

REZONING PROPOSAL FOR

314 - 328 West Hastings Street

Digital Presentation for the City-led Virtual Open House: June 13 - July 3, 2022

PROJECT TEAM

Property Owner & Developer



Architect



Landscape Architect












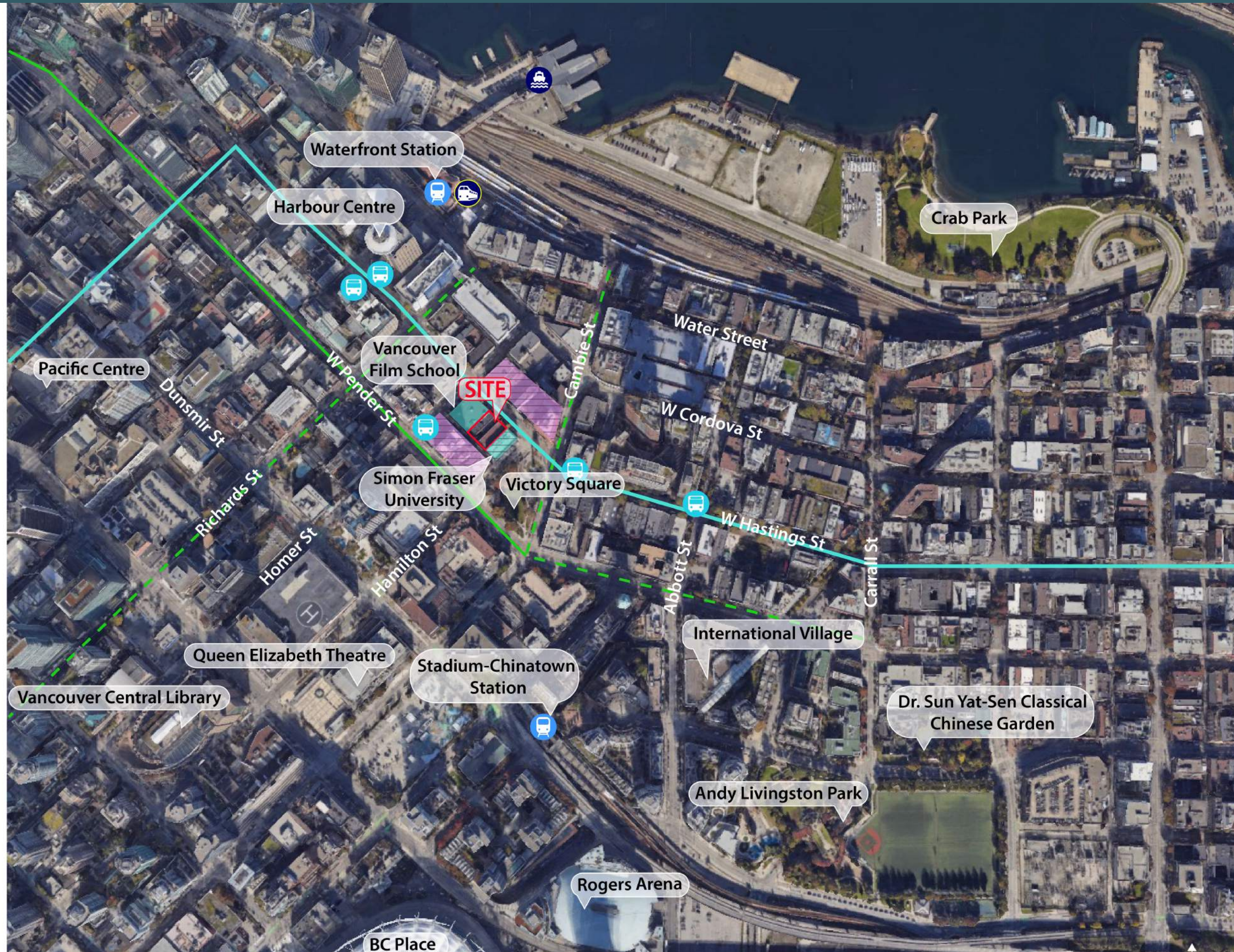
Planning & Communications



SITE CONTEXT MAP

LEGEND

-  Site
- Uses adjacent to site:**
 -  Institutional
 -  Institutional/Mixed-Use
 -  Commercial
 -  Commercial/Mixed-Use
-  Skytrain Station
-  Bus Stops (near site identified only)
-  Seabus terminal
-  Westcoast Express train
-  Bus route along W Hastings
-  Shared Bike Lane
-  Protected Bikeway



SITE CONTEXT/ANALYSIS

314-328 West Hastings Street consists of four lots and is located along West Hastings Street between Homer and Hamilton Streets.

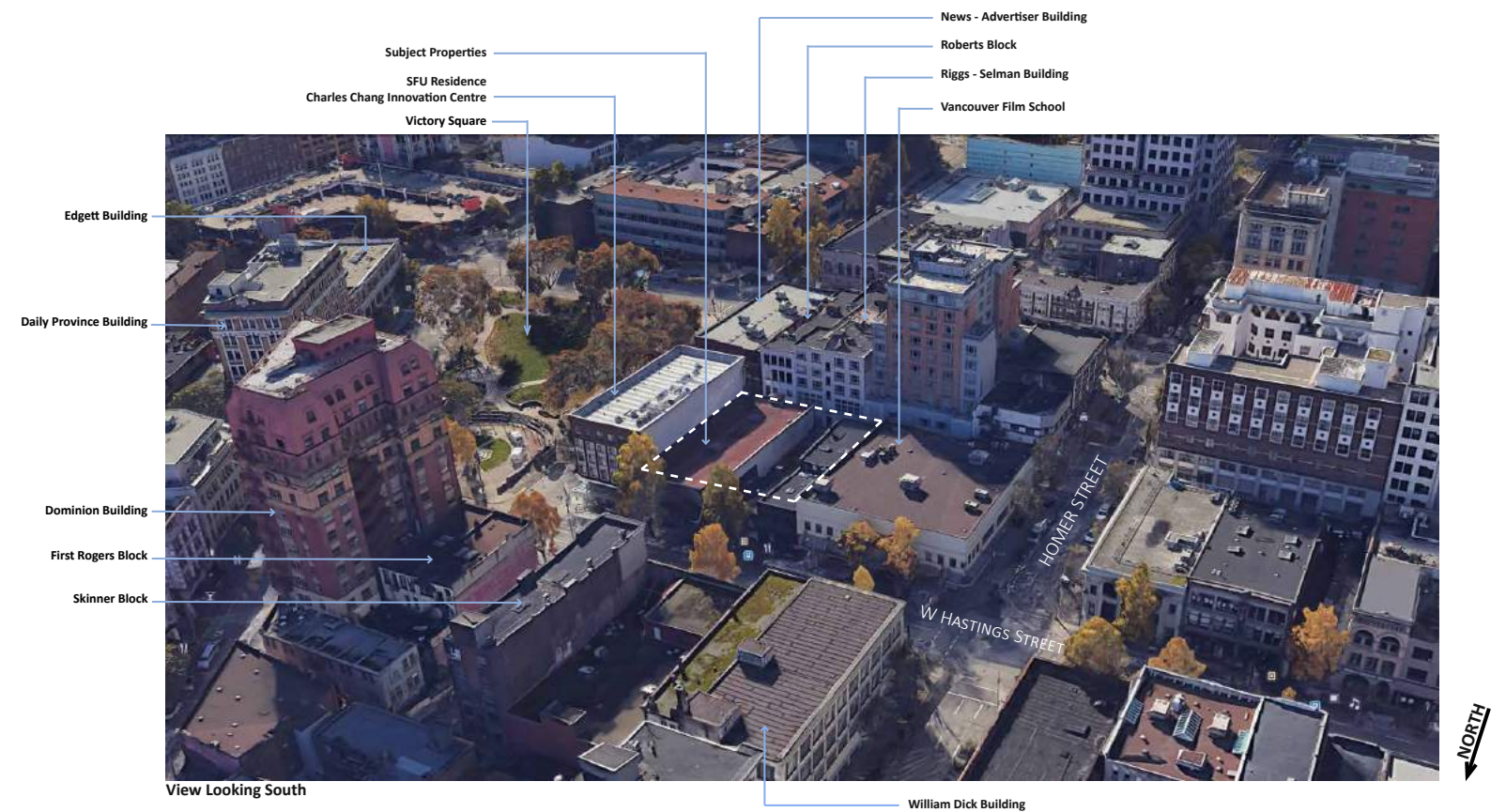
314 West Hastings Street consists of two parcels that are tied together, while 328 West Hastings Street consists of two parcels that reflect the same address (328 West Hastings). 328 West Hastings Street consists of four storefronts with the following addresses: 322, 326, 328 and 330 West Hastings.

314 West Hastings Street is currently improved with a three-storey building constructed in 1948 and which was originally home to Tip Top Tailors. The City has identified this building as having category “B” heritage potential for addition to the Vancouver Heritage Register (VHR).

322-326 West Hastings Street and 328-330 West Hastings Streets are both currently improved with two-storey commercial buildings constructed in 1904. An initial assessment of the building at 328-330 W Hastings Street by the City identifies it as having category “C” heritage potential for addition to the VHR.

Uses immediately adjacent to the site include:

- North (across West Hastings Street): 2 to 5-storey commercial buildings and a vacant lot;
- East: mixed use – 6-storey mixed-use building with commercial, institutional (Simon Fraser University), & residential uses;
- South (across the lane): 4 to 7-storey mixed-use buildings – commercial & residential; and
- West: 2-storey commercial building (Vancouver Film School).



SITE CONTEXT/ANALYSIS

The site is located in the Downtown Eastside neighbourhood, within the Victory Square sub-area. The area is walkable to numerous shops, services, restaurants, entertainment establishments, tourist attractions, and parks.

The site's downtown location allows it to be well connected via various forms of transportation including buses along West Hastings Street (#3, 8, 14, 16, 20, N8, N20 & N35) and RapidBus (R5) connecting downtown Vancouver to Simon

Fraser University in Burnaby. Additional bus routes are also within close proximity to the site including along Homer, West Cordova, and West Pender Streets. The Waterfront Skytrain Station, West Coast Express Station, and Seabus are all within a 5-10 minute walk (400 m) of the site. Cambie Street, to the east of the site, is designated as a AAA, protected bike route that is appropriate for all ages and abilities.

SITE DETAILS	
Civic Address	314 - 328 W Hastings St
Lot Area	1,157.2 sq.m (12,456 sq.ft.)
Lot Frontage	31.7 m (118.1 ft)
Lot depth	36 m (118.1 ft)
Current Uses	Commercial – retail & office
Year Built	314 W Hastings – built in 1948 328 W Hastings – built in 1904 (Not listed on the Vancouver Heritage Register)
Current Zoning	Downtown District (DD)

Sources: VanMap and BC Assessment

STREETSCAPE PHOTOS



EXISTING STREETSCAPE ALONG WEST HASTINGS STREET



EXISTING SITE

314 W Hastings

328 W Hastings

SUBJECT SITE

PROPOSAL

PROPOSAL OVERVIEW:

Pacific Reach has submitted a rezoning application to the City of Vancouver to allow for a 12-storey mixed-use building with approximately 5,700 sq.ft of ground-floor commercial space and 11-storeys of residential above.

The residential will be provided as 100% secured market rentals, helping to add to the rental supply of the Victory Square neighbourhood.

Approximately 128 units are proposed ranging from studios to three-bedroom homes. The heritage facades

of 314 and 328 - 330 West Hastings Street are incorporated into the overall design of the building.

The West Hastings Street frontage will consist of commercial space and separate lobbies for residential and commercial uses. The commercial units along West Hastings Street will help to activate and animate the streetscape and provide retail continuity.



SUSTAINABILITY MEASURES

The following sustainability measures are proposed:

1. Low maintenance sedum green roofs are proposed, where possible to reduce 'heat island' effect and cooling loads.
2. Heat Recovery (HRV) ducted system to reduce energy losses through venting.
3. Higher 'R' values for the building envelope and a tighter air barrier to reduce heat losses during winter and heat gains during summer, reducing HVAC requirements.
4. EV parking stalls to conform to City of Vancouver bylaw requirements.
5. Site construction recycling programme – a site construction waste recycling programme will be utilized following Metro Vancouver construction recycling requirements.
6. Energy efficient LED lighting

is proposed to be used for the Interior/exterior lighting.

7. End of trip facilities, bike wash/repair facilities are proposed to encourage alternate means of transportation.
8. Wherever possible, the project will specify construction materials that are:
 - Extensive recycled material content.
 - Wood construction products that are certified (from responsibly managed forests)
 - Low energy consumption fixtures and appliances
 - Low VOC paints and coatings
 - Locally manufactured construction materials
 - Specify durable materials to extend the life cycle and replacement period



Architectural Materials

RENDERINGS - VIEW OF FRONT FROM W HASTINGS ST



RENDERINGS - VIEW FROM W HASTINGS ST LOOKING EAST



RENDERINGS - VIEW FROM W HASTINGS ST LOOKING EAST



RENDERINGS - VIEW OF BUILDING FROM ABOVE



RENDERINGS - VIEW OF BUILDING FROM THE LANE



PROJECT DATA SHEET

CIVIC ADDRESS:

314/328 West Hastings

LEGAL DESCRIPTION:

Lots 5,6,7 and 8 Block 25 District Lot 541 Group 1, New Westminster District Plan 210

LOT AREA:

Gross Area: 1,158.30 SM 12,467.84 SF

ZONING:	EXISTING DD	PROPOSED CD-1
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PROPOSED

DENSITY (FSR):	0.031	Commercial
	7.733	Residential
	8.159	TOTAL

BUILDING HEIGHT:	32.00 M	105.00 FT
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BUILDING SETBACK:	Commercial	Residential
Front Yard (NORTH):		
Level 1-9*	0.00 M	0.00 FT
Level 10-12		1.22 M
		4.00 FT
Level 10-12		3.35 M
		11.00 FT
Side Yard (EAST):	0.00 M	0.00 FT
Rear Yard (SOUTH):	0.00 M	0.00 FT
Side Yard (WEST):	0.00 M	0.00 FT
		3.05 M
		10.00 FT
		0.00 M
		0.00 FT

*Refer to Heritage Report for retention of existing heritage buildings.

