PIERVIEW

PROJECT OWNER:	City of Vancouver - Non-Market Housing Development Office & Canada Mortgage and Housing Corporation			
PROJECT CONTACT:	Mark Simpson	City of Vancouver		T. 778 229 7499
PROJECT ARCHITECT:	Rhys Leitch	Integra Architecture Inc.	2330 - 200 Granville St, Vancouver, BC V6C 1S4	T. 604 688 4220
PROJECT NUMBER:	26710			
CIVIC ADDRESS:	3122 SE Marine Drive, Vancouver BC V5S 0K4			
LEGAL DESCRIPTION:	PID: 031-712-738 - LOT 2, District Lot 330, Group 1, New Westminster District, Plan EPP116125			
PROJECT DESCRIPTION:	Residential Fourplex - 12 units			
OCP Designation	Residential Low-Rise			
Development Permit Area	East Fraser Lands (River District)			
ISSUE:	**ISSUE 01 - Development Permit**			
DATE:	2026-09-10			

	REQUIRED/ PERMITTED		PROPOSED		VARIANCE
ZONING	CD-1 (822)		CD-1 (822)		No
SITE AREA	13,145 SF	1,221.20 m2	13,145 SF	1,221.20 m2	No
DENSITY	0.99 FSR	1,209.0 m2	0.86	1,046	No
BUILDING HEIGHT (Storeys)	3 Storeys		3 Storeys		No
BUILDING HEIGHT (IBG)	45.93 ft	14 m	46.55 ft	14.19 m	YES
SETBACK FRONT YARD (North)	6.56 ft	2 m	6.56 ft	2 m	No
SETBACK SIDE YARD (East)	6.56 ft	2 m	6.56 ft	2 m	No
SETBACK REAR YARD (South)	6.56 ft	2 m	6.56 ft	2 m	No
SETBACK SIDE YARD (West)	6.56 ft	2 m	6.56 ft	2 m	No
PROJECTIONS INTO YARD	5.91 ft	1.8 m	5.91 ft	1.8 m	No
FENCES (10.10)	3.94 ft	1.2 m	10.50 ft	3.2 m	YES
PARKING SPACES	14 Spaces		5 Spaces		YES
BICYCLE SPACES	0 Spaces		0 Spaces		No
LOADING (5.2.1)	0 Class A Spaces		0 Class A Spaces		
	0 Class B Spaces		0 Class B Spaces		No
	0 Class C Spaces		0 Class C Spaces		
OUTDOOR AMENITY	0 sft	0 sqm	827.74 sft	76.90 sqm	No

SITE AREA

Total Site Area

Total Gross Site Area	0.122 Hectares		13,145 SF	1,221.20 m^2

** Confirmed by Survey - City Engineering Service 2026 - File # 1311 LB1159 February 2026*

FLOOR SPACE RATIO (FSR)

Maximum FSR						
Permitted FSR		0.99		**13,013.4**	**SF**	**1,209** m^2
Proposed FSR		0.86		**11,256.0**	**SF**	**1,046** m^2
Maximum Floor Area & Density						
Permitted	ZONE	A		**63,609.0**	**SF**	**5,909** m^2
	ZONE	B		**13,029.0**	**SF**	**1,210** m^2
	TOTAL			**76,638.0**	**SF**	**7,120** m^2
Proposed	ZONE	B		**11,256.00**	**SF**	**1,045.7** m^2

***Note:** 100% of the floor area must be used for social housing, and the design and layout of at least 50% of the dwelling units must be suitable for families with children, include two or more bedrooms and comply with Council's "High-Density Housing for Families with Children Guidelines".*

FSR CALCULATION

	Unit no.	Floor Areas (SF)		Exclusions (SF)			Total GFA	
		Unit area	Common	Amenity	Garbage/Services	Subtotal	SF	m^2
Lower Level	6	2005.50	0.00		156.51	2162.01	**2005.50**	186.32
Level 1	9	4011.00	0.00		38.19	4049.19	**4011.00**	372.63
Level 2	6	3622.50	0.00			3622.50	**3622.50**	336.54
Level 3	3	1617.00	0.00			1617.00	**1617.00**	150.22
Total		11256.00	0.00	0.00	194.70	11450.70	**11256.00**	**1045.71**

BUILDING SITE COVERAGE

Note: See Sheet A-6.000 to A-6.003 FSR Overlays

Proposed Building Site Coverage **30.51%** 4,011.00 SF 372.63 m^2

***Note:** Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs*

AMENITY AREA

Note: See Sheet A-6.000 to A-6.003 FSR Overlays

Proposed Useable Open Space Coverage **6.3%** 827.74 SF 76.9 m^2

***Note:** Unit areas are measured to the CL of Party Walls, Exterior of sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheating of Shaft Walls; Wall Furouts are not included (exterior walls with a width greater than 6")*

