

# 80 Powell Street

Re-Issued for Development Permit - April 6th, 2026

## DRAWING LIST

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4	Re-issued for DP	2026-04-06
3	Re-issued for DP	2026-02-06
2	Revised DP	2025-10-17
1	Issued for DP	2025-09-29
No.	Description	Date

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**80 Powell Street**

**Vancouver BC**

**Cover**

Date	<b>02/08/24</b>	Drawing Number
Project No.	<b>2522</b>	
Scale	<b>NTS</b>	<b>L0.00</b>
Drawn/Checked	<b>ZF  JF</b>	

**GENERAL NOTES**

1. EXISTING SURVEY INFORMATION IS BASED ON THE FOLLOWING DRAWING: 25-134TOPO
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE LANDSCAPE ARCHITECT OF ANY UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY. NO ALLOWANCES WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY;
3. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFO AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION, OR INCONSISTENCY;
4. THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTSIDE THE LIMIT OF WORK TO THE CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT;
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION;
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMIT OF WORK LINE;
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND TAKING THE NECESSARY PRECAUTIONS PRIOR TO AND DURING CONSTRUCTION. REFER TO CIVIL;
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF EXCESS FILL OFF-SITE;
9. ARCHITECTURAL AND CIVIL DESIGN SHOWN FOR INFORMATION ONLY;
10. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR DISCIPLINE SPECIFIC REMOVALS.

**MATERIALS AND LAYOUT PLAN NOTES**

1. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;
2. REFER TO CITY OF VANCOUVER STANDARDS FOR WORK ON SIDEWALKS;
3. RAIL LINE PLACEMENT: COORDINATE REVIEW, SELECTION, AND PLACEMENT WITH LANDSCAPE ARCHITECT.
4. ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON STATIONING POINTS PROVIDED BY CIVIL;
5. ALL SITE FURNISHING LOCATIONS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION;
6. CONFIRM SAWCUT PATTERN ONSITE WITH LANDSCAPE ARCHITECT;
7. REFER TO CIVIL DRAWINGS FOR ROADWAY AND CURB ALIGNMENTS AND DETAILS.

**PLANTING PLAN NOTES**

1. ALL PLANT MATERIAL TO CNLA STANDARDS. REFER TO THE CANADIAN NATIONAL LANDSCAPE STANDARD, LATEST EDITION;
2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON;
3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
4. ALL ONSITE PLANTED AREAS TO HAVE AUTOMATIC IRRIGATION. REFER TO IRRIGATION DRAWINGS.
5. CONFIRM TREE PLANTING LOCATIONS AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
6. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT;
7. CONFIRM WITH LANDSCAPE ARCHITECT THE PRE-PURCHASE OF ANY PLANT MATERIALS OR REQUIREMENTS FOR CONTRACT GROWING DUE TO PLANT AVAILABILITY;
8. ALL TREE SOIL VOLUMES TO MEET CITY OF VANCOUVER STANDARDS;
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF OFF-SITE SODDED LAWN, AS PER PLANS;
10. REFER TO MECHANICAL / CIVIL FOR DRAINS AND OFFSITE GRADING.

**GENERAL LEGEND**



**LANDSCAPE ARCHITECTURE ABBREVIATIONS**

- AD AREA DRAIN
- BBOLLARD
- BCBOTTOM OF CURB ELEVATION
- BCHBOTTOM OF CHANNEL
- BGBUILDING GRADE
- BSBOTTOM OF STEP/ STAIR ELEVATION
- BWBOTTOM OF WALL ELEVATION
- BC CATCH BASIN
- CIPCAST IN PLACE
- CIVCIVIL
- CJCONTROL JOINT
- CL CENTRE LINE
- CONC CONCRETE
- COV CITY OF VANCOUVER
- DEG (°)DEGREE
- DET DETAIL
- DIA (Ø)DIAMETER
- DIMDIMENSION
- DWGDRAWING
- EJEXPANSION JOINT
- ELEC ELECTRICAL
- ELEV ELEVATION
- ENG ENGINEER/ ENGINEERING
- EQ EQUAL
- EXEXISTING
- FFFINISH FLOOR ELEVATION
- FG FINISH GRADE
- FINFINISH
- GAV GALVANIZED
- HPHIGH POINT
- HPSHIGH POINT SWALE
- HTHEIGHT
- INT INTERPOLATED
- JTJOINT
- LPSLOW POINT SWALE
- LOWLIMIT OF WORK
- MAXMAXIMUM
- MINMINIMUM
- MIRMIRROR
- MISCMISCELLANEOUS
- NICNOT IN CONTRACT
- NTSNOT TO SCALE
- OAE OR APPROVED EQUAL
- OC ON CENTRE
- OD OUTSIDE DIAMETER
- PA PLANTING AREA
- PD PLANTER DRAIN
- PSI POUNDS PER SQUARE INCH\*\*STANDARD UNIT ABBREVIATION - REQ.?
- QTY QUANTITY
- RRISER
- RAD RADIUS\*\*RAD IS STANDARD SHORTFORM OF RADIAN - MIGHT BE CONFUSING\*
- REQ REQUIRED
- ROW RIGHT OF WAY
- SB SETBACK
- SIM SIMILAR
- SPEC SPECIFICATIONS
- SQ SQUARES
- SS STAINLESS STEEL
- STA PT STATION POINT
- STD STANDARD
- TC TOP OF CURB ELEVATION
- TEMP TEMPORARY
- THK THICK
- TMP TREE MANAGEMENT PLAN
- TOS TOP OF SLAB
- TS TOP OF STEP/ STAIR ELEVATION
- TW TOP OF WALL ELEVATION
- TY TYPICAL
- W/WITH
- W/O WITHOUT
- WP WATERPROOFING

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**80 Powell Street**

**Vancouver BC**

**General Notes**

Date	<b>02/08/24</b>	Drawing Number
Project No.	<b>2522</b>	
Scale	<b>NTS</b>	<b>L0.01</b>
Drawn/Checked	<b>ZF  JF</b>	

