

WELCOME TO THE VIRTUAL OPEN HOUSE





***PROPOSED 6-STOREY SECURED RENTAL MARKET HOUSING
AT 185-193 SW MARINE DRIVE***

LOCATION:



THE EXISTING NEIGHBOURHOOD
CONSISTS OF A MIXTURE OF SINGLE AND
MULTIPLE RESIDENTIAL, AND COMMERCIAL
BUILDINGS

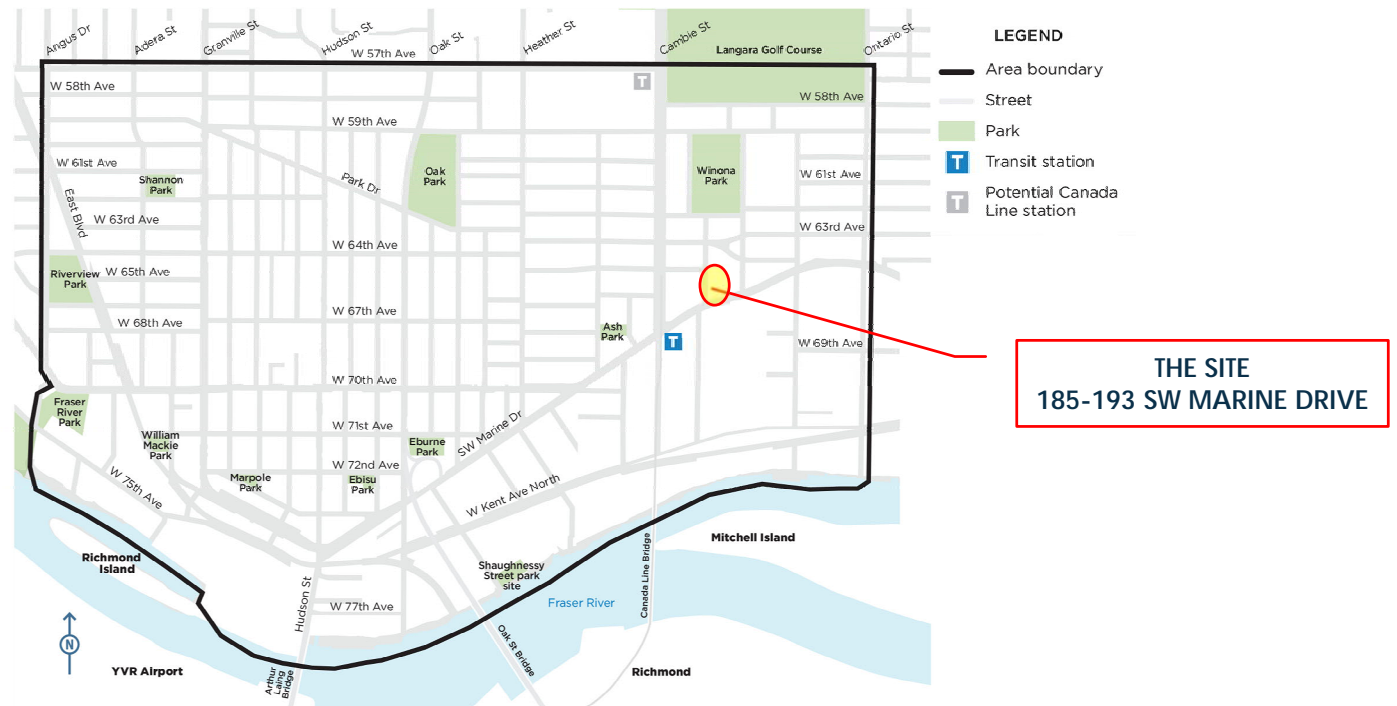
CIVIC ADDRESS: 185-193 SW MARINE DRIVE, VANCOUVER, BC

Marpole is a riverfront community located in the south of Vancouver's west side, bounded by Angus Drive, West 57th Avenue, Ontario Street, and the Fraser River. It comprises 1,386 acres (561 hectares), making up about 5% of Vancouver's total land area.

