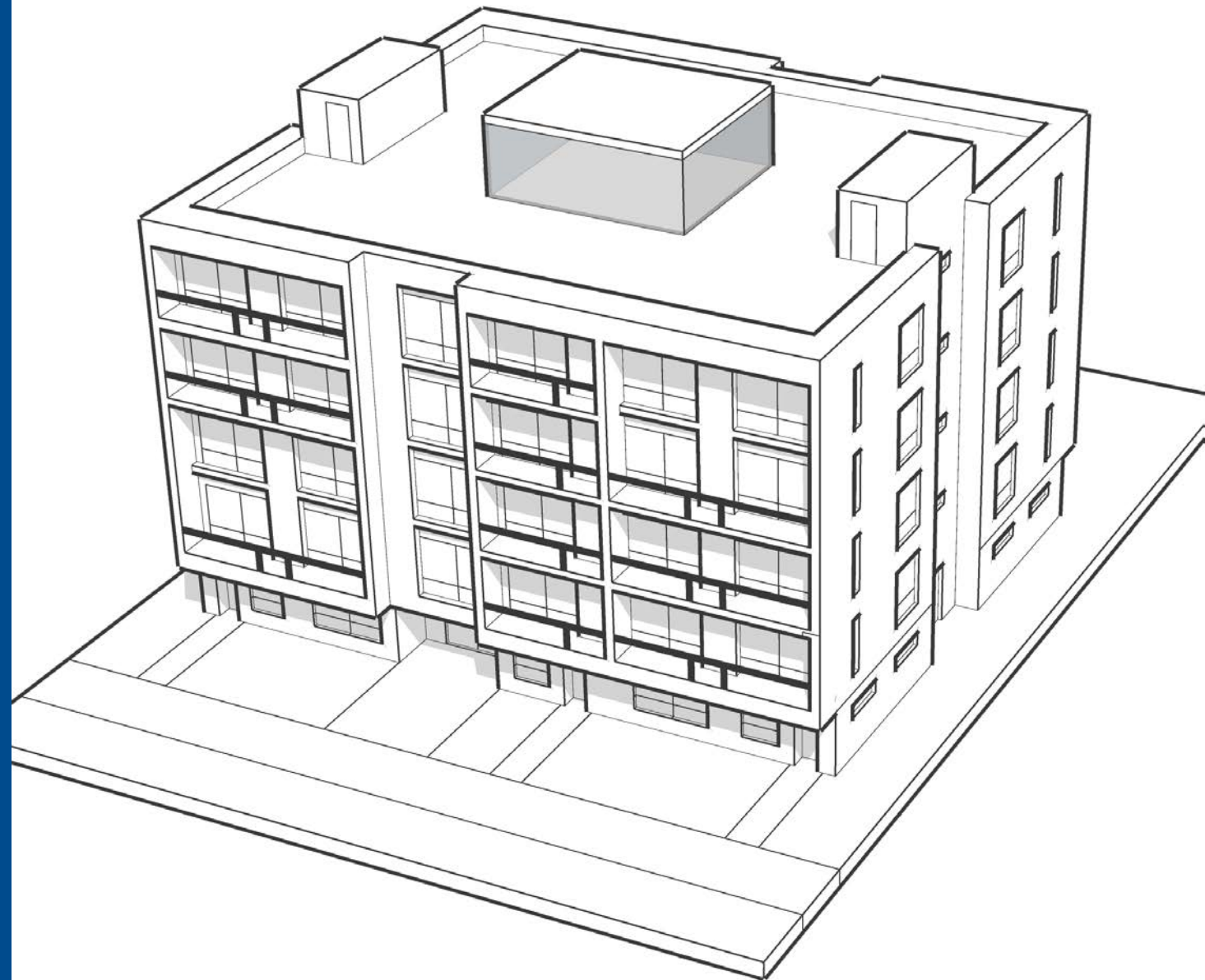


**RR-2B Rezoning:
Secured Rental Residential
2596-2660 East 41st Avenue**

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

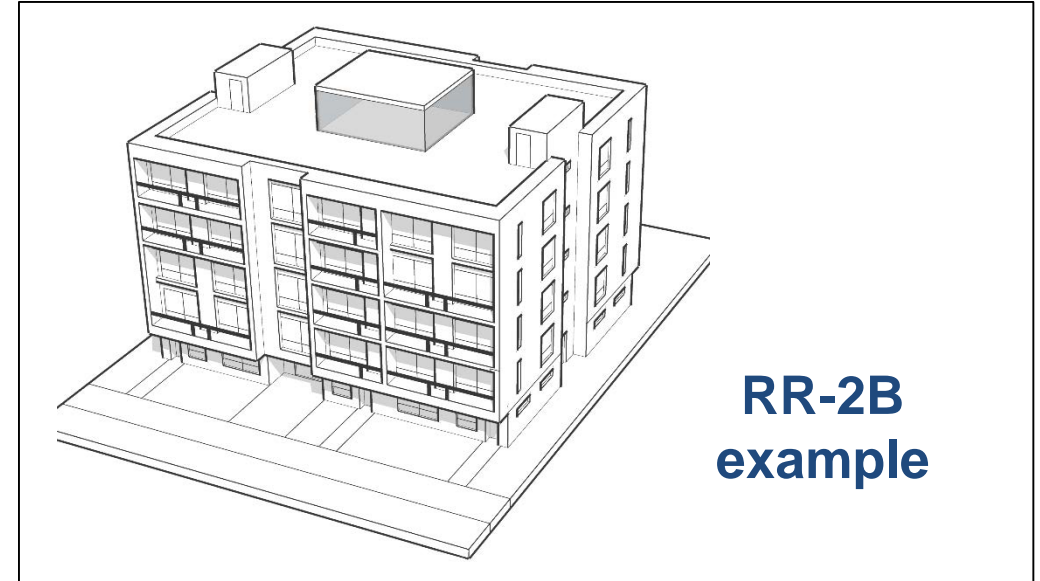


