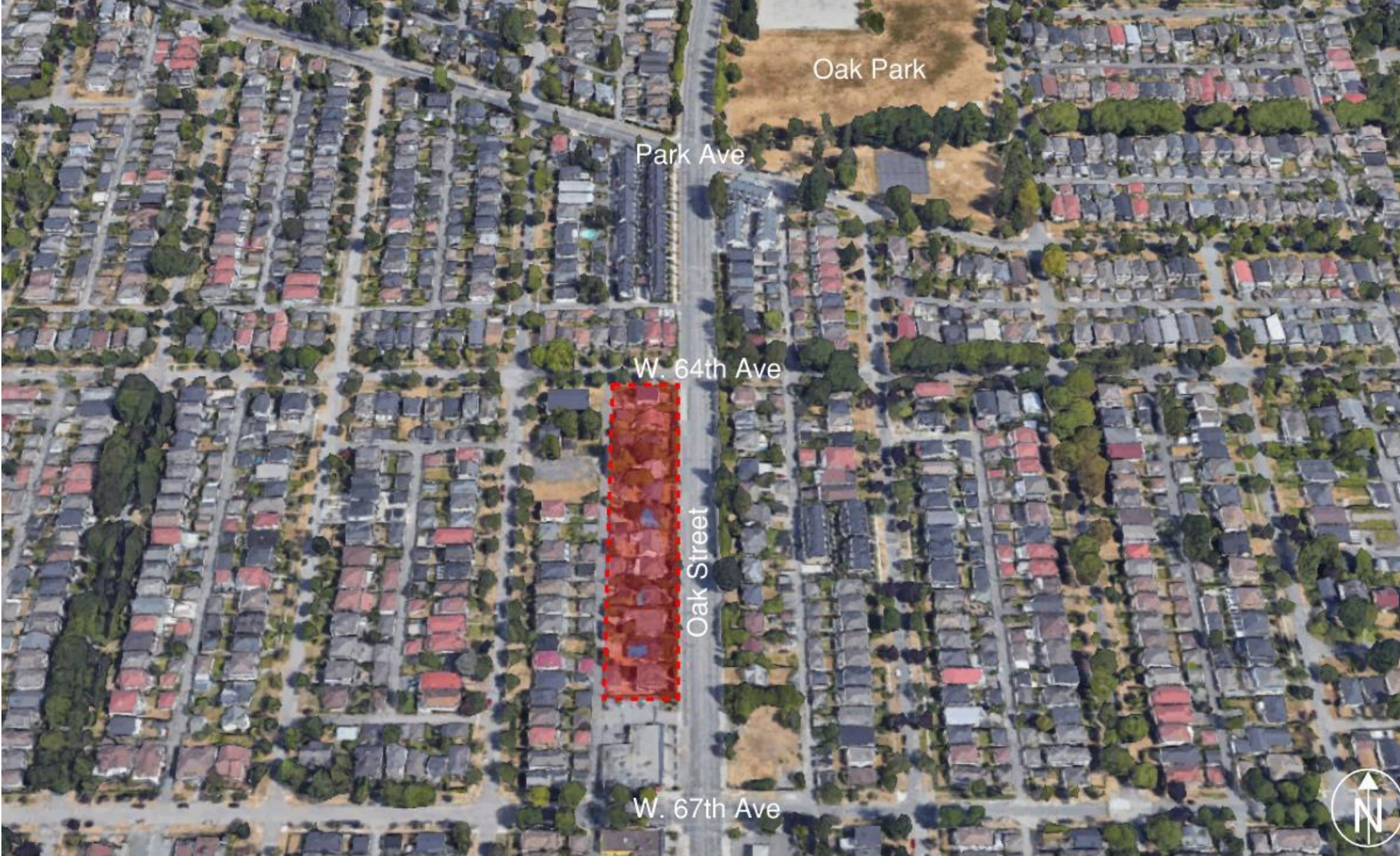
