MCM

Musson
Cattell
Mackey
Partnership



605 SE MARINE DR

REZONING SUBMISSION

OCTOBER 22, 2024

PETERSON GROUP

PROJECT TEAM

Owner

Peterson Group

1701-1166 Alberni Street
Vancouver, British Columbia
Canada V6E 3Z3
604-699-5244

"From one building on Alberni Street in Vancouver to a range of projects across North America, we've expanded into diverse areas of expertise across the real estate industry. We attribute this growth to our values-driven culture, our entrepreneurial spirit and the integrity of our team. Our culture extends beyond our walls, we treat everyone we encounter with the respect and loyalty that has been the foundation of Peterson since day one. In the last decade, our team has formed collaborative partnerships to bring iconic developments to life from the Fairmont Pacific Rim in Vancouver, to the Shangri-La in Toronto.

As we continue to grow, we stay true to our values putting relationships first, standing by our word and striving for something greater in everything we do."

Architect

Musson Cattell Mackey Partnership

1066 West Hastings Street, Suite 1900
Vancouver, British Columbia
Canada V6X 3X1
604-687-2990

Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use o ce projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space.

MCM values the strong relationship with City of Vancouver Sta , building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Sta and look forward to continuing this relationship in the through the realization of the Broadway Plan and beyond.

PROJECT TEAM

Structural Engineer

Glotman Simpson
1661 West 5th Avenue
Vancouver, British Columbia
Canada V6J 1N5
604-734-8822

Electrical & Mechanical

Smith + Andersen
300 - 6400 Roberts Street
Burnaby, BC
Canada V5G 4C9
Tel: +1 (604) 294-8414

Transportation

Bunt & Associates
1550 - 1050 West Pender St.
Vancouver, BC
Canada V6E 3S7
Tel: +1 (604) 685-6427

Landscape

Loci Design
1738 Kingsway
Vancouver, BC
Canada V5N 2S3
Tel: +1 (604) 694-0053

Surveyor

Underhill Geomatics ltd.
301 - 8337 EASLAKE DRIVE
BURNABY, BC
Canada V5A 4W2
Tel: +1 (604) 732-3384

Geo Technical

Geopacific Consultants
1779 West 75th Avenue
Vancouver, BC
Canada V6P 6P2
Tel: +1 (604) 439-0922

Energy & Sustainability

Edge Consultants
601 - 211 East Georgia Street
Vancouver, BC
Canada V6A 1Z6
Tel: +1 (778) 588-5753

TABLE OF CONTENTS

INTRODUCTION

06 EXECUTIVE SUMMARY

07 PROJECT PRINCIPLES

PROJECT CONTEXT

10 SITE DESCRIPTION

11 CONTEXT MAP

14 CONTEXT PHOTOS

15 SITE PHOTOS

17 EXISTING STREETSCAPE

19 SUNSET

20 FRASER STREET

21 ZONING CONTEXT

22 POLICY CONTEXT

THE PROPOSAL

26 URBAN DESIGN PRINCIPLES

27 DESIGN RATIONALE

28 ARCHITECTURAL DESIGN RATIONALE

30 BUILDING PROGRAM

31 PROPOSED STREETSCAPE

33 PUBLIC REALM DESIGN

34 LANDSCAPE

46 PUBLIC ART

47 CPTED

48 SUSTAINABILITY

54 RENDERINGS

PROJECT STATISTICS / DATA

62 STATS

FORM OF DEVELOPMENT

66 TOPOGRAPHIC SURVEY

67 BUILDING GRADES

68 CONTEXT MAP

69 SITE PLAN

70 PARKING PLANS

73 FLOOR PLANS

93 ELEVATIONS

98 CROSS SECTIONS

100 SHADOW STUDIES

104 FSR OVERLAYS

INTRODUCTION

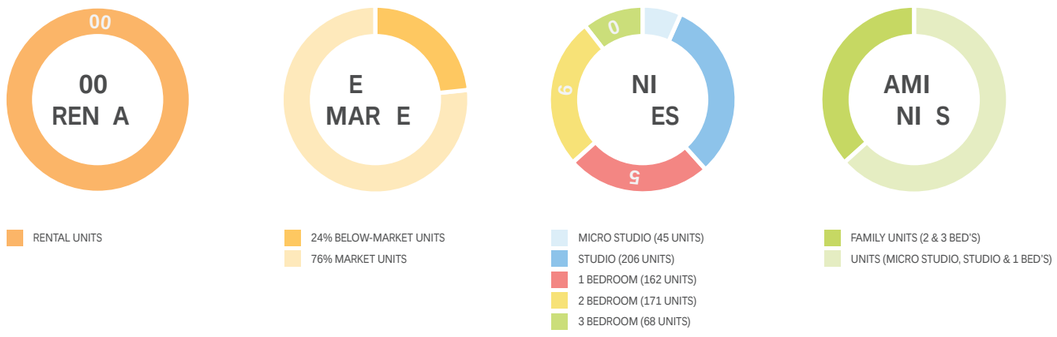
EXECUTIVE SUMMARY

PROJECT OVERVIEW

This rezoning application seeks approval for the development of a mixed-use complex consisting of two rental housing towers in Vancouver, BC. The project includes a significant below-market rental housing component, an integrated private daycare, and commercial retail spaces. The development aims to address the pressing need for a ordable housing and community services while contributing to the urban vitality and sustainability goals of the city.

HOUSING COMPONENT

The two towers will provide a diverse mix of rental housing units, catering to various demographics including families, professionals, and seniors. A substantial portion of these units will be allocated as below-market rentals, ensuring a ordability and inclusivity. This aligns with the City of Vancouver's objectives to increase the availability of a ordable housing and support diverse communities.



INTEGRATED DAYCARE FACILITY

In response to the growing demand for childcare services, the development will include a private daycare facility. This amenity is strategically integrated into the design to serve the families residing in the building as well as the broader community. The daycare will feature safe, accessible, and child-friendly spaces, contributing to the overall family-oriented nature of the project.

COMMERCIAL RETAIL SPACES

The inclusion of commercial retail spaces at the ground level will enhance the building's connectivity with the surrounding neighborhood. These spaces are designed to support local businesses and provide essential services to residents and visitors. The commercial component aims to create a vibrant streetscape, encouraging pedestrian activity and fostering a sense of community.

SUSTAINABILITY COMMITMENT

The project is committed to achieving high sustainability standards in compliance with the City of Vancouver Green Buildings Policy for Rezonings.

PROJECT PRINCIPLES



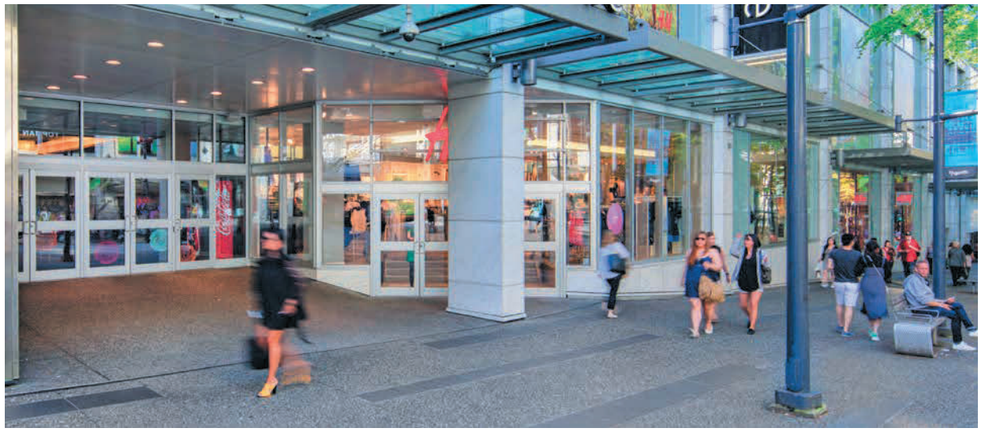
HOUSING

Addressing Vancouver's housing crisis requires new rental developments to expand the city's housing inventory and provide diverse, a ordable options. Rental developments such as this proposal which include below-market units, can alleviate market pressure and help low- and middle-income families secure stable housing. Integrating amenities like daycare facilities and retail spaces within these projects fosters vibrant, self-su cient communities, enhancing urban living quality. Comprehensive rental projects like 605 SE Marine Dr. are essential to creating a more a ordable and equitable housing landscape in Vancouver.



DAYCARE

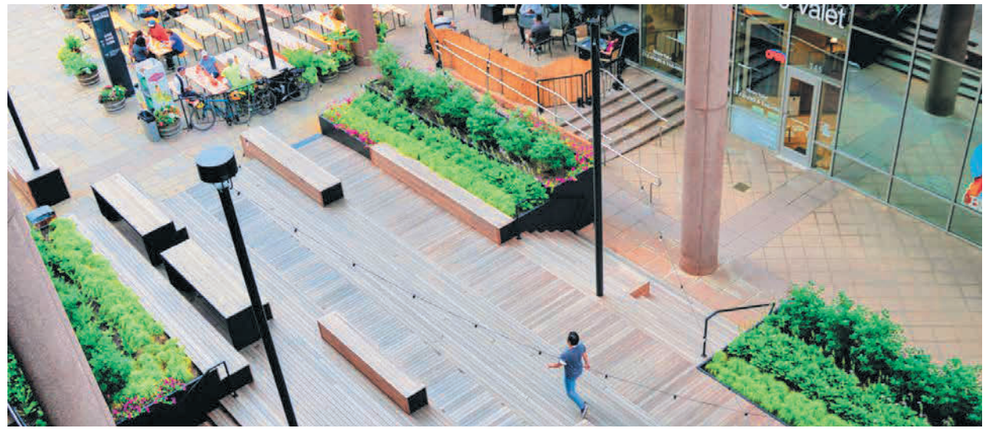
The proposed development at 605 S.E. Marine includes a rooftop daycare facility. Daycare shortages in Canada have become a critical issue, impacting families nationwide. The lack of available and a ordable childcare options has placed significant strain on parents, particularly those in urban areas. Many families face long waitlists, high costs, and limited access to quality care, which can hinder parents' ability to work or pursue education. This shortage also disproportionately a ects women, who often bear the brunt of childcare responsibilities. Addressing this issue requires substantial investment in childcare infrastructure, increased funding, and policies that support the expansion and a ordability of daycare services across the country.



COMMUNITY SERVING RETAIL

The proposed project includes active retail units facing each of the streets. Providing neighborhood retail space o ers significant public realm benefits, enhancing the vibrancy and livability of communities. These retail spaces serve as convenient hubs for essential services, reducing the need for residents to travel long distances for daily needs. They foster local economies by supporting small businesses and creating jobs, which in turn strengthens community ties. Additionally, well-designed retail areas encourage pedestrian activity, making neighborhoods more walkable and safer. The presence of local shops and cafes also provides social gathering spots, promoting interaction and a sense of belonging among residents, ultimately contributing to a more dynamic and cohesive community.

PROJECT PRINCIPLES



PUBLIC REALM INTERFACE

The proposed rezoning of 605 SE Marine will help to transition an existing car focused urban environment to a pedestrian friendly neighbourhood. Converting car-based urban environments to walkable, pedestrian-focused spaces o ers numerous benefits, transforming cities into healthier, more livable areas. Prioritizing pedestrians over vehicles reduces tra c congestion, lowers pollution levels, and enhances air quality. Walkable spaces promote physical activity, leading to improved public health outcomes. They also foster social interaction, creating vibrant community hubs where people can connect and engage. Additionally, these pedestrian-friendly environments support local businesses by increasing foot tra c and making streets more attractive and accessible.



BUILDING AMENITIES

The proposed rezoning builds on existing policy and guidelines focused on livability for multi-family developments in Vancouver. The goal of the project is to create a complete community within the building by including amenities such as indoor social spaces, cooking facilities, family gathering areas, kids' play zones, and fitness facilities. Indoor social spaces foster community connections and provide venues for socializing and networking. Cooking facilities allow for communal meals and culinary events, promoting healthier eating habits and shared experiences. Family gathering areas o er comfortable settings for family interactions and celebrations, strengthen-ing familial bonds. Kids' play zones ensure safe, engaging environments for children to play and develop. Fitness centers support physical health and well-being, making exercise convenient and accessible. Together, these amenities create a vibrant, supportive living environment that caters to diverse lifestyle needs.



SUSTAINABILITY

Transit-oriented mixed-use developments o er significant sustainability benefits by integrating residential, commercial, and recreational spaces within close proximity to public transit. This approach reduces reliance on personal vehicles, leading to lower greenhouse gas emissions and decreased traffic congestion. By promoting public transit use, these developments encourage a more active lifestyle and create vibrant, walkable communities. Additionally, the e cient land use and higher density associated with mixed-use projects minimize urban sprawl, preserving green spaces and natural habitats. Overall, transit-oriented mixed-use developments support sustainable urban growth, contributing to healthier, more environmentally friendly cities.

PROJECT CONTEXT

SITE DESCRIPTION

The site is situated along Southeast Marine Drive, between Poplar and Fraser Street, with a frontage of approximately 131 meters (431 feet) along Southeast Marine Drive and a width of around 59 meters (192 feet) along Fraser Street. Covering a total area of 4,855 square meters (52,261 square feet), the site is surrounded by 2 to 3-storey residential housing, a 5 to 22-storey mixed-use residential and commercial development to the east across Fraser Street, and two gas stations to the south across 5th Avenue.

Currently zoned as C-1 due to its location at the intersection of two key arterials, the site benefits from excellent transit access, being a short distance from the Marine Gateway rapid transit station and served by frequent bus routes along Southeast Marine Drive and Fraser Street. To the east, a 20-storey condo development achieved through rezoning highlights the area's capacity for higher density. The northern boundary of the site is adjacent to single-family homes, and the area is well-serviced by nearby open spaces and schools.

The site is located within South Vancouver's Sunset neighbourhood. Sunset is a culturally diverse and vibrant neighborhood located in South Vancouver, British Columbia, Canada. Known for its rich multicultural community, Sunset features a mix of residential areas, local businesses, and parks. The neighborhood is home to a significant South Asian population, which is reflected in the variety of ethnic shops, restaurants, and cultural events. Key landmarks include Sunset Community Centre and Memorial South Park, which offer recreational facilities and green spaces. The area is well-connected by public transportation, making it accessible and convenient for residents and visitors alike.



Aerial View of Site Looking North Towards Olympic Village and Downtown Vancouver

CONTEXT MAPS

AMENITIES

LEGEND

- B.C. KHALSA DARBAR SOCIETY
- FRASERVIEW BANQUET HALL
- GEORGE PARK PLAYGROUND
- HAYER HEALTH AND PHYSIOTHERAPY
- MOBERLY ARTS & CULTURAL CENTRE
- MOBERLY PARK
- MOBERLY PARK TENNIS COURTS
- PIERRE ELLIOTT TRUDEAU ELEMENTARY SCHOOL
- PUBLIC ART
- REAL CANADIAN SUPERSTORE
- ST. SAVA SERBIAN ORTHODOX CHURCH
- SUNSET CHILD CARE SOCIETY
- TLC MEDICAL CLINIC
- SITE
- AMENITIES
- PUBLIC OPEN SPACE



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

CONTEXT MAPS

SKYTRAIN PROXIMITY

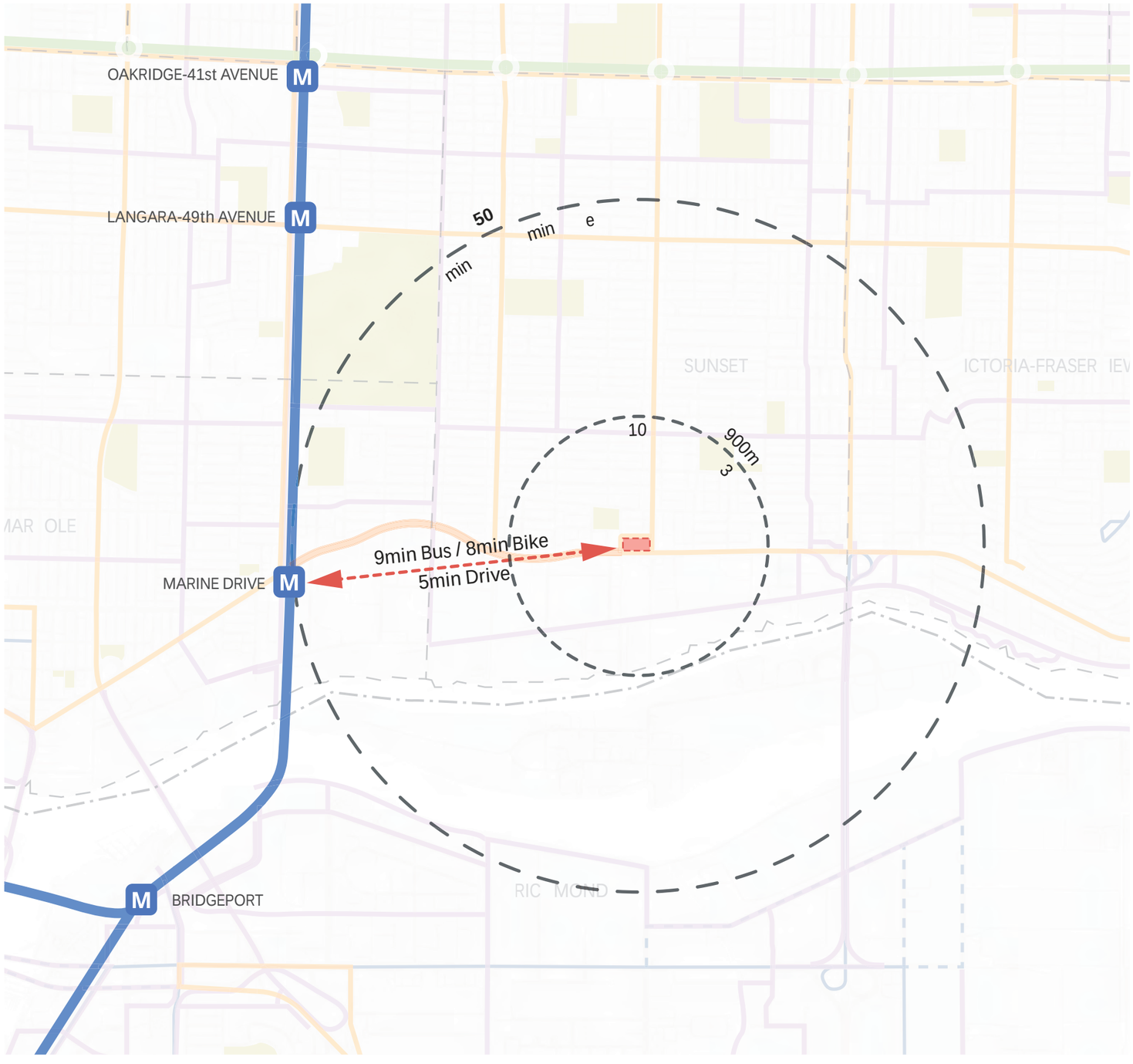
The site at 605 SE Marine Drive is conveniently located near the skytrain station. This close proximity makes it easy for commuters and visitors to access the site via public transportation, ensuring a hassle-free and e cient travel experience.

Buses are only a 9 minutes away, with bus departing every minutes during the day.

Bike ride between the two locations is a short 8 minutes.

By car it's just a 5-minute drive away, ensuring quick and easy access

Whether you're arriving for work, business, or leisure, the nearby train station provides a practical and accessible route to 605 SE Marine Drive.



LEGEND

SITE 605 SE MARINE DRIVE

CANADA LINE SKYTRAIN

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

CONTEXT MAPS

TRANSIT & ACTIVE TRANSPORTATION

605 SE Marine Drive is located at the intersection of Fraser St. and SE Marine Dr. Both streets are well served by transit and the intersection is a 13 minute bus ride way from Marine Drive Station on the Canada Line. Fraser St. is a secondary arterial and Marine Dr. is a main arterial making this an important intersection within Sunset.

In addition, the site is a short bike ride from City of Vancouver Designated Bike Routes and there are two elementary school, two parks and one cultural centre within a 800m radius or 10 minute walk.

TRAVEL TIMES

- 13 minutes to Canada Line by bus
- 9 minutes to Canada Line by bicycle
- 25 minute to Canada Line by foot
- 50 minutes to Downtown on direct bus line along Fraser St.
- 5 minutes to Bike Routes by bicycle
- Immediate access to transit on Fraser St. and SE Marine Dr.
- Two elementary schools, two park, and one cultural centre within a 800m radius or 10 minute walk from site



MCM

Musson Cattell Mackey Partnership

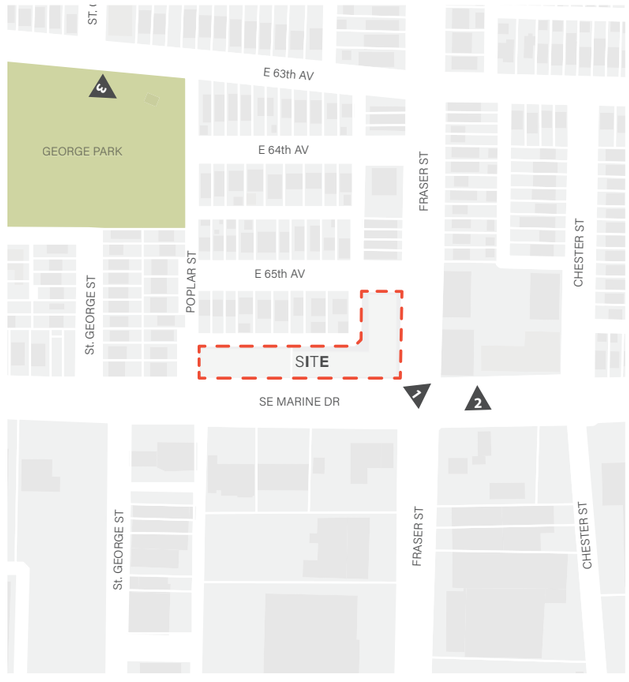
Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

CONTEXT PHOTOS





1. View from South-West of Neighbouring Tower



2. View from South of Veterinary Clinic



3. View from North-West of George Park

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

SITE PHOTOS





1. View from South-West (SE Marine Drive)



2. View from South-East (SE Marine Drive)

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

SITE PHOTOS



3. View from North-East (Fraser Street)



4. View from North-West (E 65th Avenue)



5. View from North-West (Poplar Street)

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

EXISTING STREETSCAPE





MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

EXISTING STREETSCAPE



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

SUNSET

Sunset is an ethnically diverse, working-class neighborhood characterized by single-family homes, low-rise apartments, and small retail shops. Known as an Indo-Canadian hub in Vancouver, the area features vibrant shopping districts along Main Street and Fraser Street, lined with numerous independently owned stores and restaurants. Located in south-central Vancouver, Sunset lies east of Langara Golf Course and slopes from Mountain View Cemetery down to the Fraser River.

On April 13, 1892, nearly a year after being named, South Vancouver was formally incorporated. At the time, the District of South Vancouver extended from Boundary Road in the east to Point Grey in the west, covering areas that now include Collingwood, Cedar Cottage, Fraserview, Marpole, Dunbar, and West Point Grey. The original village of South Vancouver developed around the southern ends of Main and Fraser Streets, with district o ces located there until 1929 when South Vancouver merged with the City of Vancouver.

In 1893, South Vancouver had only 500 male voters, which was enough to persuade the B.C. Electric Railway to build a single-track streetcar line down Fraser Street to the small village on the south slope. By 1909, the population of South Vancouver had grown to about 5,000, and by 1910 it had nearly tripled. Due to industrialization and a housing boom, the population reached approximately 35,000 in 1911. Land that had been purchased for a dollar an acre was being subdivided and sold for $5,000 a lot along the village's business section, spanning 10 blocks between 41st and 51st Avenues on Fraser Street.

Development in South Vancouver slowed throughout the 1920s. After merging with the City of Vancouver in 1929, the area retained a rural character until after World War II. In the late 1940s, agricultural land was repurposed to house returning veterans. As more families moved into the area, new schools and community centers were established. In 1950, John Oliver Secondary School was built on Wilson Park, a former South Vancouver farm. That same year, residents saw their five-year lobbying e orts rewarded with the completion of the Sunset Memorial Community Centre.



Sunset Community Centre



Street free events at Sunset neighborhood



Khalsa Diwan Society Vaisakhi Parade

FRASER STREET

Fraser Street, one of Vancouver's oldest roads, has evolved into the vibrant South Hill neighborhood and business district. Established in 1875 as North Arm Road, it linked former First Nations' trails and served as a key route between Lulu Island farms and Gastown. By 1892, farms lined the road, and bridges built in 1894 solidified its importance. Development surged in 1909 when streetcar tracks extended south, connecting the area to downtown.

Initially settled by Europeans, including many British, South Hill also became home to Chinese farmers, and later German and Russian Mennonite immigrants who opened businesses and built churches. The 1970s saw the rise of Indo-Canadian businesses as new immigrants moved in, followed by families from Vietnam, Latin America, and the Philippines. Today, South Hill remains a diverse and welcoming community.



Businesses along Fraser Street near 47th Avenue, circa 1910



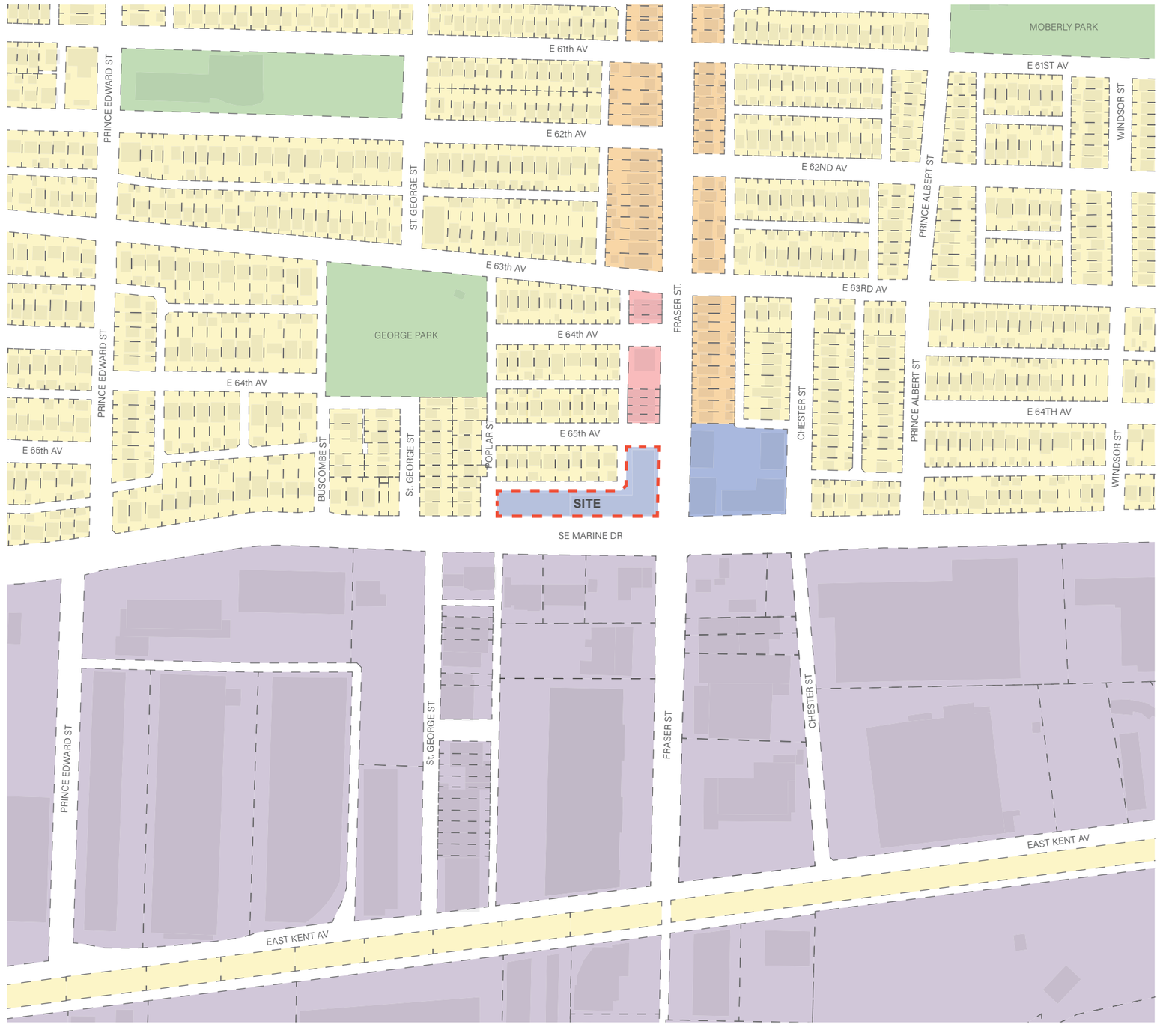
Photo from Fraser Street looking North

ZONING CONTEXT

EXISTING LAND USE

LEGEND

- COMPREHENSIVE DEVELOPMENT CD 1
- INDUSTRIAL I 2
- RESIDENTIAL INCLUSIVE R1 1
- RESIDENTIAL RT 2
- COMMERCIAL C 1
- PARK / OPEN SPACE
- SITE



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

APPLICABLE POLICIES, BYLAWS & GUIDELINES







Metro Vancouver 2040 : Shaping Our Future (2011)

The Regional Growth Strategy aspires to make the region become more livable for future generations in all varieties of live, work and play.

Greenest City 2020 (Action Plan 2012)

This policy plans for Vancouver to becoming the greenest city in the world.

Transportation 2040 plan (2012)

The vision for the transportation by 2040 is to have a smart and e cient system that is also a ordable, healthy, safe and accessible for people and the planet.

APPLICABLE POLICIES, BYLAWS & GUIDELINES

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012
Amended November 26, 2019

Rezoning for Rental Housing Policies

2.4.2 Eligibility Requirements for Irregular Sites – Rezoning to a Site Specific CD-1

Sites that meet the location and site context considerations in Table 2 but are irregular in size, shape, context or other attributes may be eligible for rezoning subject to a customized review and response. In general, irregular sites will not be considered for more height or density than may be achieved on a regular lot through the set rental tenure district schedule(s). In some cases, increased setbacks and reduced FSR may be required commensurate to the irregular context to allow for reasonable adjacencies.

Examples of Irregular or Special Sites include:
• Sites with limited street frontage or no lane
• Large Parcels (10,000 sq. ft. or more)
• Sites at the corner of two arterials or roads on Translink's Frequent Transit Network

Vancouver's Housing and Homelessness Strategy

2012-2021

A home for everyone

City-Wide Policies

Housing and Homelessness Strategy 2013-2021 (2011)

The mission from the City of Vancouver is to create communities that care about its people, environment and opportunities to live, work and prosper.

City of Vancouver *Planning By-law Administration Bulletin*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

TENANT RELOCATION AND PROTECTION POLICY – PROCESS AND REQUIREMENTS

Authority - Director of Planning

Effective June 11, 2019. Updated November 10th, 2021

Tenant Relocation and Protection Policy (2019)

The intent of the policy is to provide a ordable housing choices for the social and economic health of the city. The policy works alongside the City's Rental Housing Stock O cial Development Plan, a bylaw that mitigates tenant displacement and the loss of the existing rental housing stock by regulating its alteration, conversion, and demolition.

Family Room:
Housing Mix Policy for Rezoning Projects

Vancouver
Housing
Initiative

A City Everyone Can Call Home

July 13, 2016

Family Room: Housing Mix Policy for Rezoning Projects (2016)

Policy 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units, including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.

APPLICABLE POLICIES, BYLAWS & GUIDELINES

Next Page
Previous Page
Index Page



Vision Highlights

Sunset Today

Sunset is located on Vancouver's sunny southern slope. Residents appreciate Sunset's pleasant single-family neighbourhoods and cultural diversity. Parks and recreational facilities, such as Memorial Park South and the Sunset Community Centre are well-used by families in the area. The busy shopping areas along Fraser Street and Main Street are the commercial centres of the community, providing a range of shops and services. These are just some of the valued aspects of the community that the Sunset Vision seeks to maintain.



At the same time, the Vision identifies issues that need to be addressed: littering and garbage overflow along streets, lanes and in parks; traffic impacts along major streets; public safety and crime; and the inadequacy of area parks, recreational programs and facilities to meet the needs of the resident population, especially young people.The Vision supports initiatives that will make Sunset cleaner, safer, and greener along its busy main streets and within its residential neighbourhoods, provide more and improved parks, recreational programs and facilities and ensure that as new housing is added it will be of a scale that fits with the existing predominantly low scale.

Clean-up the Environment



The Vision suggests a range of actions to improve the environment including expanded education and voluntary action as well as regulation and enforcement. Greater co-operation between residents, businesses and the City will help keep Sunset's streets and shopping areas clean. Special pick-up of hazardous and bulky items should be instituted, along with more garbage bins on streets and in parks. Recycling, composting and water conservation should be promoted through education geared to a range of ages and languages. Walking, cycling and transit should be encouraged to reduce air pollution.

Tame Arterial Traffic



Sunset has some of the city's busiest streets: Knight, 41st, Marine and Main. The Sunset Vision calls for these arterials to be upgraded for pedestrians, cyclists and transit users through improved crossings, better design of intersections, more street trees and landscaping; and enforcement of traffic regulations, particularly for trucks. Traffic calming should be provided where needed in residential areas.

Improvements for Walking, Biking and Public Transit

Planned routes for City Greenways and Bikeways should be implemented as soon as possible, along with general improvements for commonly-used walking and biking routes within Sunset. Speed and ease of transit use should be improved on all routes through transit priority measures like bus bulges and signal priorities for buses. Limited-stop express service should be added on high volume routes, and the transit "experience" improved for people waiting for or riding on transit.

Sunset Community Vision (2002)

The Vision was developed through extensive community consultation to describe the kind of community that the people who live and work in Sunset want it to become over the next 10 to 20 years. The Vision includes proposed directions for transportation, safety & community services, existing single family areas, new housing types, shopping areas, green streets & parks, the environment and community involvement. The Vision identifies CD 1 zones as potential sites for redevelopment.

CD-1 Developments (Section 15)

"Many older CD-1 sites are built to densities lower than common today and are being redeveloped (...) The City generally requires changes to developments on CD-1 sites to undergo a rezoning process, culminating in a public hearing."

BRITISH COLUMBIA

Provincial Policy Manual: Transit-Oriented Areas

Supporting Local Government Compliance with Legislative Requirements Under the *Local Government Act* and *Vancouver Charter* for Transit-Oriented Areas

Version 3.0

May 29, 2024



VANCOUVER BOARD OF PARKS AND RECREATION

Vancouver Board of Parks and Recreation

Park Board Strategic Framework
(Mission, Vision, Directions, Goals and Objectives)
June 27, 2012
Visit the Park Board web site at **vancouverparks.ca**

Vancouver Park Board Strategic Framework (2012)

Mission & Vision

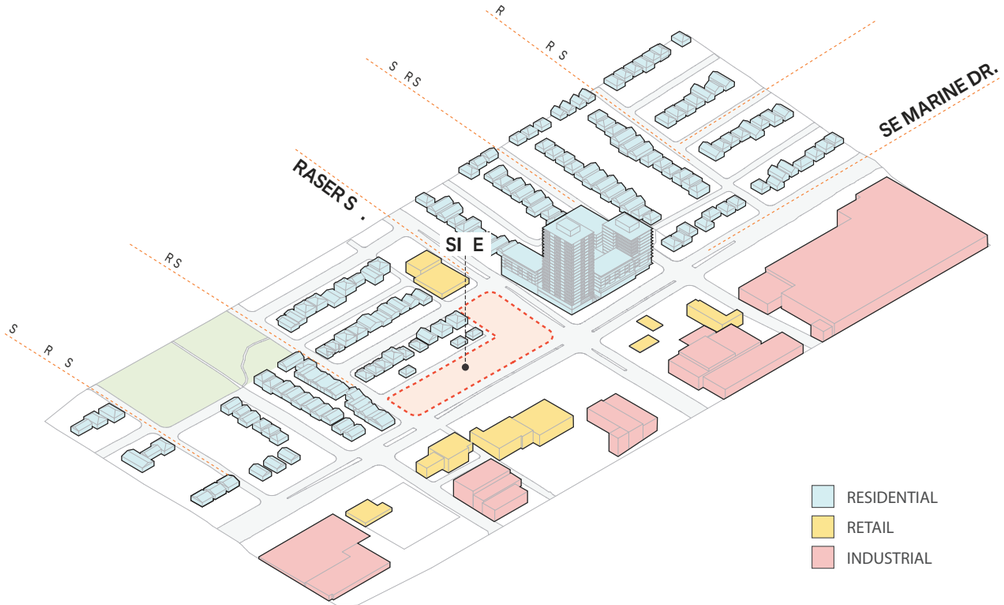
"Provide, preserve and advocate for parks and recreation to benefit all people, communities and the environment."

THE PROPOSAL

URBAN DESIGN PRINCIPLES

EXISTING URBAN FABRIC

605 SE Marine Drive is located at the nexus of two very di erent forms of urbanization and o ers the opportunity for a type of development to negotiate this transition. To the south, between Marine Dr. and the Fraser River is an industrial zone that transitions to commercial and retail uses closer to Marine Dr. North of Marine Dr. is a single family detached zone with limited higher density development. Mixed-use high density development along Marine Dr. negotiates this transition while supplying a high volume of much needed residential units and supporting retail activation and the renewal of Marine Dr. The prominent location of the CD-1 zoned site at the intersection of two major arterials also supports a landmark high density development.

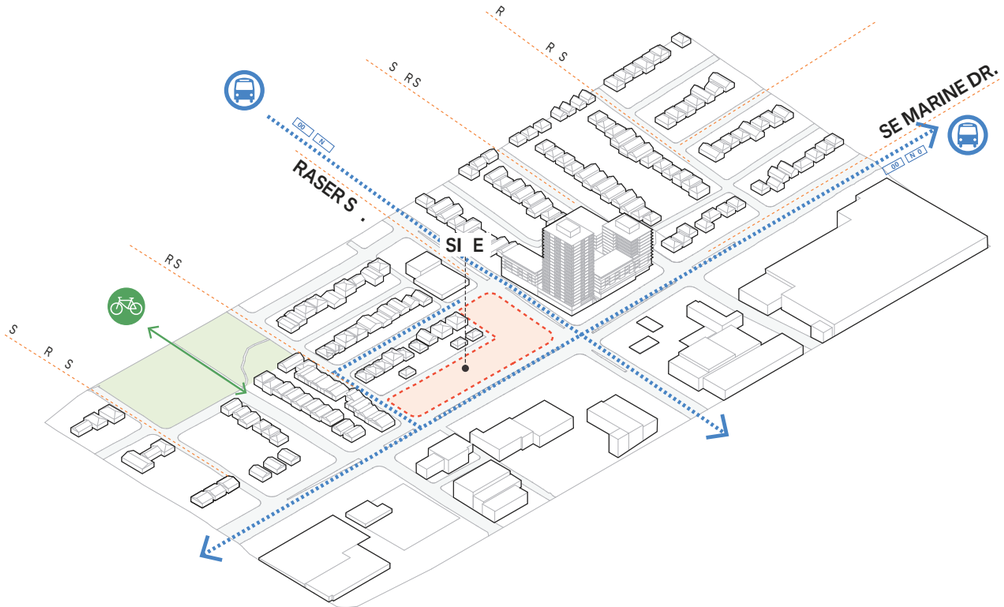


MAJOR TRANSPORTATION ROUTES

Both Fraser St. and Marine Dr. are important thoroughfares. Marine Dr. is a primary arterial with high tra c volume while Fraser St. is a secondary arterial. 605 SE Marine Drive is well served by transit on both Marine Dr. and Fraser St.

The 100 bus route (22nd St. Station/Marpole Loop) operates at high frequency along Marine Dr. and o ers connections to the Canada Line at Marine Drive Station a 13 minute ride to the west, and to the Expo Line at 22nd St. Station in New Westminster a 30 minute ride to the east. The night bus N20 operates in a more limited capacity on Marine Dr.

The 008 bus route (Fraser/Downtown) begins at the intersection of Marine Dr. and Fraser St. and connects to the heart of Downtown Vancouver via Fraser St., Broadway, Main St., and E Hastings. The entire route has a duration of about 50 minutes. The N8 is a night bus that operates the same route.



MCM

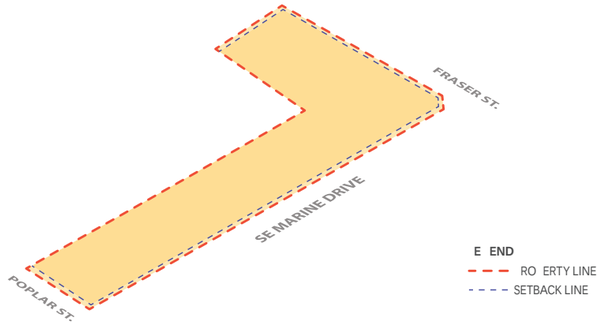
Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

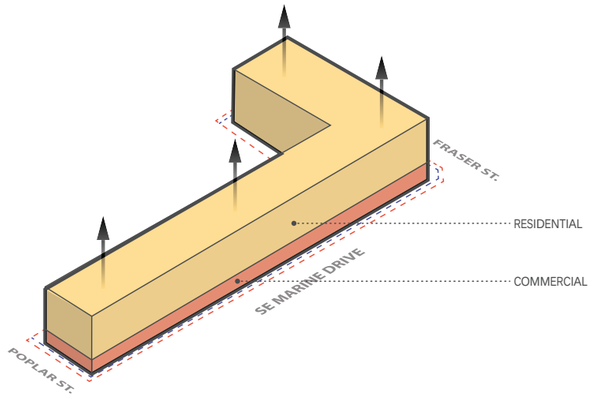
Nov 19, 2024

DESIGN RATIONALE



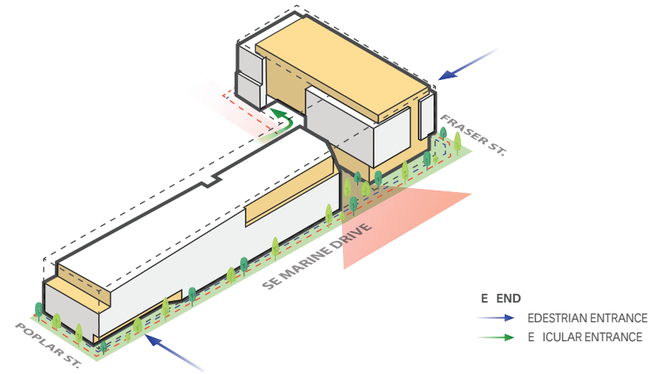
1. SITE LOCATION / AREA

Site is located at the intersection of SE Marine Drive and Fraser Street, covers an area of 4,859.84 square meters (52,312 sq. ft.).



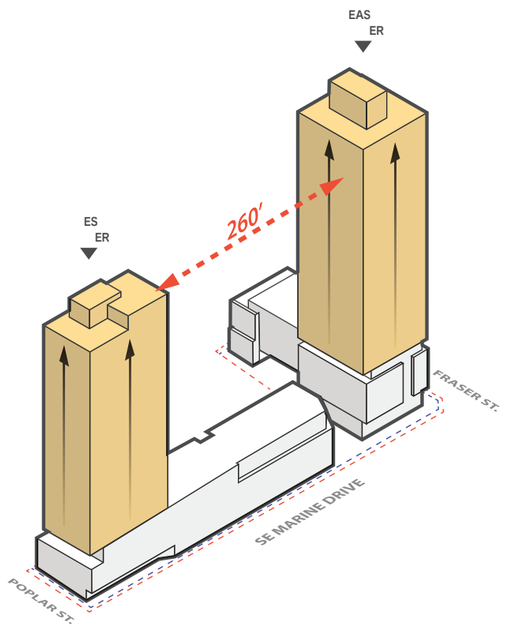
2. PODIUM MASSING

A six-storey podium height provides an overall form that is compatible with the existing neighboring land use. Active uses, in the form of retail and lobbies, wrap the ground floor.



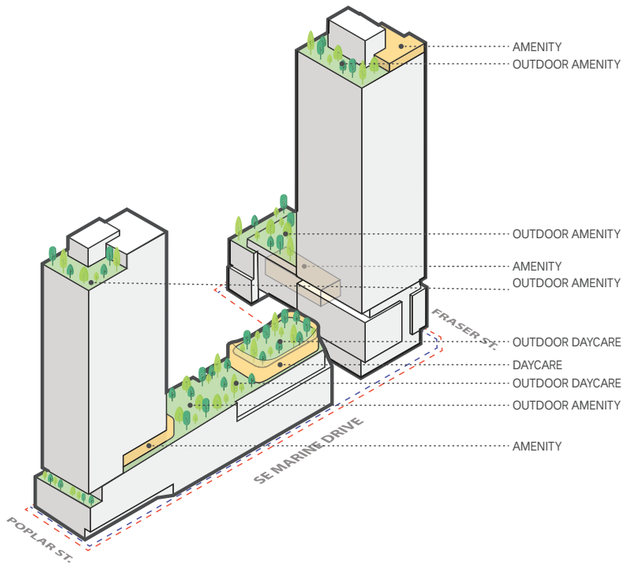
3. PLAZA / PASEO - PODIUM CUT

The podium is articulated and broken down into two distinct portions to support the pedestrian environment, access, and permeability. The podium massing is further articulated to create hierarchy and scale. This creates a key urban design feature in the form of a pedestrian paseo.



