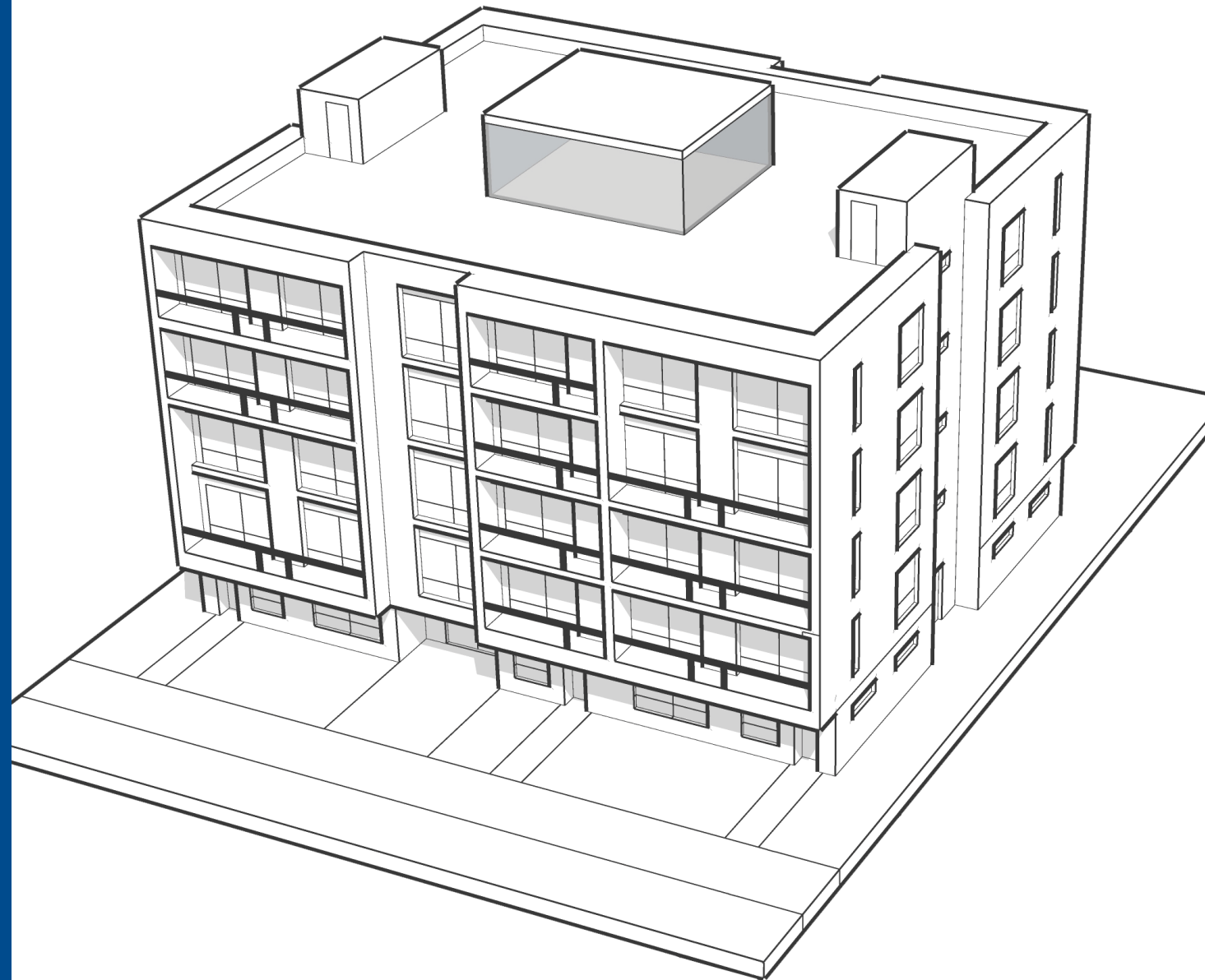


RR-2B Rezoning: Secured Rental Residential

2126 W 34th Ave,
5025 Arbutus St and
2109-2129 W 35th Ave

Public Hearing
April 27, 2023



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

