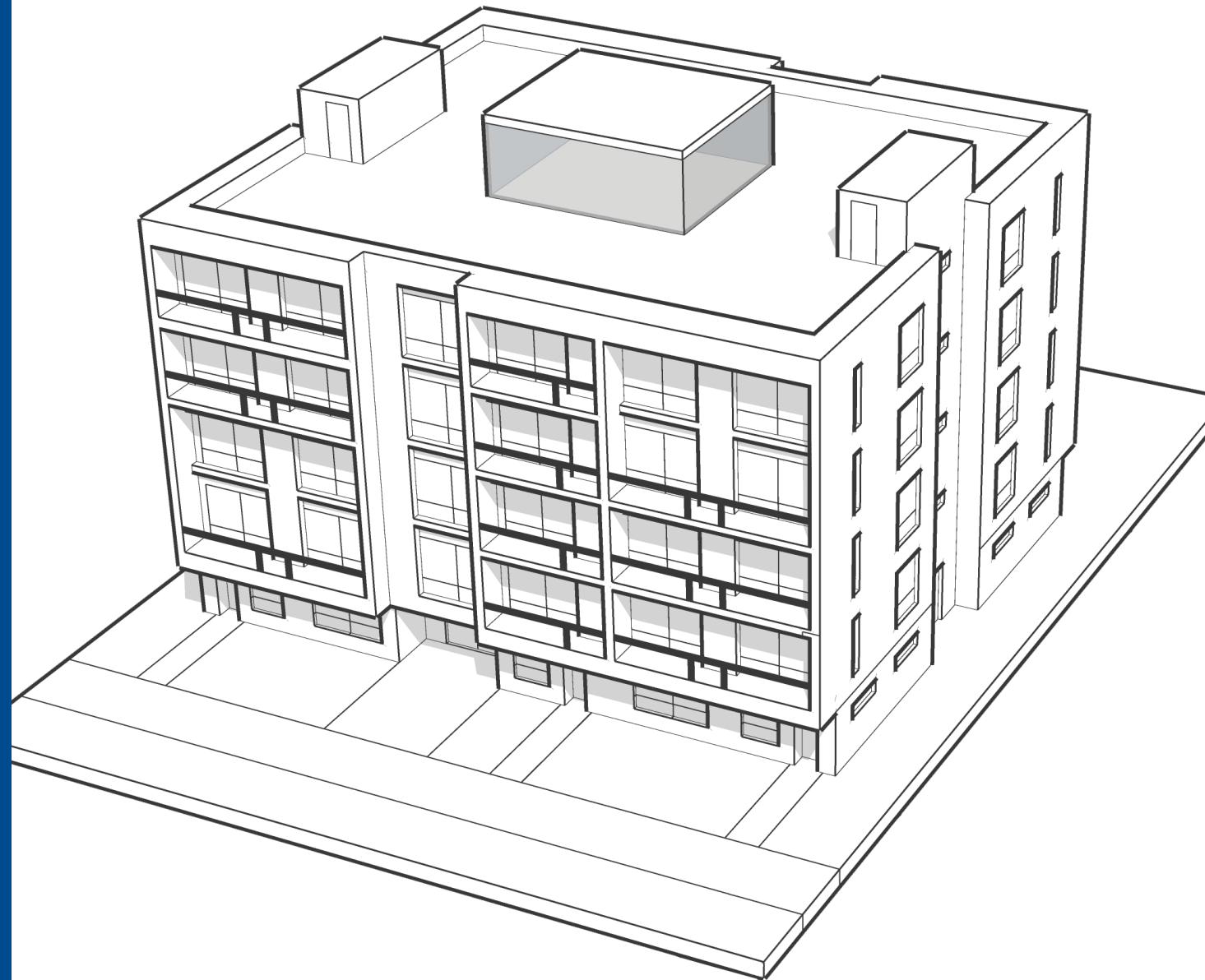


**RR-2B Rezoning: Secured  
Rental Residential  
1522 West 45th Avenue  
and 6137 Granville Street**