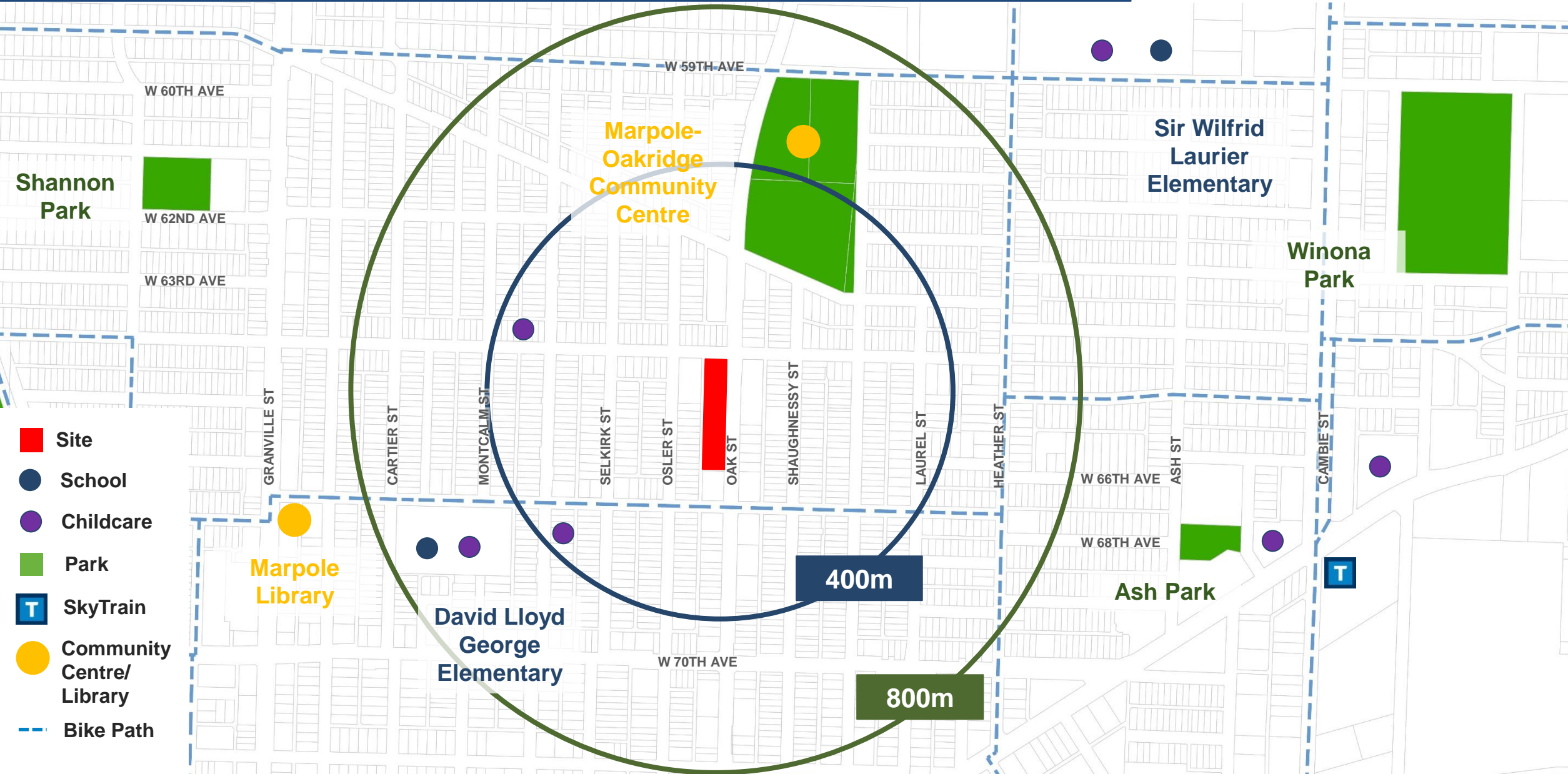




