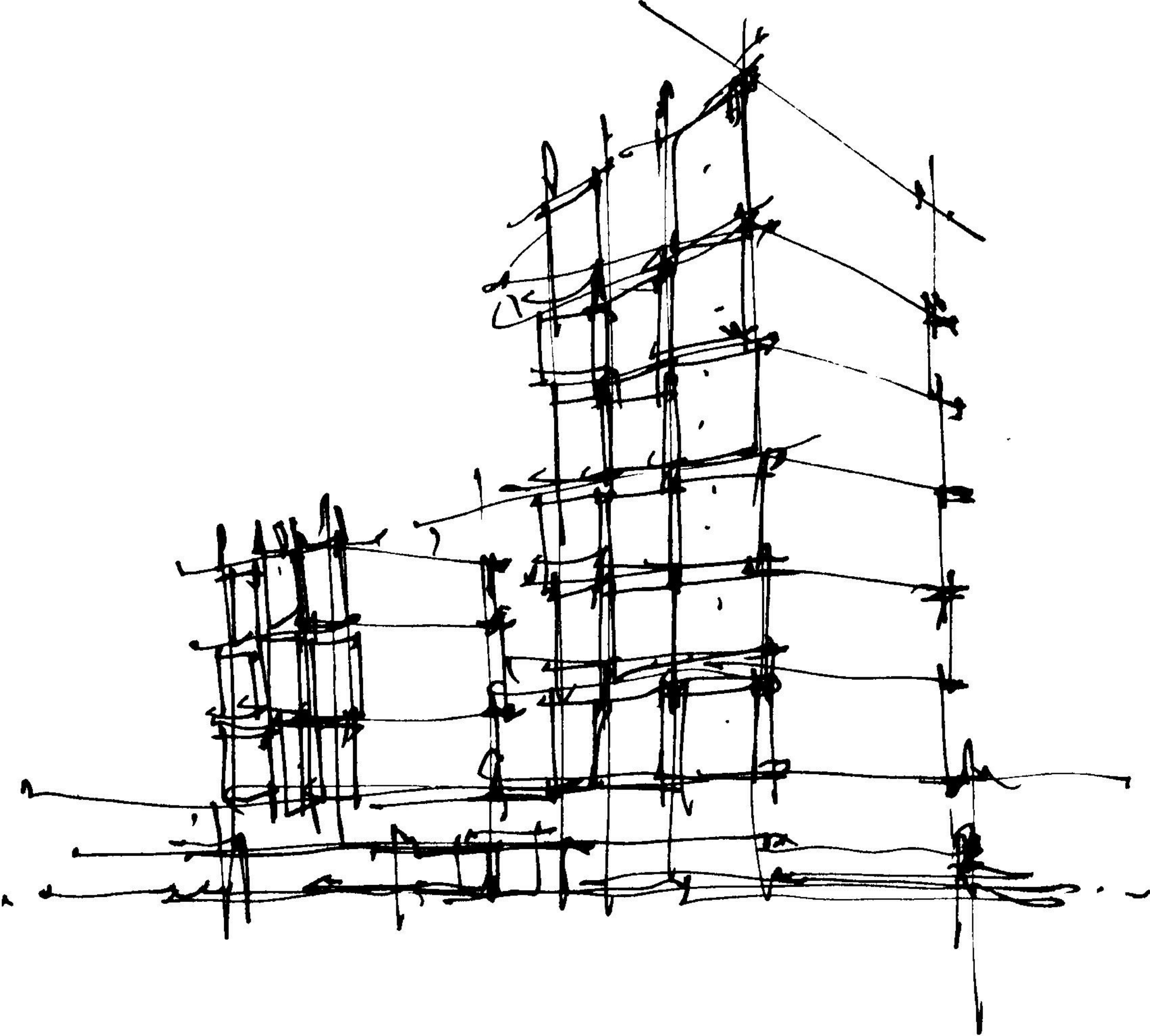
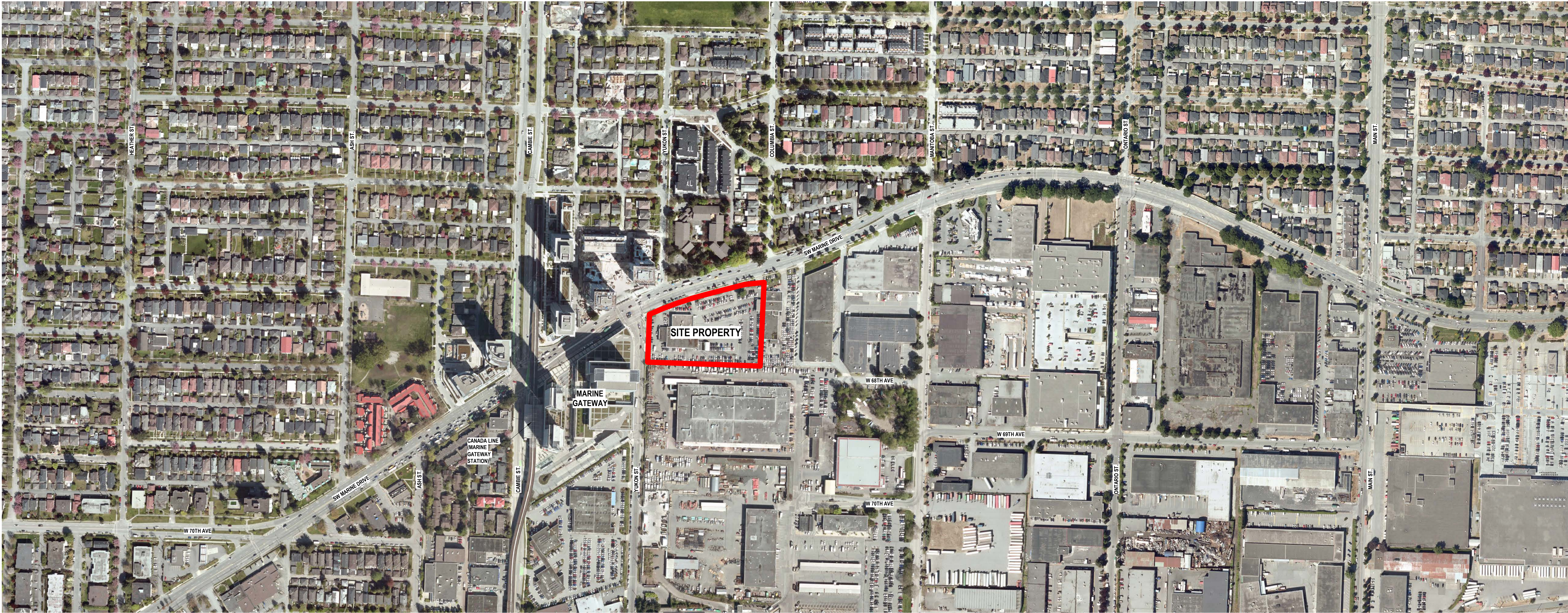


396 SW
MARINE
DRIVE

REZONING APPLICATION
AUGUST 23, 2021





A001

1 CONTEXT MAP
NOT TO SCALE

DEVELOPMENT STATISTICS:

CIVIC ADDRESS
396 SW MARINE DR, VANCOUVER BC

LEGAL DESCRIPTION
LOT E BLOCK 14 PLAN VAP14313 DISTRICT LOT 311
NEW WESTMINSTER

SITE DATA
CURRENT ZONING I-2
PROPOSED ZONING CD-1
SITE AREA 12,615 m2 (16,900 SF)
BUILDING AREA 7,735 m2 (16,900 SF)
LOT COVERAGE 61%

DEVELOPMET DATA
LAND USES
LIGHT INDUSTRIAL
RETAIL
OFFICE
RESTAURANT
DAY CARE

GROSS FLOOR AREA 63, 109 m2 (679,310 SF)
FSR 4.5

BUILDING HEIGHT
PODIUM 45'-0"
WEST TOWER 249'-11 1/2"
EAST TOWER 169'-0-1/2"

TOWER SEPARATION 39.6 m 130'-0" MIN.

NUMBER OF STOREYS
PODIUM 3 STOREYS
WEST TOWER 19 STOREYS
EAST TOWER 10 STOREYS
BASEMENT LEVELS 1 STOREY
PARKING LEVELS 3 STOREYS

FLOOR PLATE SIZE
WEST TOWER 1,150 m2 (12,355 SF)
EAST TOWER 1,660 m2 (17,866 SF)

DEDICATION LINE
FRONT 10.5m FROM LINE OF FUTURE CURB
EAST 12.0m FROM PROPERTY LINE
WEST N/A
SOUTH 12.0m FROM PROPERTY LINE

SETBACK
FRONT 2.5m FLEX SPACE
EAST N/A
WEST 3.95m (STATUTORY RIGHT-OF-WAY)
SOUTH N/A

VEHICLE PARKING
REQUIRED 949
PROPOSED 674
STANDARD TBD
REGULAR TBD
ACCESSIBLE TBD

BICYCLE PARKING
REQUIRED 240
CLASS A 337
CLASS B 12

LOADING
REQUIRED 5
CLASS A 6
CLASS B 16
CLASS C 2 3

SHEET LIST

- A000 COVER SHEET
- A001 CONTEXT MAP & PROJECT DATA
- A002 SURVEY PLAN
- A050 FSR CALCULATIONS
- A051 FSR CALCULATIONS
- A100 SITE PLAN - LEVEL 1
- A101 FLOOR PLAN - LEVEL P3
- A102 FLOOR PLAN - LEVEL P2
- A103 FLOOR PLAN - LEVEL P1
- A104 FLOOR PLAN - LEVEL B1
- A105 FLOOR PLAN - LEVEL 1
- A106 FLOOR PLAN - LEVEL 2
- A107 FLOOR PLAN - LEVEL 2.5
- A108 FLOOR PLAN - LEVEL 3
- A109 FLOOR PLAN - LEVEL 3.5
- A110 FLOOR PLAN - LEVEL 6 WEST TOWER & LEVEL 4 EAST TOWER
- A111 FLOOR PLAN - OFFICE TOWER TYPICAL LEVELS
- A112 ROOF PLAN
- A401 EXTERIOR ELEVATION - SOUTH
- A402 EXTERIOR ELEVATION - NORTH
- A403 EXTERIOR ELEVATION - EAST
- A404 EXTERIOR ELEVATION - WEST
- A501 BUILDING SECTION
- A502 BUILDING SECTION
- A503 BUILDING SECTION
- A504 BUILDING SECTIONS
- A505 BUILDING SECTIONS
- A900 SHADOW STUDIES

TOPOGRAPHIC PLAN OF SURVEY ON LOT E, BLOCK 14, DISTRICT LOT 311, PLAN 14313

PID: 007-866-623

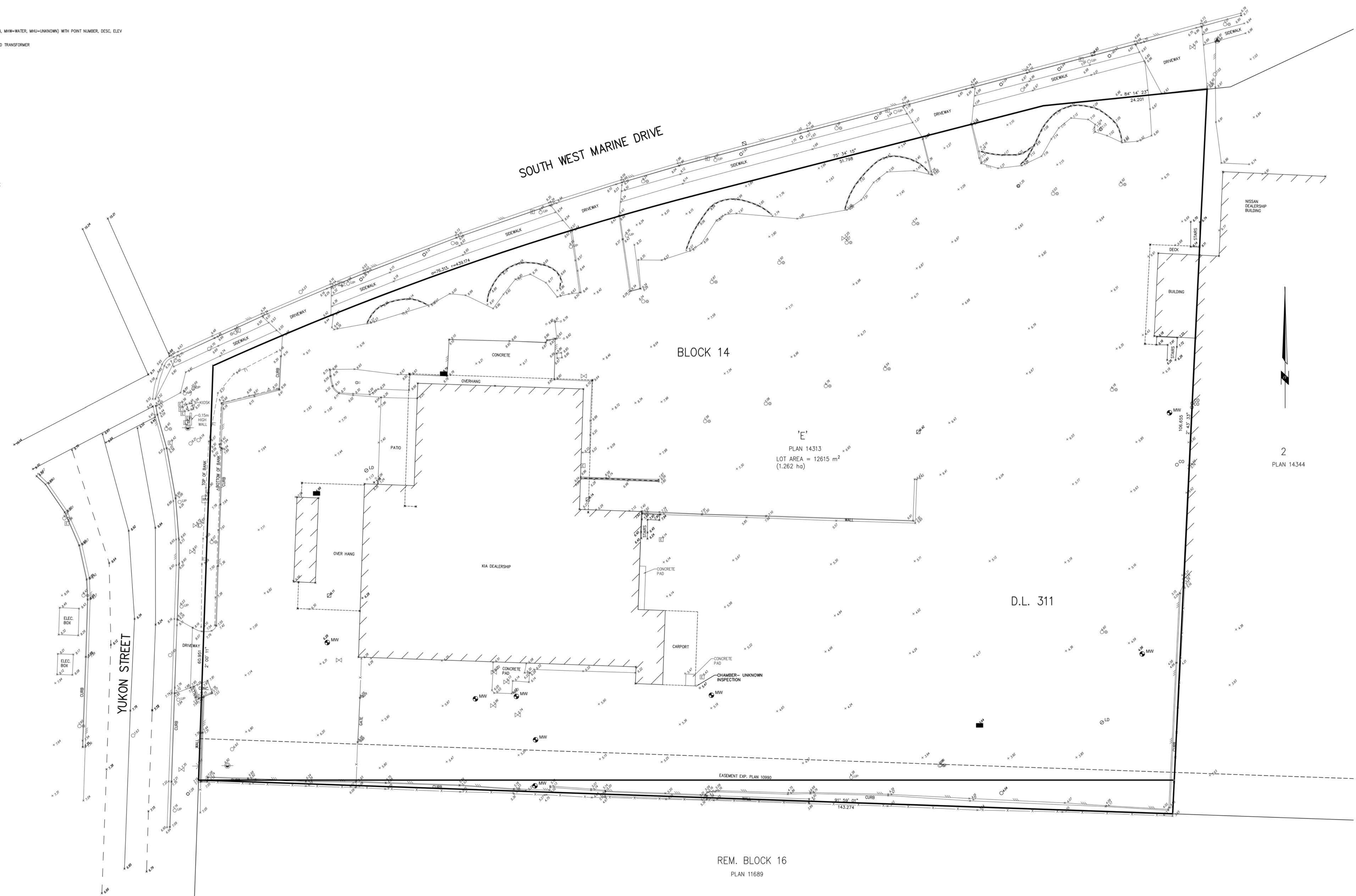
SCALE 1:200
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS
84mm IN HEIGHT BY 1120mm IN WIDTH
(E 300) WHEN PLOTTED AT A SCALE OF 1:200

ADDRESS:
396 SW MARINE DRIVE
CITY OF VANCOUVER, B.C.