AMENITY:		
Outdoor:	360.28 SM	3,878.06 SF
Indoor:	60.79 SM	654.34 SF

FLOOR AREAS:

Commercial	LEVEL	COMMERCIAL AREA (FSR)		MISC. AREA (FSR)		COMMON/AMENITY AREAS		EXCLUDED AREAS		NET AREA (FSR)		GROSS FLOOR AREA	
	Level 1:	401.74 SM	4,324.26 SF	54.79 SM	589.77 SF	8.48 SM	91.26 SF	0.00 SM	0.00 SF	456.53 SM	4,914.03 SF	465.01 SM	5,005.29 SF
	Level 2:	0.00 SM	0.00 SF	36.34 SM	391.13 SF	32.38 SM	348.58 SF	0.00 SM	0.00 SF	36.34 SM	391.13 SF	68.72 SM	739.71 SF
	Sub-Total:	401.74 SM	4,324.26 SF	91.13 SM	980.90 SF	40.86 SM	439.84 SF	0.00 SM	0.00 SF	492.87 SM	5,305.16 SF	533.73 SM	5,745.00 SF
Residential	LEVEL	RESIDENTIAL AREA (FSR)		MISC. AREA (FSR)		COMMON/AMENITY AREAS		EXCLUDED AREAS		NET AREA (FSR)		GROSS FLOOR AREA	
	Level 1:	0.00 SM	0.00 SF	144.52 SM	1,555.55 SF	522.05 SM	5,619.34 SF	0.00 SM	0.00 SF	144.52 SM	1,555.55 SF	666.57 SM	7,174.89 SF
	Level 2:	334.42 SM	3,599.72 SF	241.55 SM	2,600.07 SF	98.19 SM	1,056.89 SF	5.29 SM	56.97 SF	570.69 SM	6,142.82 SF	679.46 SM	7,313.65 SF
	Level 3:	747.47 SM	8,045.72 SF	110.65 SM	1,191.05 SF	61.40 SM	660.93 SF	29.84 SM	321.21 SF	828.28 SM	8,915.56 SF	949.37 SM	10,218.91 SF
	Level 4:	864.46 SM	9,304.98 SF	108.62 SM	1,169.20 SF	0.00 SM	0.00 SF	28.41 SM	305.81 SF	944.67 SM	10,168.37 SF	1,001.49 SM	10,779.99 SF
	Level 5:	864.46 SM	9,304.98 SF	108.62 SM	1,169.20 SF	0.00 SM	0.00 SF	28.41 SM	305.81 SF	944.67 SM	10,168.37 SF	1,001.49 SM	10,779.99 SF
	Level 6:	864.46 SM	9,304.98 SF	108.62 SM	1,169.20 SF	0.00 SM	0.00 SF	28.41 SM	305.81 SF	944.67 SM	10,168.37 SF	1,001.49 SM	10,779.99 SF
	Level 7:	848.27 SM	9,130.69 SF	108.58 SM	1,168.78 SF	0.00 SM	0.00 SF	28.27 SM	304.33 SF	928.58 SM	9,995.14 SF	985.13 SM	10,603.80 SF
	Level 8:	832.32 SM	8,959.00 SF	108.42 SM	1,167.01 SF	0.00 SM	0.00 SF	24.45 SM	263.14 SF	916.29 SM	9,862.87 SF	965.18 SM	10,389.15 SF
	Level 9:	797.94 SM	8,588.93 SF	108.62 SM	1,169.20 SF	0.00 SM	0.00 SF	17.95 SM	193.26 SF	888.61 SM	9,564.87 SF	924.51 SM	9,951.39 SF
	Level 10:	671.15 SM	7,224.16 SF	108.10 SM	1,163.55 SF	0.00 SM	0.00 SF	6.19 SM	66.59 SF	773.06 SM	8,321.12 SF	785.43 SM	8,454.30 SF
	Level 11:	671.15 SM	7,224.16 SF	108.10 SM	1,163.55 SF	0.00 SM	0.00 SF	6.19 SM	66.59 SF	773.06 SM	8,321.12 SF	785.43 SM	8,454.30 SF
	Level 12:	251.12 SM	2,703.03 SF	49.27 SM	530.30 SF	0.00 SM	0.00 SF	0.00 SM	0.00 SF	300.39 SM	3,233.33 SF	300.39 SM	3,233.33 SF
	Sub-Total:	7,747.22 SM	83,390.35 SF	1,413.67 SM	15,216.66 SF	681.64 SM	7,337.16 SF	203.41 SM	2,189.52 SF	8,957.48 SM	96,417.49 SF	10,045.95 SM	108,133.69 SF
	TOTAL:	8,148.95 SM	87,714.61 SF	1,504.80 SM	16,197.56 SF	722.51 SM	7,777.00 SF	203.41 SM	2,189.52 SF	9,450.34 SM	101,722.65 SF	10,579.68 SM	113,878.69 SF

Note:

1. Common areas include Garbage/Recycling Rooms, Mechanical/Heating which is excluded from FSR Calculations
2. Misc. Area includes circulation, and Services
3. Base Building (commercial/residential) Electrical and Mechanical Room accounted for in residential areas
4. Right of Way/Dedications and Design Grades to be confirmed by the City Engineering Department
5. Indoor amenity, bike storage, parking, loading, Mechanical/electrical rooms in basement are excluded in the net FSR area calculation
6. FSR has not taken into account area exclusions for rainscreen
7. Parking/Loading/Bicycle parking requirement to comply to TDM plan prepared by Traffic Consultant

Applicable Policies and Guidelines:

*Rezoning Policy for Downtown Eastside

PROJECT DATA SHEET

Unit Distribution

	studio	1 bed	2 bed	3 bed	Sub-Total	
Level 1	0	0	0	0	0	
Level 2	5	1	0	0	6	
Level 3	8	1	1	2	12	
Level 4	10	0	1	3	14	
Level 5	10	0	1	3	14	
Level 6	10	0	1	3	14	
Level 7	10	0	2	2	14	
Level 8	10	0	2	2	14	
Level 9	8	2	1	2	13	
Level 10	8	0	2	2	12	
Level 11	8	0	2	2	12	
Level 12	0	1	2	0	3	
Sub-Total	87	5	15	21	128	TOTAL 28.13% Family Units

Unit Sizes

	<65 SM (700 SF)	65SM (700SF)- 105SM (1,130SF)	>105SM (1,130SF)	Sub-Total	
Level 1	0	0	0	0	
Level 2	4	2	0	6	
Level 3	8	4	0	12	
Level 4	10	4	0	14	
Level 5	10	4	0	14	
Level 6	10	4	0	14	
Level 7	10	4	0	14	
Level 8	10	4	0	14	
Level 9	8	4	1	13	
Level 10	8	4	0	12	
Level 11	8	4	0	12	
Level 12	0	3	0	3	
Sub-Total:	86	41	1	128	TOTAL

PARKING

*Refer to TDM Report by Traffic Consultant

TYPE	REQUIRED/ALLOWED	PROPOSED
Residential	0	0
Commercial	0-3	7
TOTAL	0	7
Barrier Free		1

LOADING

*Refer to TDM Report by Traffic Consultant

TYPE	REQUIRED/ALLOWED	PROPOSED
Commercial:		
Class B	2	2

BICYCLE PARKING

*Refer to TDM Report by Traffic Consultant

TYPE	REQUIRED	PROPOSED
Commercial:		
Secured Class A	1	1
Residential:		
Secured Class A	272	272
Secured Class B	7	7
TOTAL	279	279

Vertical Bicycle Stall	30.00%	83.70	10
Vertical and Stacked Bicycle Stall	60.00%	167.40	172*
Bicycle Lockers	10.00%	27.90	46
Oversized	0.05	13.95	14

*Relaxation Requested for the percentage of vertical and stacked bicycle stalls



MARCH 20th 10:00 am



MARCH 20th 12:00 pm



MARCH 20th 2:00 pm



MARCH 20th 4:00 pm



MARCH 20th 6:00 pm



PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

PACIFIC REACH PROPERTIES ·
ATELIER PACIFIC ARCHITECTURE INC.

DECEMBER 22TH 2021



DP 0.5a

SHADOW ANALYSIS
SPRING EQUINOX



JUNE 21st 10:00 am



JUNE 21st 12:00 pm



JUNE 21st 2:00 pm



JUNE 21st 4:00 pm



JUNE 21st 6:00 pm



PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

PACIFIC REACH PROPERTIES ·
ATELIER PACIFIC ARCHITECTURE INC.

DECEMBER 22TH 2021



DP 0.5a

SHADOW ANALYSIS
SUMMER SOLSTICE



DECEMBER 21st 10:00 am



DECEMBER 21st 12:00 pm



DECEMBER 21st 2:00 pm



DECEMBER 21st 4:00 pm



DECEMBER 21st 6:00 pm



PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

PACIFIC REACH PROPERTIES ·
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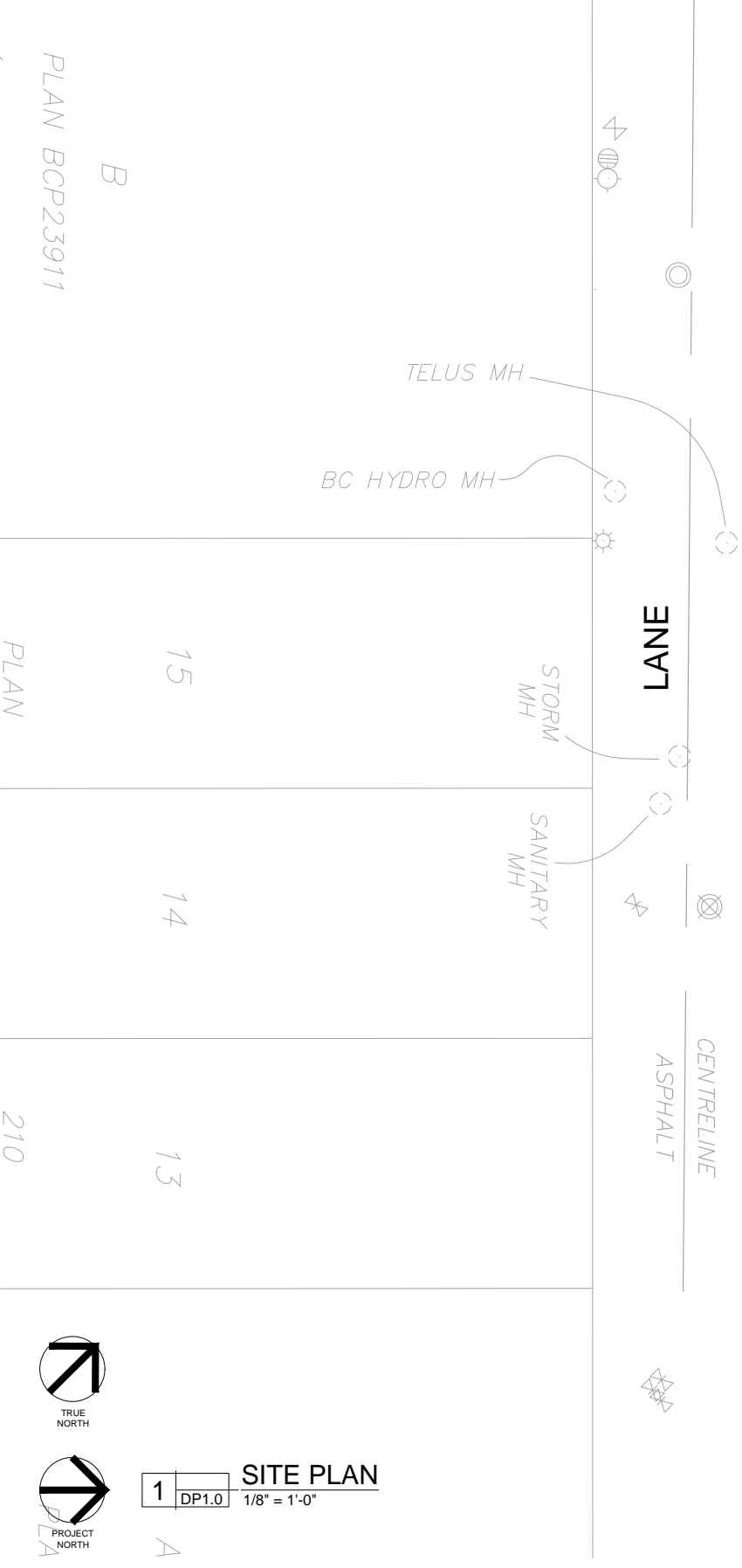
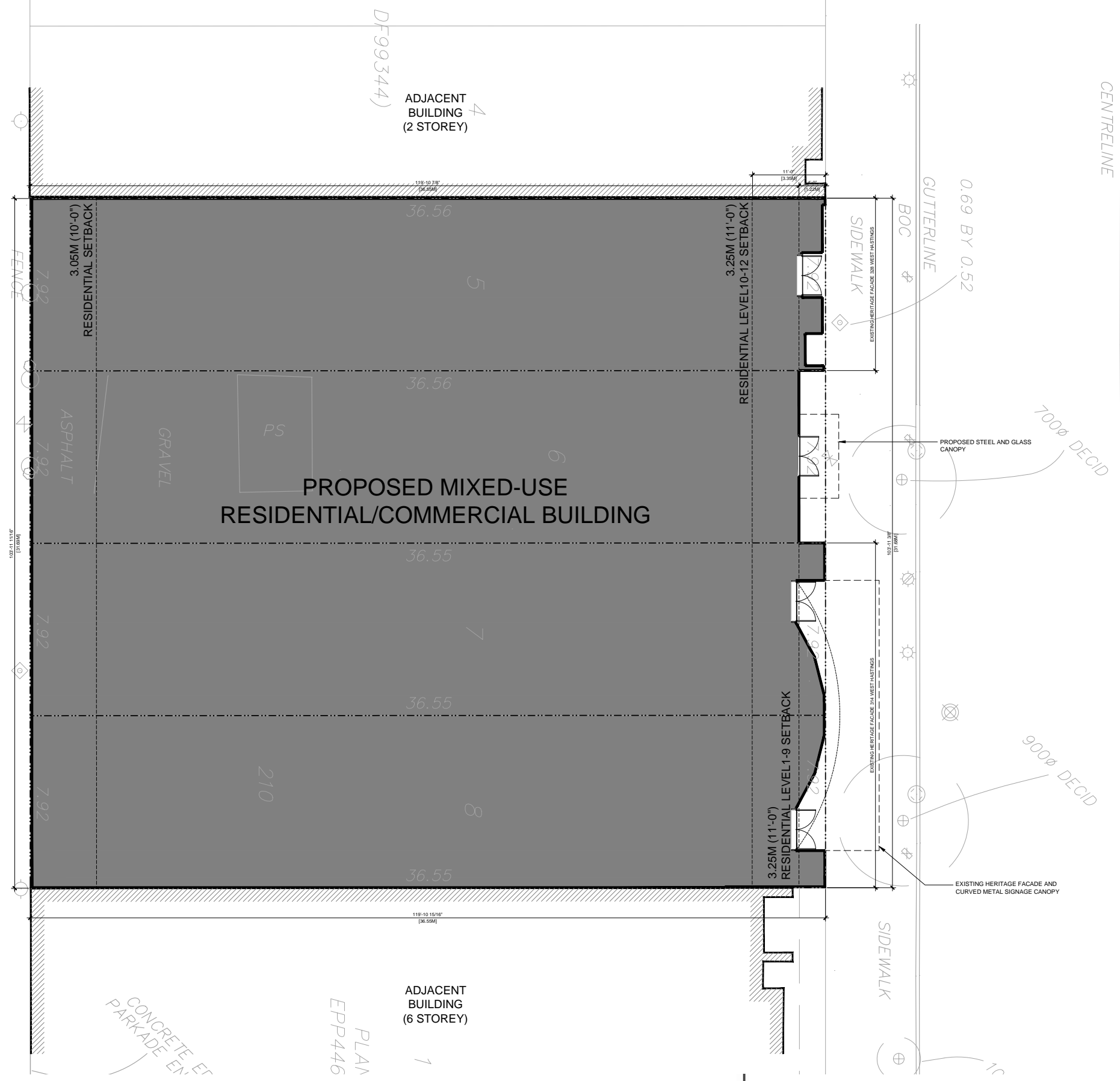
DECEMBER 22TH 2021



