

RR-3B Rezoning: 1977 W 41st Avenue and 5688 Maple Street

Public Hearing
February 16, 2023



Building Example

Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

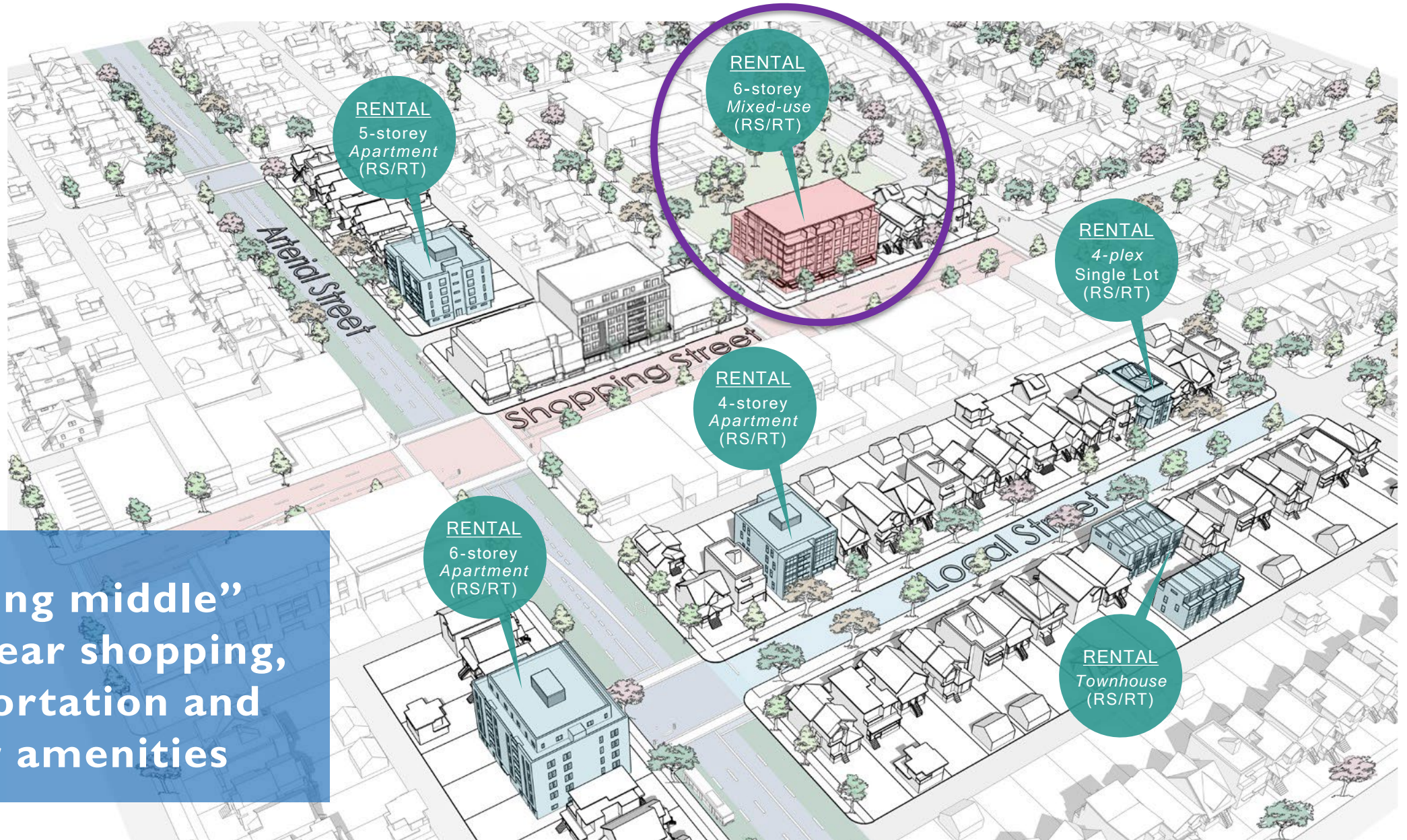
Last amended March 29, 2022



Secured Rental Policy (SRP)

- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
 - Followed **extensive public and stakeholder engagement**
 - New Residential Rental (RR) **district schedules**
 - **Mapping** to refine areas eligible for rezoning to RR zones and clarify location criteria

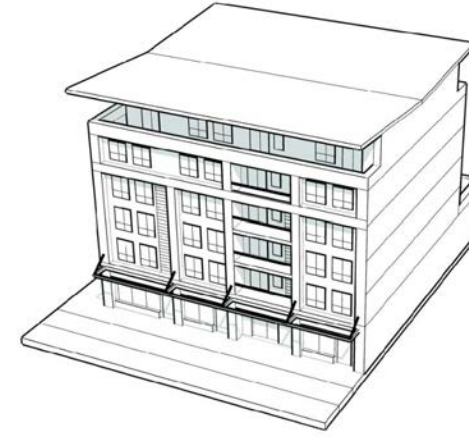
Rezoning in Low-Density Transition Areas



“missing middle”
forms near shopping,
transportation and
other amenities

Residential Rental (RR) Rezoning Process

- Simplified rezoning process for RR district schedules
- Accompanying design guidelines set form of development expectations
- Specific building design will be reviewed through a future development permit process, with a continued public feedback