- LEGEND
- 1234 DENOTES DECIDUOUS TREE WITH POINT NUMBER
 - DV DENOTES WATER VALVE
 - 1234 DENOTES FIRE HYDRANT
 - 1234 DENOTES MANHOLE (MWM-STORM, MHS-SAN, MHW-WATER, MHS-UNKNOWN) WITH POINT NUMBER, DESC, ELEV
 - 1234 DENOTES POWER POLE WITH TELEPHONE AND TRANSFORMER
 - 1234 DENOTES CATCH BASIN
 - 1234 DENOTES LAMP STANDARD
 - 1234 DENOTES ANCHOR
 - 1234 DENOTES UTILITY POLE
 - 1234 DENOTES WATER METER
 - 1234 DENOTES MONITORING WELL
 - 1234 DENOTES ELECTRICAL BOX
 - 1234 DENOTES ELECTRICAL OUTLET
 - 1234 DENOTES LAWN BASIN
 - 1234 DENOTES SIGN

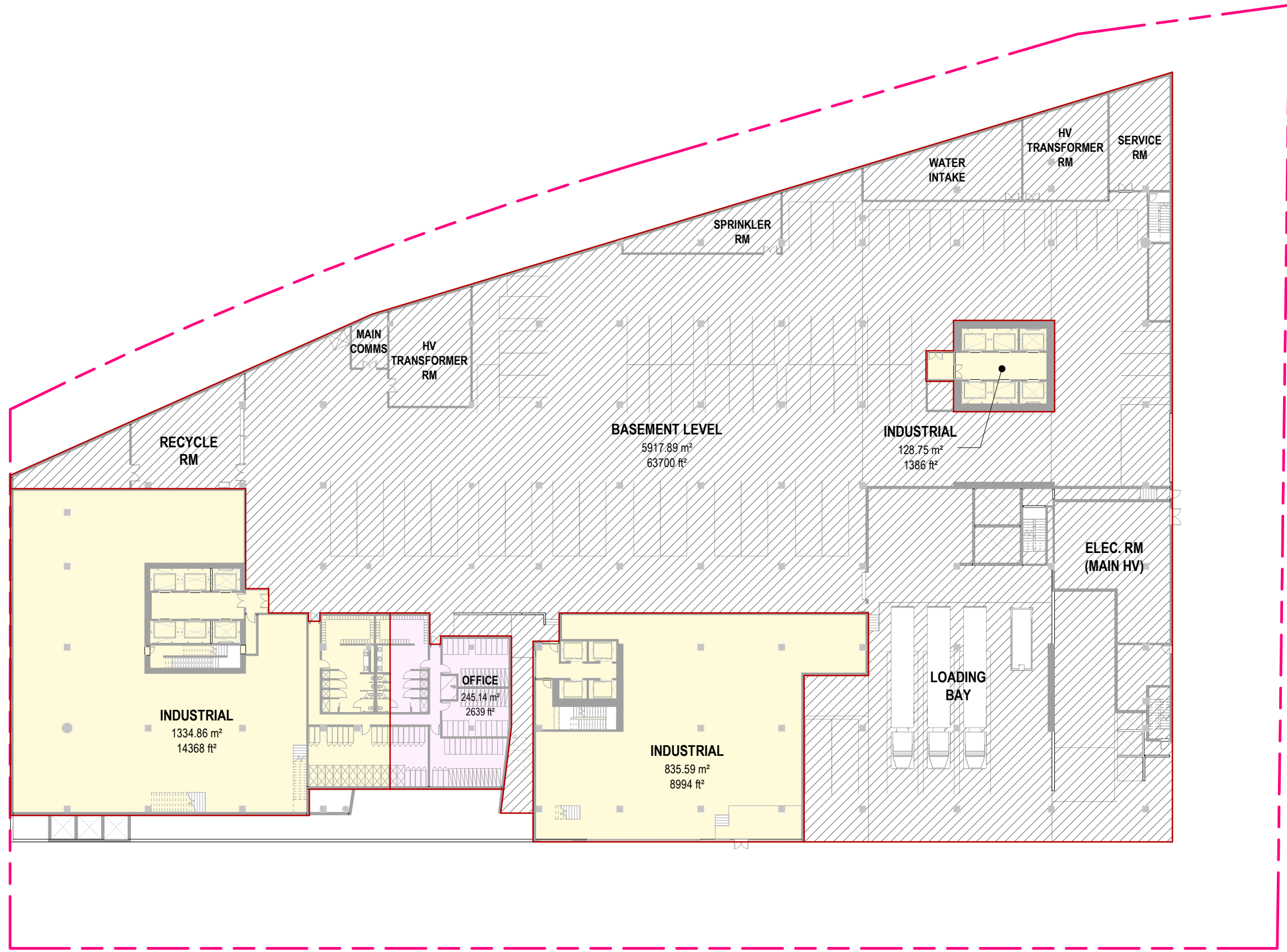
- DENOTES PAVEMENT EDGE
- DENOTES FENCE
- DENOTES TOP OF BANK

ELEVATION
ELEVATIONS ARE GEODETIC AND DERIVED
FROM CONTROL MONUMENT N-2002 WITH
ELEVATION = 143.00m OVERSEAS 2002

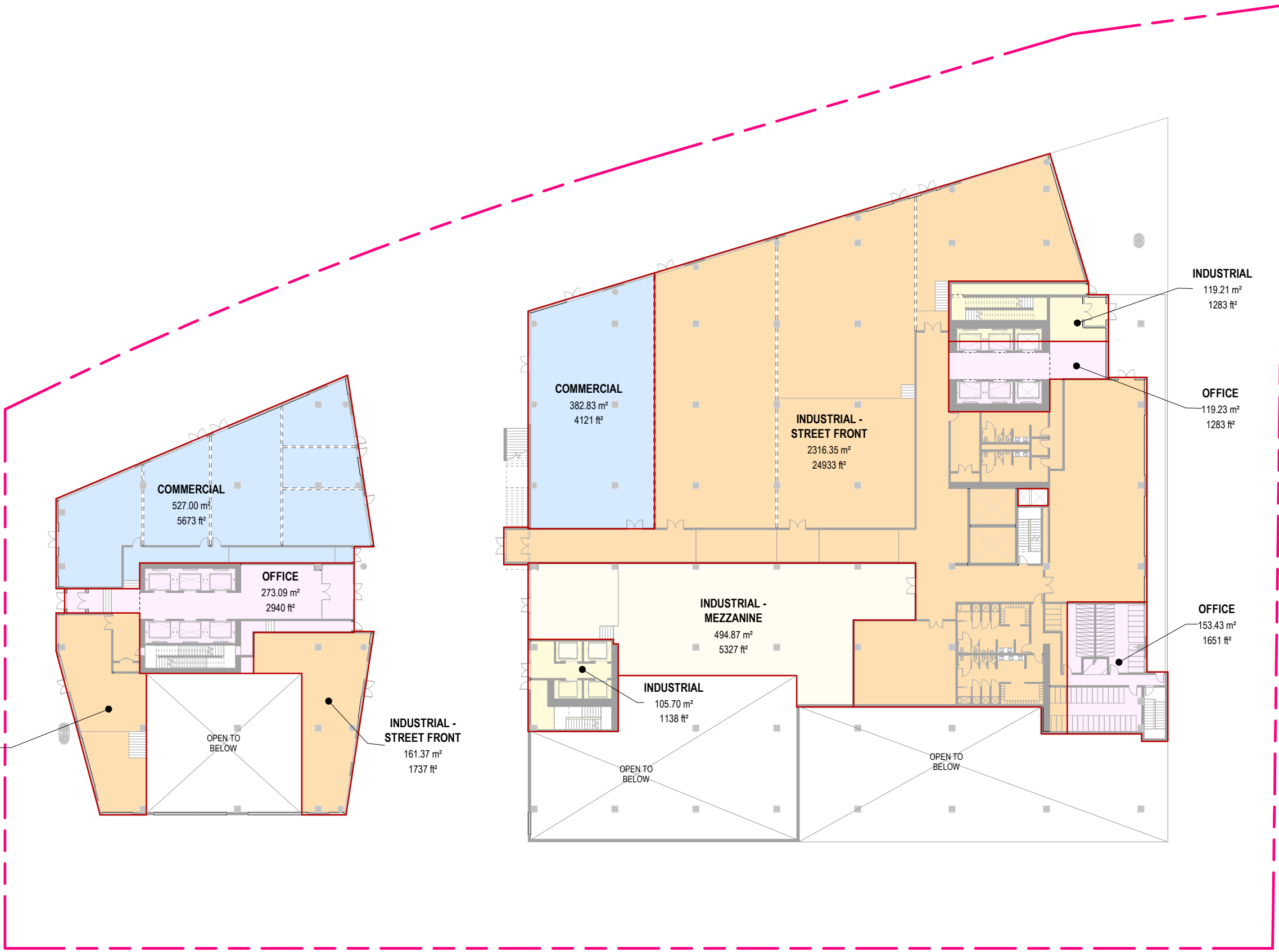


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BINNIE LAND SURVEYING LTD.
205-4946 CANADA WAY
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TEL: 604-420-1721
FAX: 604-420-4743
www.binnie.com

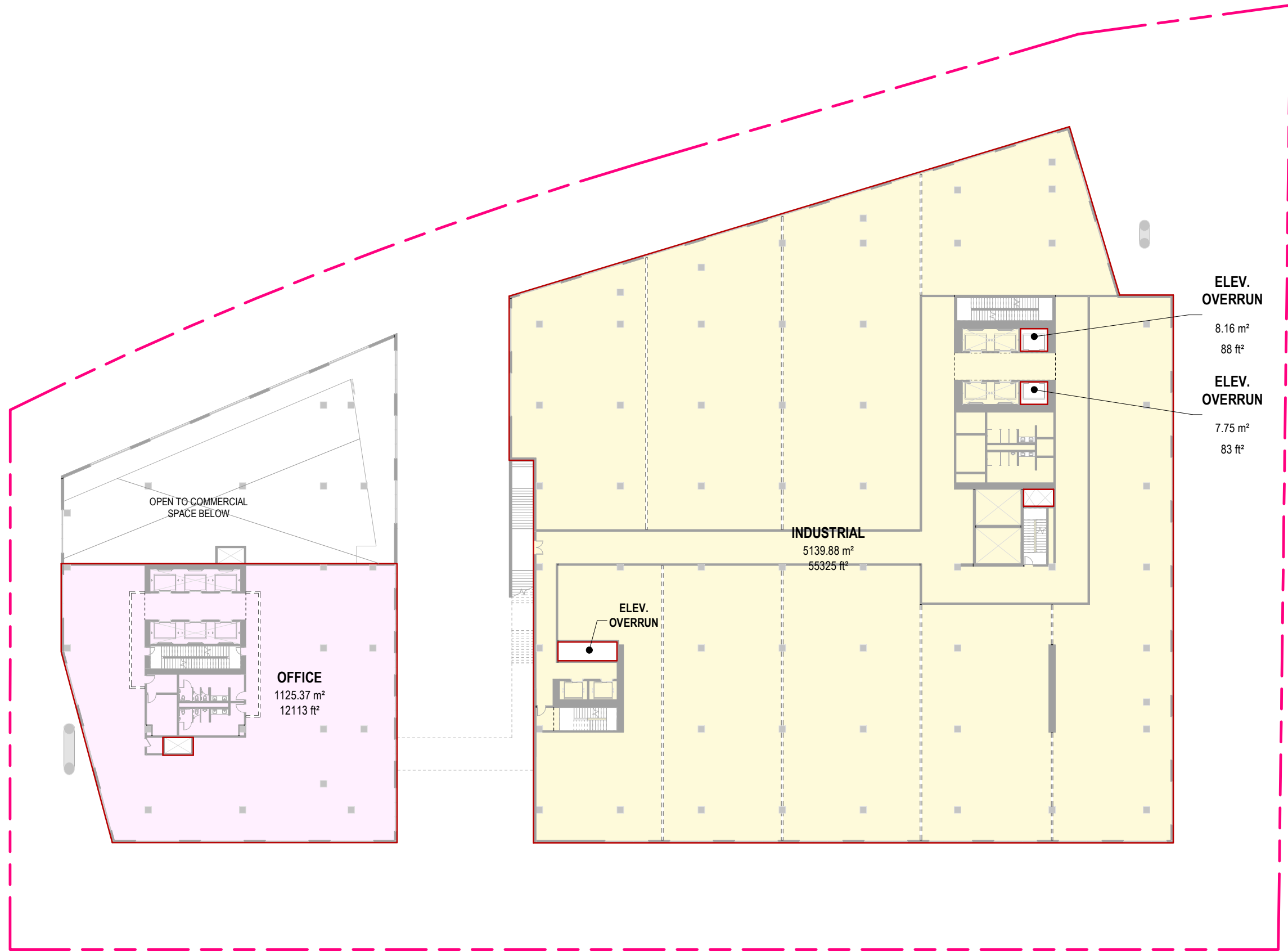
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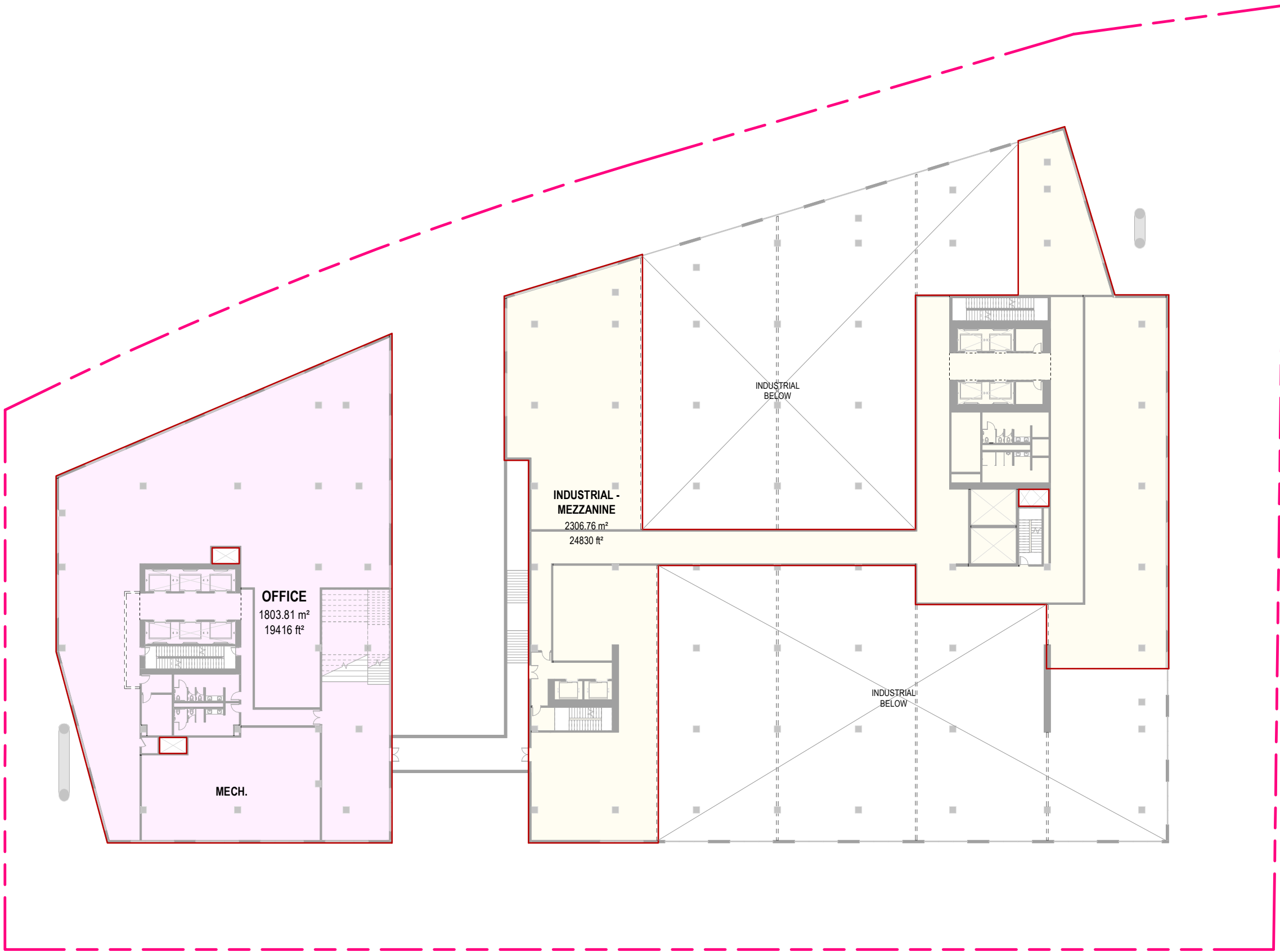
1 AREA PLAN - PODIUM LEVEL B1
1 : 480



