
401 SW MARINE DRIVE (COMPLETE APPLICATION)
DE418980 - ZONE CD-1 (PENDING)

AWM/BM/AEM/AW/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
D. Drobot, Housing Policy and Projects
M. Roddis, Park Board

Also Present:

A. Moorey, Urban Design & Development Planning
B. Mah, Development Services
A. Wroblewski, Development Services

APPLICANT:

GBL Architects
Attention: Joey Stevens
139 East 8th Avenue
Vancouver, BC
V5T 1R8

PROPERTY OWNER:

Concord Marine Garden Ltd.
#900-1095 West Pender Street
Vancouver, BC
V6E 2M6

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with three multiple dwelling buildings, consisting of 21 and 27-storey towers with 459 market residential units and a seven storey secured residential rental building with 70 units, all over two levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Landscape plans

Appendix E Applicant's Design Rationale

● **Issues:**

1. Pedestrian movement across the site

- **Urban Design Panel:** Support (6-0)
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE418980 submitted, the plans and information forming a part thereof, thereby permitting the development of this site with three multiple dwelling buildings, consisting of 21 and 27-storey towers with 459 market residential units and a seven storey secured residential rental building with 70 units, all over two levels of underground parking, subject to enactment of the CD-1 By-law and approval of the Form of Development by City Council and subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings, sealed and signed, and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to provide accessible pedestrian movement across the site;

Note to Applicant: provide a compliant 'accessibility' strategy, designed to negotiate the transition in height over the site.

1.2 design development to introduce traffic calming measures for vehicle movement across the entry courtyard;

Note to Applicant: explore alternate means to reduce speed in the traffic circle at entry, with consideration of:

- i. some means to control converging traffic at courtyard entry off SW Marine Drive, clearly separating and diverting entry from exit
- ii. deletion of low wall and reduce planting at courtyard entry off SW Marine Drive, so as not to obscure pedestrian movement beyond;
- iii. introduction of an intermittent, secondary paver element to courtyard turn-around to reinforce the distinction between vehicular and pedestrian areas; and
- iv. locating speed bump between planted areas, flanking parking entry in the courtyard.

1.3 design development to ensure privacy and prevent overlook, by the following:

- i. delete north facing BR window Unit C5 podium B. Overlook from balcony Unit B4; and
- ii. provide privacy screen shared balconies Units B1a, south end of podium B.

1.4 design development to enable the retention and protection of as many viable trees as possible, to include the following viable private, public and shared ownership trees: Tree #'s 136, 137, 138, 139, 140, 141 and 198;

Note to Applicant: Many existing viable private trees, City owned trees and shared trees do not need to be removed. The current Council mandate for private trees and City trees is to retain and protect all existing trees, unless they are deemed a safety hazard. Revisions to the parkade will be required to enable the retention of the trees

listed above. For the removal of remaining City owned or shared ownership trees, Park Board advice and consent will be required.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Development Review:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	irregular
Site Area	-	-	9 213 m ² (survey plan) → 99,170 ft. ²
Use	Dwelling Uses Institutional Uses, limited to Child Day Care Facility Retail Uses, limited to Public Bike Share	-	3 Multiple Dwellings (1 Rental, 2 Market) Child Day Care Facility Public Bike Share
Family Housing ¹	-	Rental Tower A (Market) 100% Tower B (Market) 32% Tower B (Market) 32%	Rental 70/70 100% Tower A (Market) 120/258 46% Tower B (Market) 89/201 44%
FSR ²	4.21	-	Rental 0.63 Tower A 2.02 Tower B 1.56 Total 4.21 Child Day Care Facility (0.05)
Floor Area ²	99,170 ft. ² x 4.21 FSR = 417,506 ft. ²	Rental 63,188 ft. ² (gross) Child Day Care Facility 4,600 ft. ² Outdoor Space 4,900 ft. ²	Rental (70,373 ft. ² gross) 62,325 ft. ² Tower A 200,172 ft. ² Tower B 154,997 ft. ² Total 417,494 ft. ² Child Day Care Facility (4,837 ft. ²) Outdoor Space 4,900 ft. ² (covered space - 890 ft. ²)
Open Balcony	12% x 417,494 ft. ² = 50,099 ft. ²	-	Rental 3,111 ft. ² Tower A 27,193 ft. ² Tower B 19,743 ft. ² Total 50,047 ft. ²
Height ³	Top of Roof Slab Sub-Area A 281.2 ft. Sub-Area B 231.2 ft. Sub-Area C 116.5 ft.	-	Top of Roof Slab Sub-Area A 280.8 ft. Sub-Area B 228.8 ft. Sub-Area C 114.0 ft.
Horizontal Angle of Daylight ⁴	-	50° /78.7 ft. or 2 angles with sum of 70° /78.7 ft.	analysis to be provided
Parking ⁵	<i>Rental</i> 72 Small Car (max. 25%) 15 Visitor 10 <i>Market (Towers A/B)</i> 402 Small Car (max. 25%) 101	<i>Rental</i> 37 Disability 3 Visitor 5 <i>Market (Towers A/B)</i> 299 Disability (Towers A/B) 16	<i>Rental</i> Standard 32 Small Car 15 Disability 2 Visitor 8 Visitor (Small Car) 5 Subtotal 62 <i>Market (Towers A/B)</i> Standard 295 Small Car 88 Disability 7 Subtotal 390

	<i>Child Day Care Facility</i> 24 Total 65 + 402 + 24 = 491 Small Car (max. 25%) 12 + 101 = 113	<i>Child Day Care Facility</i> 5 Disability 0 Total 48 + 299 + 5 = 352	<i>Child Day Care Facility</i> Standard 6 Disability $\frac{1}{7}$ Subtotal $\frac{7}{7}$ Total 49 + 403 + 7 = 459 Small Car 15 + 88 + 5 = 108
Bicycle Parking ⁶	- Vertical (30%) 200	Class A Class B Rental 88 6 Tower A 323 6 Tower B 251 6 Child Day Care <u>2</u> <u>6</u> Total 664 24 Horizontal (50%) 338 Locker (20%) 134 Electrical Outlet 338 Clothing Locker 2	Class A Class B Rental 90 6 Tower A 439 6 Tower B 135 6 Child Day Care <u>3</u> <u>0</u> Total 667 18 Horizontal 361 Vertical 166 Locker 140 Electrical Outlet 0 Clothing Locker 3
Loading	-	Class A Class B Rental 1 n/r Tower A/B 4 2 Child Day Care <u>n/a</u> <u>n/a</u> Total 5 2	Class A Class B Rental 1 0 Tower A/B 4 3 Child Day Care <u>0</u> <u>0</u> Total 5 3
Acoustics ⁷	-	acoustics report	work in progress
Amenity	lesser of 20% or 10,000 ft. ²	-	Rental 971 ft. ² Tower A 6,603 ft. ² Tower B <u>2,391</u> ft. ² Total 9,965 ft. ²
Unit Count & Type	-	Rental 56 - 2-bedroom 14 - 3-bedroom 70 units	Rental 56 - 2-bedroom 14 - 3-bedroom 70 units Tower A (Market) 6 - studio 132 - 1-bedroom 90 - 2-bedroom 24 - 2-bedroom + den 6 - 2-bedroom townhouse 258 units Tower B (Market) 9 - studio 103 - 1-bedroom 70 - 2-bedroom 13 - 2-bedroom + den 1 - 1-bedroom townhouse 4 - 2-bedroom townhouse 1 - 3-bedroom townhouse 201 units Total: 70 + 258 + 201 = 529 units

¹Note on Family Housing: Family units require a minimum of two bedrooms - refer to Unit Count & Type for unit mix. Provision of 70 secured market rental housing with a unit mix of 56 two-bedroom units and 14 three-bedroom units are conditions of approval of Form of Development and By-law enactment.

²Note on FSR/Floor Area: The draft CD-1 By-law excludes a child day care facility from FSR/Floor Area. Stats are based on the applicant's data. Provision of a child day care facility of no less than 4,600 ft.² of at-grade indoor space with adjacent outdoor space of approximately 4,900 ft.² is a condition of By-law enactment. Standard Condition A.1.3 seeks confirmation of all the floor areas and exclusions, including the outdoor area for the child day care facility.

³Note on Height: Minor height adjustments may be required once new City building grades are available along the road dedication on Southwest Marine Drive. Standard Condition A.1.2 seeks clarification of the height based on new City building grades.

⁴Note on Horizontal Angle of Daylight: Standard Condition A.1.5 seeks an analysis of horizontal angles of daylight for all habitable rooms.

⁵Note on Parking: Seven dedicated parking spaces (five drop-off, two staff) for the child day care facility is a condition of By-law enactment. Parking requirements (maximum/required) for the secured market rental housing is determined under Section 4.5.B1 of the Parking By-law. Standard Condition A.1.6 seeks compliance with the required number of disability parking spaces for multiple dwellings.

⁶Note on Bicycle Parking: Standard Condition A.1.7 seeks the provision of 6 Class B bicycle spaces for the child day care facility. Standard Condition A.1.8 seeks the provision of electrical outlets for the Class A bicycle spaces.

⁷Note on Acoustics: Standard Condition A.1.12 seeks the provision of an acoustics report.

• **Legal Description**

Lot: 1
District Lots: 311 & 323
Plan: 13979

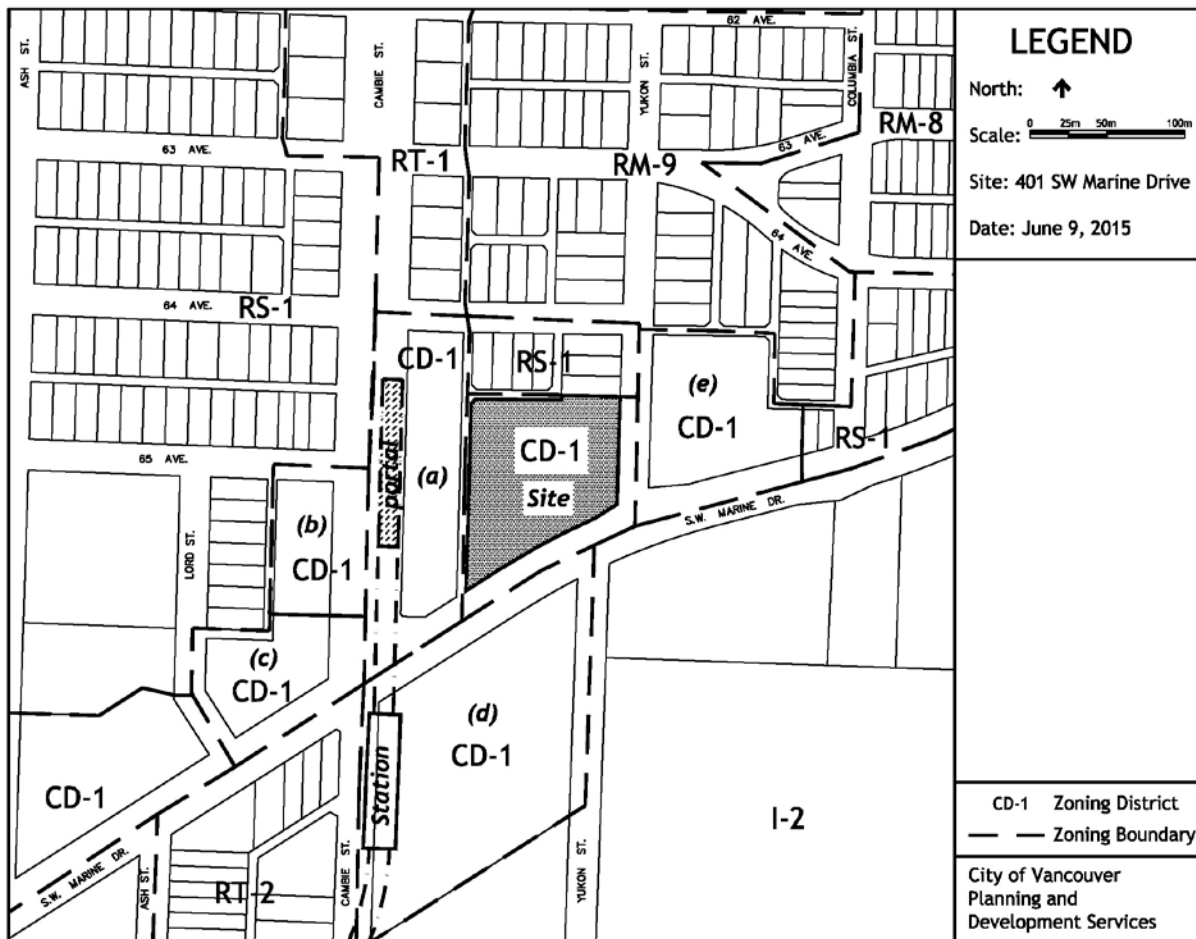
• **History of Application:**

15 04 01 Complete DE submitted
15 05 20 Urban Design Panel
15 07 06 Development Permit Staff Committee

• **Site:** The site is located on the northwest corner of Yukon and SW Marine Dr. There are flanking lanes north and west. The irregular site frontages are 36.9 m (121.3') west, 34.9m (114.8') north, 21.2m (69.7') east and 34.3m (112.7') south. The site area is 9213 sm. (99,170 sf.) Most notable is the cross-fall across the site, 5.7m (18.7') from a high point in the northwest corner to the low point in the southeast, at Yukon and SW Marine. The site was rezoned CD-1 under the Cambie Corridor Plan. The previous site use was rental residential and was comprised of seventy 2-storey townhouse units. Additionally, there is an existing 25 space, daycare on site. As per Cambie Corridor Plan, redevelopment is required to replace both and daycare and the existing rental units on a one-for one basis, with a similar unit mix. Notable is the existing landscape design by Cornelia Oberlander and the influence this will have on tree retention. The site is well served by transit with a bus service hub and Canada Line station at the nearby Marine Gateway development.

• **Context:** A number of CD-1 sites rezoned under the Cambie Corridor Plan surround the site. To the south is 'Marine Gateway', a mixed-use project comprised of two towers at 34/24-storeys. West of Cambie St. on SW Marine Drive is 'Northwest', a mixed use development with two towers, 31/13-storeys. Immediately adjacent, west across the lane is the 'MC2' development. Here, a descending tower profile accommodates two residential towers at 32/25-storeys. East is an existing 2-storey, residential senior's development. Beyond SW Marine Drive to the south is an I-2 zone characterized by low-rise industrial/service use. North and east are residential RS-1 and RM-9 zones. Significant adjacent development includes:

- (a) mc² - 8198 Cambie Street - 32-storey and 25-storey mixed-use towers
- (b) 510 W 65th Avenue - 3-storey townhouse development
- (c) Northwest - 8175 Cambie Street - 31-storey and 13-storey mixed-use towers
- (d) Marine Gateway - 8430 Cambie Street - 34-storey and 24-storey mixed-use towers
- (e) Southwynd Place - 8080 Yukon Street - 2-storey residential senior's development



• **Background:** The pending CD-1 Bylaw along with the form of development was approved by Council on February 24 2015, subject to a series of conditions. Primary among these was the provision of publicly accessible open space intended to provide pedestrian linkages across the site, and connect with the neighbouring context.

Public access to these on-site open spaces will be secured through a statutory right-of-way agreement. Staff met the applicant prior to the submission of the development application to review progress made on rezoning conditions. Staff generally supported the directions being pursued. The development application was reviewed by the Urban Design Panel in May 2015 and received the unanimous support of the panel.

• **Applicable By-laws and Guidelines:**

• **CD-1 By-law (pending)** The CD-1 By-law sets limits to building height and density, as well as delineate urban design requirements of the proposal, including building setbacks and general interfaces between the private and public spaces.

• **Rezoning Conditions Design Development Rezoning Conditions** were included to address Urban Design deficiencies that were identified in the Rezoning

• **Cambie Corridor Plan (2011)** Marine Landing will evolve to be a walkable, high density urban area that responds to its connections in an evolving residential community. Buildings at the intersection of Marine Drive and Cambie Street are expected to take the form of high rise towers, the highest along the Corridor, with the highest tower located at the station site. Ground oriented forms and tower bases will activate a lively and walkable public realm.

• **Childcare Design Guidelines (1993)** - These guidelines provide specific design criteria for daycares spaces in a Rezoning or Development Permit application. The intent of the guidelines is to create safe and secure urban childcare facilities that provide a range of opportunities for the social, intellectual and physical development of children.

• **High-Density Housing for Families with Children Guidelines** - These guidelines apply for any development that proposes a density that is 75 dwelling units per hectare or higher. The guidelines delineate the required provisions of child-friendly areas, including indoor and outdoor amenity spaces, outdoor play areas, minimum dimensions for balconies and access to daylight.

• **The Urban Forest Strategy (2014)** - This Council approved strategy provides tools for growing and maintaining a healthy, resilient urban forest for future generations. It outlines the objectives and sets goals for achieving them. One of these is tree protection of existing, viable trees.

• **Response to Rezoning Conditions of Approval**

Rezoning condition A.(b).1. Design development to provide variety and interest to the architectural expression of the building(s) with high-quality durable materials that will contribute to the character and quality of the area.

Applicant Response: The proposed design concept is that of a simple twin tower with podium comparable in scale to the neighbouring development projects including MC2 and Marine Gateway. The rental building steps down to six storeys where it faces the existing lower density residential neighbourhood to the north of the site. The maximum tower floor plate is 6,300 sf., consistent with the Cambie Corridor Plan.

High quality durable materials include painted concrete, spandrel glass, double glazing and metal panel at street level to the townhouses and lobbies of the podium. Stone (Anscraft or comparable) and wood accents (or something comparable after review with Concord Pacific) are proposed at street level to

the townhouses.

Staff Assessment: The towers and podiums are positioned on the site to maximize views, open space, and provide a substantial frontage on perimeter streets. This activates edges around the site, as well as, shelters an interior courtyard and daycare. The towers have been sculpted to adhere to the maximum floor plate area of 6,300 sq. ft. recommended in the Cambie Corridor Plan. They conform to the required setbacks around the site and internal tower separations. The towers present slender, distinct volumes that step back at the penthouse level. The towers are clad entirely in a monochromatic window wall/spandrel panel system that exhibits both restraint and calm. Consequently, the tower forms fade to the background and provide a backdrop for the highly articulated podium and ground plane. Staff are satisfied this condition has been met.

Rezoning condition A.(b).2. Design development to address the overall massing of these building forms, including minimizing their apparent scale through articulation, building character and variety.

Applicant Response: To minimize the scale of overall massing, the horizontal expression of the podium has been emphasized to create a strong street presence over the more restrained vertical expression of the tower beyond. This horizontal emphasis is provided with the provision of bold horizontal forms that are articulated with a variety of high quality materials and articulated by a cadence of balconies in order to provide maximum visual interest of texture and scale at street level.

Staff Assessment: A large white, metal panel clad, ribbon element is used to unify the townhouse units and mid-rise podium above. A primary element, with deep overhanging soffits and end fin-wall, its folding length first delineates the 2-storey townhouse units and then frames the 5-storey podium above. The rental building echoes this ribbon form with a large frame element of similar construction over 5-storeys, again with deep soffits and sidewalls. The internal aspects of the ribbon and frame are finished with a metal panel having a wood grain finish. This material provides both a sense of warm and a finer scale detailing. This hierarchy of increasingly finer detail concludes with the townhouse units at grade and the introduction of 2-storey, brick masonry bay elements. Each bay identifies a townhouse unit and is integrated with unit entry. Metal accent panels articulate townhouse entries and add variety to the material palette. The result is a pedestrian scale of form and detail at grade. Staff are satisfied this condition has been met.

Rezoning condition A.(b).3. Design development to the pedestrian/vehicle entry courtyard (Marine Drive) and building interfaces to further engage and enhance its primary function as pedestrian environment that utilizes high quality surface materials.

Applicant Response: The vehicle turn-around and drop-off area in proposed Marine Drive Entry Courtyard has been reduced to just meet the minimum requirement only. The remaining area of the Entry Courtyard is provided with maximized trees and plantings to create a lush and inviting soft-scape between meandering paths of high quality precast concrete pavers.

Staff Assessment: The east tower and podium were moved east and south to the minimum setbacks permitted on Yukon Street and Marine Drive. The west podium has been moved further west. The parkade ramp has also been re-located. The result is the courtyard has been significantly enlarged, allowing for more distinct zones and separation between public and private areas. Issues remain outstanding and design condition 1.2 addresses this condition.

Rezoning condition A.(b).5. Design development to minimize the change in grade for pedestrian movements through the internal courtyard.

Applicant Response: Based on the existing site grading and the established City Building Grades, the minimum change in grade across the site from the Nunavut Lane to the Marine Drive entry courtyard must be at least 12'-0". To best accommodate this 12' minimum grade differential across the site and encourage pedestrian movements, the proposed open space has been divided into 3 levels with minimum changes in grade. The uppermost level is an evenly graded walkway into the core of the site from Nunavut at an elevation of 48' which also provides convenience to strollers accessing the proposed daycare. This uppermost level is then connected down into the central courtyard below at an elevation of 43' by both a bike chase slide and wide steps. This second courtyard is the heart of the landscape and offers the most visual interest which includes a water feature. The third level is then the entry courtyard at an elevation of 35' which is accessed off the central courtyard either through generous stairs between planted terraces or by a landscape elevator.

Staff Assessment: The central courtyard space, between towers contains an upper mews, a mid-level courtyard and a lower courtyard space. These three levels will be linked by a number of paths, stairs and a public elevator. These will allow both public and private passage across the site. The upper mews includes both north-south and east-west transitions to the mid-level courtyard over stairs. Terraced buffer planting visually reduce the 1.5m (5'-0") drop in elevation. A public elevator and stairs connect this mid-level to the lower courtyard, which is 2.1m (7'-0") below. Along the west edge of the site, a proposed sidewalk between the lane and the private patios provides an alternative public route to link the lower courtyard to the upper mews and the mid-level courtyards. Issues remain outstanding and Recommended Condition 1.1 addresses this condition.

Rezoning condition A.(b).12. Design development to meet the *Cambie Corridor Draft Public Realm Plan* including lane, side yard and front yard treatments.

Applicant Response: The landscape design has been developed to meet the Cambie Corridor Draft Public Realm Plan.

Staff Assessment: The landscape design creates a "permeable sanctuary" that not only proposes a series of sheltered open spaces, but also addresses public access through the site. The perimeter streetscape is defined by groves and rows of trees. One existing mature Redwood on SW Marine Drive will be retained and supplemented with additional conifers and deciduous, creating two naturalistic tree groves that will frame the southern edge of the site. Proposed trees along all four sides of the site will mitigate the adjacent building scale while enhancing the pedestrian experience. Staff are satisfied this condition has been met.

Rezoning condition A.(b).13. Consideration should be given to combine the access to parking to the one point of entry off of Marine Drive.

Applicant Response: Daycare and rental building have been given a separate parkade and access point off of Yukon Drive. The location for this parking access and subsequent traffic volume are identical to the existing conditions, while all additional traffic volume to the site will be handled through a Marine Drive access.

Staff Assessment: Separating parking access satisfies the program requirements. A transportation analysis concludes there will be no additional impact on volume along Yukon Street, while SW Marine

Drive can accommodate the increased volume from the larger proportion of onsite traffic accessing the residential towers. Staff are satisfied this condition has been met.

• **Conclusion:** Staff considers this application to be of a high standard and recommend approval of the application subject to satisfying the conditions identified in this report. The development proposal will provide high density living in conformance with the Cambie Corridor Plan Guidelines; a building massing and expression that provides a neighbourly fit, and provide a positive contribution to the streetscape and public realm.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 20, 2015, and provided the following comments:

EVALUATION: SUPPORT (6-0)

• **Introduction:** Allan Moorey, Development Planner, introduced the proposal for a site located on the northwest corner of Yukon Street and SW Marine Drive. The site has two flanking lanes, west and north. Mr. Moorey described the site context noting Marine Gateway (34 and 24-storey towers, mixed-use) to the south, Northwest (31 and 13-storey towers, mixed-use) to the southwest and mc² (32 and 25-storey towers mixed use) adjacent, west of the site. All were rezoned CD-1 under the Cambie Corridor Plan.

He mentioned that the proposal was seen by the Panel at rezoning and is now a development permit application. Most notable is the cross-fall across the site, 5.7 meters (18.7 feet) from a high point in the northwest corner to the low point in the southeast, at Yukon and SW Marine. This slope is accommodated by terracing an internal courtyard between. A transitional courtyard space is heavily landscaped and has a significant water feature. Moreover, this interim space provides accessible movement across the site, with a combination of ramps and elevator.

The proposed development is comprised of a 7-storey rental building with a height of 66 feet, a 27-storey tower with a 7-storey podium and a height of 245.6 feet and lastly, a 21-storey tower with a 6-storey podium and a height of 193.6 feet. Both towers accommodate market residential. The towers have been sculpted to adhere to the maximum floor plate area of 6,300 square feet recommended in the Cambie Corridor Plan. All buildings comply with required setbacks and tower separations across the site. A Daycare facility for 37 children is provided in the rental building. The parking entry for the rental units and daycare is off Yukon Street, in the northeast corner of the site, while the residential parking entry is provided through an expansive auto court off SW Marine Drive. Mr. Moorey mentioned that 70 rental units are provided, replacing those existing on the site with an additional with 459 market units, for a total of 529 units. The rental building is comprised of 2-3 bedroom units, while the market buildings have studios, 1-bedroom, 2-bedroom and 3-bedrooms units. Mr. Moorey characterized the a material palette as one utilizing window wall, metal panel, metal spandrel panel, painted concrete, brick masonry, glass and aluminum guards.

Advice from the Panel on this application is sought on the following:

- Given the significant cross fall across the site and the consideration given rezoning comments suggesting an enhanced pedestrian connection across the site, comments were requested on the accessibility sequence/route proposed for those persons with disabilities.
- Comments were requested on the success by which materiality, articulated massing, building character and variety have severed to minimize the perceived scale of the podium elements.
- Comments were requested on the proposed auto court/plaza entry off SW Marine Drive, its program adaptability and the potential interface between vehicles and pedestrians.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Stu Lyon, Architect, further described the proposal and indicated the moves that were made since the rezoning was approved. He noted that the form of development is identical with the same density. He said that they have pulled to tower out as far as they can on Yukon Street towards the corner which gave them more space in the courtyard. This also allows more sunlight into the courtyard. Mr. Lyon noted that they moved the driveway access off the centre to the side which is less imposing on the courtyard.

Joey Stevens, Architect, mentioned that responded to the comments from the rezoning review and kept the concept which was to have a permeable sanctuary on the site. Currently the site is very green and sheltered from Marine Drive so they wanted to open that up more but also keep some of the quality of shelter from Marine Drive. He noted that there is a daycare at the upper ground level which is sited to get the most daylight. He mentioned that they moved the pedestrian access ramp to the open space in front of the daycare. There is an elevator that serves two purposes. It goes down to the bike storage which is directly below the courtyard and goes up to the higher grades on the site. Mr. Stevens said they looked at quieting the tower expression and allowing that to contrast with a rich textured base and ground plane. The townhouses and the towers have been unified with a ribbon element. They are using a metal panel with a wood look finish as an accent material which will be added to the insets and soffits and as well it will be above the two lobbies. In one of the towers it will be taken straight up the face. Mr. Stevens noted that they made more circulation for pedestrians in the courtyard space and have increased the greenery.

Chris Phillips, Landscape Architect, described the landscaping plans and noted that one of the challenges of the project was having a front door. Marine Drive doesn't allow for cars stopping or parking. So they decided to take the access from Yukon Street and they tried to blur the connection between the pedestrian and the traffic. Mr. Phillips noted that one of the discussions around accessibility looked at ramps but they consumed a lot of the space and there were a lot of walls. They felt that the elevator better served the site and allowed for a green back drop from Marine Drive. The ground floor of the building is all amenity space which opens out to a terrace. He noted that they wanted the ability to provide security and furnishings in the space so the idea of the water was to separate the public route through the site. Mr. Phillips also mentioned that they have taken advantage of all the roof spaces to provide urban agriculture and common areas for the residents. Nunavut Lane has townhouses and is a more pedestrian friendly lane.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The Panel had no substantial aspects needing improvement.
- **Related Commentary:** The Panel supported the proposal and thought it was a successful project.

The Panel thought the applicant had done a good job of addressing the Panel's previous concerns. They also thought the applicant had managed the density well and created a positive porosity through the site. Although the Panel thought the pedestrian connection was well done, there were a couple of Panel members who had some concern regarding the use of an elevator as a solution. One Panel member suggested pulling back the ramp and the daycare to give a better route for disabled people to the north.

The Panel supported the material palette although some members were not sure about the wood, but understood why it was chosen as it provides warmth to the expression. They thought the ribbon

expression was done well but noted that there are places where there seems to be a lot of white, especially on the north east corner.

Regarding the auto court, the Panel thought there was a lot of attention paid to making it work. It was noted that there was a lot of hardscape on the drawings whereas the model had a lot of landscaping. As well they mentioned that since there is no center to the turnaround the applicant might want to consider ways to control the flow of traffic. The Panel thought there could be more room for temporary parking and a drop off.

Regarding sustainability, it was mentioned that it was disappointing that all the Marine Gateway projects haven't been interconnected with a neighbourhood energy system.

