

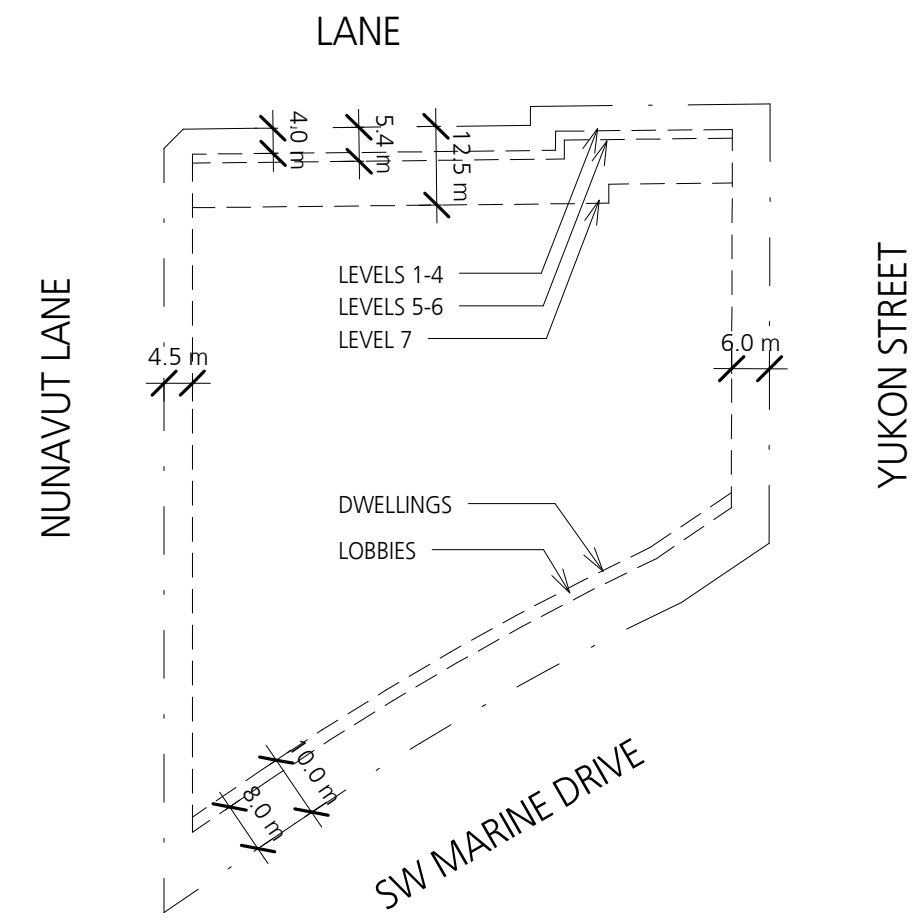
SITE & ZONING INFORMATION

COMMON NAME: MARINE GARDENS
CIVIC ADDRESS: 445 SW MARINE DRIVE, VANCOUVER
LEGAL ADDRESS: LOT 1, DISTRICT LOTS 311 & 323, PLAN 13979

P.I.D.: 007-971-338
ZONING: CD-1
LOCATION: N 49 12' 40.7" / W 123 6' 55.4"
SITE AREA: 9,198.5 SM 99,011.88 SQ FT (2.273 ACRES)

SETBACKS
 SW MARINE DR: DWELLINGS: 10m
 LOBBY & AMENITY: 8m
 YUKON ST: 6m
 NUNAVUT LANE: 4.5m
 NORTH LANE: LEVELS 1-4: 4m
 LEVELS 5-6: 5.4m
 LEVEL 7: 12.5m

HEIGHTS
 TOWER A: 27 STOREYS / 235'
 TOWER B: 21 STOREYS / 185'
 PODIUM A: 7 STOREYS
 PODIUM B: 6 STOREYS
 RENTAL BUILDING: 6.5 STOREYS



PARKING & LOADING

PARKING & LOADING REQUIREMENTS

MARKET STALLS: 512 units x .74/unit = 379 stalls
MARKET VISITOR: 512 units x .02/unit = 11 stalls

RENTAL: 70 units x .34/unit = 24 stalls
DAYCARE: 5 stalls + 3 drop off spots
TOTAL: **419 STALLS**

MARKET BIKES: 512 units x 1.25/unit = 640
RENTAL BIKES: 70 units x 1.25/unit = 88
TOTAL: **728**

