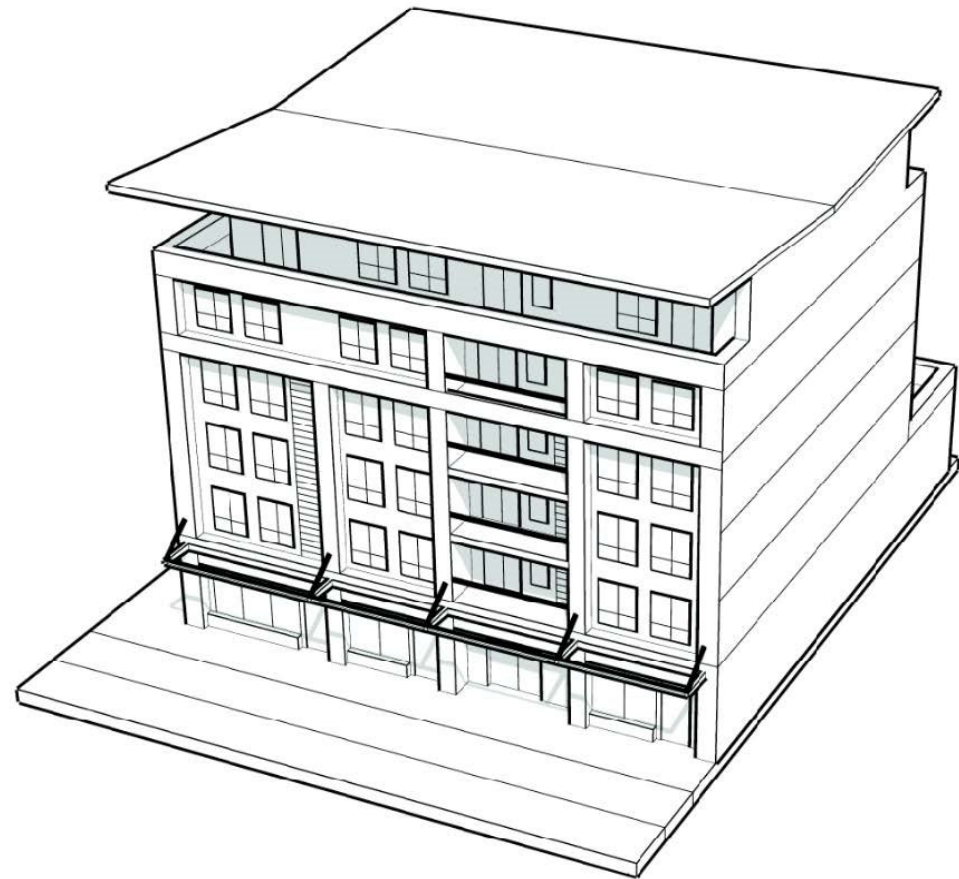


**RR-3B Rezoning:
3803-3823 West 10th Avenue**

Public Hearing
June 15, 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

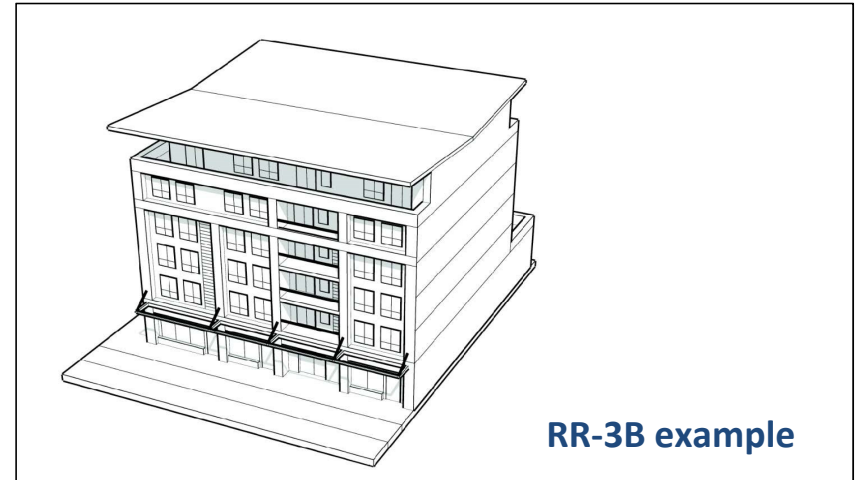


Secured Rental Policy (SRP)