2 AREA PLAN - PODIUM LEVEL 1
1 : 480



3 AREA PLAN - PODIUM LEVEL 2
1 : 480



4 AREA PLAN - PODIUM LEVEL 2.5
1 : 480

FSR SUMMARY	
Gross Floor Area:	679,310 SF (63,109 m2)
Exclusions:	74,741 SF (6,944m2)
Total Area for FSR:	604,569 SF (56,166 m2)
Site Area:	135,784 SF (12,615 m2)
Proposed FSR:	4.5
Maximum Allowable FSR:	4.5

FSR BY DEPARTMENT		
DEPARTMENT	AREA	FSR TOTAL
BASEMENT LEVEL	63700 ft²	0.5
COMMERCIAL	9793 ft²	0.1
INDUSTRIAL	140258 ft²	1.0
INDUSTRIAL - MEZZANINE	30157 ft²	0.2
INDUSTRIAL - STREET FRONT	28624 ft²	0.2
OFFICE	395736 ft²	2.9
Grand total	668268 ft²	4.9

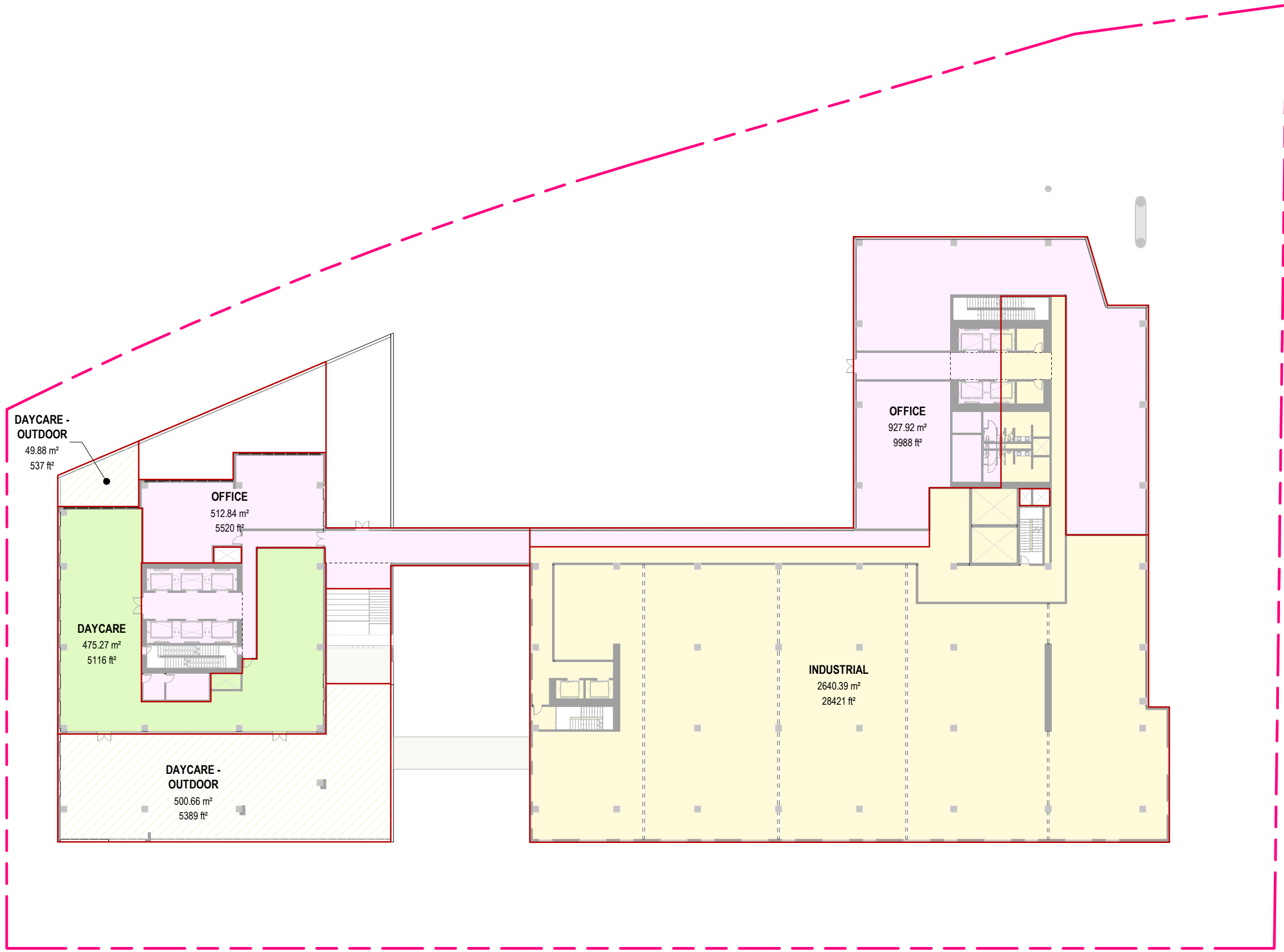
FSR EXCLUSIONS	
LEVEL	AREA
BASEMENT LEVEL	
PODIUM LEVEL B1	63700 SF
DAYCARE	
PODIUM LEVEL 3	5116 SF
DAYCARE - OUTDOOR	
PODIUM LEVEL 3	5389 SF
PODIUM LEVEL 3	537 SF
Grand total	74741 SF

FSR CALCULATIONS			
LEVEL	AREA	FSR TOTAL	
BASEMENT LEVEL			
PODIUM LEVEL B1	63700 SF	0.5	
	63700 SF	0.5	
COMMERCIAL			
PODIUM LEVEL 1	4121 SF	0.0	EAST
PODIUM LEVEL 1	5673 SF	0.0	WEST
	9793 SF	0.1	
INDUSTRIAL			
PODIUM LEVEL B1	8994 SF	0.1	
PODIUM LEVEL B1	14368 SF	0.1	
PODIUM LEVEL B1	1386 SF	0.0	
PODIUM LEVEL 1	1138 SF	0.0	
PODIUM LEVEL 1	1283 SF	0.0	EAST
PODIUM LEVEL 2	55325 SF	0.4	EAST
PODIUM LEVEL 3	28421 SF	0.2	EAST
PODIUM LEVEL 3.5	28343 SF	0.2	EAST
	140258 SF	1.0	
INDUSTRIAL - MEZZANINE			
PODIUM LEVEL 1	5327 SF	0.0	EAST
PODIUM LEVEL 2.5	24830 SF	0.2	EAST
	30157 SF	0.2	
INDUSTRIAL - STREET FRONT			
PODIUM LEVEL 1	1955 SF	0.0	
PODIUM LEVEL 1	24933 SF	0.2	EAST
PODIUM LEVEL 1	1737 SF	0.0	WEST
	28624 SF	0.2	
LOT COVERAGE-EAST			
SITE	53169 SF	0.4	
	53169 SF	0.4	
LOT COVERAGE-WEST			
SITE	15331 SF	0.1	
	15331 SF	0.1	
OFFICE			
PODIUM LEVEL B1	2639 SF	0.0	
PODIUM LEVEL 1	1283 SF	0.0	EAST
PODIUM LEVEL 1	1651 SF	0.0	EAST
PODIUM LEVEL 1	2940 SF	0.0	WEST
PODIUM LEVEL 2	12113 SF	0.1	WEST
PODIUM LEVEL 2.5	19416 SF	0.1	WEST
PODIUM LEVEL 3	9686 SF	0.1	EAST
PODIUM LEVEL 3	5520 SF	0.0	EAST
WT LEVEL 4	12355 SF	0.1	WEST
PODIUM LEVEL 3.5	10618 SF	0.1	EAST
WT LEVEL 5	12355 SF	0.1	WEST
WT LEVEL 6	12355 SF	0.1	WEST
PODIUM LEVEL 4	17405 SF	0.1	EAST
WT LEVEL 7	12355 SF	0.1	WEST
ET LEVEL 5	19080 SF	0.1	EAST
WT LEVEL 8	12355 SF	0.1	WEST
ET LEVEL 6	19080 SF	0.1	EAST
WT LEVEL 9	12355 SF	0.1	WEST
ET LEVEL 7	19080 SF	0.1	EAST
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WT LEVEL 12	12355 SF	0.1	WEST
ET LEVEL 10	19080 SF	0.1	EAST
WT LEVEL 13	12355 SF	0.1	WEST
WT LEVEL 14	12355 SF	0.1	WEST
WT LEVEL 15	12355 SF	0.1	WEST
WT LEVEL 16	12355 SF	0.1	WEST
WT LEVEL 17	12355 SF	0.1	WEST
WT LEVEL 18	12355 SF	0.1	WEST
WT LEVEL 19	12355 SF	0.1	WEST
	395736 SF	2.9	
PARKING-P1			
PODIUM LEVEL P1	90279 SF	0.7	
	90279 SF	0.7	
PARKING-P2			
PODIUM LEVEL P2	93235 SF	0.7	
	93235 SF	0.7	
PARKING-P3			
PODIUM LEVEL P3	83282 SF	0.6	
	83282 SF	0.6	
OVERALL AREA	1003564 SF	7.4	

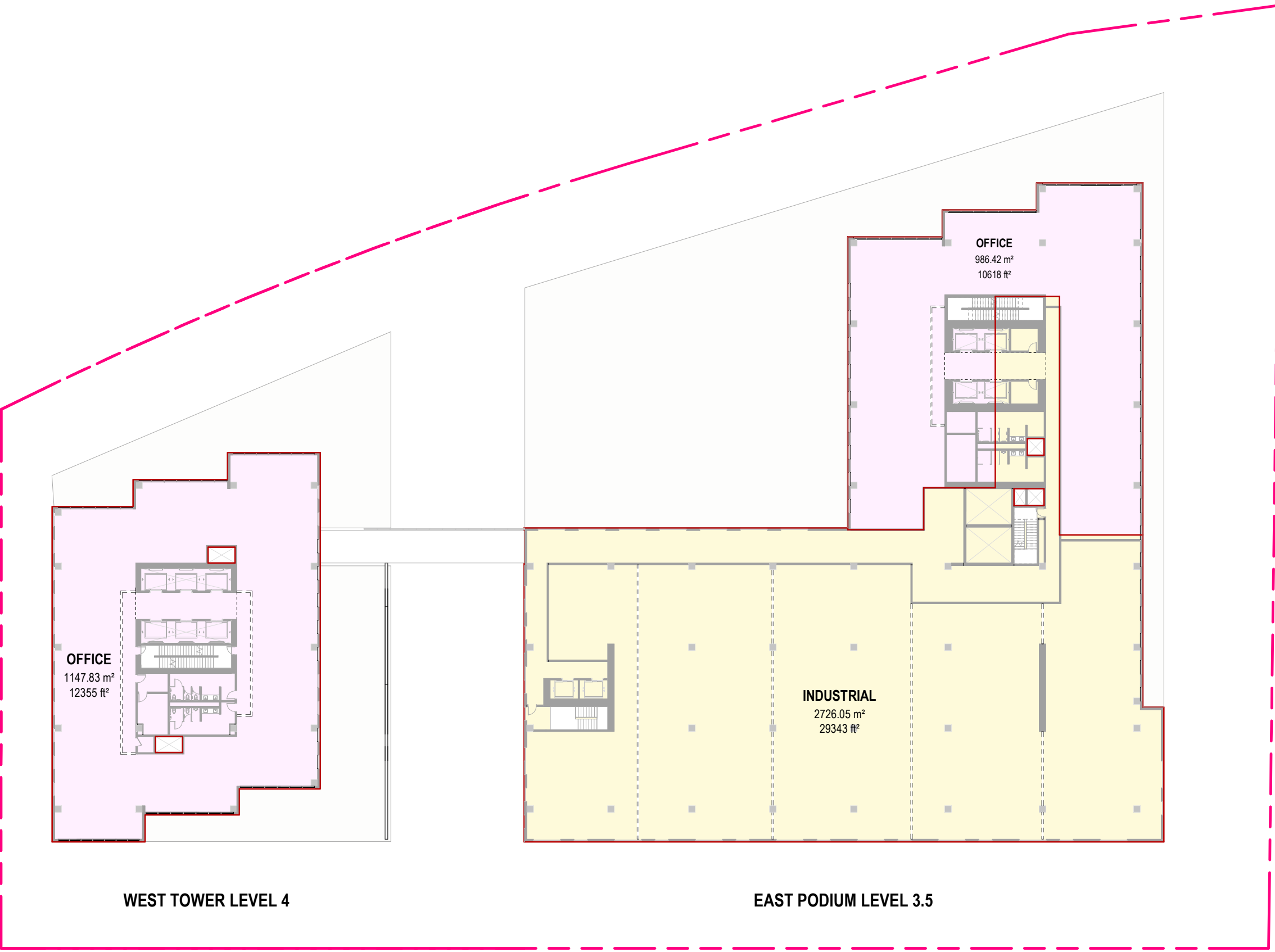
A050

LEGEND:

- INDUSTRIAL
- INDUSTRIAL (MEZZANINE)
- INDUSTRIAL (STOREFRONT)
- COMMERCIAL
- OFFICE
- COMMON SPACES
- DAY CARE
- PARKING
- MECH/ELEC