Figure 3.1: Marpole Boundaries

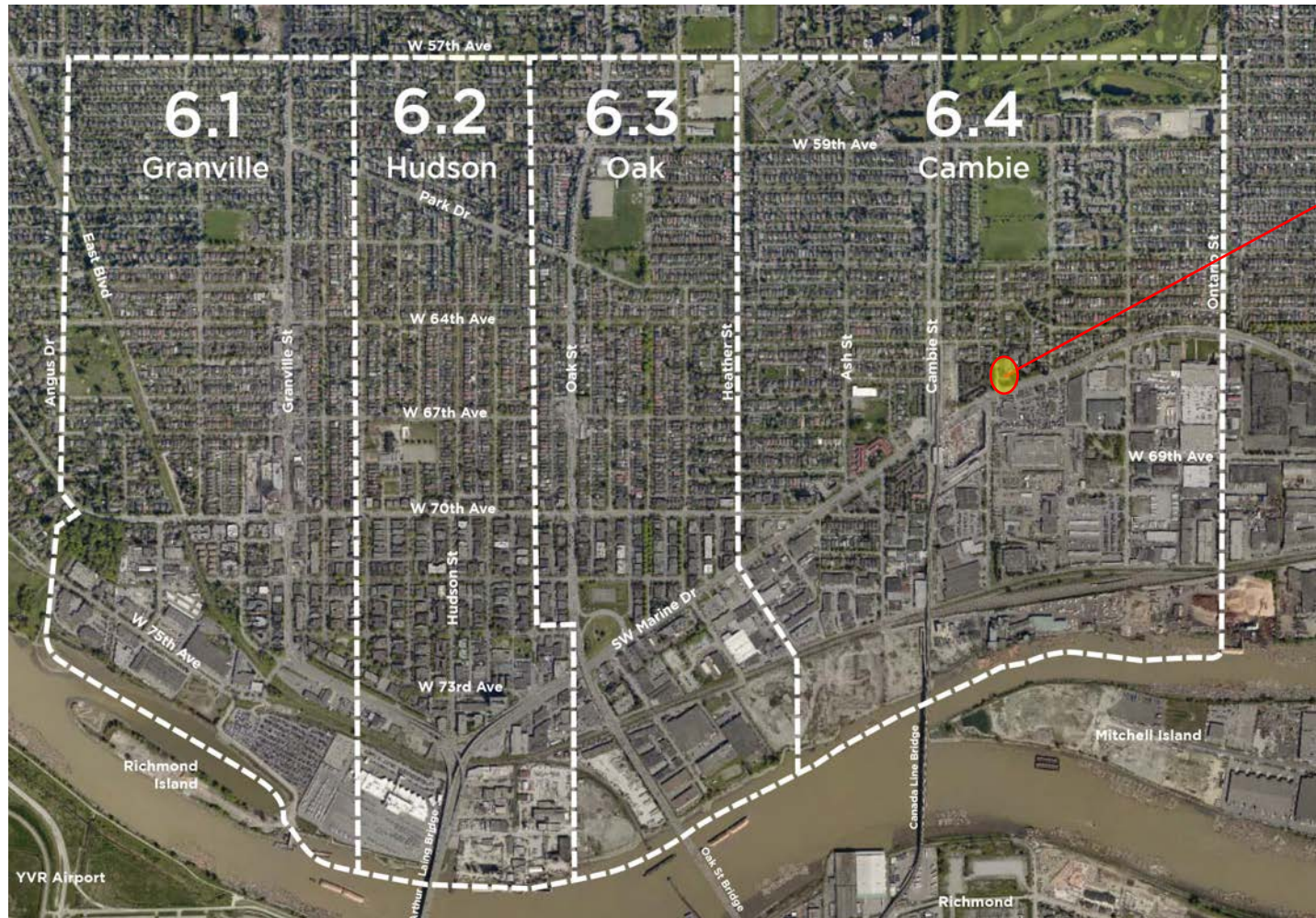


Marpole is located in the south of Vancouver's west side on the north arm of the Fraser River



THE SITE
185-193 SW MARINE DRIVE

PART OF MARPOLE COMMUNITY PLAN



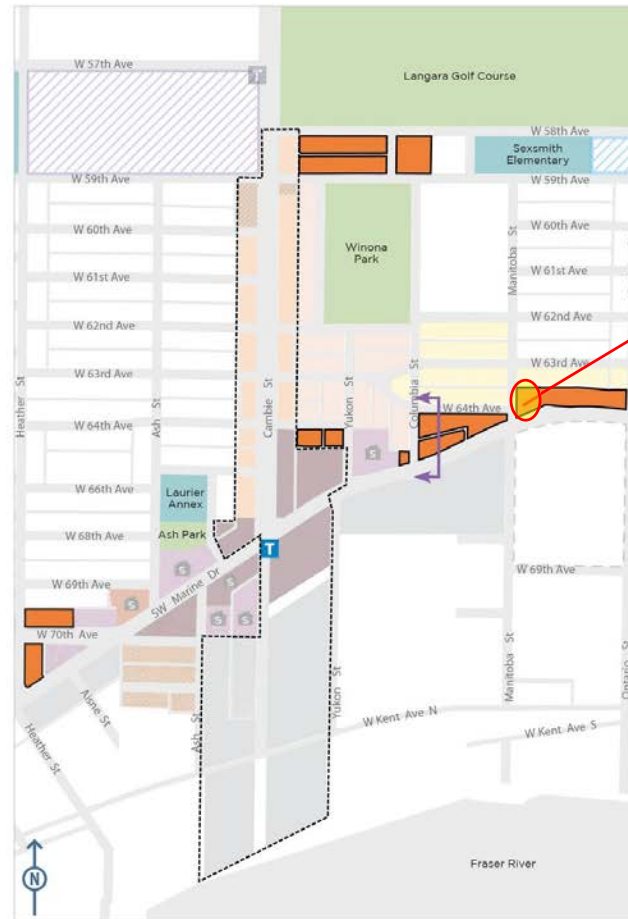
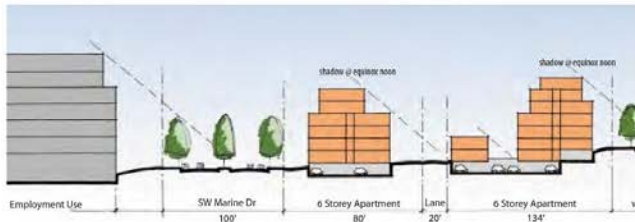
THE SITE IS UNDER
SUB-AREA CAMBIE

PART OF MARPOLE COMMUNITY PLAN – 6.4 CAMBIE

6.4.6 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: Up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in **8.0 Housing**).
- Provide 2 and 3 bedroom units for families (see policies in **8.0 Housing**).
- Minimum 60 foot site frontage required for 6 storey developments.
- On sites 130 feet or deeper, 2 storey townhouse buildings may be constructed at the lane.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width (on some sites), street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.



- Apartment (up to 6 storeys)
- Cambie Corridor Phase 2

185-193 SW MARINE DRIVE : APARTMENT UP TO 6 STOREYS

PART OF MARPOLE COMMUNITY PLAN : 6.4 CAMBIE



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REZONING INTENT

The applicant is proposing to develop a six-storey residential building with a 3-storey townhouse building. The zoning would change from RS-1 (Residential) to CD-1 (Comprehensive Development) District. The proposal includes:

- 46 secured market rental units
- A floor space ratio (FSR) of 2.36
- A floor area of 2,699 sq. m (29,058 sq. ft.)
- A building height of 17.3 m (56.9 ft.)
- 10 vehicle parking spaces and 104 bicycle parking spaces

- More rentals in the city

- More bike storage

- Indoor and outdoor amenities for residents



EXISTING ZONING : RS-1
 PROPOSED ZONING : CD-1 ZONE
 (COMPREHENSIVE DEVELOPMENT ZONE)
 UNDER MARPOLE COMMUNITY PLAN

TOTAL SITE AREA : 12,334.40 ft² / 1,145.90 m²
 FLOOR SPACE RATIO : **2.36 (29,058 ft² / 2,699.58 m²)**
 BUILDING HEIGHT : 6 STOREYS (56.93 FEET / 17.35 METERS)