DP 0.5a

SHADOW ANALYSIS
WINTER SOLSTICE

WEST HASTINGS STREET
 PLAN 210
 WEST HASTINGS STREET W



TRUE NORTH
 PROJECT NORTH

SITE PLAN
 1 DP1.0
 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

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 ATELIER PACIFIC ARCHITECTURE INC.

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DP 1.0

SITE PLAN

PLAN BCP23911

B

PLAN

15

14

13

210

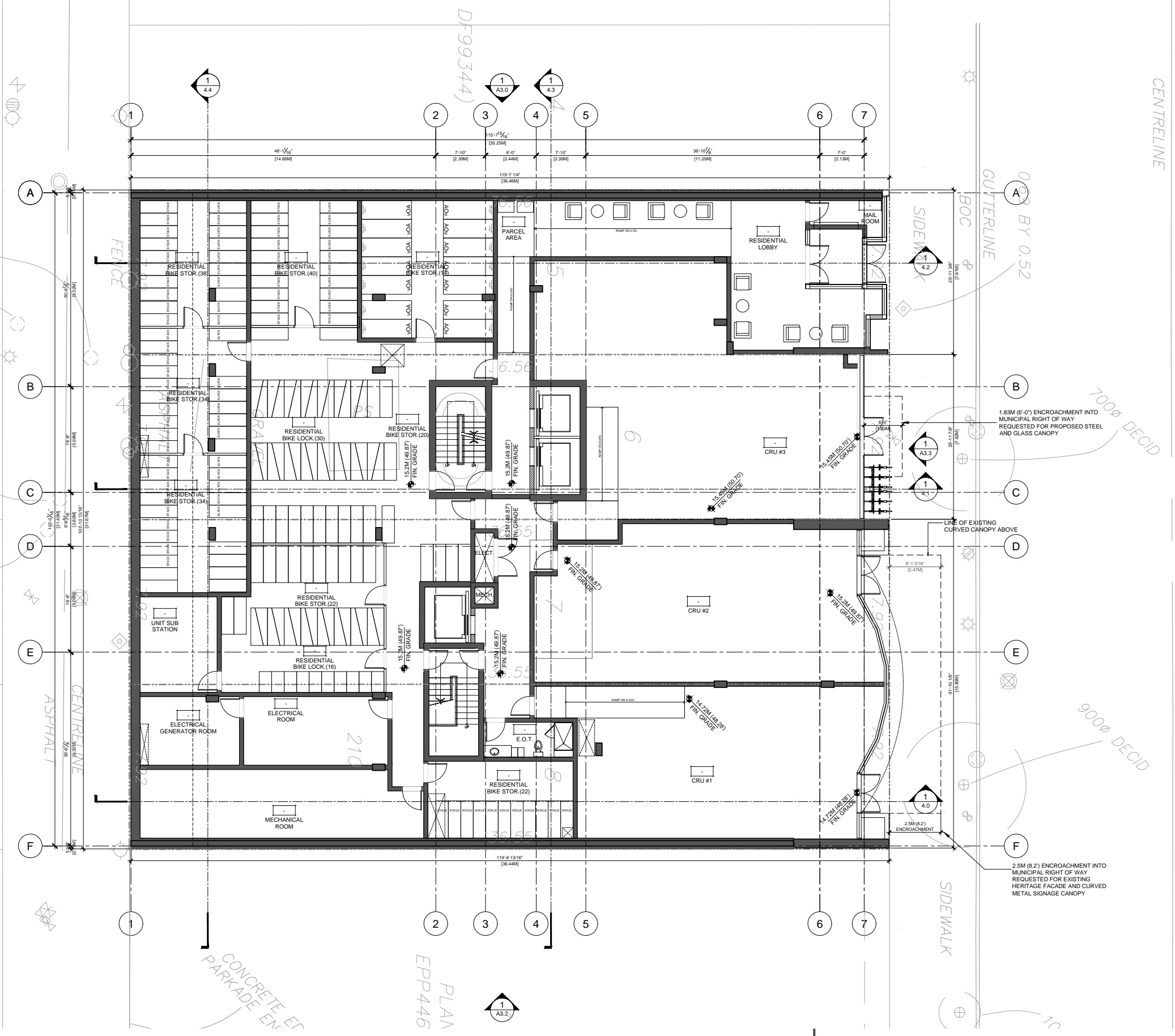


1 DP2.0 LEVEL 1
1/8" = 1'-0"

A

CENTRELINE

WEST HASTINGS STREET
PLAN 210



DP 2.0

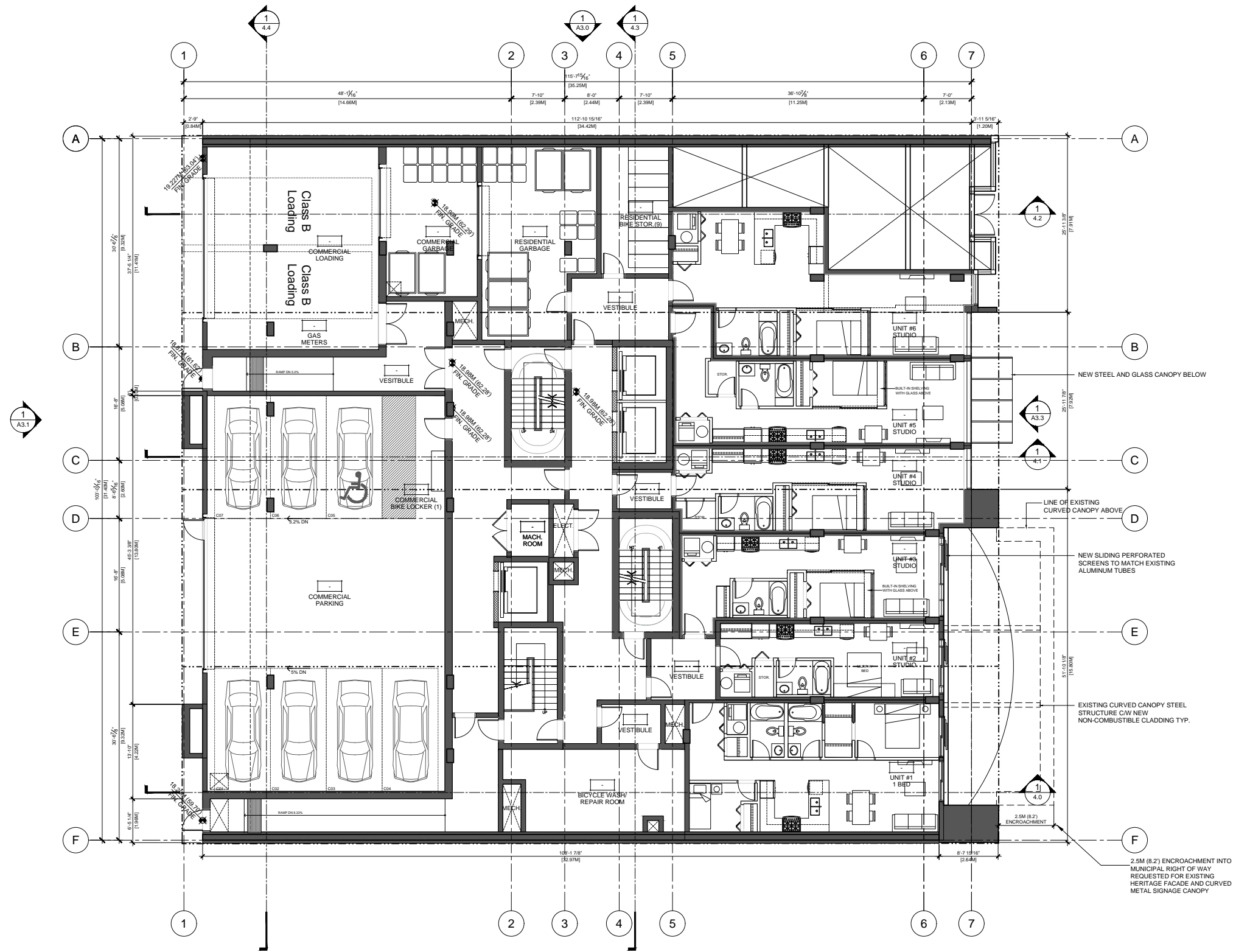
FLOOR PLAN
LEVEL 1


PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

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ATELIER PACIFIC ARCHITECTURE INC.






LEVEL 2
 1 DP2.1 1/8" = 1'-0"
 PROJECT NORTH

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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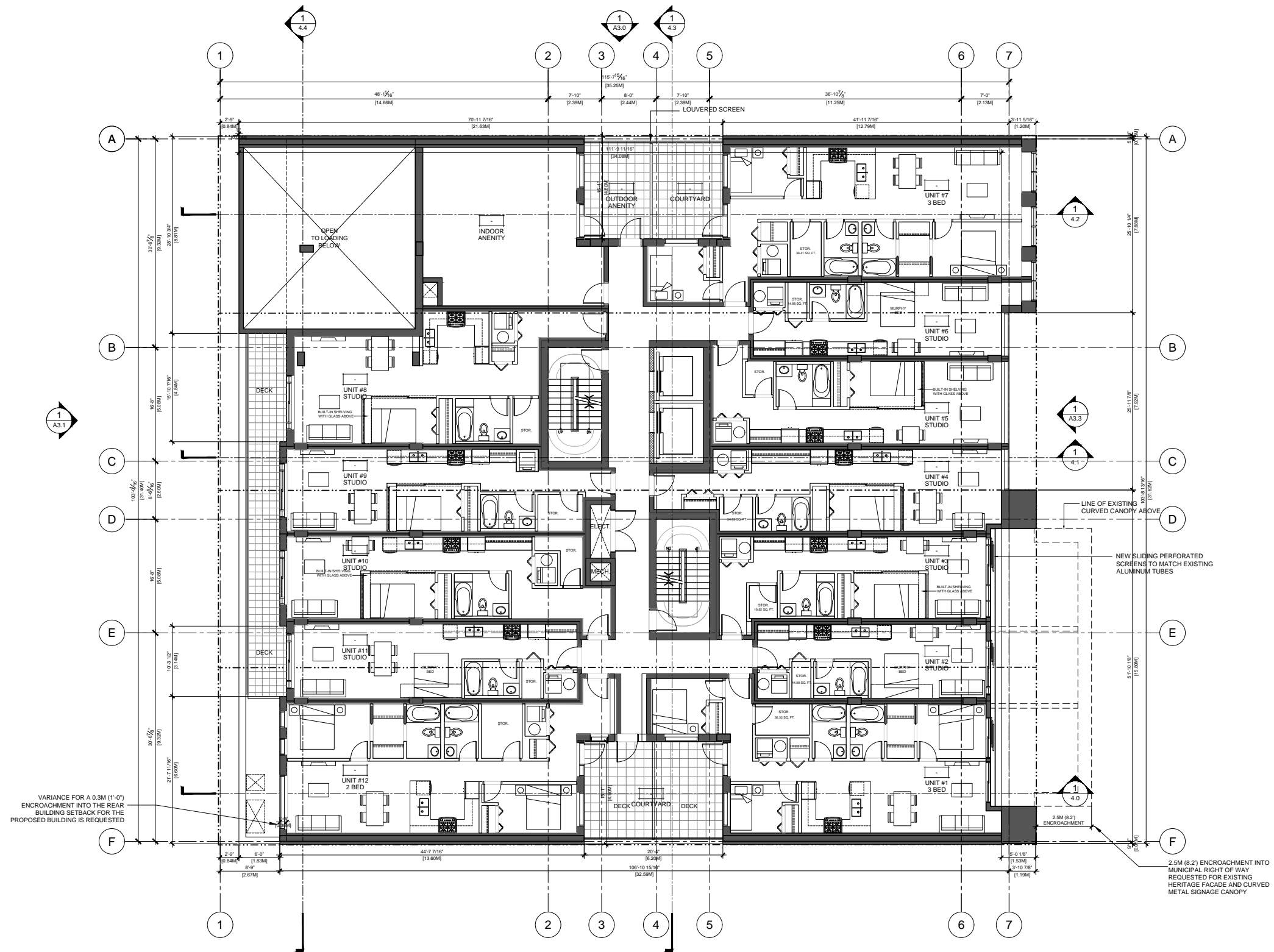
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DECEMBER 22TH 2021