1 AREA PLAN - LEVEL 3
1 : 480



2 AREA PLAN - LEVEL 3.5
1 : 480



3 AREA PLAN - L5 WEST TOWER & L4 EAST TOWER
1 : 480



4 AREA PLAN - TYPICAL OFFICE LEVELS
1 : 480

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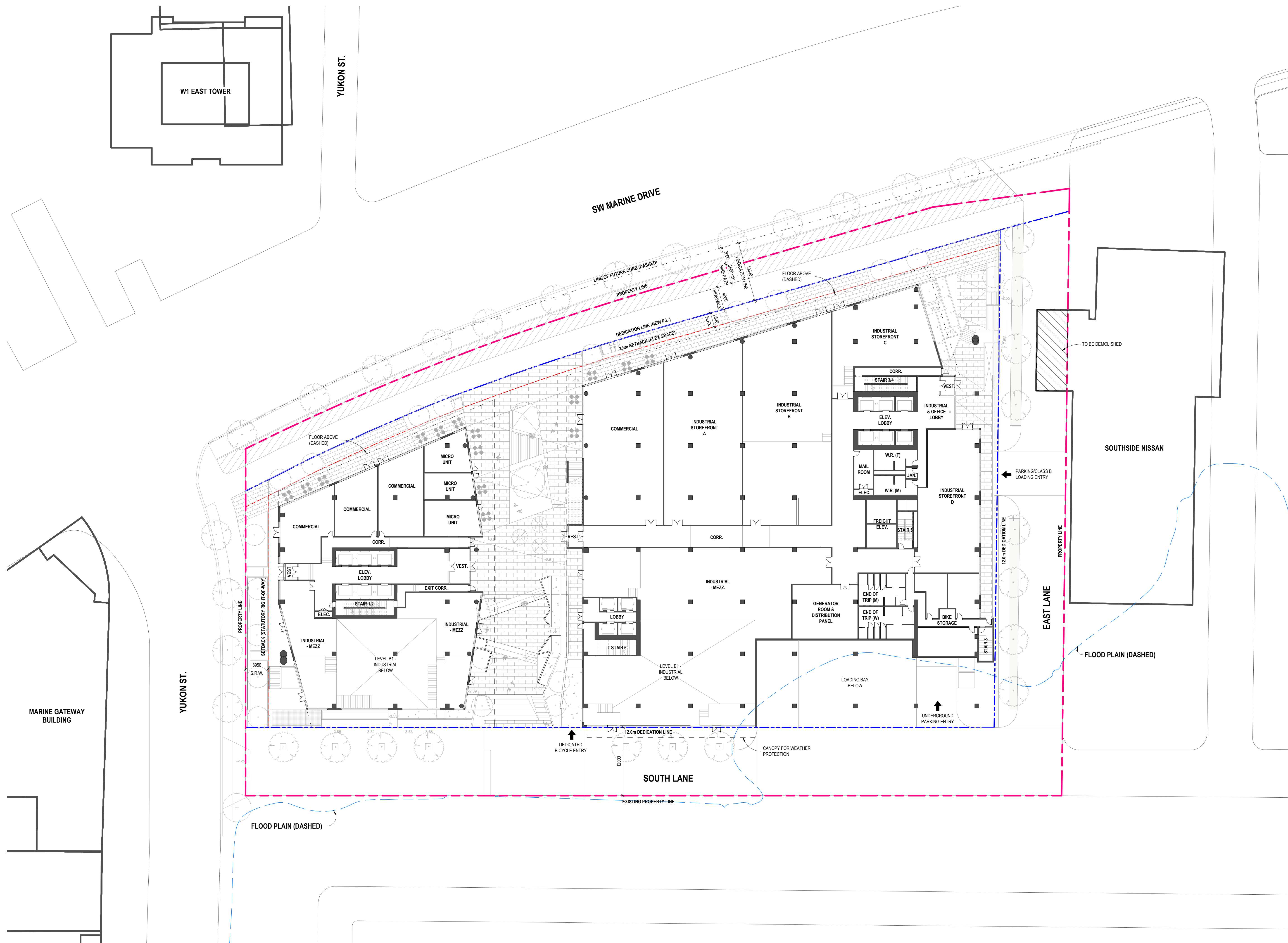
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LOT COVERAGE-WEST			
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ET LEVEL 6	15900 SF	0.1	EAST
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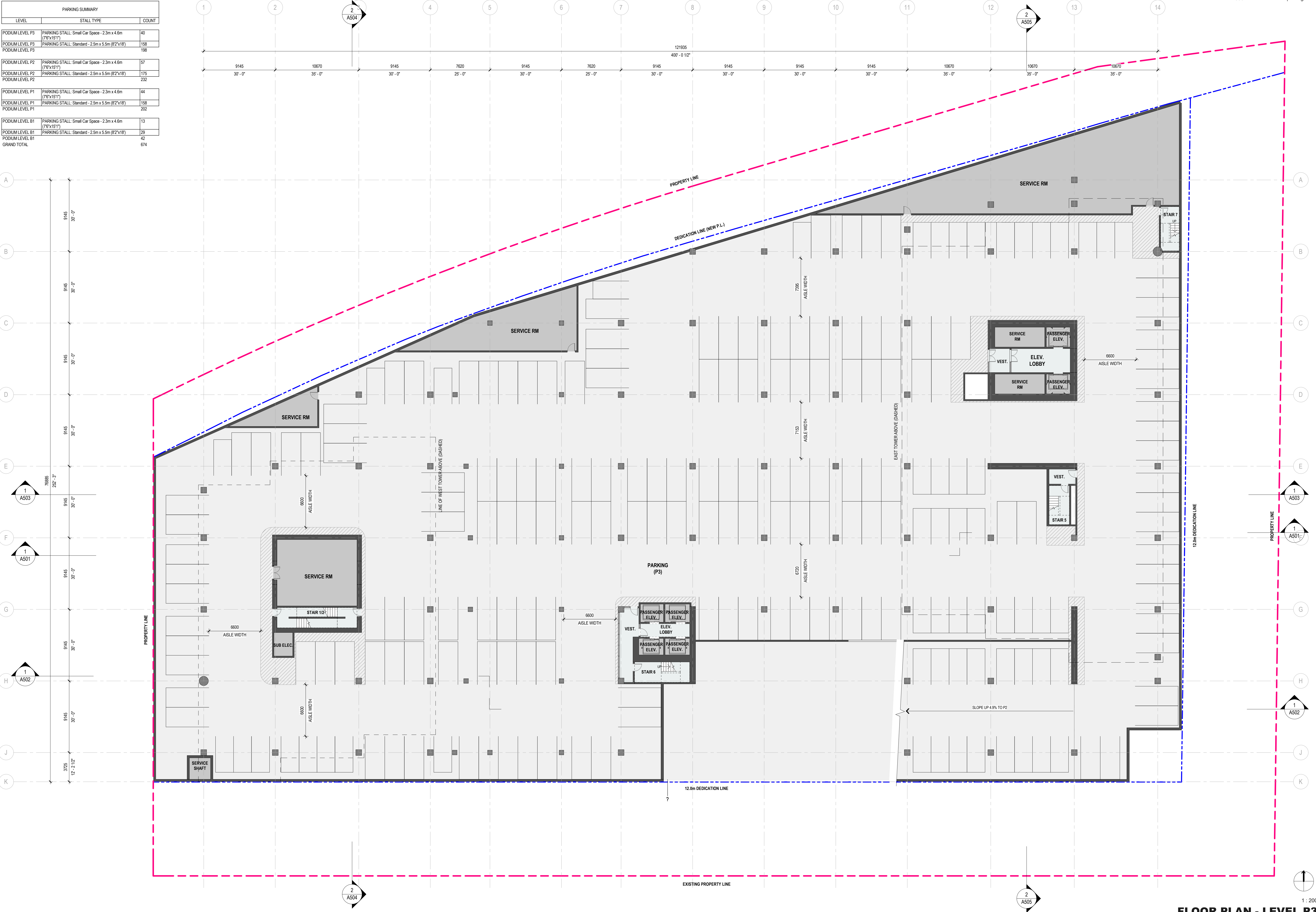
A051

LEGEND:

- INDUSTRIAL
- INDUSTRIAL (MEZZANINE)
- INDUSTRIAL (STOREFRONT)
- COMMERCIAL
- OFFICE
- COMMON SPACES
- DAY CARE
- PARKING
- MECH/ELEC



PARKING SUMMARY		
LEVEL	STALL TYPE	COUNT
PODIUM LEVEL P3	PARKING STALL: Small Car Space - 2.3m x 4.6m (7'6"x15'1")	40
PODIUM LEVEL P3	PARKING STALL: Standard - 2.5m x 5.5m (8'2"x18')	158
PODIUM LEVEL P3		198
PODIUM LEVEL P2	PARKING STALL: Small Car Space - 2.3m x 4.6m (7'6"x15'1")	57
PODIUM LEVEL P2	PARKING STALL: Standard - 2.5m x 5.5m (8'2"x18')	175
PODIUM LEVEL P2		232
PODIUM LEVEL P1	PARKING STALL: Small Car Space - 2.3m x 4.6m (7'6"x15'1")	44
PODIUM LEVEL P1	PARKING STALL: Standard - 2.5m x 5.5m (8'2"x18')	158
PODIUM LEVEL P1		202
PODIUM LEVEL B1	PARKING STALL: Small Car Space - 2.3m x 4.6m (7'6"x15'1")	13
PODIUM LEVEL B1	PARKING STALL: Standard - 2.5m x 5.5m (8'2"x18')	29
PODIUM LEVEL B1		42
GRAND TOTAL		674

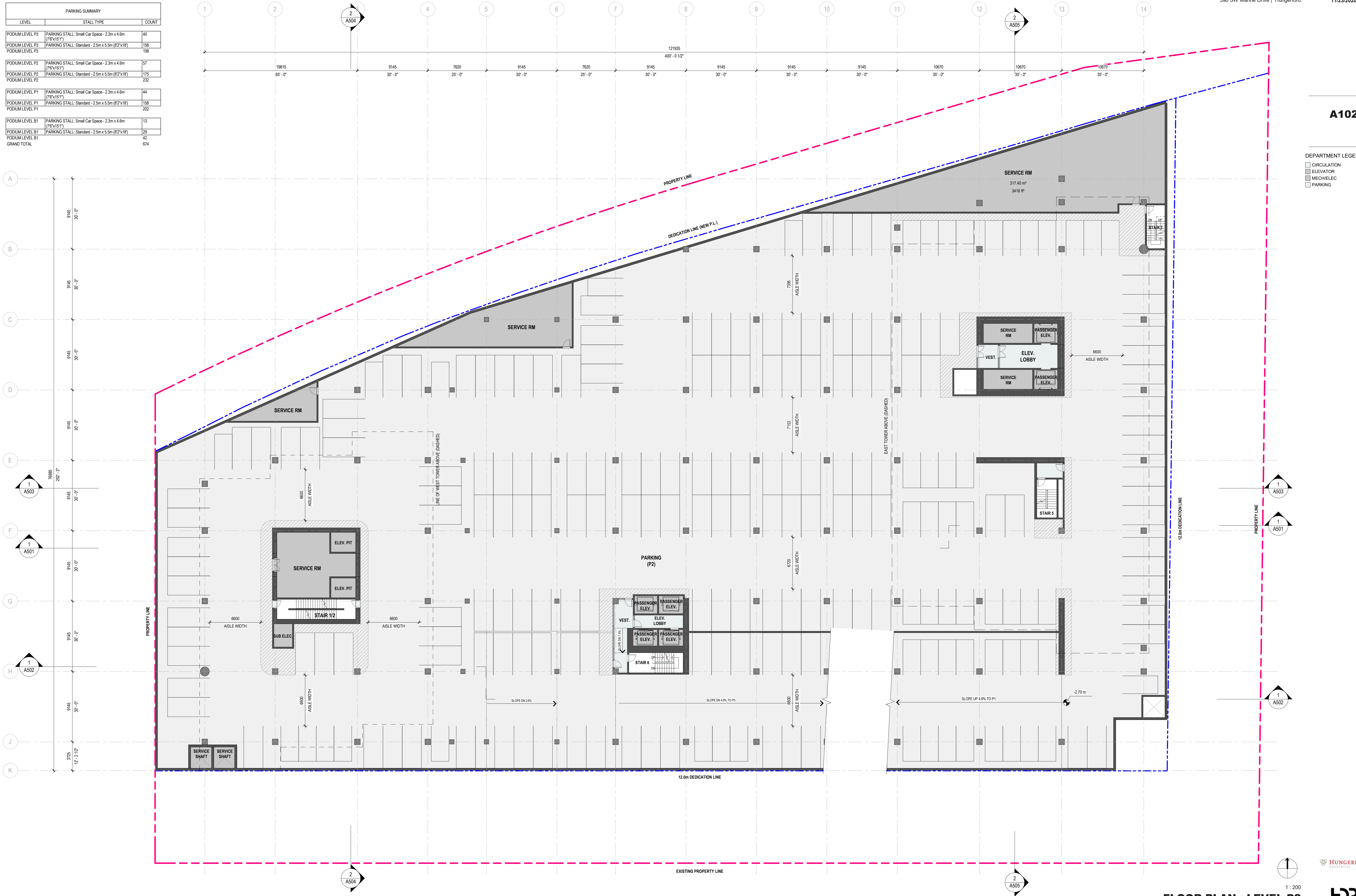


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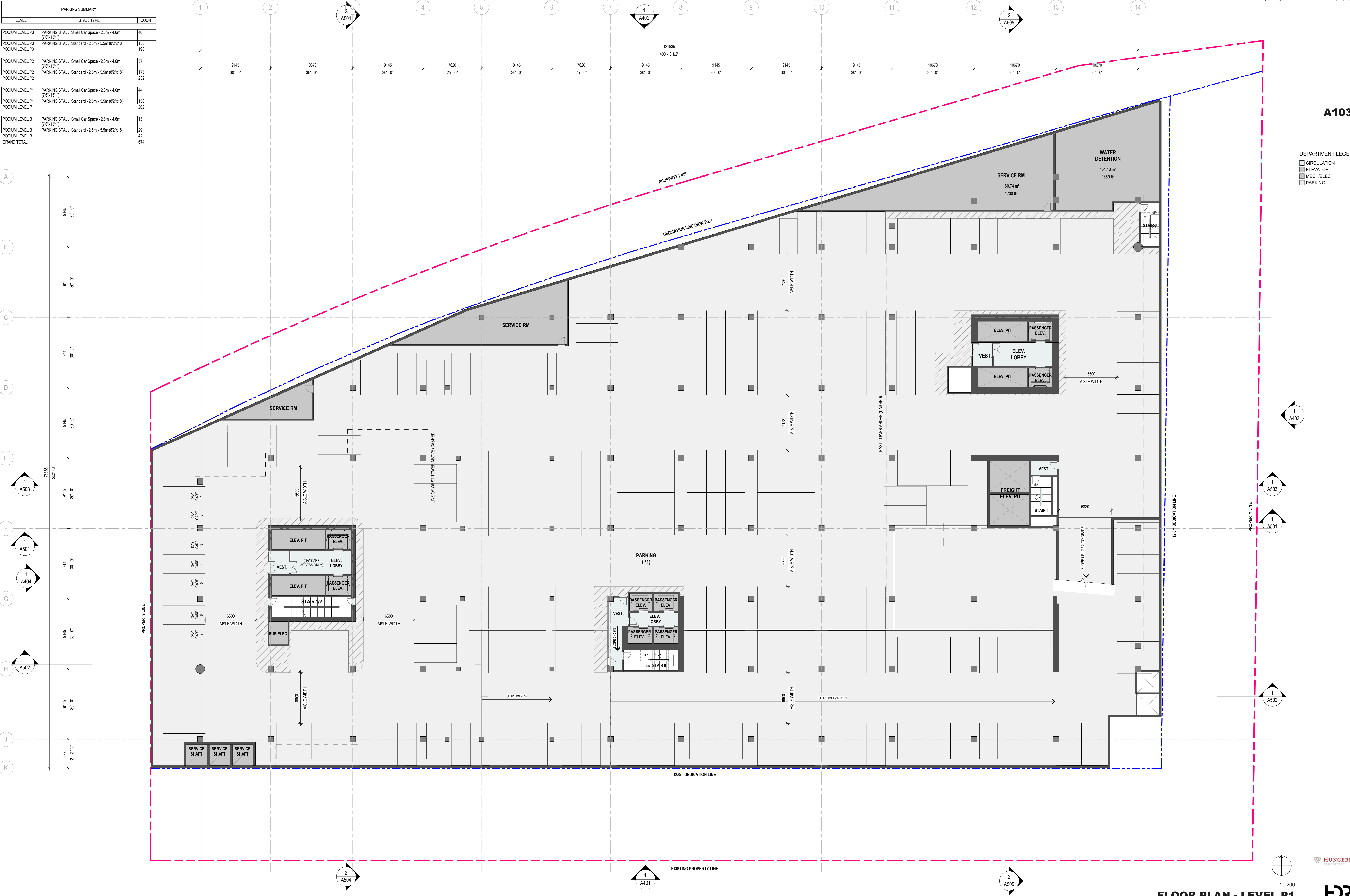
DEPARTMENT LEGEND

