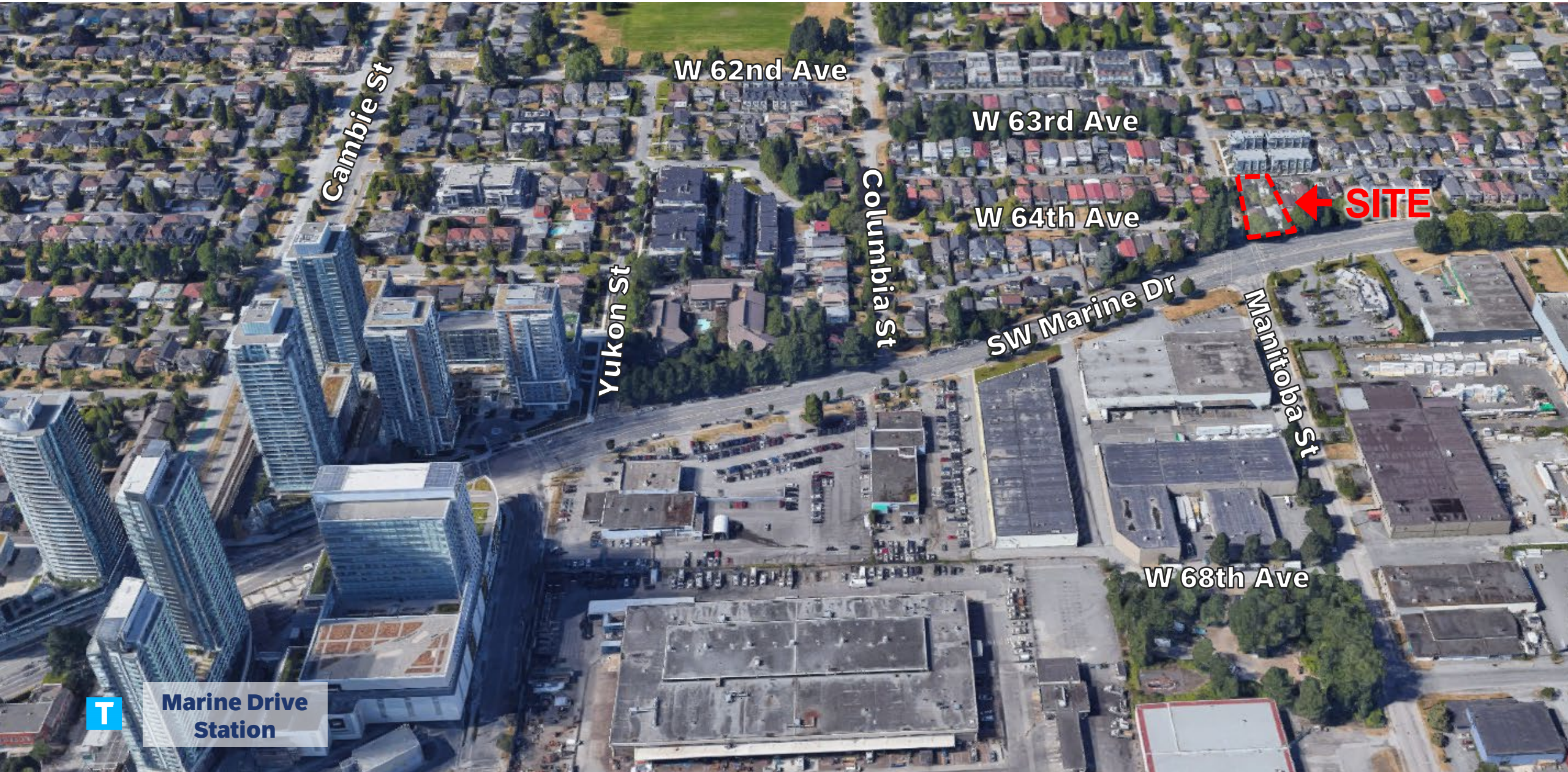




Existing Site and Context



**Marine Drive
Station**

Site and Surrounding Zoning



Existing Site and Context



Manitoba St







193

185

SW Marine Dr

Local Amenities and Services



-  Site
-  School
-  Childcare
-  Park
-  SkyTrain
-  Community Centre

Sir Wilfrid
Laurier
Elementary

Langara Golf Course

Sexsmith
Community
Pre-School

Marpole
Oakridge
Community
Centre

Winona
Park

Pierre Elliott
Trudeau
Elementary

Marpole
Community
Hub

George
Park

Ash
Park

400 m

800 m

Enabling Policy

Marpole Community Plan - Section 6.4.6

- Height: Up to 6 storeys
- Density: Up to 2.5 FSR
- Residential use
- Upper storeys set back to minimize scale and to reduce shadow impacts
- Public realm improvements required



Apartment (up to 6 storeys)

Proposal

- Application submitted January 27, 2021
- Residential building with 46 secured market rental units
 - 35% family units
- Height of 17.4 m (57 ft.)
- 2.36 FSR
- ~161 new construction jobs



Proposal



Renting versus Ownership

	Proposal	Newer Rental Buildings Westside		DCL By-Law Maximum Averages - Westside (CMHC, 2021)		Monthly Costs of Ownership for Median-Priced Unit Westside (with 20% down payment)		
	Average Unit Size (sq. ft.)	Average Rent	Average Household Income Served	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	Starting down payment at 20%
Studio	366	\$1,832	\$73,280	\$1,818	\$72,732	\$2,569	\$102,776	\$99,050
1-bed	519	\$1,975	\$79,000	\$2,224	\$88,968	\$3,191	\$127,654	\$124,600
2-bed	603	\$2,804	\$112,160	\$2,912	\$116,468	\$4,812	\$192,492	\$186,600
3-bed	1,024	\$3,349	\$133,960	\$4,094	\$163,768	\$7,809	\$312,350	\$309,000

Public Consultation

Postcards Mailed
March 19, 2021

City-hosted
Virtual Open House
March 22 to April 13, 2021

Postcards distributed	957
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Questions	0
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Comment forms	26
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Other input	0
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Total	26
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Aware: 325

Informed: 107

Engaged: 13

Comments of support

- Building massing, density and context
- Increased rental housing stock and neighbourhood livability
- Adequate parking

Comments of concern

- Neighbourhood compatibility
- Insufficient parking

Public Benefits

Secured Market Rental Housing

- 46 units (16 family sized)
- Exempt from Community Amenity Contributions (CAC)

Development Cost Levies (DCLs)

- \$294,358

Conclusion

- Meets intent of the Marpole Community Plan
- Delivery of 46 secured market rental units
- Staff support application subject to conditions in Appendix B

