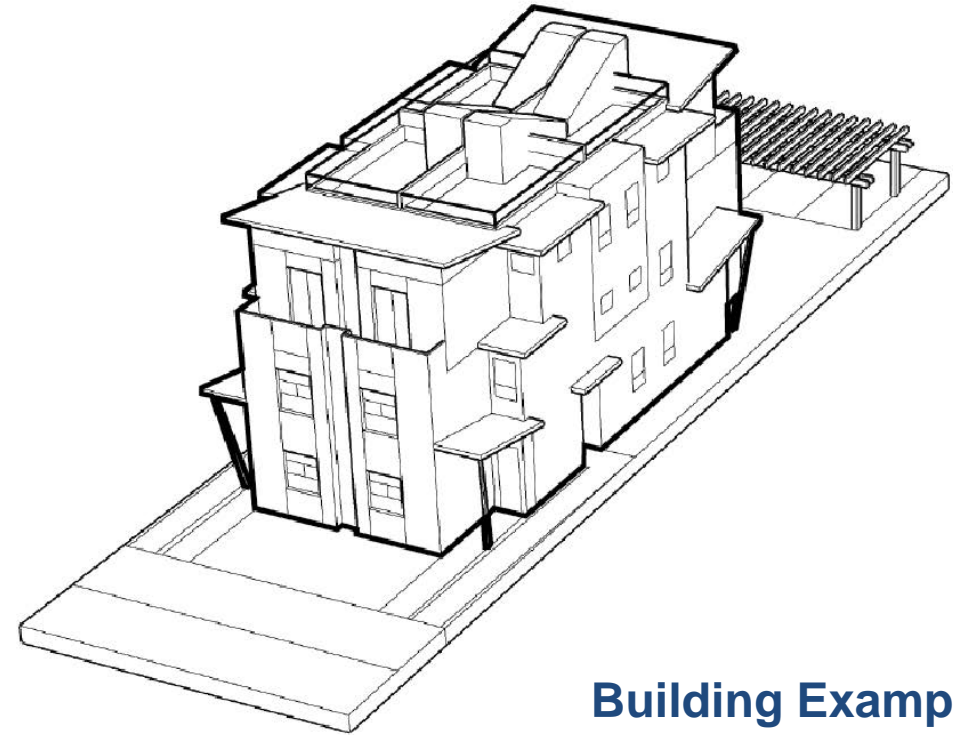


# RR-1 Rezoning: Secured Rental Residential

## 3539 Hull Street

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



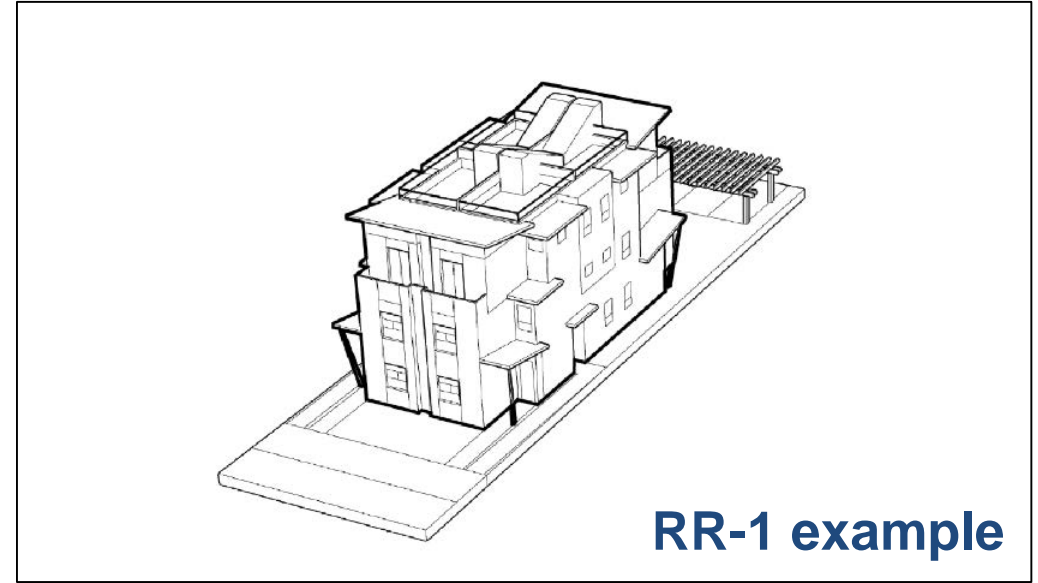
## Secured Rental Policy (SRP)

