

# 622-688 SW MARINE DRIVE

## Virtual Open House



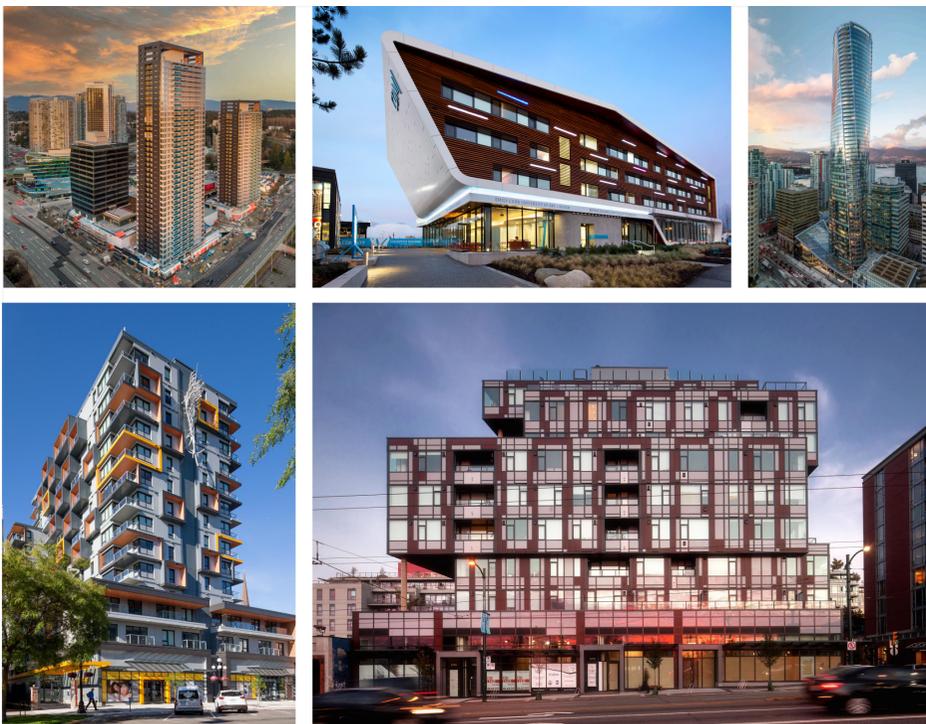
# PROJECT TEAM



## Chard Development

### DEVELOPER

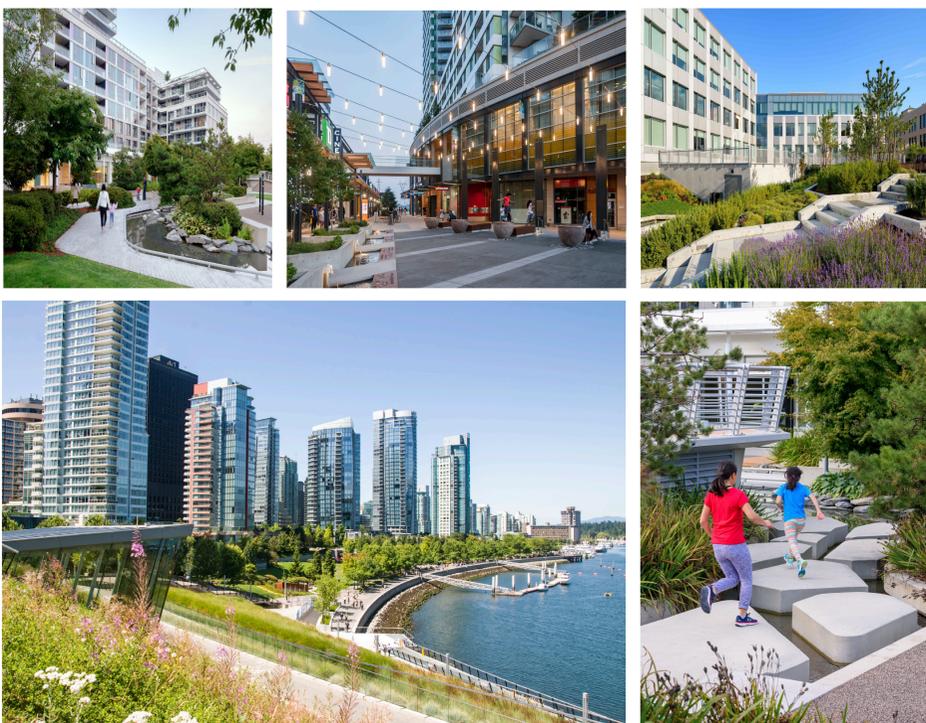
For over 25 years, Chard Development has been building residential and commercial communities that leave a lasting positive impact on the people who live, work and play with-in or around them. To date, Chard has delivered more than 1,400 homes, including market condominiums, purpose-built rental, not-for-profit suites, and affordable ownership homes, and completed over 1.3 million square feet of residential and commercial development.



## Musson Cattell Mackey Partnership

### ARCHITECTS

Musson Cattell Mackey Partnership operates a full service architectural and interior design practice from downtown Vancouver employing a complement of some 100+ architects, technicians, and designers. They are primarily engaged in commercial, residential, and master planning projects, and have over 50 years of experience.



## PWL Partnership

### LANDSCAPE ARCHITECTS

PWL partnership is a team of landscape architects, urban designers, and site planners. Since 1976, PWL Partnership has transformed built and natural environments into vibrant and memorable destinations in ways that honour the cultural, historic and environmental attributes of place.

# SITE CONTEXT

Marine Drive SkyTrain station sits 290m from the site and is a major pedestrian node. Oak Street, Cambie Street, and Marine Drive are the nearest bus arterials. A network of shared and local bike lanes nearby connect to a painted bike lane at Cambie Street.

A variety of residential development lies to the west and north of the site, punctuated by Ash Park. To the northeast and east is a concentration of transit-oriented residential development with commercial uses incorporated at grade. South towards the river, Marpole transitions from residential to commercial and industrial use.



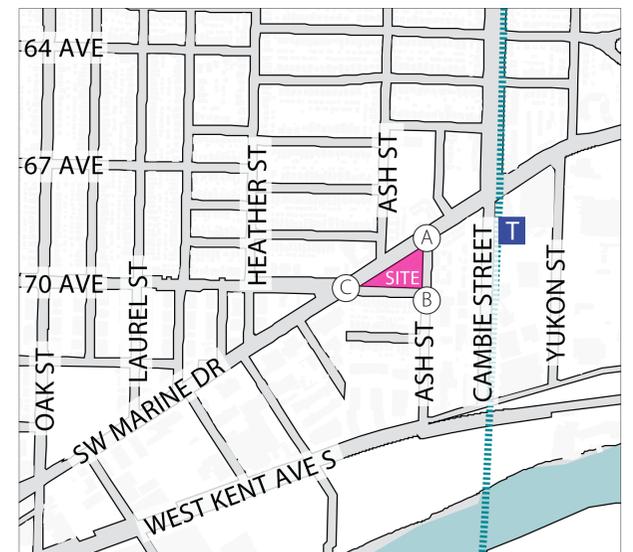
A: Intersection of SW Marine Drive and Ash Street



B: Intersection of W 70th Avenue and Ash Street



C: Intersection of SW Marine Drive and W 70th Avenue



Key Plan

# PROJECT SUMMARY

The proposed high-quality rental development consists of two residential towers connected at the lower ground level by a pedestrian-oriented podium on SW Marine Drive. A midblock walkway and large, south-facing plaza grounds the site while indoor and outdoor amenity spaces frame the plaza. Retail, restaurant and café spaces are oriented to SW Marine Drive wrapping into the mid-block walkway and include generous outdoor patios.

Significant amenities for residents are located throughout the project from the plaza area, to the podium rooftop and on multiple floors within the towers. Amenities within the project will be available to all residents of 622-688 SW Marine Drive.

