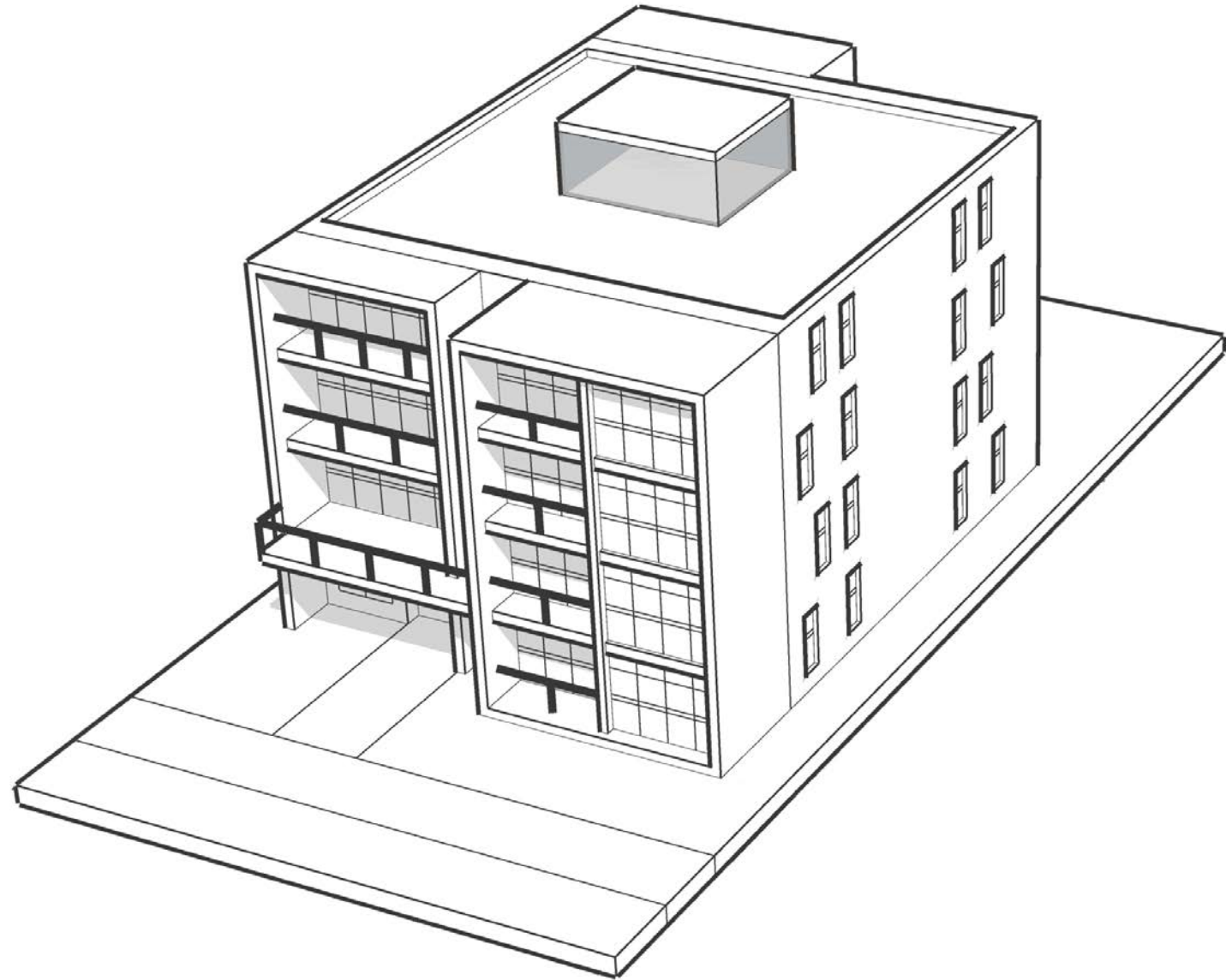


**RR-2A Rezoning:
Secured Rental Residential
3581 West 30th Avenue**

Public Hearing
July 11, 2023