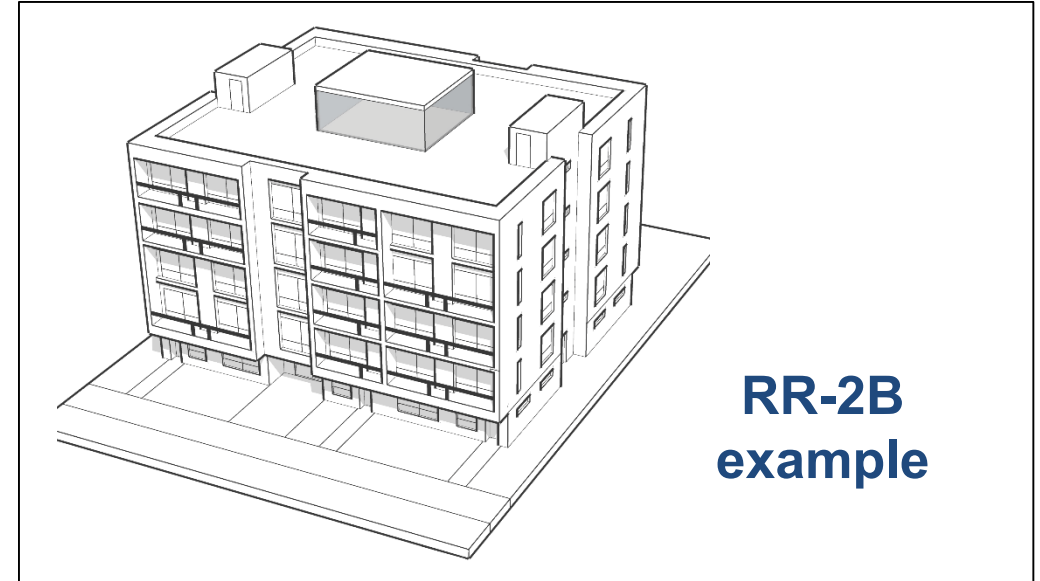


Secured Rental Policy (SRP)

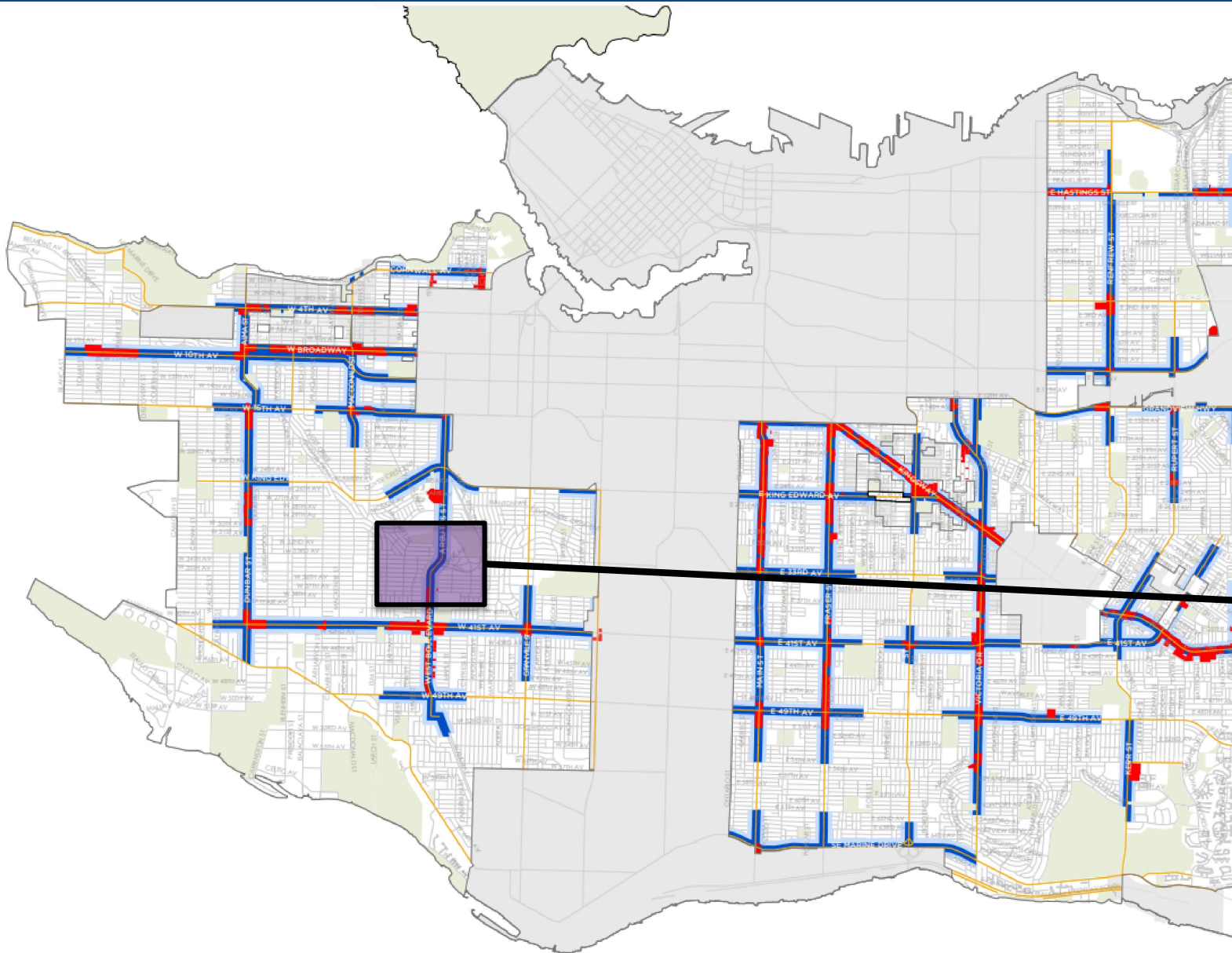
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
 - 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