## PROJECT STATISTICS

TOWER HEIGHTS	28 & 32 STOREYS
DENSITY	6.84 FSR
TOTAL RENTAL UNITS	574
STUDIOS & 1 BEDROOMS	65%
2 & 3 BEDROOMS	35%
SECURED MARKET RESIDENTIAL UNITS	79.5%
BELOW MARKET RESIDENTIAL UNITS	13% OF TOTAL AREA
SUPPORTIVE HOUSING (YWCA)	7% OF TOTAL AREA

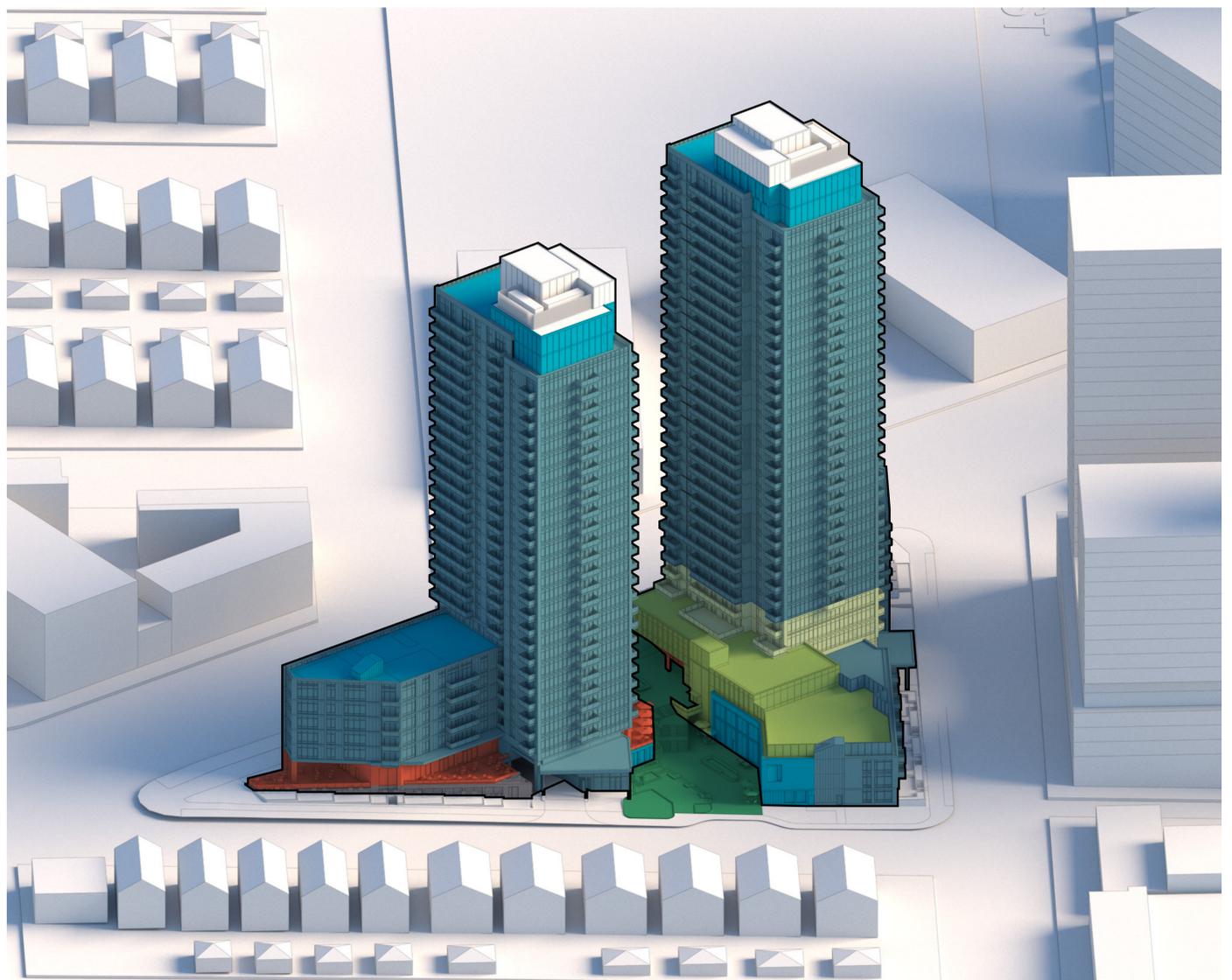
## AREAS

RESIDENTIAL	427,730 SF
INDOOR AMENITIES	27,401 SF
RETAIL	17,918 SF
CHILDCARE	5,900 SF
CHIDCARE SPACES	37 CHILDREN
PARKING	2 LEVELS

## PROJECT COMPONENTS

This 100% purpose-built rental project with 28 deeply affordable units in partnership with the YWCA also includes a wide variety of community, resident and retail amenities totalling 47,190 square feet.

- PURPOSE-BUILT RENTAL  
INCLUDING 13% BELOW MARKET RENTAL
- YWCA SUPPORTIVE HOUSING  
+ PRIVATE ROOF DECK
- CHILDCARE FACILITY  
+ PRIVATE ROOF DECK
- RETAIL + RESTAURANT + CAFE  
PLUS FULL FRONTAGE ON SW MARINE
- PUBLIC PLAZA + MID-BLOCK WALKWAY
- RESIDENT AMENITIES
- PARKING, BIKE STORAGE + LOADING



# COMMUNITY BENEFITS



## PURPOSE-BUILT RENTAL

The development increases the supply of purpose-built rental homes within the area by 12% without displacing any existing residents.



## FAMILY HOUSING

The inclusion of family-oriented housing is identified as a priority in the Marpole Community Plan. The current building design includes approximately 35% family-oriented (2 to 3 bedroom) homes.



## BELOW-MARKET HOUSING

A total of 120 below market homes will be integrated into the development. 28 of these (a mix of 2 and 3 bedroom homes) will be available exclusively to female-led single parent households at deeply discounted rates through a partnership with the YWCA.



## TRANSIT-ORIENTED DEVELOPMENT

Ease of access to Marine Drive SkyTrain Station as well as bus routes along SW Marine Drive and Cambie Street will present transit as a viable option and encourage the reduction of car traffic.



## ENHANCED PUBLIC REALM

Overall, 40% of the site area is dedicated to open public space that enhances the vibrancy and community-feel of the area for residents and visitors alike, all the while serving to improve and promote the walkability of the neighbourhood.



## EMPLOYMENT GENERATING SPACE

The proposal includes 17,918 sq. ft. of destination retail space which has been designed to accommodate a restaurant and a café with outdoor seating areas as well as neighbourhood serving retail.

## CHILDCARE

A 5,900 sq. ft. private childcare centre will offer high-quality care to approximately 37 children and includes a large outdoor play area overlooking the public plaza.



## COMMUNITY INVESTMENT

Funds accumulated by the City in the form of Development Cost Levies will contribute to the creation of parks, childcare facilities, non-profit housing and engineering infrastructure.

## TREE RETENTION

The project prioritizes tree retention by protecting a stand of eight Douglas Firs and one large Black Locust that will frame the plaza.

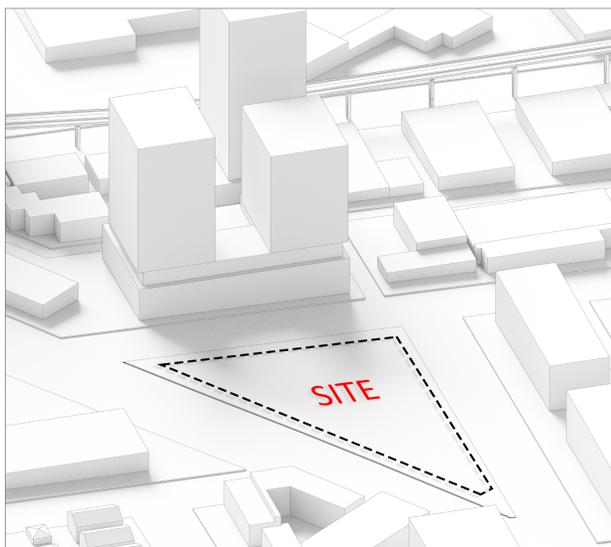
# DESIGN RATIONALE

The proposed massing provides much-needed density while maintaining a pedestrian-scaled base. The proposed composition draws the eye to the top and bottom, with a distinctive crown and dramatic flatiron base. Subtle and judicious tectonics make this proposal eye-catching while maintaining functional rental units at or below market rates.

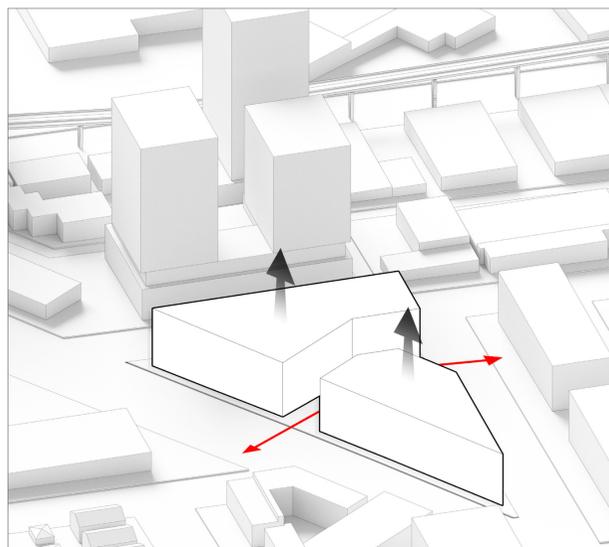
This project provides the neighbourhood an opportunity to boldly establish an active street wall. As such, it is a fabric building, and we see the length of the frontage as an asset in defining the street. Podium articulation is key in creating a compelling project and a street wall that is suitable for the width of SW Marine Drive (65 - 70').

The podium is broken into two parts, framing a generous midblock connection from SW Marine Drive to W 70<sup>th</sup> Avenue. Massing is loaded toward SW Marine Drive and away from the lower density homes along W 70<sup>th</sup> Avenue. This maximizes sunny open space.

