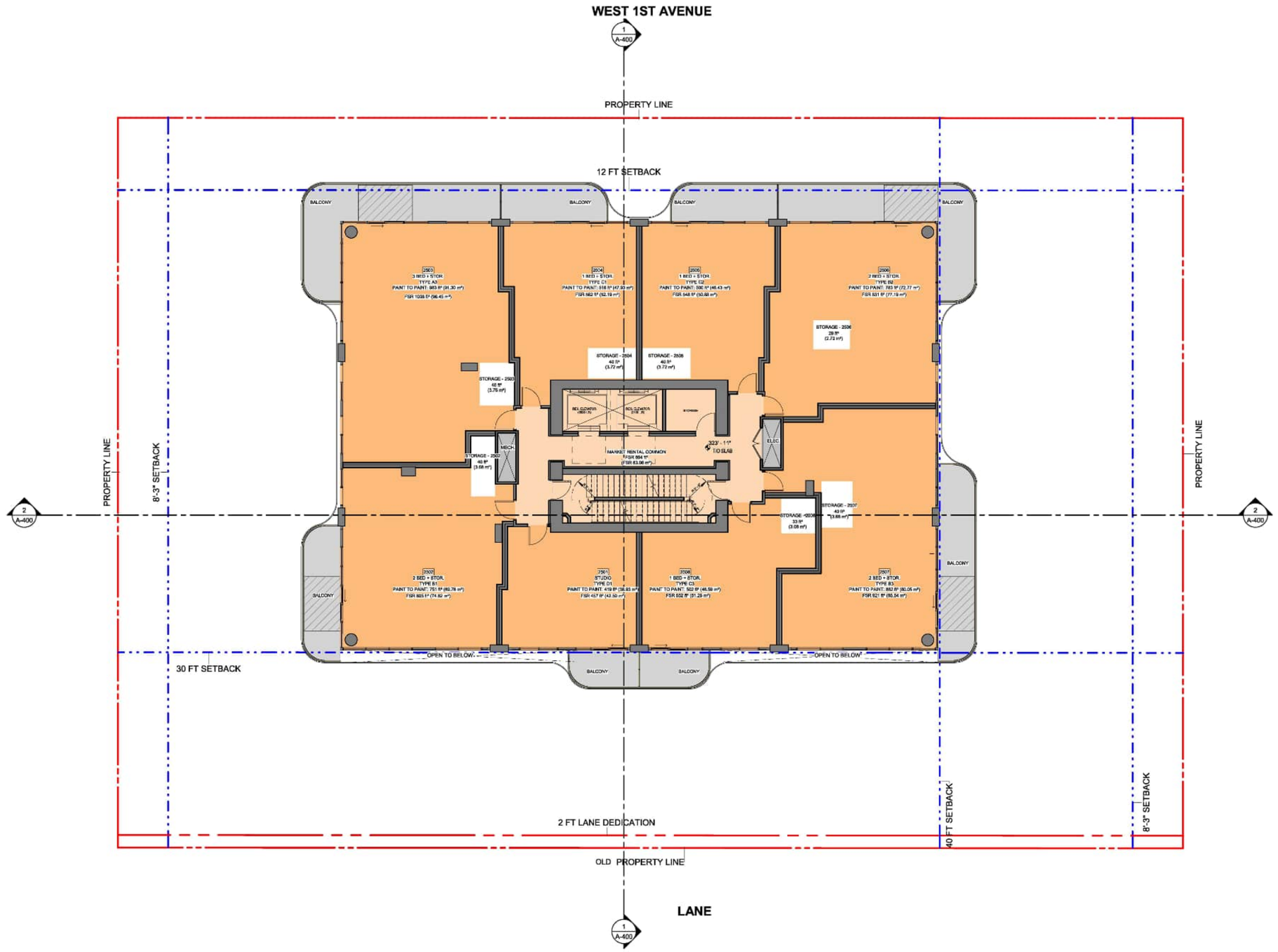
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-213



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR AREAS PER LEVEL

Level	Name	Area Use Type	Area
LEVEL 25	1 BED + STOR	MARKET RENTAL	1661 ft²
LEVEL 25	2 BED + STOR.	MARKET RENTAL	2557 ft²
LEVEL 25	3 BED + STOR.	MARKET RENTAL	1038 ft²
LEVEL 25	STUDIO	MARKET RENTAL	457 ft²
LEVEL 25	MARKET RENTAL COMMON	MARKET RENTAL COMMON	894 ft²
LEVEL 25	ELECTRICAL	SERVICES	29 ft²
LEVEL 25	MECH.	SERVICES	24 ft²
LEVEL 25	STORAGE	STORAGE EXCLUSION - MARKET RENTAL	262 ft²
TOTAL FSR			6922 ft²

NET (PAINT TO PAINT) UNIT AREA PER LEVEL

Level	Unit Type	Paint to Paint Area	Min. CoV Size	In-suite Storage	In-Suite Storage Area
LEVEL 25	1 BED + STOR.	516 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 25	1 BED + STOR.	500 ft²	(MIN. 500 ft²)	Yes	40 ft²
LEVEL 25	1 BED + STOR.	502 ft²	(MIN. 500 sq. ft.)	Yes	40 ft²
LEVEL 25	2 BED + STOR.	783 ft²	(MIN. 753 sq. ft.)	Yes	34 ft²
LEVEL 25	2 BED + STOR.	751 ft²	(MIN. 753 sq. ft.)	Yes	39 ft²
LEVEL 25	2 BED + STOR.	862 ft²	(MIN. 753 sq. ft.)	Yes	40 ft²
LEVEL 25	3 BED + STOR.	983 ft²	(MIN. 970 sq. ft.)	Yes	40 ft²
LEVEL 25	STUDIO	419 ft²	(MIN. 398 sq. ft.)	No	
LEVEL 25		5315 ft²			

CHRIS DIKEAKOS ARCHITECTS INC.

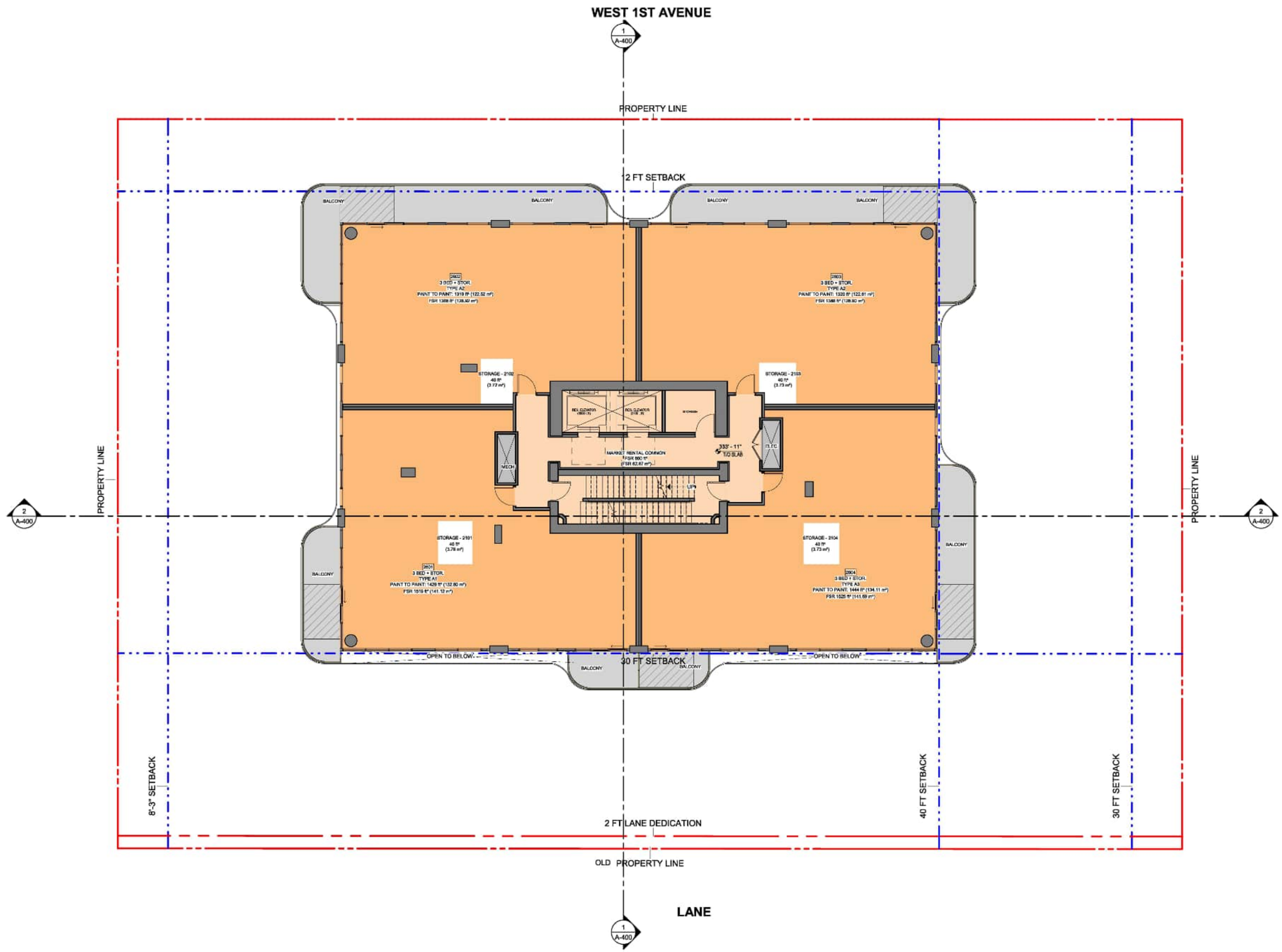
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVELS 2
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-214



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION

FSR AREAS PER LEVEL			
Level	Name	Area Use Type	Area
LEVEL 26	3 BED + STOR.	MARKET RENTAL	5819 ft²
LEVEL 26	MARKET RENTAL COMMON	MARKET RENTAL COMMON	890 ft²
LEVEL 26	ELECTRICAL	SERVICES	29 ft²
LEVEL 26	MECH.	SERVICES	24 ft²
LEVEL 26	STORAGE	STORAGE EXCLUSION - MARKET RENTAL	161 ft²
TOTAL FSR			6923 ft²

NET (PAINT TO PAINT) UNIT AREA PER LEVEL					
Level	Unit Type	Paint to Paint Area	Min. CoV Size	In-suite Storage	In-Suite Storage Area
LEVEL 26	3 BED + STOR.	1320 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 26	3 BED + STOR.	1444 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 26	3 BED + STOR.	1429 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 26	3 BED + STOR.	1319 ft²	(MIN. 970 ft²)	Yes	40 ft²
LEVEL 26		5512 ft²			

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL 26
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-215

WEST 1ST AVENUE

1 A-400

PROPERTY LINE

12 FT SETBACK

AMENITY NOTE:
ALL THE INDOOR AND OUTDOOR AMENITY SPACES WILL BE ACCESSIBLE TO ALL RESIDENTS

LOW PLANTING

LOW PLANTING

LINE OF CANOPY ABOVE

OUTDOOR AMENITY
FSR 3207 ft²
(FSR 297.95 m²)

LOUNGE

AMENITY
FSR 3677 ft²
(FSR 341.65 m²)

CO-WORKING LOUNGE

MECHANICAL
FSR 28 ft²
(FSR 2.64 m²)

ELECTRICAL
FSR 28 ft²
(FSR 2.64 m²)

AMENITY
FSR 3677 ft²
(FSR 341.65 m²)

351' - 7"
TO SLAB

DN

PRIVATE DINING ROOM

LOW PLANTING

LOW PLANTING

LOW PLANTING

30 FT SETBACK

2 A-400

PROPERTY LINE

PROPERTY LINE

2 A-400

8'-3" SETBACK

40 FT SETBACK

8'-3" SETBACK

2 FT LANE DEDICATION

OLD PROPERTY LINE

LANE

1 A-400

COLOUR LEGEND

- COMMON - AMENITY
- COMMON - OUTDOOR AMENITY
- UNIT - BALCONY

FSR AREAS PER LEVEL

Level	Name	Area Use Type	Area
LEVEL 27 - AMENITY	AMENITY	AMENITY	3677 ft²
LEVEL 27 - AMENITY	OUTDOOR AMENITY	OUTDOOR AMENITY	3207 ft²
LEVEL 27 - AMENITY	ELECTRICAL	SERVICES	28 ft²
LEVEL 27 - AMENITY	MECHANICAL	SERVICES	28 ft²
TOTAL FSR			6941 ft²

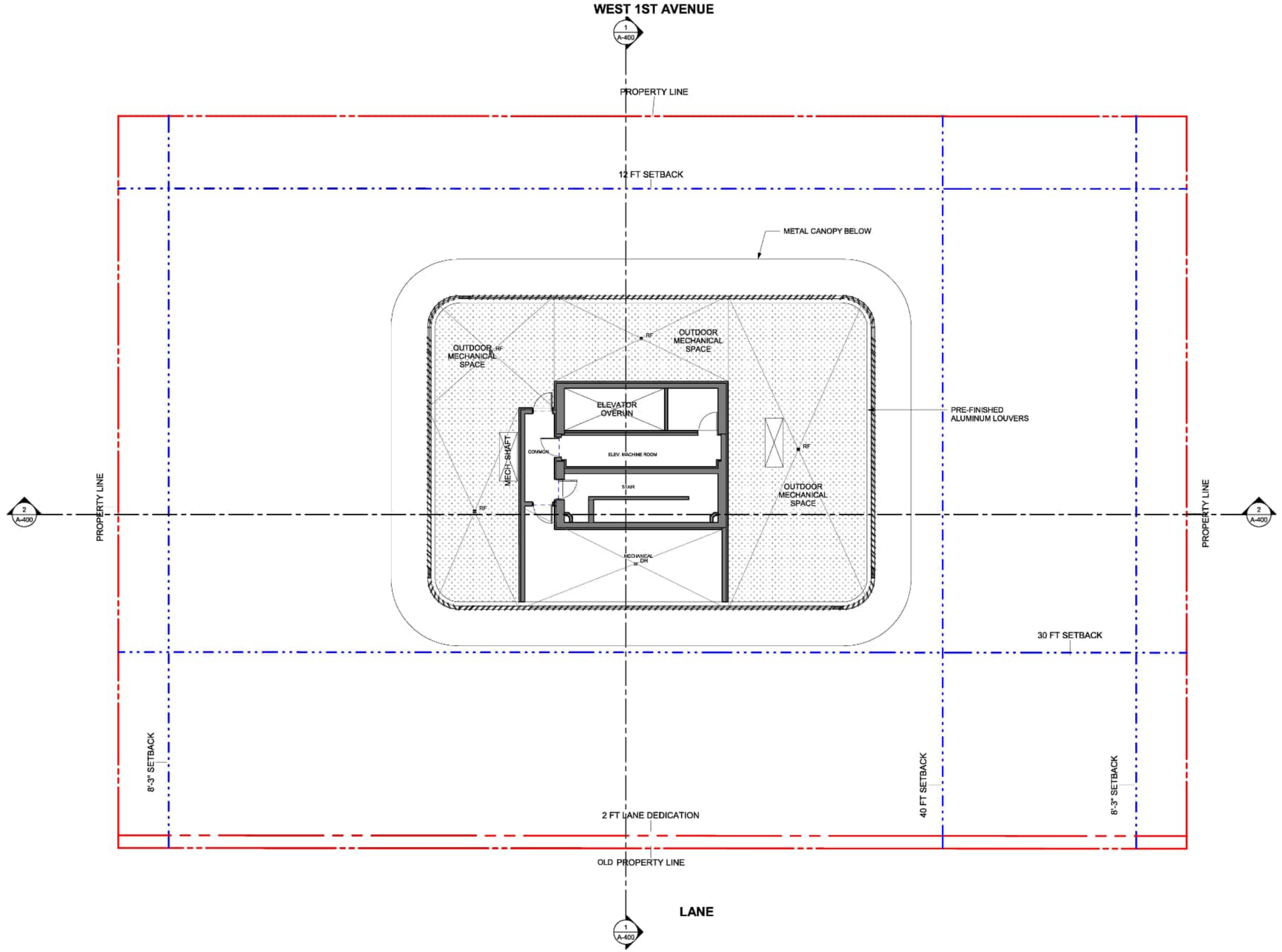
CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL 27 - AMENITY
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



