Welcome to the Virtual
Open House for

396 SW MARINE DRIVE



HUNGERFORD
PROPERTIES

HUNGERFORD PROPERTIES

Hungerford Properties are a team of investors, proud builders and passionate creators of award-winning and legacy-inspired projects across Western Canada.

Locally-based firm with over 50 years of experience focused on legacy-inspired industrial, residential, retail and office real estate assets. Current commercial development projects include over 180 acres of commercial land development within Metro Vancouver and Fraser Valley.

HUNGERFORD
PROPERTIES

RECENT PROJECTS

THE LINK



3583 Kingsway, Vancouver BC

- Mixed-use project submitted under Rental 100
- Includes ground floor commercial & 104 purpose-built market rental homes
- 44 non-market seniors rental housing operated by the Odd Fellows Society

ARCHETYPE (HUNGERFORD + QUADREAL PROPERTY GROUP)



1717 Lorne Street, Vancouver BC

- Mixed-use project submitted under False Creek Flats Area Plan
- 213 purpose-built market rental homes
- Approx. 80,000 sq ft of office space
- Approx. 40,000 sq ft of creative industrial space

PROJECT TEAM

ARCHITECT TEAM

HDR

CHRISTOPHER BOZYK ARCHITECTS

SUSTAINABILITY

INTEGRAL

ENGINEERING

APLIN MARTIN

rjc

PLANNING & ENGAGEMENT

pooni group.

TRANSPORTATION

CTS

LANDSCAPE ARCHITECT

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

AREA CONTEXT

Located south of Marine Drive in Marpole, the site falls within the South Vancouver Industrial Area (SVIA), which is critical for Vancouver's economy.

The site is adjacent to the Marine Drive Skytrain Station, South Vancouver Bus Loop, and residential and employment uses, which make the site an ideal location for a high density development with a mix of employment uses.

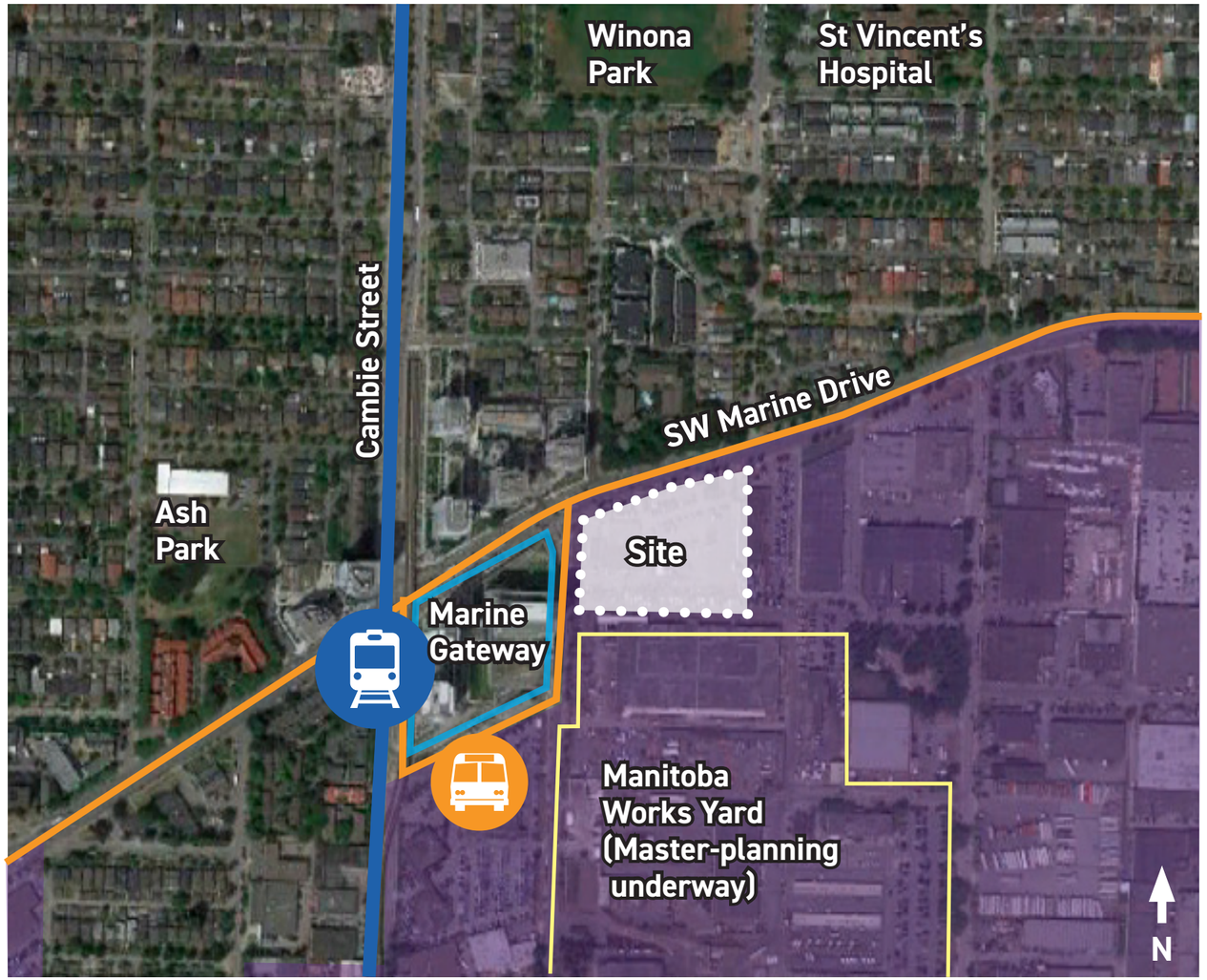
Marine Drive Skytrain Station

South Vancouver Bus Loop

South Vancouver Industrial Area

Canada Line

Frequent Transit Network Line



Aerial view of site & adjacent area

SITE CONTEXT

SITE DETAILS

Site Area	12,615 m^2 (135,784 ft^2)
Total South and East Side Road Dedications	1,514 m^2 (16,294 ft^2)
Area after Road Dedications	11,101 m^2 (119,490 ft^2)
Existing Zoning	I-2 Light Industrial
Existing Use	Kia Car Dealership
RGS Designation	Mixed Employment
Marpole Community Plan	Intensive Employment Site

Metro Vancouver's Regional Growth Strategy

- General Urban
- Mixed Employment
- Industrial Uses

City of Vancouver's Zoning Bylaw Designations

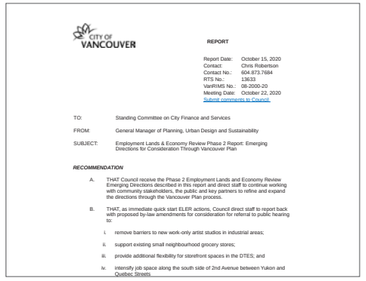
- I-2 - Light Industrial
- RS-1 - Residential
- CD-1 - Comprehensive Development



Site Aerial

POLICY CONTEXT

The proposal supports a number of the City's strategic goals & emerging priorities.



CITY OF VANCOUVER

REPORT

Report Date: October 15, 2020
Contact: Chris Robertson
Contact No.: 604.873.7684
RTS No.: 13633
VanRIMS No.: 08-2000-20
Meeting Date: October 22, 2020
Submit comments to Council

TO: Standing Committee on City Finance and Services

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Employment Lands & Economy Review Phase 2 Report: Emerging Directions for Consideration Through Vancouver Plan

RECOMMENDATION

A. THAT Council receive the Phase 2 Employment Lands and Economy Review Emerging Directions described in this report and direct staff to continue working with community stakeholders, the public and key partners to refine and expand the directions through the Vancouver Plan process.

B. THAT, as immediate quick start ELER actions, Council direct staff to report back with proposed by-law amendments for consideration for referral to public hearing to:

i. remove barriers to new work-only artist studios in industrial areas;

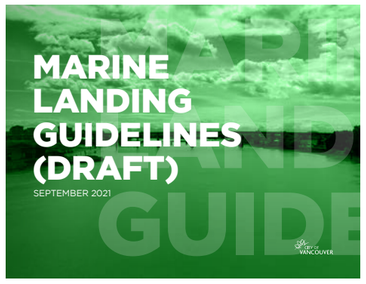
ii. support existing small neighbourhood grocery stores;

iii. provide additional flexibility for storefront spaces in the DTES; and

iv. intensify job space along the south side of 2nd Avenue between Yukon and Quebec Streets

EMPLOYMENT LANDS AND ECONOMY REVIEW, PHASE 2 REPORT (2020)

The Employment Lands and Economy Review Phase 2 Report identified Priority Quick Start Actions. Priority Quick Start Actions #6 and #6(b) includes direction to encourage intensification in key areas of the City. Intensive Employment Sites in the Marine Landing area were identified as sites where multi-storey industrial projects should be encouraged and rezoning applications with additional height should be considered for projects that include high-intensity employment uses, such as office, institutional, and industrial uses.



MARINE LANDING GUIDELINES DRAFT (2021)

The Marine Landing Review is a Council directed planning initiative in the Marine Drive/Cambie Street area intended to allow the consideration of increased density and/or heights for sites designated for social housing or job intensification around the Marine Drive Station area beyond what was envisioned in the Marpole Community Plan and Cambie Corridor Plan. The direction for job intensification was initiated from the direction provided in the ELER Phase 2 Report.



MARPOLE COMMUNITY PLAN (2014)

The Marpole Community Plan seeks to address the needs of the community and foster a robust, resilient economy. The site is located in the South Vancouver Industrial Area and is designated as an Intensive Employment Site. The proposal will support the Marpole economy by providing a range of employment generating uses. The proposal supports the goal for providing new childcare spaces, public realm improvements, and active retail frontages.

PROPOSAL OVERVIEW

The vision for 396 SW Marine Drive is a transit-oriented mixed-employment centre, with multi-level industrial, office, and ground-level retail, in a 3-storey podium with a 19-storey and 11-storey tower.

MULTI-LEVEL LIGHT INDUSTRIAL SPACE

- Approx. 200,000 sq ft of multi-level high tech and creative industrial space
- Includes industrial storefronts and mezzanines for functionality

EMPLOYMENT-GENERATING OFFICE SPACE

- Approx. 400,000 sq ft office space catered toward Vancouver's burgeoning tech-based economy

GROUND-LEVEL RETAIL

- Approx. 10,000 sq ft of fine-grained retail space on the ground level
- Provides activity and retail continuity on SW Marine Drive



CHILDCARE

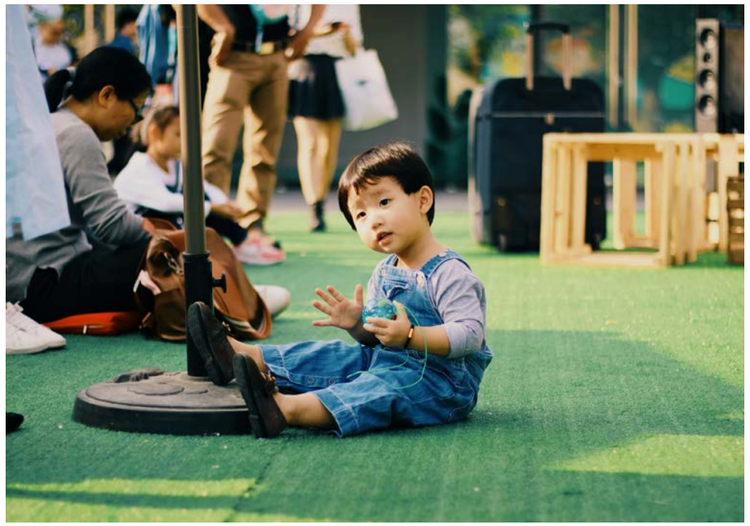
- Approx. 10,000 sq ft of indoor/ outdoor space for a 37-space childcare facility

AN ENGAGING PUBLIC REALM

- Pedestrian realm improvements include plaza space, retail and industrial storefronts, and a mid-block pedestrian connection
- These improvements help to create vibrant, attractive pedestrian spaces and circulation throughout the site

COMMUNITY BENEFITS

The proposal will provide Marpole with community amenities and services, and increase the pedestrian connectivity and vibrancy on SW Marine Drive.



CHILDCARE CENTRE FOR 37 CHILDREN

The proposal includes a 37 space childcare facility, which will serve to meet the needs of the Marpole community. The childcare will be provided as an in-kind benefit to the City of Vancouver.



