

SUMMARY AND RECOMMENDATION

1. ZONING AMENDMENT: Marpole Community Plan Zoning Amendments

Summary: To amend the Zoning and Development By-law to add Districts Schedules for the newly created RM-8, RM-8N, RM-9 and RM-9N Districts, and to support density bonusing in certain areas of Marpole. The proposed amendments would rezone several areas of Marpole from RS-1 (One-Family Dwelling) District and RT-2 (Two-Family Dwelling) District to the new districts, enabling the development of townhouses/rowhouses and four-storey apartments in these areas. The Marpole Community Plan was approved by Council on April 2, 2014. These amendments are proposed as part of the implementation of the plan.

Applicant: The General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Standing Committee of Council on Planning, Transportation and Environment, April 2, 2014.

Recommended Approval: By the General Manager of Planning and Development Services:

- A. THAT the application to amend the Zoning and Development By-law, generally as set out in Appendix D of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan", as follows:
- (i) to amend the general regulations in the by-law in order to support density bonusing in certain areas of Marpole;
 - (ii) to amend the by-law to create a new RM-8 and RM-8N Districts Schedule;
 - (iii) to amend the by-law to create a new RM-9 and RM-9N Districts Schedule;
 - (iv) to amend the by-law to rezone certain areas of Marpole from RS-1 and RT-2 to RM-8 and RM-8N; and
 - (v) to amend the by-law to rezone certain areas of Marpole from RS-1 to RM-9 and RM-9N,
- be approved.
- B. THAT the application to amend Schedule A of the Sign By-law to establish regulations for the new Districts Schedules, generally as set out in Appendix E of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan", be approved.
- C. THAT, at the time of enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix F of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan".

- D. THAT, at the time of enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally in accordance with Appendix G of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan".
- E. THAT, at the time of enactment of the amending by-law described in Recommendation A, the General Manager of Planning and Development Services be instructed to bring forward for approval new RM-8 and RM-8N Guidelines, generally in accordance with Appendix H of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan".
- F. THAT, at the time of enactment of the amending by-law described in Recommendation A, the General Manager of Planning and Development Services be instructed to bring forward for approval new RM-9 and RM-9N Guidelines, generally in accordance with Appendix I of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan".
- G. THAT, at the time of enactment of the amending by-law described in Recommendation A, the General Manager of Planning and Development Services be instructed to bring forward for approval related amendments to the *Strata Title Policies for RS, RT and RM Zones*, generally in accordance with Appendix J of the Policy Report dated March 3, 2014, entitled "Marpole Community Plan".

(RZ 804/2014 - Marpole Community Plan Zoning Amendments)