

# RR-3B Rezoning: Secured Rental Residential

**5526-5592 Granville Street  
and 1498 West 39th  
Avenue**

Public Hearing  
July 11, 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



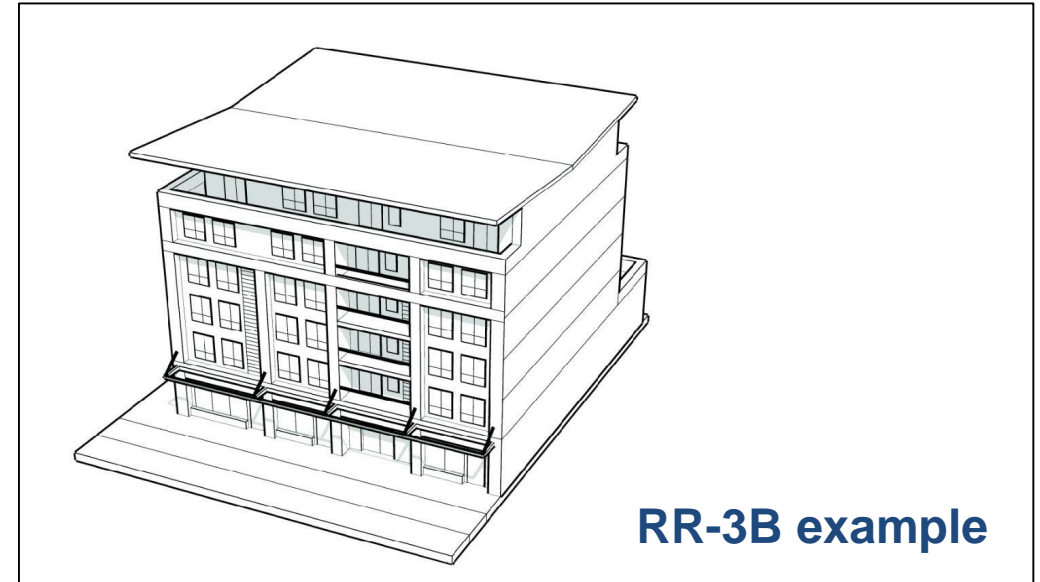
## Secured Rental Policy (SRP)

- 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
  - 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

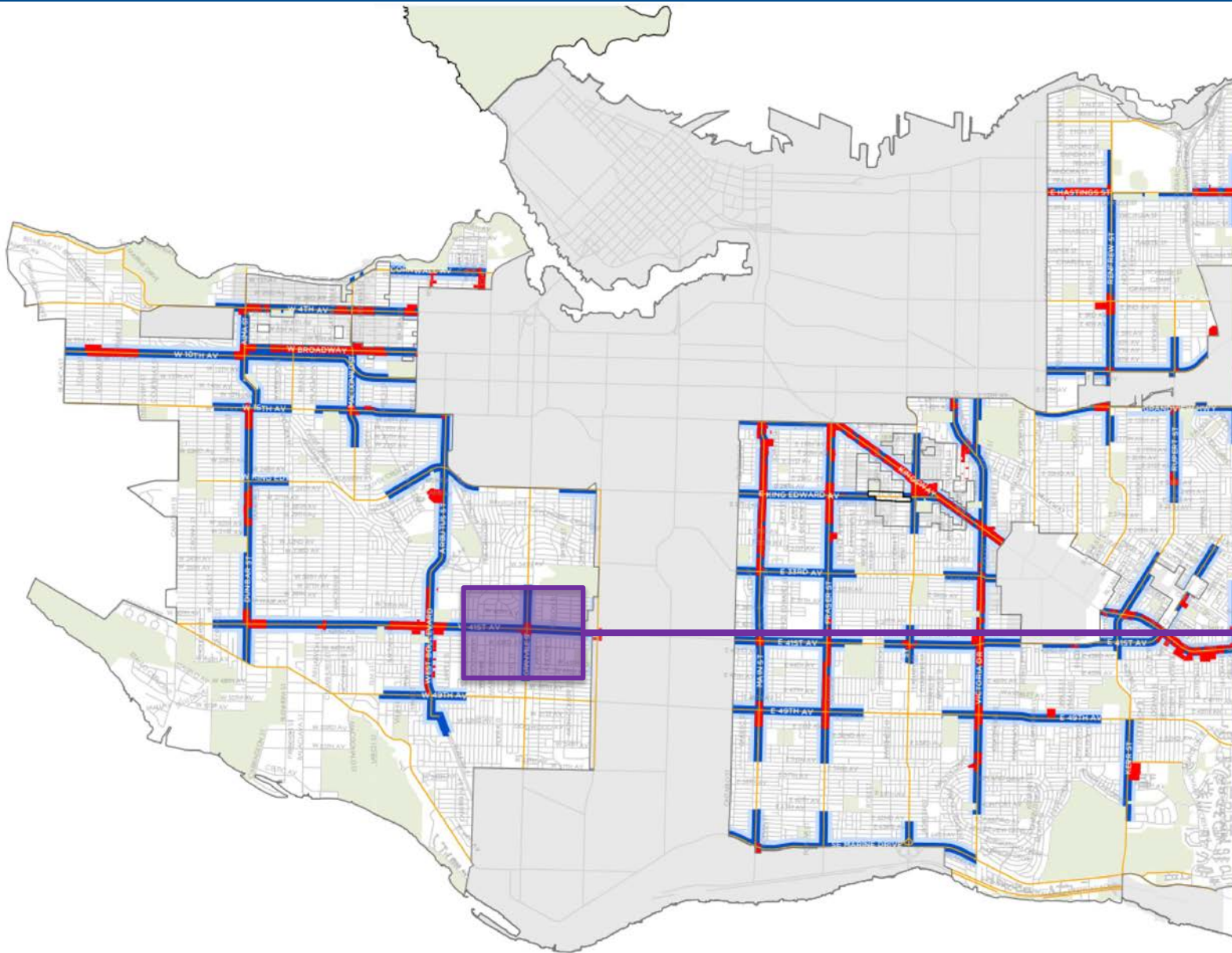
# Residential Rental (RR) Rezoning Process