# Landscape Rationale



PROTECTION



COMFORT

+

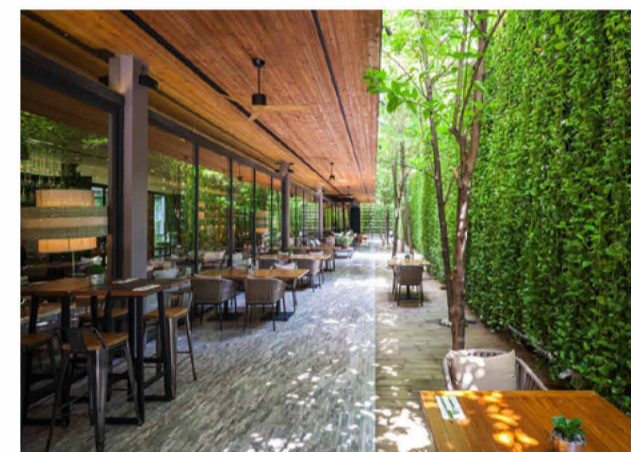


CONNECTIONS

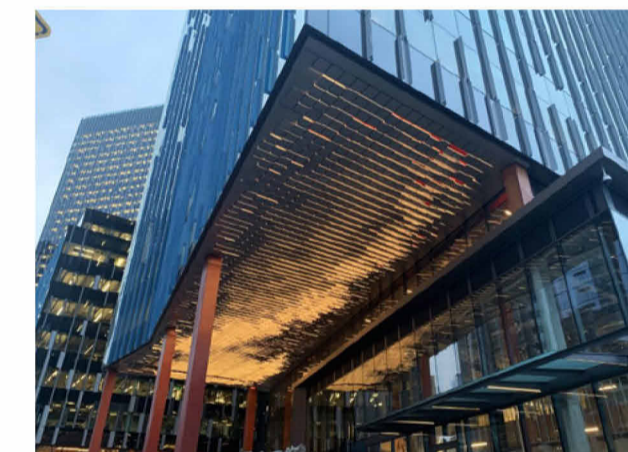


INVITATION

+



EDGE ENCLOSURE

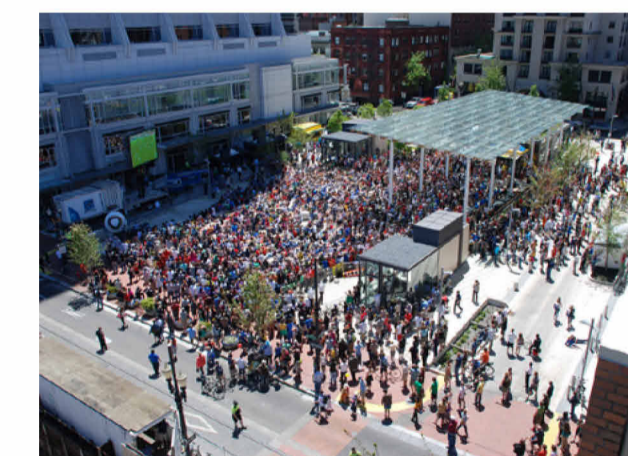


FOCUS

+



SCALE



FLEXIBILITY

+

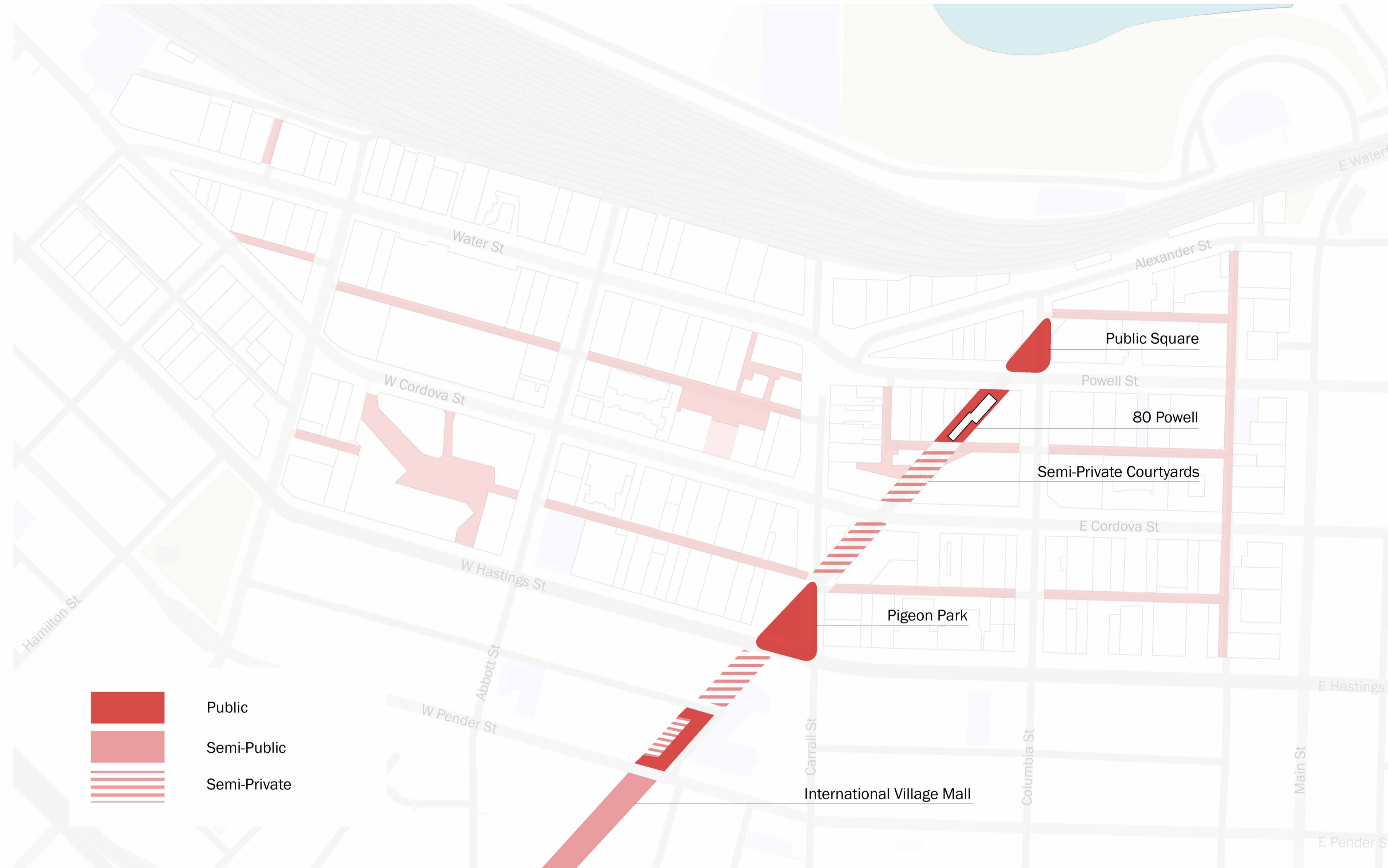


A BIG IDEA



DELIGHT

+



## Expanding the Network of Interstitial Urban Spaces in Gastown

The site design accommodates and enhances connections between street and lane that are small, partially hidden, and serendipitous experiences of the public realm of Gastown. Much like Gaoler's Mews, Trounce and Blood Alley and Le Magasin Alley, these spaces contribute to the informal character and quality of the Gastown grid. 80 Powell becomes another public link in this chain of spaces.



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**80 Powell Street**

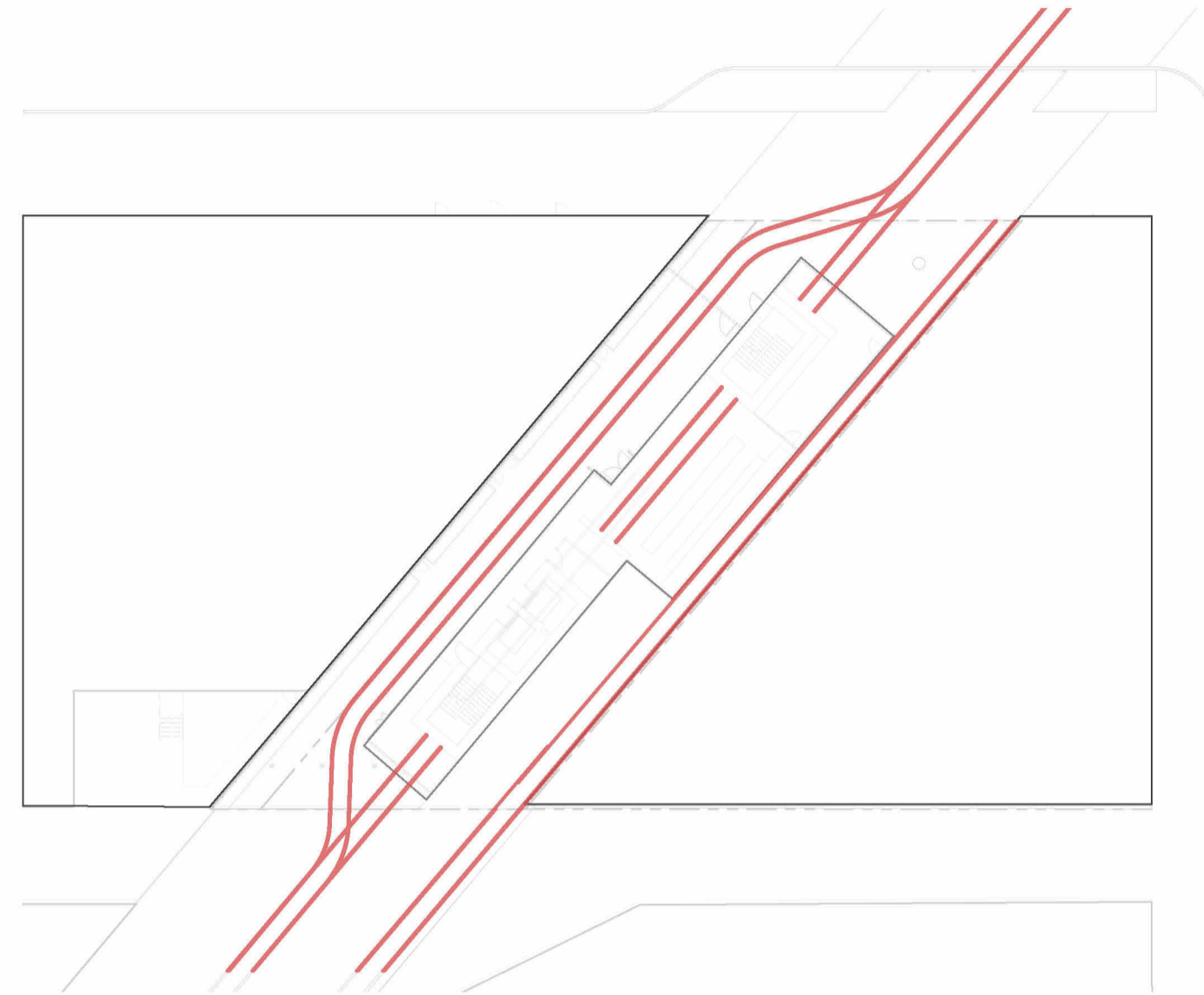
Vancouver BC

Landscape Rationale

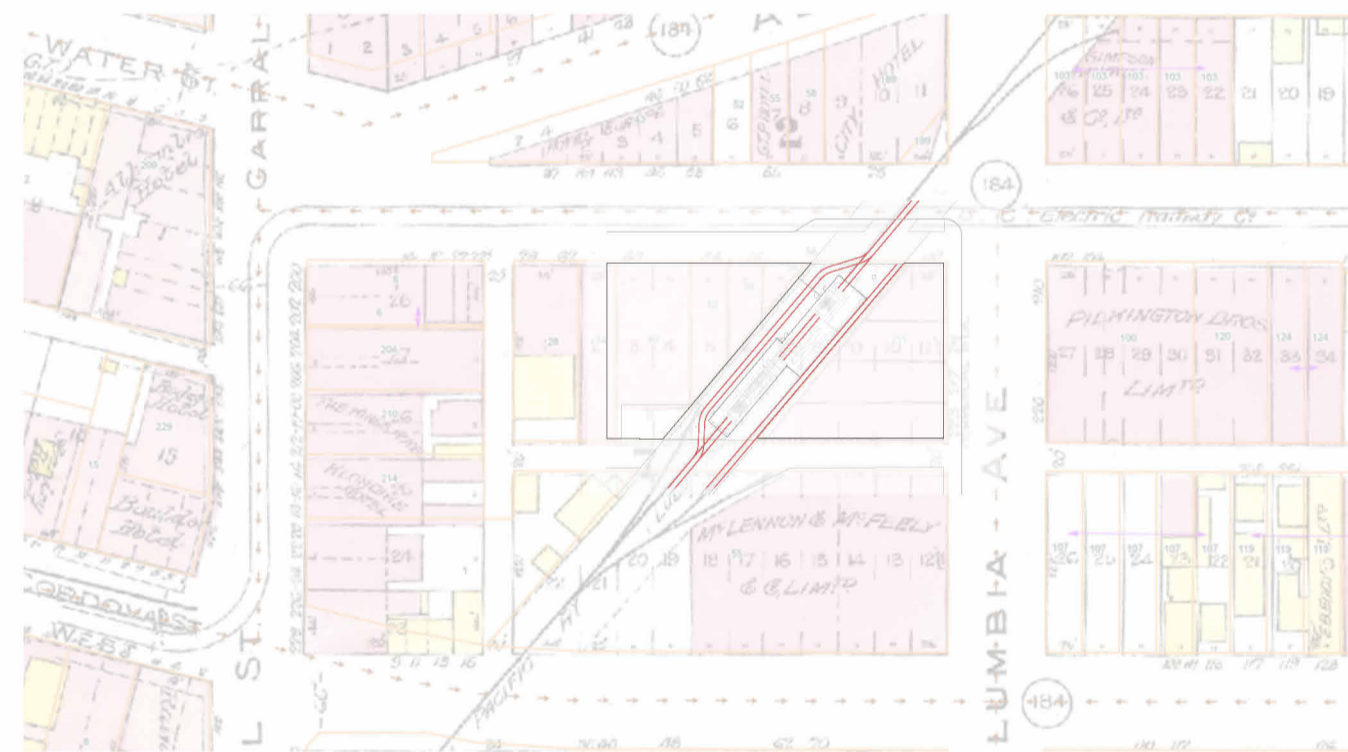
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Project No.	2522	<b>L0.02</b>
Scale	NTS	
Drawn/Checked	ZF  JF	

# Landscape Rationale

## Coming and Going



80 Powell is one of the last remaining undeveloped spaces within the CPR rail corridor that once ran through Gastown. Drawing from this history, a steel rail is embedded within the paving. This feature traces the lines and curves of the rail spurs that once ran along the space, becoming a guiding gesture for pedestrians.