- 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

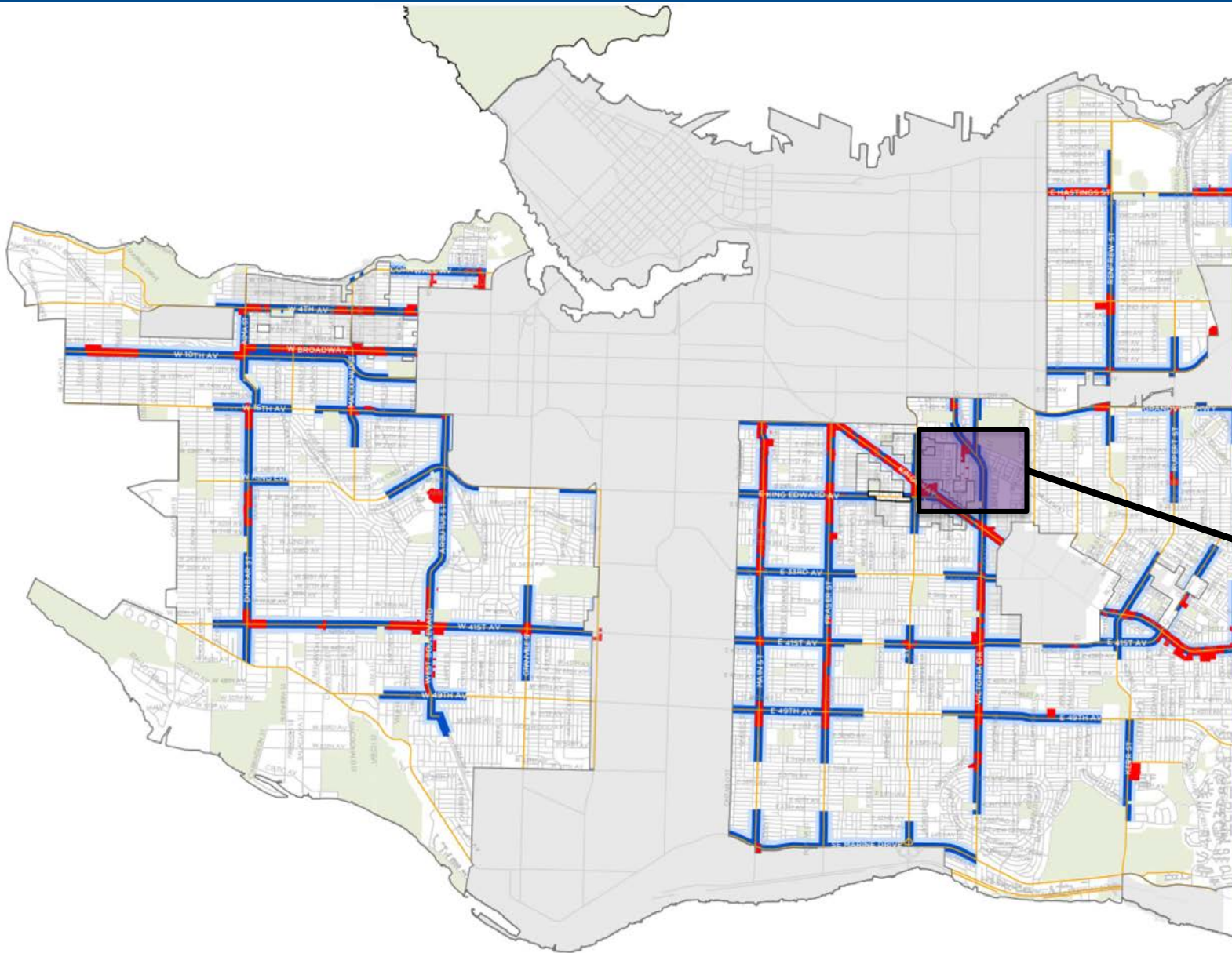
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- Simplified rezoning process for RR district schedules
- Accompanying design guidelines set form of development expectations
- Specific building design will be reviewed through a future development permit process, with continued public feedback





