

RR-2B Rezoning: Secured Rental Residential

5650-5690 Blenheim Street

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

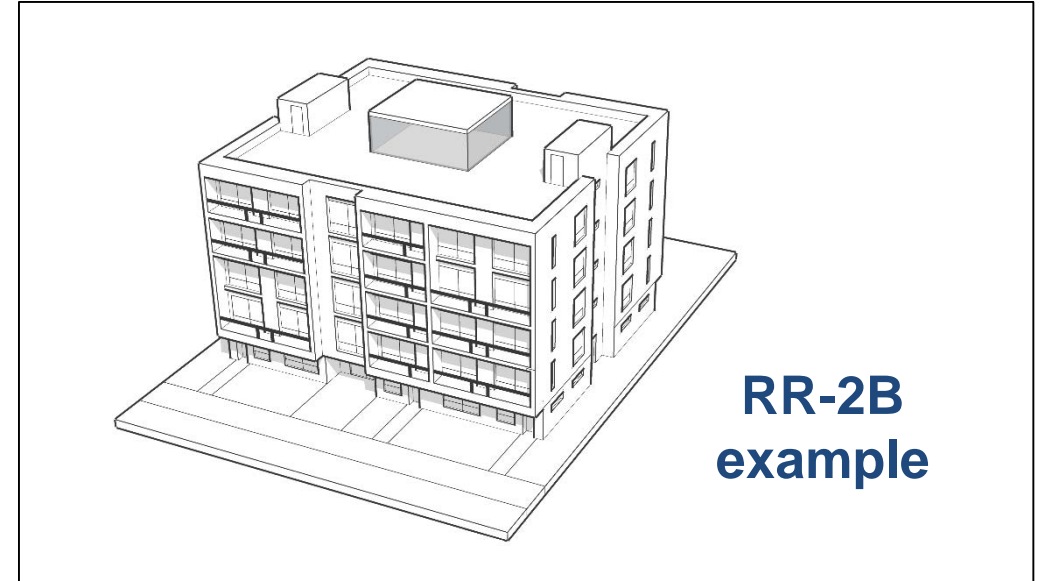


Secured Rental Policy (SRP)

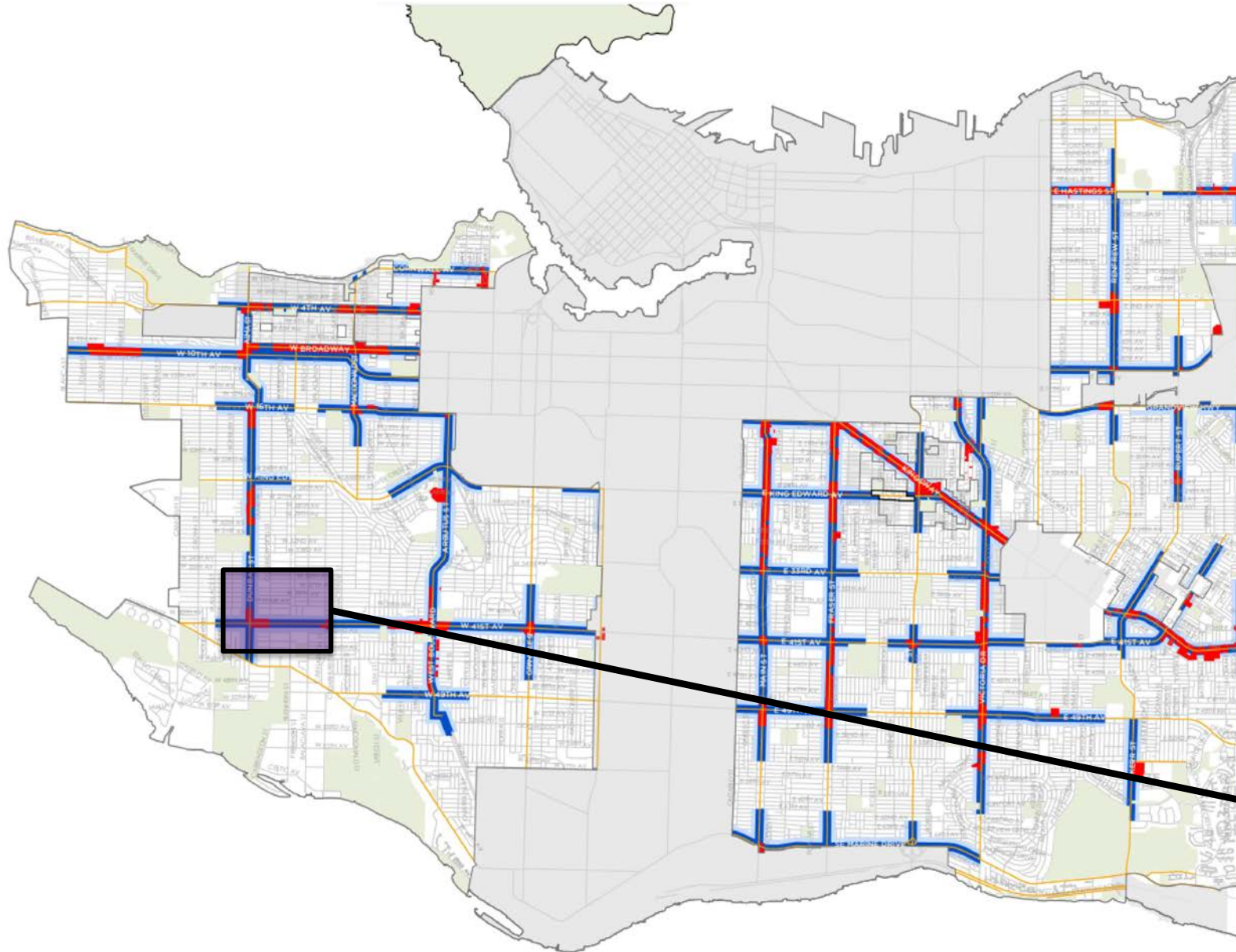
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
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