Secured Rental Policy (SRP)

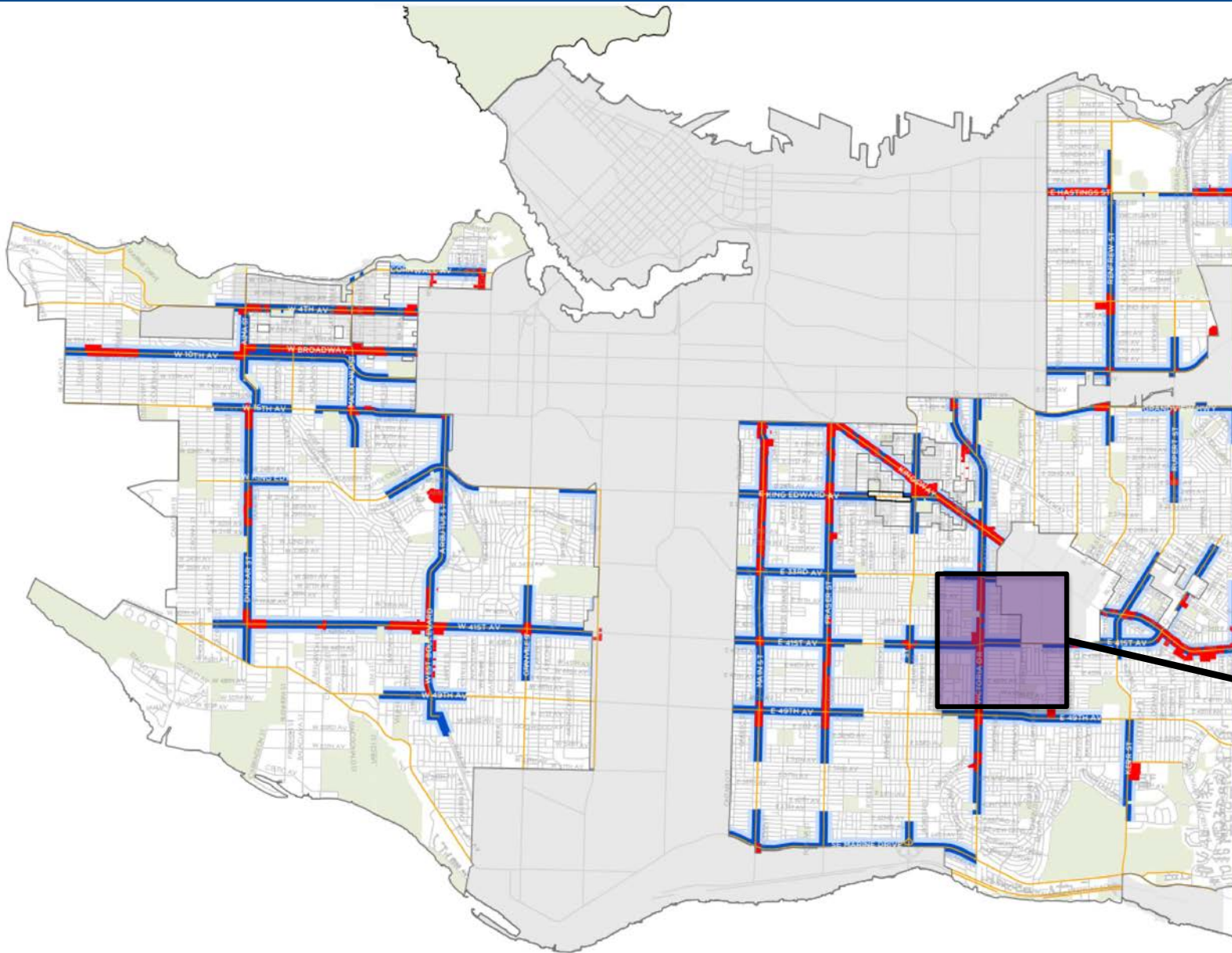
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
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