DP 2.1

FLOOR PLAN
LEVEL 2



1 DP2.2 LEVEL 3
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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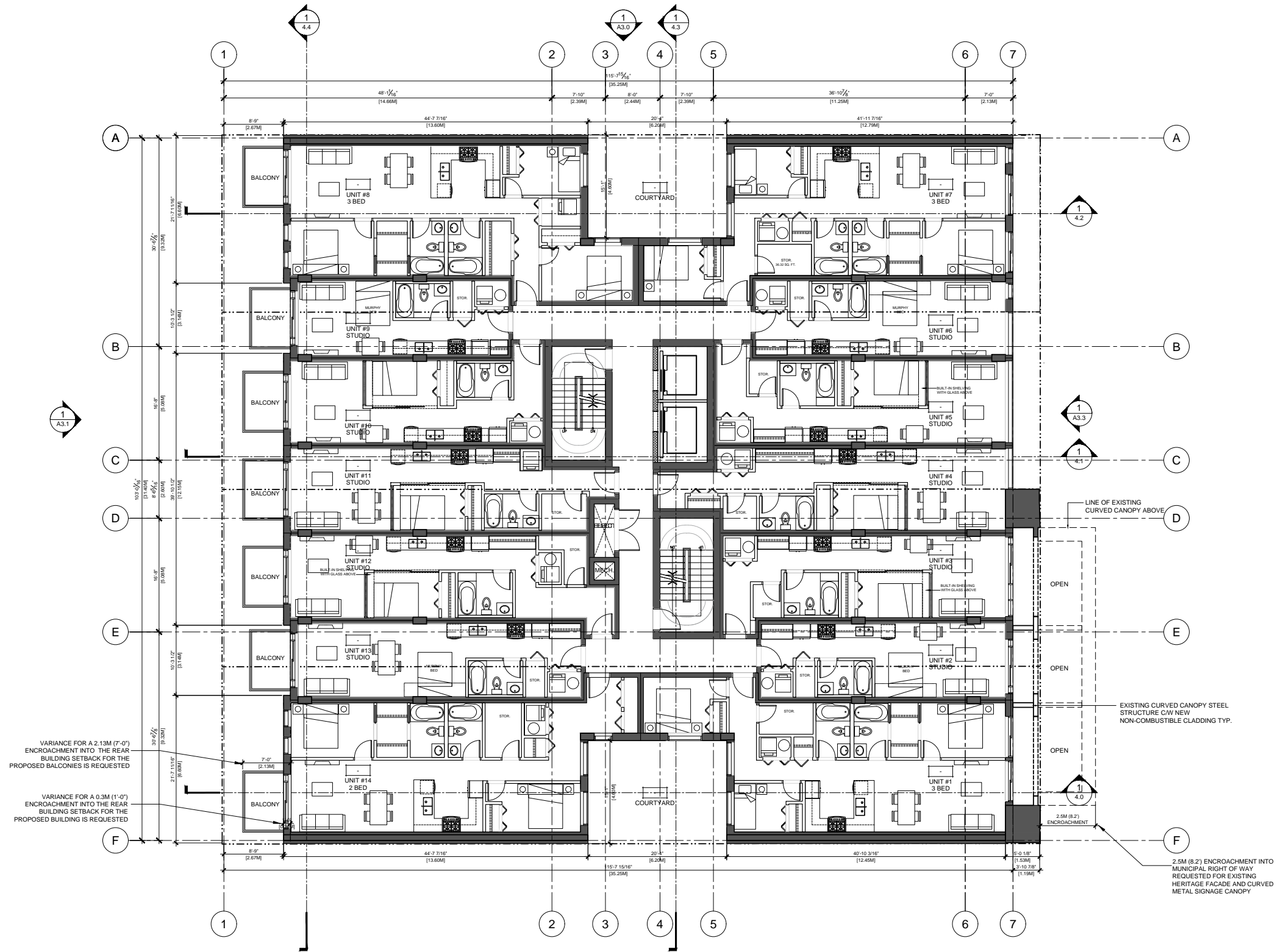
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DP 2.2

FLOOR PLAN
LEVEL 3




1 DP2.3 **LEVEL 4**
 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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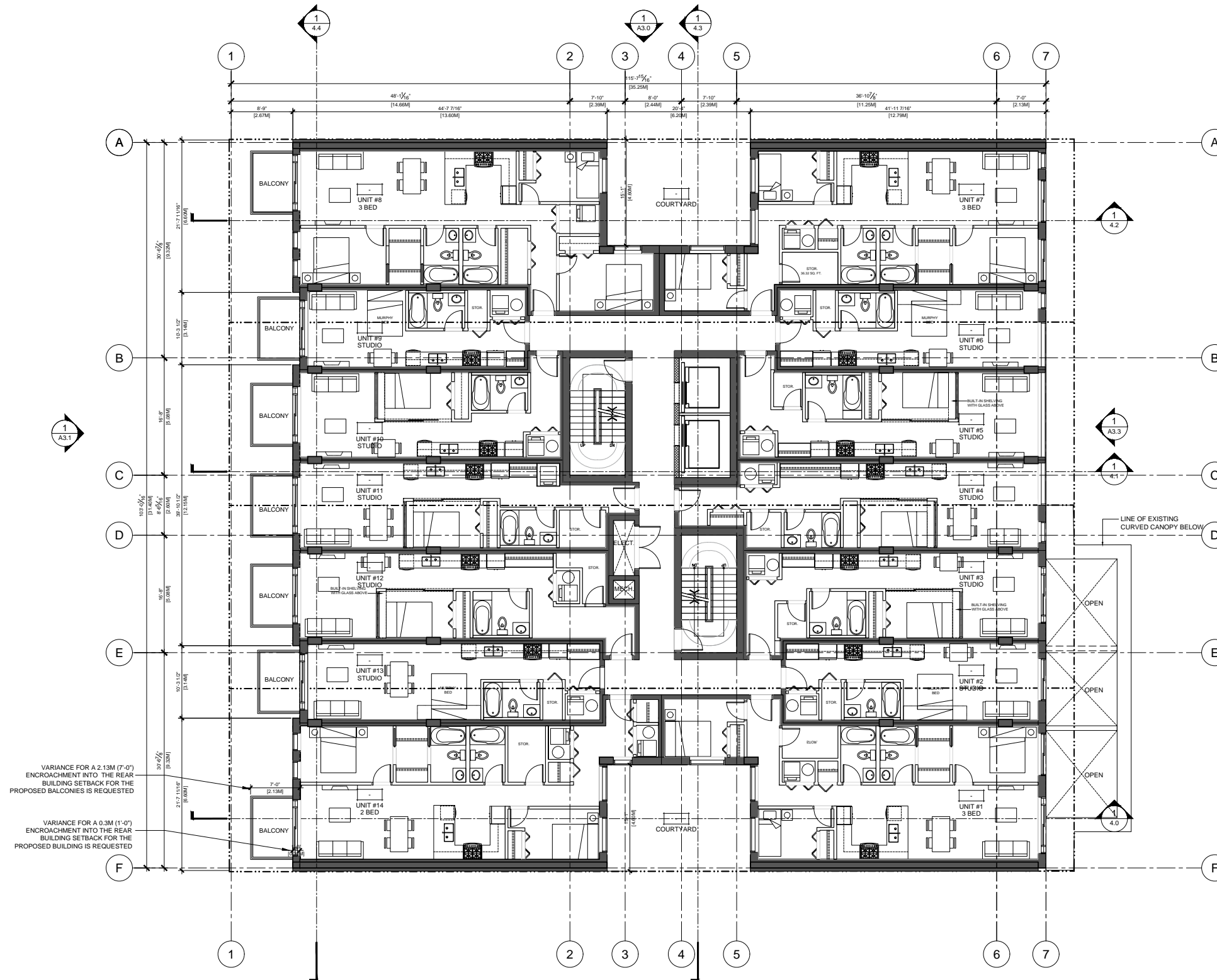
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DECEMBER 22TH 2021



DP 2.3

FLOOR PLAN
LEVEL 4



1 DP2.4 LEVEL 5-6
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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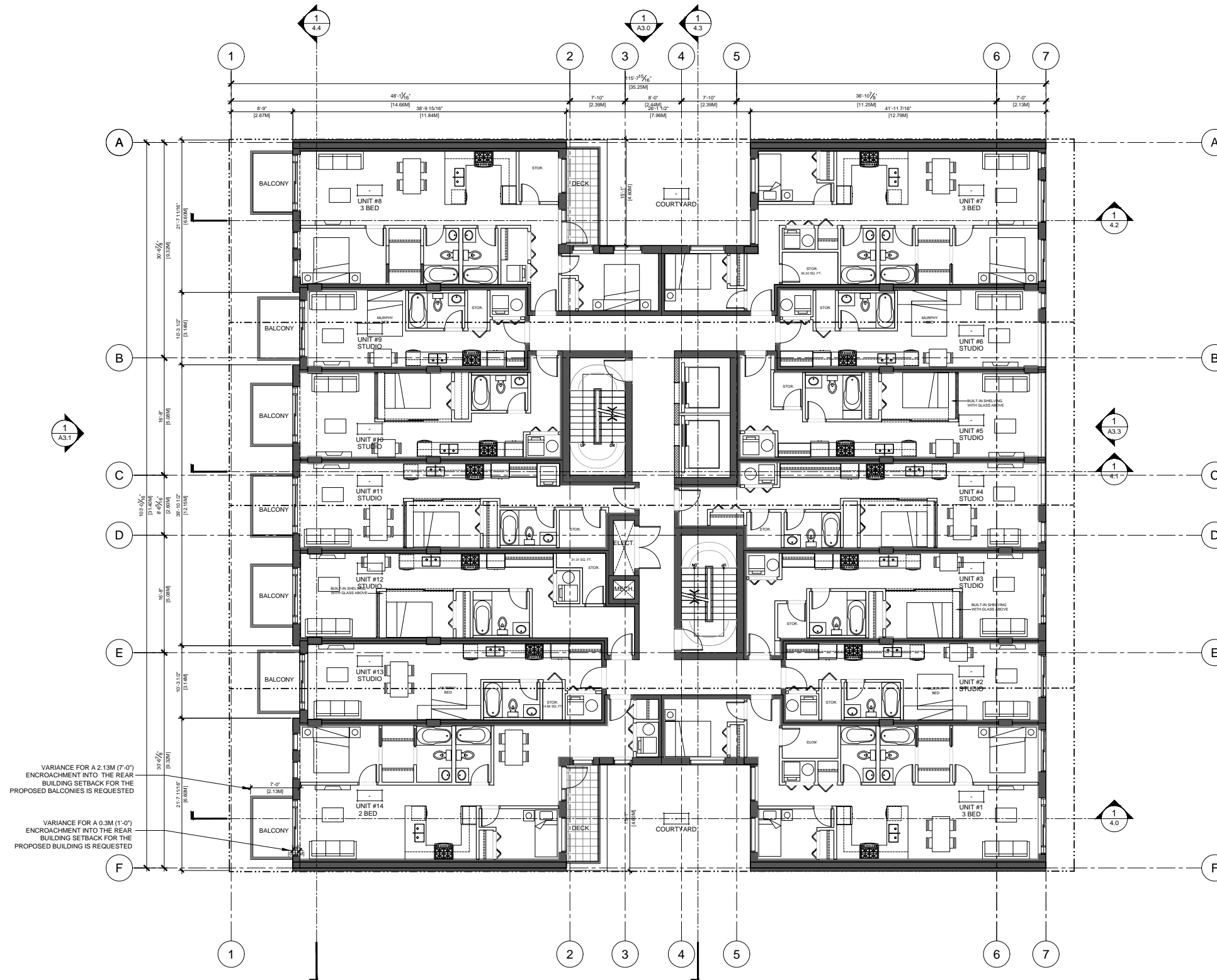
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DECEMBER 22TH 2021