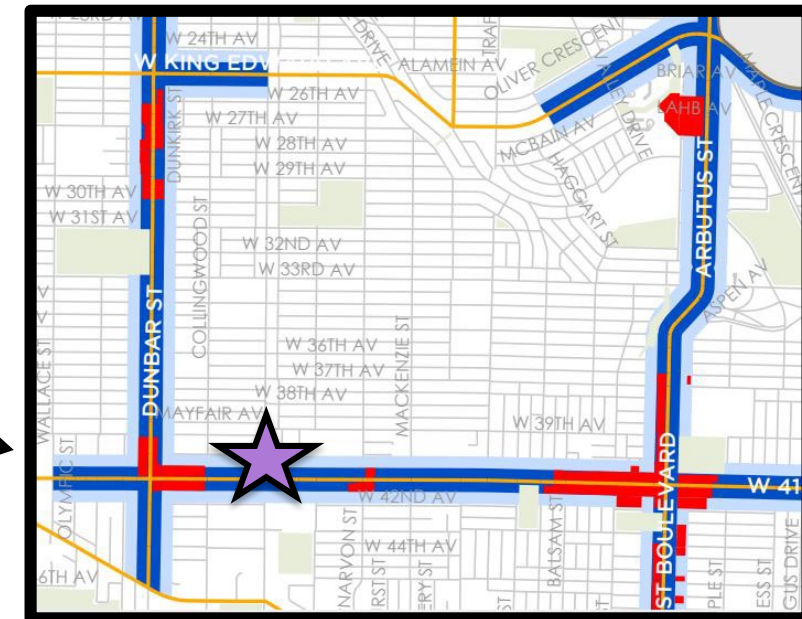
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