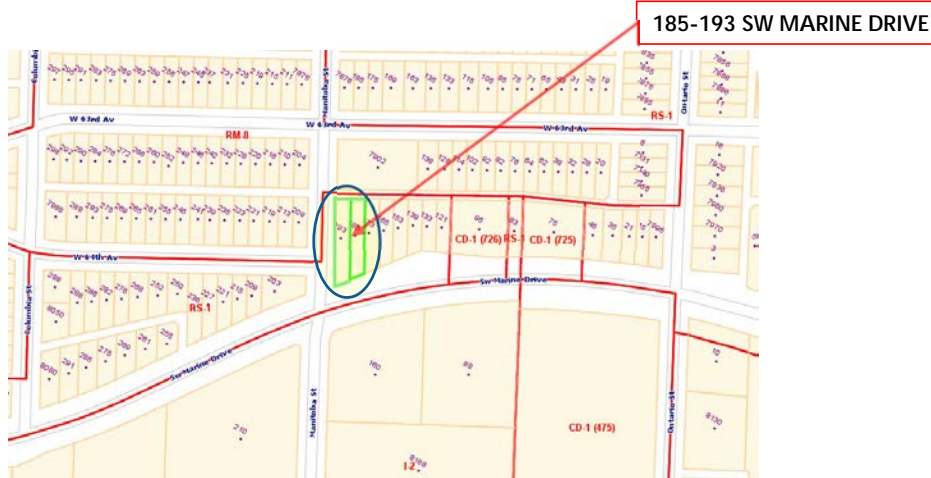
TOTAL NUMBER OF DWELLING UNITS : **46 UNITS**

STUDIO (347-435 ft ²)	- 23 UNITS (50%)
1-BEDROOM (467-534 ft ²)	- 7 UNITS (15.22%)
2-BEDROOM (562-713 ft ²)	- 14 UNITS (30.43%)
3-BEDROOM (1,003-1,044 ft ²)	- 2 UNITS (4.35%)

INDOOR AMENITY ROOM : **698 SF**
 OUTDOOR AMENITY SPACE : **1,284 SF**

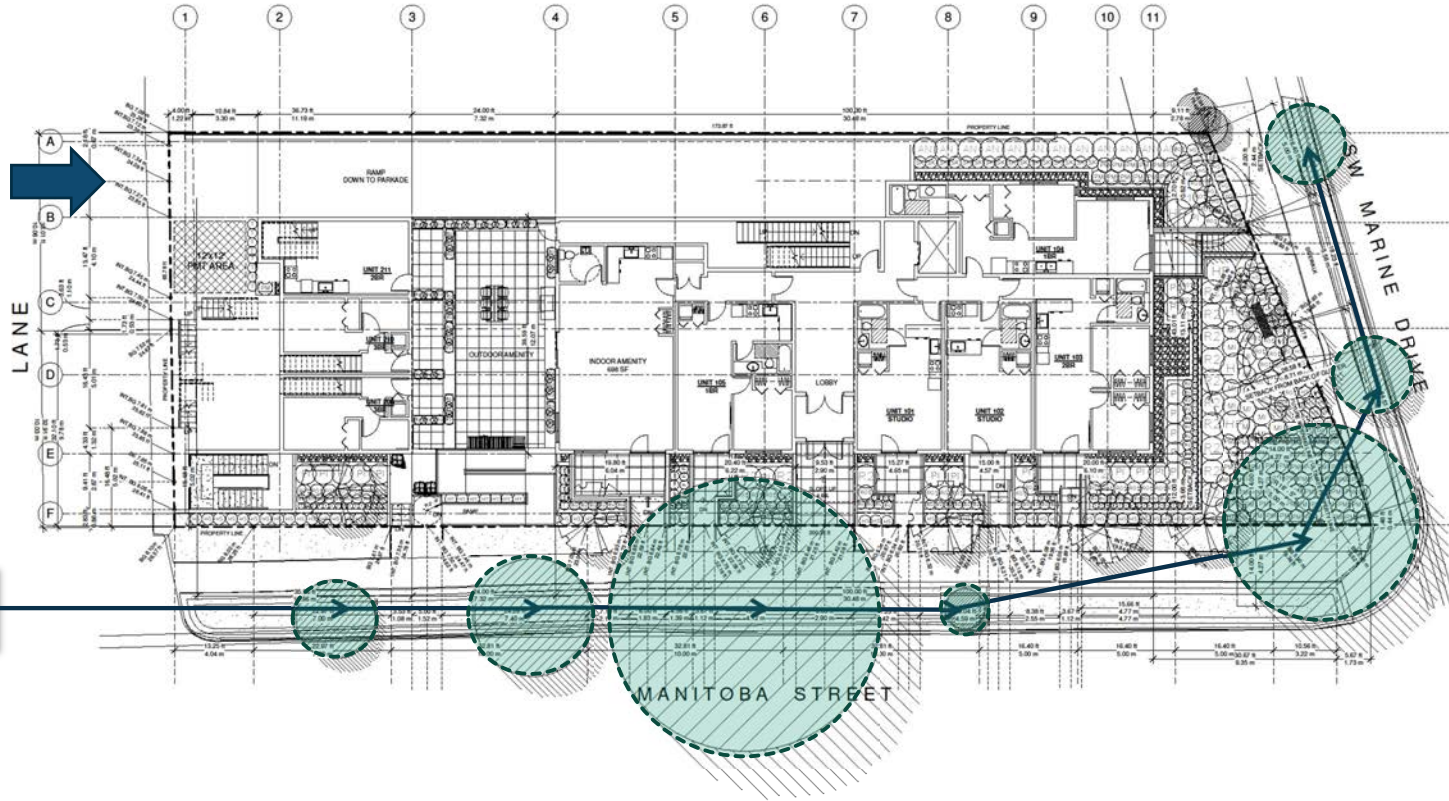
PARKING SPACE: **10 SPACES**
 2 ACCESSIBLE PARKING SPACES (COUNTED AS 4)
 1 REGULAR PARKING SPACE
 5 CAR SHARE SPACES