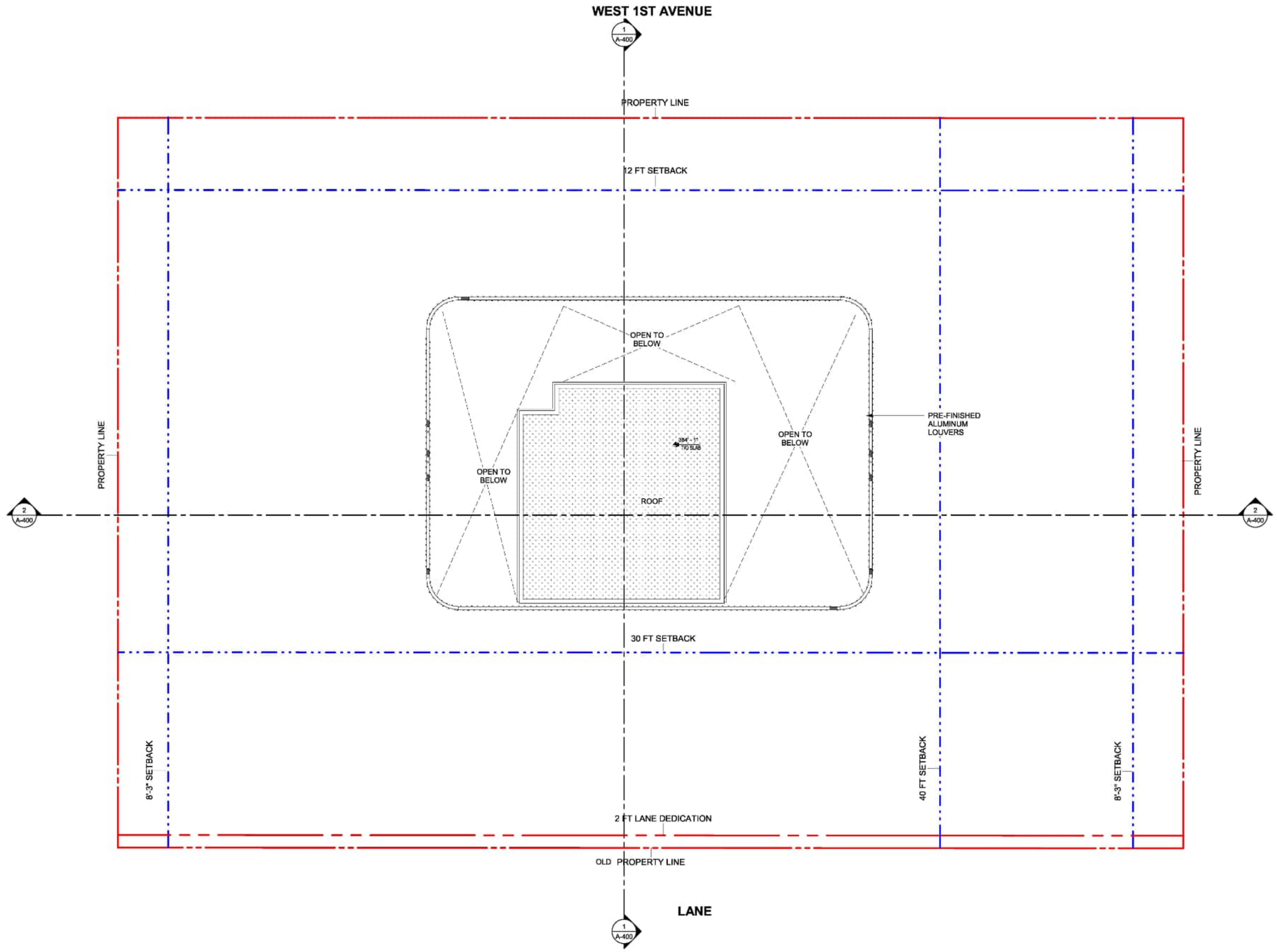
CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FLOORPLAN - LEVEL 28
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

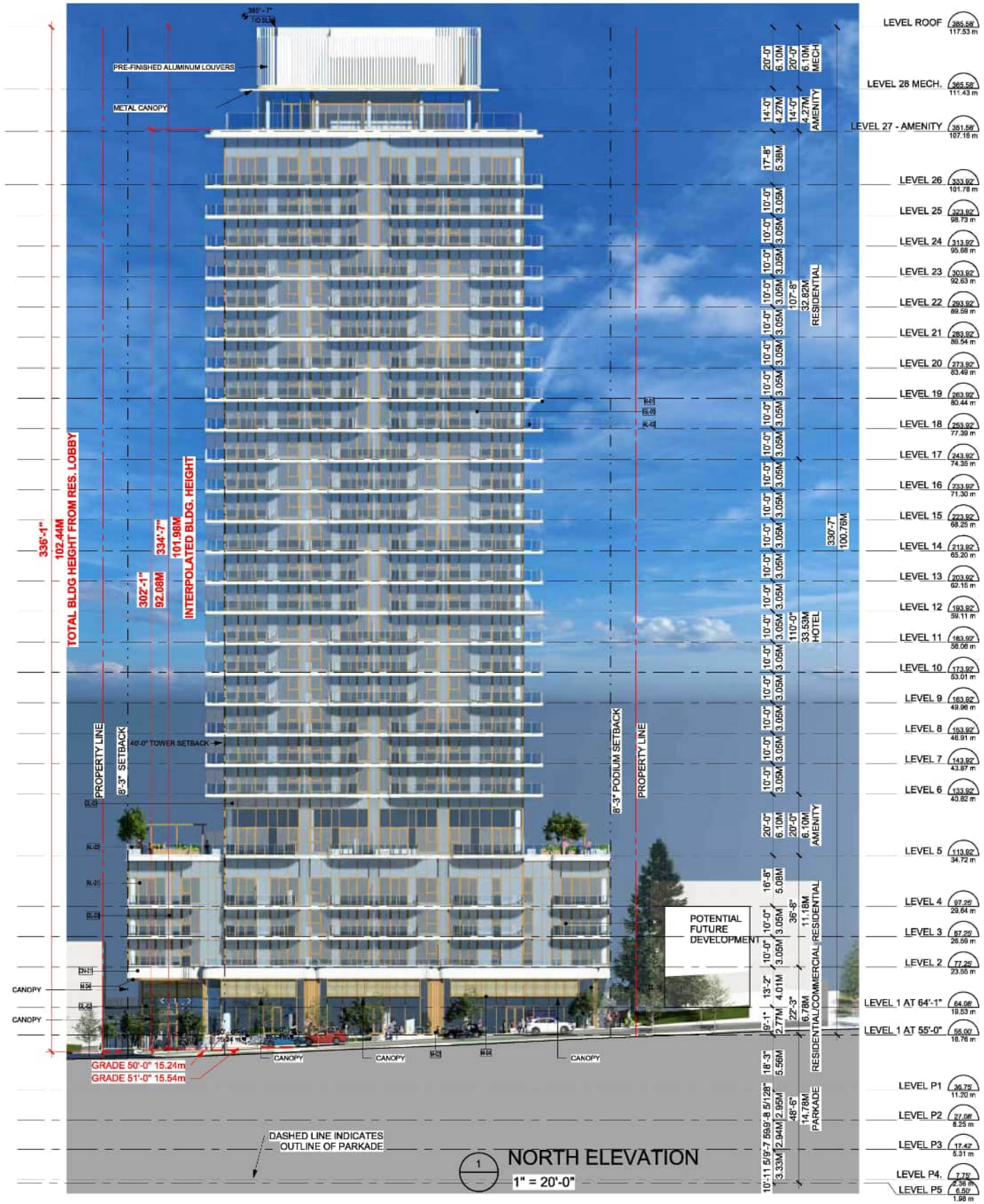
HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

MATERIAL LEGEND - DD	
AL-01	ALUMINUM MULLION - BRONZE
AL-02	ALUMINUM GUARD WITH SAFETY GLASS - BRONZE - CLEAR GLASS
AL-03	ALUMINUM GUARD WITH SAFETY GLASS - BRONZE - FROSTED GLASS

MATERIAL LEGEND - DD	
CN-01	
CN-02	CONCRETE - PAINTED WHITE
GL-01	TOWER VISION GLASS
GL-02	COMMERCIAL VISION GLASS

MATERIAL LEGEND - DD	
GL-03	TOWER SPANDREL GLASS - GREY
GL-04	COMMERCIAL VISION GLASS WITH CUSTOM CERAMIC FRIT PATTERN
M-01	METAL PANEL - WHITE
M-02	METAL PANEL - BRONZE
M-04	METAL CANOPY - TO MATCH METAL PANEL - BRONZE
M-05	PERFORATED METAL PANEL - BRONZE



1 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

NORTH & EAST ELEVAT
SCALE: 1" = 20'-0"

REGISTERED ARCHITECT CHRIS DIKEAKOS BRITISH COLUMBIA

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

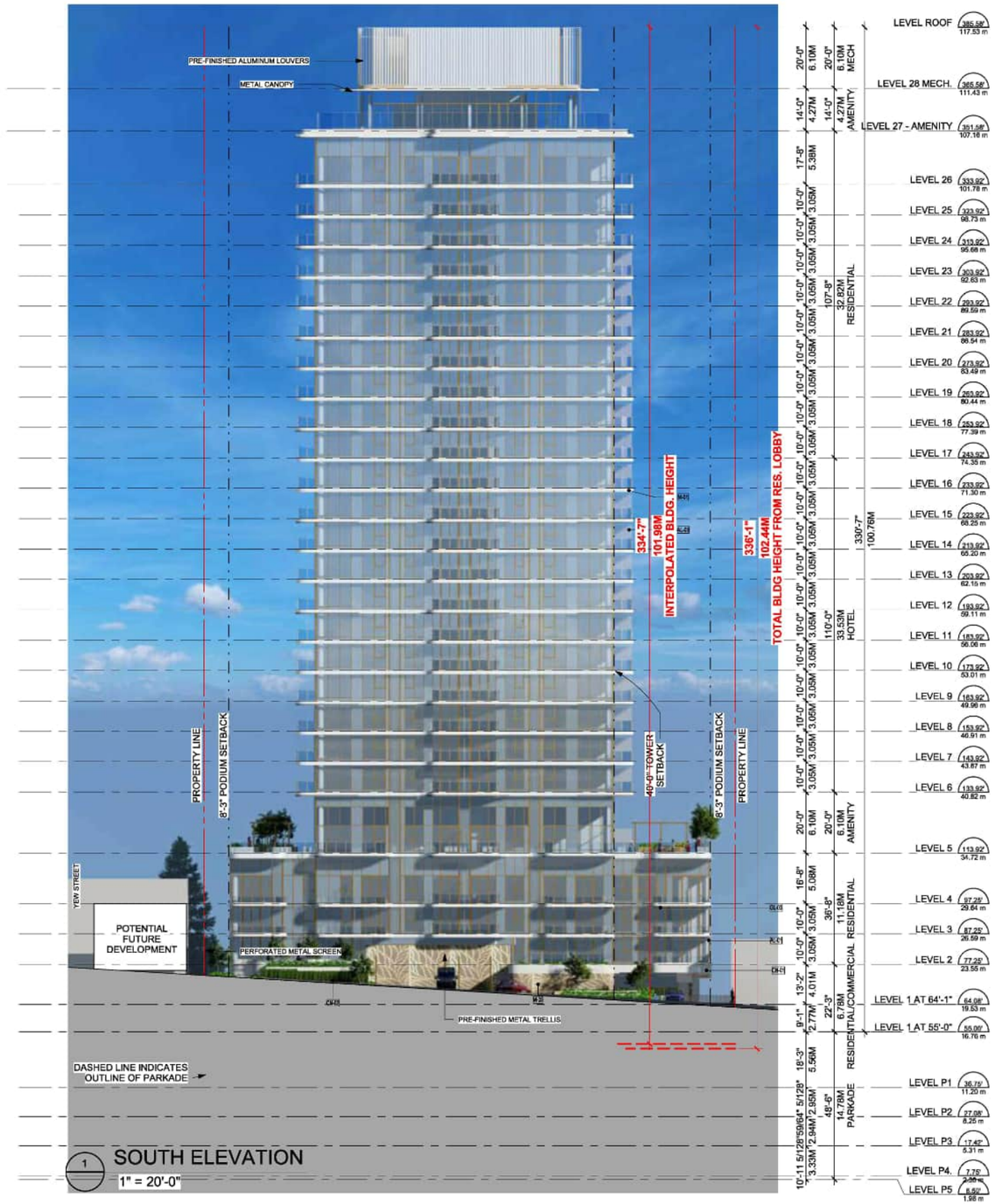
MILLENNIUM

A-300

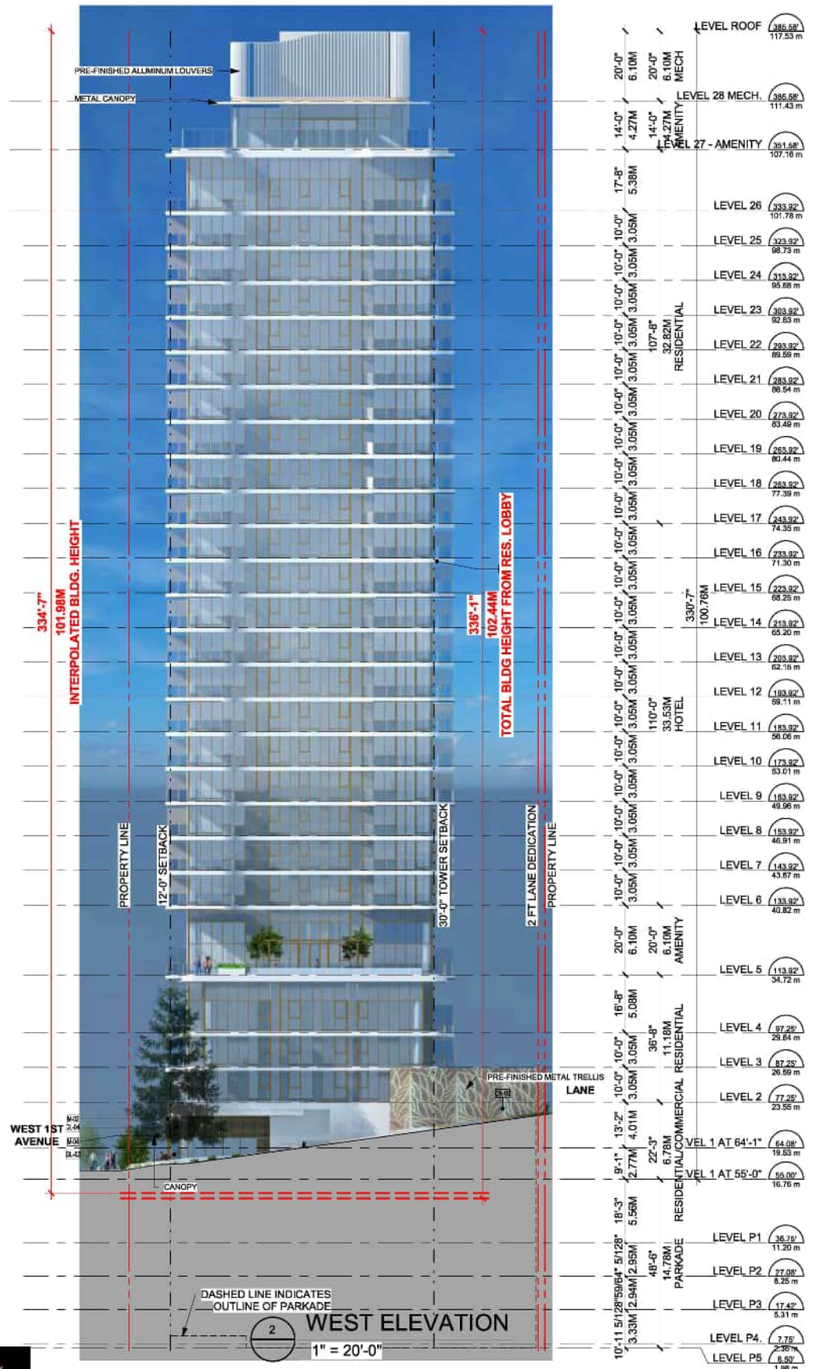
MATERIAL LEGEND - DD	
AL-01	ALUMINUM MULLION - BRONZE
AL-03	ALUMINUM GUARD WITH SAFETY GLASS - BRONZE - FROSTED GLASS
CN-01	
CN-02	CONCRETE - PAINTED WHITE

