Introduction
Over the years, Marpole has evolved into a community of smaller, distinct neighbourhoods, centred around local shops, services and amenities, each developing their own character. As the community continues to grow, the Marpole Community Plan builds on this pattern of ‘distinct neighbourhoods’, respecting neighbourhood character while managing growth. This includes minimizing change to single-family areas, and focusing growth along or near major streets, where transit, shops and services are available.

This chapter describes place-making goals for the distinct areas within Marpole. It identifies areas of greater density, providing clarity on the use, type and scale of development envisioned for each area. Policies and directions are provided to ensure developments will be designed to provide respectful transitions to adjacent lower density buildings and consider the character of the individual neighbourhoods.

Safe and enjoyable walking and cycling routes that connect people to shopping, parks, community facilities, transit, and the Fraser River will be improved and expanded. Sidewalks on busy streets will be improved so that getting around is safer and more enjoyable.

The plan aims to strengthen Marpole as a welcoming riverfront community.

A Community of Distinct Neighbourhoods
The Marpole community is made up of several distinct areas, each with their own identity and character. In planning for future growth, the Marpole Community Plan seeks to ensure that the features that create spirit and strength in the community are retained and enhanced, that challenges are addressed, and opportunities identified.

How This Chapter Works
This section has been divided into the four sub-areas of Marpole: Granville, Oak, Cambie, and Lower Hudson. For each sub-area, the following information is provided:

• A high level description of the area’s character, including public realm (e.g., sidewalks, seating, lighting, plazas, landscaping, etc.) and built form elements.
• Street-level or bird’s-eye views of selected areas in the neighbourhood.
• Specific heights, densities and land uses for proposed buildings.
• Section drawings of selected representative areas in the neighbourhood showing the massing, height of possible new development, including the interface to adjacent properties.

For information on building form please see 7.0 Built Form Guidelines.
Urban Design Framework

Urban design considers the physical shape of a community and how places and spaces are used by the people who live, work and play there. The goal is to facilitate buildings and a public realm that work well together to create spaces for everyone that are well connected, safe and appealing.

The following principles are broad ideas that illustrate key goals for shaping the community. They embrace valued community spaces, highlight opportunities for enhancement, and address pressing challenges in the community.

Urban Design Principles

One Community, Distinct Neighbourhoods
Marpole is one community with several distinct neighbourhoods, each with their own unique characteristics and attributes.

Connected Neighbourhoods
Marpole neighbourhoods will evolve to overcome the separation created by the major arterials crossing the community. Marpole will be better connected by public realm and transportation improvements.

Connected to the River
Connection to the Fraser River is an important community and city amenity. Future improvements will seek connection to its historical, industrial, recreational and ecological values.

A Place of Welcome
As the southern entrance to the city, Marpole is a place of welcome that rises from the banks of the Fraser River.
Vibrant Neighbourhood Centres
The traditional Granville high street will be complemented by smaller neighbourhood commercial areas at Oak, Hudson, and Marine Landing.

Focus Activity and Intensity
Higher densities and a mix of uses will be located close to existing shopping districts, transit services and areas where significant sustainability gains are possible (e.g., district energy sources).

Connected Public Places
Public parks and key community destinations will be connected by walking and cycling routes, enriched with new urban plazas and green spaces.

Incremental and Transitional Development
Development will support incremental building at a variety of scales, and recognize traditional patterns when appropriate. New developments in higher density areas will provide respectful transitions to adjacent lower density neighbourhoods.

Building From the Past
Recognition of Musqueam history in Marpole, and the thoughtful integration and preservation of buildings of heritage and cultural significance, are important.

Sustainable Implementation
Integration of sustainable design will be achieved in the creation of new buildings and open spaces.
Public Realm

The public realm is a network of spaces that provide paths for movement as well as places that invite small and larger gatherings. It includes sidewalks, paths, plazas, and parks. The extent and treatment of the public realm varies depending on the character of the area and whether it is adjacent to a street, building or natural area.
Community Public Realm Principles

CONNECT shopping streets, parks, community facilities and transit with ENHANCED STREETSCAPES, mid-block connections and wayfinding.

Improve and announce CONNECTIONS TO THE FRASER RIVER.

Improve safety and comfort for PEOPLE WALKING ON ARTERIAL STREETS with wider sidewalks, street furniture and landscaping.

Support vibrant, active, SHOPPING STREETS.