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 continued public feedback





Location



BLOCK ELIGIBILITY

-  On arterial
-  Off arterial (local street)


NEIGHBOURHOOD AMENITIES

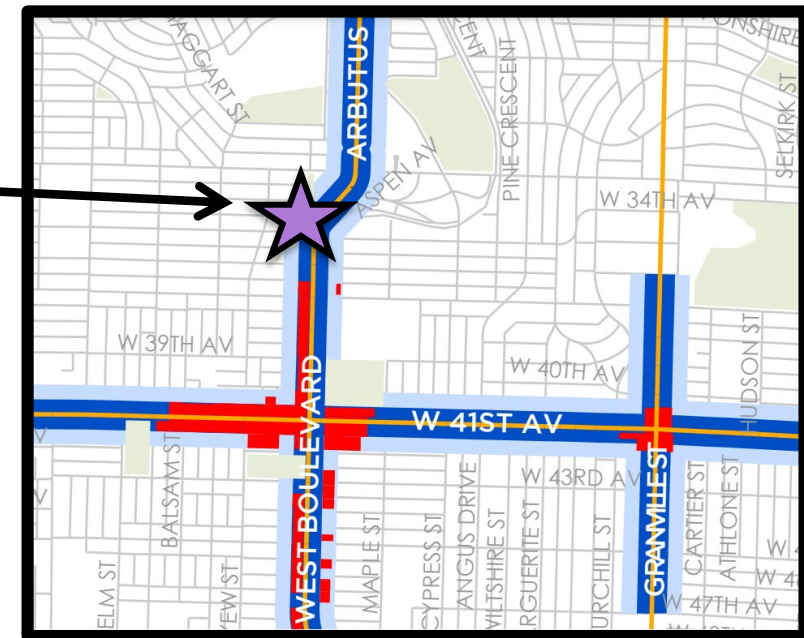
-  Neighbourhood shopping areas
-  Parks

ROAD NETWORK

-  Main and secondary arterials

EXCLUDED AREAS

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



Eligible District Schedule Options

District Schedule	Height	FSR	Below Market	Mixed-use
RR-2A	4-storeys	1.75 to 2.0 FSR	Not required	Not permitted
RR-2B	5-storeys	2.2 to 2.4 FSR	Not required	Not permitted
RR-2C	6-storeys	2.4 to 2.7 FSR	Required – a minimum of 20% below market of the residential floor area	Not permitted
RR-3A	4-storeys	2.4 to 2.5 FSR	Not required	Required
RR-3B	6-storeys	3.4 to 3.5 FSR	Required – a minimum of 20% below market of the residential floor area	Required

