MCM

Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

A Partnership
Of Corporations

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1

T 604. 687. 2990
F 604. 687. 1771
www.mcmparchitects.com

June 12, 2026

665 WEST HASTINGS STREET
ARCHITECTURAL DESIGN RATIONALE

Site, Context and Project Introduction

1.1. The site for 665 W Hastings is 52' x 120' and is currently a vacant lot. To the west is the 20-storey, heritage designated, Royal Bank Building (675 W Hastings) on a site of 78' x 120'. Both sites are governed by CD-1 By-law No. 791, which consists of two sub-areas: Area A (675 W Hastings Street) and Area B (665 W Hastings Street). This application pertains only to Area B at 665 W Hastings Street.

1.2. Levels 3 through 24 will provide 295 boutique hotel rooms, contributing much-needed hotel accommodation within Downtown Vancouver and supporting the city's tourism, business, and convention sectors. Levels 25 through 30 are proposed as premium office space, creating a mixed-use development that contributes to the commercial vitality of the downtown core. A shared rooftop amenity deck will be provided for office tenants.

1.3. Grades on the site fall from Hastings Street to the lane at the north by approximately 9.5 ft.

1.4. Proposed is a new 32-storey hotel and office building with a floor area of 184,527 SF including two levels of underground parking. The new tower is proposed at 362.4 ft in height.

1.5. Due to the narrow 52 ft site frontage, a conventional vehicular ramp cannot be accommodated. As such, access to the below-grade parking levels is provided via a car elevator. A total of 16 vehicle parking spaces are proposed, along with two Class A loading spaces located on P1 and P2. In addition, two Class A passenger loading stalls are provided adjacent to the lane, and one Class B loading space is located within the loading bay off the lane.

1.6. The project will be designed in accordance with the new VBBL 2025, with the exception of seismic requirements which will fall under the previous VBBL 2019 requirements.

Sustainability

1.7. The project will be designed and constructed to achieve LEED Gold and meet the City's rezoning policy. There will be targeted points for water efficiency, stormwater management and a 22% reduction in energy costs as compared to ASHRAE 90.1 2010.

Site Services

1.8. Water is coming off of Hastings Street while all other services such as gas will be coming from the lane.

1.9. Two Fire Department Connections will be required for this building, currently located at the building entrance off of Hastings Street.

Parking Levels

1.10. EV Charging stalls are per LEED requirements.

Bicycle Rooms

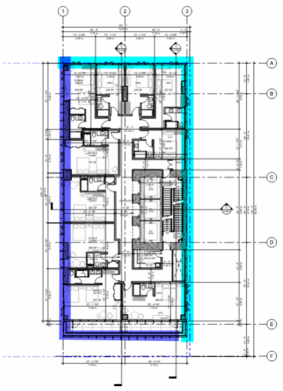
1.11. The bicycle storage room is located on the Loading and Service Level and is accessed directly from the lane. The bicycle room door will be equipped with an automatic door operator to facilitate access. Electrical outlets will be provided for each pair of Class A bicycle parking spaces to support the charging of electric bicycles.

Material
(Refer to material legend in architectural drawings package for other materials not listed below).

1.12. *GLASS TOWER*: The building's predominant material expression is the double glazed curtain wall system with clear anodized aluminum frame. Phantom vent operable windows will be on the north and south façades.

1.13. *METAL FINS:* Extruded aluminum fins (sun shades) range in depth and create an articulation/pattern over the façade.
-Finish to be clear anodized aluminum.

1.14. The north elevation will have a shear glass façade with operable windows and no metal fins to reflect its solar exposure. On the northwest corner, the glass edge will be retained, then transition into the undulating vertical fins. In the image below, the light blue line represents the curtain wall with no fins and the dark blue line illustrates the curtain wall with fins.



1.15. *SILICONE STRUCTURAL GLAZING:* The lobby and vestibule glazing is to be clear glass with glass vertical structural mullions.

1.16. *METAL PANEL:* High gloss composite metal panel, colour to match glazing.

1.17. *ARCHITECTURAL CONCRETE:* The exposed concrete core on the east façade will have a reveal to create a pattern.

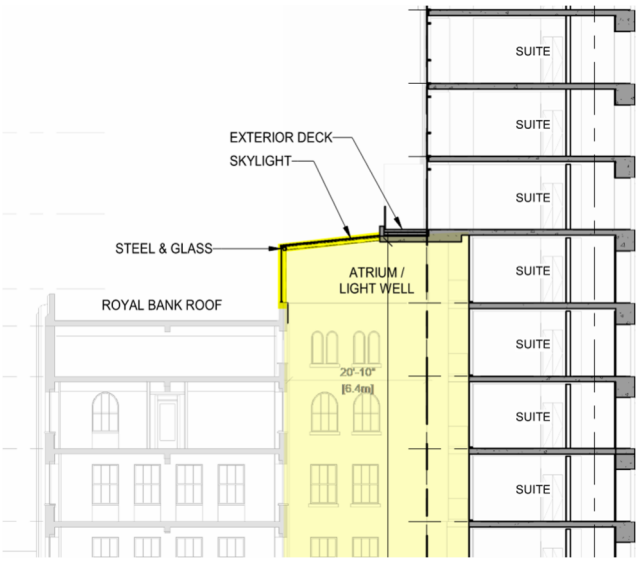
1.18. *EAST GLAZING: The East façade will prioritize privacy by providing minimal glazed panels in a staggered pattern to match the articulated pattern of the fins.*

Structural Solution

1.19. The structural concept proposes sharing of the lateral force resisting system between the new tower with the existing Royal Bank Building. It combines concrete shear walls and the core to provide adequate stiffness, thus providing a seismic upgrade to the RBB.

675 W Hastings (Royal Bank Building) Scope of Work
(Not part of 665 W Hastings DP Application and will be applied for under a separate permit)

1.20. Enclosing the existing light well. On top of the 675 W Hastings roof will be a one storey steel and glass enclosure with glass skylight on top. An 8 ft wide exterior deck will extend from the Level 20 slab of 665 W Hastings to form part of the light well cover. This deck will support the skylight connection. Everything shown in the diagram below to the west of the property line is part of the 675 W Hastings scope of work.



1.21. Minor modification to ducting. As the light well is no longer exposed to the elements, existing louvers/vents on the façade will require routing to the outside.

1.22. All structural work that ties the two buildings together. This includes:

- Steel braces that span across the light well.
- Drag struts that connect the new structure of 665 W Hastings with the Royal Bank Building.

Yours truly,

MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



Gillian Brennen, Senior Associate
ARCHITECT AIBC, M.ARCH, B.A

GB:wm

I:\Projects\2026-2030\2026\226018 - 625 W Hastings - Hotel\11 Record Sets\11.0 AHJ Submission\2026-06-12 Development Permit (IN PROGRESS)\2026-06-12_665 W Hastings - Design Rationale.docx