BICYCLE SPACES: **104 SPACES**



PROPOSED DEVELOPMENT DATA SUMMARY

PROPOSED
VEHICULAR ACCESS
TO PARKADE



RETAIN EXISTING
CITY TREES

SITE PLAN

FLOOR PLAN

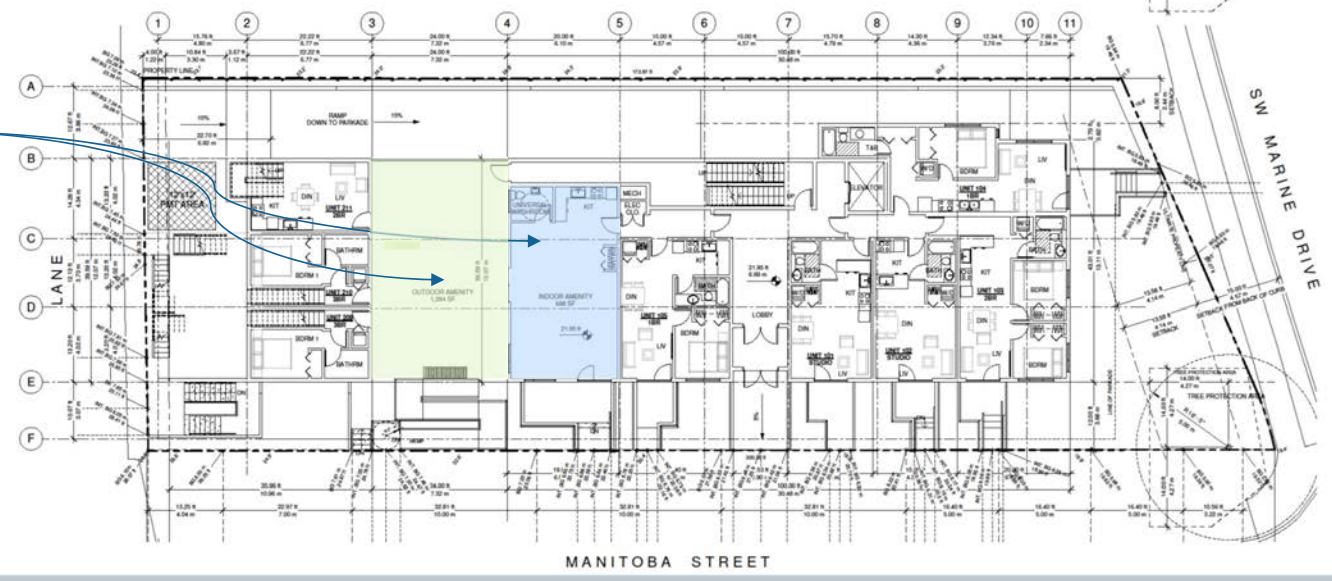
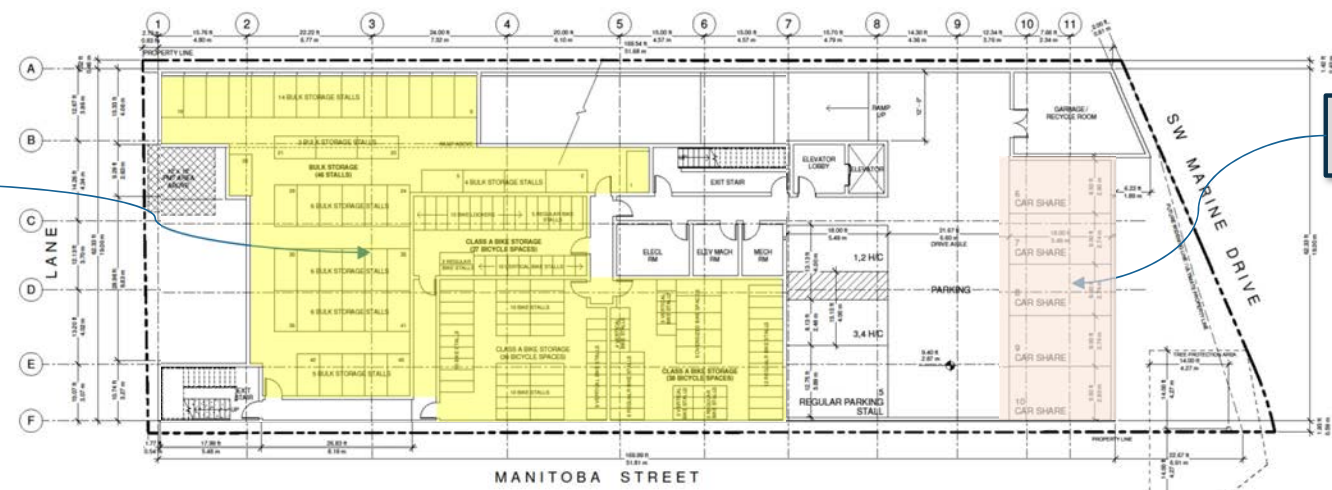
CAR SHARE
PARKING SPACES

