PROJECT STATISTICS

PROJECT DESCRIPTION:	THE PROJECT IS A NEW 32 STOREY TOWER WHICH WILL ADJOIN THE EXISTING 16 STOREY HERITAGE OFFICE BUILDING AT 675 WEST HASTINGS STREET. THE TWO BUILDINGS WILL SHARE A COMMON COURTYARD BUT THEY WILL REMAIN AS TWO SEPARATE PROPERTIES. THE PROPOSED NEW BUILDING WILL PROVIDE SEISMIC BRACING TO THE EXISTING BUILDING.
ZONING:	CD-1
CIVIC ADDRESS:	665 WEST HASTINGS, VANCOUVER, BC
LEGAL DESCRIPTION:	LOT B, BLOCK 14, DISTRICT LOT 541, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP105179
GOVERNING CODE:	VBBL 2025. SEISMIC REQUIREMENTS UNDER VBBL 2019
DP NUMBER:	
BP NUMBER:	

REQUIRED DEVELOPMENT DATA

GROSS SITE AREA:	6,242 SQF (580 SQM)
PROPOSED DENSITY:	FSR: 25.27
NUMBER OF STOREYS:	32
VIEWCONE 3.2.3:	415.026 ft / 126.5 m
LOT DIMENSIONS:	120 ft x 52 ft = 6,242 sqf 36.58 m x 15.85 m = 580 sqm
CROSSOVER FLOORS:	CROSSOVER FLOORS ARE EVERY FIVE (5) FLOORS, LEVEL 2, 4, 5, 10, 15, 20, 24 AND 27. THESE FLOORS REQUIRE A BUILD CORRIDOR AROUND THE CORE AND SPECIAL HARDWARE ON THE EXIT STAIRS

BUILDING CODE SUMMARY

BUILDING CLASSIFICATIONS	3.2.2.47 and 3.2.2.80
MAJOR OCCUPANCIES:	Group C - Residential (Hotel) Group D - Office
OTHER OCCUPANCIES:	Group F, Division 2 - Commercial Loading/Unloading Group F, Division 3 - Parking Garage
FACING # OF STREETS:	1
SPRINKLERED:	YES
NON-COMBUSTIBLE:	YES
FIRE ALARM REQUIRED:	YES
STANDPIPE REQUIRED:	YES
HIGH-RISE BUILDING:	YES
EMERGENCY GENERATOR REQUIRED:	YES
EMERGENCY LIGHTING REQUIRED:	YES
EXIT SIGNS REQUIRED:	YES
ALTERNATE SOLUTIONS REQUIRED:	YES Refer to Code Report: - Spatial Separation - Interconnected Floor Space - Shared exits - Parkade elevator

AREA CALCULATIONS

LEVEL	TOTAL CONSTRUCTION AREA		HOTEL AREA		OFFICE AREA		EXCLUSIONS		AMENITY EXCLUSIONS		FSR AREA		BALCONY AREA*		TERRACE AREA*		TOTAL OUTDOOR AREA*	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL P2	6,041	561	0	0	0	0	6,041	561	0	0	0	0	0	0	0	0	0	0
LEVEL P1	6,041	561	0	0	0	0	6,041	561	0	0	0	0	0	0	0	0	0	0
LOADING	4,713	438	0	0	0	0	4,713	438	0	0	0	0	0	0	0	0	0	0
GROUND FLOOR	4,440	413	3,720	346	0	0	721	67	0	0	3,720	346	0	0	0	0	0	0
2ND FLOOR	4,587	426	0	0	0	0	0	0	4,587	426	0	0	0	0	0	0	0	0
3RD FLOOR	6,088	566	5,601	520	0	0	487	45	0	0	5,601	520	0	0	0	0	0	0
4TH FLOOR	6,088	566	6,088	566	0	0	0	0	0	0	6,088	566	0	0	0	0	0	0
5TH FLOOR	5,823	541	4,806	446	0	0	0	0	1,018	95	4,806	446	265	25	0	0	265	25
6TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
7TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
8TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
9TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
10TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
11TH FLOOR	5,823	541	5,823	541	0	0	0	0	0	0	5,823	541	102	10	0	0	102	10
12TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	474	44	0	0	474	44
13TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	102	10	0	0	102	10
14TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	102	10	0	0	102	10
15TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	102	10	0	0	102	10
16TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
17TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
18TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
19TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
20TH FLOOR	5,424	504	5,424	504	0	0	0	0	0	0	5,424	504	96	9	0	0	96	9
21ST FLOOR	5,689	529	5,689	529	0	0	0	0	0	0	5,689	529	0	0	0	0	0	0
22ND FLOOR	5,363	498	5,363	498	0	0	0	0	0	0	5,363	498	326	30	0	0	326	30
23RD FLOOR	5,363	498	5,363	498	0	0	0	0	0	0	5,363	498	0	0	0	0	0	0
24TH FLOOR	5,363	498	5,363	498	0	0	0	0	0	0	5,363	498	0	0	0	0	0	0
25TH FLOOR	5,363	498	0	0	5,363	498	0	0	0	0	5,363	498	0	0	0	0	0	0
26TH FLOOR	5,363	498	0	0	5,363	498	0	0	0	0	5,363	498	0	0	0	0	0	0
27TH FLOOR	5,363	498	0	0	5,309	493	0	0	54	5	5,309	493	0	0	0	0	0	0
28TH FLOOR	5,363	498	0	0	5,308	493	0	0	55	5	5,308	493	0	0	0	0	0	0
29TH FLOOR	5,363	498	0	0	5,308	493	0	0	55	5	5,308	493	0	0	0	0	0	0
30TH FLOOR	5,363	498	0	0	5,308	493	0	0	55	5	5,308	493	0	0	0	0	0	0
31ST FLOOR	2,128	198	0	0	0	0	0	0	2,128	198	0	0	0	0	3,235	301	3,235	301
MECH. MEZZ	862	80	0	0	0	0	862	80	0	0	0	0	0	0	0	0	0	0
	184,527	17,143	125,752	11,683	31,961	2,969	18,865	1,753	7,950	739	157,713	14,652	2,467	229	3,235	301	5,703	530

* Balconies and Terrace are NOT include in the total construction area.