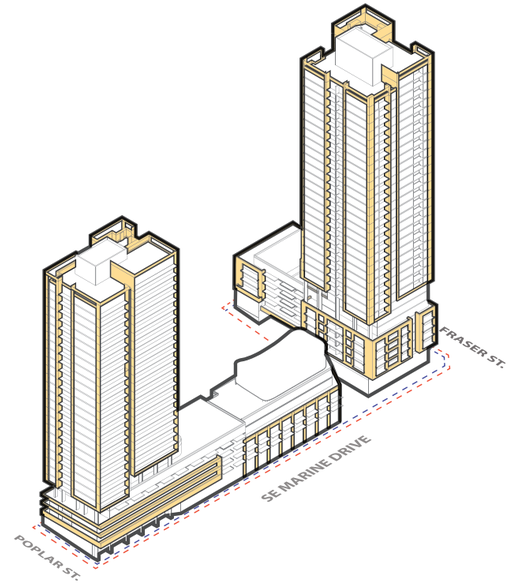
4. TOWER PLACING / LOCATION

The towers were positioned on opposite sides to enhance views and minimize shadow impacts on neighbouring homes.



5. AMENITIES / DAYCARE DESIGN-FORM

Cascading green roofs and amenity spaces are located on all accessible roofs.



6. TOWER FORM

The towers are designed with a distinctive vertical column structure, incorporating balconies to enhance the architectural aesthetic and provide residents with outdoor living spaces.

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

ARCHITECTURAL DESIGN RATIONALE

605 SE Marine aims to address Vancouver's housing crisis by o ering a diverse range of rental units, including a significant portion of below-market housing. This commitment ensures that low- and middle-income families can find secure and a ordable homes, fostering a diverse and inclusive community. By expanding the availability of rental housing, the development supports a more equitable housing landscape and helps to alleviate the city's housing pressures.

Designed as a transit-oriented project, the development leverages its proximity to the Marine Gateway rapid transit station and frequent bus services along Southeast Marine Drive and Fraser Street. This encourages the use of public transportation, reduces reliance on personal vehicles, and lowers greenhouse gas emissions. The project will comply with the City of Vancouver's Green Buildings Policy for Rezonings, incorporating energy-e cient systems, sustainable materials, and green building practices to enhance environmental performance and sustainability.

Transforming the existing car-oriented environment into a pedestrian-focused space is a key aspect of this project. By designing safe, accessible walkways and open spaces, the development promotes walkability and encourages pedestrian activity. The inclusion of cascading green roofs and amenity spaces on all accessible roofs further enhances the pedestrian experience, providing attractive and functional areas for residents to enjoy.

The ground floor of the development features active uses in the form of neighborhood-serving retail spaces and lobbies. These retail spaces support local businesses, provide essential services to residents, and contribute to a vibrant streetscape. By integrating commercial components, the project creates a dynamic urban environment that fosters social interaction and community engagement.



ARCHITECTURAL DESIGN RATIONALE

The building design carefully considers the surrounding land uses, ensuring compatibility and minimizing negative impacts. The towers are designed with a distinctive vertical column structure, incorporating balconies to enhance the architectural aesthetic and provide residents with outdoor living spaces. This design helps to limit shadows and reduce overlook on neighboring properties. The podium is articulated and broken down into distinct portions to support pedestrian access and permeability, while further articulation of the podium massing creates hierarchy and scale.

605 SE Marine aims to create inclusive, family-friendly housing by o ering a variety of unit types and sizes suitable for families. The design includes dedicated spaces for children, such as safe play areas, as well as amenities that cater to family needs, like communal gathering spaces and cooking facilities. These features ensure that families have access to a supportive and nurturing living environment.

Responding to its context, the development incorporates a variety of building scales and architectural expressions. This approach ensures that the project integrates seamlessly with the existing urban fabric, from the nearby single-family homes to the high-rise condo developments. By thoughtfully considering the surrounding environment, the project achieves a harmonious balance between di erent building typologies and enhances the overall character of the neighborhood.

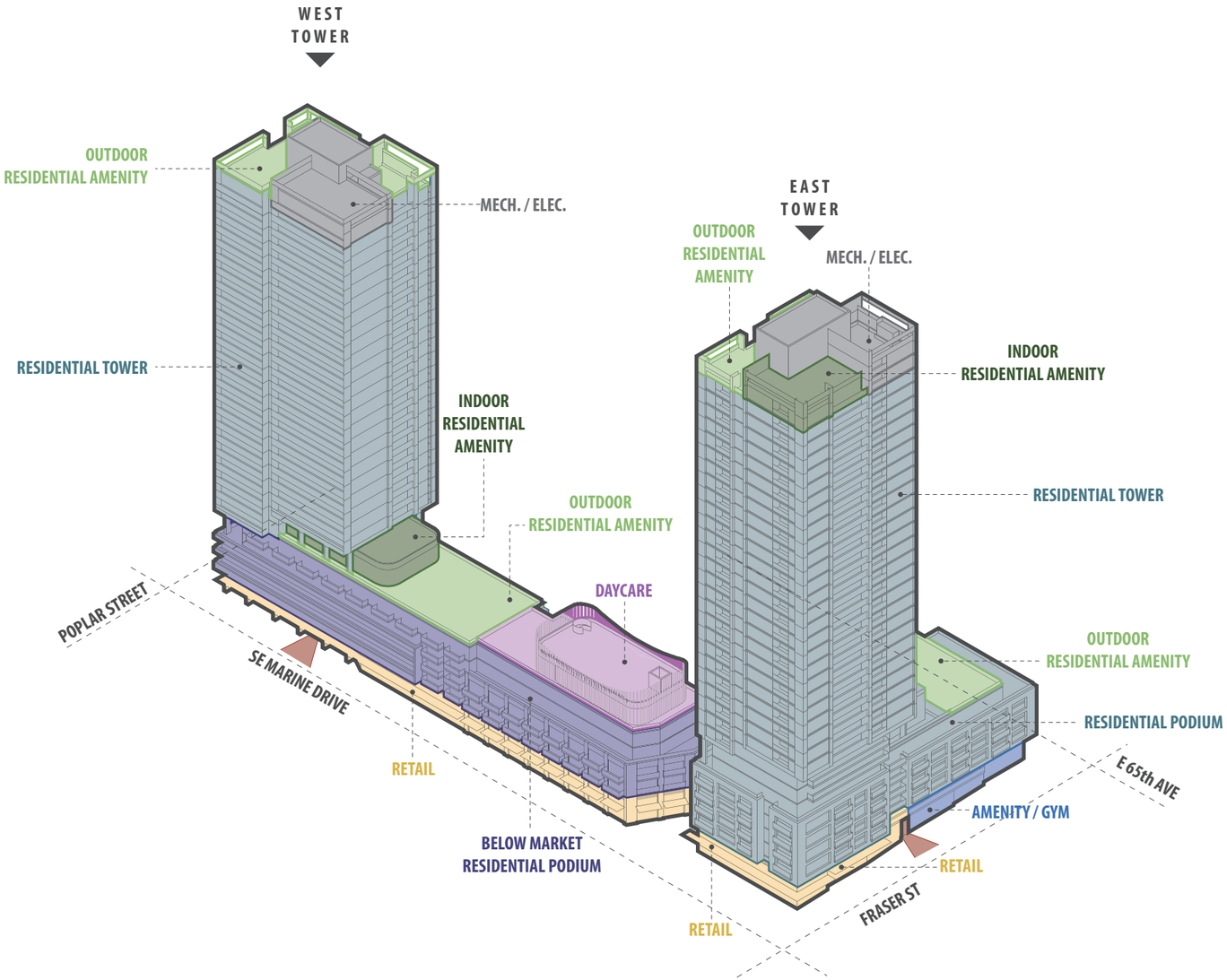
This comprehensive design rationale demonstrates our commitment to creating a sustainable, inclusive, and vibrant community that addresses Vancouver's housing needs while enhancing the urban environment.



BUILDING PROGRAM

LEGEND

- RESIDENTIAL
- RESIDENTIAL BELOW MARKET UNITS
- INDOOR AMENITY
- OUTDOOR AMENITY
- RETAIL
- DAYCARE
- MECH. / ELEC..... SPACE
- GYM



MCM

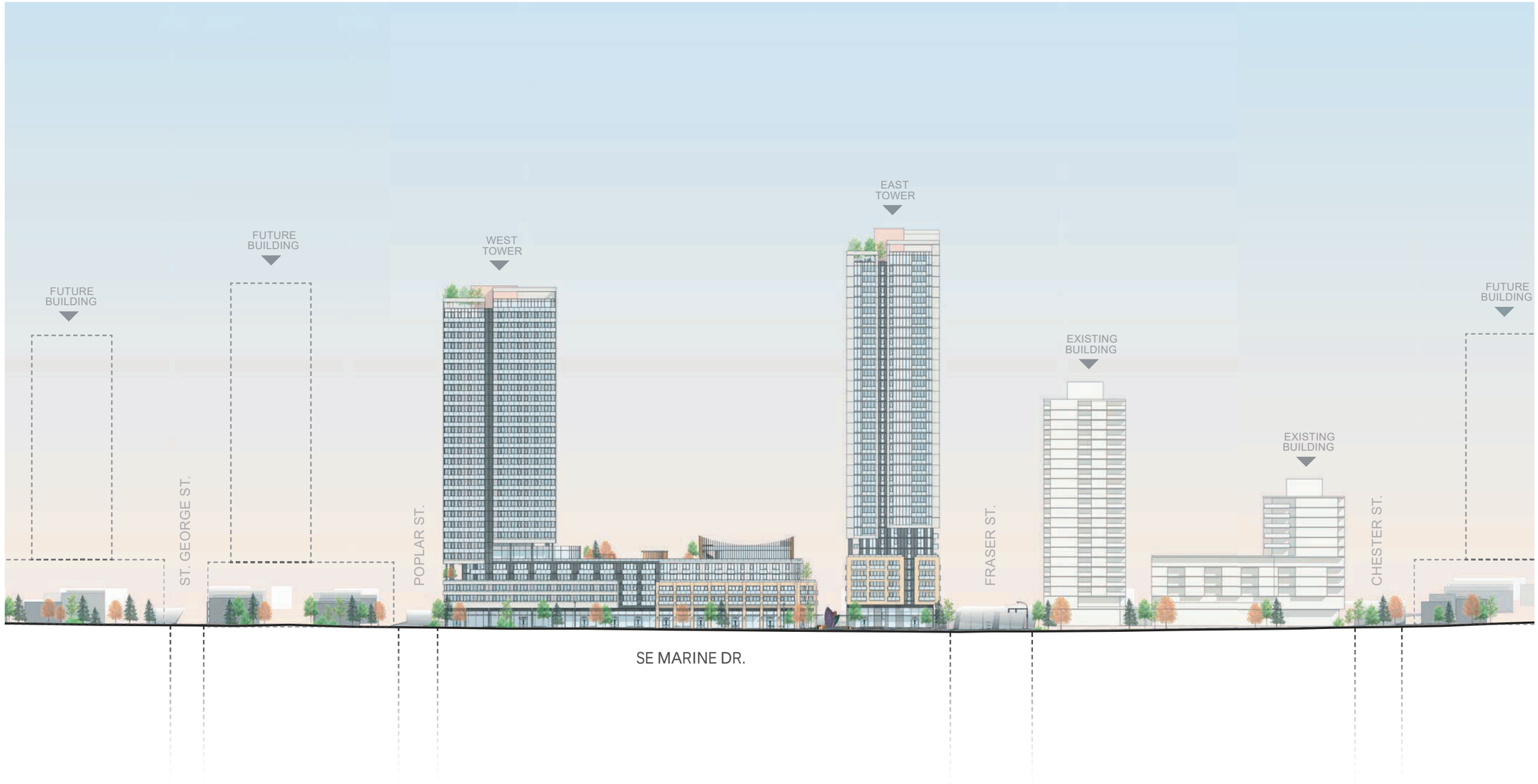
Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

PROPOSED STREETSCAPE



MCM

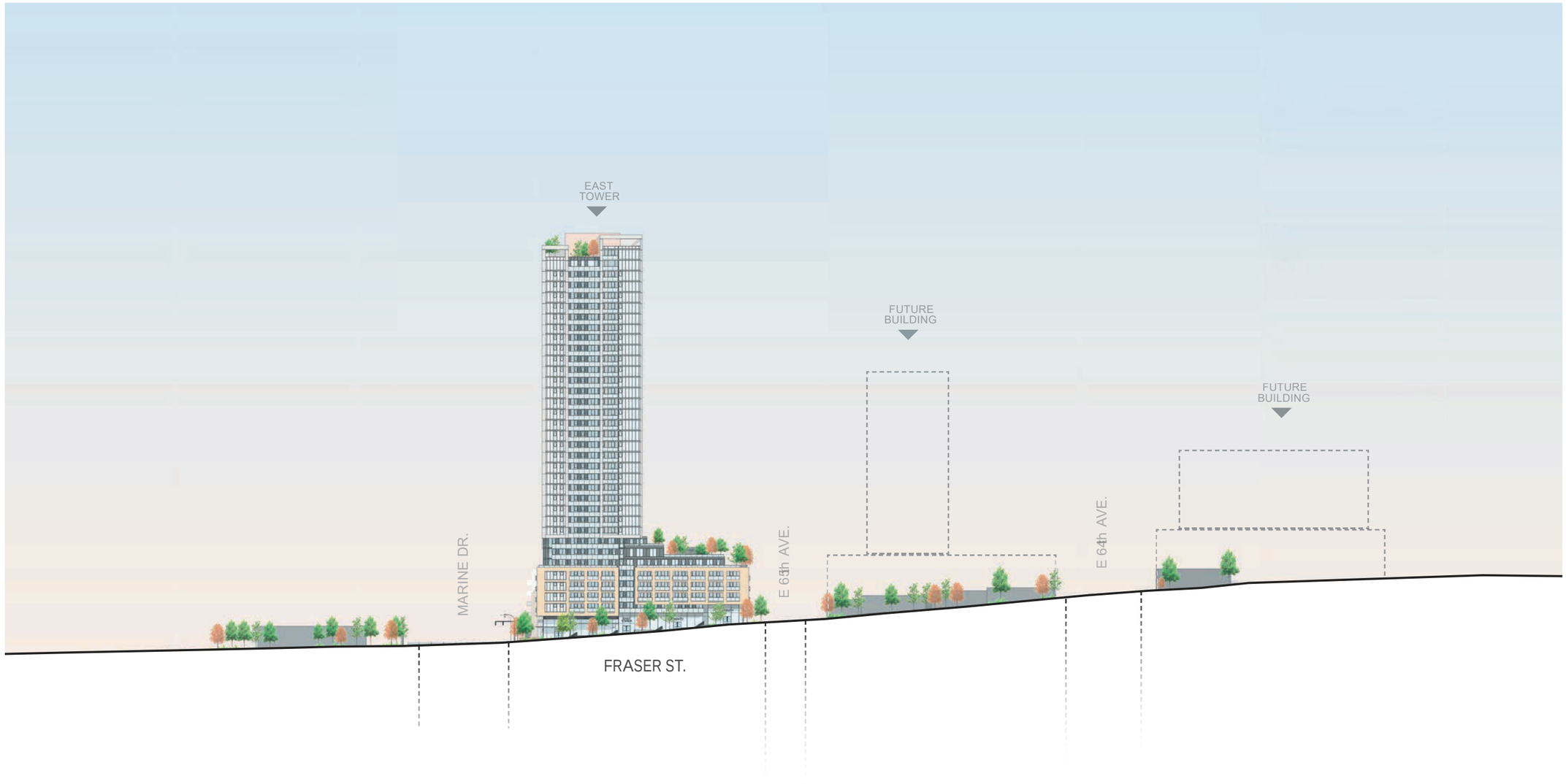
Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

PROPOSED STREETSCAPE



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

PUBLIC REALM DESIGN

Public realm design for 605 SE Marine focuses on creating inviting and functional spaces that enhance community interaction, pedestrian comfort, and overall urban vibrancy. Here are key considerations:

PEDESTRIAN PRIORITY

605 SE Marine returns the enviroment to pedestrian access and safety by designing wide sidewalks, pedestrian crossings, and clear pathways between residential buildings and retail spaces. Ensure accessibility for all users, including those with disabilities.

ACTIVE FRONTAGES

CRU spaces and Lobbies will incorporate transparent and active frontages along Marine Drive and Frasier Street to create a vibrant and engaging pedestrian experience. These spaces will incorporate features like large windows, outdoor seating, and pedestrian-oriented signage to encourage interaction and vitality.

PLAZAS AND GATHERING SPACES

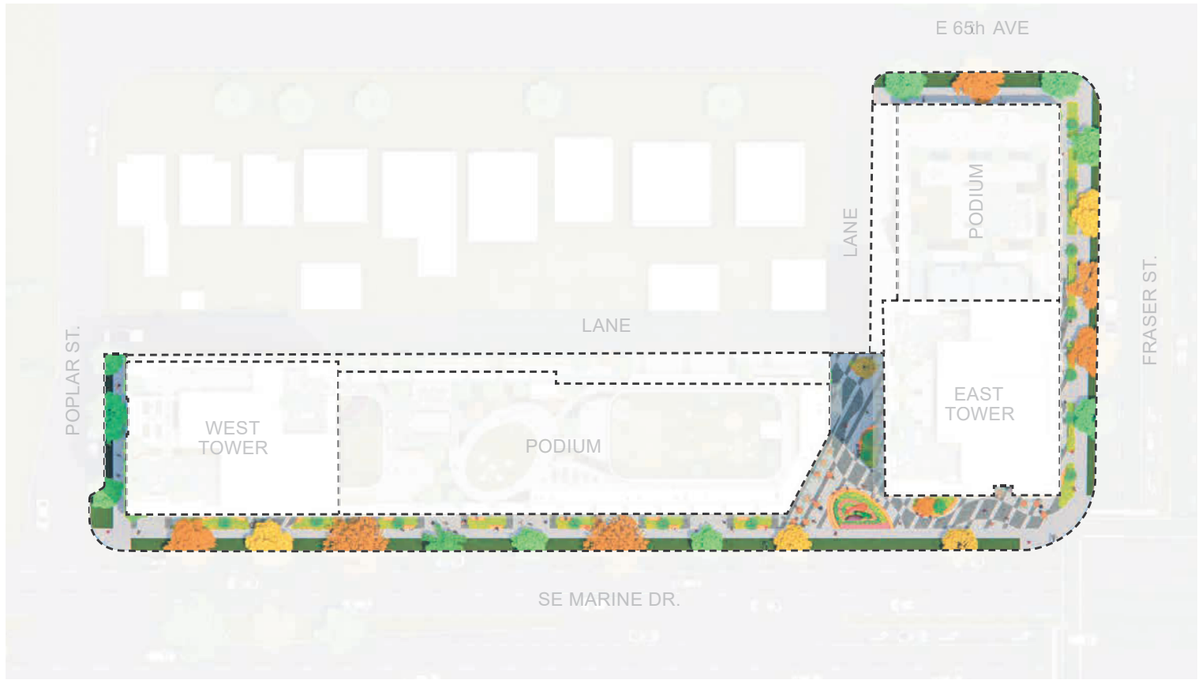
The main urban design feature is a large paseo, or public plaza between the two buildings to serve as gathering places for residents and visitors. This space will provide seating, porosity, and amenities to foster social interaction and community events.

LANDSCAPING AND GREEN ROOFS

The proposed project elevates softscape to the building's roofs. Generous roofdecks on multiple levels are programmed with softscape and amenities.

MIXED USE INTEGRATION

605 SE Marine will integrate residential and retail functions through design elements that promote interaction and mutual benefit. For example, shared entrances or mixed-use plazas will enhance connectivity and community cohesion.





N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

LANDSCAPE DESIGN RATIONALE

Inspired by the iconic landscape forms produced by rivers, such as sloughs, sand banks and gentle grassy slopes, along with the Fraser River industrial materiality, the landscape design aims to merge the site's context with the proposed development's programmes and user amenity spaces. This "Fraser River" thematic helps to define the use and programme of the proposed public realm, as well as some of the larger common amenity spaces found on the upper levels, while guiding the materials palettes for paving, furnishing, planting and public art.

GROUND LEVEL

The ground level consists of three bounding C.R.U. frontages along Marine Drive, Fraser Street and Poplar Street, characterized by unique paving, seating, and bu er planting to create a welcoming pedestrian experience along these busy streets. The social heart of the public realm is located at the corner of Fraser and Marine Drive, with a highly visible commercial plaza evolving northward into a public paseo framed by the two buildings. Here, the Fraser River thematic is amplified with naturalized planting 'mounds', long arcing seating, tree clusters, grasses and boulder blocks, and feature paving that mimics a river's ebbs and flows. Public art is proposed in the form of vertical elements that represent the post structures of historic wharves and docks, winding throughout the paseo from Marine Drive to the laneway. The laneway itself, while serving as the "back of house" of the project, introduces paving bands as a more refined surface treatment and a green wall to help soften the vertical face of the building podium.

UPPER LEVELS

As we move up to the Level 6 podium deck, trees and shrubs in perimeter planters on Levels 2 and 4 create a series of terraced gardens that provides vertical screening for the neighbours to the north and east. Once arriving at the amenity podium deck, one will find a variety of programmes that cater to all ages and abilities with a family focus: outdoor social areas and dining; a flex-lawn space for passive recreation and games, a child play area that integrates the Fraser River thematic, and urban agriculture. On the east portion of this deck, an outdoor space is proposed exclusively for a future third-party Daycare tenant. On Level 7, we have proposed two distinct rooftop areas: an extensive green roof over the Level 6 indoor amenity, and an intensive and programmed play space above the Daycare building with more naturalized games and play. Also at Level 7, on the east tower, is another common amenity deck; this one catered to more adult-oriented games such as golf, bocce, and a social lounge for evening cocktails and appy's, with TV screens and shade.

ROOFTOP LEVEL

Moving up to the rooftops for both towers, the general design intent and programming is to create spaces to enjoy the amazing 360 degree views, provide opportunities to socialize and gather in larger groups for various types of events, while also providing smaller, more intimate spaces for smaller groups with shade and privacy planting

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

loci

605 SE
MARINE DR.

LANDSCAPE DESIGN THEMATICS



RIVER FORMS + HYDROLOGY



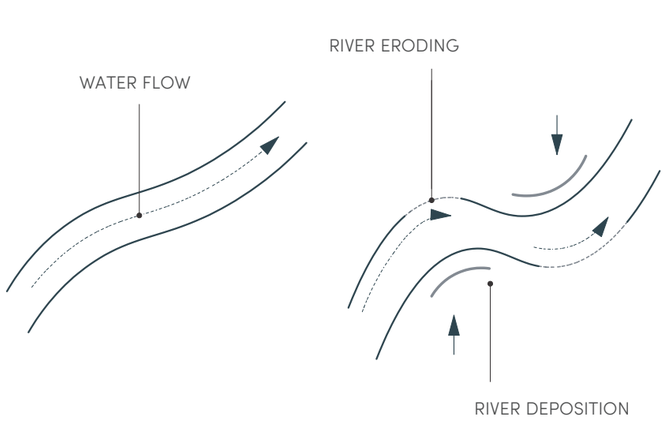
FRASER RIVER MATERIALITY

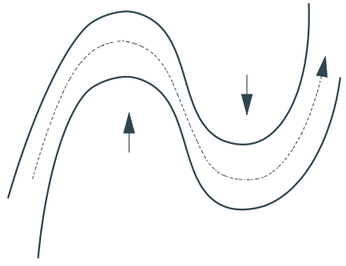


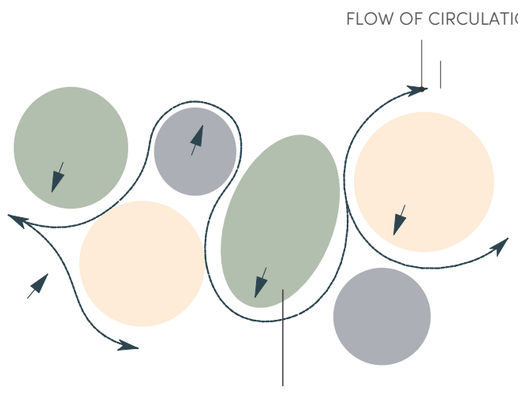
EMERGING NEIGHBOURHOOD



ARCHITECTURAL FORM + CHARACTER







MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

loci

605 SE
MARINE DR.

LANDSCAPE GROUND LEVEL CONCEPT PLAN

KEY LEGEND

A POPLAR STREET FRONTAGE

1. CAST IN PLACE CONCRETE SIDEWALK WITH SAWCUTS
2. AGGREGATE BAND WITH TREE PLANTING IN TREE GRATES

B MARINE DRIVE FRONTAGE

3. ONSITE PAVING WITH BANDING
4. ONSITE TREE AND SHRUB PLANTING AND INTEGRATED BENCH SEATING
5. OFFSITE CAST IN PLACE CONCRETE SIDEWALK WITH SOD BOULEVARD & STREET TREES
6. LOBBY ENTRY WITH FEATURE PAVING AND NATURALIZED TREE AND SHRUB PLANTERS

C CENTRAL RETAIL PLAZA

7. PUBLIC ART OPPORTUNITY WITHIN NATURALIZED PLANTER
8. CAFE SPILL OUT AREA WITH MOVEABLE TABLES AND CHAIRS AND FIXED BOULDER SEATS
9. NATURALIZED TREE AND SHRUB PLANTERS WITH INTEGRATED BENCH SEATING AND BOUDLER SEAT WALLS
10. FRASER RIVER INSPIRED PAVING PATTERN WITH DARK AND LIGHT PAVING FIELDS

D FRASER STREET FRONTAGE

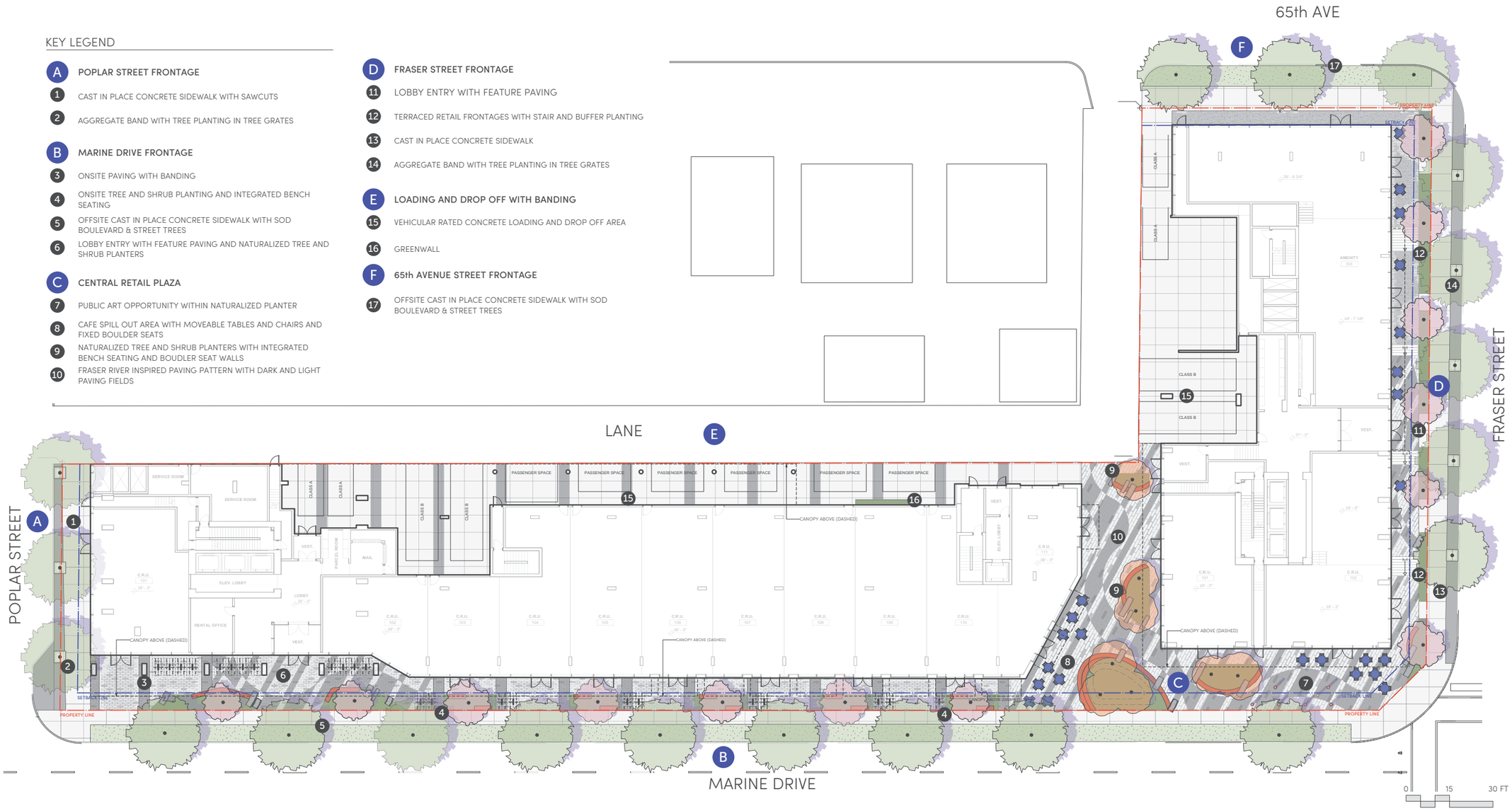
11. LOBBY ENTRY WITH FEATURE PAVING
12. TERRACED RETAIL FRONTAGES WITH STAIR AND BUFFER PLANTING
13. CAST IN PLACE CONCRETE SIDEWALK
14. AGGREGATE BAND WITH TREE PLANTING IN TREE GRATES

E LOADING AND DROP OFF WITH BANDING

15. VEHICULAR RATED CONCRETE LOADING AND DROP OFF AREA
16. GREENWALL

F 65th AVENUE STREET FRONTAGE

17. OFFSITE CAST IN PLACE CONCRETE SIDEWALK WITH SOD BOULEVARD & STREET TREES



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

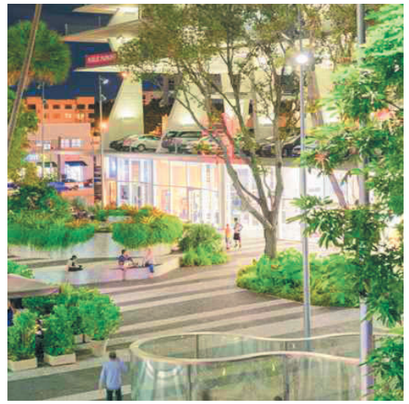
Nov 19, 2024

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

605 SE MARINE DR.

LANDSCAPE GROUND LEVEL PRECEDENT IMAGES



RETAIL PLAZA



CRU FRONTAGE





NATURALIZED PLANTERS + MATERIALS; FRASER RIVER THEMATIC





PAVING PATTERNS; FRASER RIVER THEMATIC





PUBLIC ART; FRASER RIVER THEMATIC





SLOPED FRONTAGE

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

loci

605 SE
MARINE DR.

LANDSCAPE LEVEL 6 AMENITY + DAYCARE PROGRAMME DIAGRAM

COVERED SOCIAL AREA

- RANGE OF OUTDOOR EVENTS
- COVERED STRUCTURE
- OUTDOOR POWER OUTLETS FOR EVENTS
- POSSIBLE STAGE

URBAN AGRICULTURE

- GOOD CIRCULATION
- SOUTH FACING
- AREAS FOR POTTING AND COMPOST
- TOOL SHARE AND STORAGE CONSIDERATIONS

OPEN LAWN

- ARTIFICIAL TURF
- SHADE AND WEATHER PROTECTION
- VIEWS SOUTH

PLANTED AREAS

- BERMED TO PROVIDE ADEQUATE GROWING MEDIUM FOR TREES
- PROVIDE PRIVACY SEPARATION OF KEY USER GROUPS

OUTDOOR DAYCARE (SEE L7 FOR DAYCARE ROOFTOP)

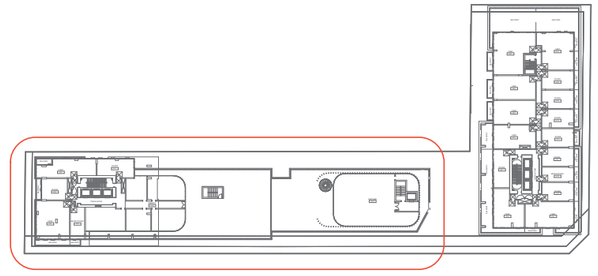
- FENCE AND GATE ACCESS
- NON TOXIC PLANTING PALETTE
- RANGE OF PLAY OPPORTUNITIES FOR A MIX OF AGES

CHILDRENS PLAY AMENITY

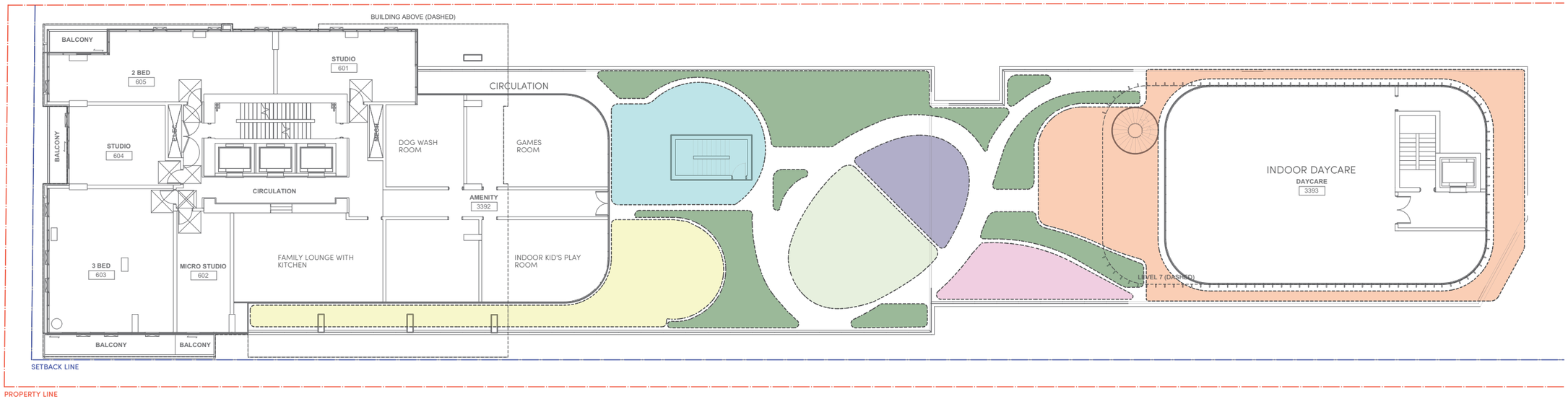
- FENCE AND GATE ACCESS
- NON TOXIC PLANTING PALETTE
- RANGE OF PLAY OPPORTUNITIES FOR A MIX OF AGES

OUTDOOR DINING/LOUNGE AREA

- A RANGE OF SEATING OPPORTUNITIES
- OPEN AND FLEXIBLE PROGRAMMING



KEY PLAN
Scale: 1:650



0 15 30 FT

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

605 SE MARINE DR.

LANDSCAPE LEVEL 6 CONCEPT PLAN

KEY LEGEND

A FAMILY ORIENTED OUTDOOR SOCIAL AREA

1. OUTDOOR DINING AND ENTERTAINMENT WITH BBQ PREP AREA + LOUNGE AREA
2. CHILDRENS PLAY WITH FRASER RIVER INSPIRED PLAY EQUIPMENT + MOUNDS
3. PLANTED BUFFER WITH SHADE TREESS
4. GRAND LAWN WITH OUTDOOR BEAN BAGS, MOVEABLE SEATS
5. BERMED TREE AND SHRUB PLANTING
6. PERFORMANCE STAGE WITH RAISED DECK AND OVERHEAD CANOPY
7. URBAN AGRICULTURAL GARDENS WITH MIXING TABLE AND STORAGE

B OUTDOOR DAYCARE SPACE

8. FRASER RIVER INSPIRED PLAY EQUIPMENT
9. RESILIENT PIP RUBBER SURFACING + PATHWAY
10. BERMED LANDSCAPE WITH TREE AND SHRUB PLANTING
11. PERIMETER PLANTING AND INTEGRATED SEATING
12. DAYCARE RUNNING LOOP WITH RESILIENT RUBBER SURFACING

C PRIVATE UNIT PATIOS

13. TREES IN METAL PLANTERS
14. PERIMETER PLANTING ALONG GUARDRAILS
15. PRE-CAST PAVERS ON PEDESTAL
16. OUTDOOR SOFAS + MOVEABLE TABLES AND CHAIRS



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

605 SE MARINE DR.

LANDSCAPE LEVEL 6 PRECEDENT IMAGES



FRASER RIVER INSPIRED CHILDRENS PLAY



OUTDOOR BEAN BAGS ON LAWN



OUTDOOR DINING



OPEN LAWN

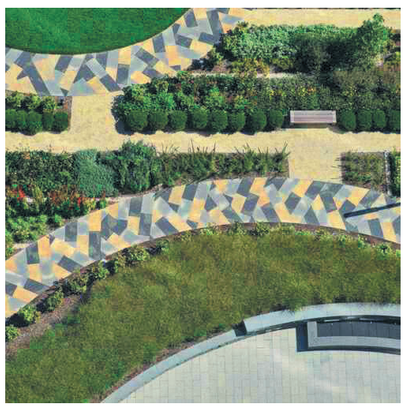




DOG RUN



URBAN AGRICULTURE





TRELLIS



MEANDERING PATHWAY

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

loci

605 SE
MARINE DR.

LANDSCAPE LEVEL 7 CONCEPT PLAN

KEY LEGEND

A WEST TOWER LEVEL 7 GREENROOF (PARTIALLY COVERED)

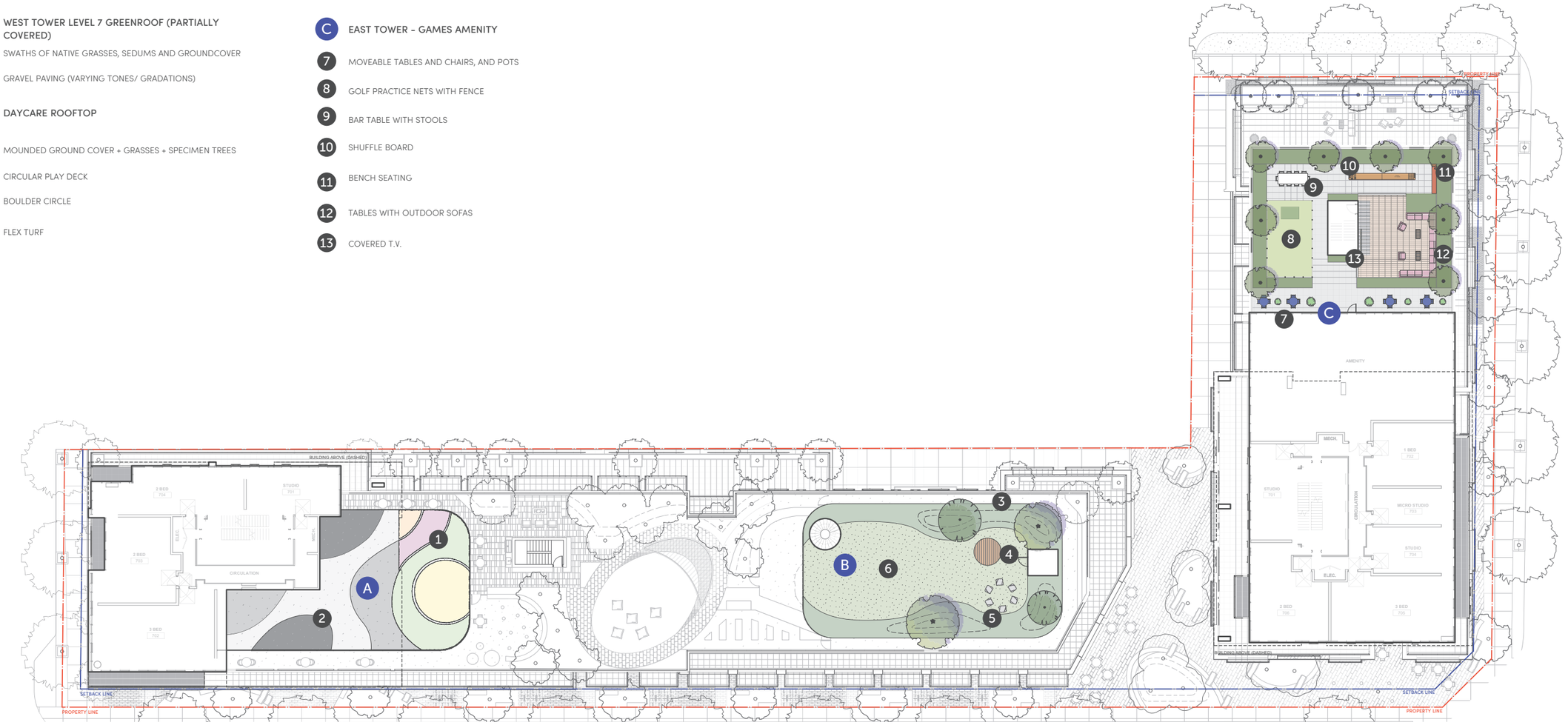
1. SWATHS OF NATIVE GRASSES, SEDUMS AND GROUNDCOVER
2. GRAVEL PAVING (VARYING TONES/ GRADATIONS)

B DAYCARE ROOFTOP

3. MOUNDED GROUND COVER + GRASSES + SPECIMEN TREES
4. CIRCULAR PLAY DECK
5. BOULDER CIRCLE
6. FLEX TURF

C EAST TOWER - GAMES AMENITY

7. MOVEABLE TABLES AND CHAIRS, AND POTS
8. GOLF PRACTICE NETS WITH FENCE
9. BAR TABLE WITH STOOLS
10. SHUFFLE BOARD
11. BENCH SEATING
12. TABLES WITH OUTDOOR SOFAS
13. COVERED T.V.



0 15 30 FT

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

605 SE MARINE DR.

LANDSCAPE LEVEL 7 PRECEDENT IMAGES



SOCIAL LOUNGE AREAS WITH SEATING





GOLF PRACTICE NET



GREEN ROOF



GRAVEL DESIGN ON ROOF





CHILDCARE ROOFTOP PLAY



MCM

Musson
Cattell
Mackey
Partnership

Peterson

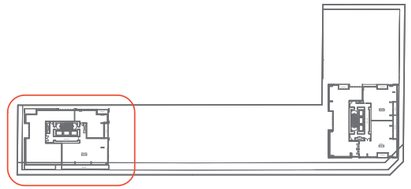
Rezoning
Submission

Nov 19, 2024

loci

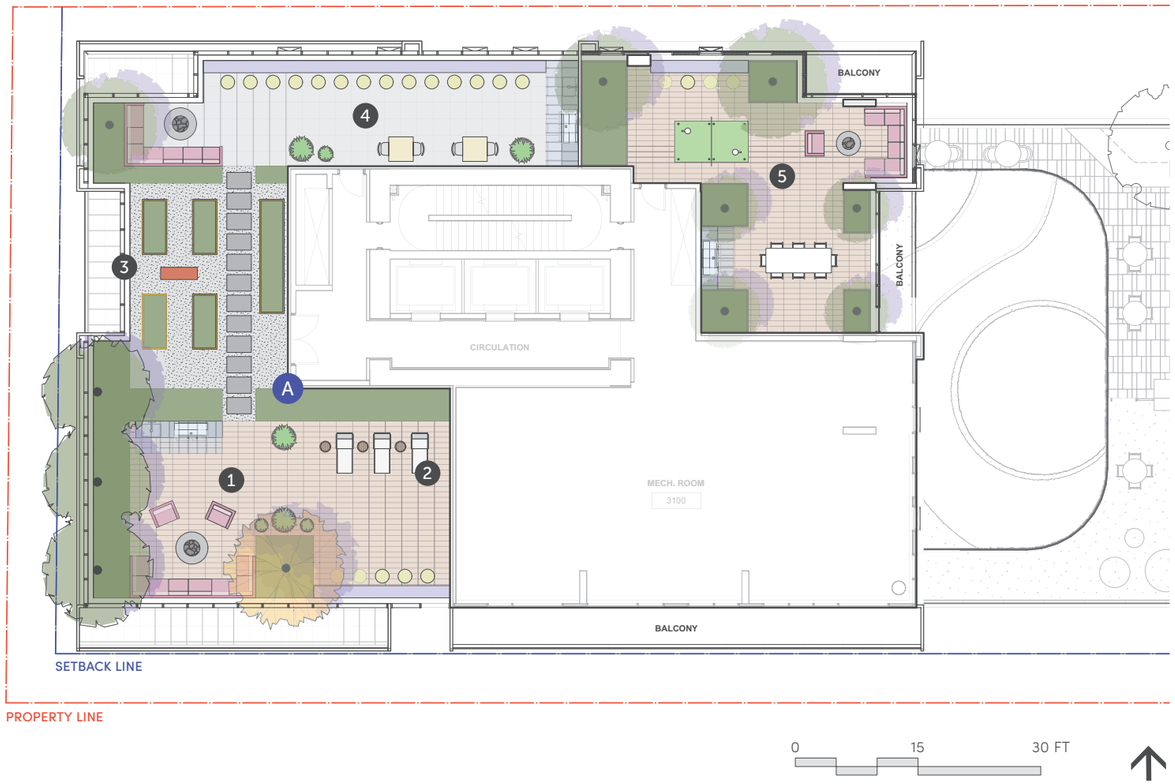
605 SE
MARINE DR.