RETAIL AND FOOD SERVICE AMENITIES

The proposal includes ground level retail, food services and restaurant space to expand and provide additional pedestrian level retail amenities along SW Marine Drive.

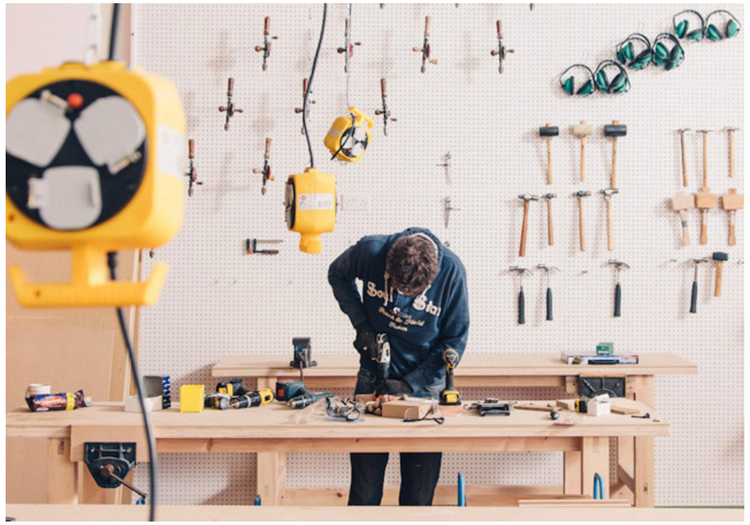


AN ENGAGING PUBLIC REALM EXPERIENCE

The proposal includes a mid-block pedestrian connection, plaza space, public seating and landscaping to improve the pedestrian activity on SW Marine Drive.

ECONOMIC BENEFITS

396 SW Marine Drive is envisioned as an mixed-employment centre for South Vancouver and will contribute an estimated 1,500 jobs during construction and 3,400 job spaces post-construction.



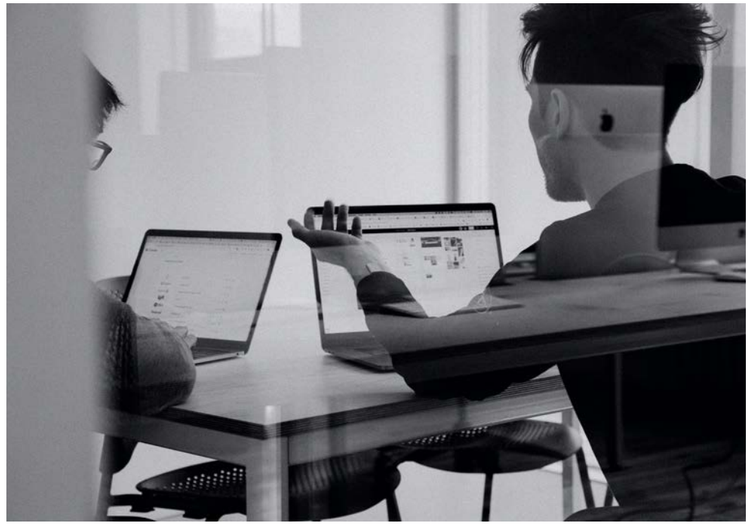
FLEXIBLE MULTI-LEVEL LIGHT INDUSTRIAL SPACE

With a critical shortage of industrial land, the proposal includes an expansion of industrial space with approximately 200,000 sq ft of multi-level high tech and creative industrial space.



SMALL SCALE RETAIL AND INDUSTRIAL STOREFRONTS

Approximately 10,000 sq ft of ground floor commercial retail space will accommodate small retail businesses. Industrial space at the ground level will provide storefront options for industrial businesses.



EMPLOYMENT-GENERATING OFFICE SPACE

The proposal will provide approximately 400,000 sq ft of office space catered toward Vancouver's burgeoning tech-based economy.

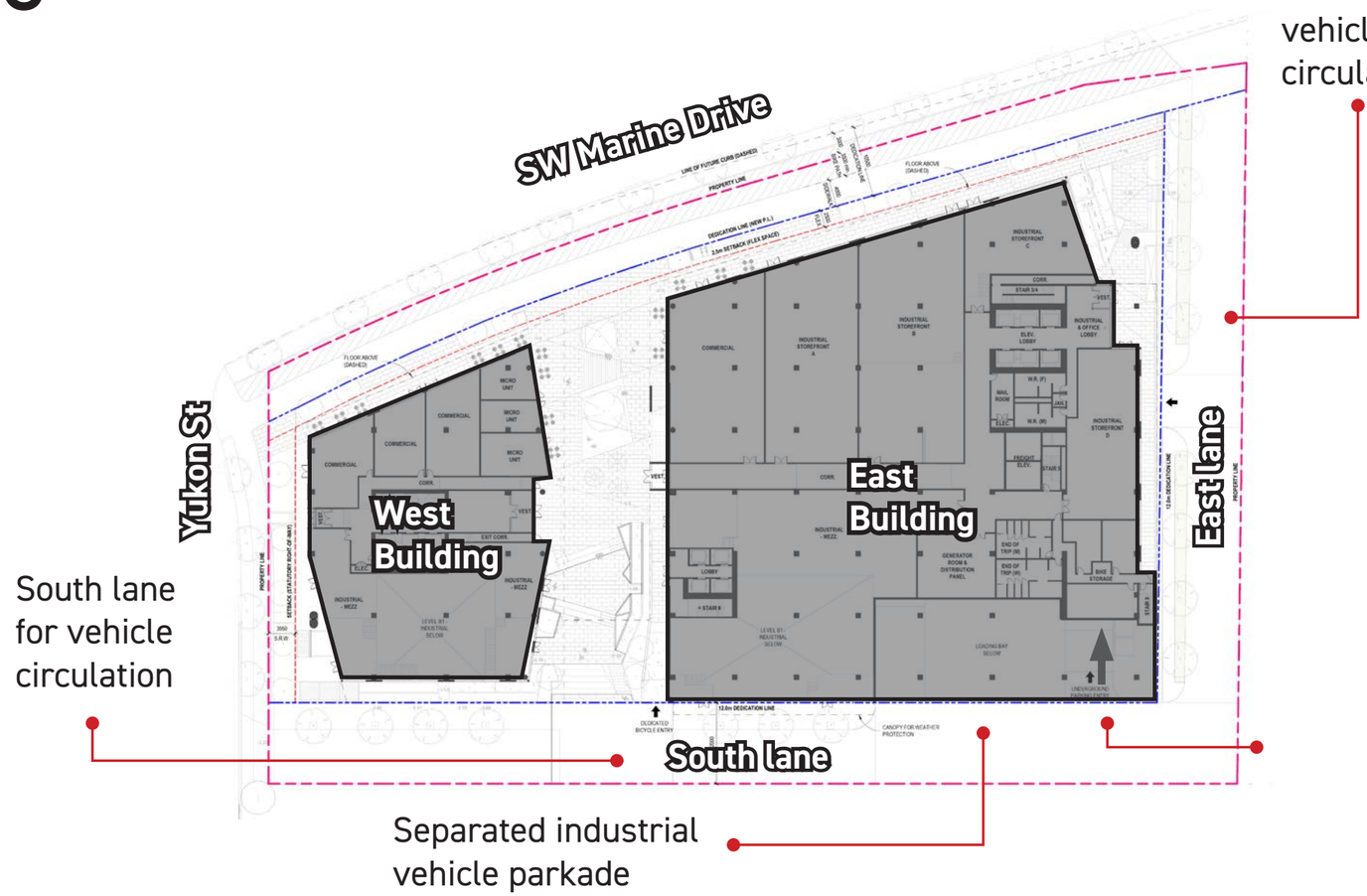
TRANSPORTATION

The project team has engaged Creative Transportation Solutions to develop innovative traffic management solutions to minimize parking and traffic impacts and ensure efficient flow of traffic in and out of the site.

ACCESS, CIRCULATION & PARKING

Design features include:

- Three floors of underground parking
- Road dedications on the east and south sides of the property to create two new circulation roadways for better traffic dispersal
- Access to underground parking on the south lane for passenger vehicles to minimize traffic impacts on SW Marine Drive
- Separated industrial vehicle parkade and entrance off the new East lane
- Dedicated parking for the childcare



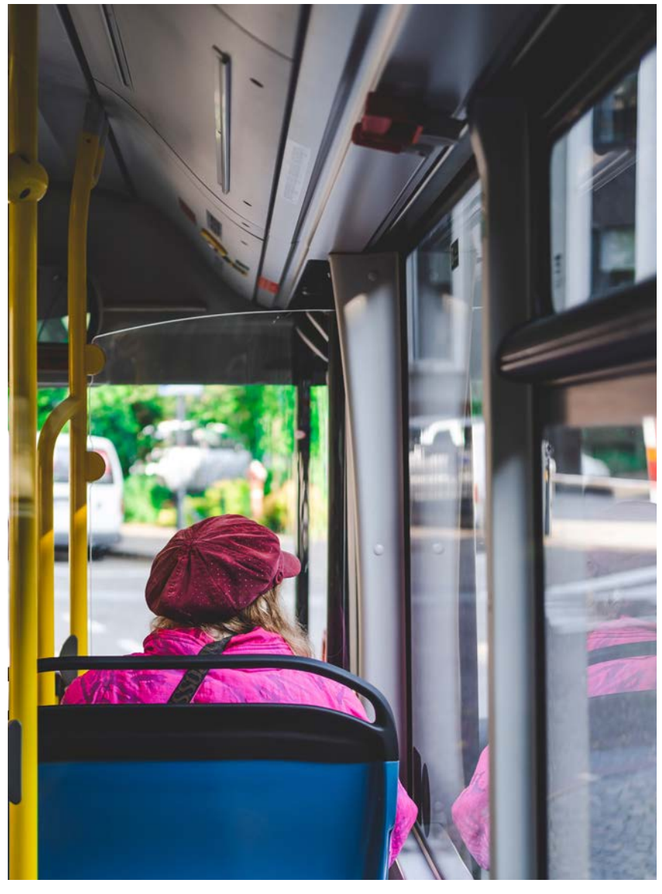
TRANSPORTATION

396 SW Marine Drive is ideally located to support the use of sustainable transportation options, such as walking, cycling, and transit. The proposal's Transportation Demand Management (TDM) Plan incorporates features such as secured bike parking and maintenance facilities, pedestrian improvements, and car share options.

SUSTAINABLE TRANSPORTATION

Design features include:

- Easily accessible secured bike parking, with end of trip and bike repair facilities
- Dedicated bike lane on SW Marine Drive
- Active street-facing retail frontages, plaza space, and public seating all to encourage pedestrian mobility
- A pedestrian connection through the site provides a direct path to the Marine Drive Skytrain Station and South Vancouver Bus Loop
- 2 car share vehicles and parking spaces along with designated electric vehicle parking spaces and EV charging stations to support the use of more sustainable passenger vehicle modes of transportation







CONCEPTUAL RENDERING



Looking southeast from Southwest Marine Drive

Renderings and sketches are a representation only and may not be accurate. Dimensions, sizes, areas, features, and layouts are approximate only and subject to change without notice. The developer reserves the right to make modifications to the information herein. E&OE