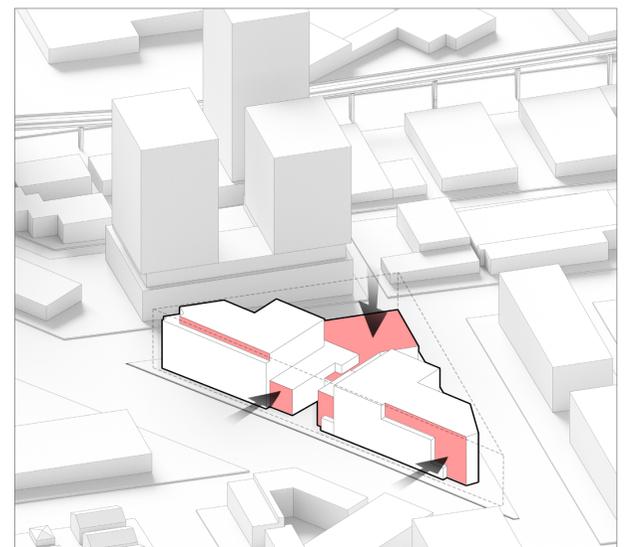
The residential area is distributed between two slender towers, 95' apart, that step down westward from the transit hub at Cambie Street. The towers sit midblock, perpendicular to the significant flow of traffic, creating a logical cadence along SW Marine Drive. The south sides of the towers shift apart, emphasizing verticality.



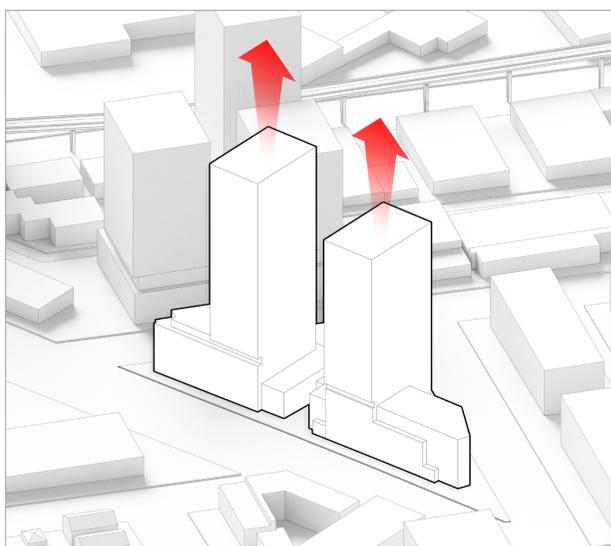
**The site** is triangular, with its longest edge along the main street.



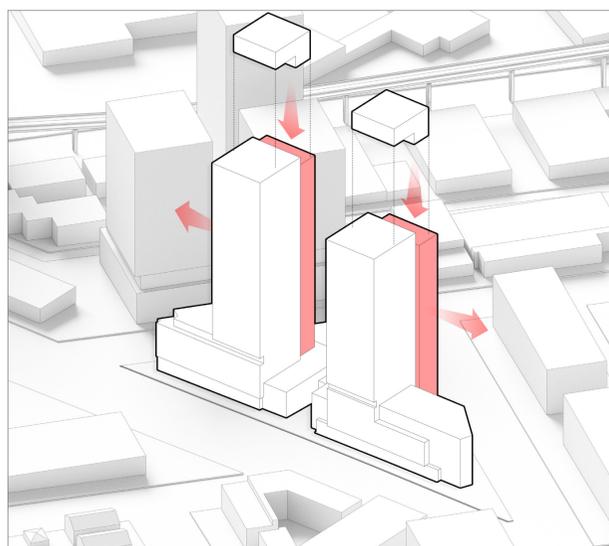
**The podium** is bifurcated by a midblock connection and plaza. Its shape includes two dramatic, flatiron corners.



**Podium manipulation** creates a finer grain of detail and mitigates the length of the podium. Stepping occurs at the midblock path.



**Two tower extrusions** 95' apart and oriented to SW Marine Drive, provide needed density, and step down away from greater density to the east.



**Tower articulation** with tectonic shifts of the massing and topped with the light glass amenity.



**Definition** of the massing through solid plains and frames, expressing the key elements of the mass and slenderizing the towers.

# POLICY CONTEXT

## Marpole Community Plan

### COMMUNITY PLAN PRINCIPLES

**Achieve a GREEN, environmentally sustainable URBAN PATTERN**

### PROJECT RESPONSES

The site is currently car-oriented and dominated by a paved parking lot. The proposed development will transform it into a more walkable, bikable place with transit-adjacent housing and a higher albedo. A stand of existing established trees will be retained.

**Support a range of affordable HOUSING OPTIONS to meet the diverse needs of the community**

The proposed development will contribute deeply affordable, supportive housing units, below market units, and market suites. All homes will be secured rental housing. The unit mix will include 35% two- and three-bedroom suites.

**Foster a robust, resilient ECONOMY**

Deeply affordable, supportive housing and below market rental provide essential resiliency for residents. Resiliency is further expanded when this housing is near employment opportunities and public transit. Adding to a residential hub and providing community-serving retail has the double benefit of providing convenient amenities for residents while building customer base for businesses within walking distance.

**Enhance CULTURE, HERITAGE and CREATIVITY within the city**

The site's proximity to the Fraser River with its strong ecological and industrial heritage has inspired the architectural design. Facilitated by the flat iron nature of the site, the design is reminiscent of the bow and stern of a ship. The exterior materials offer a subtle nod to the sawmills and industrial yards that once dominated the landscape, while the river's natural attributes are reflected in the colour selection.

**Provide and support a range of SUSTAINABLE TRANSPORTATION options**

The proposed development will encourage cycling as an alternative mode of transportation, providing easy access to a variety of bike storage options as well as a bike maintenance and wash station. In addition, the pedestrian experience and walkability of the site will be significantly improved, particularly along SW Marine Drive. The site location, just one block west of Marine Drive SkyTrain Station, promotes public transit as a viable and even preferred alternative.

**Protect and enhance public open spaces, PARKS and green linkages**

A full 40% of the site will be contributed back to the community in the form of open public spaces. Furthermore, the massing and form of this proposal has been developed so as not to negatively impact Ash Park to the north.

**Foster resilient, sustainable, safe and HEALTHY COMMUNITIES**

The supportive housing proposed will continue the YWCA's advocacy for and work towards equity and inclusivity for all women and families in the community. Further, the proposal implements resiliency and sustainability measures that include but are not limited to smart densification, walkability, bikability, active street frontages, and urban canopy retention. Extensive exterior retail space in the form of patios helps to promote healthy enjoyment of these spaces.