- CIRCULATION
- ELEVATOR
- MECH/ELEC
- PARKING

PARKING SUMMARY		
LEVEL	STALL TYPE	COUNT
PODIUM LEVEL P3	PARKING STALL: Small Car Space - 2.3m x 4.6m (7'x15')	40
PODIUM LEVEL P3	PARKING STALL: Standard - 2.5m x 5.5m (8'2"x16')	158
PODIUM LEVEL P3		198
PODIUM LEVEL P2	PARKING STALL: Small Car Space - 2.3m x 4.6m (7'x15')	57
PODIUM LEVEL P2	PARKING STALL: Standard - 2.5m x 5.5m (8'2"x16')	175
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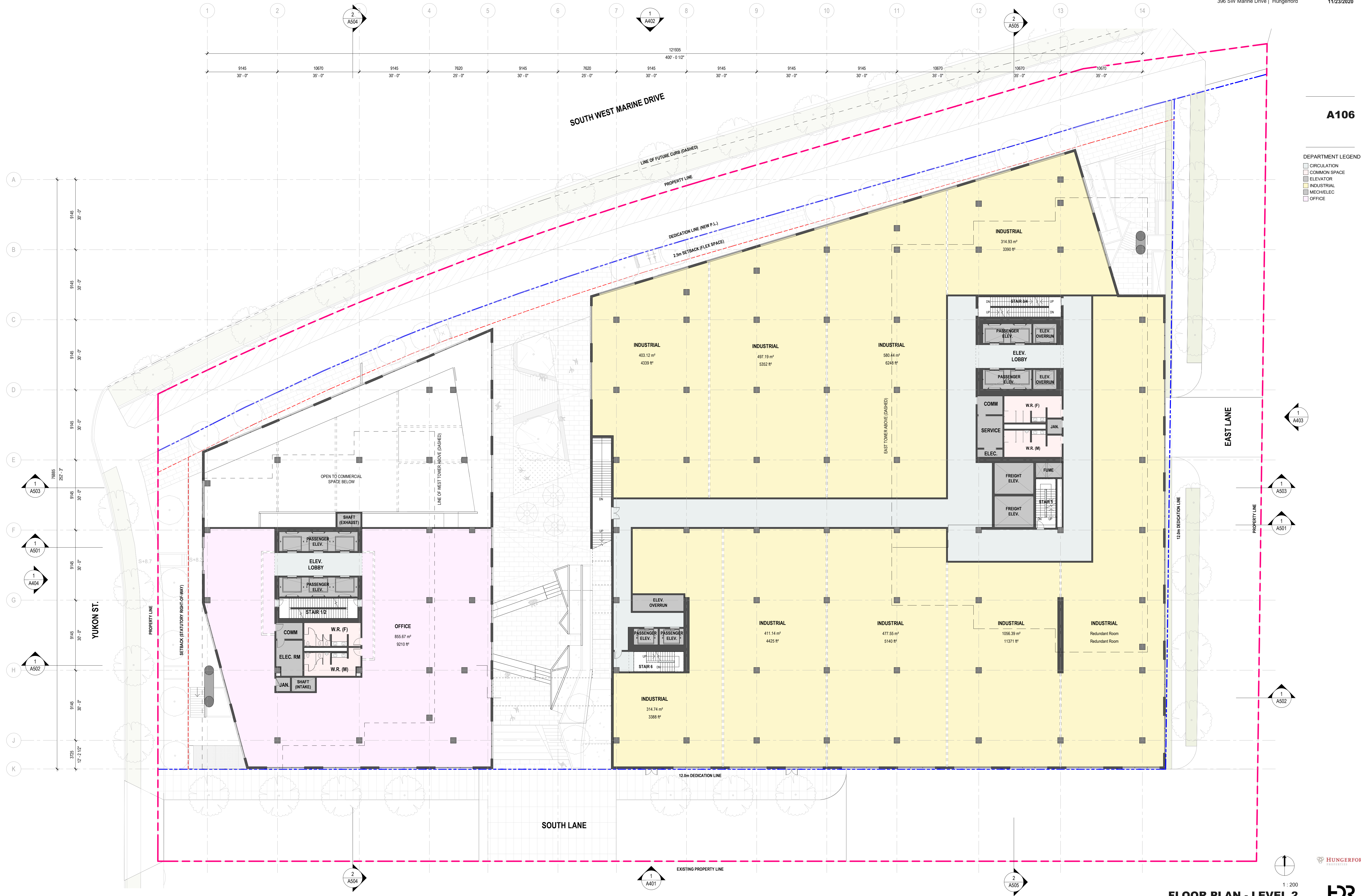
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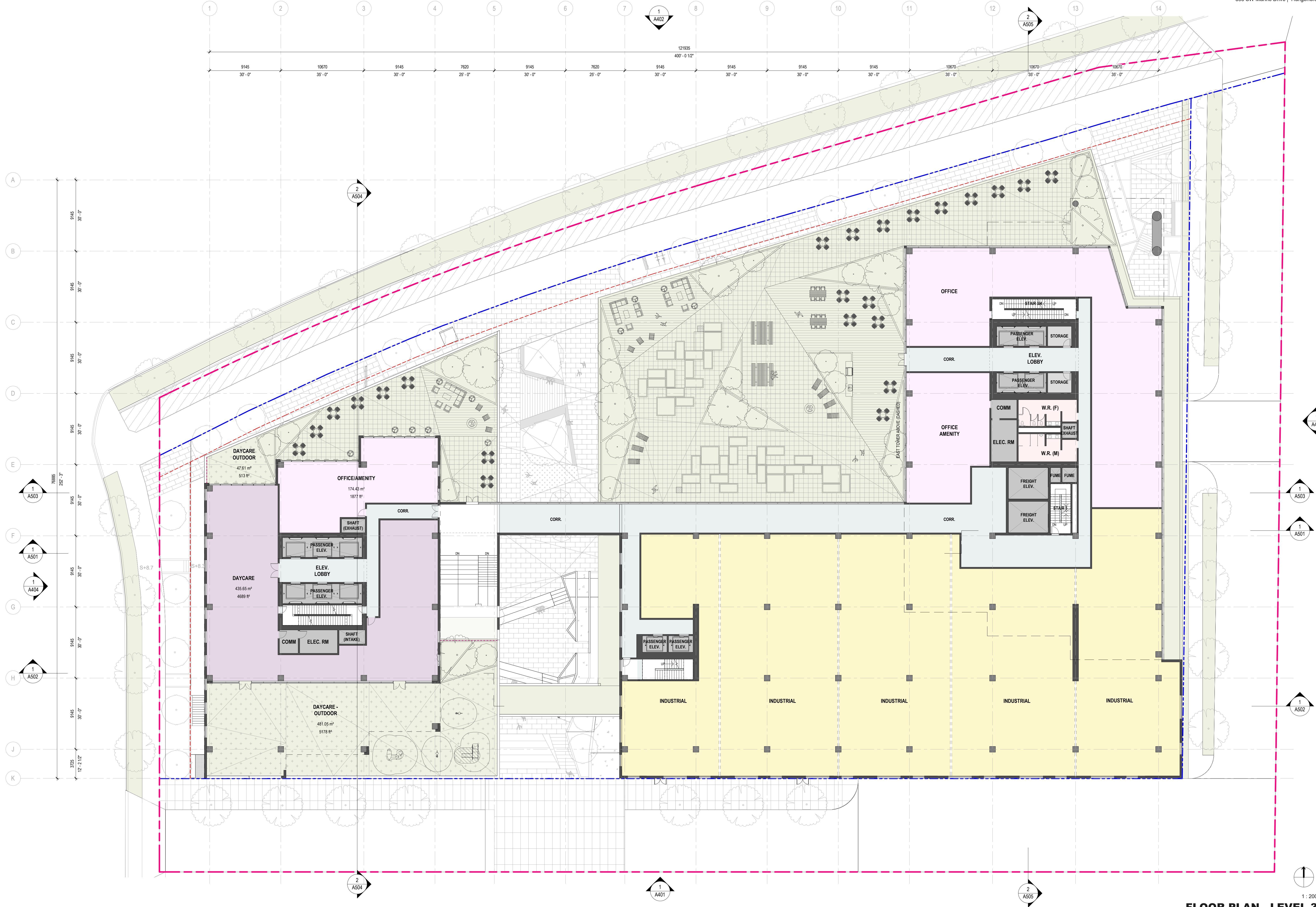
A106



