



Marpole Community Plan – Implementation

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

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

Council Presentation
Public Hearing

May 13, 2014

Marpole Plan Area



Key Themes

MARPOLE



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



Hearth Architecture, Copyright reserved



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 ²
over 0.75 FSR to 1.2 FSR	\$108 per m ² (\$10 per sq.ft.)
over 1.2 FSR to 2.0 FSR	\$592 per m ² (\$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