# SHADOW STUDY

## EQUINOX

MARCH 20 / SEPTEMBER 22

## SUMMER SOLSTICE

JUNE 21



10:00 am



10:00 am



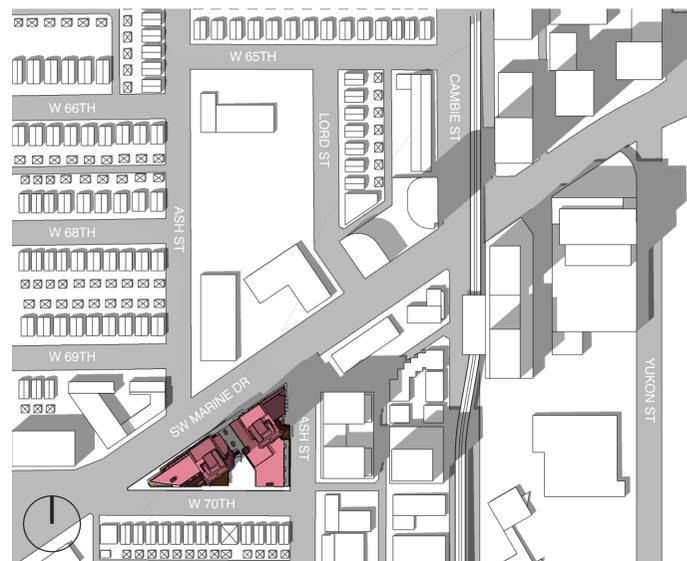
12:00 pm



12:00 pm



2:00 pm



2:00 pm



4:00 pm



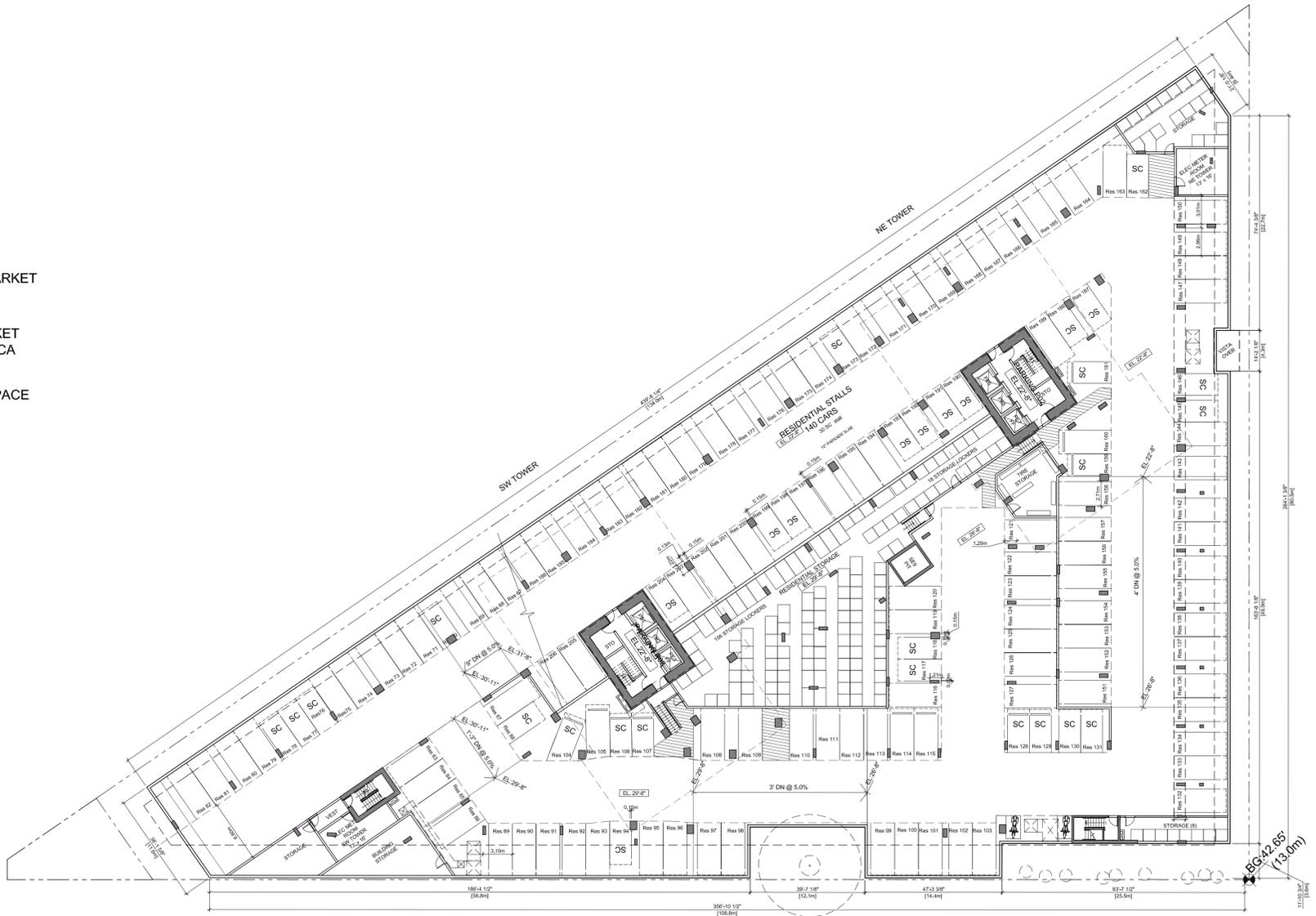
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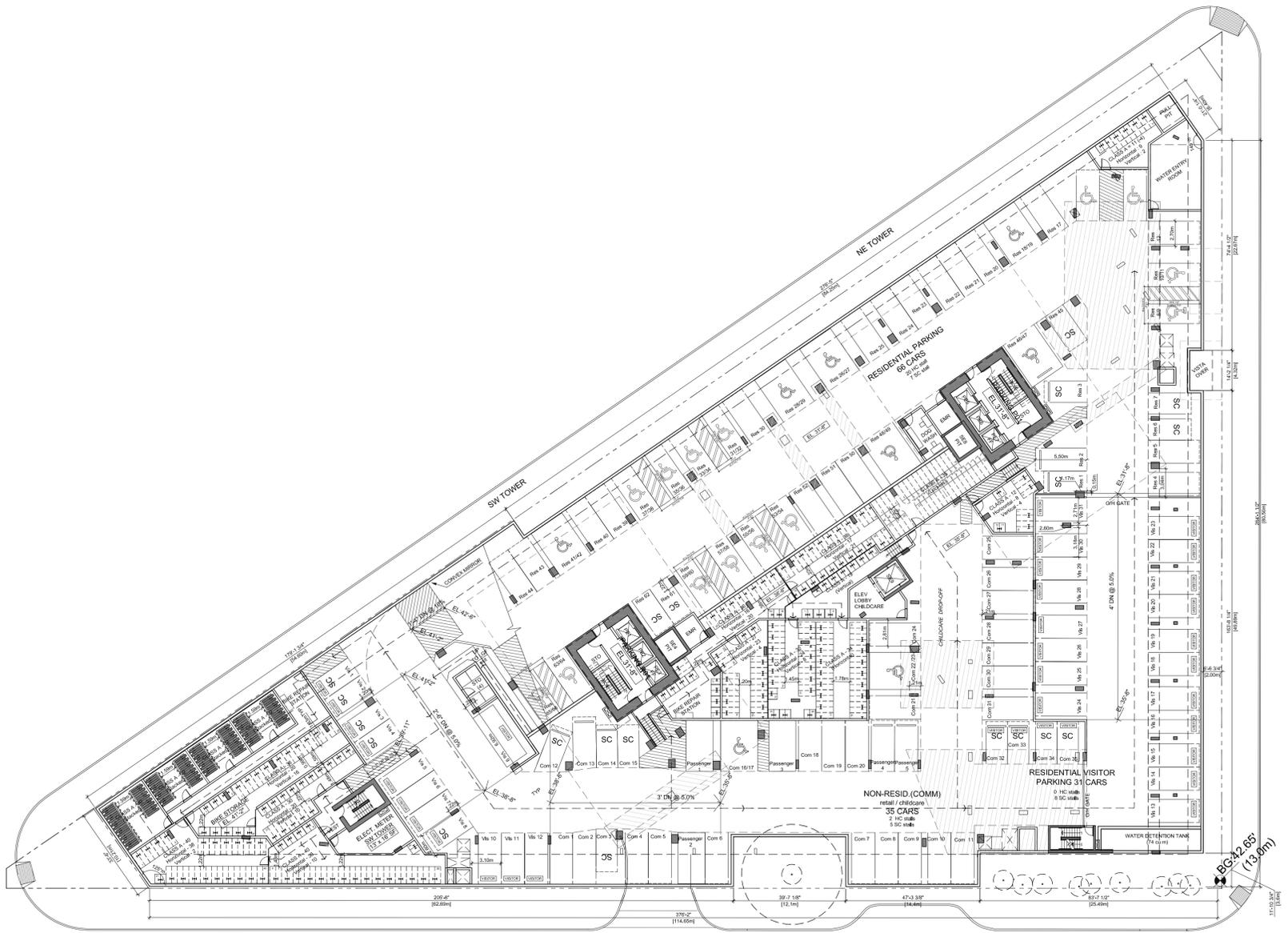
# FLOOR PLANS

