

**Refers to Referral Report Item #3
Public Hearing of January 25, 2022**

MEMORANDUM

January 11, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability
Nick Danford, Rezoning Planner, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 7929-7949 Cambie Street – Amendment to draft CD-1 Bylaw and Appendix F correction

RTS #: 14789

Following referral of the above item to Public Hearing on December 7, 2021, an oversight was identified in the draft CD-1 By-law provisions for building height. Changes to the draft CD-1 By-law have been made to clarify the permissible building heights and to align the CD-1 By-law with the standard height provisions for residential developments in the Cambie Corridor.

The amendment to the draft CD-1 By-law adjusts the building height measured from base surface from 22.3 m to 19.8 m in order to reflect the measurement to the top of the sixth floor parapet. A second building height provision is added in order to allow for additional height up to 22.3 m to accommodate the common indoor rooftop amenity.

The proposed changes are as follows (with bold to replace strikethroughs and identify new provisions):

- 6.1 Building height, measured from the base surface to top of the sixth floor parapet, must not exceed ~~22.3 m~~ **19.8 m**.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 22.3 m measured from the base surface.**

Staff conclude that the change in the above-noted heights does not alter the proposed form of development shown in Appendix E of the referral report and no changes are required to the conditions of approval as noted in Appendix B of the referral report.

Additionally, Appendix F of the Referral Report dated November 23, 2021 incorrectly refers to the Cambie Corridor Plan – North of 57th Avenue. As the site is south of 57th Avenue, it is included in the Public Benefits Strategy for the Marpole Community Plan, the correct dashboard is attached to this memo.

No further action is required by Council as the by-law posted for this item contains the change discussed in this memo. This memo will form part of the January 25, 2022 Public Hearing agenda package and be available for public viewing.

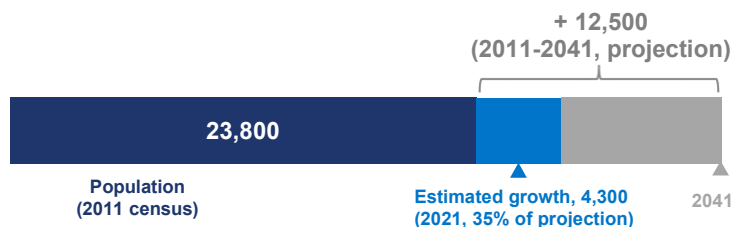
A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell
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**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
MARPOLE COMMUNITY PLAN (2014)**
Updated mid-year 2021

POPULATION GROWTH^a

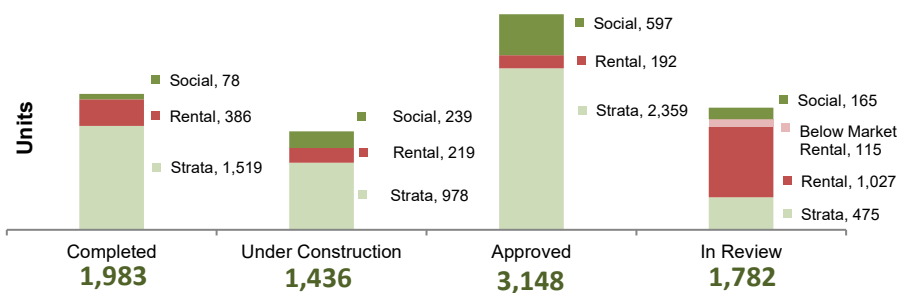
Marpole has grown by approximately **4,300** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [7730-7772 Cambie Street](#)
- [8725 French Street](#)
- [8257-8273 Oak Street and 1025-1035 West 67th Avenue](#)
- [8655 Granville Street](#)
- [1325 West 70th Avenue](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013^c

