

RR-2B Rezoning: 807-847 E 33rd Avenue

Public Hearing
February 16, 2023



Building Example

Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

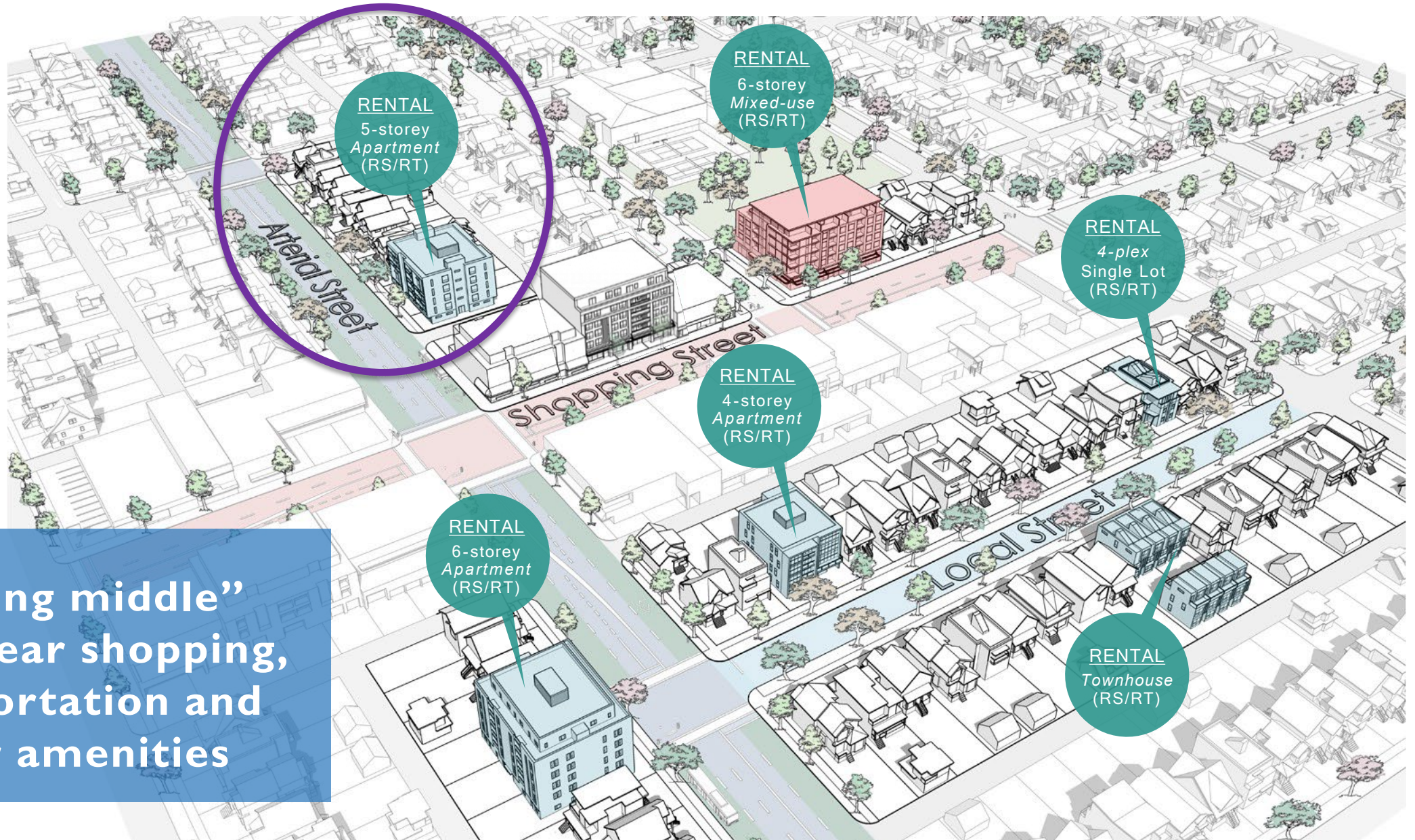
Last amended March 29, 2022



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