CONCEPTUAL RENDERING



Looking north from new south lane through mid-block pedestrian connection

CONCEPTUAL RENDERING



Looking southwest from Southwest Marine Drive

CONCEPTUAL RENDERING



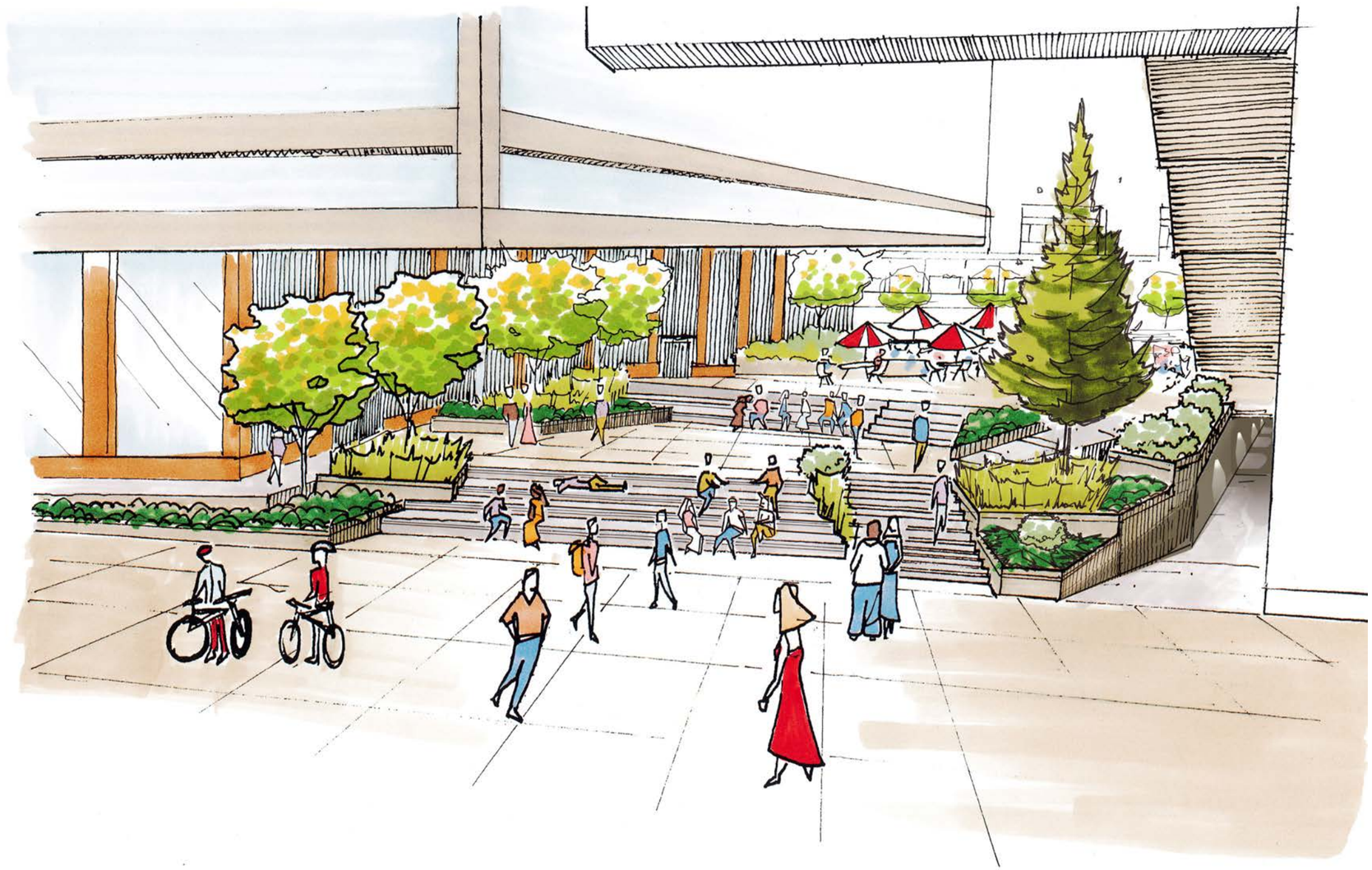
Looking south into mid-block pedestrian connection from Southwest Marine Drive

CONCEPTUAL RENDERING



Looking west in pedestrian connection at retail, seating & lobby area

LANDSCAPE CONCEPTS



Looking north from new south lane through mid-block pedestrian connection

LANDSCAPE CONCEPTS

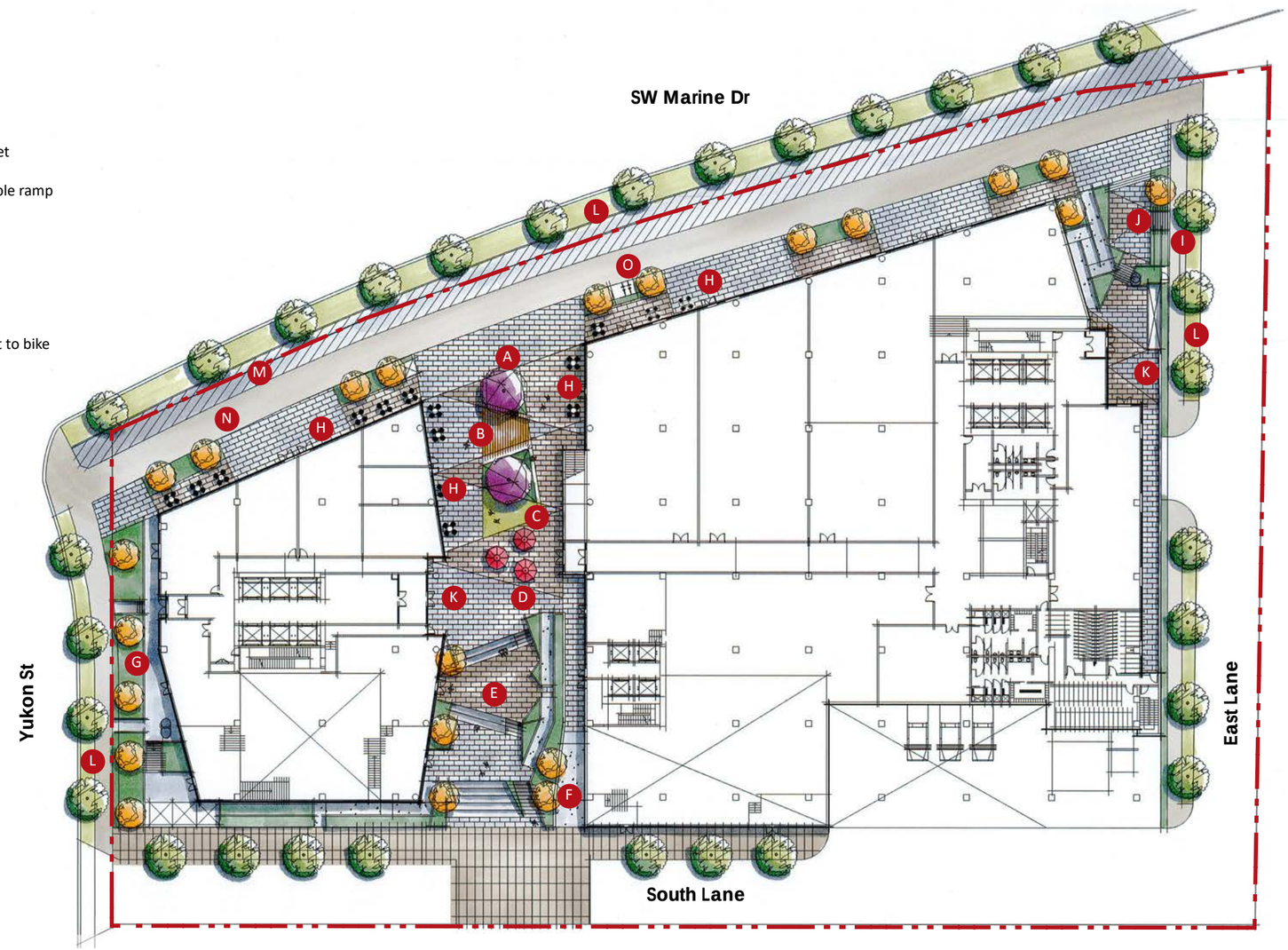


Cross Section of Bioswale on Yukon Street

LANDSCAPE PLAN

Ground Level

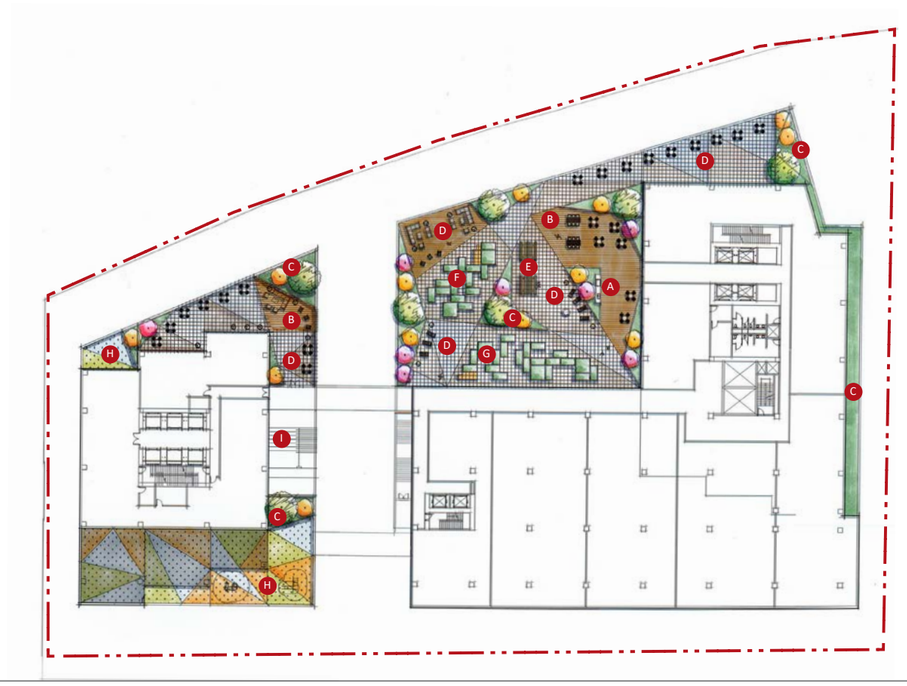
- A Focal planter and tree
- B Wood deck
- C Lawn
- D Seating area/ Event / Market
- E Amphitheatre with accessible ramp
- F Bike ramp
- G Bio-swale
- H Retail Patio
- I Steps with runnel for cyclist to bike room
- J Pocket garden
- K Lobby entry
- L Boulevard trees
- M Bike path
- N Pedestrian sidewalk
- O Bike spa/repair station



LANDSCAPE PLAN

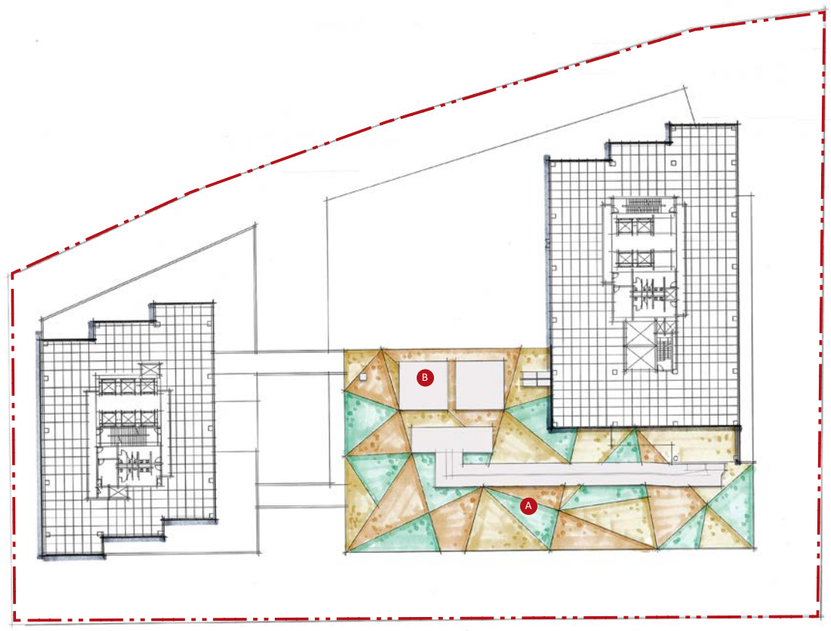
Level 3

- A Outdoor Kitchen
- B Wood deck
- C Planter
- D Seating area/ Lounge
- E Picnic table
- F Community garden
- G Edible garden
- H Daycare outdoor space
- I Steps