LANDSCAPE WEST TOWER ROOFTOP CONCEPT PLAN



KEY LEGEND

- A WEST TOWER - ROOFTOP AMENITY
- 1 OUTDOOR DINING AREA WITH BBQ, FIRE PIT AND SOFA, BAR STOOL SEATING WITH VIEW
- 2 SUN LOUNGERS
- 3 URBAN AGRICULTURAL PLOTS WITH POTTING BENCHES + SLAB STONE PATHWAY
- 4 NORTH DECK AREA WITH VIEWING BAR, LOUNGE AREA + BBQ
- 5 BOOKABLE SOCIAL AREA WITHE GAMES, LOUNGE AREA WITH FIREPIT, AND OUTDOOR DINING











MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

loci

605 SE MARINE DR.

LANDSCAPE EAST TOWER ROOFTOP CONCEPT PLAN

KEY LEGEND

B EAST TOWER - ROOFTOP AMENITY

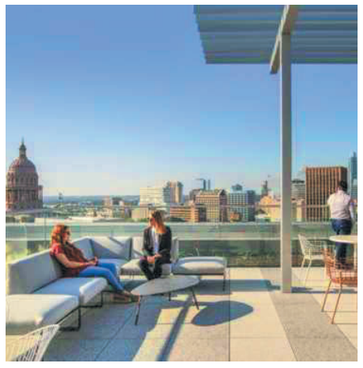
6 NORTH DECK AREA: FIRE PIT AND SOFA, COVERED BBQ AND PREP AREA, BARTOP TABLE WITH STOOLS

7 INTIMATE LOUNGE AREAS WITH SOFAS + FIREPITS

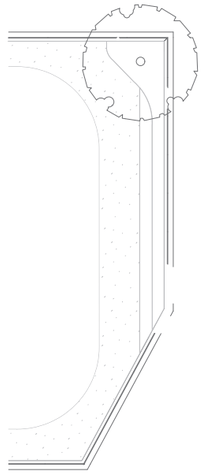
8 SOUTH SOCIAL AREA: BARTOP TABLE WITH STOOLS, MOVEABLE TABLES, COVERED BBQ AREAS, FIRE PIT AND SOFAS

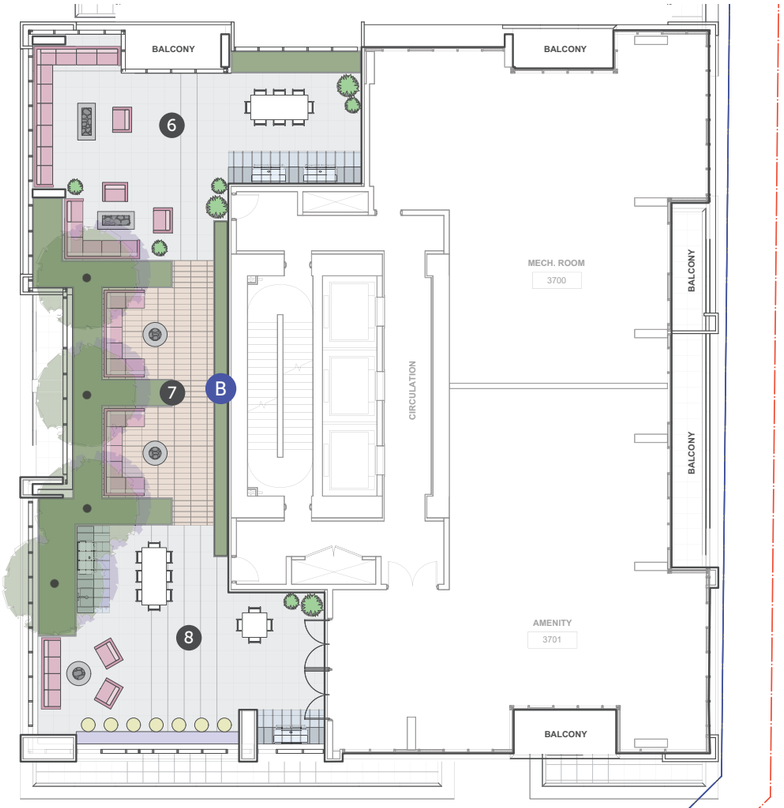












SETBACK LINE

PROPERTY LINE

0 15 30 FT



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

loci

LANDSCAPE ARCHITECTURE + URBAN DESIGN

605 SE MARINE DR.

LANDSCAPE PLANTING PALETTE

DECIDUOUS TREES


Acer freemanii 'Autumn Blaze'
Freeman Maple


Acer griseum
Paperbark Maple


Fraxinus americana 'Autumn Applause'
'Autumn Applause' White Ash


Liquidambar styraciflua 'Slender Silhouette'
Slender Silhouette Sweet Gum


Magnolia grandiflora 'Little Gem'
Southern Magnolia


Malus fusca
Pacific Crabapple

CONIFERS


Pinus Contorta
Shore Pine


Pseudotsuga menziesii
Douglas Fir

SHRUBS


Arbutus unedo 'compacta'
Dwarf Strawberry Tree


Euphorbia characias subsp. wulfenii
Mediterranean Spurge


Juniperus procumbens 'Nana'
Garden Juniper


Lonicera pileata
Box Leaf Honeysuckle


Osmanthus x burkwoodii
Burkwood Osmanthus


Prunus lusitanica
Portuguese Laurel


Rhododendron x 'Ramapo'
Ramapo Rhododendron


Sarcococca ruscifolia
Fragrant Sweetbox

PERENNIALS, GRASSES, GROUND COVER


Achillea 'Moonshine'
Moonshine Yarrow


Allium cernuum
Nodding Onion


Arctostaphylus uva-ursi
Bearberry, Kinnickinnik


Aster x frickartii 'Monch'
Frickart's Aster


Calamagrotis x acutiflora 'Karl Forester'
Karl Forester Reed Grass


Carex elata 'Aurea'
Bowles Golden Sedge


Carex testacea 'Prarie Fire'
Orange New Zeland Sedge


Echinacea purpurea
Coneflower


Eupatorium maculatum 'Gateway'
Gateway Joe-Pye Weed


Festuca idahoensis
Idaho Fescue


Miscanthus sinensis 'Morning Light'
Maiden Grass 'Morning Light'


Miscanthus sinensis 'Purpurescens'
Flame Grass


Nassella tenuissima
Mexican Feather Grass


Nepeta faasseni
'Cats Meow' Catmint


Rudbeckia fulgida 'Goldstrum'
Black Eyed Susan

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

605 SE
MARINE DR.

PUBLIC ART

In Vancouver, BC, the public art process for a rezoning development is an integral part of the city's commitment to incorporating art into urban development.

PUBLIC ART PLAN

As part of the rezoning process, developers must create a Public Art Plan. This plan outlines the vision, budget, and process for integrating public art into the development.

PUBLIC ART COMMITTEE PAC REVIEW

The Public Art Plan is reviewed by the Public Art Committee, which consists of artists, curators, and community representatives. The committee evaluates the plan for its artistic merit, feasibility, and alignment with community values.

ARTIST SELECTION

Developers, often with the assistance of a public art consultant, conduct a competitive process to select artists. This process may involve an open call for proposals or a curated selection.

ART PROPOSAL REVIEW

Selected artists submit detailed proposals for their artworks. These proposals are reviewed by the PAC and other stakeholders to ensure they meet the project's goals and community standards.

COMMUNITY ENGAGEMENT

Throughout the process, developers and artists engage with the community to gather feedback and ensure the artwork reflects local culture and values. This may include public meetings, workshops, and presentations.

FINAL APPROVAL

The final public art proposal is submitted to the City for approval. This includes detailed plans for the creation, installation, and long-term maintenance of the artwork.

INSTALLATION

Once approved, the artist creates and installs the artwork as part of the development project. The installation process is overseen by the developer and the City to ensure it meets safety and quality standards.

MAINTENANCE AND CONSERVATION

After installation, the developer is responsible for the ongoing maintenance and conservation of the artwork. This ensures the artwork remains in good condition and continues to contribute to the public realm.

DOCUMENTATION AND CELEBRATION

The completed artwork is documented and often celebrated with a public unveiling or event, recognizing the contribution of the artist, developer, and community.

This structured process ensures that public art is thoughtfully integrated into new developments, enhancing the cultural and aesthetic value of Vancouver's urban environment.



Proposed Public Art Location

N

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN CPTED

Crime Prevention Through Environmental Design (CPTED) principles are essential for enhancing safety and security in mixed-use residential developments in Vancouver, BC. Here's a summary of key CPTED features of the proposal:

NATURAL SURVEILLANCE

The proposed building and public spaces are designed to maximize visibility from residences and businesses onto streets, parks, and common areas. This encourages residents, workers, and passersby to act as informal guardians, deterring criminal activity.

TERRITORIALITY

The roof top decks define private, semi-private, and public spaces using architectural elements, landscaping, and signage. This helps residents and visitors distinguish between di erent areas and promotes a sense of ownership and responsibility among residents.

ACCESS CONTROL

Building security will be designed with controlled access points, such as gates, fences, and landscaping, to regulate entry and exit points. Limiting access to authorized individuals reduces the opportunity for unauthorized persons to enter the development.

ACTIVITY SUPPORT

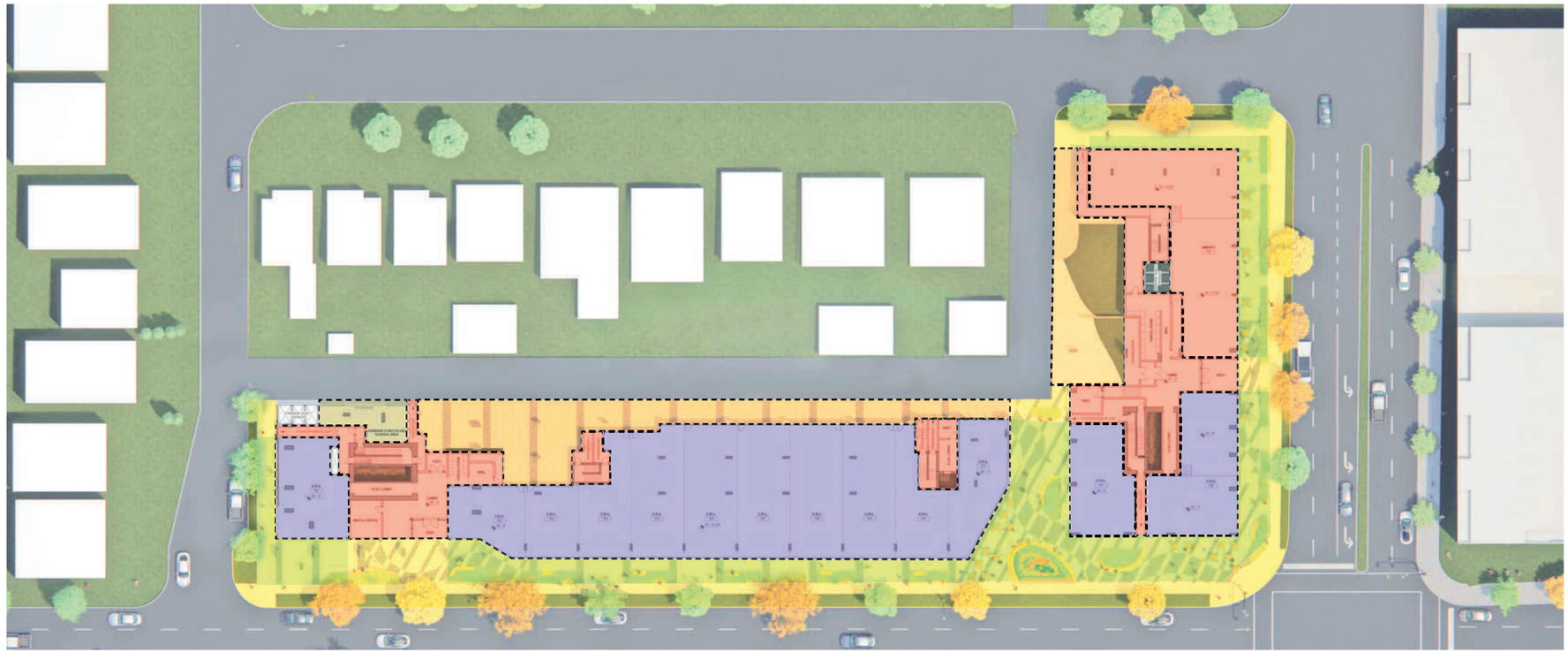
Design public spaces, such as parks and plazas, to accommodate a variety of activities throughout the day and evening. Active spaces attract legitimate users and increase natural surveillance.

ENVIRONMENTAL DESIGN

Integrate environmental features like lighting, landscaping, and building facades that enhance safety and discourage criminal behavior. For example, using lighting that eliminates dark shadows and bushes that don't hide individuals.

LIGHTING DESIGN

The proposed rezoning will integrate lighting design, landscaping, and building facades that enhance safety and dis-courage criminal behavior. The building will use lighting that eliminates dark shadows and bushes that don't hide individuals.



LEGEND

- NATURAL SURVEILLANCE
- TERRITORIALITY
- ACCESS CONTROL
- MAINTENANCE AND MANAGEMENT
- ACTIVITY SUPPORT
- ENVIRONMENTAL DESIGN

SUSTAINABILITY

BUILDING ENCLOSURE

605 SE Marine will utilize a window wall building enclosure system which will balance thermal performance, views, daylighting in support of sustainability.

WINDOW TO WALL RATIO

The building enclosure will have a window to wall ratio of 45% which allows for increased insulated opaque building elements.

THERMAL INSULATION

Modern window wall systems will incorporate high-performance glazing with low-emissivity (low-E) coatings and insulating frames, which enhance thermal insulation and reduce heat transfer, maintaining comfortable indoor temperatures with less energy.

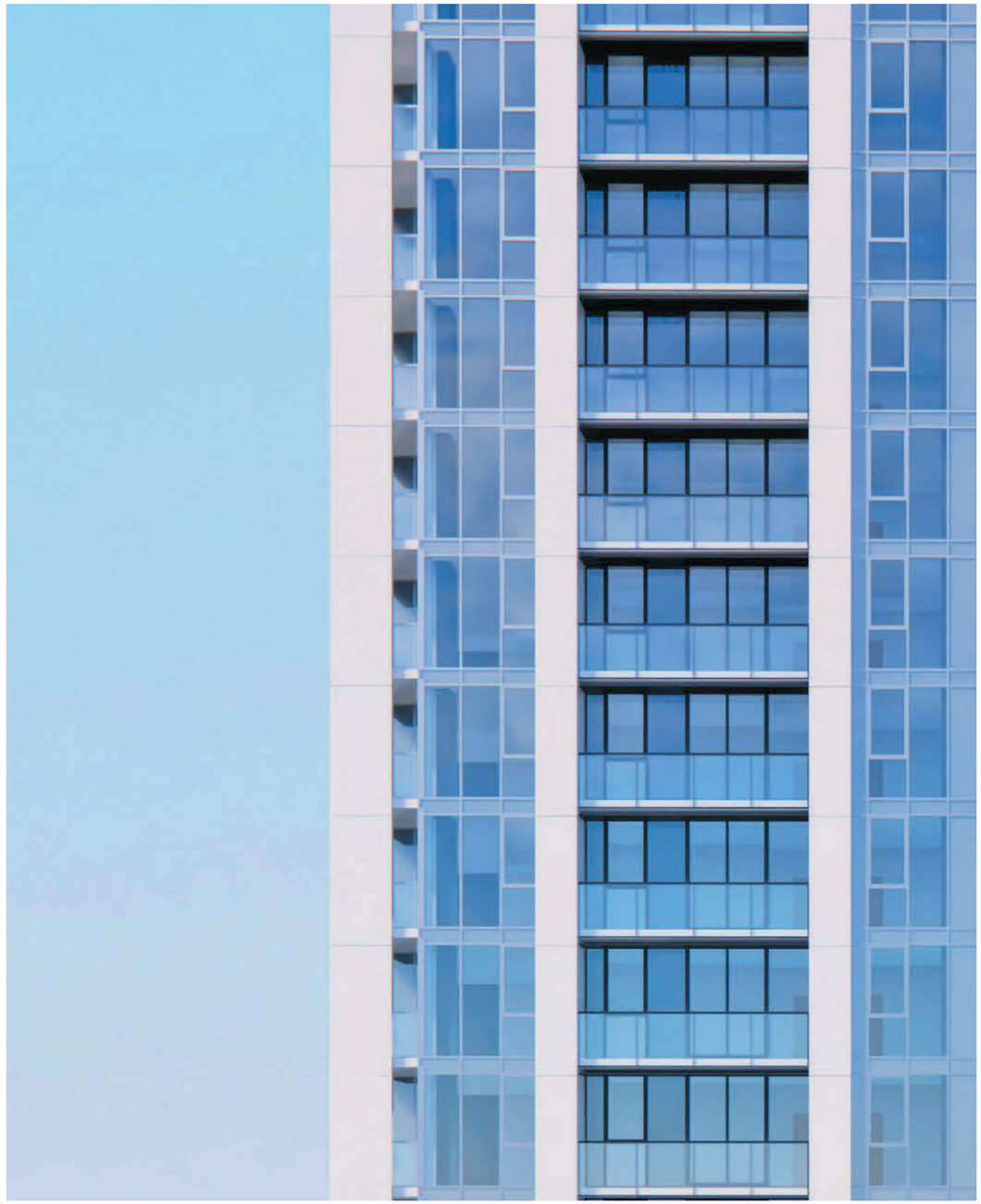
VENTILATION

The window wall systems are designed to facilitate natural ventilation, reducing reliance on mechanical cooling and improving indoor air quality.

REDUCED SOLAR GAIN

The glazing utilized will limit solar heat gain, minimizing the cooling load during hot weather.

Overall, window wall systems contribute to energy e ciency by optimizing natural light and ventilation, improving thermal insulation, and managing solar gain, resulting in lower energy consumption for heating, cooling, and lighting.



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

SUSTAINABILITY

EMBODIED CARBON

Reducing below-grade parking in buildings can significantly decrease embodied carbon, which refers to the carbon emissions associated with the materials and construction processes used in a building. The proposed building features a reduced parking ratio and reflective parkade volume.

LESS MATERIAL USE

Below-grade parking structures require substantial amounts of concrete and steel, both of which have high embodied carbon. Reducing the size or number of these structures directly cuts down on material usage.

SIMPLIFIED EXCAVATION

Excavating for deep parking structures involves energy-intensive processes and heavy machinery, which contribute to embodied carbon. Minimizing excavation reduces these emissions.

REDUCED CONSTRUCTION TIME AND ENERGY

Constructing below-grade parking is complex and time-consuming, often involving additional formwork, waterproofing, and structural reinforcement. Shortening construction time and reducing energy usage lowers the overall carbon footprint.

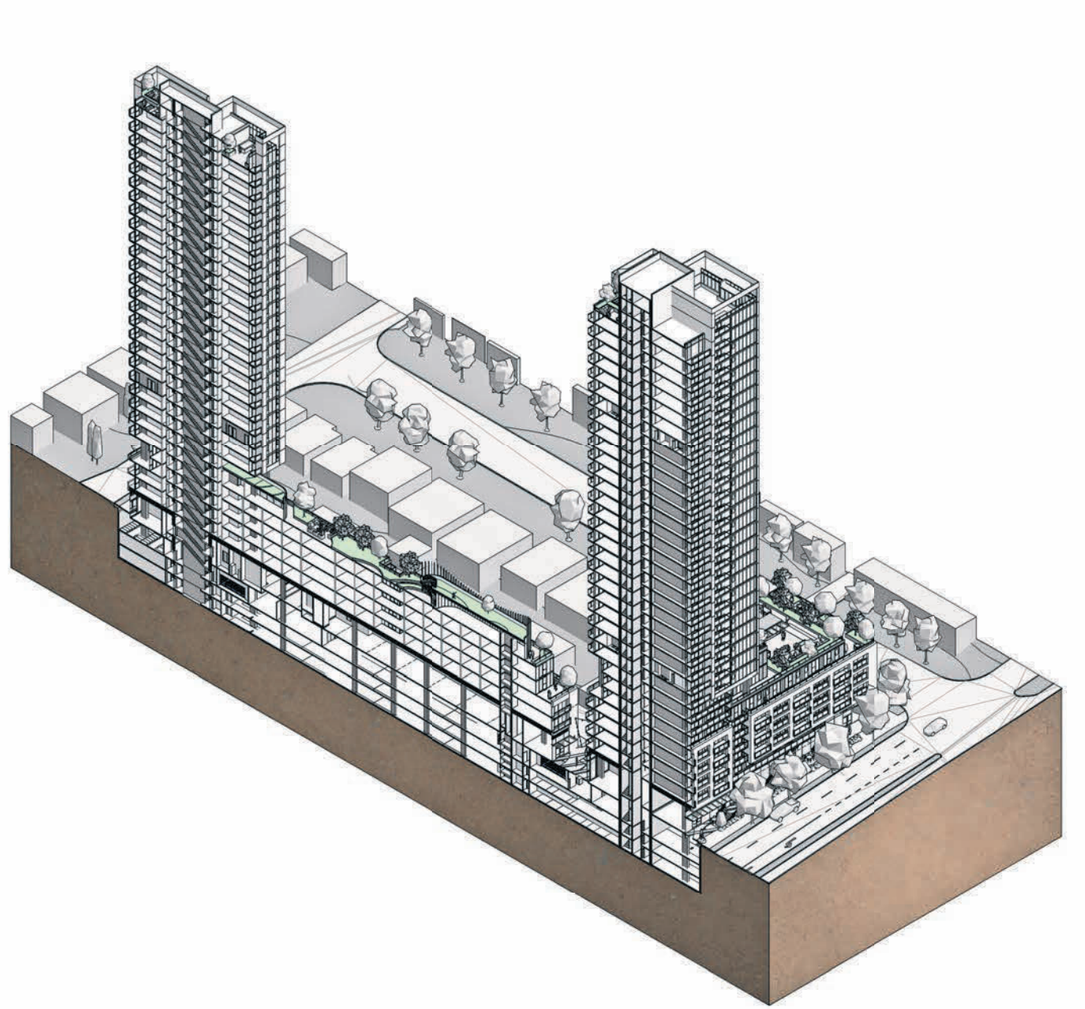
LOWER TRANSPORTATION EMISSIONS

The transportation of construction materials to the site also adds to embodied carbon. Fewer materials mean fewer trips and reduced emissions from transportation.

DESIGN EFFICIENCY

By encouraging alternative solutions like above-ground or shared parking, or promoting public transportation, developments can focus on more e cient land use and sustainable design strategies, further contributing to lower embodied carbon.

Overall, reducing below-grade parking helps in decreasing the embodied carbon of buildings, leading to more sustainable construction practices and contributing to the reduction of overall greenhouse gas emissions.



SUSTAINABILITY

MECHANICAL SYSTEMS

605 SE Marine will utilize a hydronic heating and cooling system based on all electric powered central plan using Air Sourced Heat Pump. An air-sourced heat pump and a four-pipe fan coil system o er significant sustainability features for a building, enhancing energy e ciency and reducing environmental impact.

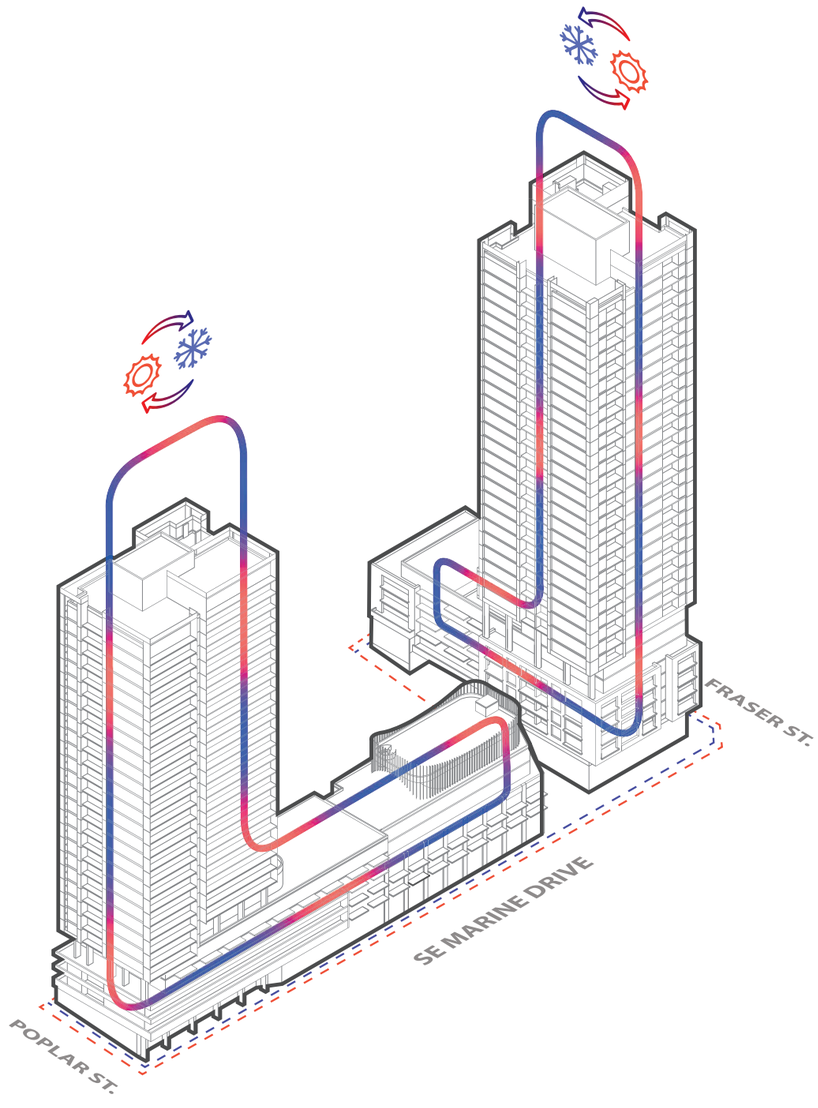
AIR SOURCED HEAT PUMP

- Energy E ciency: Air-sourced heat pumps transfer heat between the building and the outside air, providing heating and cooling with less energy compared to traditional systems.
- Renewable Energy Utilization: They use ambient air, a renewable resource, as a heat source in winter and a heat sink in summer.
- Reduced Carbon Emissions: By operating more e ciently, they lower the building's carbon footprint.
- Low Operating Costs: Higher e ciency translates into reduced energy bills, making them cost-e ective over time.
- Versatility: They can be used in various climates and are adaptable to di erent building types.

FOUR PIPE FAN COIL SYSTEM

- Zoned Heating and Cooling: The four-pipe system allows simultaneous heating and cooling in di erent zones of the building, optimizing comfort and energy use.
- Increased Flexibility: This system can quickly switch between heating and cooling modes, enhancing user comfort and reducing energy waste.
- Energy Recovery: It can recover and redistribute energy from zones that need cooling to zones that need heating, improving overall e ciency.
- Reduced Energy Consumption: By delivering heating and cooling only where and when needed, it minimizes unnecessary energy use.
- Compatibility with Renewable Energy: It can integrate with renewable energy sources like solar panels, further reducing environmental impact.

Together, these systems contribute to a building's sustainability by optimizing energy use, reducing greenhouse gas emissions, and enhancing occupant comfort and operational e ciency.



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

SUSTAINABILITY

TRANSIT ORIENTED DEVELOPMENT TOD SUSTAINABILITY FEATURES

REDUCED CAR DEPENDENCY

Encourages use of public transportation, walking, and cycling, lowering emissions and tra c congestion.

MIXED USE DEVELOPMENT

Integrates residential, commercial, and recreational spaces, reducing the need for long commutes.

COMPACT DESIGN

Minimizes urban sprawl, preserving green spaces and e ciently using resources.

ENHANCED PUBLIC TRANSPORT

Improves the e ciency and frequency of transit services.

WALKABILITY AND CYCLABILITY

Prioritizes pedestrian and cyclist infrastructure, promoting healthier lifestyles.

ENVIRONMENTAL PRESERVATION

Protects natural habitats and biodiversity by reducing sprawl.

IMPROVED AIR QUALITY

Reduces car use and increases green spaces, enhancing health and well-being.

In summary, TOD fosters sustainability through reduced car use, enhanced public transit, e cient land use, energy-e cient buildings, and inclusive community development.



SUSTAINABILITY

GREEN ROOFS

Green roofs o er numerous sustainable features that benefit buildings and urban environments:

ENERGY EFFICIENCY
Green roofs provide natural insulation, reducing the need for heating in winter and cooling in summer, which lowers energy consumption and costs.

STORMWATER MANAGEMENT
They absorb and retain rainwater, reducing runo and the burden on drainage systems, and decreasing the risk of flooding.

AIR QUALITY IMPROVEMENT
Vegetation on green roofs filters pollutants and carbon dioxide from the air, contributing to cleaner air in urban areas.

URBAN HEAT ISLAND MITIGATION
Green roofs help cool the surrounding air, reducing the urban heat island e ect caused by concrete and asphalt surfaces.

BIODIVERSITY SUPPORT
They create habitats for various plants, insects, and birds, promoting urban biodiversity.

EXTENDED ROOF LIFESPAN
The protective layer of vegetation shields the roof membrane from UV radiation and extreme temperature fluctuations, increasing the roof's durability and lifespan.

AESTHETIC AND RECREATIONAL BENEFITS
Green roofs can provide visually pleasing spaces and recreational areas for building occupants and the community.

By incorporating these features, green roofs contribute to more sustainable, resilient, and livable urban environments.



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

SUSTAINABILITY

SOCIAL SUSTAINABILITY

The proposed building includes a diverse mix of uses including residential, commercial and child care within a single building. Mixed-use developments with daycare facilities o er numerous social sustainability features that enhance community well-being and quality of life:

COMMUNITY INTEGRATION

By combining residential, commercial, and child care the development will foster a sense of community and increase social interactions among residents.

CONVENIENT ACCESS TO SERVICES

Daycare facilities within mixed-use developments provide easy access to essential childcare services, supporting working parents and promoting work-life balance.

WALKABILITY AND REDUCED COMMUTE TIMES

Mixed-use developments are typically designed to be walkable, reducing the need for long commutes and encouraging healthier lifestyles through walking and biking.

ENHANCED SAFETY AND SECURITY

The presence of multiple functions and activities in one area increases foot tra c and natural surveillance, leading to safer neighborhoods.

COMMUNITY SPACES

Mixed-use developments often include public spaces like parks, plazas, and community centers, which provide venues for social gatherings, events, and recreational activities.

LOCAL ECONOMIC GROWTH

By incorporating retail and commercial spaces, mixed-use developments support local businesses and create job opportunities, contributing to the economic vitality of the area.

SUPPORT FOR FAMILIES

Daycare facilities within these developments provide crucial support for families, enabling parents to remain close to their children and fostering a family-friendly environment.

Overall, mixed-use developments with daycare facilities promote a vibrant, connected, and inclusive community, enhancing social sustainability.



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning Submission

Nov 19, 2024

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning Submission

Nov 19, 2024

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning Submission

Nov 19, 2024

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning Submission

Nov 19, 2024



MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

PROJECT STATISTICS / DATA

STATS

LEGAL ADDRESS: LOT B BLOCK 30 PLAN VAP12285 DISTRICT LOT 313 NEW WESTMINSTER OF LOT L, LOT G, BLOCK 31, PLAN 9905, DISTRICT LOT 313, NEW WESTMINSTER LAND DISTRICT, OF LOT E.

CIVIC ADDRESS: 605 MARINE DR SE, VANCOUVER - BC | V5X 2T5

SITE AREA: 4,859.84m² (52,310.83 sq. ft.)

ZONING: CD-1

PROPOSED USED: RESIDENTIAL & COMMERCIAL

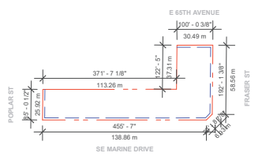
SETBACK:
SOUTH (MARINE DRIVE): 11' - 4 3/4" (3.47m)
WEST (POPLAR ST.): 9' - 8 1/8" (2.64m)
WEST (LANE): 10' - 3 5/8" (3.14m)
EAST (FRASER ST.): 12' - 0 7/8" (3.68m)
NORTH (E 65th AVE.): 6' - 0" (1.83m)
NORTH (LANE): 1' - 7 3/4" (0.50m)

BUILDING HEIGHT: EAST TOWER (TOP OF PARAPET ELEVATOR / STAIR OVERRUN): 389' - 5" (118.69m)
WEST TOWER (TOP OF PARAPET ELEVATOR / STAIR OVERRUN): 341' - 2 1/4" (103.99m)

NUMBER OF STORIES: EAST TOWER: 34
WEST TOWER: 30

FSR: PERMITTED: **N/A** PROPOSED: **9.26**

SITE DIMENSIONS:



FSR AREA BY USE:

FSR AREAS (BY USE)							
RETAIL		RESIDENTIAL		DAYCARE		TOTAL FSR	
ft²	m²	ft²	m²	ft²	m²	ft²	m²
18,640	1,732	462,644	42,981	3,086	287	484,370	44,999

UNIT BREAKDOWN:

UNIT BREAKDOWN (EAST TOWER)					
MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL
25	85	81	89	39	319

UNIT BREAKDOWN (WEST TOWER)					
MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL
20	121	81	82	29	333

TOTAL UNIT BREAKDOWN					
MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL
45	206	162	171	68	652

UNIT AVERAGE SIZE:

AVERAGE SIZE (BY TYPE)					
UNIT TYPE	COUNT	TOTAL UNIT AREA	TOTAL STORAGE AREA	TOTAL AREA	AVERAGE SIZE
MICRO STUDIO	45	14,625.06 SF	1,125 SF	15,750.06 SF	308.82 SF
STUDIO	206	82,885.45 SF	8,240 SF	91,125.45 SF	429.84 SF
1 BED	162	85,283.38 SF	6,480 SF	91,763.38 SF	549.48 SF
2 BED	171	122,291.4 SF	6,840 SF	129,131.4 SF	777.9 SF
3 BED	68	62,647.21 SF	2,720 SF	65,367.21 SF	975.63 SF

PARKING SUMMARY:

REQUIRED:

BASELINE CALCULATIONS							
Land Use	Breakdown	Quantity	Variable	Reference	REQUIREMENT RATE	Requirement	Rounded
Residential - Visitor	All	652	Units	Bylaw 4.1.3	0.05 per unit	32.6	33
Secured Market Rental	All	652	Units	Bylaw 4.5.1	No base requirement, at least 1 accessible space for each building with >7 units and 0.034 spaces for each additional unit	22.2	23
Commercial	Retail	1,732	GFA (sqm)		No base requirement, at least 1 accessible space for each building with >500 sqm and 0.4 spaces for each additional 1,000 sqm	1.8	2
Childcare	All	287	GFA (sqm)				
TOTAL							**25**

PROPOSED:

TOTAL VEHICULAR PARKING																
Level	RETAIL PARKING SPACES					VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL P1	43	12	2	2	59	10	7	0	1	18	0	0	0	0	0	77
LEVEL P2	0	0	0	0	0	1	10	5	0	16	71	19	5	2	97	113
LEVEL P3	0	0	0	0	0	0	0	0	0	0	72	29	10	2	113	113
LEVEL P4	0	0	0	0	0	0	0	0	0	0	72	22	11	1	106	106
TOTAL	43	12	2	2	59	11	17	5	1	34	215	70	26	5	316	409

PASSENGER SPACES:

REQUIRED:

PASSENGER SPACES			
	Class A	Class B	Class C
Residential	5	0	0
Retail	0	0	0
Daycare	5	0	0
TOTAL	**10**	**0**	**0**

PROPOSED:

TOTAL PASSENGER SPACES	
Type	Count
DAYCARE	5
RESIDENTIAL	5
TOTAL	10

LOADING:

REQUIRED:

LOADING			
	Class A	Class B	Class C
Residential	3	3	0
Retail	0	1	0
TOTAL	**3**	**4**	**0**

PROPOSED:

TOTAL LOADING STALLS	
Type	Count
CLASS A	3
CLASS B	4
TOTAL	7

UNIT COUNT / UNIT MIX (PER LEVEL)

UNIT MIX (MARKET) EAST TOWER						
LEVEL	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0	0
LEVEL 2	1	7	6	1	1	16
LEVEL 3	1	8	7	1	2	19
LEVEL 4	1	8	7	1	2	19
LEVEL 5	1	8	7	1	2	19
LEVEL 6	1	7	3	1	3	15
LEVEL 7	1	2	1	1	1	6
LEVEL 8	1	2	0	1	3	7
LEVEL 9	1	2	2	3	1	9
LEVEL 10	1	2	2	3	1	9
LEVEL 11	1	2	2	3	1	9
LEVEL 12	1	2	2	3	1	9
LEVEL 13	1	2	2	3	1	9
LEVEL 14	1	2	2	3	1	9
LEVEL 15	1	2	2	3	1	9
LEVEL 16	1	2	2	3	1	9
LEVEL 17	1	2	2	3	1	9
LEVEL 18	1	2	2	3	1	9
LEVEL 19	1	2	2	3	1	9
LEVEL 20	1	2	2	3	1	9
LEVEL 21	1	2	2	3	1	9
LEVEL 22	1	2	2	3	1	9
LEVEL 23	1	2	2	3	1	9
LEVEL 24	1	2	2	3	1	9
LEVEL 25	1	2	2	3	1	9
LEVEL 26	1	2	2	3	1	9
LEVEL 27	0	1	2	4	1	8
LEVEL 28	0	1	2	4	1	8
LEVEL 29	0	1	2	4	1	8
LEVEL 30	0	1	2	4	1	8
LEVEL 31	0	1	2	4	1	8
LEVEL 32	0	1	2	4	1	8
LEVEL 33	0	1	2	4	1	8
LEVEL 34	0	0	0	0	0	0
TOTAL	25	85	81	89	39	319

UNIT MIX (BELOW MARKET) WEST TOWER						
LEVEL	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0	0
LEVEL 2	0	21	8	3	2	34
LEVEL 3	0	21	8	3	2	34
LEVEL 4	0	17	10	2	1	30
LEVEL 5	0	18	11	2	0	31
LEVEL 6	0	1	0	2	1	4
LEVEL 7	0	1	0	2	1	4
LEVEL 8	0	1	2	4	1	8
LEVEL 9	0	1	2	4	1	8
TOTAL	0	81	41	22	9	153

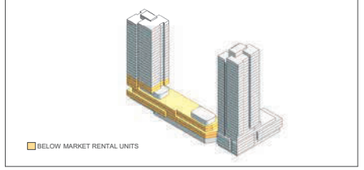
UNIT MIX (MARKET) WEST TOWER						
LEVEL	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 10	1	2	2	3	1	9
LEVEL 11	1	2	2	3	1	9
LEVEL 12	1	2	2	3	1	9
LEVEL 13	1	2	2	3	1	9
LEVEL 14	1	2	2	3	1	9
LEVEL 15	1	2	2	3	1	9
LEVEL 16	1	2	2	3	1	9
LEVEL 17	1	2	2	3	1	9
LEVEL 18	1	2	2	3	1	9
LEVEL 19	1	2	2	3	1	9
LEVEL 20	1	2	2	3	1	9
LEVEL 21	1	2	2	3	1	9
LEVEL 22	1	2	2	3	1	9
LEVEL 23	1	2	2	3	1	9
LEVEL 24	1	2	2	3	1	9
LEVEL 25	1	2	2	3	1	9
LEVEL 26	1	2	2	3	1	9
LEVEL 27	1	2	2	3	1	9
LEVEL 28	1	2	2	3	1	9
LEVEL 29	1	2	2	3	1	9
LEVEL 30	0	0	0	0	0	0
TOTAL	20	40	40	60	20	180

TOTAL UNIT MIX						
LEVEL	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0	0
LEVEL 2	1	28	14	4	3	50
LEVEL 3	1	29	15	4	4	53
LEVEL 4	1	25	17	3	3	49
LEVEL 5	1	26	18	3	2	50
LEVEL 6	1	8	3	3	4	19
LEVEL 7	1	3	1	3	2	10
LEVEL 8	1	3	2	5	4	15
LEVEL 9	1	3	4	7	2	17
LEVEL 10	2	4	4	6	2	18
LEVEL 11	2	4	4	6	2	18
LEVEL 12	2	4	4	6	2	18
LEVEL 13	2	4	4	6	2	18
LEVEL 14	2	4	4	6	2	18
LEVEL 15	2	4	4	6	2	18
LEVEL 16	2	4	4	6	2	18
LEVEL 17	2	4	4	6	2	18
LEVEL 18	2	4	4	6	2	18
LEVEL 19	2	4	4	6	2	18
LEVEL 20	2	4	4	6	2	18
LEVEL 21	2	4	4	6	2	18
LEVEL 22	2	4	4	6	2	18
LEVEL 23	2	4	4	6	2	18
LEVEL 24	2	4	4	6	2	18
LEVEL 25	2	4	4	6	2	18
LEVEL 26	2	4	4	6	2	18
LEVEL 27	1	3	4	7	2	17
LEVEL 28	1	3	4	7	2	17
LEVEL 29	1	3	4	7	2	17
LEVEL 30	0	1	2	4	1	8
LEVEL 31	0	1	2	4	1	8
LEVEL 32	0	1	2	4	1	8
LEVEL 33	0	1	2	4	1	8
LEVEL 34	0	0	0	0	0	0
TOTAL	45	206	162	171	68	652

GRAND TOTAL UNIT MIX											
MICRO STUDIO		STUDIO		1 BED		2 BED		3 BED		TOTAL	
AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
45	6.9%	206	31.6%	162	24.8%	171	26.2%	68	10.4%	652	100%

FAMILY UNITS					
2 BED		3 BED		TOTAL	
AMOUNT	%	AMOUNT	%	AMOUNT	%
171	26.2%	68	10.4%	239	36.7%

BELOW MARKET RENTAL UNITS DIAGRAM



BYCICLE PARKING SUMMARY:

REQUIRED CLASS A

BASELINE CALCULATIONS								
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate		Requirement	Rounded
Residential	No. units < 65 sqm	403	Units	Bylaw 6.2.1.2	1.5	Per unit	604.5	1,227
	No. units 65 sqm - 105 sqm	249	Units	Bylaw 6.2.1.2	2.5	Per unit	622.5	
	No. units > 105 sqm	0	Units	Bylaw 6.2.1.2	3	Per unit	0.0	
Commercial	All	1,732	GFA (sqm)	Bylaw 6.2.5.1	1	Space per 340 sm	5.1	5
Childcare	All	10	Employees	Bylaw 6.2.2.6	1 for every 17 employees		0.6	1
TOTAL							**1,232.7**	**1,233**

PROPOSED CLASS A (RESIDENTIAL)

TOTAL BICYCLE SPACES (RESIDENTIAL)	
Type	Count
Horizontal (0.6m x 1.8m)	350
Locker (0.6m x 1.8m)	124
Oversized (0.9m x 2.4m)	62
Stacked (0.6m x 1.8m)	348
Vertical (0.6m x 1.8m)	349
TOTAL	1233

PROPOSED CLASS A (COMMERCIAL)

TOTAL BICYCLE SPACES (COMMERCIAL)	
Type	Count
Horizontal (0.6m x 1.8m)	5
TOTAL	5

PROPOSED CLASS A (DAYCARE)

TOTAL BICYCLE SPACES (DAYCARE)	
Type	Count
Horizontal (0.6m x 1.8m)	1
TOTAL	1

BIKE WASH
*2 Shared Bike/Car washing provided on P4

REQUIRED CLASS A END OF TRIP FACILITIES

END OF TRIP FACILITIES (CALCULATIONS)				
Use	Lockers	Water Closets	Wash Basin	Shower
Commercial	7	1	1	1
Childcare	1	0	0	0
TOTAL	**8**	**1**	**1**	**1**

*provide 1 grooming station for each shower provided
*childcare EOT requirements require confirmation on # of employees

PROPOSED CLASS A END OF TRIP FACILITIES

TOTAL END OF TRIP FACILITIES			
Lockers	Water Closets	Wash Basin	Shower
8	1	1	1

REQUIRED CLASS B

BASELINE CALCULATIONS							
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded
Residential	All	652	Units	Bylaw 6.2.1.2	2 spaces for any development =>20 units, plus 1 for each 20 addition	33.6	34
Commercial	All	1,732	GFA (sqm)	Bylaw 6.2.5.1	6 spaces for any development => 1,000 sqm	6.0	6
Childcare	All	37	Children	Bylaw 6.2.2.6	1 space for every 6 FTE child care spaces	6.2	6
TOTAL						**45.8**	**46**

PROPOSED CLASS B

TOTAL BICYCLE SPACES (CLASS B)	
Type	Count
Horizontal (0.6m x 1.8m)	46
TOTAL	46

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

May 13, 2025

605 SE MARINE DR.

STATS

GROSS AND FSR AREAS - WEST TOWER (BELOW MARKET RENTAL AND MARKET RENTAL COMBINED)

LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
	RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	14,758	1,371	0	0	3,851	358	0	0	0	0	1,307	121	19,915	1,850	1,307	121	0	0	0	0	1,307	121	18,609	1,729	0	0	0	0	0	0
LEVEL 2	0	0	17,868	1,660	2,671	248	0	0	0	0	0	0	20,539	1,908	0	0	1,313	122	0	0	1,313	122	19,225	1,786	4,232	393	0	0	0	0
LEVEL 3	0	0	17,868	1,660	2,671	248	0	0	0	0	0	0	20,539	1,908	0	0	1,313	122	0	0	1,313	122	19,225	1,786	2,767	257	0	0	0	0
LEVEL 4	0	0	15,614	1,451	2,694	250	0	0	0	0	0	0	18,308	1,701	0	0	1,200	111	0	0	1,200	111	17,108	1,589	4,242	394	0	0	0	0
LEVEL 5	0	0	15,615	1,451	2,694	250	0	0	0	0	0	0	18,309	1,701	0	0	1,240	115	0	0	1,240	115	17,069	1,586	1,200	111	0	0	0	0
LEVEL 6	0	0	2,966	276	1,201	112	2,948	274	3,086	287	0	0	10,201	948	0	0	160	15	2,948	274	3,108	289	7,093	659	343	32	6,174	574	2,403	223
LEVEL 7	0	0	2,964	275	1,206	112	2,170	202	0	0	0	0	6,340	589	0	0	160	15	2,170	202	2,330	216	4,010	373	345	32	0	0	3,706	344
LEVEL 8	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	320	30	0	0	320	30	6,297	585	783	73	0	0	0	0
LEVEL 9	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	320	30	0	0	320	30	6,297	585	783	73	0	0	0	0
LEVEL 10	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 11	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 12	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 13	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 14	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 15	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 16	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 17	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 18	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 19	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 20	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 21	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 22	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 23	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 24	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 25	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 26	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 27	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 28	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 29	0	0	5,470	508	1,147	107	0	0	0	0	0	0	6,617	615	0	0	345	32	0	0	345	32	6,272	583	783	73	0	0	0	0
LEVEL 30	0	0	0	0	3,094	287	0	0	0	0	155	14	3,249	302	155	14	0	0	0	0	155	14	3,094	287	3,653	339	0	0	0	0
LEVEL 31	0	0	0	0	1,112	103	0	0	0	0	0	0	1,112	103	0	0	0	0	0	0	0	0	1,112	103	0	0	0	0	0	0
TOTAL	14,758	1,371	193,236	17,952	46,434	4,314	5,117	475	3,086	287	1,462	136	264,093	24,535	1,462	136	12,927	1,201	5,117	475	19,506	1,812	244,587	22,723	33,999	3,159	6,174	574	6,108	567

GROSS AND FSR AREAS - EAST TOWER (MARKET RENTAL)

LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
	RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	3,882	361	0	0	3,530	328	4,059	377	0	0	0	0	11,471	1,066	0	0	0	0	4,059	377	4,059	377	7,412	689	0	0	0	0	0	0
LEVEL 2	0	0	9,307	865	1,695	157	0	0	0	0	0	0	11,002	1,022	0	0	625	58	0	0	625	58	10,377	964	1,691	157	0	0	0	0
LEVEL 3	0	0	11,235	1,044	1,727	160	0	0	0	0	0	0	12,962	1,204	0	0	745	69	0	0	745	69	12,217	1,135	2,513	233	0	0	0	0
LEVEL 4	0	0	11,235	1,044	1,727	160	0	0	0	0	0	0	12,962	1,204	0	0	745	69	0	0	745	69	12,217	1,135	2,420	225	0	0	0	0
LEVEL 5	0	0	11,235	1,044	1,727	160	0	0	0	0	0	0	12,962	1,204	0	0	745	69	0	0	745	69	12,217	1,135	2,420	225	0	0	0	0
LEVEL 6	0	0	9,451	878	1,691	157	0	0	0	0	0	0	11,142	1,035	0	0	585	54	0	0	585	54	10,557	981	3,640	338	0	0	0	0
LEVEL 7	0	0	3,539	329	1,159	108	0	0	0	0	0	0	4,698	436	0	0	225	21	0	0	225	21	4,473	416	355	33	4,105	381	0	0
LEVEL 8	0	0	4,920	457	1,169	109	0	0	0	0	0	0	6,090	566	0	0	265	25	0	0	265	25	5,825	541	1,419	132	0	0	0	0
LEVEL 9	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	598	56	0	0	0	0
LEVEL 10	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 11	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 12	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 13	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 14	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 15	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 16	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 17	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 18	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 19	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 20	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 21	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 22	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 23	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 24	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 25	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 26	0	0	5,555	516	1,159	108	0	0	0	0	0	0	6,714	624	0	0	345	32	0	0	345	32	6,369	592	617	57	0	0	0	0
LEVEL 27	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 28	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 29	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 30	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 31	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 32	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 33	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 34	0	0	0	0	2,680	249	1,565	145	0	0	0	0	4,245	394	0	0	0	0	1,565	145	1,565	145	2,680	249	367	34	2,552	237	0	0
LEVEL 35	0	0	0	0	1,306	121	0	0	0	0	0	0	1,306	121	0	0	0	0	0	0	0	0	1,306	121	0	0	0	0	0	0
LEVEL 36	0	0	0	0	1,087	101	0	0	0	0	0	0	1,087	101	0	0	0	0	0	0	0	0	1,087	101	0	0	0	0	0	0
TOTAL	3,882	361	199,809	18,563	48,478	4,504	5,625	523	0	0	0	0	257,793	23,950	0	0	12,385	1,151	5,625	523	18,010	1,673	239,783	22,277	30,223	2,808	6,656	618	0	0

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

STATS

GROSS AND FSR AREAS (GRAND TOTAL AREA)

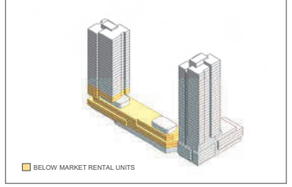
LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
	RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	18,640	1,732	0	0	7,381	686	4,059	377	0	0	1,307	121	31,386	2,916	1,307	121	0	0	4,059	377	5,366	498	26,021	2,417	0	0	0	0	0	0
LEVEL 2	0	0	27,175	2,525	4,366	406	0	0	0	0	0	0	31,541	2,930	0	0	1,938	180	0	0	1,938	180	29,602	2,750	5,923	550	0	0	0	0
LEVEL 3	0	0	29,103	2,704	4,398	409	0	0	0	0	0	0	33,501	3,112	0	0	2,058	191	0	0	2,058	191	31,442	2,921	5,281	491	0	0	0	0
LEVEL 4	0	0	26,849	2,494	4,421	411	0	0	0	0	0	0	31,270	2,905	0	0	1,945	181	0	0	1,945	181	29,325	2,724	6,662	619	0	0	0	0
LEVEL 5	0	0	26,850	2,494	4,421	411	0	0	0	0	0	0	31,271	2,905	0	0	1,985	184	0	0	1,985	184	29,286	2,721	3,619	336	0	0	0	0
LEVEL 6	0	0	12,417	1,154	2,892	269	2,948	274	3,086	287	0	0	21,343	1,983	0	0	745	69	2,948	274	3,693	343	17,650	1,640	3,982	370	6,174	574	2,403	223
LEVEL 7	0	0	6,503	604	2,365	220	2,170	202	0	0	0	0	11,038	1,025	0	0	385	36	2,170	202	2,555	237	8,483	788	700	65	4,105	381	3,706	344
LEVEL 8	0	0	10,390	965	2,316	215	0	0	0	0	0	0	12,707	1,181	0	0	585	54	0	0	585	54	12,122	1,126	2,202	205	0	0	0	0
LEVEL 9	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	665	62	0	0	665	62	12,666	1,177	1,381	128	0	0	0	0
LEVEL 10	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 11	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 12	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 13	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 14	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 15	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 16	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 17	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 18	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 19	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 20	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 21	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 22	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 23	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 24	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 25	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 26	0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	690	64	0	0	690	64	12,641	1,174	1,400	130	0	0	0	0
LEVEL 27	0	0	11,027	1,024	2,306	214	0	0	0	0	0	0	13,333	1,239	0	0	665	62	0	0	665	62	12,668	1,177	1,398	130	0	0	0	0
LEVEL 28	0	0	11,027	1,024	2,306	214	0	0	0	0	0	0	13,333	1,239	0	0	665	62	0	0	665	62	12,668	1,177	1,398	130	0	0	0	0
LEVEL 29	0	0	11,027	1,024	2,306	214	0	0	0	0	0	0	13,333	1,239	0	0	665	62	0	0	665	62	12,668	1,177	1,398	130	0	0	0	0
LEVEL 30	0	0	5,557	516	4,253	395	0	0	0	0	155	14	9,965	926	155	14	320	30	0	0	475	44	9,490	882	4,268	397	0	0	0	0
LEVEL 31	0	0	5,557	516	2,271	211	0	0	0	0	0	0	7,828	727	0	0	320	30	0	0	320	30	7,508	698	615	57	0	0	0	0
LEVEL 32	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 33	0	0	5,557	516	1,159	108	0	0	0	0	0	0	6,716	624	0	0	320	30	0	0	320	30	6,396	594	615	57	0	0	0	0
LEVEL 34	0	0	0	0	2,680	249	1,565	145	0	0	0	0	4,245	394	0	0	0	0	1,565	145	1,565	145	2,680	249	367	34	2,552	237	0	0
LEVEL 35	0	0	0	0	1,306	121	0	0	0	0	0	0	1,306	121	0	0	0	0	0	0	0	0	1,306	121	0	0	0	0	0	0
LEVEL 36	0	0	0	0	1,087	101	0	0	0	0	0	0	1,087	101	0	0	0	0	0	0	0	0	1,087	101	0	0	0	0	0	0
TOTAL	18,640	1,732	393,045	36,515	94,912	8,818	10,742	998	3,086	287	1,462	136	521,886	48,485	1,462	136	25,312	2,352	10,742	998	37,515	3,485	484,370	44,999	64,222	5,966	12,830	1,192	6,108	567

GROSS AND FSR AREAS (BELOW MARKET RENTAL) - WEST TOWER*

LEVEL	GROSS FLOOR AREA						FSR EXCLUSIONS						OUT. AREA EXCLUDED FROM FSR	
	RESIDENTIAL UNITS		COMMON		TOTAL GFA		STORAGE		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 2	17,868	1,660	2,671	248	20,539	1,908	1,313	122	1,313	122	19,225	1,786	4,232	393
LEVEL 3	17,868	1,660	2,671	248	20,539	1,908	1,313	122	1,313	122	19,225	1,786	2,767	257
LEVEL 4	15,614	1,451	2,694	250	18,308	1,701	1,200	111	1,200	111	17,108	1,589	4,242	394
LEVEL 5	15,615	1,451	2,694	250	18,309	1,701	1,240	115	1,240	115	17,069	1,586	1,200	111
LEVEL 6	2,966	276	1,201	112	4,167	387	160	15	160	15	4,007	372	343	32
LEVEL 7	2,964	275	1,206	112	4,170	387	160	15	160	15	4,010	373	345	32
LEVEL 8	5,470	508	1,147	107	6,617	615	320	30	320	30	6,297	585	783	73
LEVEL 9	5,470	508	1,147	107	6,617	615	320	30	320	30	6,297	585	783	73
TOTAL	83,836	7,789	15,431	1,434	99,267	9,222	6,027	560	6,027	560	93,240	8,662	14,694	1,365

* BELOW MARKET RENTAL AREA INCLUDED ON GENERAL CALCULATIONS

BELOW MARKET RENTAL UNITS DIAGRAM



MCM

Musson Cattell Mackey Partnership

Peterson

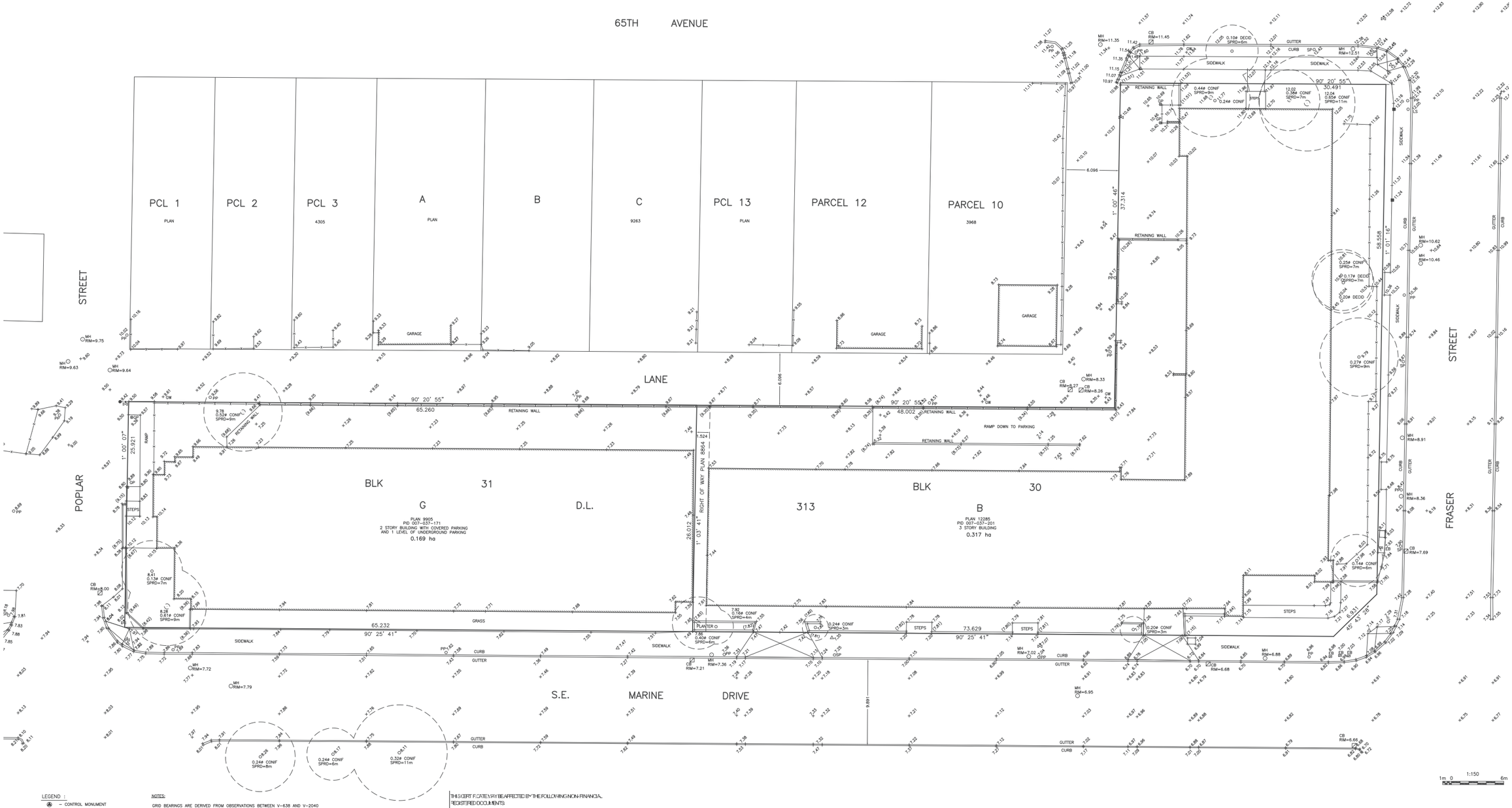
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

FORM OF DEVELOPMENT

TOPOGRAPHIC SURVEY



LEGEND :

- Ⓐ – CONTROL MONUMENT
- ■ – LEAD PLUG
- ● – IRON POST
- ☑CB – CATCH BASIN
- RR EB – ELECTRICAL BOX
- ○TL – TRAFFIC SIGNAL
- + GW – GUY WIRE
- ○PP – POWER POLE
- ○LS – LAMP STANDARD
- ⊗GP – GUARD POST
- ○SP – SIGN POST
- WV – WATER VALVE
- GV – GAS VALVE
- △ – TRAVERSE STATION
- CONIF. – CONIFEROUS
- DECID. – DECIDUOUS
- ——— – PROPERTY LINE
- ——x——x—— – FENCE LINE

NOTES:

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN V-638 AND V-2040 GEODETIC CONTROL MONUMENTS

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.

ELEVATIONS ARE IN METRES, TO GEODETIC DATUM (CVG2BGVRD2018) REFERRED TO CITY OF VANCOUVER MONUMENT V-638 LOCATED AT THE INTERSECTION OF 63RD AVE AND FRASER ST. ELEVATION = 23.885 m.

ELEVATIONS SHOWN THUS : +20.00

TOP OF WALL ELEVATIONS SHOWN THUS : +(20.00)

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS

THIS CERTIFICATE MAY BE AFFECTED BY THE FOLLOWING NON-FINANCIAL REGISTERED DOCUMENTS

	DOCUMENT #	DESCRIPTION
LOT B	402669A	RIGHT OF WAY
	402772A	EASEMENT AND INDEMNITY AGREEMENT
	BD 70286	COVENANT
	BD 70289	COVENANT
	BD 70290	COVENANT
LOT G	BD 70286	COVENANT
	BD 70289	COVENANT
	BD 70290	COVENANT

1m 0 1:150 6m

CERTIFIED CORRECT :

B.C.L.S.
MARCH 28, 2024
CHRISTOPHER R. EL-ARAJ, BCLS 847

NO.	DD/MM/YY	REVISION	BY

UNDERHILL GEOMATICS LTD.
ENGINEERS & SURVEYORS
301, 8337 EASTLAKE DRIVE
BURNABY, B.C. V5A 4W2
TEL. (604) 732-3384

DRAWN BY	JOB NO.	TITLE	DRAWING NO.	REV.
L.L./Z.H.	V24032	TOPOGRAPHIC SURVEY: 605 SE MARINE DRIVE	L–0890	0
SCALE	DATE	CLIENT		
1:150	MAR 28, 2024	PETERSON INVESTMENT GROUP INC.	SHEET 1 OF 1	

MCM

Musson Cattell Mackey Partnership

Peterson

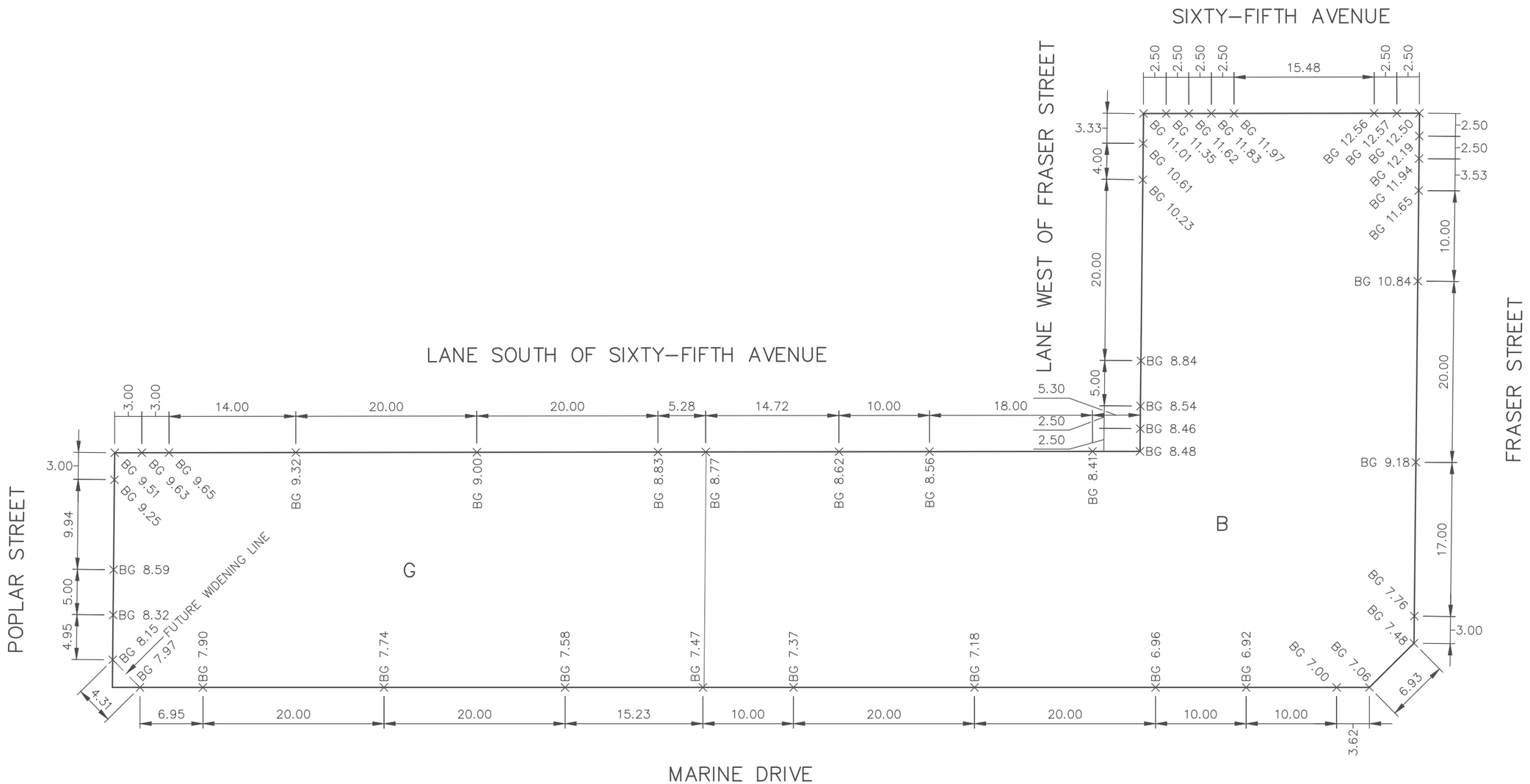
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

66

BUILDING GRADES



BENCH MARK: ELEVATION: 23.868 DESCRIPTION: SURVEY MONUMENT MARKED V–638 AT THE NORTH EAST CORNER OF SIXTY–THIRD AVENUE AND FRASER STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS
FOR LOT B, BLK. 30, PLAN VAP12285
AND LOT G, BLK. 31, PLAN 9905,
D.L. 313

DATE: 2024–05–31 | DESIGN: M.P.
DWG: B.F.G. | CHK: J.D.H.
REF: FILE 2024–00039.

SCALE: 1:400
DWG. NO. BG–2024–00039
SHEET 1 OF 1 | REVISION:

MCM
Musson Cattell Mackey Partnership

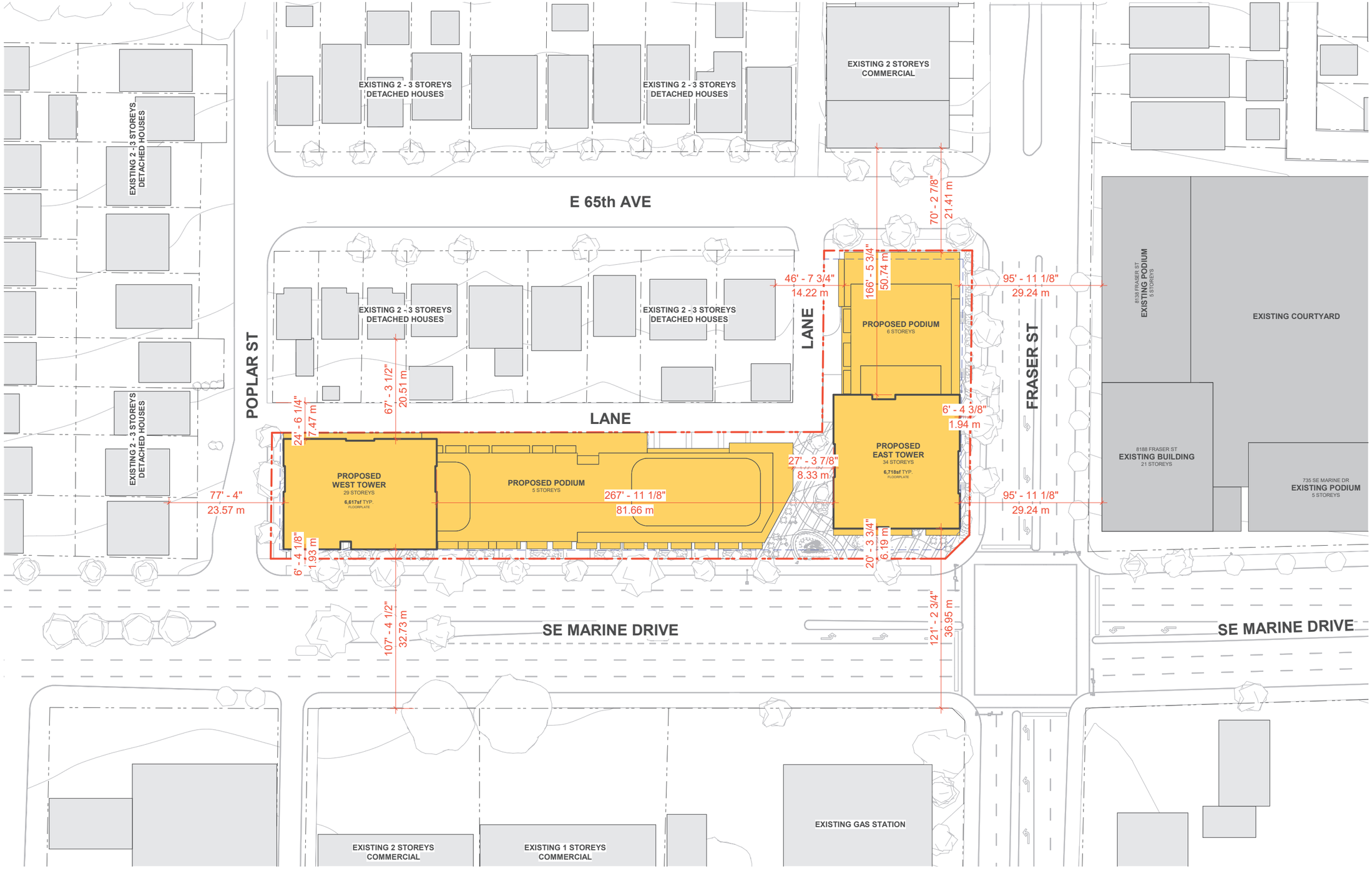
Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

CONTEXT MAP



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

SITE PLAN



N

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

PARKING PLANS P4

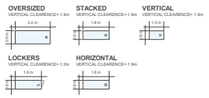
TOTAL VEHICULAR PARKING																
Level	RETAIL PARKING SPACES					VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL P1	43	12	2	2	59	10	7	0	1	18	0	0	0	0	0	77
LEVEL P2	0	0	0	0	0	1	10	5	0	16	70	19	5	2	96	112
LEVEL P3	0	0	0	0	0	0	0	0	0	0	72	29	10	2	113	113
LEVEL P4	0	0	0	0	0	0	0	0	0	0	72	22	11	1	106	106
TOTAL	43	12	2	2	59	11	17	5	1	34	214	70	26	5	315	408

TOTAL BICYCLE SPACES (RESIDENTIAL)	
Type	Count
Horizontal (0.6m x 1.8m)	350
Locker (0.6m x 1.8m)	124
Oversized (0.9m x 2.4m)	62
Stacked (0.6m x 1.8m)	348
Vertical (0.6m x 1.8m)	349
TOTAL	1233

LEGEND:

- RETAIL
- VISITORS
- RESIDENTS
- DAYCARE DROP-OFF (CLASS A)

CLASS A BICYCLE SIZES



SCALE:
0' 5' 15' 30'

N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

70

PARKING PLANS P3

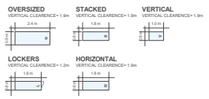
TOTAL VEHICULAR PARKING																
Level	RETAIL PARKING SPACES					VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL P1	43	12	2	2	59	10	7	0	1	18	0	0	0	0	0	77
LEVEL P2	0	0	0	0	0	1	10	5	0	16	70	19	5	2	96	112
LEVEL P3	0	0	0	0	0	0	0	0	0	0	72	29	10	2	113	113
LEVEL P4	0	0	0	0	0	0	0	0	0	0	72	22	11	1	106	106
TOTAL	43	12	2	2	59	11	17	5	1	34	214	70	26	5	315	408

TOTAL BICYCLE SPACES (RESIDENTIAL)	
Type	Count
Horizontal (0.6m x 1.8m)	350
Locker (0.6m x 1.8m)	124
Oversized (0.9m x 2.4m)	62
Stacked (0.6m x 1.8m)	348
Vertical (0.6m x 1.8m)	349
TOTAL	1233

LEGEND:

- RETAIL
- VISITORS
- RESIDENTS
- DAYCARE DROP-OFF (CLASS A)

CLASS A BICYCLE SIZES



SCALE:
0í 5í 15í 30í

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

PARKING PLANS P2

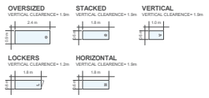
TOTAL VEHICULAR PARKING																
Level	RETAIL PARKING SPACES					VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL P1	43	12	2	2	59	10	7	0	1	18	0	0	0	0	0	77
LEVEL P2	0	0	0	0	0	1	10	5	0	16	71	19	5	2	97	113
LEVEL P3	0	0	0	0	0	0	0	0	0	0	72	29	10	2	113	113
LEVEL P4	0	0	0	0	0	0	0	0	0	0	72	22	11	1	106	106
TOTAL	43	12	2	2	59	11	17	5	1	34	215	70	26	5	316	409

TOTAL BICYCLE SPACES (RESIDENTIAL)	
Type	Count
Horizontal (0.6m x 1.8m)	350
Locker (0.6m x 1.8m)	124
Oversized (0.9m x 2.4m)	62
Stacked (0.6m x 1.8m)	348
Vertical (0.6m x 1.8m)	349
TOTAL	1233

LEGEND:

- RETAIL
- VISITORS
- RESIDENTS
- DAYCARE DROP-OFF (CLASS A)

CLASS A BICYCLE SIZES



SCALE:
0í 5í 15í 30í

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

PARKING PLANS P1

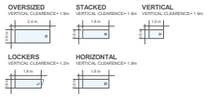
TOTAL VEHICULAR PARKING																
Level	RETAIL PARKING SPACES					VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL P1	43	12	2	2	59	10	7	0	1	18	0	0	0	0	0	77
LEVEL P2	0	0	0	0	0	1	10	5	0	16	70	19	5	2	96	112
LEVEL P3	0	0	0	0	0	0	0	0	0	0	72	29	10	2	113	113
LEVEL P4	0	0	0	0	0	0	0	0	0	0	72	22	11	1	106	106
TOTAL	43	12	2	2	59	11	17	5	1	34	214	70	26	5	315	408

TOTAL BICYCLE SPACES (RESIDENTIAL)	
Type	Count
Horizontal (0.6m x 1.8m)	350
Locker (0.6m x 1.8m)	124
Oversized (0.9m x 2.4m)	62
Stacked (0.6m x 1.8m)	348
Vertical (0.6m x 1.8m)	349
TOTAL	1233

LEGEND:

- RETAIL
- VISITORS
- RESIDENTS
- DAYCARE DROP-OFF (CLASS A)

CLASS A BICYCLE SIZES



SCALE:
0' 5' 15' 30'

N

MCM

Musson Cattell Mackey Partnership

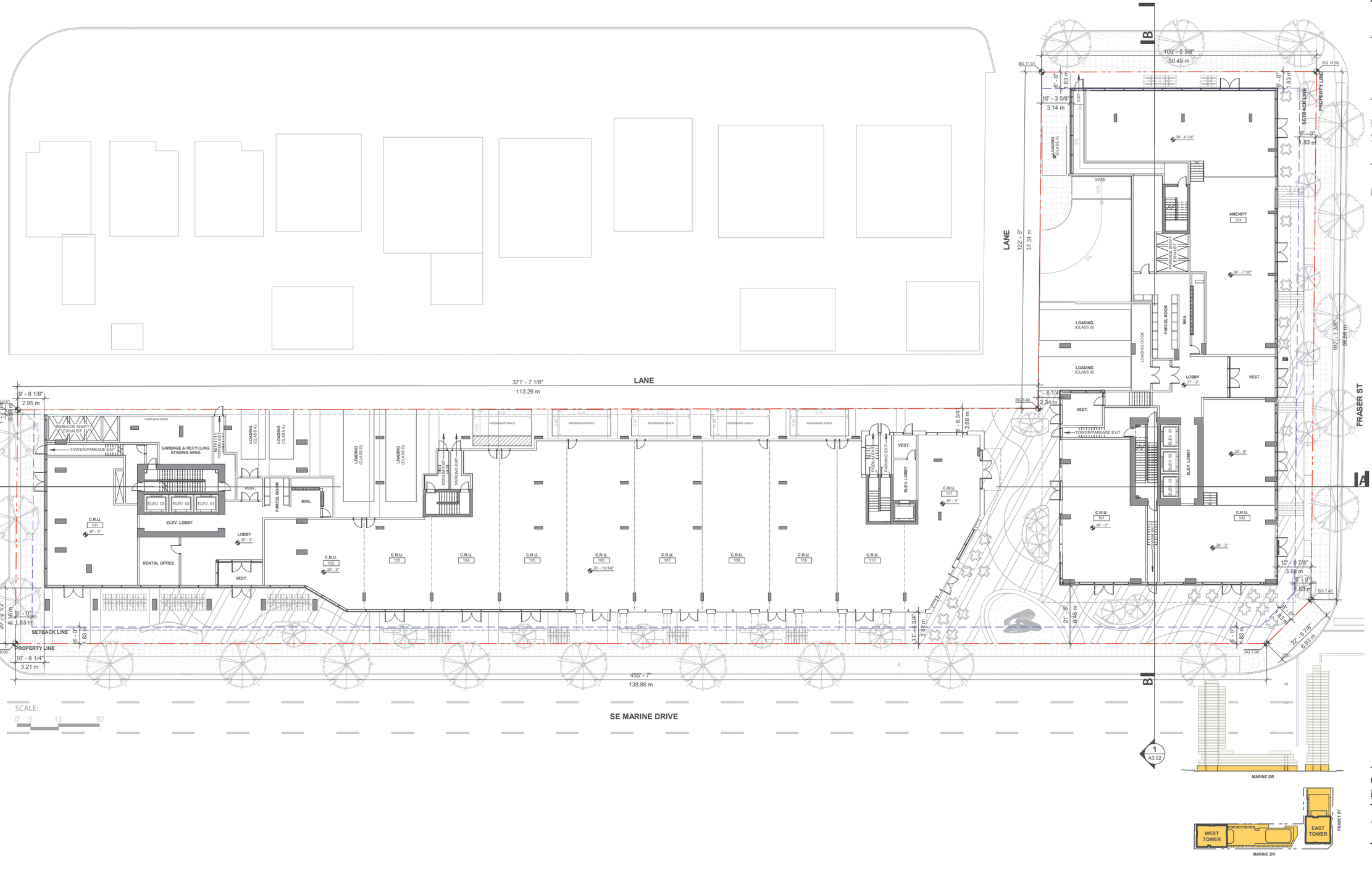
Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

FLOOR PLANS (GROUND LEVEL)



MCM

Musson Cattell Mackey Partnership

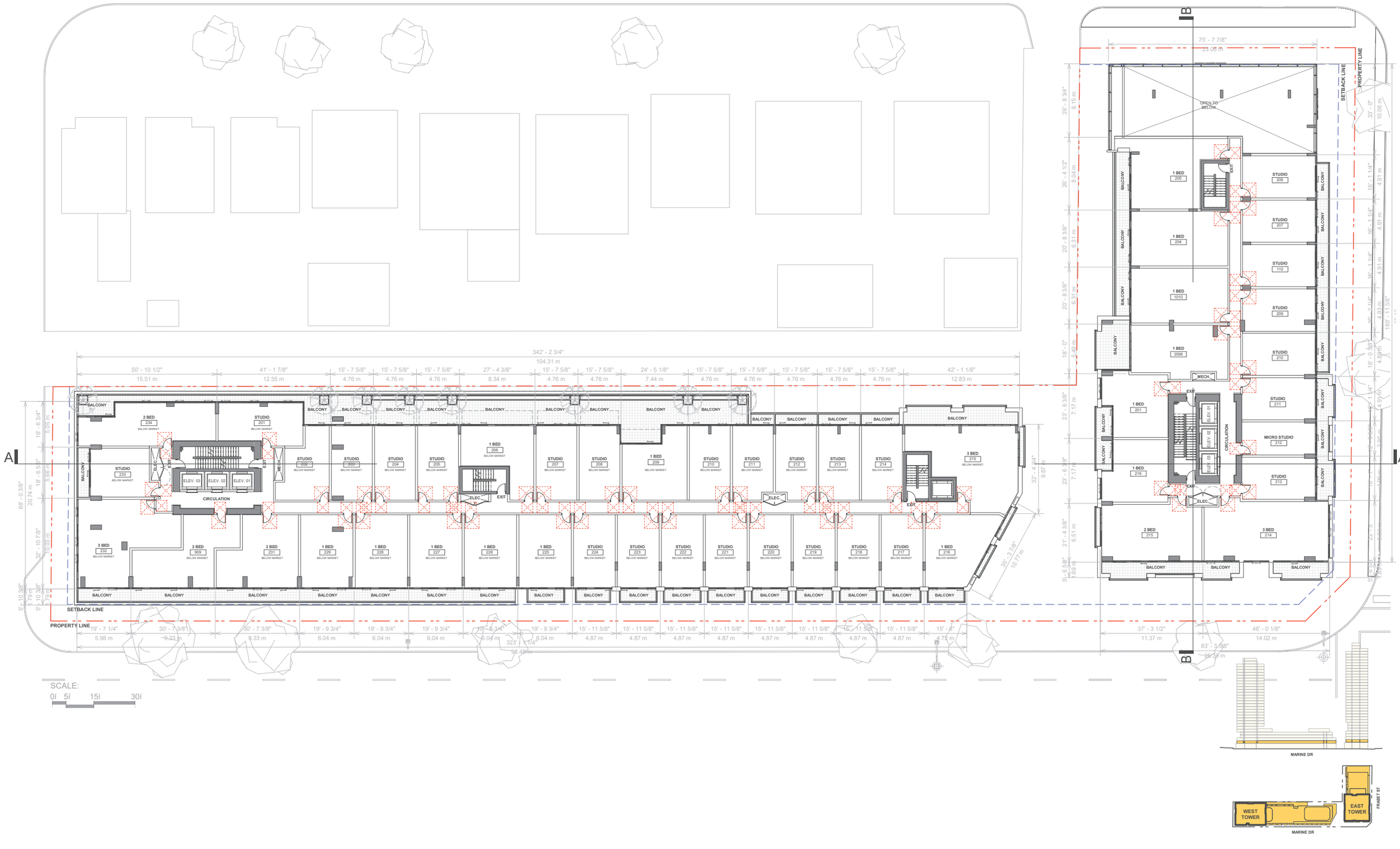
Peterson

Rezoning Submission

May 13, 2025

605 SE MARINE DR.

FLOOR PLANS LEVEL 2



MCM

Musson Cattell Mackey Partnership

Peterson

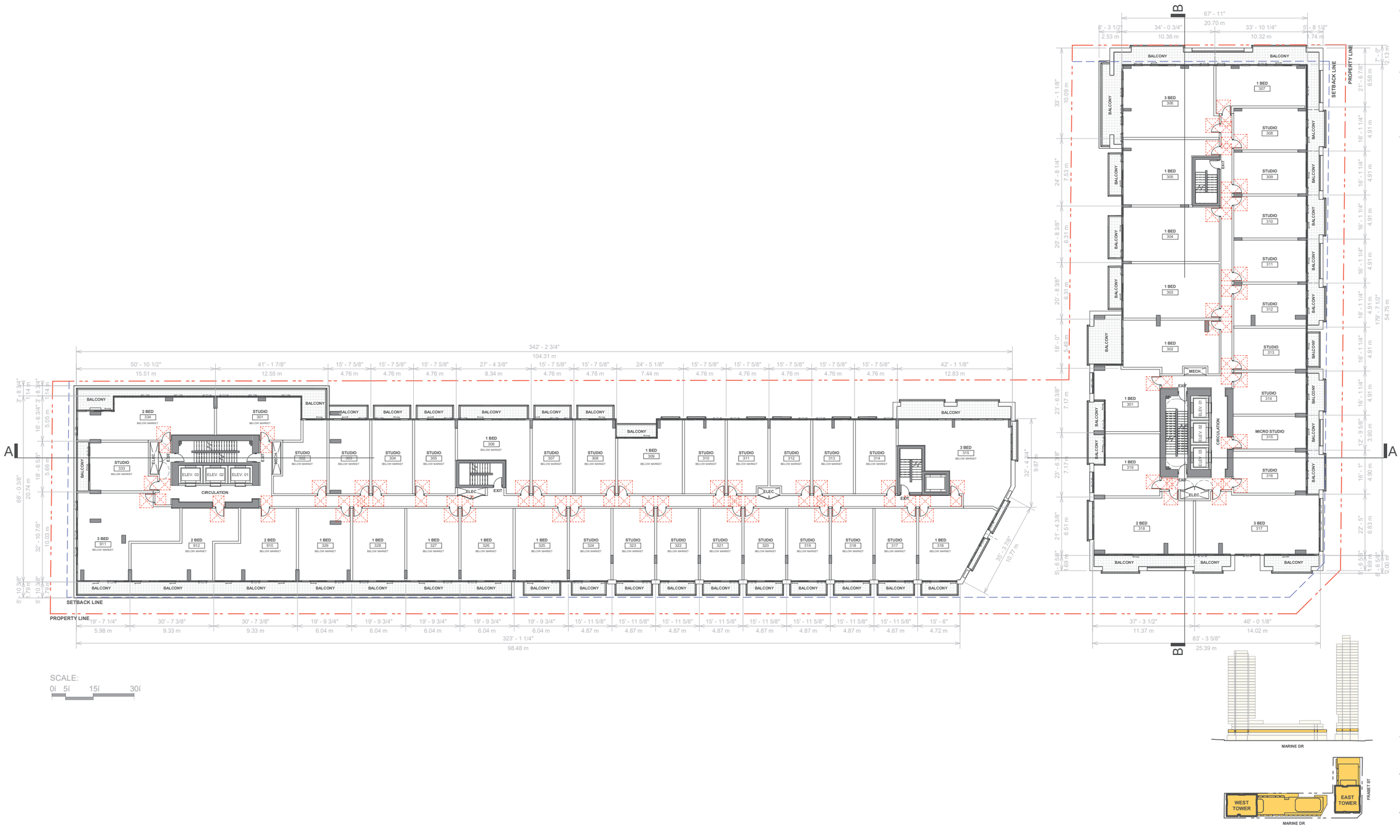
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

75

FLOOR PLANS LEVEL 3



N

MCM

Musson Cattell Mackey Partnership

Peterson

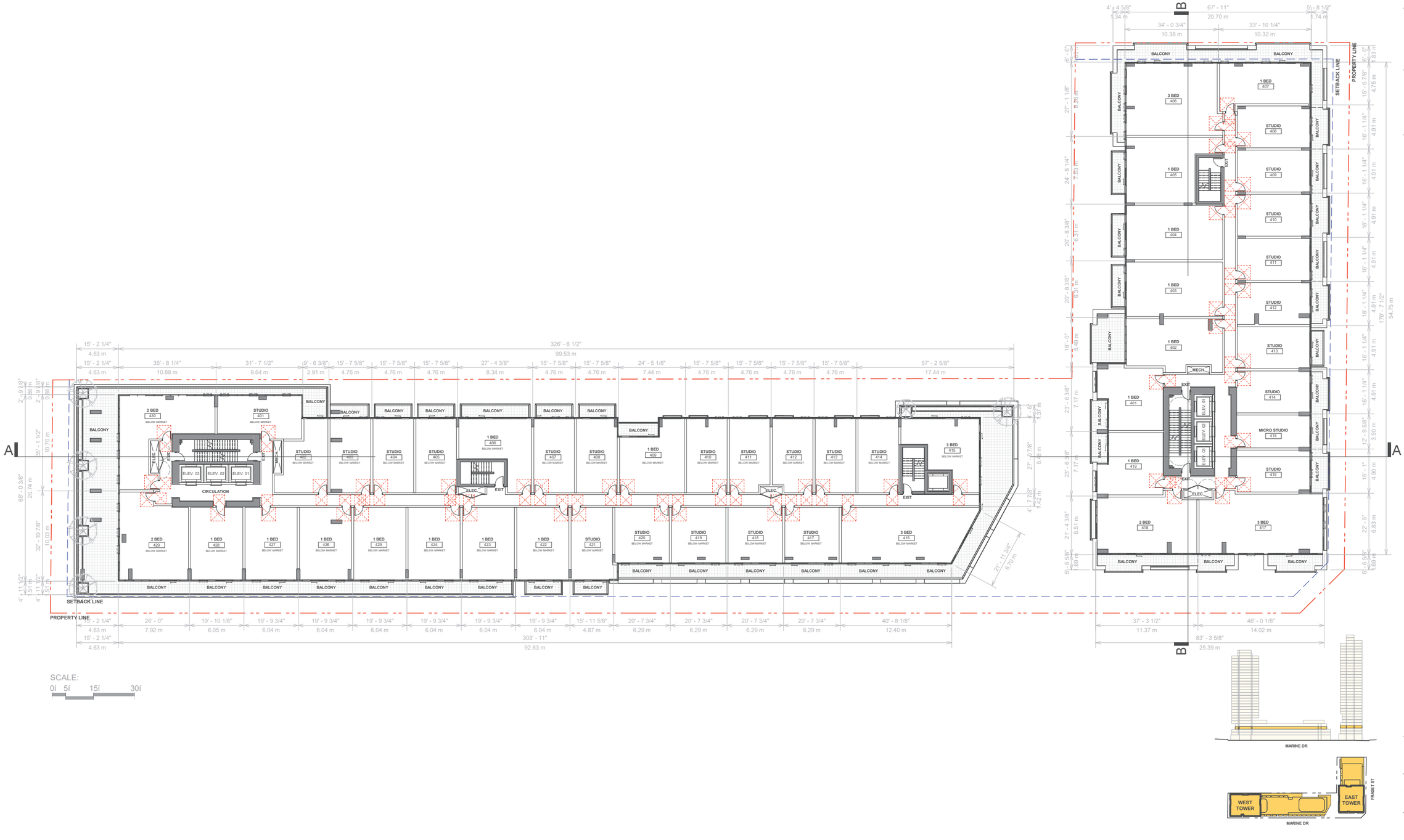
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

76

FLOOR PLANS LEVEL 4



Musson Cattell Mackey Partnership

Peterson

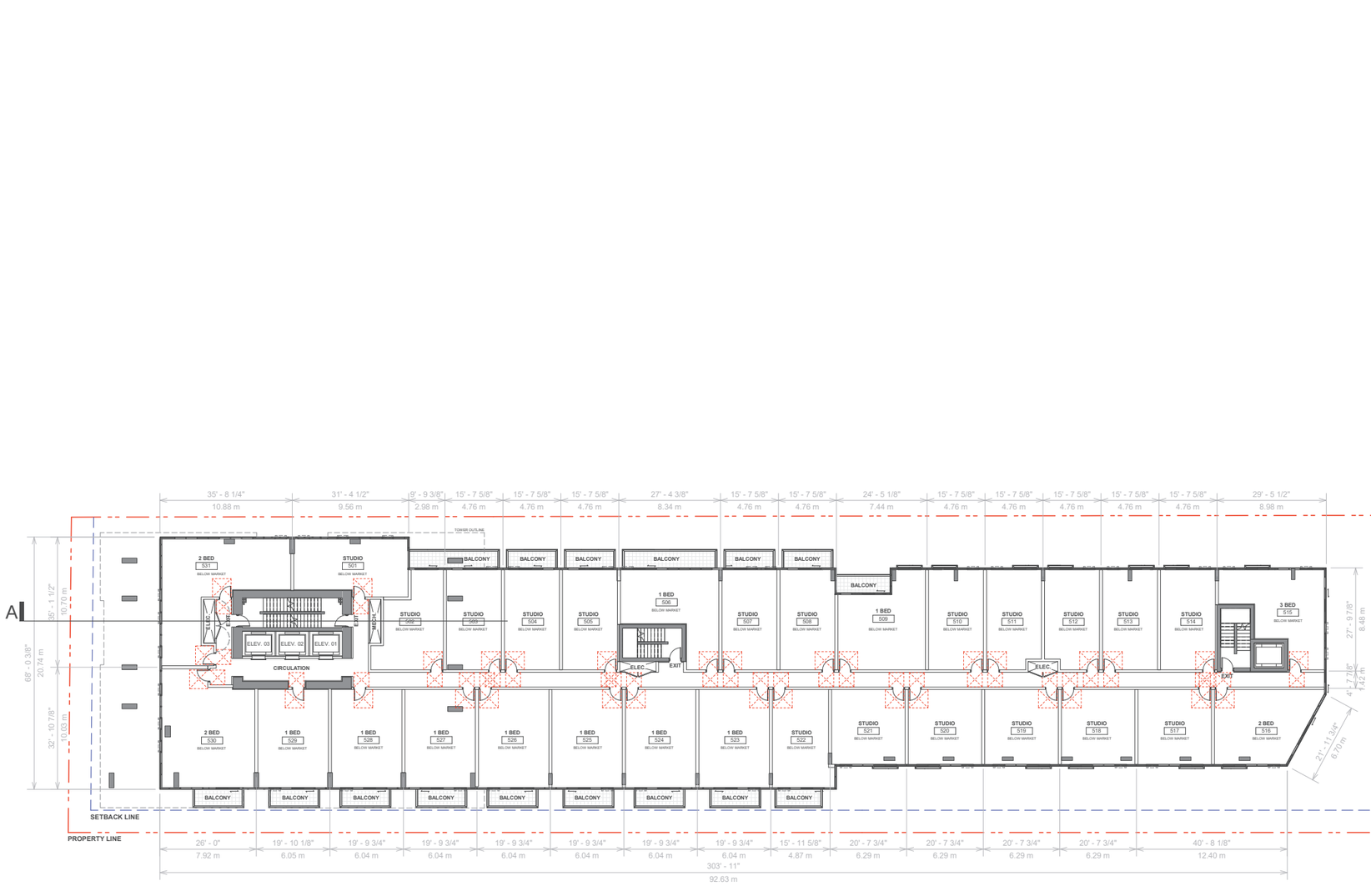
Rezoning Submission

Nov 19, 2024

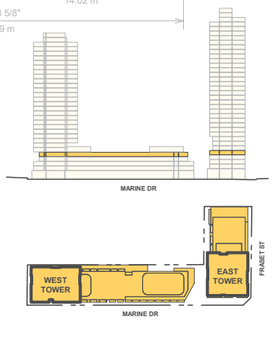
605 SE MARINE DR.