Existing Site and Context



Local Amenities and Services



- Site
- School
- Childcare
- Park
- SkyTrain
- Community Centre/ Library
- Bike Path

Marpole Library

Marpole-Oakridge Community Centre

David Lloyd George Elementary

Sir Wilfrid Laurier Elementary

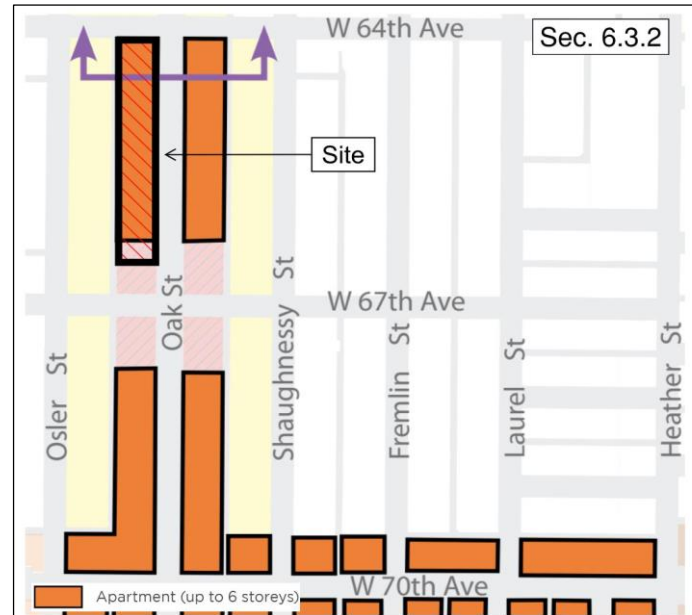
Winona Park

Ash Park

400m

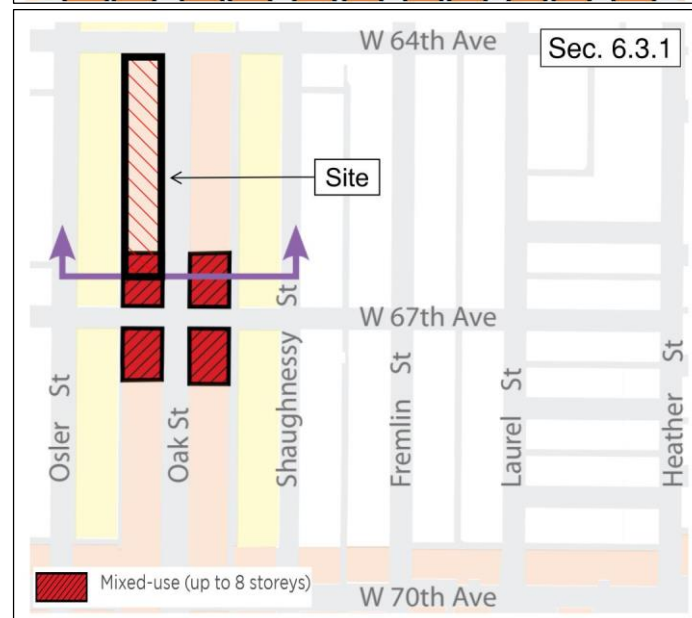
800m

Enabling Policies – Marpole Plan



Section 6.3.2

- Residential use
- Height: Up to 6 storeys
- Density: 2.5 FSR



Section 6.3.1

- Mixed-use
- Height: Up to 8 storeys
- Density: Up to 3.0 FSR with consideration for an additional 0.5 FSR for commercial/office space