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

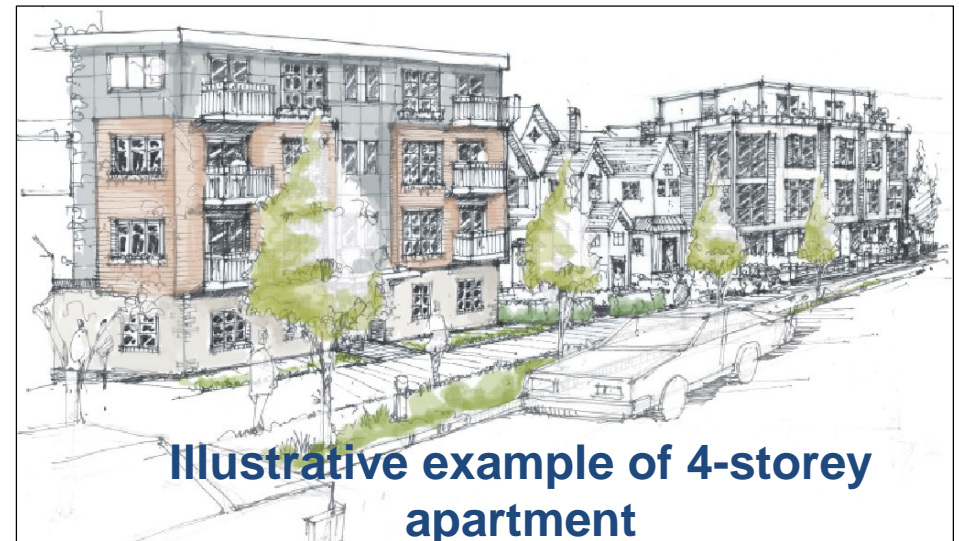
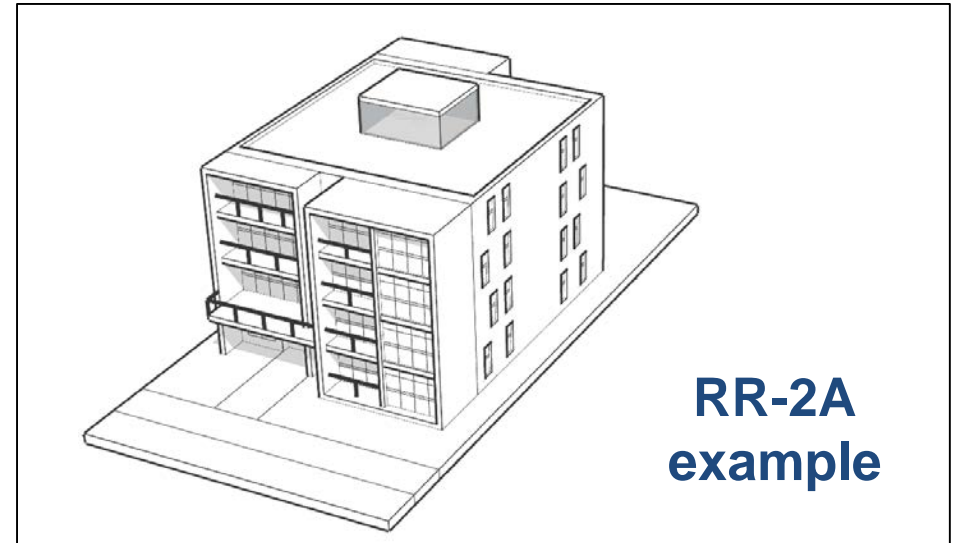


Secured Rental Policy (SRP)