## LEGEND

- RETAIL
- AMENITY
- CHILDCARE
- SECURED MARKET RENTAL
- BELOW MARKET RENTAL / YWCA
- OUTDOOR SPACE



Parking Level P2



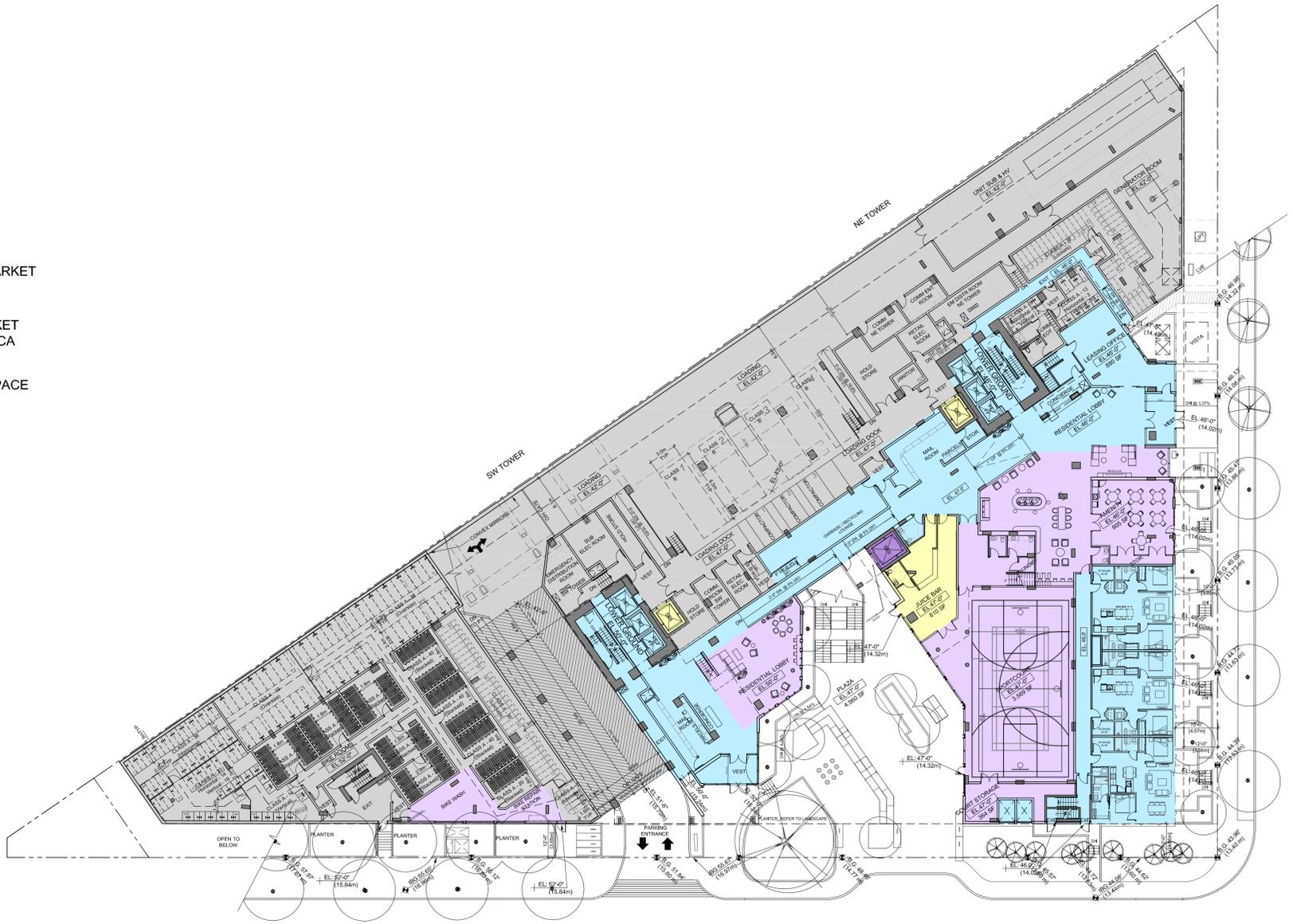
Parking Level P1



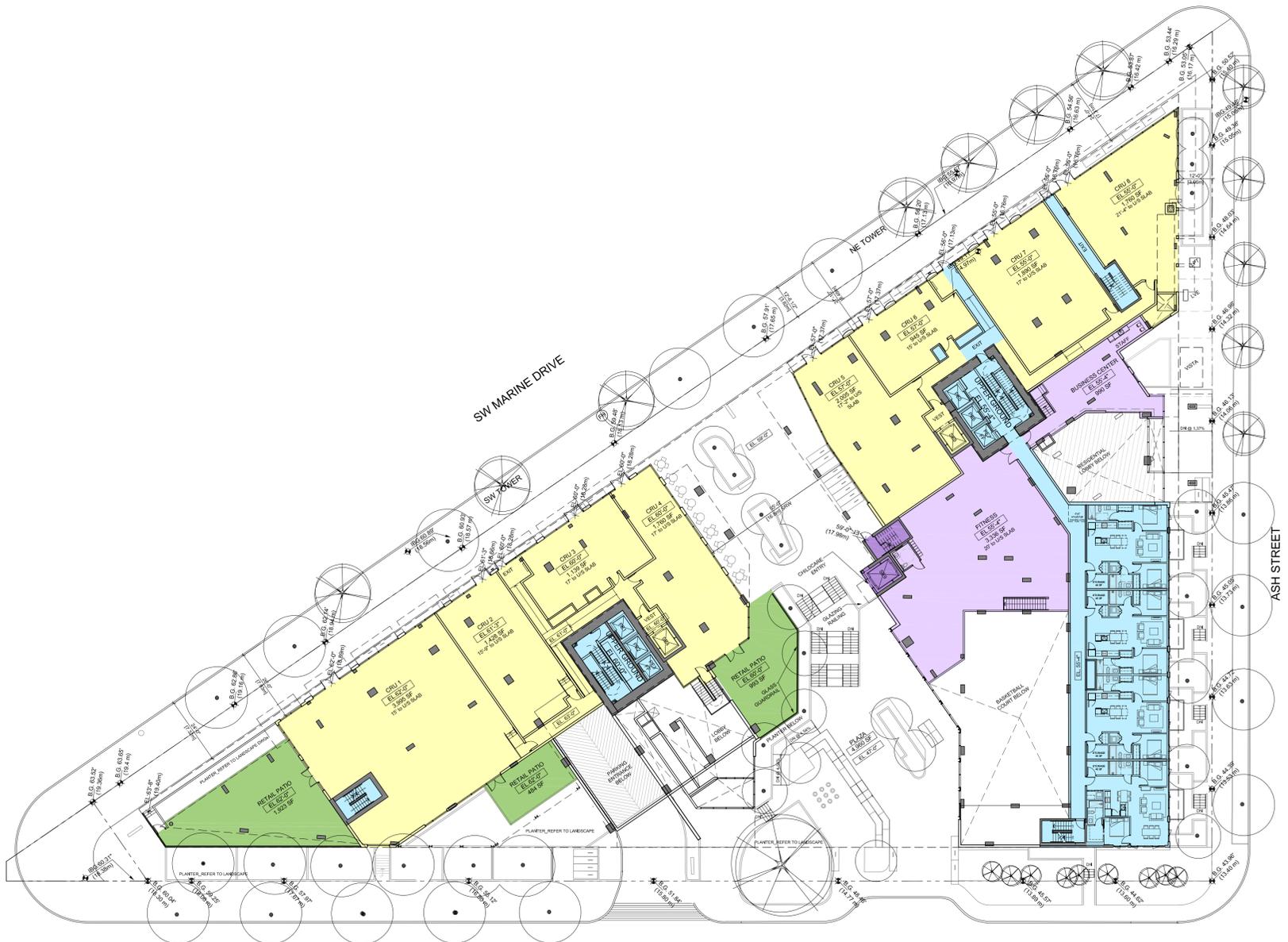
# FLOOR PLANS

## LEGEND

- RETAIL
- AMENITY
- CHILDCARE
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- OUTDOOR SPACE



Lower Ground Level



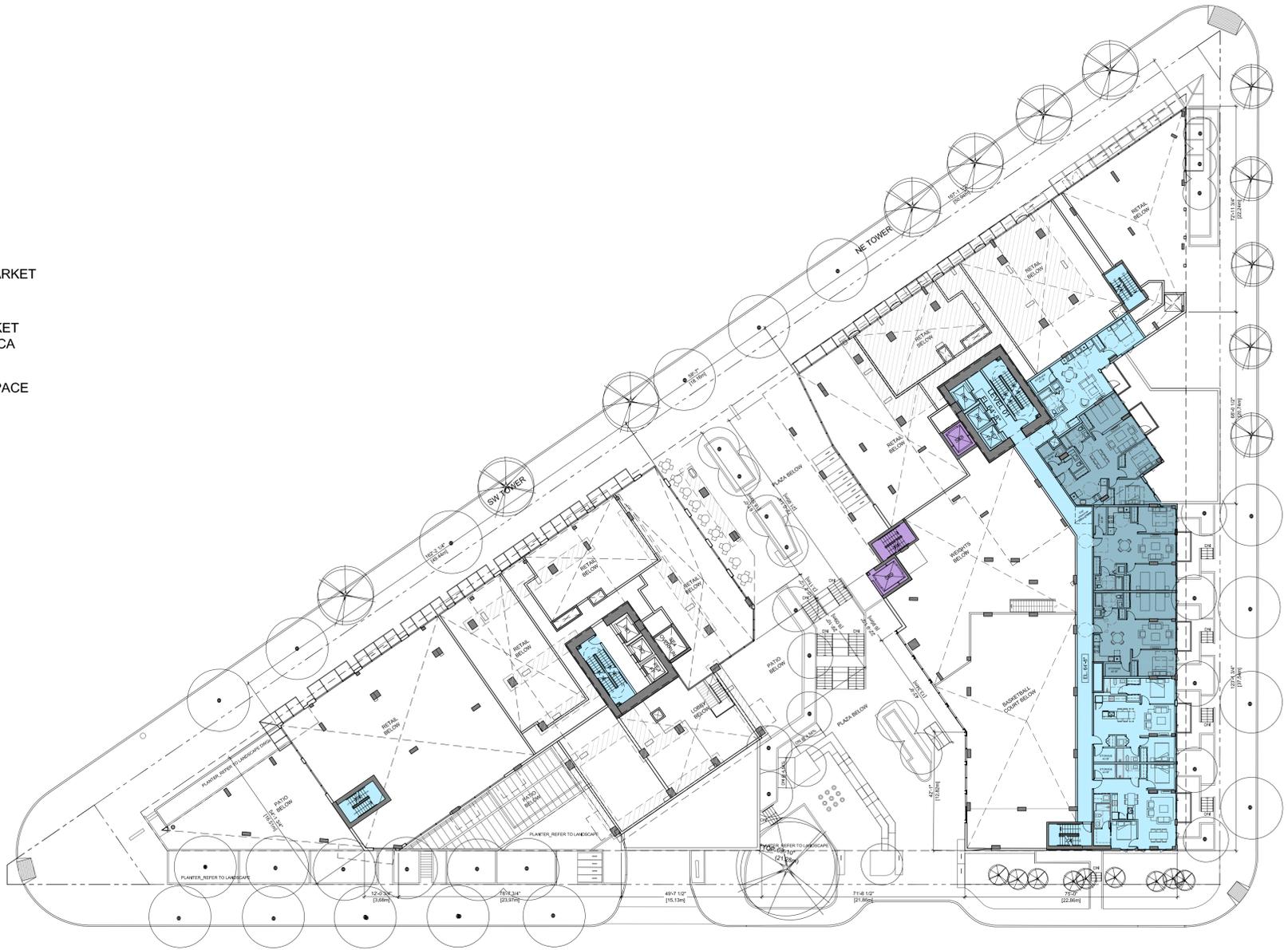
Upper Ground Level



# FLOOR PLANS

## LEGEND

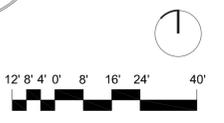
- RETAIL
- AMENITY
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- OUTDOOR SPACE