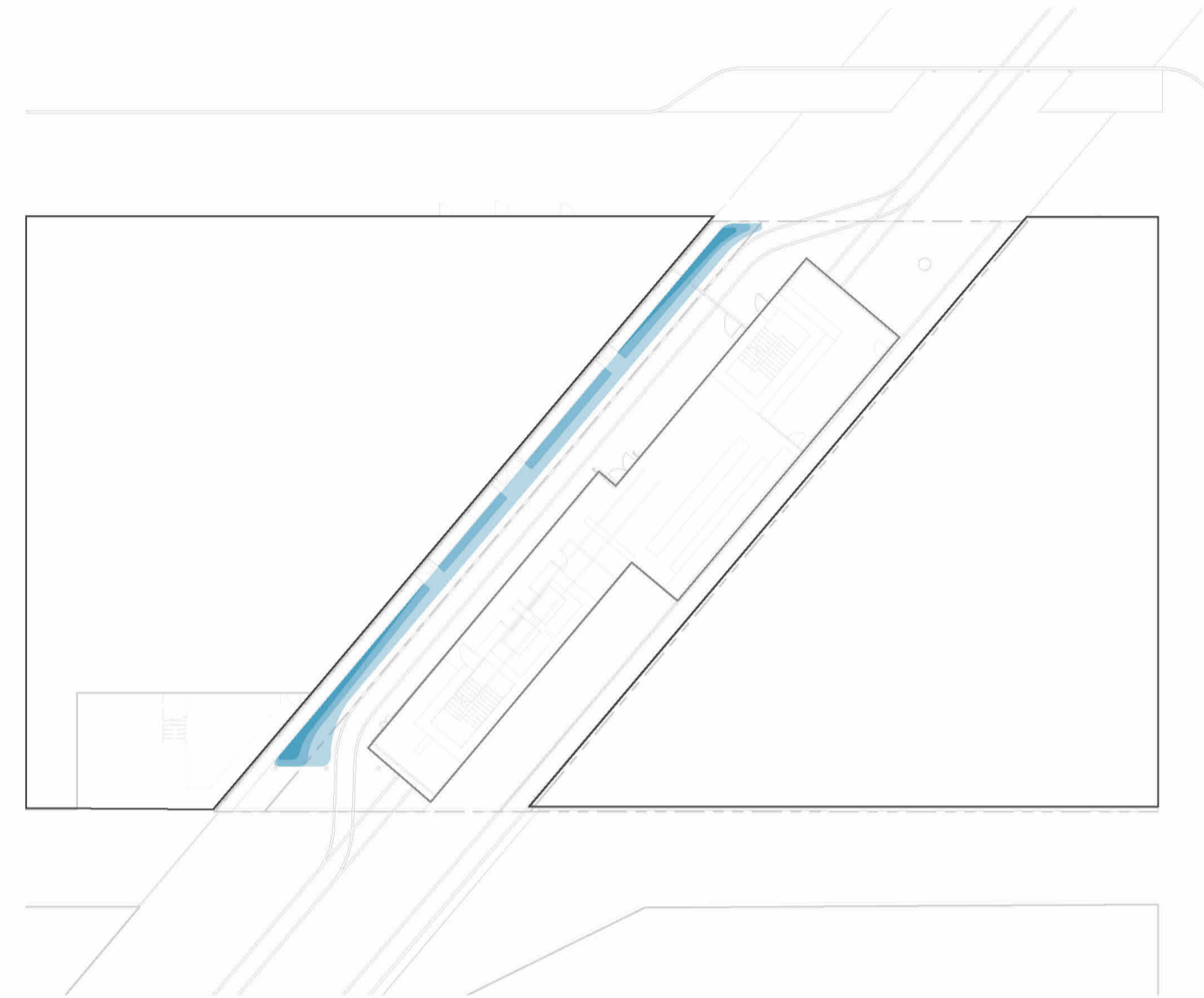


Archival Fire Insurance Map with Design Overlay

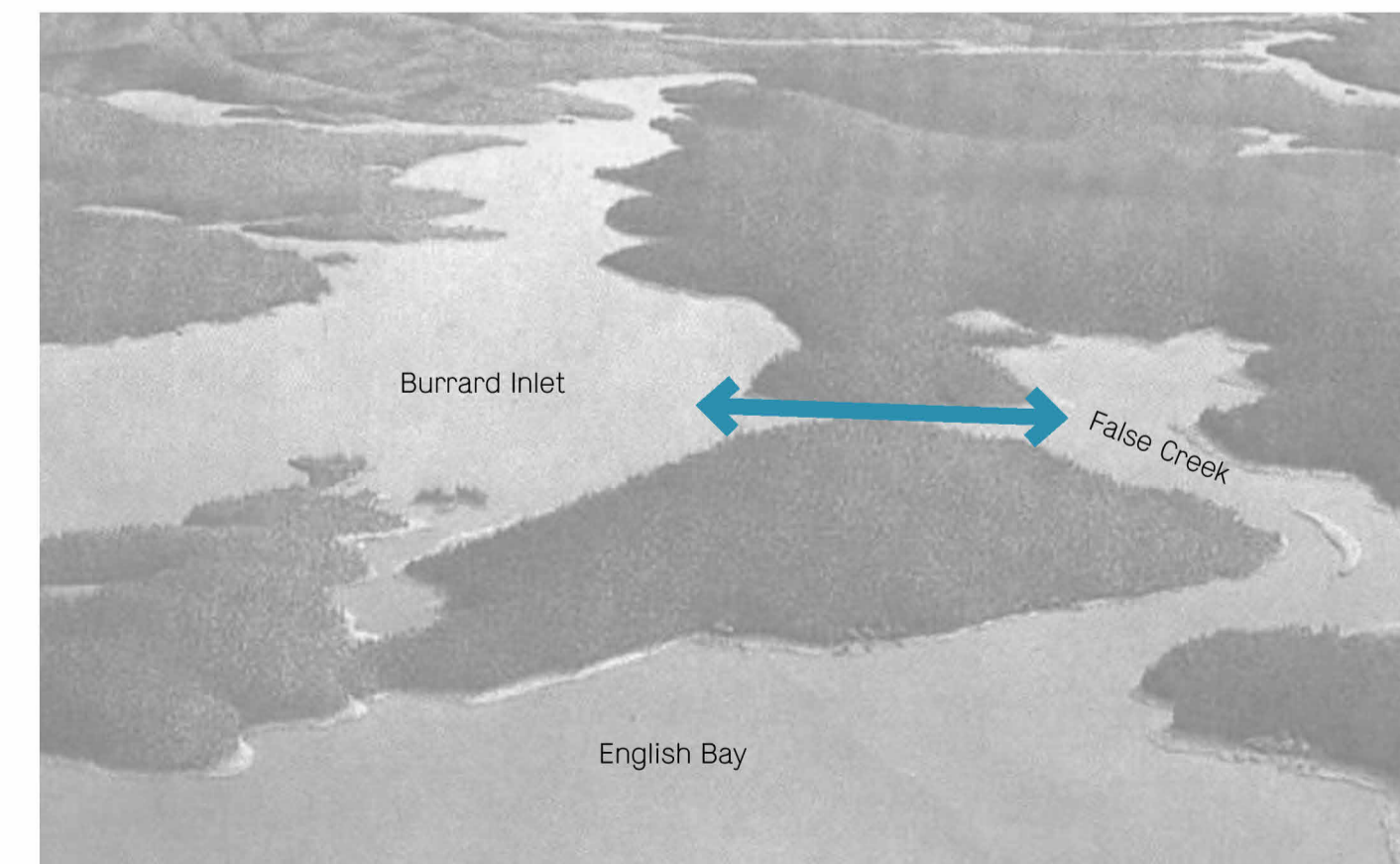
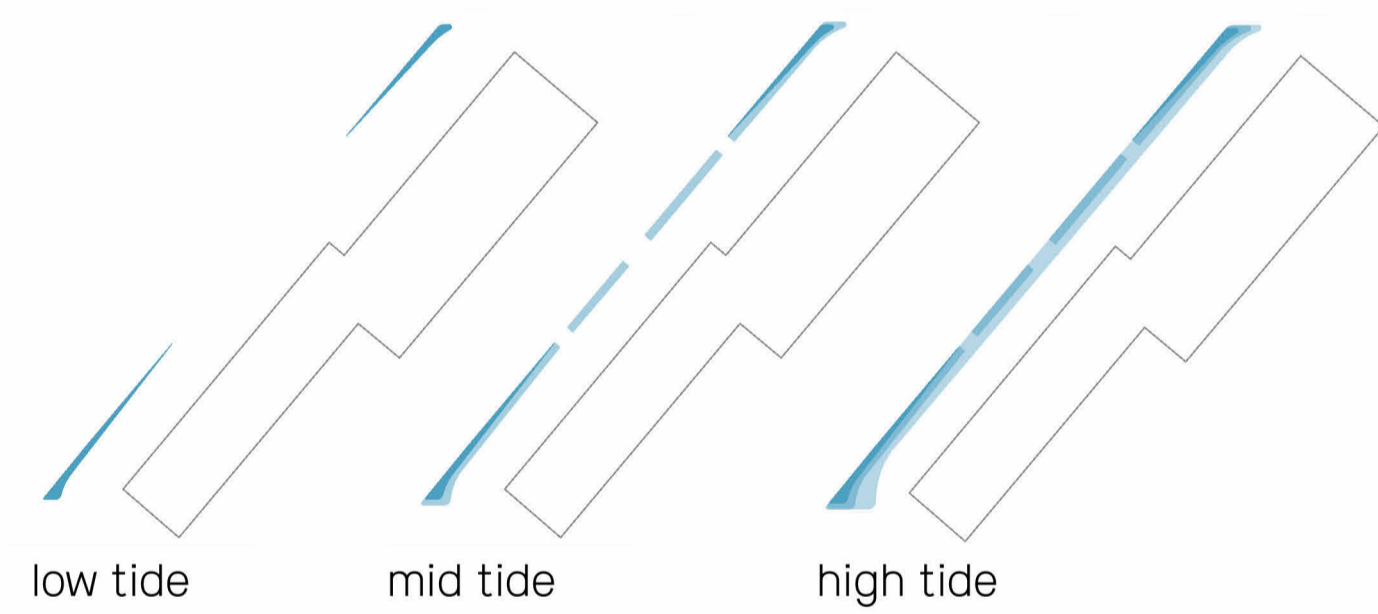


