800 MARINE DRIVE - MIXED USE

REZONING & DEVELOPMENT PERMIT APPLICATION 09/03/2021

PROJECT NUMBER: 21045

CIVIC ADDRESS: 800 MARINE DRIVE, NORTH VANCOUVER, B.C.

LEGAL DESCRIPTION: LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986

CONSULTANT LIST:

CLIENT
CASCADIA GREEN DEVELOPMENT
106 - 252 ESPLANADE W.,
NORTH VANCOUVER, BC, V7M 0E9
TEL: 604-260-1056

ARCHITECT
WA ARCHITECTS LTD.
950 - 1500 W GEORGIA STREET,
VANCOUVER, BC, V6G 2Z6
TEL: 604-685-3529

LANDSCAPE
PERRY AND ASSOCIATES
112 EAST BROADWAY,
VANCOUVER, BC, V5T 1V9
TEL: 604-738-4118

CIVIL
3A HYDROTECH SOLUTIONS
TEL: 604-617-0697

TRANSPORTATION
WATT CONSULTING GROUP
550 - 888 DUNSMUIR ST
VANCOUVER, BC, V6C 3K4
TEL: 778-309-1253

CODE
MR CONSULTING
1281 20TH STREET
WEST VANCOUVER, BC, V7V 3Z4
TEL: 604-764-7709

ENERGY
MURI CONSULTING GROUP INC.
3807 - 1480 HOWE STREET,
VANCOUVER, BC, V6Z 0G5
TEL: 778-318-2932

PROJECT STATISTICS
800 MARINE DRIVE
Project No.: 21045

				DATE:		03-Sep-21	
SITE INFORMATION							
LEGAL DESCRIPTION	LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986						
CIVIC ADDRESS	800 MARINE DRIVE, NORTH VANCOUVER, BC						
	EXISTING					PROPOSED	
ZONE	CS-1					CD	
SITE AREA	(PRE-DEDICATION)					15,486.0 SF	1,438.70m²
GROSS FLOOR AREA						38,817.7 SF	3,606.28m²
FLOOR AREA RATIO							2.51
LOT COVERAGE (%)	HORIZONTAL BUILDING AREA =		14,177.4 SF			92%	
AVERAGE GRADE	(HIGHEST 42.7' + LOWEST 38.6' = 81.3' / 2 = 40.65')					40.65 FT	12.39m
BUILDING HEIGHT	4-STOREYS	TO TOP OF UPPER PARAPET				53.35 FT	16.26m
		TO TOP OF PENTHOUSE PARAPET				58.85 FT	17.94m
SETBACKS	FRONT (MARINE DRIVE)					0.00 - 0.50 FT	0.00 - 0.15m
	REAR (LANE)					1.00 FT	0.30m
	EXTERIOR SIDE (FELL AVENUE)					2.75 FT	0.84m
	INTERIOR SIDE (WEST)					4.50 FT	1.37m
BUILDING DATA							
MULTIFAMILY UNITS	**DESCRIPTION**	**AREA**		**# OF UNITS**		**TOTAL AREA**	
A1 (ADAPTABLE)	1 BED	505.7 SF	46.98m²	1	4.8%	505.7 SF	46.98m²
B1	1 BED	518.9 SF	48.21m²	4	19.0%	2,075.7 SF	192.83m²
B2	1 BED	518.9 SF	48.21m²	2	9.5%	1,037.8 SF	96.42m²
B3 (ADAPTABLE)	1 BED	524.2 SF	48.70m²	2	9.5%	1,048.4 SF	97.40m²
C1	1 BED	559.6 SF	51.99m²	2	9.5%	1,119.2 SF	103.98m²
D1	2 BED	774.7 SF	71.97m²	1	4.8%	774.7 SF	71.97m²
E1	2 BED	813.3 SF	75.56m²	1	4.8%	813.3 SF	75.56m²
E2	2 BED	754.5 SF	70.10m²	1	4.8%	754.5 SF	70.10m²
F1 (ADAPTABLE)	2 BED	824.4 SF	76.59m²	2	9.5%	1,648.8 SF	153.18m²
G1	2 BED	863.0 SF	80.18m²	2	9.5%	1,726.0 SF	160.35m²
H1	2 BED	802.4 SF	74.55m²	1	4.8%	802.4 SF	74.55m²
I1	3 BED	990.3 SF	92.01m²	1	4.8%	990.3 SF	92.01m²
I2 (ADAPTABLE)	3 BED	990.3 SF	92.01m²	1	4.8%	990.3 SF	92.01m²
TOTAL RES				**21**		**14,287.3 SF**	**1,327.33m²**
COMMERCIAL						**AREA**	
L1 - SOUTH RETAIL						6,618.8 SF	614.91m²
L1 - NORTH RETAIL						2,637.2 SF	245.00m²
L2 - OFFICE						12,921.3 SF	1,200.43m²
TOTAL COMMERCIAL						**22,177.3 SF**	**2,060.34m²**
UNIT MIX (TOTAL 21)							
UNIT TYPE				COUNT		PERCENTAGE	
STUDIO				0		0%	
1 BED				11		52%	
2 BED				8		38%	
3 BED				2		10%	
BUILDING AREA							
		GROSS BUILDABLE AREA				**GROSS FSR**	
L1 FLOOR AREA	RETAIL	11,608.9 SF	1,078.50m²			9,480.9 SF	880.80m²
L2 FLOOR AREA	OFFICE	14,201.8 SF	1,319.39m²			13,859.5 SF	1,287.59m²
L3 FLOOR AREA	11 UNITS	8,760.5 SF	813.88m²			8,450.8 SF	785.11m²
L4 FLOOR AREA	10 UNITS	8,510.2 SF	790.62m²			7,026.5 SF	652.78m²
TOTAL FLOOR AREA		**43,081.4 SF**	**4,002.39m²**			**38,817.7 SF**	**3,606.28m²**
PROPOSED AMENITY							
ADAPTABLE UNITS		MIN 25% OF UNITS =		6 UNITS		6 UNITS	28.6%
OUTDOOR AMENITY						882.5 SF	81.99m²
REQUIRED PARKING							
TYPE			RATE			REQUIRED STALLS	
RESIDENTIAL		21 UNITS	0.95 STALLS / UNIT			20 STALLS	
VISITOR		21 UNITS	0.1 STALLS / UNIT			2 STALLS	
COMMERCIAL		23,340.4 SF	1 STALL / 538.2 SF			43 STALLS	
TOTAL REQUIRED PARKING						**65 STALLS**	
RESIDENTIAL DISABILITY STALL (INCLUDED)		21 UNITS	0.038 STALLS / UNIT			1 STALLS	
COMMECIAL DISABILITY STALL (INCLUDED)		43 STALLS	1 STALL / 25 REQ'D STALLS			2 STALLS	
LOADING		23,340.4 SF	1 STALL / 15000 SF			**2 STALLS**	
PROPOSED PARKING							
SURFACE						2 STALLS	
PARKING LEVEL 1						39 STALLS	
TOTAL PROPOSED PARKING						**41 STALLS**	
PROPOSED RESIDENTIAL PARKING (INCLUDED)						10 STALLS	
PROPOSED COMMERCIAL AND RESIDENTIAL VISITOR PARKING (INCLUDED)						31 STALLS	
SMALL CARS (INCLUDED)			MAX 35% =	22 STALLS		18 STALLS	
DISABILITY STALL (INCLUDED)						2 STALLS	
LOADING						**1 STALL**	
REQUIRED BICYCLE PARKING							
SHORT-TERM						**19 SPACES**	
RESIDENTIAL SHORT-TERM		21 UNITS	20-59 UNITS = 6 SPACES			6 SPACES	
COMMERCIAL SHORT-TERM		2,168.39m²	6 SPACES / 1000m²			13 SPACES	
LONG-TERM						**41 SPACES**	
RESIDENTIAL LONG-TERM		21 UNITS	1.5 SPACES / UNIT			32 SPACES	
COMMERCIAL LONG-TERM		2,168.39m²	1 SPACE / 250m²			9 SPACES	
PROPOSED BICYCLE PARKING							
SHORT-TERM						**19 SPACES**	
LONG-TERM						**71 SPACES**	
RESIDENTIAL LONG-TERM						51 SPACES	
COMMERCIAL LONG-TERM						20 SPACES	

WA ARCHITECTS

Architecture.
Made Personal.

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VIC 104 – 3212 Jacklin Road, Victoria, BC V9B 0J5 | T: 250.391.4933

RENDERING

CONTEXT PLAN

DRAWING LIST:

ARCHITECTURAL

A000	COVER SHEET
A001	SURVEY
A100	SITE PLAN
A110	FIRE DEPARTMENT RESPONSE PLAN
A120	CONTEXT MAPS AND PHOTOS
A121	CONTEXT MAPS AND PHOTOS
A200	LEVEL P1 FLOOR PLAN
A201	LEVEL 1 FLOOR PLAN
A202	LEVEL 2 FLOOR PLAN
A203	LEVEL 3 FLOOR PLAN
A204	LEVEL 4 FLOOR PLAN
A205	ROOF PLAN
A220	RESIDENTIAL UNIT PLANS
A221	RESIDENTIAL UNIT PLANS
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A400	BUILDING SECTIONS
A500	PERSPECTIVES
A501	PERSPECTIVES
A502	PERSPECTIVES
A600	AREA PLAN LEVEL 1 & 2
A601	AREA PLAN LEVEL 3 & 4
A610	SHADOW STUDIES

CIVIL

CVL-01	GRADING PLAN
CVL-02	SERVICING PLAN
CVL-03	ROAD WORKS - FELL AVE
CVL-04	SWMP

LANDSCAPE

L1.0	LANDSCAPE PLAN LEVEL 1
L1.1	LANDSCAPE PLAN LEVEL 3 & 4
L2.0	TREE MANAGEMENT PLAN
L3.0	PLANTING PLAN LEVEL 1
L3.1	PLANTING PLAN LEVEL 3 & 4
L4.0	LANDSCAPE DETAILS

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRIAN RICHARD WATT
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

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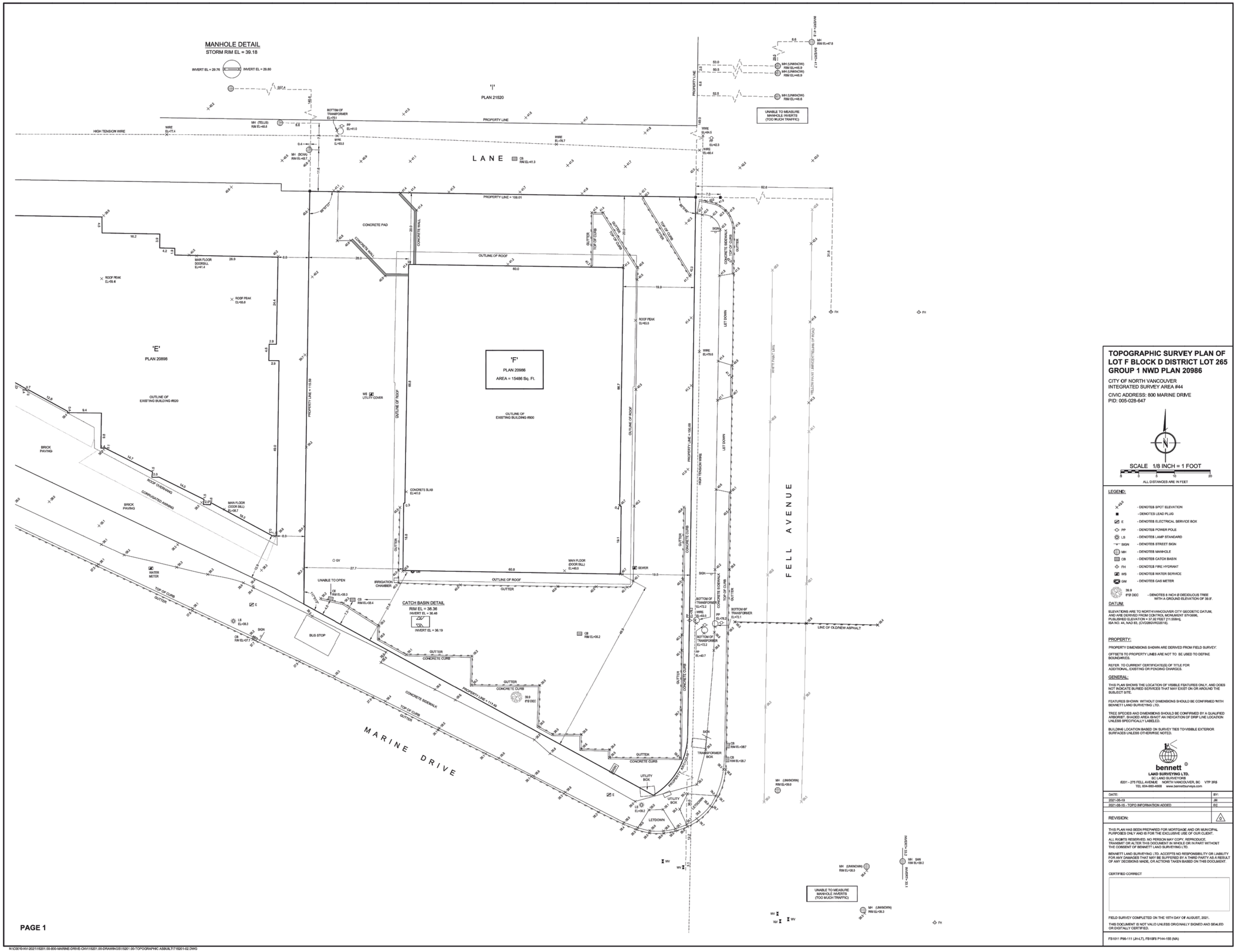
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
COVER SHEET

