

MARINE LANDING POLICY UPDATES

Standing Committee on City Finance and Services

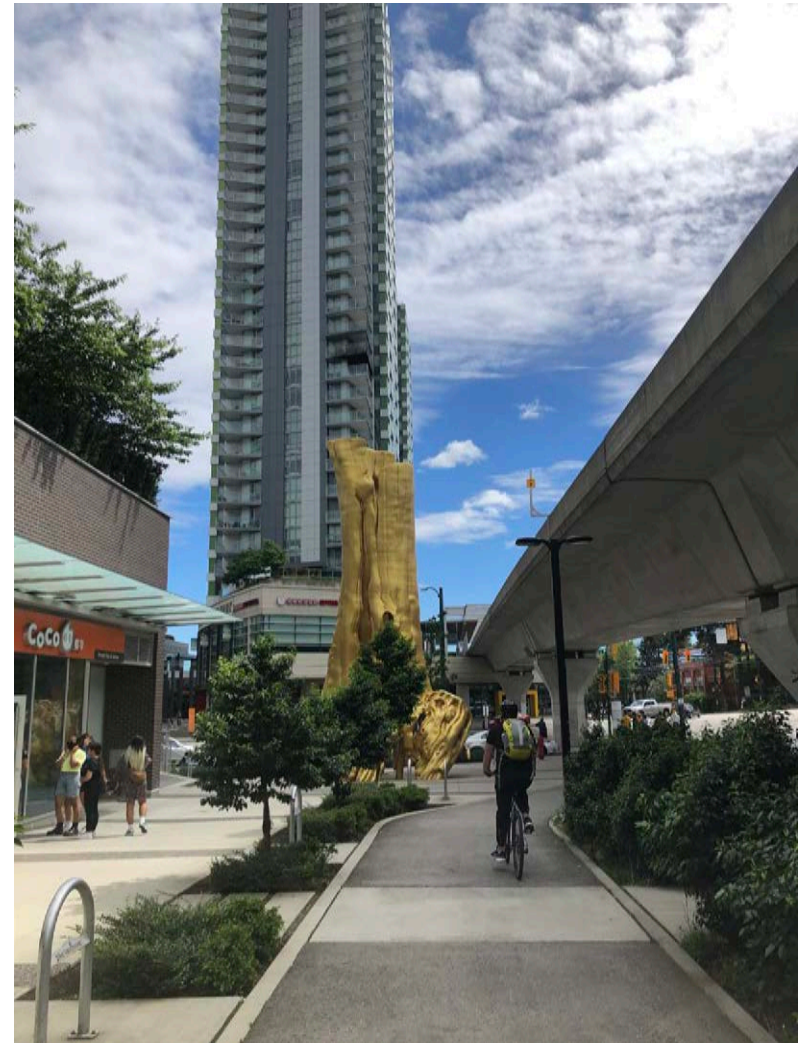
December 8, 2021

Area and Policy Context

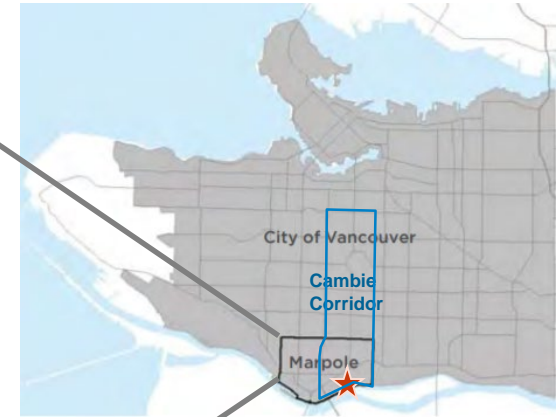
Area Planning Analysis

Engagement

Proposed Amendments



MARINE LANDING | Area Context



- Located in Marpole
- Area around the Marine Drive Station
- Overlapping community plan boundaries (Marpole and Cambie policies apply)

MARINE LANDING | Policy Context

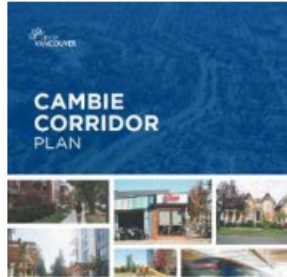


2014

MARPOLE COMMUNITY PLAN (2014)

Directs growth in Marpole over the next 30 years.