77

FLOOR PLANS LEVEL 5



SCALE:
0' 5' 15' 30'



N

MCM

Musson Cattell Mackey Partnership

Peterson

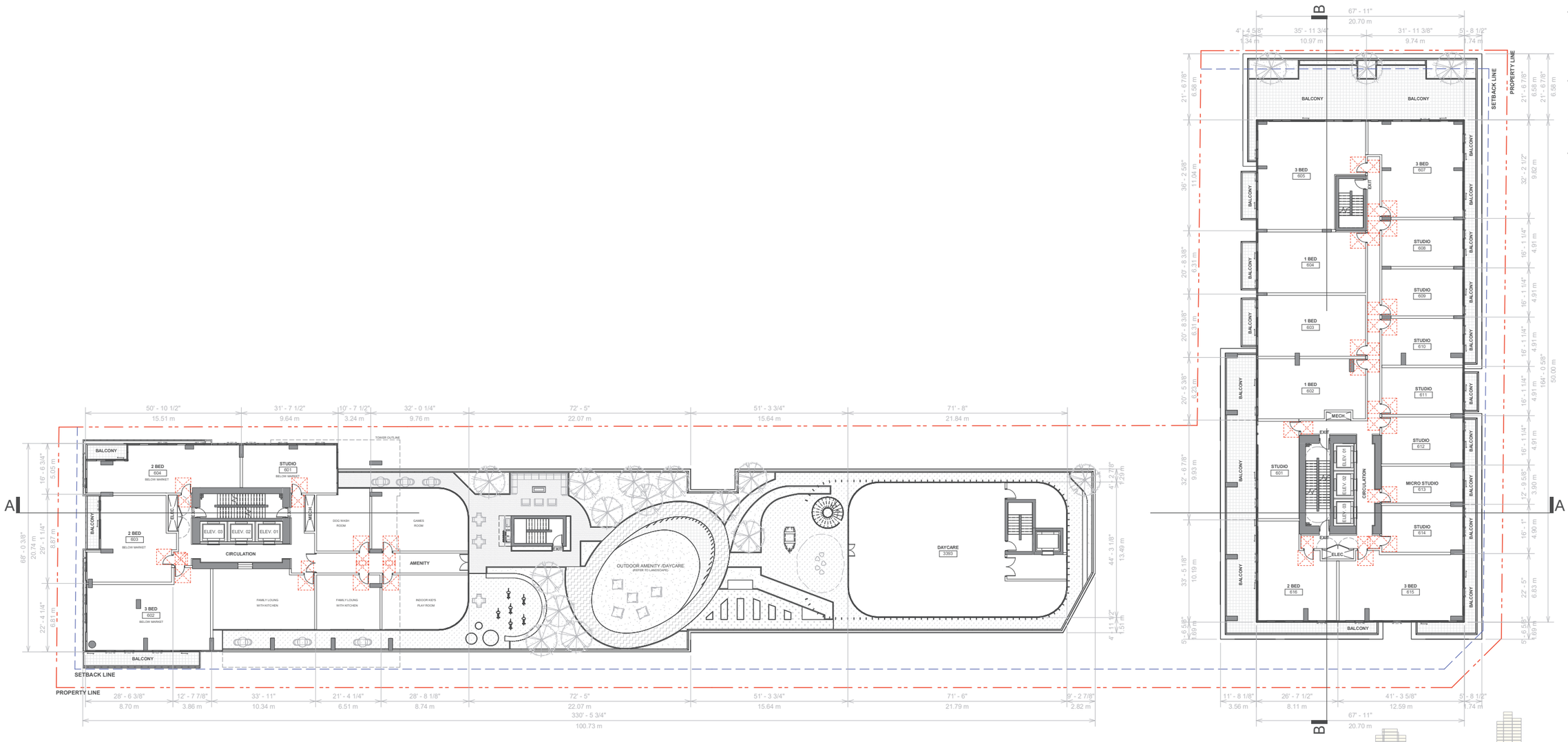
Rezoning Submission

Nov 19, 2024

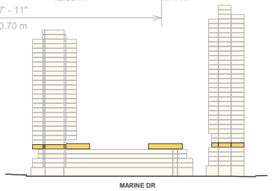
605 SE MARINE DR.

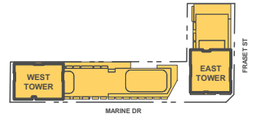
78

FLOOR PLANS LEVEL 6



SCALE:
0í 5í 15í 30í





N

MCM

Musson Cattell Mackey Partnership

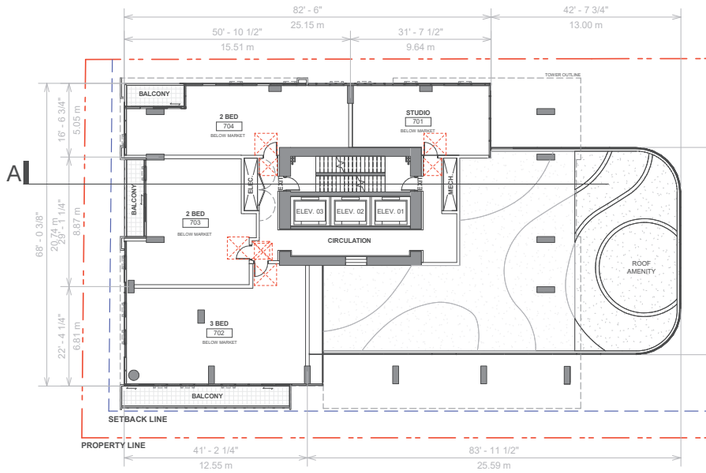
Peterson

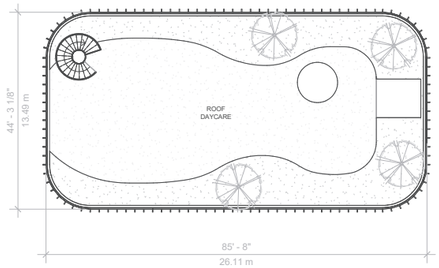
Rezoning Submission

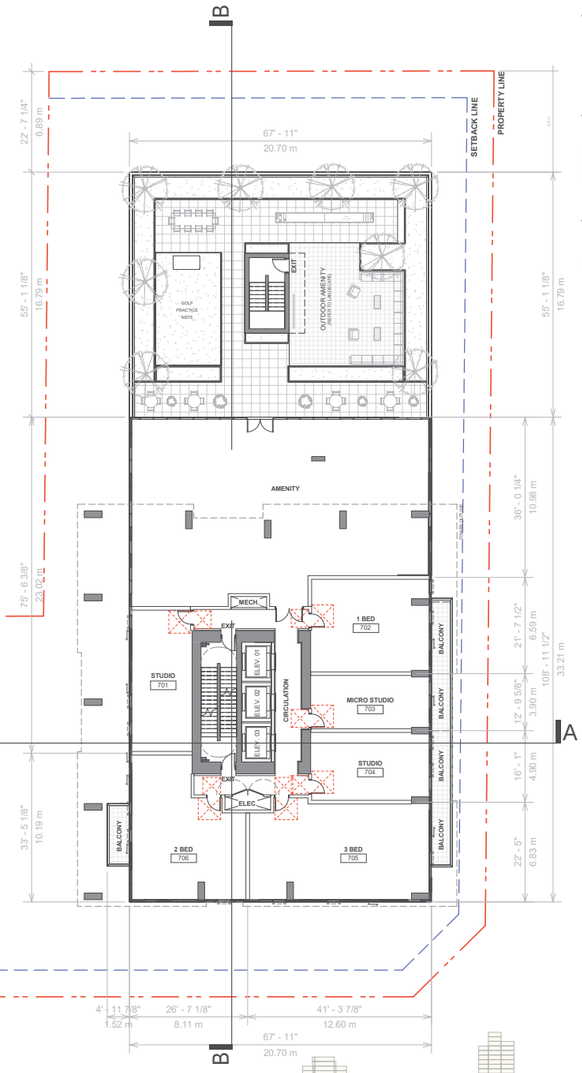
Nov 19, 2024

605 SE MARINE DR.

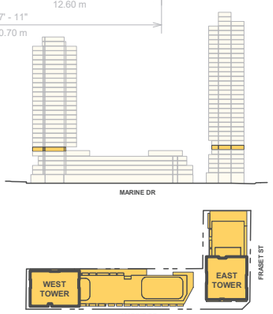
FLOOR PLANS LEVEL 7







SCALE:
0i 5i 15i 30i



N

MCM

Musson Cattell Mackey Partnership

Peterson

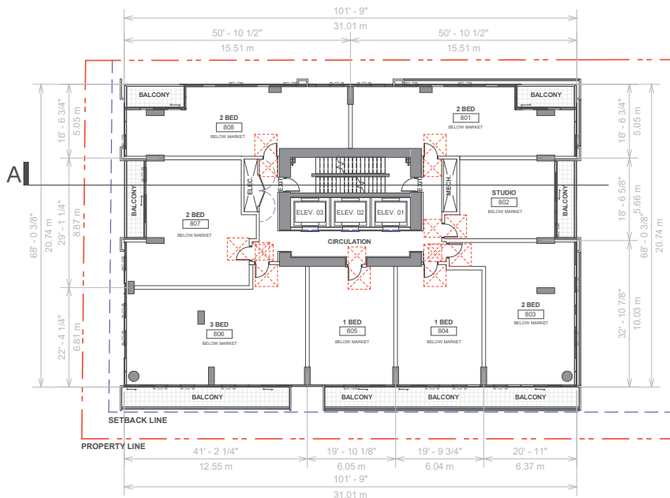
Rezoning Submission

Nov 19, 2024

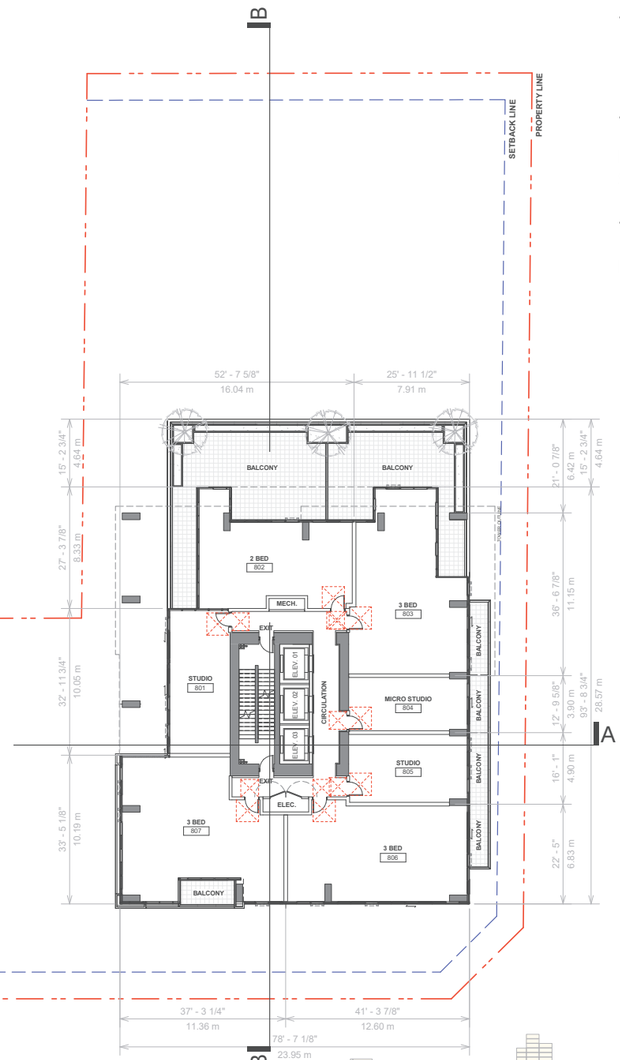
605 SE MARINE DR.

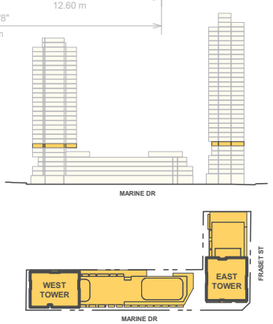
80

FLOOR PLANS LEVEL 8



SCALE:
0i 5i 15i 30i





N

MCM

Musson Cattell Mackey Partnership

Peterson

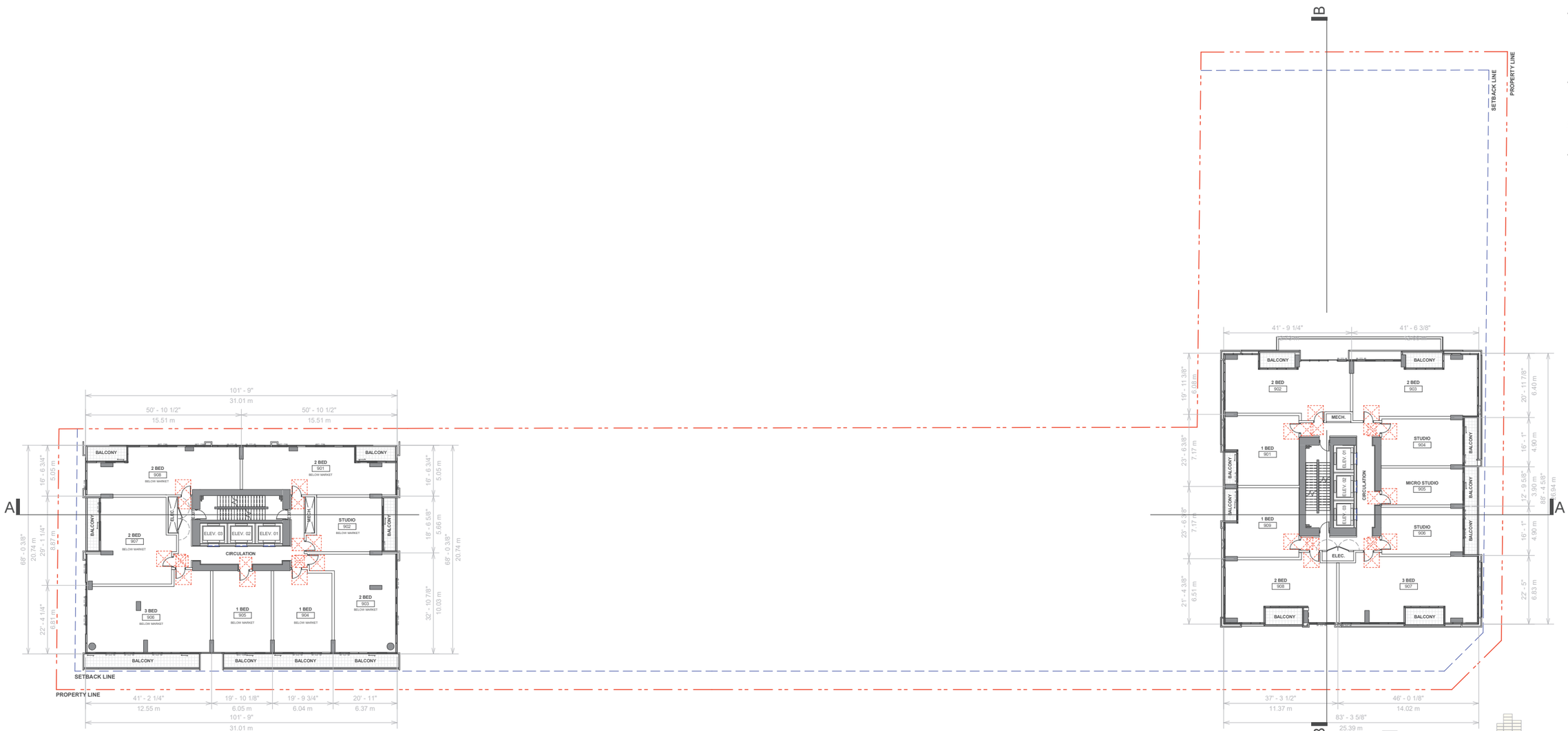
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

81

FLOOR PLANS LEVEL 9



MCM

Musson Cattell Mackey Partnership

Peterson

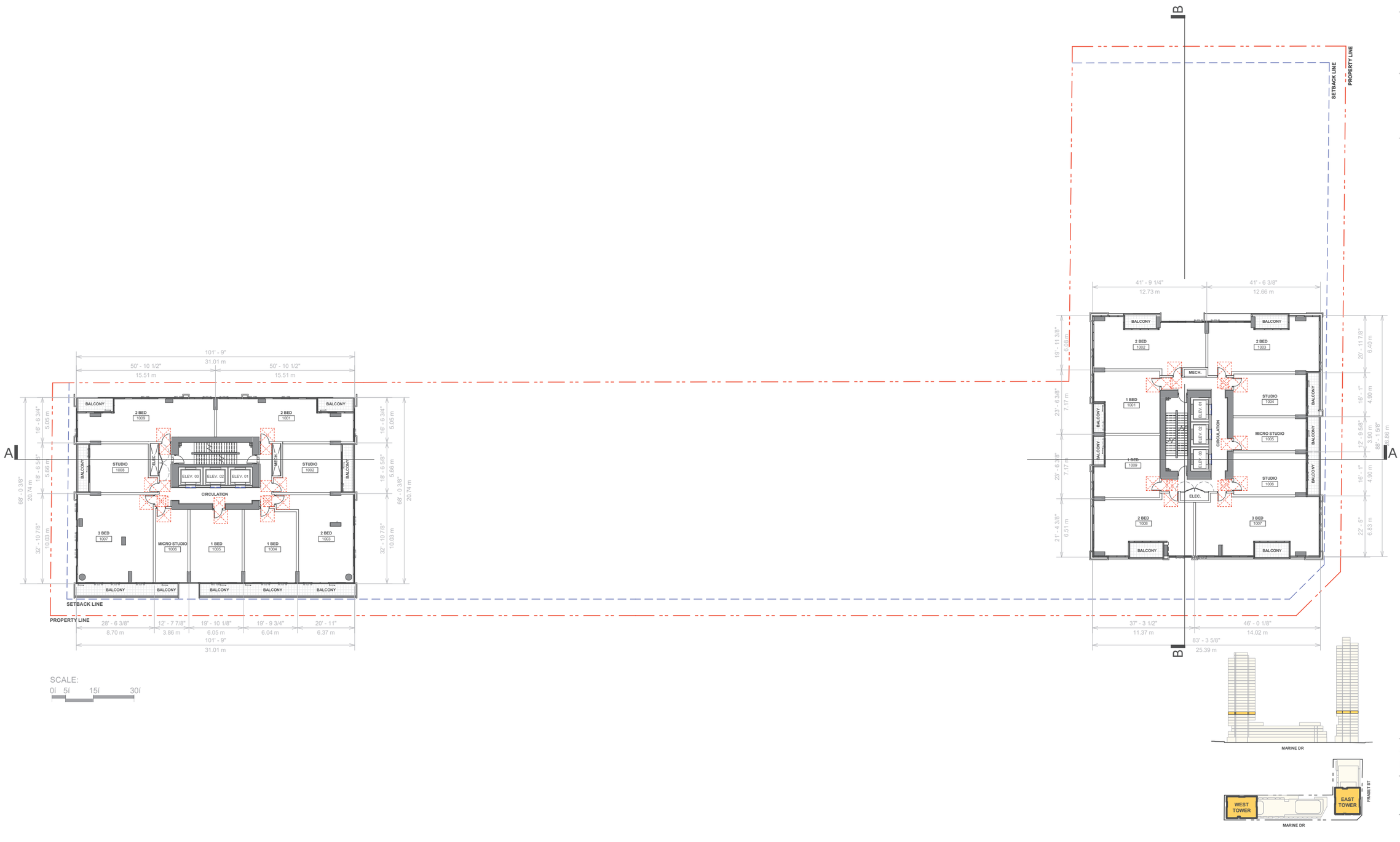
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

82

FLOOR PLANS LEVEL 10



MCM

Musson Cattell Mackey Partnership

Peterson

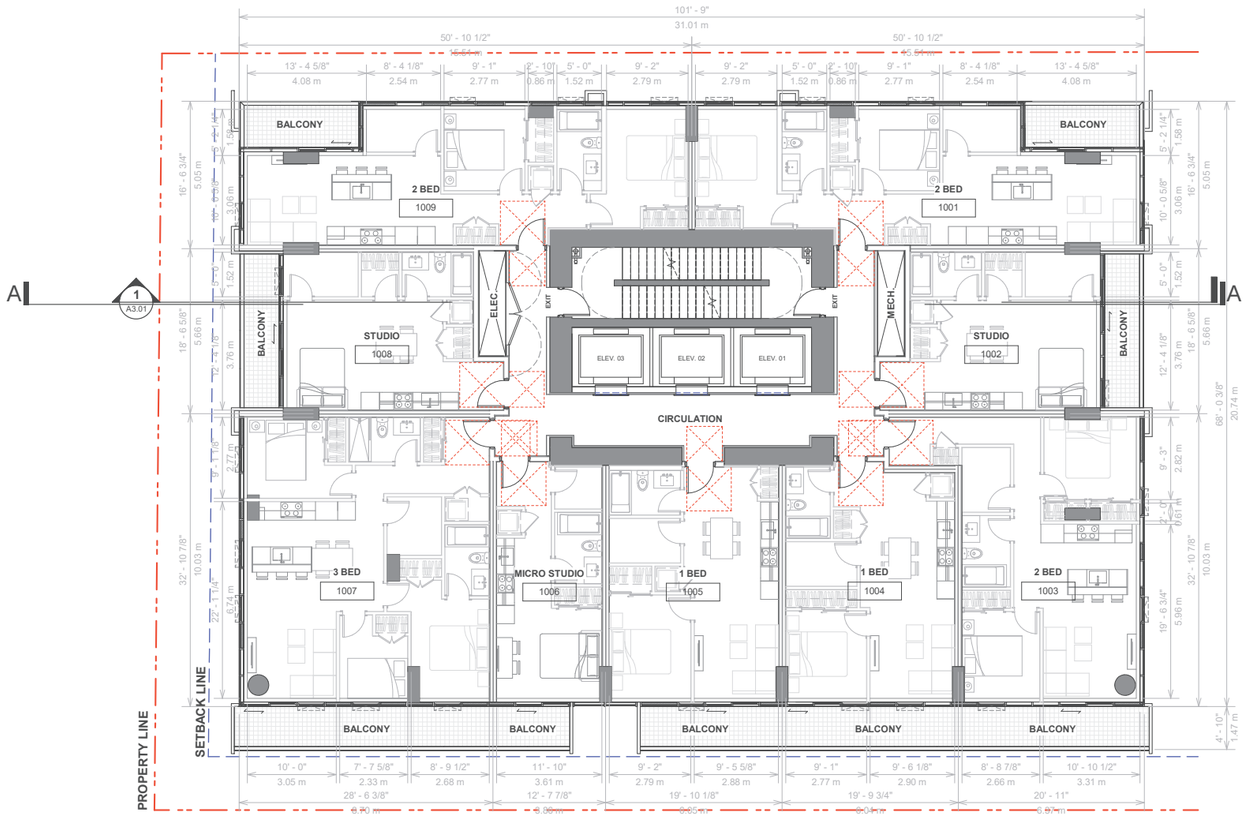
Rezoning Submission

Nov 19, 2024

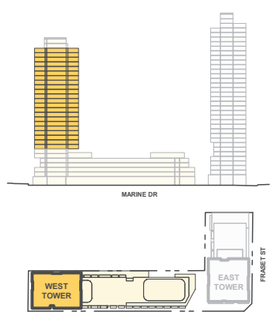
605 SE MARINE DR.

83

FLOOR PLANS LEVELS 8 29 WEST TOWER



SCALE:
0i 5i 10i 20i



N

MCM

Musson Cattell Mackey Partnership

Peterson

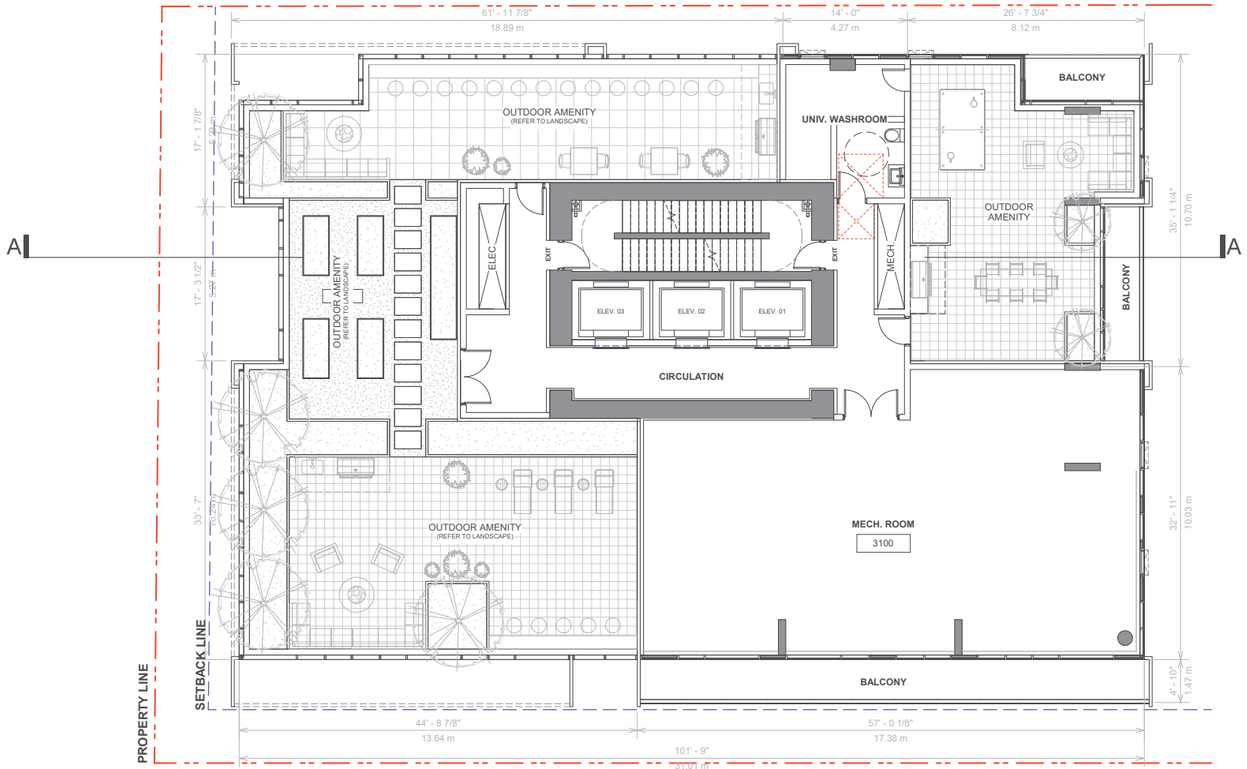
Rezoning Submission

Nov 19, 2024

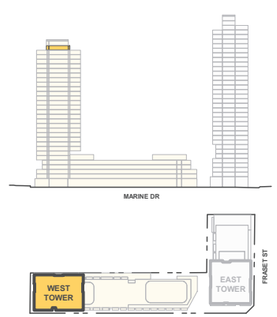
605 SE MARINE DR.

84

FLOOR PLANS LEVEL 30 WEST TOWER



SCALE:
0i 5i 10i 20i



N

MCM

Musson Cattell Mackey Partnership

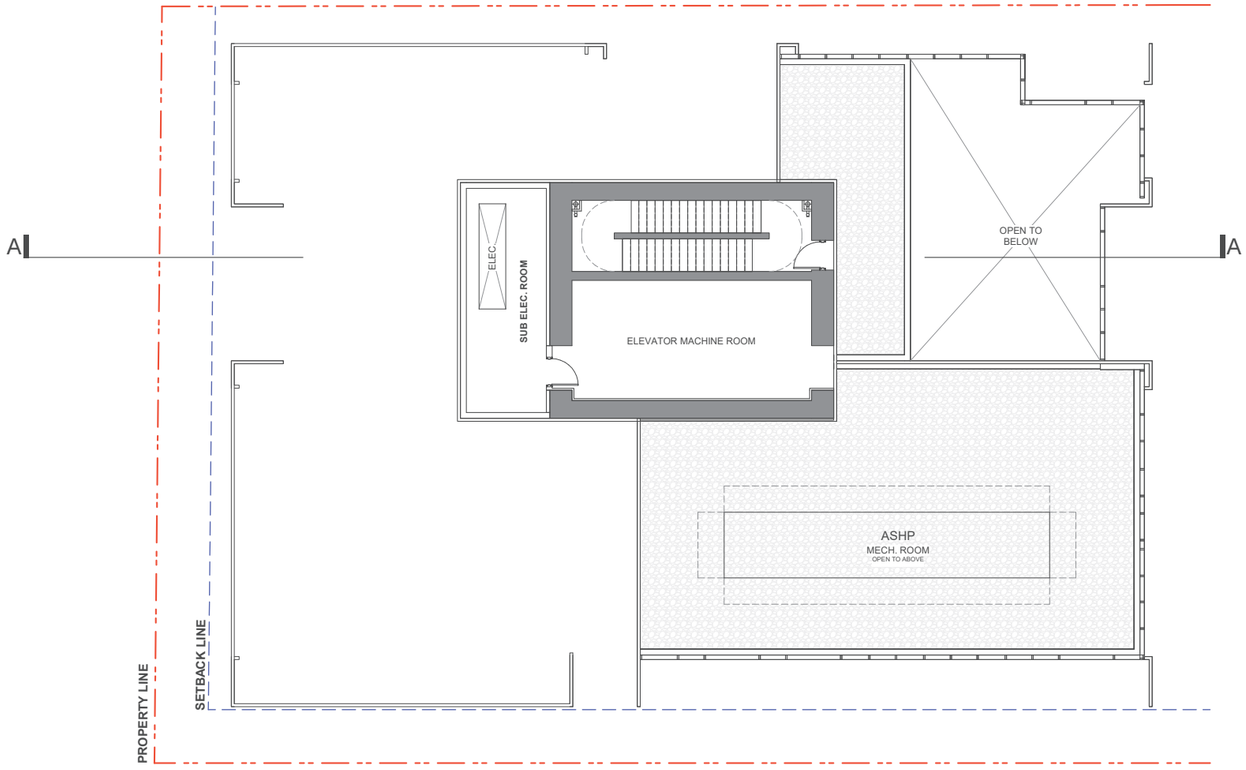
Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

FLOOR PLANS LEVEL 31 WEST TOWER



SCALE:
0' 5' 10' 20'

N

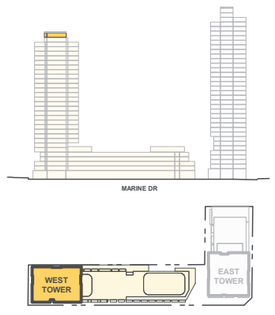
MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

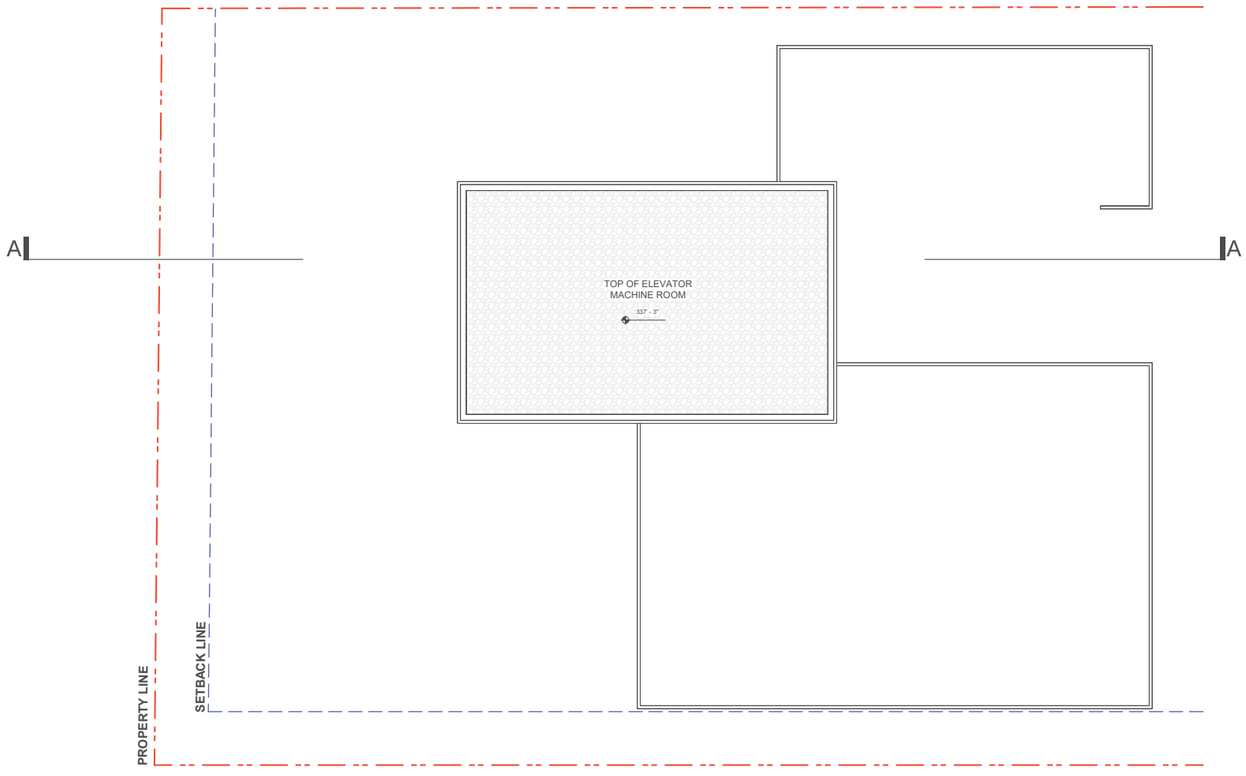
Nov 19, 2024



605 SE
MARINE DR.

86

FLOOR PLANS LEVEL 32 WEST TOWER



SCALE:
0i 5i 10i 20i

N

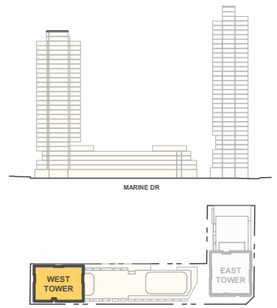
MCM

Musson
Cattell
Mackey
Partnership

Peterson

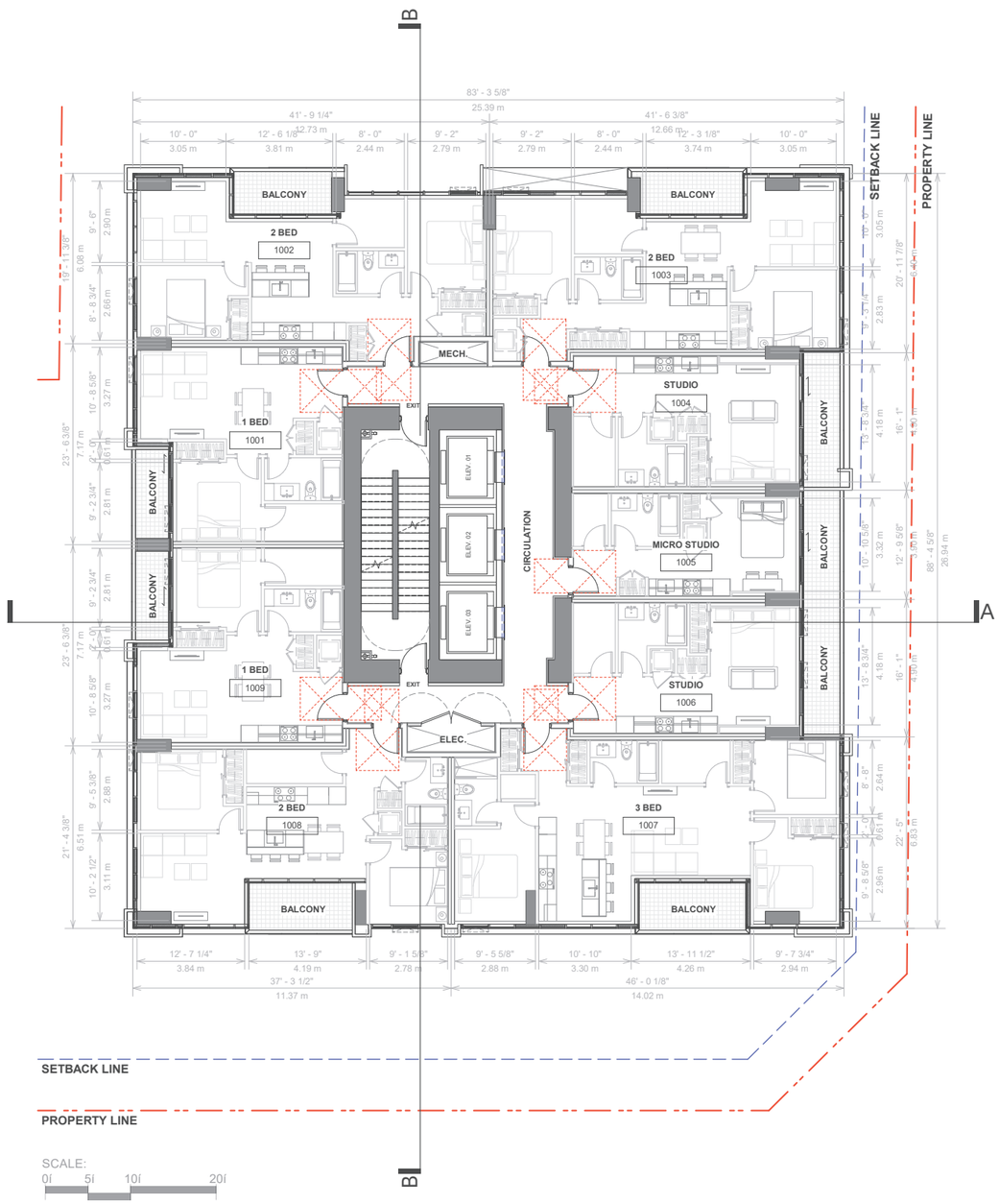
Rezoning
Submission

Nov 19, 2024



605 SE
MARINE DR.

FLOOR PLANS LEVELS 10 26 EAST TOWER



N

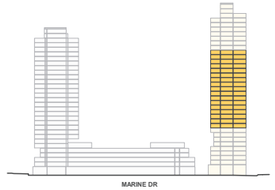
MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

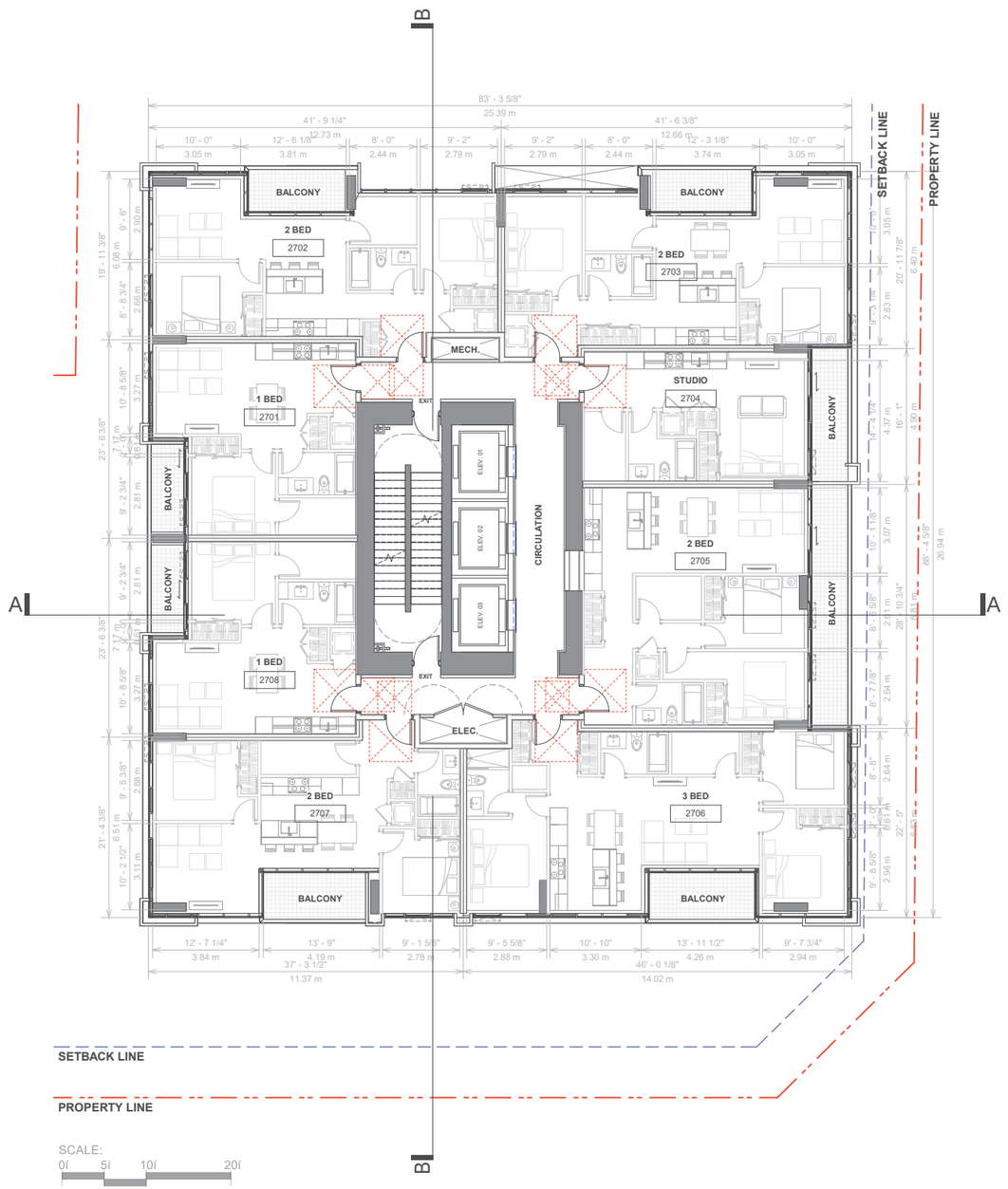
Nov 19, 2024

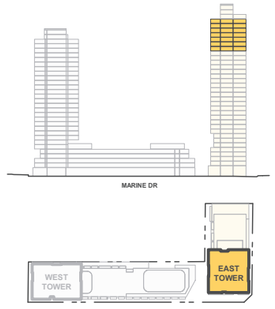


605 SE
MARINE DR.

88

FLOOR PLANS LEVELS 27 33 EAST TOWER





N

MCM

Musson Cattell Mackey Partnership

Peterson

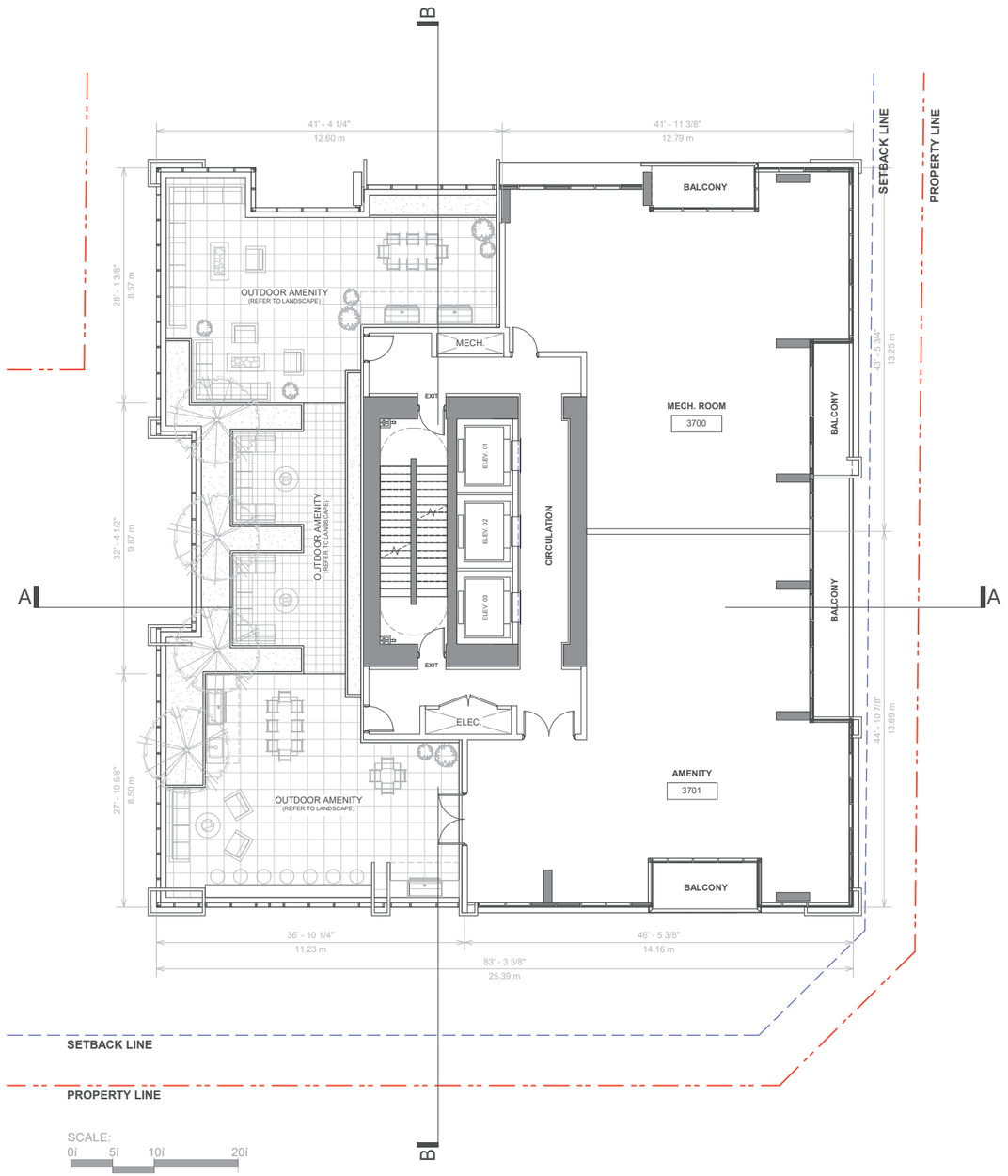
Rezoning Submission

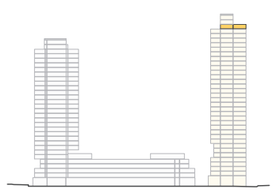
Nov 19, 2024

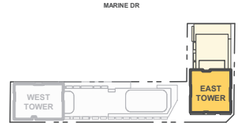
605 SE MARINE DR.