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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



# Location



## BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

## NEIGHBOURHOOD AMENITIES

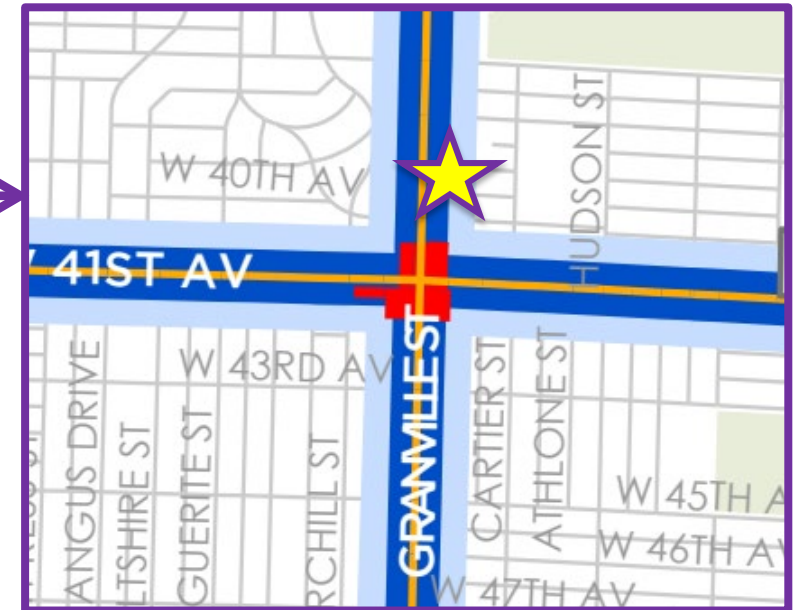
- Neighbourhood shopping areas
- Parks

## 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



W 39th Ave

SITE

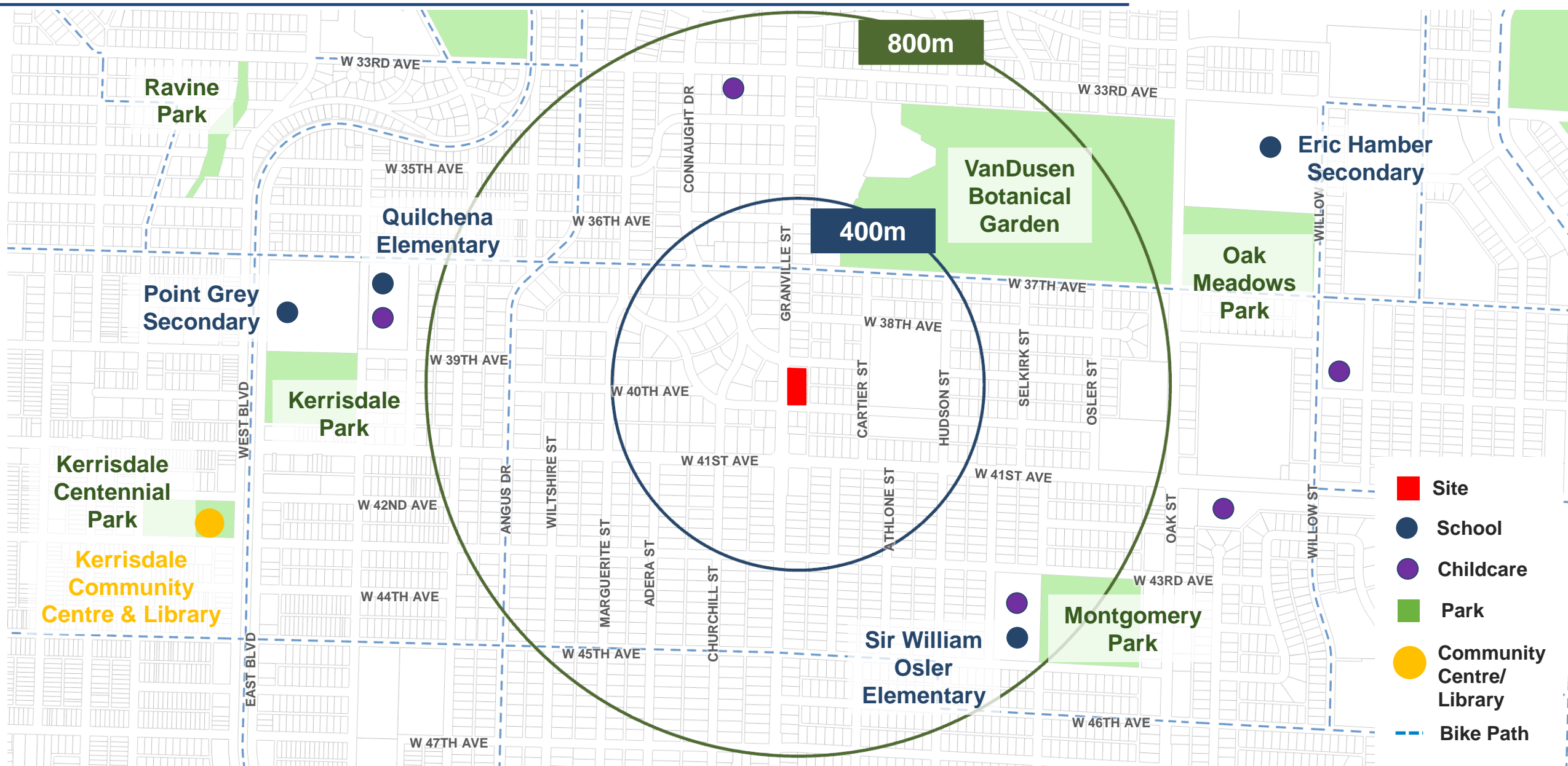
W 40th Ave

Granville St

W 41st Ave



# Local Amenities and Services



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

# Proposal

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## Secured Rental Policy in Low-Density Transition Areas

### RR-3B District Schedule:

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



**RR-3B  
example**



# Rental (2022) versus Ownership Tenure (2021)

	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	\$1,938	\$77,520	\$2,837	\$106,000	\$113,480
1-bed	\$2,209	\$88,360	\$3,473	\$132,000	\$138,920
2-bed	\$3,411	\$136,440	\$5,193	\$198,400	\$207,720
3-bed	\$4,426	\$177,040	\$7,982	\$311,890	\$319,280

# Public Consultation

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**Postcards Mailed  
November 21, 2022**

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

## Comments of support

- Additional rental stock
- General support

## Comments of concern

- Insufficient parking

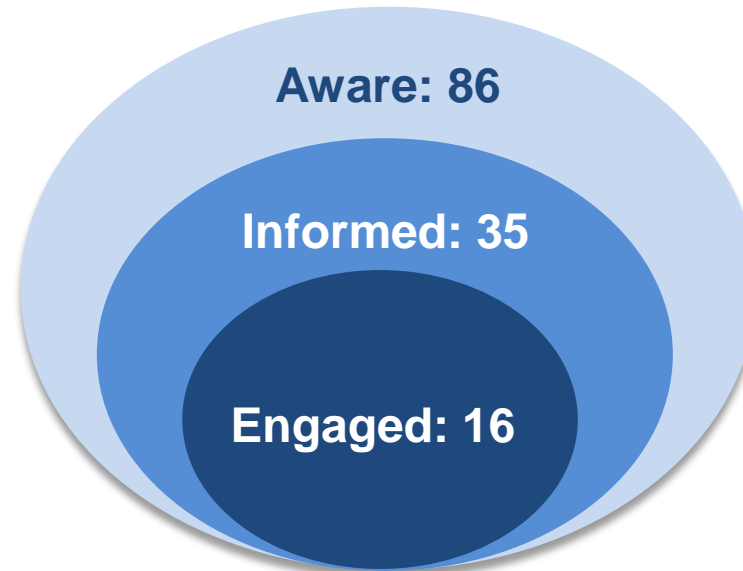
<b>Postcards distributed</b>	<b>456</b>
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<b>Questions</b>	<b>4</b>
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<b>Comment forms</b>	<b>18</b>
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<b>Other input</b>	<b>3</b>
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<b>Total</b>	<b>25</b>
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# Public Benefits

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- Development Cost Levies (DCLs) of \$1,514,726 (applicant is pursuing waiver)
- Public art
- No Community Amenity Contribution (CAC) due to exemption

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

# Conclusion

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- 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**