LOADING BAYS
CLASS B REQUIRED: 3
CLASS B PROVIDED: 3

PROVIDED PARKING

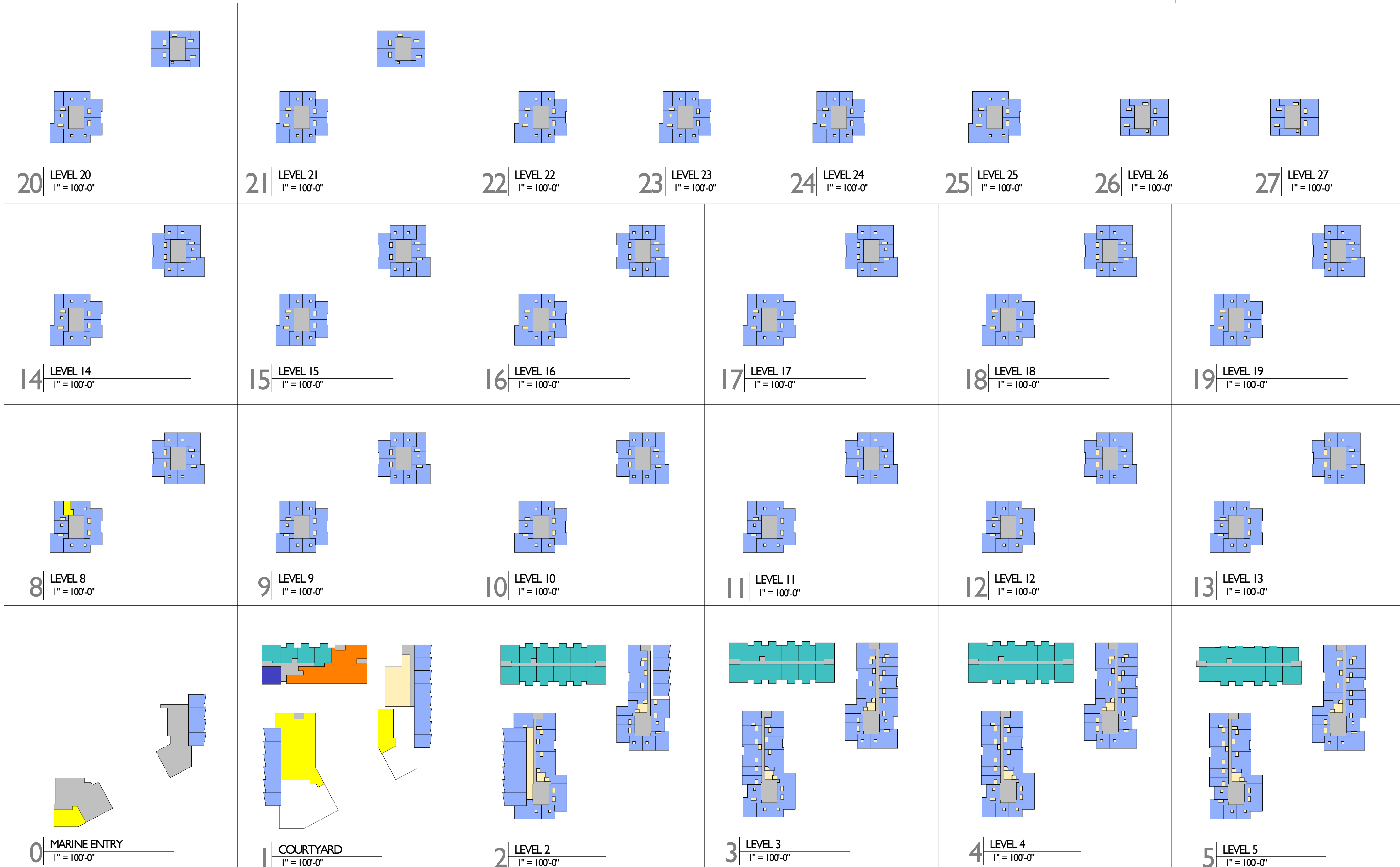
PARKING - BICYCLES	
Bicycle - Locker	394
Bicycle - Standard	248
Bicycle - Vertical	115
	757

PARKING - CARS	
DAYCARE	
Regular Car	4
Small Car	1
	5
MARKET	
Accessible Stall	26*
Regular Car	343
Small Car	10
	379
RENTAL	
Accessible Stall	4**
Regular Car	13
Small Car	7
	24
VISITOR	
Accessible Stall	2
Regular Car	7
Small Car	2
	11
	419

UNIT COUNT

COUNT - UNITS	
Area Category	Count
RENTAL UNIT	70
UNIT	512
	582

***11 ACCESSIBLE STALLS COUNTED AS 22**
****2 ACCESSIBLE STALLS COUNTED AS 4**



PROJECT AREA TOTALS

GROSS AREA - TOTAL	
Area Category	Area
DAYCARE	
DAYCARE	5228 SF
SUBTOTAL	5228 SF
MARKET RESIDENTIAL	
AMENITY	10312 SF
CIRCULATION	62534 SF
STORAGE	21504 SF
UNIT	292566 SF
SUBTOTAL	386917 SF
RENTAL RESIDENTIAL	
RENTAL AMENITY	920 SF
RENTAL CIRCULATION	7805 SF
RENTAL UNIT	54463 SF
SUBTOTAL	63188 SF
TOTAL GROSS AREA	455332 SF

FSR EXCLUSIONS - TOTAL	
AMENITY	10312 SF
RENTAL AMENITY	920 SF
STORAGE	21504 SF
	32736 SF

NET AREA - TOTAL		
Area Category	Area	FSR
DAYCARE		
DAYCARE	5228 SF	0.05
SUBTOTAL	5228 SF	0.05
MARKET RESIDENTIAL		
CIRCULATION	62534 SF	0.63
UNIT	292566 SF	2.95
SUBTOTAL	355100 SF	3.59
RENTAL RESIDENTIAL		
RENTAL CIRCULATION	7805 SF	0.08
RENTAL UNIT	54463 SF	0.55
SUBTOTAL	62267 SF	0.63
TOTAL NET AREA	422596 SF	4.27

AREA KEY

- AMENITY
- CIRCULATION
- DAYCARE
- RENTAL AMENITY
- RENTAL CIRCULATION
- RENTAL UNIT
- STORAGE
- UNIT



■ GBL ARCHITECTS INC.
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NOTES

REVISIONS		
NO.	DATE	DESCRIPTION

MARINE GARDENS

445 SW MARINE DRIVE

STATISTICS

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