Level 1



Level 2



# FLOOR PLANS

## LEGEND

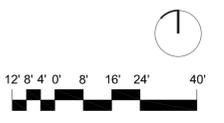
- RETAIL
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Level 3



Level 7



# FLOOR PLANS

## LEGEND

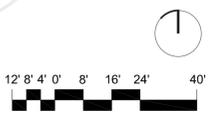
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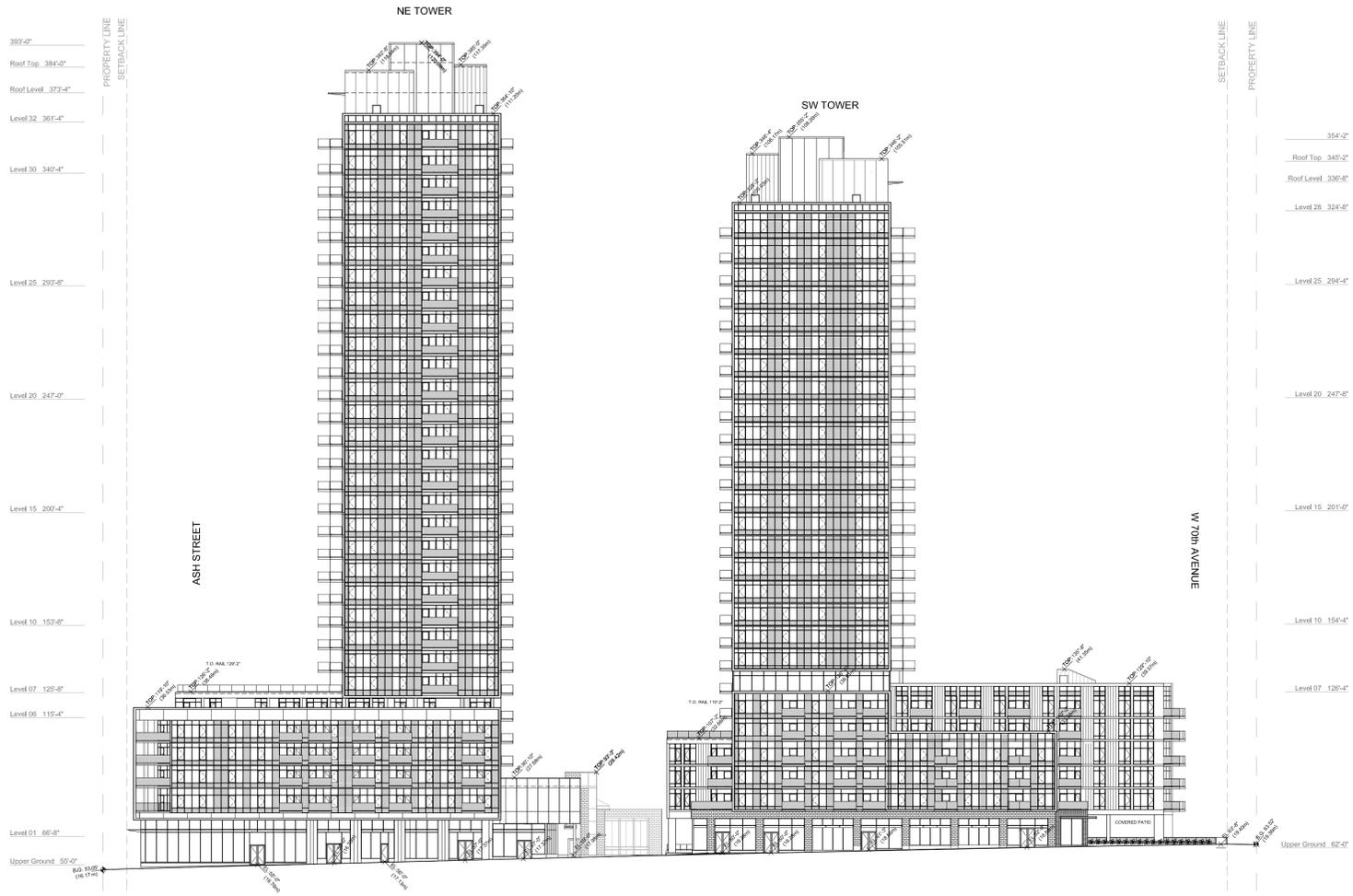
Level 27 & 31