Archival Site Photo

## Ebb and Flow

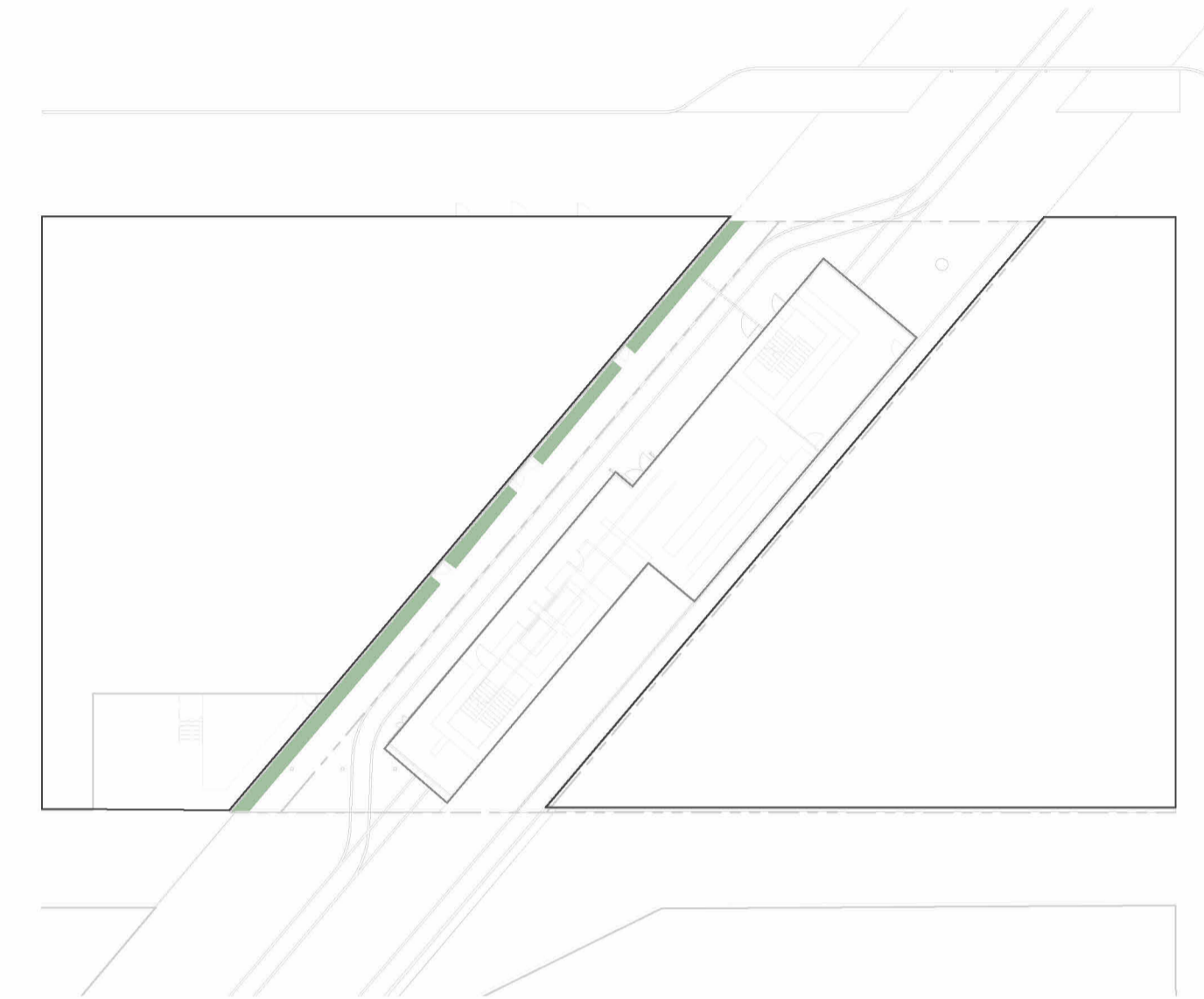


Long before its more recent industrial history as part of a rail corridor, this site was part of the bog ecosystem between False Creek and Burrard Inlet. These two water bodies were connected at high tide. A water installation onsite follows the rhythm of the tides, connecting the public realm to local ecological rhythms.



Rendering of Early 19th-Century Vancouver

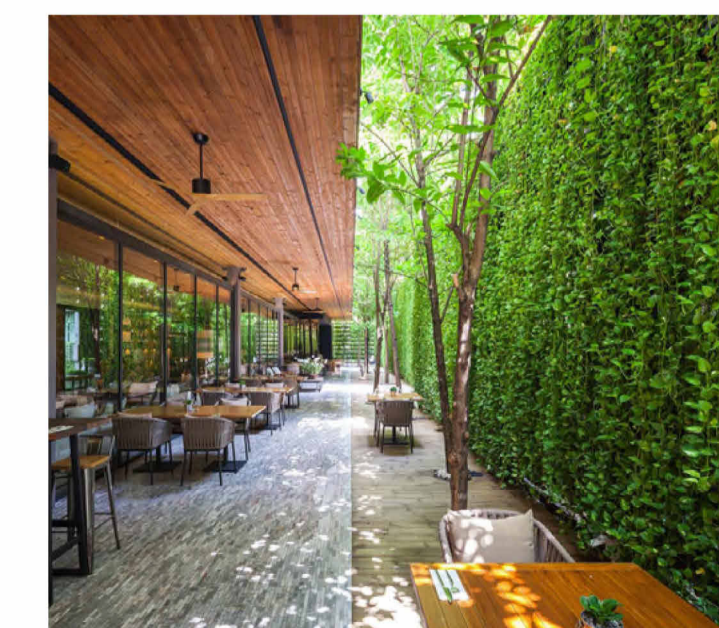
## Green Fringe



Drawing from the site's connection to a rich intertidal ecology, a green wall provides a softened green edge that animates the pedestrian connection.



La foret Bakery, Burnaby



Ad Lib Hotel, Bangkok

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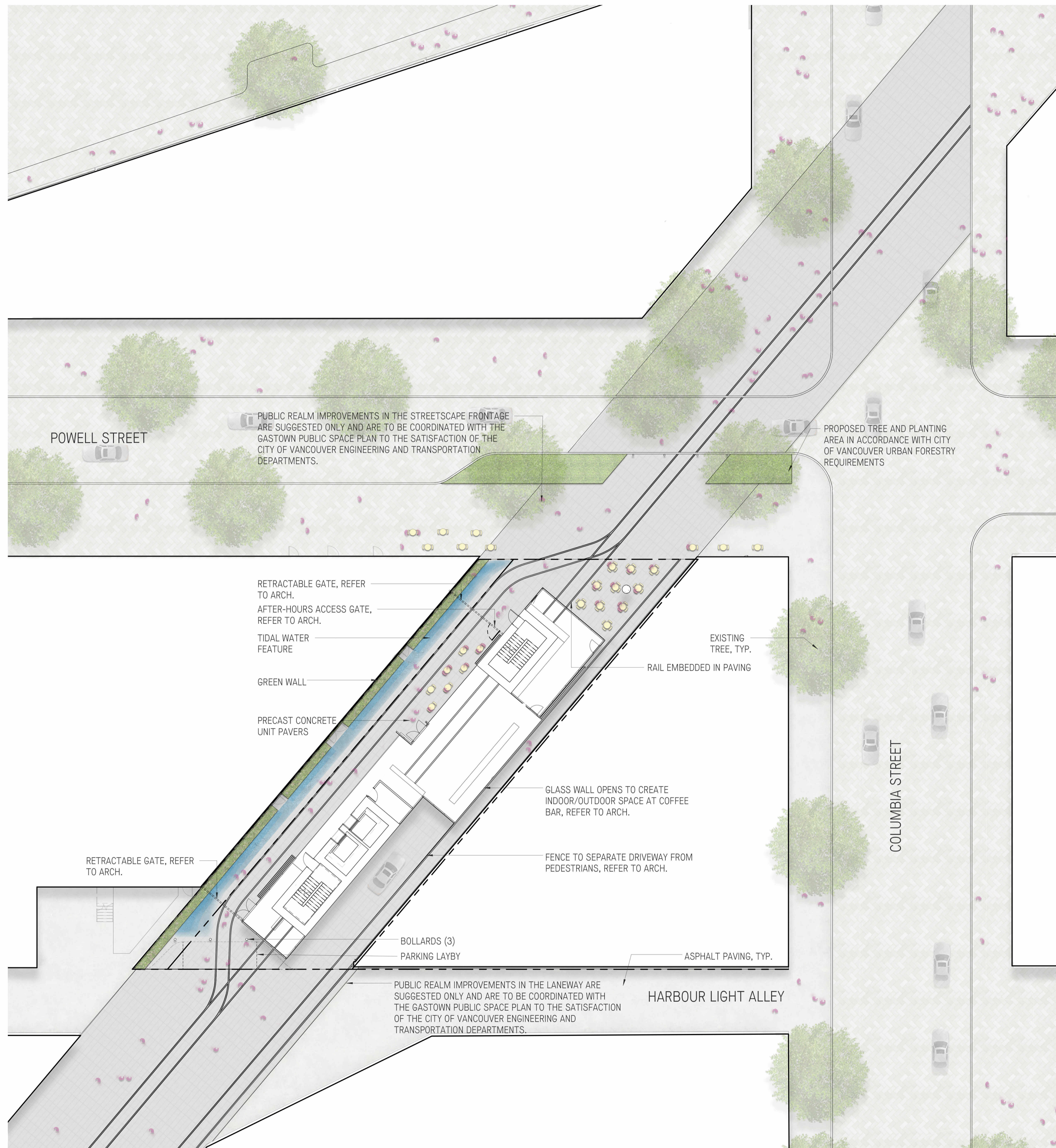
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**80 Powell Street**




**Vancouver BC**

**Landscape Rationale**


Date	02/08/24	Drawing Number
Project No.	2522	<b>L0.03</b>
Scale		
Drawn/Checked	ZF  JF	



**MATERIALS LEGEND**

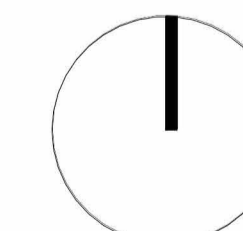
-  CIP CONCRETE WITH EXPOSED AGGREGATE
-  STEEL RAIL INTEGRATED WITH SURFACE MATERIALS
-  SPECIAL PAVING AS PER GASTOWN PUBLIC SPACE PLAN

**GENERAL LEGEND**

 PROPERTY LINE

 SECTION

0 8'-0" 16'-0" 32'-0"  
SCALE: 1/16" = 1'-0"



# HAPA COLLABORATIVE

604 909 4150  
hapacollab.com

403 - 375 West Fifth Avenue  
Vancouver, BC, V5Y 1J6

Landscape Architecture  
Urban Design

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**80 Powell Street**

Vancouver BC

**Landscape Concept Plan**

Roof Level

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Project No.	2522	
Scale	1/16" = 1'-0"	<b>L1.01</b>
Drawn/Checked	ZF  JF	