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A000**



TOPOGRAPHIC SURVEY PLAN OF LOT F BLOCK D DISTRICT LOT 265 GROUP 1 NWD PLAN 20986

CITY OF NORTH VANCOUVER
INTEGRATED SURVEY AREA #44

CIVIC ADDRESS: 800 MARINE DRIVE
PID: 005-028-647

SCALE 1/8 INCH = 1 FOOT

ALL DISTANCES ARE IN FEET

LEGEND:

- 45.0 - DENOTES SPOT ELEVATION
- DENOTES LEAD PLUG
- E - DENOTES ELECTRICAL SERVICE BOX
- PP - DENOTES POWER POLE
- LS - DENOTES LAMP STANDARD
- SIGN - DENOTES STREET SIGN
- MH - DENOTES MANHOLE
- CB - DENOTES CATCH BASIN
- FH - DENOTES FIRE HYDRANT
- WS - DENOTES WATER SERVICE
- GM - DENOTES GAS METER
- 36.9 IPSB DEC - DENOTES 8 INCH Ø DECIDUOUS TREE WITH A GROUND ELEVATION OF 36.9'.

DATUM:

ELEVATIONS ARE TO NORTH VANCOUVER CITY GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 07H3996, PUBLISHED ELEVATION = 37.82 FEET (11.528m), ISA NO. 44, NAD 83, (CVD28GVRD2016).

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 275 FELL AVENUE NORTH VANCOUVER, BC V7P 3R8
TEL 604-980-6868 www.bennettsurveys.com

DATE:	BY:
2021-05-19	JM
2021-08-18 - TOPO INFORMATION ADDED	EC

REVISION: 2

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CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON THE 15TH DAY OF AUGUST, 2021.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

FB1011 P96-111 (JH-LT), FB1008 P144-155 (NA)

N:\C0010-NV-2021\15201.00-800-MARINE-DRIVE-CNV\15201.00-DRAWING\S15201.00-TOPOGRAPHIC ASBUILT\T15201-02.DWG

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
RICHARD WEIRT
BRITISH COLUMBIA
2021-09-03

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PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

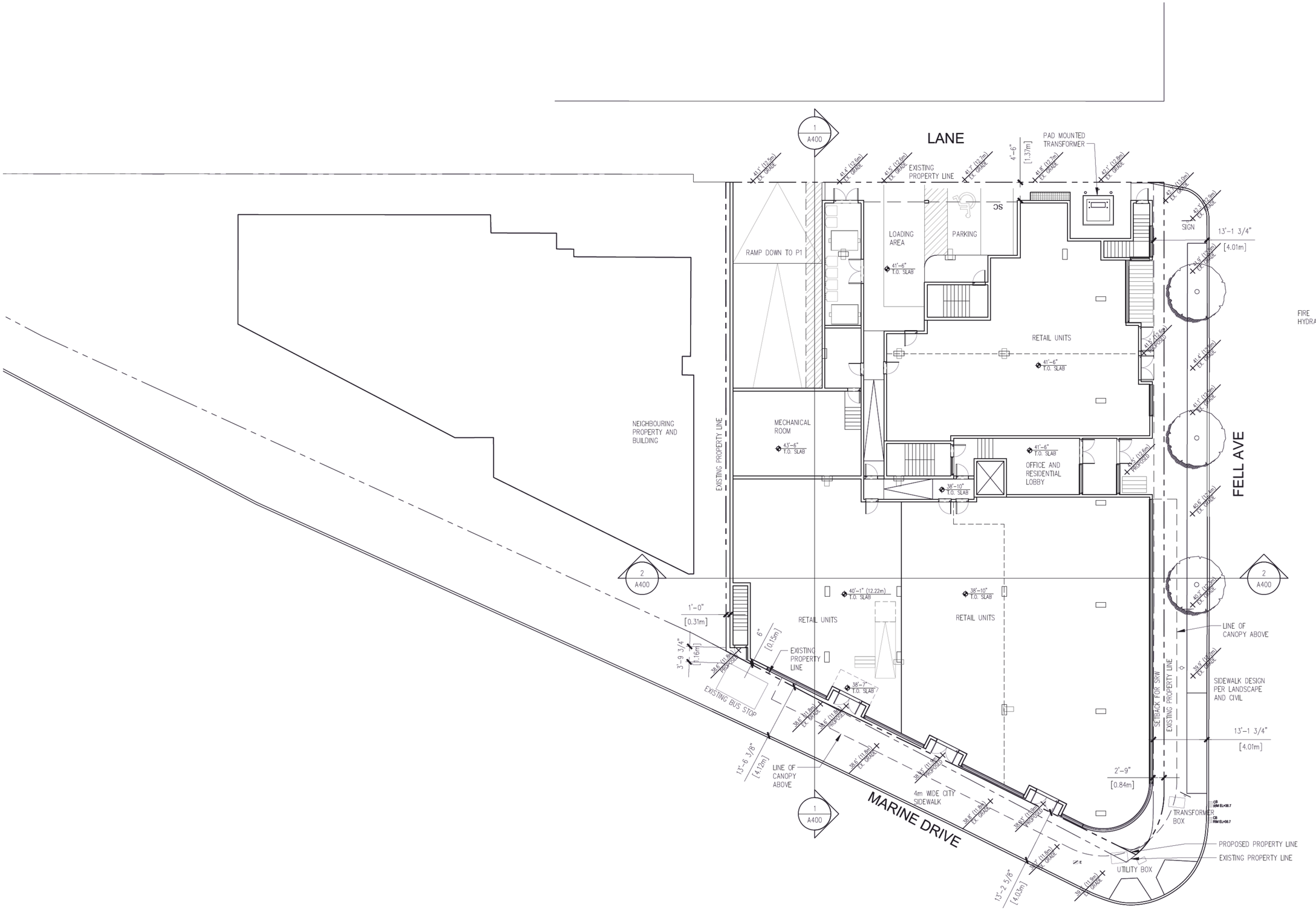
DRAWING TITLE:

SURVEY (NTS - FOR INFO ONLY)

PROJECT NO: 21045 DRAWN BY: AW

SCALE: NTS REVIEW BY: BW

DWG NO: **A001**



1 A100 SITE PLAN
3/32"=1'-0"

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SEAL:

REGISTERED ARCHITECT BRIAN RICHARD WAN BRITISH COLUMBIA
2021-09-03

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PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
SITE PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 3/32"=1'-0" REVIEW BY: BW
DWG NO: A100

1 A110 FIRE DEPARTMENT RESPONSE PLAN
3/32"=1'-0"

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2021-09-03

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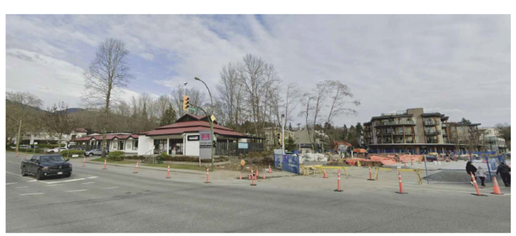
PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
FIRE DEPARTMENT RESPONSE PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 3/32"=1'-0" REVIEW BY: BW
DWG NO: A110



4 STREETSCAPE ALONG MARINE DRIVE

1 AERIAL VIEW OF NEIGHBOURHOOD LANDMARKS

2 BIRD'S EYE AERIAL VIEW OF SITE

3 CONTEXT RADIUS MAP

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SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2021-09-03

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800 MARINE DRIVE

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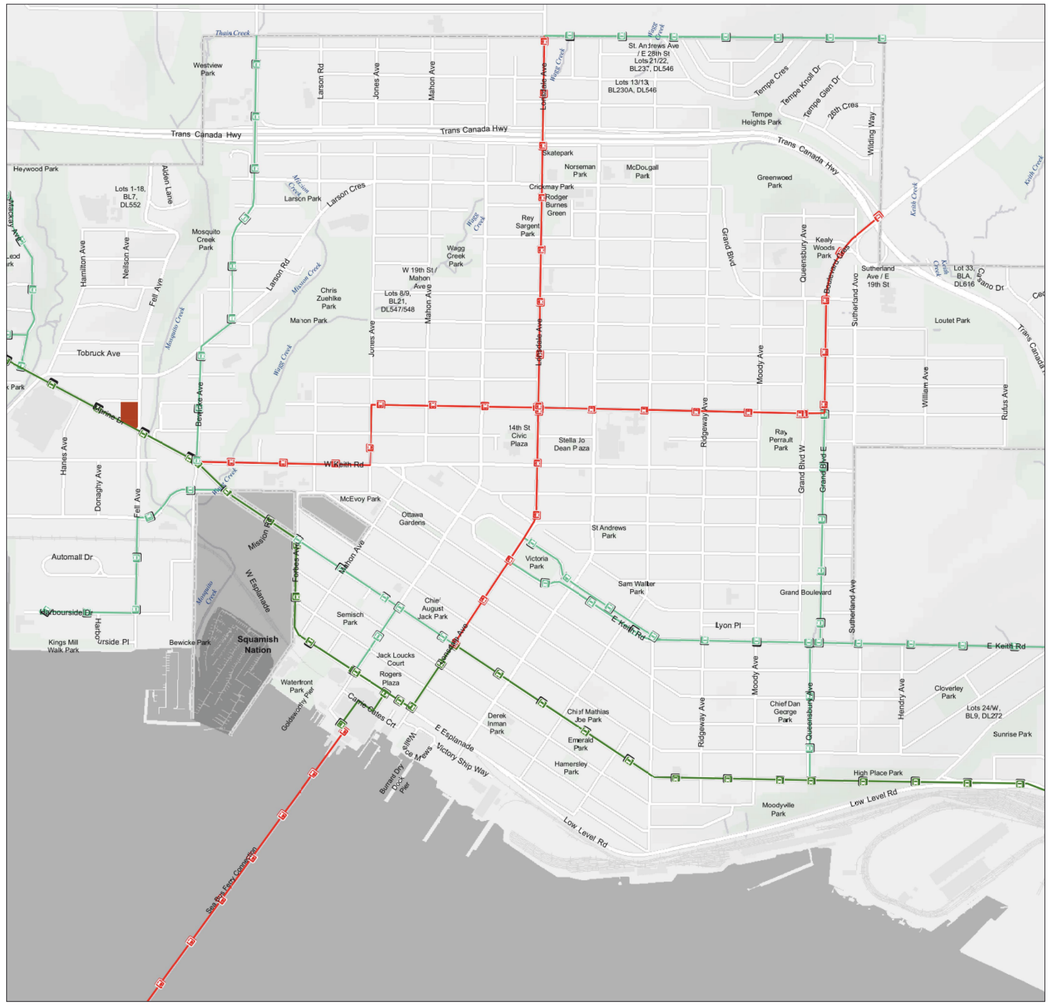
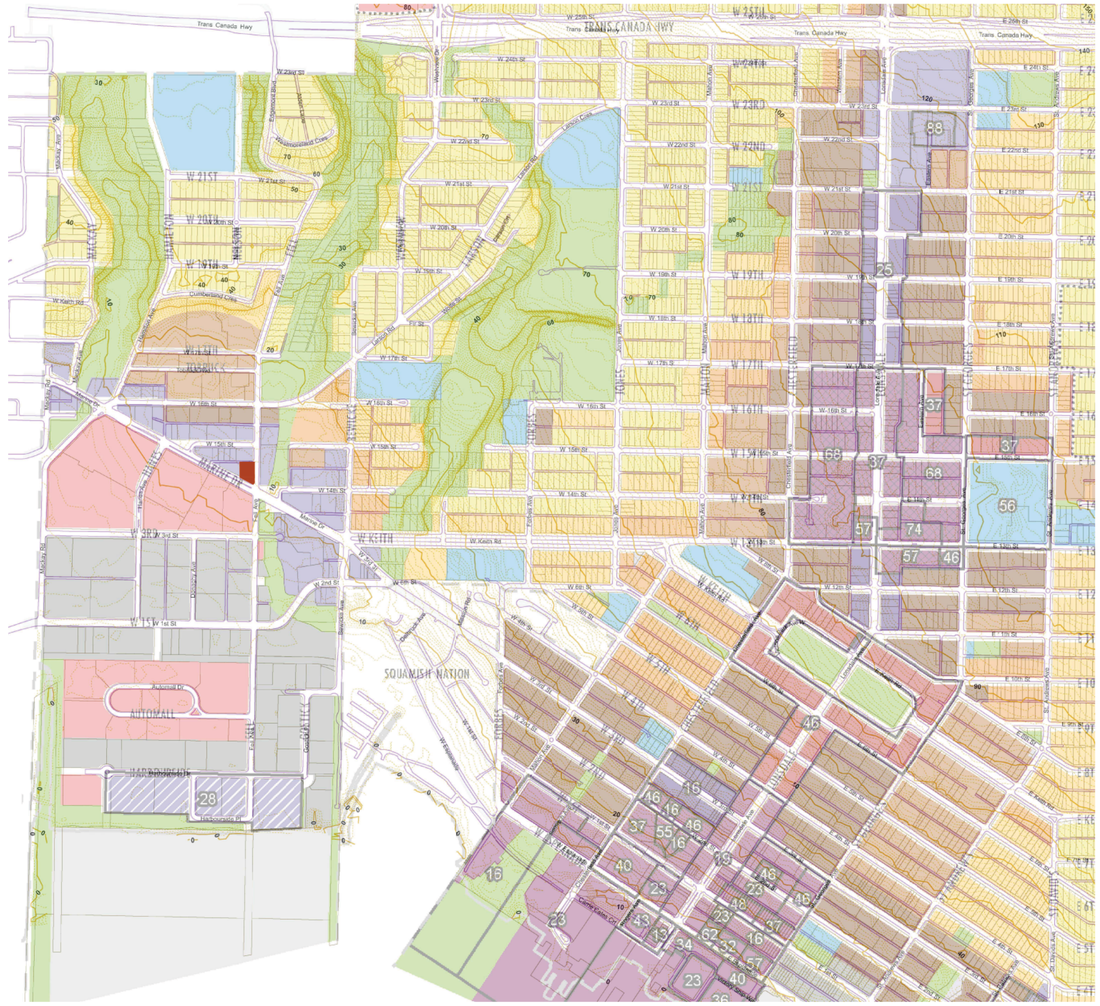
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
CONTEXT MAPS AND PHOTOS