- **Applicant's Response:** Mr. Lyon said he had nothing to add and thanked the Panel for their comments.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

There are many viable, mature trees on the site. Some of the trees are part of the internal landscape and some on the periphery, fronting SE Marine Drive and Yukon Street. It is recognized that the internal landscape trees cannot be retained, given the project's underground parking needs. There are several periphery trees, however, of excellent quality and health. We are requiring the retention and protection of minimum seven of these trees. They are made up of six native Western Redcedars, partially owned by the City and one specimen Giant Redwood. Retention and protection of most of these trees will affect the parking structure minimally, yet will provide maturity and a verdant character to the project. Tree retention will also satisfy one of the Urban Forest Strategy goals, as well as pay homage to the history of the existing landscape.

The recommendations of Landscape Review are contained in the prior-to conditions noted in Appendix A attached to this report.

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

High Density Housing For Families With Children

The three proposed multiple dwellings for this site include a 70 unit secured market rental building with 100% of the units suitable for families with children (56 two-bedroom and 14 three-bedroom units) and two market strata buildings which have a combined total of 207 two-bedroom and 1-three bedroom units (45.3 % of total market strata units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines therefore apply.

Consistent with the guidelines, Podium A (level 1a) contains an amenity room, with accessible washroom. Design development is needed to the amenity room to add a kitchenette (see Standard Condition A.1.32). Design development is needed to the proposed adjacent washroom to add a baby change table (see Standard Condition A.1.33). Podium A (level 1b) includes a common amenity area with fitness room, a multipurpose amenity room with accessible washroom and storage closet adjacent to and with access to common outdoor amenity space. Design development is needed to this amenity room to add a kitchenette (see Standard Condition A.1.34). Design development is needed to the proposed washroom on this level, to add a baby change table (see Standard Condition A.1.35). Podium

B (level 1a) also includes 2 common amenity rooms, with an adjacent accessible washroom. Design development is needed to one of the amenity rooms on this level to add a kitchenette and storage closet to improve its multi-functionality (see Standard Condition A.1.36). Design development is needed to the proposed adjacent washroom to add a baby change table (see Standard Condition A.1.37).

The family rental building also contains an amenity room with washroom, storage closet and kitchenette on the ground floor, adjacent to the outdoor amenity area. Design development is needed to confirm that the washroom is wheelchair accessible, and to add a baby change table (see Standard Condition A.1.38). Design development is needed to improve the connectivity of this amenity room with adjacent common outdoor amenity space, by adding (a) door(s) which open up to this space (see Standard Condition A.1.39).

Also consistent with the guidelines, a proposed outdoor amenity area includes an outdoor kitchen and dining amenity area for family or other social gatherings. As well as a children's play area with landscape elements, including a logs, boulders, sand and water play features which provide a range of motor skills developing and creative play opportunities.

Tenant Relocation

A tenant relocation plan was provided as part of the rezoning which outlined the offering for tenants residing at Marine Gardens at time of approval in principle by Council in February 2015. The terms of the tenant relocation plan have been secured as part of the housing agreement enacted by Council in June 2015. The City must be satisfied that the conditions as approved by Council have been met prior to issuance of the development permit, with a final report to be submitted prior to occupancy.

Urban Agriculture

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in new developments.

Consistent with these guidelines common outdoor areas on tower B (level 7) Tower A (level 8) and the rooftop of the family rental building all include accessible garden plots and supporting infrastructure which support urban agricultural activity by residents including, tool storage sheds, hosebibs, potting benches and composters, these levels additionally feature common dining and children's play areas which provide opportunities for further social benefits to residents.

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

NOTIFICATION

On June 5, 2015, 1,242 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. A site sign was also installed to notify the neighbourhood of the application.

At the time of writing this report, one comment was received. The commenter was concerned about the parking provided, and wanted to see two cars for every unit.

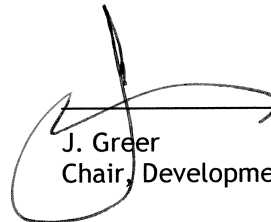
Staff Response: The project meets the parking minimum spaces required under the By-law. The site is also adjacent to the Canada Line, which encourages the use of transit over car ownership.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

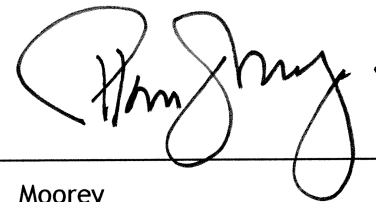
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.


The Staff Committee supports this application with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



A. Moorey
Development Planner



B. Mah
Project Coordinator

Project Facilitator: A. Wroblewski

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 enactment of the CD-1 By-law and approval of the Form of Development by City Council;

A.1.2 compliance with Section 7.2 (Building Height) of the draft CD-1 By-law;

Note to Applicant: Building height is measured from the base surface established by City building grades at the corners of the site. The lowest City building grade is located on the southeast corner. Submit an updated City building grades plan and survey plan showing the road dedication along Southwest Marine Drive and right of way at the southwest corner. Provide detailed height calculations and interpolations, including the location of critical points and distances from the property lines. Clarify the top of roof slab elevation and top of parapet wall elevation for the rental building and both towers. Renumber all floor levels relative to floor level L1 (not L1a, L1b and L1c).

A.1.3 clarification of the proposed floor areas, including exclusions and void spaces, in compliance with Section 6.2 (Floor Area and Density) of the draft CD-1 By-law;

- i. demonstrate total net floor area not exceeding a floor space ratio of 4.21;
- ii. color-coding by uses is the only acceptable method (not by summaries of unit floor areas and circulation areas), provide separate floor plans if not typical and clarify if color-coding includes structures (i.e., columns, etc.);
- iii. clarify all exclusions, including access to amenity spaces, amenity storage rooms, garden storage rooms and child day care facility;
- iv. clarify use and layout of storage/locker rooms on the parking levels and Level 1;
- v. clarify roof overhang on Level 7 of the rental building and access/use of the elevators in the towers;
- vi. clarify outdoor storage sheds/glazed canopy at the front of child day care facility (also show on elevations and sections);
- vii. provide area diagram and calculations of the outdoor space for the child day care facility;
- viii. clarify and demonstrate all off-street parking and loading, bicycle storage, heating and mechanical equipment are at or below base surface to qualify for exclusion from FSR;
- ix. color-coded, sealed and signed FSR drawings must match all floor plans; and
- x. all floor plans should be drawn to a minimum scale of 1/8" = 1'-0" and fonts to be of adequate size for clarity;

A.1.4 provision of dimensions for open balconies and storage rooms on the floor plans and deletion of exterior window in the storage room of unit B6 (townhouse);

Note to Applicant: Clarify access to all balconies and terraces from the units. Provide privacy screens between the units and details of the rooftop trellises (also show on elevations/sections).

- A.1.5 compliance with Section 8.2 (Horizontal Angle of Daylight) of the draft CD-1 By-law;

Note to Applicant: Provide a detailed analysis of the horizontal angles of daylight (angles and distances) from all habitable rooms and clearly identify locations where relaxations may be sought.

- A.1.6 compliance with Section 4.8.4 (Required Disability Parking Spaces) of the Parking By-law for multiple dwellings;

Note to Applicant: One additional disability parking space is required for the rental building, for a total of three disability parking spaces. Nine additional disability parking spaces are required for Towers A and B, for a combined total of 16 disability parking spaces. Clarify column encroachments into parking spaces and provide wheel stops for all back-to-back parking spaces.

- A.1.7 compliance with c) of Appendix C (Parking Requirements) of the draft CD-1 By-law;

Note to Applicant: A minimum of six Class B bicycle spaces are required for the child day care facility.

- A.1.8 compliance with Section 6.3.21 (Electrical Outlets) of the Parking By-law;

Note to Applicant: A note on Level 1 and Level 2 floor plans stating: "One electrical outlet will be provided for every two Class A bicycle spaces.", will satisfy this condition.

- A.1.9 provision of summaries for parking, bicycle parking, loading (by use and building) and units (number, type, net unit area, storage, amenity and open balcony) at the applicable floor levels with total summaries by building and levels on the statistics sheet (A-1.01);

Note to Applicant: Delete orange color from the summary tables on the statistics sheets and use colors that match the FSR drawings. Show gridlines on parking levels 1 and 2, property lines and dimensions on Level 1 (Marine Plaza) and setbacks of the buildings from the property lines. Revise "Public Bike Share Station" to "Public Bike Share". Add drop-off parking space and Class A loading space for the child day care facility on Level 1 floor plan (as shown on the site plan).

- A.1.10 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

Note to Applicant: Provide details of the intake and exhaust vents, and vista enclosure - including location, dimensions, elevations and exterior finishes.

- A.1.11 provision of notations on plans stating:

"The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.";

"The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.";

"The acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations."; and

"Mechanical equipment (ventilators, generators, compactors and exhaust systems) shall be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.";

A.1.12 provision of an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.13 compliance with Section 10.12.2 where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.

Standard Landscape Conditions

A.1.14 provision of an updated arborist report, which gives methods of retention and protection for the additional retained trees (see Recommended Condition 1.4);

A.1.15 provision of a Letter of Assurance for arborist supervision, specifying in detail construction activities which require supervision. Letter to be signed and dated by arborist, owner and contractor;

A.1.16 design development to clearly delineate intuitive pedestrian circulation paths and avoid conflict with auto traffic in main lower plaza area;

Note to Applicant: This can be achieved by an enhanced landscape with strong identity features and wayfinding signs, in support of paving pattern delineation (see Recommended Condition 1.2).

A.1.17 Provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including paving, furnishings, historical features, planters on structures, benches, fences, gates, arbours and trellises, and other features;

Note to Applicant: Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.

A.1.18 provision of sections (1/4"=1' or 1:50) illustrating the following:

- i. changes in grade and relationships between the upper mews common area and the water feature; and
- ii. changes in grade and relationships between the top of the waterfall and the bottom of terraced stepped planters at lower plaza;

Note to Applicant: Sections should demonstrate the achievement of design intent presented in precedent support photos.

A.1.19 provision of sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the streets, confirming a delineated private to public transition of spaces;

Note to Applicant: The sections should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

A.1.20 new proposed street trees should be coordinated with Engineering and Park Board and the addition of the standard note regarding street trees: "Final species, quantity and spacing to the approval of City Engineer and the Park Board. Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species."

Crime Prevention Through Environmental Design (CPTED)

A.1.21 design development to respond to CPTED principles, having particular regards for:

- i. theft in the underground parking;
- ii. residential break and enter;
- iii. mail theft; and
- iv. mischief in alcoves and vandalism, such as graffiti.

Sustainability

A.1.22 provision of a deconstruction strategy for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill;

Note to Applicant: The deconstruction plan submitted did not include the required details for deconstruction. A complete deconstruction strategy will be required prior to development permit issuance.

Social Planning

A.1.23 design development to ensure that the childcare is licensable by CCFL and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines;

Note to Applicant: A table of areas for childcare spaces (interior and exterior) is required.

A.1.24 design development to the parking levels as follows:

- i. provision of 7 Childcare parking stalls; 5 stalls designated for childcare pick-up and drop-off, plus 2 staff parking spaces;

Note to Applicant: Provide assigned parking stalls in order to minimize parents and children from having to cross a drive aisle.

- ii. provision of secure bicycle parking for staff in a separate enclosure;
 - iii. provision of a painted walkway on at the parking level linking the elevator lobby with the childcare parking spaces;
 - iv. relocation of the dedicated elevator for the childcare facility so that it is located to minimize obstruction on the parking level and maximize programmable floor space on the main childcare level;
-

Note to Applicant: Staff recommend moving the elevator a few meters to the south if possible.

- v. consideration to re-locate end of trip facilities (shower) to the main floor staff office area;
- vi. reorientation of the dedicated childcare elevator lobby entrance to the east in order to minimize potential conflicts between vehicles and pedestrians;
- vii. provision of daycare access to a garbage room of sufficient size to meet the intent of the City of Vancouver Childcare Technical Guidelines, of sufficient size to provide safe, functional usage for a childcare program; and
- viii. provision of storage space for parent strollers, car seats and trailers on the parking level.

A.1.25 design development to the outdoor Childcare spaces as follows:

- i. design development to address safety issues posed by balconies located directly above the childcare outdoor play area;

Note to Applicant: Consideration to provide protection from objects falling from the balconies while recognizing the requirement of Community Care Facilities Licensing (CCFL) and the City's Childcare Design Guidelines for a majority of the outdoor space to remain uncovered.

- ii. design development to incorporate appropriate and contextually responsive fencing around the outdoor play areas,

Note to Applicant: Ensure a minimum of 5' non-climbable fencing, where grade outside of fence is level, and sufficient height fencing where grade outside of fence drops (as outlined in the Childcare Technical Guidelines).

- iii. provision of gates into and between the outdoor play spaces;
- iv. design development to provide entryways that link the main indoor activity areas to the outdoor play space;
- v. design development to create outdoor play spaces that are developmentally-appropriate for specific age groups;
- vi. consideration of alternate locations for the outdoor covered areas, situated away from the building while not negatively impacting the daylight levels for the exterior and interior childcare spaces;
- vii. design development to ensure that plant materials proposed for the Childcare Facility meet the requirements of the City of Vancouver Childcare Design Guidelines;

Note to Applicant: A list for all plants that will be included in the childcare play area should be provided. Consult the City Childcare Design Guidelines for a list of toxic plants.

- viii. clarification of materials for hardscaping, including fencing, planters, walls, railings, gates and privacy screens, etc.;
-

Note to Applicant: Materials and finishes should be durable, high quality and consistent with the architectural palette of the building.

- ix. design development to include surfacing and play equipment materials that are able to maximize limited sunlight exposure, resist mold, and withstand the elements;
- x. provision of a total of 4 hose bibs or water access points;

Note to Applicant: Each outdoor play area should have 2 hose bibs or water access points; one located flush against the exterior of the building, an another somewhere in the play area, allowing for the incorporation of water-based play.

- xi. provision of an outdoor lighting plan;
- xii. consider storage space in each of the outdoor play areas that is ample, secure, and optimally located;
- xiii. provision of program stroller storage; and
- xiv. design development to include separate, dedicated cubby areas for each program group.

A.1.26 design development to the indoor Childcare spaces as follows:

- i. design development to improve the design and location of the support spaces, such as washrooms, kitchen, offices, laundry, storage for both programs, etc.;
- ii. design development of children's washrooms to meet the City's Childcare Design Guidelines for ability to supervise entrance to washroom from main activity area(s);
- iii. provision of further detail on drawings, including toilets, sinks, appliances, millwork; proposed furniture layout in activity rooms; and proposed mat /crib layout in nap rooms;
- iv. design development to incorporate a galley kitchen that connects both program;
- v. provision of parent rooms for each program, and locate each in an optimal space near to the entrance of each respective program;
- vi. design development to ensure a strong visual connection between indoor and outdoor spaces; and
- vii. provision of revised floor-plan that reconfigures the gross-motor/nap room and quiet room of each program, maximizing space, circulation and sunlight.

Note to Applicant: Maximize dimensions in the Toddler Activity Room, consider changes in column design or placement to achieve this intent. Toddler Quiet Room should also be relocated for better supervision and for access to natural light as it is not currently functional.

A.1.27 design development to mechanical concepts to ensure safe access by staff, to minimize the impact of mechanical sounds on the functioning of the childcare, and to meet the intent of the Childcare Technical Guidelines, indicating the following:

- i. clearly indicate size and location of the mechanical rooms in the floor plan;
 - ii. provide a written description of the mechanical concept, including heating, cooling and ventilation systems, including any elements to be located outside of the Childcare Facility;
 - iii. ensure no interior units are located within the nap rooms; and
 - iv. spaces should be controlled and zoned such that areas of different functional requirements can be controlled independently, for purposes of comfort and usability.
- A.1.28 design development to electrical concept to ensure safety and security of childcare program, to ensure efficient and functional usage by staff, and to meet the intent of the Childcare Technical Guidelines;

Note to Applicant: Provide a written description of the electrical concept for the Childcare Facility including the electrical, lighting, data, fire alarm, and emergency power systems, clearly indicating size and location of Electrical rooms and a description of the lighting controls.

Housing Policy

- A.1.29 provision of a final Tenant Relocation Plan, indicating the number of tenant's units and their rent as per Section 2 of the Rate of Change Guidelines, including the length of tenancy for all tenants must be provided;
- A.1.30 provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer as approved by Council on February 26, 2015 and signed as received by each tenant;
- A.1.31 prior to occupancy, provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rents, and other compensation) and includes a summary of all communication provided to the tenants;
- A.1.32 design development to the Podium A (level 1a) amenity room to add a kitchenette;
- A.1.33 design development to the Podium A (level 1a) amenity room washroom to add a baby change table;
- A.1.34 design development to the Podium A (level 1b) amenity room to add a kitchenette;
- A.1.35 design development to the Podium A (level 1b) washroom to add a baby change table;
- A.1.36 design development to one of the Podium B (level 1a) amenity rooms to add a kitchenette and storage closet to improve its multi-functionality;
- A.1.37 design development to the Podium B (level 1a) washroom to add a baby change table;
- A.1.38 design development to confirm that the washroom adjacent the amenity room in the Rental building is wheelchair accessible, and to add a baby change table;
-

A.1.39 design development to improve the connectivity of the ground floor rental building amenity room with the adjacent common outdoor amenity space, by adding (a) door(s) which open up to the outdoor common space;

A.2 Standard Engineering Conditions

A.2.1 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Curb returns are to be deleted and a standard City crossing should be shown. Submission of a crossing application is required.

A.2.2 clarify garbage pickup operations;

Note to Applicant: Provision of written confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not rely on bins being stored on the street or lane for pick up; bins are to be returned to storage areas immediately after emptying.

A.2.3 provision of updated site and landscape plans to reflect approved geometric design on Marine Drive, Yukon Street and Nunavut Lane;

Note to Applicant: An approved geometric design will be provided by the City.

A.2.4 provision of updated City building grades to reflect new road design;

A.2.5 provision of the Public Bike Share (PBS) station to the satisfaction of the General Manager of Engineering Services, showing the following:

- i. provide a section drawing through the centreline of the PBS station to show the transition from the paved area (bike share pad) south to the sidewalk at SW Marine Drive and north to the electric vista;
- ii. provision of a rollover curb on the east side of Nunavut Lane for the length of the PBS area from 40.03' to BG38.45' and ensure that the bike share pad is at a higher elevation than the lane. Provide additional design elevations to confirm;
- iii. provision of an electrical service and electrical power is to be available in close proximity to the PBS station; and
- iv. parking will be restricted on the east side of Nunavut Lane for the length of the PBS space.

Note to Applicant: Engineering accepts the location shown on drawing A1.09 but requires additional information to clarify the final design of the right of way.

A.2.6 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements;

Note to Applicant: Submit a copy of the landscape plan directly to Engineering for review including the following:

- i. provision of concrete sidewalks with saw cut joints on both Yukon Street and SW Marine Drive. Revise Type 2 CIP concrete in materials legend on L1.1 and other notes to suit;
-

- ii. delete precast concrete pavers in the sidewalk along SW Marine Drive;
- iii. modify the bulge design on the NW corner of the site as the curbing for the bulge extends into the lane; and
- iv. if non-standard materials are proposed they are subject to review and approval by the City Engineer and may require additional provisions for long-term maintenance to the satisfaction of the Director of Legal Services.

Note to Applicant: Proposed back boulevard trees on City property adjacent to Townhouses B1 - B6 are currently under review.

A.2.7 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, indicating the following:

- i. provision of additional design elevations within Class B loading areas to calculate the slope and cross fall;

Note to Applicant: The slope and cross fall must not exceed 5%. Landscape plans show a 2nd Class B loading space for tower 2 within the trees and landscaped area.

- ii. provision of an improved parking ramp design and vehicle maneuvering within the parkade to provide 2-way flow;

Note to Applicant: Engineering does not support the parking ramp designs shown on drawings A2.01, A2.02 and A3.01a, which is different from the rezoning, as excessive maneuvering is required and 2-way flow cannot be achieved. To improve access and maneuvering, consider the following:

- a. provide a straight ramp to the T-intersection at elevation 26'.
- b. improve the alignment of the east/west maneuvering aisle at elevation 26'. This applies to both parking levels.
- c. improve the alignment of the north/south maneuvering aisle at the No.2 elevator core in the rental building on P1. Consider moving the elevator core 3' to the east to achieve this.
- d. provision of a 9'x9' corner cuts to improve the 2 way flow and visibility on the ramps. Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served. Provide an improved plan showing that 2-way flow can be achieved on the ramps. A corner cut is recommended for the rental parking ramp at elevation 36'.
- e. provide a corner cut on the NW corner of the tower B residential garbage room to achieve a 6.6m maneuvering aisle width as 5.5m is shown on drawing A2.02.
Note to Applicant: A corner cut 3.5' east and 10' south would achieve this.
- f. provision of a 20' maneuvering aisle width for 2-way flow for the daycare and rental parking stalls. 15' is shown on drawing A3.01a.
- g. provision of a 10% slope for the first 20' of the ramp.

Note to Applicant: Correct elevations shown at the top of the ramp on drawing A3.01.

- iii. provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required;

- iv. Provision of painted hatched markings to guide drivers around columns adjacent to the tower 2 elevator core; and
- v. Provision of automatic door opening systems for the bike storage areas as per the rezoning and note on plans.

Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>):

- A.2.8 provision of Neighbourhood Energy Connectivity to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: the Energy Transfer Station (ETS) room will be co-located in the building's boiler room. The ETS room must be clearly marked on development permit plans prior to development permit issuance.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before (December 18, 2015), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Detailed drawings of the Child Day Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

Note to Applicant: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.4 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
-

- B.2.6 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
 - B.2.7 Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft² shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
 - B.2.8 Confirmation, prior to issuance of building permit, that the design of the development's centralized natural gas boiler plant shall include adequate space and design provisions to support connection to a City-designated Neighbourhood Energy System. Detailed HVAC and mechanical design, including the size and location of the central boiler plant, must be to the satisfaction of the General Manager of Engineering Services.
 - B.2.9 Completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the Neighbourhood Energy Connectivity Standards - Design Guidelines.
 - B.2.10 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
-

MARINE GARDENS

DEVELOPMENT PERMIT APPLICATION

- A1.01 SITE PLAN
- A1.02 MARKET ANALYSIS
- A1.03 INITIAL CONCEPTS
- A1.04 PRELIMINARY CONCEPTS
- A1.05 ORGANIZATIONAL CHART
- A1.06 PRELIMINARY ANALYSIS
- A1.07 PRELIMINARY CONCEPT
- A1.08 SITE PLAN
- A2.01 CONCEPT 2
- A2.02 CONCEPT 3
- A3.01 CONCEPT 4
- A3.02 CONCEPT 5
- A3.03 CONCEPT 6
- A3.04 CONCEPT 7
- A3.05 CONCEPT 8
- A3.06 CONCEPT 9
- A3.07 CONCEPT 10
- A3.08 CONCEPT 11
- A3.09 CONCEPT 12
- A3.10 CONCEPT 13
- A3.11 CONCEPT 14
- A3.12 CONCEPT 15
- A3.13 CONCEPT 16
- A3.14 CONCEPT 17
- A3.15 CONCEPT 18
- A3.16 CONCEPT 19
- A3.17 CONCEPT 20
- A3.18 CONCEPT 21
- A3.19 CONCEPT 22
- A3.20 CONCEPT 23
- A3.21 CONCEPT 24
- A3.22 CONCEPT 25
- A3.23 CONCEPT 26
- A3.24 CONCEPT 27
- A3.25 CONCEPT 28
- A3.26 CONCEPT 29
- A3.27 CONCEPT 30
- A3.28 CONCEPT 31
- A3.29 CONCEPT 32
- A3.30 CONCEPT 33
- A3.31 CONCEPT 34
- A3.32 CONCEPT 35
- A3.33 CONCEPT 36
- A3.34 CONCEPT 37
- A3.35 CONCEPT 38
- A3.36 CONCEPT 39
- A3.37 CONCEPT 40
- A3.38 CONCEPT 41
- A3.39 CONCEPT 42
- A3.40 CONCEPT 43
- A3.41 CONCEPT 44
- A3.42 CONCEPT 45
- A3.43 CONCEPT 46
- A3.44 CONCEPT 47
- A3.45 CONCEPT 48
- A3.46 CONCEPT 49
- A3.47 CONCEPT 50
- A3.48 CONCEPT 51
- A3.49 CONCEPT 52
- A3.50 CONCEPT 53
- A3.51 CONCEPT 54
- A3.52 CONCEPT 55
- A3.53 CONCEPT 56
- A3.54 CONCEPT 57
- A3.55 CONCEPT 58
- A3.56 CONCEPT 59
- A3.57 CONCEPT 60
- A3.58 CONCEPT 61
- A3.59 CONCEPT 62
- A3.60 CONCEPT 63
- A3.61 CONCEPT 64
- A3.62 CONCEPT 65
- A3.63 CONCEPT 66
- A3.64 CONCEPT 67
- A3.65 CONCEPT 68
- A3.66 CONCEPT 69
- A3.67 CONCEPT 70
- A3.68 CONCEPT 71
- A3.69 CONCEPT 72
- A3.70 CONCEPT 73
- A3.71 CONCEPT 74
- A3.72 CONCEPT 75
- A3.73 CONCEPT 76
- A3.74 CONCEPT 77
- A3.75 CONCEPT 78
- A3.76 CONCEPT 79
- A3.77 CONCEPT 80
- A3.78 CONCEPT 81
- A3.79 CONCEPT 82
- A3.80 CONCEPT 83
- A3.81 CONCEPT 84
- A3.82 CONCEPT 85
- A3.83 CONCEPT 86
- A3.84 CONCEPT 87
- A3.85 CONCEPT 88
- A3.86 CONCEPT 89
- A3.87 CONCEPT 90
- A3.88 CONCEPT 91
- A3.89 CONCEPT 92
- A3.90 CONCEPT 93
- A3.91 CONCEPT 94
- A3.92 CONCEPT 95
- A3.93 CONCEPT 96
- A3.94 CONCEPT 97
- A3.95 CONCEPT 98
- A3.96 CONCEPT 99
- A3.97 CONCEPT 100
- A3.98 CONCEPT 101
- A3.99 CONCEPT 102
- A4.01 SECTION A
- A4.02 SECTION B
- A4.03 SECTION C
- A4.04 SECTION D
- A4.05 SECTION E
- A4.06 SECTION F
- A4.07 SECTION G
- A4.08 SECTION H
- A4.09 SECTION I
- A4.10 SECTION J
- A4.11 SECTION K
- A4.12 SECTION L
- A4.13 SECTION M
- A4.14 SECTION N
- A4.15 SECTION O
- A4.16 SECTION P
- A4.17 SECTION Q
- A4.18 SECTION R
- A4.19 SECTION S
- A4.20 SECTION T
- A4.21 SECTION U
- A4.22 SECTION V
- A4.23 SECTION W
- A4.24 SECTION X
- A4.25 SECTION Y
- A4.26 SECTION Z
- A4.27 SECTION AA
- A4.28 SECTION AB
- A4.29 SECTION AC
- A4.30 SECTION AD
- A4.31 SECTION AE
- A4.32 SECTION AF
- A4.33 SECTION AG
- A4.34 SECTION AH
- A4.35 SECTION AI
- A4.36 SECTION AJ
- A4.37 SECTION AK
- A4.38 SECTION AL
- A4.39 SECTION AM
- A4.40 SECTION AN
- A4.41 SECTION AO
- A4.42 SECTION AP
- A4.43 SECTION AQ
- A4.44 SECTION AR
- A4.45 SECTION AS
- A4.46 SECTION AT
- A4.47 SECTION AU
- A4.48 SECTION AV
- A4.49 SECTION AW
- A4.50 SECTION AX
- A4.51 SECTION AY
- A4.52 SECTION AZ
- A4.53 SECTION BA
- A4.54 SECTION BB
- A4.55 SECTION BC
- A4.56 SECTION BD
- A4.57 SECTION BE
- A4.58 SECTION BF
- A4.59 SECTION BG
- A4.60 SECTION BH
- A4.61 SECTION BI
- A4.62 SECTION BJ
- A4.63 SECTION BK
- A4.64 SECTION BL
- A4.65 SECTION BM
- A4.66 SECTION BN
- A4.67 SECTION BO
- A4.68 SECTION BP
- A4.69 SECTION BQ
- A4.70 SECTION BR
- A4.71 SECTION BS
- A4.72 SECTION BT
- A4.73 SECTION BU
- A4.74 SECTION BV
- A4.75 SECTION BV
- A4.76 SECTION BV
- A4.77 SECTION BV
- A4.78 SECTION BV
- A4.79 SECTION BV
- A4.80 SECTION BV
- A4.81 SECTION BV
- A4.82 SECTION BV
- A4.83 SECTION BV
- A4.84 SECTION BV
- A4.85 SECTION BV
- A4.86 SECTION BV
- A4.87 SECTION BV
- A4.88 SECTION BV
- A4.89 SECTION BV
- A4.90 SECTION BV
- A4.91 SECTION BV
- A4.92 SECTION BV
- A4.93 SECTION BV
- A4.94 SECTION BV
- A4.95 SECTION BV
- A4.96 SECTION BV
- A4.97 SECTION BV
- A4.98 SECTION BV
- A4.99 SECTION BV
- A5.01 SECTION C-1
- A5.02 SECTION C-2
- A5.03 SECTION C-3
- A5.04 SECTION C-4
- A5.05 SECTION C-5
- A5.06 SECTION C-6
- A5.07 SECTION C-7
- A5.08 SECTION C-8
- A5.09 SECTION C-9
- A5.10 SECTION C-10
- A5.11 SECTION C-11
- A5.12 SECTION C-12
- A5.13 SECTION C-13
- A5.14 SECTION C-14
- A5.15 SECTION C-15
- A5.16 SECTION C-16
- A5.17 SECTION C-17
- A5.18 SECTION C-18
- A5.19 SECTION C-19
- A5.20 SECTION C-20
- A5.21 SECTION C-21
- A5.22 SECTION C-22
- A5.23 SECTION C-23
- A5.24 SECTION C-24
- A5.25 SECTION C-25
- A5.26 SECTION C-26
- A5.27 SECTION C-27
- A5.28 SECTION C-28
- A5.29 SECTION C-29
- A5.30 SECTION C-30
- A5.31 SECTION C-31
- A5.32 SECTION C-32
- A5.33 SECTION C-33
- A5.34 SECTION C-34
- A5.35 SECTION C-35
- A5.36 SECTION C-36
- A5.37 SECTION C-37
- A5.38 SECTION C-38
- A5.39 SECTION C-39
- A5.40 SECTION C-40
- A5.41 SECTION C-41
- A5.42 SECTION C-42
- A5.43 SECTION C-43
- A5.44 SECTION C-44
- A5.45 SECTION C-45
- A5.46 SECTION C-46
- A5.47 SECTION C-47
- A5.48 SECTION C-48
- A5.49 SECTION C-49
- A5.50 SECTION C-50
- A5.51 SECTION C-51
- A5.52 SECTION C-52
- A5.53 SECTION C-53
- A5.54 SECTION C-54
- A5.55 SECTION C-55
- A5.56 SECTION C-56
- A5.57 SECTION C-57
- A5.58 SECTION C-58
- A5.59 SECTION C-59
- A5.60 SECTION C-60
- A5.61 SECTION C-61
- A5.62 SECTION C-62
- A5.63 SECTION C-63
- A5.64 SECTION C-64
- A5.65 SECTION C-65
- A5.66 SECTION C-66
- A5.67 SECTION C-67
- A5.68 SECTION C-68
- A5.69 SECTION C-69
- A5.70 SECTION C-70
- A5.71 SECTION C-71
- A5.72 SECTION C-72
- A5.73 SECTION C-73
- A5.74 SECTION C-74
- A5.75 SECTION C-75
- A5.76 SECTION C-76
- A5.77 SECTION C-77
- A5.78 SECTION C-78
- A5.79 SECTION C-79
- A5.80 SECTION C-80
- A5.81 SECTION C-81
- A5.82 SECTION C-82
- A5.83 SECTION C-83
- A5.84 SECTION C-84
- A5.85 SECTION C-85
- A5.86 SECTION C-86
- A5.87 SECTION C-87
- A5.88 SECTION C-88
- A5.89 SECTION C-89
- A5.90 SECTION C-90
- A5.91 SECTION C-91
- A5.92 SECTION C-92
- A5.93 SECTION C-93
- A5.94 SECTION C-94
- A5.95 SECTION C-95
- A5.96 SECTION C-96
- A5.97 SECTION C-97
- A5.98 SECTION C-98
- A5.99 SECTION C-99
- A6.01 SECTION C-100