DP 2.4

FLOOR PLAN
LEVEL 5-6



1 DP2.5 LEVEL 7
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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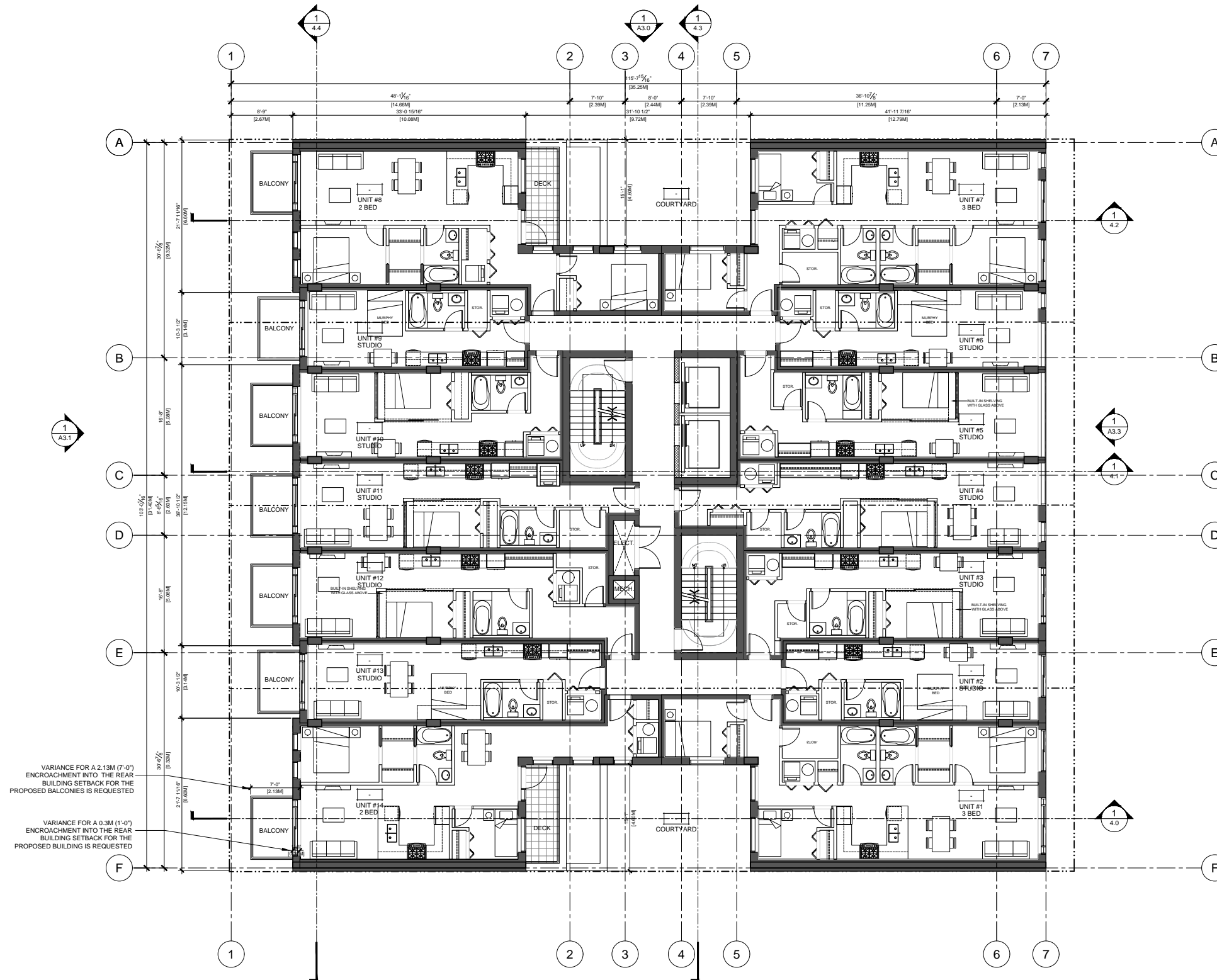
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DECEMBER 22TH 2021



DP 2.5

FLOOR PLAN
LEVEL 7



1 LEVEL 8
 DP2.6 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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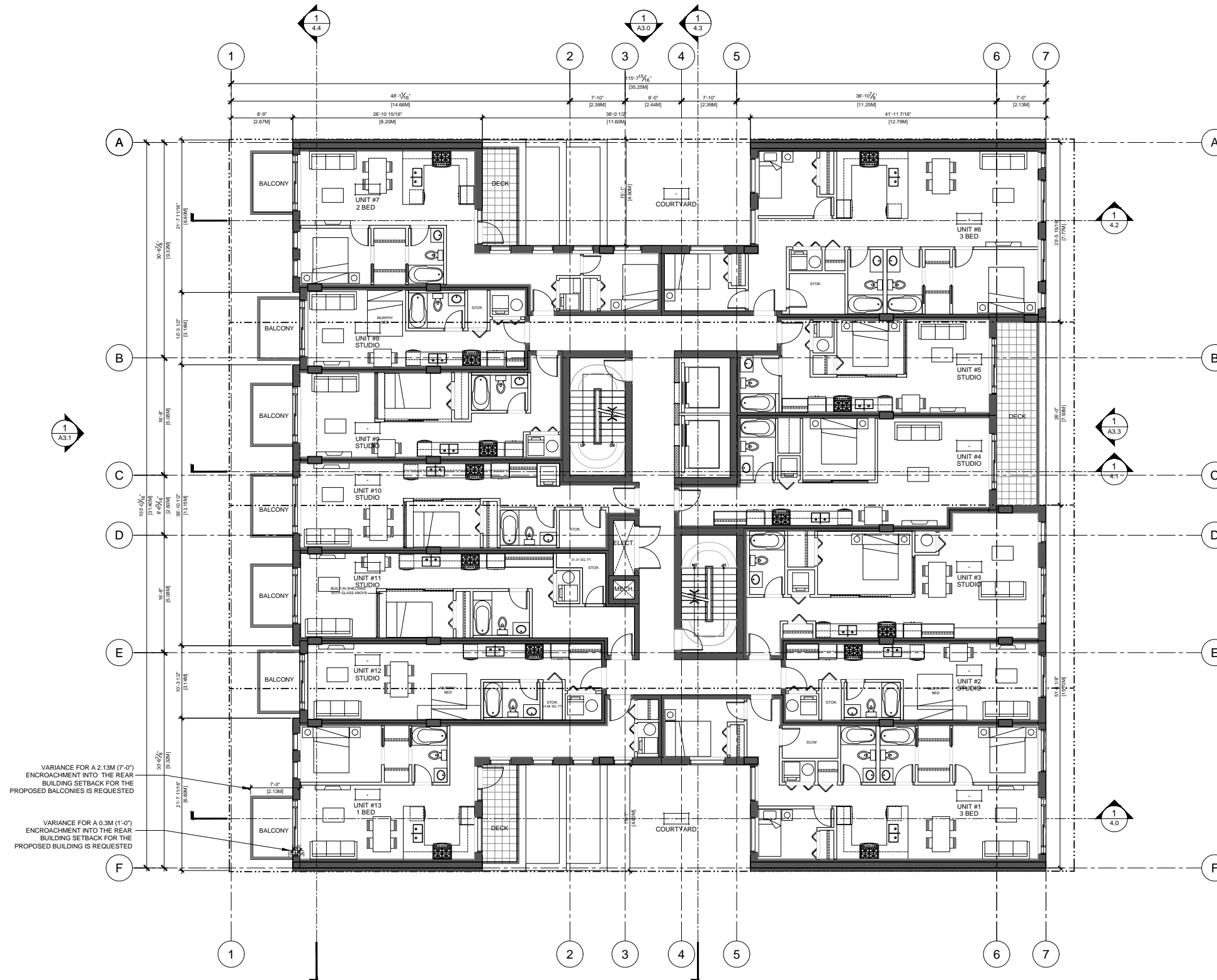
PACIFIC REACH PROPERTIES ·
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DECEMBER 22TH 2021



DP 2.6

FLOOR PLAN
 LEVEL 8



1 DP2.7 LEVEL 9
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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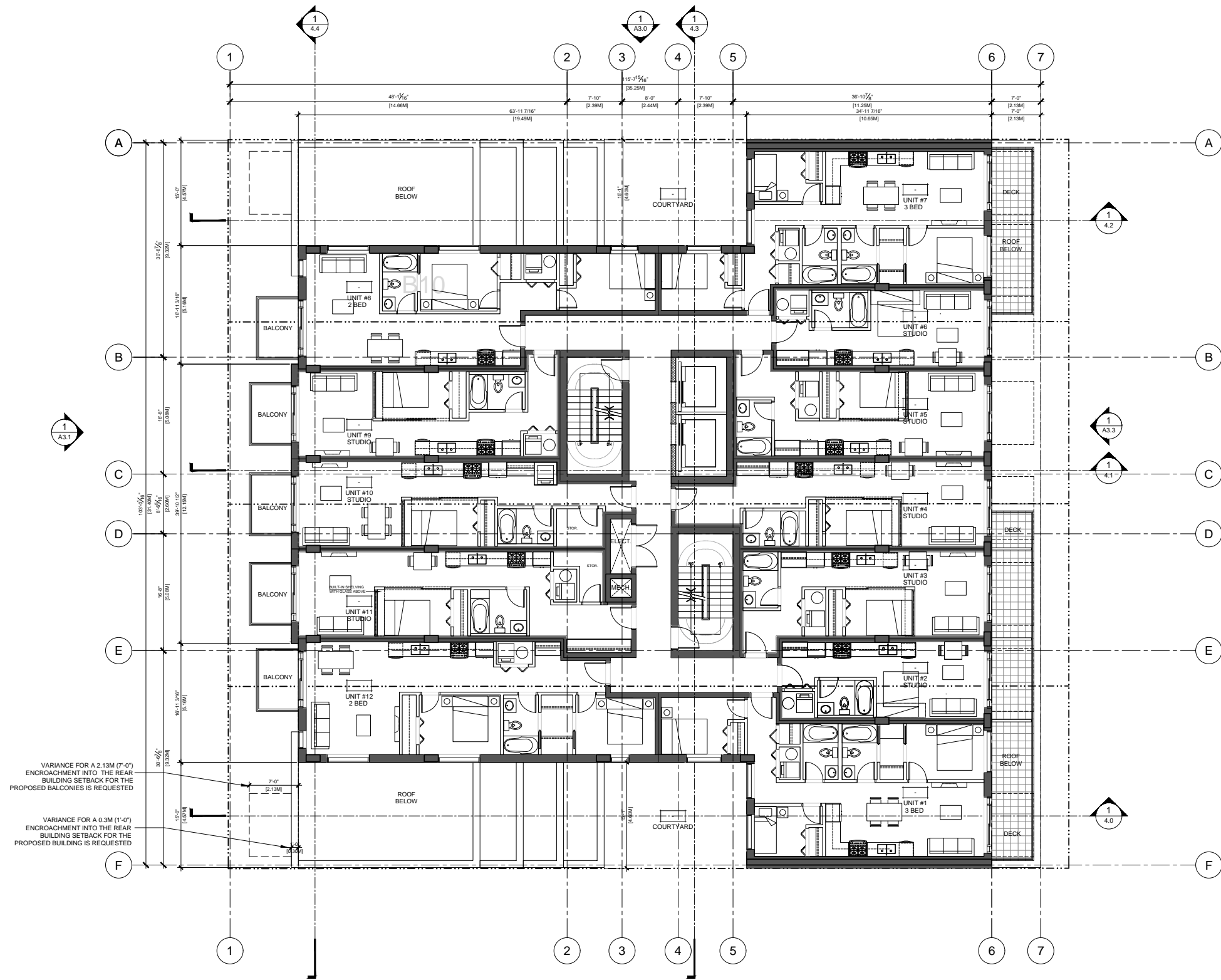
PACIFIC REACH PROPERTIES ·
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DECEMBER 22TH 2021



DP 2.7

FLOOR PLAN
LEVEL 9



1 DP2.8 LEVEL 10-11
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

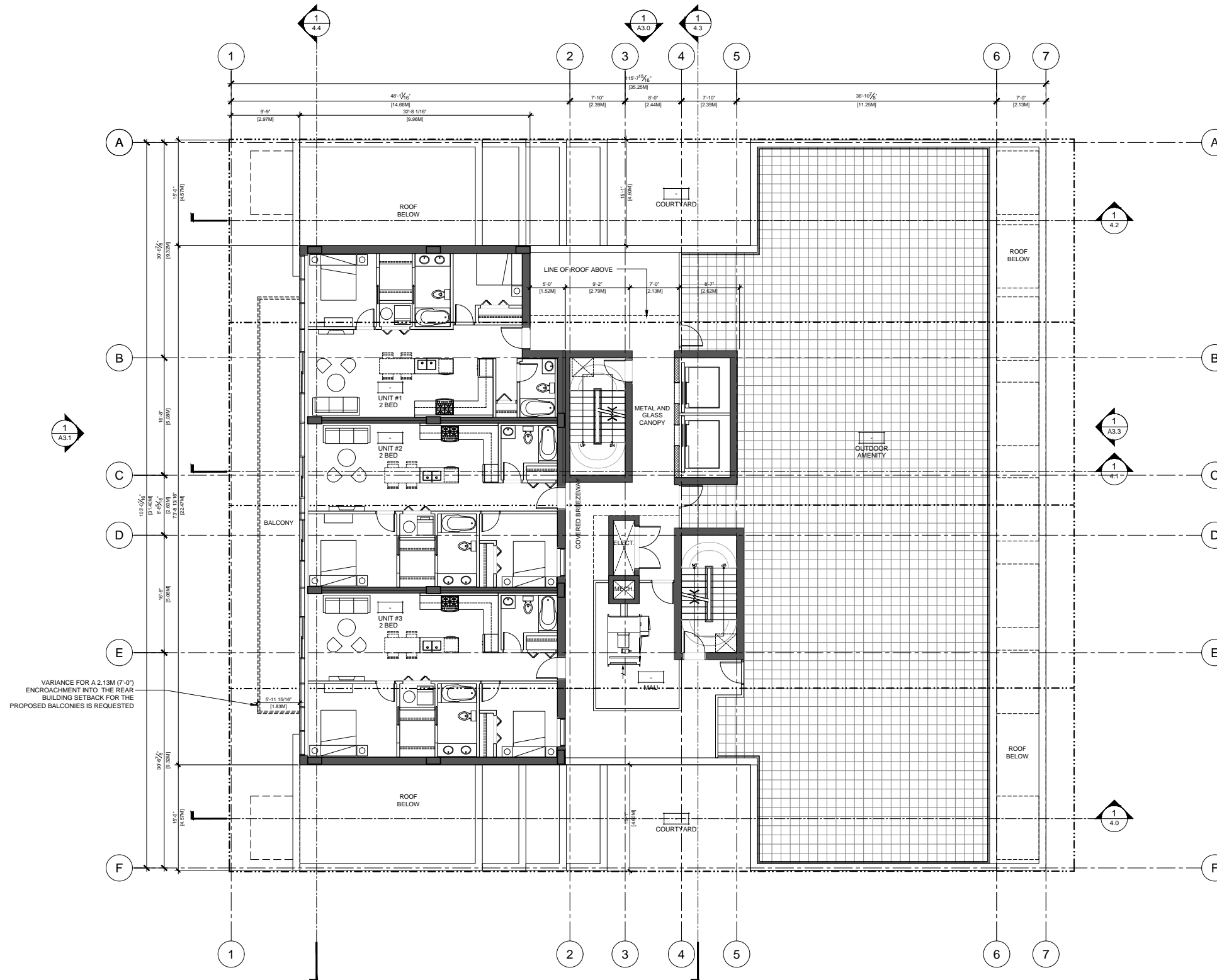
PACIFIC REACH PROPERTIES ·
ATELIER PACIFIC ARCHITECTURE INC.