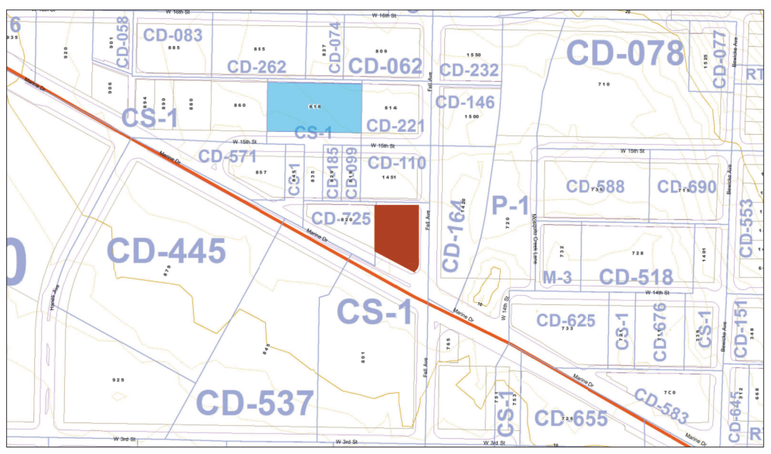
PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A120**



2 TRANSPORTATION MAP
NTS



1 ZONING AND CONTOUR MAP
NTS



4 ZONING AND CONTOUR MAP
NTS

LAND USE LEGEND

- PARKS, RECREATION AND OPEN SPACE
- SCHOOL AND INSTITUTIONAL
- COMMERCIAL
- MIXED EMPLOYMENT
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- MIXED USE MEDIUM DENSITY
- MIXED USE HIGH DENSITY

3 STREETSCAPE ALONG FELL AVE, MARINE DRIVE AND 15TH ST
NTS

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1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRIAN RICHARD WEBB BRITISH COLUMBIA 2021-09-03

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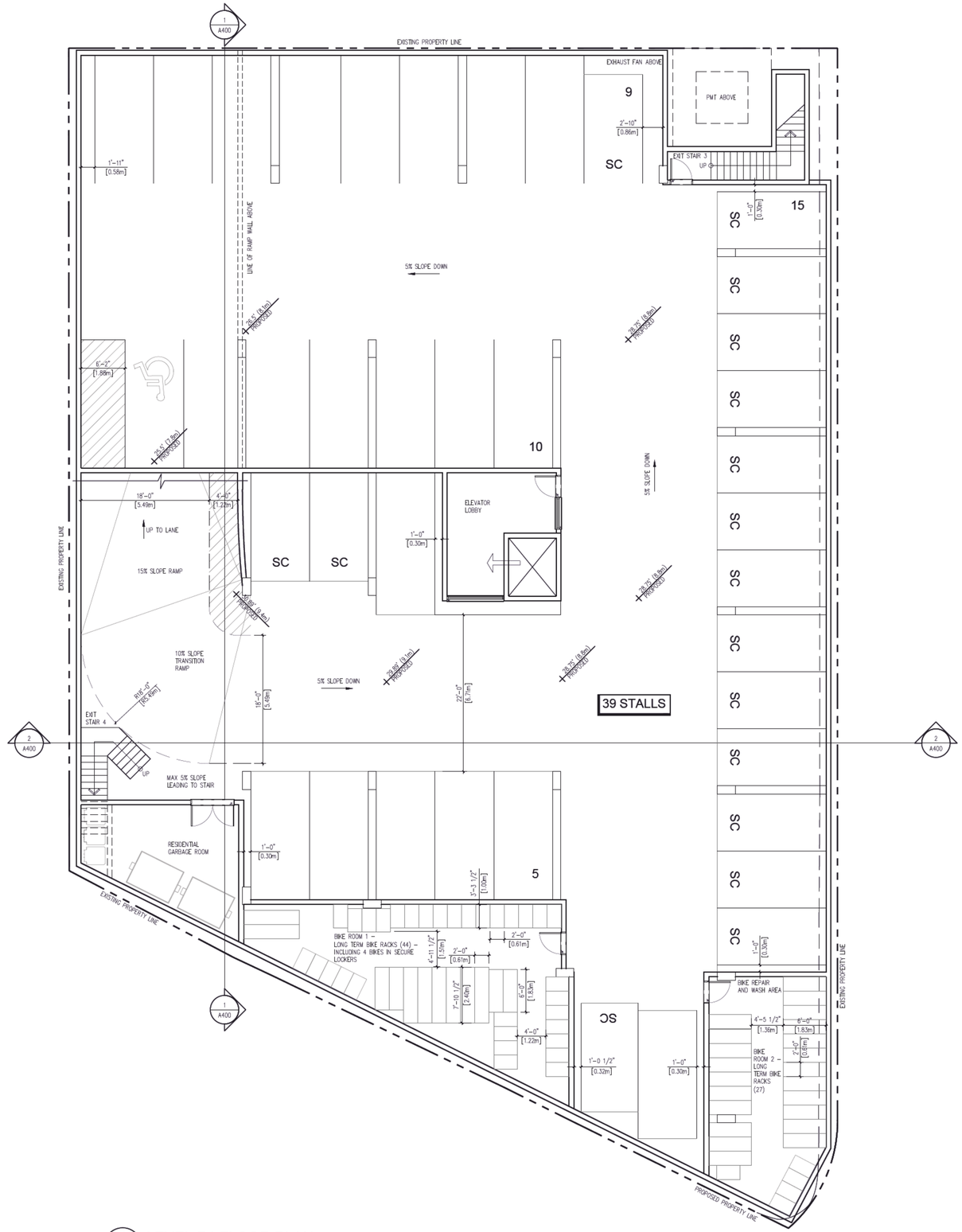
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
CONTEXT MAPS AND PHOTOS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: A121



1 A200 LEVEL P1 FLOOR PLAN
1/8"=1'-0"

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2021-09-03

CONSULTANT:

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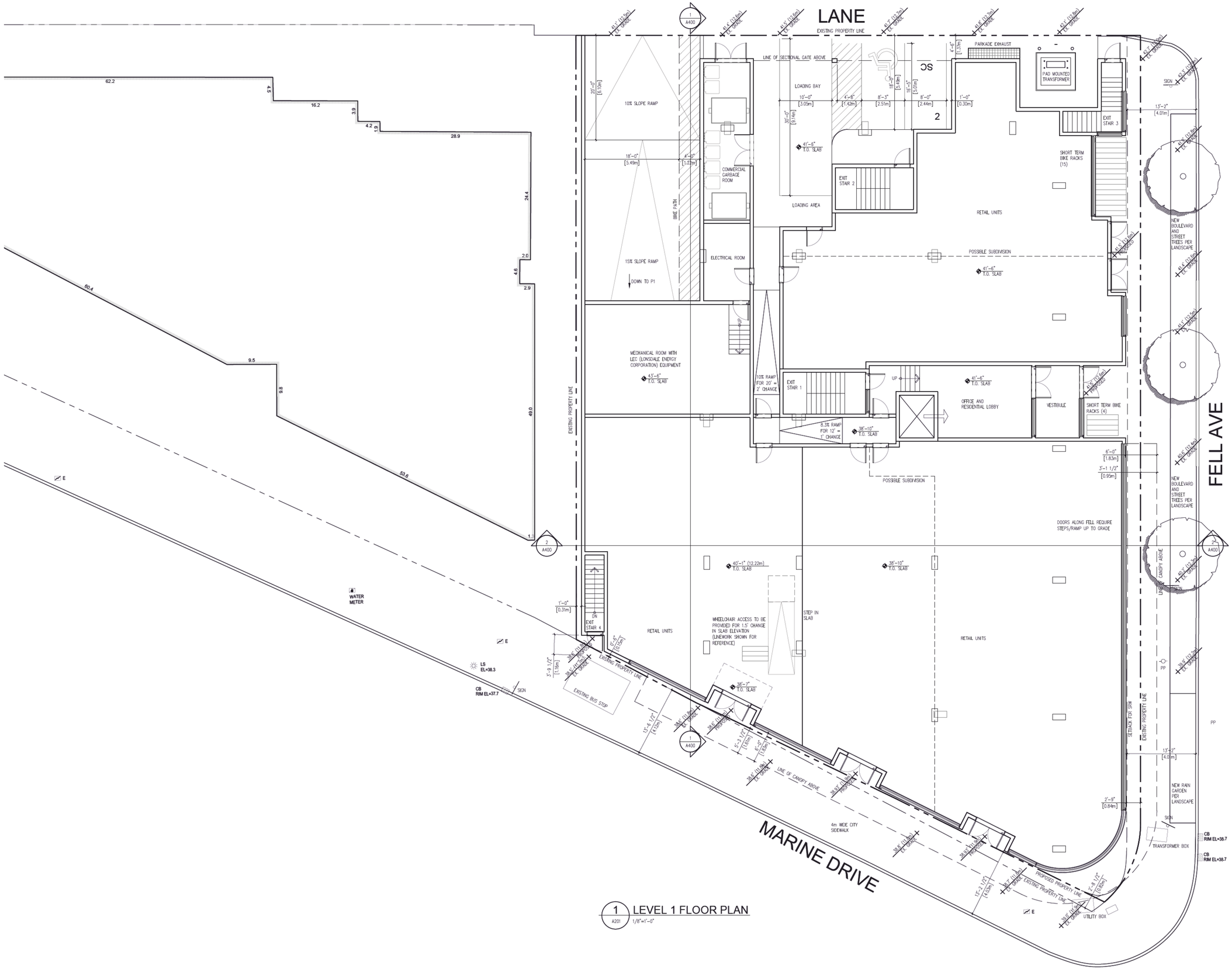
PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
LEVEL P1 FLOOR PLAN

PROJECT NO: 21045
DRAWN BY: AW
SCALE: 1/8"=1'-0"
REVIEW BY: BW
DWG NO: A200



1 A201 LEVEL 1 FLOOR PLAN
1/8"=1'-0"

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CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT ANDREW RICHARD WILLIAMS BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