MATERIAL LEGEND - DD	
GL-02	COMMERCIAL VISION GLASS
GL-03	TOWER SPANDREL GLASS - GREY
GL-04	COMMERCIAL VISION GLASS WITH CUSTOM CERAMIC FRIT PATTERN

MATERIAL LEGEND - DD	
M-01	METAL PANEL - WHITE
M-02	METAL PANEL - BRONZE
M-04	METAL CANOPY - TO MATCH METAL PANEL - BRONZE
M-05	PERFORATED METAL PANEL - BRONZE



1 SOUTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

SOUTH & WEST ELEVA
SCALE: 1" = 20'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-301



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

STREETSCAPE ELEVAT
SCALE: 1/16" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

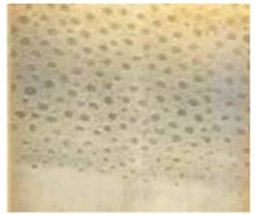
A-302



GL-01 TOWER VISION GLASS

GL-02 COMMERCIAL GLAZING

GL-03 TOWER SPANDREL GLAZING - GREY



GL-04 COMMERCIAL SPANDREL GLAZING



CN-01 FLUTED PAINTED CONCRETE

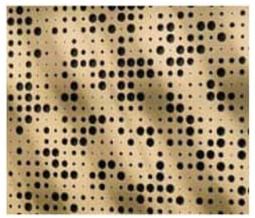


*CN-03 CONCRETE - PAINTED TO MATCH M-07

CN-02 CONCRETE - PAINTED
M-01 METAL PANEL
M-03 METAL SCREEN



AL-01 ALUNIMUM MULLION
M-02 METAL PANEL BRONZE
M-04 CANOPY BRONZE
M-07 METAL SOFFIT BRONZE



* M-05 PERFORATED METAL PANEL



* M-06 METAL SOFFIT - WOOD GRAIN



AL-02 ALUMINUM GUARD WITH SAFETY GLASS - BRONZE



AL-03 ALUMINUM GUARD WITH SAFETY GLASS - BRONZE - FROSTED GLASS

* MATERIAL NOT SHOWN IN RENDERING

CHRIS DIKEAKOS ARCHITECTS INC.

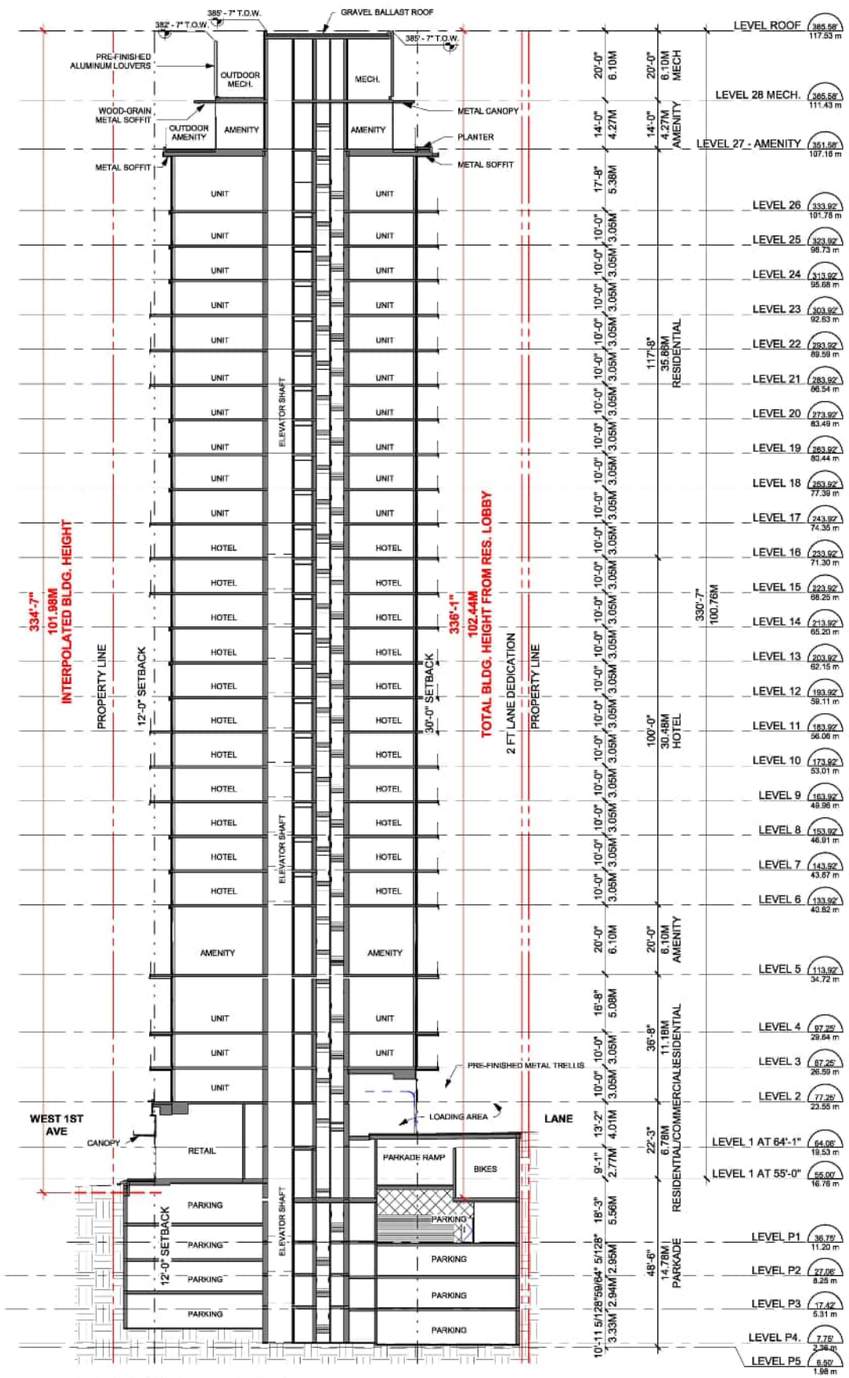
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

MATERIAL BOARD

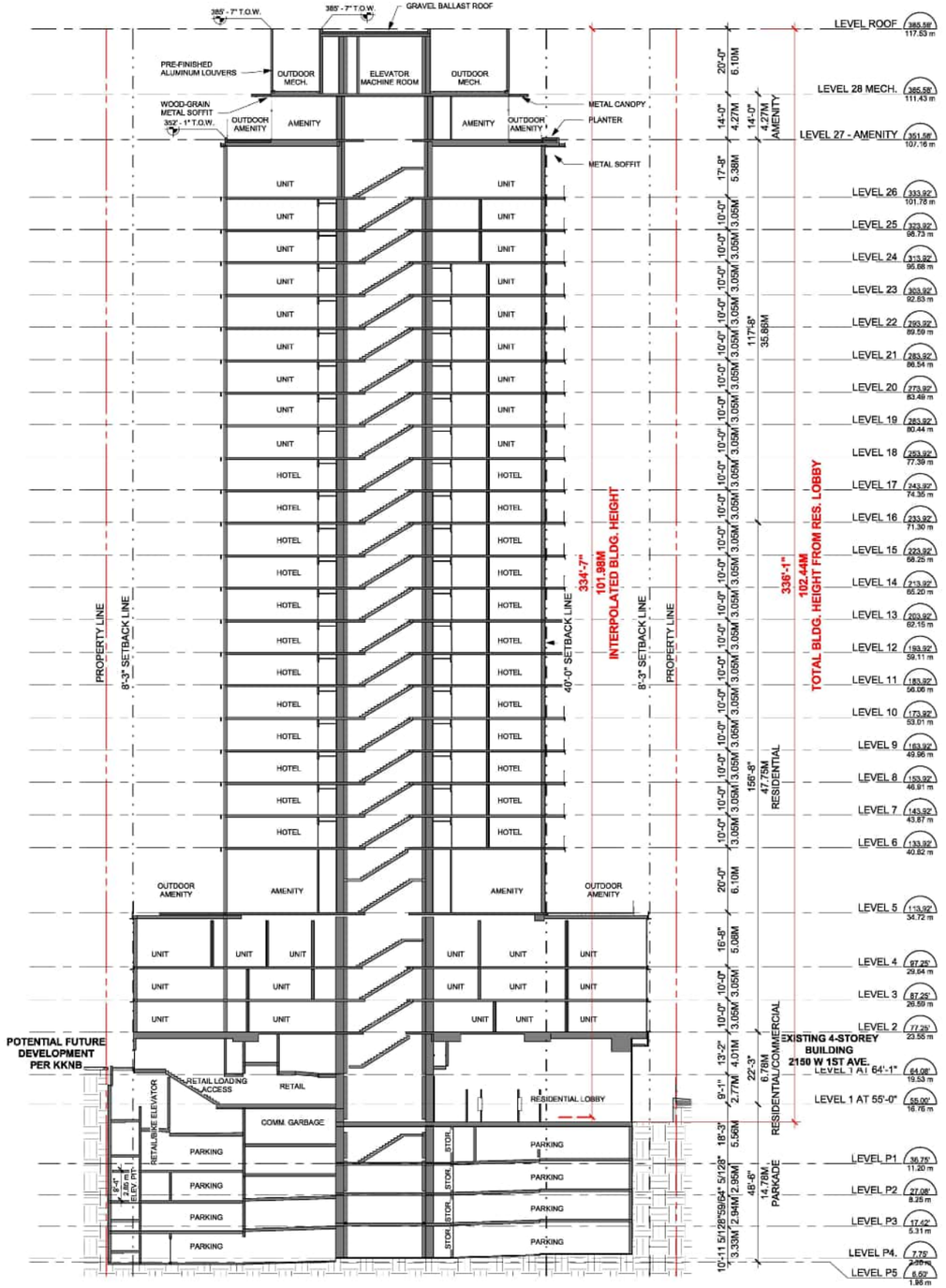
HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-303



1 A1008 BUILDING SECTION A
1" = 20'-0"



2 A1008 BUILDING SECTION B
1" = 20'-0"

CHRIS DIKEAKOS ARCHITECTS INC.

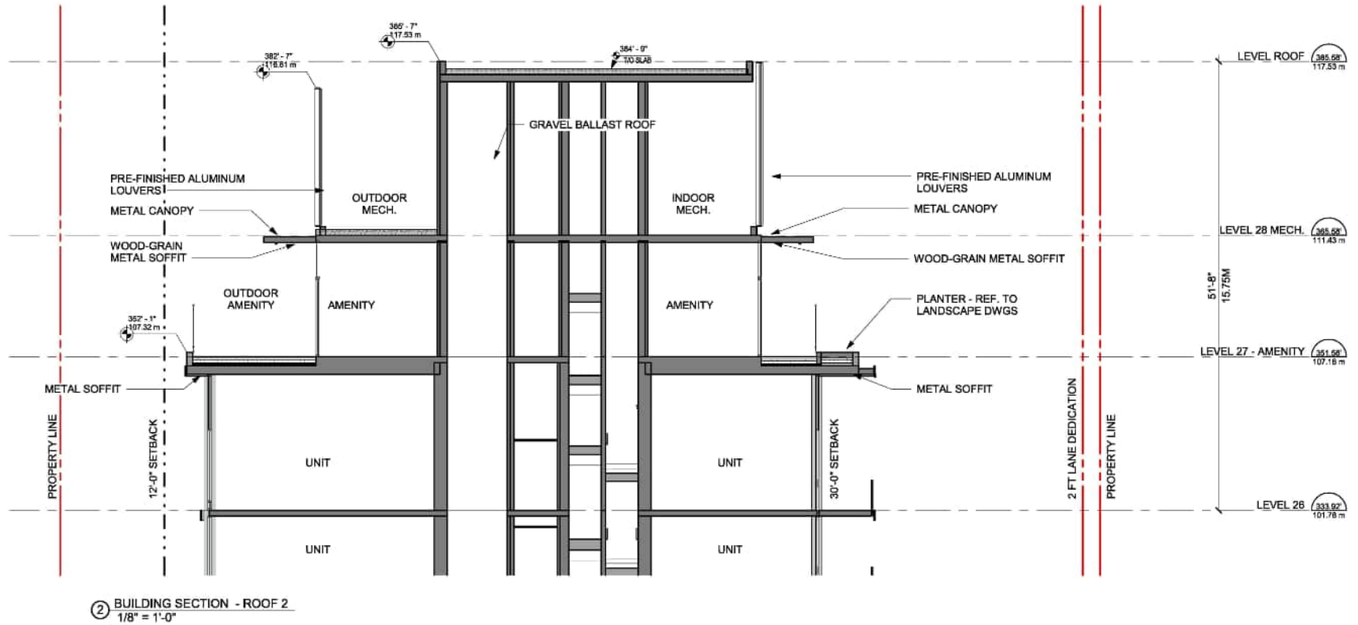
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

BUILDING SECTIONS
SCALE: 1" = 20'-0"