DECEMBER 22TH 2021



DP 2.8

FLOOR PLAN
LEVEL 10-11



1 DP2.9 LEVEL 12
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

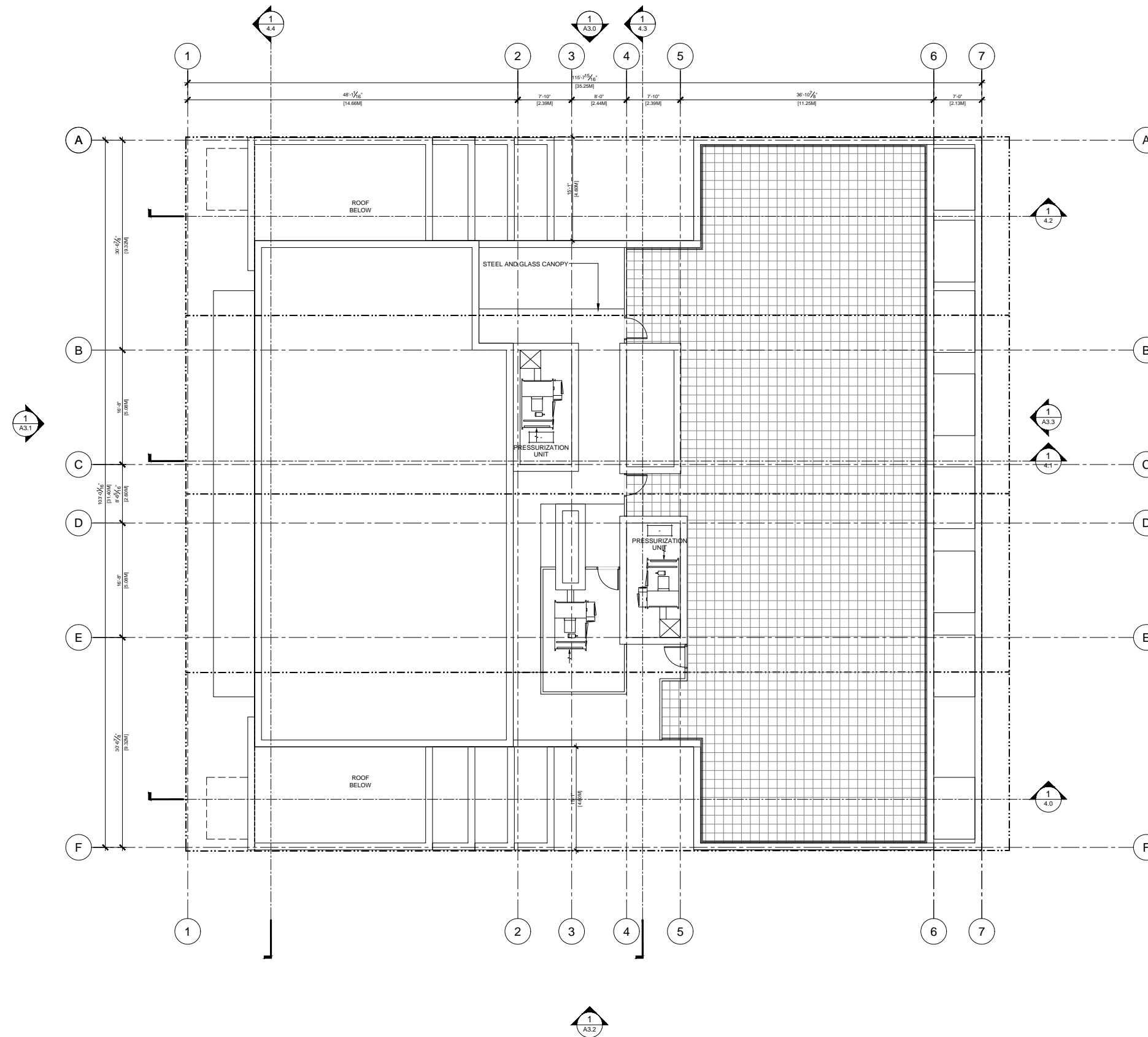
PACIFIC REACH PROPERTIES ·
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DECEMBER 22TH 2021



DP 2.9

FLOOR PLAN
LEVEL 12



1 LEVEL RF
 DP2.10 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

PACIFIC REACH PROPERTIES ·
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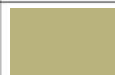

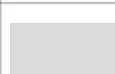







DECEMBER 22TH 2021



DP 2.10

ROOF PLAN

MATERIAL FINISHES LEGEND

1		BLACK CEMENTITIOUS PANEL
2		"BRASS TONE" PANEL
3		CEMENTITIOUS PANEL TO MATCH BRASS TONE PANEL
4		"BRUSHED ALUMINUM TONE" PANEL
5		CEMENTITIOUS PANEL TO MATCH BRUSHED ALUMINUM TONE PANEL
6		WHITE VERTICAL METAL PANEL
7		PAINTED/SEALED CONCRETE FINISH
8		CURTAIN WALL GLAZING
9		BLACK/GRAY FRAMED DOOR/WINDOW
10		BLACK/GRAY FRAMED STOREFRONT
11		BLACK METAL GUARD
12		GLASS GUARD
13		STEEL AND GLASS CANOPY
14		PAINTED METAL DOOR
15		PRE-FINISHED OVERHEAD SECURITY GATE
16a		HORIZONTAL TUBULAR ALUMINUM CLADDING PANELS (EXISTING HERITAGE)
16b		PERFORATED CORRUGATED METAL PANEL TO MATCH EXISTING HORIZONTAL TUBULAR ALUMINUM CLADDING PANELS
17		SIGNAGE



1 DP3.2 SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

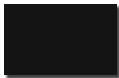

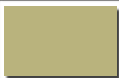

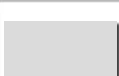

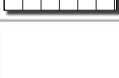











PACIFIC REACH PROPERTIES ·
ATELIER PACIFIC ARCHITECTURE INC.

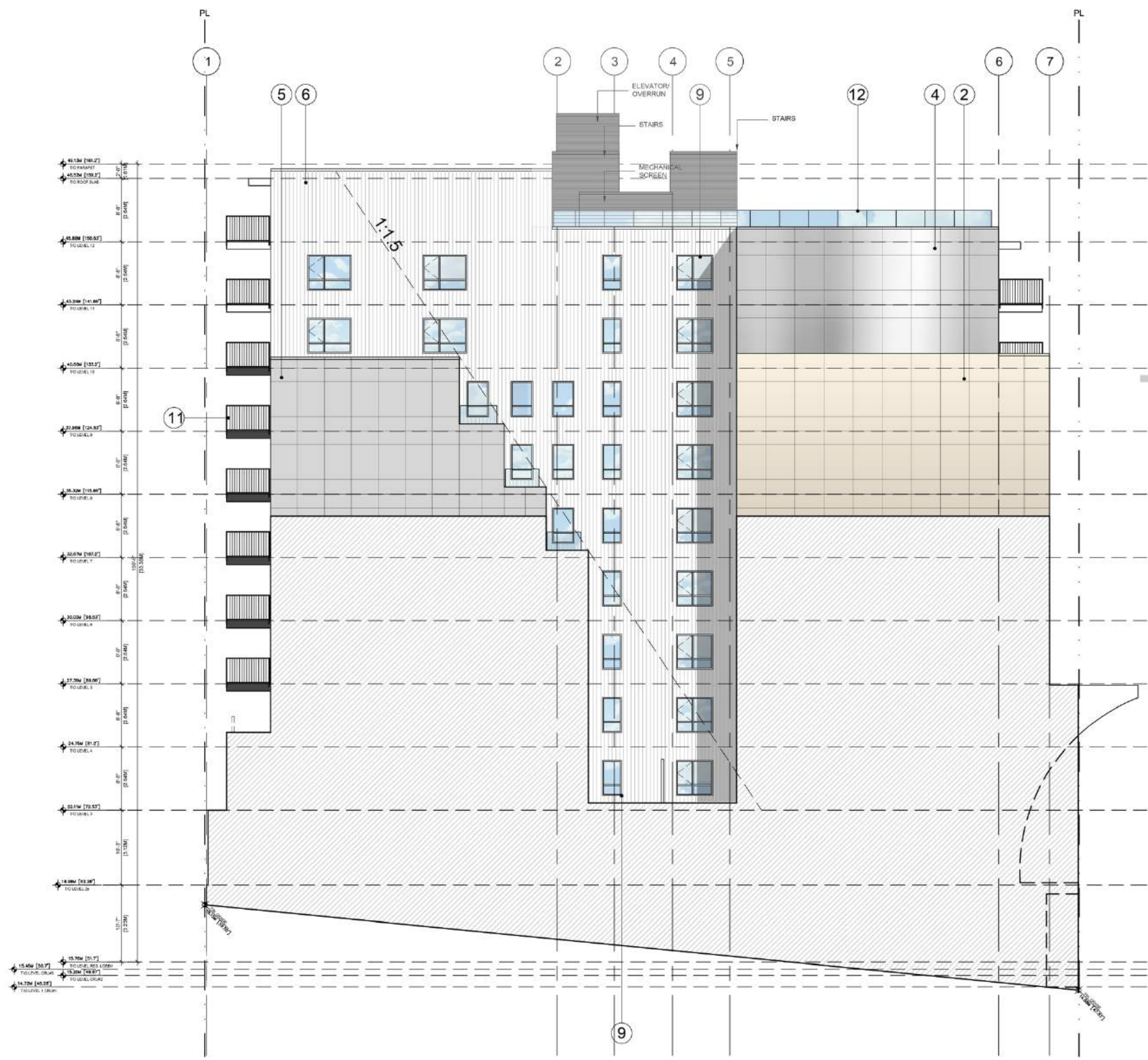


DP 3.2

SOUTH ELEVATION

MATERIAL FINISHES LEGEND

1		BLACK CEMENTITIOUS PANEL
2		"BRASS TONE" PANEL
3		CEMENTITIOUS PANEL TO MATCH BRASS TONE PANEL
4		"BRUSHED ALUMINUM TONE" PANEL
5		CEMENTITIOUS PANEL TO MATCH BRUSHED ALUMINUM TONE PANEL
6		WHITE VERTICAL METAL PANEL
7		PAINTED/SEALED CONCRETE FINISH
8		CURTAIN WALL GLAZING
9		BLACK/GRAY FRAMED DOOR/WINDOW
10		BLACK/GRAY FRAMED STOREFRONT
11		BLACK METAL GUARD
12		GLASS GUARD
13		STEEL AND GLASS CANOPY
14		PAINTED METAL DOOR
15		PRE-FINISHED OVERHEAD SECURITY GATE
16a		HORIZONTAL TUBULAR ALUMINUM CLADDING PANELS (EXISTING HERITAGE)
16b		PERFORATED CORRUGATED METAL PANEL TO MATCH EXISTING HORIZONTAL TUBULAR ALUMINUM CLADDING PANELS
17		SIGNAGE