RENTAL AREA BY LEVEL

GROSS AREA

RENTAL LEVELS - GROSS AREA	Level	Count	Area
LEVEL 1	1	1	10,000.00
LEVEL 2	1	1	10,000.00
LEVEL 3	1	1	10,000.00
LEVEL 4	1	1	10,000.00
LEVEL 5	1	1	10,000.00
LEVEL 6	1	1	10,000.00
LEVEL 7	1	1	10,000.00
TOTAL GROSS		7	70,000.00

NET AREA

RENTAL LEVELS - NET AREA	Level	Count	Area
LEVEL 1	1	1	9,000.00
LEVEL 2	1	1	9,000.00
LEVEL 3	1	1	9,000.00
LEVEL 4	1	1	9,000.00
LEVEL 5	1	1	9,000.00
LEVEL 6	1	1	9,000.00
LEVEL 7	1	1	9,000.00
TOTAL NET		7	63,000.00

RENTAL FSR AREA

RENTAL LEVELS - NET AREA	Area	FSR
RENTAL NET AREA	63,000.00	0.00
TOTAL FSR	63,000.00	0.00

RENTAL BALCONY AREA

RENTAL LEVELS - BALCONY AREA	Level	Count	Area
LEVEL 1	1	1	1,000.00
LEVEL 2	1	1	1,000.00
LEVEL 3	1	1	1,000.00
LEVEL 4	1	1	1,000.00
LEVEL 5	1	1	1,000.00
LEVEL 6	1	1	1,000.00
LEVEL 7	1	1	1,000.00
TOTAL BALCONY		7	7,000.00

FSR EXCLUSIONS

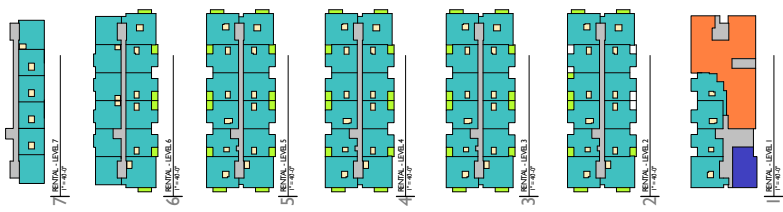
RENTAL LEVELS - STORAGE AREA	Level	Count	Area
LEVEL 1	1	1	1,000.00
LEVEL 2	1	1	1,000.00
LEVEL 3	1	1	1,000.00
LEVEL 4	1	1	1,000.00
LEVEL 5	1	1	1,000.00
LEVEL 6	1	1	1,000.00
LEVEL 7	1	1	1,000.00
TOTAL STORAGE		7	7,000.00

RENTAL FSR EXCLUSIONS

RENTAL LEVELS - FSR EXCLUSIONS	Area	FSR
RENTAL STORAGE	7,000.00	0.00
TOTAL FSR EXCLUSIONS	7,000.00	0.00

RENTAL UNIT MIX

RENTAL LEVELS - UNIT COUNT	Level	Count
LEVEL 1	1	1
LEVEL 2	1	1
LEVEL 3	1	1
LEVEL 4	1	1
LEVEL 5	1	1
LEVEL 6	1	1
LEVEL 7	1	1
TOTAL UNITS		7





SITE CONTEXT PLAN



VICINITY PLAN

4/1/2015 1:15:27 PM
 PROJECT: 15-03-31
 SHEET: A-1.04
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:150
 DATE: 4/1/2015

GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA, V6H 3G9
 604-278-1195 F 604-278-1279
 WWW.GBLARCHITECTS.COM



EMERGENT ARCHITECTURE



MARINE GARDENS
 445 SW MARINE DR
 VANCOUVER, BC
 PERMIT 2015-03-31

SITE CONTEXT

DATE: 4/1/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:156
 SHEET: A-1.04

A-1.06

1:156

DATE: 11/11/2015

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1:156

PROJECT: [Name]

PERMIT: 2015-03-31

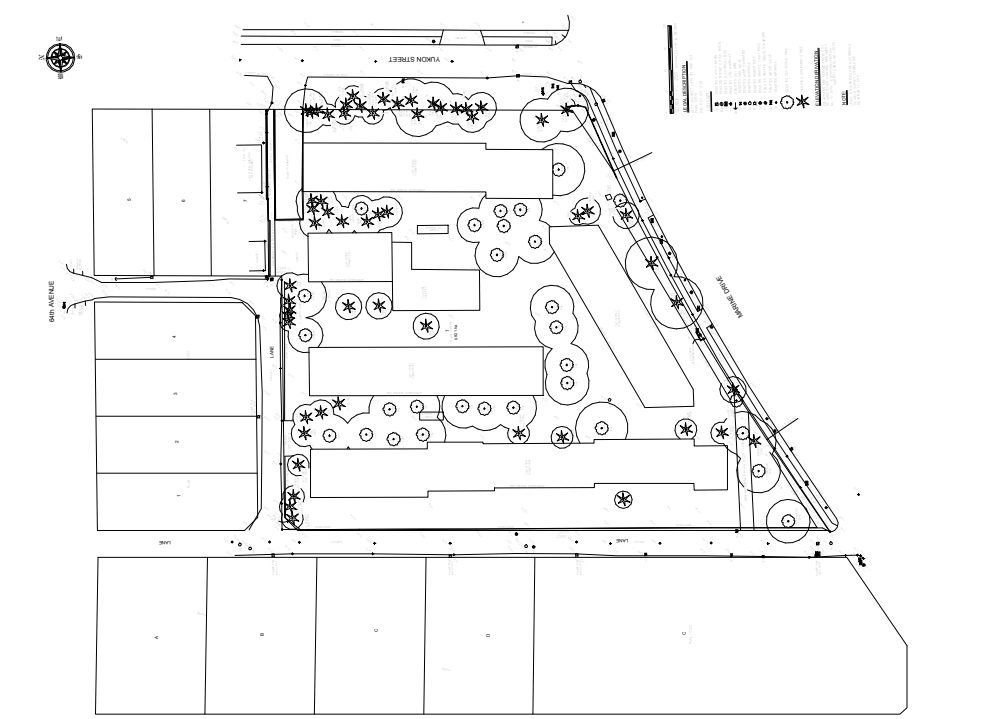
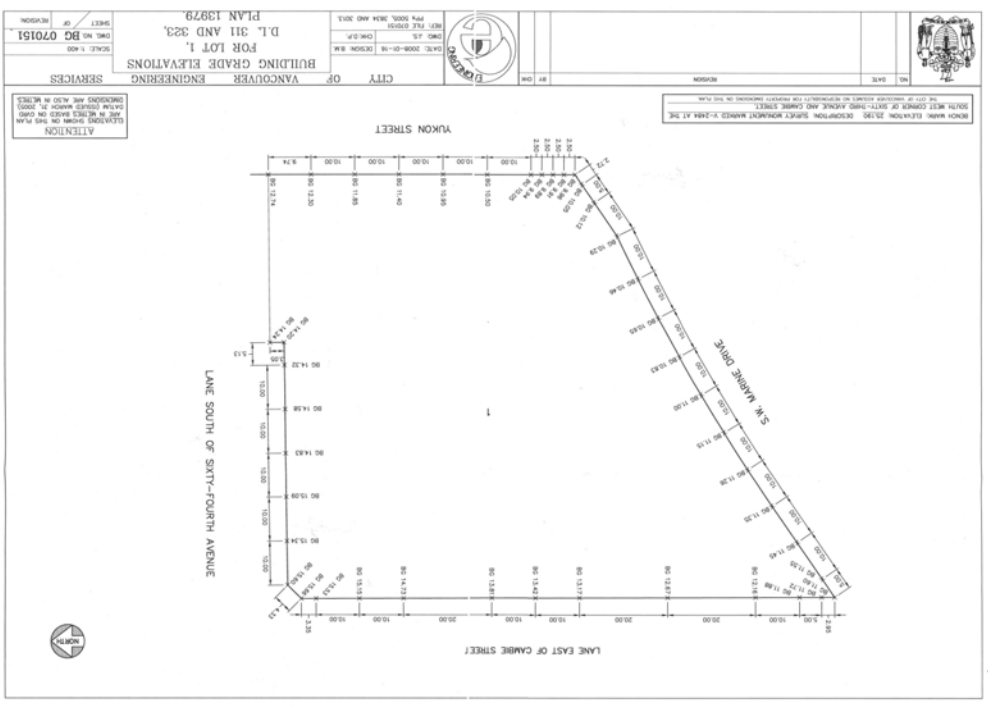
ISSUE: [Name]

445 SW MARINE DR

MARINE GARDENS

SURVEY & BUILDING GRADES

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31



199
EMERGENT ARCHITECTURE
 445 SW MARINE DR
 VANCOUVER, CANADA V6V 1W8
 TEL: 604 278 1195 F: 604 278 1379
 WWW.199ARCHITECTURE.COM

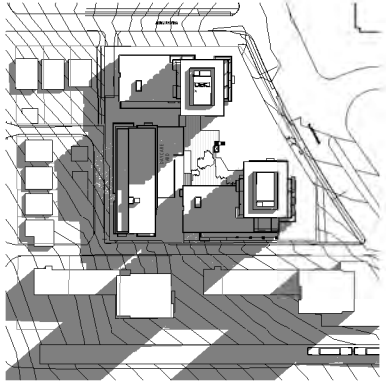
4/1/2015 2:29:38 PM
 PLAN 13979
 D.L. 311 AND 323
 BUILDING GRADE ELEVATIONS
 FOR LOT 1

CITY OF VANCOUVER ENGINEERING SERVICES
 BC 070151
 SCALE: 1:156
 SHEET NO. 6 OF 6

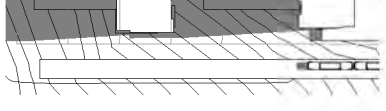
SOUTH WEST CORNER OF SIXTY-THIRD AVENUE AND CAMBIE STREET.
 SOUTH WEST CORNER OF SIXTY-THIRD AVENUE AND CAMBIE STREET.
 SOUTH WEST CORNER OF SIXTY-THIRD AVENUE AND CAMBIE STREET.

ATTENTION
 ELEVATION SHOWN ON THIS PLAN
 IS BASED ON THE SURVEY DATA
 PROVIDED AND IS NOT TO BE
 USED FOR CONSTRUCTION OF
 STRUCTURES OR OTHER WORK
 UNLESS SPECIFICALLY NOTED
 OTHERWISE AND ALSO IN WRITING.

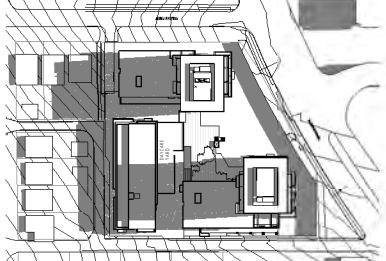
MAR. / SEP. 21



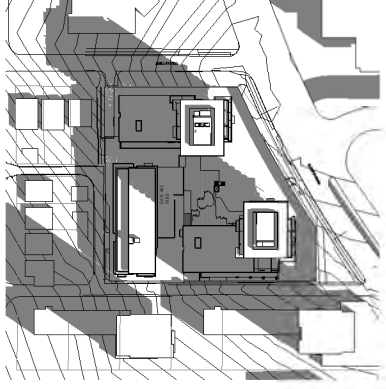
SHADOWS - EQUINOX 10AM
A1 10/1/17



SHADOWS - EQUINOX 1PM
B1 10/1/17

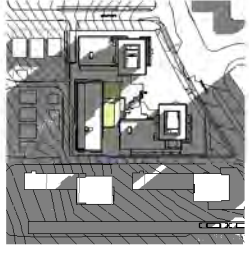


SHADOWS - EQUINOX 2PM
C1 10/1/17

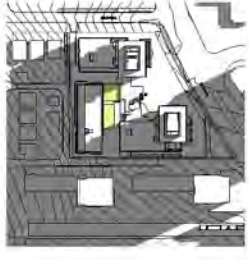


SHADOWS - EQUINOX 3PM
C1 10/1/17

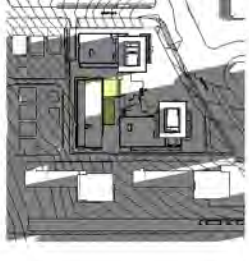
DEC. 21



SHADOWS - WINTER SOLSTICE 9:00AM
1 11/1/17



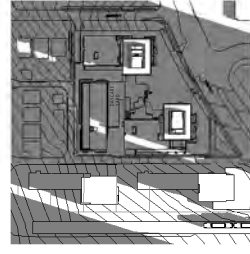
SHADOWS - WINTER SOLSTICE 10:00AM
2 11/1/17



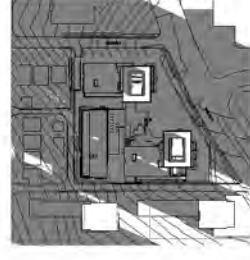
SHADOWS - WINTER SOLSTICE 11:00AM
3 11/1/17



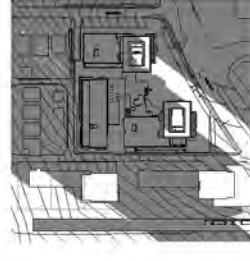
SHADOWS - WINTER SOLSTICE 12:00PM
4 11/1/17



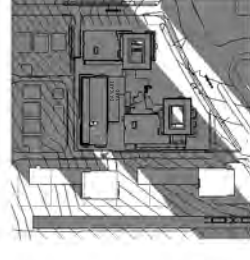
SHADOWS - WINTER SOLSTICE 1:00PM
5 11/1/17



SHADOWS - WINTER SOLSTICE 2:00PM
6 11/1/17



SHADOWS - WINTER SOLSTICE 3:00PM
7 11/1/17



SHADOWS - WINTER SOLSTICE 4:00PM
8 11/1/17

MARINE GARDENS
445 SW MARINE DR
PORTLAND, OR 97201
PERMIT 2015-03-31

SHADOW ANALYSIS

DATE: 11/1/17
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1/8" = 1'-0"
APP. 1156

A-1.07

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

4/1/2015 2:36:45 PM

GBL ARCHITECTS
1000 10TH AVENUE, SUITE 100
VANCOUVER, CANADA, V6J 1W8
604-278-1185 F 604-278-1279

NO.	DATE	DESCRIPTION
1	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
2	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
3	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
4	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
5	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
6	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
7	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
8	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
9	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
10	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
11	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
12	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
13	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
14	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
15	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
16	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
17	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
18	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
19	11/1/17	ISSUED FOR DEVELOPMENT PERMIT
20	11/1/17	ISSUED FOR DEVELOPMENT PERMIT

gbl
EMERGENT ARCHITECTURE



gbl
EMERGENT ARCHITECTURE

G&A ARCHITECTS
445 SW MARINE DRIVE
VANCOUVER, CANADA, V6T 1W8
604.278.1185 F 604.278.1279
www.gandaa.com

4/1/2015 2:40:08 PM

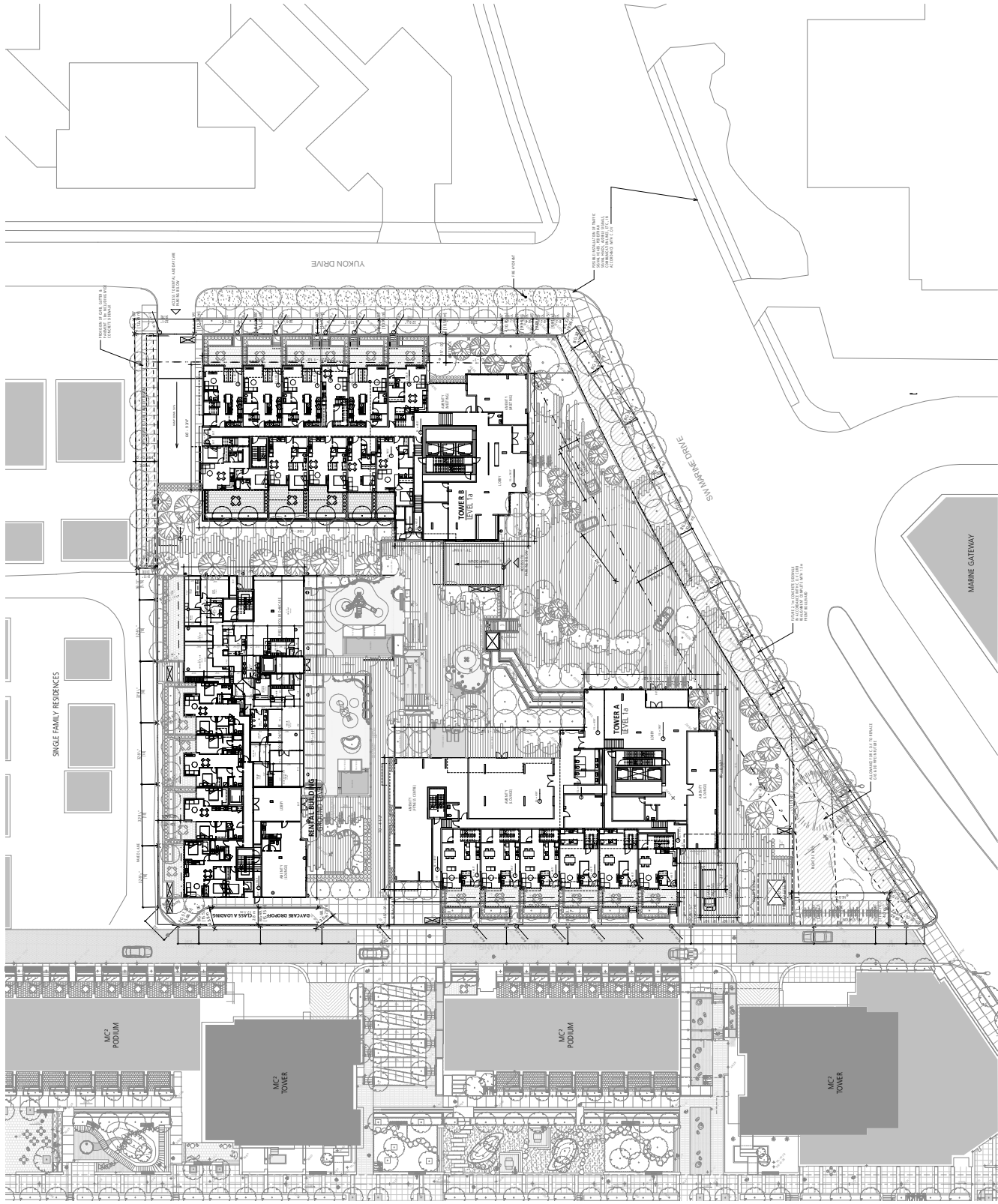
DATE: 4/1/2015
TIME: 2:40:08 PM
PROJECT: MARINE GARDENS
DRAWING: SITE PLAN

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

NOTES:
ADDRESS: 445 SW MARINE DRIVE
VANCOUVER
LEGAL DESCRIPTION: LOT 141, 142, 143 & 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

MARINE GARDENS
445 SW MARINE DR
VANCOUVER, BC
DEVELOPMENT PERMIT
2015-03-31

SITE PLAN
DATE: 4/1/2015
DRAWN BY: G. LEE
CHECKED BY: G. LEE
SCALE: 1:156
APPINUM: A-1.09





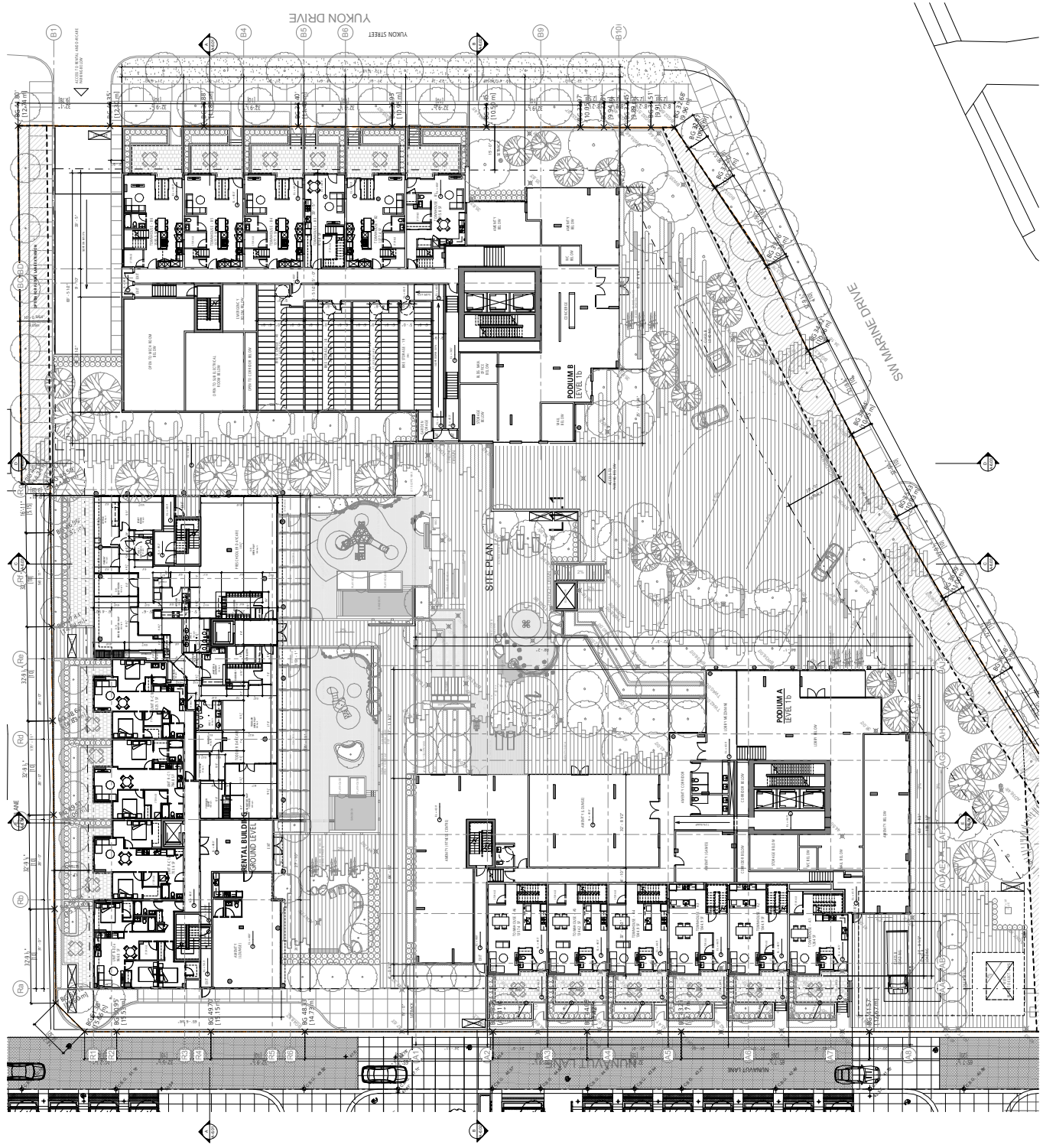
gbl
EMERGENT ARCHITECTURE

GBL ARCHITECTS
1000 UNIVERSITY AVENUE
WATERLOO, ONTARIO, CANADA, N2L 2K9
TEL: 519 733 1195 F: 519 733 1379
WWW.GBLARCHITECTS.COM

4/1/2015 2:46:55 PM

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

MARINE GARDENS
445 SW MARINE DR
1155 DEVELOPMENT
PERMIT 2015-03-31
L1b (COURTYARD) &
L1c (NUNAVUT PLAZA)
DATE: 4/1/2015
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1:156
APPRAISAL: 1156
A-3-01b/c





gbl
EMERGENT ARCHITECTURE

GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA, V6H 1W8
604.731.1185 F 604.731.1279
www.gblarchitects.com