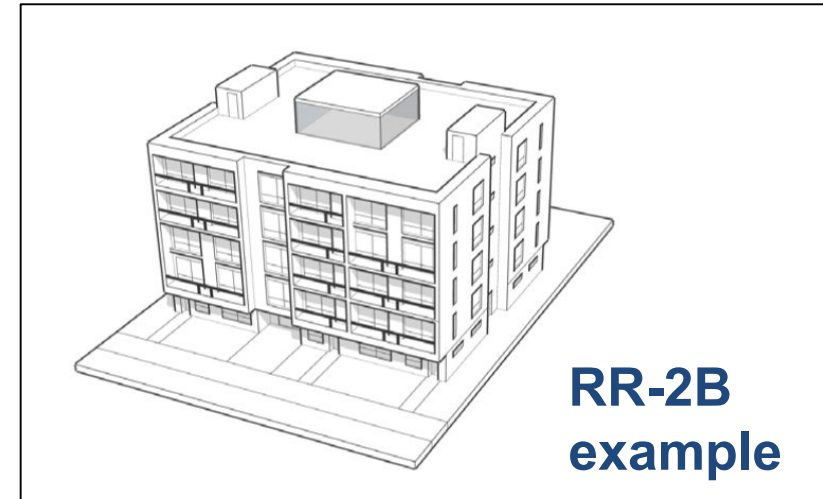
Rezoning in Low-Density Transition Areas



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

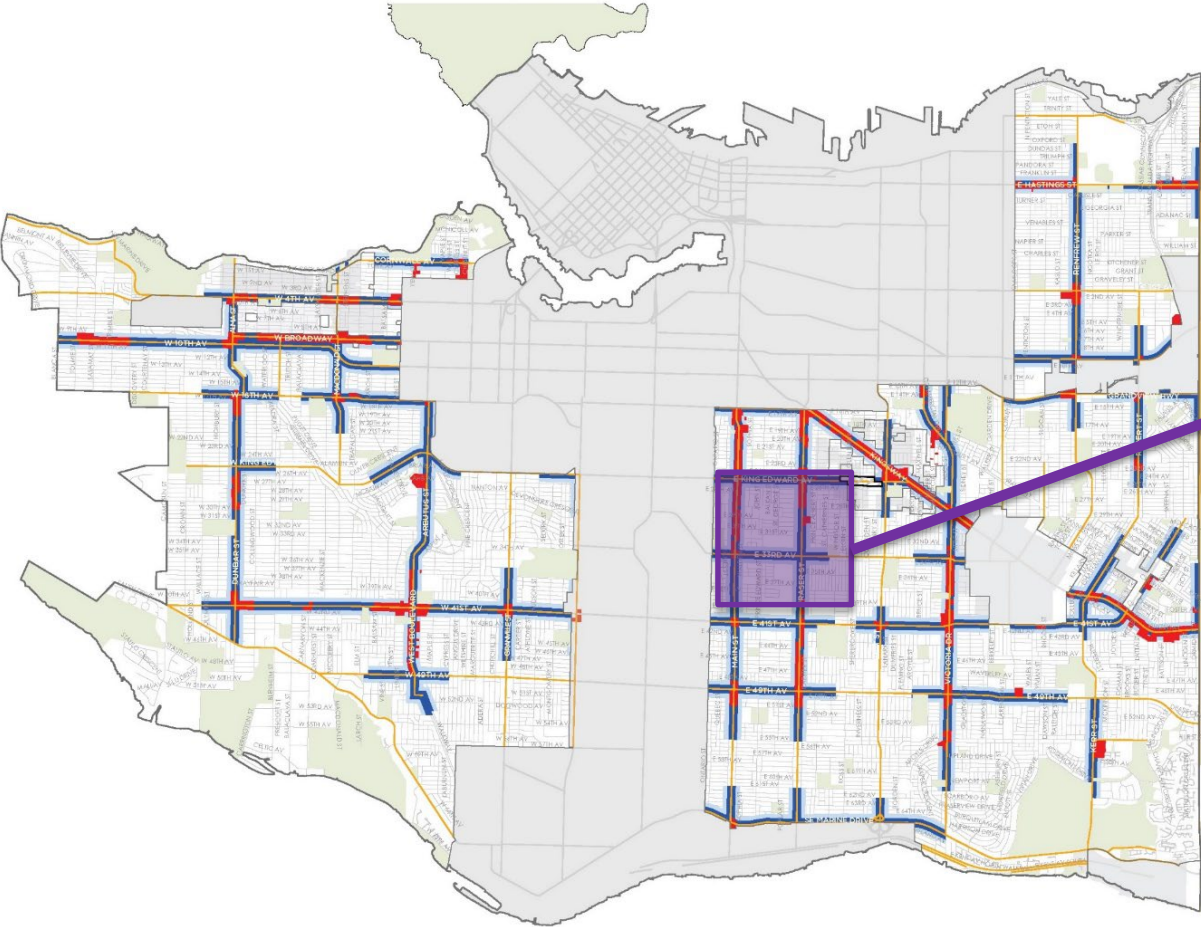
Residential Rental (RR) Rezoning Process

