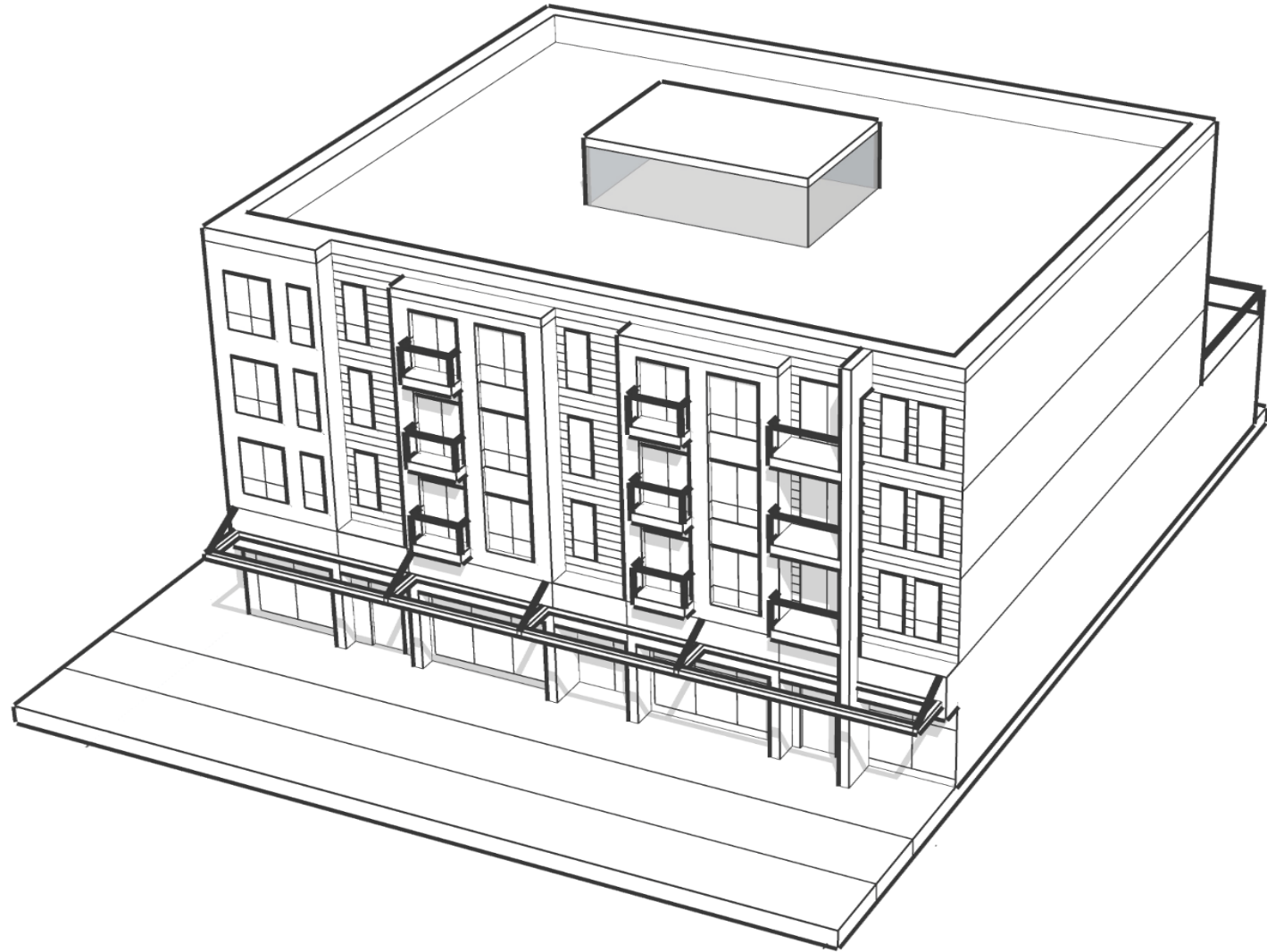


# RR-3A Rezoning: Secured Rental Residential

**109 East 40th Avenue**

Public Hearing  
June 29, 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)