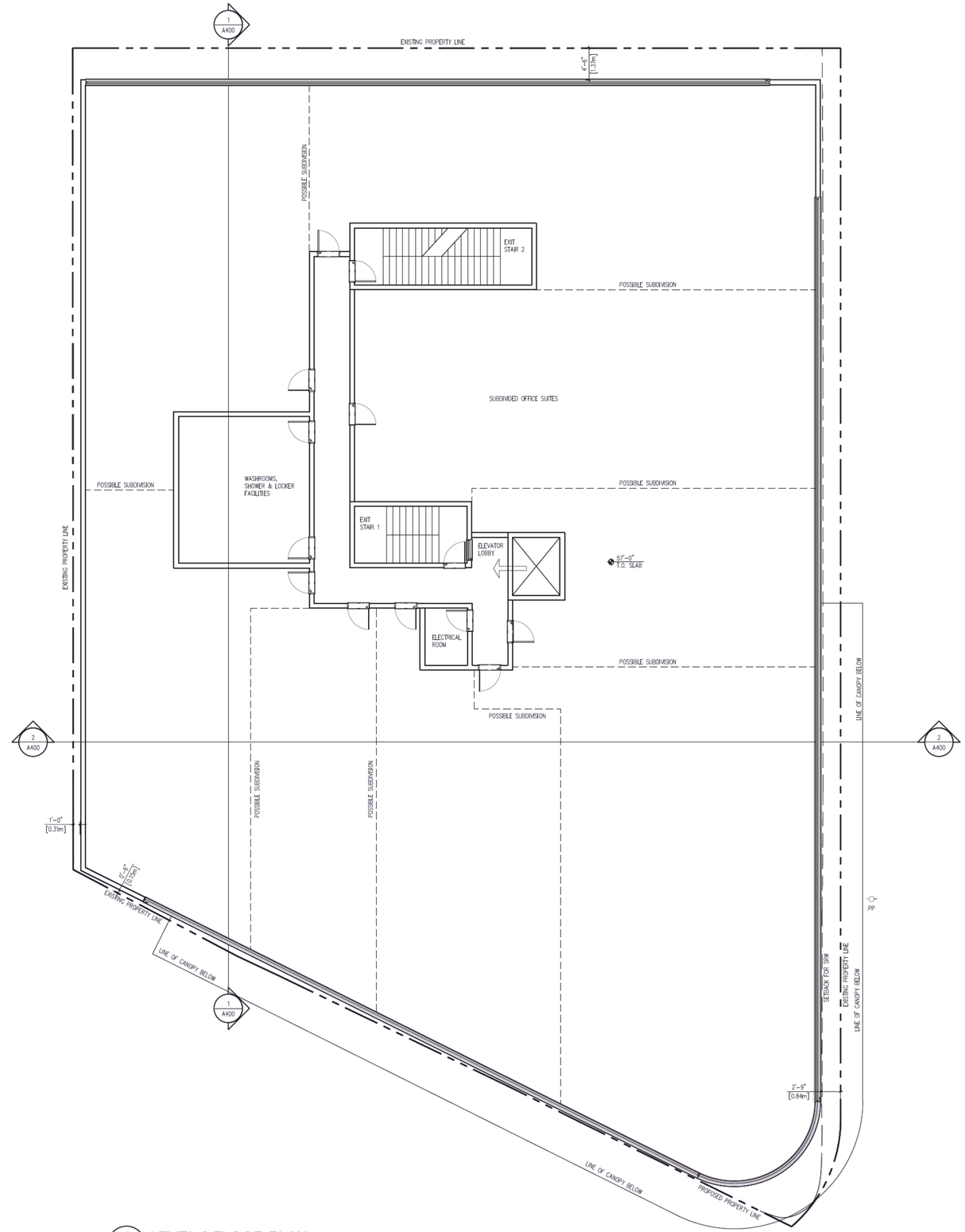
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A201**



1 A202 LEVEL 2 FLOOR PLAN
1/8"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRIAN RICHARD WEAVER BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

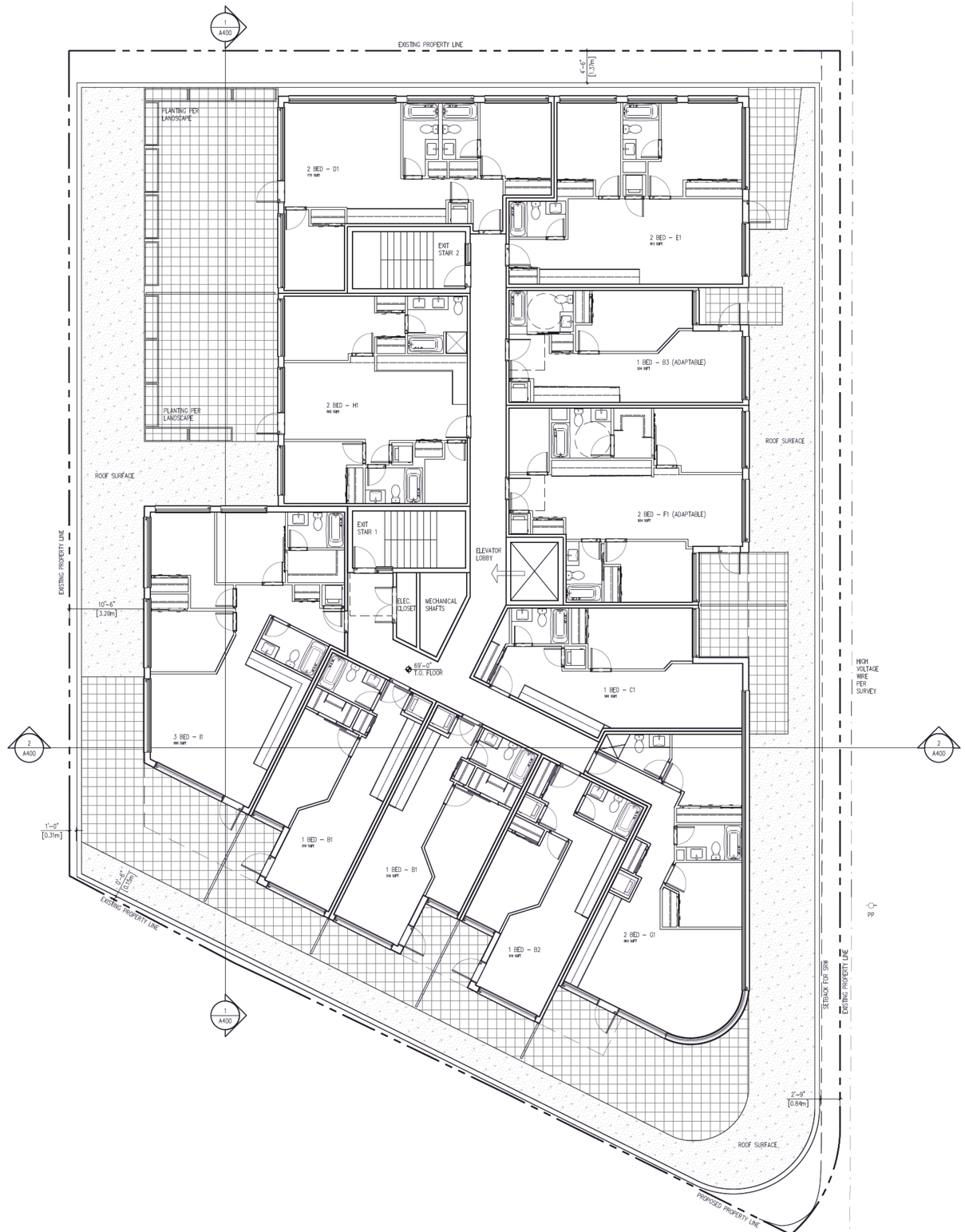
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: A202



1 A203 LEVEL 3 FLOOR PLAN
1/8"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

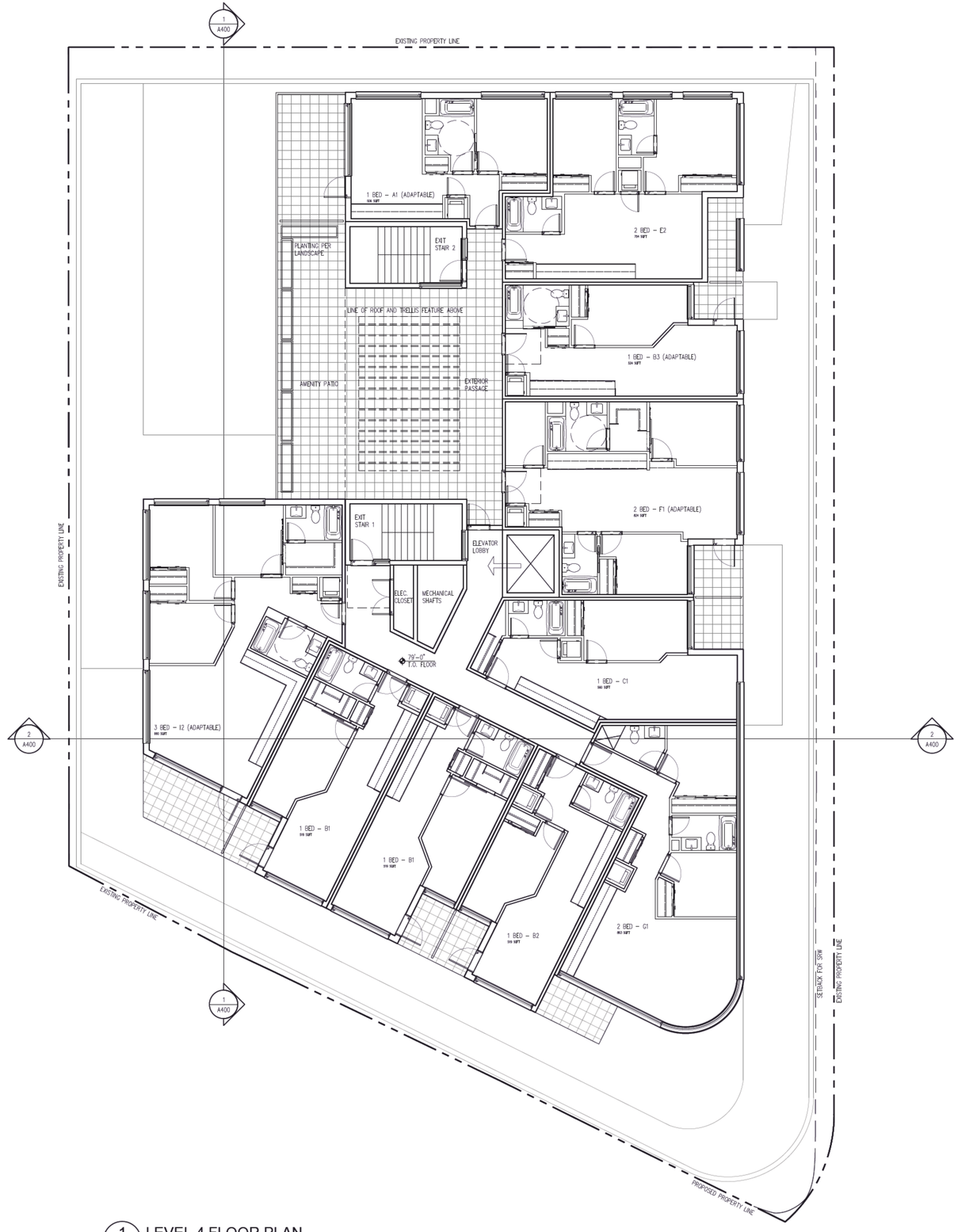
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

PROJECT NO: 21045
DRAWN BY: AW
SCALE: 1/8"=1'-0"
REVIEW BY: BW
DWG NO: A203



1 A204 LEVEL 4 FLOOR PLAN
1/8"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT RICHARD WIEBE BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

