

DIALOG

THE HIVE - 2150 KEITH DRIVE

An innovative and iconic 10-storey mass timber office building

Office & Workplace



LOCATION

Vancouver, BC

CLIENT

BentallGreenOak

COMPLETION

2026

COLLABORATORS

HKA

BKProjects

Fast + Epp

AME Consulting Group

AES Engineering

GHL Consultants

BVDA

EXP

Introba

Gunn

Creus

Geopacific

RWDI

Bunt

CES

Ventana Construction + Trades

DIALOG SERVICES

Architecture

Interior Design

Landscape Architecture

The Hive is a 10-storey office building located at 2150 Keith Drive in Vancouver's False Creek Flats. Designed as a landmark for sustainable and innovative development, it is the tallest timber seismic-force-resisting building in North America. The project also targets LEED® Gold certification and aligns with the AIA 2030 Challenge for carbon-neutral buildings.

With nine storeys in mass timber rising from a concrete base, the building's distinctive honeycomb-shaped exoskeleton serves as a perimeter-braced structural system. This approach frees interior floor plates while creating a bold architectural identity that responds to the site's constraints and enhances the building's presence at both neighbourhood and city scales. The design also acknowledges its cultural context, maintaining a respectful relationship with an iconic artwork, the nearby East Van Cross.

In the event of an earthquake, The Hive is designed to move with the seismic forces and recentre itself using advanced seismic connections and a hybrid system of glulam braces and CLT shear walls.

Sustainability is central to the project, with energy and emissions performance significantly below typical benchmarks. Locally sourced mass timber further reduces embodied carbon while supporting regional industry.

With generous outdoor spaces, biophilic interiors, and an all-electric design, The Hive offers a healthy, low-carbon workplace that reflects its owner's commitment to sustainability and innovation.