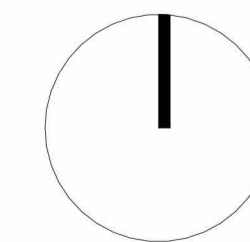
CONCRETE UNIT PAVERS ON PEDESTAL

GENERAL LEGEND

PROPERTY LINE

SECTION

0 5'-4" 10'-8" 21'-4"  
 SCALE: 3/32" = 1'-0"



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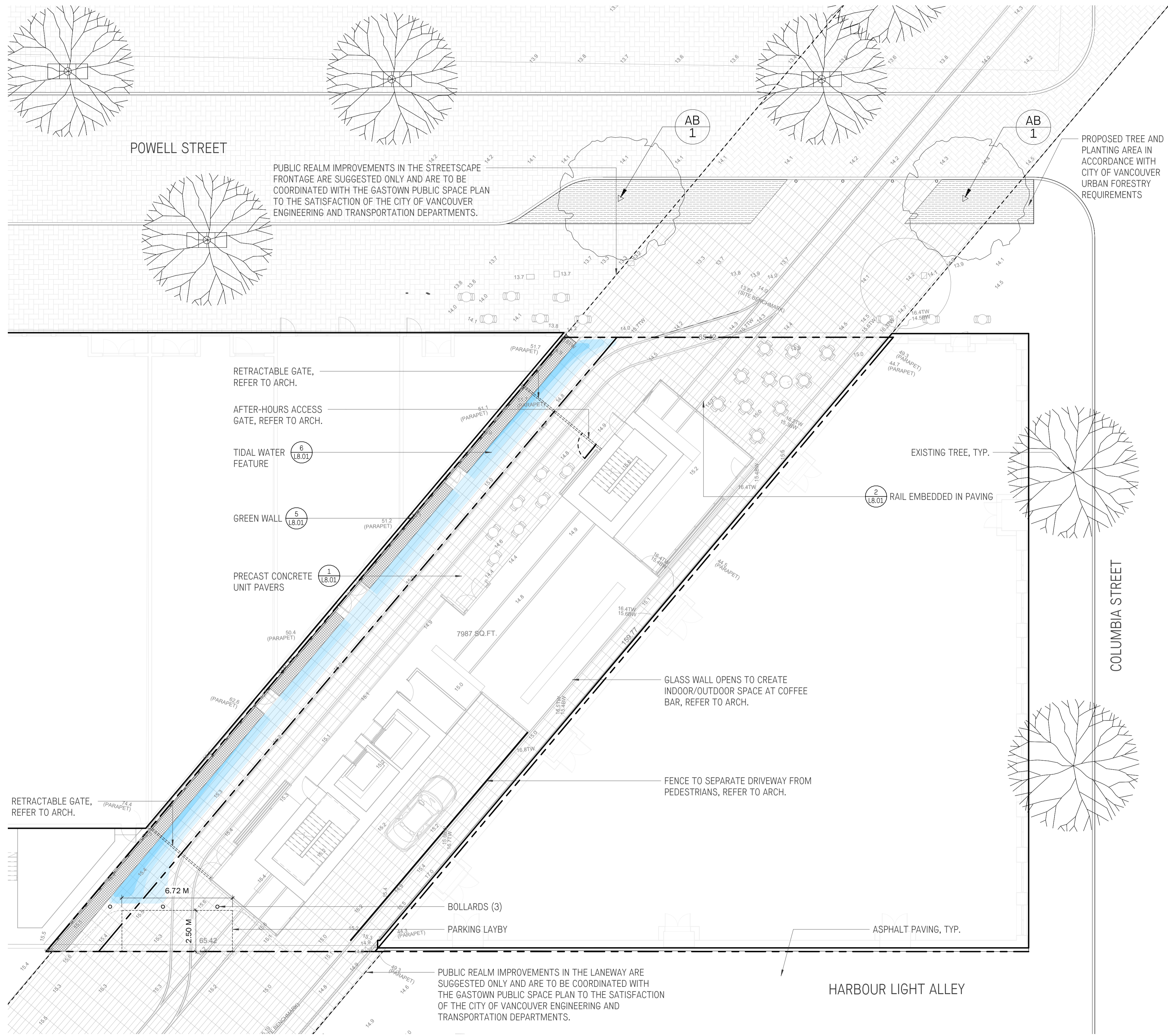
**80 Powell Street**

Vancouver BC

**Landscape Concept Plan**

Roof Level

Date	02/08/24	Drawing Number
Project No.	2522	
Scale	3/32" = 1'-0"	<b>L1.02</b>
Drawn/Checked	ZF  JF	



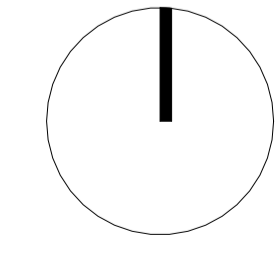
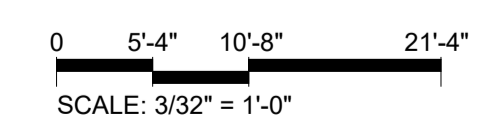
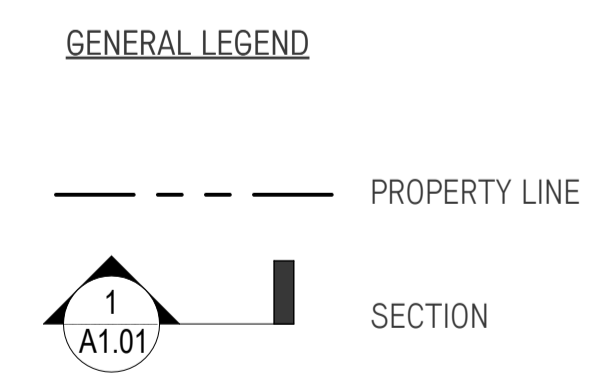
**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACE	REMARKS
<b>TREES</b>						
	AB	2	Acer rubrum 'Redpoint' / Redpoint Red Maple	8cm cal.	As Shown	B&B, Uniform size and quality.
<b>GROUND COVERS</b>						
	52	m <sup>2</sup>	STREETSIDE PLANTING AREA			
	Gs	90	Gaurlheria shallon / Salal	#2 Pot	600mm	Uniform size and quality
	Pm	107	Polystichum munium / Western Sword Fern	#1 POT	450mm	Uniform size and quality
<b>GREEN WALL</b>						
	Aq	16	Akebia quinata / Chocolate Vine	#1 POT	450mm	Staked, uniform size and quality
	Cs	16	Clematis terriflora / Sweet Autumn Clematis	#1 POT	450mm	Staked, uniform size and quality
	Hm	60	Hakonechloa macra / Japanese Forest Grass	#1 POT	450mm	Uniform size and quality
	Ha	34	Hydrangea anomala petiolaris / Climbing Hydrangea	#1 POT	450mm	Staked, uniform size and quality
	Lc	16	Lonicera caesia / Western Honeysuckle	#1 POT	450mm	Staked, uniform size and quality
	Pt	26	Parthenocissus tricuspidata / Boston Ivy	#1 POT	450mm	Staked, uniform size and quality

- PLANTING PLAN NOTES**
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  3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
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  5. CONFIRM TREE PLANTING LOCATIONS AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
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**MATERIALS LEGEND**

	CIP CONCRETE WITH EXPOSED AGGREGATE
	STEEL RAIL INTEGRATED WITH SURFACE MATERIALS
	SPECIAL PAVING AS PER GASTOWN PUBLIC SPACE PLAN



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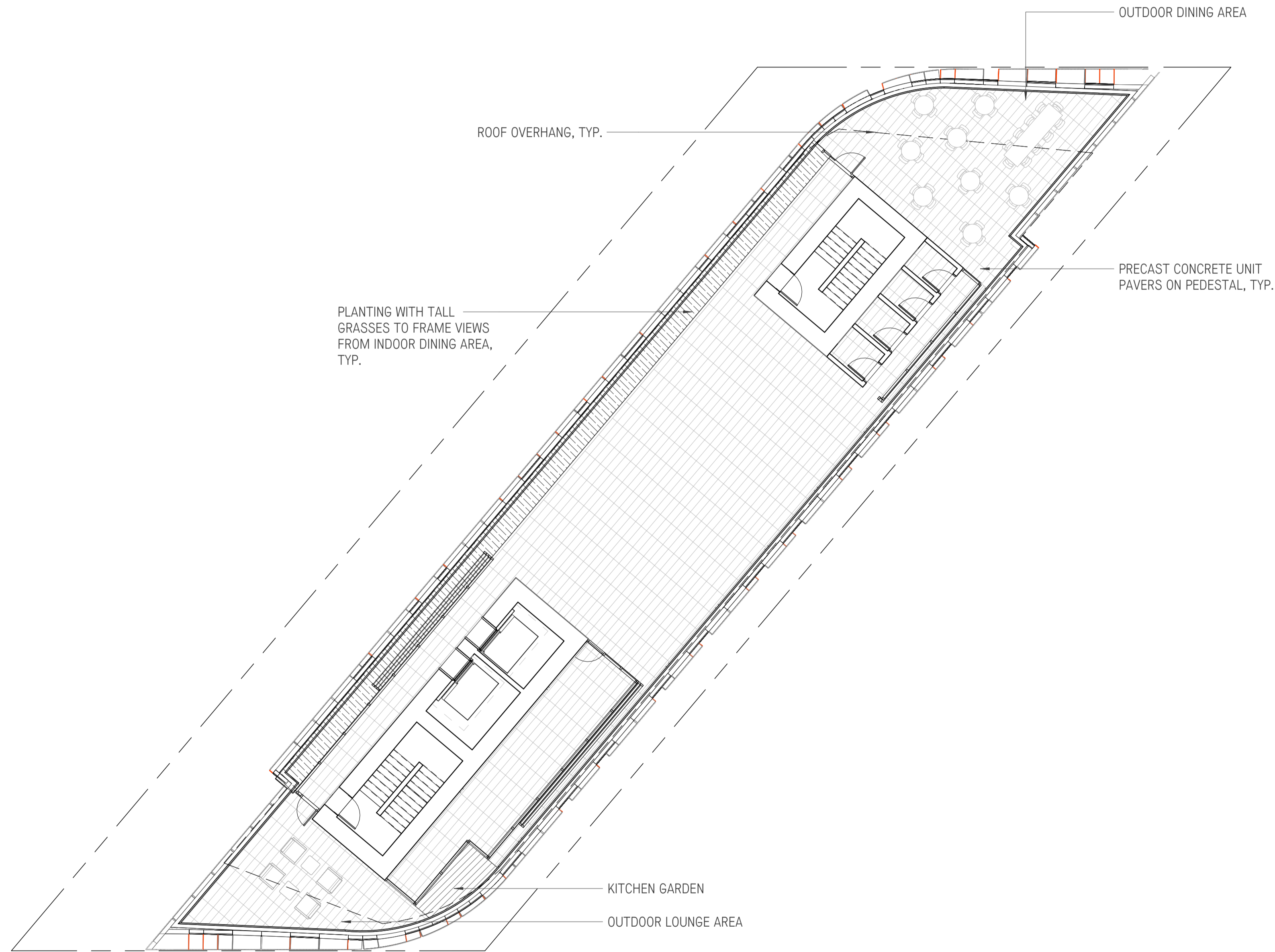
Vancouver BC