MORE BIKE
PARKING SPACES

PARKADE

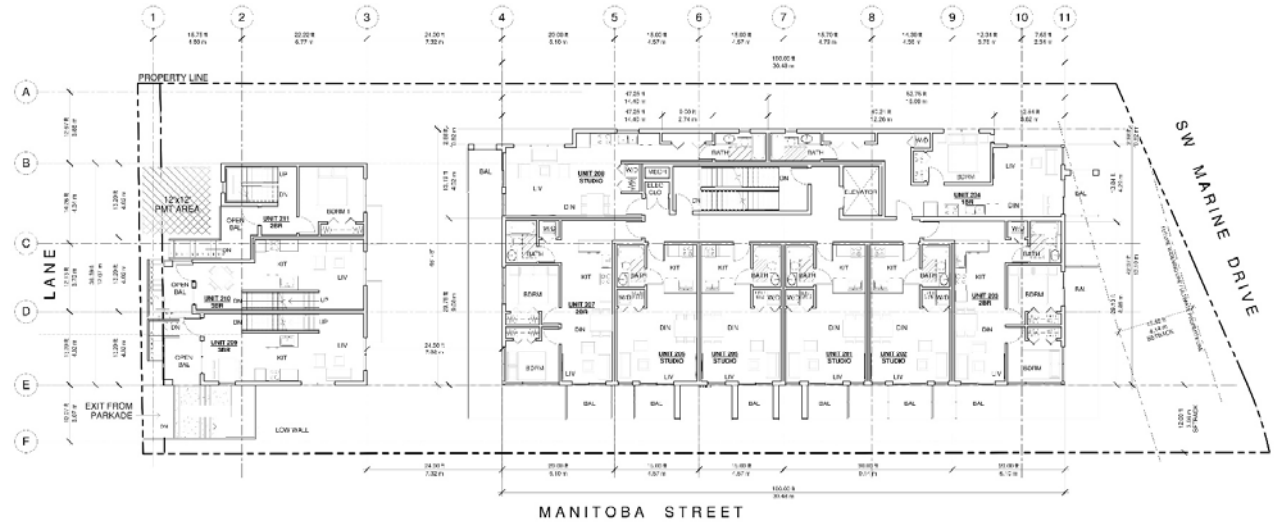
INTERCONNECTED INDOOR
AMENITY ROOM AND
OUTDOOR AMENITY SPACE

LEVEL 1

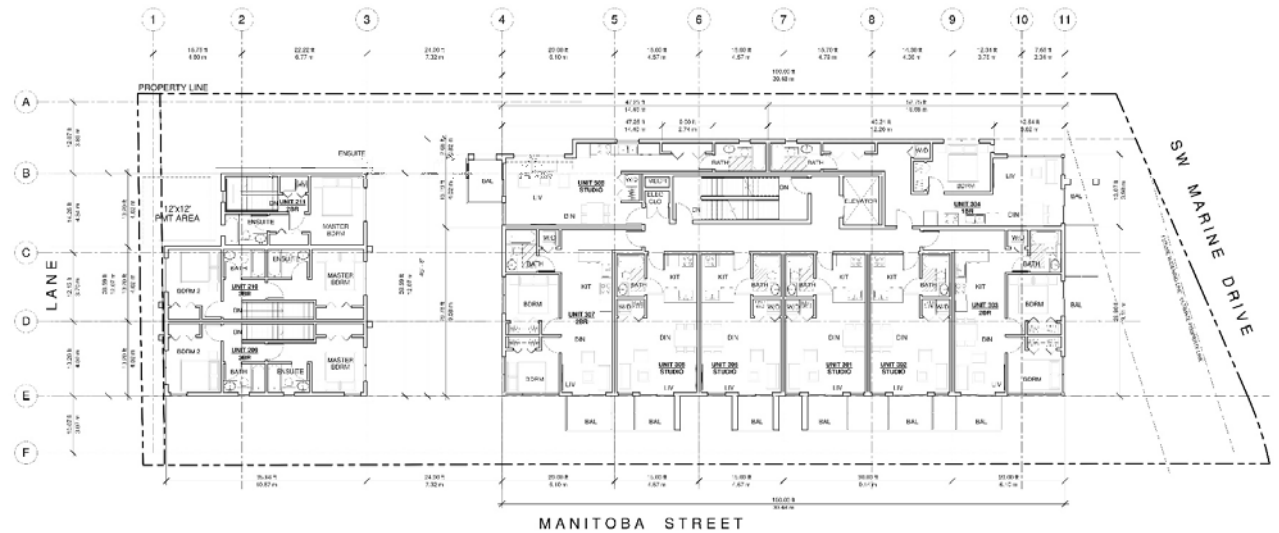


FLOOR PLAN

TYPICAL LEVELS 2,3, & 4 (MAIN BUILDING)