A107

A108

- DEPARTMENT LEGEND
- CIRCULATION
 - COMMON SPACE
 - DAYCARE
 - ELEVATOR
 - INDUSTRIAL
 - MECH/ELEC
 - OFFICE
 - STORAGE



A109

- DEPARTMENT LEGEND
- CIRCULATION
 - COMMON SPACE
 - ELEVATOR
 - INDUSTRIAL
 - MECH/ELEC
 - OFFICE
 - STORAGE

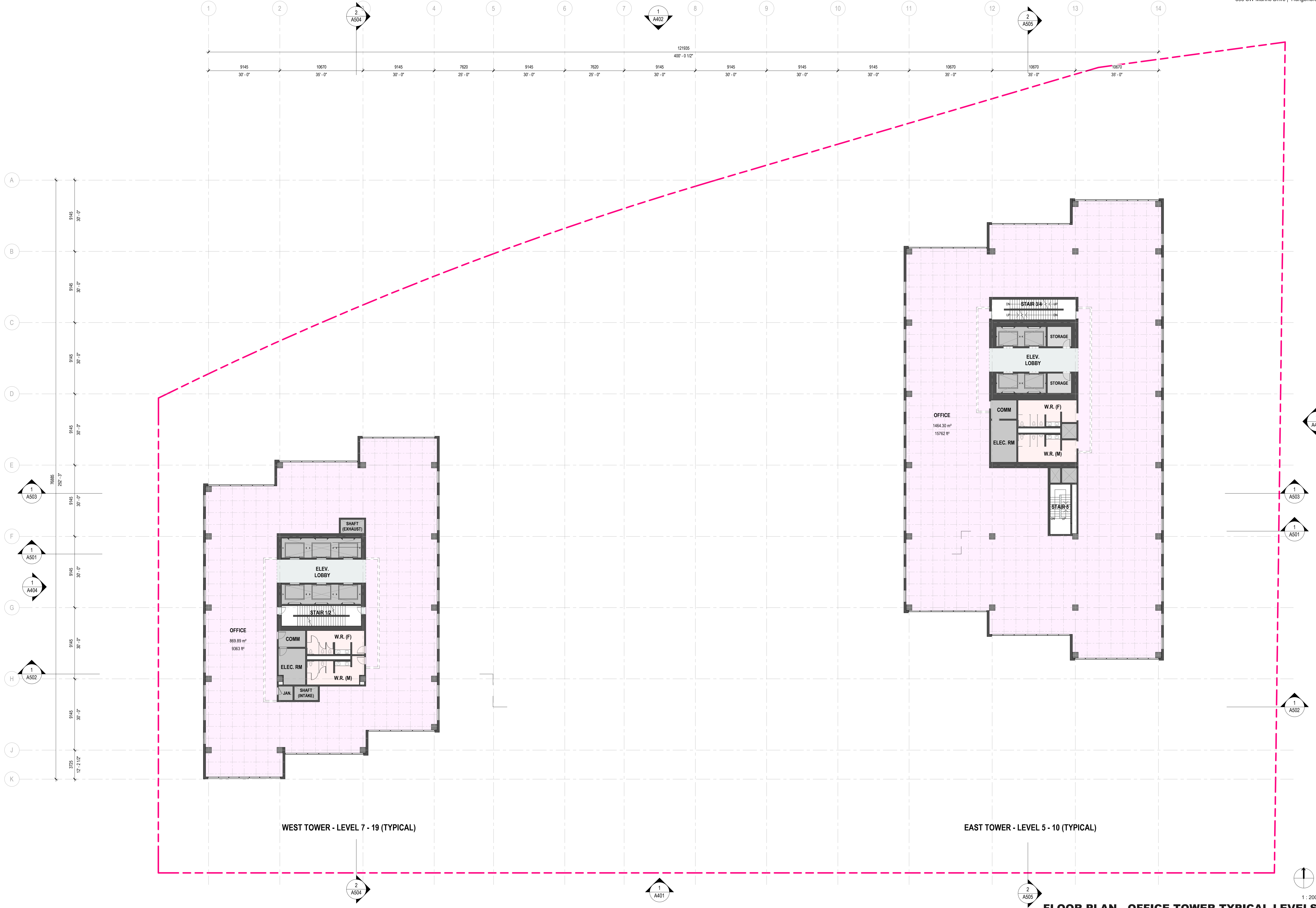


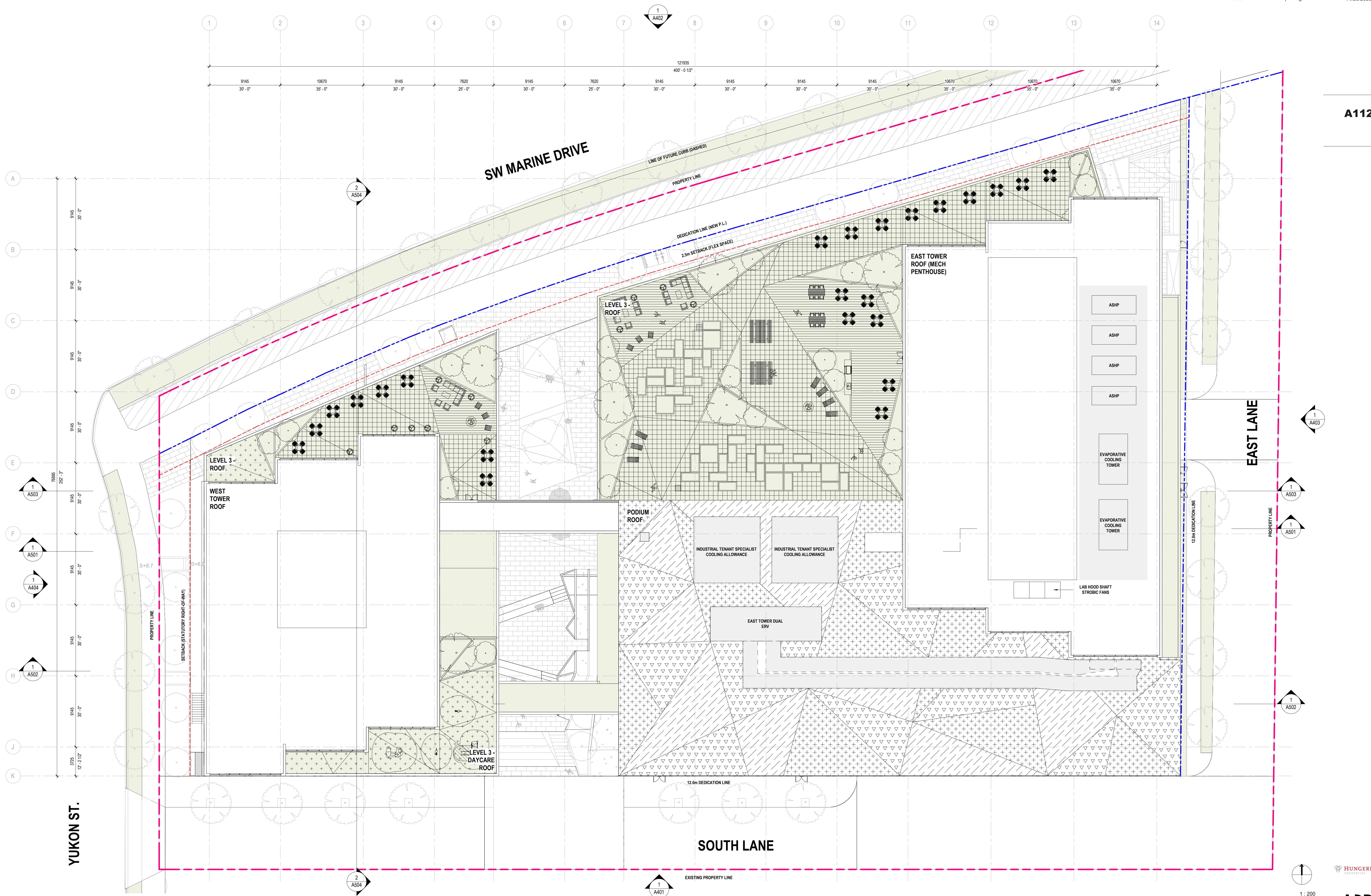
WEST TOWER - LEVEL 4



A111

- DEPARTMENT LEGEND
- CIRCULATION
 - COMMON SPACE
 - ELEVATOR
 - MECH/ELEC
 - OFFICE
 - STORAGE





A112

MATERIAL LEGEND:

- 1. GLAZING
- 2. METAL PANEL
- 3. HIGH PRESSURE LAMINATE (HPL)
- 4. MASONRY
- 5. EXPOSED CONCRETE
- 6. ROOFTOP MECHANICAL SCREENS
- 7. STRUCTURAL COLUMNS
- 8. BRIDGED WOOD TRUSS
- 9. GUARD/RAILING
- 10. GREEN ROOF
- 11. GREEN WALL
- 12. ART WALL (TBD)
- 13. CANOPY
- 14. ROOFTOP MECH UNIT

PROPERTY LINE

DEDICATION LINE

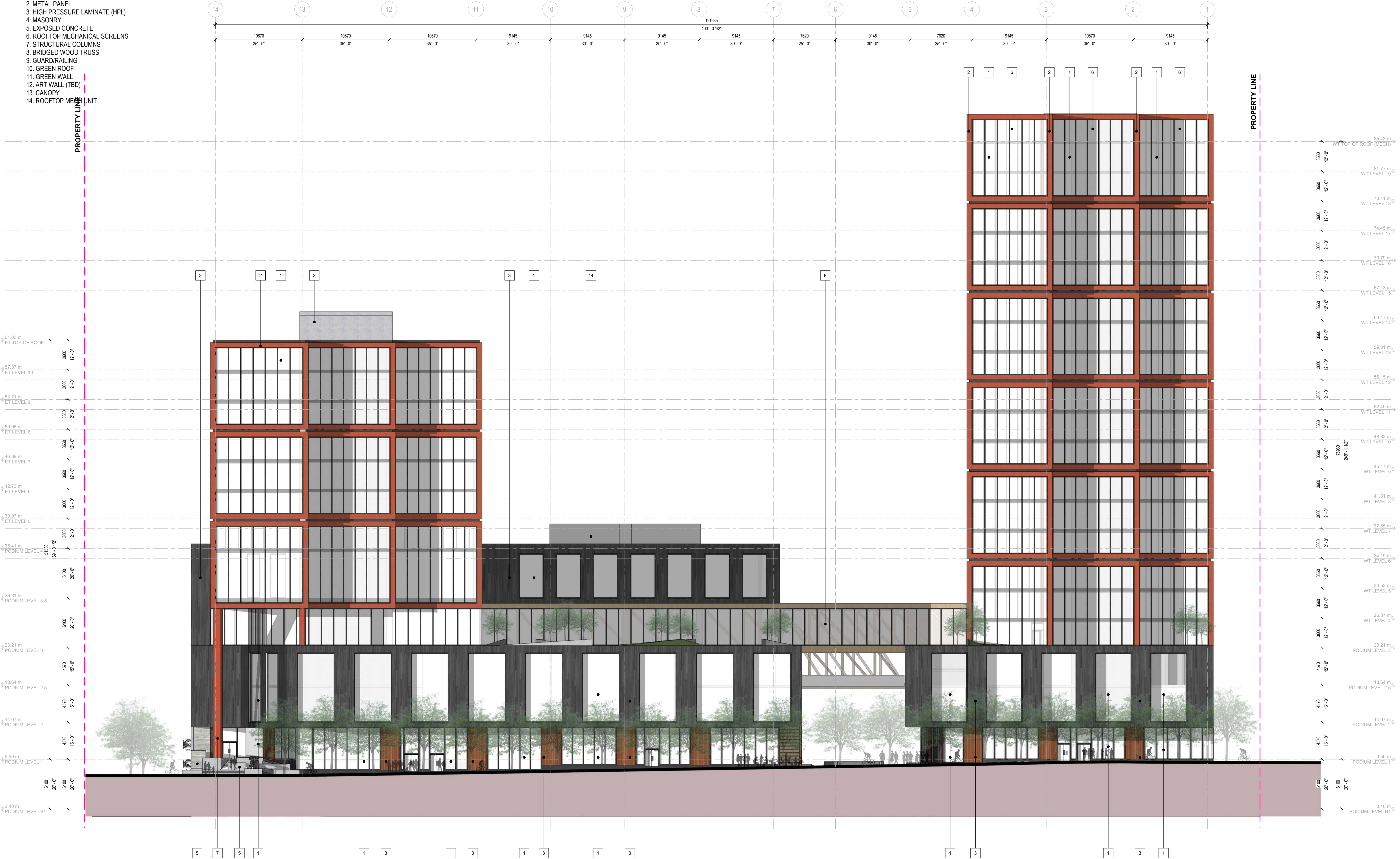
PROPERTY LINE

A401



MATERIAL LEGEND:

- 1. GLAZING
- 2. METAL PANEL
- 3. HIGH PRESSURE LAMINATE (HPL)
- 4. MASONRY
- 5. EXPOSED CONCRETE
- 6. ROOFTOP MECHANICAL SCREENS
- 7. STRUCTURAL COLUMNS
- 8. BRIDGED WOOD TRUSS
- 9. GUARD/RAILING
- 10. GREEN ROOF
- 11. GREEN WALL
- 12. ART WALL (TBD)
- 13. CANOPY
- 14. ROOFTOP MECHANICAL UNIT



A402

1. GLAZING
2. METAL PANEL
3. HIGH PRESSURE LAMINATE (HPL)
4. MASONRY
5. EXPOSED CONCRETE
6. ROOFTOP MECHANICAL SCREENS
7. STRUCTURAL COLUMNS
8. BRIDGED WOOD TRUSS
9. GUARD/RAILING
10. GREEN ROOF
11. GREEN WALL
12. ART WALL (TBD)
13. CANOPY
14. ROOFTOP MECH UNIT



MATERIAL LEGEND:

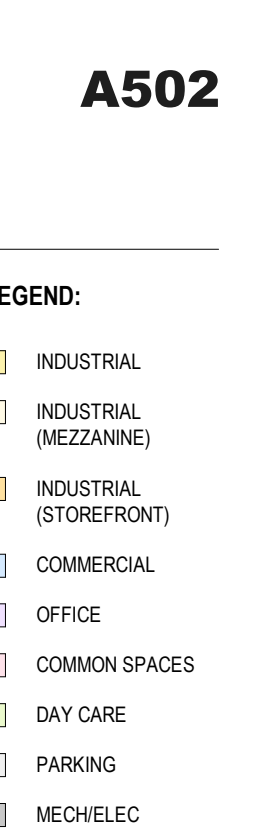
- 1. GLAZING
- 2. METAL PANEL
- 3. HIGH PRESSURE LAMINATE (HPL)
- 4. MASONRY
- 5. EXPOSED CONCRETE
- 6. ROOFTOP MECHANICAL SCREENS
- 7. STRUCTURAL COLUMNS
- 8. BRIDGED WOOD TRUSS
- 9. GUARD/RAILING
- 10. GREEN ROOF
- 11. GREEN WALL
- 12. ART WALL (TBD)
- 13. CANOPY
- 14. ROOFTOP MECH UNIT

A404

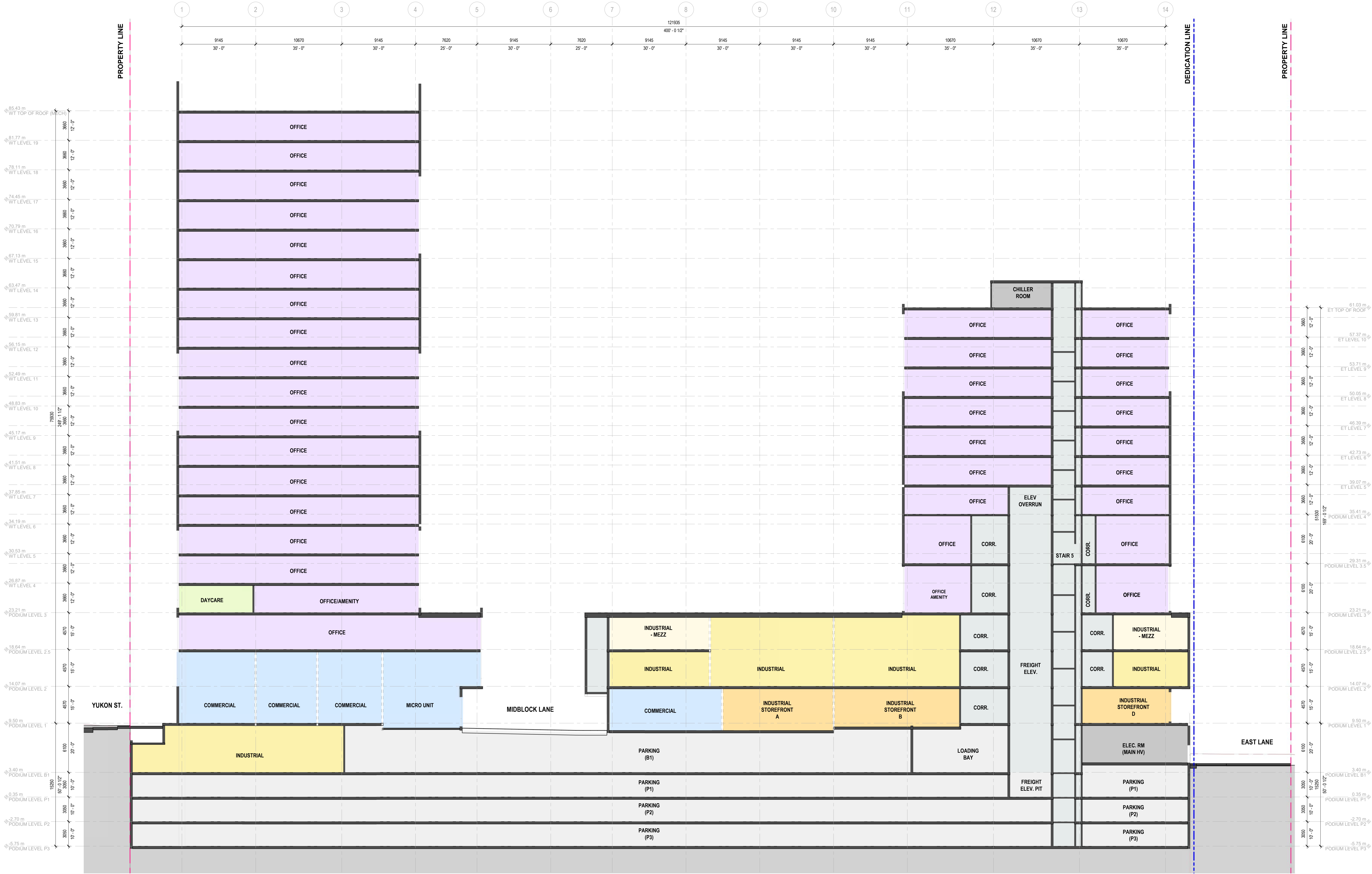


- INDUSTRIAL
- INDUSTRIAL (MEZZANINE)
- INDUSTRIAL (STOREFRONT)
- COMMERCIAL
- OFFICE
- COMMON SPACES
- DAY CARE
- PARKING
- MECH/ELEC





HUNGERFORD
PROPERTIES



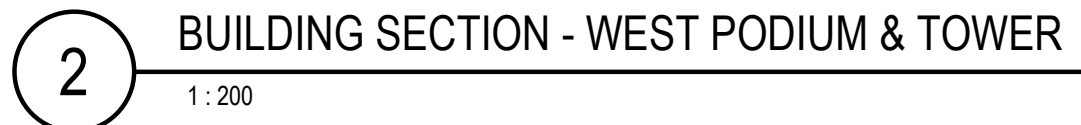
A503

LEGEND:

- INDUSTRIAL
- INDUSTRIAL (MEZZANINE)
- INDUSTRIAL (STOREFRONT)
- COMMERCIAL
- OFFICE
- COMMON SPACES
- DAY CARE
- PARKING
- MECH/ELEC

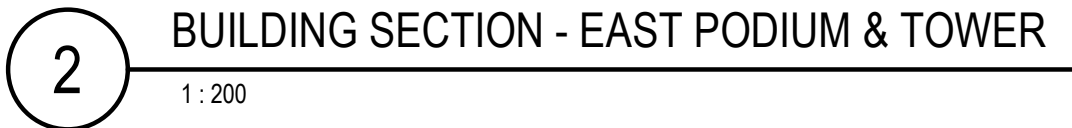
LEGEND:

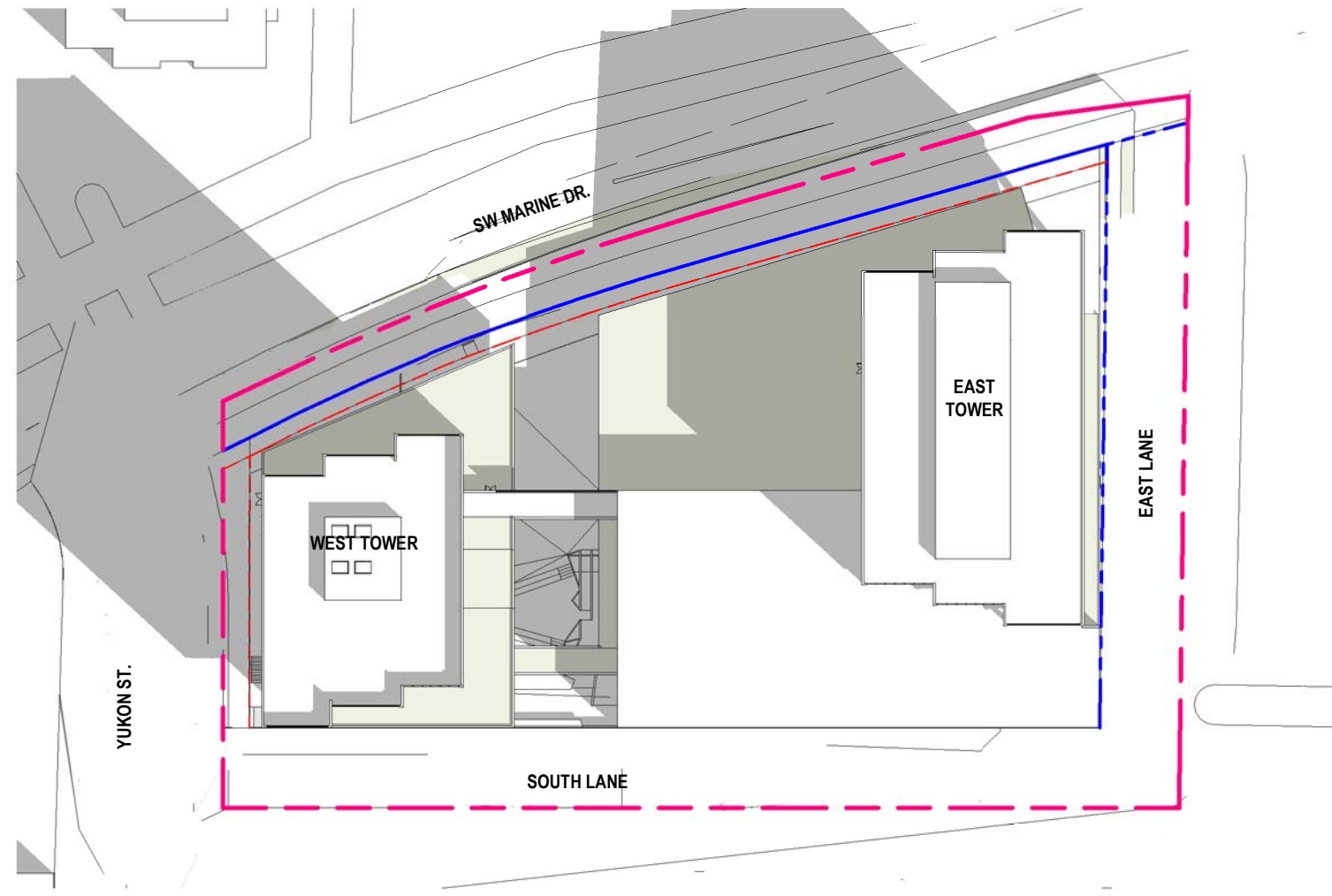
- INDUSTRIAL
- INDUSTRIAL (MEZZANINE)
- INDUSTRIAL (STOREFRONT)
- COMMERCIAL
- OFFICE
- COMMON SPACES
- DAY CARE
- PARKING
- MECH/ELEC



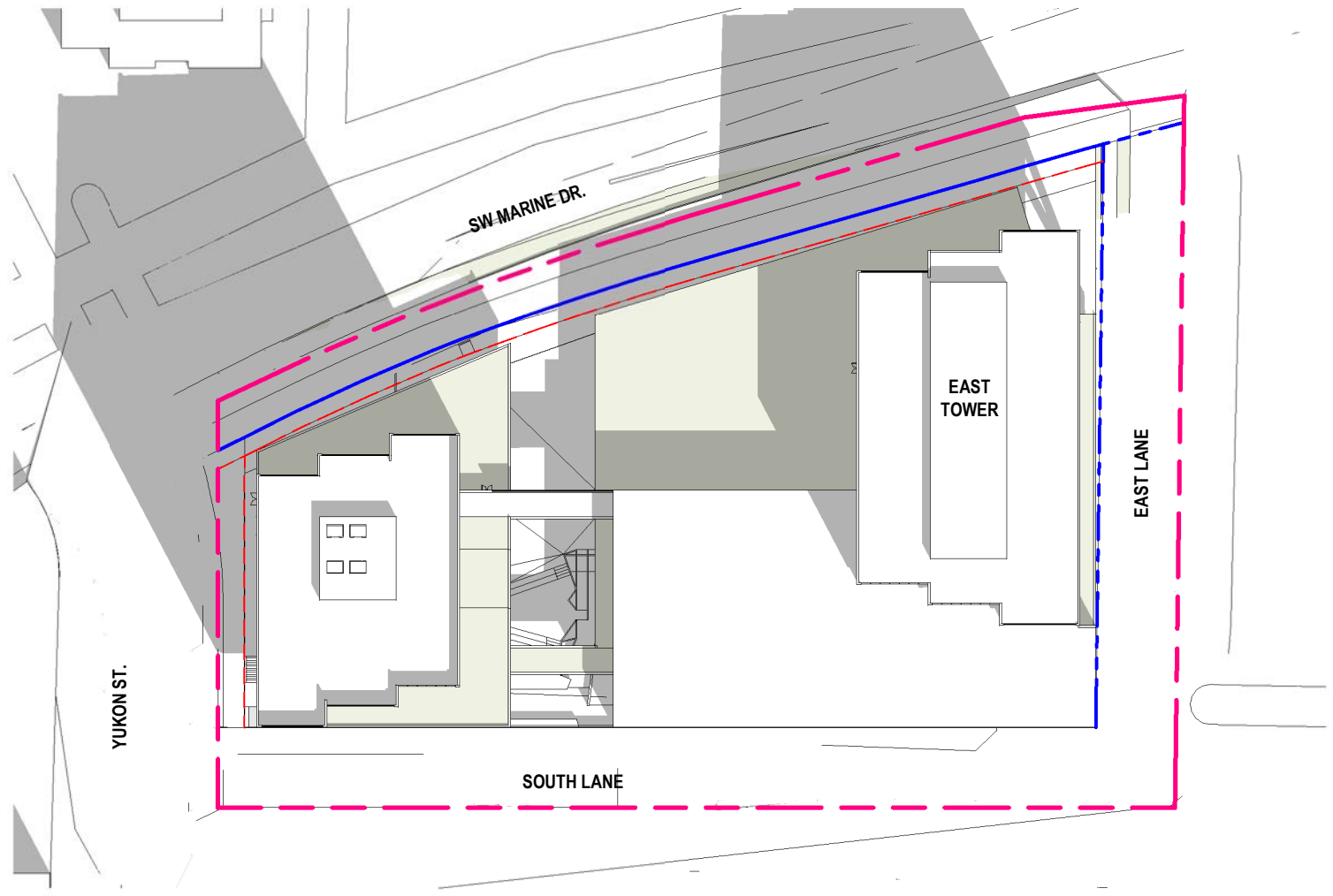
LEGEND:

- 
- HUNGERFORD**
-
- PROPERTIES

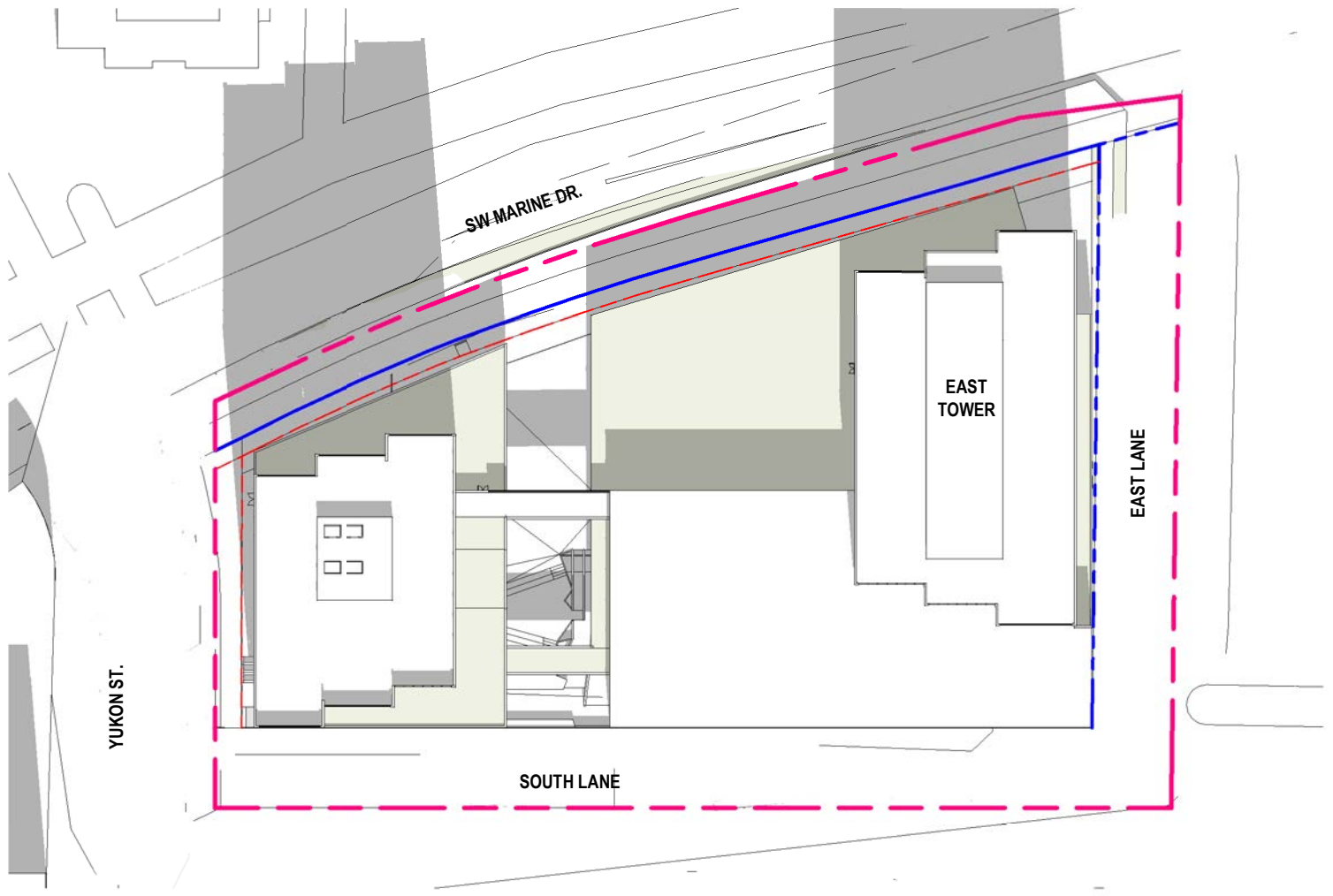




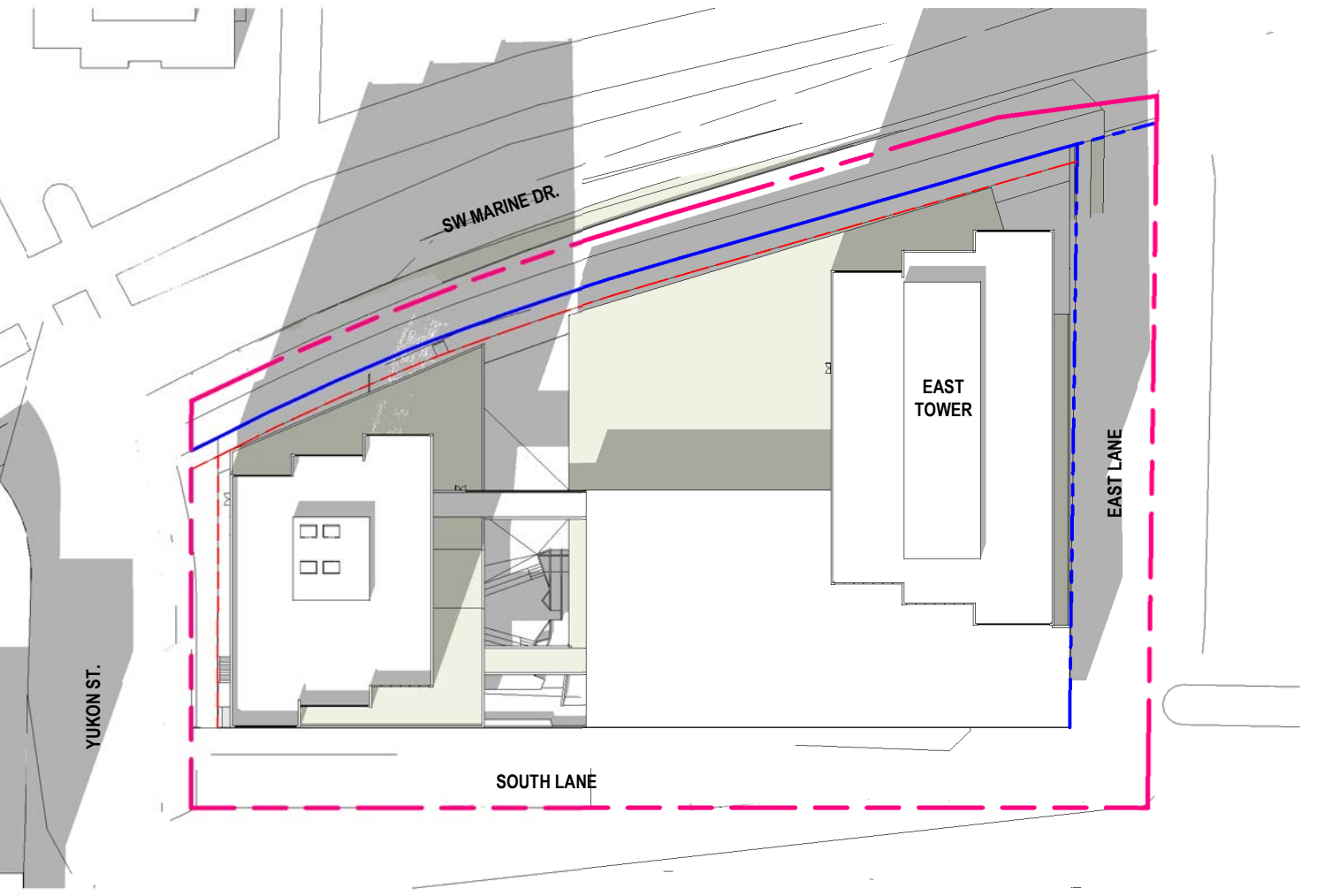
1 SHADOW PLAN-MAR 21-11AM
1 : 1000



2 SHADOW PLAN-MAR 21-12PM
1 : 1000

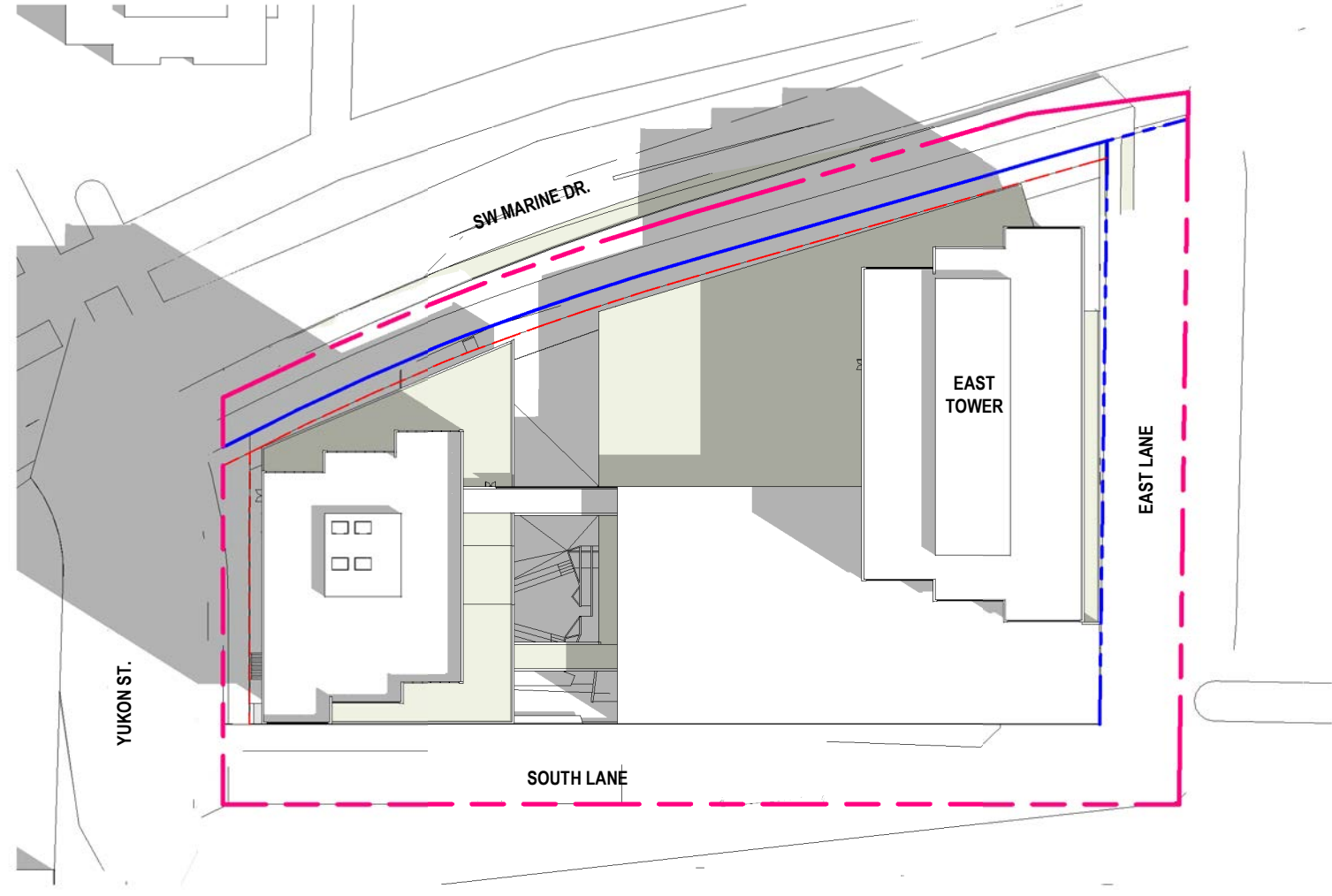


3 SHADOW PLAN-MAR 21-1PM
1 : 1000

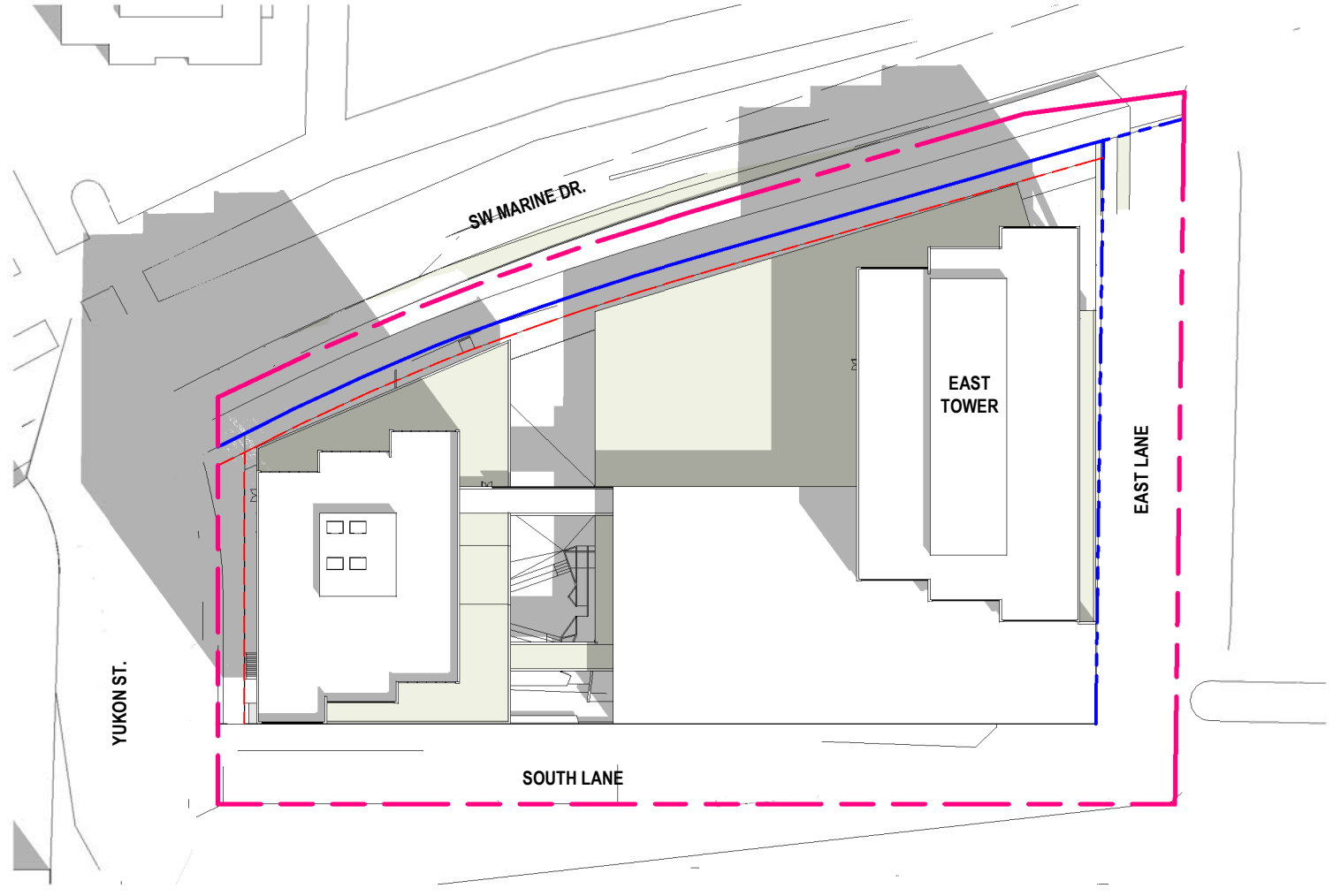


4 SHADOW PLAN-MAR 21-2PM
1 : 1000

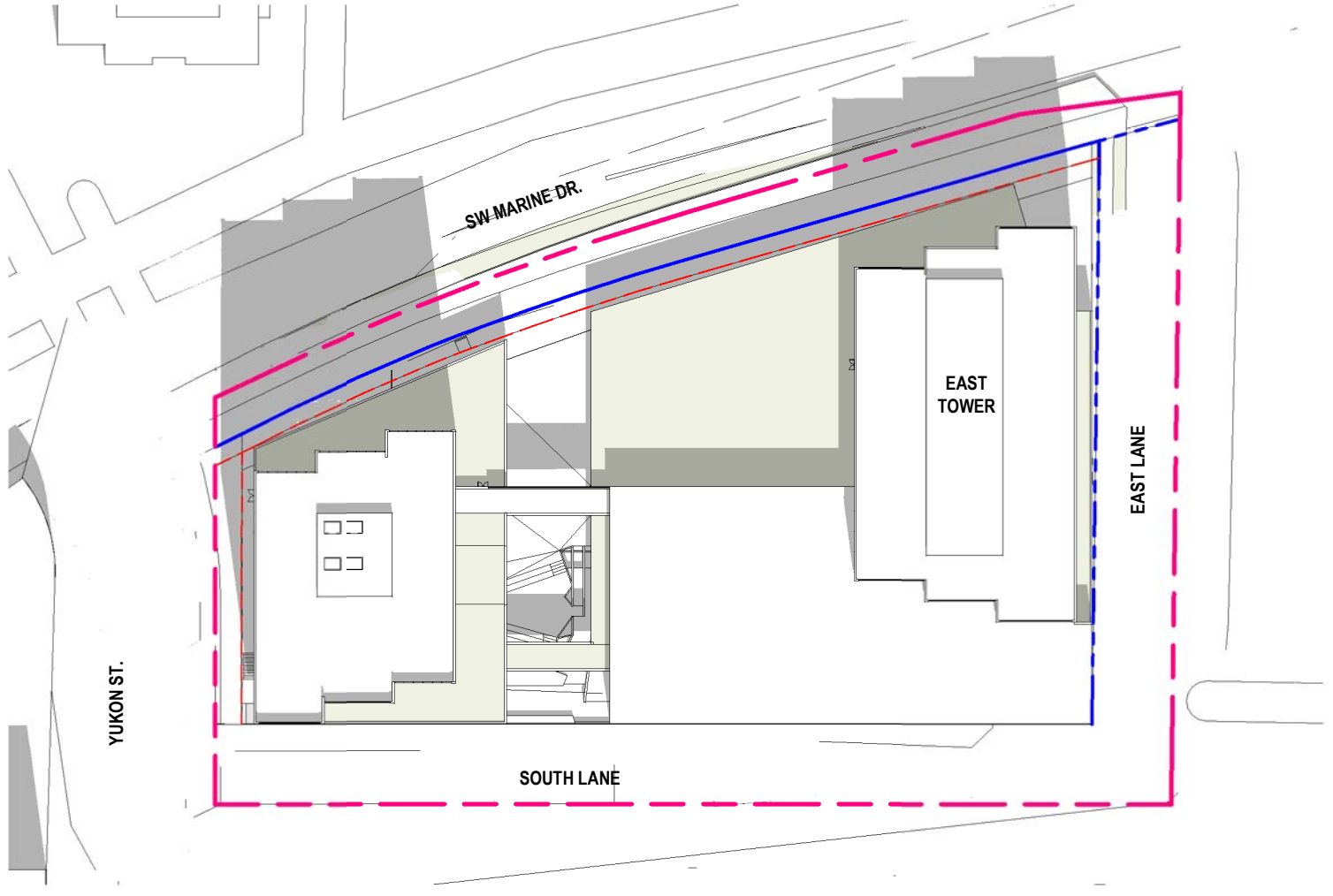
A900



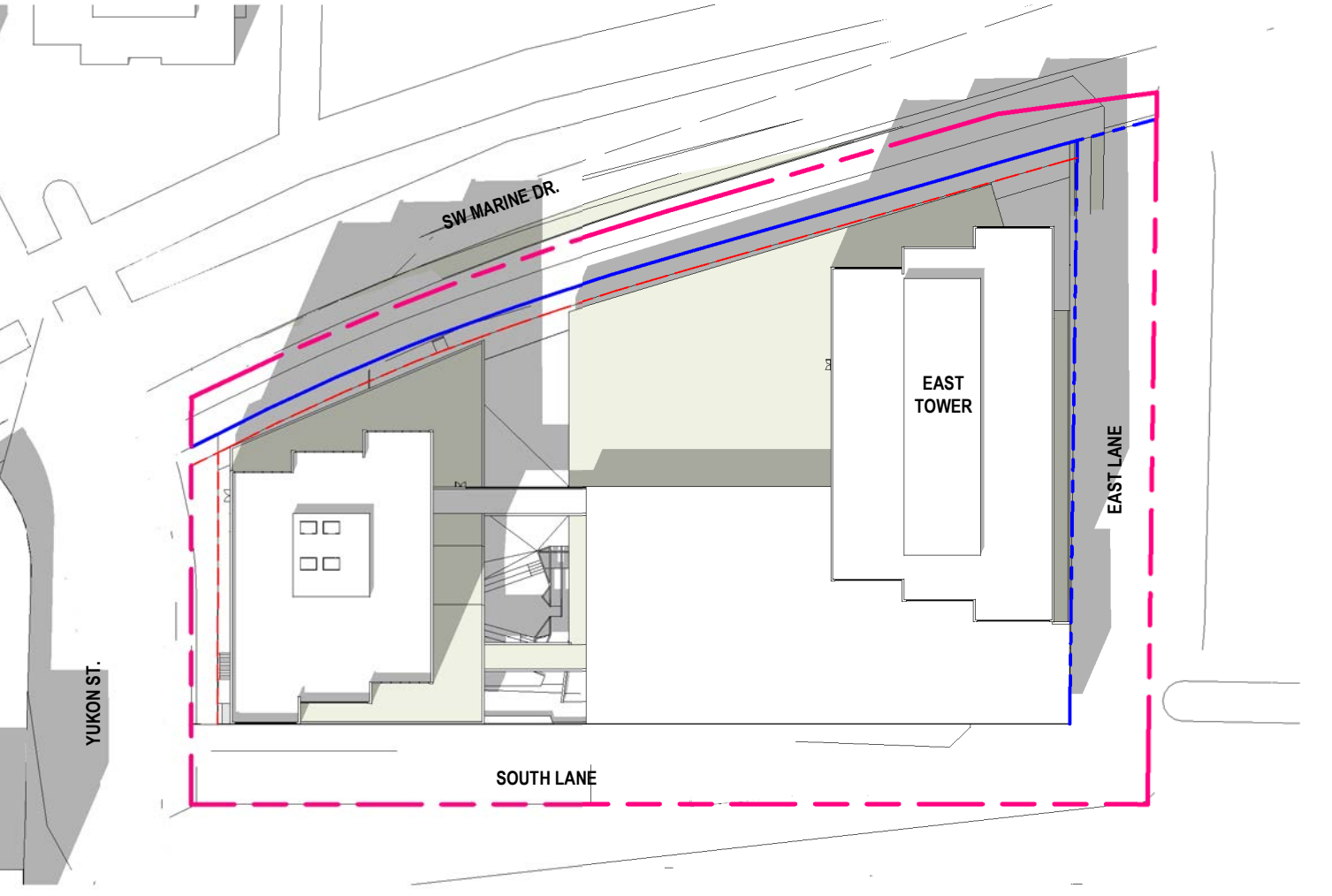
5 SHADOW PLAN-JUN 21-11AM
1 : 1000



6 SHADOW PLAN-JUN 21-12PM
1 : 1000



7 SHADOW PLAN-JUN 21-1PM
1 : 1000



8 SHADOW PLAN-JUN 21-2PM
1 : 1000