89

FLOOR PLANS LEVEL 34 EAST TOWER







N

MCM

Musson Cattell Mackey Partnership

Peterson

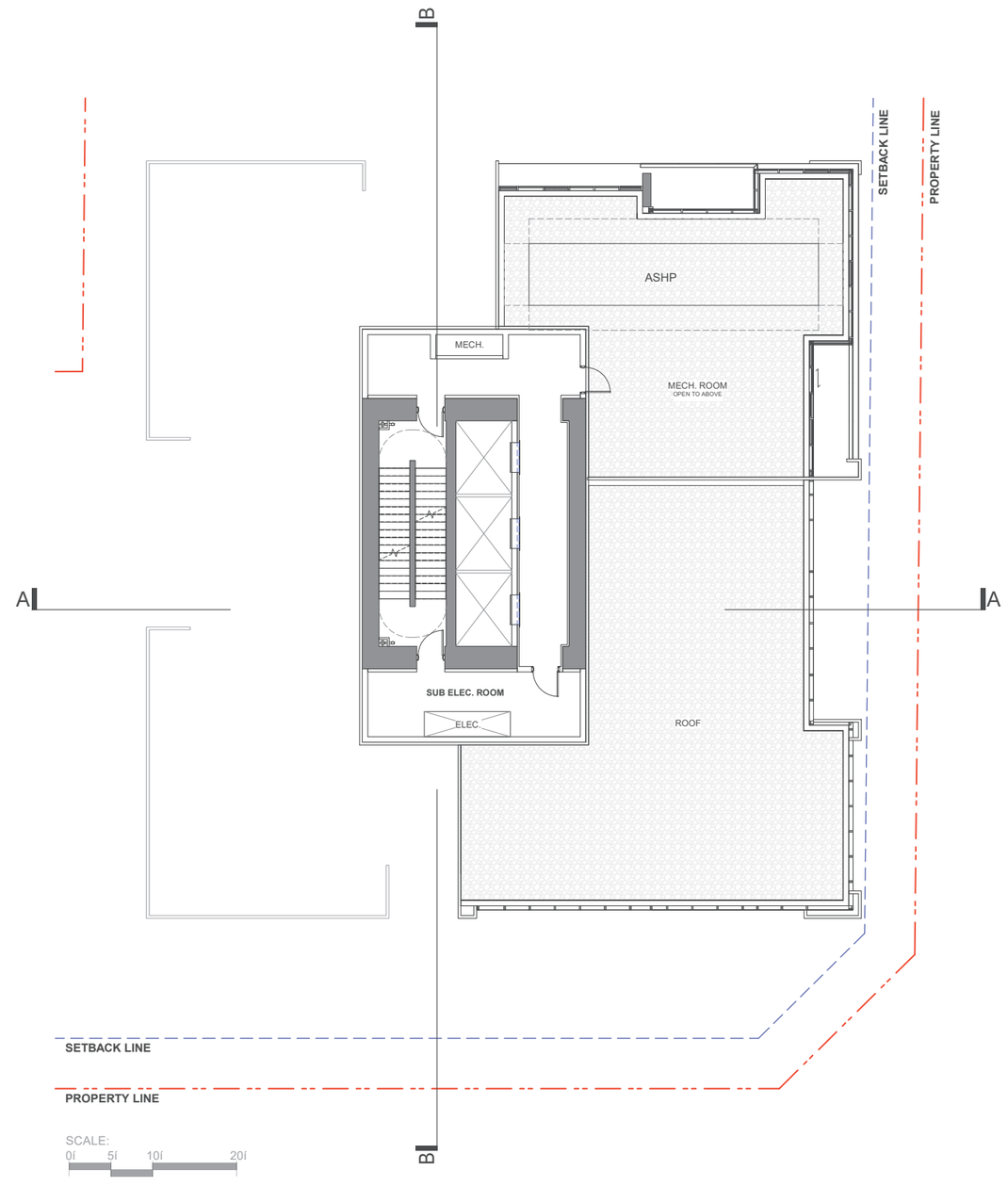
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

90

FLOOR PLANS LEVEL 35 EAST TOWER



N

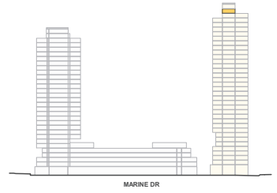
MCM

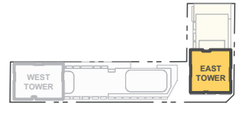
Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

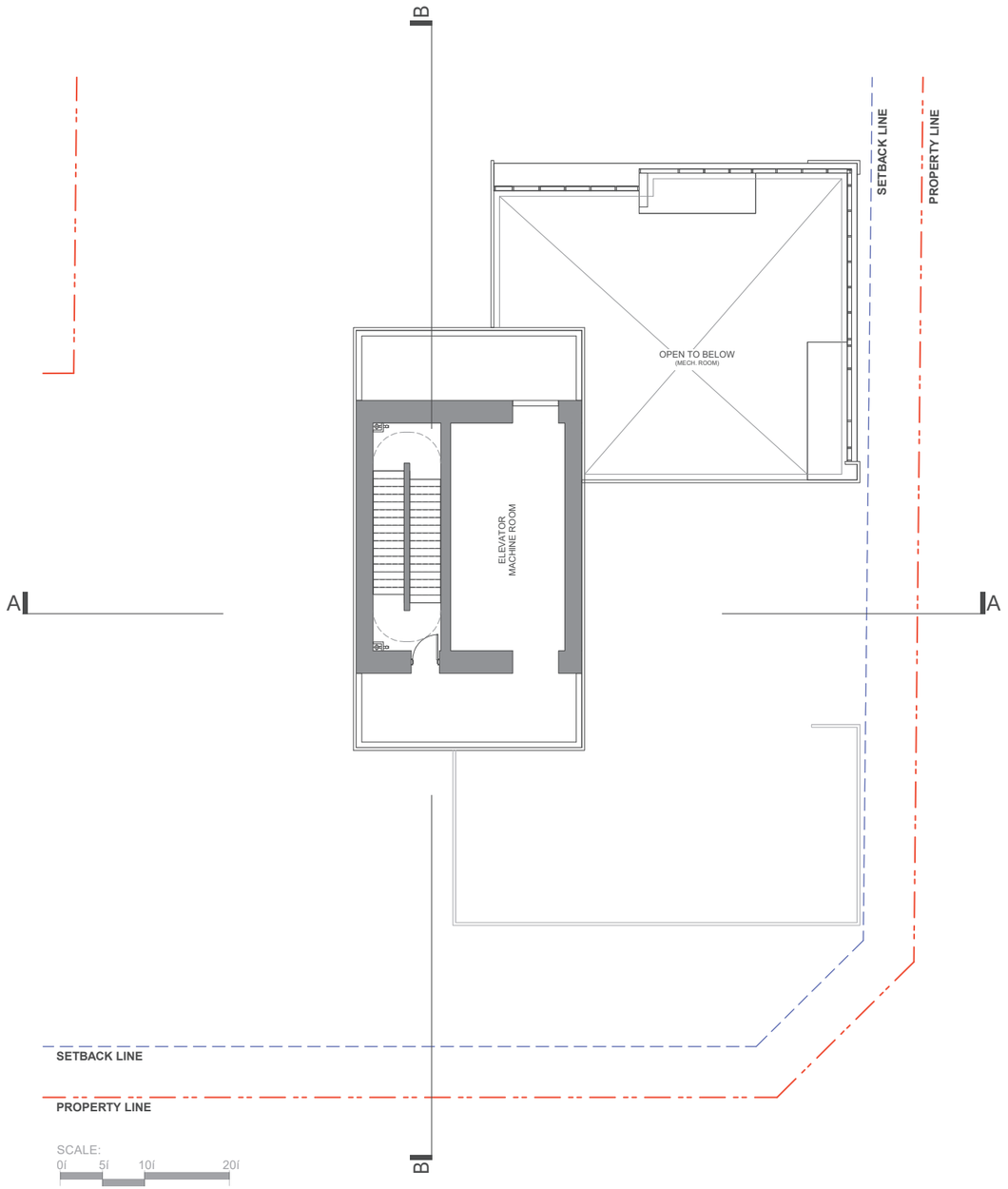
Nov 19, 2024





605 SE
MARINE DR.

FLOOR PLANS LEVEL 36 EAST TOWER



N

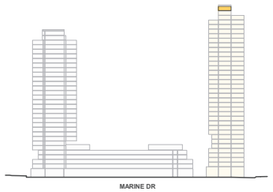
MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

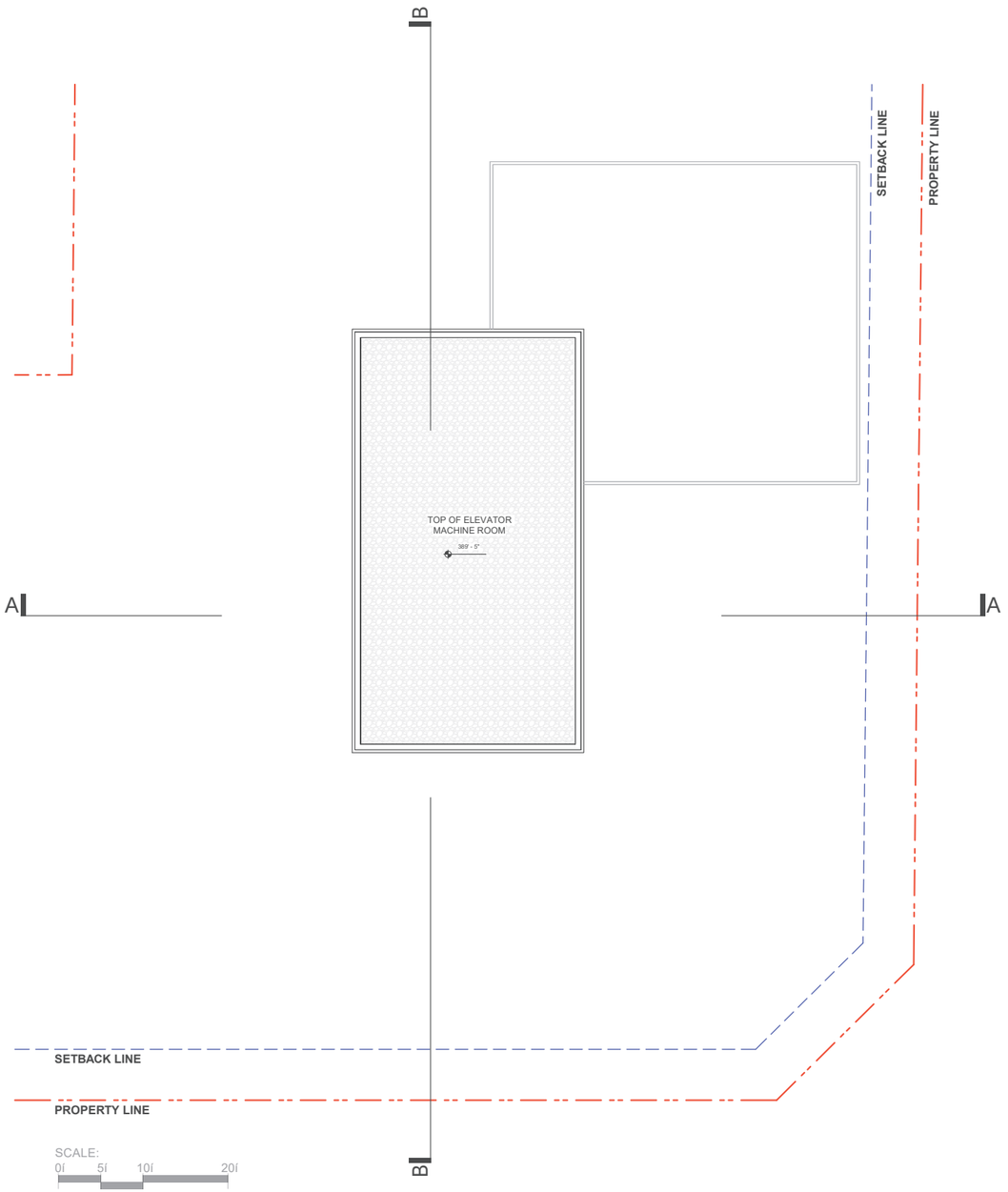




605 SE
MARINE DR.

92

FLOOR PLANS LEVEL 37 EAST TOWER



N

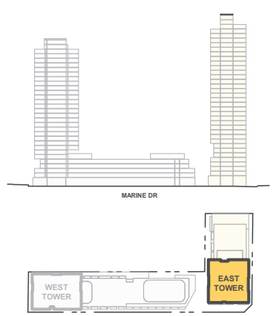
MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

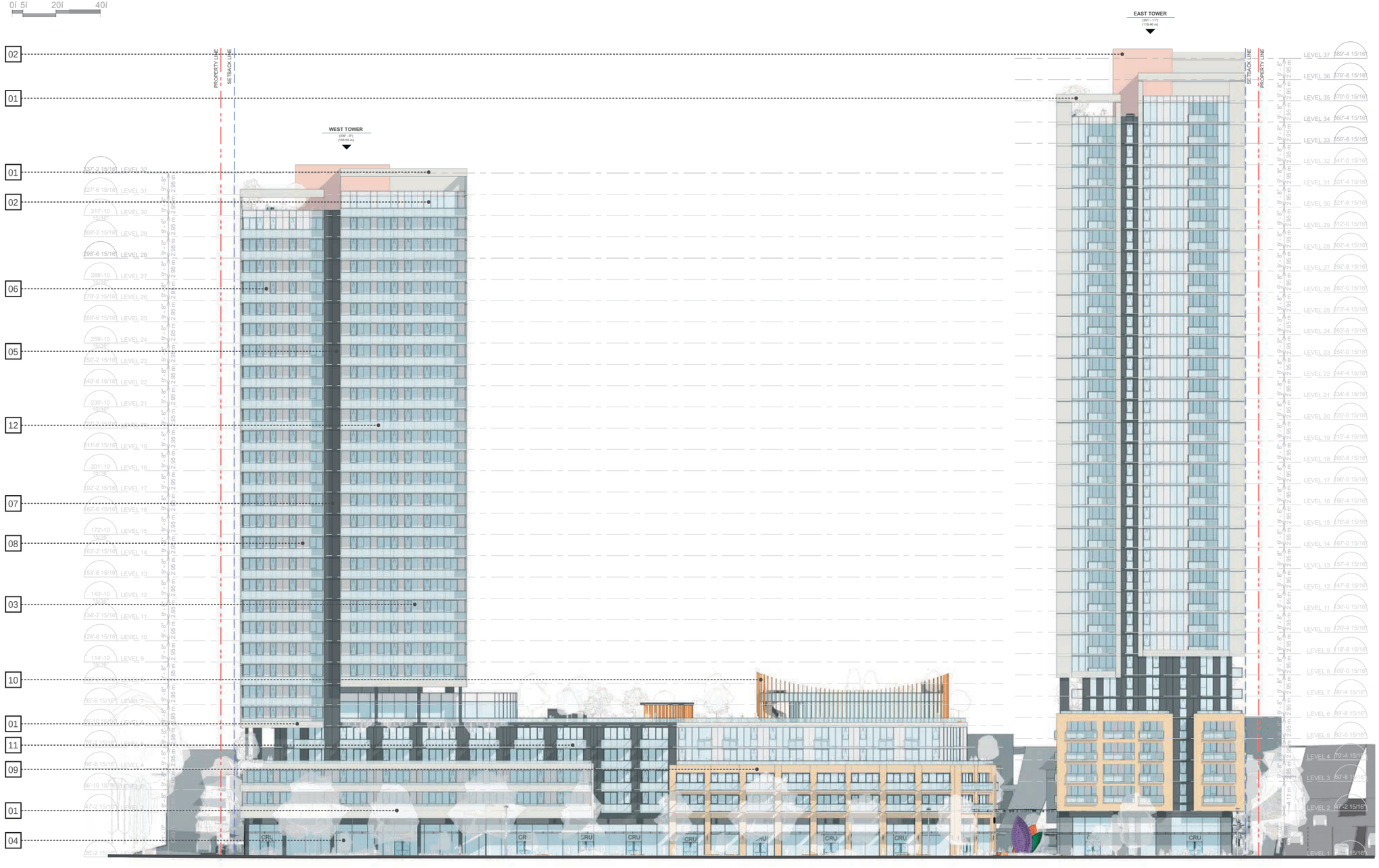
Nov 19, 2024



605 SE
MARINE DR.

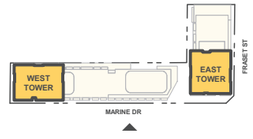
SOUTH ELEVATION

SCALE:
0' 5' 20' 40'



LEGEND:

01	COMPOSITE METAL PANEL COLOUR: BONE WHITE	03	VISION CLEAR IGU WINDOW WALL	05	SPANDREL GLAZING PANEL COLOUR: CHARCOAL	07	WINDOW WALL ALUMINUM MULLIONS COLOUR: CHARCOAL	09	BRICK VENEER STACK BOND COLOUR: BEIGE	11	GLASS GUARDRAIL PANEL COLOUR: CHARCOAL
02	COMPOSITE METAL PANEL COLOUR: COPPER	04	VISION CLEAR IGU CURTAIN WALL	06	SPANDREL GLAZING PANEL COLOUR: CLEAR	08	WINDOW WALL ALUMINUM MULLIONS COLOUR: CLEAR	10	ALUMINUM LOUVER COLOUR: WOOD	12	GLASS GUARDRAIL PANEL COLOUR: CLEAR



MCM

Musson
Cattell
Mackey
Partnership

Peterson

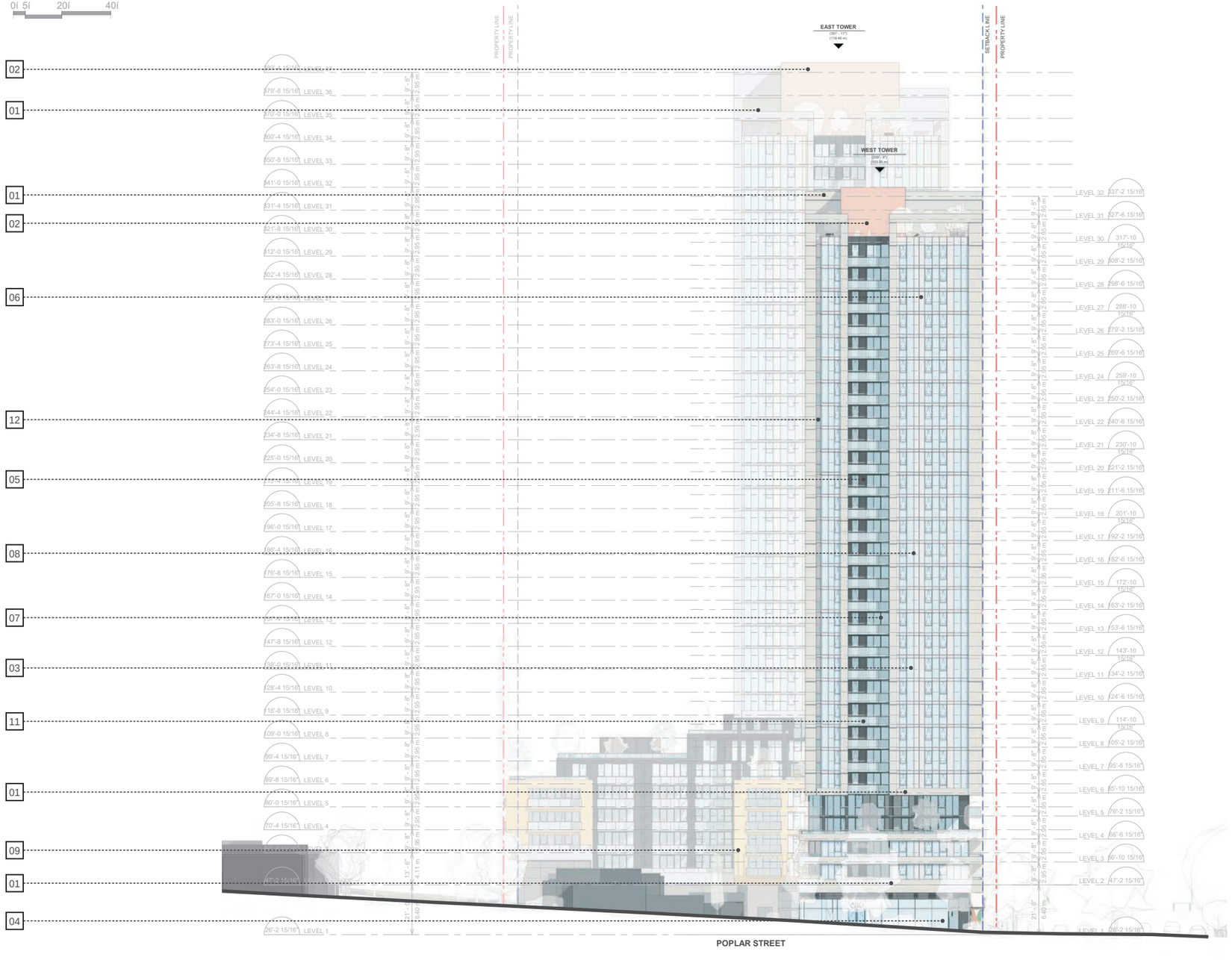
Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

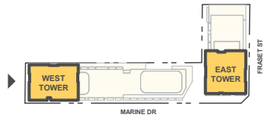
WEST ELEVATION

SCALE:
0' 5' 20' 40'



LEGEND:

01	COMPOSITE METAL PANEL COLOUR: BONE WHITE	03	VISION CLEAR IGU WINDOW WALL	05	SPANDREL GLAZING PANEL COLOUR: CHARCOAL	07	WINDOW WALL ALUMINUM MULLIONS COLOUR: CHARCOAL	09	BRICK VENEER STACK BOND COLOUR: BEIGE	11	GLASS GUARDRAIL PANEL COLOUR: CHARCOAL
02	COMPOSITE METAL PANEL COLOUR: COPPER	04	VISION CLEAR IGU CURTAIN WALL	06	SPANDREL GLAZING PANEL COLOUR: CLEAR	08	WINDOW WALL ALUMINUM MULLIONS COLOUR: CLEAR	10	ALUMINUM LOUVER COLOUR: WOOD	12	GLASS GUARDRAIL PANEL COLOUR: CLEAR



MCM

Musson Cattell Mackey Partnership

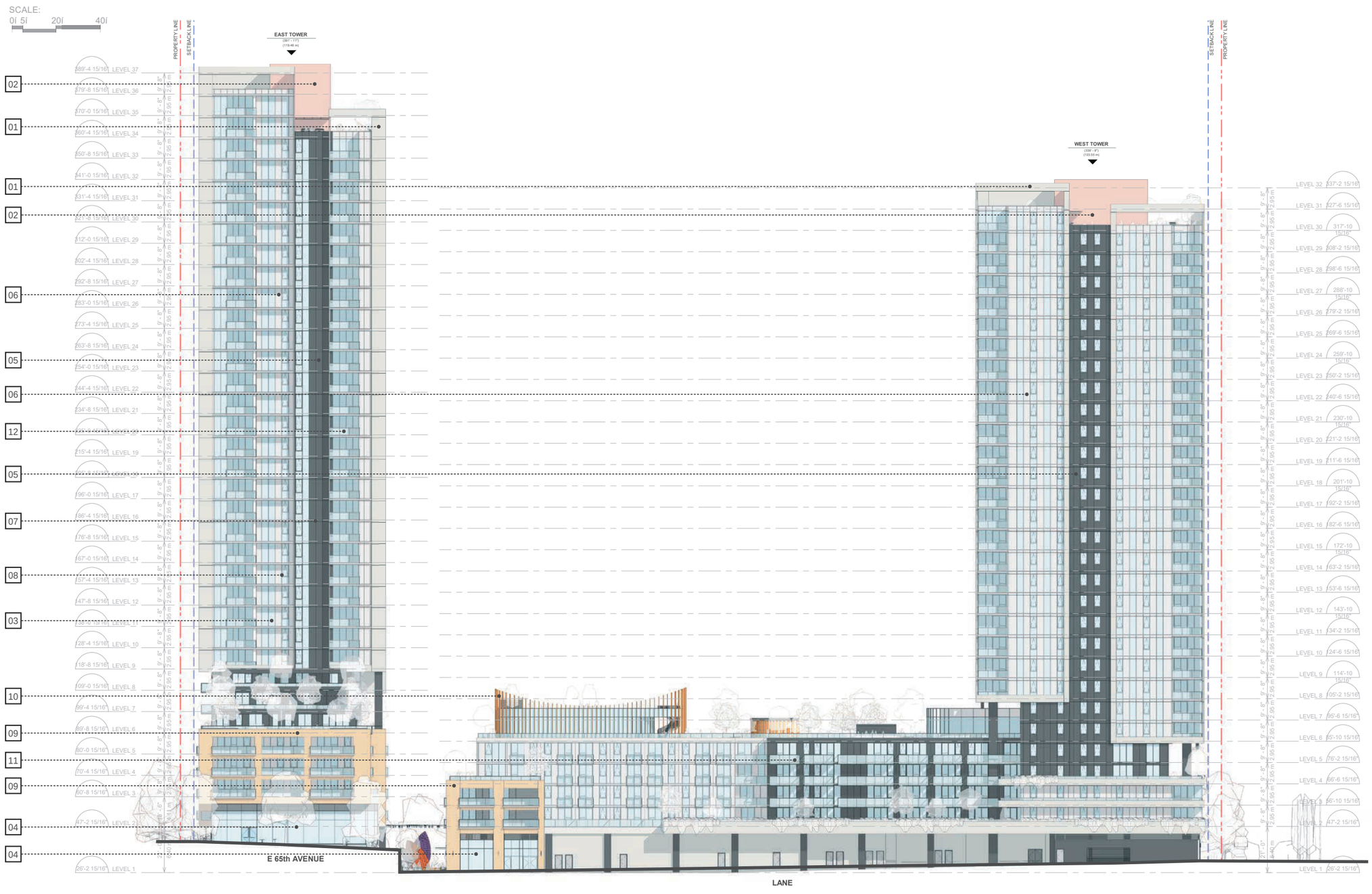
Peterson

Rezoning Submission

Nov 19, 2024

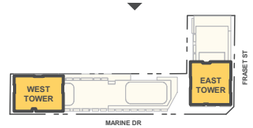
605 SE MARINE DR.

NORTH ELEVATION



LEGEND:

01	COMPOSITE METAL PANEL COLOUR: BONE WHITE	03	VISION CLEAR IGU WINDOW WALL	05	SPANDREL GLAZING PANEL COLOUR: CHARCOAL	07	WINDOW WALL ALUMINUM MULLIONS COLOUR: CHARCOAL	09	BRICK VENEER STACK BOND COLOUR: BEIGE	11	GLASS GUARDRAIL PANEL COLOUR: CHARCOAL
02	COMPOSITE METAL PANEL COLOUR: COPPER	04	VISION CLEAR IGU CURTAIN WALL	06	SPANDREL GLAZING PANEL COLOUR: CLEAR	08	WINDOW WALL ALUMINUM MULLIONS COLOUR: CLEAR	10	ALUMINUM LOUVER COLOUR: WOOD	12	GLASS GUARDRAIL PANEL COLOUR: CLEAR



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

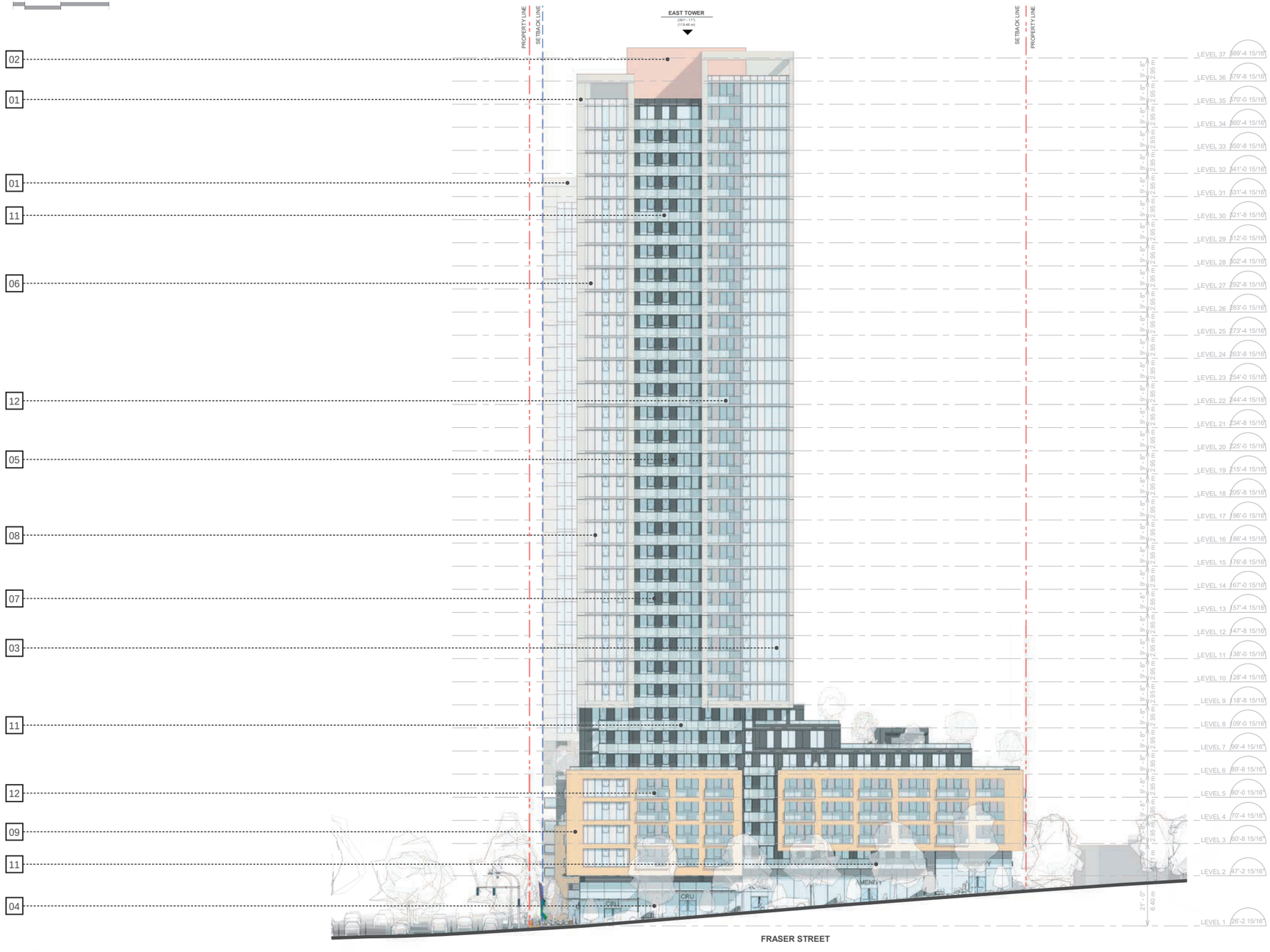
Nov 19, 2024

605 SE MARINE DR.

96

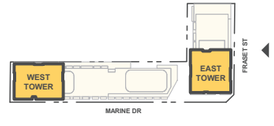
EAST ELEVATION

SCALE:
0' 5' 20' 40'



LEGEND:

01	COMPOSITE METAL PANEL COLOUR: BONE WHITE	03	VISION CLEAR IGU WINDOW WALL	05	SPANDREL GLAZING PANEL COLOUR: CHARCOAL	07	WINDOW WALL ALUMINUM MULLIONS COLOUR: CHARCOAL	09	BRICK VENEER STACK BOND COLOUR: BEIGE	11	GLASS GUARDRAIL PANEL COLOUR: CHARCOAL
02	COMPOSITE METAL PANEL COLOUR: COPPER	04	VISION CLEAR IGU CURTAIN WALL	06	SPANDREL GLAZING PANEL COLOUR: CLEAR	08	WINDOW WALL ALUMINUM MULLIONS COLOUR: CLEAR	10	ALUMINUM LOUVER COLOUR: WOOD	12	GLASS GUARDRAIL PANEL COLOUR: CLEAR



MCM

Musson Cattell Mackey Partnership

Peterson

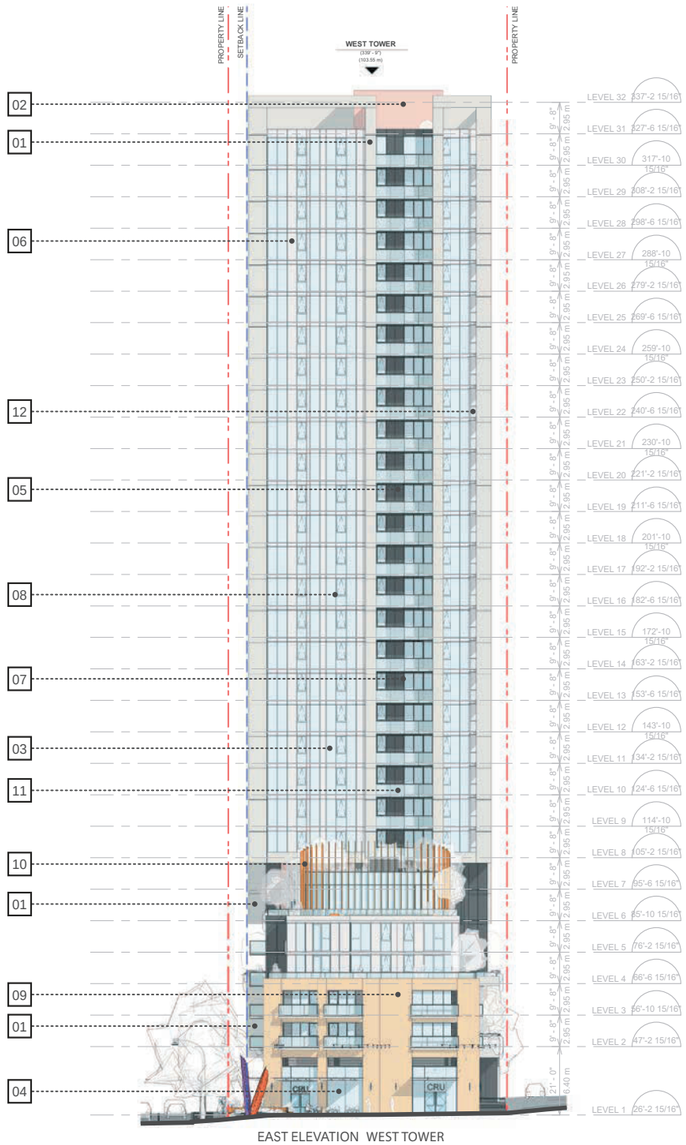
Rezoning Submission

Nov 19, 2024

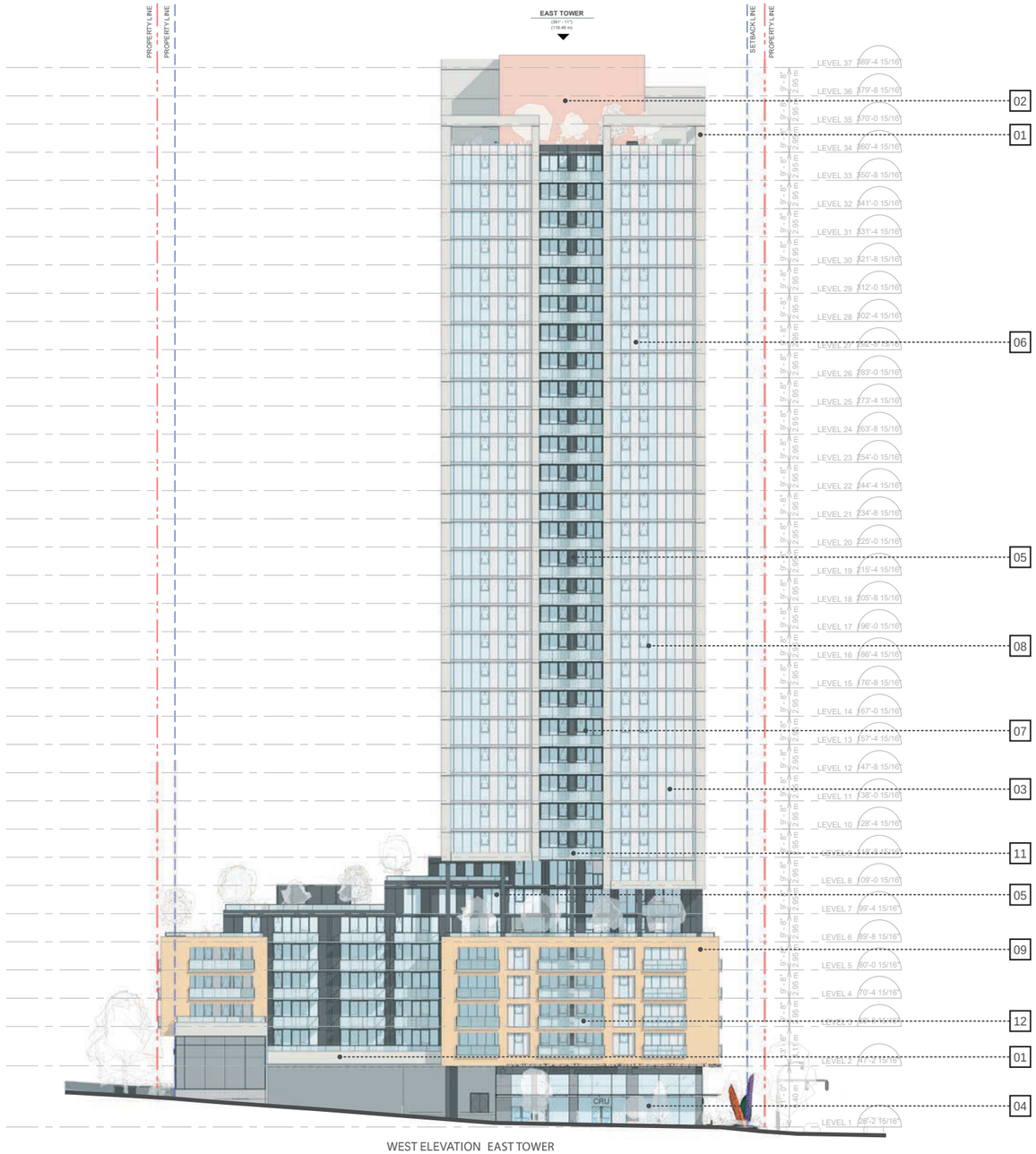
605 SE MARINE DR.