Enrich WALKING AND CYCLING ROUTES within the community with elements of interest and animation along the way.

Improve NEIGHBOURHOOD WALKABILITY and enjoyment by completing the sidewalk and street tree network.
Figure 6.1: Sub-areas
Figure 6.2: Land Use

LEGEND
- Area boundary
- Street
- Park
- Transit station
- Potential Canada Line station
- Social housing

Land use
- Tower (13+ storeys)
- Apartment (up to 12 storeys)
- Apartment (up to 8 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys)
- Townhouse/rowhouse (up to 3 storeys)
- Tower with choice of use at grade (13+ storeys)
- Apartment with choice of use at grade (up to 12 storeys)
- Apartment with choice of use at grade (up to 6 storeys)
- Townhouse/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)
- Intensive employment sites
- Sexsmith Elementary School heritage redevelopment site - VSB
- No change to existing land use
- Buffer for single-family area - Cambie Corridor Phase 3

Related programs, policies and large sites
- Cambie Corridor Phase 2 (approved)
- Pearson mixed-use redevelopment
- Existing Large Format Area (LFA) policy
Artist illustration of future Granville Street looking south toward Fraser River
6.1 GRANVILLE

Neighbourhood Character

Granville Street serves as the main neighbourhood centre and ‘high street’ for Marpole, with a variety of shops, services, restaurants, and the Marpole Library. The development of the Safeway site at West 70th Avenue is bringing higher buildings to what has been a lower-scale area.

The Granville ‘high street’ will be strengthened and enhanced as a walkable, mixed-use neighbourhood centre with a variety of shops, services, restaurants, and a mix of housing. It will continue to be the social ‘heart’ of Marpole and a welcoming place for Vancouver, distinguished by active street life, public plazas, and infused with references to its Musqueam heritage within the public realm. It will have strong walking and cycling connections to transit and other key destinations such as schools, shops, parks, and the Fraser River.

Granville Street, between West 64th and West 70th Avenues, will be a social hub and key community destination. Buildings in this area will provide a 2 to 3 storey streetwall with a sawtooth pattern of higher forms above, creating a rhythmic procession of buildings that are spaced to allow light to the street. Heights are stepped to transition down from a high point at West 70th Avenue. Long blocks on the east side will be opened to facilitate pedestrian access to the shopping street.

South of West 72nd Avenue, new development should accommodate a variety of uses at the ground floor, encouraging a more engaging pedestrian experience between the high street, the Fraser River and the adjacent residential areas.

North of West 63rd Avenue, the shopping street transitions to low-rise apartment buildings and townhouses/rowhouses. New ground-oriented dwellings behind the shopping street create a comfortable transition to the lower-scale residences in the surrounding neighbourhood.

The architectural character in the Granville area will recognize its role as a traditional neighbourhood shopping street and employ a thoughtful interpretation of traditional building types and high quality natural materials. Buildings at street level should respect pedestrian scale and pace with small, robustly detailed storefronts.
Placemaking

• Enhance the connections to the shopping area at West 64th and 71st Avenues with improved streetscape treatment and landscaping.

• Create a safe and attractive walking experience with generous sidewalk width and planted medians where possible.

• Create a small green open space at the end of West 72nd Avenue which links to Marpole Park. See Figure 10.2.

• Create mid-block connections through blocks longer than a standard block length.

• Showcase the heart of the ‘high street’ at West 67th Avenue with landscaping and an urban plaza including street furniture, feature paving and lighting. See Figure 10.2.
Density, Use, Form of Development

6.1.1 Mixed-use (up to 12 storeys)

- Height: up to 12 storeys including a 2 to 3 storey podium.
- FSR: up to 3.5* with consideration for an increase for developments that incorporate commercial/office space above the first floor. A minimum 0.5 FSR of commercial floor area above the first floor will be required to achieve additional density beyond 3.5 FSR.
- A mix of commercial uses, which may include retail, service and community serving uses, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential and/or commercial uses permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Create a sawtooth pattern of slim higher buildings over a lower podium of 2 to 3 storeys. Heights will descend towards the north and south from West 70th Avenue.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Provide a mid-block connection on the east side of Granville Street (see Figure 6.3).
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as feature lighting, seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.1.2 Mixed-use (up to 8 storeys)