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



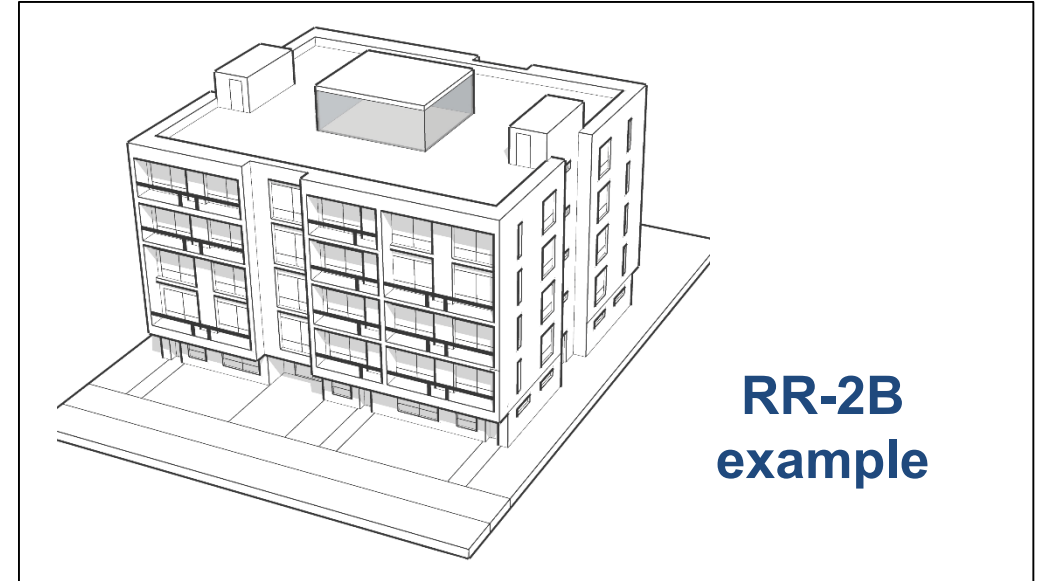
## Secured Rental Policy (2022)

- 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

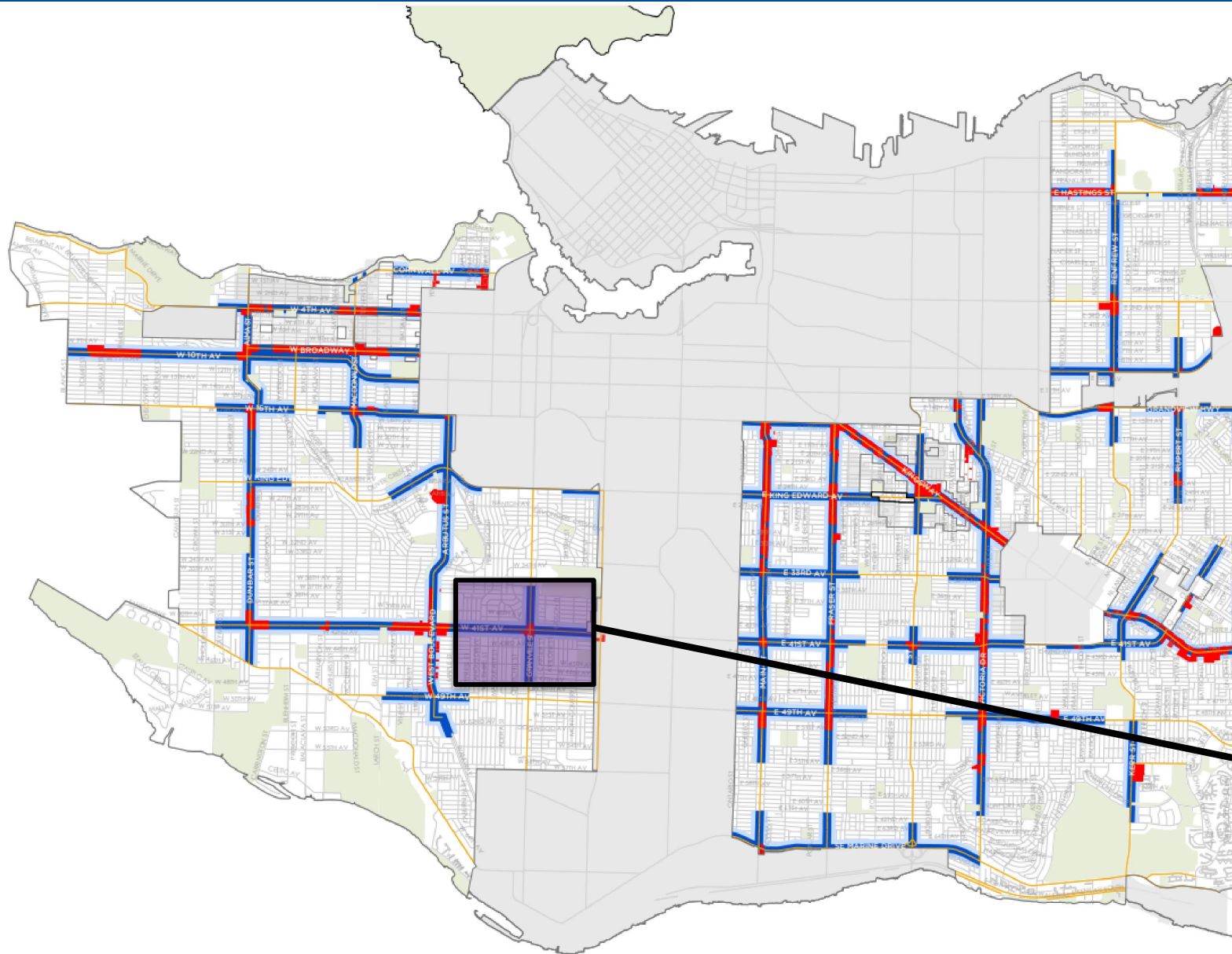


**Illustrative example of 5-storey  
apartment**





# Location



## BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

## NEIGHBOURHOOD AMENITIES

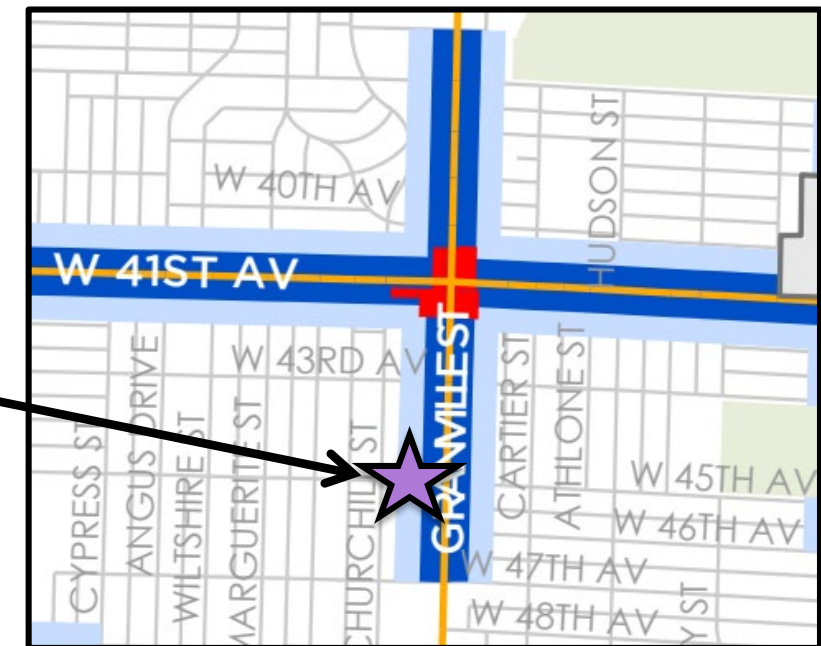
- Neighbourhood shopping areas
- Parks

## 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

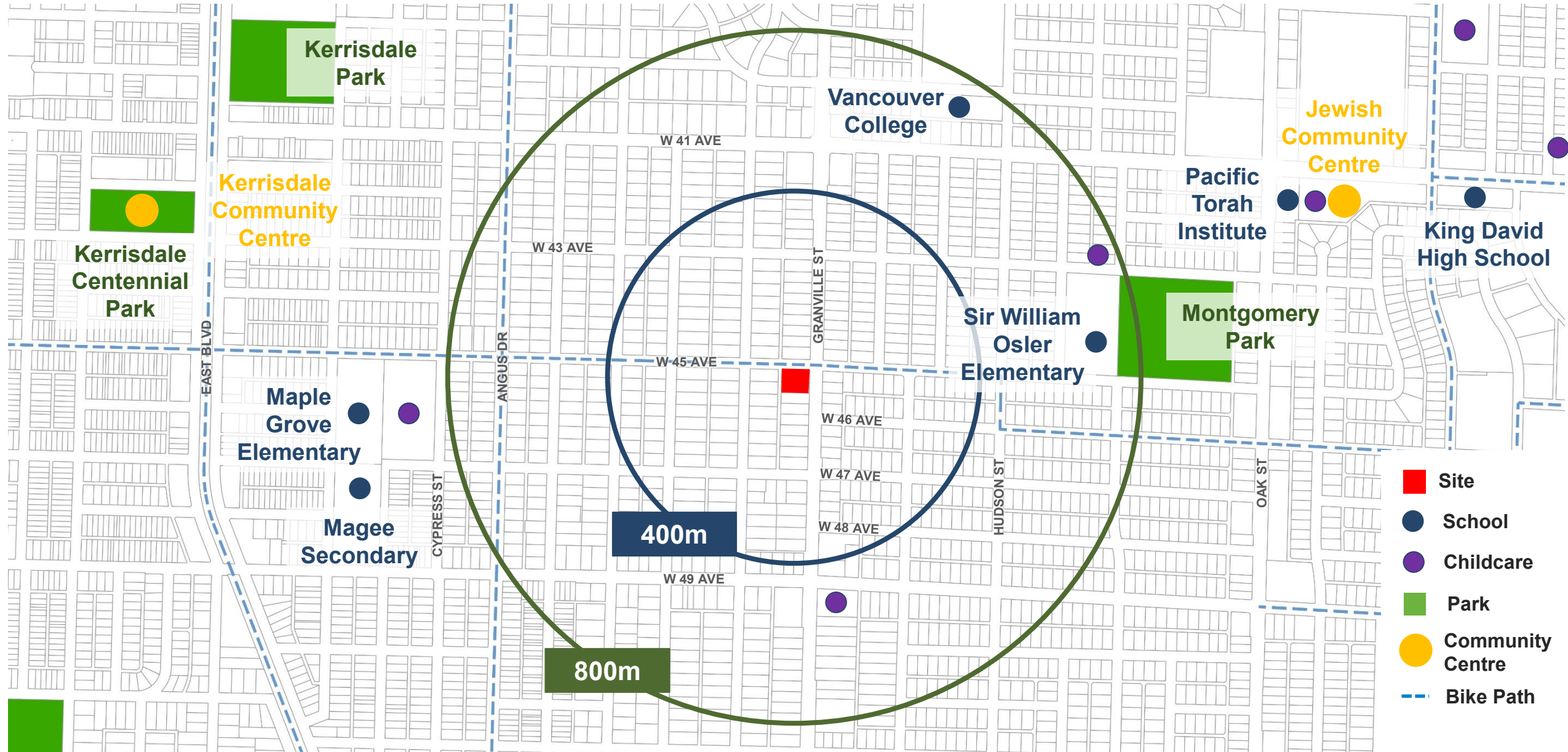
W 47th Ave