- 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



Location – On Arterial

SECURED RENTAL POLICY - ELIGIBILITY MAP FOR LOW-DENSITY TRANSITION AREAS (RS/RT)



BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

NEIGHBOURHOOD AMENITIES

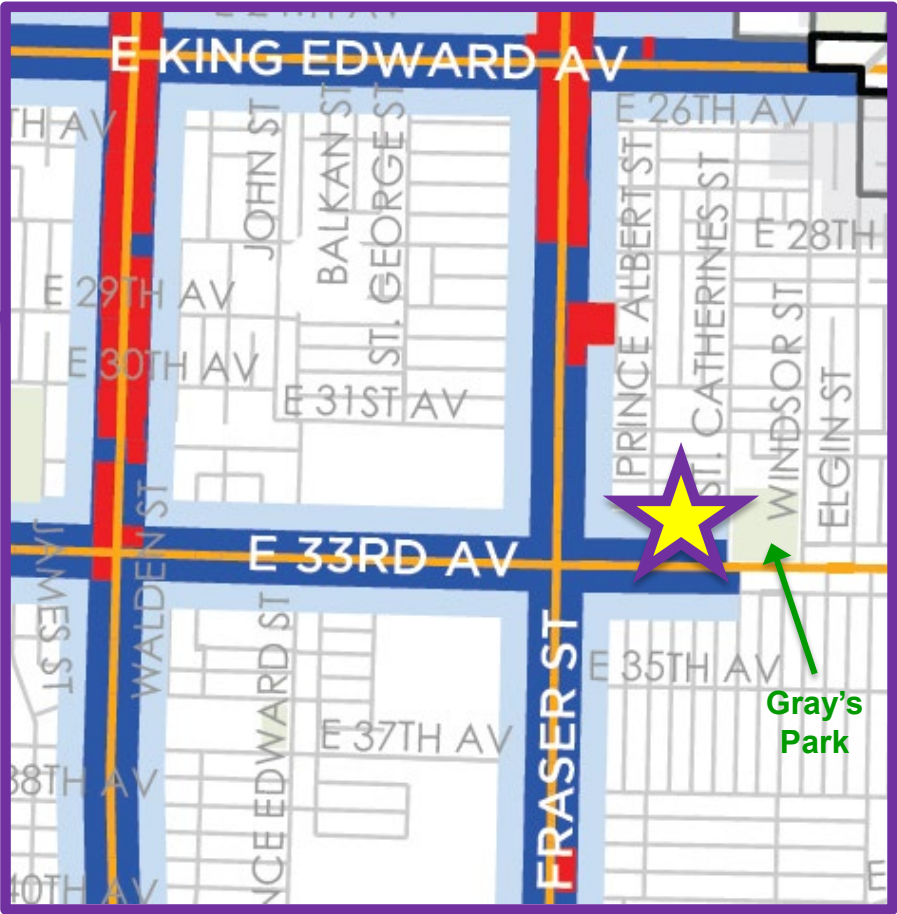
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