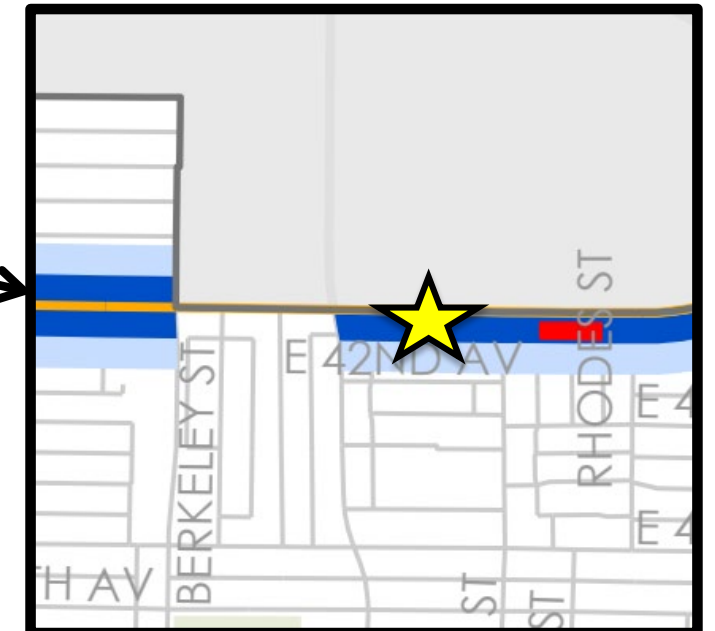
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

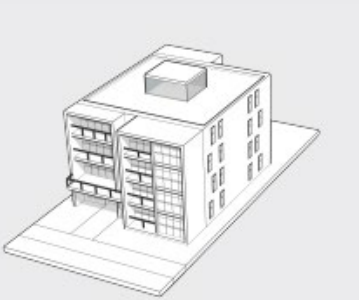


- Main and secondary arterials

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	
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

