

## Townhouse / Rowhouse Zones (RM-8/8N)

4-Storey Apartment Zones (RM-9/9N)

Council Presentation Public Hearing

May 13, 2014



### Marpole Plan Area





Marpole

#### **Key Themes**



- 1. Enabling growth while respecting neighbourhood character
- 2. Housing affordability
- 3. Transportation improvements
- 4. New and improved community amenities

#### New Zones

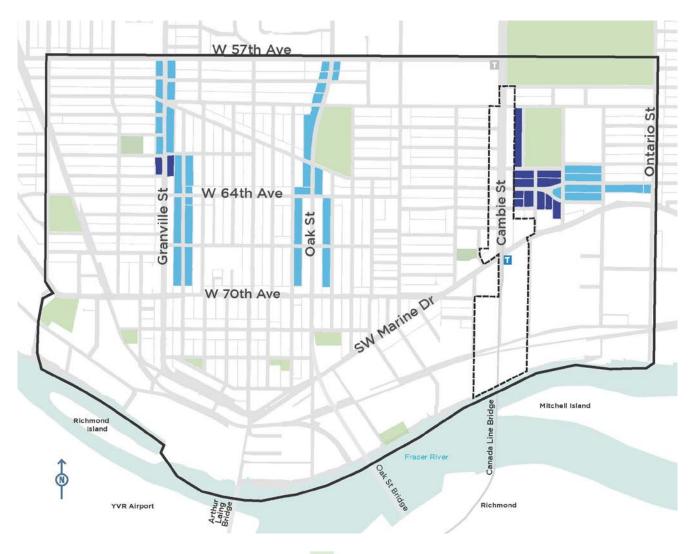
#### Introducing two Zones:

- Townhouse / Rowhouse zone (RM-8/8N)
- 4-storey apartment zone (RM-9/9N)





#### New Zone Areas



#### **New zones**

- RM-8/8N: Townhouse/ Rowhouse
- RM-9/9N: 4-storey Apartments

#### Townhouse / Rowhouse zone

- Medium density, family-oriented housing
- Private entrances and outdoor space for all units
- W 70th Ave Total and Total

- Maximize natural light and ventilation
- "Lock-off" units provide rental option
- Design Guidelines ensure neighbourhood "fit"







#### Apartment zone

- 4-storey apartment zone with range of unit types (larger units)
- Other multiple dwellings permitted (rowhouses, courtyard rowhouses, stacked townhouses)
- Intent is to ensure a high degree of livability and flexibility in form
- "Lock-off" units provide rental option
- Design Guidelines ensure neighbourhood "fit"







#### **Density Bonus**

- New zones have a density bonus provision:
  - projects make a contribution on the approved net increase in floor area
  - contributions to be used for community amenities and affordable housing
  - Exemptions: secured market rental, social housing, retention of pre-1940s houses

#### Rates:

Density	Rate per unit of floor area
Up to 0.75 FSR	\$0 per m <sup>2</sup>
over 0.75 FSR to 1.2 FSR	\$108 per m <sup>2</sup> (\$10 per sq.ft.)
over 1.2 FSR to 2.0 FSR	\$592 per m <sup>2</sup> (\$55 per sq.ft.)











#### **Public Consultation**

#### Phase 1

Assets, issues & opportunities

Spring/ Summer 2012  Identified need for more affordable family housing and increased housing options

#### Phase 2

Policy development & testing

Fall 2012 – Spring 2013

- Explored new housing choices and potential areas of change
- Reviewed options with the community



#### **Public Consultation**

# Phase 3 Draft plan

Summer 2013 – Winter 2014

#### Phase 4

A new Marpole Community Plan Spring 2014

- Revised options for Final Plan:
  - clarity on form, scale (including density and height) for new housing types
  - direction to introduce 2 new zones



New Zones: Key Benefits

#### **Housing Diversity**

 Increase housing diversity by providing a range of housing forms, unit types and sizes

#### **Affordability**

 More affordable ownership and rental options







New Zones: Key Benefits

#### **Sustainability**

- Focus growth near major streets, transit, shops and services
- Energy-efficient forms

#### Neighbourhood "Fit"

- Incremental growth, compatible design
- Single-family development rights retained





### Questions

## Thank you