

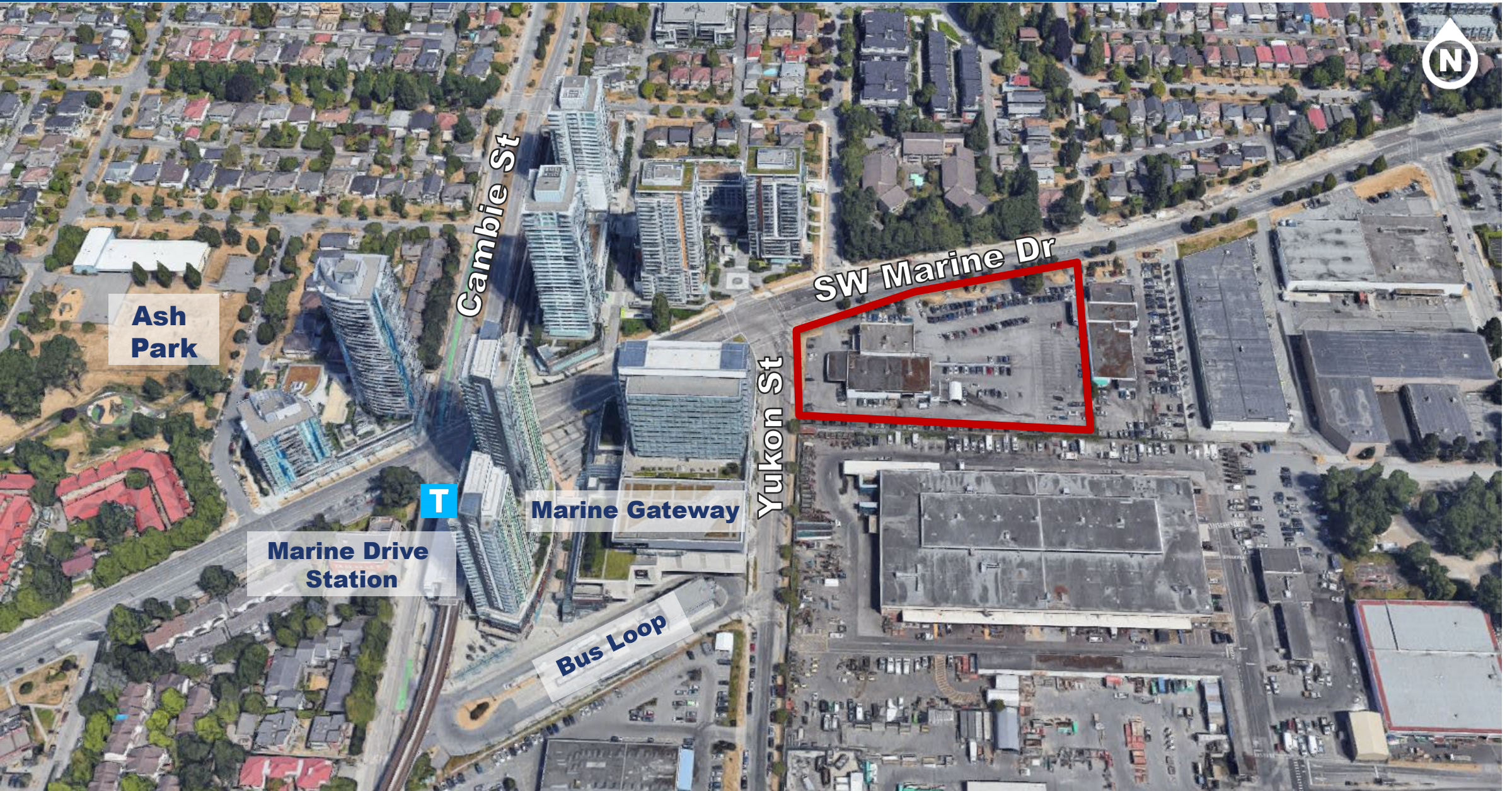
CD-1 Rezoning: 396 Southwest Marine Drive