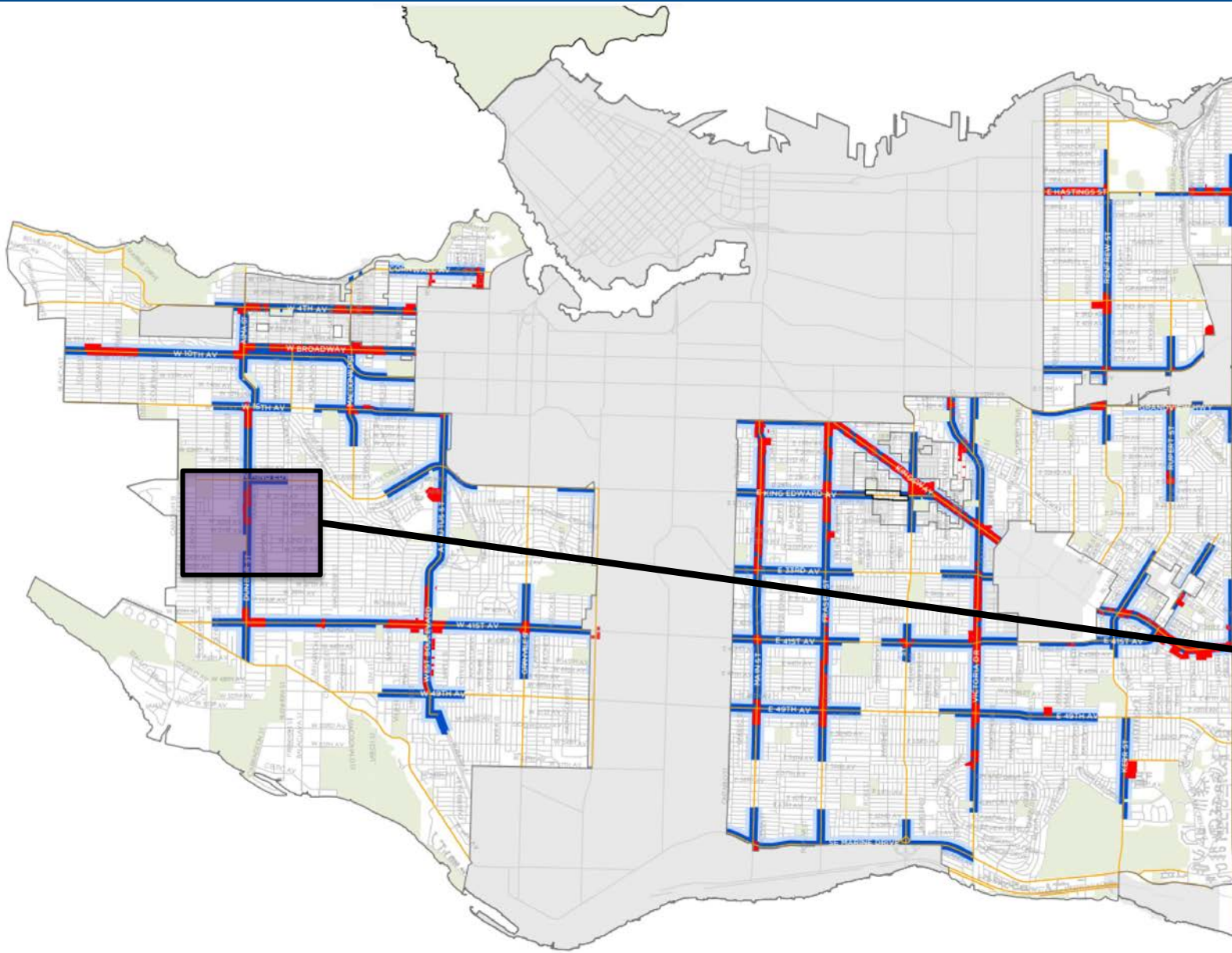
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
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

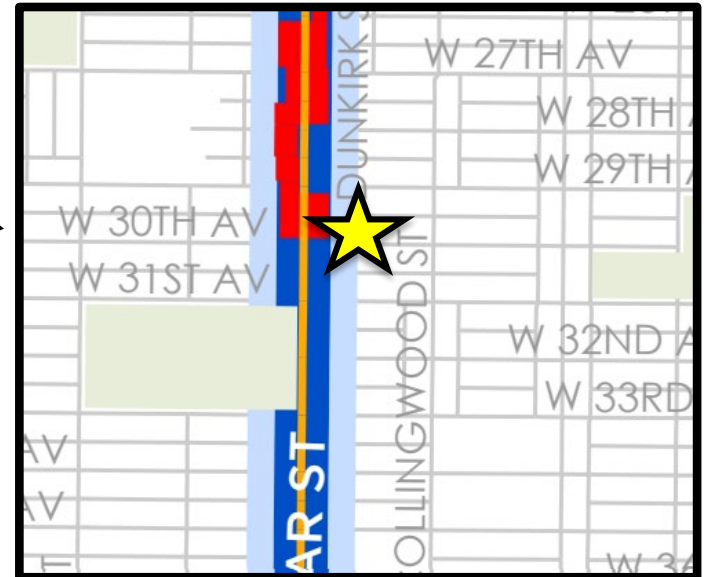
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