Level 5

- A Extensive green roof
- B Mechanical units



Level 3

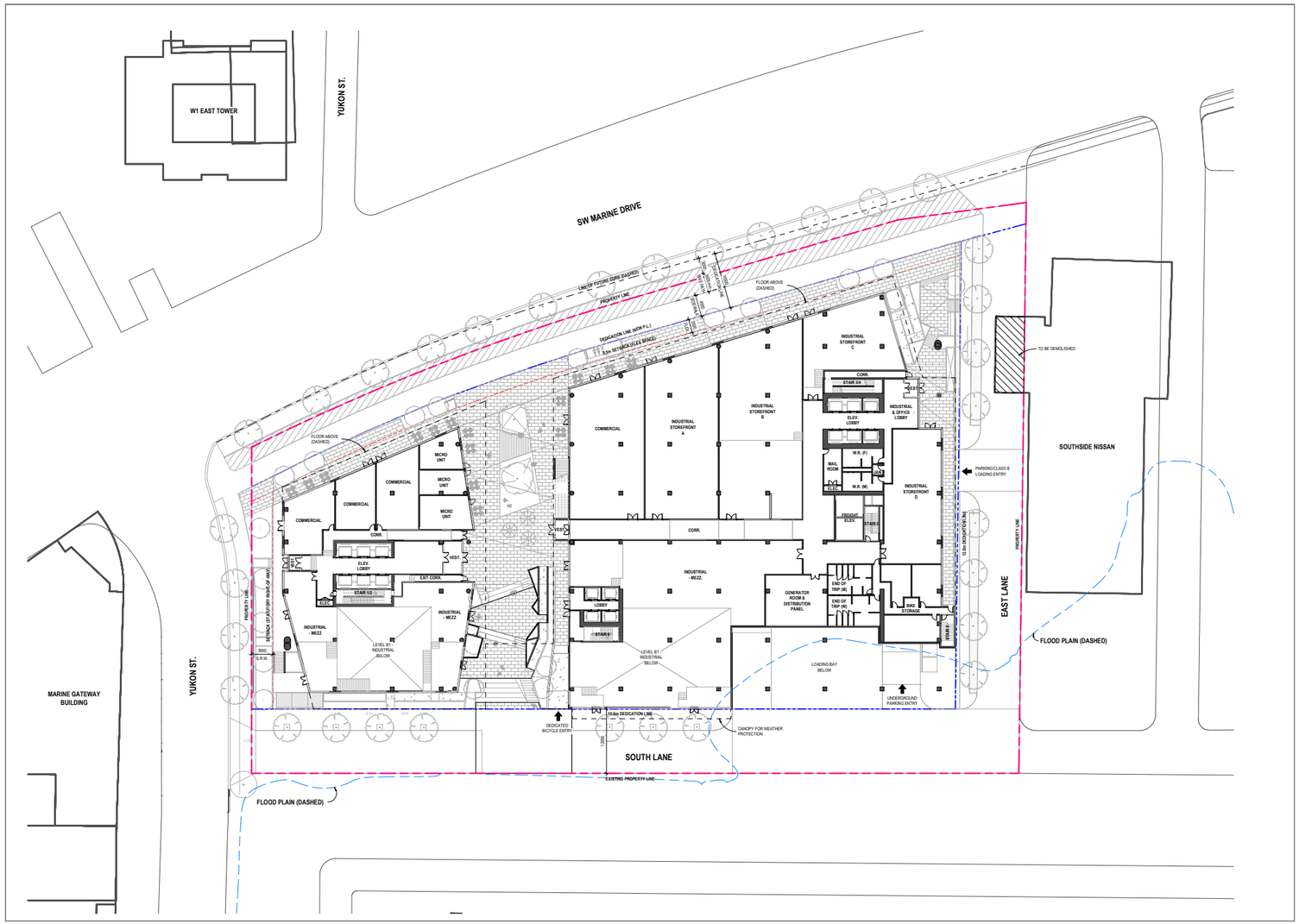
Level 5

PROPOSAL DETAILS

Site Area	12,615 m^2 (135,784 ft^2)
Existing Zoning	I-2 Light Industrial
Proposed Zoning	CD-1 Comprehensive Development
Building Area	6,364 m^2 (68,500 ft^2)
Lot Coverage	50.4%
Floor Space Ratio	4.5
Proposed Height	
Podium	3-storeys 13.7 m (45 ft)
West Tower	19-storeys 75.9 m (249 ft)
East Tower	11-storeys 51.5 m (169 ft)

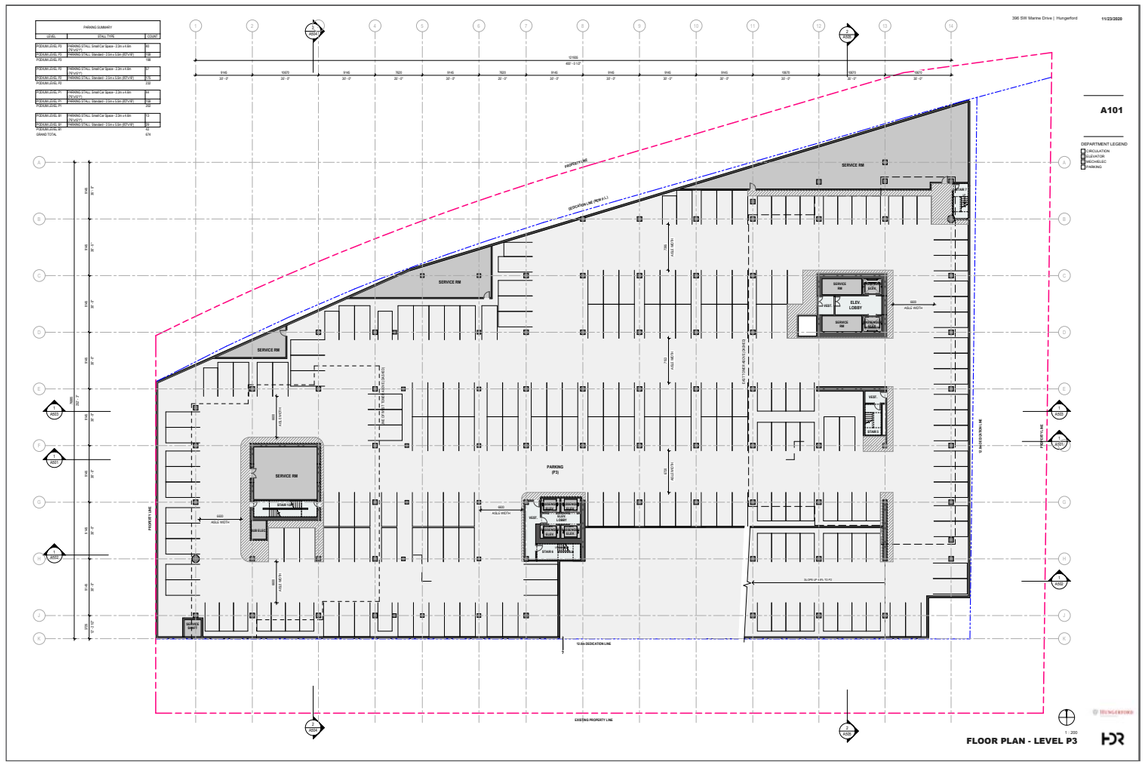
Gross Floor Area (GFA)	
Retail	909 m^2 (9,793 ft^2)
Industrial	18,491 m^2 (199,039 ft^2)
Office	36,765 m^2 (395,736 ft^2)
Childcare	1,026 m^2 (11,042 ft^2)
Basement Parking & Services	5,918 m^2 (63,700 ft^2)
Total GFA	63,109 m^2 (679,310 ft^2)
Total Exclusions	6,943 m^2 (74,741 ft^2)
Total GFA after Exclusions	56,166 m^2 (604,569 ft^2)