1 DP4.3 EAST ELEVATION
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

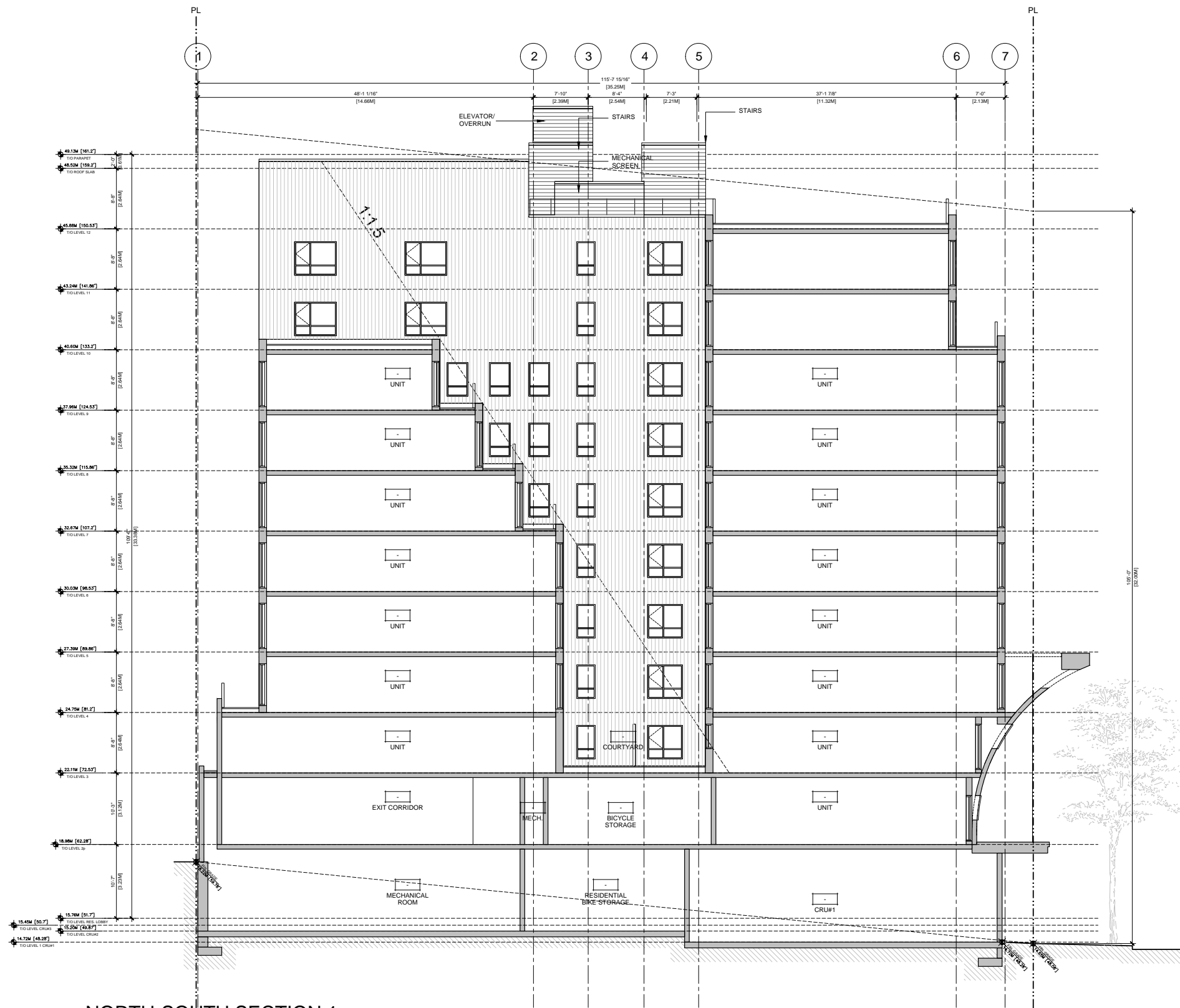
314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

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ATELIER PACIFIC ARCHITECTURE INC.

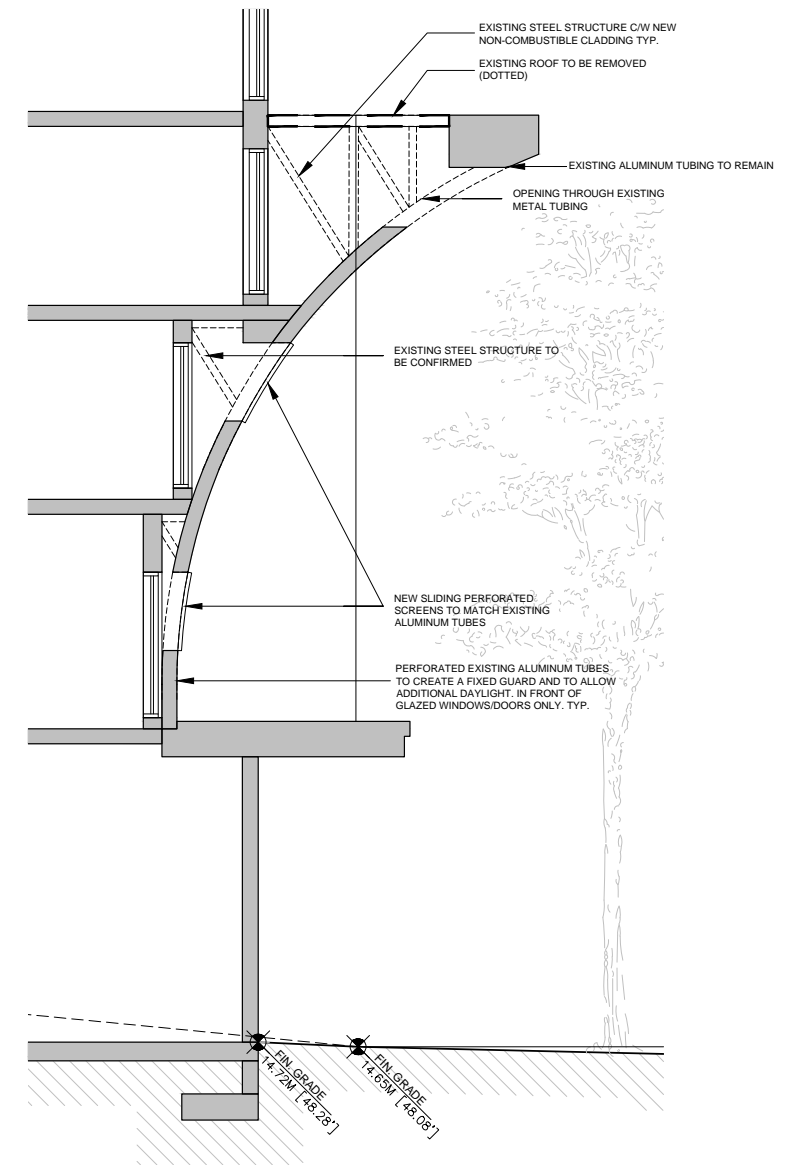


DP 3.3

EAST ELEVATION



1 NORTH-SOUTH SECTION 1
DP4.0 1/8" = 1'-0"



2 SECTION THROUGH CURVED SIGNAGE CANOPY (314 W HASTINGS STREET)
DP4.0 1/4" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

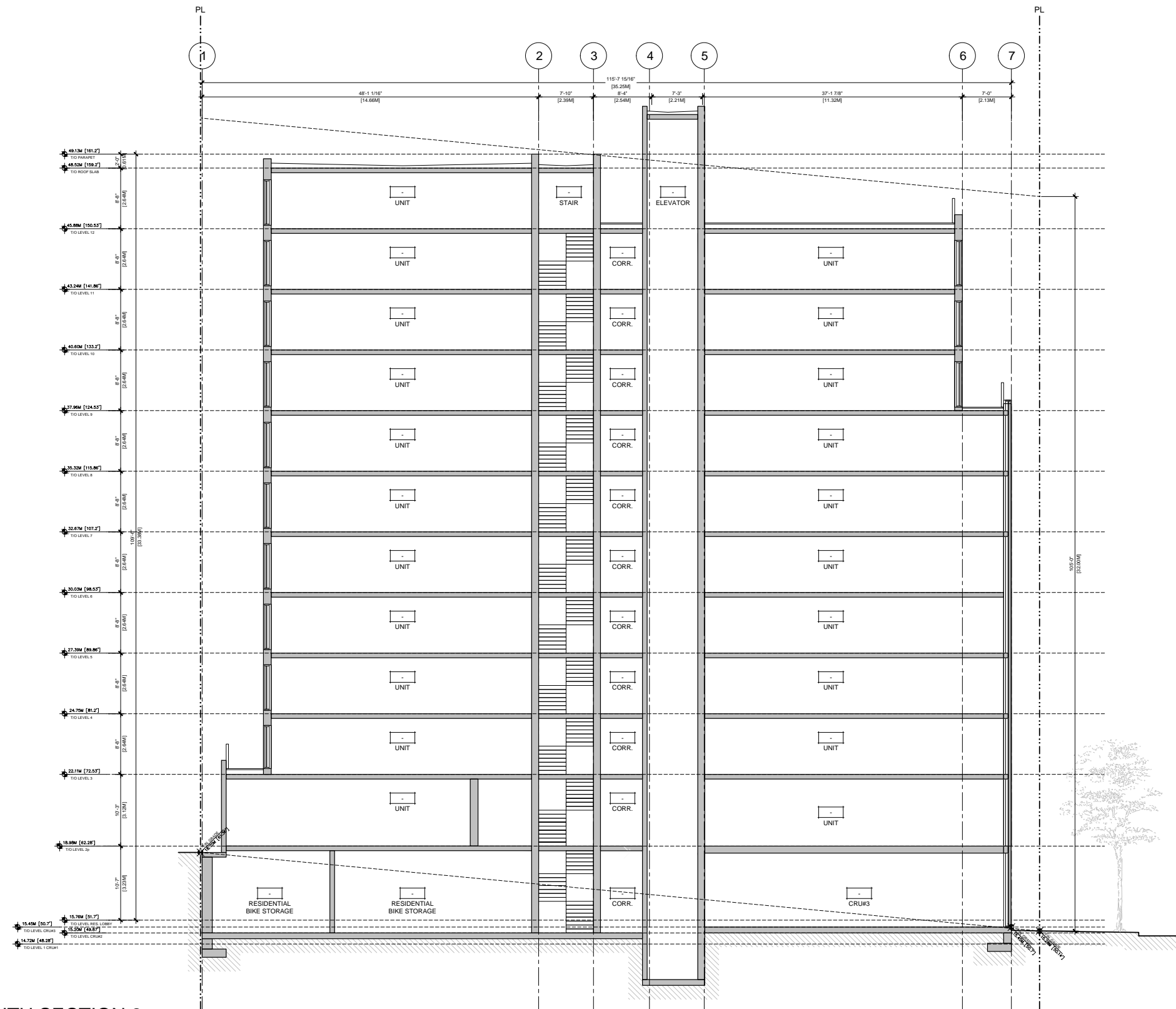
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DECEMBER 22TH 2021



DP 4.0

NORTH-SOUTH SECTION 1



1 NORTH-SOUTH SECTION 2
 DP4.1 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

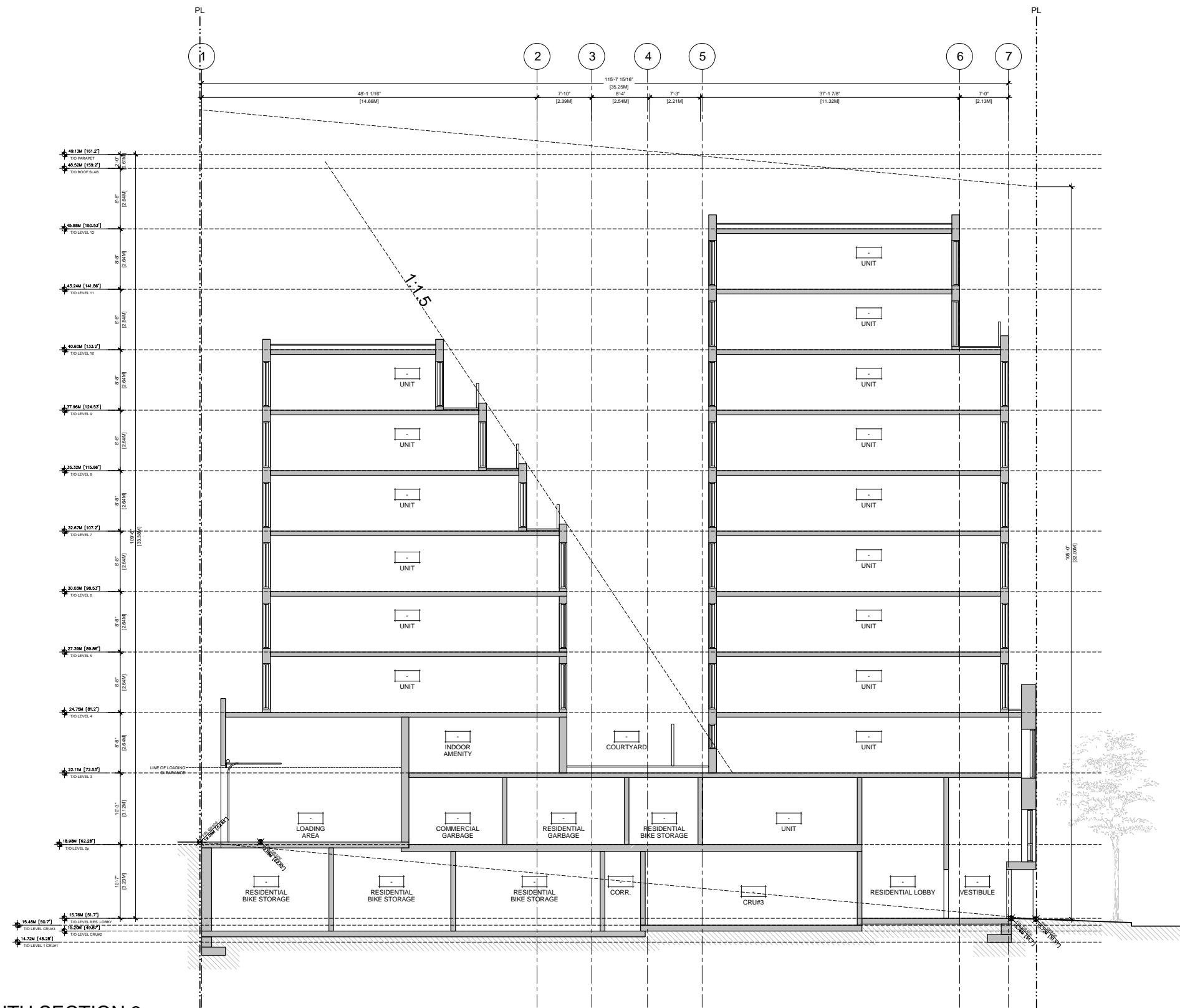
314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