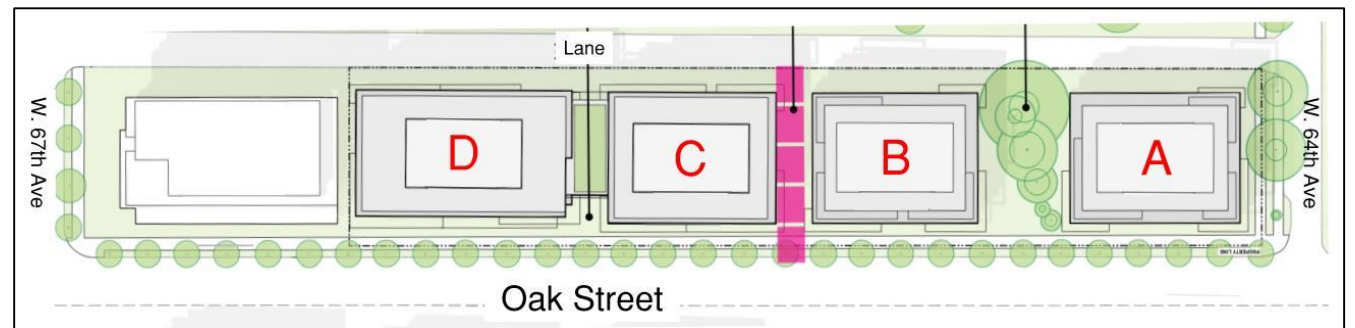
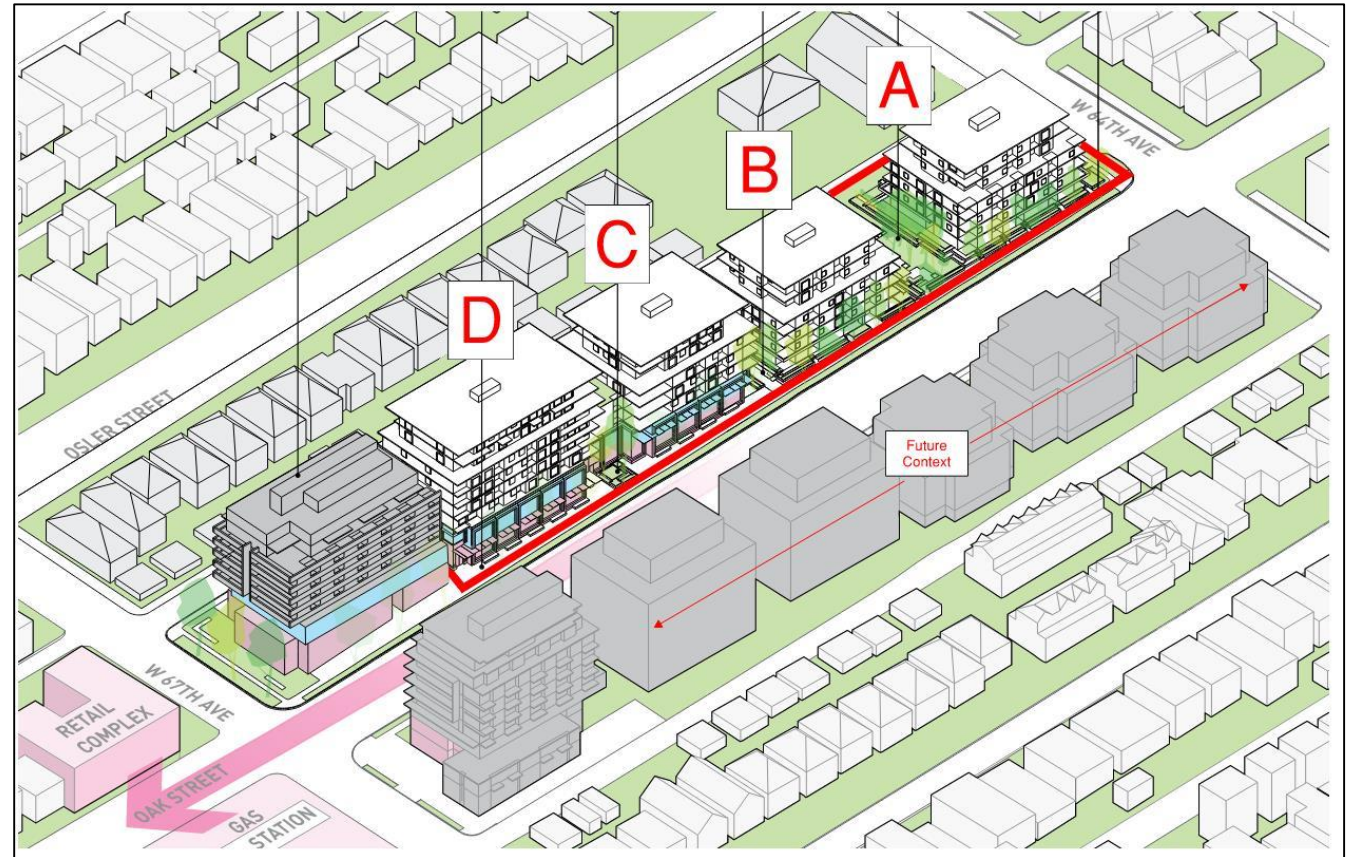
Proposal

- **Application Submission:** June 2021
- **Resubmission:** November 2021
- A total of four buildings:
 - Buildings A & B – Six-storey residential
 - Building C – Six-storey mixed use
 - Building D – Eight-storey mixed use
- FSR: 3.25
- Residential building height: 67 ft.
- Mixed-use building height: 94 ft.
- 200 strata-titled residential units, with commercial and office uses
- 35% Family Unit mix requirement
- Parking and loading from the lane



Proposal: Form of Development

- Eight-storey buildings tapering to six-storey buildings
- Three-storey podium connects C & D
- Building massing steps back above the fourth floor
- Public realm improvements include:
 - Mid-block connection
 - Landscaped amenity and play area
 - Commercial plaza
 - Wider sidewalks, new street trees, and street furniture
- Form is compliant with the Plan



Public Consultation

Postcards Mailed
September 27, 2021

City-hosted
Virtual Open House
September 27 to October 17, 2021

Comments of support

- Height, density and context
- Architectural design
- Retail space

Postcards distributed

852

Questions

0

Comment forms

15

Other input

0

Total

15



Comments of concern

- Height
- Shadowing
- Increased traffic
- Impacts to trees

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC)	\$16,550,000
Development Cost Levies (DCLs)	\$6,881,038
Public Art	\$439,720
Total Value	\$23,870,758

Conclusion



- Proposal meets the intent of the Marpole Plan in terms of height and density
- Staff support the application subject to conditions outlined in Appendix B