SITE PLAN

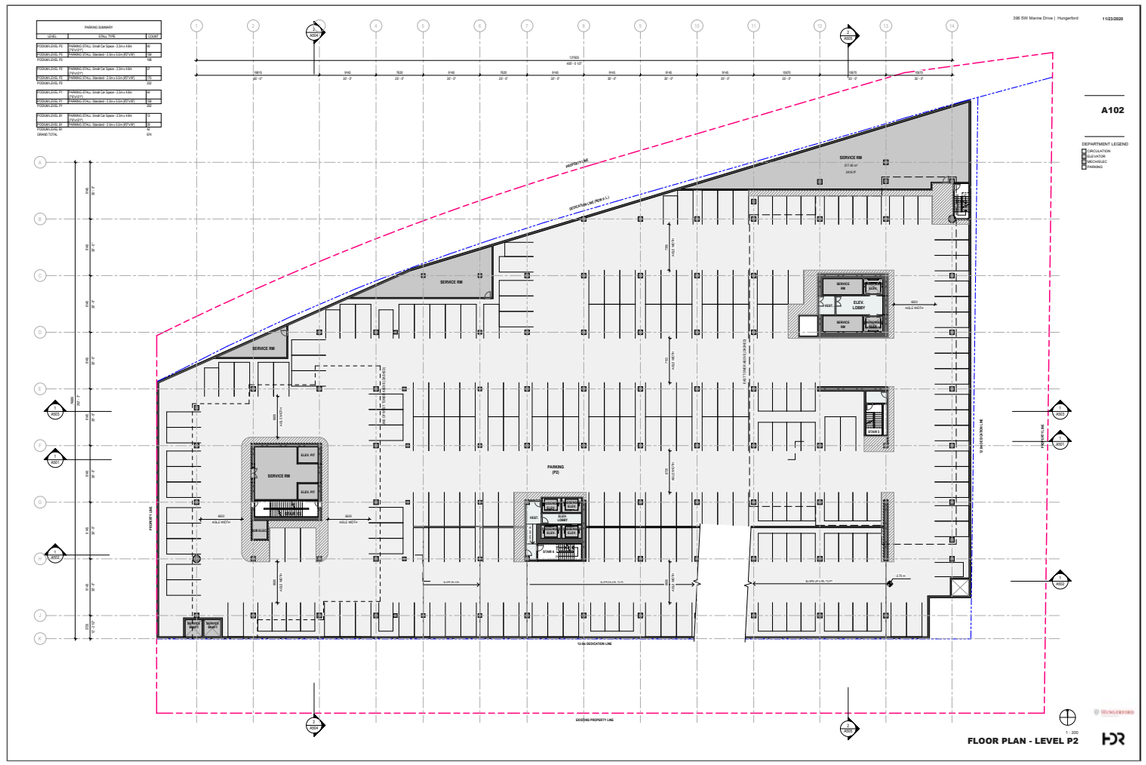


Site Plan - Level 1

FLOOR PLANS

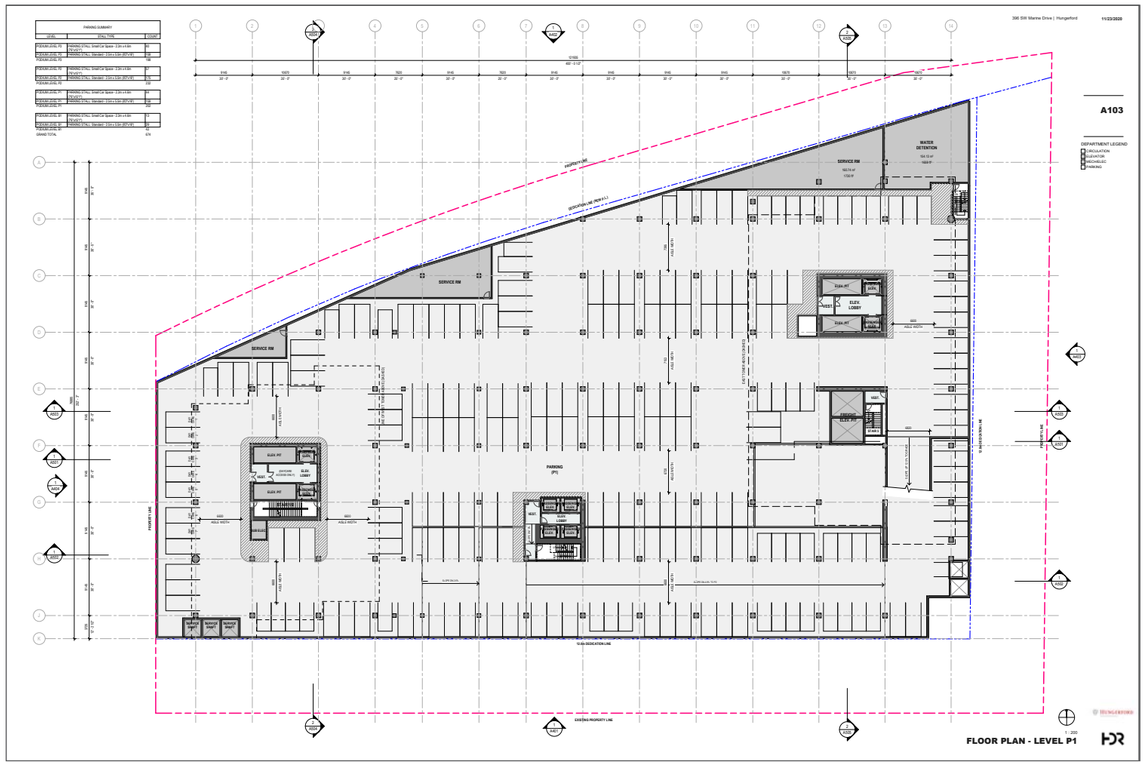


Level P3 - Parking

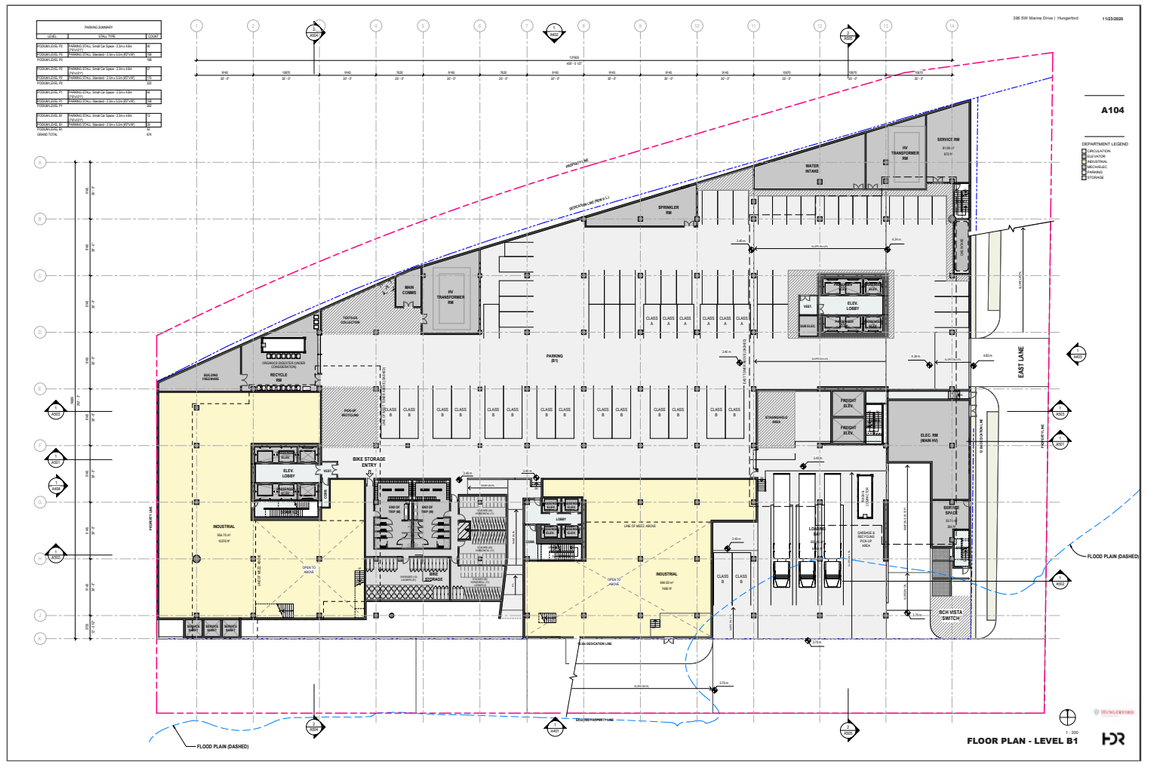


Level P2 - Parking

FLOOR PLANS

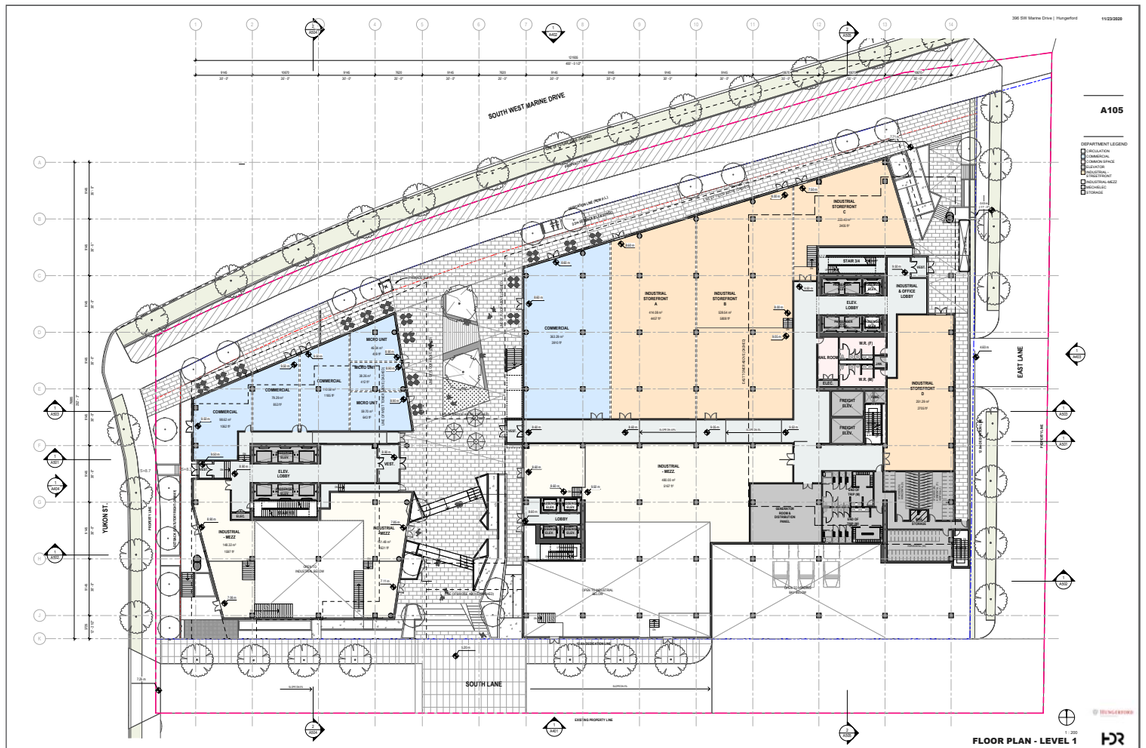


Level P1 - Parking

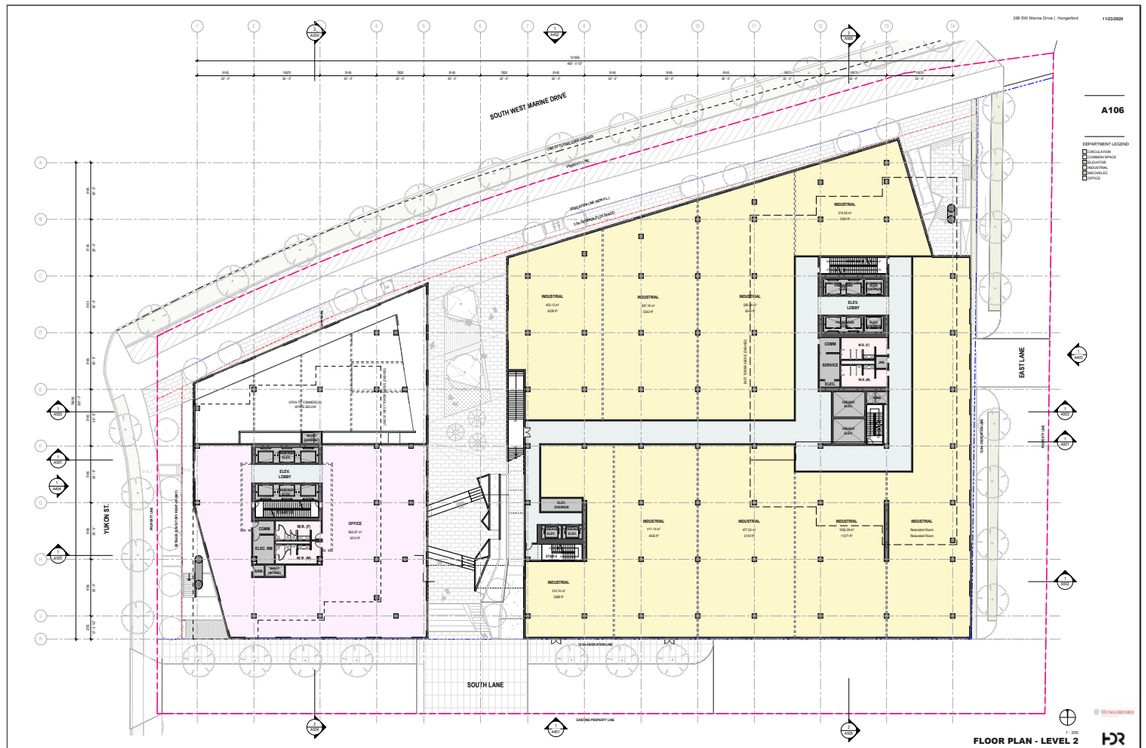


Level B1

FLOOR PLANS

