

Green Urban Pattern

DRAFT LAND USE PLAN - AREAS OF CHANGE

Based on past trends and the actual rates of development we see in the City, it is anticipated that over the next 30 years, **only about 30%** of what is represented **will actually be developed.**

VISION

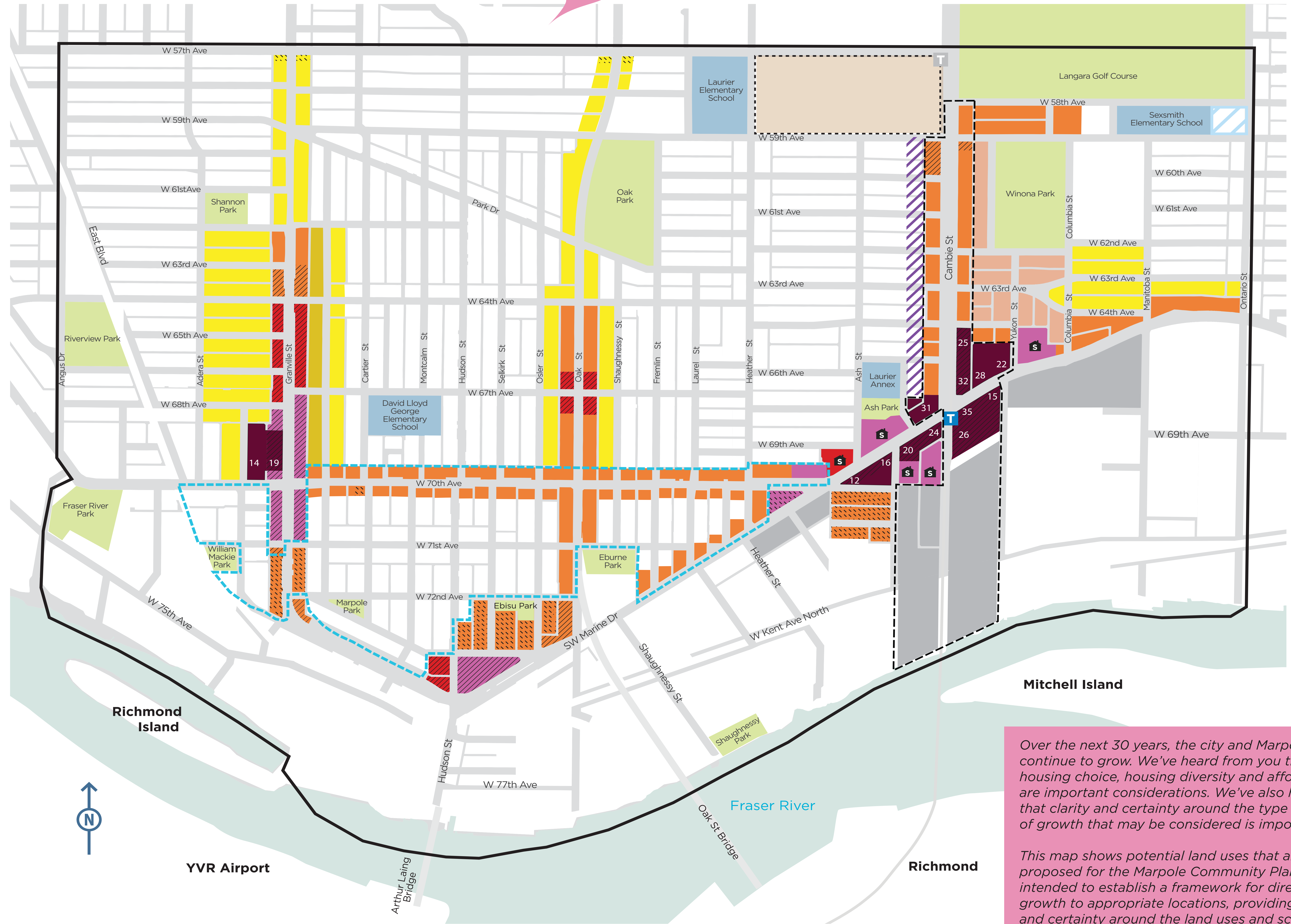
Marpole is a dynamic riverfront community with a history that stretches back thousands of years. Over time, it has adapted and thrived, changing to meet the needs of its diverse community and unique areas.

The Marpole Community Plan embraces this spirit of resilience and diversity and responds to local needs and aspirations as well as city-wide objectives. While recognizing the importance of the neighbourhood's rich past and unique character, the Plan will provide new opportunities to live, work, shop, play and learn. It fosters an inclusive community that cultivates character and culture; values and enhances park space and local amenities; expands housing choices and protects affordability; supports commercial and industrial uses, including employment hubs; and creates strong transportation connections within the community and to the Fraser River.

EMERGING LAND USE DIRECTIONS*

Legend

- Highrise (# = storeys)
- Apartment (up to 12 storeys)
- Apartment (up to 8 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys)
- Stacked Townhouse
- Townhouse / Rowhouse (3 storeys)
- Apartment with choice of use at grade (up to 12 storeys)
- Apartment with choice of use at grade (up to 6 storeys)
- Rowhouse with choice of use at grade (up to 3 storeys)
- Mixed-use (13+ storeys)
- Mixed-use (up to 12 storeys)
- Mixed-use (up to 8 storeys)
- Mixed-use (up to 6 storeys)
- Industrial / Mixed employment
- No change to existing land use
- Buffer for single-family area
- Cambie Corridor Phase 2- Approved
- Pearson mixed-use redevelopment under concurrent planning program
- Sexsmith Elementary School heritage redevelopment site - VSB
- Social Housing
- Rate of Change area
- Transit station
- Future transit station



Over the next 30 years, the city and Marpole will continue to grow. We've heard from you that housing choice, housing diversity and affordability are important considerations. We've also heard that clarity and certainty around the type and scale of growth that may be considered is important.

This map shows potential land uses that are being proposed for the Marpole Community Plan. It is intended to establish a framework for directing growth to appropriate locations, providing clarity and certainty around the land uses and scale of development that will be considered over the next 30 years within the community.

* New development will contribute to public benefits including affordable housing.