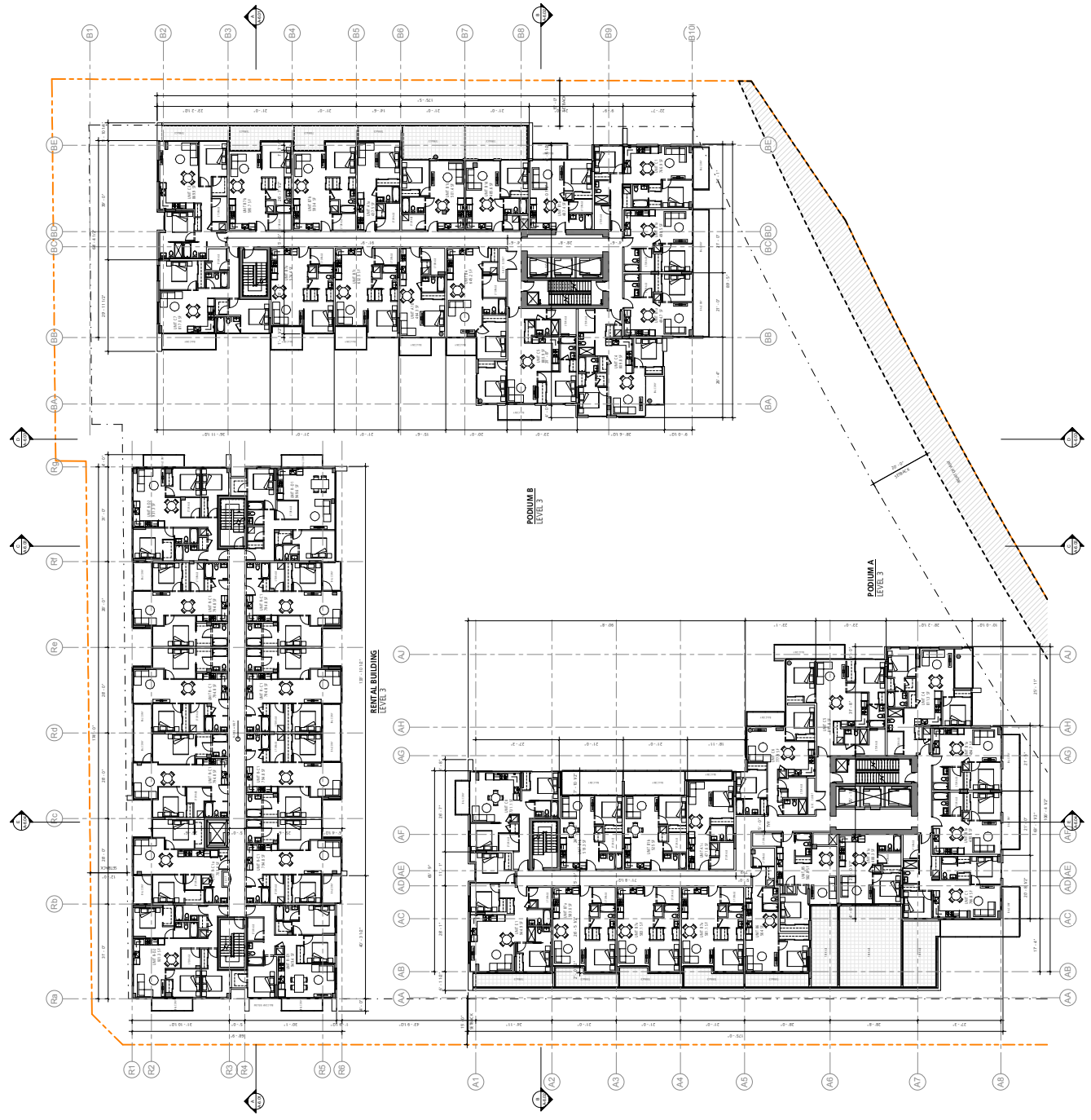
4/1/2015 2:49:49 PM

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

MARINE GARDENS
445 SW MARINE DR
RENTAL BUILDING PERMIT
PERMIT 2015-03-31

L2
DATE: 4/1/2015 2:49:49 PM
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1/16" = 1'-0"
APPARATUS: 1156
A-3.02







gbl
EMERGENT ARCHITECTURE

GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA, V6H 1W9
604.278.1185 • FAX 604.278.1279
WWW.GBLARCHITECTS.COM

4/1/2015 2:51:40 PM

DATE: 04/01/2015
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"
APPARATUS: 1156
A-3.04

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

MARINE GARDENS
445 SW MARINE DR
PORTLAND, OREGON
PERMIT 2015-03-31

L416
DATE: 04/01/2015
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"
APPARATUS: 1156
A-3.04

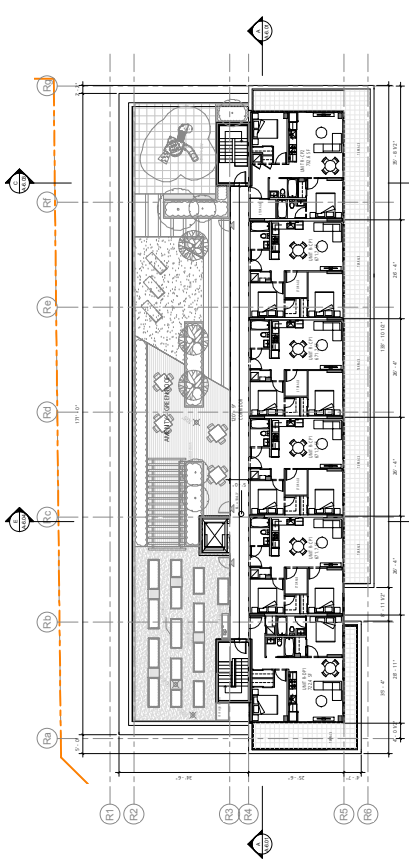




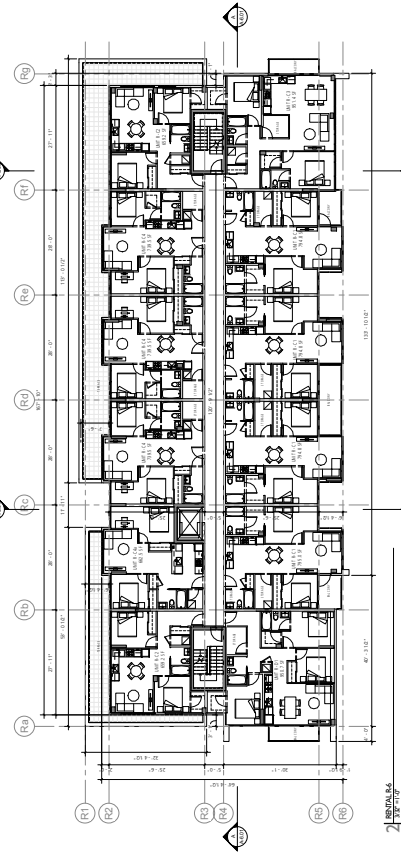
gbl
EMERGENT ARCHITECTURE

GBL ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER, CANADA V6T 1W8
604.278.1195 F 604.278.1279
www.gblarchitects.com

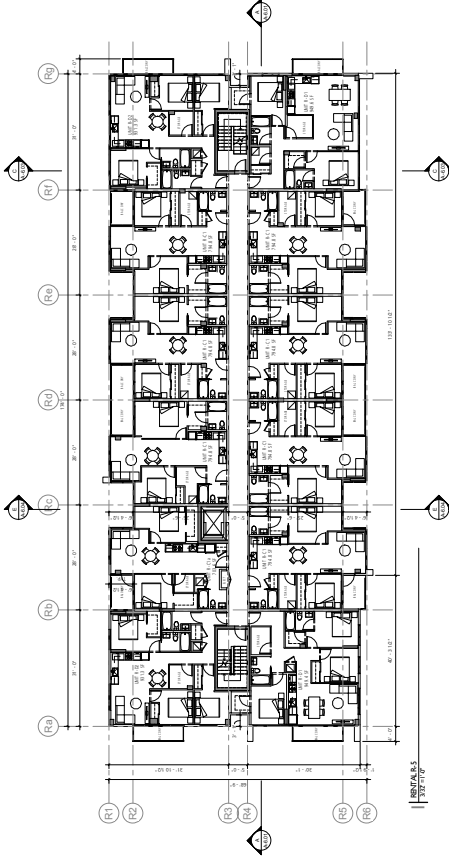
4/1/2015 2:52:22 PM



1 RENTAL U5-7



2 RENTAL U5-6



3 RENTAL U5-5

MARINE GARDENS
445 SW MARINE DR
VANCOUVER, BC V6V 1W1
PERMIT 2015-03-31

RENTAL U5-7

DATE: 4/1/2015 2:52:22 PM
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1/8" = 1'-0"
SHEET NO: 1156
PROJECT NO: A-3-05-07

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31



EMERGENT ARCHITECTURE

gbi

GBI ARCHITECTS
445 SW MARINE DR
VANCOUVER, CANADA, V6T 1W9
604.278.1195 F 604.278.1279
www.gbiarchitects.com

4/1/2015 2:53:34 PM

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
2	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
3	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
4	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
5	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
6	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
7	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
8	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
9	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
10	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
11	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
12	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
13	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
14	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
15	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
16	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
17	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
18	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
19	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
20	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
21	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
22	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
23	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
24	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
25	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
26	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
27	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
28	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
29	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
30	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
31	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
32	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
33	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
34	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
35	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
36	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
37	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
38	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
39	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
40	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
41	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
42	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
43	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
44	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
45	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
46	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
47	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
48	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
49	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
50	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
51	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
52	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
53	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
54	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
55	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
56	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
57	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
58	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
59	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
60	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
61	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
62	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
63	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
64	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
65	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
66	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
67	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
68	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
69	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
70	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
71	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
72	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
73	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
74	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
75	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
76	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
77	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
78	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
79	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
80	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
81	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
82	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
83	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
84	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
85	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
86	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
87	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
88	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
89	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
90	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
91	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
92	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
93	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
94	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
95	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
96	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
97	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
98	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
99	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
100	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31

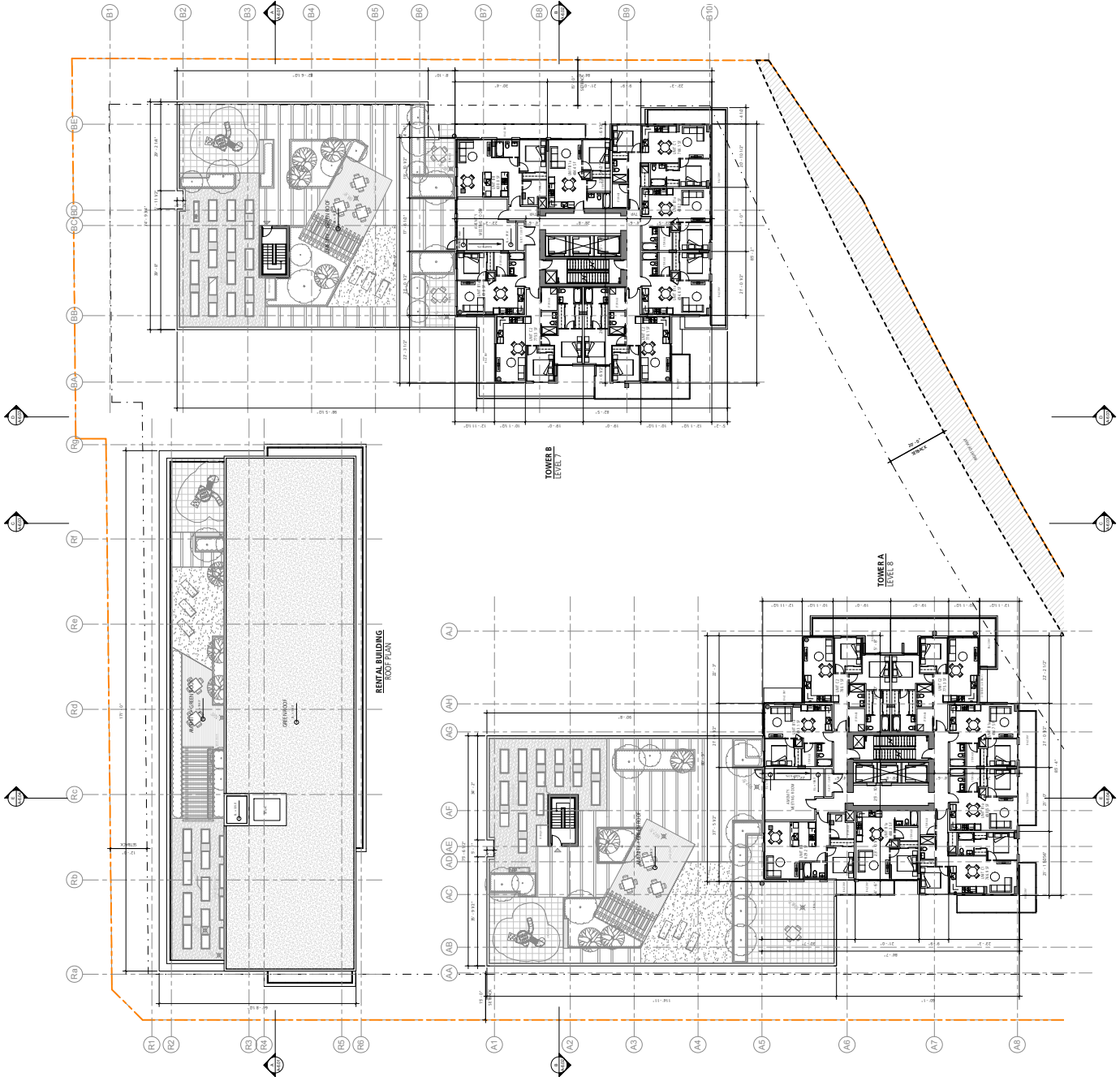
ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

MARINE GARDENS
445 SW MARINE DR
VANCOUVER, BC
PERMIT 2015-03-31

L8 (PODIUM A) & L7
(PODIUM B)

DATE: 4/1/2015 2:53:34 PM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
SHEET NO: 1156
SHEET TOTAL: 1156

A-3.08





EMERGENT ARCHITECTURE

gbl

GBL ARCHITECTS
1000 WESTERN AVENUE
VANCOUVER, CANADA V6T 1W8
604.278.1185 F 604.278.1379
www.gblarchitects.com

4/1/2015 2:55:24 PM

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
2	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
3	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
4	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
5	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
6	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
7	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
8	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
9	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
10	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

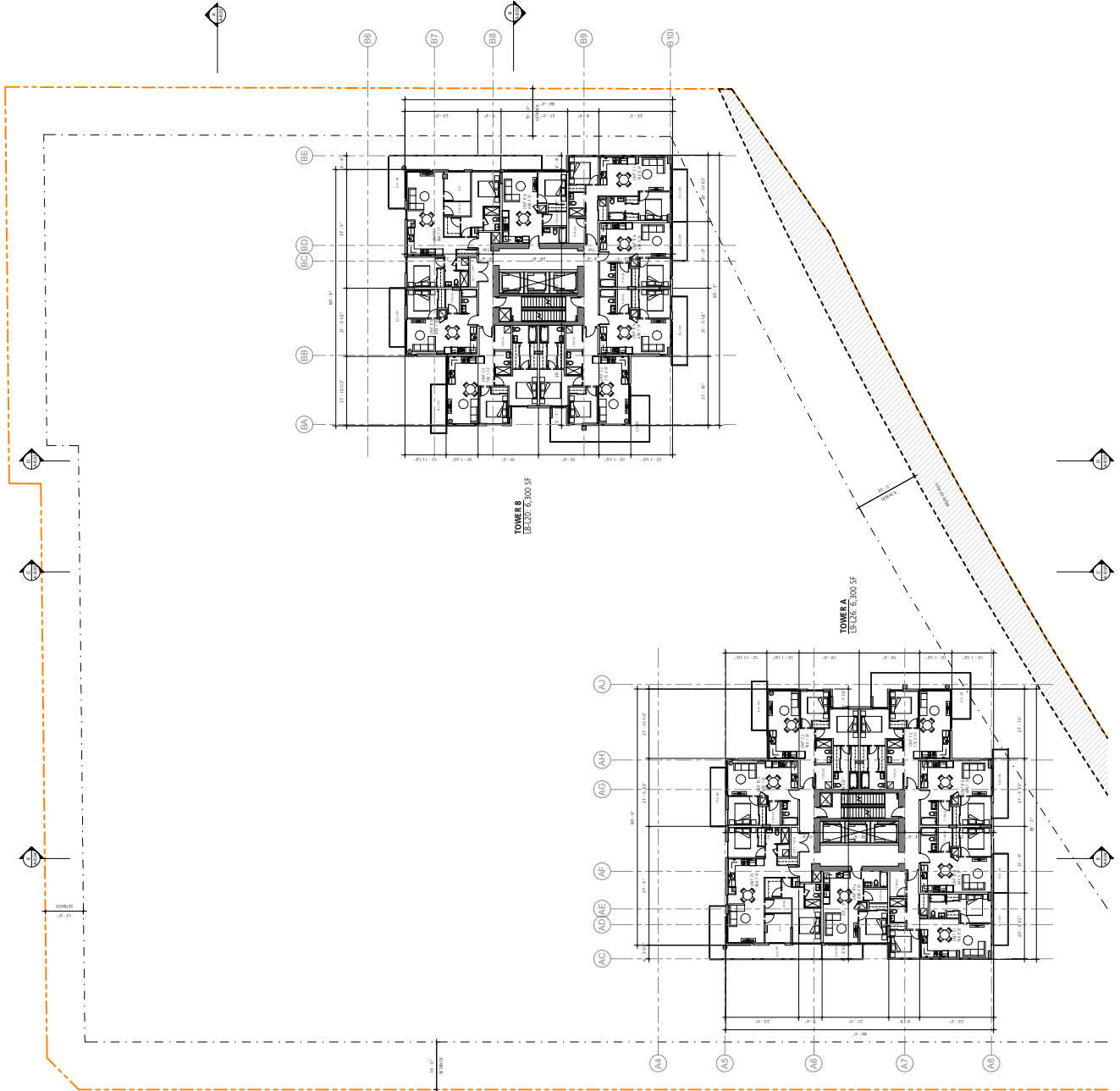
MARINE GARDENS
445 SW MARINE DR
1500 DEVELOPMENT
PERMIT 2015-03-31

L9-L26 (TOWER A)
L9-L20 (TOWER B)

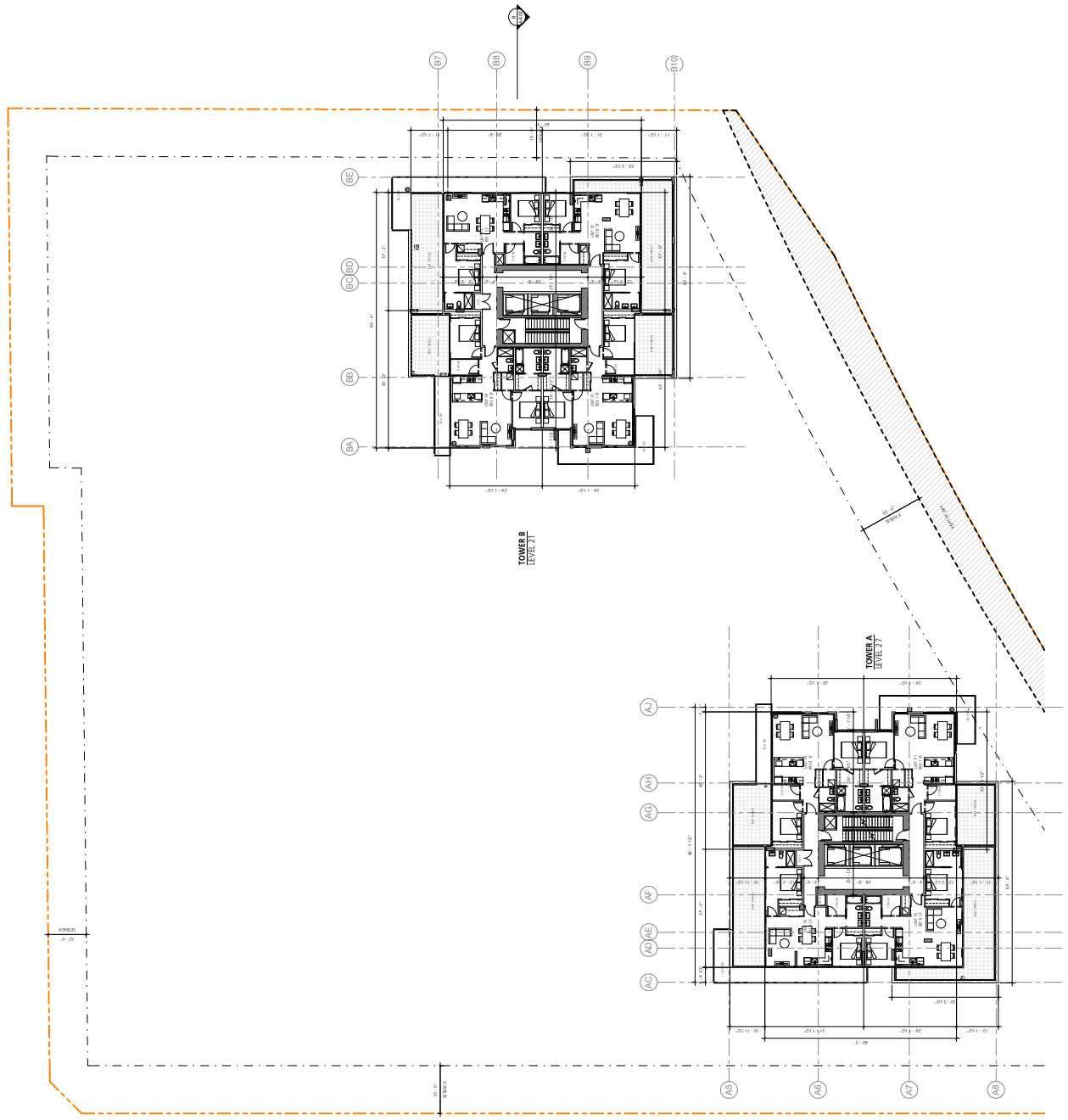
DATE: 03/26/2015
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1/8" = 1'-0"

1156

A-3.09-26



NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
2	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
3	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
4	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
5	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
6	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
7	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
8	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
9	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31
10	ISSUED FOR DEVELOPMENT PERMIT	2015-03-31





EMERGENT ARCHITECTURE

gbi

GBI ARCHITECTS
445 SW MARINE DR
PORTLAND, OREGON 97204
503.251.1155 F. 503.251.1279
WWW.GBIARCHITECTS.COM

4/1/2015 3:00:20 PM
PROJECT: MARINE GARDENS
DRAWING: ROOF PLAN
DATE: 4/1/2015
TIME: 3:00:20 PM
USER: JACOB
HOST: JACOB

SCALE: 1/8" = 1'-0"
DATE: 4/1/2015
TIME: 3:00:20 PM
USER: JACOB
HOST: JACOB

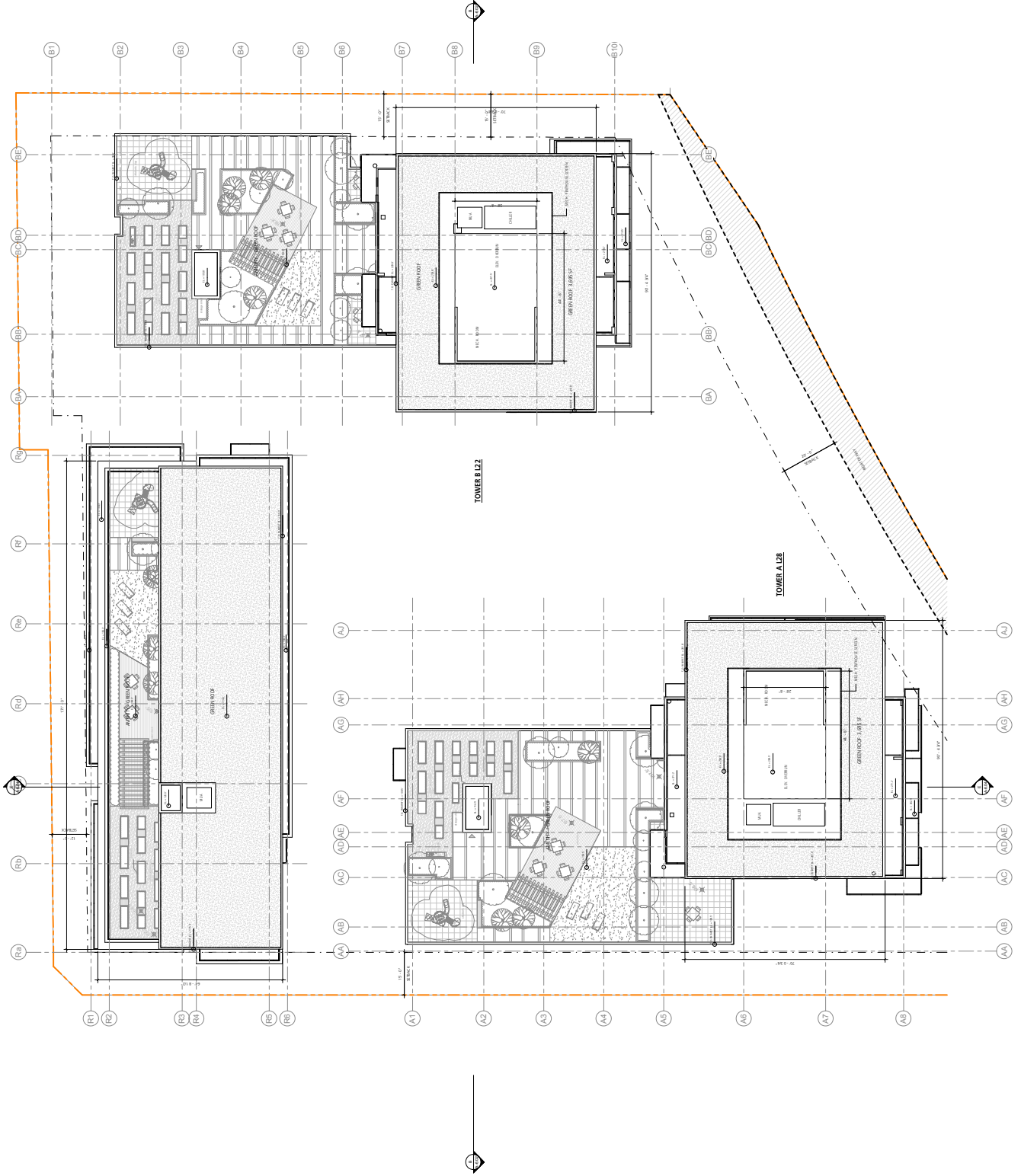
MARINE GARDENS
445 SW MARINE DR
PORTLAND, OREGON
PERMIT 2015-03-31

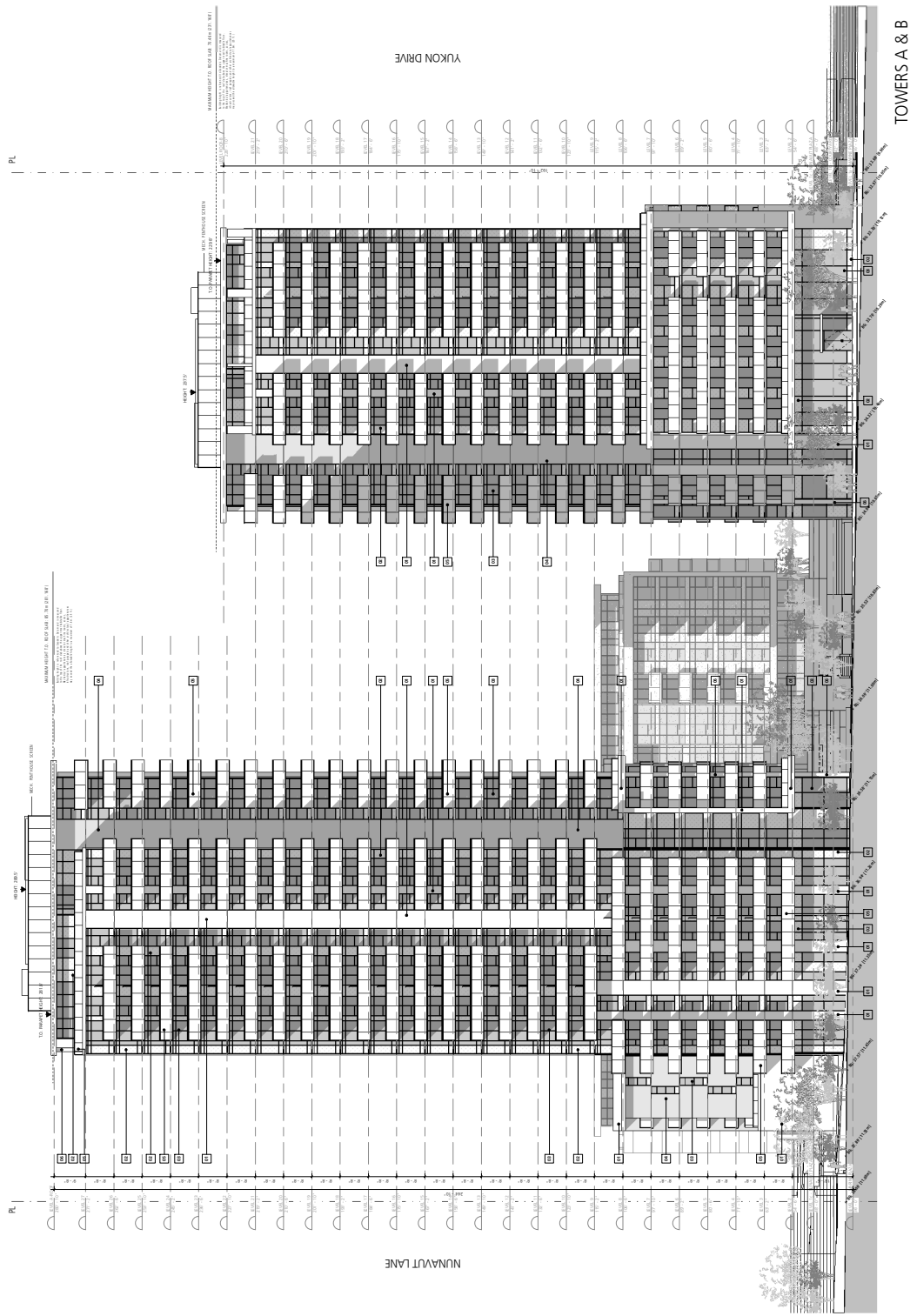
ROOF PLAN

DATE: 4/1/2015
TIME: 3:00:20 PM
USER: JACOB
HOST: JACOB
SCALE: 1/8" = 1'-0"
DATE: 4/1/2015
TIME: 3:00:20 PM
USER: JACOB
HOST: JACOB

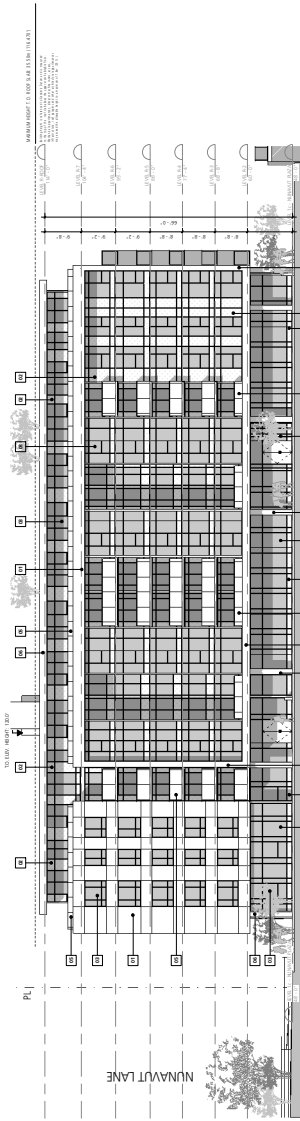
A-3.28

ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

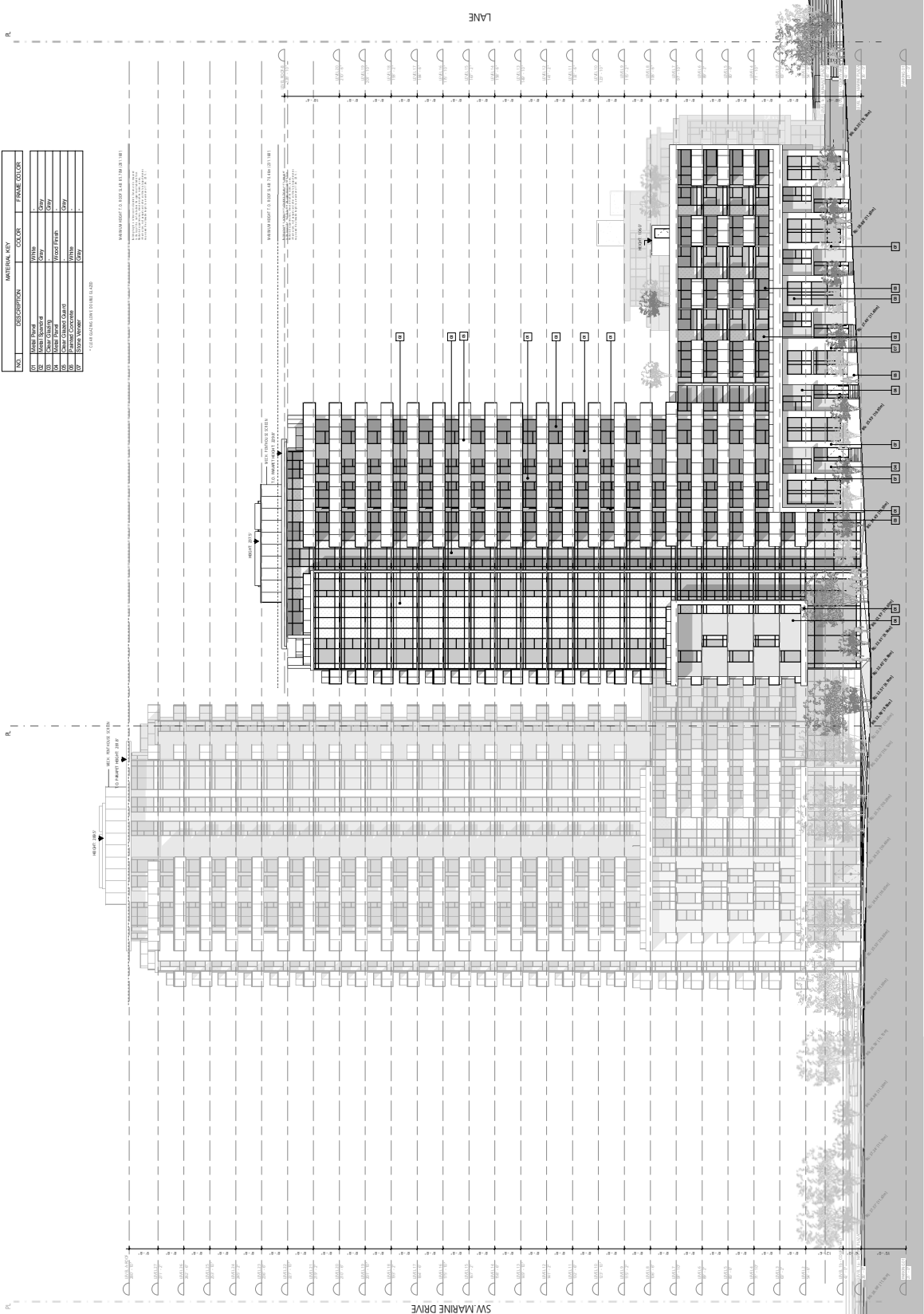




NO.	DESCRIPTION	COLOR	MATERIAL/ACTY	FRAME COLOR
01	WALL PANEL	WHITE	CONCRETE	WHITE
02	WALL PANEL	GRAY	CONCRETE	GRAY
03	WALL PANEL	GRAY	CONCRETE	GRAY
04	WALL PANEL	GRAY	CONCRETE	GRAY
05	WALL PANEL	GRAY	CONCRETE	GRAY
06	WALL PANEL	GRAY	CONCRETE	GRAY
07	WALL PANEL	GRAY	CONCRETE	GRAY
08	WALL PANEL	GRAY	CONCRETE	GRAY
09	WALL PANEL	GRAY	CONCRETE	GRAY
10	WALL PANEL	GRAY	CONCRETE	GRAY
11	WALL PANEL	GRAY	CONCRETE	GRAY
12	WALL PANEL	GRAY	CONCRETE	GRAY
13	WALL PANEL	GRAY	CONCRETE	GRAY
14	WALL PANEL	GRAY	CONCRETE	GRAY
15	WALL PANEL	GRAY	CONCRETE	GRAY
16	WALL PANEL	GRAY	CONCRETE	GRAY
17	WALL PANEL	GRAY	CONCRETE	GRAY
18	WALL PANEL	GRAY	CONCRETE	GRAY
19	WALL PANEL	GRAY	CONCRETE	GRAY
20	WALL PANEL	GRAY	CONCRETE	GRAY
21	WALL PANEL	GRAY	CONCRETE	GRAY
22	WALL PANEL	GRAY	CONCRETE	GRAY
23	WALL PANEL	GRAY	CONCRETE	GRAY
24	WALL PANEL	GRAY	CONCRETE	GRAY
25	WALL PANEL	GRAY	CONCRETE	GRAY
26	WALL PANEL	GRAY	CONCRETE	GRAY
27	WALL PANEL	GRAY	CONCRETE	GRAY
28	WALL PANEL	GRAY	CONCRETE	GRAY
29	WALL PANEL	GRAY	CONCRETE	GRAY
30	WALL PANEL	GRAY	CONCRETE	GRAY
31	WALL PANEL	GRAY	CONCRETE	GRAY
32	WALL PANEL	GRAY	CONCRETE	GRAY
33	WALL PANEL	GRAY	CONCRETE	GRAY
34	WALL PANEL	GRAY	CONCRETE	GRAY
35	WALL PANEL	GRAY	CONCRETE	GRAY
36	WALL PANEL	GRAY	CONCRETE	GRAY
37	WALL PANEL	GRAY	CONCRETE	GRAY
38	WALL PANEL	GRAY	CONCRETE	GRAY
39	WALL PANEL	GRAY	CONCRETE	GRAY
40	WALL PANEL	GRAY	CONCRETE	GRAY
41	WALL PANEL	GRAY	CONCRETE	GRAY
42	WALL PANEL	GRAY	CONCRETE	GRAY
43	WALL PANEL	GRAY	CONCRETE	GRAY
44	WALL PANEL	GRAY	CONCRETE	GRAY
45	WALL PANEL	GRAY	CONCRETE	GRAY
46	WALL PANEL	GRAY	CONCRETE	GRAY
47	WALL PANEL	GRAY	CONCRETE	GRAY
48	WALL PANEL	GRAY	CONCRETE	GRAY
49	WALL PANEL	GRAY	CONCRETE	GRAY
50	WALL PANEL	GRAY	CONCRETE	GRAY
51	WALL PANEL	GRAY	CONCRETE	GRAY
52	WALL PANEL	GRAY	CONCRETE	GRAY
53	WALL PANEL	GRAY	CONCRETE	GRAY
54	WALL PANEL	GRAY	CONCRETE	GRAY
55	WALL PANEL	GRAY	CONCRETE	GRAY
56	WALL PANEL	GRAY	CONCRETE	GRAY
57	WALL PANEL	GRAY	CONCRETE	GRAY
58	WALL PANEL	GRAY	CONCRETE	GRAY
59	WALL PANEL	GRAY	CONCRETE	GRAY
60	WALL PANEL	GRAY	CONCRETE	GRAY
61	WALL PANEL	GRAY	CONCRETE	GRAY
62	WALL PANEL	GRAY	CONCRETE	GRAY
63	WALL PANEL	GRAY	CONCRETE	GRAY
64	WALL PANEL	GRAY	CONCRETE	GRAY
65	WALL PANEL	GRAY	CONCRETE	GRAY
66	WALL PANEL	GRAY	CONCRETE	GRAY
67	WALL PANEL	GRAY	CONCRETE	GRAY
68	WALL PANEL	GRAY	CONCRETE	GRAY
69	WALL PANEL	GRAY	CONCRETE	GRAY
70	WALL PANEL	GRAY	CONCRETE	GRAY
71	WALL PANEL	GRAY	CONCRETE	GRAY
72	WALL PANEL	GRAY	CONCRETE	GRAY
73	WALL PANEL	GRAY	CONCRETE	GRAY
74	WALL PANEL	GRAY	CONCRETE	GRAY
75	WALL PANEL	GRAY	CONCRETE	GRAY
76	WALL PANEL	GRAY	CONCRETE	GRAY
77	WALL PANEL	GRAY	CONCRETE	GRAY
78	WALL PANEL	GRAY	CONCRETE	GRAY
79	WALL PANEL	GRAY	CONCRETE	GRAY
80	WALL PANEL	GRAY	CONCRETE	GRAY
81	WALL PANEL	GRAY	CONCRETE	GRAY
82	WALL PANEL	GRAY	CONCRETE	GRAY
83	WALL PANEL	GRAY	CONCRETE	GRAY
84	WALL PANEL	GRAY	CONCRETE	GRAY
85	WALL PANEL	GRAY	CONCRETE	GRAY
86	WALL PANEL	GRAY	CONCRETE	GRAY
87	WALL PANEL	GRAY	CONCRETE	GRAY
88	WALL PANEL	GRAY	CONCRETE	GRAY
89	WALL PANEL	GRAY	CONCRETE	GRAY
90	WALL PANEL	GRAY	CONCRETE	GRAY
91	WALL PANEL	GRAY	CONCRETE	GRAY
92	WALL PANEL	GRAY	CONCRETE	GRAY
93	WALL PANEL	GRAY	CONCRETE	GRAY
94	WALL PANEL	GRAY	CONCRETE	GRAY
95	WALL PANEL	GRAY	CONCRETE	GRAY
96	WALL PANEL	GRAY	CONCRETE	GRAY
97	WALL PANEL	GRAY	CONCRETE	GRAY
98	WALL PANEL	GRAY	CONCRETE	GRAY
99	WALL PANEL	GRAY	CONCRETE	GRAY
100	WALL PANEL	GRAY	CONCRETE	GRAY



RENTAL BUILDING



NO.	DESCRIPTION	COLOR	FRAME COLOR
01	CLASH PANEL	WHITE	GRAY
02	CLASH PANEL	GRAY	GRAY
03	CLASH PANEL	GRAY	GRAY
04	CLASH PANEL	GRAY	GRAY
05	CLASH PANEL	GRAY	GRAY
06	CLASH PANEL	GRAY	GRAY
07	CLASH PANEL	GRAY	GRAY
08	CLASH PANEL	GRAY	GRAY
09	CLASH PANEL	GRAY	GRAY
10	CLASH PANEL	GRAY	GRAY
11	CLASH PANEL	GRAY	GRAY
12	CLASH PANEL	GRAY	GRAY
13	CLASH PANEL	GRAY	GRAY
14	CLASH PANEL	GRAY	GRAY
15	CLASH PANEL	GRAY	GRAY
16	CLASH PANEL	GRAY	GRAY
17	CLASH PANEL	GRAY	GRAY
18	CLASH PANEL	GRAY	GRAY
19	CLASH PANEL	GRAY	GRAY
20	CLASH PANEL	GRAY	GRAY
21	CLASH PANEL	GRAY	GRAY
22	CLASH PANEL	GRAY	GRAY
23	CLASH PANEL	GRAY	GRAY
24	CLASH PANEL	GRAY	GRAY
25	CLASH PANEL	GRAY	GRAY
26	CLASH PANEL	GRAY	GRAY
27	CLASH PANEL	GRAY	GRAY
28	CLASH PANEL	GRAY	GRAY
29	CLASH PANEL	GRAY	GRAY
30	CLASH PANEL	GRAY	GRAY
31	CLASH PANEL	GRAY	GRAY
32	CLASH PANEL	GRAY	GRAY
33	CLASH PANEL	GRAY	GRAY
34	CLASH PANEL	GRAY	GRAY
35	CLASH PANEL	GRAY	GRAY
36	CLASH PANEL	GRAY	GRAY
37	CLASH PANEL	GRAY	GRAY
38	CLASH PANEL	GRAY	GRAY
39	CLASH PANEL	GRAY	GRAY
40	CLASH PANEL	GRAY	GRAY
41	CLASH PANEL	GRAY	GRAY
42	CLASH PANEL	GRAY	GRAY
43	CLASH PANEL	GRAY	GRAY
44	CLASH PANEL	GRAY	GRAY
45	CLASH PANEL	GRAY	GRAY
46	CLASH PANEL	GRAY	GRAY
47	CLASH PANEL	GRAY	GRAY
48	CLASH PANEL	GRAY	GRAY
49	CLASH PANEL	GRAY	GRAY
50	CLASH PANEL	GRAY	GRAY

REVISIONS TO DRAW NO. 15-03-31 (1)

DATE: 4/1/2015 1:23:58 PM

PROJECT: MARINE GARDENS

CLIENT: MARINE GARDENS

ARCHITECT: GBI ARCHITECTS

PERMIT: 2015-03-31

REVISIONS TO DRAW NO. 15-03-31 (2)

DATE: 4/1/2015 1:23:58 PM

PROJECT: MARINE GARDENS

CLIENT: MARINE GARDENS

ARCHITECT: GBI ARCHITECTS

PERMIT: 2015-03-31

4/1/2015 1:23:58 PM

PROJECT: MARINE GARDENS

CLIENT: MARINE GARDENS

ARCHITECT: GBI ARCHITECTS

PERMIT: 2015-03-31

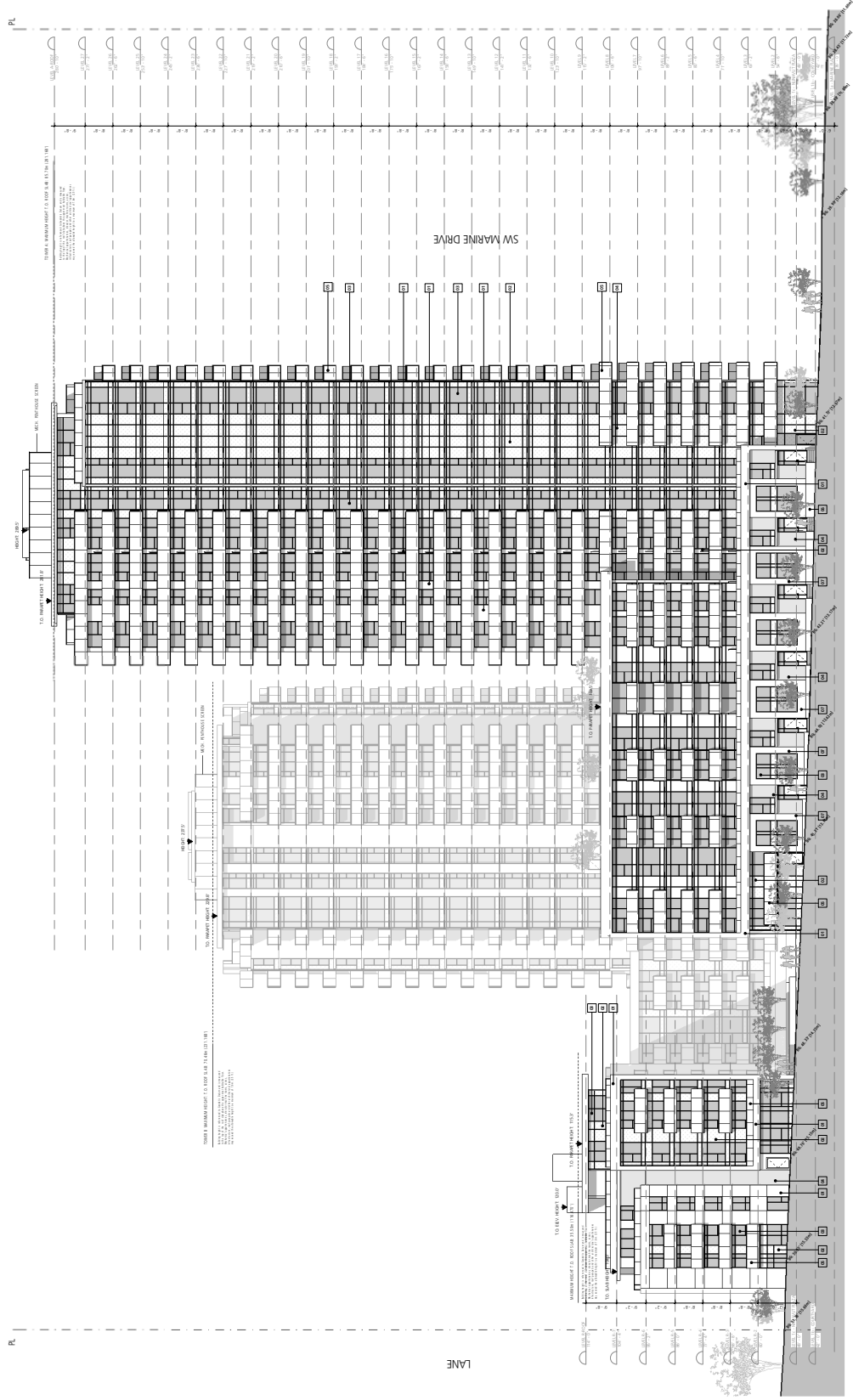
MARINE GARDENS
445 SW MARINE DR
PORTLAND, OR 97201
PERMIT 2015-03-31

EAST ELEVATION
YUKON DRIVE

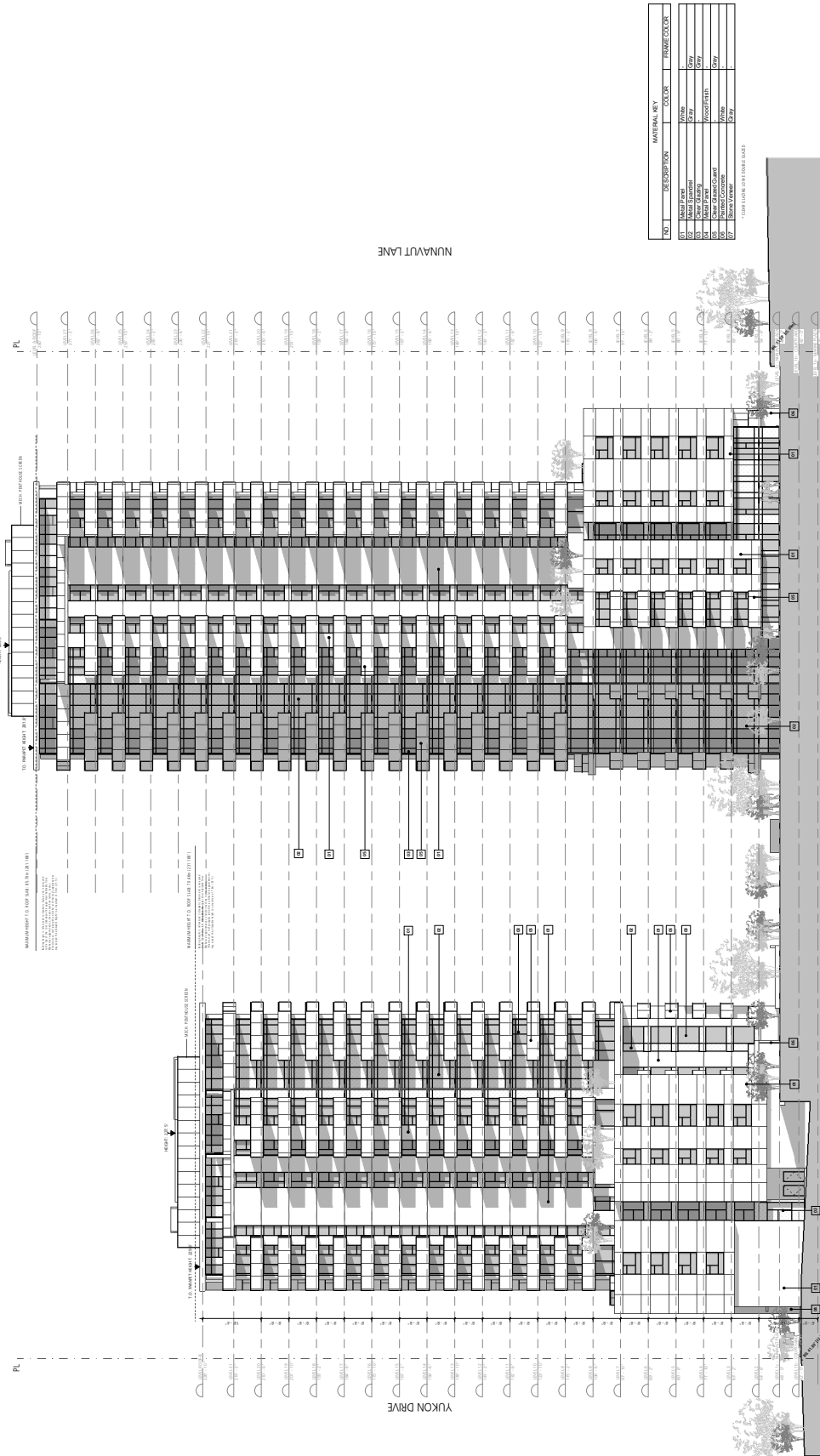
DATE: 4/1/2015 1:23:58 PM
DRAWN BY: GBI
CHECKED BY: GBI
SCALE: 1/8"=1'-0"
SHEET: 1156
APPARATUS: A-5.02

gb1
EMERGENT ARCHITECTURE

NO.	DESCRIPTION	COLOR	FRAME COLOR
01	GLASS PANEL	White	White
02	ALUMINUM WINDOW	White	White
03	ALUMINUM PANEL	White	White
04	ALUMINUM PANEL	White	White
05	ALUMINUM PANEL	White	White
06	ALUMINUM PANEL	White	White
07	ALUMINUM PANEL	White	White
08	ALUMINUM PANEL	White	White
09	ALUMINUM PANEL	White	White
10	ALUMINUM PANEL	White	White
11	ALUMINUM PANEL	White	White
12	ALUMINUM PANEL	White	White
13	ALUMINUM PANEL	White	White
14	ALUMINUM PANEL	White	White
15	ALUMINUM PANEL	White	White
16	ALUMINUM PANEL	White	White
17	ALUMINUM PANEL	White	White
18	ALUMINUM PANEL	White	White
19	ALUMINUM PANEL	White	White
20	ALUMINUM PANEL	White	White
21	ALUMINUM PANEL	White	White
22	ALUMINUM PANEL	White	White
23	ALUMINUM PANEL	White	White
24	ALUMINUM PANEL	White	White
25	ALUMINUM PANEL	White	White
26	ALUMINUM PANEL	White	White
27	ALUMINUM PANEL	White	White
28	ALUMINUM PANEL	White	White
29	ALUMINUM PANEL	White	White
30	ALUMINUM PANEL	White	White
31	ALUMINUM PANEL	White	White
32	ALUMINUM PANEL	White	White
33	ALUMINUM PANEL	White	White
34	ALUMINUM PANEL	White	White
35	ALUMINUM PANEL	White	White
36	ALUMINUM PANEL	White	White
37	ALUMINUM PANEL	White	White
38	ALUMINUM PANEL	White	White
39	ALUMINUM PANEL	White	White
40	ALUMINUM PANEL	White	White
41	ALUMINUM PANEL	White	White
42	ALUMINUM PANEL	White	White
43	ALUMINUM PANEL	White	White
44	ALUMINUM PANEL	White	White
45	ALUMINUM PANEL	White	White
46	ALUMINUM PANEL	White	White
47	ALUMINUM PANEL	White	White
48	ALUMINUM PANEL	White	White
49	ALUMINUM PANEL	White	White
50	ALUMINUM PANEL	White	White
51	ALUMINUM PANEL	White	White
52	ALUMINUM PANEL	White	White
53	ALUMINUM PANEL	White	White
54	ALUMINUM PANEL	White	White
55	ALUMINUM PANEL	White	White
56	ALUMINUM PANEL	White	White
57	ALUMINUM PANEL	White	White
58	ALUMINUM PANEL	White	White
59	ALUMINUM PANEL	White	White
60	ALUMINUM PANEL	White	White
61	ALUMINUM PANEL	White	White
62	ALUMINUM PANEL	White	White
63	ALUMINUM PANEL	White	White
64	ALUMINUM PANEL	White	White
65	ALUMINUM PANEL	White	White
66	ALUMINUM PANEL	White	White
67	ALUMINUM PANEL	White	White
68	ALUMINUM PANEL	White	White
69	ALUMINUM PANEL	White	White
70	ALUMINUM PANEL	White	White
71	ALUMINUM PANEL	White	White
72	ALUMINUM PANEL	White	White
73	ALUMINUM PANEL	White	White
74	ALUMINUM PANEL	White	White
75	ALUMINUM PANEL	White	White
76	ALUMINUM PANEL	White	White
77	ALUMINUM PANEL	White	White
78	ALUMINUM PANEL	White	White
79	ALUMINUM PANEL	White	White
80	ALUMINUM PANEL	White	White
81	ALUMINUM PANEL	White	White
82	ALUMINUM PANEL	White	White
83	ALUMINUM PANEL	White	White
84	ALUMINUM PANEL	White	White
85	ALUMINUM PANEL	White	White
86	ALUMINUM PANEL	White	White
87	ALUMINUM PANEL	White	White
88	ALUMINUM PANEL	White	White
89	ALUMINUM PANEL	White	White
90	ALUMINUM PANEL	White	White
91	ALUMINUM PANEL	White	White
92	ALUMINUM PANEL	White	White
93	ALUMINUM PANEL	White	White
94	ALUMINUM PANEL	White	White
95	ALUMINUM PANEL	White	White
96	ALUMINUM PANEL	White	White
97	ALUMINUM PANEL	White	White
98	ALUMINUM PANEL	White	White
99	ALUMINUM PANEL	White	White
100	ALUMINUM PANEL	White	White



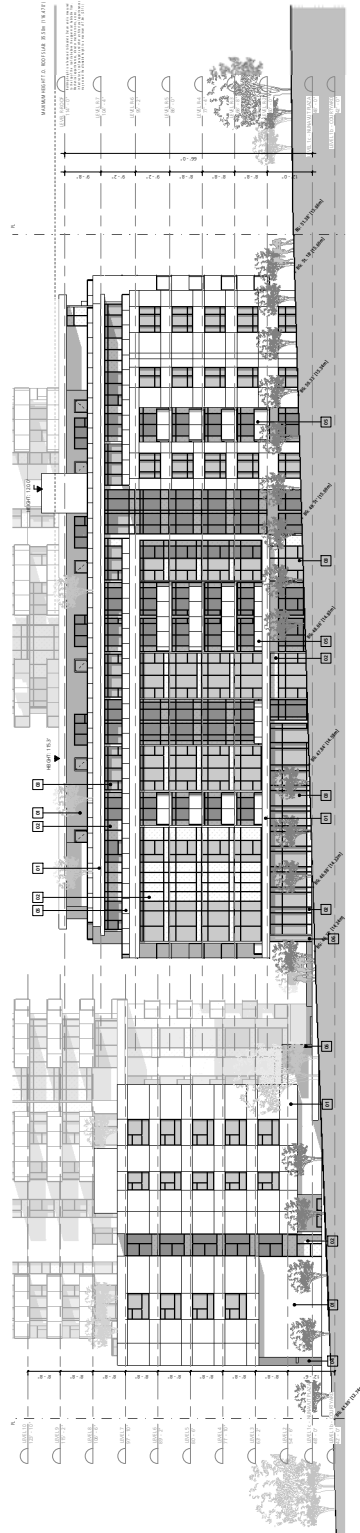
NUNAVUT LANE



NO.	DESCRIPTION	COLOR	FRAME COLOR
01	WALL PANEL	2790	2791
02	WALL WINDOW	2792	2793
03	WALL DOOR	2794	2795
04	WALL PANEL	2796	2797
05	WALL WINDOW	2798	2799
06	WALL DOOR	2800	2801
07	WALL WINDOW	2802	2803

* FOR ELEVATION TO BE USED

TOWERS A & B



RENTAL BUILDING

NO.	DESCRIPTION	DATE
01	REVISIONS	DATE
02	REVISIONS	DATE
03	REVISIONS	DATE
04	REVISIONS	DATE
05	REVISIONS	DATE
06	REVISIONS	DATE
07	REVISIONS	DATE

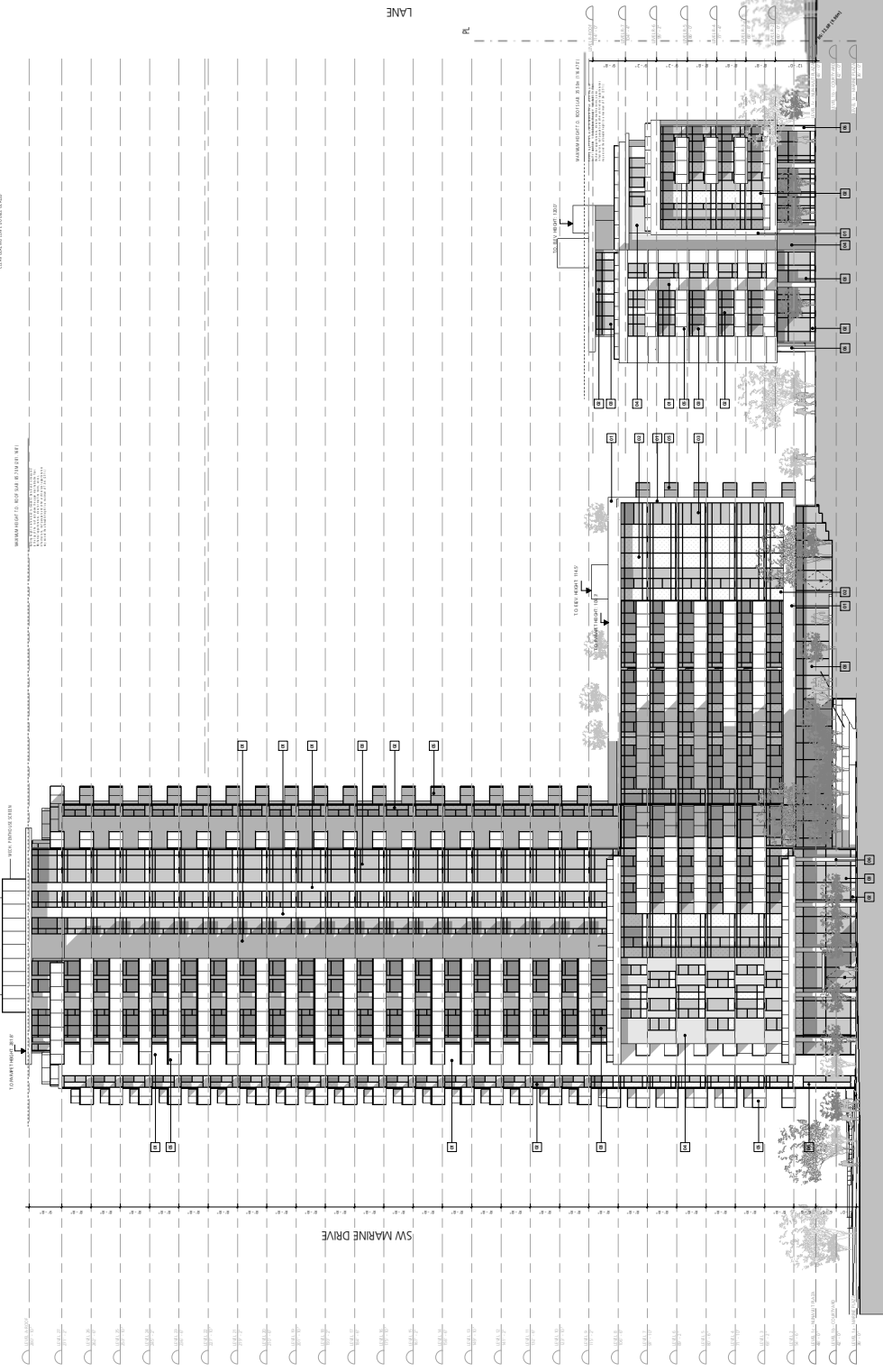
NO.	DESCRIPTION	DATE
01	REVISIONS	DATE
02	REVISIONS	DATE
03	REVISIONS	DATE
04	REVISIONS	DATE
05	REVISIONS	DATE
06	REVISIONS	DATE
07	REVISIONS	DATE

MARINE GARDENS
 445 SW MARINE DR
 WASHINGTON, CANADA V1V 1R9
 PERMIT 2015-03-31

EAST ELEVATION
 COURTYARD

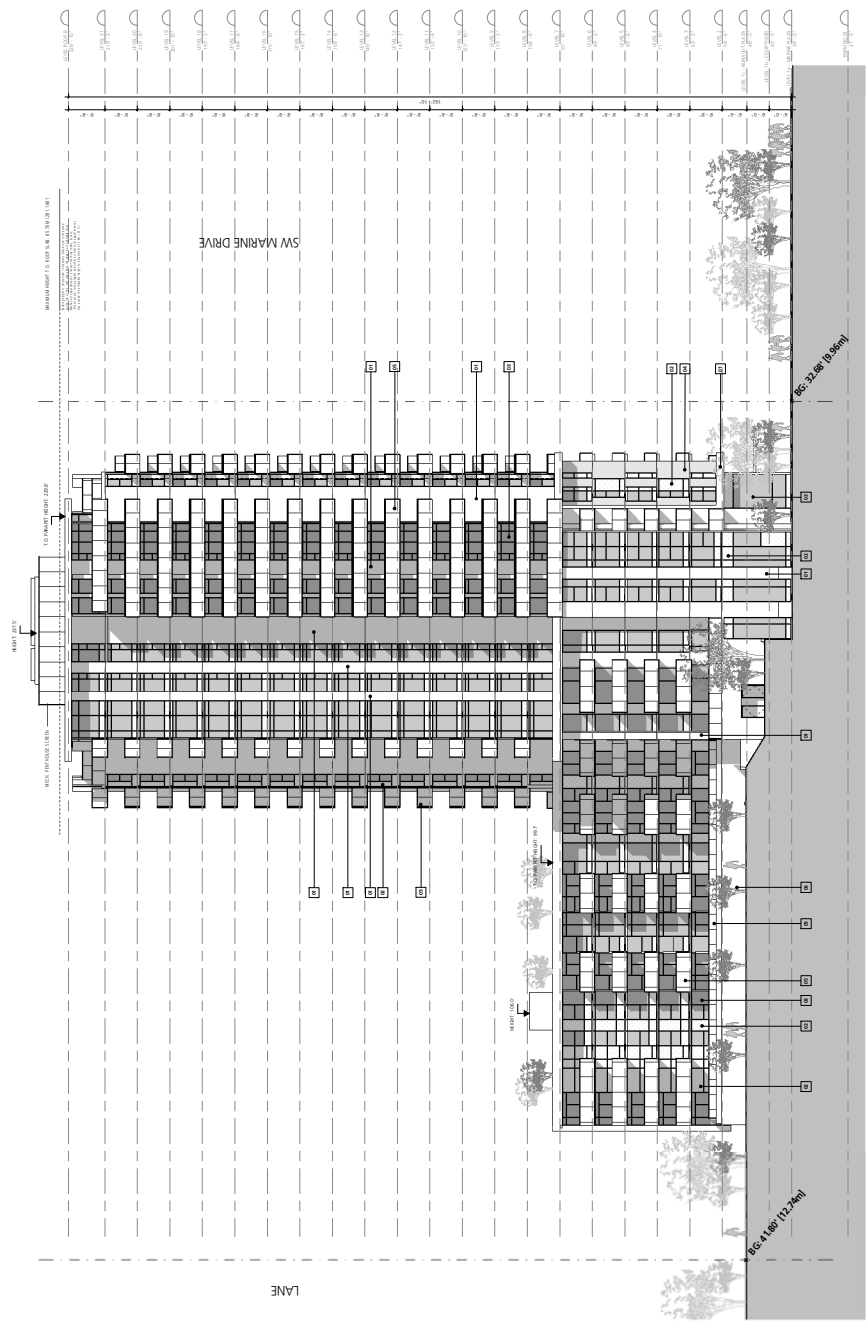
DATE: 04/01/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO: 1156

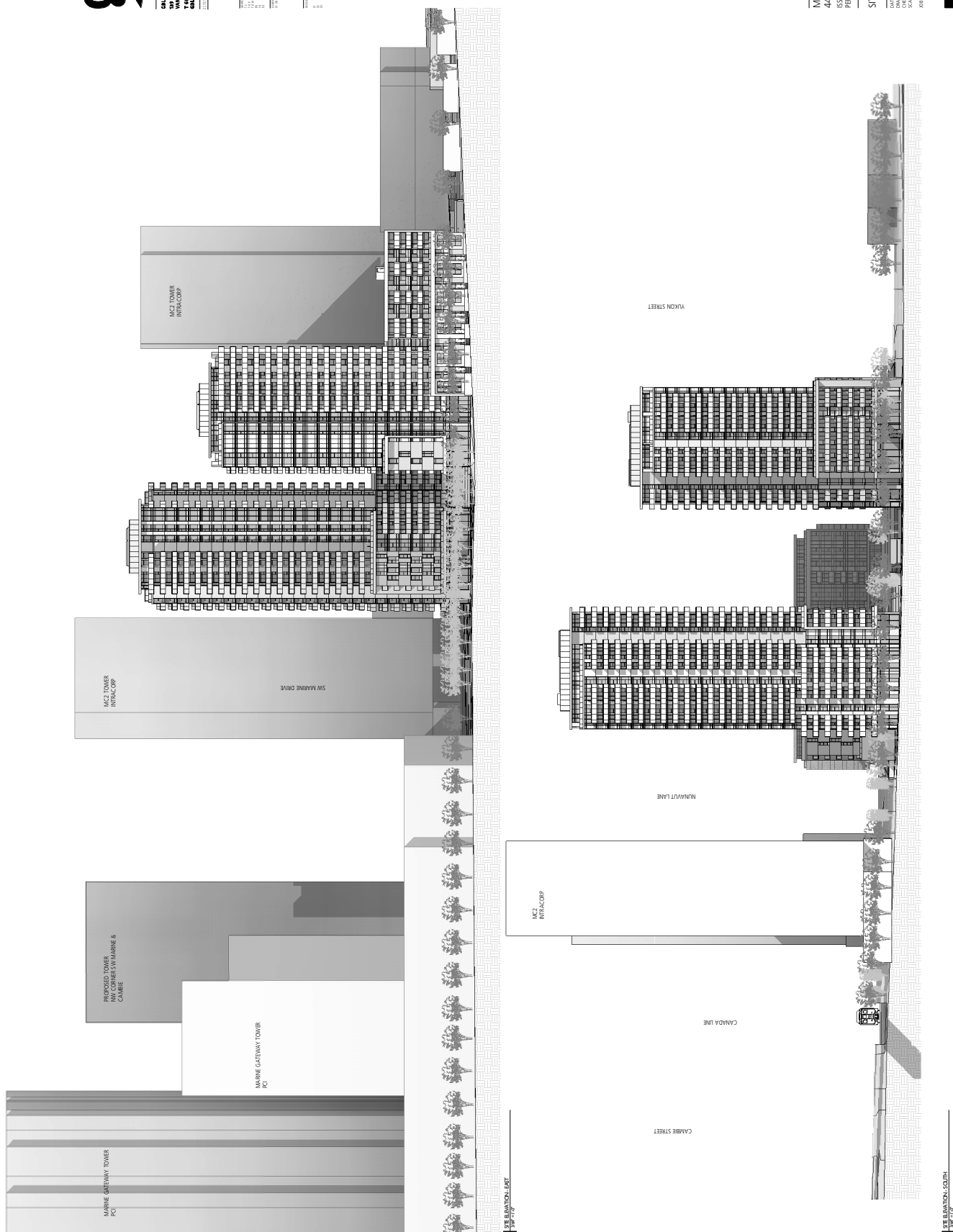
NO.	DESCRIPTION	NO.	DESCRIPTION
01	REVISIONS	01	REVISIONS
02	REVISIONS	02	REVISIONS
03	REVISIONS	03	REVISIONS
04	REVISIONS	04	REVISIONS
05	REVISIONS	05	REVISIONS
06	REVISIONS	06	REVISIONS
07	REVISIONS	07	REVISIONS



NO.	DESCRIPTION	COLOR	FINISH COLOR
01	CONCRETE	Grey	Grey
02	GLASS	Clear	Clear
03	WOOD	Wood	Wood
04	PAINT	White	White
05	PAINT	Black	Black
06	PAINT	Grey	Grey
07	PAINT	Blue	Blue
08	PAINT	Green	Green
09	PAINT	Red	Red
10	PAINT	Yellow	Yellow

* DIMENSIONS IN METERS





ISSUED FOR DEVELOPMENT PERMIT 2015-03-31

MARINE GARDENS
 445 SW MARINE DR
 DEVELOPMENT PERMIT
 PERMIT 2015-03-31

SITE ELEVATIONS

DATE: 4/1/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:150
 ARCHITECT: gbl

A-5.07

4/1/2015 1:49:29 PM

gbl ARCHITECTS
 1100 WEST 10TH AVENUE
 VANCOUVER, CANADA, V6H 1W8
 TEL: 604 278 1195 F: 604 278 1379
 WWW.GBLARCHITECTS.COM

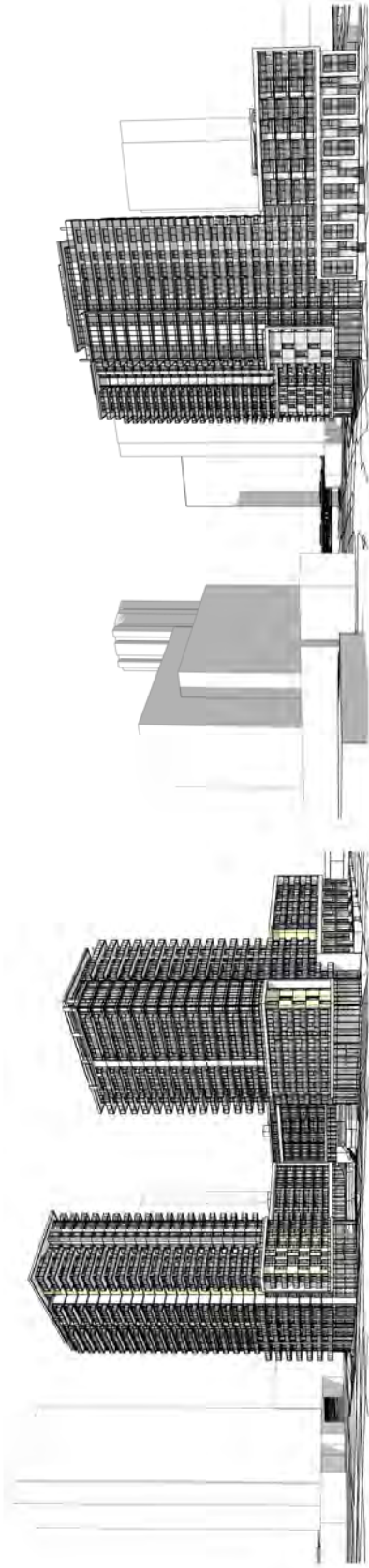
PROJECT: MARINE GARDENS DEVELOPMENT

NO. 1: 1000
 NO. 2: 1000
 NO. 3: 1000
 NO. 4: 1000
 NO. 5: 1000
 NO. 6: 1000
 NO. 7: 1000
 NO. 8: 1000
 NO. 9: 1000
 NO. 10: 1000
 NO. 11: 1000
 NO. 12: 1000
 NO. 13: 1000
 NO. 14: 1000
 NO. 15: 1000
 NO. 16: 1000
 NO. 17: 1000
 NO. 18: 1000
 NO. 19: 1000
 NO. 20: 1000
 NO. 21: 1000
 NO. 22: 1000
 NO. 23: 1000
 NO. 24: 1000
 NO. 25: 1000
 NO. 26: 1000
 NO. 27: 1000
 NO. 28: 1000
 NO. 29: 1000
 NO. 30: 1000
 NO. 31: 1000
 NO. 32: 1000
 NO. 33: 1000
 NO. 34: 1000
 NO. 35: 1000
 NO. 36: 1000
 NO. 37: 1000
 NO. 38: 1000
 NO. 39: 1000
 NO. 40: 1000
 NO. 41: 1000
 NO. 42: 1000
 NO. 43: 1000
 NO. 44: 1000
 NO. 45: 1000
 NO. 46: 1000
 NO. 47: 1000
 NO. 48: 1000
 NO. 49: 1000
 NO. 50: 1000
 NO. 51: 1000
 NO. 52: 1000
 NO. 53: 1000
 NO. 54: 1000
 NO. 55: 1000
 NO. 56: 1000
 NO. 57: 1000
 NO. 58: 1000
 NO. 59: 1000
 NO. 60: 1000
 NO. 61: 1000
 NO. 62: 1000
 NO. 63: 1000
 NO. 64: 1000
 NO. 65: 1000
 NO. 66: 1000
 NO. 67: 1000
 NO. 68: 1000
 NO. 69: 1000
 NO. 70: 1000
 NO. 71: 1000
 NO. 72: 1000
 NO. 73: 1000
 NO. 74: 1000
 NO. 75: 1000
 NO. 76: 1000
 NO. 77: 1000
 NO. 78: 1000
 NO. 79: 1000
 NO. 80: 1000
 NO. 81: 1000
 NO. 82: 1000
 NO. 83: 1000
 NO. 84: 1000
 NO. 85: 1000
 NO. 86: 1000
 NO. 87: 1000
 NO. 88: 1000
 NO. 89: 1000
 NO. 90: 1000
 NO. 91: 1000
 NO. 92: 1000
 NO. 93: 1000
 NO. 94: 1000
 NO. 95: 1000
 NO. 96: 1000
 NO. 97: 1000
 NO. 98: 1000
 NO. 99: 1000
 NO. 100: 1000

gbl
 EMERGENT ARCHITECTURE

NO.	DESCRIPTION	DATE
1	CONCEPT DESIGN	12/15/14
2	SCHEMATIC DESIGN	01/16/15
3	PRELIMINARY DESIGN	02/10/15
4	FINAL DESIGN	03/02/15
5	PERMITTING	03/23/15
6	CONSTRUCTION	04/01/15

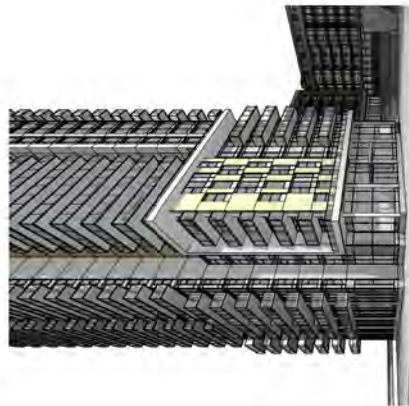
NO.	DESCRIPTION	DATE
1	CONCEPT DESIGN	12/15/14
2	SCHEMATIC DESIGN	01/16/15
3	PRELIMINARY DESIGN	02/10/15
4	FINAL DESIGN	03/02/15
5	PERMITTING	03/23/15
6	CONSTRUCTION	04/01/15



SE CORNER

N. NEWTON STREET

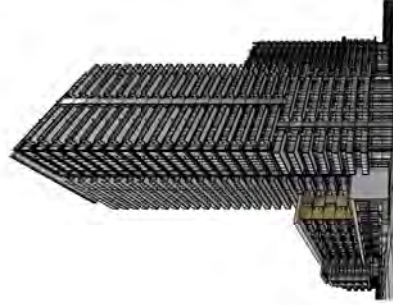
S. CORNER



3 | TOWER A - VIEW ENTRY FROM SOUTHWEST



4 | N. NEWTON ST.

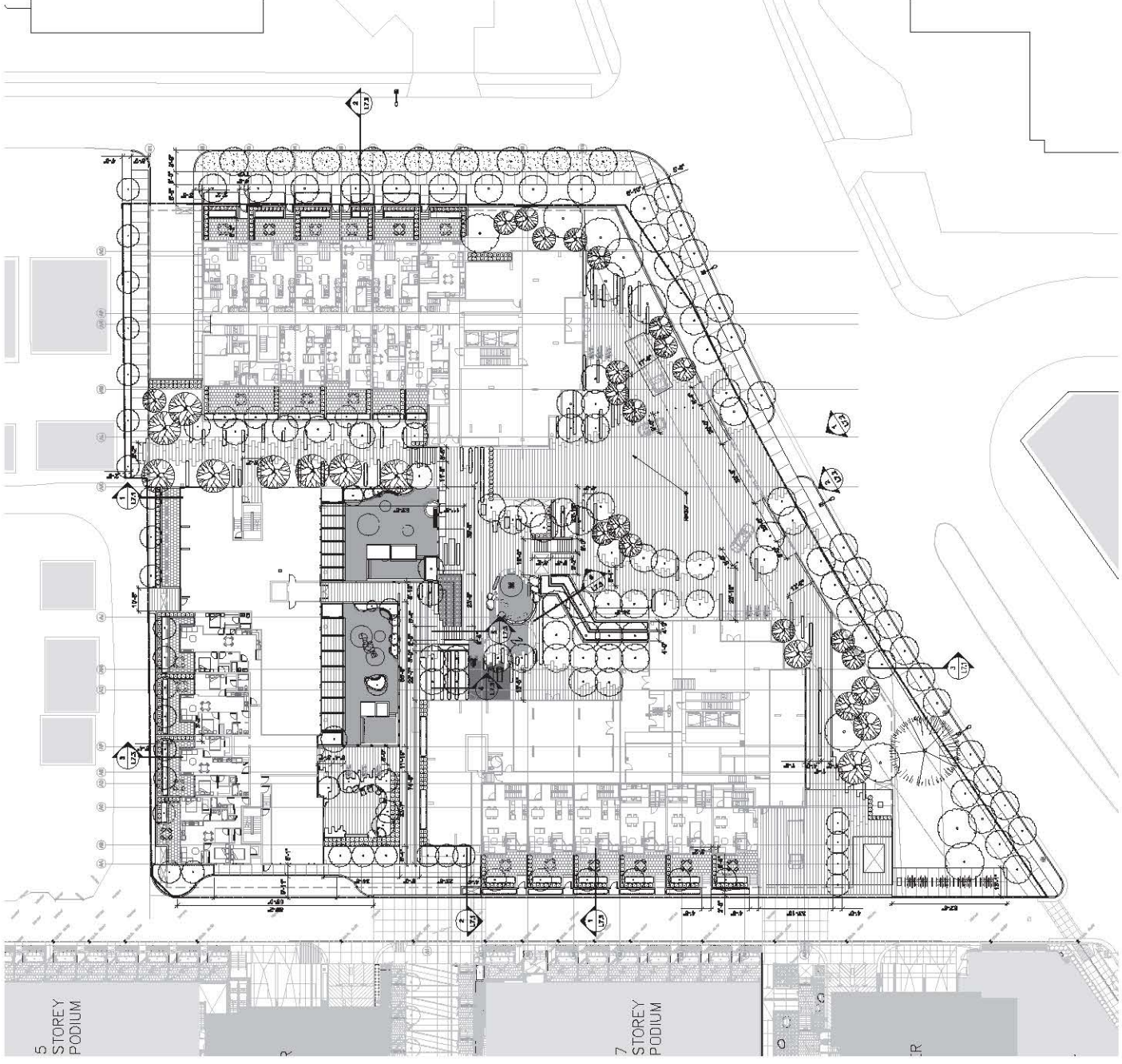


5 | TOWER A - VIEW FROM SOUTHWEST

MARINE GARDENS
445 SW MARINE DR
VALHALLA, CANADA, NY 11985
PERMIT 2015-03-31

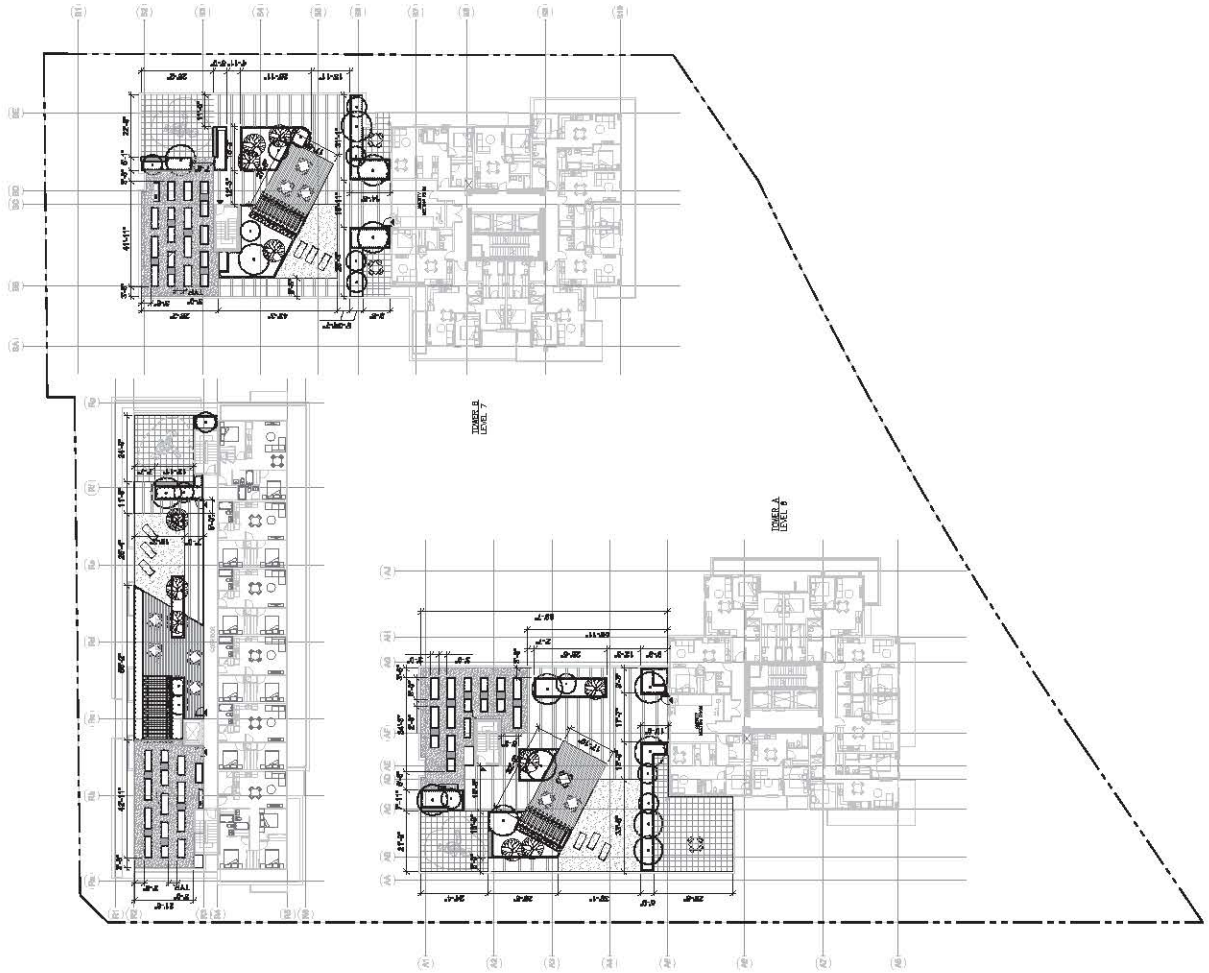
3D VIEWS

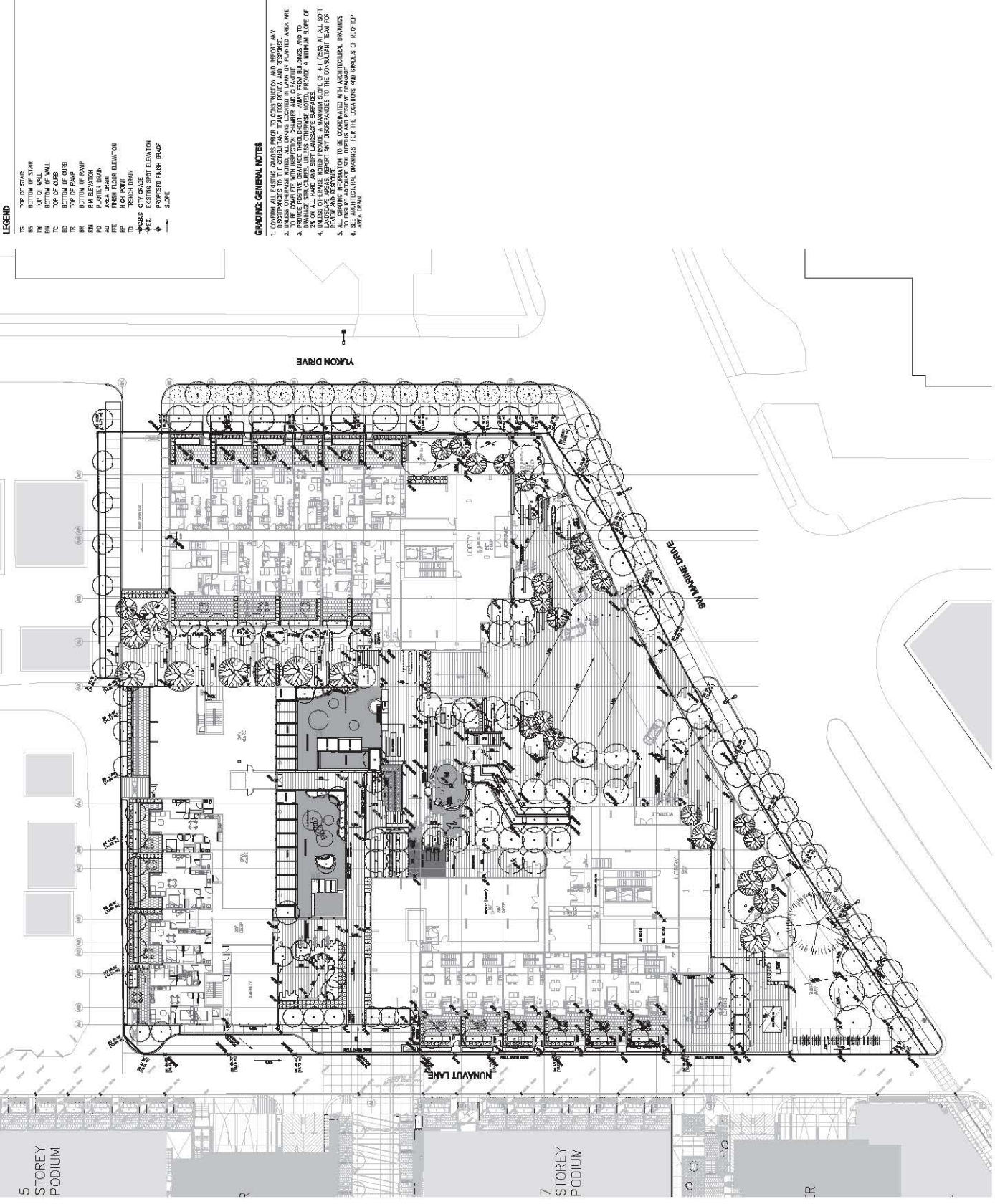
DATE: 4/1/2015 2:02:43 PM
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1/16
SHEET NO: A-9.01



5 STOREY PODIUM

7 STOREY PODIUM





LEGEND

- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- BT TOP OF WALL
- BM BOTTOM OF WALL
- TC TOP OF CURB
- BC BOTTOM OF CURB
- BTM BOTTOM OF TAMP
- BR BOTTOM OF RAMP
- BM ELEVATION
- PD PLASTER DRAIN
- PE FRESH FLOOR ELEVATION
- HP HIGH POINT
- HP LOW POINT
- CCS CITY GRADE
- ESL EXISTING SPOT ELEVATION
- PSL PROPOSED FINISH GRADE
- SC SLOPE

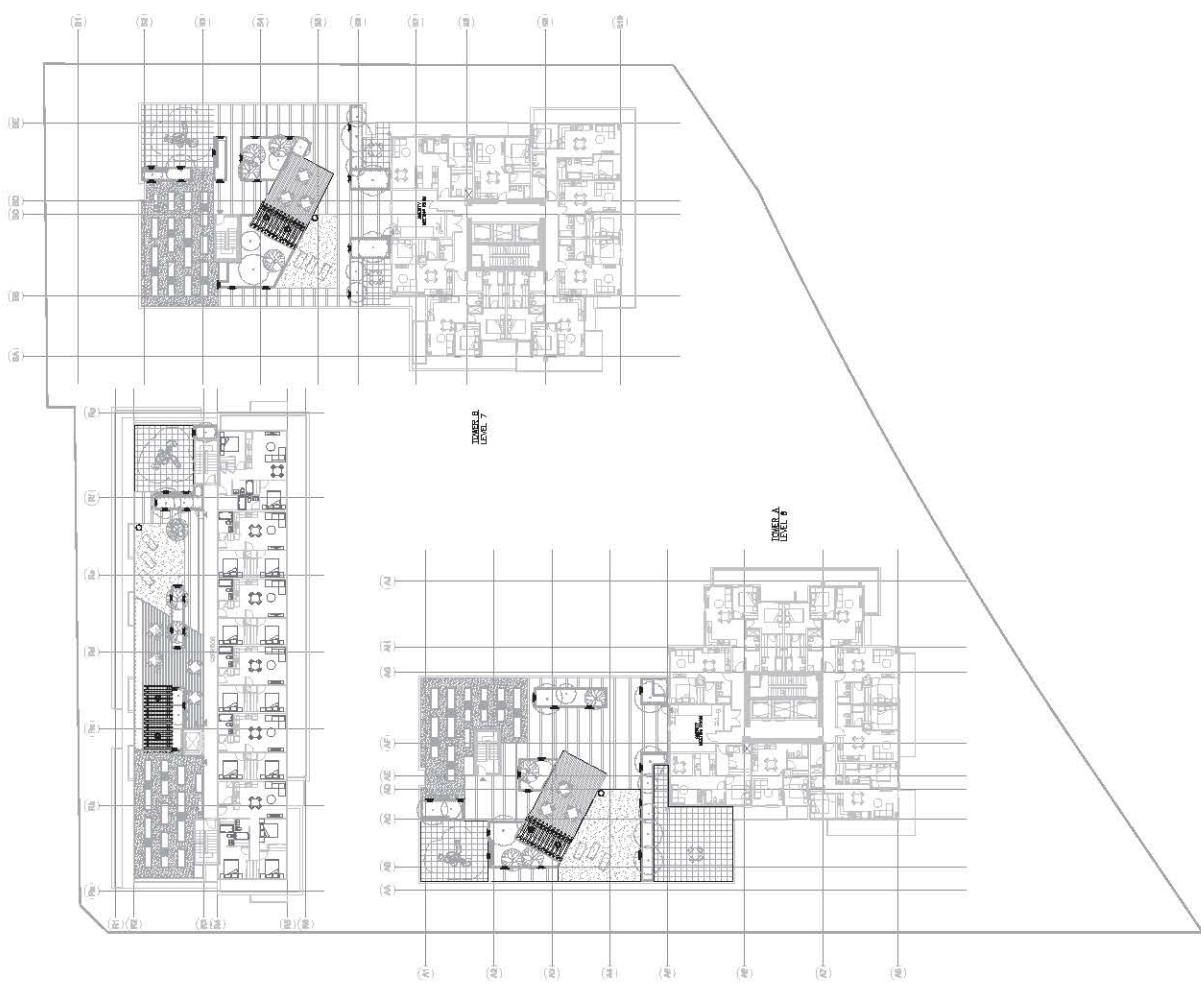
GRADING: GENERAL NOTES

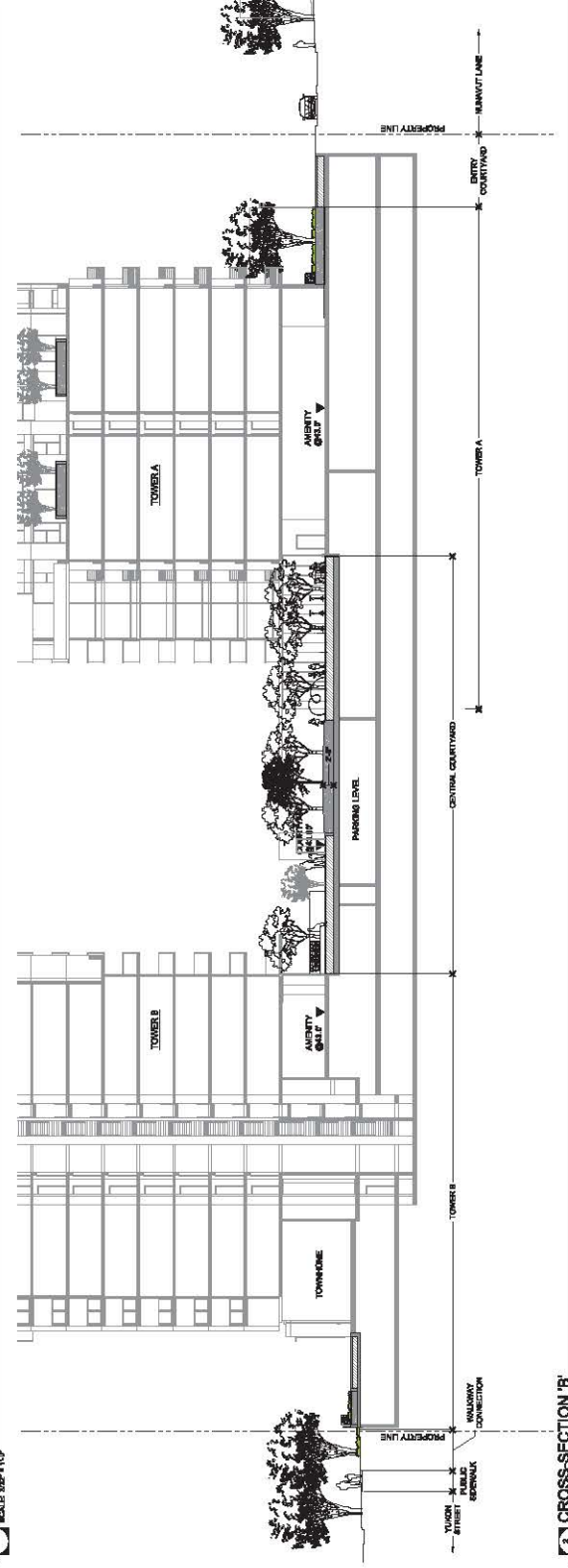
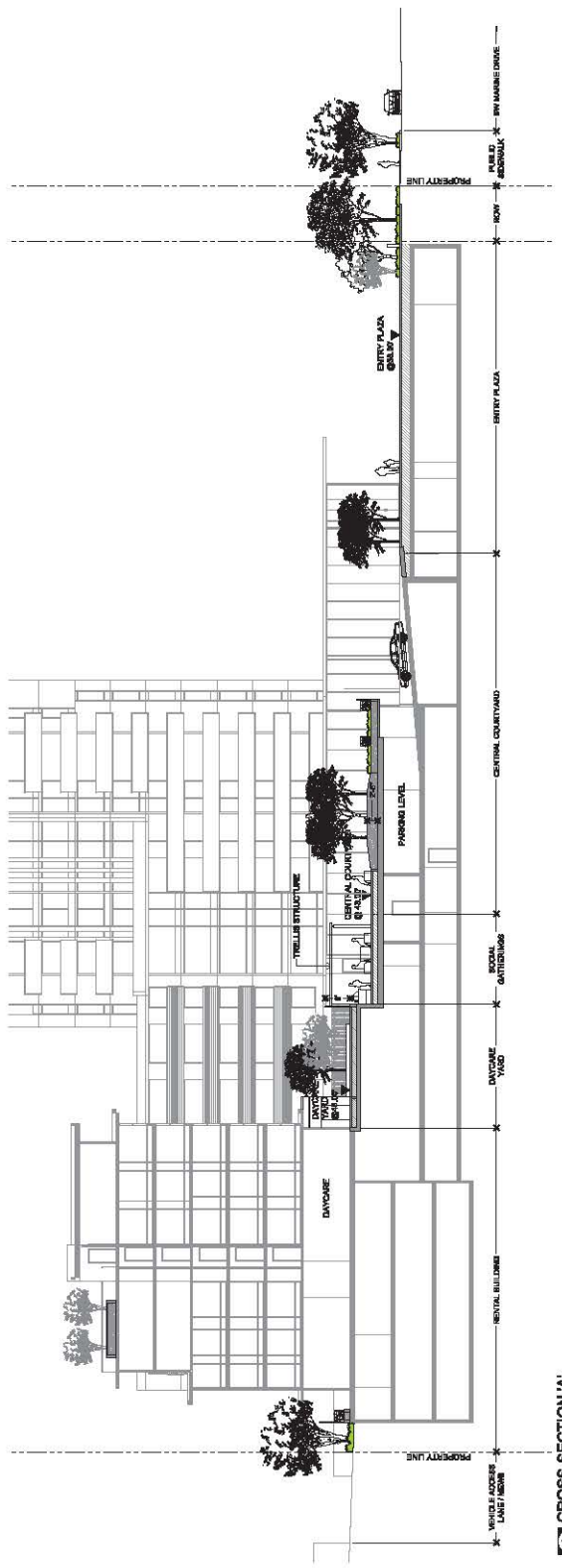
1. CORRECT ALL EXISTING GRADINGS PRIOR TO CONSTRUCTION AND REPORT ANY
2. UNLESS OTHERWISE NOTED, ALL GRADINGS LOCATED IN LAIN OF PLANTED AREA ARE TO BE MAINTAINED AS SHOWN. UNLESS OTHERWISE NOTED, ALL GRADINGS ARE TO BE MAINTAINED AS SHOWN THROUGHOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT AREA FROM BUILDINGS AND TO SURFACE STRUCTURES UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM SLOPE OF 1% UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 4:1 (25%) AT ALL SLOFT LOCATIONS. PROVIDE A MINIMUM SLOPE OF 4:1 (25%) AT ALL SLOFT LOCATIONS. PROVIDE A MINIMUM SLOPE OF 4:1 (25%) AT ALL SLOFT LOCATIONS.
5. TO OBTAIN ACCURATE SPOT ELEVATIONS, CONSULT WITH ARCHITECTURAL DRAWINGS AND CONSTRUCTION TEAM FOR LOCATIONS AND GRADINGS OF BUSTOP AND WALL.

LEGEND

- ON-SITE REPT LIGHTING
 - RECESSED WALL LIGHT - Type "A"
 - RECESSED WALL LIGHT - Type "B"
 - RECESSED WALL LIGHT - Type "C"
 - RECESSED WALL LIGHT - Type "D"
 - RECESSED WALL LIGHT - Type "E"
 - RECESSED WALL LIGHT - Type "F"
 - RECESSED WALL LIGHT - Type "G"
 - RECESSED WALL LIGHT - Type "H"
 - RECESSED WALL LIGHT - Type "I"
 - RECESSED WALL LIGHT - Type "J"
 - RECESSED WALL LIGHT - Type "K"
 - RECESSED WALL LIGHT - Type "L"
 - RECESSED WALL LIGHT - Type "M"
 - RECESSED WALL LIGHT - Type "N"
 - RECESSED WALL LIGHT - Type "O"
 - RECESSED WALL LIGHT - Type "P"
 - RECESSED WALL LIGHT - Type "Q"
 - RECESSED WALL LIGHT - Type "R"
 - RECESSED WALL LIGHT - Type "S"
 - RECESSED WALL LIGHT - Type "T"
 - RECESSED WALL LIGHT - Type "U"
 - RECESSED WALL LIGHT - Type "V"
 - RECESSED WALL LIGHT - Type "W"
 - RECESSED WALL LIGHT - Type "X"
 - RECESSED WALL LIGHT - Type "Y"
 - RECESSED WALL LIGHT - Type "Z"

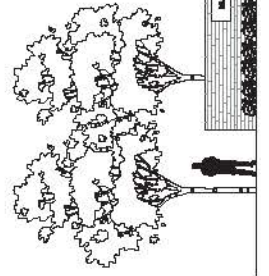
- OFF-SITE REPT LIGHTING
 - TYPE "A" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "B" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "C" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "D" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "E" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "F" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "G" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "H" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "I" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "J" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "K" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "L" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "M" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "N" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "O" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "P" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "Q" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "R" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "S" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "T" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "U" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "V" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "W" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "X" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "Y" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS
 - TYPE "Z" TO BE CONFIRMED BY CIVIL AND ELECTRICAL ENGINEERS