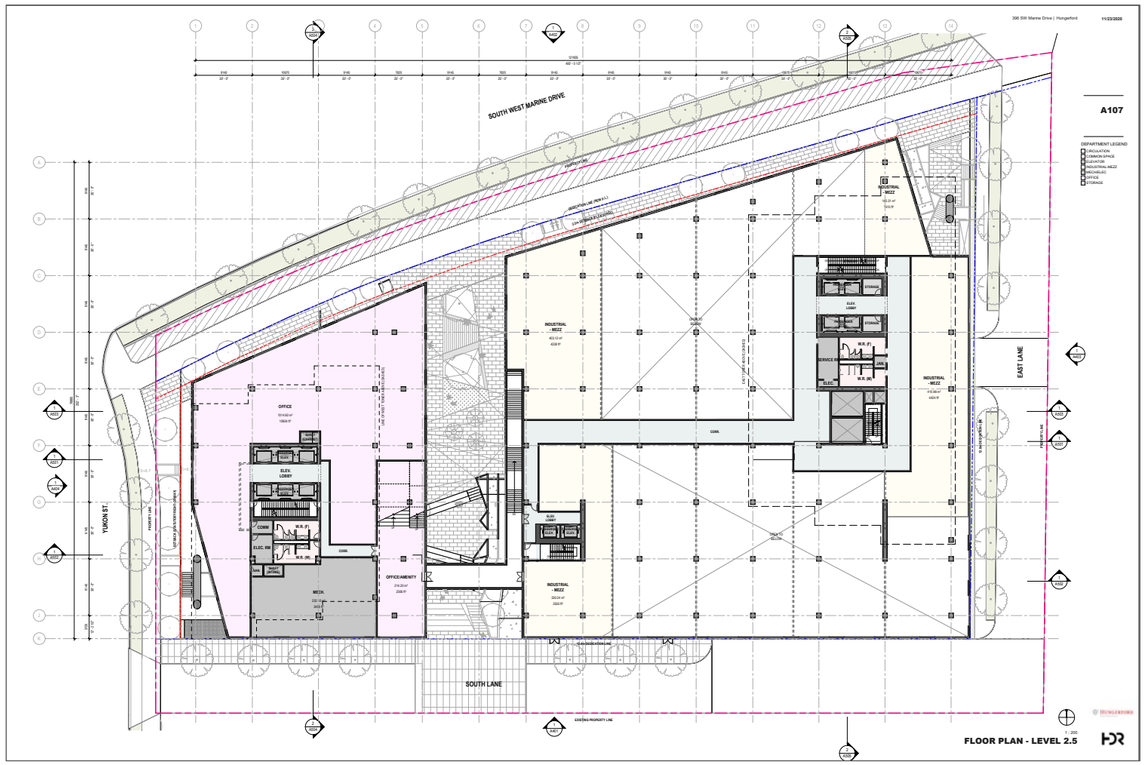


Level 1

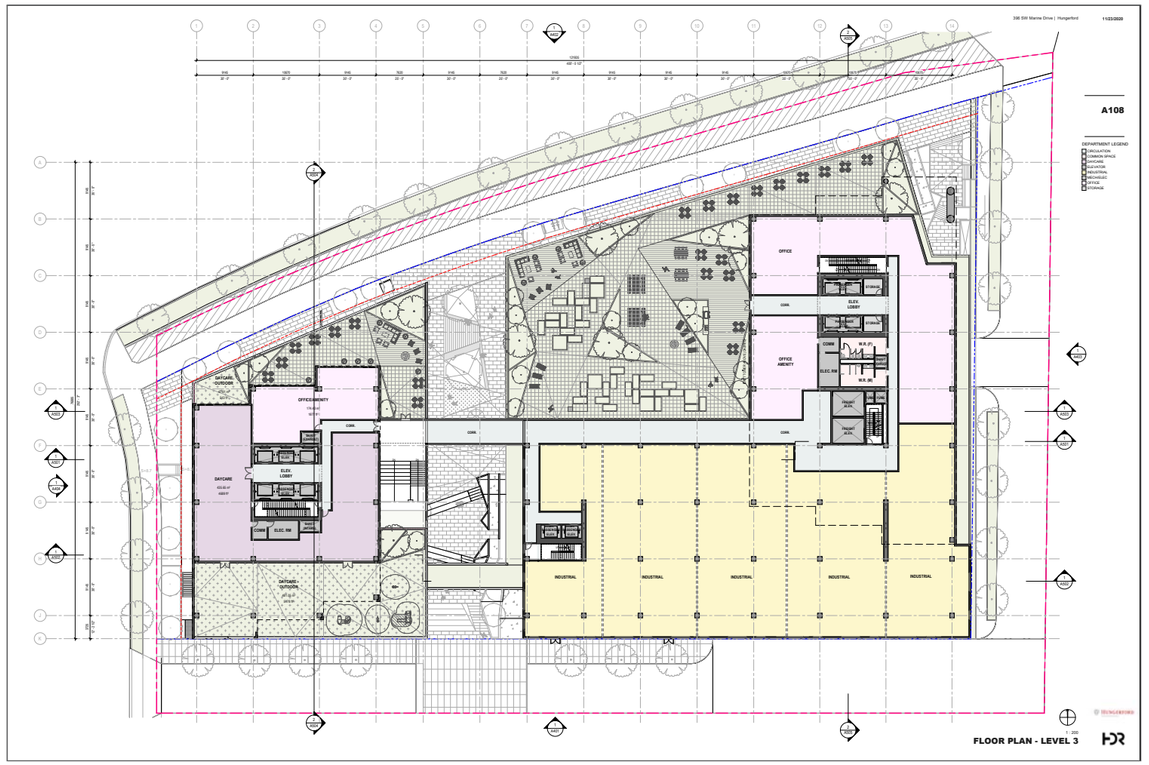


Level 2

FLOOR PLANS

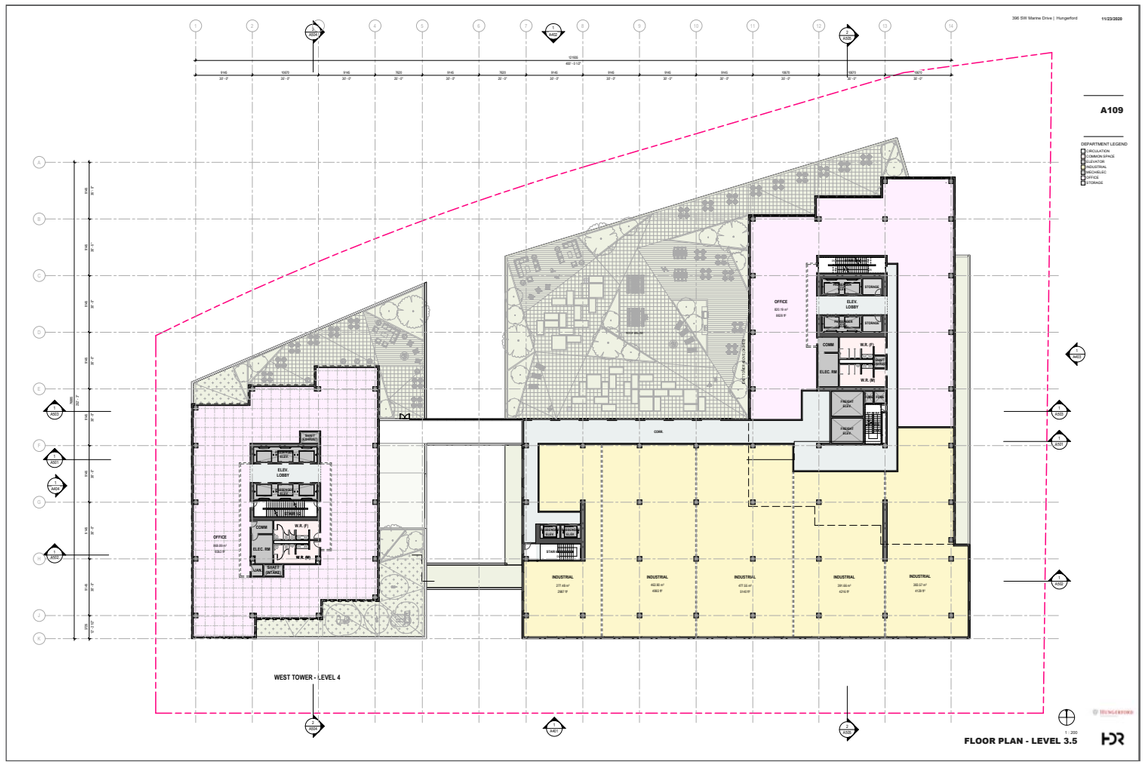


Level 2.5

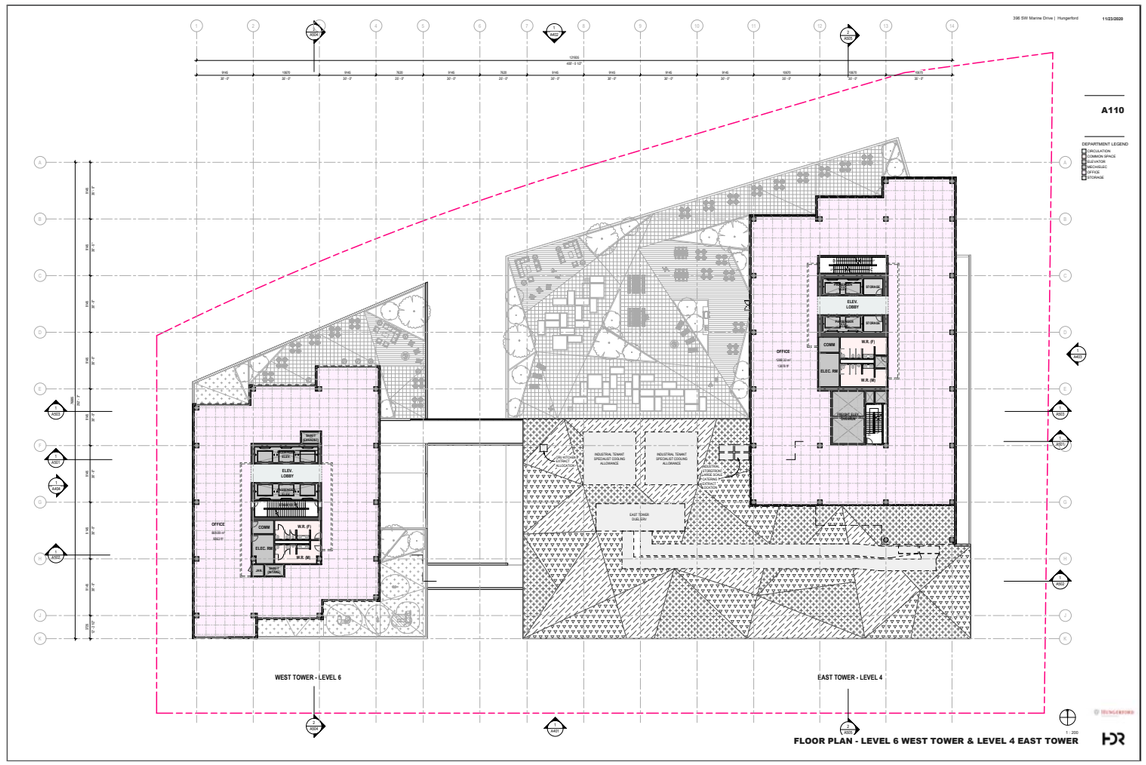


Level 3

FLOOR PLANS

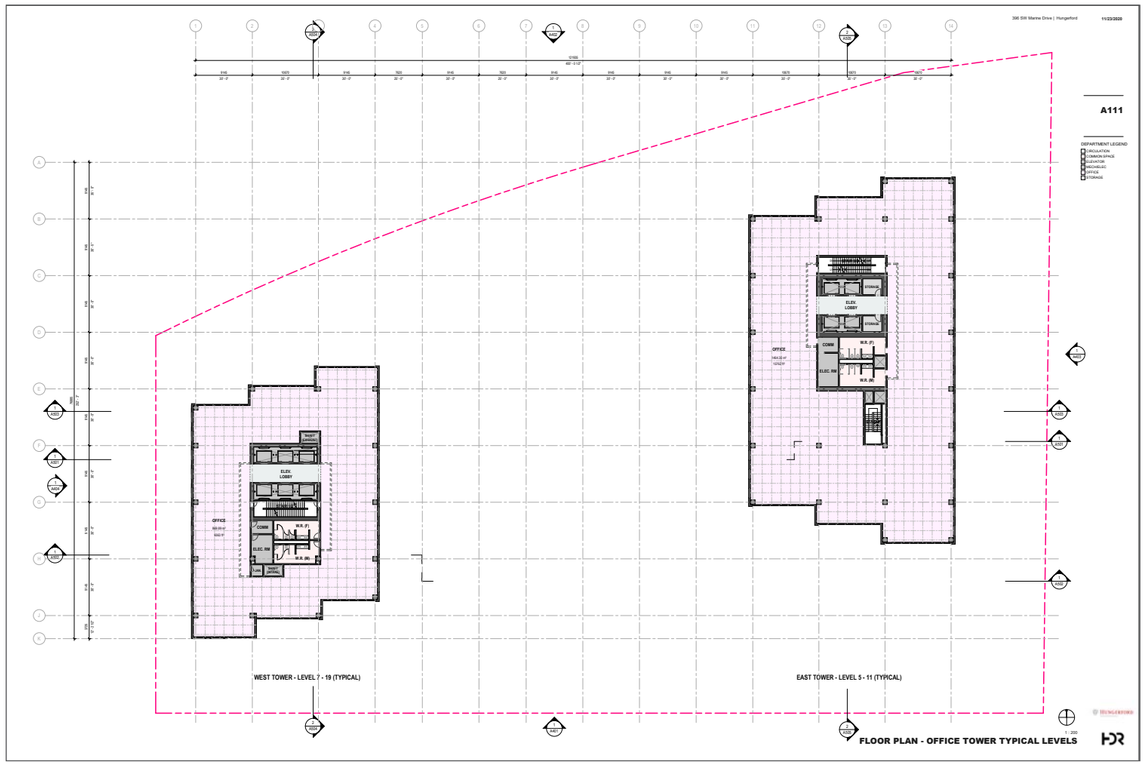


Level 3.5

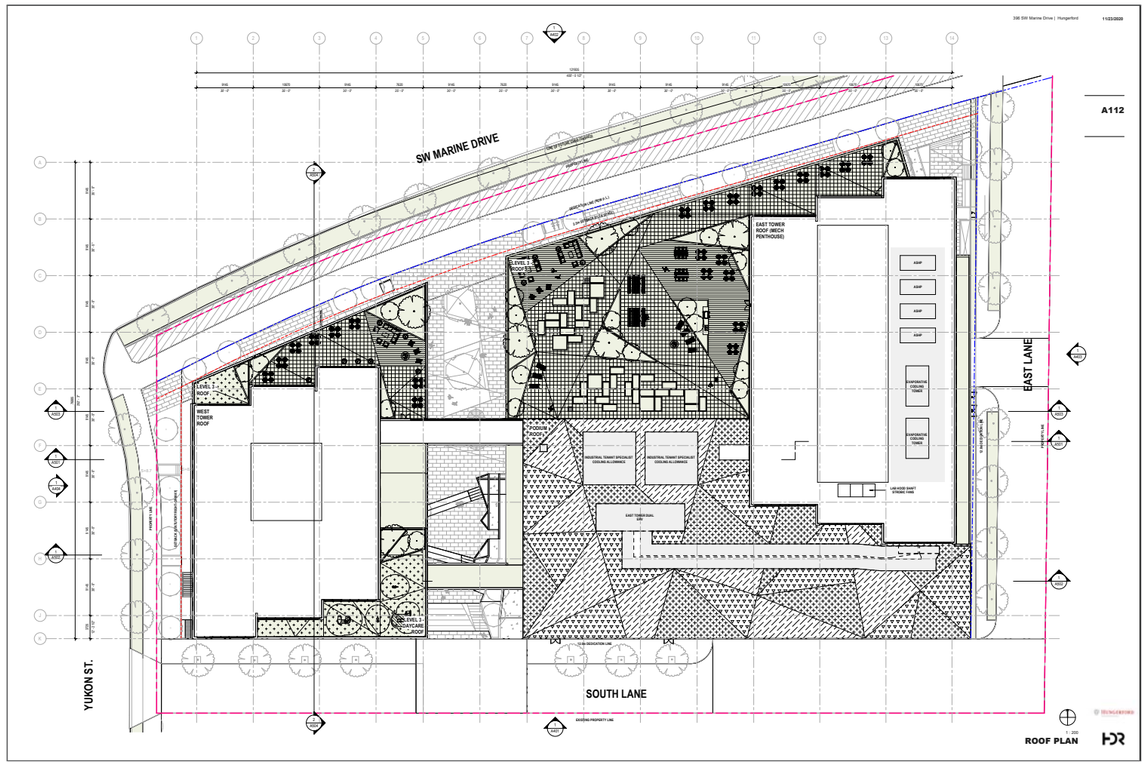


Level 6 West Tower & Level 4 East Tower