****Note:** The proposed FAR & GFA excludes Parking Areas, Open to Below Spaces, Patios and Balconies*

TOTAL UNIT AREAS

Unit Types	Level	Floor Areas		Exclusions			Total	Number of Units	Total Unit Area		% of Units
		SF	Subtotal	Open Balconies	Storage	Subtotal			SF	m^2	
Unit Type A	L1	597.15									
1 Bed + 1 Bath			597.15			0.00	**597.15**	3	**1791.45**	166.43	25.0%
Accessible unit											
Unit Type C	L1	597.15									
1 Bed + 1 Bath			597.15			0.00	**597.15**	3	**1791.45**	166.43	25.0%
Unit Type D	L1	597.15									
1 Bed + 1 Bath			597.15			0.00	**597.15**	0	**0.00**	0.00	0.0%
Accessible ready											
Unit Type B	L1	71.35									
3 Bed + 2.5 Bath	L2	668.50	1408.35			129.50	**1278.85**	0	**0.00**	0.00	0.0%
	L3	668.50		129.50							
Unit Type E	L1	71.35									
3 Bed + 2.5 Bath	L2	668.50	1408.35			129.50	**1278.85**	6	**7673.10**	712.85	50.0%
Accessible ready	L3	668.50		129.50							
Total					-			**12.00**	**11256.00**	**1045.71**	**100%**

BUILDING HEIGHT

***Note:** The vertical distance between the highest point or points of a building and the point on the base surface, as determined by interpolation, that is directly beneath the highest point or points of a building.*

Maximum Height = 14m (45.9 ft)

	Existing Grades (m)				Average Grade (m)	Max. Height (m)
	NW	NE	SE	SW		
BASE SURFACE GRADES	15.83	15.36	10.07	10.29	**12.89**	26.8875

Proposed Height

	Highest Point of T.O. Roof Structure		Building Height (FG to T.O. Roof Structure)	
BUILDING 1	26.62 m	87.33 ft	14.13 m	46.36 ft
BUILDING 2	26.56 m	87.14 ft	14.13 m	46.36 ft
BUILDING 3	26.56 m	87.14 ft	14.13 m	46.36 ft

OFF-STREET PARKING

Parking Spaces (4.2.1(d))

Residential Parking	1.0 Spaces Per 125m2 + 0.5 per dwelling unit	14 Spaces Required	5 Spaces Provided
	TOTAL	**14 Spaces Required**	**5 Spaces Provided**
Visitor Parking	0.05 Spaces Required (As per City)	1 Required	0 Provided
Disabled Parking	1+ (0.034 x unit count)	1 Required	3 Provided
Max. Small Cars	25% of Provided Spaces	4 Spaces Max.	0 Provided
EV charging	100% of Provided Spaces	14 Spaces Max.	5 Provided

Parking Space Dimensions	Required (Width x Length x Height)	Provided (Width x Length x Height)
Standard Space	2.5m (8.20 FT) x 5.5m (18.04 FT) x 2.0m (6.56 FT)	2.5m (8.20 FT) x 5.5m (18.04 FT) x 2.0m (6.56 FT)
Accessible Space	4m (13.12 FT) x 5.5m (18.04 FT) x 2.3m (7.55 FT)	4m (13.12 FT) x 5.5m (18.04 FT) x 2.3m (7.55 FT)
Accessible Van	5m (16.40 FT) x 5.5m (18.04 FT) x 2.3m (7.55 FT)	5m (16.40 FT) x 5.5m (18.04 FT) x 2.3m (7.55 FT)
Small Cars	2.3m (7.55 FT) x 4.6m (15.09 FT) x 2.0m (6.56 FT)	2.3m (7.55 FT) x 4.6m (15.09 FT) x 2.0m (6.56 FT)
Min. Drive Aisle Width	3.6m (11.81 FT) (11'-9 3/4")	3.6m (11.81 FT) (11'-9 3/4")
Min. Maneuvering Aisle Width	6.6m (21.65 FT) (21'-7 3/4")	6.6m (21.65 FT) (21'-7 3/4")

BICYCLE STALLS

Bicycle Spaces (6.2.1.1)

Class A Spaces Required	0.0 Bicycle Stalls Per Unit		0 Stalls Required	0 Spaces Provided
Class B Spaces Required	0.0 Bicycle Stalls Per Unit		0 Stalls Required	0 Spaces Provided
		TOTAL	**0 Spaces Required**	**0 Spaces Provided**
			Vertical	0 Provided
			Horizontal	0 Provided

RECYCLING & WASTE REQUIREMENTS

MULTI-UNIT RESIDENTIAL	Number of Units	Volume/Unit (litres)	Total Volume (litres)	Required Totes (64G)	Required Totes (360L)	3 yard bin (2294 litres)	4 yard bin (3058 litres)	Total Totes
Mixed Containers	12	18.50	222	-	1	-	-	1
Mixed Papers (include papers & exclude cardboard)	12	15.00	180	-	1	-	-	1
Glass	12	2.10	25	1	-	-	-	1
Organics	12	14.00	168	3	-	-	-	3
Sub Total Totes				**4**	**2**			6
Cardboard	12	27.50	330	-	1	-	-	1
Garbage	12	53.00	636	-	2	-	-	2
Sub Total Totes				**0**	**3**	**0**	**0**	3
Total Totes				**4**	**5**	**0**	**0**	**9**

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

City of Vancouver

[PROJECT]

Pierview

3122 Southeast Marine Drive
Vancouver, BC

[TITLE]

Data

[PROJECT] **26710**

[SCALE] **Not To Scale**

[DATE] **2026-09-10**

[ISSUE] **DEVELOPMENT PERMIT**

[DRAWING]

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