INTERNAL ELEVATION

SCALE:
0' 5' 20' 40'



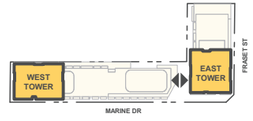
EAST ELEVATION WEST TOWER



WEST ELEVATION EAST TOWER

LEGEND:

- 01 COMPOSITE METAL PANEL — COLOUR: BONE WHITE
- 02 COMPOSITE METAL PANEL — COLOUR: COPPER
- 03 VISION CLEAR IGU WINDOW WALL
- 04 VISION CLEAR IGU CURTAIN WALL
- 05 SPANDREL GLAZING PANEL — COLOUR: CHARCOAL
- 06 SPANDREL GLAZING PANEL — COLOUR: CLEAR
- 07 WINDOW WALL ALUMINUM MULLIONS — COLOUR: CHARCOAL
- 08 WINDOW WALL ALUMINUM MULLIONS — COLOUR: CLEAR
- 09 BRICK VENEER STACK BOND — COLOUR: BEIGE
- 10 ALUMINUM LOUVER — COLOUR: WOOD
- 11 GLASS GUARDRAIL PANEL — COLOUR: CHARCOAL
- 12 GLASS GUARDRAIL PANEL — COLOUR: CLEAR



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

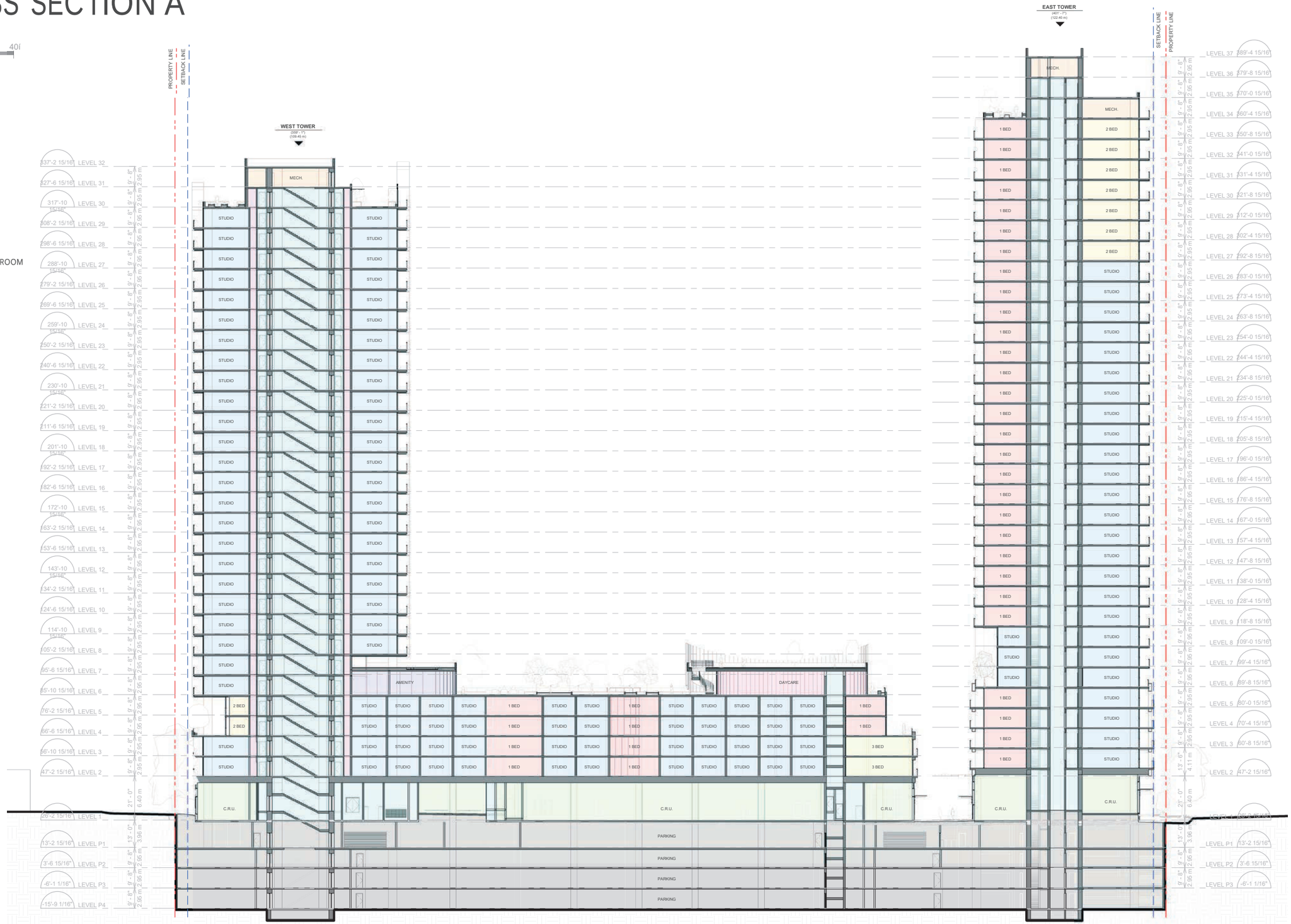
605 SE MARINE DR.

CROSS SECTION A

SCALE:
0' 5' 20' 40'

LEGEND

- CIRCULATION
- C.R.U.
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- DAYCARE
- MECH. / ELEC. ROOM
- SHAFT



MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

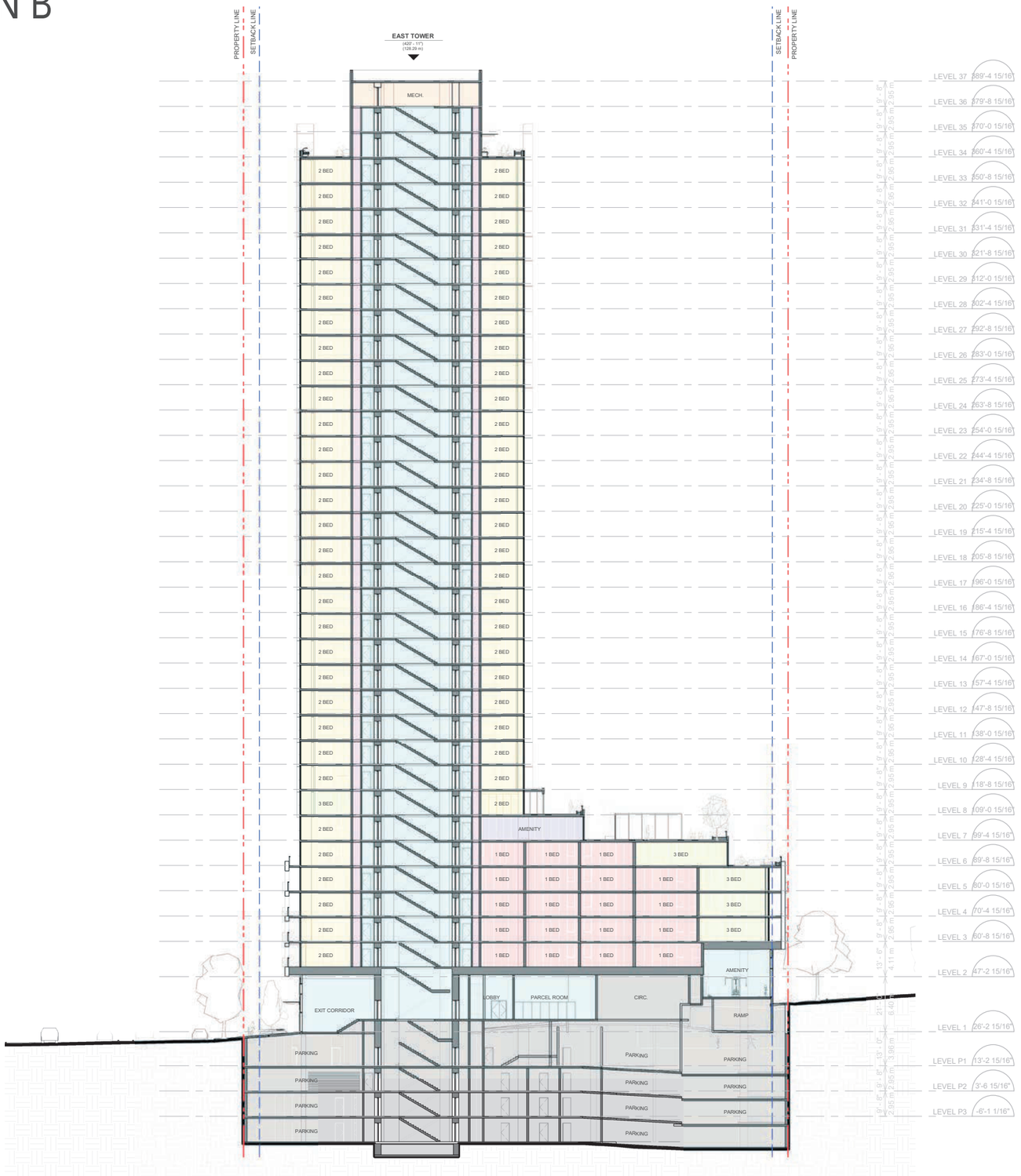
605 SE MARINE DR.

CROSS SECTION B

SCALE:
0' 5' 20' 40'

LEGEND

- CIRCULATION
- C.R.U.
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- DAYCARE
- MECH. / ELEC. ROOM
- SHAFT



MCM

Musson Cattell Mackey Partnership

Peterson

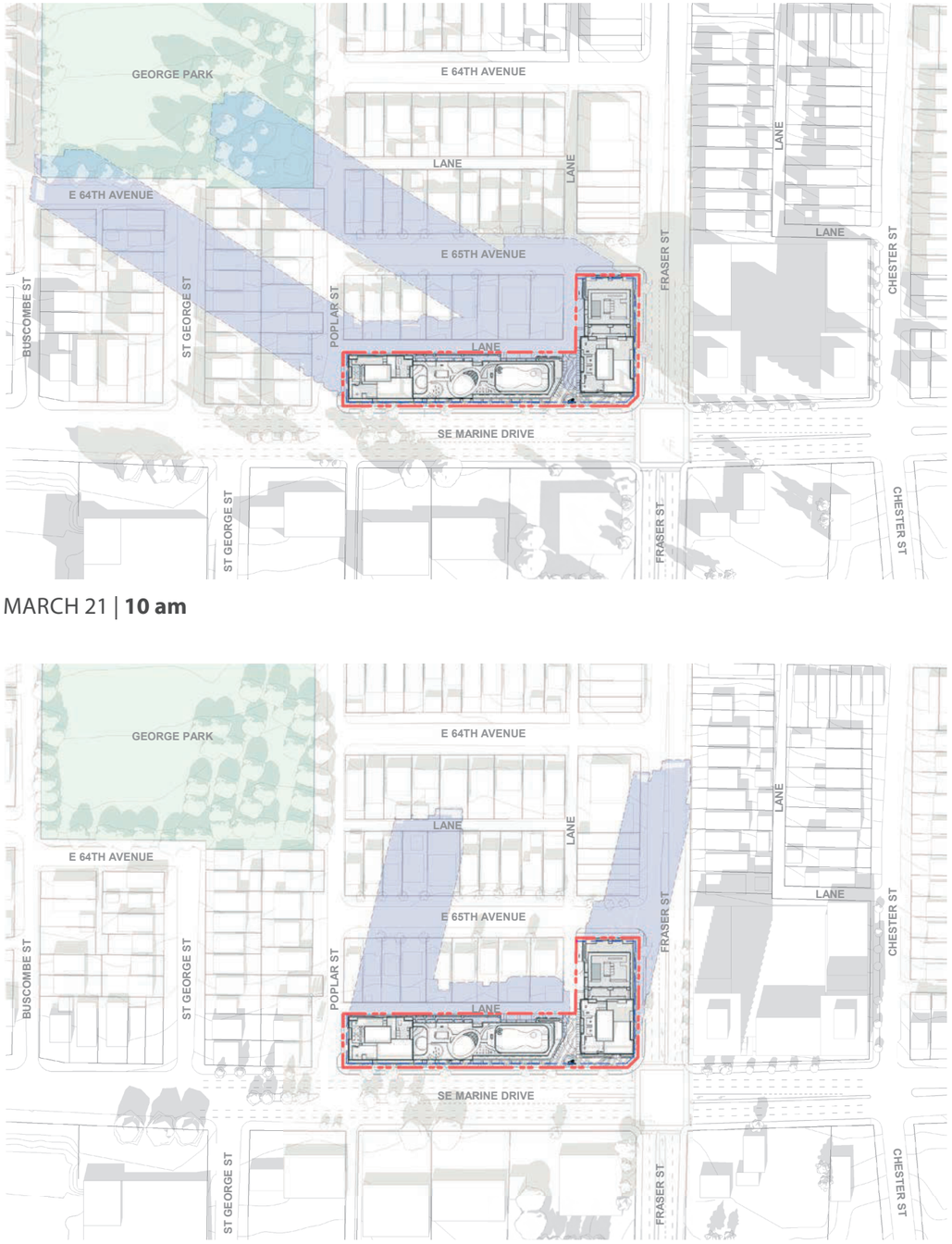
Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

100

SHADOW STUDIES MARCH 21 UTC 7



MARCH 21 | **10 am**



MARCH 21 | **12 pm**

MARCH 21 | **2 pm**

MARCH 21 | **4 pm**

N

MCM

Musson
Cattell
Mackey
Partnership

Peterson

Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

SHADOW STUDIES JUNE 21 UTC 7



JUNE 21 | **10 am**



JUNE 21 | **12 pm**

JUNE 21 | **2 pm**

JUNE 21 | **4 pm**

N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

SHADOW STUDIES SEPTEMBER 22 UTC 7



SEPTEMBER 22 | **10 am**



SEPTEMBER 22 | **12 pm**

SEPTEMBER 22 | **2 pm**

SEPTEMBER 22 | **4 pm**

N

MCM

Musson
Cattell
Mackey
Partnership

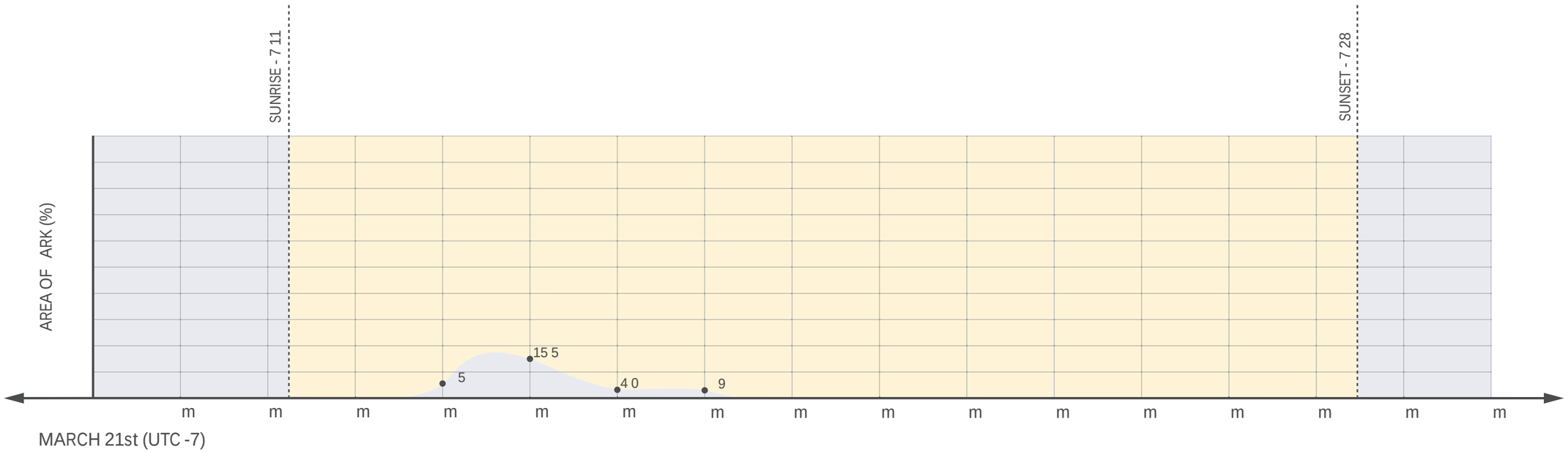
Peterson

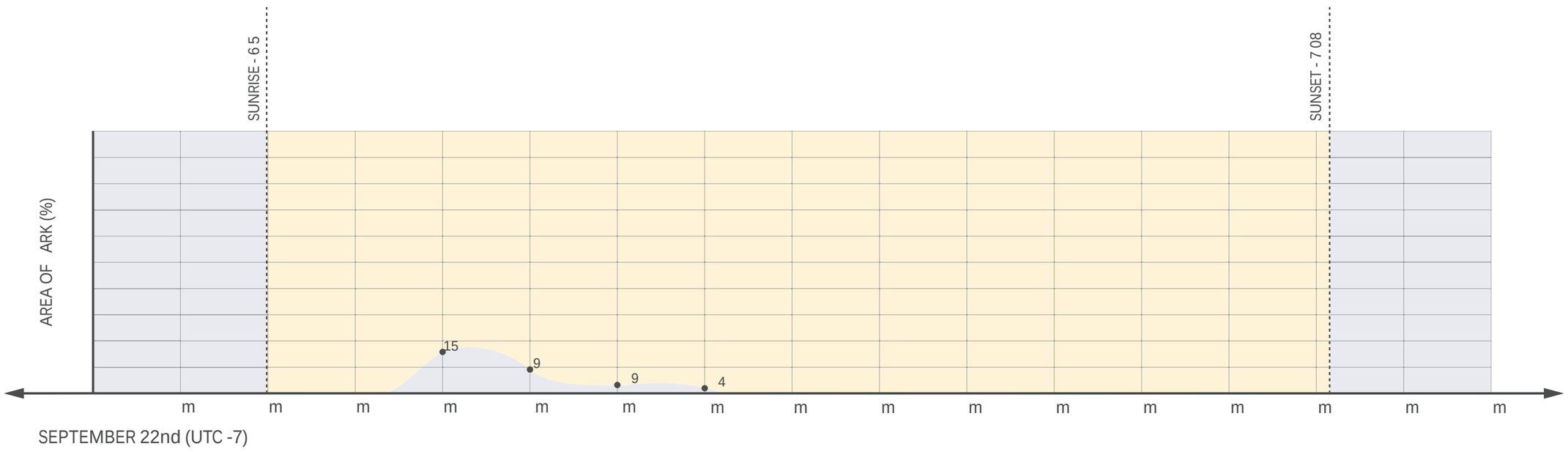
Rezoning
Submission

Nov 19, 2024

605 SE
MARINE DR.

SHADOW STUDIES GEORGE PARK SHADOW





SUNLIGHT ON GEORGE PARK

SHADOWS ON GEORGE PARK

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

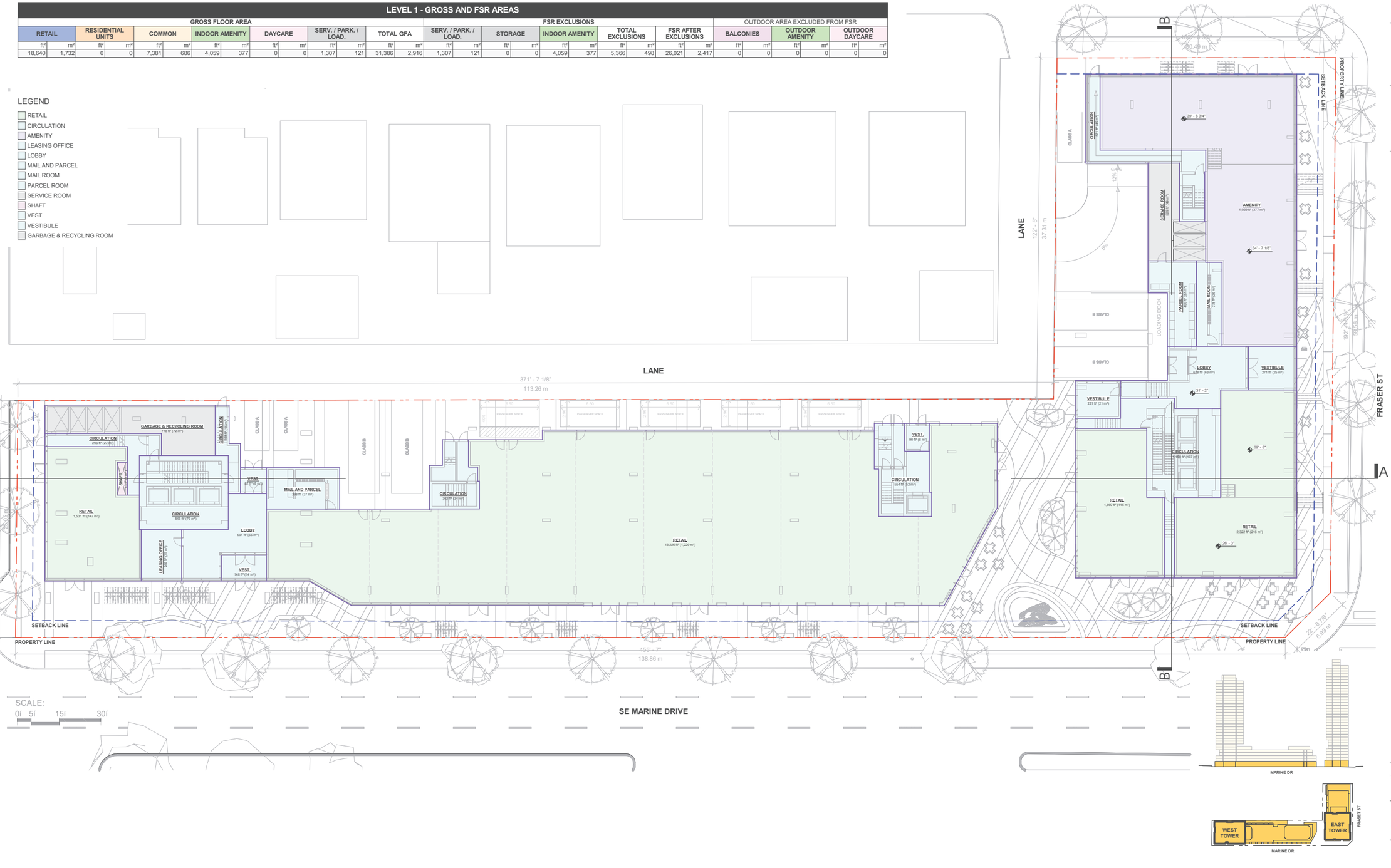
FSR OVERLAY LEVEL 1

LEVEL 1 - GROSS AND FSR AREAS

GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
18,640	1,732	0	0	7,381	686	4,059	377	0	0	1,307	121	31,386	2,916	1,307	121	0	0	4,059	377	5,366	498	26,021	2,417	0	0	0	0	0	0

LEGEND

- RETAIL
- CIRCULATION
- AMENITY
- LEASING OFFICE
- LOBBY
- MAIL AND PARCEL
- MAIL ROOM
- PARCEL ROOM
- SERVICE ROOM
- SHAFT
- VEST.
- VESTIBULE
- GARBAGE & RECYCLING ROOM



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

105

FSR OVERLAY LEVEL 2

LEVEL 2 - GROSS AND FSR AREAS

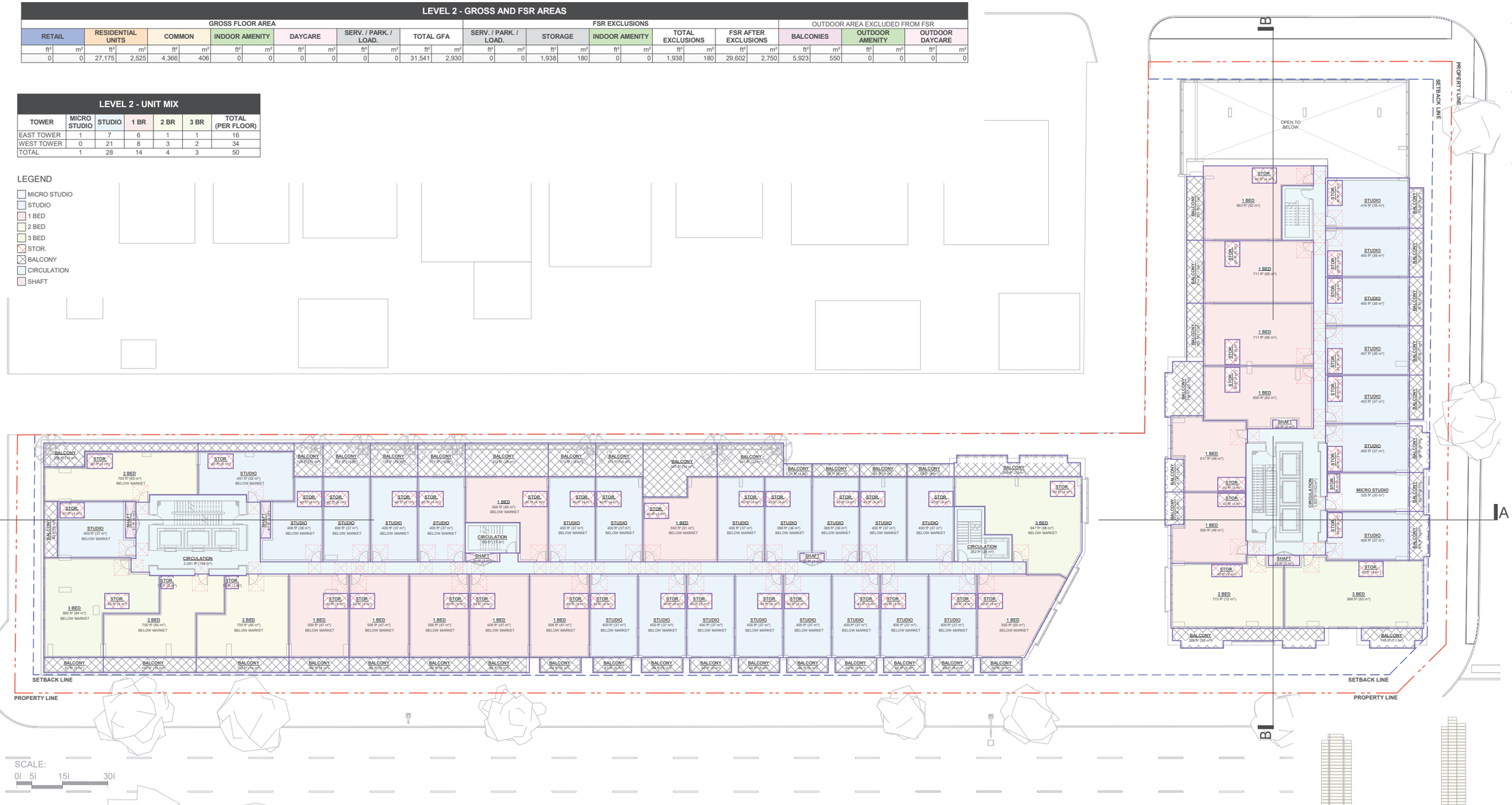
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	27,175	2,525	4,366	406	0	0	0	0	0	0	31,541	2,930	0	0	1,938	180	0	0	1,938	180	29,602	2,750	5,923	550	0	0	0	0

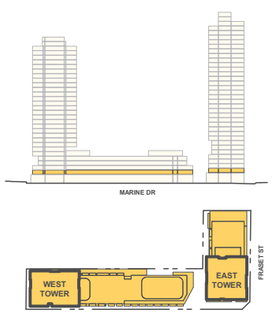
LEVEL 2 - UNIT MIX

TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	7	6	1	1	16
WEST TOWER	0	21	8	3	2	34
TOTAL	1	28	14	4	3	50

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT





N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

106

FSR OVERLAY LEVEL 3

LEVEL 3 - GROSS AND FSR AREAS

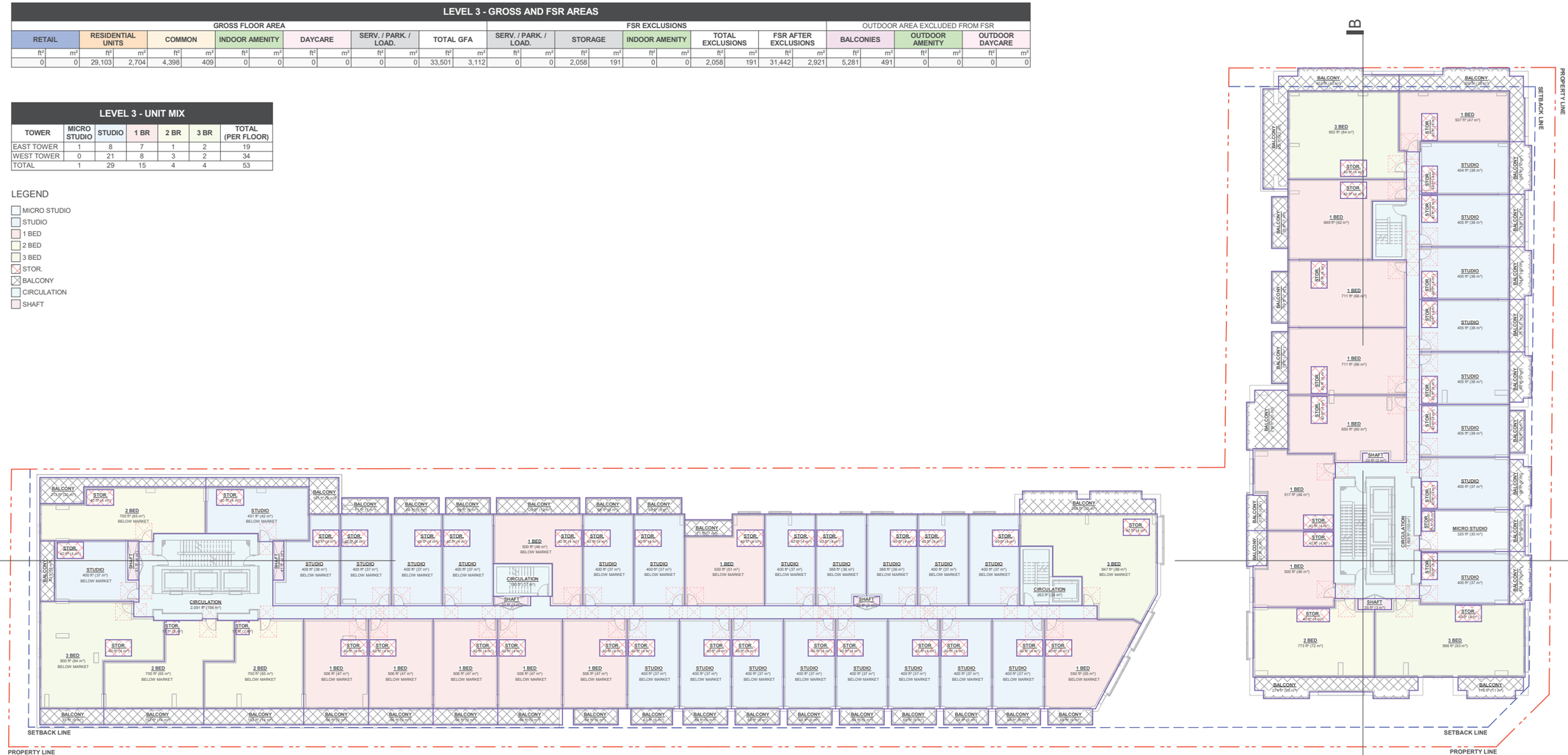
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	29,103	2,704	4,398	409	0	0	0	0	0	0	33,501	3,112	0	0	2,058	191	0	0	2,058	191	31,442	2,921	5,281	491	0	0	0	0

LEVEL 3 - UNIT MIX

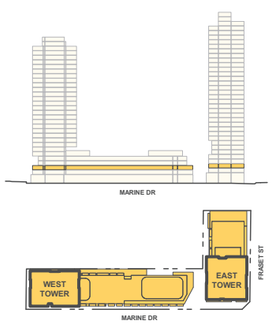
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	8	7	1	2	19
WEST TOWER	0	21	8	3	2	34
TOTAL	1	29	15	4	4	53

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT



SCALE:
0í 5í 15í 30í



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

107

FSR OVERLAY LEVEL 4

LEVEL 4 - GROSS AND FSR AREAS

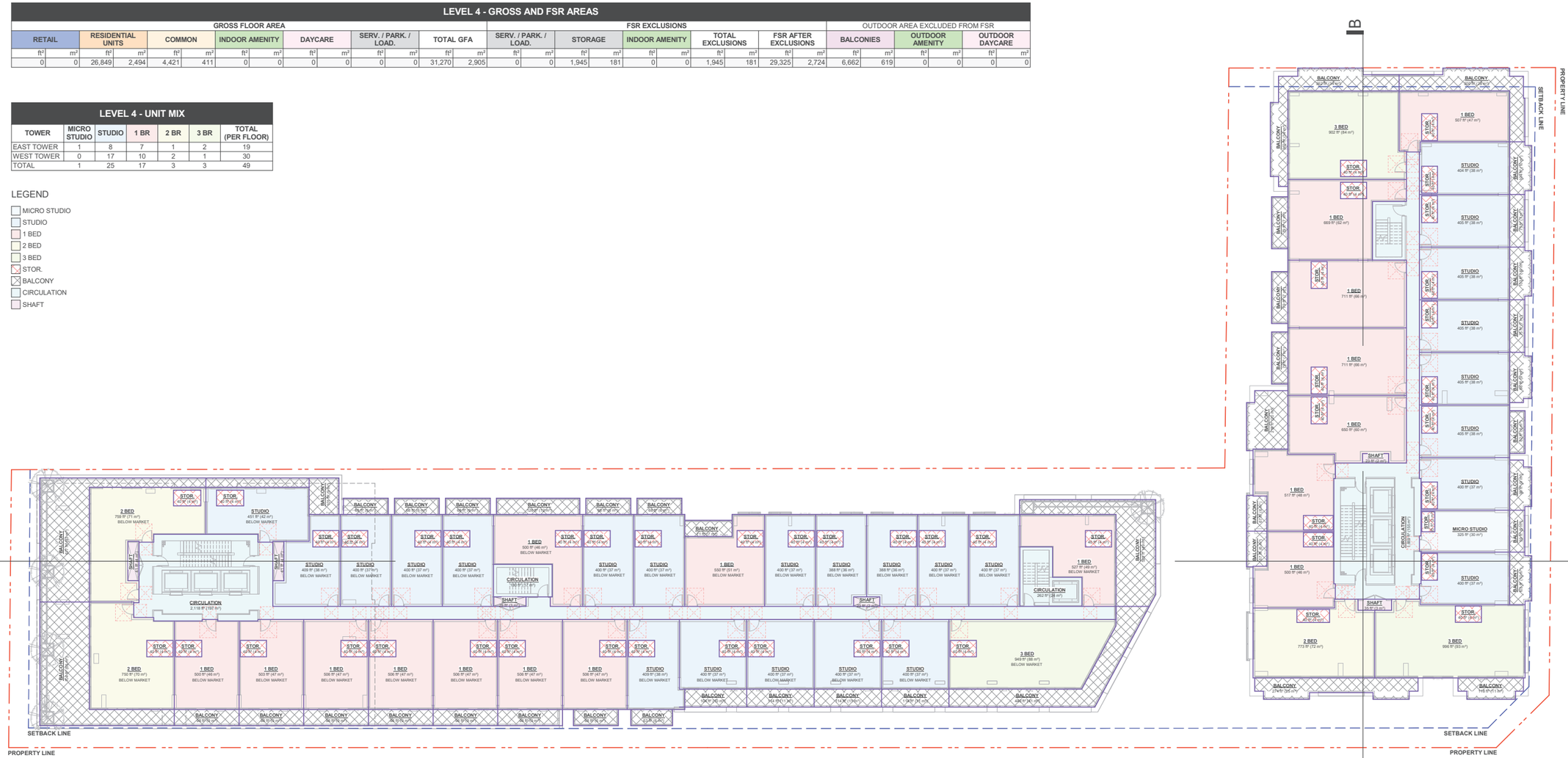
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	26,849	2,494	4,421	411	0	0	0	0	0	0	31,270	2,905	0	0	1,945	181	0	0	1,945	181	29,325	2,724	6,662	619	0	0	0	0

LEVEL 4 - UNIT MIX

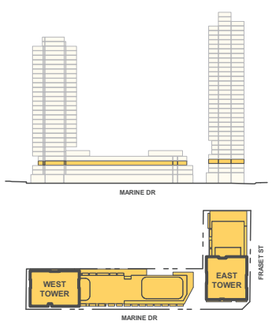
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	8	7	1	2	19
WEST TOWER	0	17	10	2	1	30
TOTAL	1	25	17	3	3	49

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT



SCALE:
0' 5' 15' 30'



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

108

FSR OVERLAY LEVEL 5

LEVEL 5 - GROSS AND FSR AREAS

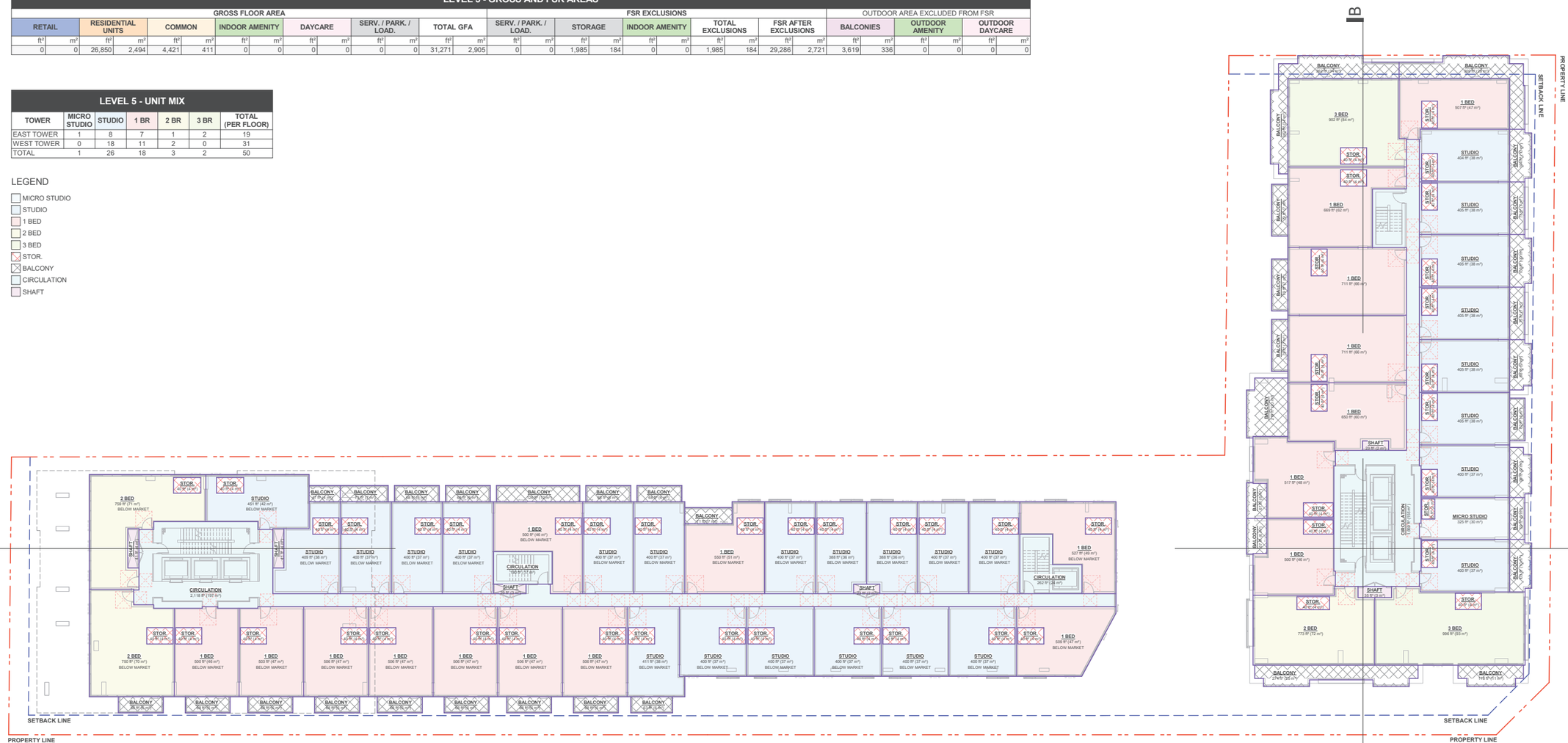
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	26,850	2,494	4,421	411	0	0	0	0	0	0	31,271	2,905	0	0	1,985	184	0	0	1,985	184	29,286	2,721	3,619	336	0	0	0	0

LEVEL 5 - UNIT MIX

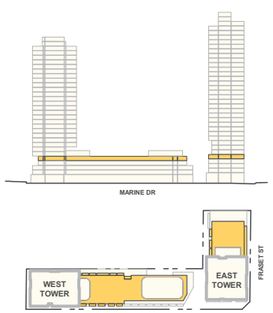
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	8	7	1	2	19
WEST TOWER	0	18	11	2	0	31
TOTAL	1	26	18	3	2	50

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT



SCALE:
0í 5í 15í 30í



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

109

FSR OVERLAY LEVEL 6

LEVEL 6 - GROSS AND FSR AREAS

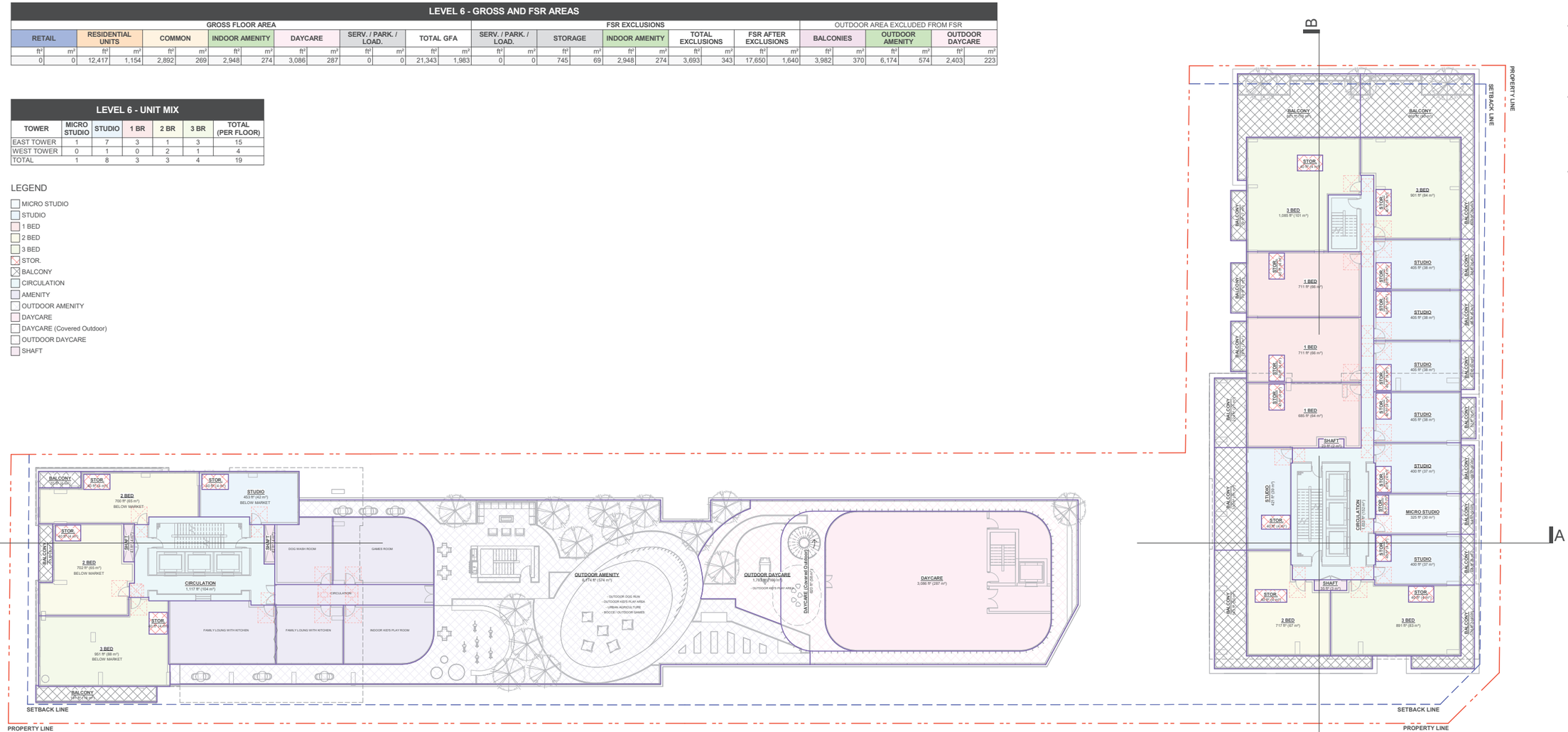
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	12,417	1,154	2,892	269	2,948	274	3,086	287	0	0	21,343	1,983	0	0	745	69	2,948	274	3,693	343	17,650	1,640	3,982	370	6,174	574	2,403	223

LEVEL 6 - UNIT MIX

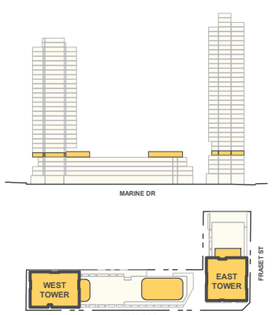
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	7	3	1	3	15
WEST TOWER	0	1	0	2	1	4
TOTAL	1	8	3	3	4	19

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- AMENITY
- OUTDOOR AMENITY
- DAYCARE
- DAYCARE (Covered Outdoor)
- OUTDOOR DAYCARE
- SHAFT