FLOOR PLANS



Typical Office Floor Plan

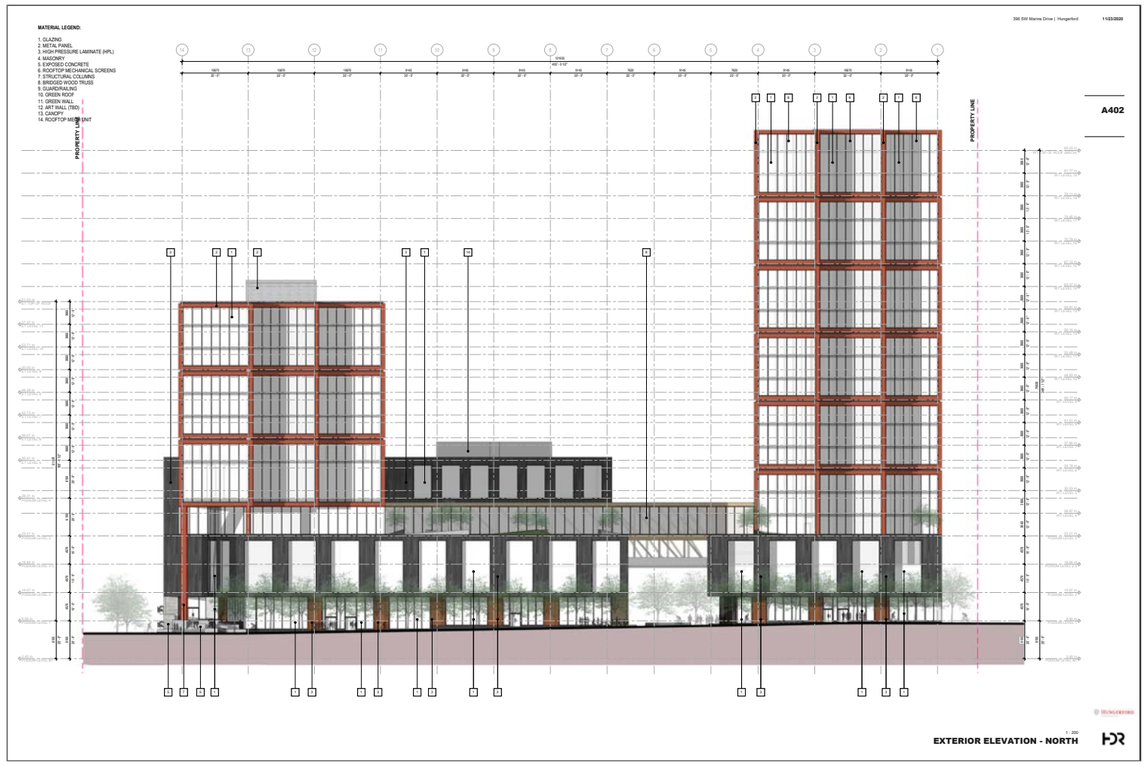


Roof Plan

ELEVATIONS

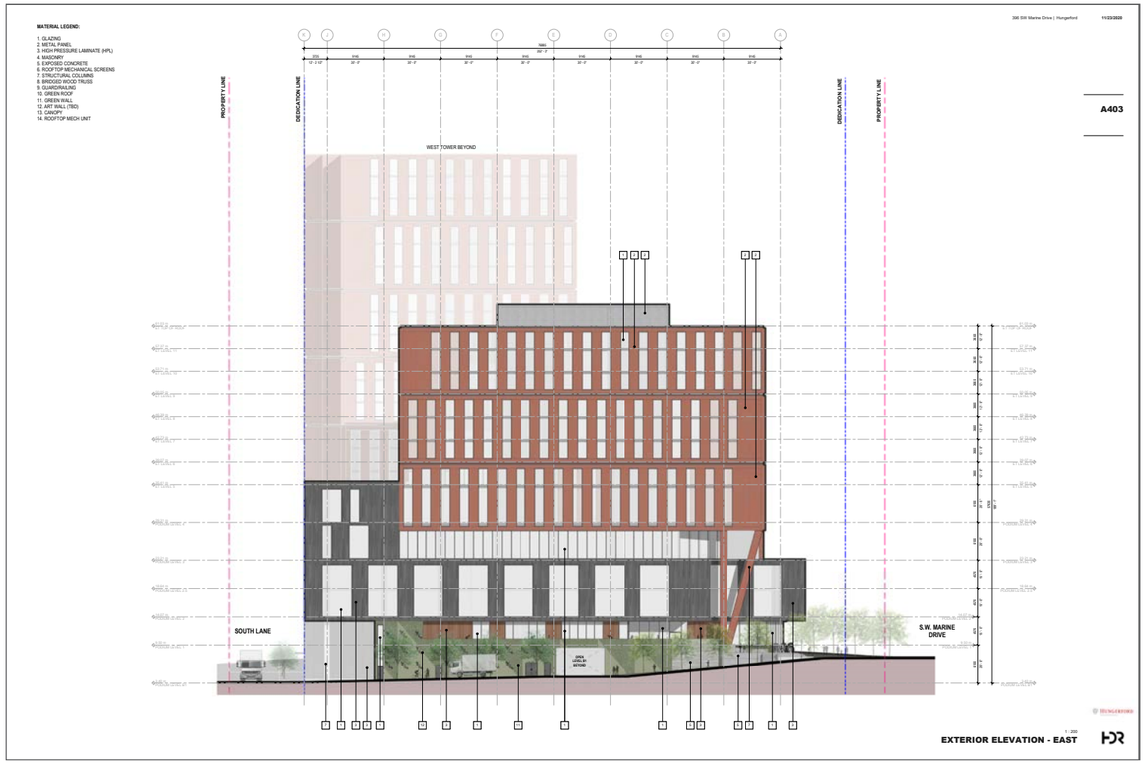


South Exterior Elevation

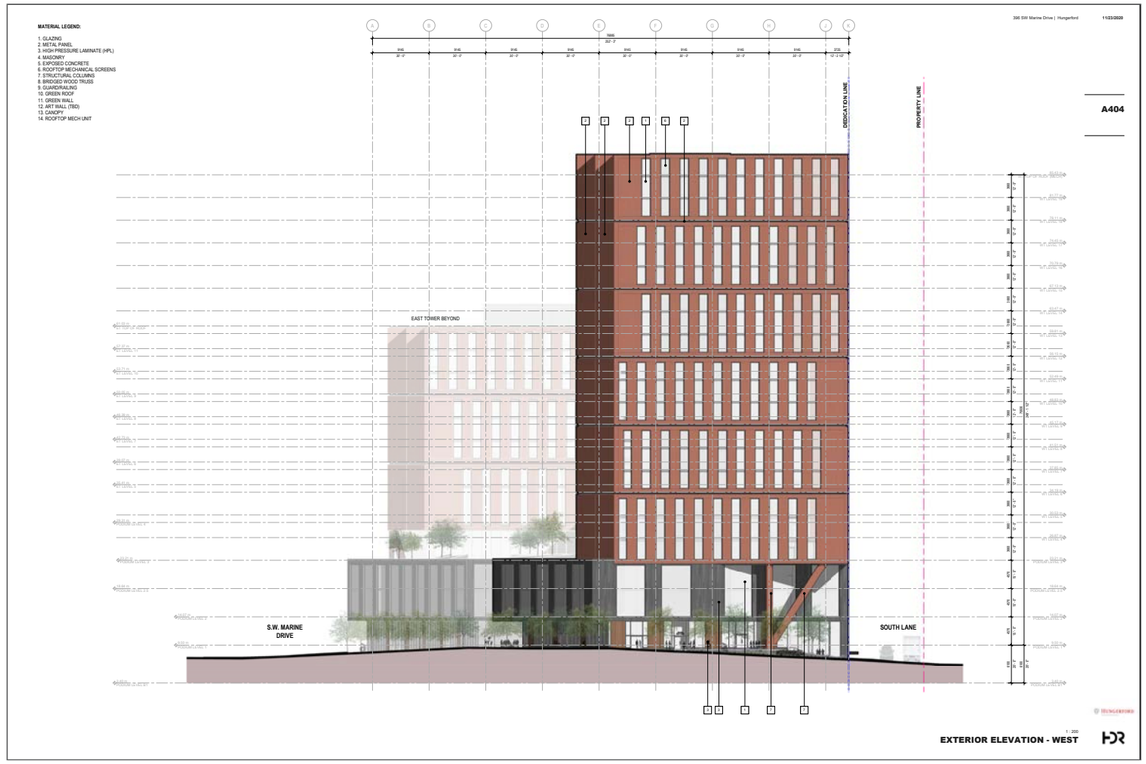


North Exterior Elevation

ELEVATIONS

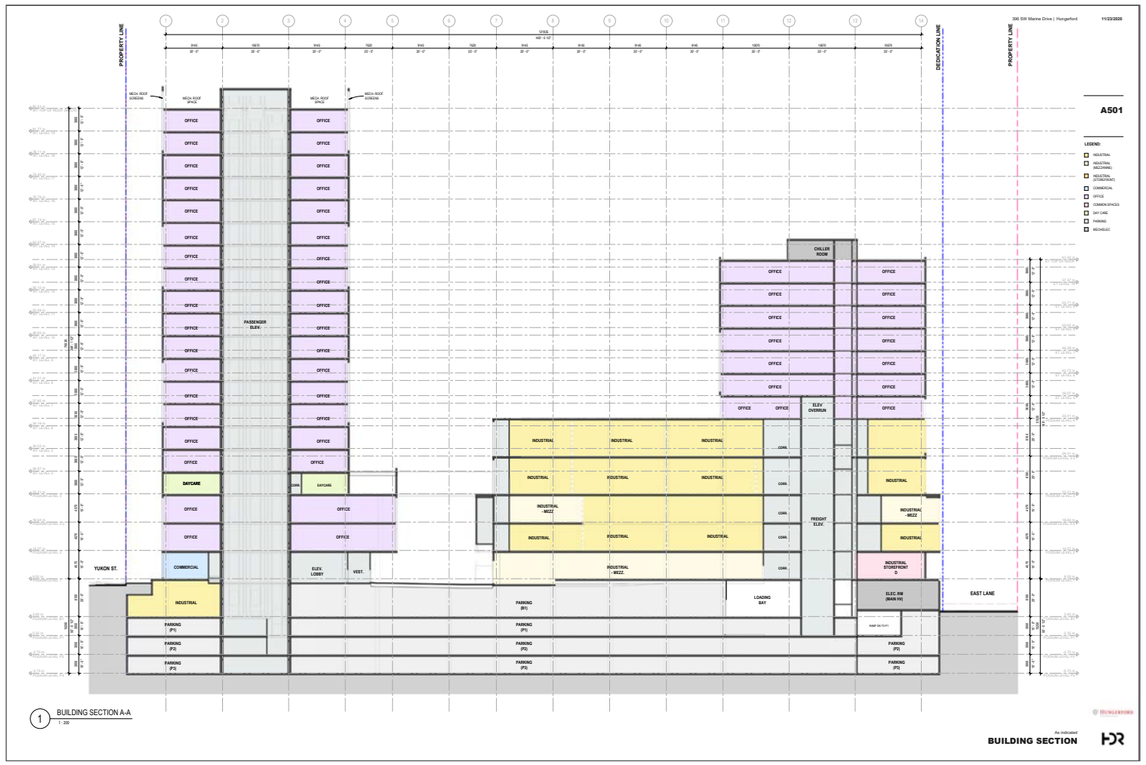


East Exterior Elevation

