UNIT 300, 150 WATER STREET, VANCOUVER, BC

DIRECTORY

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KEY PLAN



DRAWING LIST:

A-000	COVER SHEET & KEY PLAN
A-100	SITE PLAN
A-101	FLOOR PLANS
A-102	ROOF PLAN

ZONING RECONCILIATION

CIVIC ADDRESS	Unit 300, 150 Water Street, Vancouver, BC		
LEGAL ADDRESS	LOT J, Block 5, Old Granville Townsite, Plan LMP52319		
BUILDING AREA:	41,602.86 sq ft	3,865 sq m	
UNIT 300 AREA	9,201.00 sq ft	856 sq m	- Three floors

	ZONING REGULATIONS	REQ	PROVIDED	NOTES	SHEET REFERENCE
	HA-2 HISTORIC GASTOWN AREA (Section2.2.1, 3.1)				
	ZONE INTENT	The Gastown Historic Area is the site of the old Granville Townsite, and it is from this area that the City of Vancouver developed and grew. The intent of this schedule is to recognize the area`s special status and to ensure the maintenance of Gastown`s "turn of century" historical and architectural character.			
2	PERMITTED USES	SERVICE USES	HOTEL (2.2.1)		
3	DENSITY		N/A	NO CHANGE PROPOSED	
	BUILDING HEIGHT		N/A	NO CHANGE PROPOSED	
4	GENERAL REGULATIONS		NO CONCERNS		

CHANGE OF USE (DEVELOPMENT PERMIT) CHECKLIST

	ARCHITECTURAL SITE PLAN		Sheet A-100	
	ARCHITECTURAL FLOOR PLANS		Sheet A-101	
	TECHNICAL SUMMARY			
		TOTAL SITE AREA	N/A	NO CHANGE PROPOSED
		TOTAL FLOOR SPACE	N/A	NO CHANGE PROPOSED
		BUILDING HEIGHT	N/A	NO CHANGE PROPOSED
		YARD SETBACKS	N/A	NO CHANGE PROPOSED
		FSR STATEMENT	N/A	NO CHANGE PROPOSED
		REQUIRED AND PROPOSED PARKING	N/A	NOT REQUIRED FOR HOTELS
		STATEMENT OF DWELLING USES	N/A	NO DWELLING USE PROPOSED
		STATEMENT OF BALCONIES	N/A	NO BALCONIES PROPOSED
		LIST OF PROPOSED RELAXATIONS	N/A	NO RELAXATION REQUESTED
	ARCHITECTURAL ELEVATIONS		N/A	NO CHANGE PROPOSED
	ARCHITECTURAL ROOF PLAN		Sheet A-102	
	FSR COMPLIANCE		N/A	NO CHANGE PROPOSED
	KEY PLAN OR LOCATION PLAN		Sheet A-000	
	SURVEY PLAN		N/A	TI WITHIN AN EXISTING BUILDING
	PARKING BY-LAW ANALYSIS AND STATEMENT		N/A	NOT REQUIRED FOR HOTELS

POD HOTEL- MIX

FR-01	**72**
FR-02	**20**
SU-01	**16**
SI-01	**8**
ACC-01	**6**
Total	**122**

WASHROOM CALCULATION

Ocupant load (3.1.17.)	by Bed/Unit	130
BC BC 3.7.2.2-A (8)	1 FOR EACH 10 PERSONS OF EACH SEX	

	Number of Persons of Each Sex	Minimum Number of Water Closet
MALE	65	7
FEMALE	65	7
TOTAL	130	**14**

PROVIDED

WATER CLOSET	10
ACCESSIBLE WATER CLOSET	3
UNIVERSAL WASHROOM	1
TOTAL:	**14**
LAVATORIES (3.7.2.3)	9

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2026-08-19

VANCOUVER

2026-09 POD HOTEL

JMArchitecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE