

# 800 MARINE DRIVE - MIXED USE REZONING & DEVELOPMENT PERMIT APPLICATION 05/05/2022

PROJECT NUMBER: 21045

CIVIC ADDRESS: 800 MARINE DRIVE, NORTH VANCOUVER, B.C.

LEGAL DESCRIPTION: LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986

## PROJECT STATISTICS

800 MARINE DRIVE

Project No.: 21045

		DATE:		17-May-22	
<b>SITE INFORMATION</b>					
LEGAL DESCRIPTION	LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986				
CIVIC ADDRESS	800 MARINE DRIVE, NORTH VANCOUVER, BC				
ZONE	EXISTING	PROPOSED			
	CS-1	CD			
SITE AREA	(PRE-DEDICATION)	15,486.0 SF	1,438.70m <sup>2</sup>		
PROPOSED SITE AREA	(POST-DEDICATION)	14,733.5 SF	1,368.78m <sup>2</sup>		
GROSS FLOOR AREA		38,713.9 SF	3,596.64m <sup>2</sup>		
FLOOR AREA RATIO		2.50			
LOT COVERAGE (%)	HORIZONTAL BUILDING AREA (PRE DEDIC.) =	14,017.6 SF	91%		
AVERAGE GRADE	(HIGHEST 42.7' + LOWEST 38.8' = 81.3' / 2 = 40.85')	40.65 FT	12.39m		
BUILDING HEIGHT	4-STORIES	53.35 FT	16.28m		
	TO TOP OF UPPER PARAPET	58.85 FT	17.94m		
SETBACKS	FRONT (MARINE DRIVE)	0.35 FT	0.11m		
	REAR (LANE)	0.20 FT	0.06m		
	EXTERIOR SIDE (FELL AVENUE)	3.27 FT	1.00m		
	INTERIOR SIDE (WEST)	0.50 FT	0.15m		
<b>BUILDING DATA</b>					
MULTIFAMILY UNITS	DESCRIPTION	AREA	# OF UNITS	TOTAL AREA	
A1	STUDIO	421 SF	39.11m <sup>2</sup>	6	2,526 SF
C6	2 BED	852 SF	79.15m <sup>2</sup>	1	734 SF
C1	2 BED	860 SF	79.90m <sup>2</sup>	2	1,720 SF
C2 (ADAPTABLE)	2 BED	967 SF	89.84m <sup>2</sup>	2	1,934 SF
C3	2 BED	855 SF	79.43m <sup>2</sup>	2	1,710 SF
C4	2 BED	1,004 SF	93.27m <sup>2</sup>	2	2,008 SF
C5 (ADAPTABLE)	2 BED	956 SF	88.82m <sup>2</sup>	2	1,912 SF
D1 (ADAPTABLE)	3 BED	1,255 SF	116.59m <sup>2</sup>	2	2,510 SF
<b>TOTAL RES</b>				<b>19</b>	<b>15,054 SF</b>
<b>COMMERCIAL</b>					<b>AREA</b>
L1 - SOUTH RETAIL (LEASABLE)		5,865 SF	544.89m <sup>2</sup>		
L1 - NORTH RETAIL (LEASABLE)		2,607 SF	242.22m <sup>2</sup>		
L2 - OFFICE (LEASABLE)		12,275 SF	1,140.35m <sup>2</sup>		
<b>TOTAL COMMERCIAL (LEASABLE)</b>		<b>20,747 SF</b>	<b>1,927.45m<sup>2</sup></b>		
<b>UNIT MIX (TOTAL 19)</b>					
UNIT TYPE		COUNT	PERCENTAGE		
STUDIO		6	32%		
1 BED		0	0%		
2 BED		11	58%		
3 BED		2	11%		
<b>BUILDING AREA</b>					
		GROSS BUILDABLE AREA		GROSS FSR	
L1 FLOOR AREA	RETAIL	10,351 SF	961.68m <sup>2</sup>	8,979 SF	834.16m <sup>2</sup>
L2 FLOOR AREA	OFFICE	13,845 SF	1,286.23m <sup>2</sup>	13,532 SF	1,257.15m <sup>2</sup>
L3 FLOOR AREA	10 UNITS	9,002 SF	836.34m <sup>2</sup>	8,638 SF	802.52m <sup>2</sup>
L4 FLOOR AREA	9 UNITS	8,818 SF	819.18m <sup>2</sup>	7,565 SF	702.80m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>		<b>42,016 SF</b>	<b>3,903.43m<sup>2</sup></b>	<b>38,714 SF</b>	<b>3,596.64m<sup>2</sup></b>
<b>PROPOSED AMENITY</b>					
ADAPTABLE UNITS		MIN 25% OF UNITS =	5 UNITS	6 UNITS	31.6%
OUTDOOR AMENITY				718.4 SF	66.74m <sup>2</sup>
<b>REQUIRED PARKING</b>					
TYPE		RATE	REQUIRED STALLS		
RESIDENTIAL	19 UNITS	0.95 STALLS / UNIT	18 STALLS		
VISITOR	19 UNITS	0.1 STALLS / UNIT	2 STALLS		
COMMERCIAL	22,510.7 SF	1 STALL / 538.2 SF	42 STALLS		
<b>TOTAL REQUIRED PARKING</b>			<b>62 STALLS</b>		
RESIDENTIAL DISABILITY STALL (INCLUDED)	19 UNITS	0.038 STALLS / UNIT	1 STALL		
COMMERCIAL DISABILITY STALL (INCLUDED)	42 STALLS	1 STALL / 25 REQ'D STALLS	2 STALLS		
<b>LOADING</b>	22,510.7 SF	1 STALL / 15000 SF	<b>2 STALLS</b>		
<b>PROPOSED PARKING</b>					
SURFACE			3 STALLS		
PARKING LEVEL 1			37 STALLS		
<b>TOTAL PROPOSED PARKING</b>			<b>40 STALLS</b>		
PROPOSED RESIDENTIAL PARKING (INCLUDED)			12 STALLS		
PROPOSED VISITOR PARKING (INCLUDED)			2 STALLS		
PROPOSED COMMERCIAL VISITOR PARKING (INCLUDED)			27 STALLS		
SMALL CARS (INCLUDED)		MAX 35% =	21 STALLS	25 STALLS	
DISABILITY STALL (INCLUDED)				2 STALLS	
<b>LOADING</b>				<b>1 STALL</b>	
<b>REQUIRED BICYCLE PARKING</b>					
SHORT-TERM			13 SPACES		
RESIDENTIAL SHORT-TERM	19 UNITS	0-19 UNITS = NO SPACES REQ'D	0 SPACES		
COMMERCIAL SHORT-TERM	2,091.31m <sup>2</sup>	6 SPACES / 1000m <sup>2</sup>	13 SPACES		
<b>LONG-TERM</b>			<b>37 SPACES</b>		
RESIDENTIAL LONG-TERM	19 UNITS	1.5 SPACES / UNIT	29 SPACES		
COMMERCIAL LONG-TERM	2,091.31m <sup>2</sup>	1 SPACE / 250m <sup>2</sup>	8 SPACES		
<b>PROPOSED BICYCLE PARKING</b>					
SHORT-TERM			16 SPACES		
LONG-TERM			52 SPACES		
RESIDENTIAL LONG-TERM			32 SPACES		
COMMERCIAL LONG-TERM			20 SPACES		



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RENDERING



CONTEXT PLAN

## DRAWING LIST:

### ARCHITECTURAL

- A000 COVER SHEET
- A001 SURVEY
- A100 SITE PLAN
- A110 FIRE DEPARTMENT RESPONSE PLAN
- A120 CONTEXT MAPS AND PHOTOS
- A121 CONTEXT MAPS AND PHOTOS

- A200 LEVEL P1 FLOOR PLAN
- A201 LEVEL 1 FLOOR PLAN
- A202 LEVEL 2 FLOOR PLAN
- A203 LEVEL 3 FLOOR PLAN
- A204 LEVEL 4 FLOOR PLAN
- A205 ROOF PLAN
- A220 RESIDENTIAL UNIT PLANS
- A221 RESIDENTIAL UNIT PLANS

- A301 BUILDING ELEVATIONS
- A302 BUILDING ELEVATIONS
- A400 BUILDING SECTIONS
- A401 BUILDING SECTIONS

- A500 PERSPECTIVES
- A501 PERSPECTIVES
- A502 PERSPECTIVES

- A600 AREA PLAN LEVEL 1 & 2
- A601 AREA PLAN LEVEL 3 & 4
- A610 SHADOW STUDIES

### CIVIL

- CVL-01 GRADING PLAN
- CVL-02 SERVICING PLAN
- CVL-03 ROAD WORKS - FELL AVE
- CVL-04 SWMP

### LANDSCAPE

- L1.0 LANDSCAPE PLAN LEVEL 1
- L1.1 LANDSCAPE PLAN LEVEL 3 & 4
- L2.0 TREE MANAGEMENT PLAN
- L3.0 PLANTING PLAN LEVEL 1
- L3.1 PLANTING PLAN LEVEL 3 & 4
- L4.0 LANDSCAPE DETAILS

### ADAPTABLE UNIT EXCLUSION

1.86SQM (20SQFT) PER LEVEL 2 ADAPTABLE UNIT HAS BEEN EXCLUDED FROM THE GROSS FLOOR AREA TOTAL PER THE ADAPTABLE DESIGN GUIDELINES.

### ADAPTABLE UNITS PROPOSED:

NAME	NUMBER	AREA EXCLUSION
UNIT A1	1 UNIT	20SQFT
UNIT C2	2 UNITS	40SQFT
UNIT C5	2 UNITS	40SQFT
UNIT D1	1 UNIT	20SQFT

**TOTAL: 6 UNITS 120SQFT**

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
4	REISSUED FOR RZ / DP	22/05/17
3	REISSUED FOR RZ / DP	22/05/05
2	REISSUED FOR RZ / DP	22/03/14
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

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PROJECT NAME:

**800 MARINE DRIVE**

PROJECT ADDRESS:

**800 MARINE DRIVE, NORTH VANCOUVER, BC**

DRAWING TITLE:

**COVER SHEET**

PROJECT NO: 21045

DRAWN BY: AW

SCALE: NTS

REVIEW BY: BW

DWG NO:

**A000**



NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

4	REISSUED FOR RZ / DP	22/05/17
3	REISSUED FOR RZ / DP	22/05/05
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1	ISSUED FOR RZ / DEV. PERMIT	21/09/03
NO.	ISSUE	Y/M/D

SEAL:

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PROJECT NAME:  
**800 MARINE DRIVE**

PROJECT ADDRESS:  
**800 MARINE DRIVE, NORTH VANCOUVER, BC**

DRAWING TITLE:  
**BUILDING SECTIONS**

PROJECT NO: 21045 DRAWN BY: AW  
 SCALE: 1/8"=1'-0" REVIEW BY: BW  
 DWG NO: A400