- Main and secondary arterials

EXCLUDED AREAS

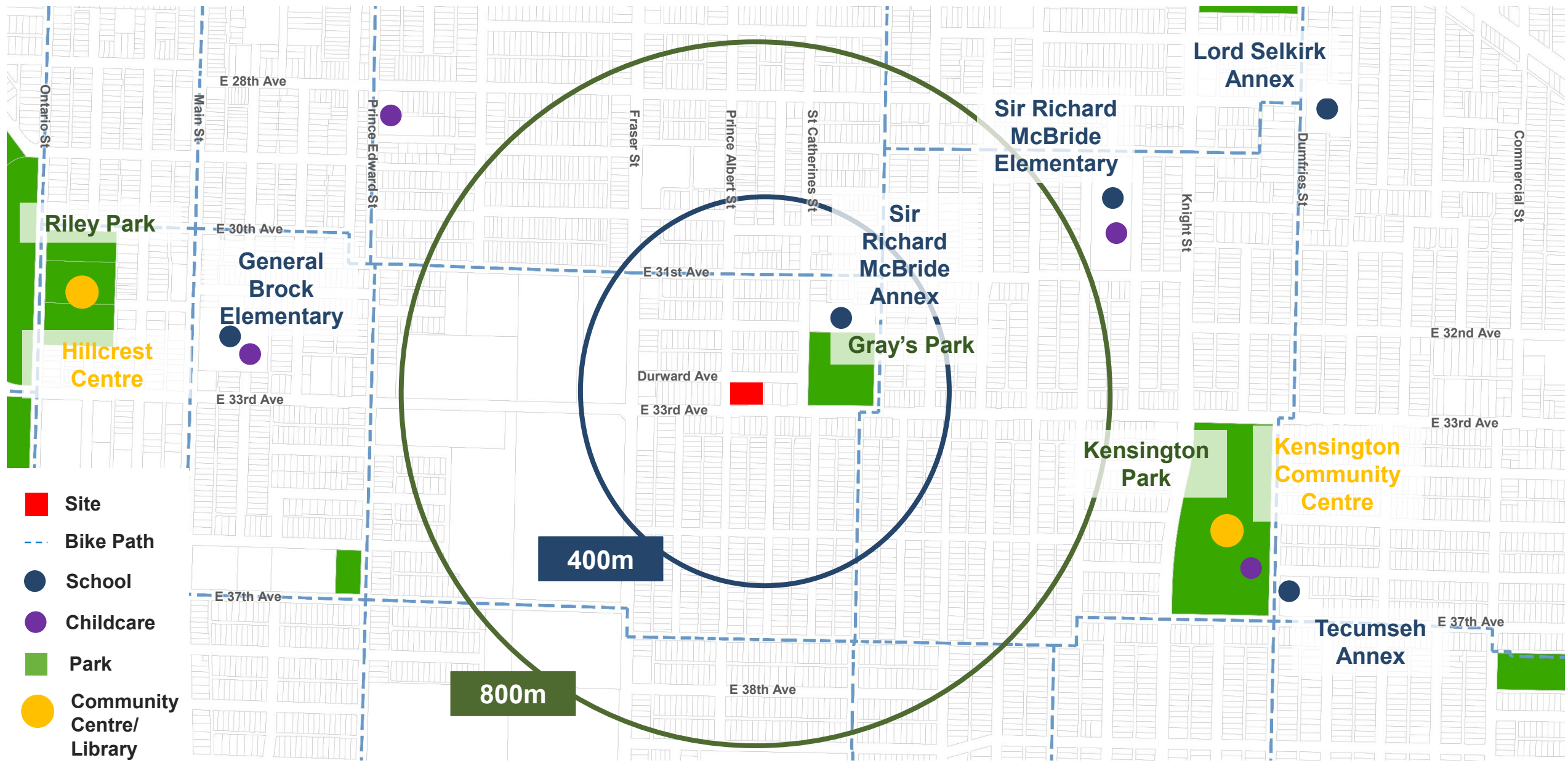
- Current or recently planned areas, RT character zones and mixed-employment & industrial lands