**Material, Layout and Planting Plan**

Ground Floor

Date	02/08/24	Drawing Number	
Project No.	2522		
Scale	3/32" = 1'-0"		
Drawn/Checked	ZF  JF		

**L1.03**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>GROUND COVERS</b>					
33.1 m <sup>2</sup> ROOF PLANTING					
Ep			Echinacea purpurea / Coneflower	#1 Pot	450mm
Fg			Festuca ovina glauca / Blue Sheep Fescue	#1 Pot	450mm
La			Lavandula angustifolia 'Munstead' / English Lavender	#1 Pot	450mm
Pa			Pennisetum alopecuroides / Fountain Grass	#1 Pot	450mm
Ro			Rosmarinus officinalis / Rosemary	#1 Pot	450mm
Sa			Sedum x Autumn Joy / Autumn Joy Sedum	#1 Pot	450mm
Sm			Stipa tenuissima / Mexican Feather Grass	#1 Pot	450mm

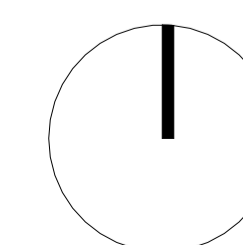
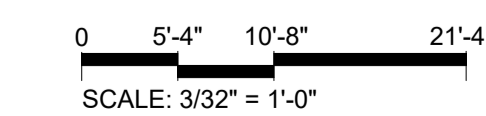
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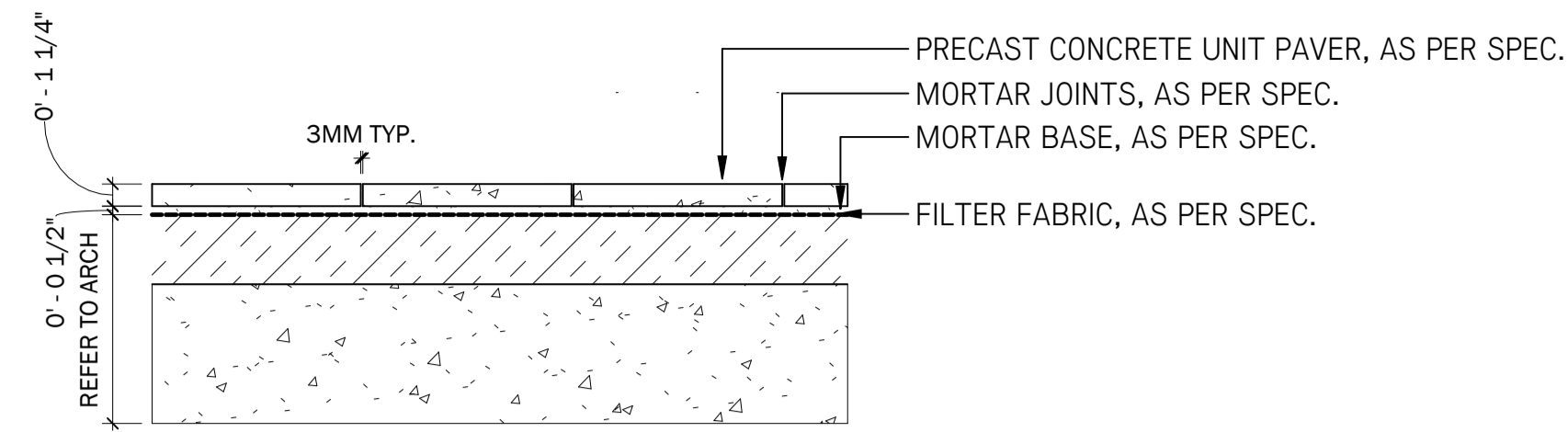
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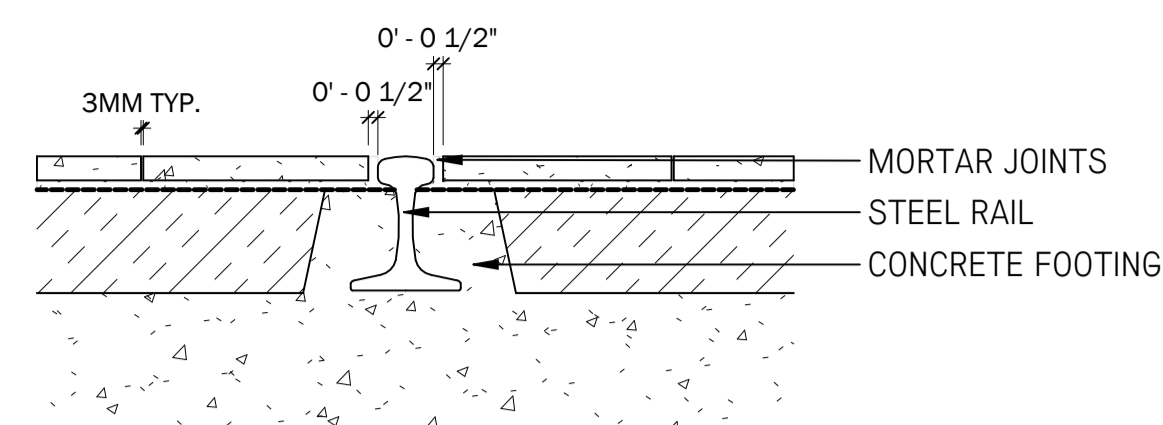
**Material, Layout and Planting Plan**

Roof Level

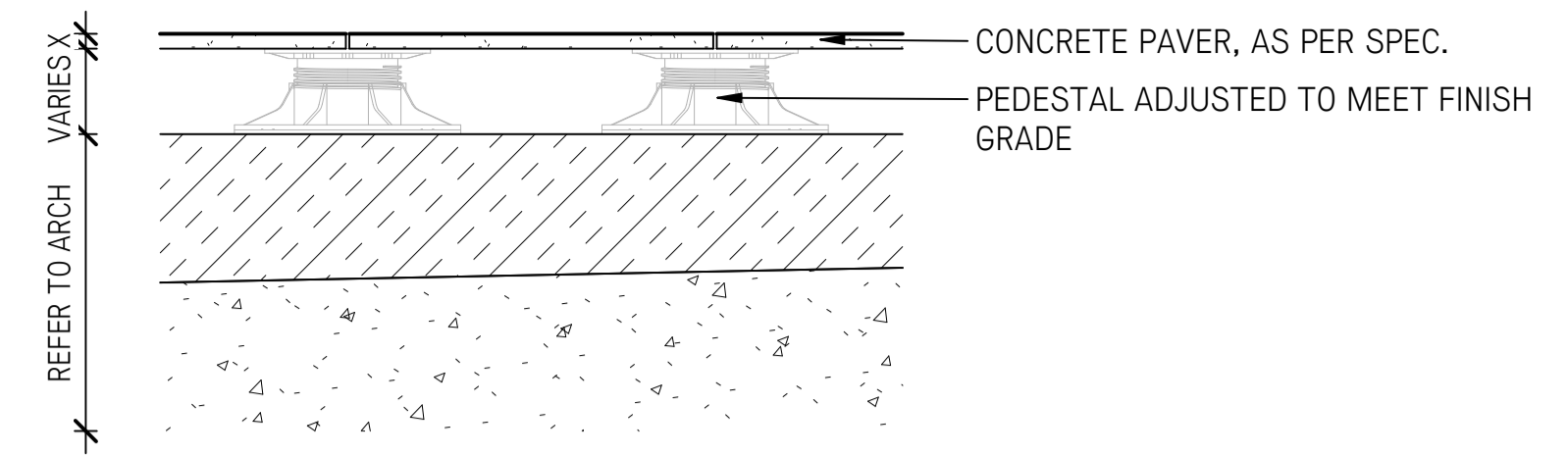
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1 PRECAST CONCRETE UNIT PAVERS ON SLAB  
1:10