Existing Site and Context



Local Amenities and Services

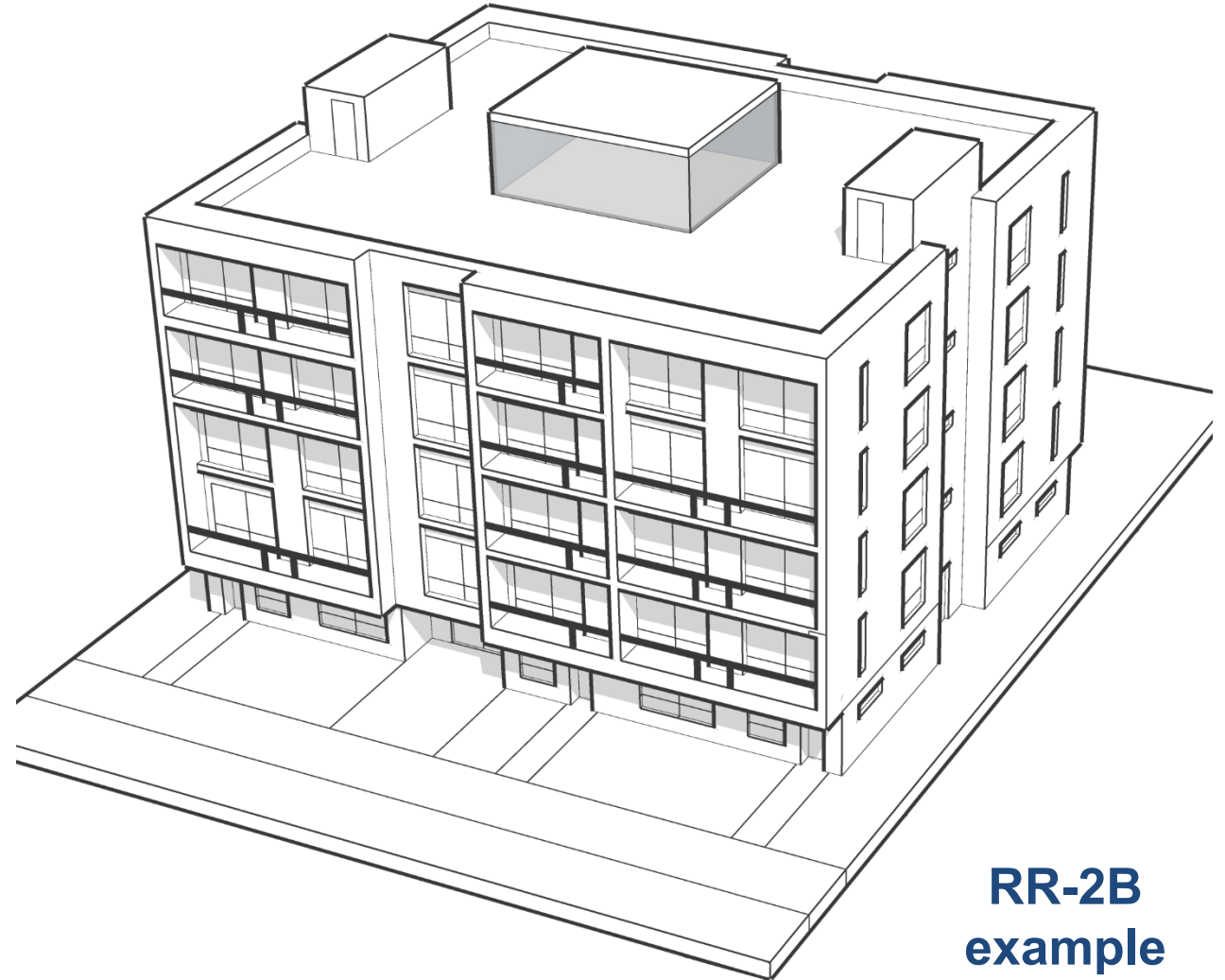


Proposal

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



**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

**Postcards Mailed
June 9, 2022**

**City-hosted
Virtual Open House
June 13 to July 3, 2022**

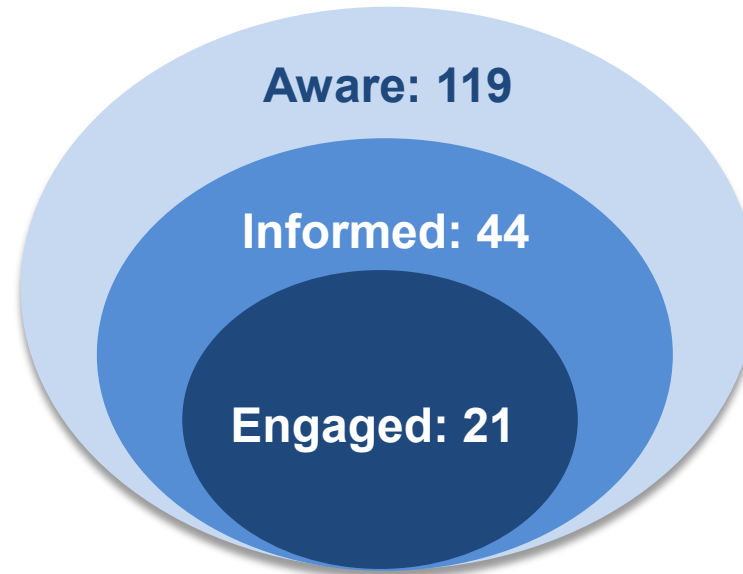
Postcards distributed	1,337
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Questions	8
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Comment forms	30
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Other input	2
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Total	40
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Comments of support

- Height and density appropriate for location

Comments of concern

- Traffic and parking
- Impacts to Ravine Park and mature trees
- Proposed development does not fit with neighbourhood context

Public Benefits

- Secured market rental housing
- Development Cost Levies (DCLs) of \$3,262,778 (applicant not pursuing the waiver)
- Public Art
- No Community Amenity Contribution (CAC) due

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



**Illustrative example of
5-storey apartment**