- Height: up to 8 storeys including a 2 to 3 storey podium.
- FSR: up to 3.0* with consideration for an increase for developments that incorporate commercial/office space above the first floor. A minimum 0.5 FSR of commercial floor area above the first floor will be required to achieve additional density beyond 3.0 FSR.
- A mix of commercial uses, including retail and service, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential and/or commercial uses permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Articulate buildings to create sawtooth pattern over a lower podium of 2 to 3 storeys.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Provide a mid-block connection on the east side of Granville Street (see Figure 6.3).
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as feature lighting, seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.1.3 Mixed-use (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5*.
- A mix of commercial uses, including retail and service, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential and/or commercial uses permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Articulate buildings to create a continuous podium of 2 to 3 storeys.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as feature lighting, seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.1.4 Apartment with choice of use at grade (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5* for mixed-use and residential developments.
- Choice of use permitted at grade, which may include retail, service, cultural and institutional, live-work or office.
- Residential use permitted on upper floors.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Provide a continuous streetwall of 2 to 3 storeys when non-residential uses are chosen.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as feature lighting, seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.1.5 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, and bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.1.6 Apartment (up to 4 storeys)

- Height: up to 4 storeys.
- FSR: up to 1.5 for sites with a frontage of 50 feet or more, or up to 2.0 for sites with a frontage of 90 feet or more.
- Residential use permitted.
- Building types such as courtyard or stacked townhouses or rowhouses may be proposed.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Articulate buildings to provide 2 exterior walls for majority of units.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as feature lighting, seating, bike racks, etc.
- Refer to 18.0 Implementation for further details.
6.1.7 Townhouse/rowhouse (up to 3 storeys)

- Height: generally 2.5 storeys, but may have a partial third storey.
- FSR: up to 1.2.
- Residential use permitted.
- Choice of use permitted at grade at West 57th Avenue. Ground floor space will be designed to accommodate a variety of uses, which may include local-serving retail, service, or residential.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Smaller sites may have 3 unit triplex.
- Larger sites can accommodate 4 units or more.
- Lock-off units, which may be rented, permitted on some sites.
- Buildings to face the street and, on some sites, the lane, organized around a courtyard.
- Provide public realm improvements that include increased sidewalk width on Granville Street, street trees and amenities that may include seating, bike racks, etc.
- Refer to 18.0 Implementation for further details.
Artist illustration of future Hudson Street looking south toward West 73rd Avenue
6.2 HUDSON

Neighbourhood Character

The southern portion of this area, formerly known as Eburne, was the original neighbourhood centre for Marpole. The construction of the Oak Street and Arthur Laing Bridges shifted the local shopping area from Hudson Street to its current Granville location. Today, this area has high quality, affordable low-rise rental housing units and mature tree-lined streets. Many of its residents are recent immigrants to Canada, and the area is also home to many young families and low-income households. This area is also the ‘cultural hub’ of Marpole and includes the Metro Theatre, Scottish Cultural Centre and Taiwanese Canadian Cultural Centre. The presence of the Musqueam village of čsnaʔam, containing one of North America’s largest midden sites, makes it a historically significant part of the city and Marpole community.

Upper Hudson will retain its established single-family and duplex character. Lower Hudson will be strengthened as a walkable residential area, with a focus on protecting the existing stock of affordable rental housing. The ‘working village’ feel will be supported by retaining a mix of uses and celebrating the cultural amenities in the area. Musqueam heritage and culture will be honoured and recognized in a variety of ways. New walking and cycling routes will improve mobility and access to key destinations in the community, with a focus on parks, shops, community facilities and the Fraser River.

Incremental development of new rental housing along West 70th Avenue will be accompanied by improvements to the pedestrian environment. The commercial and cultural area south of West 72nd Avenue will accommodate growth and encourage the retention and expansion of the unique businesses and facilities. New, strategically located public plazas will create places to gather and soften the streetscape. Lighting, wayfinding and other improvements will improve access to the Fraser River and create a memorable walking experience.

The architectural character in the Lower Hudson Street area should reflect its diverse past and eclectic appeal, capturing the spirit of the historic village and current industrial context. Creative gestures and cultural accents are welcomed and encouraged as part of a coherent streetscape composition.
**Placemaking**

- Enhance and announce access to the Fraser River for people walking or cycling from Marpole Place along Hudson Street with a variety of streetscape improvements and experiences, including landscape, seating, signage, lighting, and public art. See Figure 10.2.

- Create a new open space at the end of Hudson Street, under the Arthur Laing Bridge.

- Continue to pursue opportunities to improve walking and cycling access to and along the Fraser River.