**RS-3**

**RS-1**



# Local Amenities and Services



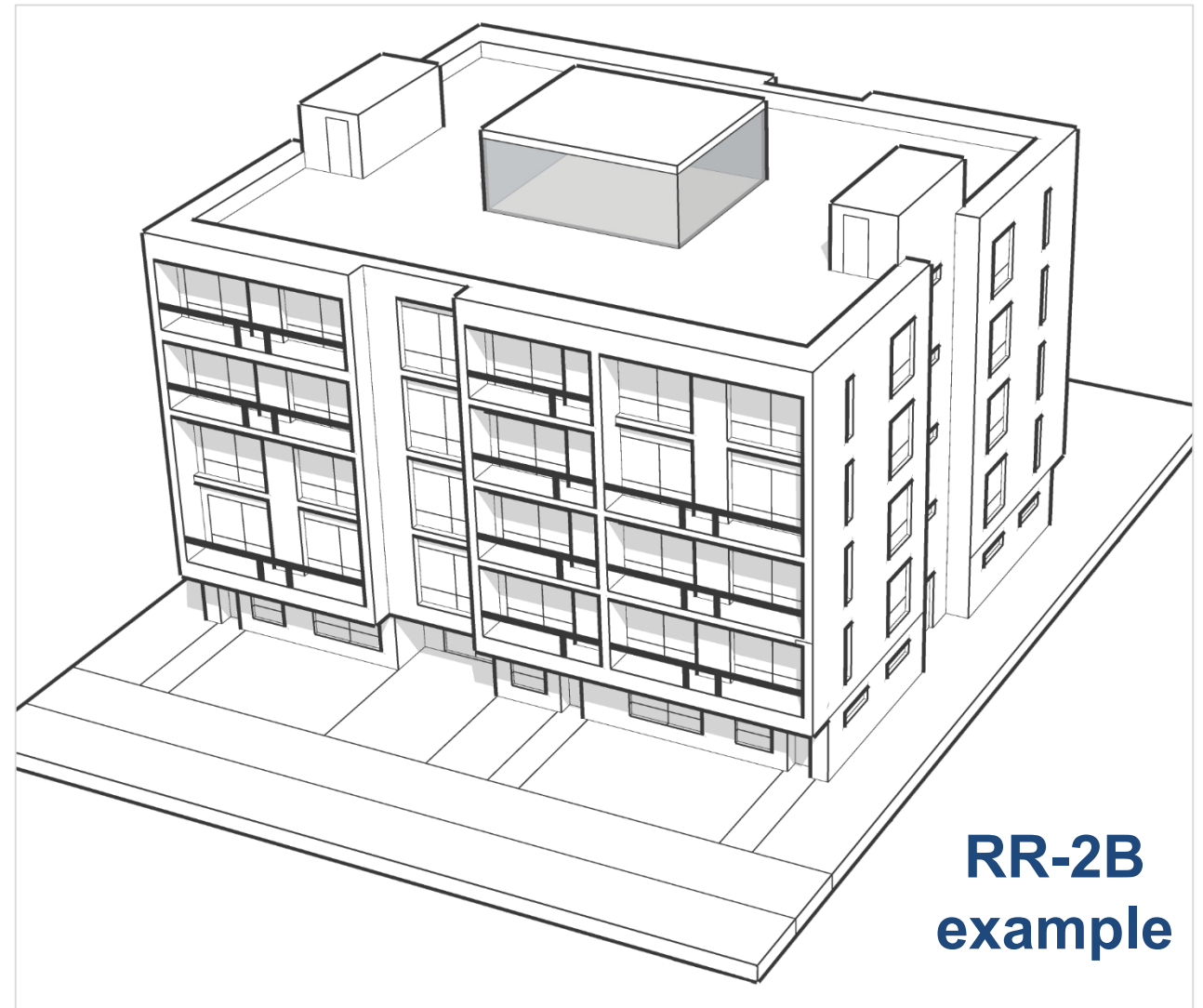
# Proposal

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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 |
| Studio | \$1,561                                   | \$62,440                        | \$2,837                       | \$106,000        | \$113,480                       |
| 1-bed  | \$2,073                                   | \$82,920                        | \$3,473                       | \$132,000        | \$138,920                       |
| 2-bed  | \$2,997                                   | \$119,880                       | \$5,193                       | \$198,400        | \$207,720                       |
| 3-bed  | \$3,785                                   | \$151,400                       | \$7,982                       | \$311,890        | \$319,280                       |