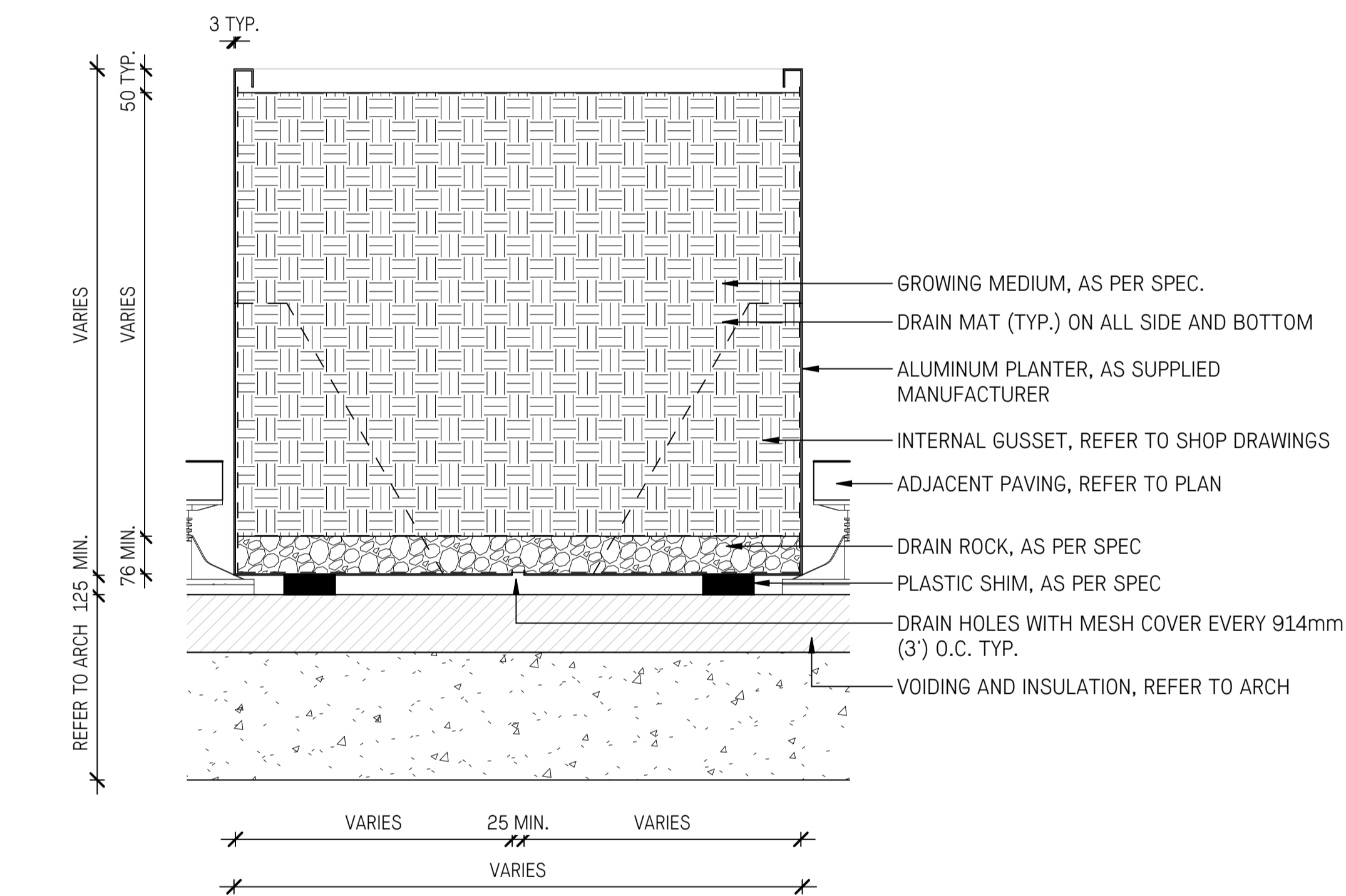
2 STEEL RAIL FEATURE  
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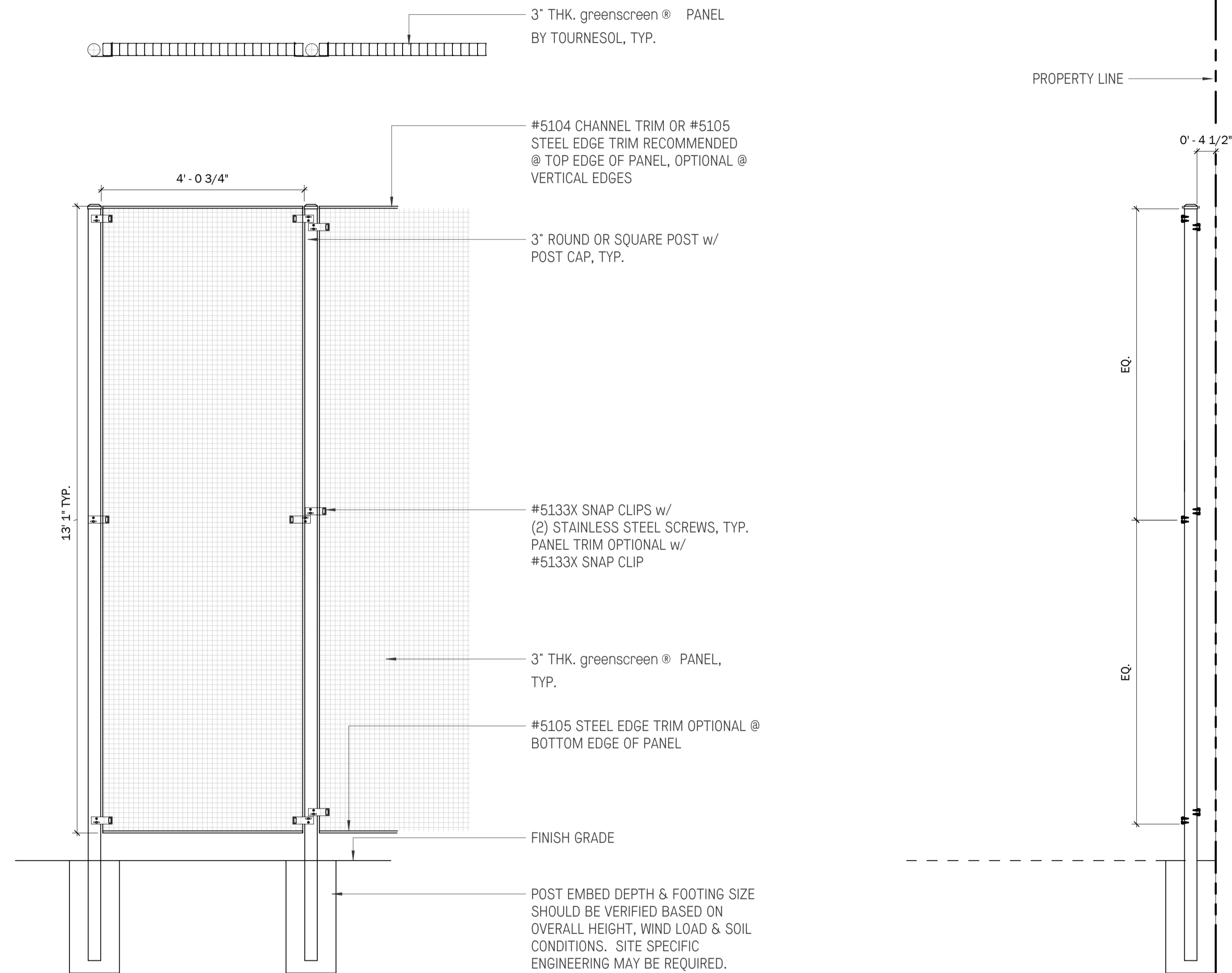
3 PRECAST CONCRETE UNIT PAVERS ON PEDESTAL  
1:10

**METAL PLANTER NOTES:**

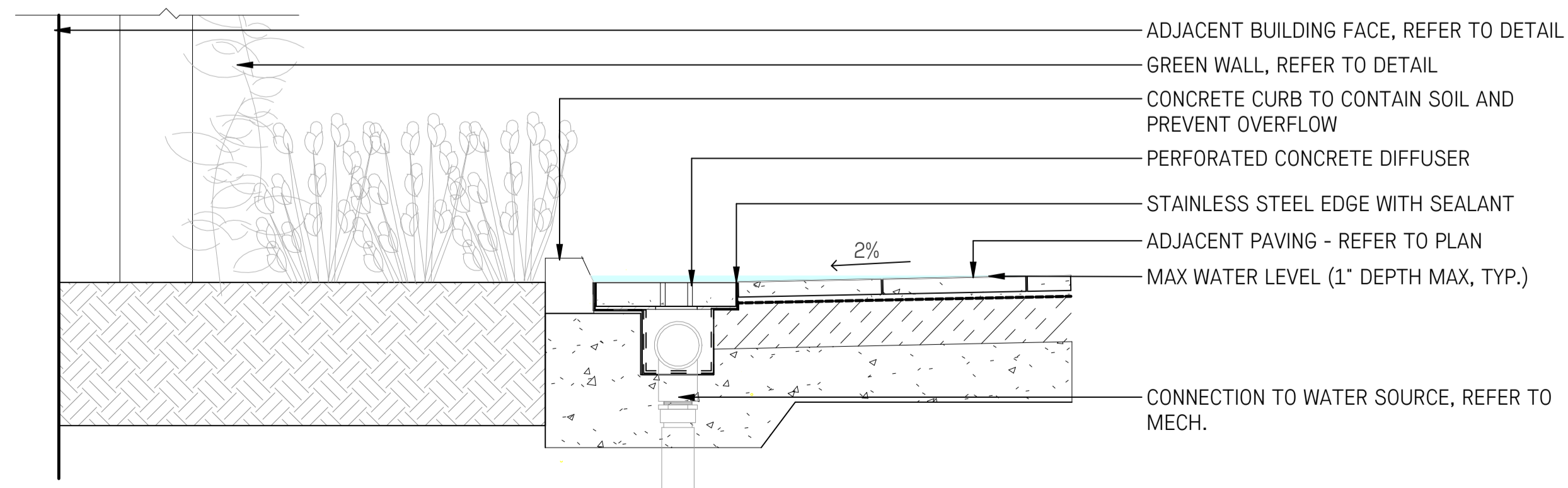
1. CONTRACTOR TO CONFIRM ALL CUSTOM ELEMENTS AND CONNECTIONS HAVE A SIGNED AND SEALED DRAWING BY STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA, OR FORM MANUFACTURER
2. CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO FABRICATION
3. ALL PLANTERS TO BE 3mm (1/8") THICK PLATE SHELL, POWDER COATED COLOURS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL. REFER TO SPECIFICATIONS FOR MATERIALS & SUGGESTED SUPPLIERS
4. ALL PREFAB PLANTERS TO BE DRILLED FOR DRAINAGE AND IRRIGATION



4 TYPICAL METAL PLANTER  
1:10



5 TYPICAL GREEN WALL  
1:20



6 WATER FEATURE  
1:10

4	Re-issued for DP	2026-04-06
3	Re-issued for DP	2026-02-06
2	Revised DP	2025-10-17
1	Issued for DP	2025-09-29
No.	Description	Date