Existing Site and Context



Local Amenities and Services

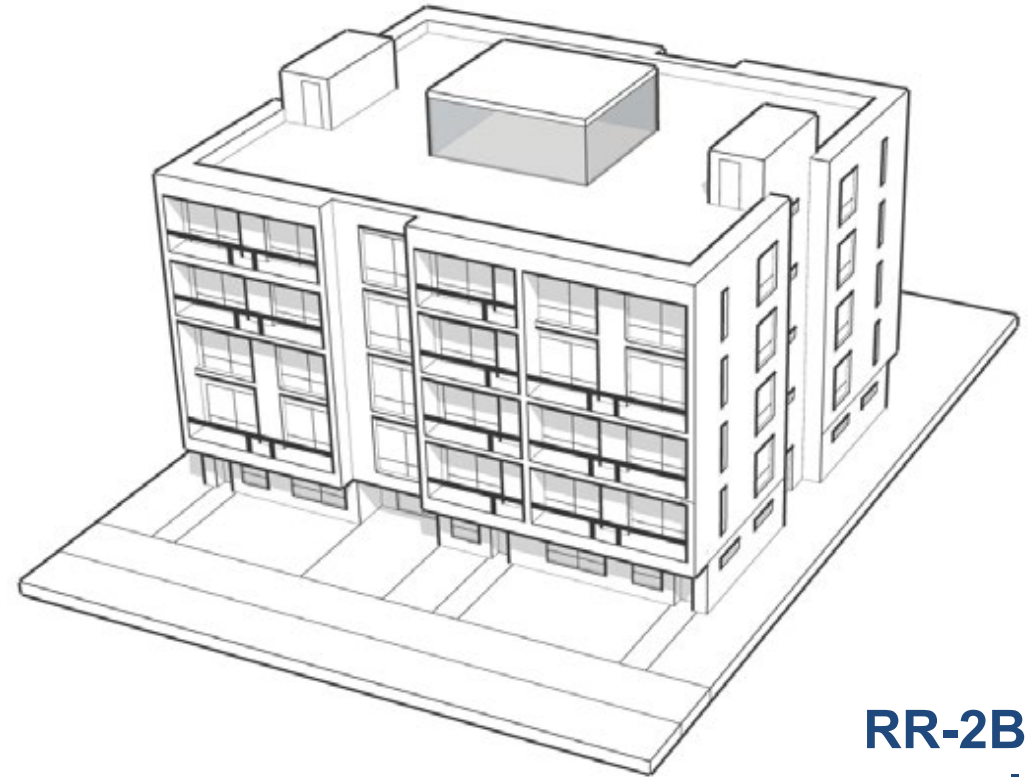


Proposal

Secured Rental Policy in Low-Density Transition Areas

RR-2B District Schedule:

- Use: Rental apartment building
- Height: Up to 5 storeys
- Density: Up to 2.4 FSR on corner site



**RR-2B
example**

Renting versus Ownership

	Newer Rental Buildings - Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Average Market Rent	Annual Income Required to Afford Average Market Rent	Monthly Costs of Ownership	Annual Income Required to Afford Monthly Costs	Down Payment at 20%
Studio	\$1,598	\$63,920	\$2,200	\$88,000	\$79,550
1-bed	\$1,772	\$70,880	\$2,885	\$115,400	\$108,000
2-bed	\$2,402	\$96,080	\$3,809	\$152,360	\$141,300
3-bed	\$3,272	\$130,880	\$5,565	\$222,600	\$213,000

Public Consultation

**Postcards Mailed
May 5, 2022**

**City-hosted
Virtual Open House
May 9 to 29, 2022**

Postcards distributed	1,070
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Questions	37
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Comment forms	99
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Other input	11
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Total	147
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Aware: 289

Informed: 160

Engaged: 97

Comments of support

- Appropriate given location
- Provides needed housing and rental

Comments of concern

- Inappropriate for single family context
- Traffic and parking
- Community amenities and infrastructure
- Consultation process

Public Benefits

- Secured market rental housing
- Development cost levies (DCLs) of \$2,028,325
- No Community Amenity Contribution (CAC) review

Conclusion

- Complies with the *Secured Rental Policy*
- Recommend approval to rezone to RR-2B District Schedule, with the form of development reviewed through development permit process

