

**REZONING RATIONALE**

While maintaining the existing uses of residential and daycare on the site, this rezoning seeks to increase the permitted height and density. As part of the Marine Landing section of the Cambie Corridor Plan, sites immediately adjacent to the west and south have recently been rezoned and undergone development to increase density around the SW Marine Drive Canada Line station. The ultimate goal of this development effort is to create a dense urban core around the station that makes effective use of land, transportation, and energy. Our intention is to further these goals by providing a denser residential development that responds appropriately to the guidelines and surrounding development currently underway.



SITE CONTEXT PLAN



VICINTY PLAN



■ GBL ARCHITECTS INC.  
140 - 2084 WEST 11TH AVENUE TEL: 604.736.1156  
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NOTES

REVISIONS	DESCRIPTION
NO. DATE	



CAMBIE ST

SITE (SOUTH ELEVATION)

YUKON ST



SW MARINE DR

SITE (EAST ELEVATION)

W 64TH AVE

MARINE GARDENS

445 SW MARINE DRIVE

SITE CONTEXT

DATE	06/03/2013 6:18:43 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1156

A-1.02