- Improve comfort and safety for people walking along West 70th Avenue with wider sidewalks and a double row of street trees.

- Enrich the public realm at the ‘flatiron’ intersection at SW Marine Drive and West 73rd Avenue by creating an open space with improved safety for people walking and cycling and enhanced landscaping. See Figure 10.2.

- Work with TransLink to improve the Marpole Loop to create a more user-friendly and vibrant area.

- Mid-block connection
Density, Use, Form of Development

6.2.1 Mixed-use (up to 12 storeys)

- Height: up to 12 storeys including a 2 to 3 storey podium.
- A mix of commercial uses, including retail and service, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential and/or commercial uses permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Retention of existing childcare facility is strongly encouraged.
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Floor plates above the podium level should not exceed 5,500 square feet* for residential use, but may be larger for office use.
- One building up to 12 storeys will be supported.
- Support a podium up to 3 storeys in conjunction with existing building at 1200 West 73rd Avenue that provides active uses at the streets.
- Parking to be located below grade.
- Provide public realm improvements that include wider sidewalks, street trees and amenities such as seating, and bike racks, etc.

* The calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc. but excludes open balconies.
6.2.2 Mixed-use (up to 8 storeys)

- Height: up to 8 storeys, including a 2 to 3 storey podium.
- FSR: up to 3.0* with consideration for an increase for developments that incorporate commercial/office space above the first floor. A minimum 0.5 FSR of commercial floor area above the first floor will be required to achieve additional density beyond 3.0 FSR.
- A mix of commercial uses, including retail and service, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential and/or commercial uses permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Provide public realm improvements that include open space, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.2.3 Mixed-use (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5*. 
- A mix of commercial uses, including retail and service, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential use permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Upper storeys massed/set back to allow light through the block, minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.2.4 Apartment with choice of use at grade (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5* for mixed-use developments.
- A mix of uses required at grade, which may include retail, service, cultural and institutional, live-work, or office.
- Residential use permitted on upper floors.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.

Where cultural and city-serving uses are proposed, and include rental and/or social housing, greater height may be considered on the following sites:
- 8886 Hudson Street – up to 8 storeys
- 8850 Selkirk Street – up to 8 storeys
- 8853 Selkirk Street/1225 West 73rd Avenue – up to 10 storeys subject to a review of urban design performance including transitional scale, massing, shadow, and street-level activation.

- Provide public realm improvements that include street trees and amenities such as seating, bike racks, etc.

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6.2.5 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
Artist illustration of future Oak Street looking north towards West 67th Avenue
6.3 OAK

Neighbourhood Character

Oak Street is a busy traffic corridor with narrow sidewalks and long blocks with limited opportunities to safely cross. It is part of the Major Road Network, and is an important motor vehicle route for the city and the region, but it physically divides the Marpole community.

Oak Street will transition to have a more urban residential character with new housing types and an improved overall look and feel. Located in the centre of Marpole, Oak Street at West 67th Avenue will become a focus for this area, developed as an urban mixed-use “node”, creating a vital connection between east and west Marpole. The commercial area will be strengthened and enhanced through more prominent mid-rise, mixed-use buildings, including increased retail space at street level, and a new urban plaza to help establish a sense of place. Wide sidewalks, street trees and planted boulevards will create a comfortable, safe and attractive walking experience along Oak Street.

Additional housing variety, including apartments and townhouses, will be introduced, providing a sensitive transition in scale and height to the surrounding residential areas.

West 67th Avenue is a desirable neighbourhood walking and cycling route that connects the Granville shopping area, library, schools and churches to the Canada Line station. Improvements to the public realm at Oak Street will create a pleasant and memorable place on this popular route through the neighbourhood.

The architectural character of the Oak Street area should echo the optimism of its postwar past. Contemporary materials can predominate in combination with traditional materials. Architectural detailing could reflect the feeling of movement that the automobile era inspired, while providing a comfortable pedestrian scale and rhythm at the street level.
Placemaking

• Create a safe, comfortable walking experience along Oak Street with wider sidewalks, improved crossings, and street trees.

• Create an urban plaza at Oak Street and West 67th Avenue, as new development occurs, that provides a comfortable gathering space with a lively commercial edge. See Figure 10.2.

• Establish small green plazas, pocket parks and enhanced landscaping along West 67th Avenue.