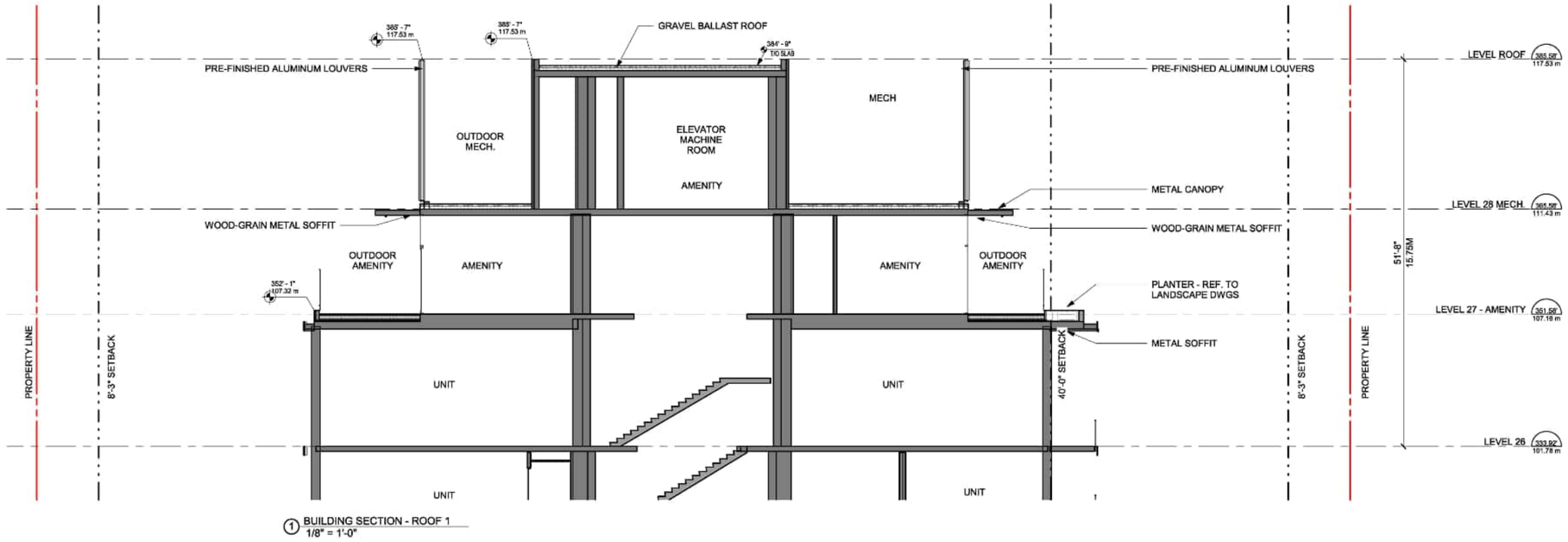
HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-400



② BUILDING SECTION - ROOF 2
1/8" = 1'-0"



① BUILDING SECTION - ROOF 1
1/8" = 1'-0"

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

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

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-401



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



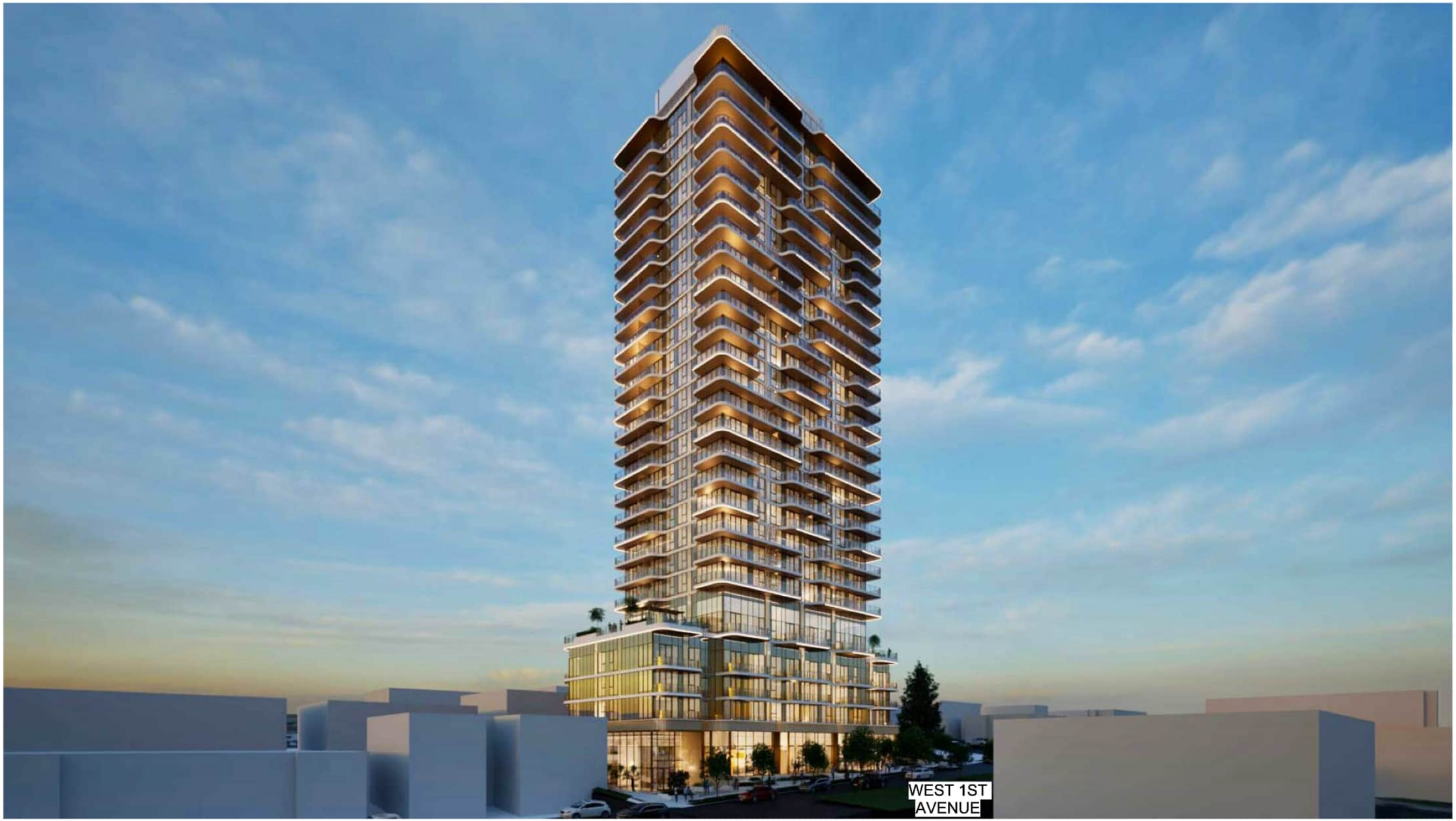
CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-606



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

RENDERING

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



MARCH 10 AM



MARCH 12 PM



MARCH 4 PM



MARCH 2 PM

SHADOW STUDIES HAVE TAKEN INTO ACCOUNT
DAYLIGHT SAVING TIME AND TOPOGRAPHY



JUNE 10 AM



JUNE 12 PM



JUNE 4 PM



JUNE 2 PM

SHADOW STUDIES HAVE TAKEN INTO ACCOUNT
DAYLIGHT SAVING TIME AND TOPOGRAPHY



SEPTEMBER 10 AM



SEPTEMBER 12 PM



SEPTEMBER 4 PM



SEPTEMBER 2 PM

SHADOW STUDIES HAVE TAKEN INTO ACCOUNT
DAYLIGHT SAVING TIME AND TOPOGRAPHY



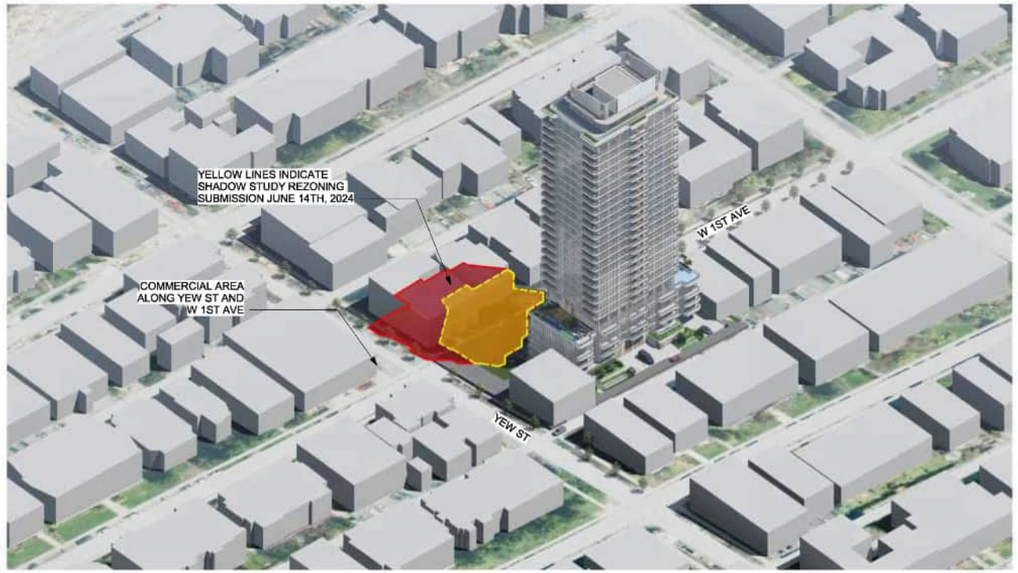
MARCH 10 AM



MARCH 12 PM

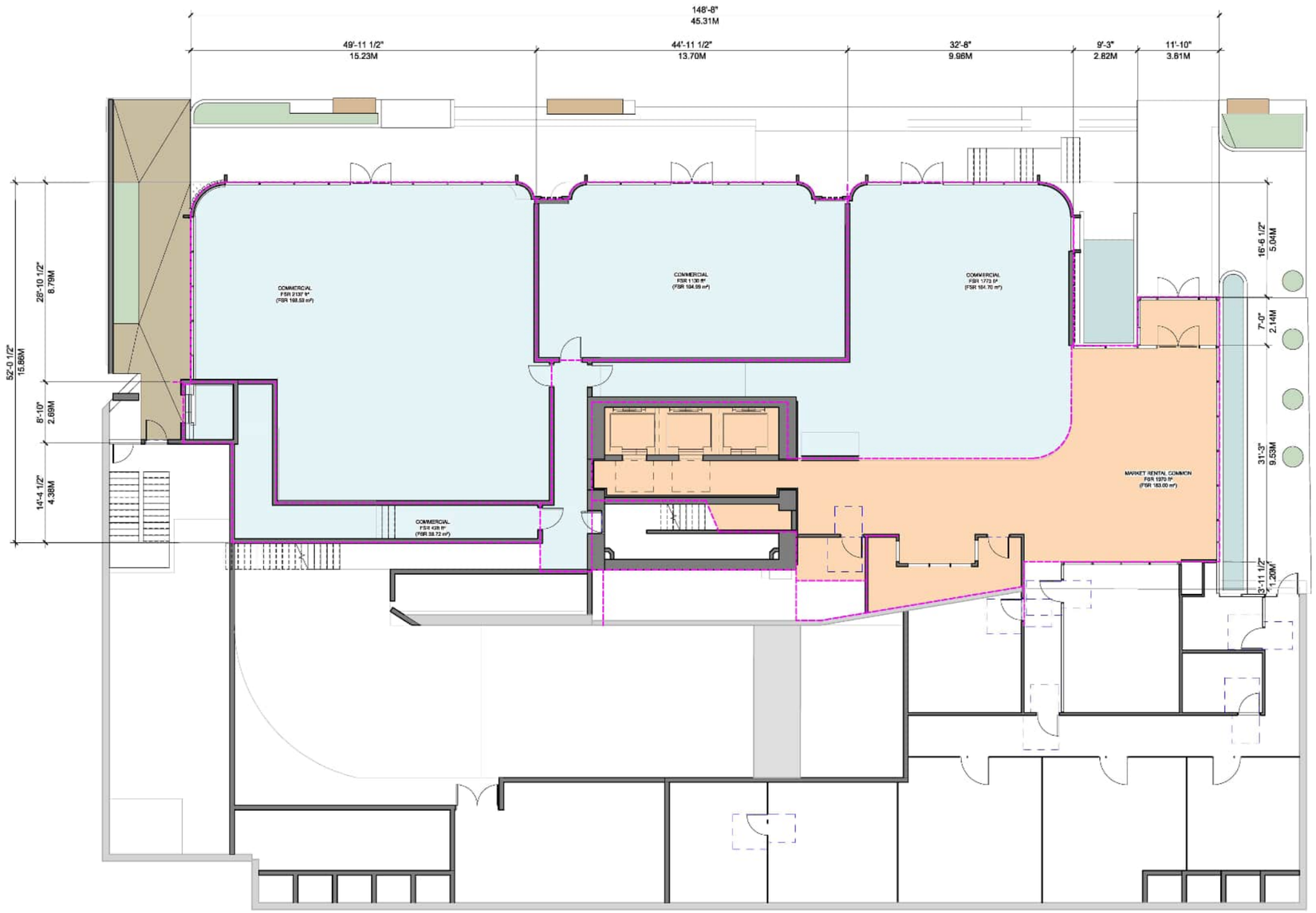


JUNE 10 AM



JUNE 12 PM

SHADOW STUDIES HAVE TAKEN INTO ACCOUNT
DAYLIGHT SAVING TIME AND TOPOGRAPHY



FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 1 AT 55'-0"	COMMERCIAL - CRU	COMMERCIAL	5467 ft²
LEVEL 1 AT 55'-0"	MARKET RENTAL - COMMON	MARKET RENTAL COMMON	1970 ft²
TOTAL FSR			7437 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

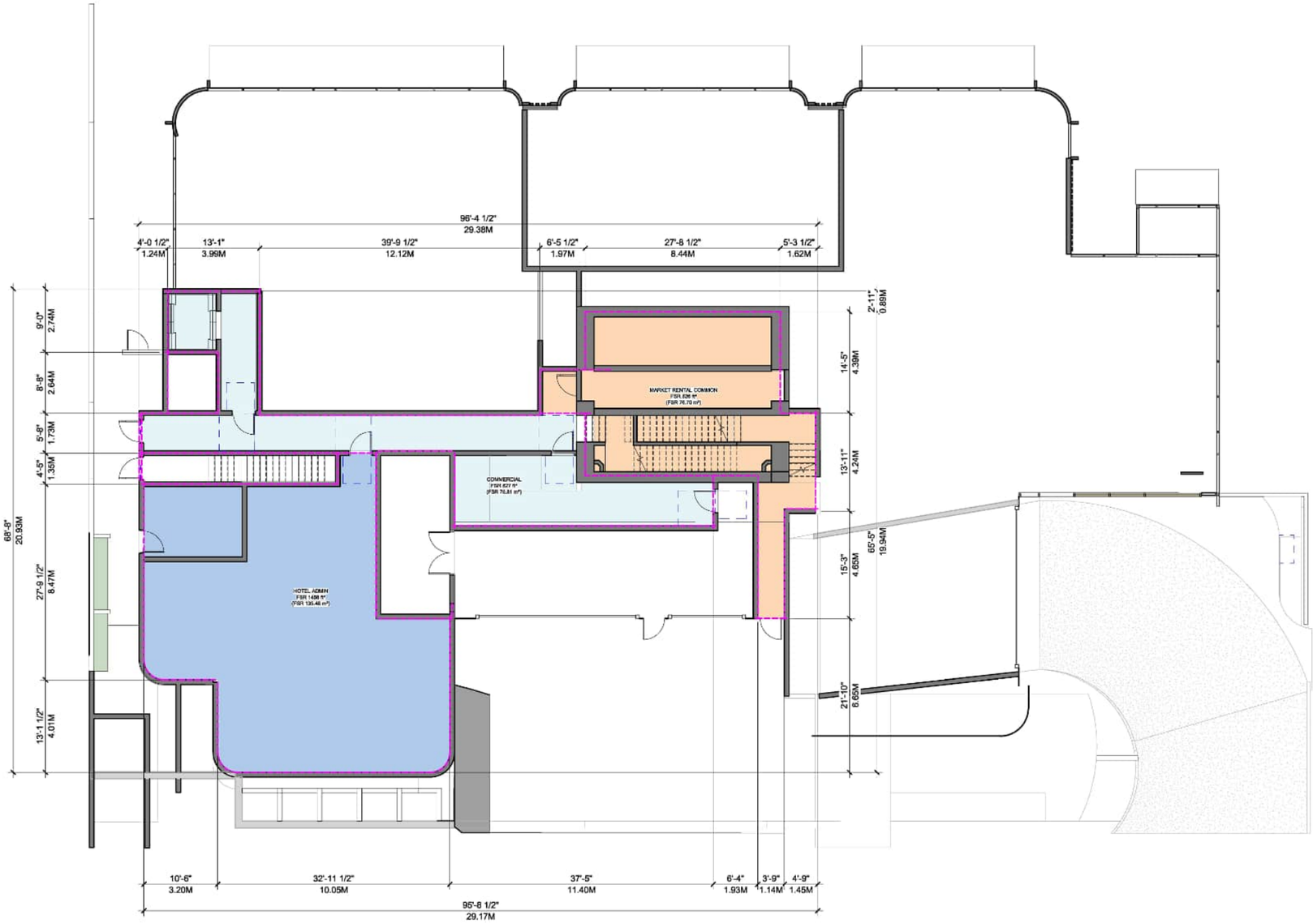
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL [illegible]"
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-800



FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 1 AT 64'-1"	COMMERCIAL - COMMON	COMMERCIAL	827 ft²
LEVEL 1 AT 64'-1"	HOTEL - COMMON	HOTEL ADMIN	1458 ft²
LEVEL 1 AT 64'-1"	MARKET RENTAL - COMMON	MARKET RENTAL COMMON	826 ft²
TOTAL FSR			3111 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

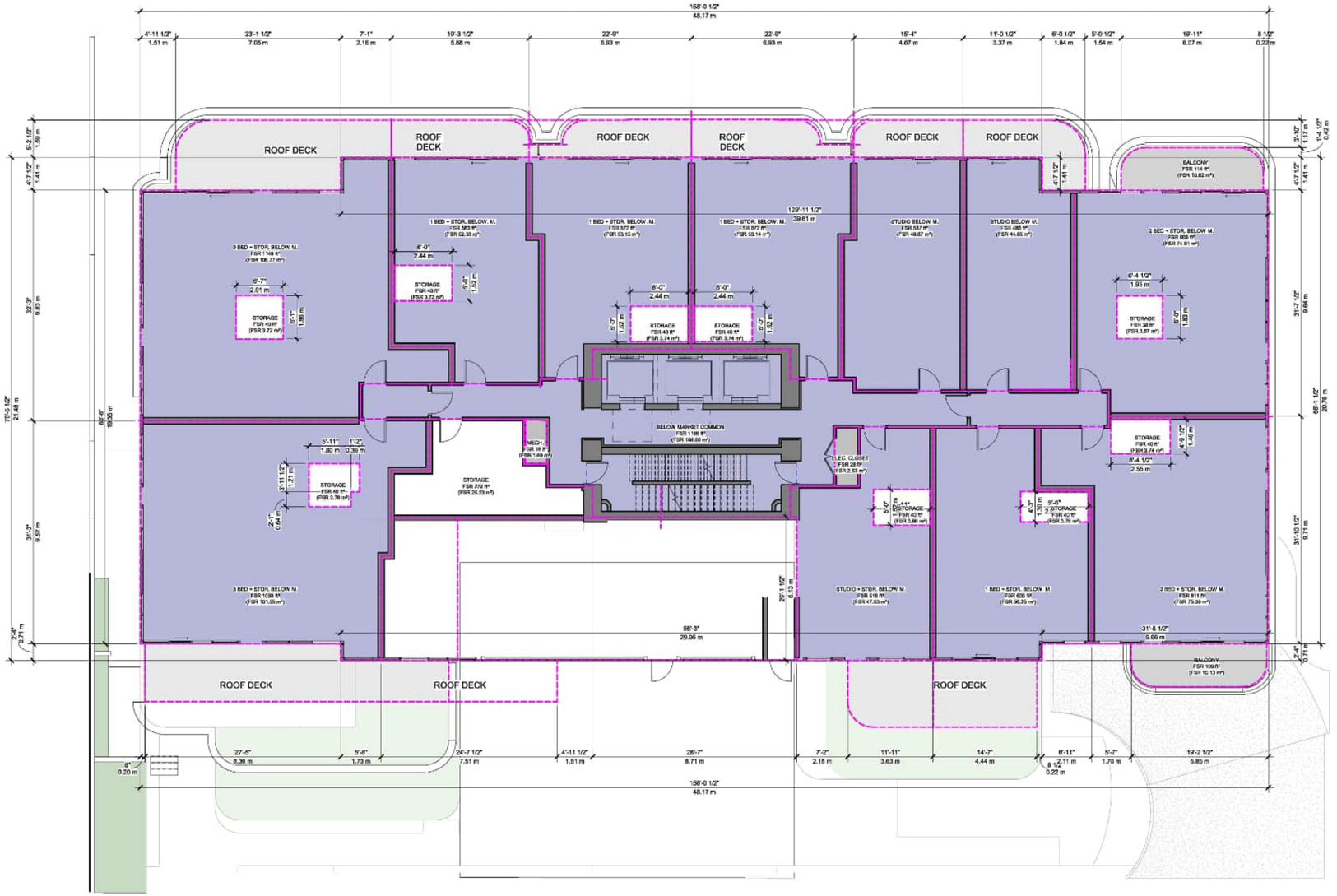
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL 1
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-801



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - DECK
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR - AREA SCHEDULE

Level	AR_CATEGORY	Name	Area
LEVEL 2	AFFORDABLE RENTAL - COMMON	BELOW MARKET COMMON	1169 ft²
LEVEL 2	AFFORDABLE RENTAL - COMMON	ELEC. CLOSET	28 ft²
LEVEL 2	AFFORDABLE RENTAL - COMMON	MECH.	18 ft²
LEVEL 2	AFFORDABLE RENTAL - UNIT	1 BED + STOR. BELOW. M.	2313 ft²
LEVEL 2	AFFORDABLE RENTAL - UNIT	2 BED + STOR. BELOW M.	1618 ft²
LEVEL 2	AFFORDABLE RENTAL - UNIT	3 BED + STOR. BELOW M.	2242 ft²
LEVEL 2	AFFORDABLE RENTAL - UNIT	STORAGE	631 ft²
LEVEL 2	AFFORDABLE RENTAL - UNIT	STUDIO + STOR. BELOW M.	516 ft²
LEVEL 2	AFFORDABLE RENTAL - UNIT	STUDIO BELOW M.	1020 ft²
TOTAL FSR			9555 ft²

BALCONY AREA1

Level	Name	Balcony Area
LEVEL 2	BALCONY	109 ft²
LEVEL 2	BALCONY	114 ft²
TOTAL FSR		223 ft²

NOTE: ALL BALCONIES HAVE FACE-MOUNT GUARDRAILS.

CHRIS DIKEAKOS ARCHITECTS INC.

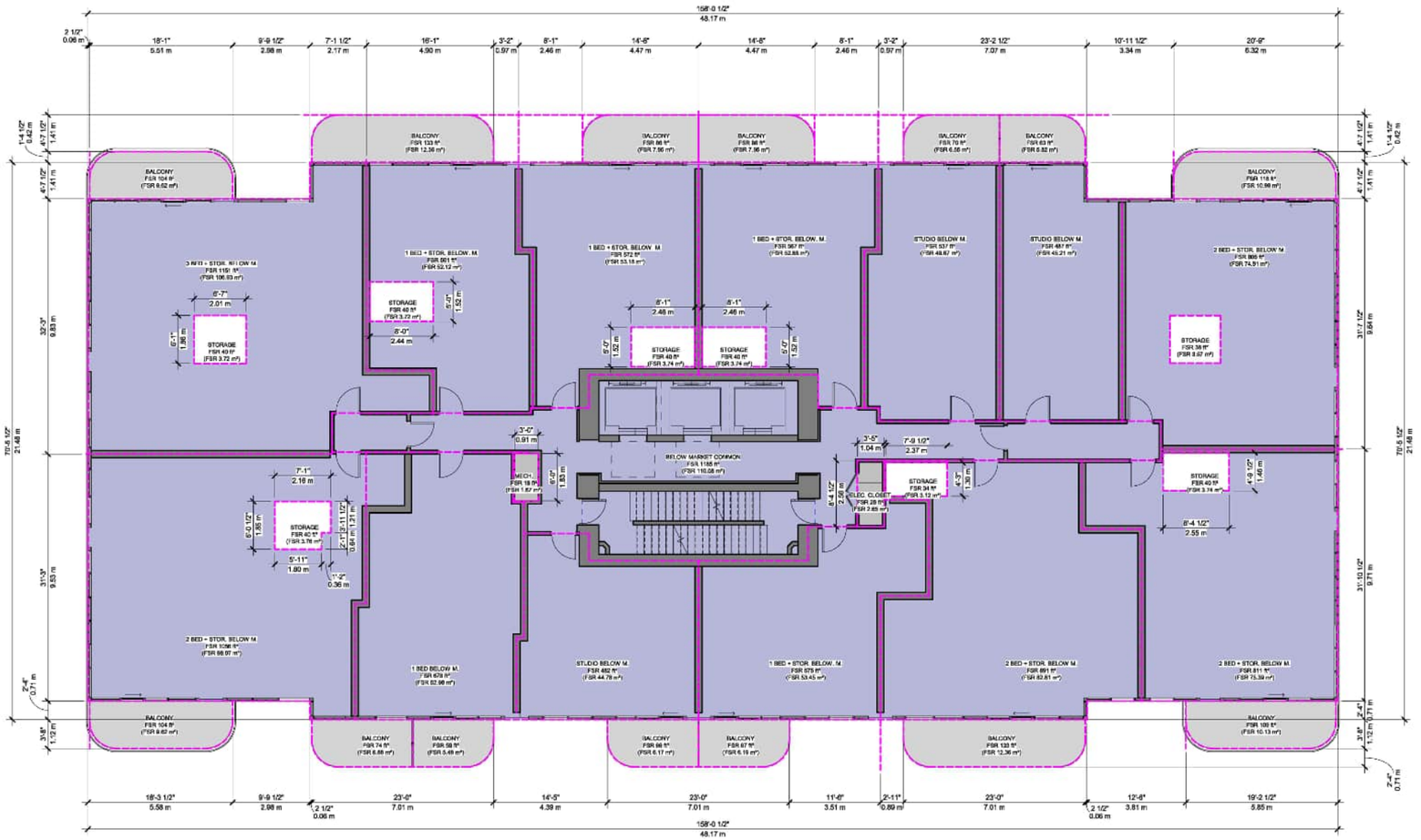
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-802



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 3	AFFORDABLE RENTAL - COMMON	BELOW MARKET COMMON	1185 ft²
LEVEL 3	AFFORDABLE RENTAL - COMMON	ELEC. CLOSET	28 ft²
LEVEL 3	AFFORDABLE RENTAL - COMMON	MECH.	18 ft²
LEVEL 3	AFFORDABLE RENTAL - UNIT	1 BED + STOR. BELOW. M.	2276 ft²
LEVEL 3	AFFORDABLE RENTAL - UNIT	1 BED BELOW M.	678 ft²
LEVEL 3	AFFORDABLE RENTAL - UNIT	2 BED + STOR. BELOW M.	3565 ft²
LEVEL 3	AFFORDABLE RENTAL - UNIT	3 BED + STOR. BELOW M.	1151 ft²
LEVEL 3	AFFORDABLE RENTAL - UNIT	STORAGE	280 ft²
LEVEL 3	AFFORDABLE RENTAL - UNIT	STUDIO BELOW M.	1505 ft²
LEVEL 3	MARKET RENTAL - UNIT	STORAGE	34 ft²
TOTAL FSR			10719 ft²

BALCONY AREA1		
Level	Name	Balcony Area
LEVEL 3	BALCONY	104 ft²
LEVEL 3	BALCONY	133 ft²
LEVEL 3	BALCONY	86 ft²
LEVEL 3	BALCONY	86 ft²
LEVEL 3	BALCONY	70 ft²
LEVEL 3	BALCONY	116 ft²
LEVEL 3	BALCONY	63 ft²
LEVEL 3	BALCONY	109 ft²
LEVEL 3	BALCONY	133 ft²
LEVEL 3	BALCONY	67 ft²
LEVEL 3	BALCONY	86 ft²
LEVEL 3	BALCONY	59 ft²
LEVEL 3	BALCONY	104 ft²
LEVEL 3	BALCONY	74 ft²
TOTAL FSR		1271 ft²

NOTE: ALL BALCONIES HAVE FACE-MOUNT GUARDRAILS.

CHRIS DIKEAKOS ARCHITECTS INC.

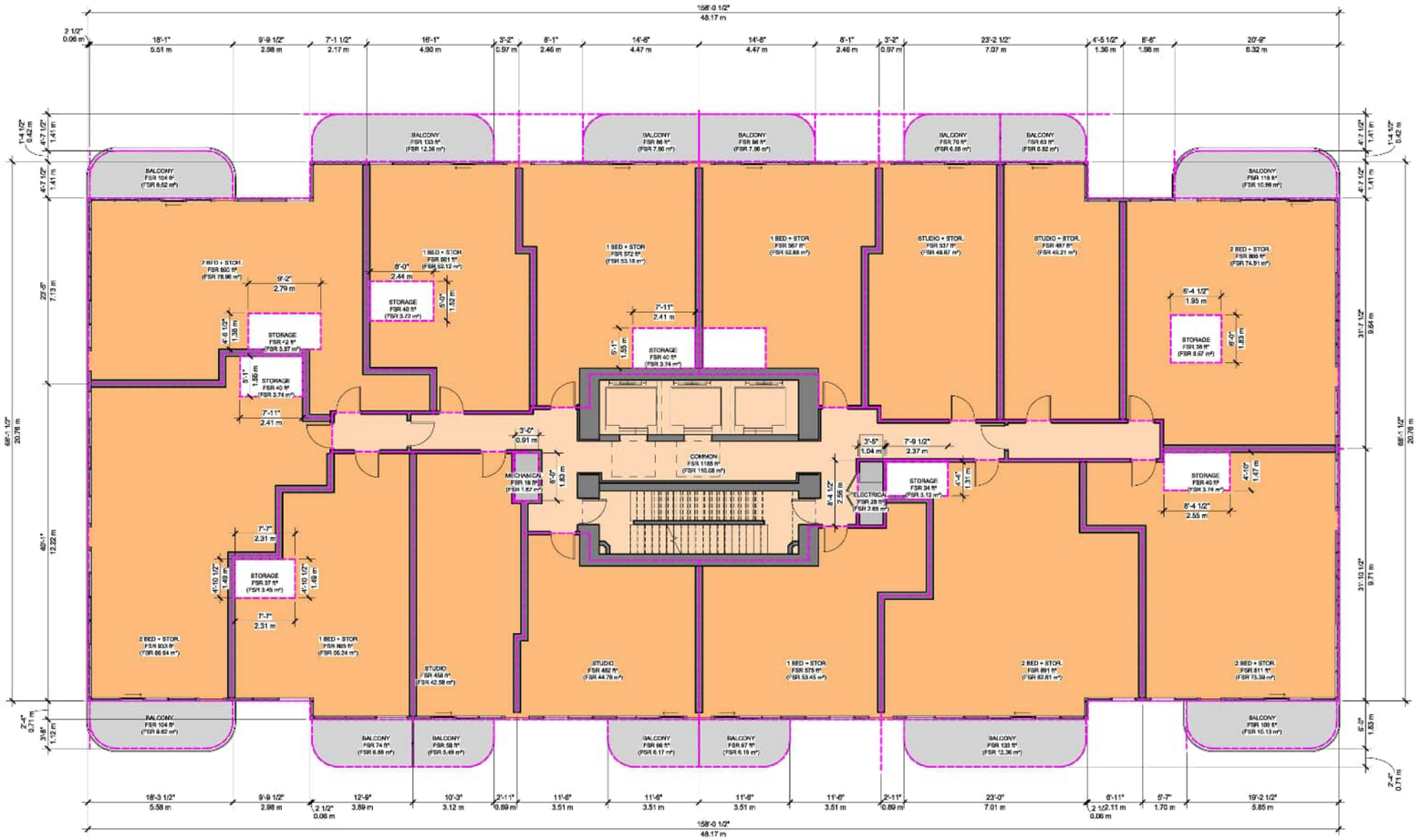
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-803



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 4	AFFORDABLE RENTAL - COMMON	COMMON	1185 ft²
LEVEL 4	AFFORDABLE RENTAL - COMMON	ELECTRICAL	28 ft²
LEVEL 4	AFFORDABLE RENTAL - COMMON	MECHANICAL	18 ft²
LEVEL 4	AFFORDABLE RENTAL - UNIT	1 BED + STOR	572 ft²
LEVEL 4	AFFORDABLE RENTAL - UNIT	2 BED + STOR.	1703 ft²
LEVEL 4	AFFORDABLE RENTAL - UNIT	STORAGE	352 ft²
LEVEL 4	AFFORDABLE RENTAL - UNIT	STUDIO	940 ft²
LEVEL 4	MARKET RENTAL - UNIT	1 BED + STOR	2309 ft²
LEVEL 4	MARKET RENTAL - UNIT	2 BED + STOR.	2589 ft²
LEVEL 4	MARKET RENTAL - UNIT	STUDIO + STOR.	1023 ft²
TOTAL FSR			10719 ft²

BALCONY AREA1		
Level	Name	Balcony Area
LEVEL 4	BALCONY	74 ft²
LEVEL 4	BALCONY	59 ft²
LEVEL 4	BALCONY	86 ft²
LEVEL 4	BALCONY	67 ft²
LEVEL 4	BALCONY	104 ft²
LEVEL 4	BALCONY	133 ft²
LEVEL 4	BALCONY	109 ft²
LEVEL 4	BALCONY	116 ft²
LEVEL 4	BALCONY	63 ft²
LEVEL 4	BALCONY	70 ft²
LEVEL 4	BALCONY	86 ft²
LEVEL 4	BALCONY	86 ft²
LEVEL 4	BALCONY	133 ft²
LEVEL 4	BALCONY	104 ft²
TOTAL FSR		1271 ft²

NOTE: ALL BALCONIES HAVE FACE-MOUNT GUARDRAILS.