Public Hearing

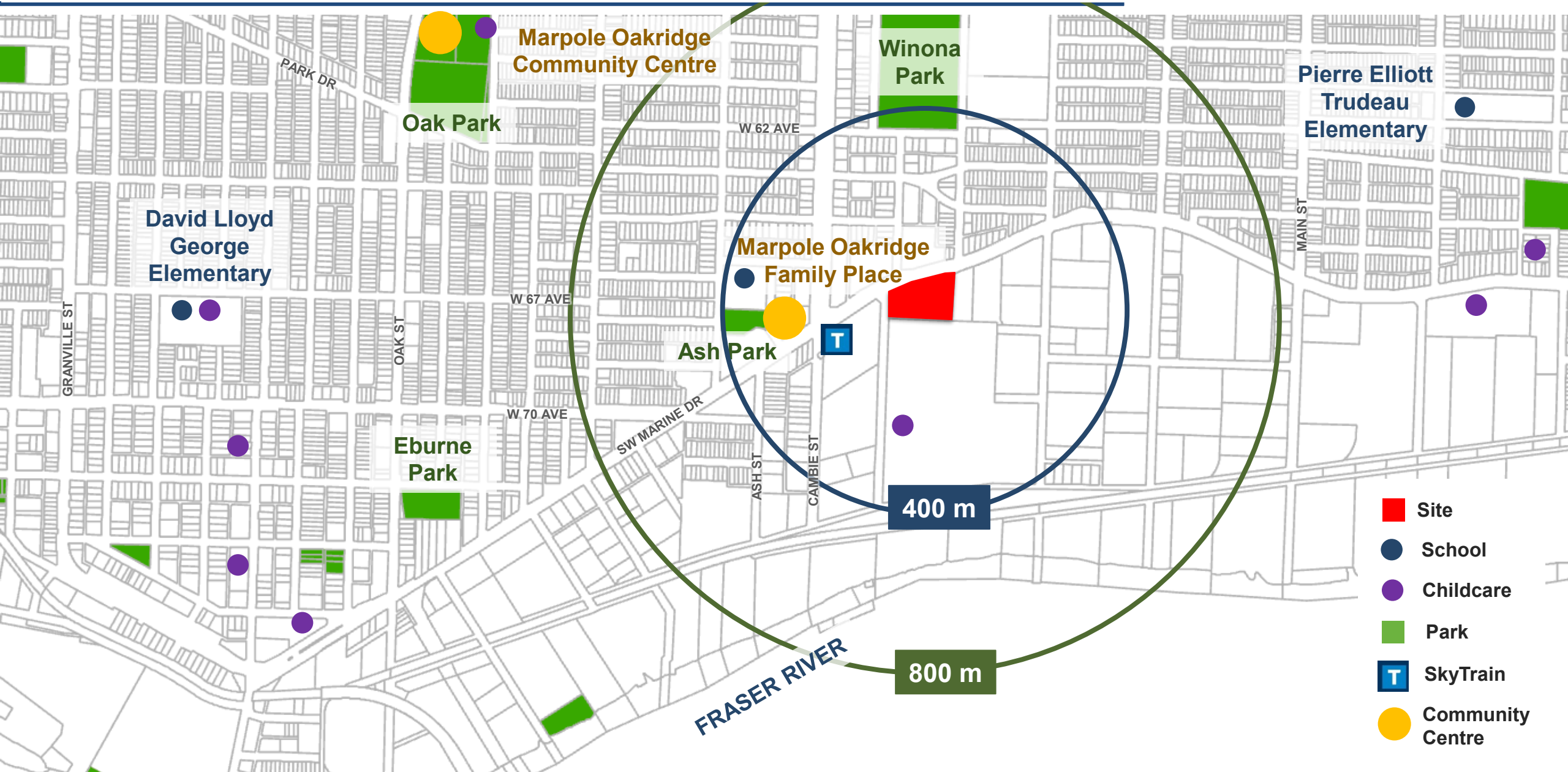
February 16, 2023



Existing Site and Context



Local Amenities and Services

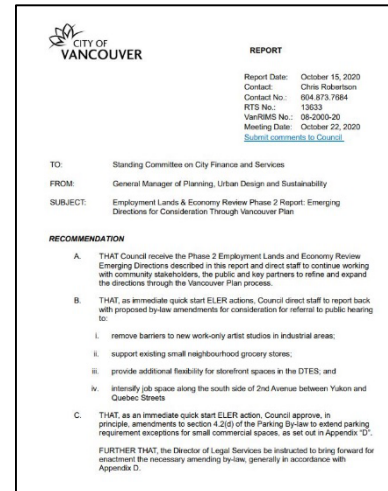


Enabling Policies



Marpole Community Plan (2014)

- Manages growth over next 30 years
- “Intensive Employment Area”
 - 3.0 FSR
 - 100 ft. height



Employment Lands and Economy Review (2020)

- Informed *Vancouver Plan* with ‘quick start’ actions
- Consider additional height and density for intensive-employment sites



Marine Landing Policy Updates (2021)

- Guidance for Marine Landing rezoning applications
- Directions for built form, public realm, transportation and public benefits

Proposal

- Application received: September 13, 2021
- 11-storey and 19-storey buildings
- Commercial retail, office space, light industrial (min requirement 1.5 FSR)
- Max height of 259 ft.
- 4.63 FSR
- 37-space turnkey childcare facility
- 4 levels of parking



Public Consultation

**Postcards Mailed
October 29, 2021**

**City-hosted
Virtual Open House
November 1 to
November 21, 2021**

Comments of support

- Height, massing, density
- Childcare
- Job space

Postcards distributed	2,653
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Questions	0
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Comment forms	23
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Other input	0
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Total	23
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Aware: 113

Informed: 42

Engaged: 14

Comments of concern

- Building design
- Increased traffic

Public Benefits

Contribution	Amount
37-space childcare facility (in-kind CAC)	\$6,174,630
Development Cost Levies (DCLs)	\$15,380,397
Public Art	\$1,244,315
Total Value	\$22,799,362

Conclusion

- Proposal consistent with *Marpole Community Plan, ELER Phase 2 Report, Marine Landing Policy Updates*
- Intensive employment project with a childcare facility next to a transit hub
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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