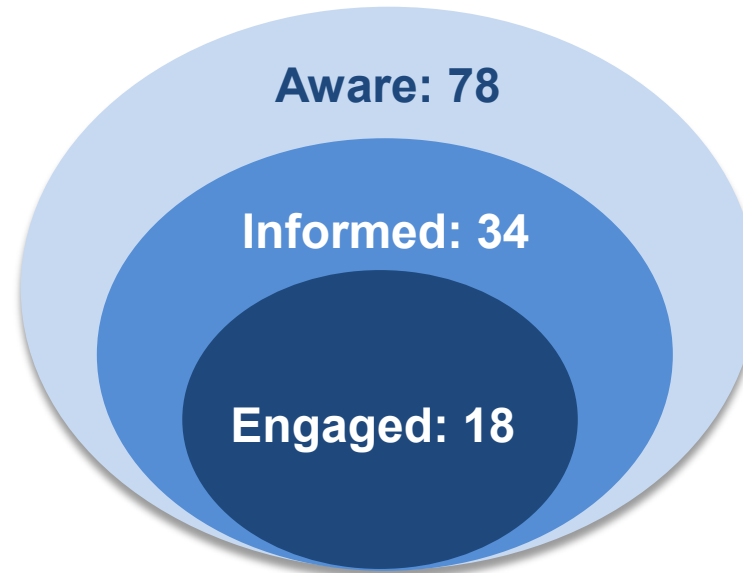
# Public Consultation

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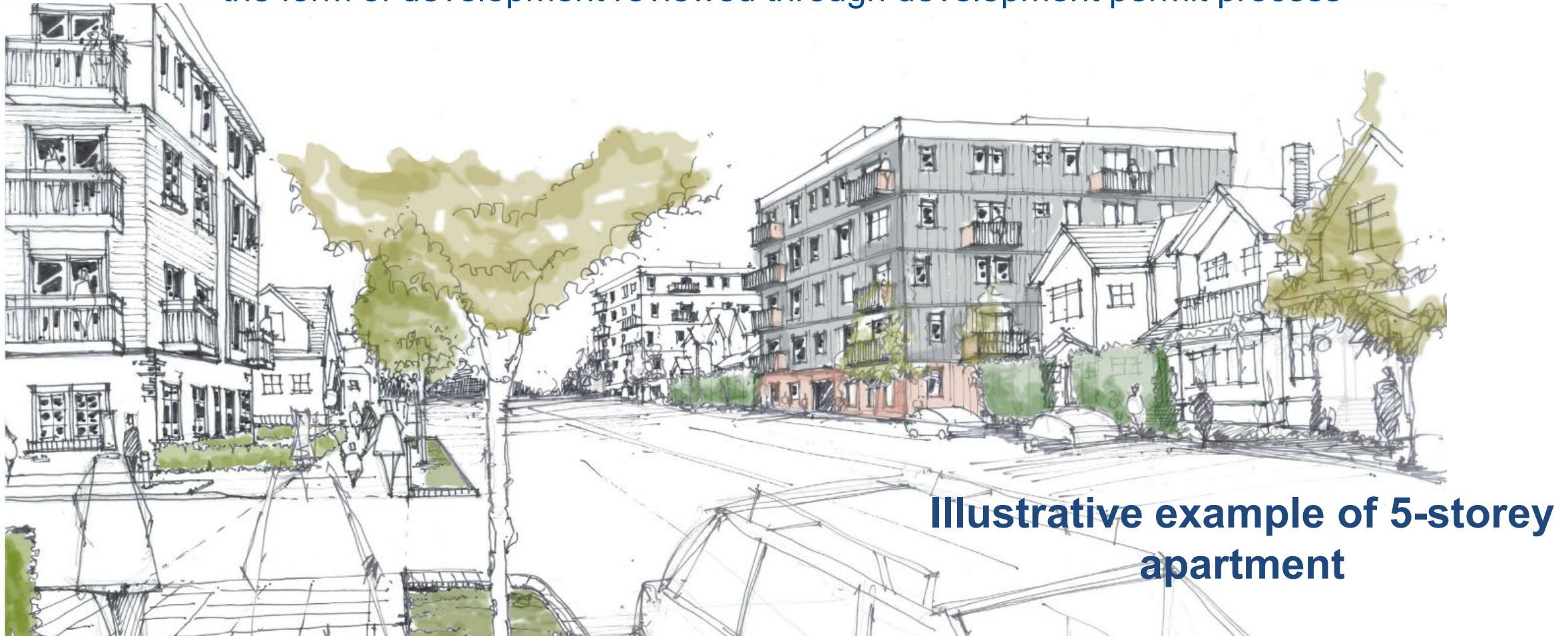
| <b>Contribution</b> | <b>Amount</b>      |
|---------------------|--------------------|
| City-Wide DCL       | \$698,749          |
| Utilities DCL       | \$1,175,542        |
| <b>Total Value</b>  | <b>\$1,874,291</b> |