CHRIS DIKEAKOS ARCHITECTS INC.

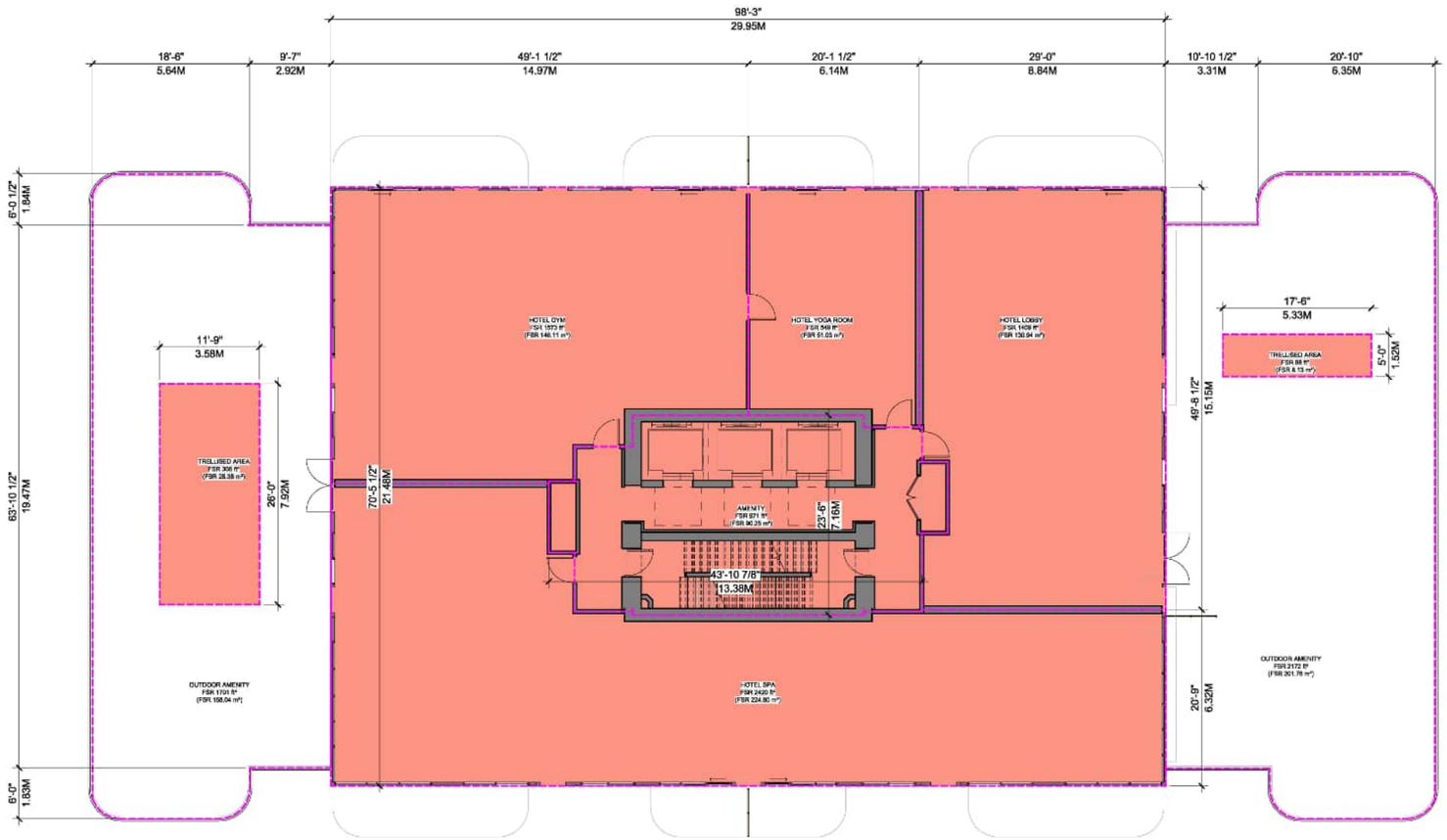
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-804



COLOUR LEGEND

- COMMON - AMENITY
- COMMON - OUTDOOR AMENITY

FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 5	HOTEL - COMMON	AMENITY	971 ft²
LEVEL 5	HOTEL - COMMON	HOTEL GYM	1573 ft²
LEVEL 5	HOTEL - COMMON	HOTEL LOBBY	1409 ft²
LEVEL 5	HOTEL - COMMON	HOTEL SPA	2420 ft²
LEVEL 5	HOTEL - COMMON	HOTEL YOGA ROOM	549 ft²
LEVEL 5	HOTEL - COMMON	TRELLISED AREA	393 ft²
TOTAL FSR			7316 ft²

BALCONY AREA1		
Level	Name	Balcony Area

NOTE: ALL BALCONIES HAVE FACE-MOUNT GUARDRAILS.

CHRIS DIKEAKOS ARCHITECTS INC.

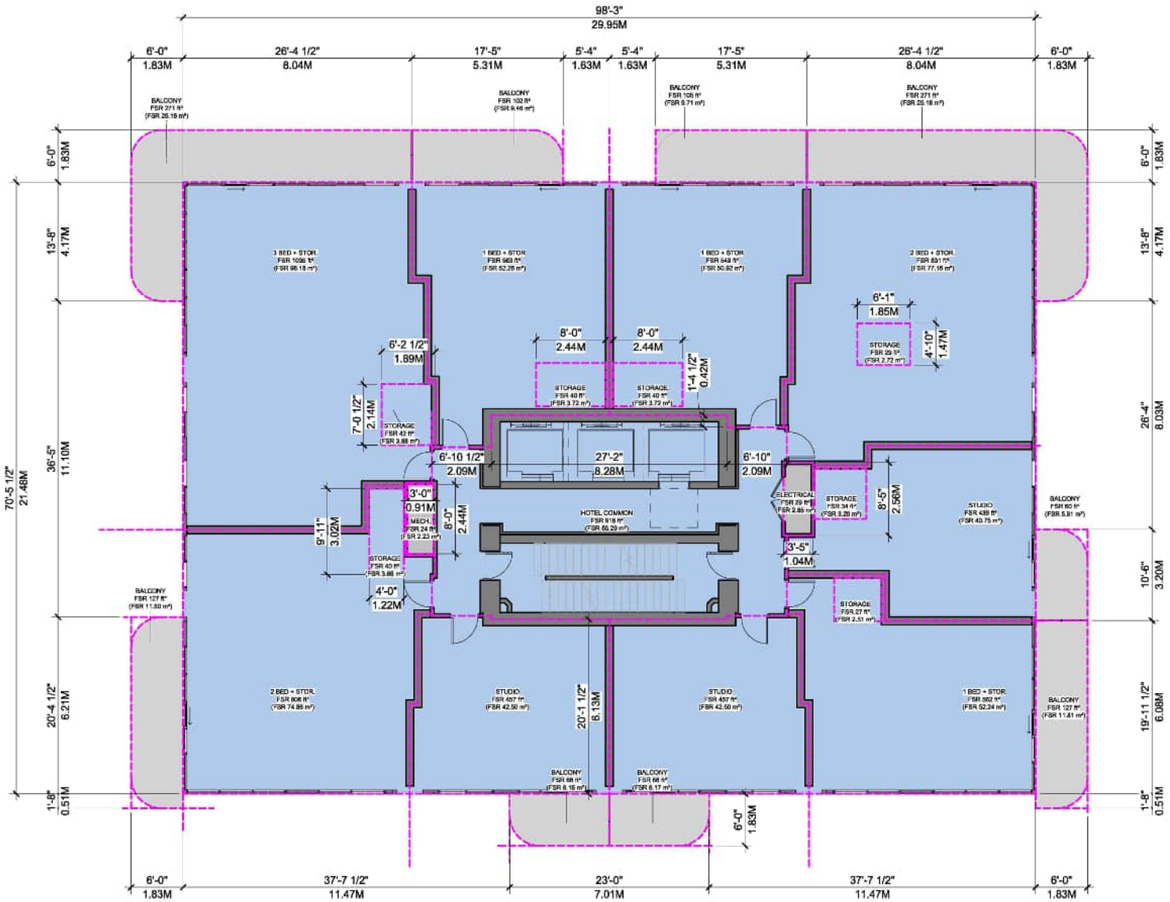
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-806



COLOUR LEGEND

- COMMON - ELECTRICAL
- COMMON - HOTEL
- COMMON - MECHANICAL
- UNIT - BALCONY
- UNIT - HOTEL

FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 8	HOTEL - COMMON	ELECTRICAL	29 ft²
LEVEL 8	HOTEL - COMMON	HOTEL COMMON	918 ft²
LEVEL 8	HOTEL - COMMON	MECH.	24 ft²
LEVEL 8	HOTEL - UNIT	1 BED + STOR	1673 ft²
LEVEL 8	HOTEL - UNIT	2 BED + STOR.	1636 ft²
LEVEL 8	HOTEL - UNIT	3 BED + STOR.	1035 ft²
LEVEL 8	HOTEL - UNIT	STORAGE	252 ft²
LEVEL 8	HOTEL - UNIT	STUDIO	1354 ft²
TOTAL FSR			6921 ft²

BALCONY AREA1		
Level	Name	Balcony Area
LEVEL 8	BALCONY	271 ft²
LEVEL 8	BALCONY	102 ft²
LEVEL 8	BALCONY	105 ft²
LEVEL 8	BALCONY	271 ft²
LEVEL 8	BALCONY	60 ft²
LEVEL 8	BALCONY	127 ft²
LEVEL 8	BALCONY	66 ft²
LEVEL 8	BALCONY	66 ft²
LEVEL 8	BALCONY	127 ft²
TOTAL FSR		1196 ft²

NOTE: ALL BALCONIES HAVE FACE-MOUNT GUARDRAILS.

CHRIS DIKEAKOS ARCHITECTS INC.

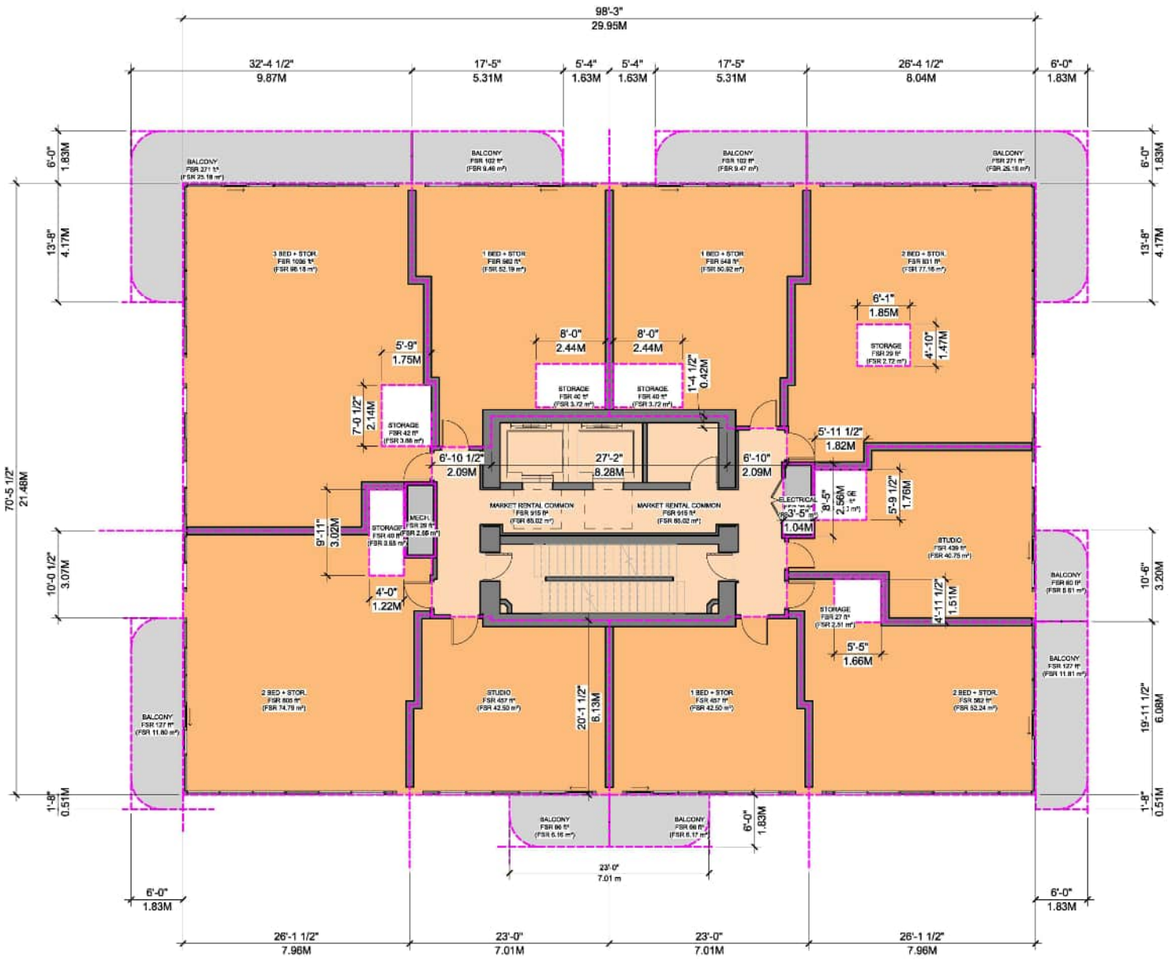
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVELS [illegible]TEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-807



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 18	MARKET RENTAL - COMMON	ELECTRICAL	29 ft²
LEVEL 18	MARKET RENTAL - COMMON	MARKET RENTAL COMMON	915 ft²
LEVEL 18	MARKET RENTAL - COMMON	MECH.	29 ft²
LEVEL 18	MARKET RENTAL - UNIT	1 BED + STOR.	1567 ft²
LEVEL 18	MARKET RENTAL - UNIT	2 BED + STOR.	2198 ft²
LEVEL 18	MARKET RENTAL - UNIT	3 BED + STOR.	1035 ft²
LEVEL 18	MARKET RENTAL - UNIT	STORAGE	252 ft²
LEVEL 18	MARKET RENTAL - UNIT	STUDIO	896 ft²
TOTAL FSR			6921 ft²

BALCONY AREA1		
Level	Name	Balcony Area
LEVEL 18	BALCONY	271 ft²
LEVEL 18	BALCONY	102 ft²
LEVEL 18	BALCONY	102 ft²
LEVEL 18	BALCONY	271 ft²
LEVEL 18	BALCONY	60 ft²
LEVEL 18	BALCONY	127 ft²
LEVEL 18	BALCONY	66 ft²
LEVEL 18	BALCONY	66 ft²
LEVEL 18	BALCONY	127 ft²
TOTAL FSR		1193 ft²

NOTE: ALL BALCONIES HAVE FACE-MOUNT GUARDRAILS.