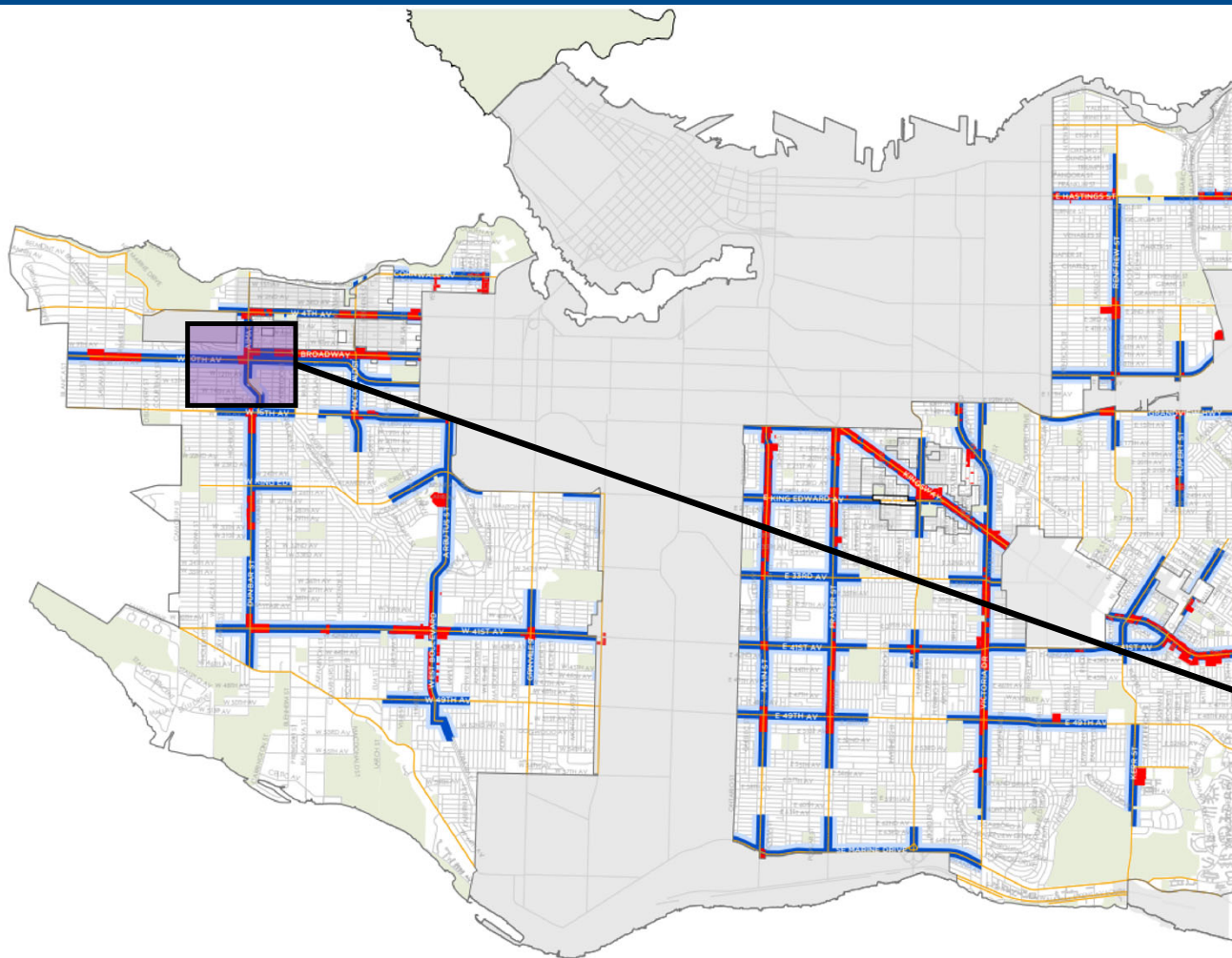
- Encourages construction of new purpose-built rental housing in Vancouver, in line with *Housing Vancouver Strategy and Vancouver Plan*
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
 - New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

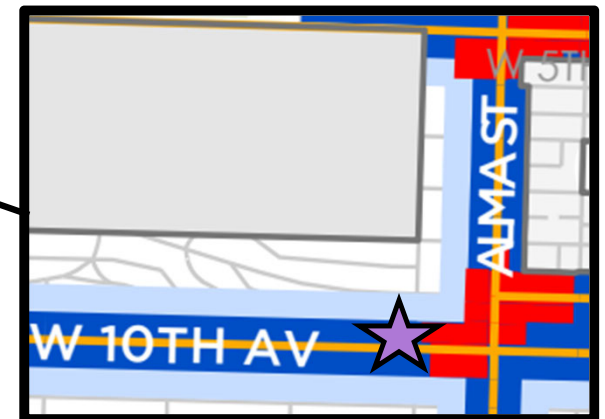
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