Outlines principles related to affordable housing, resilient economy, sustainable transportation, parks and open spaces.



2018

CAMBIE CORRIDOR PLAN (2018)

Three-phase planning process focuses on planning along high-quality rapid transit.

Includes principles for Marine Landing.



2020

ASHLEY MAR ISSUES REPORT (2020)

Supports delivery of affordable housing in Marine Landing to address housing crisis, allowing greater heights and densities than community plan.



2020

EMPLOYMENT LANDS AND ECONOMY REVIEW (2020)

Identifies Marine Landing as priority area for job space intensification, allowing greater heights and densities than allowed under two community plans.



2021

MARINE LANDING POLICY UPDATES (2021)

Coordinated area planning analysis to support a growing population and employment hub in Marine Landing.

Area Planning Analysis

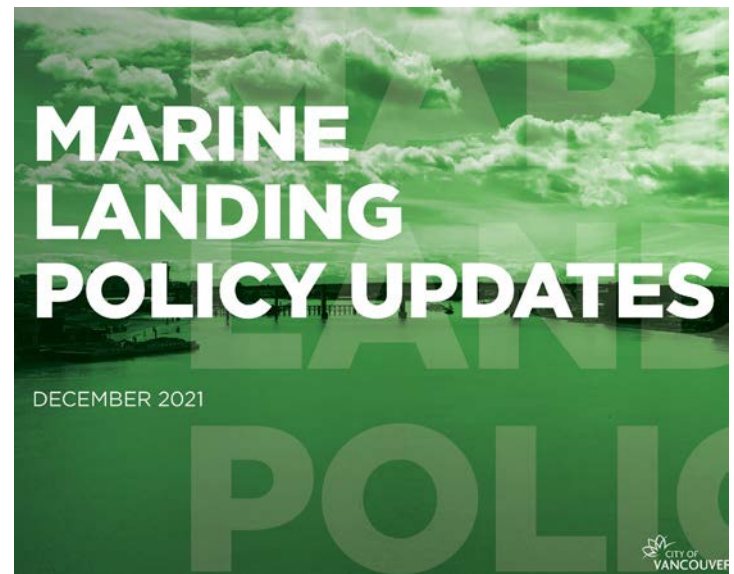
- **Responds to Council direction** for a coordinated review of Marine Landing to support affordable housing delivery and job space intensification
- Provides a **comprehensive lens** to assess cumulative neighbourhoods needs
- **Streamlines staff reviews** by identifying system-wide improvements needed to support growth, rather than identifying them through individual rezonings
- Updates the *Marpole Community Plan* and *Cambie Corridor Plan* to **keep plans current** and reflective of policy changes



Marine Landing Policy Updates provide updated requirements to inform future rezoning enquiries and applications in the area.

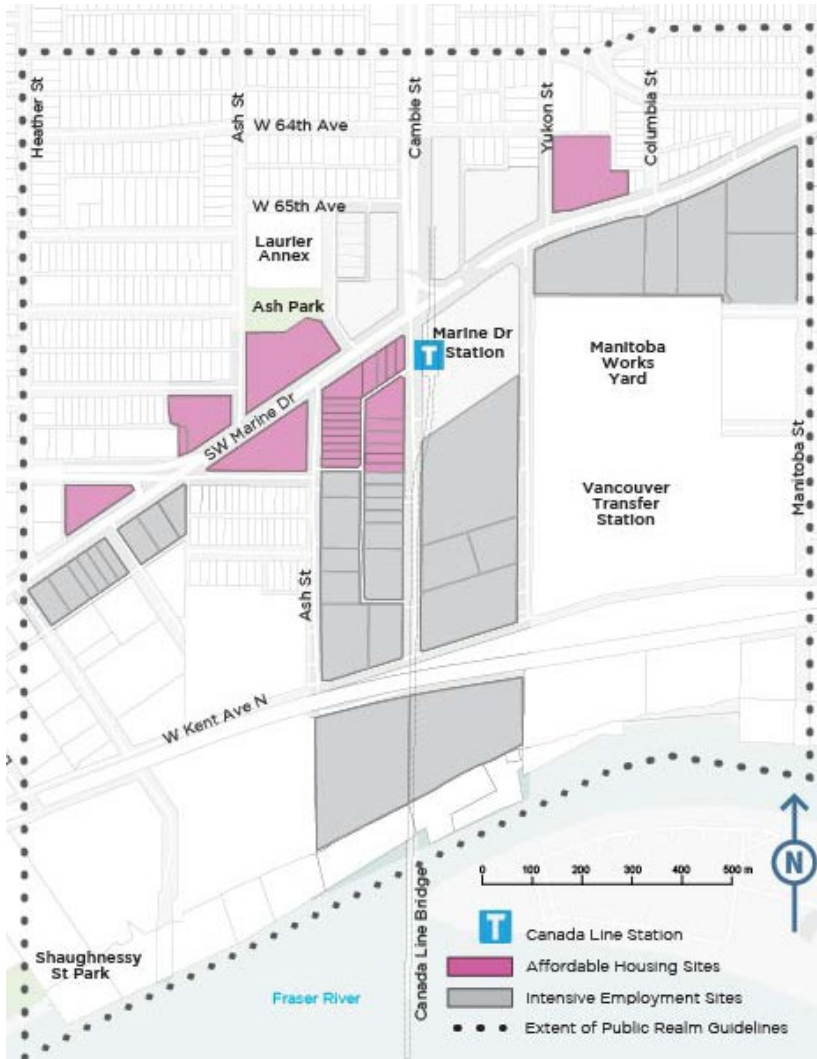
Key Components:

1. Built Form Guidelines
2. Public Realm Plan
3. Archaeological and Heritage Management
4. Transportation
5. Utilities
6. Public Benefits



→ Detailed reviews (including heights and densities for affordable housing projects) will be completed through site-specific rezoning enquiries/application

MARINE LANDING | Application



- **Land Uses:** As per community plans, no changes
- **Height/Density:** Updated approach to heights and densities for affordable housing sites (pink) and intensive employment sites (grey)
- **Built Form:** New guidelines apply to affordable housing and intensive employment sites identified on map
- **Public Realm and Technical Requirements:** Apply to larger area (dashed outline)

MARINE LANDING | Built Form Principles



Make A Good First Impression



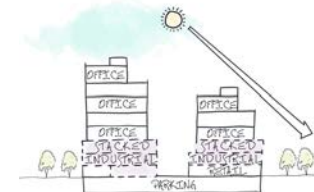
Enhance Transitions, Connections, And Relationships to the Surrounding Neighbourhood



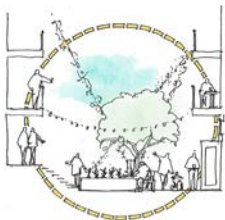
Shape, Animate and Support The Public Realm



Maximize Flexibility and Encourage Industrial Stacking



Design Livable and Social Buildings



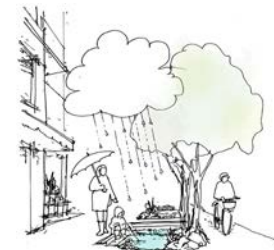
Take Advantage of Unique And Varied Sites



Build Neighbourhoods and Buildings that Respond to Sea Level Rise



Support Natural Systems

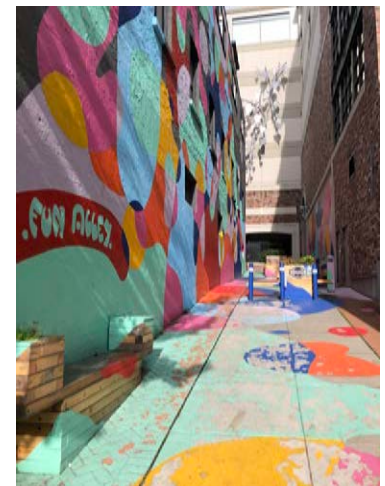
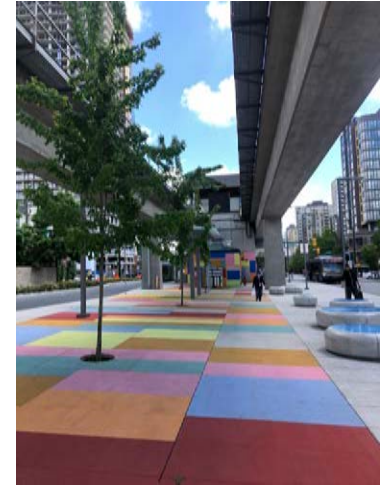


Built form guidelines also developed to help inform future development sites:

Shadowing, tower orientation + separation, livability, amenity spaces, active ground floor etc.