# Location



## BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

## NEIGHBOURHOOD AMENITIES

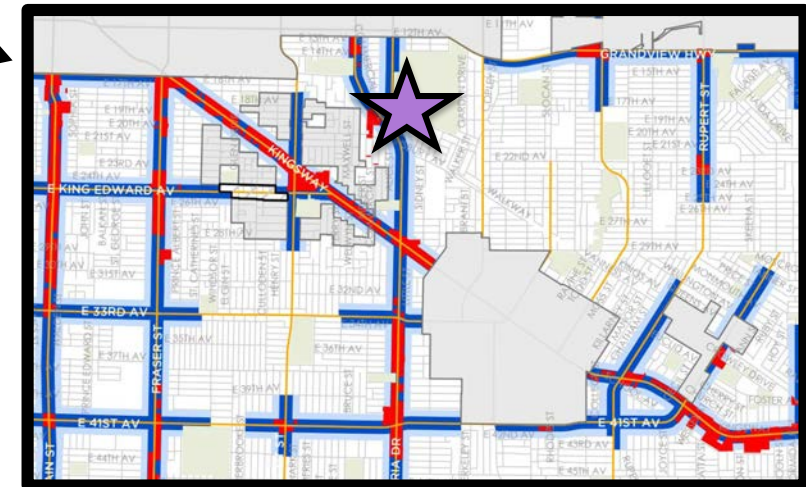
- Neighbourhood shopping areas
- Parks

## ROAD NETWORK

- Main and secondary arterials

## EXCLUDED AREAS

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

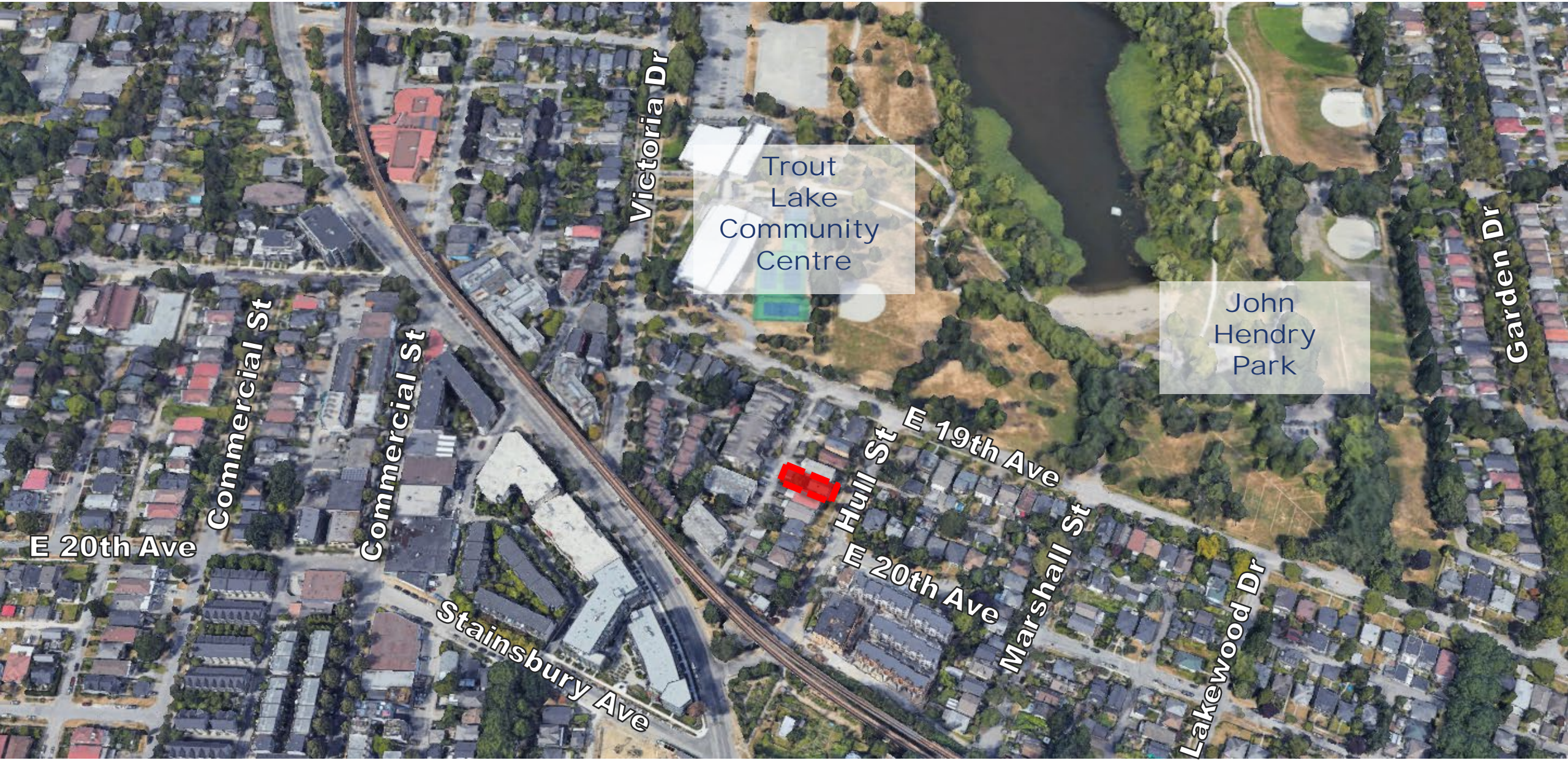


# Eligible District Schedule Options

District Schedule	Height	FSR	Below Market	Mixed-use
RR-1	3-storeys	1.00 FSR	Not required	Not permitted



