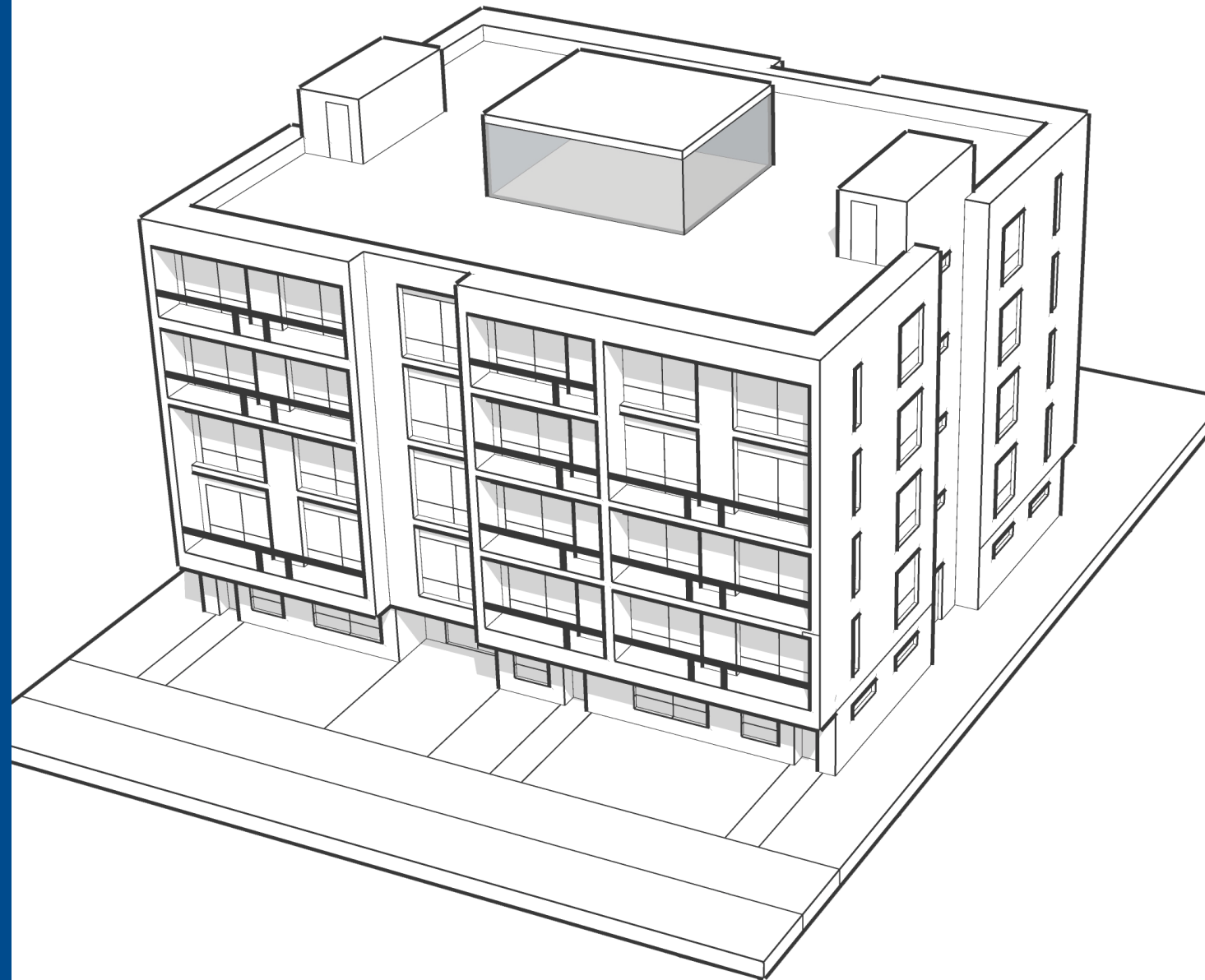


**RR-2B Rezoning: Secured  
Rental Residential  
1522 West 45th Avenue  
and 6137 Granville Street**

Public Hearing

March 7, 2023



# Enabling Policies

## Policy

Secured Rental Policy  
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022



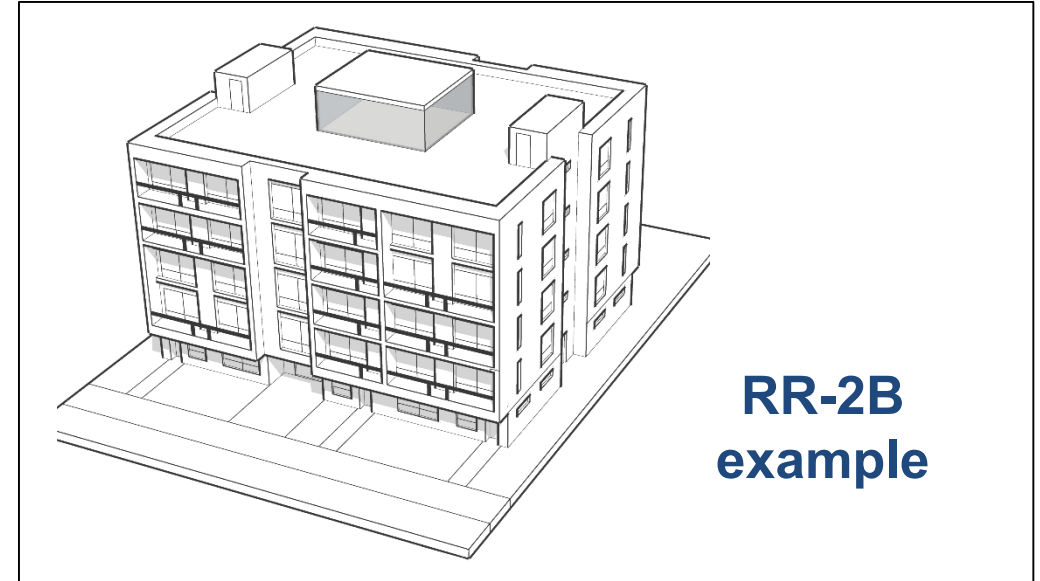
## Secured Rental Policy (2022)

- Encourages construction of new purpose-built rental housing in Vancouver, in line with the *Housing Vancouver Strategy* and *Vancouver Plan*
- Updates in 2021 to simply 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 added
  - Mapping to refine areas eligible for rezoning to RR zones and clarify location criteria

# Residential Rental Application Process

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- 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 continued public feedback