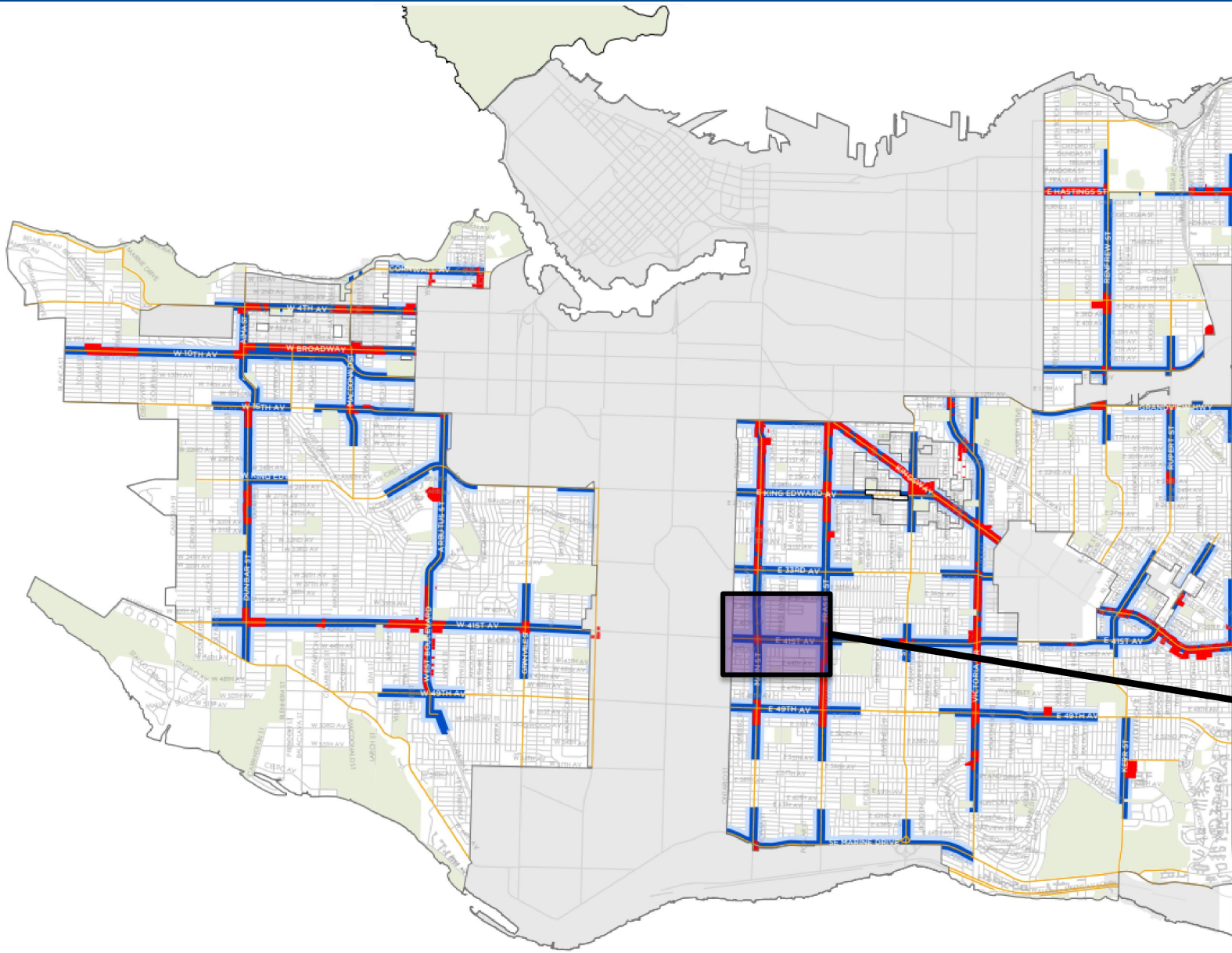
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
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