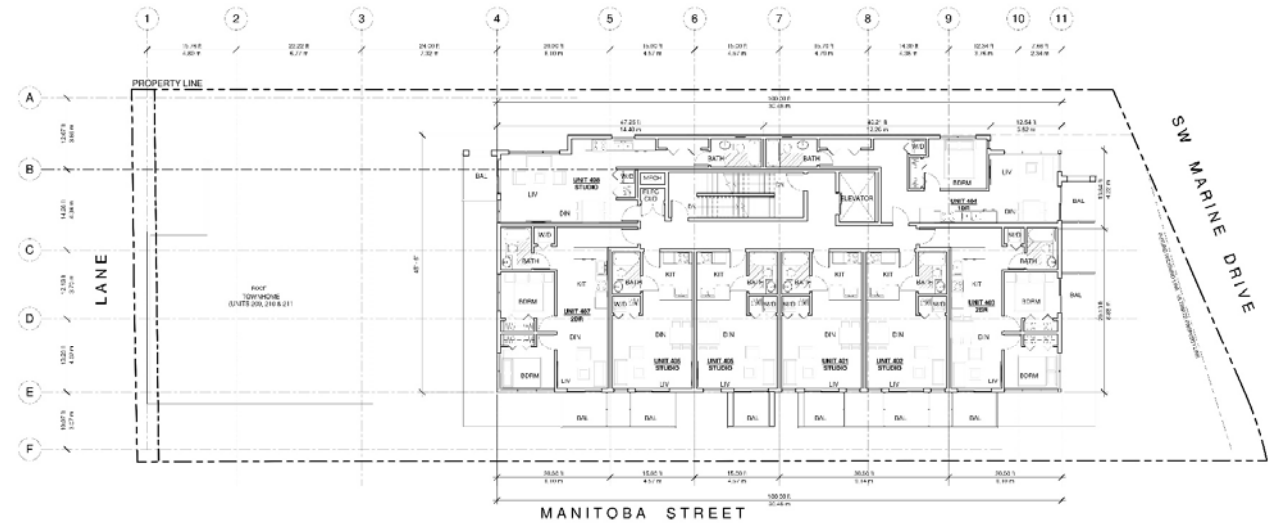


LEVEL 3

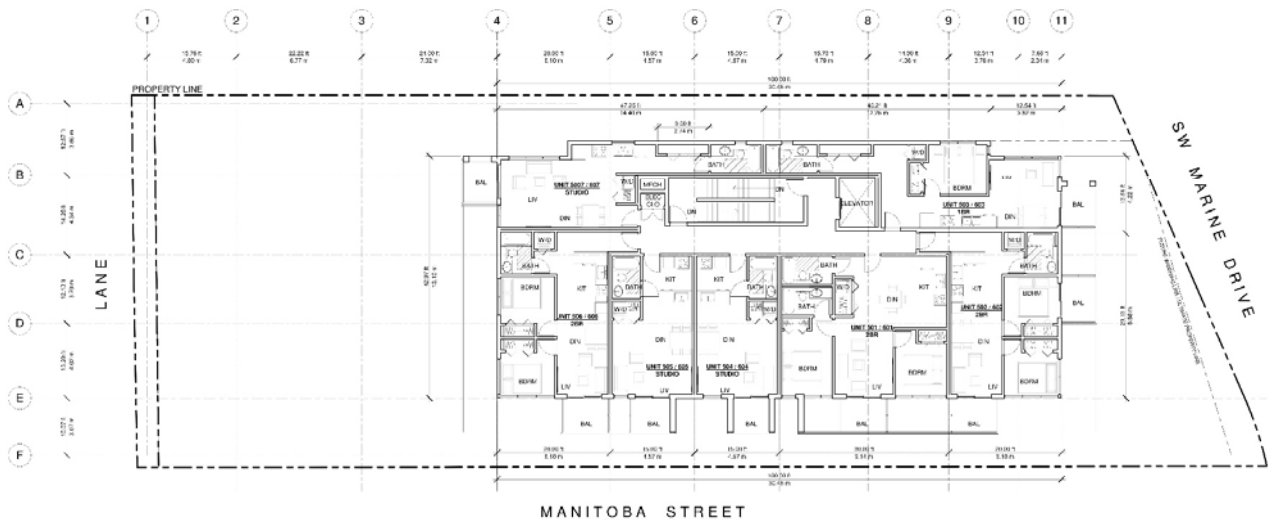


FLOOR PLAN

LEVEL 4



TYPICAL LEVELS 5 & 6



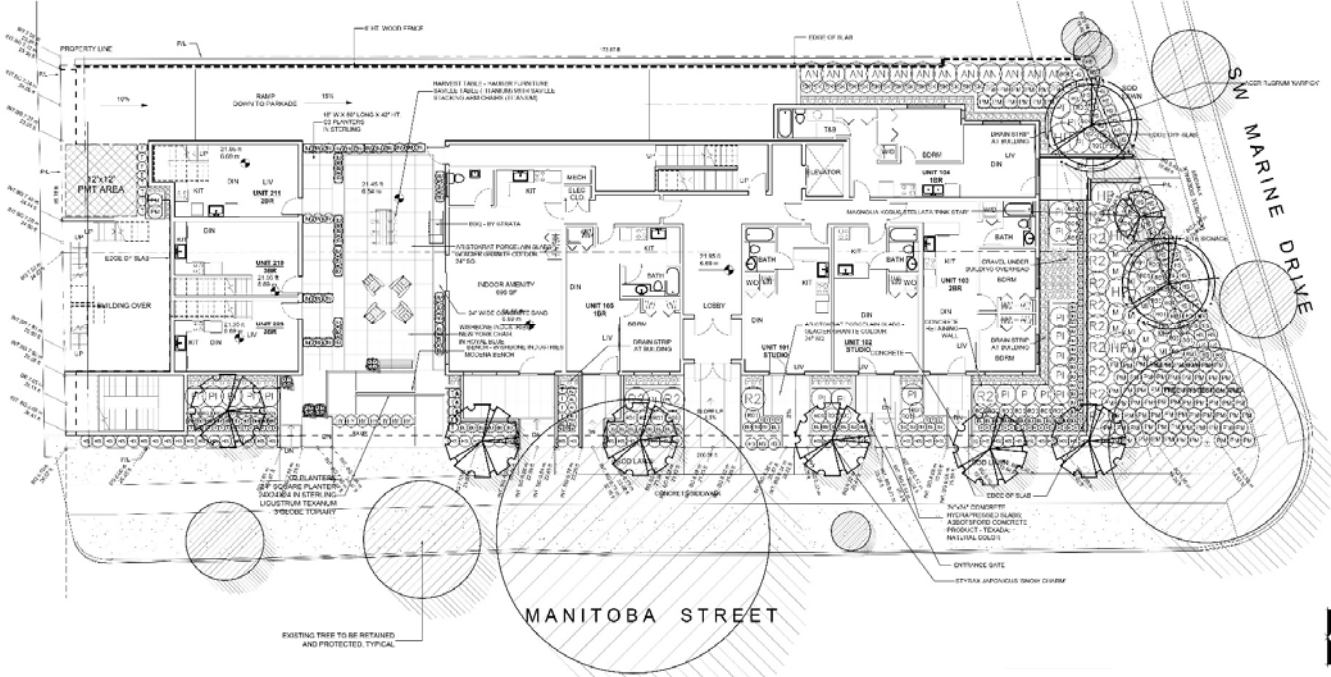
FLOOR PLAN

PLANT SCHEDULE		PMG PROJECT NUMBER: 34-248		
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(A)	2	ACER FRAXINUS	COLLEENIA HARRICK MAPLE	10M CAL, 2M STD. 8-18
(B)	1	MAHONIA KORAIENSIS	PRINCE OF WALES MAHONIA	2M HT. 8-18
(C)	4	SYMPLOCARPA JAPONICA	SHINY CANEA JAPANESE SMOKEBUSH	10M CAL, 2M STD. 8-18
(D)	15	ARUNDO DONAX	COMMON REED	20 PFT. 4-10M
(E)	16	QUERCUS BICOLORE	COMMON BROWNWOOD	25 PFT. 10-12M PRUNE TO 10-15M
(F)	7	HEDERA HELIX	EUROPEAN IVY	10M CAL, 2M STD. 8-18
(G)	17	HYDRANGEA PINK	GRAND FLORENTINE HYDRANGEA	25 PFT. 10-12M
(H)	18	ULMUS GLABER	FIELD BEECH	25 PFT. 10-12M
(I)	19	PRUNUS AUSTRIACA	AUSTRIAN PRUNE	25 PFT. 10-12M
(J)	20	FRAXINUS EXCELSA	COMMON WAXY	25 PFT. 10-12M
(K)	21	QUERCUS ROBUR	COMMON OAK	25 PFT. 10-12M
(L)	22	QUERCUS ALBA	WHITE OAK	25 PFT. 10-12M
(M)	23	QUERCUS PRINCEPIS	PRINCIPAL OAK	25 PFT. 10-12M
(N)	24	QUERCUS LAEVIS	SMOOTH LEAF OAK	25 PFT. 10-12M
(O)	25	QUERCUS ROBUR	COMMON OAK	25 PFT. 10-12M
(P)	26	QUERCUS ALBA	WHITE OAK	25 PFT. 10-12M
(Q)	27	QUERCUS PRINCEPIS	PRINCIPAL OAK	25 PFT. 10-12M
(R)	28	QUERCUS LAEVIS	SMOOTH LEAF OAK	25 PFT. 10-12M
(S)	29	QUERCUS ROBUR	COMMON OAK	25 PFT. 10-12M
(T)	30	QUERCUS ALBA	WHITE OAK	25 PFT. 10-12M
(U)	31	QUERCUS PRINCEPIS	PRINCIPAL OAK	25 PFT. 10-12M
(V)	32	QUERCUS LAEVIS	SMOOTH LEAF OAK	25 PFT. 10-12M
(W)	33	QUERCUS ROBUR	COMMON OAK	25 PFT. 10-12M
(X)	34	QUERCUS ALBA	WHITE OAK	25 PFT. 10-12M
(Y)	35	QUERCUS PRINCEPIS	PRINCIPAL OAK	25 PFT. 10-12M
(Z)	36	QUERCUS LAEVIS	SMOOTH LEAF OAK	25 PFT. 10-12M