• Create mid-block connections along Oak Street through blocks longer than a standard block length.
Density, Use, Form of Development

6.3.1 Mixed-use (up to 8 storeys)

- Height: up to 8 storeys, including a 2 to 3 storey podium.
- FSR: up to 3.0* with consideration for an increase for developments that incorporate commercial/office space above the first floor. A minimum 0.5 FSR of commercial floor area above the first floor will be required to achieve additional density beyond 3.0 FSR.
- A mix of commercial uses, including retail and service, is required at the ground floor.
- Office use above the first floor level is encouraged.
- Residential and/or commercial uses permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Lot consolidation, to achieve a commercial frontage along Oak Street of approximately 160 feet from all corners, will be supported.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Use building setbacks and landscaping to transition between commercial and residential uses along streets.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.3.2 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: Up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Frontage on Oak Street, SW Marine Drive or West 70th Avenue required.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.3.3 Townhouse/rowhouse (up to 3 storeys)

- Height: generally 2.5 storeys, but may have partial third storey.
- FSR: up to 1.2.
- Residential use permitted.
- Choice of use permitted at grade at West 57th Avenue. Ground floor space will be designed to accommodate a variety of uses, which may include local-serving retail, service, or residential.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Smaller sites may have 3 unit triplex.
- Larger sites can accommodate 4 units or more.
- Lock-off units, which may be rented, permitted on some sites.
- Buildings to face the street and, on some sites, the lane, organized around a courtyard.
- Provide public realm improvements that include increased sidewalk width on Oak Street, street trees and amenities that may include seating, bike racks, etc.
- Refer to 18.0 Implementation for further details.
Artist illustration of future West 62nd Avenue and Winona Park
Neighbourhood Character
At present, this is predominantly a single-family area interspersed with social housing and institutional uses. South of SW Marine Drive, the area is mostly industrial with limited residential and commercial uses. The area has recently been influenced by the introduction of the Canada Line, which provides rapid transit service to Richmond, YVR, and downtown Vancouver. New developments resulting from implementation of the Cambie Corridor Plan (2011) (e.g., Marine Gateway and MC2) are beginning to influence the character of the area.

Through the life of the Marpole Community Plan, the area within a 10 minute walk to the Canada Line will evolve to be a highly walkable, vibrant urban area that responds to its evolving residential context, adjacent industrial area, and relationship to the Fraser River. The mixed-use hub at SW Marine Drive and Cambie Street will offer new job space, shopping and entertainment uses, housing opportunities and infuse the area with a greater sense of vibrancy. Low-rise buildings and ground-oriented family housing such as townhouses will provide a sensitive transition between higher buildings and single-family homes. New walking and cycling routes through the neighbourhood will provide safe and attractive connections to transit, shops, parks and other key destinations. Opportunities for additional social housing in this transit-supported area will be provided. The industrial areas south of SW Marine Drive will be retained and enhanced with employment opportunities on limited and strategically located sites.

Architecturally, buildings should embrace an urban contemporary character and respond appropriately to the varied context. Mixed-use buildings should reflect the industrial adjacency while providing an animated edge for people walking, including visible entries.
Placemaking

- Create attractive and safe walking and cycling connections through the neighbourhood, including mid-block connections, prioritizing improvements close to transit, shops, schools and parks.

- Create a more comfortable and engaging walking experience along SW Marine Drive, maintaining the landscape setback requirement for the Intensive Employment Area buildings on the south side, encouraging a layered green buffer for residential buildings on the north side.

- Introduce plazas and green open spaces at key points on routes to the Canada Line station. See Figure 10.2.

- Continue to pursue opportunities to improve walking and cycling access to and along the Fraser River.
Density, Use, Form of Development

6.4.1 Tower (13+ storeys)

- Height: allow tower form buildings on designated sites close to the Marine Drive Canada Line station. Permitted number of storeys indicated on map.
- A mix of commercial uses including retail and service is required at the ground floor on some sites, as indicated on the map.
- Office use above the first floor level is encouraged.
- Residential and commercial use permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- All sites subject to social housing policies (see policies in 8.0 Housing).
- Towers should be sited to respond to the pattern of higher buildings in the immediate area, minimize shadows on public space, and maximize privacy and livability.
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Floor plates above the podium level should not exceed 6,300 square feet*, with taller buildings being proportionally slimmer.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.
- Refer to Cambie Corridor Plan section 4.6 Marine Landing for Urban Design Principles addressing the Marine Landing area.