Existing Site and Context



Local Amenities and Services

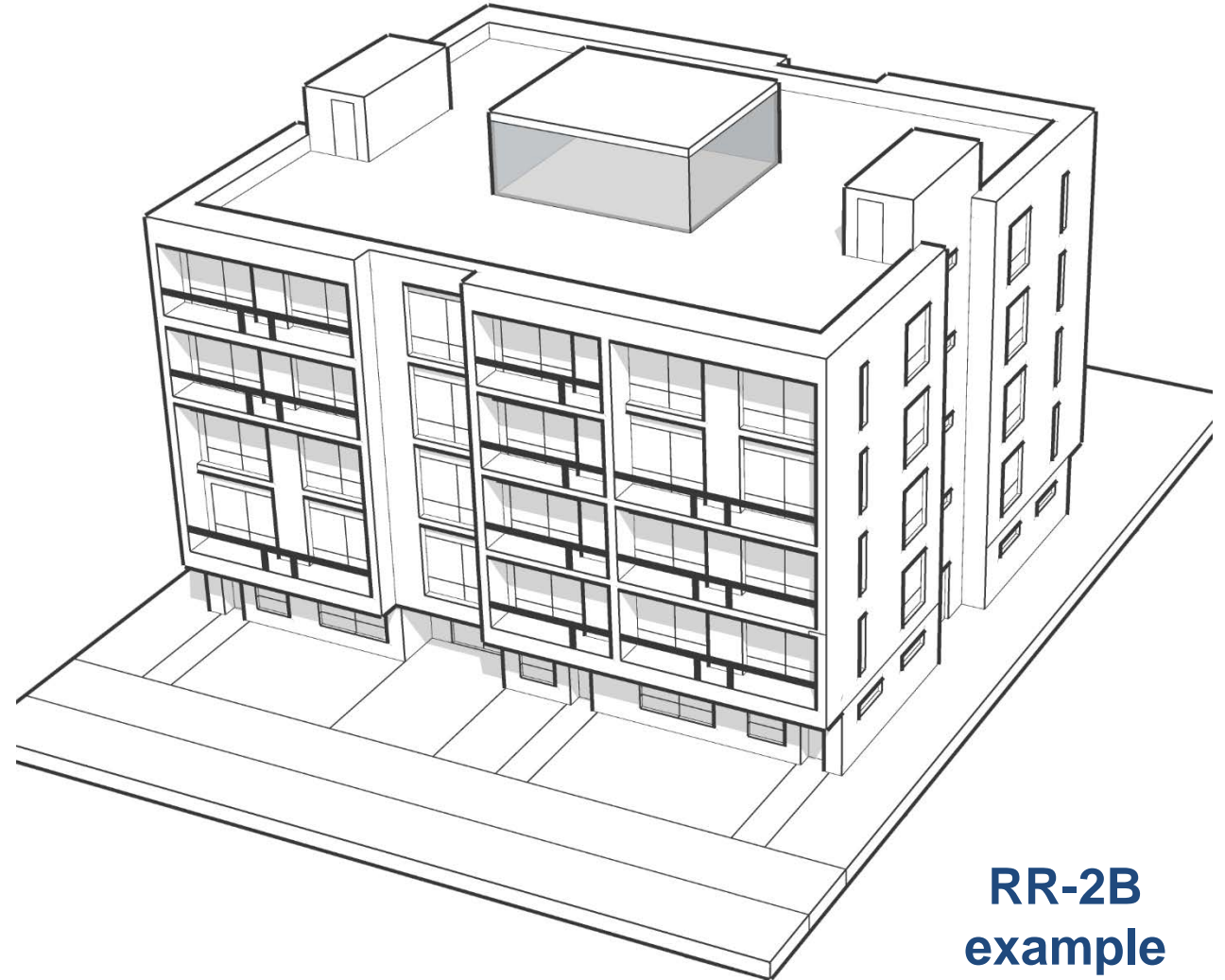


Proposal

Secured Rental Policy in Low-Density Transition Areas

RR-2B District Schedule:

- Use: Rental apartment building
- Height: Up to 5 storeys
- Density: Up to 2.2 FSR



**RR-2B
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 (Eastside)	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

Public Consultation

Postcards Mailed
January 4, 2023

City-hosted
Virtual Open House
January 9 to January 29, 2023

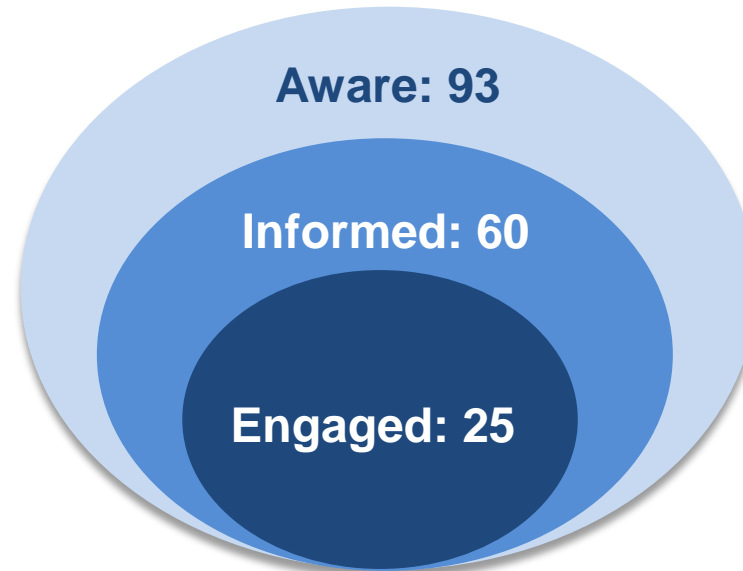
Postcards distributed	897
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Questions	1
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Comment forms	28
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Other input	0
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Total	29
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Comments 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 the area
- Increased vehicle congestion in the neighbourhood

Public Benefits

- Development Cost Levies (DCLs) of \$1,547,610 (applicant not pursuing the waiver)
 - No Community Amenity Contribution (CAC) due
 - Public Art Contribution of \$211,702
- * Additional benefits include secured rental units through a housing agreement