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES INDICATED IN PARENTHESES ARE SUGGESTED. * PLANT SIZES ARE TO BE VERIFIED BY THE CONTRACTOR. * PLANT SIZES ARE TO BE VERIFIED BY THE CONTRACTOR. * PLANT SIZES ARE TO BE VERIFIED BY THE CONTRACTOR.

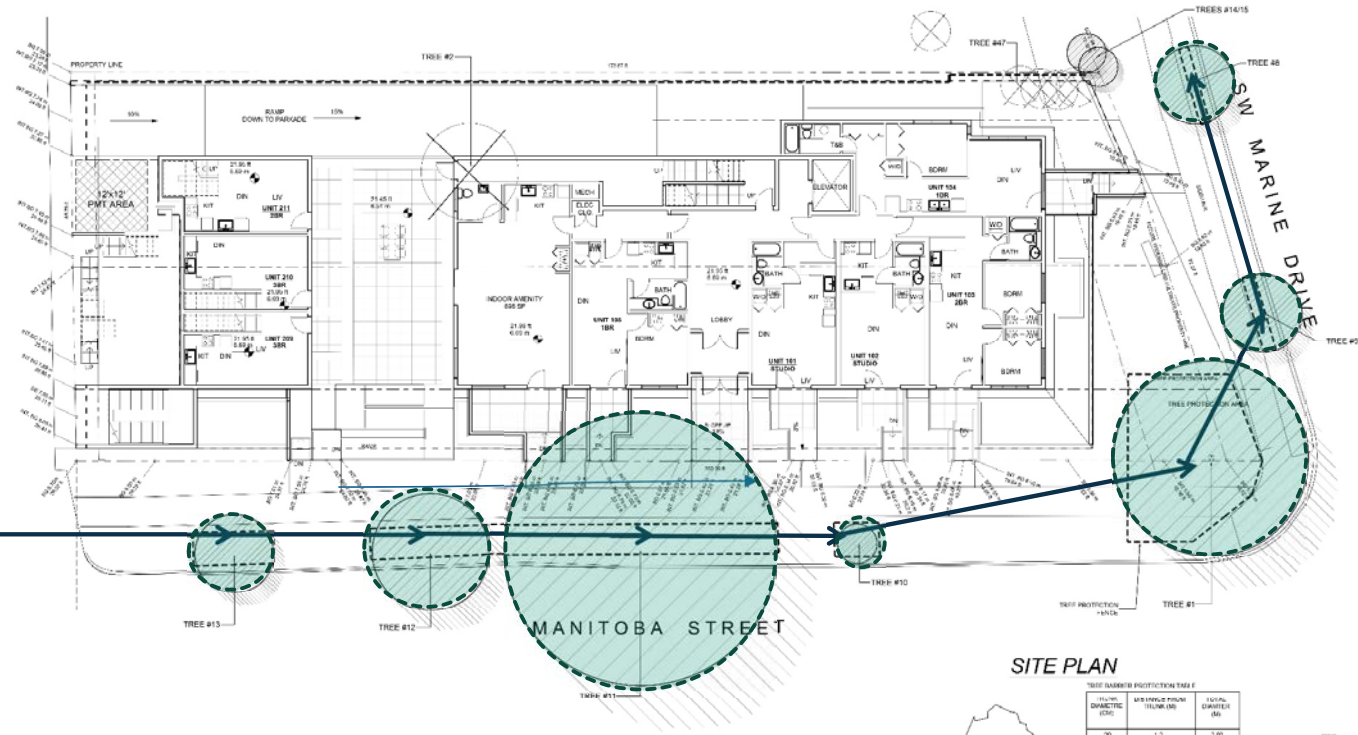
* INDICATES PLANTS THAT ARE BLOSSOM-FRIENDLY PLANTS

SITE PLAN



LANDSCAPE PLAN

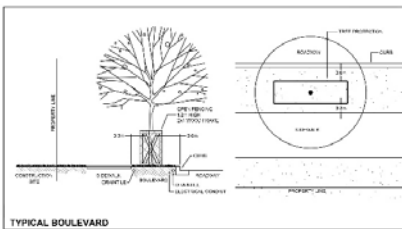




TREE PROTECTION BARRIER - BOULEVARDS

THIS CHART PROVIDES GUIDANCE ON THE MINIMUM TREE PROTECTION BARRIER HEIGHTS AND TYPES. THE BARRIER HEIGHTS AND TYPES ARE BASED ON THE TREE CALIBER AND THE TREE'S EXPOSED SPREAD. THE BARRIER HEIGHTS AND TYPES ARE BASED ON THE TREE CALIBER AND THE TREE'S EXPOSED SPREAD. THE BARRIER HEIGHTS AND TYPES ARE BASED ON THE TREE CALIBER AND THE TREE'S EXPOSED SPREAD.