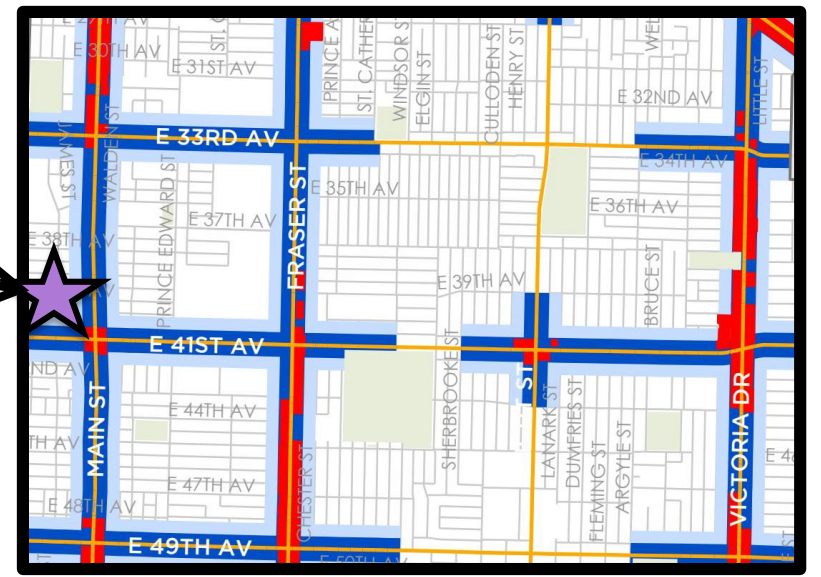
-  Neighbourhood shopping areas
-  Parks

## ROAD NETWORK

-  Main and secondary arterials

## EXCLUDED AREAS

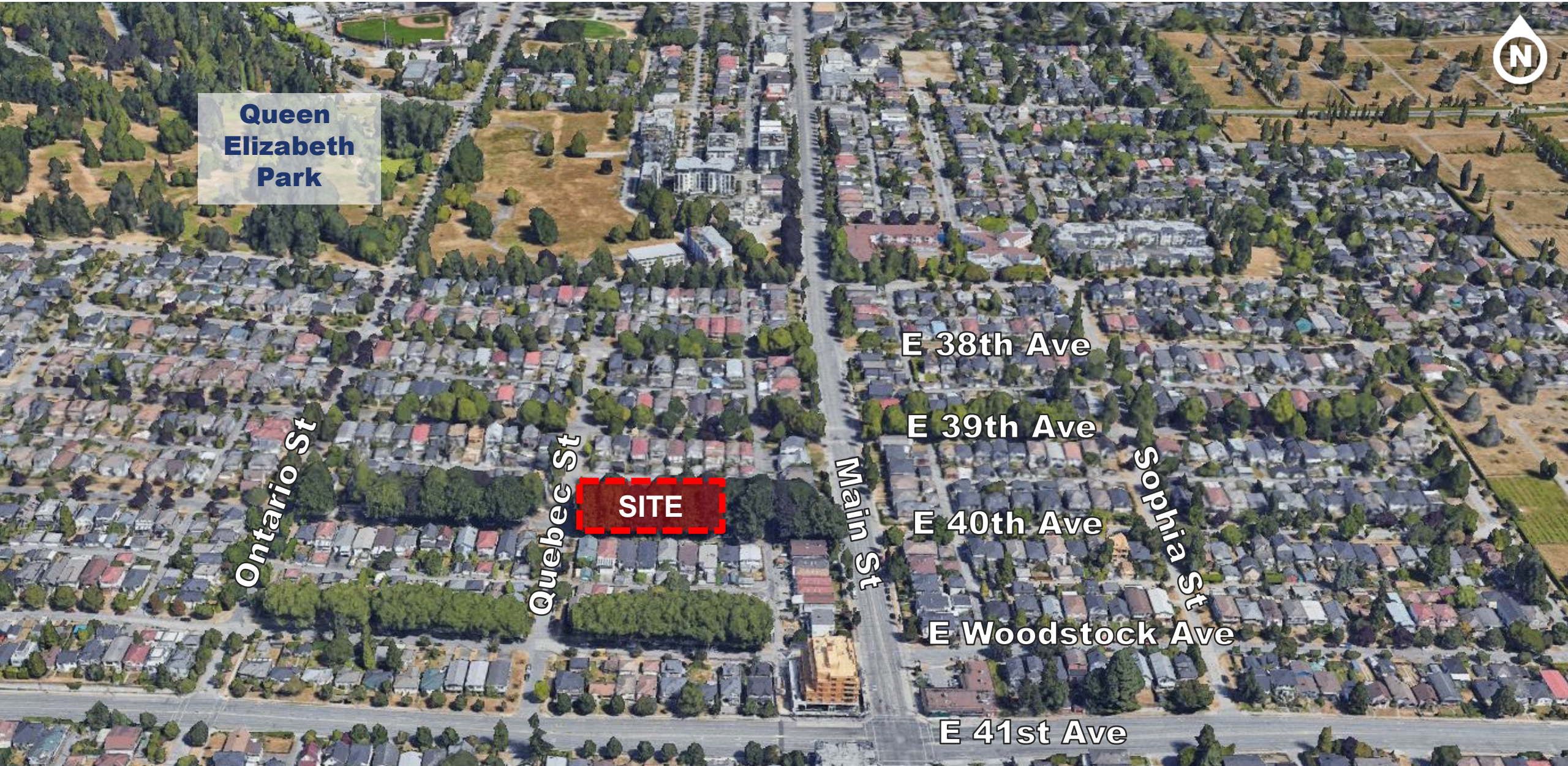
-  Currently or recently planned areas. RT Character zones and mixed-employment & industrial lands