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DP 4.1

NORTH-SOUTH
 SECTION 2



1 DP4.2 NORTH-SOUTH SECTION 3
1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

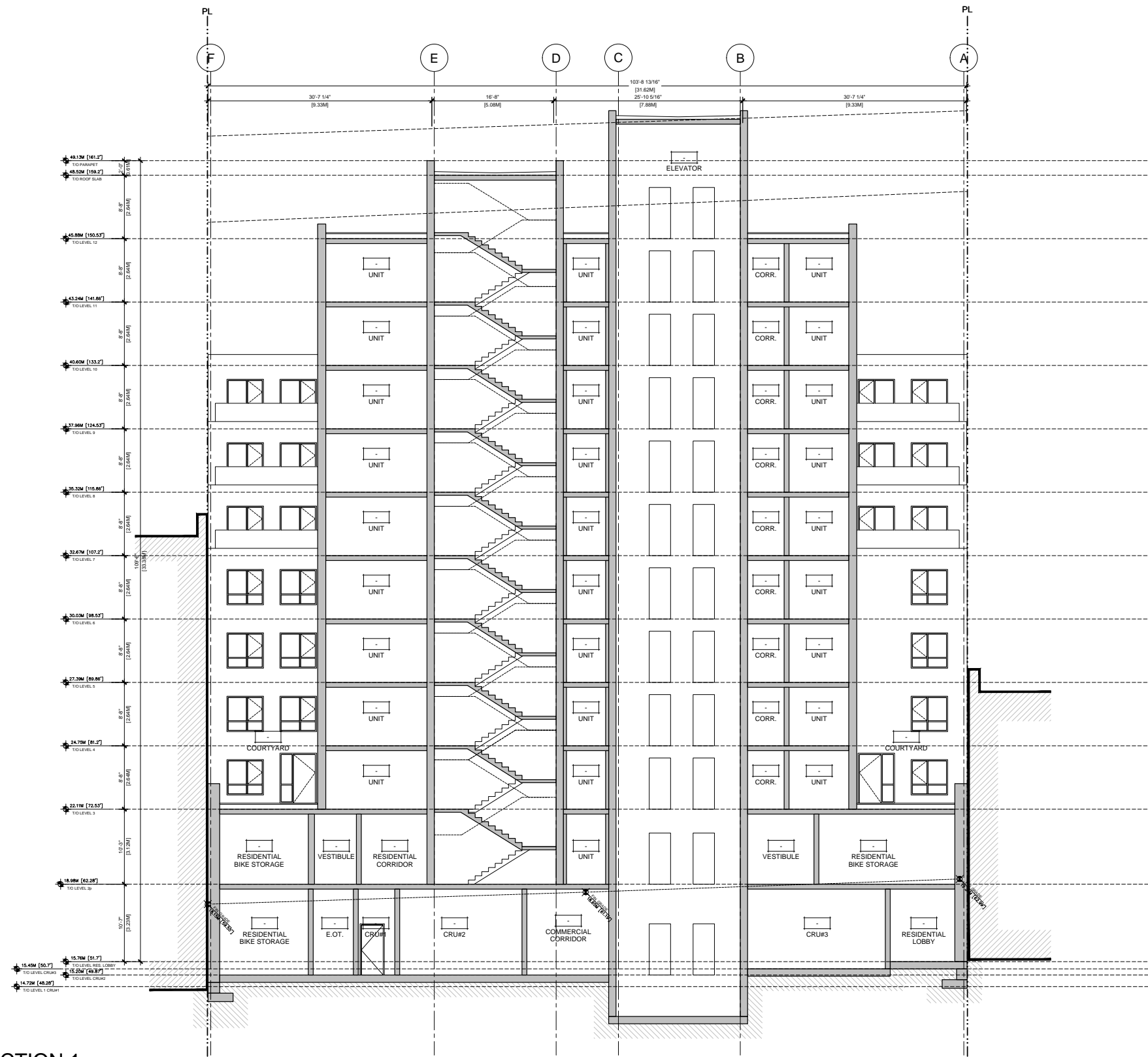
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DP 4.2

NORTH-SOUTH
SECTION 3



1 EAST-WEST SECTION 1
 DP4.3 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

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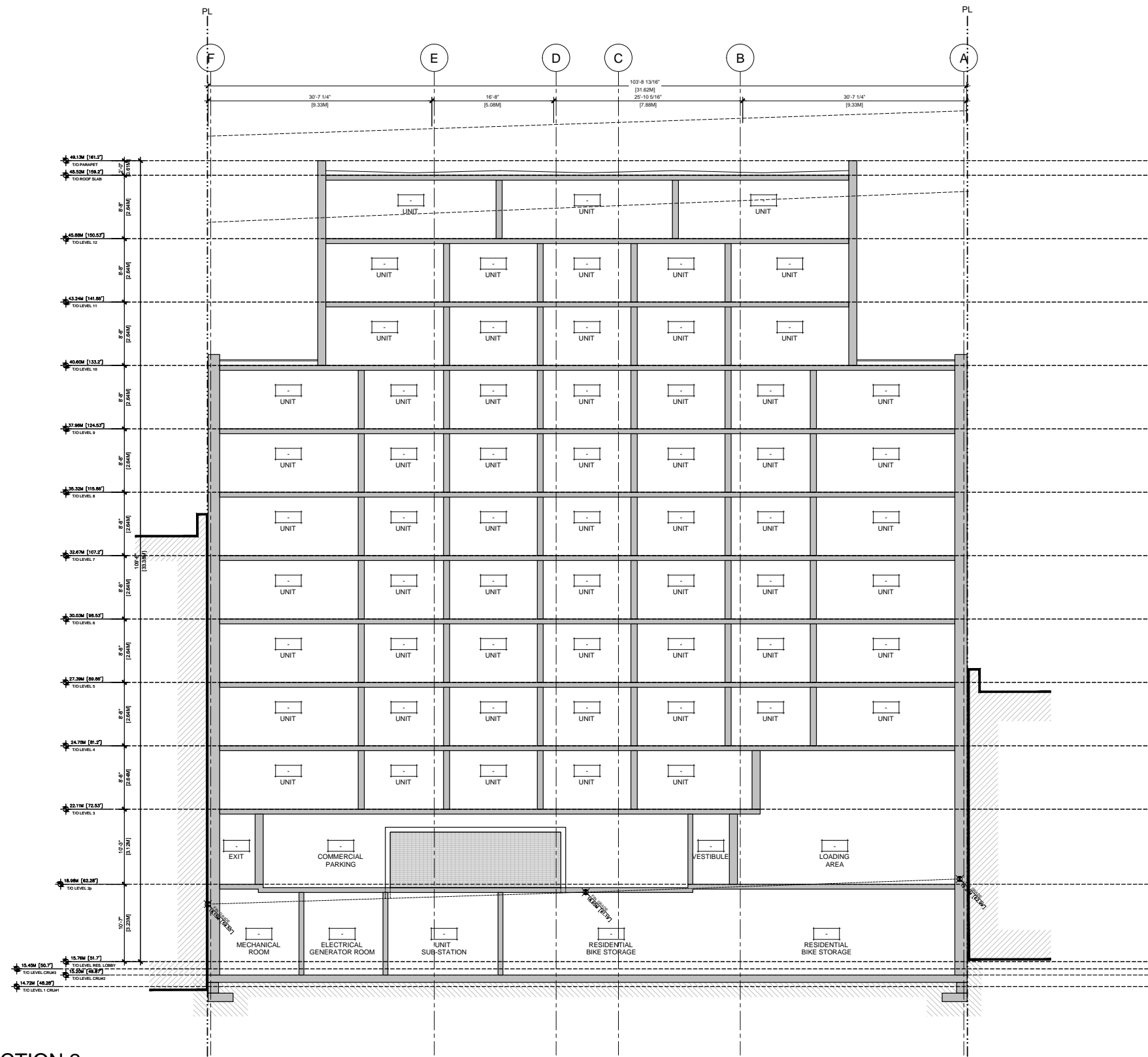
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DP 4.3

EAST-WEST
 SECTION 1



1 EAST-WEST SECTION 2
 DP4.4 1/8" = 1'-0"

PROPOSED MIXED-USE COMMERCIAL/RESIDENTIAL RENTAL DEVELOPMENT

314, 328 WEST HASTINGS STREET, VANCOUVER, B.C.

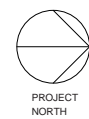
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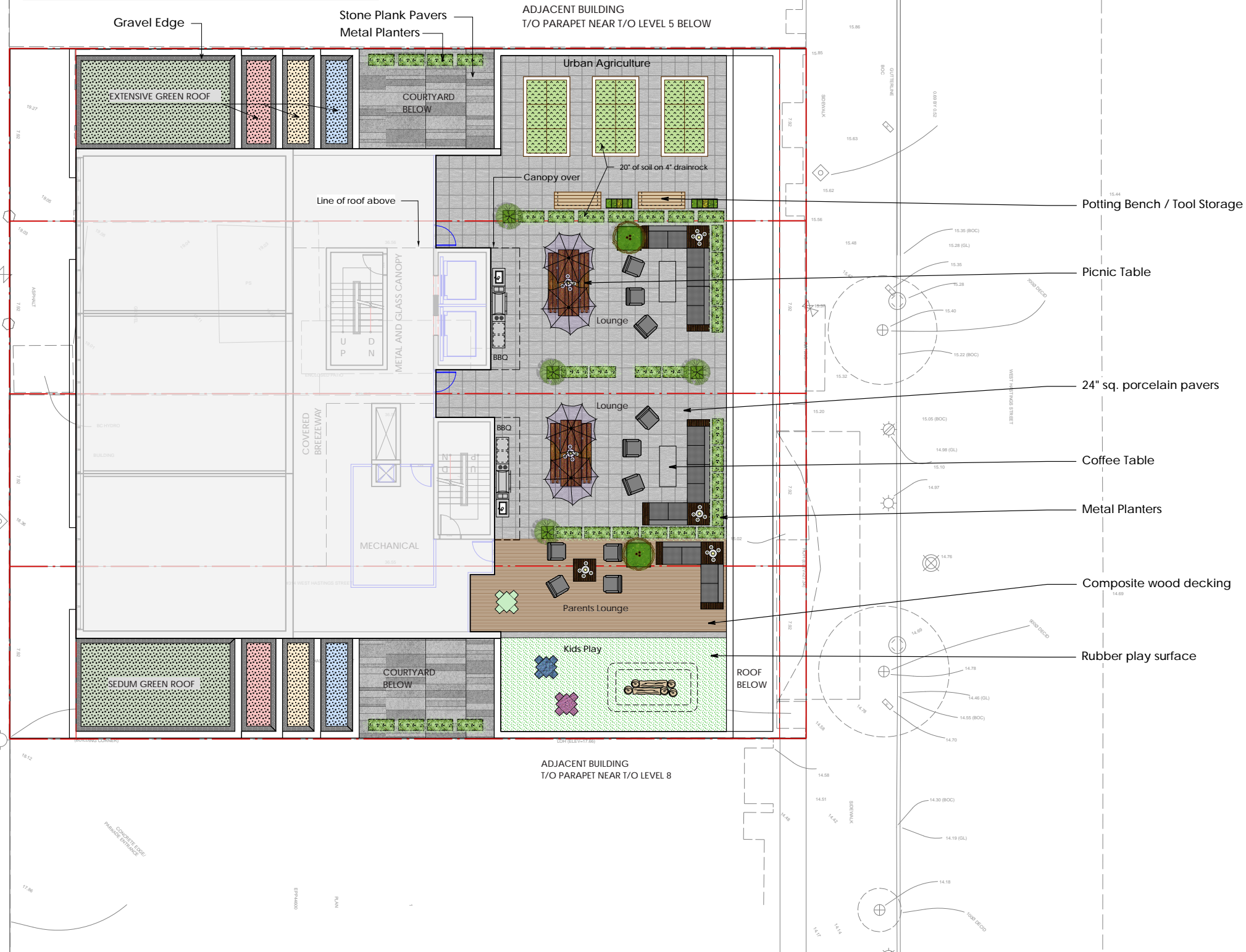
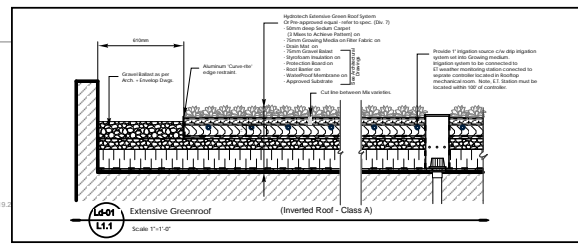


DP 4.4

EAST-WEST
 SECTION 2



1 DP2.8 LEVEL RF
1/8" = 1'-0"



Potting Bench / Tool Storage

Picnic Table

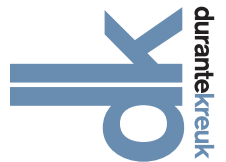
24" sq. porcelain pavers

Coffee Table

Metal Planters

Composite wood decking

Rubber play surface



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102-1637 West 5th Avenue Vancouver, B.C. V6J 1N5

P 604.684.4611
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LEVEL 12 LANDSCAPE 314-328 WEST HASTINGS

DATE: 21 JAN. 2022
SCALE: 1/8" = 1'-0"

DRAWN: DMS
PROJECT NUMBER: 21103

L01