SCALE:
0ί 5ί 15ί 30ί



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

110

FSR OVERLAY LEVEL 7

LEVEL 7 - GROSS AND FSR AREAS

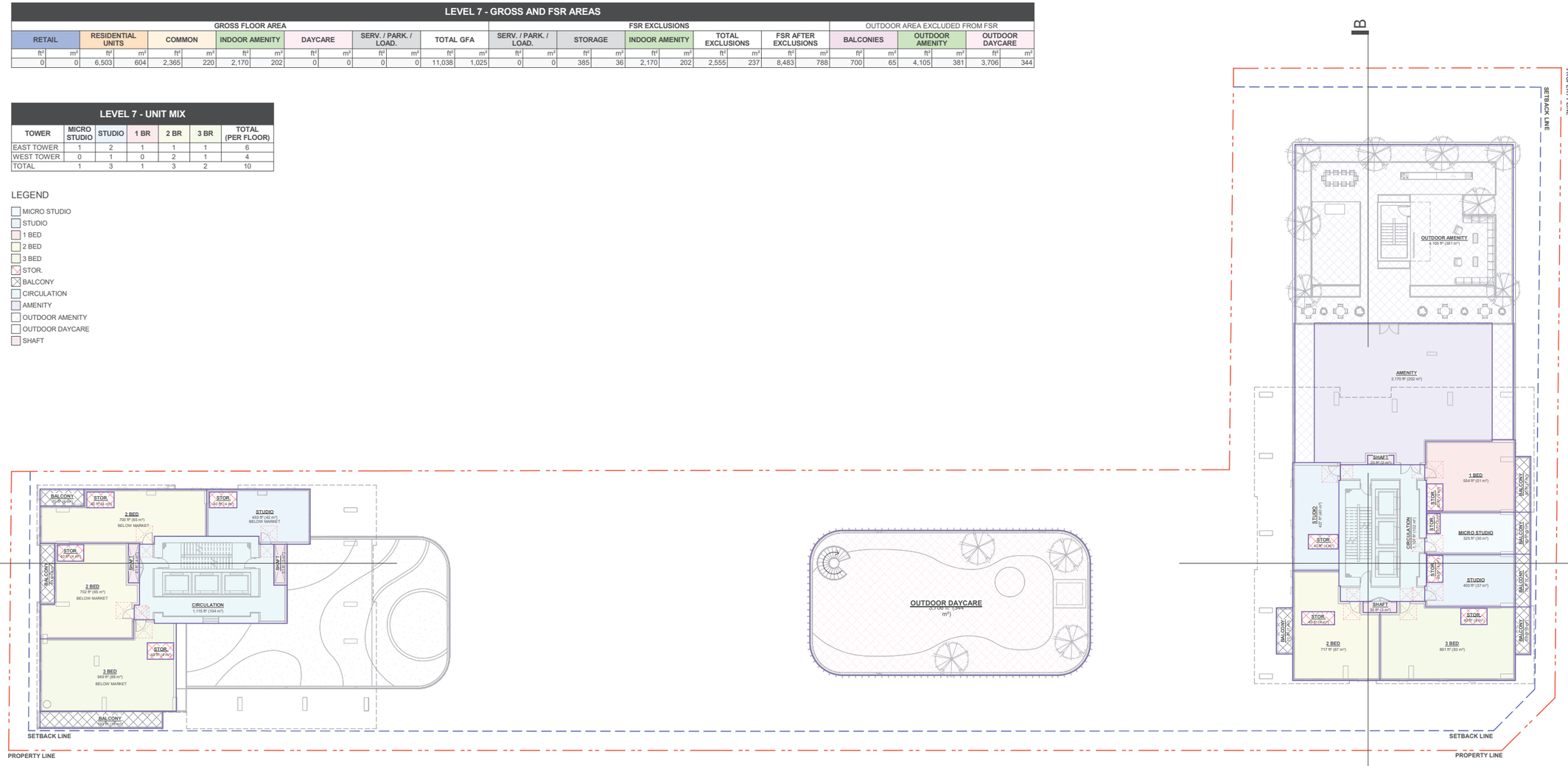
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	6,503	604	2,365	220	2,170	202	0	0	0	0	11,038	1,025	0	0	385	36	2,170	202	2,555	237	8,483	788	700	65	4,105	381	3,706	344

LEVEL 7 - UNIT MIX

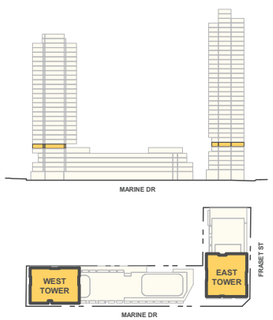
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	2	1	1	1	6
WEST TOWER	0	1	0	2	1	4
TOTAL	1	3	1	3	2	10

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- AMENITY
- OUTDOOR AMENITY
- OUTDOOR DAYCARE
- SHAFT



SCALE:
0' 5' 15' 30'



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

111

FSR OVERLAY LEVEL 8

LEVEL 8 - GROSS AND FSR AREAS

GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	10,390	965	2,316	215	0	0	0	0	0	0	12,707	1,181	0	0	585	54	0	0	585	54	12,122	1,126	2,202	205	0	0	0	0

LEVEL 8 - UNIT MIX

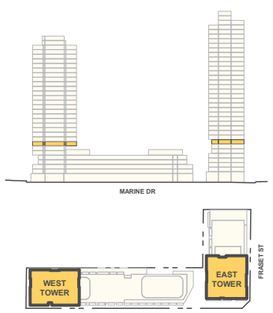
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	2	0	1	3	7
WEST TOWER	0	1	2	4	1	8
TOTAL	1	3	2	5	4	15

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT



SCALE:
0 5 15 30



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

112

FSR OVERLAY LEVEL 9

LEVEL 9 - GROSS AND FSR AREAS

GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239	0	0	665	62	0	0	665	62	12,666	1,177	1,381	128	0	0	0	0

LEVEL 9 - UNIT MIX

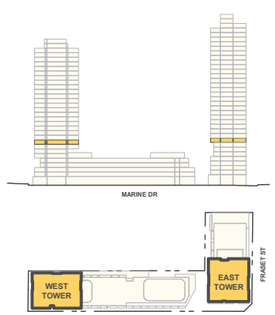
TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	2	2	3	1	9
WEST TOWER	0	1	2	4	1	8
TOTAL	1	3	4	7	2	17

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT



SCALE:
0' 5' 15' 30'



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

113

FSR OVERLAY LEVEL 10 TYPICAL

LEVEL 10 - GROSS AND FSR AREAS

GROSS FLOOR AREA

RETAIL ft²	RETAIL m²	RESIDENTIAL UNITS ft²	RESIDENTIAL UNITS m²	COMMON ft²	COMMON m²	INDOOR AMENITY ft²	INDOOR AMENITY m²	DAYCARE ft²	DAYCARE m²	SERV. / PARK. / LOAD. ft²	SERV. / PARK. / LOAD. m²	TOTAL GFA ft²	TOTAL GFA m²
0	0	11,025	1,024	2,306	214	0	0	0	0	0	0	13,331	1,239

FSR EXCLUSIONS

SERV. / PARK. / LOAD. ft²	SERV. / PARK. / LOAD. m²	STORAGE ft²	STORAGE m²	INDOOR AMENITY ft²	INDOOR AMENITY m²	TOTAL EXCLUSIONS ft²	TOTAL EXCLUSIONS m²	FSR AFTER EXCLUSIONS ft²	FSR AFTER EXCLUSIONS m²
0	0	690	64	0	0	690	64	12,641	1,174

OUTDOOR AREA EXCLUDED FROM FSR

BALCONIES ft²	BALCONIES m²	OUTDOOR AMENITY ft²	OUTDOOR AMENITY m²	OUTDOOR DAYCARE ft²	OUTDOOR DAYCARE m²
1,400	130	0	0	0	0

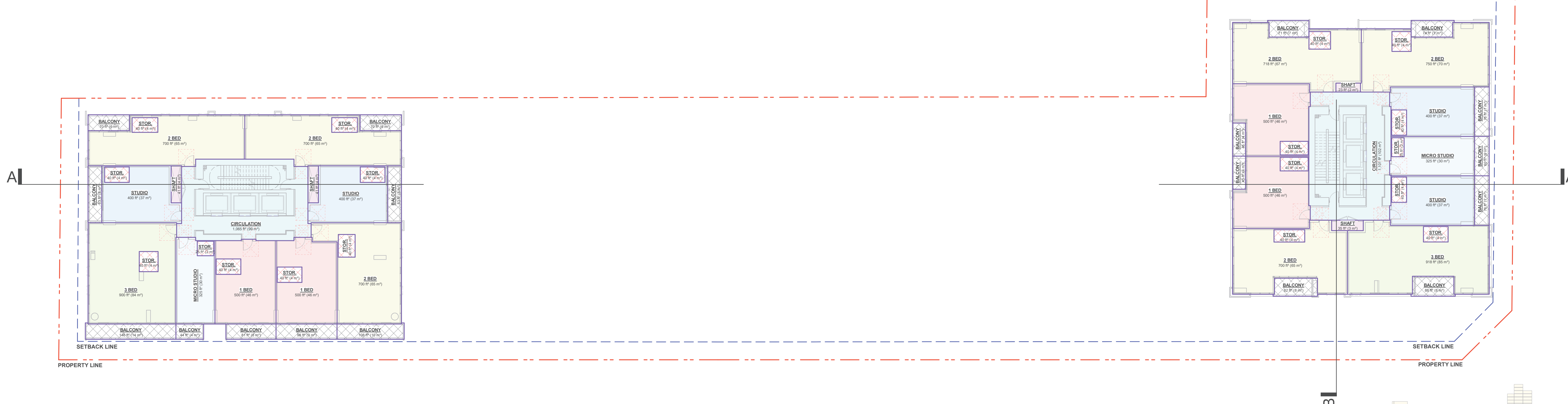
LEVEL 10 - UNIT MIX

TOWER	MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
EAST TOWER	1	2	2	3	1	9
WEST TOWER	1	2	2	3	1	9
TOTAL	2	4	4	6	2	18

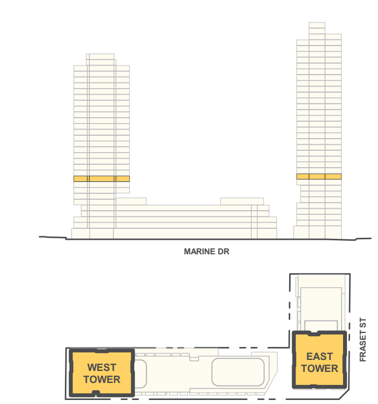
LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT

N



SCALE:
0í 5í 15í 30í



MCM
Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

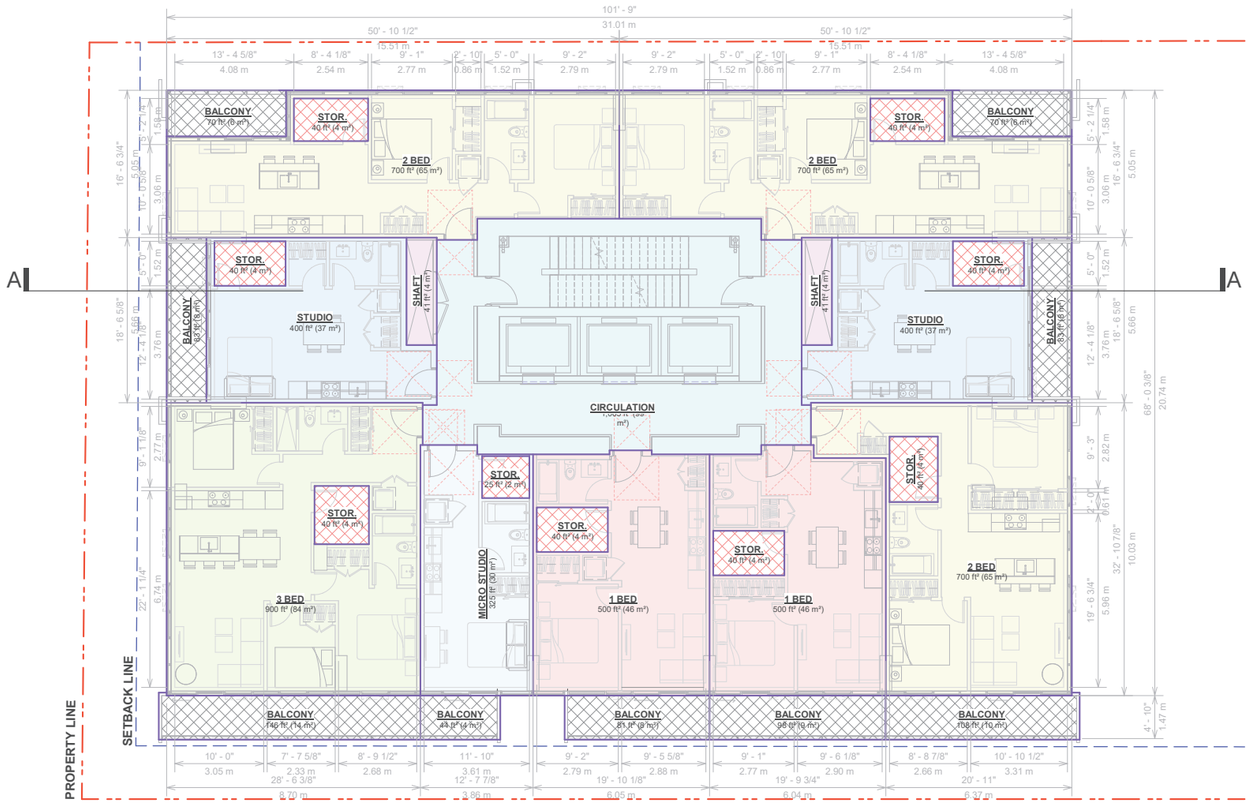
FSR OVERLAY LEVELS 8 29 WEST TOWER

LEVEL 10 TO 29 - GROSS AND FSR AREAS (WEST TOWER)																													
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	109,400	10,164	22,947	2,132	0	0	0	0	0	0	132,347	12,295	0	0	6,900	641	0	0	6,900	641	125,446	11,654	15,651	1,454	0	0	0	0

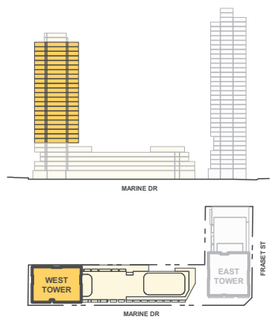
LEVELS 10 TO 29 - UNIT MIX (WEST TOWER)					
MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
20	40	40	60	20	180

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT



SCALE:
0i 5i 10i 20i



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

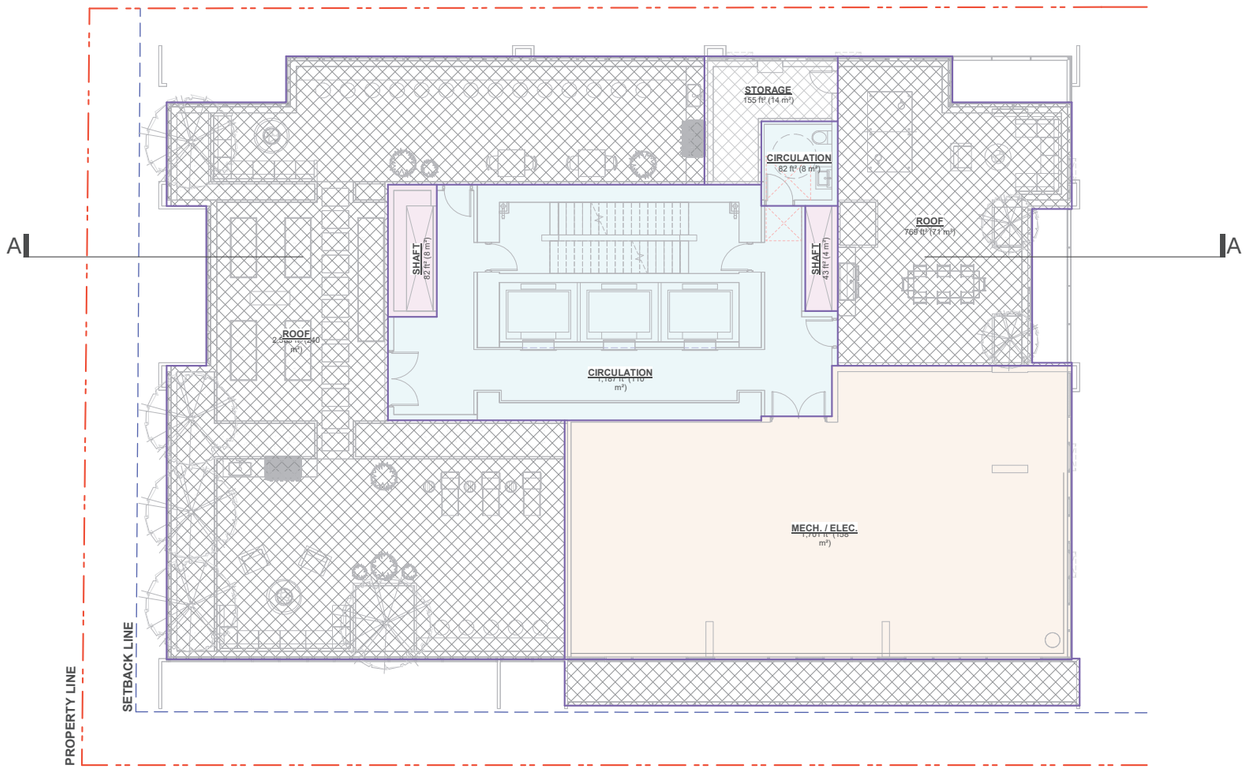
115

FSR OVERLAY LEVEL 30 WEST TOWER

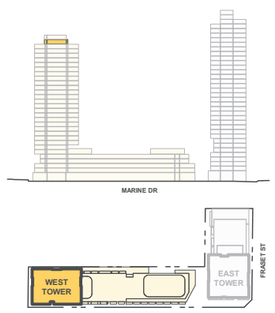
LEVEL 30 - GROSS AND FSR AREAS (WEST TOWER)																											
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	0	0	3,094	287	0	0	0	0	155	14	3,249	302	155	14	0	0	0	0	155	14	3,094	287	3,653	339	0	0	0	0

LEGEND

- BALCONY
- CIRCULATION
- MECH. / ELEC.
- SHAFT
- STORAGE
- ROOF



SCALE:
0' 5' 10' 20'



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

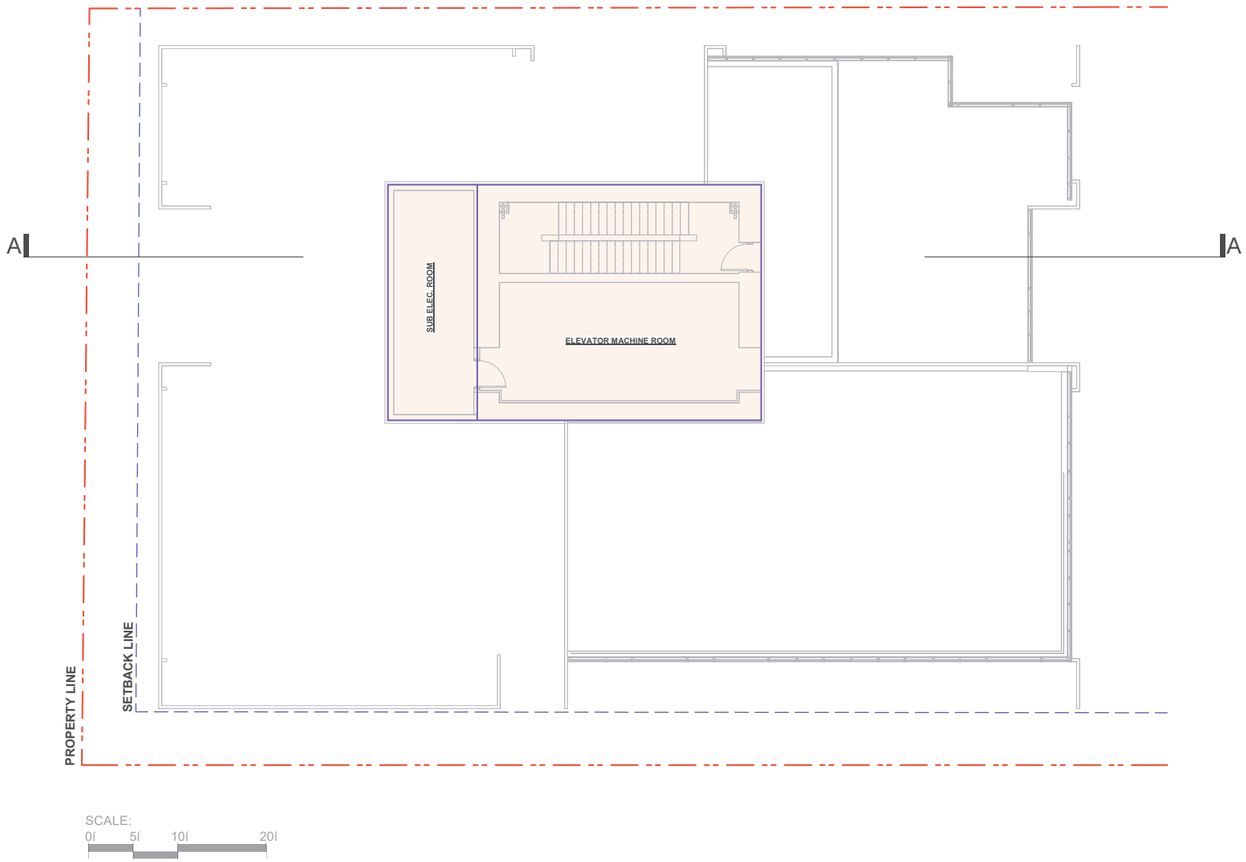
116

FSR OVERLAY LEVEL 31 WEST TOWER

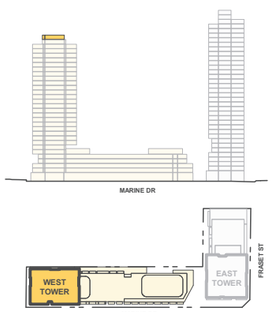
LEVEL 31 - GROSS AND FSR AREAS (WEST TOWER)																											
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	0	0	1,112	103	0	0	0	0	0	0	1,112	103	0	0	0	0	0	0	0	0	1,112	103	0	0	0	0	0	0

LEGEND

MECH. / ELEC.



SCALE:
0' 5' 10' 20'



N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

117

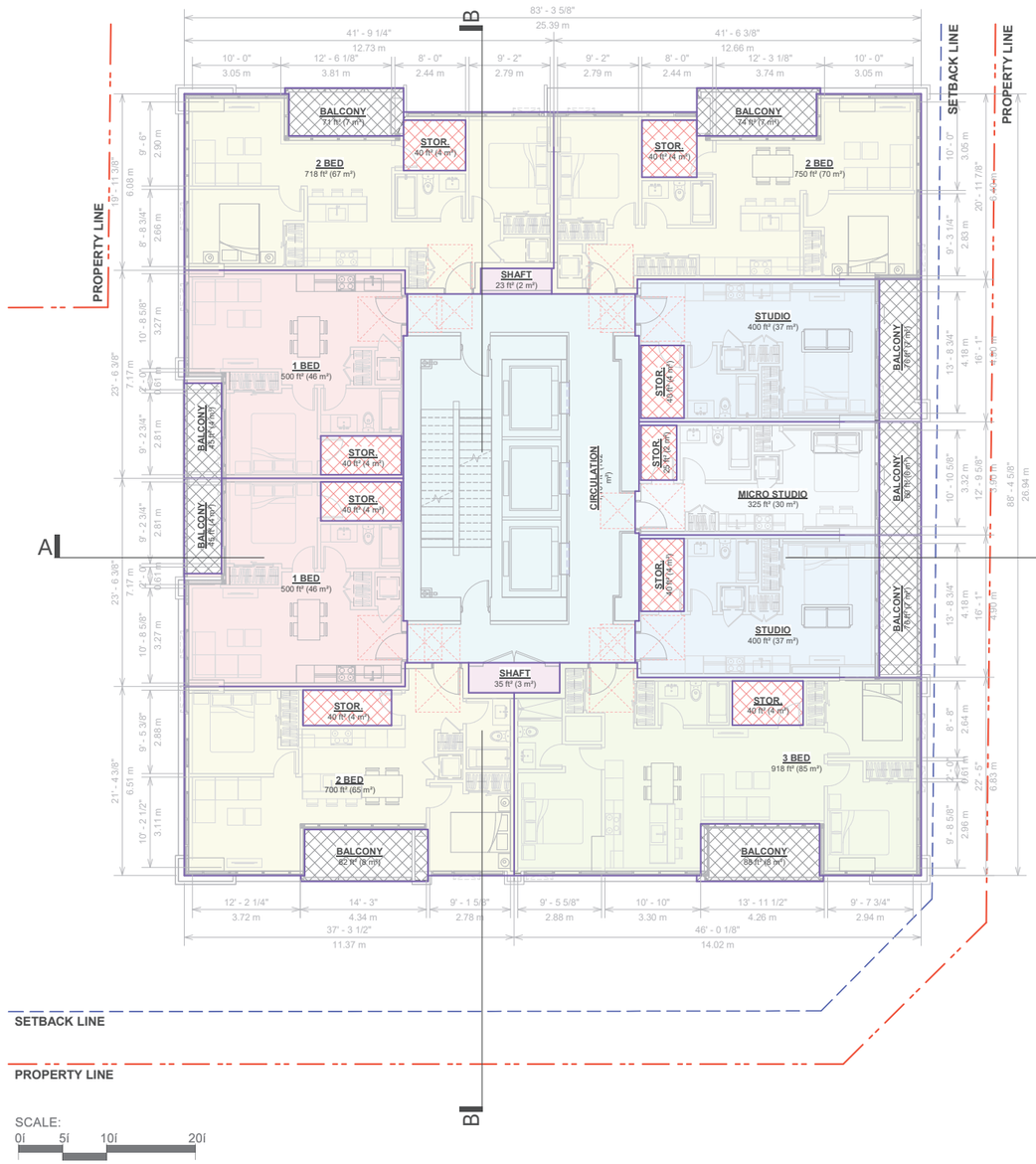
FSR OVERLAY LEVELS 10 26 EAST TOWER

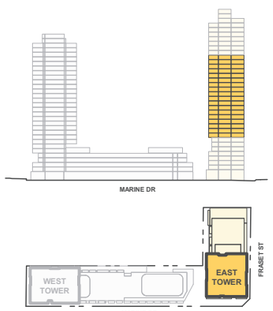
LEVEL 10 TO 26 - GROSS AND FSR AREAS (EAST TOWER)																													
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	94,435	8,773	19,706	1,831	0	0	0	0	0	0	114,141	10,604	0	0	5,865	545	0	0	5,865	545	108,276	10,059	10,493	975	0	0	0	0

LEVELS 10 TO 26 - UNIT MIX (EAST TOWER)					
MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
17	34	34	51	17	153

LEGEND

- MICRO STUDIO
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT





N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

118

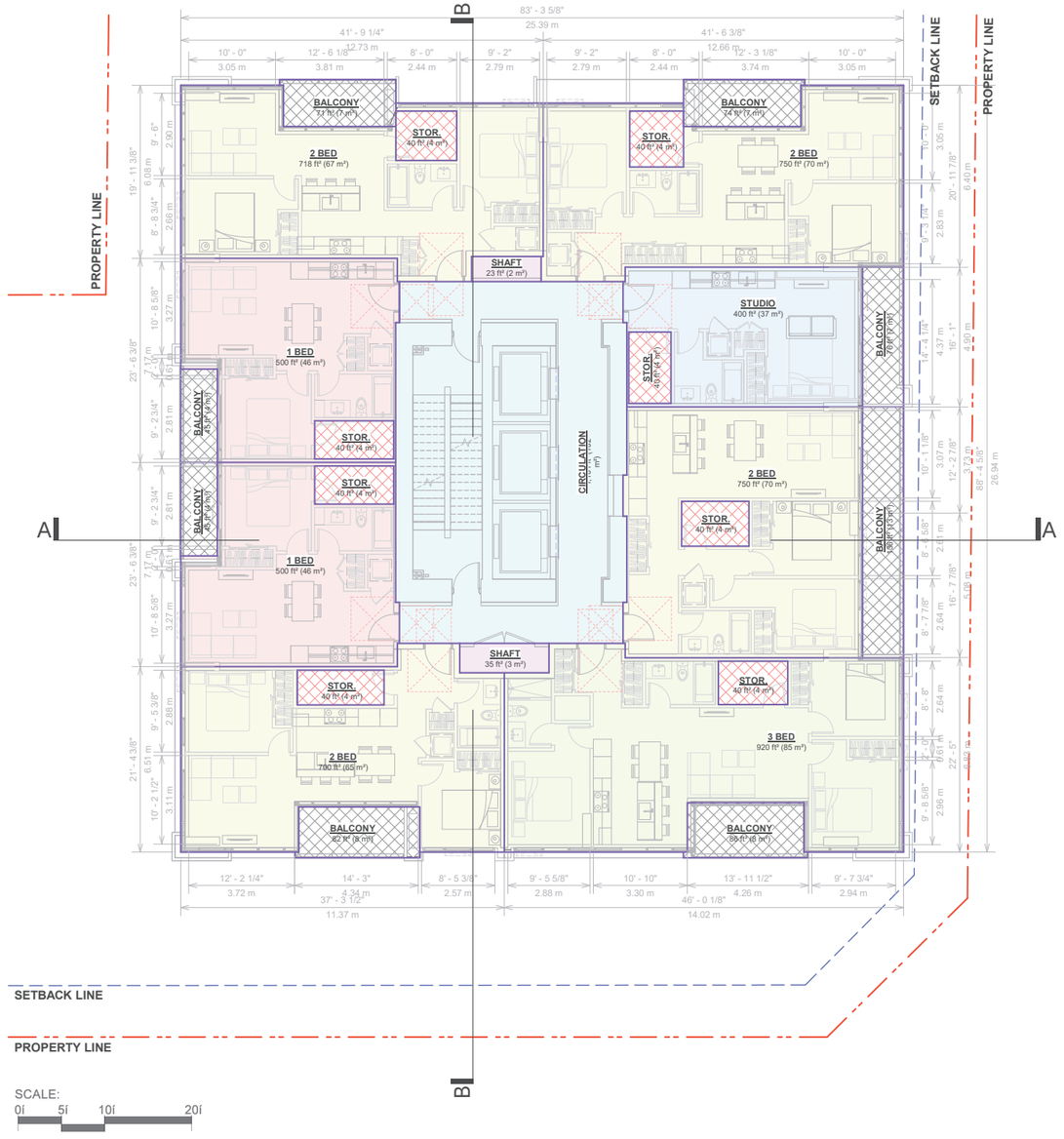
FSR OVERLAY LEVELS 27 33 EAST TOWER

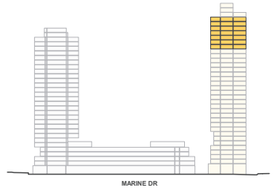
LEVEL 27 TO 33 - GROSS AND FSR AREAS (EAST TOWER)																													
GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	38,898	3,614	8,114	754	0	0	0	0	0	0	47,012	4,368	0	0	2,240	208	0	0	2,240	208	44,772	4,159	4,307	400	0	0	0	0

LEVELS 27 TO 33 - UNIT MIX (EAST TOWER)					
MICRO STUDIO	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
0	7	14	28	7	56

LEGEND

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- STOR.
- BALCONY
- CIRCULATION
- SHAFT





N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

119

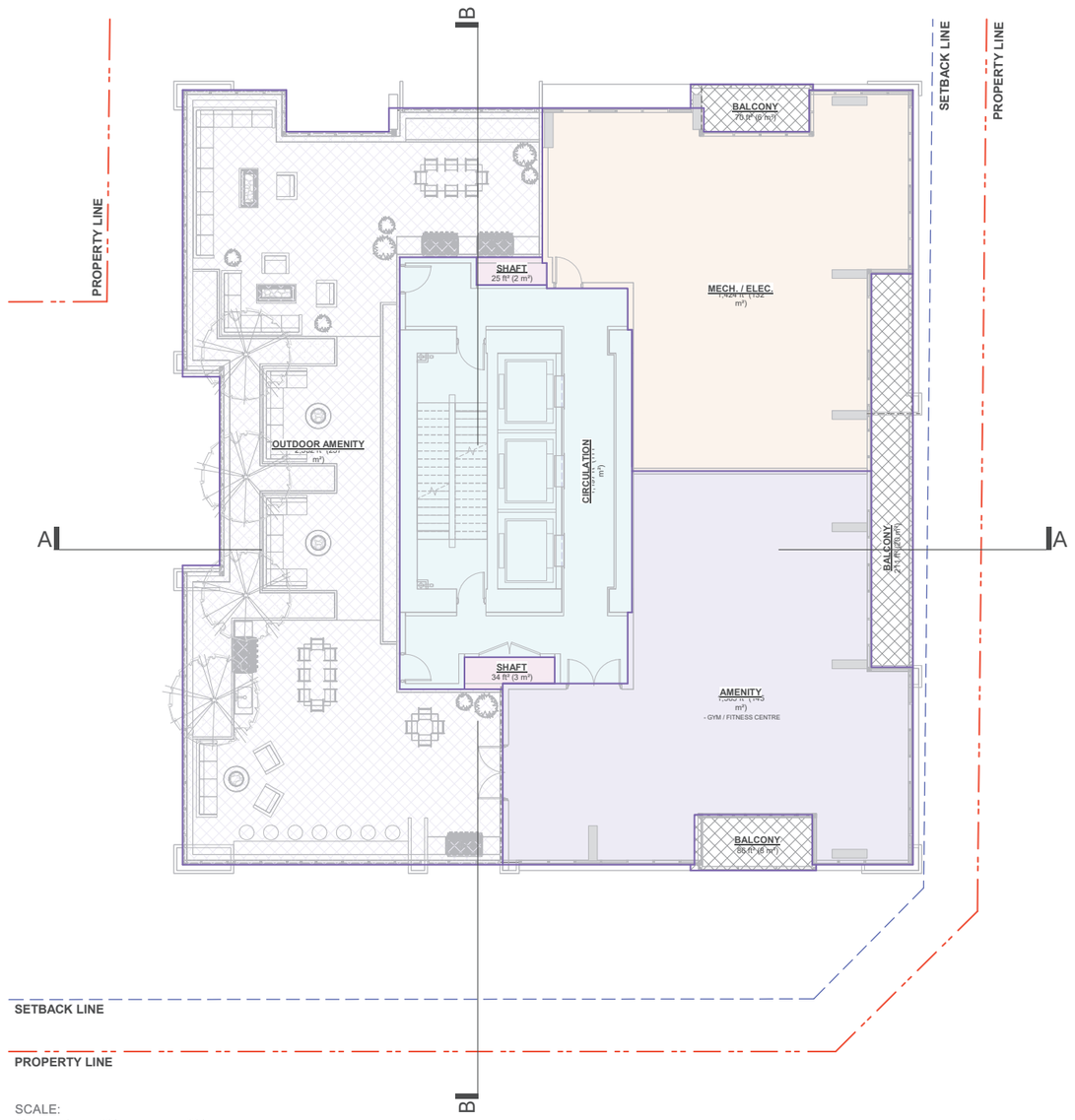
FSR OVERLAY LEVEL 34 EAST TOWER

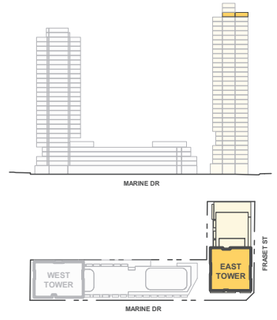
LEVEL 34 - GROSS AND FSR AREAS (EAST TOWER)

GROSS FLOOR AREA													FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA			SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	0	0	2,680	249	1,565	145	0	0	0	0	4,245	394		0	0	0	0	1,565	145	1,565	145	2,680	249	367	34	2,552	237	0	0

LEGEND

- BALCONY
- CIRCULATION
- AMENITY
- OUTDOOR AMENITY
- MECH. / ELEC.
- SHAFT





N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

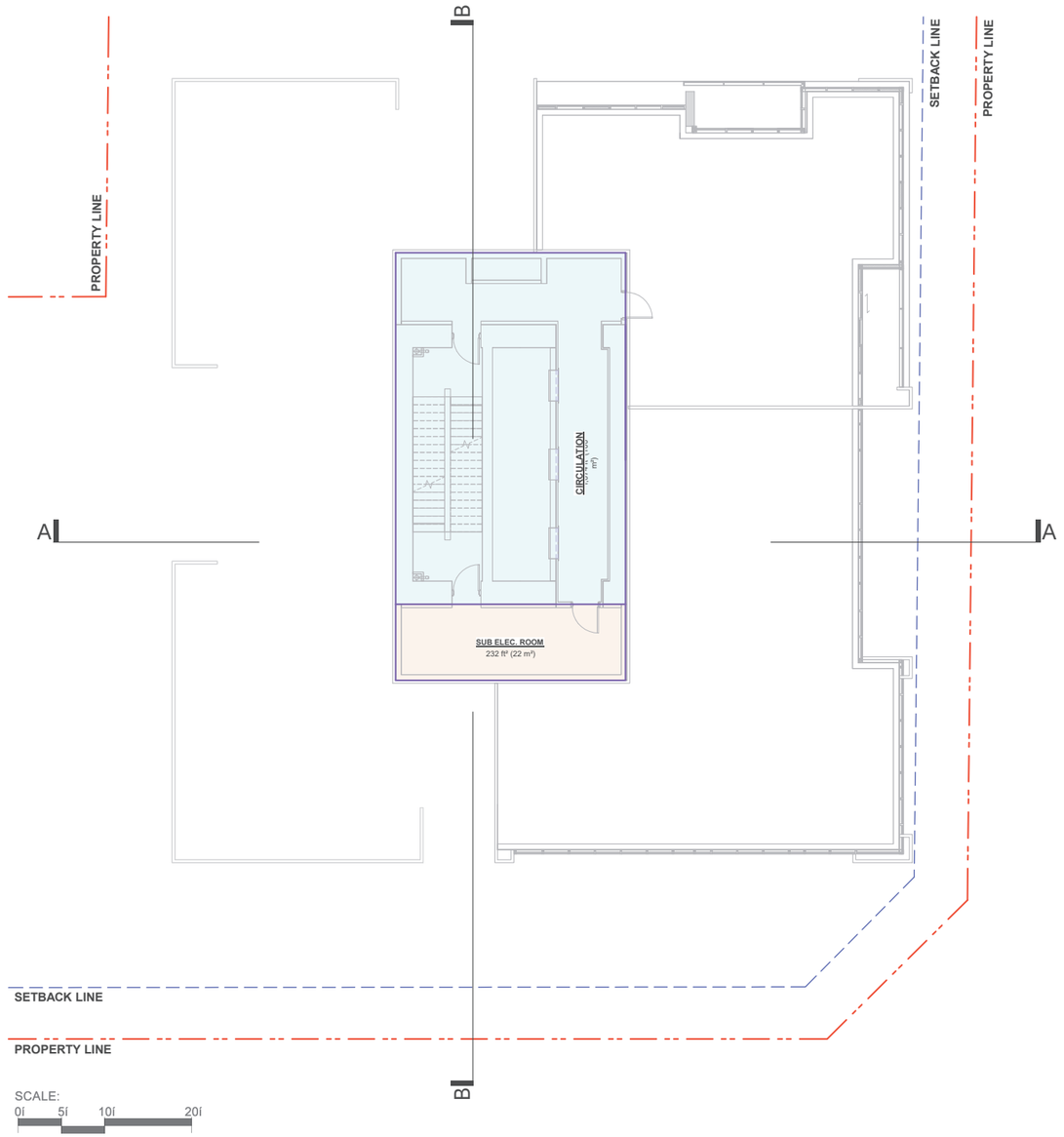
120

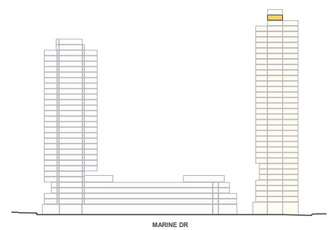
FSR OVERLAY LEVEL 35 EAST TOWER

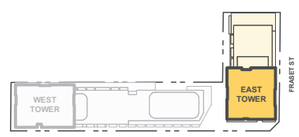
LEVEL 35 - GROSS AND FSR AREAS (EAST TOWER)																											
GROSS FLOOR AREA													FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	0	0	1,306	121	0	0	0	0	0	0	1,306	121	0	0	0	0	0	0	0	0	1,306	121	0	0	0	0	0	0

LEGEND

- CIRCULATION
- MECH. / ELEC.







N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

121

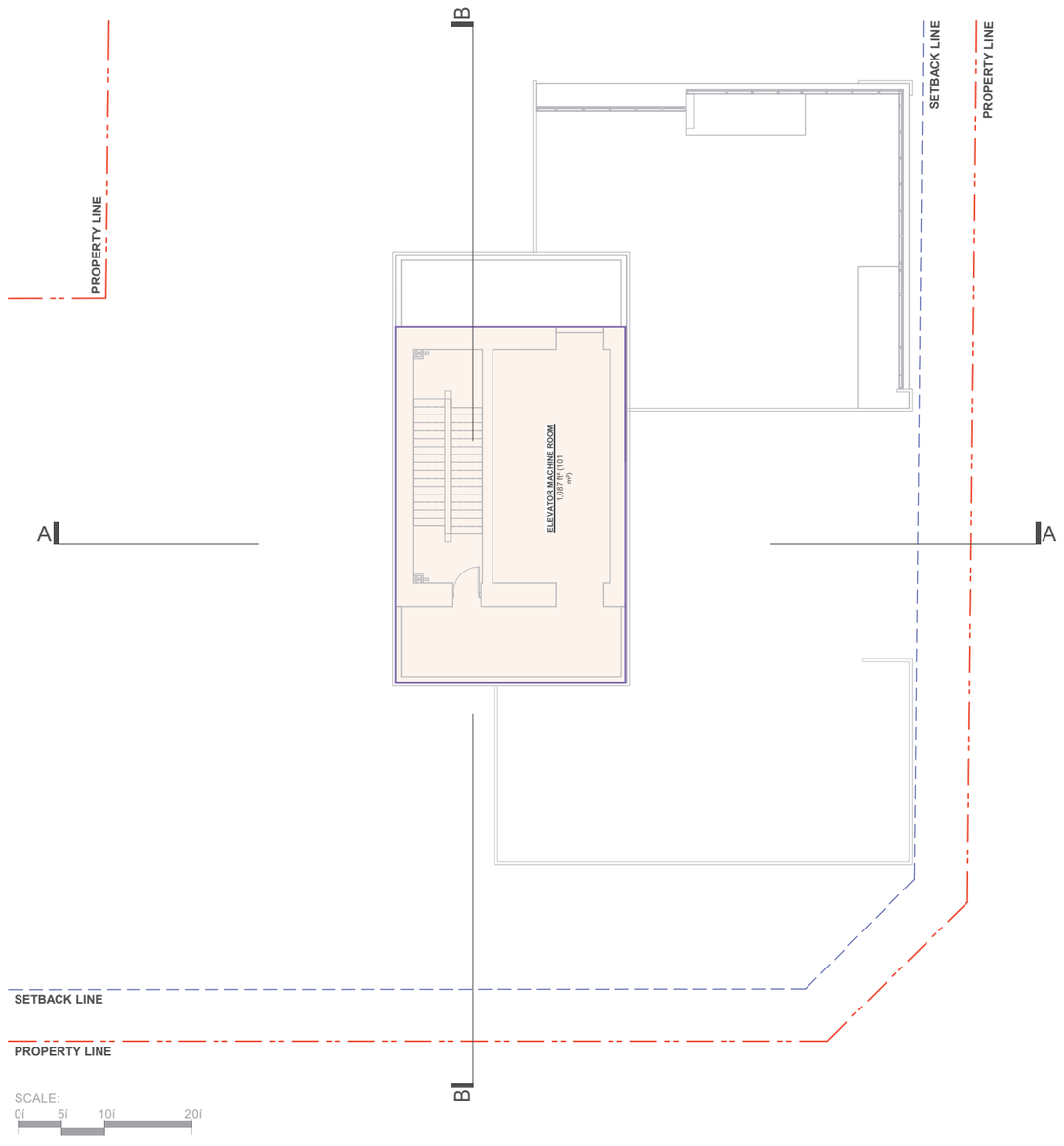
FSR OVERLAY LEVEL 36 EAST TOWER

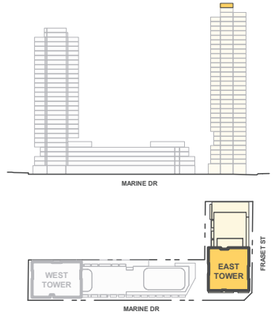
LEVEL 36 - GROSS AND FSR AREAS (EAST TOWER)

GROSS FLOOR AREA														FSR EXCLUSIONS										OUTDOOR AREA EXCLUDED FROM FSR					
RETAIL		RESIDENTIAL UNITS		COMMON		INDOOR AMENITY		DAYCARE		SERV. / PARK. / LOAD.		TOTAL GFA		SERV. / PARK. / LOAD.		STORAGE		INDOOR AMENITY		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS		BALCONIES		OUTDOOR AMENITY		OUTDOOR DAYCARE	
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	0	0	0	1,087	101	0	0	0	0	0	0	1,087	101	0	0	0	0	0	0	0	0	1,087	101	0	0	0	0	0	0

LEGEND

☐ MECH. / ELEC.





N

MCM

Musson Cattell Mackey Partnership

Peterson

Rezoning Submission

Nov 19, 2024

605 SE MARINE DR.

122

Musson Cattell Mackey Partnership
Architects Designers Planners

http://mcmparchitects.com