# 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



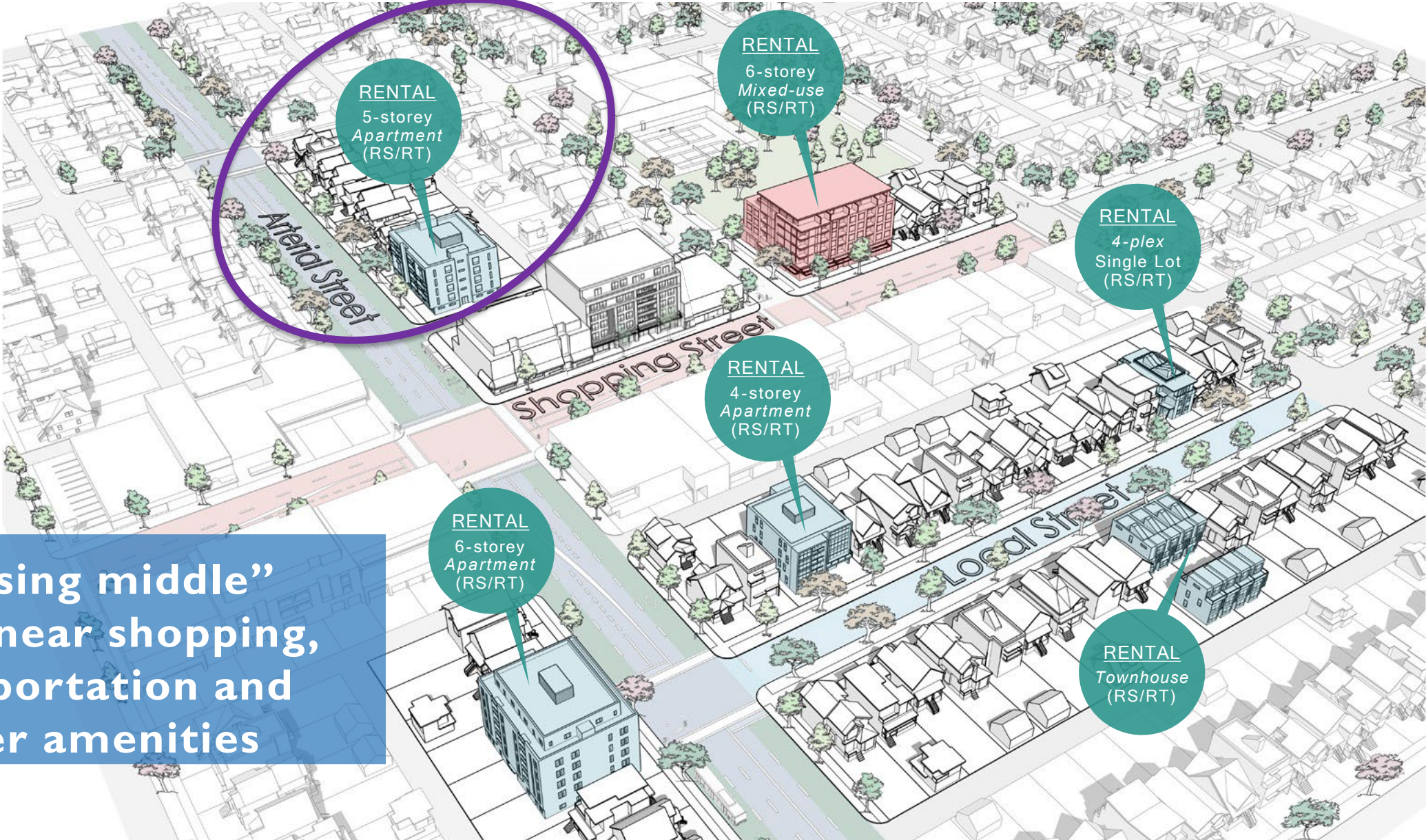
**Illustrative example of 5-storey apartment**

## **END OF PRESENTATION**

slides after this are for internal use only,  
please do not post slides beyond this point



# Rezoning in Low-Density Transition Areas



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