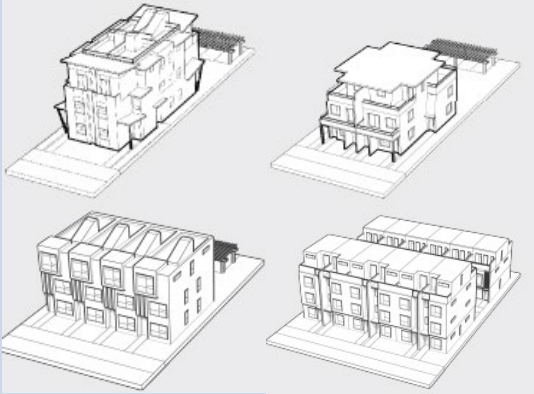

- Main and secondary arterials

EXCLUDED AREAS

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



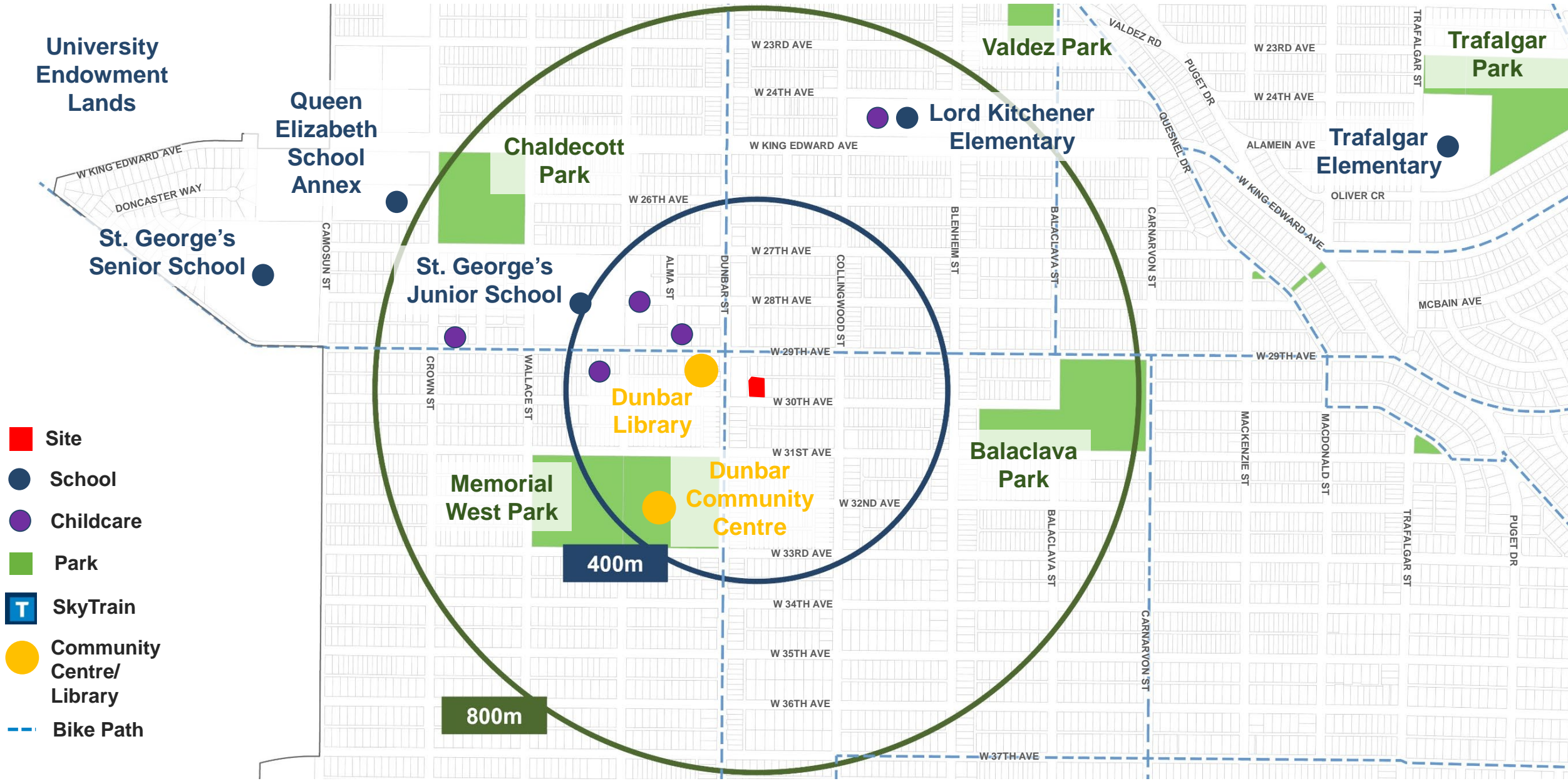
Eligible District Schedule Options

District Schedule	Height	FSR	Below Market	Mixed-use
<p data-bbox="71 325 183 368">RR-1</p> 	<ul data-bbox="759 325 1098 711" style="list-style-type: none"> • Fourplex • Multiplex (up to 8 units) • 3 or 4-storey Townhouses 	<p data-bbox="1141 325 1480 368">1.2 to 1.45 FSR</p>	<p data-bbox="1544 