* The calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc., but excludes open balconies.
6.4.2 Apartment with choice of use at grade (up to 12 storeys)

- Height: up to 12 storeys including a 4 storey podium.
- A mix of commercial uses, including retail and service, is encouraged at the ground floor.
- Encourage office use to locate above the first floor level.
- Residential use permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Sites subject to social housing policies (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Floor plates above the podium level should not exceed 6,500 square feet*.
- Provide public realm improvements that include public open space, increased sidewalk width, street trees and amenities such as seating, and bike racks, etc.
- Mid-site walking and cycling access desired on sites with frontage greater than 120 feet.

* The calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc. but excludes open balconies.

Example of an apartment building with choice of use at grade

Example of retail at grade
6.4.3 Apartment (up to 12 storeys)

- Height: up to 12 storeys including a 4 storey podium.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Existing social housing sites subject to housing policies (see policies in 8.0 Housing).
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Floor plates above the podium level should not exceed 6,500 square feet*.
- Mid-site walking and cycling access required on sites with frontage greater than 120 feet.
- Support townhouses in conjunction with existing building at 725 West 70th Avenue.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc., but excludes open balconies.
6.4.4 Apartment (up to 8 storeys)

- Height: up to 8 storeys, including a 4 storey podium.
- FSR: up to 3.0*.
- Residential use permitted.
- Existing social housing sites subject to housing policies (see policies in 8.0 Housing).
- Minimum 60 foot site frontage required.
- Variations in podium height may be used to assist with building massing.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Mid-site walking and cycling access may be required.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.4.5 Apartment with choice of use at grade (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: up to 2.5* for mixed-use and residential developments.
- Choice of use permitted at grade which may include retail, service, cultural and institutional, live-work or residential.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Residential use permitted.
- Minimum site width of 60 feet.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Yard setbacks to accommodate residential adjacencies are required.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.

Example of a 6 storey building

Example of ground level artist live-work studio (choice of use)
6.4.6 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: Up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in 8.0 Housing).
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Minimum 60 foot site frontage required for 6 storey developments.
- On sites 130 feet or deeper, 2 storey townhouse buildings may be constructed at the lane.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width (on some sites), street trees and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.
6.4.7 Apartment (up to 4 storeys)

- Height: up to 4 storeys.
- FSR: up to 1.5 for sites with a frontage of 50 feet or more, or up to 2.0 for sites with a frontage of 90 feet or more.
- Residential use permitted.
- Building types such as courtyard or stacked townhouses or rowhouses may be proposed.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Articulate buildings to provide 2 exterior walls for majority of units.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include sidewalks, street trees and amenities such as seating, bike racks, etc.
- Refer to 18.0 Implementation for further details.
6.4.8 Townhouse/rowhouse (up to 3 storeys)

- Height: generally 2.5 storeys, but may have partial third storey.
- FSR: up to 1.2.
- Residential use permitted.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Smaller sites may have 3 unit triplex.
- Larger sites can accommodate 4 units or more.
- Lock-off units, which may be rented, permitted on some sites.
- Buildings to face the street and, on some streets, the lane, organized around a courtyard.
- Provide public realm improvements that include sidewalks, street trees and amenities that may include seating, bike racks, etc.
- Refer to 18.0 Implementation for further details.
6.4.9 Intensive employment area

The intent for these properties is to encourage high-intensity employment uses such as office or institutional uses that are transit-trip generating, while continuing to permit traditional industrial use. Other non-industrial uses, including large format, may be supported only in combination with high-intensity employment uses.

- Height: up to 100 feet.
- FSR: up to 3.0
- Employment uses that are transit-trip generating are encouraged (e.g., office, community college).
- Residential use is not permitted.
- Large format and non-industrial uses, including grocery and drug store, not supported unless in combination with high-intensity transit-trip generating job uses (e.g., retail at grade with office use above). Grocery or drug store may be considered only in a location fronting on SW Marine Drive, with a supporting Retail Impact Analysis for grocery store use.
- Surface parking is generally discouraged and is not supported in front of a building. Locate parking below grade or at rear of site.
- Large floor plates are permitted to accommodate a variety of employment uses.
- Visual interest and transparent treatment required at street-facing elevations.
- Vehicle access points must balance pedestrian and cyclist safety with site function.
- Provide mid-block and through-site connections to Canada Line station for walking and cycling.
- Other industrial area zoning and policies to remain unchanged.