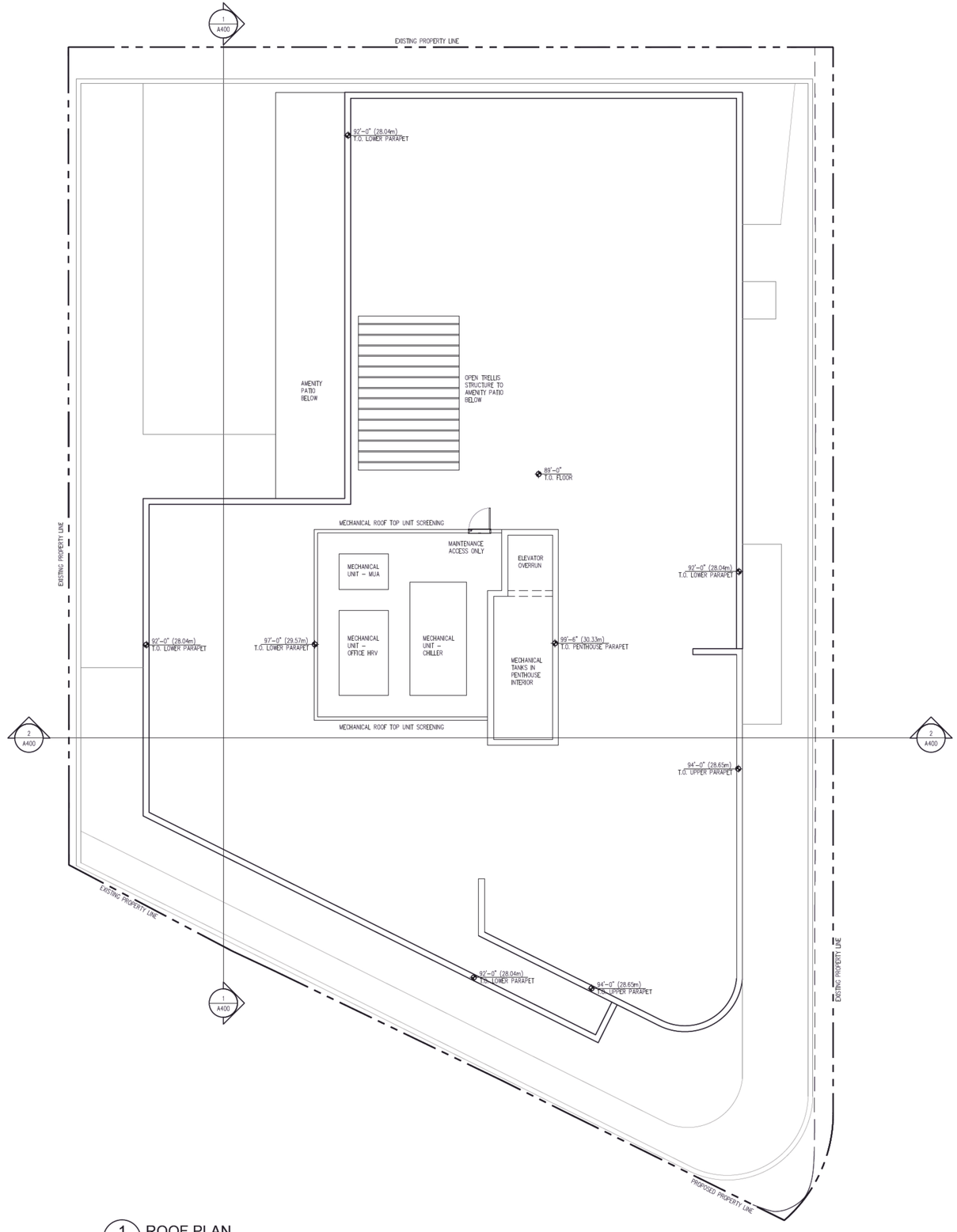
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

PROJECT NO: 21045
DRAWN BY: AW
SCALE: 1/8"=1'-0"
REVIEW BY: BW
DWG NO: A204



1 A205 ROOF PLAN
1/8"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT RICHARD WIEBE BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

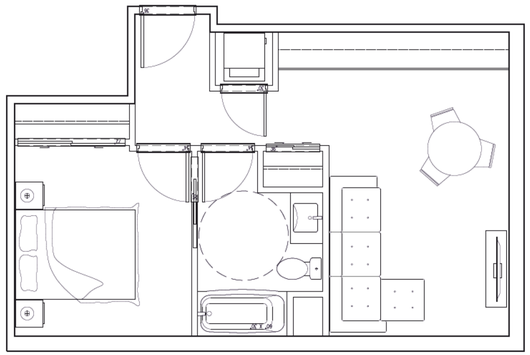
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 21045
DRAWN BY: AW
SCALE: 1/8"=1'-0"
REVIEW BY: BW
DWG NO: A205



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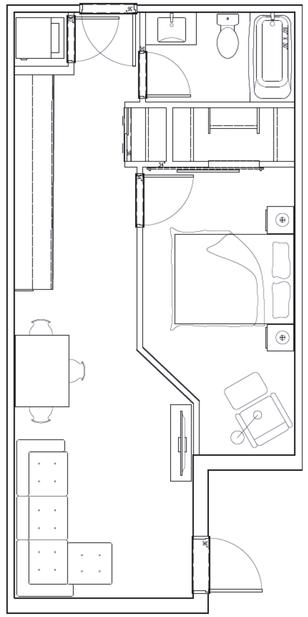
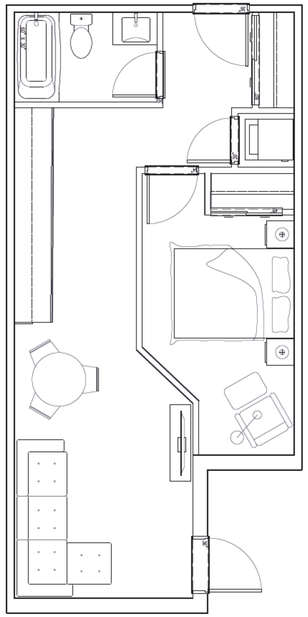
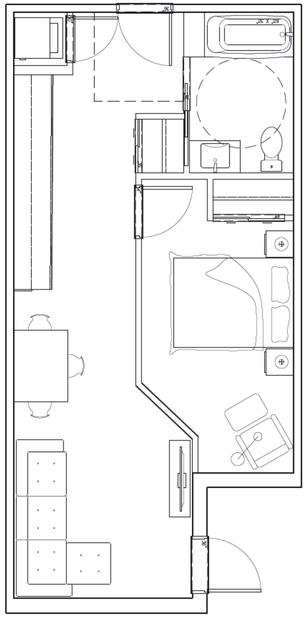
506 SQFT



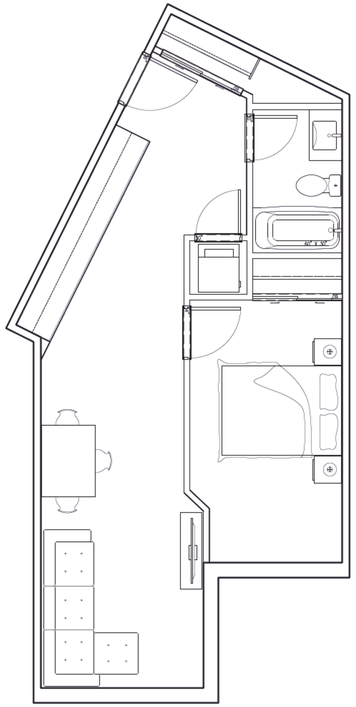
1 BED - B1
519 SQFT



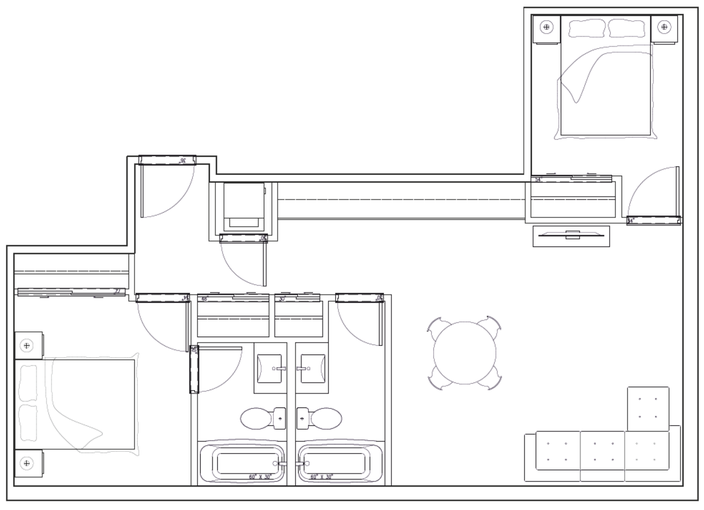
1 BED - B2
519 SQFT



1 BED - B3 (ADAPTABLE)
524 SQFT



1 BED - C1
560 SQFT



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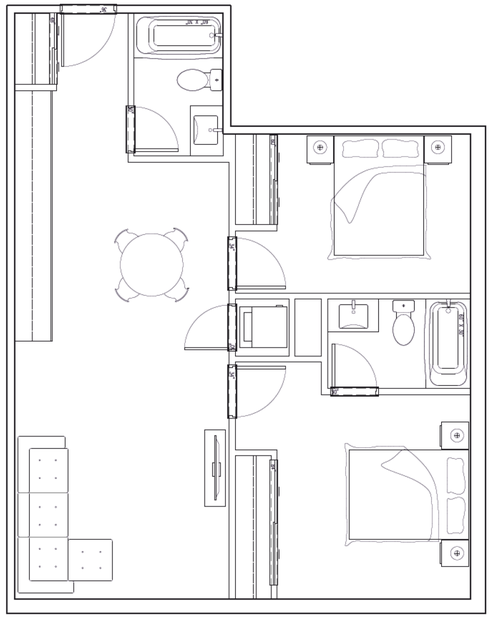

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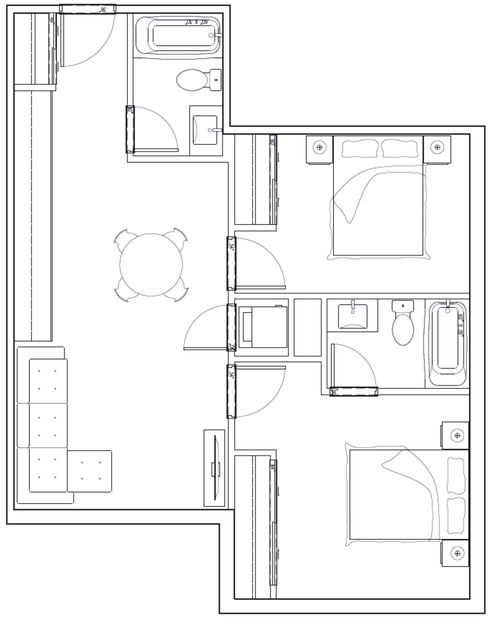
813 SQFT



2 BED - E2
754 SQFT

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
WAYNE RICHARD WOLF
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

800 MARINE DRIVE

PROJECT ADDRESS:

800 MARINE DRIVE, NORTH VANCOUVER, BC

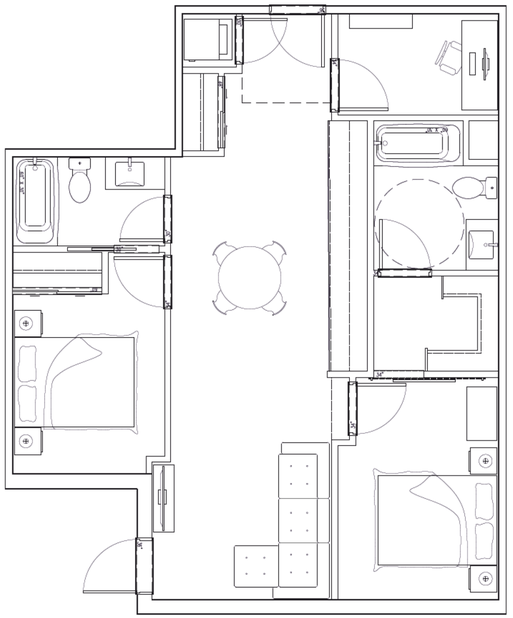
DRAWING TITLE:

RESIDENTIAL UNIT PLANS

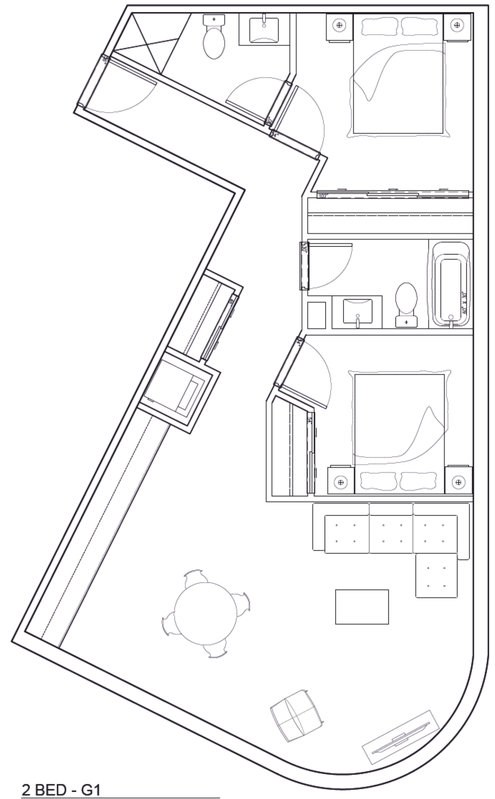
PROJECT NO: 21045 DRAWN BY: AW

SCALE: 1/4"=1'-0" REVIEW BY: BW

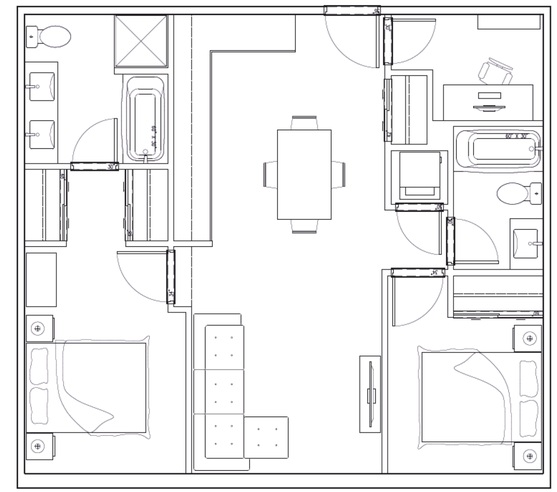
DWG NO: **A220**



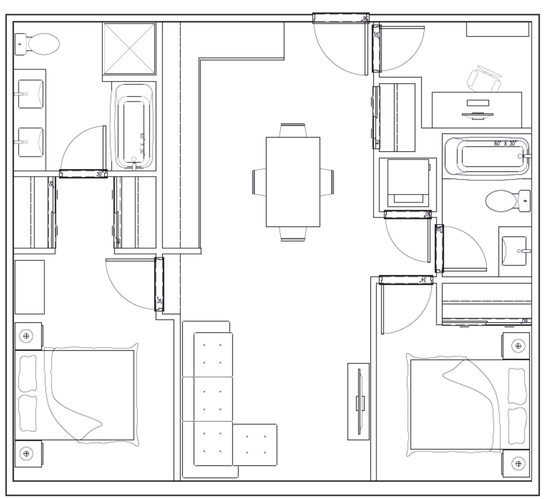
2 BED - F1 (ADAPTABLE)
824 SQFT



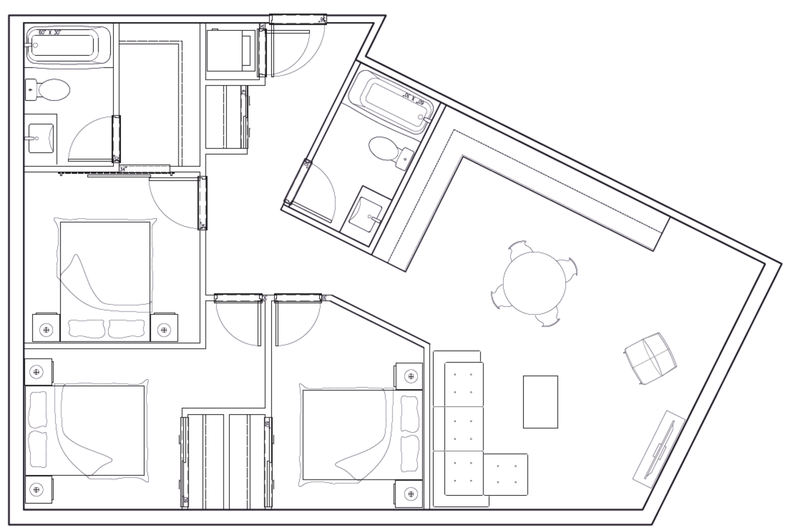
2 BED - G1
863 SQFT



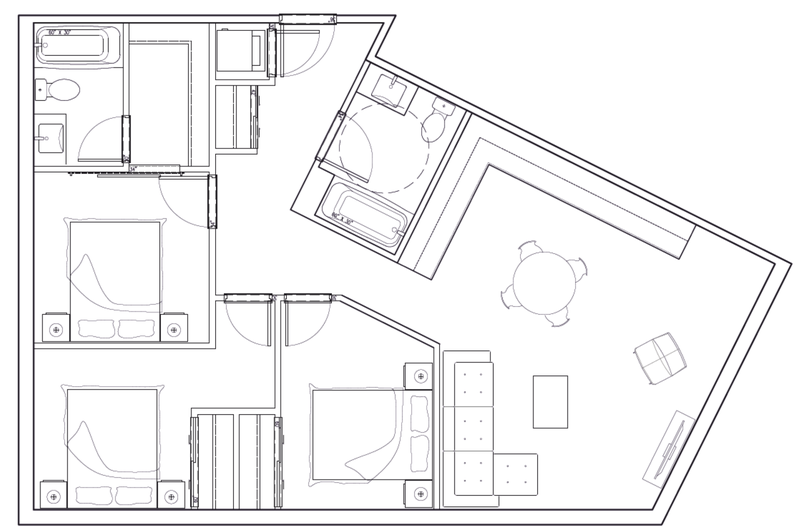
2 BED - H1
802 SQFT



2 BED - H1
802 SQFT



3 BED - I1
990 SQFT



3 BED - I2 (ADAPTABLE)
990 SQFT

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA
Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRIAN RICHARD WA
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

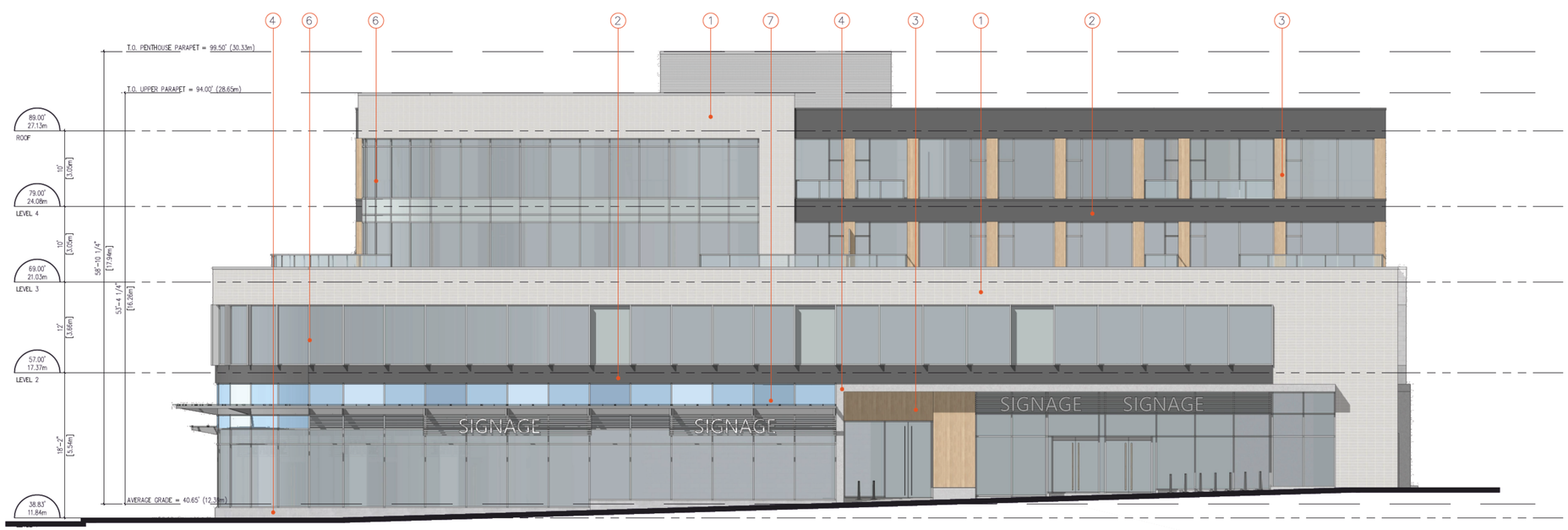
PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
RESIDENTIAL UNIT PLANS

PROJECT NO: 21045
DRAWN BY: AW
SCALE: 1/4"=1'-0"
REVIEW BY: BW
DWG NO: A221

1 SOUTH ELEVATION (MARINE DRIVE)
1/8"=1'-0"



2 EAST ELEVATION (FELL AVE)
1/8"=1'-0"

1	BRICK	LIGHT GREY
2	COMPOSITE METAL PANEL	CHARCOAL
3	COMPOSITE METAL PANEL	WOODGRAIN
4	CONCRETE	LIGHT GREY
5a	CONCRETE MASONRY UNIT	CHARCOAL
5b	CONCRETE MASONRY UNIT	GREY
5c	CONCRETE MASONRY UNIT	LIGHT GREY
6	ALUMINUM MULLION FIN	ANODIZED
7	SPANDREL GLASS	BLUES

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D

SEAL:

REGISTERED ARCHITECT BRIAN RICHARD WAY BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

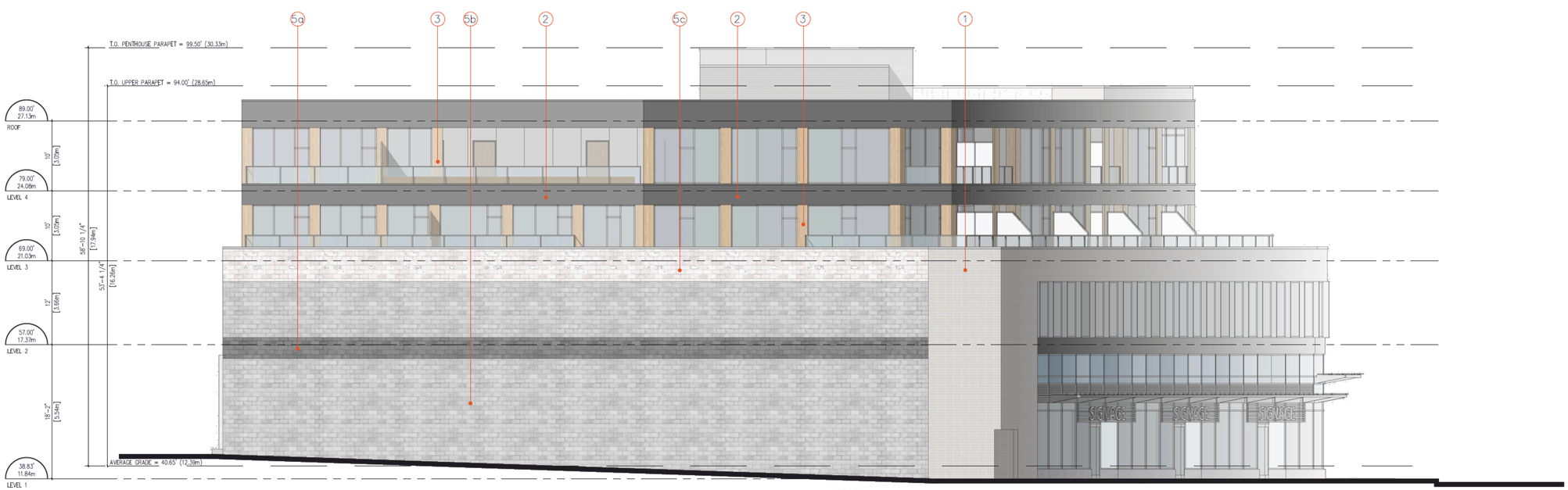
PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
SOUTH & EAST BUILDING ELEVATIONS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A300**

1 NORTH ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"

1	BRICK	LIGHT GREY
2	COMPOSITE METAL PANEL	CHARCOAL
3	COMPOSITE METAL PANEL	WOODGRAIN
4	CONCRETE	LIGHT GREY
5a	CONCRETE MASONRY UNIT	CHARCOAL
5b	CONCRETE MASONRY UNIT	GREY
5c	CONCRETE MASONRY UNIT	LIGHT GREY
6	ALUMINUM MULLION FIN	ANODIZED
7	SPANDREL GLASS	BLUES

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D

SEAL:

REGISTERED ARCHITECT
BRIAN RICHARD WAY
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