RR-3B example

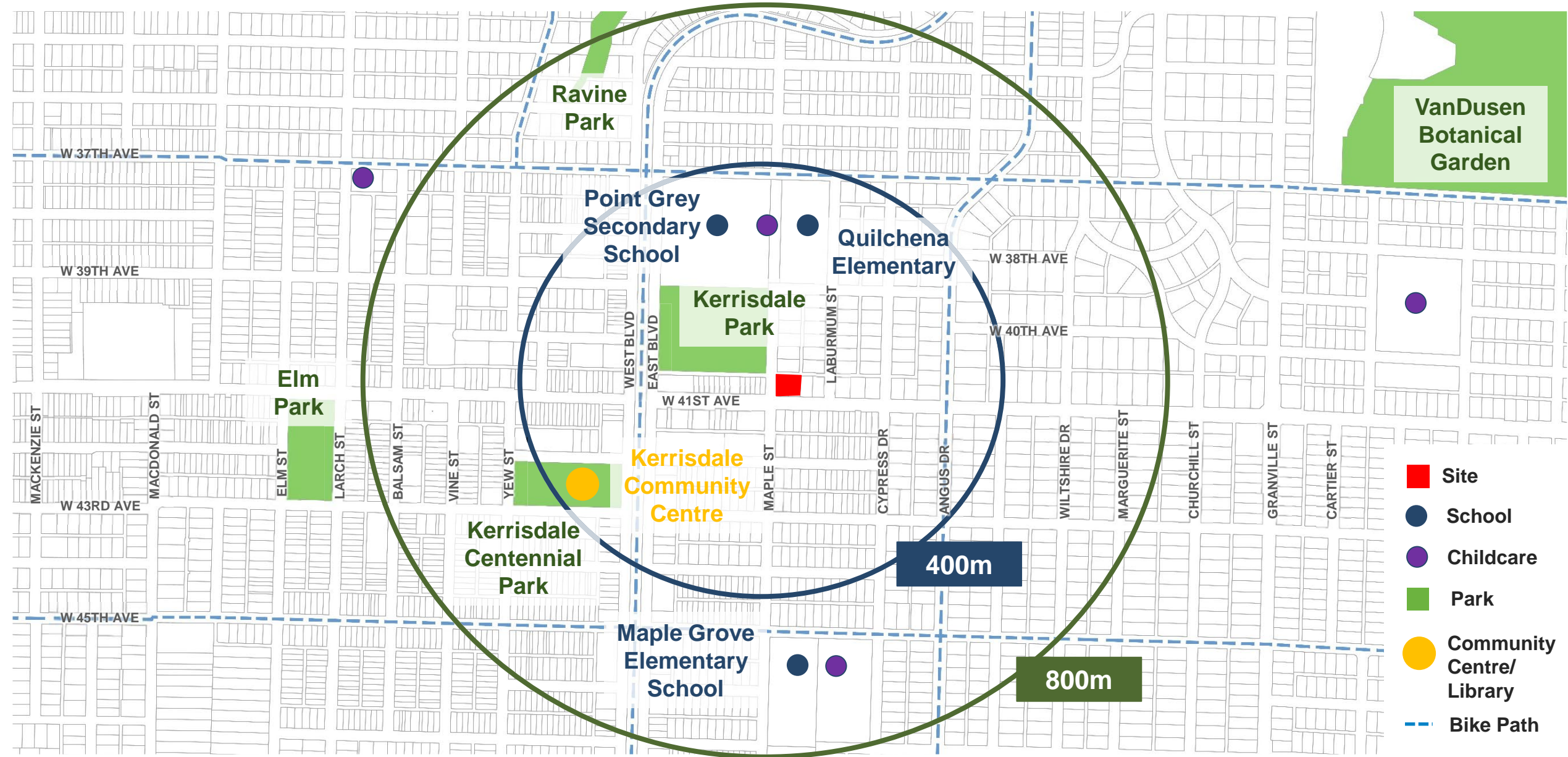


Illustrative example of 6-storey building

Site and Context



Local Amenities and Services



Proposal

Secured Rental Policy in Low-Density Transition Areas

RR-3B District Schedule:

- Use: Mixed-use rental building
 - 20% of residential floor area is below-market rental units
 - 0.35 FSR must be commercial uses
- Height: Up to 6 storeys
- Density: Up to 3.5 FSR on corner site



**RR-3B
example**

Diversity of Tenure, Rents and Income Thresholds

	Below-Market Units		Newer Rental Buildings – Westside	
	Average Starting Rents	Average Household Income Required	Average Rent	Average Household Income Required
Studio	\$1,077	\$43,080	\$1,561	\$62,440
1-bed	\$1,216	\$48,640	\$2,073	\$82,920
2-bed	\$1,683	\$67,320	\$2,997	\$119,880
3-bed	\$2,293	\$91,720	\$3,785	\$151,400

Public Consultation

**Postcards Mailed
May 20, 2022**

**City-hosted
Virtual Open House
May 24 to June 13, 2022**

Postcards distributed	1,465
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Questions	4
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Comment forms	25
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Other input	9
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Total	38
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Aware: 103

Informed: 42

Engaged: 19

Comments of support

- Provide affordable housing in Kerrisdale
- Building form is appropriate in a location supported by amenities

Comments of concern

- Massing will decrease home values and cast shadows
- Parking
- Tree retention

Public Benefits

- Secured market rental housing
- Below-market rental units on 20% of residential floor area
- Development cost levies (DCLs) of \$817,179 (applicant pursuing the waiver)
- No Community Amenity Contribution (CAC) due

Conclusion

- Complies with the *Secured Rental Policy*
- Recommend approval to rezone to RR-3B District Schedule, with the form of development reviewed through development permit process