Public Realm Strategy

- Ecological and cultural stewardship of Fraser River Foreshore
- Strong connections to and along the Fraser River
- Integration of water management strategies (e.g. blue-green systems)
- Revised approach for park space provision
- Small, incremental improvements to create an interconnected system of public spaces



Priorities supplement and reinforce the *Marpole Public Benefits Strategy*, identifying key needs for a growing mixed-use community

1. Affordable housing
2. New and/or enhanced open spaces
3. Cultural spaces
4. Childcare



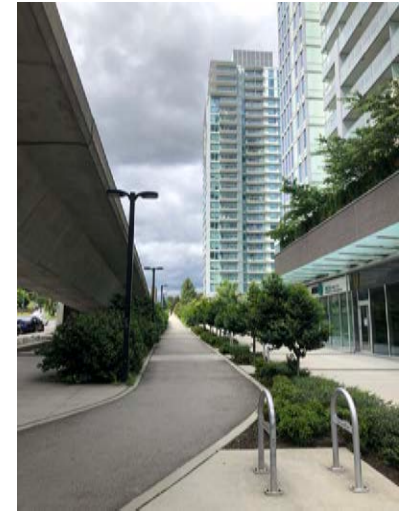
MARINE LANDING | Transportation + Utilities

Transportation

1. **Cycling:** Protected bike lanes on SW Marine Drive
2. **Walking:** Sidewalks to improve connections to Marine Drive Station
3. **Safety:** Signal modifications to improve safety at pedestrian crossings

Utilities

1. **Kent Pump Station:** Upgrades to Metro Vancouver infrastructure
2. **Sewer:** Upgrades on W Kent Avenue, Yukon Street and Manitoba Street
3. **Storm:** Green rainwater infrastructure to help reduce pressure on the City's sewer and drainage system
4. **Water:** No system-wide upgrades anticipated; possible for individual sites



MARINE LANDING | Archaeology + Heritage

Archaeological Review

- New requirement for rezoning applications
- Complete archaeological review to identify potential risks
- Requires applicants to engage with xʷməθkʷəy̓əm and other First Nations groups/organizations with territorial interests

Heritage

- Support the Vancouver Heritage Program; tangible/intangible cultural heritage

Arts & Culture

- Developers encouraged to engage with Musqueam to explore self-determined arts and cultural opportunities



Notification

~**10,100** postcards

~**1,200** E-newsletters

Shape Your City webpage

Social media channels

~**60** Public Responses

Engagement

- Involved First Nations
- Vancouver School Board
- TransLink
- Marpole BIA
- Marpole Area Network
- Community group meetings



FEEDBACK RECEIVED

- Neighbourhood connections
- Traffic volumes, safety and parking



STAFF RESPONSE

- Shift in travel mode choice
- Design routes and infrastructure for all road users convenient for accessing transit

Transportation & Parking

- Mix of uses is important
- Neighbourhood fit and change



- New built form guidelines focus on livable, healthy and sustainable developments

Land Use & Built Form

- Lack of green space, access to Fraser River, siting of public spaces
- Mix of amenities



- Focus on small, incremental changes
- Develop an interconnected network of green and public spaces
- CACs to support public benefits strategy and neighbourhood priorities

Parks, Open Space and Amenities

- Traffic noise, dust, odours



- Enclosed balconies along SW Marine Dr and Cambie St; guidelines for open space design

Built Environment

THAT Council approve the following:

1

Marine Landing Policy Updates
(Appendix A)

2


Marpole Community Plan and *Cambie Corridor Plan*
amendments
(Appendix B)

3

Hudson Street RM-4 Guidelines amendment
(Appendix B)

4

*Community Amenity Contributions Policy for Rezoning*s
amendment to implement negotiated CAC approach
(Appendix C)

The background of the slide is a detailed, hand-drawn aerial sketch of a city. It shows a dense urban layout with various building footprints, streets, and green spaces. The drawing is done in a sketchy, artistic style with visible lines and some color washes in shades of green, blue, and yellow. A semi-transparent white box is overlaid on the left side of the image, containing the text "Thank you. Questions?".

Thank you.
Questions?