# Existing Site and Context



Trout  
Lake  
Community  
Centre

John  
Hendry  
Park

E 20th Ave

Commercial St

Commercial St

Victoria Dr

Hull St

E 19th Ave

E 20th Ave

Marshall St

Stainsbury Ave

Lakewood Dr

Garden Dr



# Local Amenities and Services



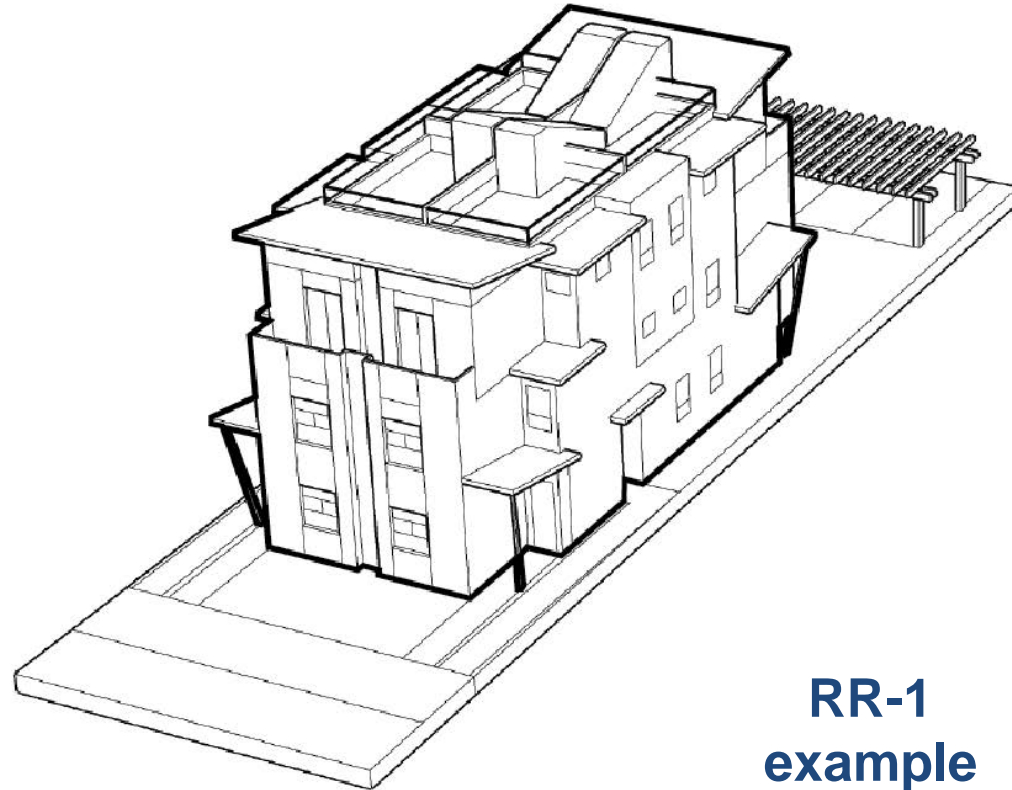
# Proposal

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## Secured Rental Policy in Low-Density Transition Areas

### RR-1 District Schedule:

- Use: Rental townhouses
- Height: Up to 3 storeys
- Density: Up to 1.0 FSR



**RR-1  
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
<b>Studio</b>	\$1,653	\$66,120	\$2,200	\$88,000	\$79,550
<b>1-bed</b>	\$1,925	\$77,000	\$2,885	\$115,400	\$108,000
<b>2-bed</b>	\$2,619	\$104,760	\$3,809	\$152,360	\$141,300
<b>3-bed</b>	\$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 21, 2022

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

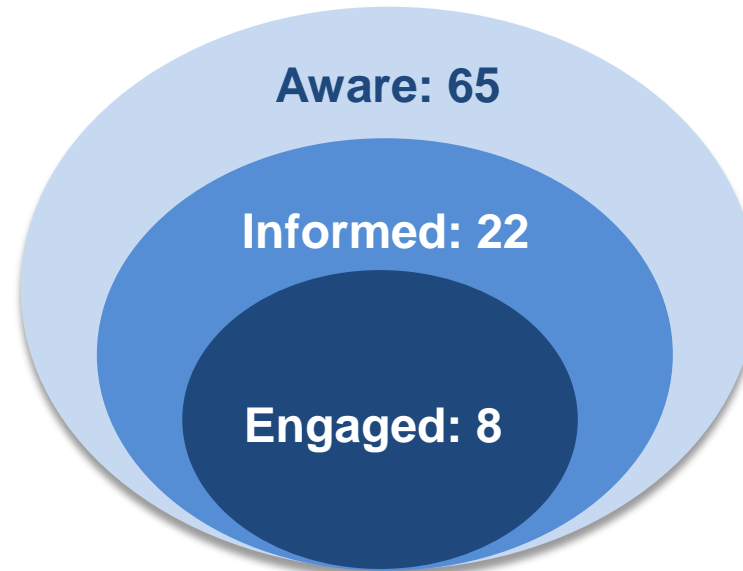
Postcards distributed	1,146
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Questions	0
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Comment forms	13
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Other input	0
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<b>Total</b>	<b>13</b>
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## Comments of support

- Housing and density is welcomed

## Comments of concern

- Affordability
- Displacement of current tenants

## Staff Response to Comments

- DCL Waiver requested, proposed rents subject to maximum average starting rents as per DCL By-law
- *TRP Policy* does not apply to single sites. Existing tenancies protected under RTA



# Public Benefits

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- Development Cost Levies (DCLs) of \$14,472 (applicant pursuing the waiver)
- 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-1 District Schedule, with the form of development reviewed through development permit process



**Illustrative example of 3-storey townhouses**