# Eligible District Schedule Options

District Schedule	Height	FSR	Below Market	Mixed-use
<b>RR-1</b> *Would require site area and frontage relaxation	4-storeys	1.45 FSR	Not required	Not permitted
<b>RR-2A</b> *Would require frontage relaxation	4-storeys	1.75 to 2.0 FSR	Not required	Not permitted
<b>RR-3A</b>	4-storeys	2.4 to 2.5 FSR	Not required	Required

# Existing Site and Context



**Queen Elizabeth Park**

*Ontario St*

*Quebec St*

**SITE**

*Main St*

*Sophia St*

**E 38th Ave**

**E 39th Ave**

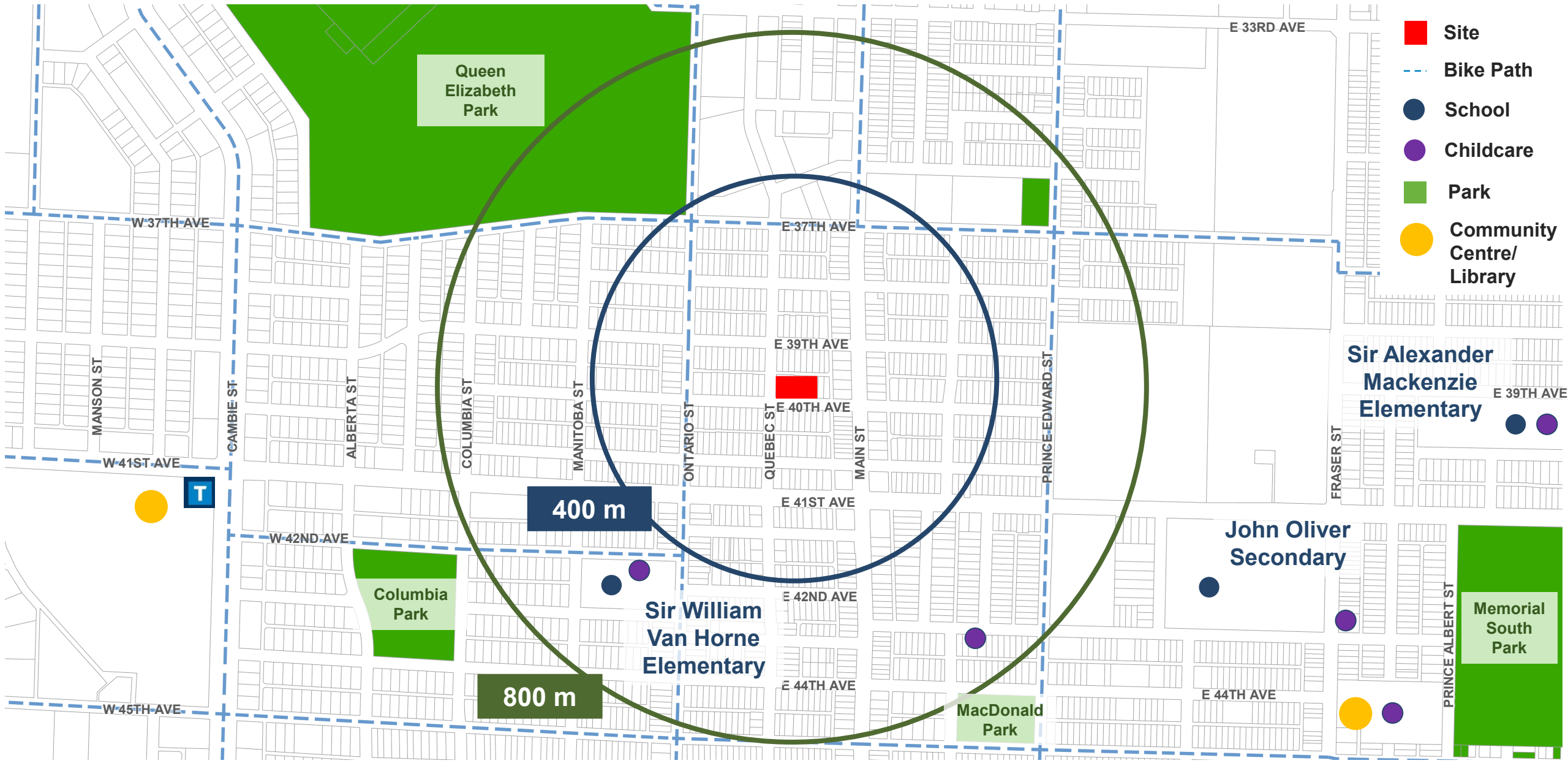
**E 40th Ave**

**E Woodstock Ave**

**E 41st Ave**



# Local Amenities and Services



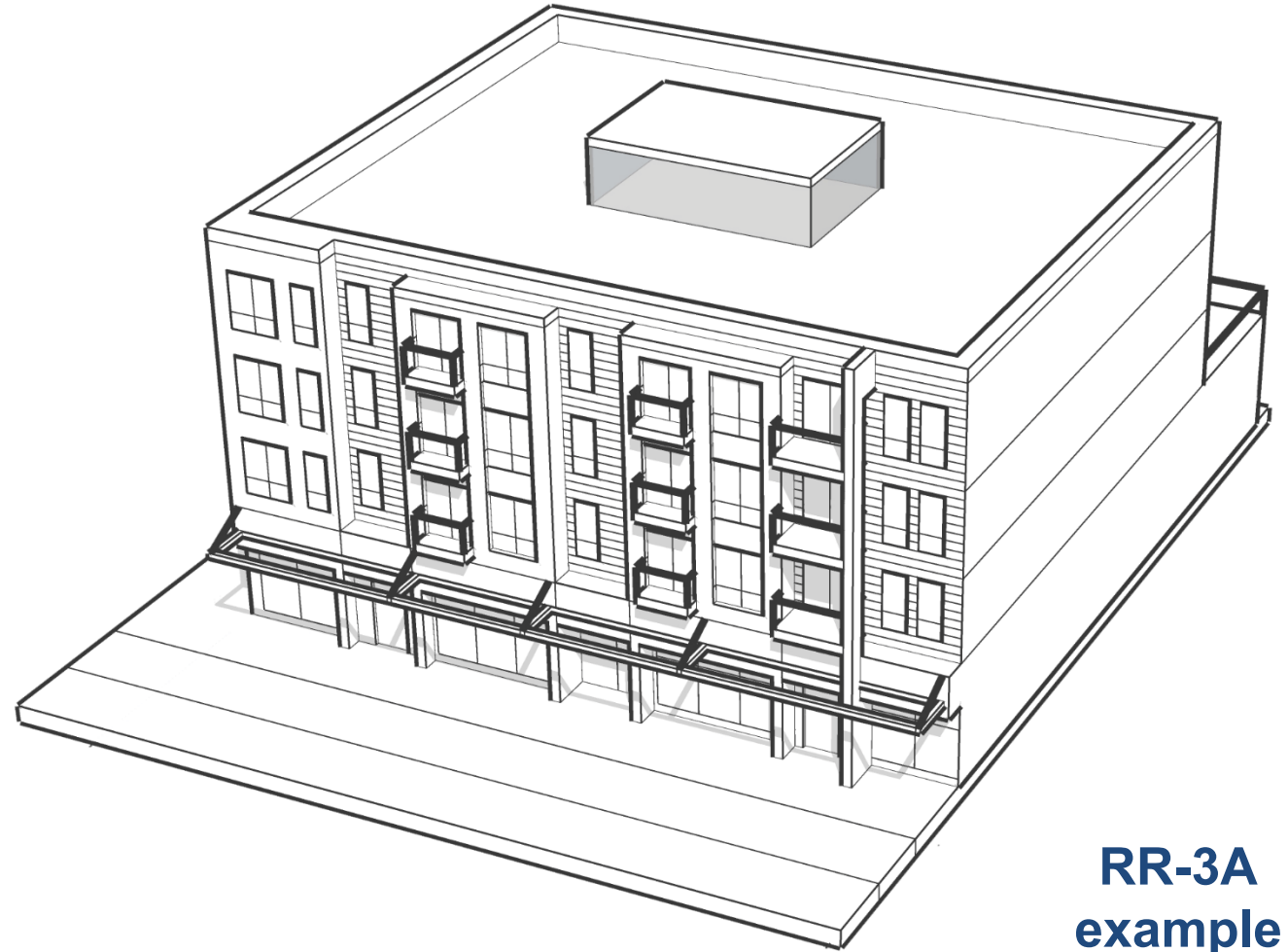
# Proposal

---

## Secured Rental Policy in Low-Density Transition Areas

### RR-3A District Schedule:

- Use: Mixed-Use Residential Building
- Height: Up to 4 Storeys
- Density: Up to 2.5 FSR



**RR-3A  
example**



## Rental versus Ownership Tenure

	Market Rent in Newer Buildings - Eastside		Ownership (20% down payment)		
	Average Market Rent	Average Household Income Served	Median-Priced Unit (Westside)	20% down payment	Average Household Income Served