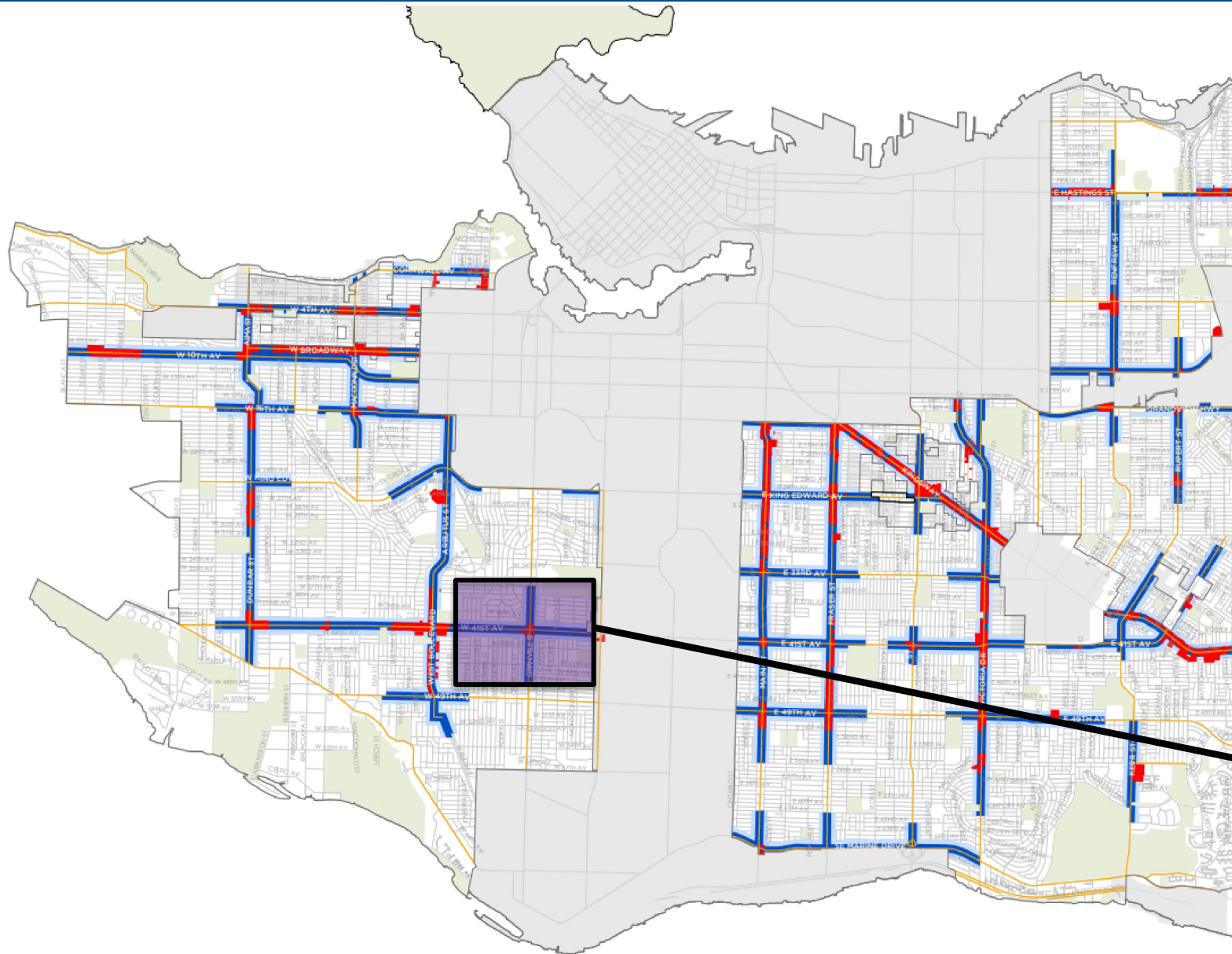


**Illustrative example of 5-storey  
apartment**









# Location




## BLOCK ELIGIBILITY

-  On arterial
-  Off arterial (local street)


## NEIGHBOURHOOD AMENITIES

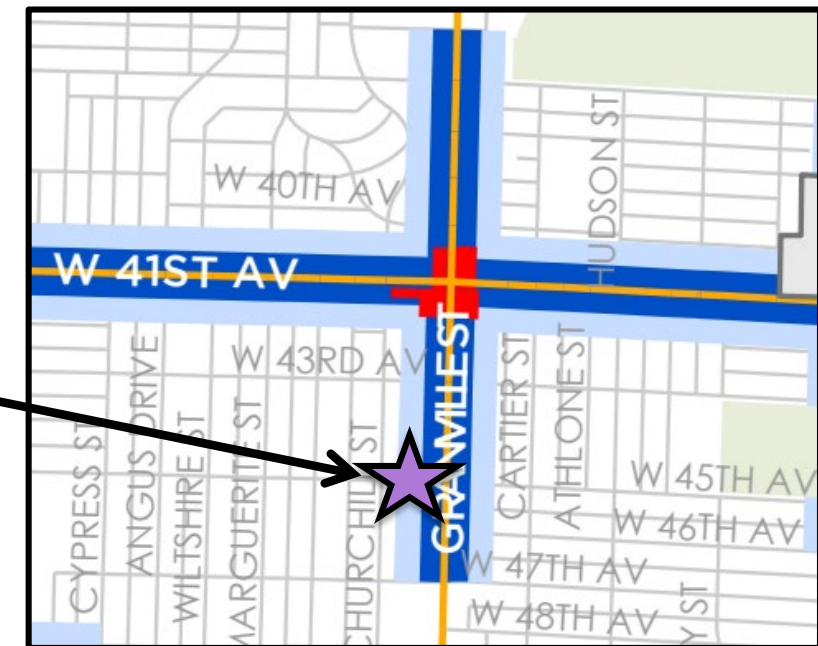
-  Neighbourhood shopping areas
-  Parks

## ROAD NETWORK

-  Main and secondary arterials

## EXCLUDED AREAS

-  Currently or recently planned areas. RT Character zones and mixed-employment & industrial lands





# Existing Site and Context



**RS-3**

**RS-1**

*Adera St*

*Churchill St*

*Granville St*

*Cartier St*

W 45th Ave

W 46th Ave

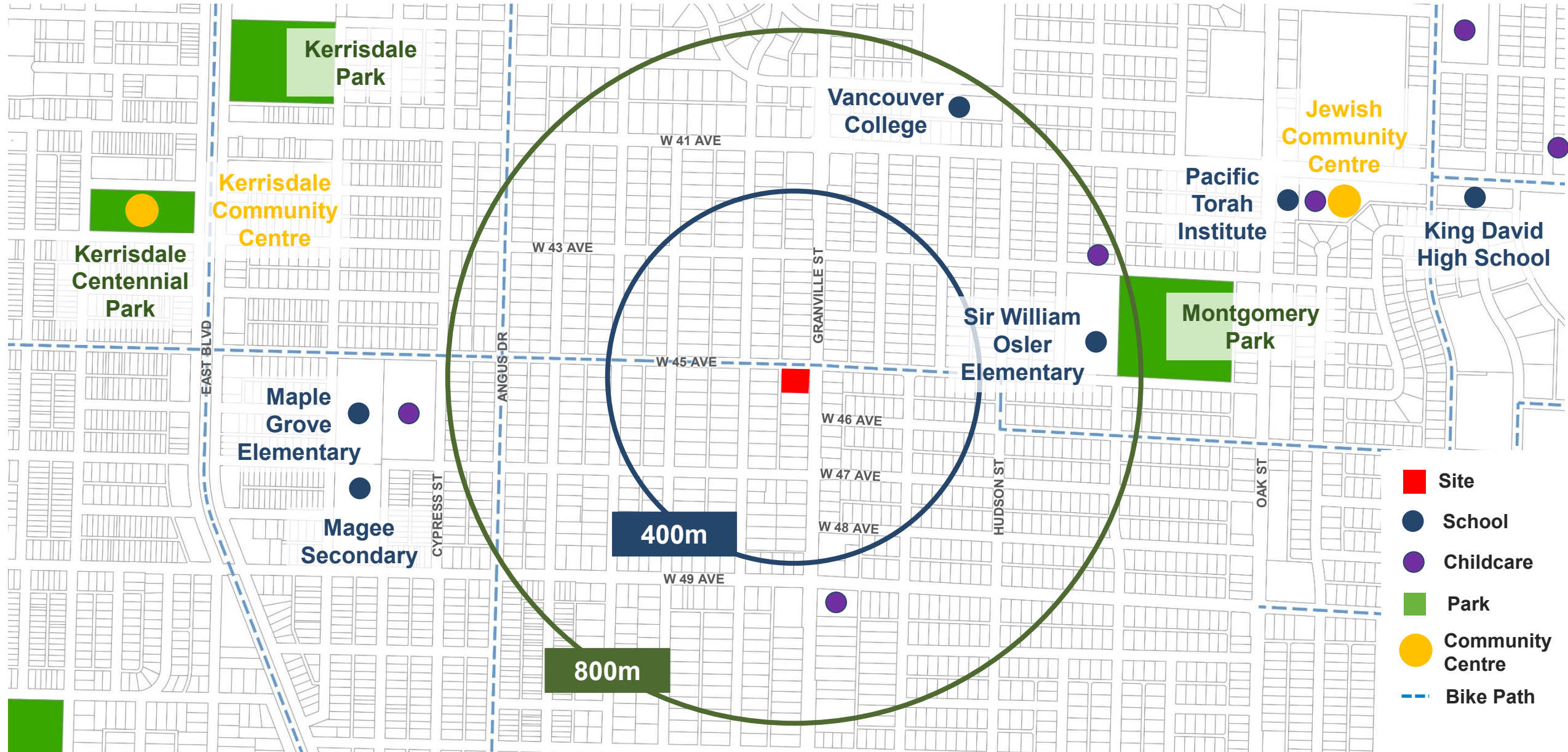
W 47th Ave

**RS-3**

**RS-1**



# Local Amenities and Services



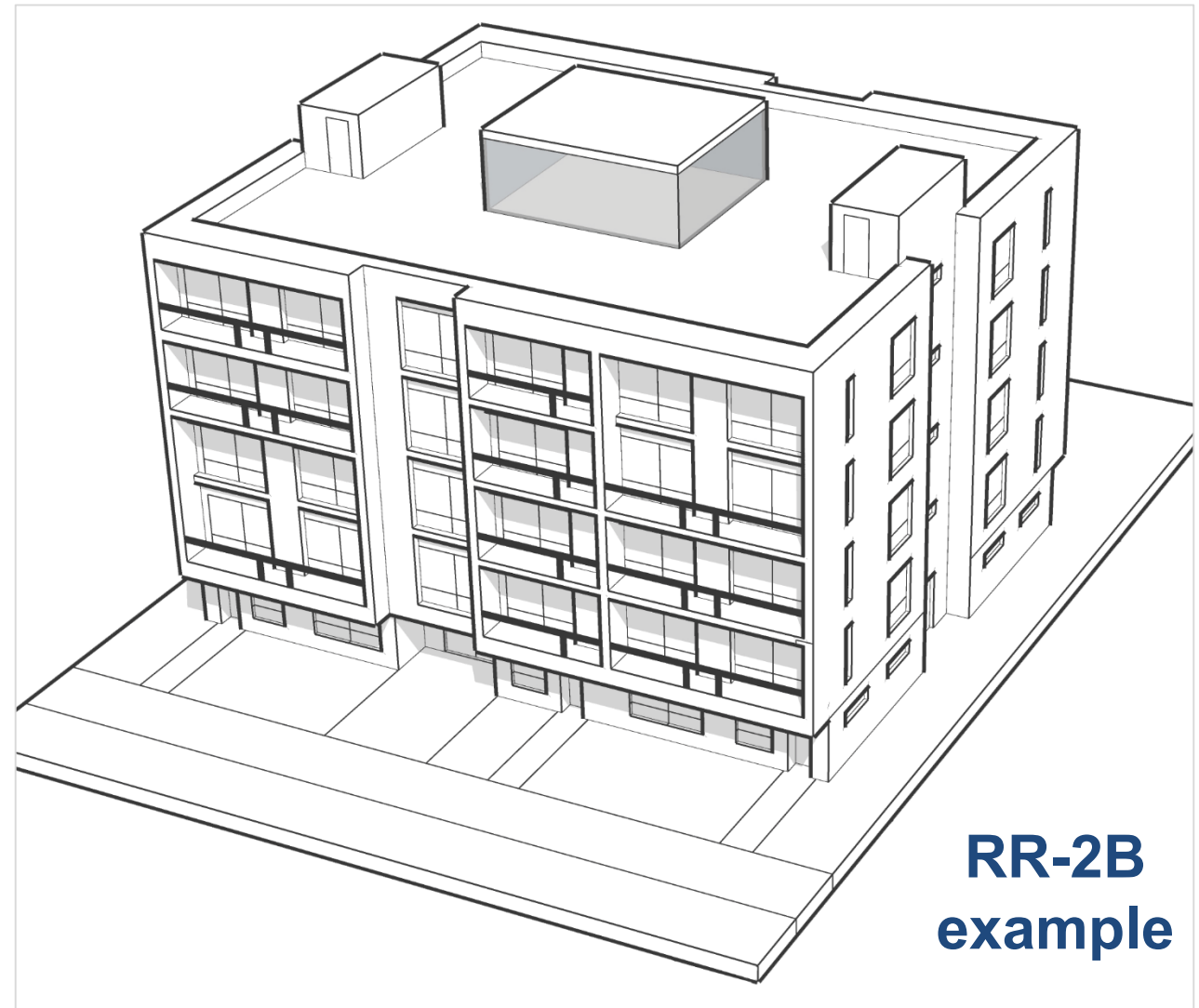
# Proposal

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## 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



**RR-2B  
example**

# Rental versus Ownership Tenure



	Market Rent in Newer Buildings - Westside		Ownership (20% down payment)		
	Average Market Rent	Average Household Income Served	Median-Priced Unit (Westside)	20% down payment	Average Household Income Served
<b>Studio</b>	\$1,561	\$62,440	\$2,837	\$106,000	\$113,480
<b>1-bed</b>	\$2,073	\$82,920	\$3,473	\$132,000	\$138,920
<b>2-bed</b>	\$2,997	\$119,880	\$5,193	\$198,400	\$207,720
<b>3-bed</b>	\$3,785	\$151,400	\$7,982	\$311,890	\$319,280



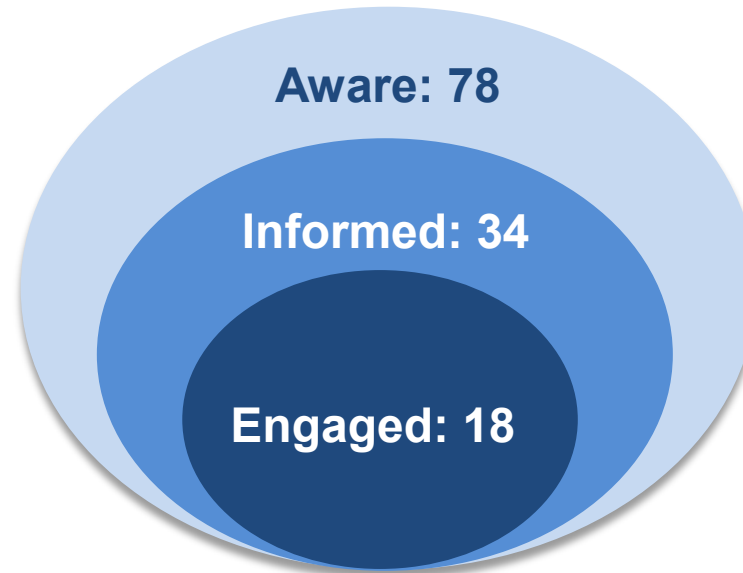
# Public Consultation

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**Postcards Mailed  
May 12, 2022**

**City-hosted  
Virtual Open House  
May 16 to June 5, 2022**

<b>Postcards Distributed</b>	<b>445</b>
Questions	1
Comment forms	26
Other input	2
<b>Total</b>	<b>29</b>



## Comments of support

- Building height, massing, density and location
- Increased rental stock

## Comments of concern

- Process
- Traffic and Safety

# Public Benefits

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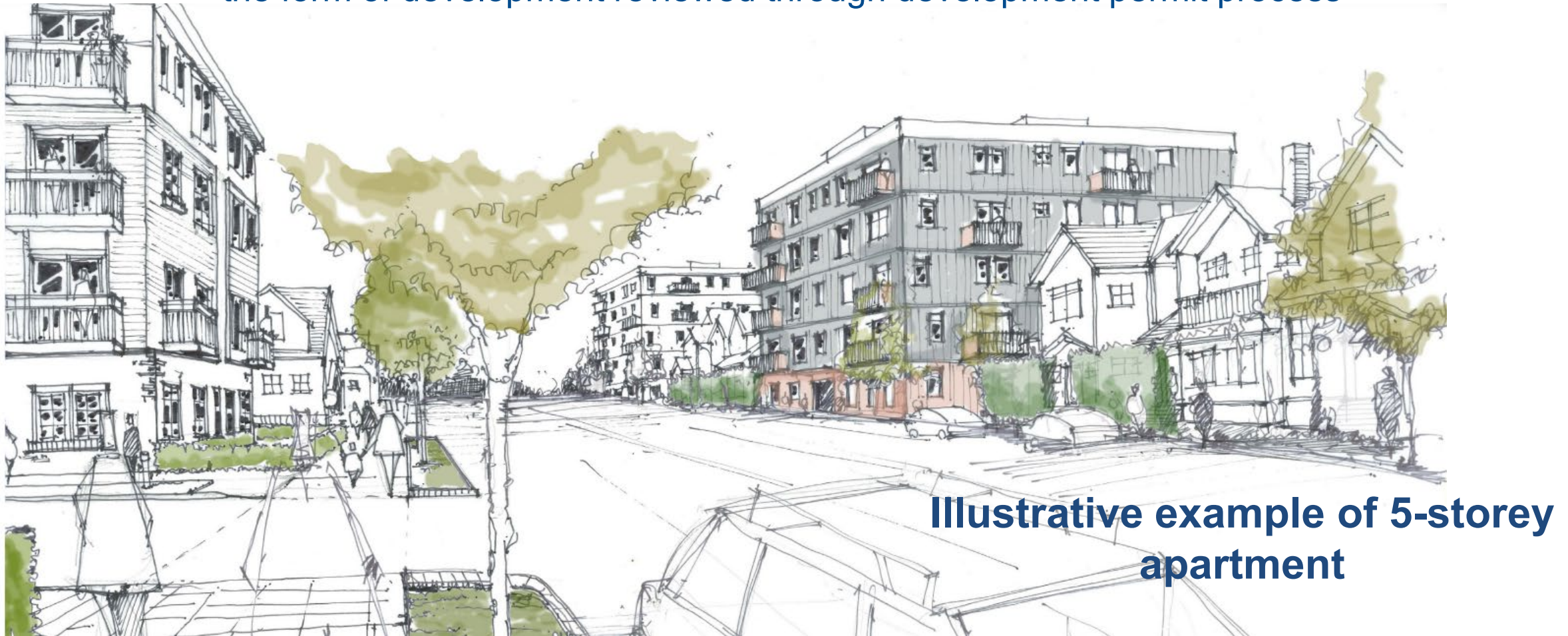
<b>Contribution</b>	<b>Amount</b>
City-Wide DCL	\$698,749
Utilities DCL	\$1,175,542
<b>Total Value</b>	<b>\$1,874,291</b>



# Conclusion

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- 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



**Illustrative example of 5-storey apartment**