- ✓ On track to achieving targets
- Some progress toward targets, more work required
- Targets require attention

| TARGETS | Completed | Construction | Planning / Design | Progress |
|---|--|--|-------------------|--|
| See Chapter 17 of the Marpole Community Plan for more details | | | | |
| HOUSING | | | | |
| <ul style="list-style-type: none"> • ~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood) • ~ 835 secured market rental units (Gross numbers of units reported) | <ul style="list-style-type: none"> • 78 social housing units^d • 386 secured market rental units (8555 Granville Street, 8198 Cambie Street, 400 SW Marine Drive, 7645 Cambie Street, 445-455 SW Marine Drive) | <ul style="list-style-type: none"> • 239 social housing units (7433 Cambie Street (Pearson Dogwood), 55-79 SW Marine Drive, 87-115 SW Marine Drive) • 219 secured market rental units (308 West 62nd Avenue, 8615 Laurel Street, 8636 Oak Street, 8599 Oak Street, 1041 SW Marine Drive) | | <p>0% of social housing target achieved</p> <p>→</p> <p>58% of secured rental target achieved</p> <p>✓</p> |
| CHILDCARE | | | | |
| <ul style="list-style-type: none"> • ~ 234 spaces for children 0-4 • ~ 244 spaces for children 5-12 | <ul style="list-style-type: none"> • 74 spaces for children 0-4 (Marpole YMCA, Kids at Marine Drive) • 24 spaces for children 5-12 (Sexsmith Elementary School) | <ul style="list-style-type: none"> • 69 spaces for children 0-4 (David Lloyd George childcare) | | <p>61% of spaces for children 0-4 target achieved</p> <p>✓</p> <p>10% of spaces for children 5-12 target achieved</p> <p>→</p> |

| TARGETS <small>See Chapter 17 of the Marpole Community Plan for more details</small> | Completed | Construction | Planning / Design | Progress |
|--|---|--------------|--|----------|
| TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs Renew sidewalks as required and improve accessibility Provide more and better walking/cycling access to the Fraser River Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole Pursue the construction of a new Canada Line station at West 57th Avenue | <ul style="list-style-type: none"> SW Marine Drive bikeway improvements (Granville to Camosun Streets) Arbutus Corridor temporary pathway and removable bollards Interim plaza (67th Avenue and Granville Street) | | <ul style="list-style-type: none"> Four rain gardens in curb bulges (54th Avenue from Neal to Cambie Streets) | → |
| CULTURE <ul style="list-style-type: none"> Preserve and stabilize cultural assets Retain/create multi-use neighbourhood creative spaces Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise. | <ul style="list-style-type: none"> Joy Kogawa House acquired and renovated 6 public art installations (Connecting Two Worlds: Musqueam artist-designed crosswalk between 70th and 68th Avenues, Golden Tree, Fusion, Land and Sea, Tools of Fraser River, Salish Gifts) MC2 artist studios (2 units) | | | → |
| CIVIC / COMMUNITY <ul style="list-style-type: none"> Renew the Marpole Library Replace or renew the existing Marpole-Oakridge Community Centre Work with YMCA as potential partner to deliver aquatic services. | <ul style="list-style-type: none"> Land acquired for Marpole Civic Centre (MCC) | | <ul style="list-style-type: none"> Marpole Community Centre renewal and outdoor pool at Oak Park (permitting and design phase) | ✓ |
| HERITAGE <ul style="list-style-type: none"> Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and čəsnaʔəm sites 5% allocation from cash community amenity contributions in Marpole | <ul style="list-style-type: none"> 5% allocation from cash community amenity contributions | | <ul style="list-style-type: none"> Ongoing efforts for Fraser Arms Hotel and protection of čəsnaʔəm site 5% allocation from cash community amenity contributions in Marpole | ✓ |
| SOCIAL FACILITIES <ul style="list-style-type: none"> Marpole Oakridge Family Place relocation and expansion Neighbourhood House renewal and expansion Explore opportunities for affordable office space for community-based non-profit organizations | <ul style="list-style-type: none"> Marpole Oakridge Family Place Marpole Neighbourhood House restoration | | <ul style="list-style-type: none"> Non-profit space at Marpole Civic Centre Seniors space in Marpole Oakridge Community Centre Youth space in Marpole Oakridge Community Centre | ✓ |
| PARKS <ul style="list-style-type: none"> Fraser River park Pearson Dogwood park 1-2 plazas through redevelopment Upgrade 2 parks | <ul style="list-style-type: none"> 63rd and Yukon green infrastructure plaza Ash Park Playground replacement Winona Park Playground replacement | | <ul style="list-style-type: none"> William Mackie Park renewal | → |

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

^b **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

**The number of dwelling units has been adjusted to correct a data error in the 2020 year-end tracker.*

^c **Public Benefits Achieved:** Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^d These 78 social housing units are temporary modular housing that were not anticipated in the Marpole Community Plan; therefore, they do not count towards the Plan's housing goal.