- Main and secondary arterials

EXCLUDED AREAS

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



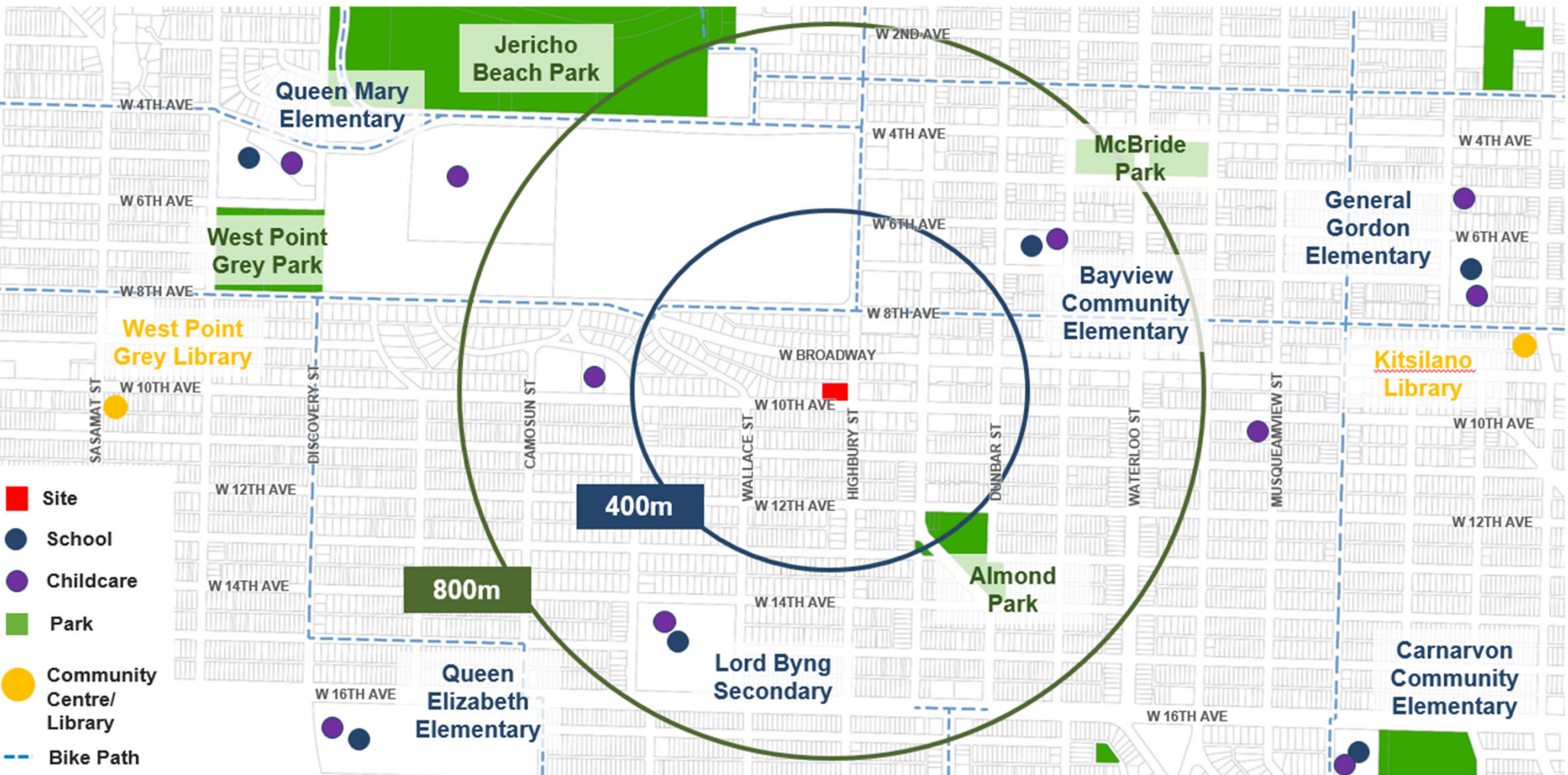
Eligible District Schedule Options

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



- Site
- School
- Childcare
- Park
- Community Centre/Library
- - - Bike Path

Proposal

RR-3B District Schedule:

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



**RR-3B
example**

Below-Market vs Average Market Rents (Westside) (2021)

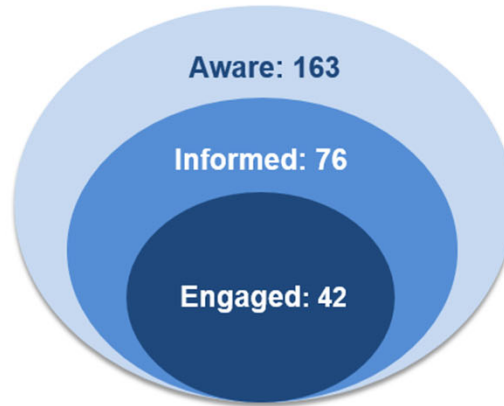
	Below-Market Units		Newer Rental Buildings – Westside	
	Average Starting Rents	Average Household Income Required	Average Rent	Average Household Income Required
Studio	\$1,077	\$43,080	\$1,561	\$62,440
1-bed	\$1,216	\$48,640	\$2,073	\$82,920
2-bed	\$1,683	\$67,320	\$2,997	\$119,880
3-bed	\$2,293	\$91,720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

Public Consultation

Postcards Mailed
May 26, 2022

Postcards distributed	979
Questions	14
Comment forms	60
Other input	10
Total	84

City-hosted
Virtual Open House
May 30 to June 19, 2022



Comments of support

- Support for rental stock and commercial uses at grade.
- Neighbourhood revitalization.

Comments of concern

- Height, massing, density and form and lack of drawings at rezoning stage.
- Proposed development does not fit with neighbourhood context.
- Traffic and congestion.

Public Benefits

- Secured market rental housing, including 20% below-market rental units.
- Development Cost Levies (DCLs) of \$856,637 (applicant pursuing waiver).
- No Community Amenity Contribution (CAC) due (routine low-density secured market rental rezoning applications are exempted).

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



Illustrative example of 6-storey mixed-use