FSR CALCULATION

SITE AREA		FSR AREA		FSR
ft²	m²	ft²	m²	(AREA/SITE)
6,242	579.9	157,713	14,652	25.27

UNIT MIX PER LEVEL

LEVEL	KING	KING (ACCESSIBLE)	TOTAL
3RD FLOOR	10	0	10
4TH FLOOR	9	0	9
5TH FLOOR	11	0	11
6TH FLOOR	13	1	14
7TH FLOOR	13	1	14
8TH FLOOR	13	1	14
9TH FLOOR	13	1	14
10TH FLOOR	13	1	14
11TH FLOOR	13	1	14
12TH FLOOR	13	1	14
13TH FLOOR	13	1	14
14TH FLOOR	13	1	14
15TH FLOOR	13	1	14
16TH FLOOR	13	1	14
17TH FLOOR	13	1	14
18TH FLOOR	13	1	14
19TH FLOOR	13	1	14
20TH FLOOR	13	1	14
21ST FLOOR	16	0	16
22ND FLOOR	13	0	13
23RD FLOOR	13	0	13
24TH FLOOR	13	0	13
	280	15	295

UNIT MIX TOTALS

NAME	TOTAL	RATIO	AREA RANGE		TOTAL AREA	
			ft²	m²	ft²	m²
KING	280	95%	176 ... 467	16 ... 43	66,218	6,152
KING (ACCESSIBLE)	15	5%	321 ... 328	30 ... 30	4,901	455
	295				71,120	6,607

LEASABLE OFFICE SF

LEVEL	AREA
25TH FLOOR	3,679 SF
26TH FLOOR	3,679 SF
27TH FLOOR	3,621 SF
28TH FLOOR	3,636 SF
29TH FLOOR	3,621 SF
30TH FLOOR	3,622 SF

TOTAL OFFICE LEVELS: 6

PARKING AND BICYCLE

TOTAL PARKING REQUIRED

		total spaces
min. required	No Requirement	
max. permitted	1 space/115m² (1238 ft²)	121
TOTAL PARKING PROVIDED		**16**

(above count includes accessible spaces)

MINIMUM REQUIRED ACCESSIBLE PARKING

		total spaces
min. required	1 space for first 500m² (5382 ft²)	
	0.4 space/each remining 1000m²	6
TOTAL ACCESSIBLE PARKING PROVIDED		**6**

TOTAL LOADING SPACES REQUIRED

	minimum	total spaces
CLASS A LOADING	2 for 250-499 units	3
CLASS B LOADING	2 for 75-399 units	3
CLASS A PASSENGER	1 per 50 units before 200 plus 1 per 75 units after 200	5
TOTAL CLASS A SPACES PROVIDED		**2**
TOTAL CLASS B SPACES PROVIDED*		**1**
TOTAL PASSENGER LOADING PROVIDED*		**4**

RELAXATION - NARROW SITE

MINIMUM REQUIRED BICYCLE SPACES

	minimum	total spaces
CLASS A	A minimum of 1 space for every 30 hotel units	10
	A minimum of one space for each 170 square metres of office floor area.	17
CLASS B	A minimum of 6 spaces for any development containing a minimum of 75 dwelling, housekeeping or sleeping units, or any combination thereof.	6
	6 spaces for any development containning min. 2000m²	6
TOTAL CLASS A SPACES PROVIDED		**27**
TOTAL CLASS B SPACES PROVIDED		**12**

PARKING & BICYCLE COUNTS BROKEN DOWN

	total spaces	
Vehicle Parking		
Standard stalls (incl. parallel)	**4**	5.5m x 2.5m x 2.0m
Small Car stalls*	**6**	4.6m x 2.3m x 2.0m
Accessible stalls (The drive aisle requires a 2.3m clearance.)	**6**	5.5m x 4.0m x 2.3m
TOTAL	**16**	

*37.5% Small Car Stalls - Parking will be controlled by hotel operator

Bicycle Parking

CLASS A		
Stacked spaces	**0**	Max. 60% vertical and stacked
Vertical spaces	**0**	Max. 30% vertical
Horizontal spaces	**22**	
Oversize spaces	**2**	Min. 5%
Lockers	**3**	Min. 10%
TOTAL	**27**	

END-OF-TRIP FACILITIES

		minimum	total provided
Water Closet/Wash Basins		3	**3**
Showers/Grooming Stations		3	**3**
Separated from the wash basin a grooming station shall be provided in EOT stalls. Provide a counter top of minimum 600mm wide x 250mm deep, equipped with a mirror and electrical outlet.			
Lockers shall be mim. 45cm deep, 30cm wide, 180cm high			
Lockers	1.4 x Class A	38	**38**

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UPG

#	YYYY-MM-DD	REVISION
1	2026-06-12	ISSUED FOR DP

REGISTERED ARCHITECT BROOKE BRUNNER BRITISH COLUMBIA

2026-06-24

Seal

665 W. HASTINGS HOTEL & OFFICE

665 West Hastings Street, Vancouver BC

Project

PROJECT DATA

Drawing

Scale 1" = 1'-0"

Project 226018

Sheet **A-002**