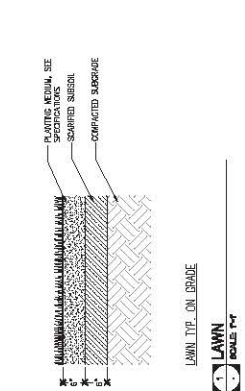
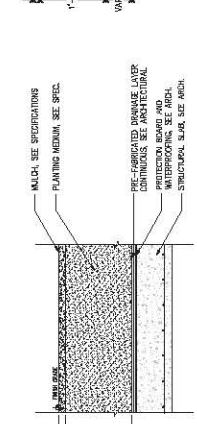
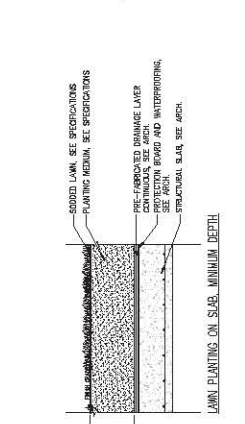
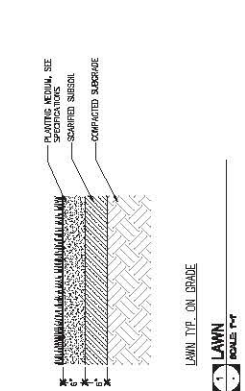
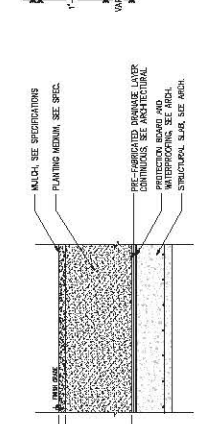
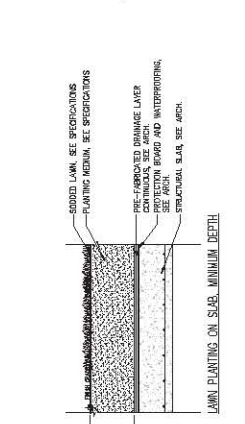
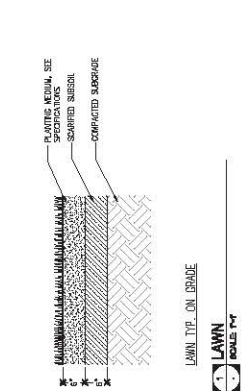
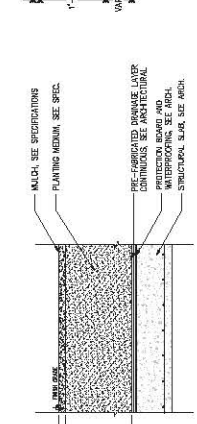
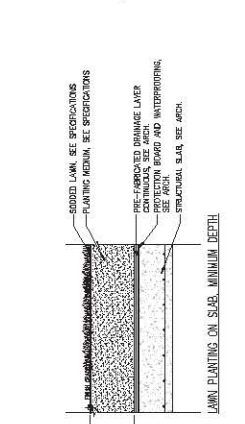
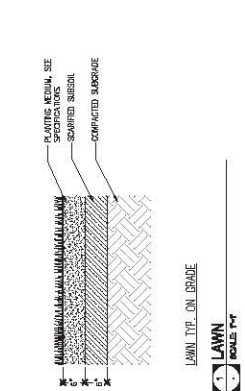
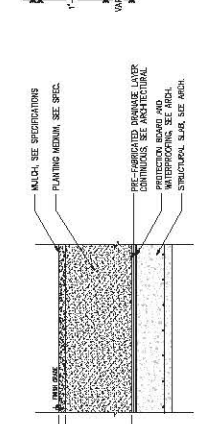
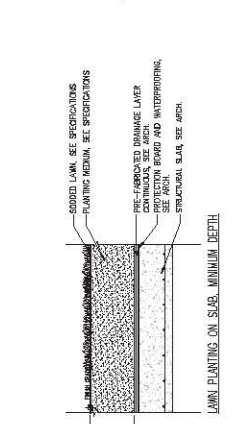
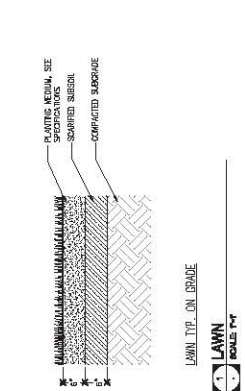
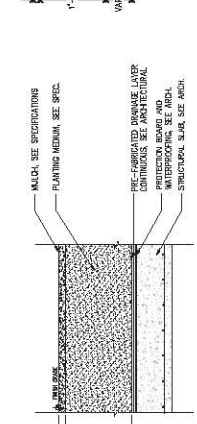
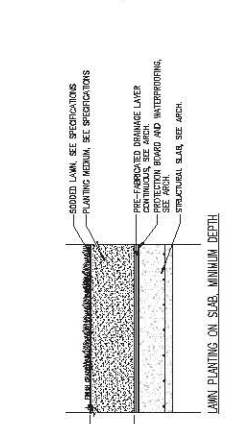
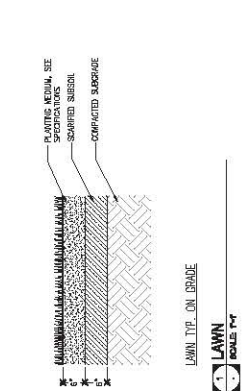
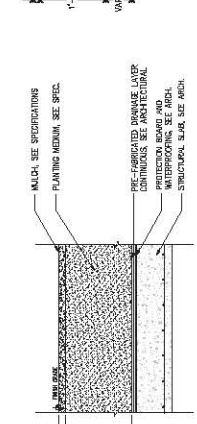
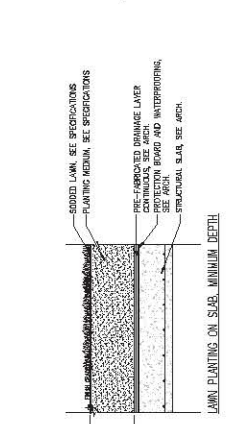
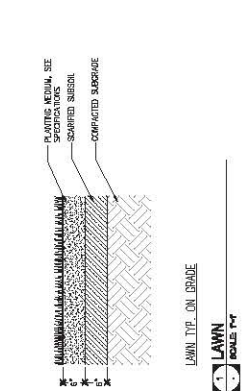
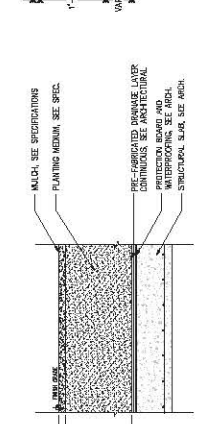
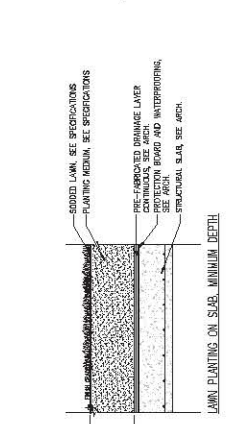
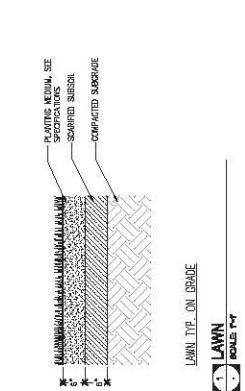
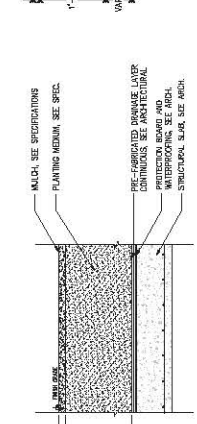
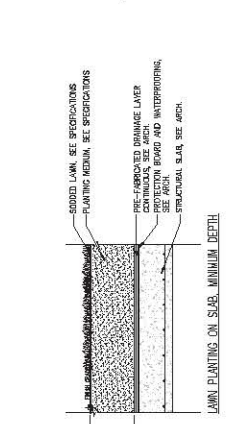
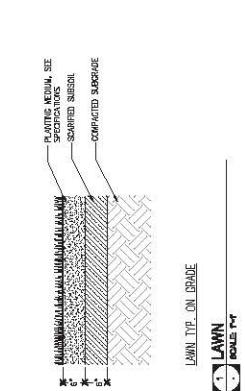
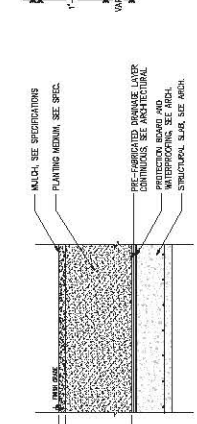
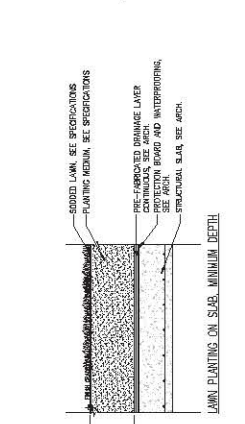
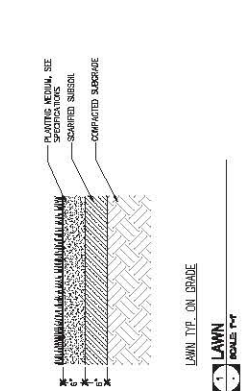
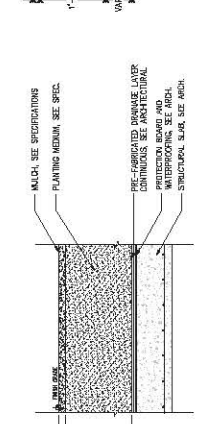
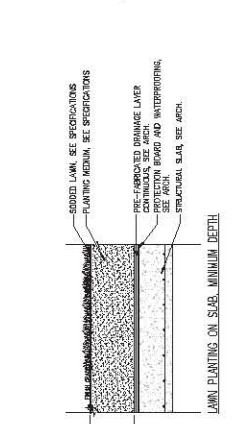
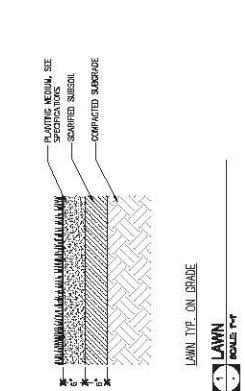
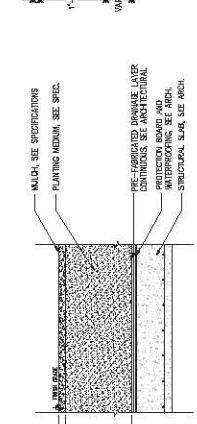
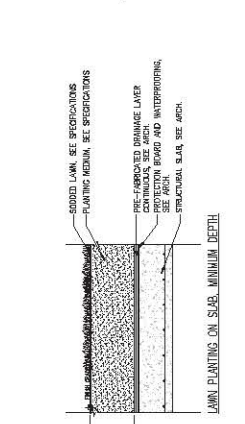
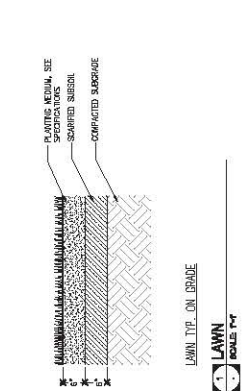
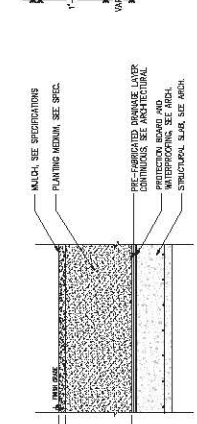
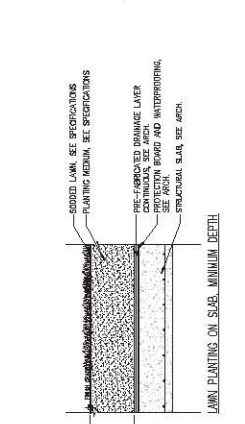
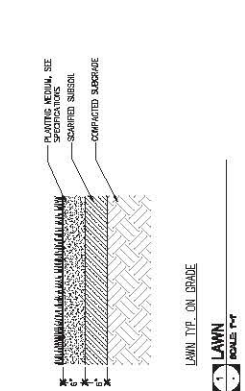
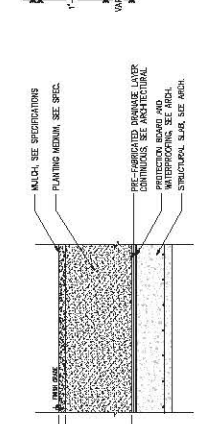
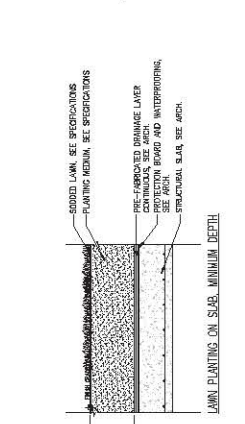
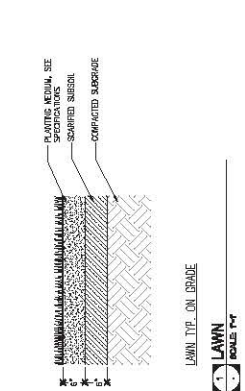
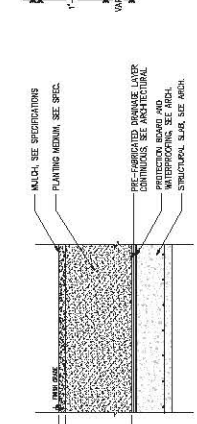
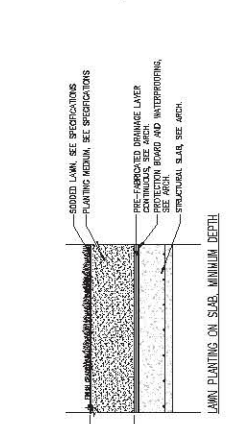
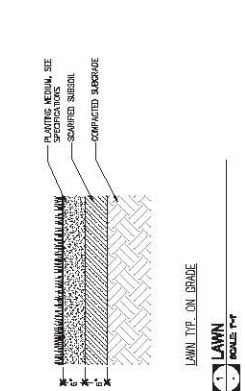
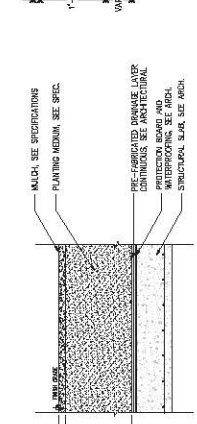
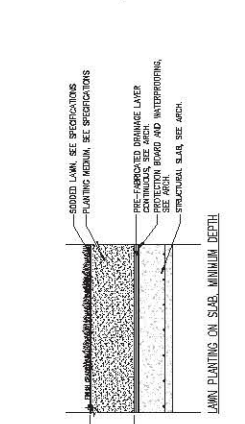
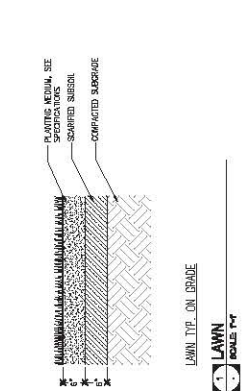
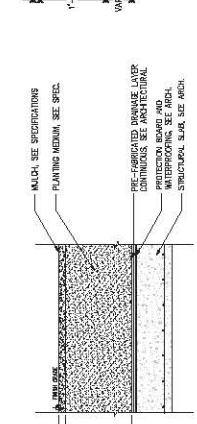
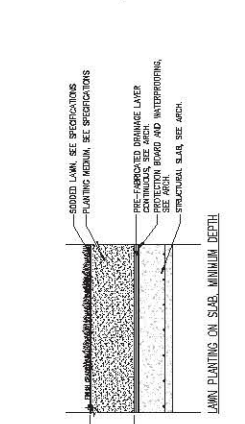
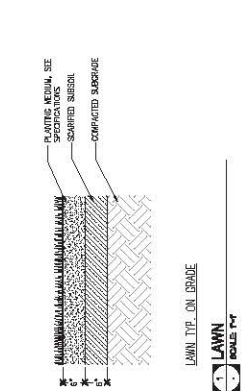
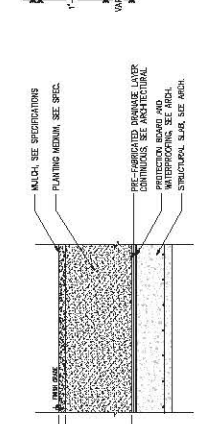
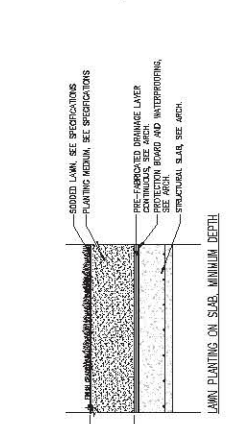
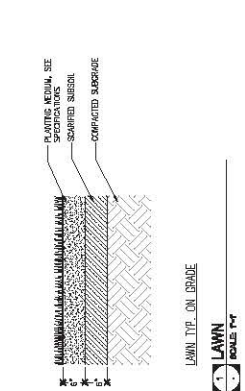
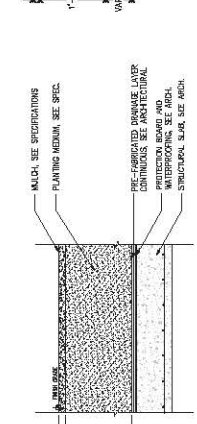
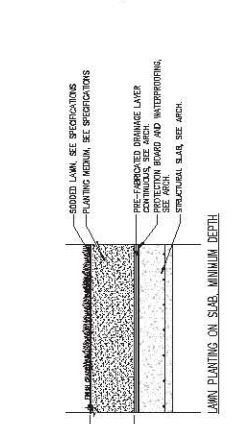
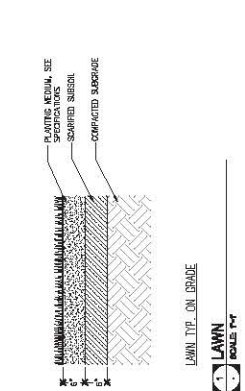
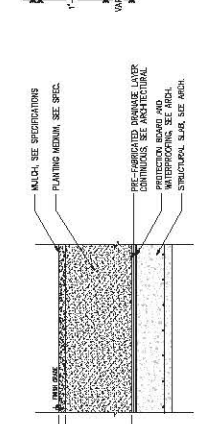
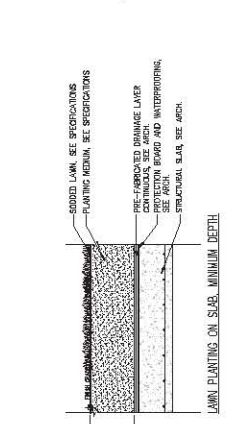
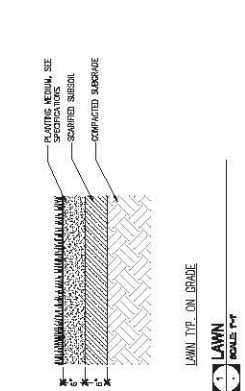
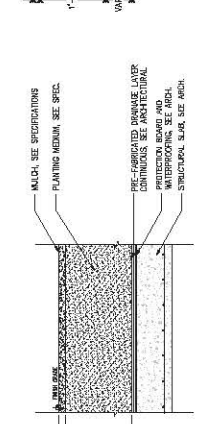
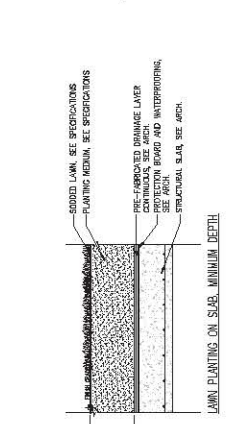
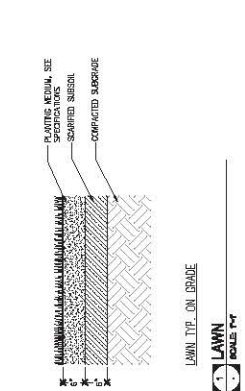
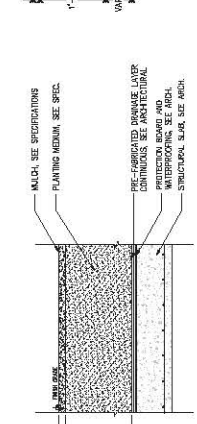
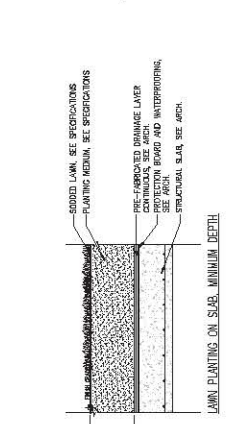
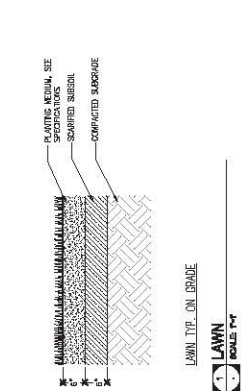
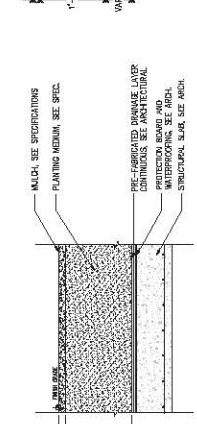
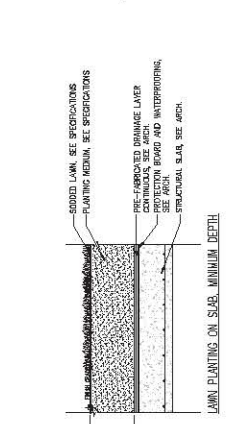
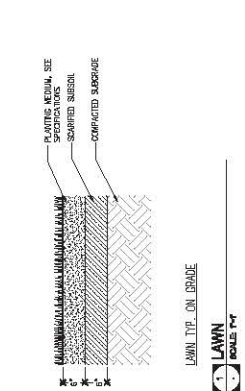
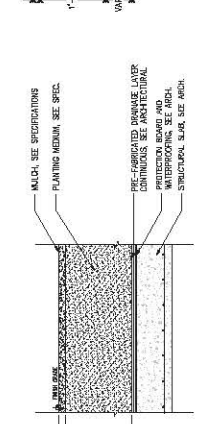
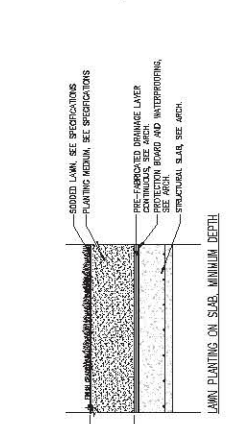
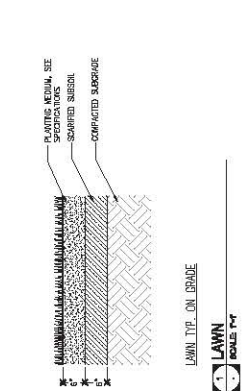
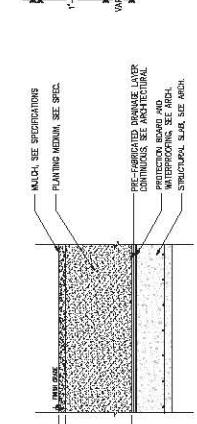
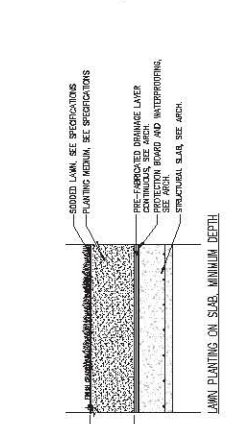
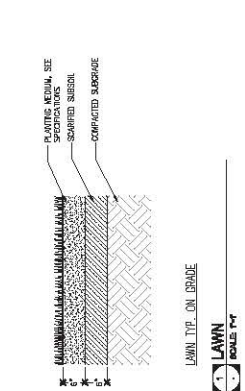
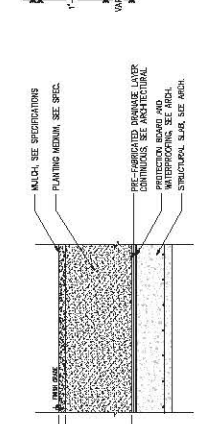
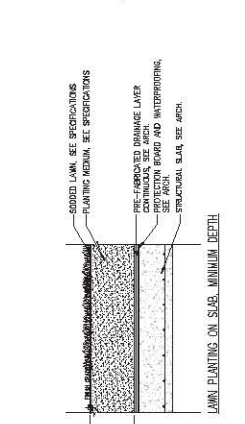
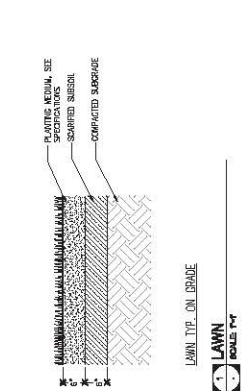
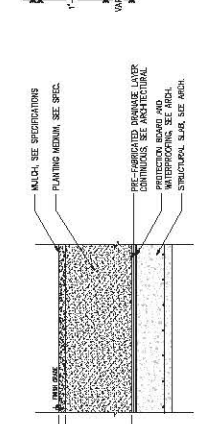
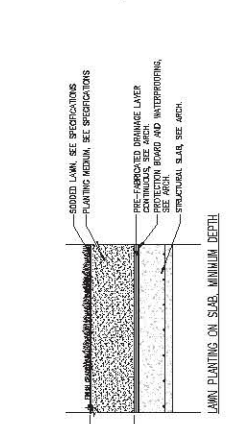
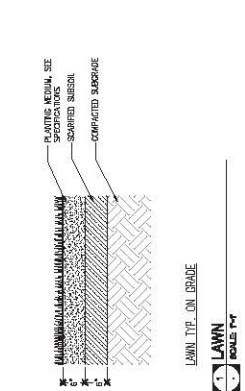
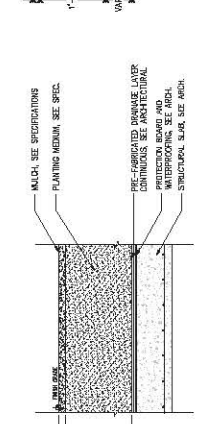
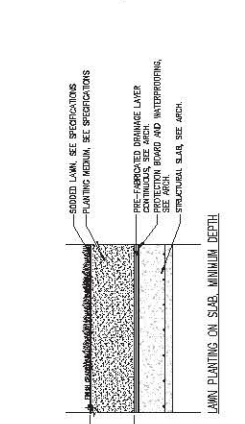
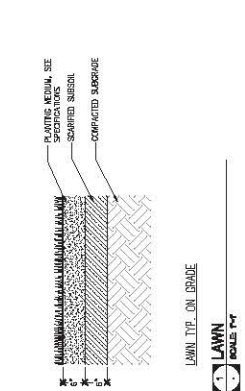
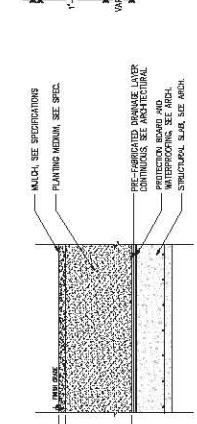
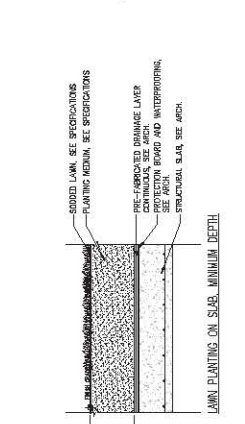
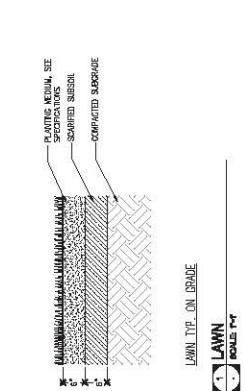
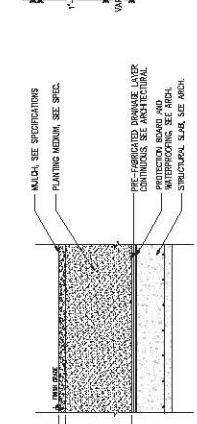
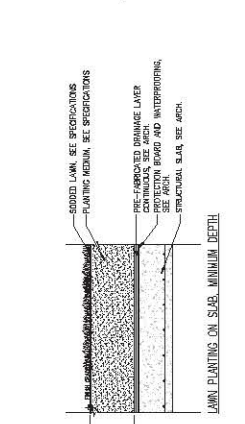
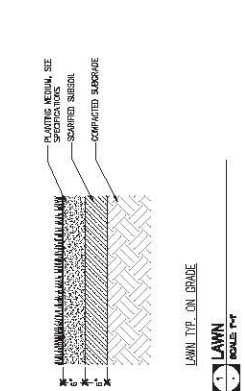
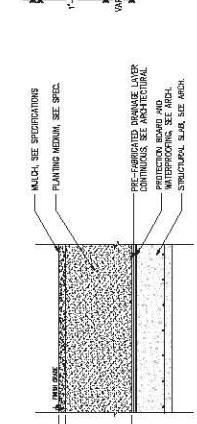
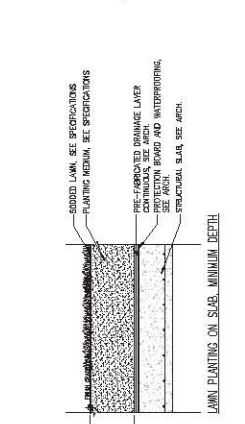
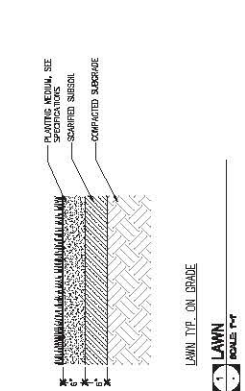
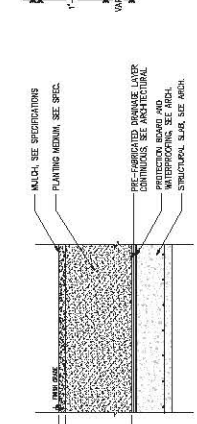
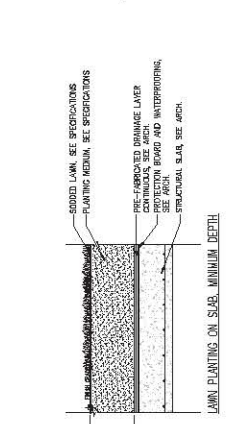
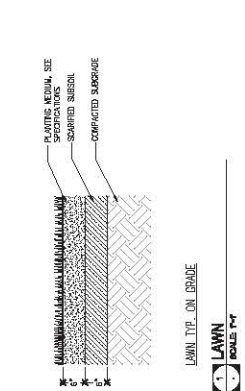
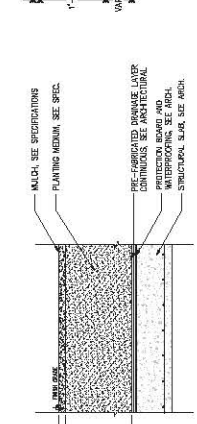
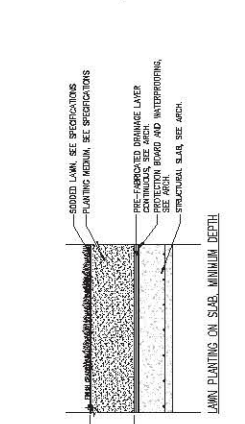
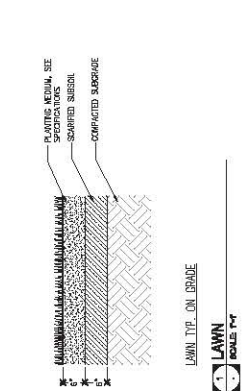
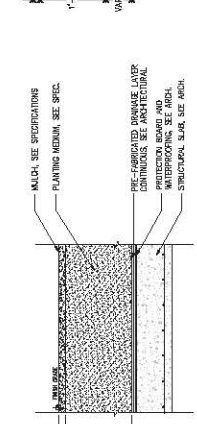
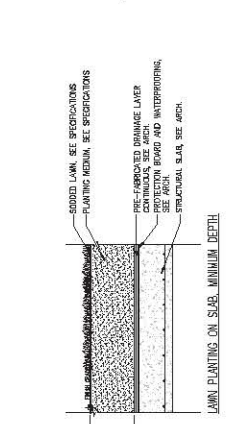
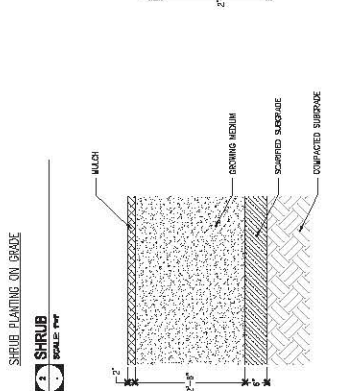
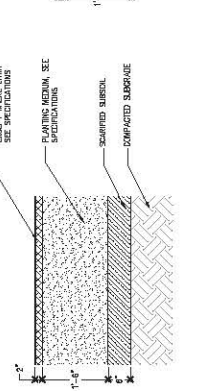
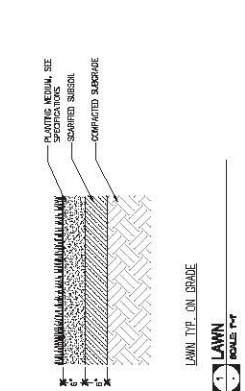
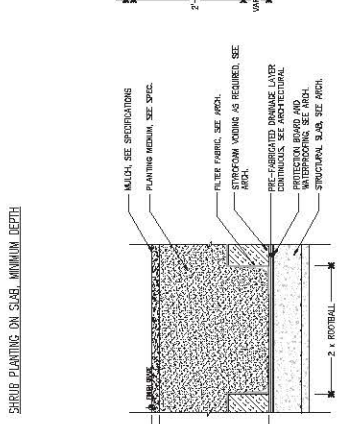
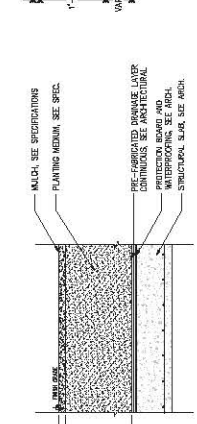
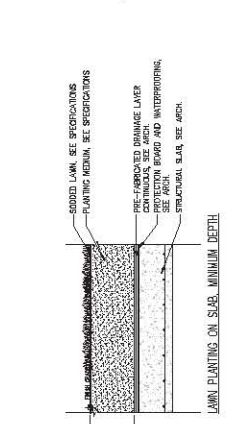
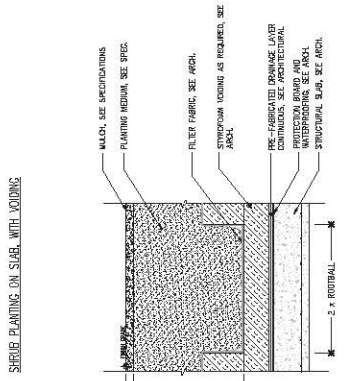
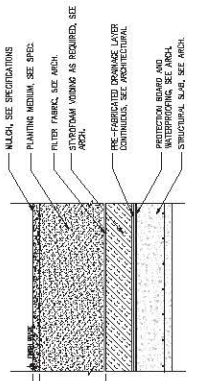
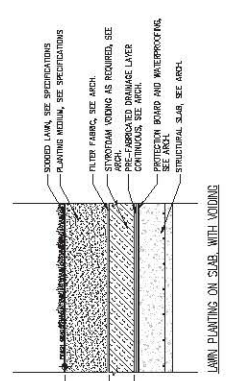
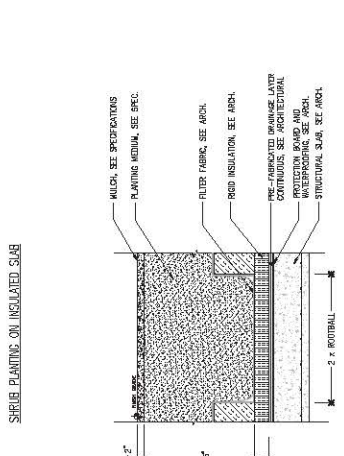
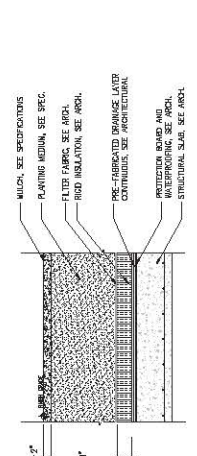
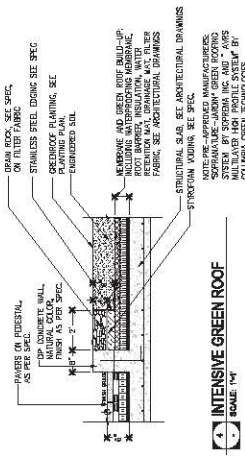
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SAMPLE PHOTOS OF ENTRY WALL FEATURE



SITE PLANNING

OVERVIEW

The proposed rezoning of the 99,000 sq. ft. Marine Gardens site includes the construction of 12 towers, 12 townhomes, 12 townhouses, two podiums, and a retail area. 459 market dwellings comprise the 27 and 35 storey towers, and 148 townhomes and 12 townhouses are located in the 2 storey podium. The site is bounded by SW Marine Drive to the east, 25th Street to the south, and the existing parking lot to the west. The site is bounded by the existing parking lot to the west, the existing parking lot to the south, and the existing parking lot to the east. The site is bounded by the existing parking lot to the west, the existing parking lot to the south, and the existing parking lot to the east.

SITE CONTEXT

The site is located in the Marine Gardens neighborhood, which is a vibrant urban core. The site is bounded by SW Marine Drive to the east, 25th Street to the south, and the existing parking lot to the west. The site is bounded by the existing parking lot to the west, the existing parking lot to the south, and the existing parking lot to the east. The site is bounded by the existing parking lot to the west, the existing parking lot to the south, and the existing parking lot to the east.

The ultimate goal of the Marine and Caribbe plans is to create a dense urban core around the Canada Line station that makes effective use of through high-rised density, an integrated day care, and increased retail housing.

SITE PLAN

Determining a form of development, site access, and edge treatment are key considerations in the site plan. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area.

FORM OF DEVELOPMENT

The paired towers on the site represent the paired tower schemes. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area.

The podiums with townhomes at grade run along the west and east sides of the site. The podiums with townhomes at grade run along the west and east sides of the site. The podiums with townhomes at grade run along the west and east sides of the site. The podiums with townhomes at grade run along the west and east sides of the site.

The retail and day care elements are located along the street frontage. The retail and day care elements are located along the street frontage. The retail and day care elements are located along the street frontage. The retail and day care elements are located along the street frontage.

The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area. The site plan shows the layout of the towers, podiums, and retail area.

TOWER CONCEPT

BUILDING FORM & DESIGN

The towers and podiums are positioned on the site to maximize views, open space, and amenity. The towers and podiums are positioned on the site to maximize views, open space, and amenity. The towers and podiums are positioned on the site to maximize views, open space, and amenity.

The towers have been further sculpted to adhere to a maximum floor plate area of 6,300 sq. ft. This allows for the necessary setbacks and tower spacing to create a more vibrant, distinct volume and to step down the perimeter level back towards the podium and ground plane.

The podium and ground plane are given extra prominence, especially at the two mainlobes and townhomes. Overlapping ribbons unify the townhomes and podium, creating a sense of continuity. The podium and ground plane are given extra prominence, especially at the two mainlobes and townhomes.

With a 12 minimum balcony area, there is an opportunity to integrate the balconies between the podium and tower levels. The podium and ground plane are given extra prominence, especially at the two mainlobes and townhomes.



01 POSITION TOWERS FOR MAXIMUM VIEW AND SUN EXPOSURE

02 ADJUST FLOOR PLATE TO 6,300 SF AND TO FIT 25' TALLS

03 ARTICULATE TOWER VOLUMES AND PERIMETER LEVEL

04 DEFINE PODIUM LEVELS AND ENTRY WITH ACCESS MATERIALS

05 UTILIZE 12% BALCONY AREA FOR SHADING AND COVERED ENTRY

LANDSCAPE

The landscape design intends to create a "permeable sector" that is accessible to all users, including children, and provides a sense of connection to the site.

The perimeter streetscape will be defined by tree groves and rows. Proposed trees along all four sides of the street will mitigate the adjacent building scale and provide a sense of enclosure. The streetscape will be defined by tree groves and rows. Proposed trees along all four sides of the street will mitigate the adjacent building scale and provide a sense of enclosure.

The site's various public, active, and entry courtyards will be linked by a network of paths, ramps, and stairs. These will allow both public and permeable passage through the site.

Both the east and west podiums will feature terraces with additional seating and landscaping. The east podium will feature a play area for children. Both the east and west podiums will feature terraces with additional seating and landscaping.

Both the east and west podiums will feature terraces with additional seating and landscaping. The east podium will feature a play area for children. Both the east and west podiums will feature terraces with additional seating and landscaping.

RENTAL & DAYCARE BUILDING

BUILDING FORM & DESIGN

The building form and design is intended to be a vibrant, active space. The building form and design is intended to be a vibrant, active space. The building form and design is intended to be a vibrant, active space.

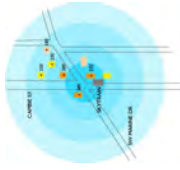
Along the south edge, the upper floors are expressed as a stepped volume above the main entrance. The volume alternates between a window wall and perforated screen. A five-storey volume sits on the ground with a stepped back sixth floor.

Metal awning canopies extend down the entire building at breaks on the east and west elevations. These breaks work as a transition between the stepped volumes.

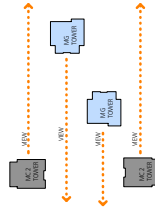
Along the window wall elevations, balcony overhangs are recessed and deep. Elevations, balcony overhangs are limited and project from the building face.



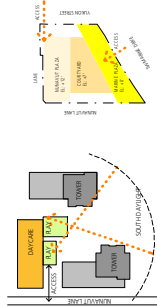
SITE CONTEXT & CIRCULATION



TOWER WEIGHT DIAGRAM



TOWER VIEW DIAGRAM



DAYCARE SITE DIAGRAM

SITE CONTEXT DIAGRAM

PUBLIC PRIVATE GRADE CHANGE SECTION

4/1/2015 2:28:40 PM

gbl
EMERGENT ARCHITECTURE

Gbl ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, CANADA, V6H 3G9
604-271-1195 • F: 604-271-1779
WWW.GBLARCHITECTS.COM

DATE:	04/01/2015
PROJECT:	MARINE GARDENS
SCALE:	1:156
DESIGNER:	EMERGENT ARCHITECTURE
CLIENT:	EMERGENT ARCHITECTURE
PERMIT:	2015-03-31

MARINE GARDENS
445 SW MARINE DR
VANCOUVER, BC V6Z 2G4
PERMIT 2015-03-31

DESIGN RATIONALE

DATE: 04/01/2015
PROJECT: MARINE GARDENS
SCALE: 1:156
DESIGNER: EMERGENT ARCHITECTURE
CLIENT: EMERGENT ARCHITECTURE
PERMIT: 2015-03-31

A-1.05