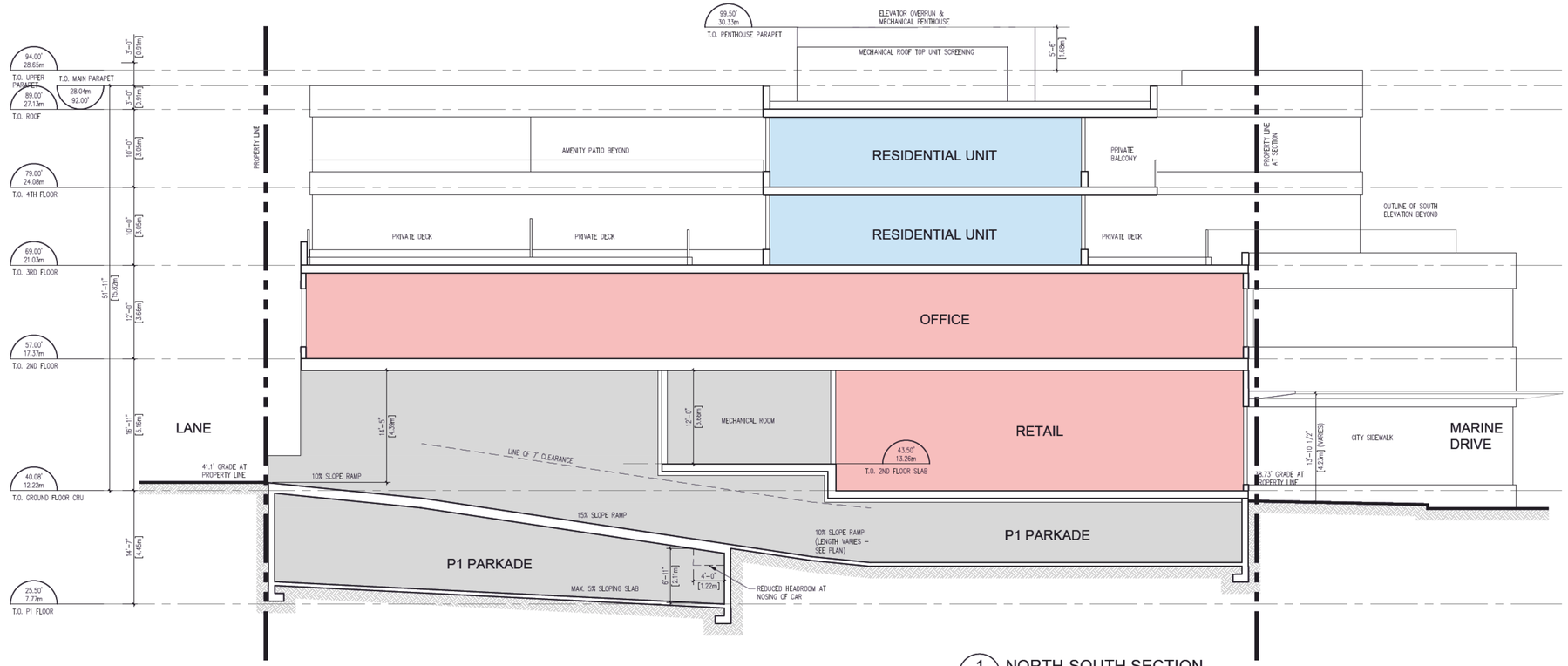
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

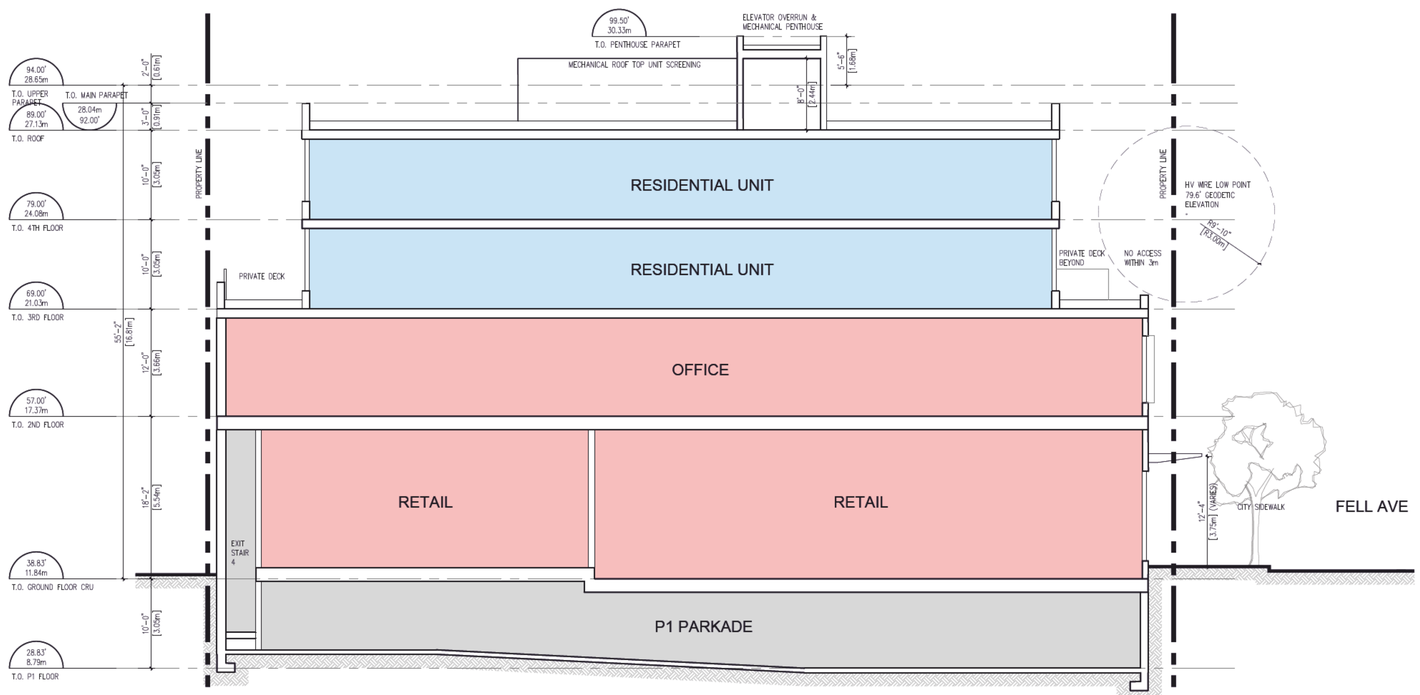
PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
NORTH & WEST BUILDING ELEVATIONS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A301**



1 A400 NORTH-SOUTH SECTION
1/8"=1'-0"



2 A400 EAST-WEST SECTION
1/8"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRIAN RICHARD WEISS BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: **A400**

1 PERSPECTIVE 1
NTS

2 PERSPECTIVE 2
NTS

3 PERSPECTIVE 3
NTS

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA
Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

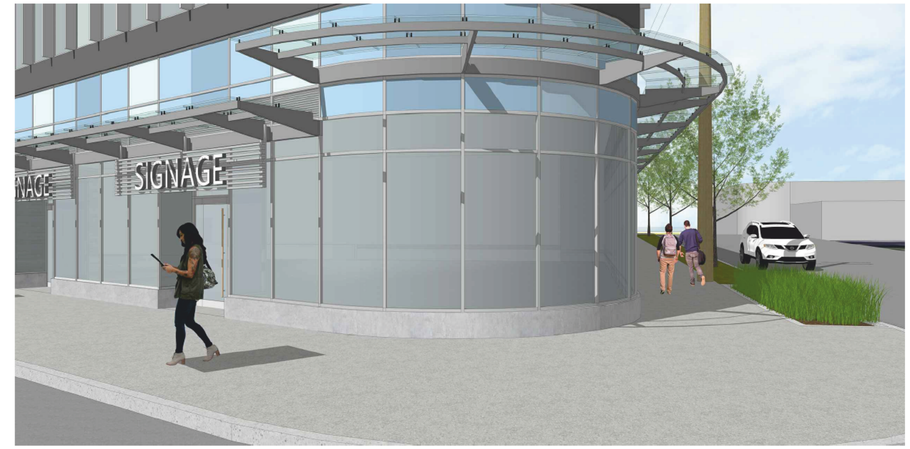
PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
PERSPECTIVES

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: A500

1 PERSPECTIVE 4
NTS

2 PERSPECTIVE 5
NTS



3 PERSPECTIVE 6
NTS

4 PERSPECTIVE 7
NTS

5 PERSPECTIVE 8
NTS

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA
Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
PERSPECTIVES

PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A501**

1 PERSPECTIVE 9
NTS

2 PERSPECTIVE 10
NTS

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA
Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

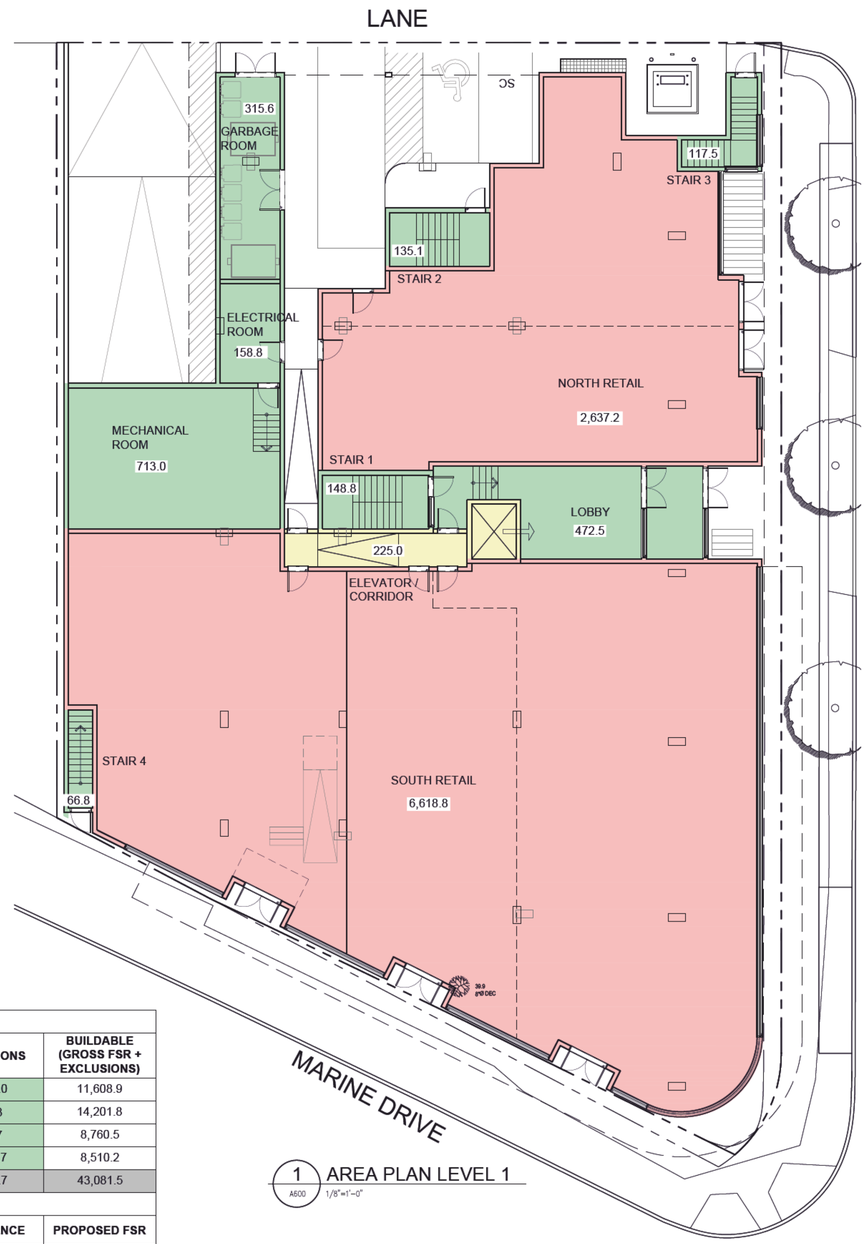
PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
PERSPECTIVES

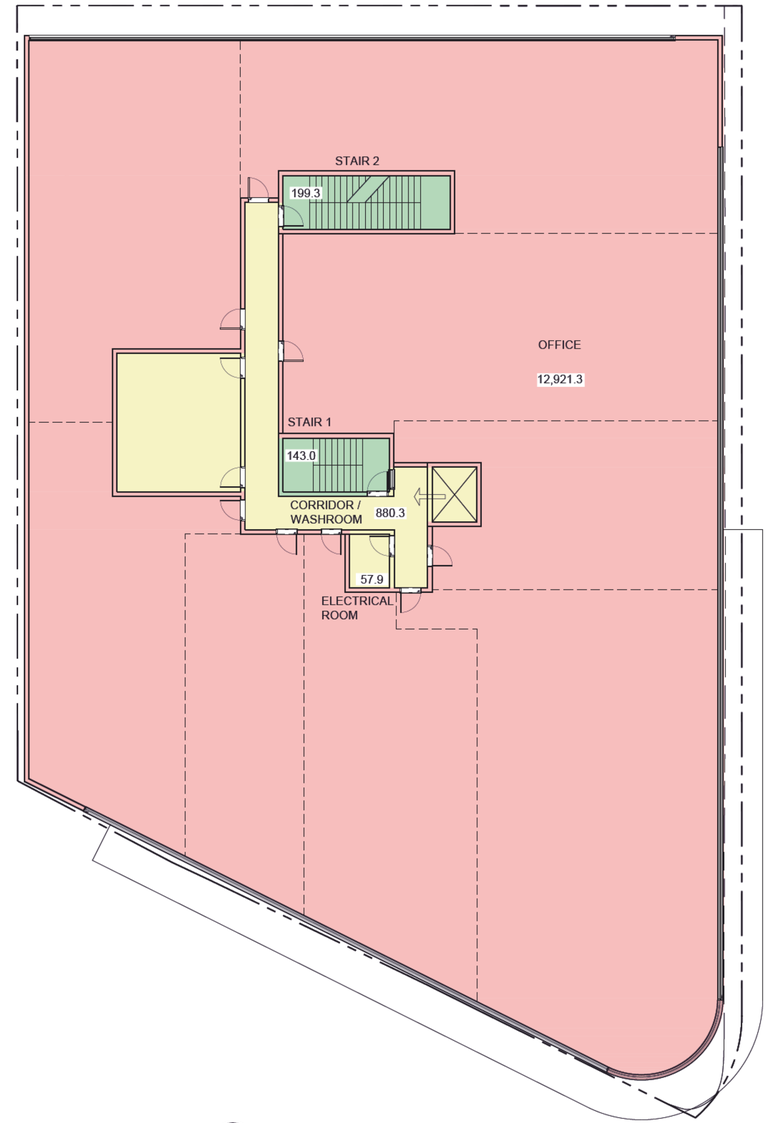
PROJECT NO: 21045 DRAWN BY: AW
SCALE: NTS REVIEW BY: BW
DWG NO: **A502**