325 1803 368">Not required</p>	<p data-bbox="2030 325 2321 368">Not permitted</p>
<p data-bbox="71 859 224 902">RR-2A</p> 	<p data-bbox="759 859 963 902">4-storeys</p>	<p data-bbox="1141 859 1345 902">1.75 FSR</p>	<p data-bbox="1544 859 1803 902">Not required</p>	<p data-bbox="2030 859 2321 902">Not permitted</p>

Existing Site and Context



Local Amenities and Services



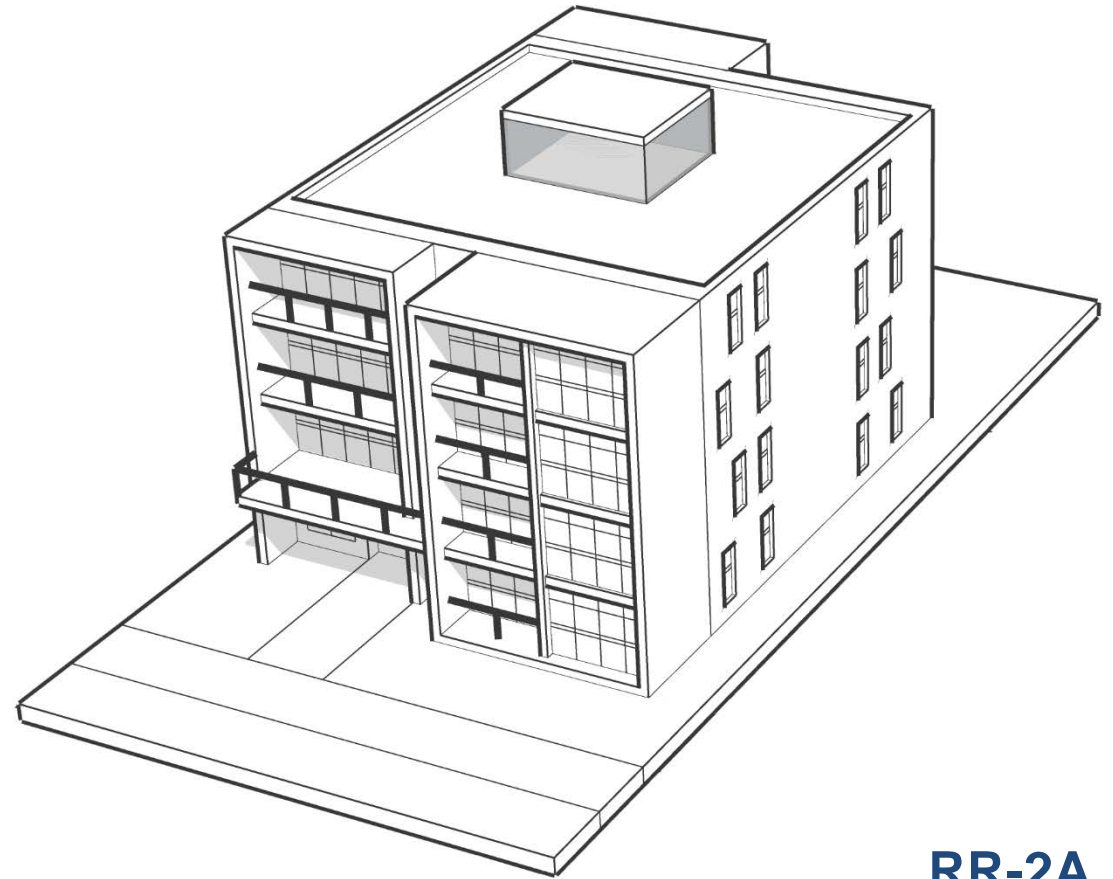
- Site
- School
- Childcare
- Park
- T SkyTrain
- Community Centre/ Library
- - - Bike Path