- Main and secondary arterials

EXCLUDED AREAS

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

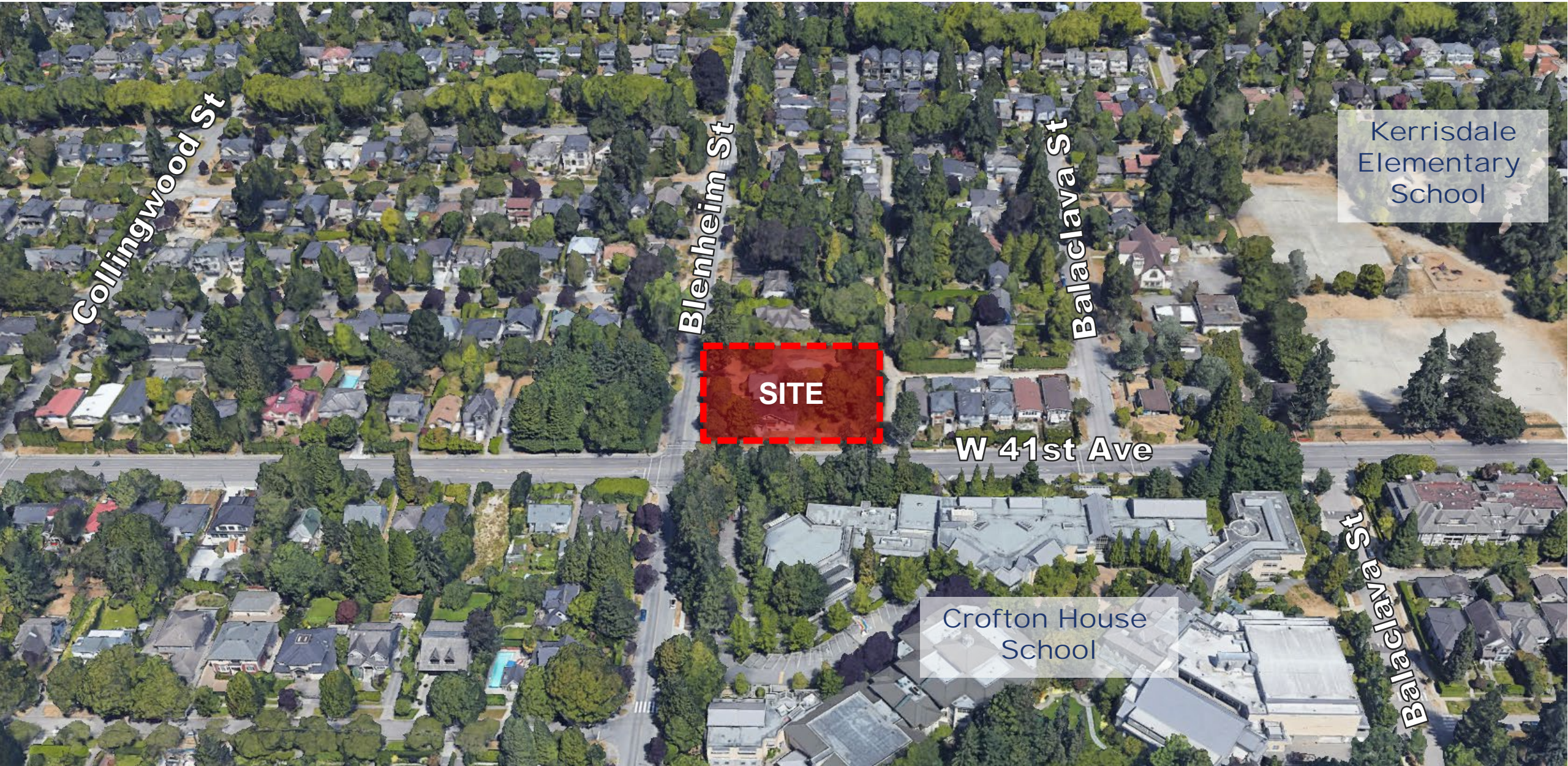


Eligible District Schedule Options

District Schedule	Height	FSR	Below Market	Mixed-use
RR-2B	5-storeys	2.2 to 2.4 FSR	Not required	Not permitted

*No mixed-use building option available for this site

Existing Site and Context



Collingwood St

Blenheim St

Balaclava St

SITE

W 41st Ave

Kerrisdale
Elementary
School

Crofton House
School

Balaclava St

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 2.4 FSR on corner site



**RR-2B
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
November 17, 2022

City-hosted
Virtual Open House
November 14 to December 11,
2022

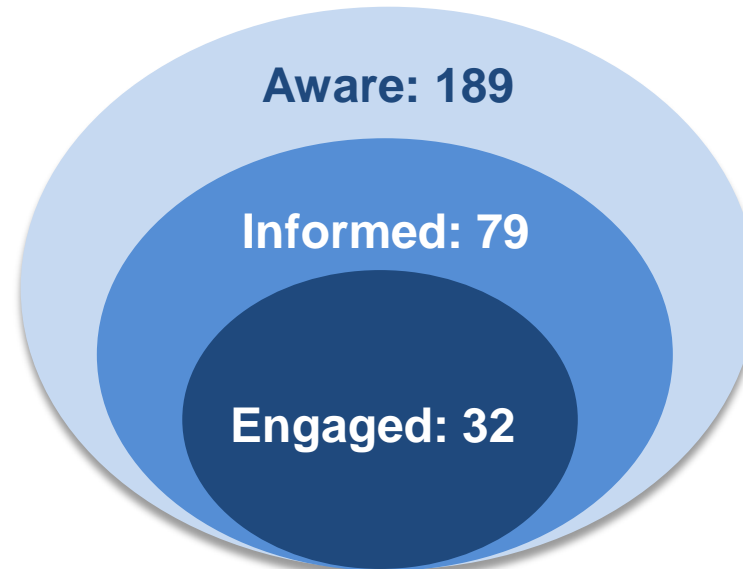
Postcards distributed	1,022
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Questions	3
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Comment forms	40
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Other input	0
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Total	43
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Comments of support

- Additional rental stock
- Much-needed density to neighbourhood
- Location close to arterial routes, transit and schools
- Young families and enable teachers to live nearby

Comments of concern

- Height and massing
- Density will lead to traffic, pollution and noise
- Increased parking demand, traffic congestion, and safety
- Loss of trees and associated wildlife

Staff Responses to Comments

- Height, massing and density consistent with Policy, future building design review of RR-2B District Schedule and RR Design Guidelines at development permit stage
- Engineering reviewed and included rezoning conditions to address safety for all road users
- Review of an arborist report with tree retention strategy, with landscape plans, part of development permit process, and compliance with Protection of Trees By-law

Public Benefits

- Development Cost Levies (DCLs) of \$2,624,371 (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-2B District Schedule, with the form of development reviewed through development permit process



**Illustrative example of
5-storey apartment**