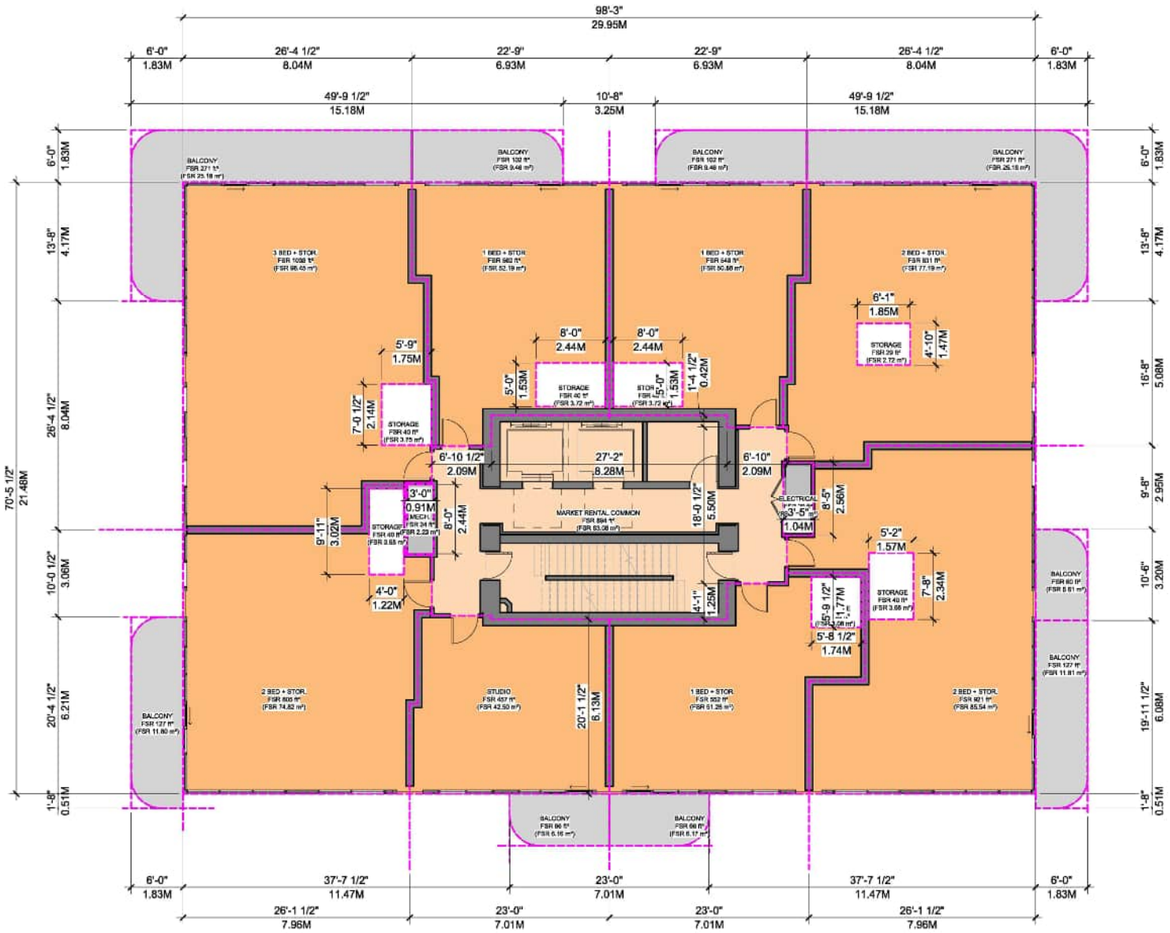
CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL 5
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 1B
- UNIT - 2B
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION
- UNIT - STUDIO

FSR - AREA SCHEDULE

Level	AR_CATEGORY	Name	Area
LEVEL 25	MARKET RENTAL - COMMON	ELECTRICAL	29 ft²
LEVEL 25	MARKET RENTAL - COMMON	MARKET RENTAL COMMON	894 ft²
LEVEL 25	MARKET RENTAL - COMMON	MECH.	24 ft²
LEVEL 25	MARKET RENTAL - UNIT	1 BED + STOR	1661 ft²
LEVEL 25	MARKET RENTAL - UNIT	2 BED + STOR.	2557 ft²
LEVEL 25	MARKET RENTAL - UNIT	3 BED + STOR.	1038 ft²
LEVEL 25	MARKET RENTAL - UNIT	STORAGE	262 ft²
LEVEL 25	MARKET RENTAL - UNIT	STUDIO	457 ft²
TOTAL FSR			6922 ft²

BALCONY AREA1

Level	Name	Balcony Area
LEVEL 25	BALCONY	271 ft²
LEVEL 25	BALCONY	102 ft²
LEVEL 25	BALCONY	102 ft²
LEVEL 25	BALCONY	271 ft²
LEVEL 25	BALCONY	60 ft²
LEVEL 25	BALCONY	127 ft²
LEVEL 25	BALCONY	66 ft²
LEVEL 25	BALCONY	66 ft²
LEVEL 25	BALCONY	127 ft²
TOTAL FSR		1193 ft²

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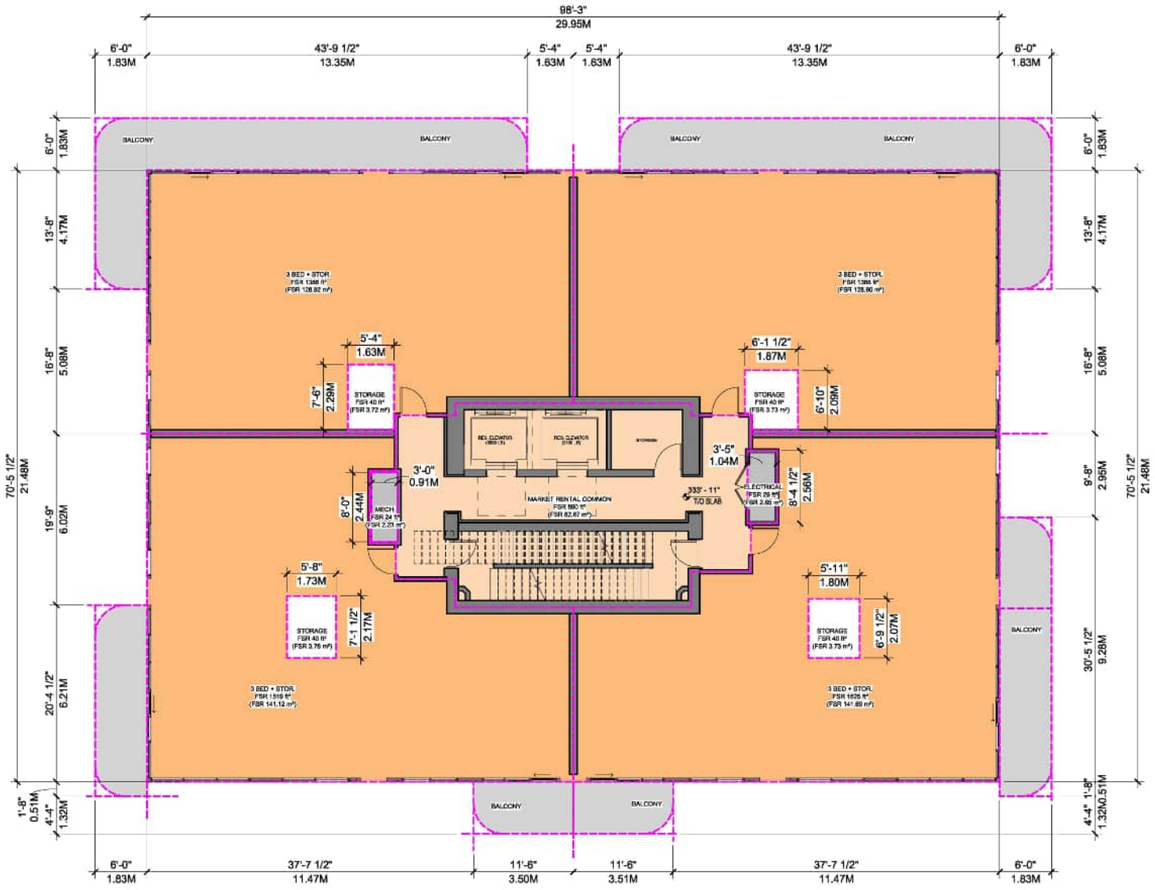
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVELS
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

MILLENNIUM

A-811



COLOUR LEGEND

- COMMON
- COMMON - ELECTRICAL
- COMMON - MECHANICAL
- UNIT - 3B
- UNIT - BALCONY
- UNIT - EXCLUSION

FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 26	MARKET RENTAL - COMMON	ELECTRICAL	29 ft²
LEVEL 26	MARKET RENTAL - COMMON	MARKET RENTAL COMMON	890 ft²
LEVEL 26	MARKET RENTAL - COMMON	MECH.	24 ft²
LEVEL 26	MARKET RENTAL - UNIT	3 BED + STOR.	5819 ft²
LEVEL 26	MARKET RENTAL - UNIT	STORAGE	161 ft²
TOTAL FSR			6923 ft²

BALCONY AREA1		
Level	Name	Balcony Area
LEVEL 26	BALCONY	373 ft²
LEVEL 26	BALCONY	373 ft²
LEVEL 26	BALCONY	127 ft²
LEVEL 26	BALCONY	66 ft²
LEVEL 26	BALCONY	66 ft²
LEVEL 26	BALCONY	127 ft²
LEVEL 26	BALCONY	60 ft²
TOTAL FSR		1193 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

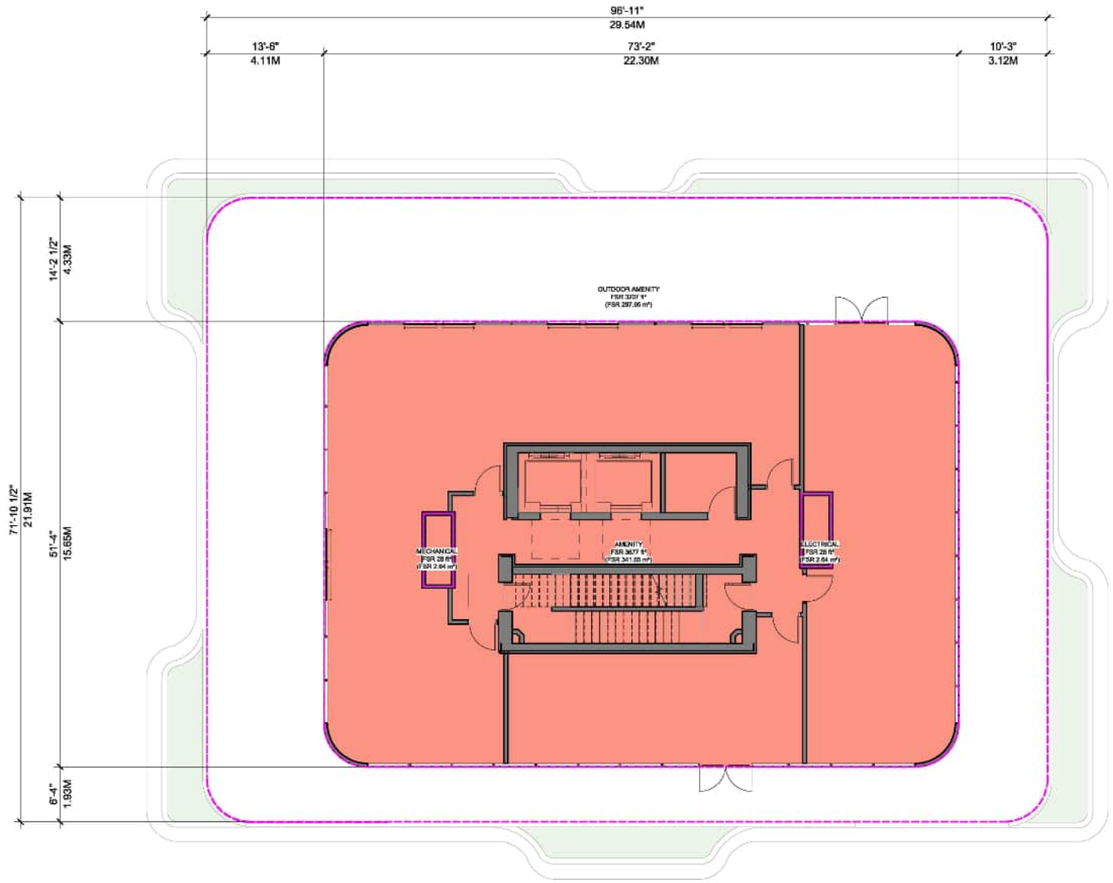
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL
SCALE: 1/8" = 1'-0"

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

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A-812



FSR - AREA SCHEDULE			
Level	AR_CATEGORY	Name	Area
LEVEL 27 - AMENITY	MARKET RENTAL - COMMON	AMENITY	3677 ft²
LEVEL 27 - AMENITY	MARKET RENTAL - COMMON	ELECTRICAL	28 ft²
LEVEL 27 - AMENITY	MARKET RENTAL - COMMON	MECHANICAL	28 ft²
TOTAL FSR			3734 ft²

CHRIS DIKEAKOS ARCHITECTS INC.