AREA BREAKDOWN TABLE (SQFT)		
LEVEL 1 USE	**GROSS FSR**	**EXCLUSIONS**
SOUTH RETAIL	6,618.8	
NORTH RETAIL	2,637.2	
ELEVATOR / CORRIDOR	225.0	
LOBBY		472.5
STAIR 1		148.8
STAIR 2		135.1
STAIR 3		117.5
STAIR 4		66.8
ELEC. ROOM		158.8
MECH. ROOM		713.0
GARBAGE ROOM		315.6
TOTAL	9,480.9	2,128.0
LEVEL 2 USE		
OFFICE	12,921.3	
CORRIDOR / WASHROOM	880.3	
STAIR 1		143.0
STAIR 2		199.3
ELEC. ROOM	57.9	
TOTAL	13,859.5	342.3
LEVEL 3 USE		
RESIDENTIAL	7,772.6	
CORRIDOR	621.0	
STAIR 1		143.0
STAIR 2		126.7
ELEC. ROOM / SHAFT	97.3	
ADAPTABLE UNIT EXCLUSION	-40.0	40.0
TOTAL	8,450.8	309.7
LEVEL 4 USE		
RESIDENTIAL	6,602.0	
CORRIDOR	407.3	
EXTERIOR PASSAGE		168.0
STAIR 1		153.5
STAIR 2		199.7
ELEC. ROOM / SHAFT	97.2	
ADAPTABLE UNIT EXCLUSION	-80.0	80.0
EXTERIOR AMENITY		882.5
TOTAL	7,026.5	1,483.7
BUILDING TOTAL	38,817.8	4,263.7

AREA SUMMARY TABLE (SQFT)				
	GROSS FSR	**NET**	**EXCLUSIONS**	**BUILDABLE (GROSS FSR + EXCLUSIONS)**
LEVEL 1	9,480.9	9,256.0	2,128.0	11,608.9
LEVEL 2	13,859.5	12,921.3	342.3	14,201.8
LEVEL 3	8,450.8	7,772.6	309.7	8,760.5
LEVEL 4	7,026.5	6,602.0	1,483.7	8,510.2
TOTAL	38,817.8	36,551.8	4,263.7	43,081.5
	MAX PER BYLAW	**PROPOSED**	**DIFFERENCE**	**PROPOSED FSR**
COMMERCIAL FSR (1.5)	23,229.0	23,340.5	111.5	1.51
RESIDENTIAL FSR (1.0)	15,486.0	15,477.3	-8.7	1.00
TOTAL FSR (2.5)	38,715.0	38,817.8	102.8	2.51



1 A600 AREA PLAN LEVEL 1
1/8"=1'-0"



2 A600 AREA PLAN LEVEL 2
1/8"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

AREA USE LEGEND
- COMMERCIAL
- RESIDENTIAL
- COMMON
- EXCLUDED

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT · BRITISH COLUMBIA · 2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
AREA PLAN LEVEL 1 & 2

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 1/8"=1'-0" REVIEW BY: BW
DWG NO: A600

AREA BREAKDOWN TABLE (SQFT)		
LEVEL 1 USE	**GROSS FSR**	**EXCLUSIONS**
SOUTH RETAIL	6,618.8	
NORTH RETAIL	2,637.2	
ELEVATOR / CORRIDOR	225.0	
LOBBY		472.5
STAIR 1		148.8
STAIR 2		135.1
STAIR 3		117.5
STAIR 4		66.8
ELEC. ROOM		158.8
MECH. ROOM		713.0
GARBAGE ROOM		315.6
TOTAL	9,480.9	2,128.0
LEVEL 2 USE		
OFFICE	12,921.3	
CORRIDOR / WASHROOM	880.3	
STAIR 1		143.0
STAIR 2		199.3
ELEC. ROOM	57.9	
TOTAL	13,859.5	342.3
LEVEL 3 USE		
RESIDENTIAL	7,772.6	
CORRIDOR	621.0	
STAIR 1		143.0
STAIR 2		126.7
ELEC. ROOM / SHAFT	97.3	
ADAPTABLE UNIT EXCLUSION	-40.0	40.0
TOTAL	8,450.8	309.7
LEVEL 4 USE		
RESIDENTIAL	6,602.0	
CORRIDOR	407.3	
EXTERIOR PASSAGE		168.0
STAIR 1		153.5
STAIR 2		199.7
ELEC. ROOM / SHAFT	97.2	
ADAPTABLE UNIT EXCLUSION	-80.0	80.0
EXTERIOR AMENITY		882.5
TOTAL	7,026.5	1,483.7
BUILDING TOTAL	38,817.8	4,263.7

AREA SUMMARY TABLE (SQFT)				
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TOTAL	38,817.8	36,551.8	4,263.7	43,081.5
	MAX PER BYLAW	**PROPOSED**	**DIFFERENCE**	**PROPOSED FSR**
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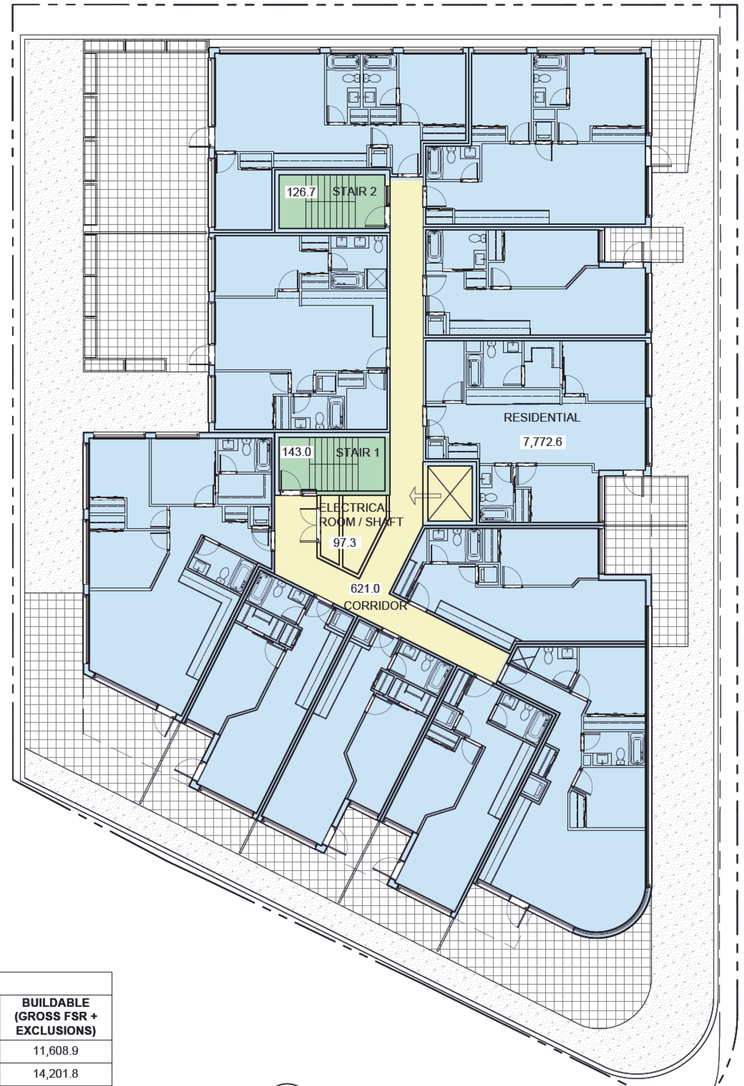
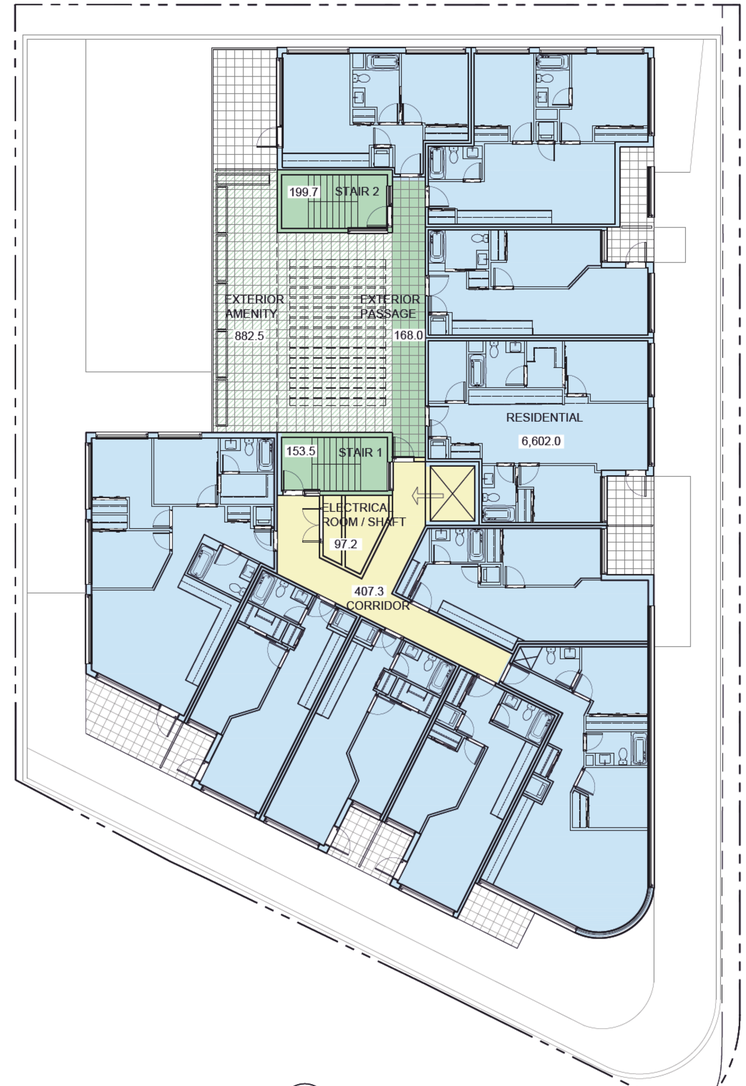


2 A601 AREA PLAN LEVEL 4
3/32"=1'-0"



1 A601 AREA PLAN LEVEL 3
3/32"=1'-0"

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA Green Development

GENERAL NOTES:

AREA USE LEGEND
- COMMERCIAL
- RESIDENTIAL
- COMMON
- EXCLUDED

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT BRIAN RICHARD WEAVER BRITISH COLUMBIA 2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
AREA PLAN LEVEL 3 & 4

PROJECT NO: 21045 DRAWN BY: AW
SCALE: 3/32"=1'-0" REVIEW BY: BW
DWG NO: **A601**

1 JUN 21ST - 10AM
NTS

2 JUN 21ST - 12PM
NTS

3 JUN 21ST - 2PM
NTS

4 SEP 21ST - 10AM
NTS

5 SEP 21ST - 12PM
NTS

6 SEP 21ST - 2PM
NTS

7 DEC 21ST - 10AM
NTS

8 DEC 21ST - 12PM
NTS

9 DEC 21ST - 2PM
NTS

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NORTH ARROW:

OWNER/CLIENT:

CASCADIA
Green Development

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR RZ / DEV. PERMIT	21/09/03

SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2021-09-03

CONSULTANT:

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
800 MARINE DRIVE

PROJECT ADDRESS:
800 MARINE DRIVE, NORTH VANCOUVER, BC

DRAWING TITLE:
SHADOW STUDIES

PROJECT NO: 21045
DRAWN BY: AW
SCALE: NTS
REVIEW BY: BW
DWG NO: **A610**