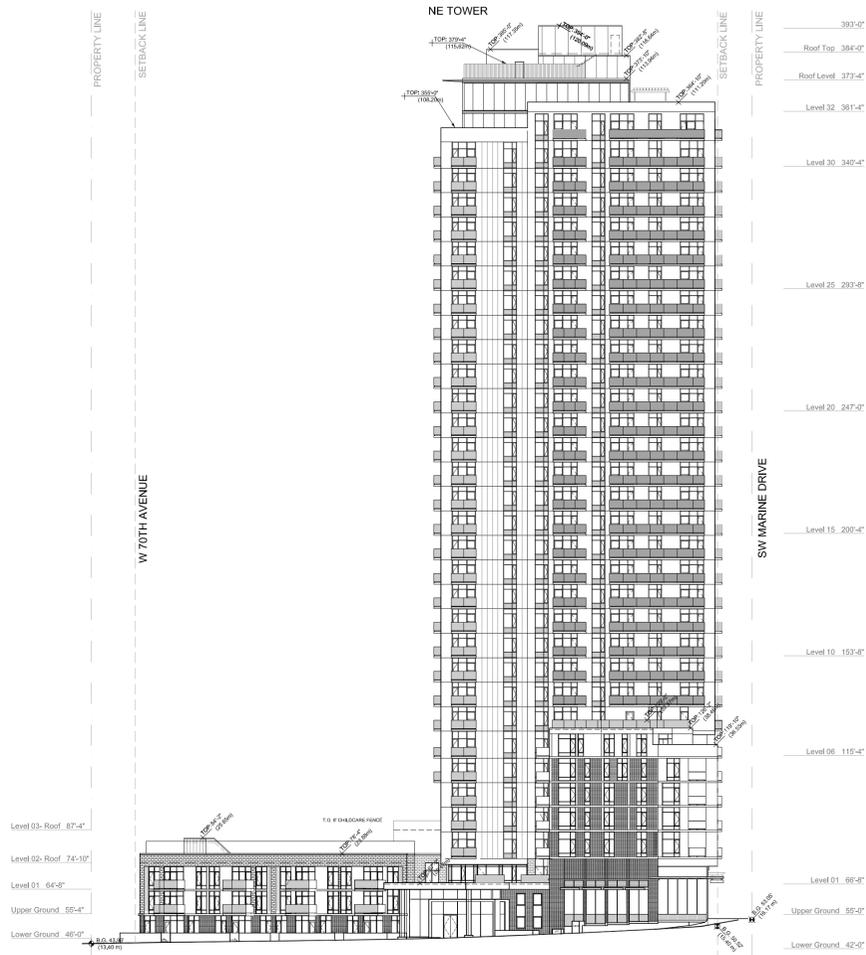
Level 28 & 32



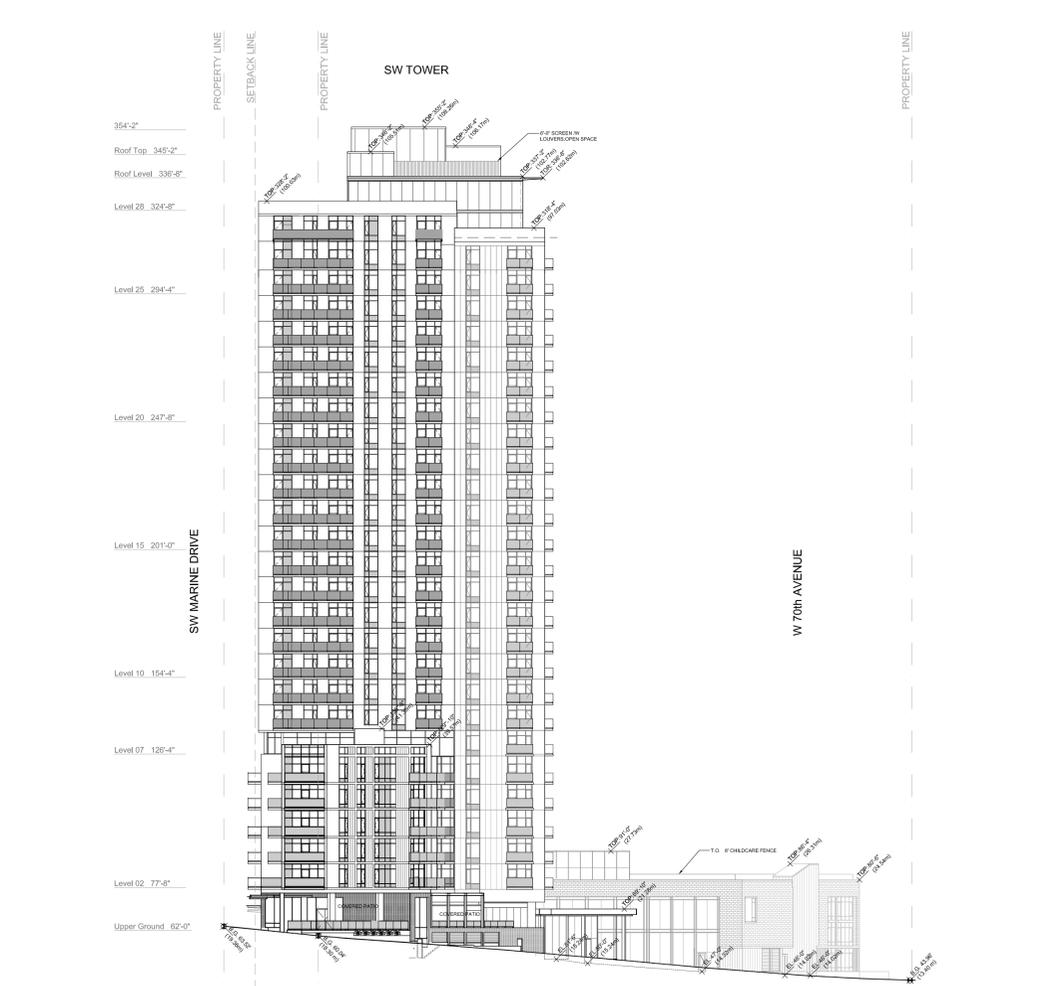
# ELEVATIONS



North Elevation (SW Marine Drive)



East Elevation (Ash Street)