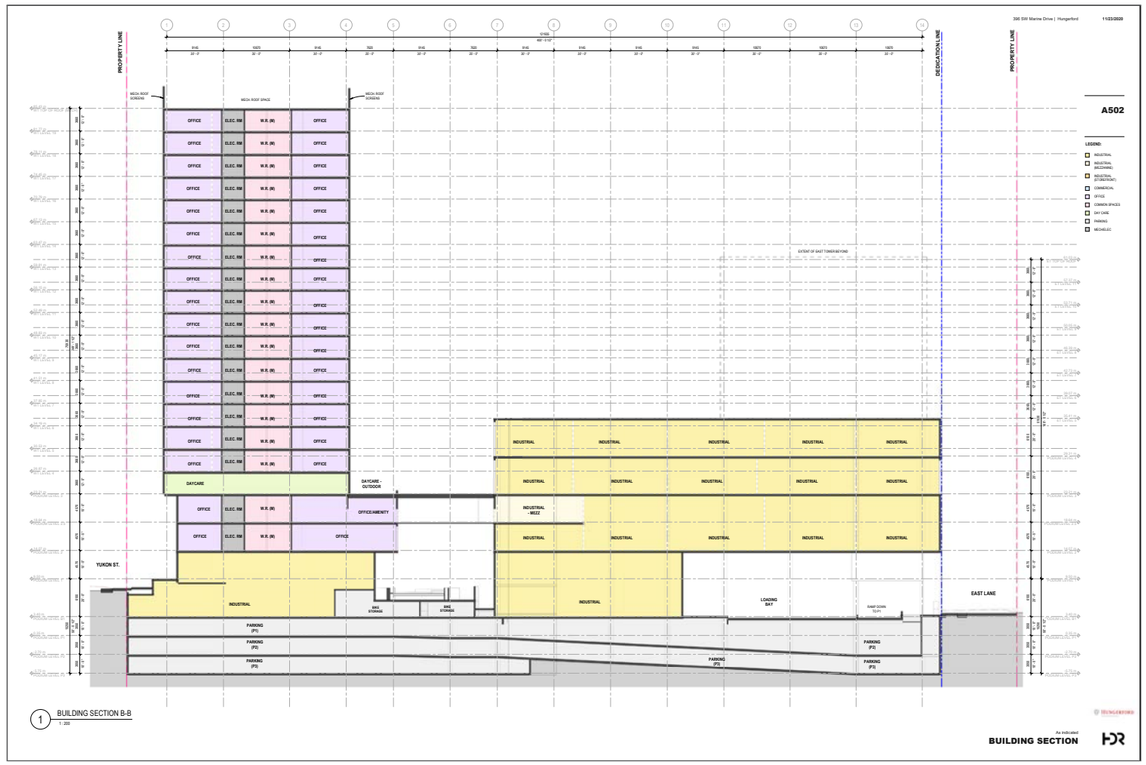


West Exterior Elevation

SECTIONS

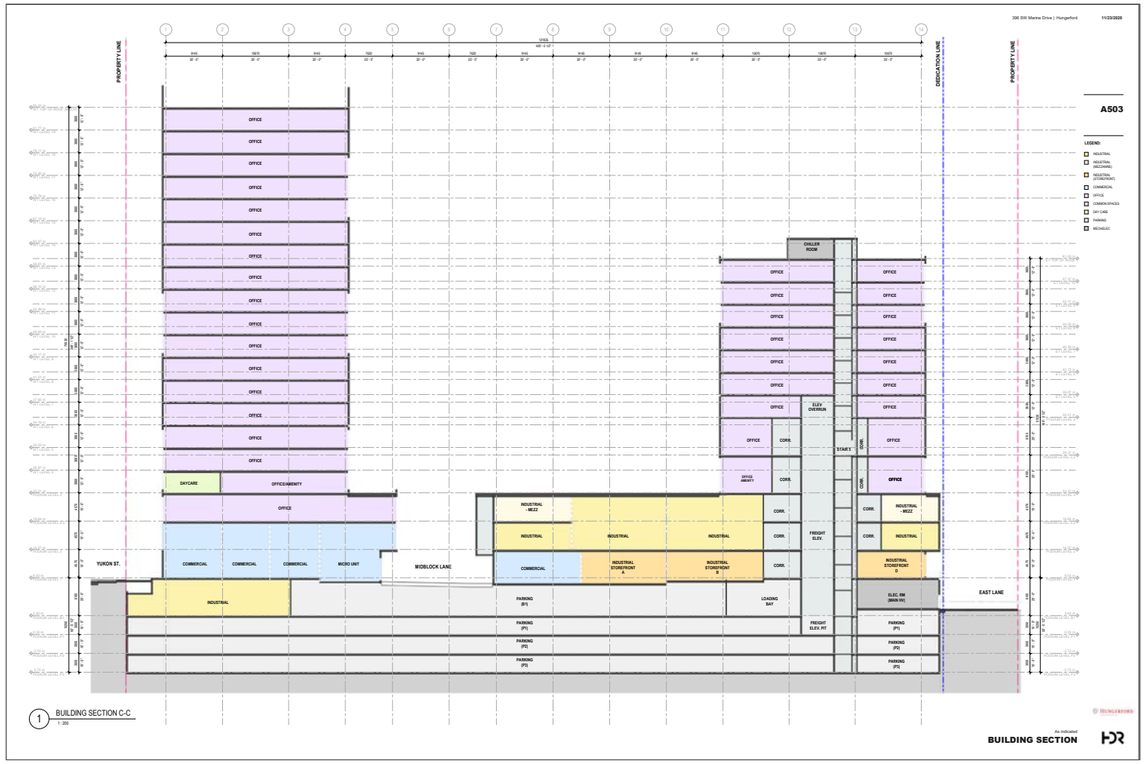


Building Section A-A

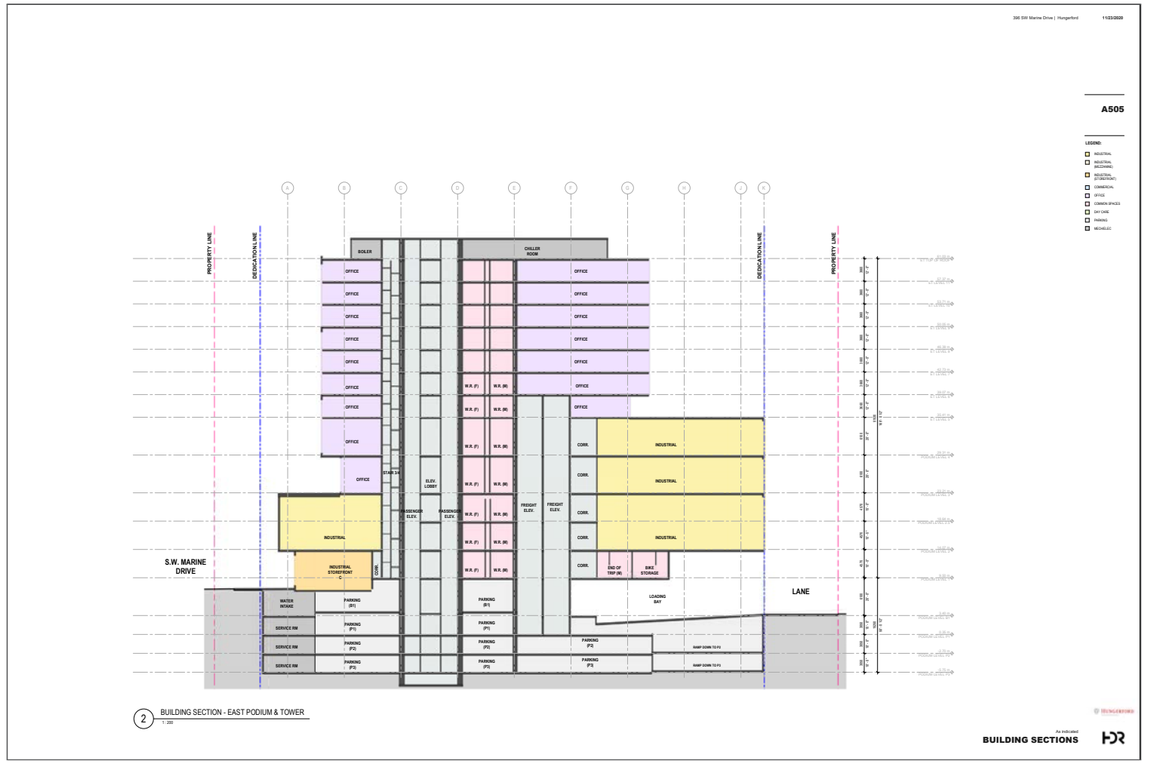


Building Section B-B

SECTIONS

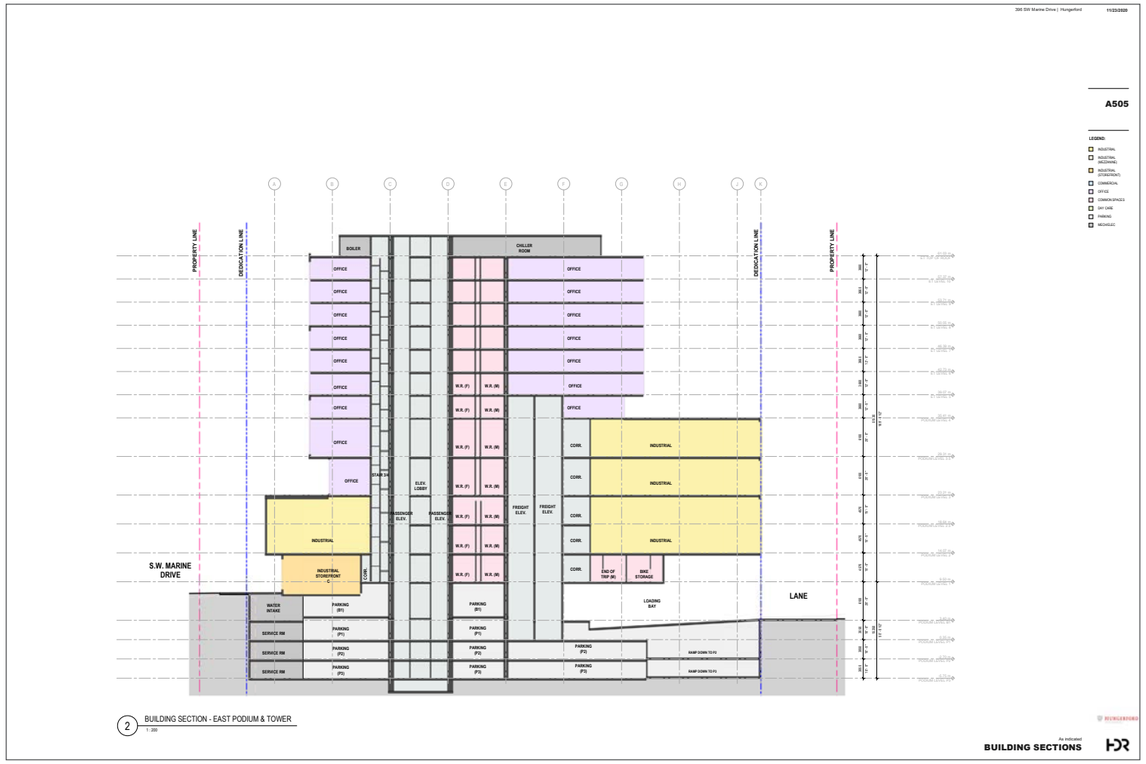


Building Section C-C



Building Section West Tower & Podium

SECTIONS



Building Section East Tower & Podium