Studio	\$1,653	\$66,120	\$2,200	\$88,000	\$79,550
1-bed	\$1,925	\$77,000	\$2,885	\$115,400	\$108,000
2-bed	\$2,619	\$104,760	\$3,809	\$152,360	\$141,300
3-bed	\$3,212	\$128,480	\$5,565	\$222,600	\$213,000

Data from October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Eastside of Vancouver

# Public Consultation

Postcards Mailed  
November 17, 2022

City-hosted  
Virtual Open House  
November 21 to December 11, 2022

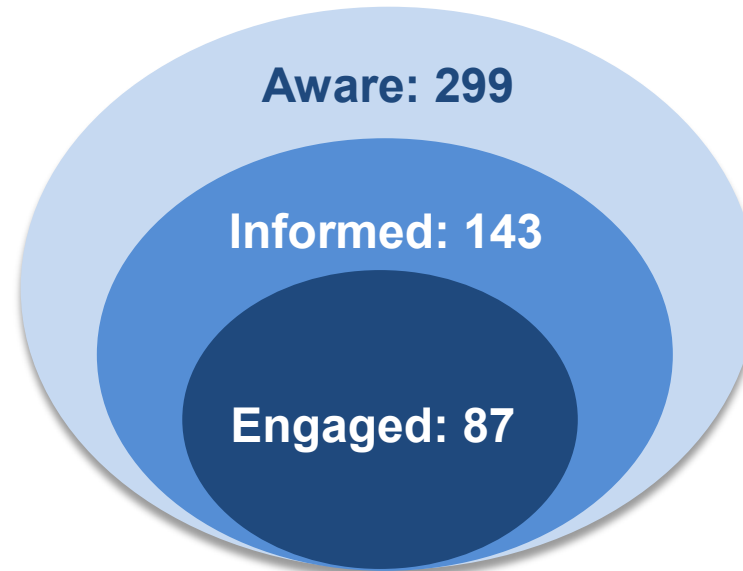
Postcards distributed	783
-----------------------	-----

Questions	8
-----------	---

Comment forms	96
---------------	----

Other input	17
-------------	----

<b>Total</b>	<b>121</b>
--------------	------------



## Comments of support

- Rezoning is appropriate for location
- Additional rental stock

## Comments of concern

- Height and density does not align with family character of neighbourhood
- Additional traffic will pose safety risk and parking bottlenecks
- Existing church is a historical architectural feature, asset to community

# Staff Responses to Comments

---

- Location consistent with Policy, future building design review of RR-3A District Schedule and RR- Design Guidelines at development permit stage
- Engineering reviewed and included rezoning conditions to address safety for all road users
- Church building is not listed on the Vancouver Heritage Registry. RR-3A District Schedule allows for institutional uses which includes church uses. Applicant proposes church use will be retained on the site. Reuse and repurpose of existing church elements, to be explored at development permit stage

# Public Benefits

---

- Development Cost Levies (DCLs) of \$2,206,873 (applicant not pursuing the waiver)
- No Community Amenity Contribution (CAC) due to exemption

\*Additional benefits include secured rental units through a housing agreement

# Conclusion

---

- Complies with the *Secured Rental Policy*
- Recommend approval to rezone to RR-3A District Schedule, with the form of development reviewed through development permit process



**Illustrative example of  
4-storey mixed-use  
residential building**