**NOT FOR CONSTRUCTION**

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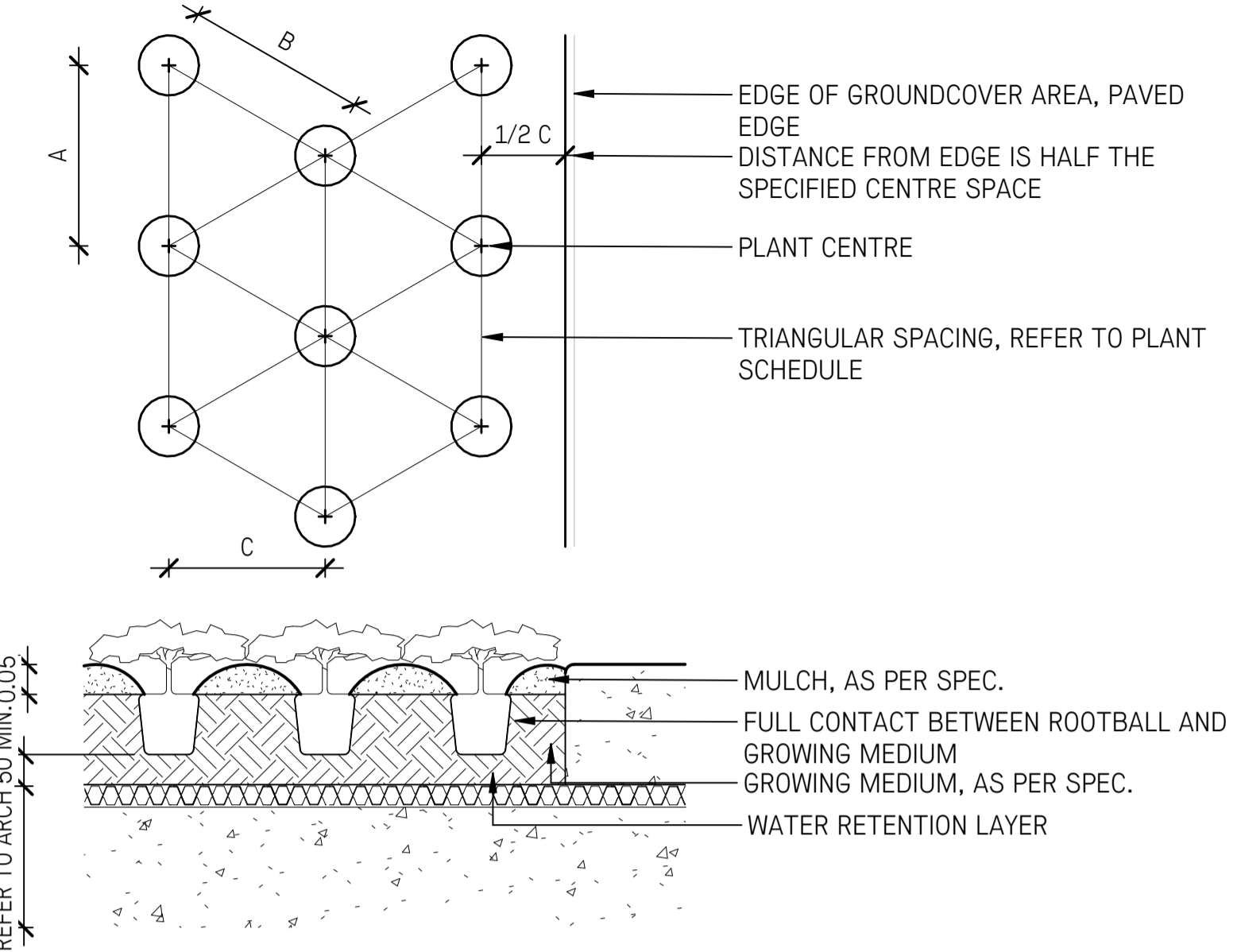
**80 Powell Street**

Vancouver BC

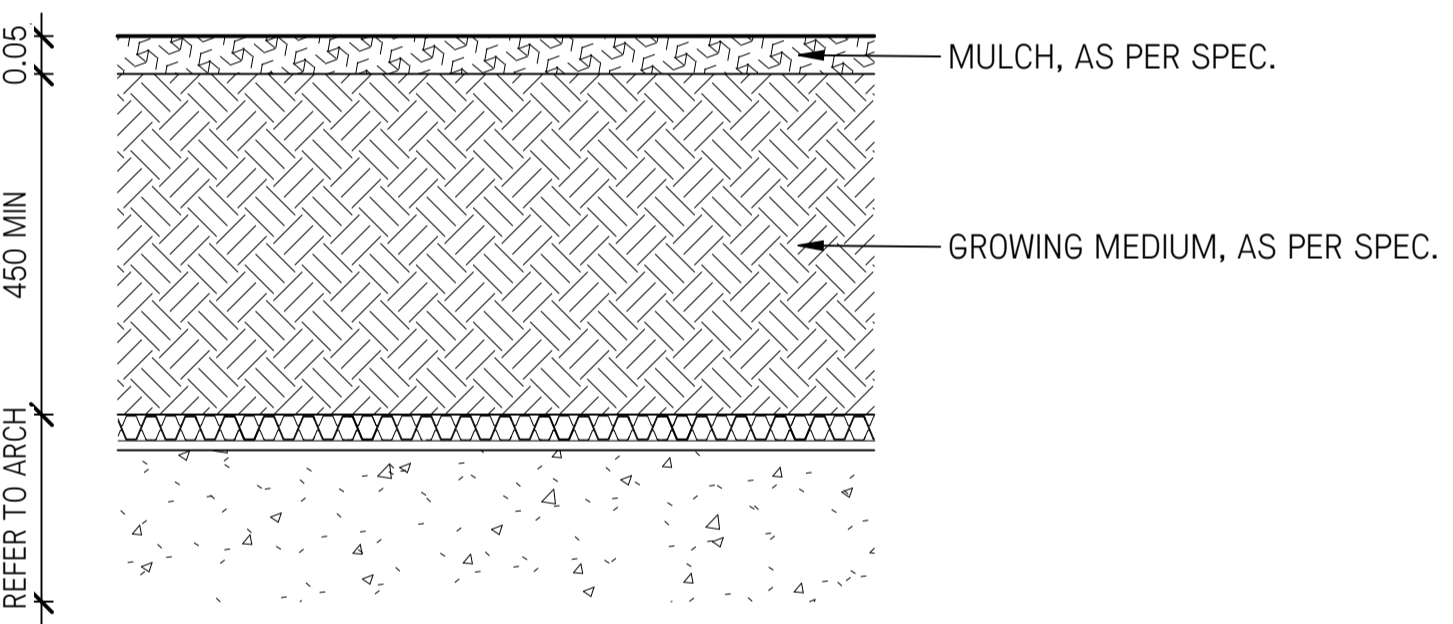
**Landscape Details**

Paving and Furnishing

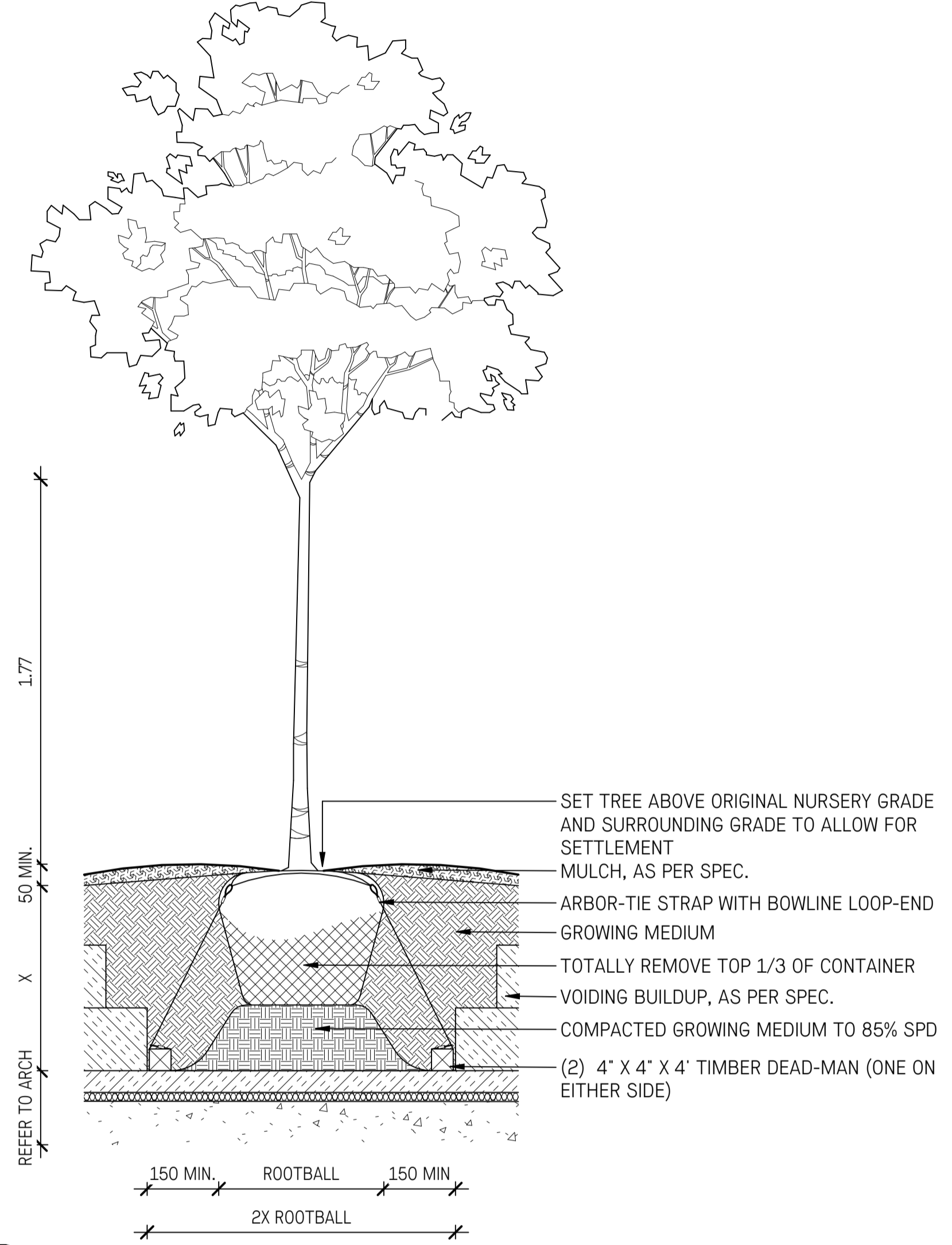
Date	02/08/24	Drawing Number
Project No.	2522	<b>L8.01</b>
Scale		
Drawn/Checked	ZF  JF	



1 TYPICAL GROUNDCOVER PLANTING ON STRUCTURE  
 1:10



2 TYPICAL GROUNDCOVER SOIL PROFILE ON STRUCTURE  
 1:10



3 TYPICAL TREE PLANTING  
 1:20

4	Re-issued for DP	2026-04-06
3	Re-issued for DP	2026-02-06
2	Revised DP	2025-10-17
1	Issued for DP	2025-09-29
No.	Description	Date

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**Landscape Details**

Typical Planting

Date	02/08/24	Drawing Number
Project No.	2522	<b>L8.02</b>
Scale		
Drawn/Checked	ZF  JF	



**HAPA  
COLLABORATIVE**

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**Perspective Views**

Date	02/08/24	Drawing Number
Project No.	2522	<b>L9.01</b>
Scale		
Drawn/Checked	ZF  JF	