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

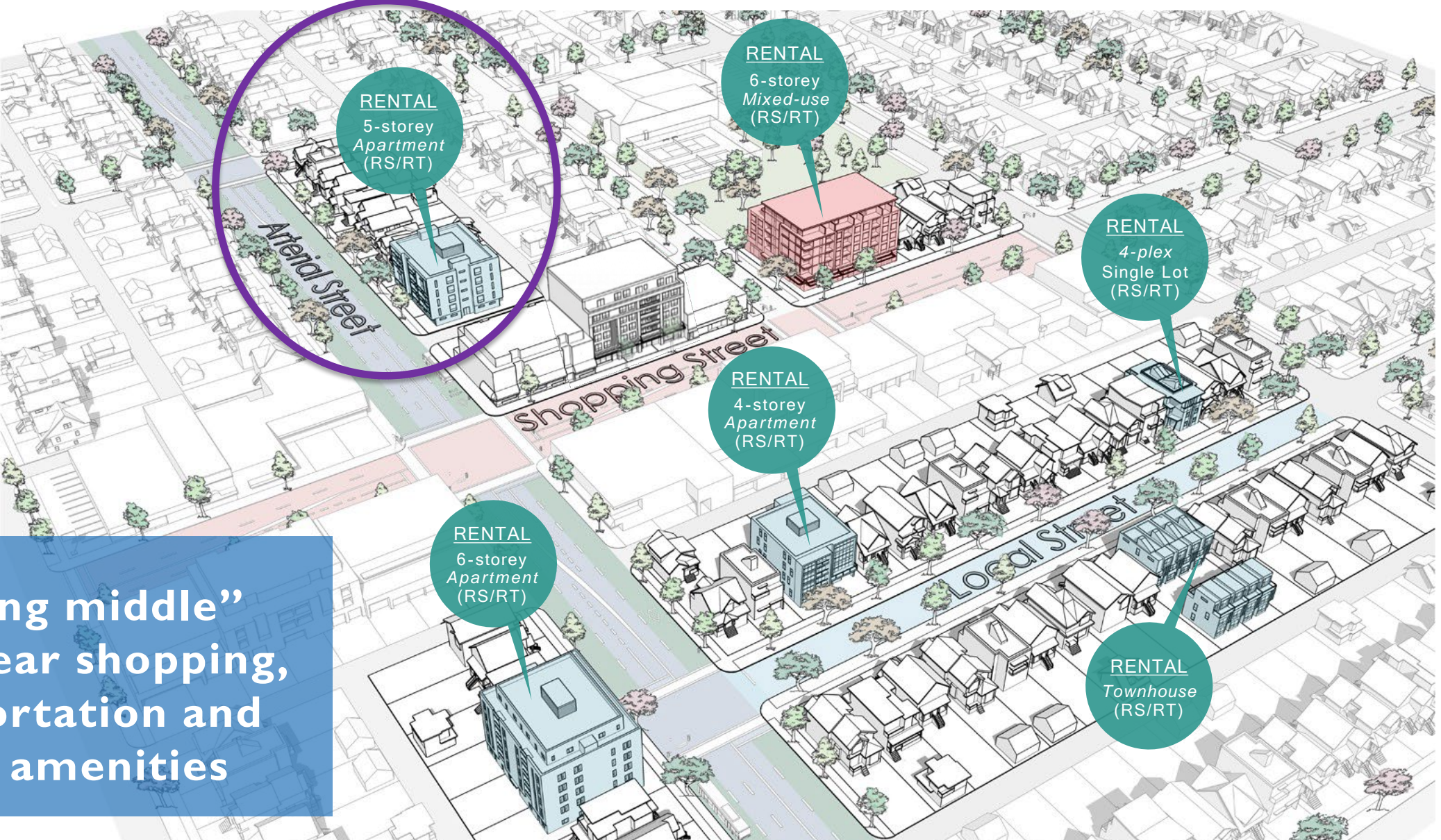


**Illustrative example of
5-storey apartment**

END OF PRESENTATION

slides after this are for internal use only,
please do not post slides beyond this point

Rezoning in Low-Density Transition Areas



RENTAL
5-storey
Apartment
(RS/RT)

RENTAL
6-storey
Mixed-use
(RS/RT)

RENTAL
4-plex
Single Lot
(RS/RT)

RENTAL
4-storey
Apartment
(RS/RT)

RENTAL
6-storey
Apartment
(RS/RT)

RENTAL
Townhouse
(RS/RT)

“missing middle”
forms near shopping,
transportation and
other amenities

Site and Surrounding Zoning