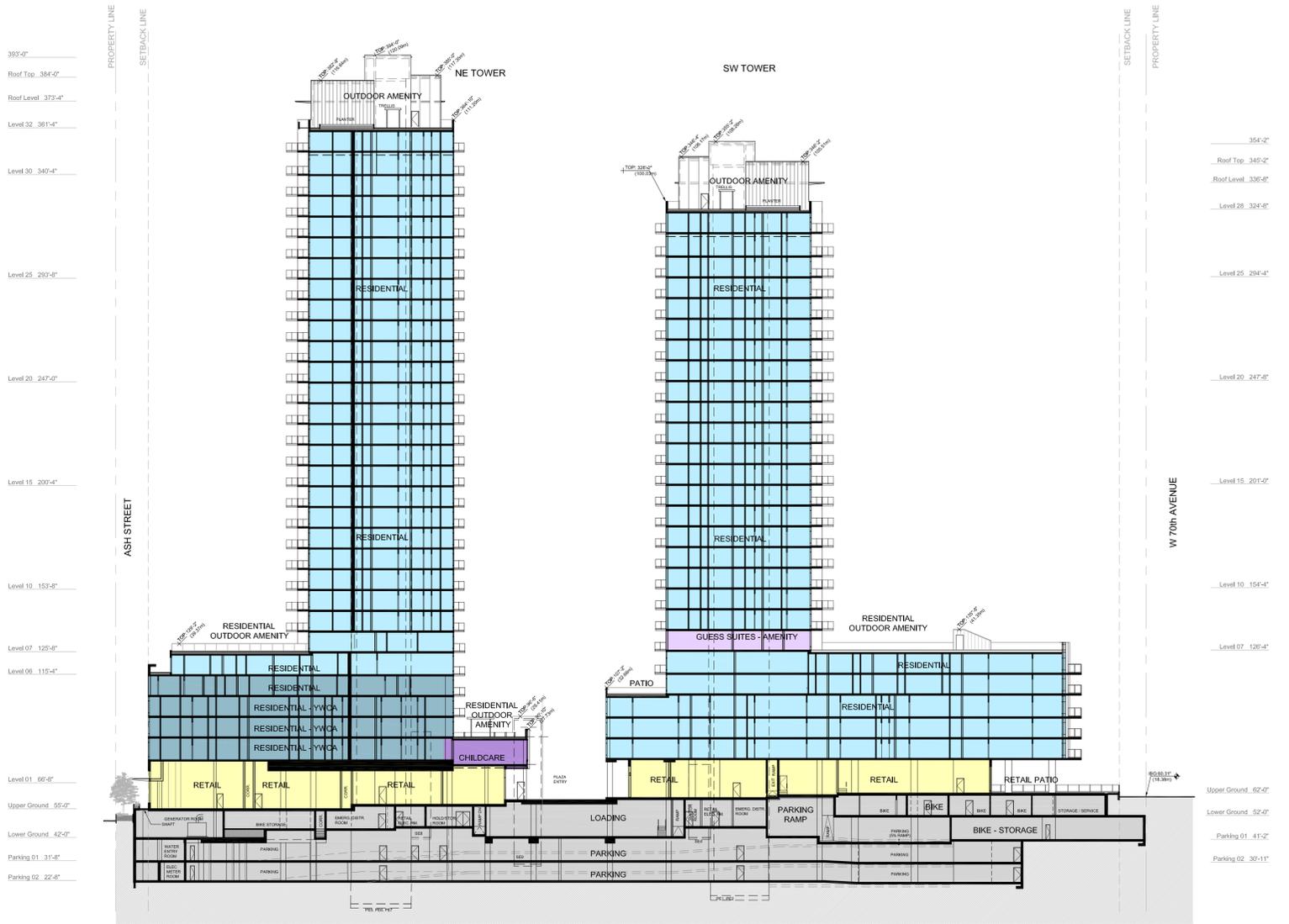
West Elevation



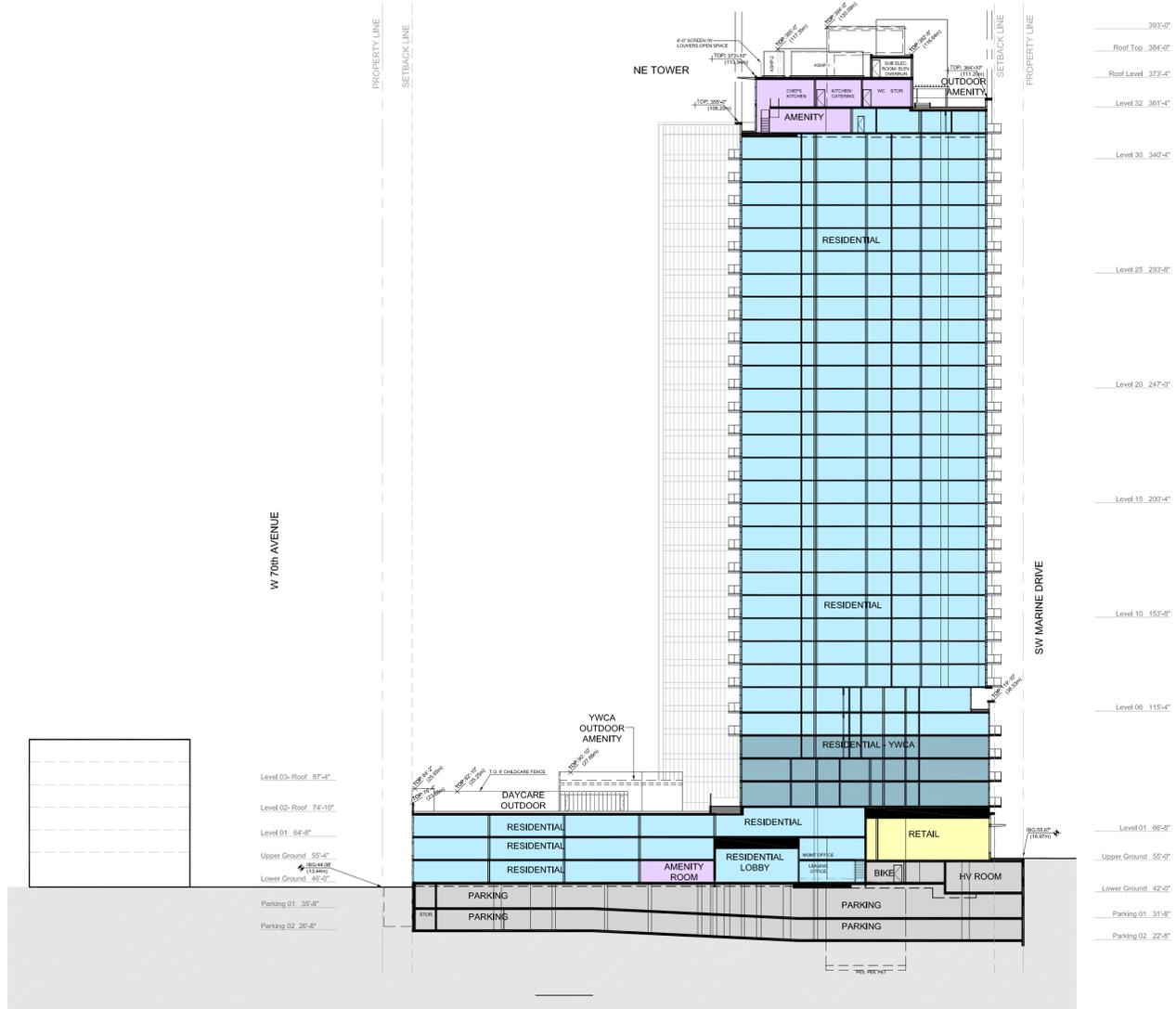
# SECTIONS

## LEGEND

- RETAIL
- AMENITY
- CHILDCARE
- SECURED MARKET RENTAL
- BELOW MARKET RENTAL / YWCA



Section A-A



Section B-B



# RENDERINGS



View along SW Marine Drive looking south-west



View along 70th Avenue looking north

# SUSTAINABILITY STRATEGY



Resources



Location



Transportation



Water Efficiency



Atmosphere



Energy

## BUILDING DESIGN + SYSTEMS

- 1 The project will utilize a Low Carbon Energy System to help reduce the project's negative impact on climate change.
- 2 An embodied carbon study has been undertaken to help minimize carbon intensity of the project.
- 3 A Integrated Rainwater Management Plan will be implemented to minimize runoff.
- 4 Water metering will be employed to help reduce water consumption through monitoring.
- 5 Extensive amenity package to promote health.

## TRANSPORTATION

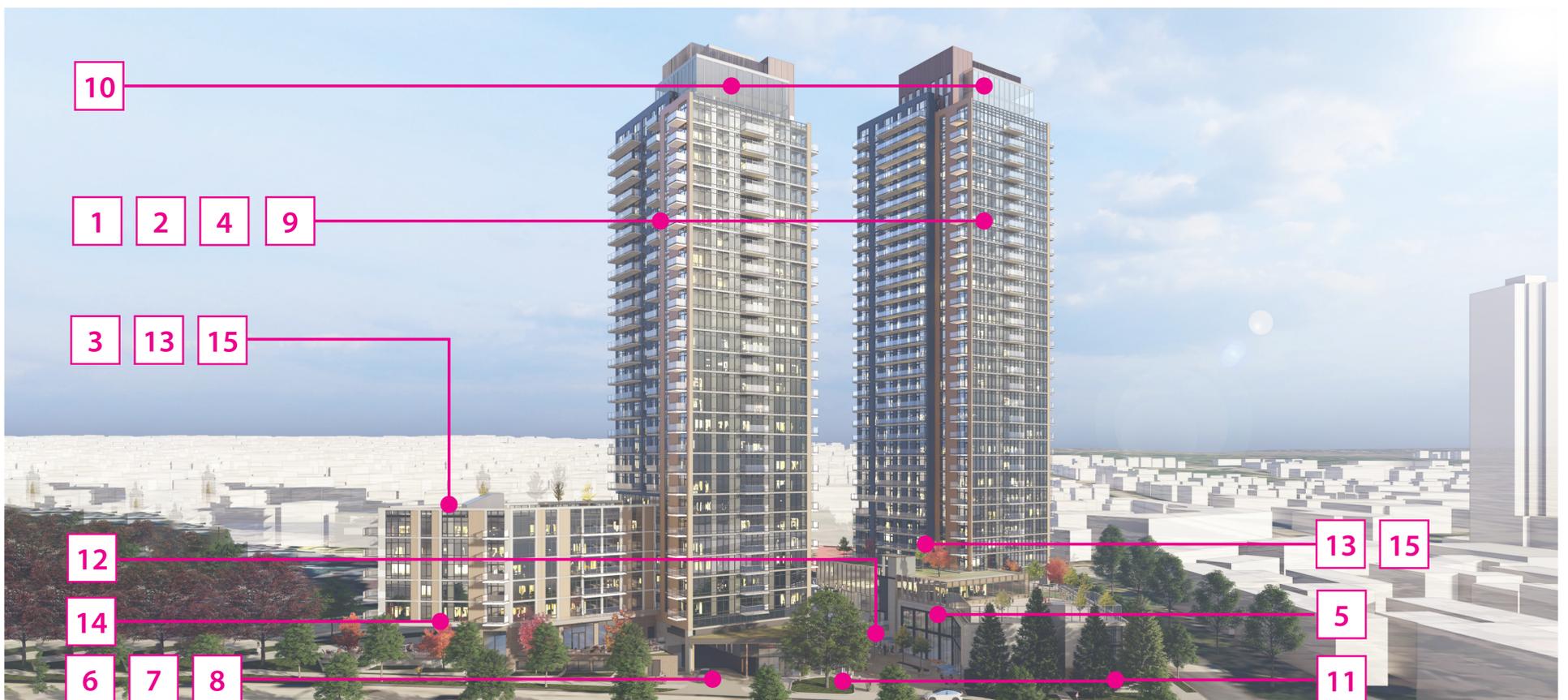
- 6 Enhanced public realm for walkability and pedestrians. Site is within a short walking distance to public transit and diverse amenities.
- 7 Mixed-use programming promotes sustainable modes of transportation.
- 8 Secure bicycle parking and end-of-trip facilities will be accessible to building users and occupants to promote sustainable mode of transportation.

## CONSTRUCTION

- 9 A construction waste plan will be implemented to promote recycling and minimize waste.

## LANDSCAPING

- 10 Generous rooftop amenity, planting, and light coloured materials will reduce the heat island effect.
- 11 A large Black Locust and a stand of Douglas Fir trees are to be retained.
- 12 Generous open space has been provided to promote community and enjoyment of the site.
- 13 Maximizing soft landscape and limiting hard landscape to help with rainwater management on site.
- 14 Careful placement of trees to create usable shade during the summer months.
- 15 High efficiency drip irrigation system using internet connected controllers and weather sensors to save on water consumption.



# LIVABILITY



## SITE ATTRIBUTES

- Predominantly residential adjacent uses.
- Close proximity to employment areas.
- Convenient transit access.
- Convenient bike access.
- A variety of amenities and services within a ten minute walk (including a park, a grocery store, and a daycare).
- Additional parks, schools, community centres, and amenities within a 20 minute walk from the site.

## RESIDENTIAL DESIGN

- Development offers a variety of housing types and unit sizes.
- Buildings are connected at the Lower Ground Floor level to facilitate access to all common areas.
- Secured outdoor areas to serve as safe spaces for gathering and children's play.
- Public plazas that provide open space and foster community.
- Extensive indoor and outdoor amenity package.
- Three elevators per tower for resident convenience.
- Dedicated loading dock and back-loaded elevator for ease of move-in.
- Considerations for health and safety in response to COVID:
  - Reduced touch points and hands-free hardware,
  - Private outdoor space in each unit,
  - Large common areas to facilitate distancing, both indoor and outdoor.

## ECONOMIC

Purpose-built market and below-market rental, accessible to amenities and transit, go a long way in helping families save both their money and their time. Marpole is an employment hub that stands to benefit immensely from more housing options, and those options are most effective when they include diverse housing types. In addition, this proposal represents an opportunity for job creation toward economic recovery from COVID.

## ENVIRONMENTAL

The mixed uses of this proposal and its proximity to public transit are pivotal in its contribution to encourage less driving and more sustainable, healthier modes of transport. The building design will support cycling as an alternative mode of transportation, providing a variety of bike storage alternatives - from pedestals to secured lockers - as well as a bike maintenance and wash station.

# LANDSCAPE

## Overall Design Rationale

The streetscape approach is defined by sensitivity to existing mature street trees, pedestrian-friendly experience and positive relationships to neighbouring properties. The character of the landscape design works to further create a visually interesting and memorable place in a commercial retail context. The towers have pedestrian entrances from all three access roads that form the boundary of the project.



## Plaza Design Rationale

The plaza is the nucleus of the project. It has two access points. One from SW Marine Drive through a gap in the towers and down a grand staircase with integrated seating and a second from W 70<sup>th</sup> Avenue through gaps in the existing trees that have been retained and give the user the feeling of stepping through a curtain into a serene space.