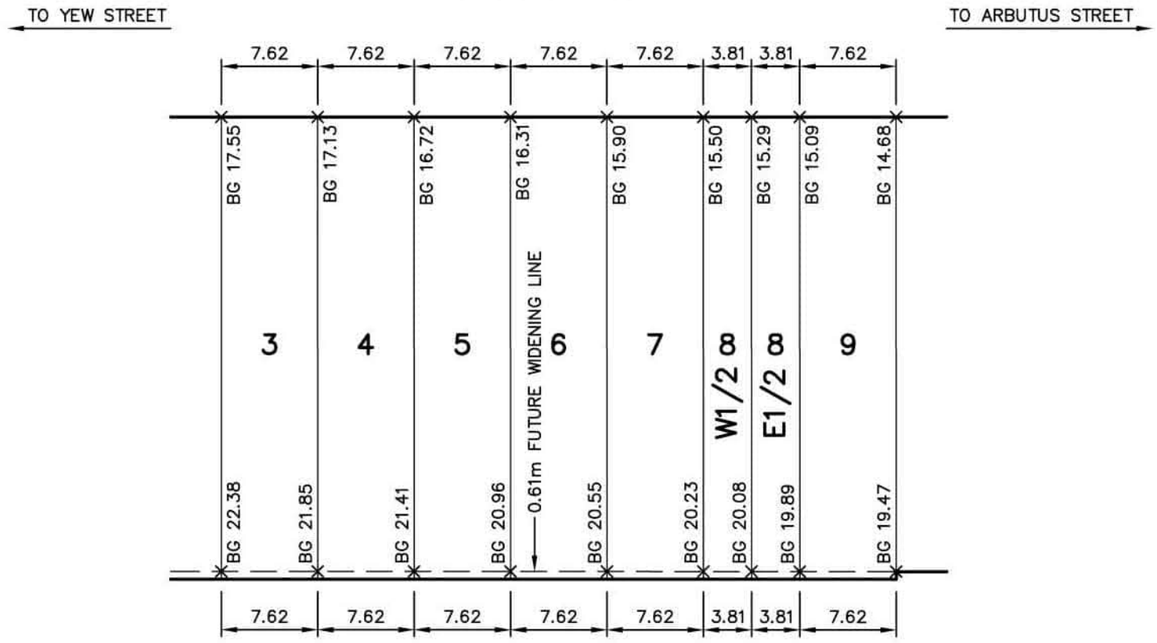
MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

FSR OVERLAY - LEVEL ITY
SCALE: 1/8" = 1'-0"

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AUGUST 10th, 2026

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A-813



BENCH MARK: ELEVATION: 18.361 DESCRIPTION: SURVEY MONUMENT MARKED V-4004 AT THE SOUTH WEST CORNER OF FIRST AVENUE AND YEW STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS FOR LOTS 3 TO 9, BLK. 214, D.L. 526, PLAN VAP590.

DATE: 2024-03-14 | DESIGN: J.D.H.
DWG: B.F.G. | CHK: B.P.
REF: FILE 2024-00025.

SCALE: 1:400
DWG. NO. **BG-2024-00025**
SHEET 1 OF 1 | REVISION:

SUBDIVISION PLAN OF LOTS 3 TO 7, LOT 9, THE WEST 1/2 AND THE EAST 1/2 OF LOT 8, ALL OF BLOCK 214 DISTRICT LOT 526 GROUP 1 NWD PLAN 590

PLAN EPP151721

Pursuant to Section 67 of the Land Title Act
BCGS 92G.025

0 10 20 30 40 50 m

All distance are in meters and decimals thereof.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500.

Legend:

- ▲ – Geodetic Control Monument Found
- ● – Standard Iron Post Found
- ■ – Lead Plug Found
- ○ – Standard Iron Post Placed
- □ – Lead Plug Placed
- PP – Posting Plan
- US – Unsuitable For Posting
- Bk – Block
- Ref – Reference

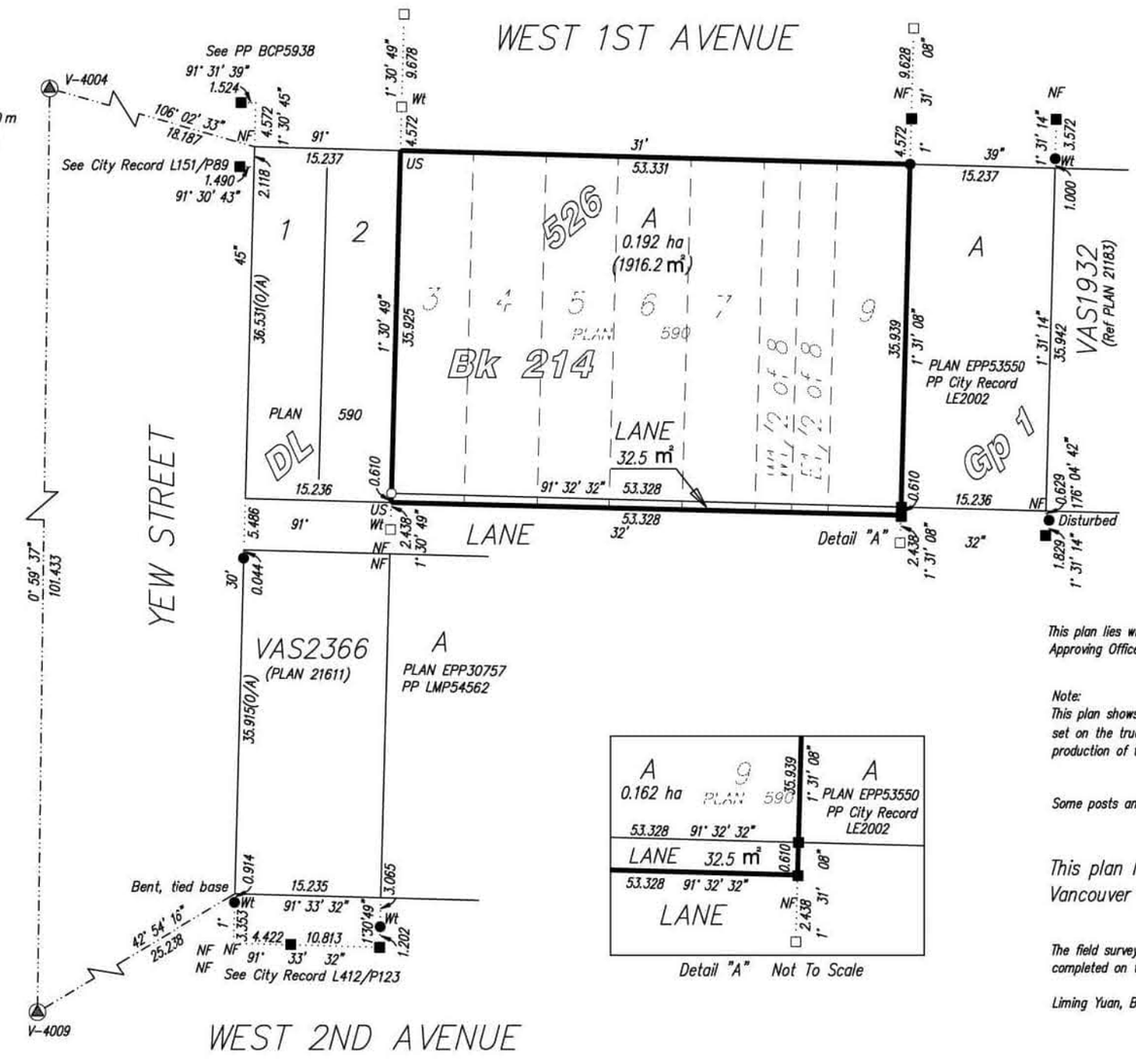
This plan lies within Integrated Survey Area No.31
Vancouver, NAD83 (CSRS) 4.0.0.BC.1.MVRD

Grid bearings are derived from conventional ties to geodetic control monuments V–4004 and V–4009 and are referred to the central meridian of UTM Zone 10.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996008 which has been derived from geodetic control monuments V–4004 and V–4009.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments V–4004 and V–4009.

NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
GCM	Northing	Easting	Estimated Absolute Accuracy
V–4004	5457567.995	488714.133	0.01
V–4009	5457466.618	488712.375	0.01



This plan lies within the jurisdiction of the Approving Officer for Vancouver.

Note:
This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set on the production of the property line, unless otherwise stated.

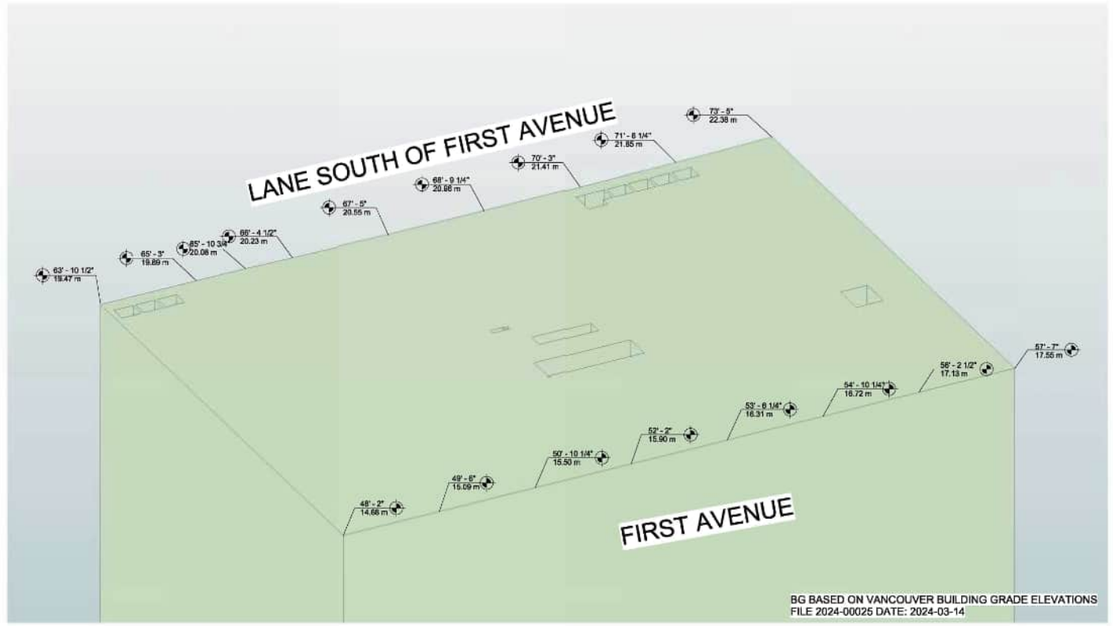
Some posts and lines have been exaggerated for clarity.

This plan lies within the Metro Vancouver Regional District

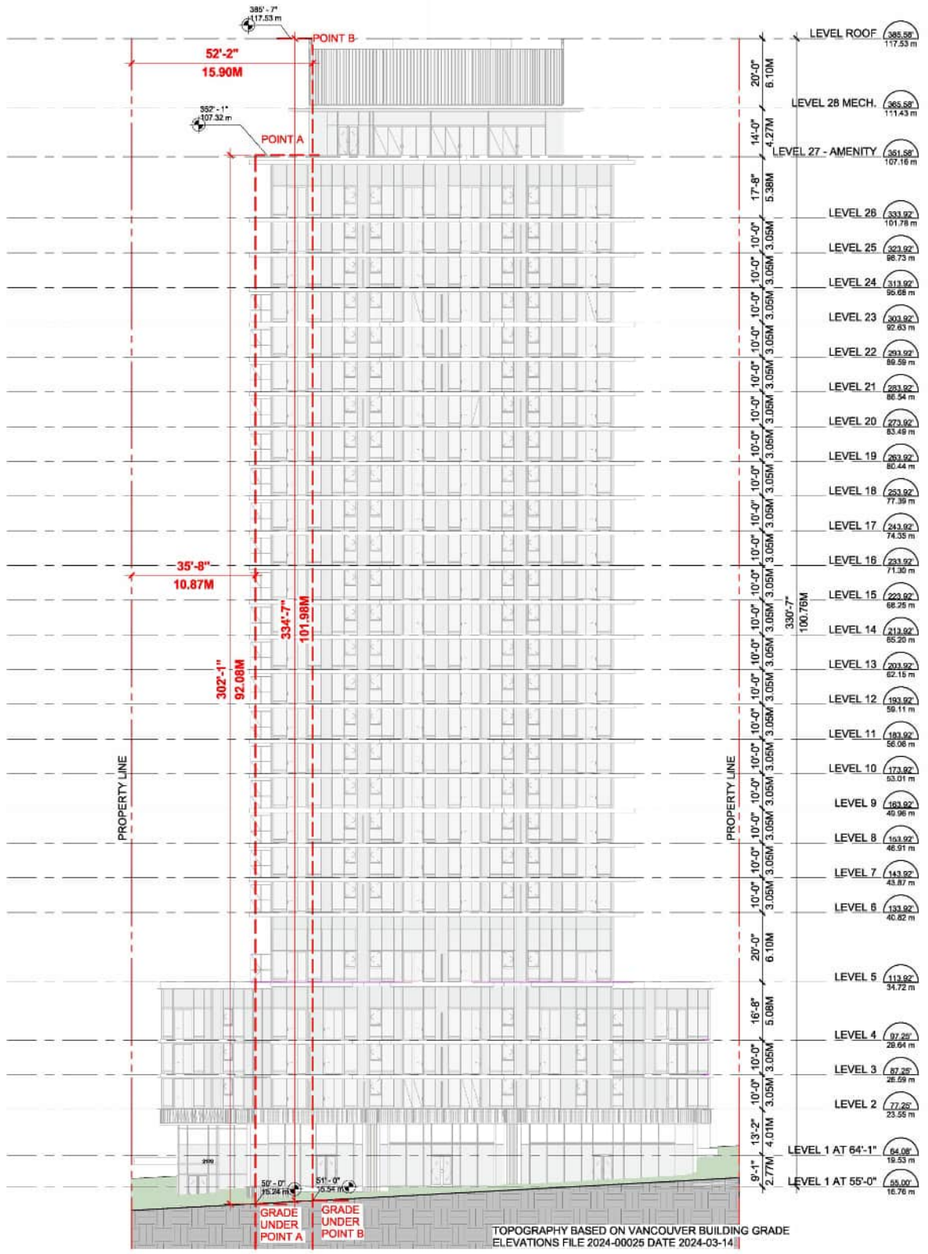
The field survey represented by this plan was completed on the 4th day of March, 2026.

Liming Yuan, BCLS #869

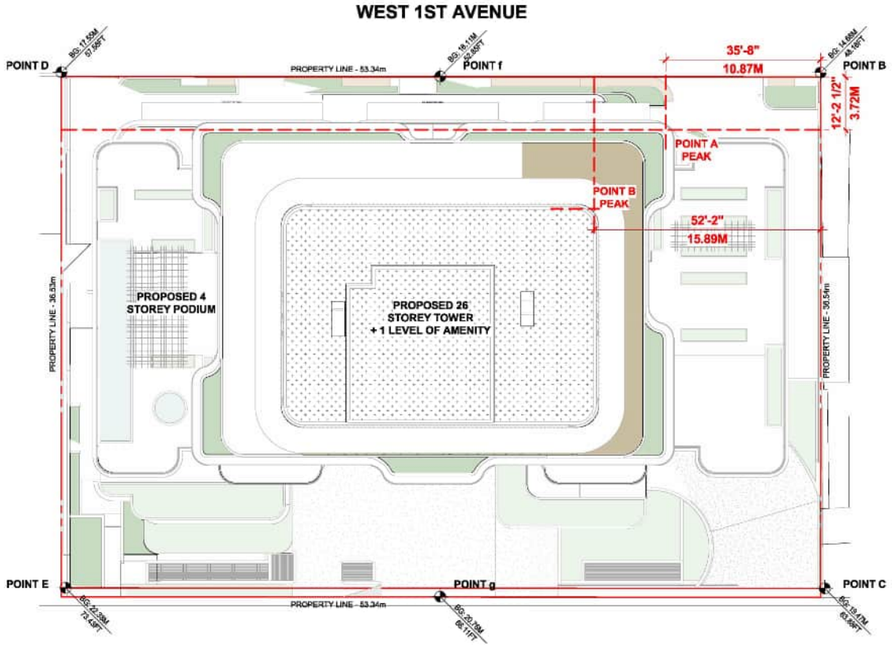
© Amray Land Surveying Ltd. 2026
#201–5010 Smith Avenue Burnaby, BC V5G 2W5 Tel: 604–620–5299
File No. V5698–Sub



1 BASE SURFACE BASED ON CITY BUILDING GRADE



3 SECTION - INTERPOLATED HEIGHT
1" = 20'-0"



2 INTERPOLATED HEIGHT
1/16" = 1'-0"

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
2158 WEST 1ST AVENUE
VANCOUVER, BC

INTERPOLATED HEIGHT

HOTEL USE TEXT AMENDMENT
AUGUST 10th, 2026

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