TREE CALIBER (DBH)	TREE EXPOSED SPREAD (M)	TREE PROTECTION BARRIER HEIGHT (M)	TREE PROTECTION BARRIER TYPE
30	1.5	2.00	1
35	1.8	2.25	2
40	2.1	2.50	3
45	2.4	2.75	4
50	2.7	3.00	5
60	3.3	3.50	6
70	4.0	4.00	7
80	4.7	4.50	8
90	5.4	5.00	9
100	6.1	5.50	10



SITE PLAN

TREE PROTECTION BARRIER - TREE TYPES

TREE CALIBER (DBH)	TREE EXPOSED SPREAD (M)	TREE PROTECTION BARRIER HEIGHT (M)	TREE PROTECTION BARRIER TYPE
30	1.5	2.00	1
35	1.8	2.25	2
40	2.1	2.50	3
45	2.4	2.75	4
50	2.7	3.00	5
60	3.3	3.50	6
70	4.0	4.00	7
80	4.7	4.50	8
90	5.4	5.00	9
100	6.1	5.50	10

NOTE: NO STRONGHOLD OF TREE TYPE, BARRIERS 6 EITHER OR AGAINST PROTECTION BARRIER

TREE TO RETAIN (Solid circle)

TREE TO REMOVE (Circle with cross)

TREE PROTECTION FENCE (Dashed line)

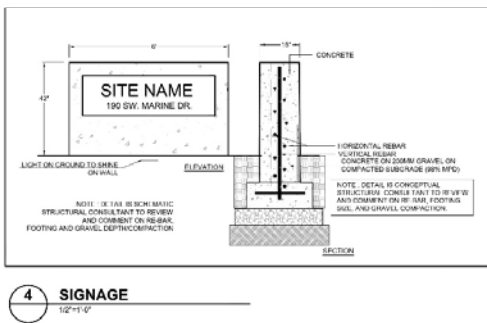
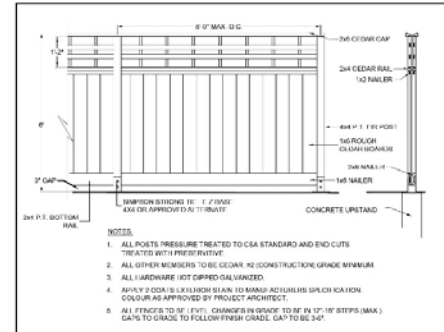
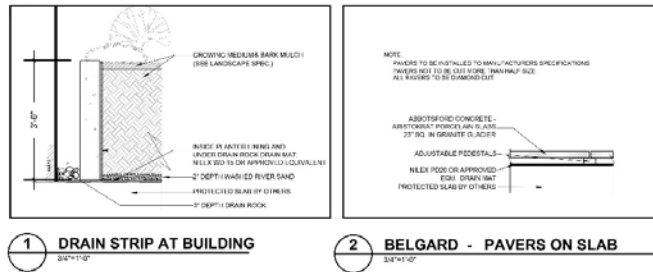
TREE MANAGEMENT PLAN

LANDSCAPE PLAN



1A
LT
1/15

MISC. DETAILS



WISHBONE INDUSTRIES - MODENA BENCH MAL 5



WISHBONE INDUSTRIES - NEW YORK CHAIR - IN ROYAL

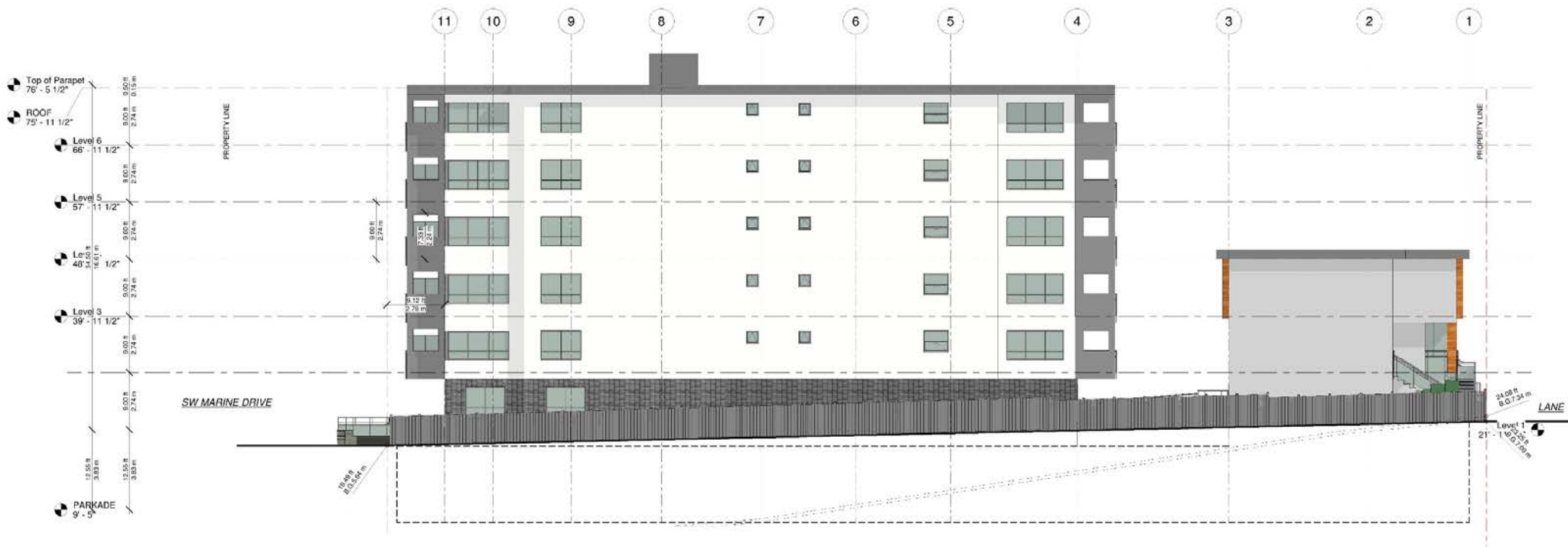


ARISTOKRAT PORCELAIN SLABS - GLACIER GRANITE COLOUR

LANDSCAPE PLAN



WEST ELEVATION (MANITOBA STREET)



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

VIEW FROM SW MARINE DR. COR. MANITOBA ST.



EXTERIOR VIEW

VIEW FROM MANITOBA ST. TOWARDS SW MARINE DR.



EXTERIOR VIEW

VIEW FROM SW MARINE DR. TOWARDS LANE (EAST OF BUILDING)



EXTERIOR VIEW





END OF VIRTUAL PRESENTATION