Proposal

Secured Rental Policy in Low-Density Transition Areas

RR-2A District Schedule:

- Use: Rental apartment building
- Height: Up to 4 storeys
- Density: Up to 1.75 FSR



**RR-2A
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
January 18, 2023**

**City-hosted
Virtual Open House
January 23 to February 12, 2023**

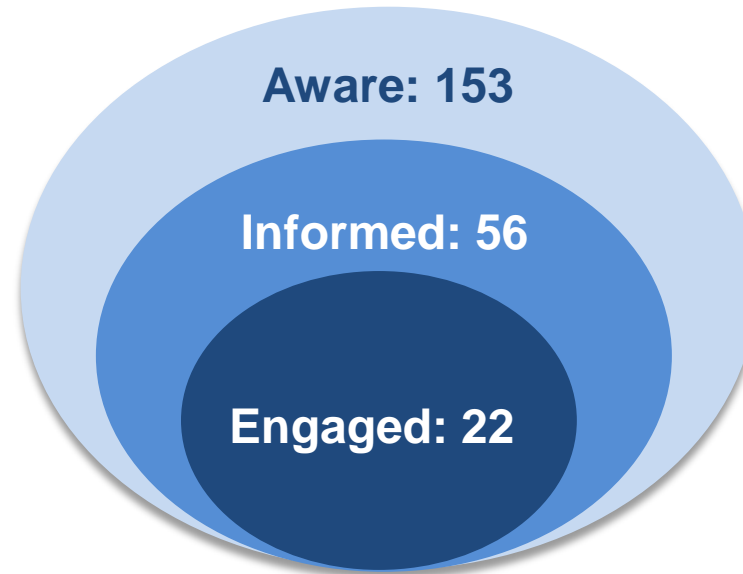
Postcards distributed	754
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Questions	6
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Comment forms	24
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Other input	13
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Total	43
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Comments of support

- Height and density appropriate for the location
- Increase in overall rental housing stock in the City

Comments of concern

- Height not appropriate for surrounding area
- Increase in traffic and not enough parking

Public Benefits

- Development Cost Levies (DCLs) of \$332,498 (applicant is pursuing the waiver)
 - No Community Amenity Contribution (CAC) due
- * Additional benefits include secured rental units through a housing agreement

Conclusion

- Complies with the *Secured Rental Policy*
- Recommend approval to rezone to RR-2A District Schedule, with the form of development reviewed through development permit process



**Illustrative example of
4-storey apartment**

END OF PRESENTATION

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please do not post slides beyond this point

Site and Surrounding Zoning

