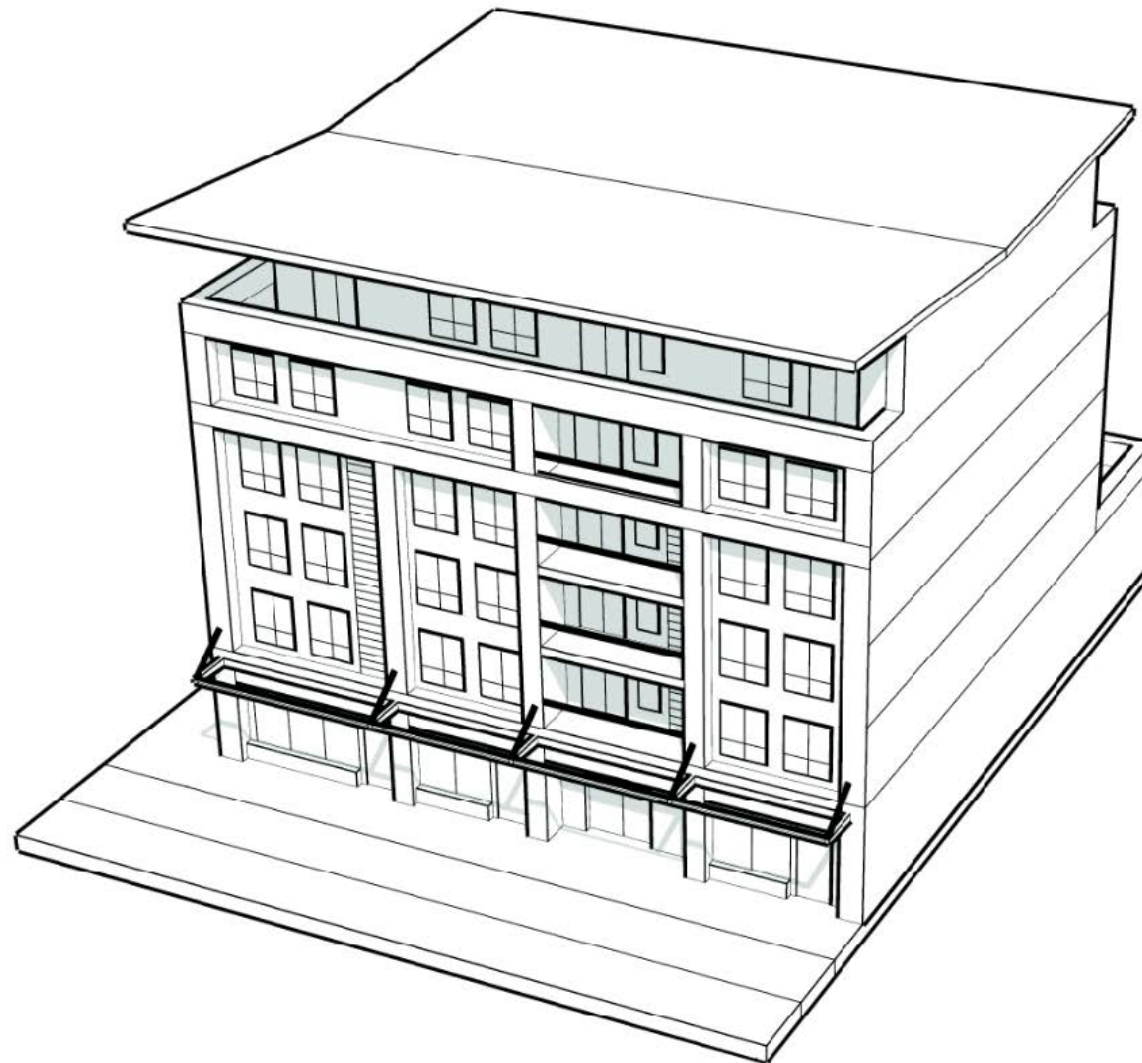


**RR-3B Rezoning:  
5504-5536 Victoria Drive**

Public Hearing  
October 17, 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



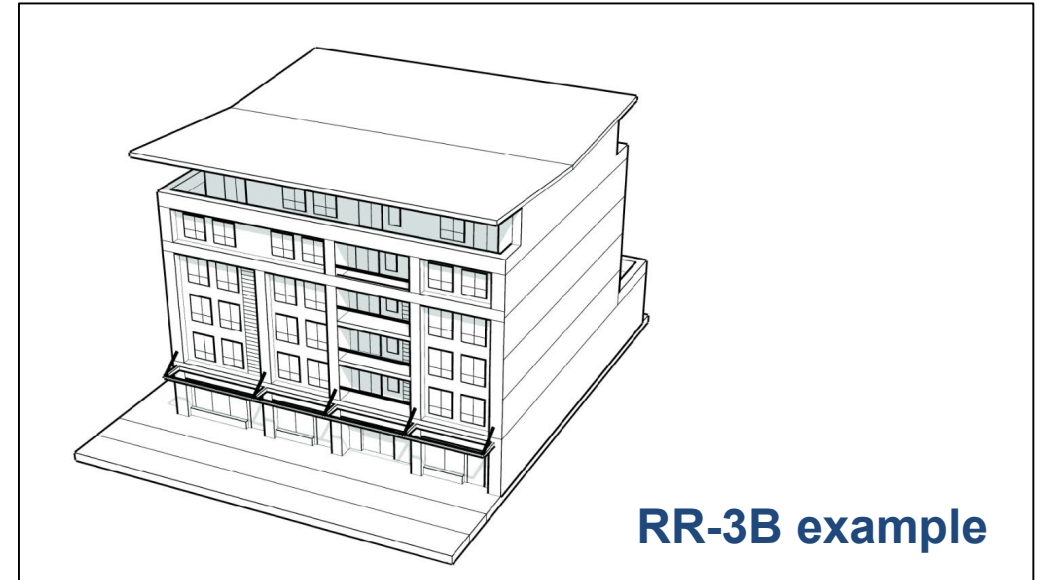
## Secured Rental Policy (SRP)

- 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

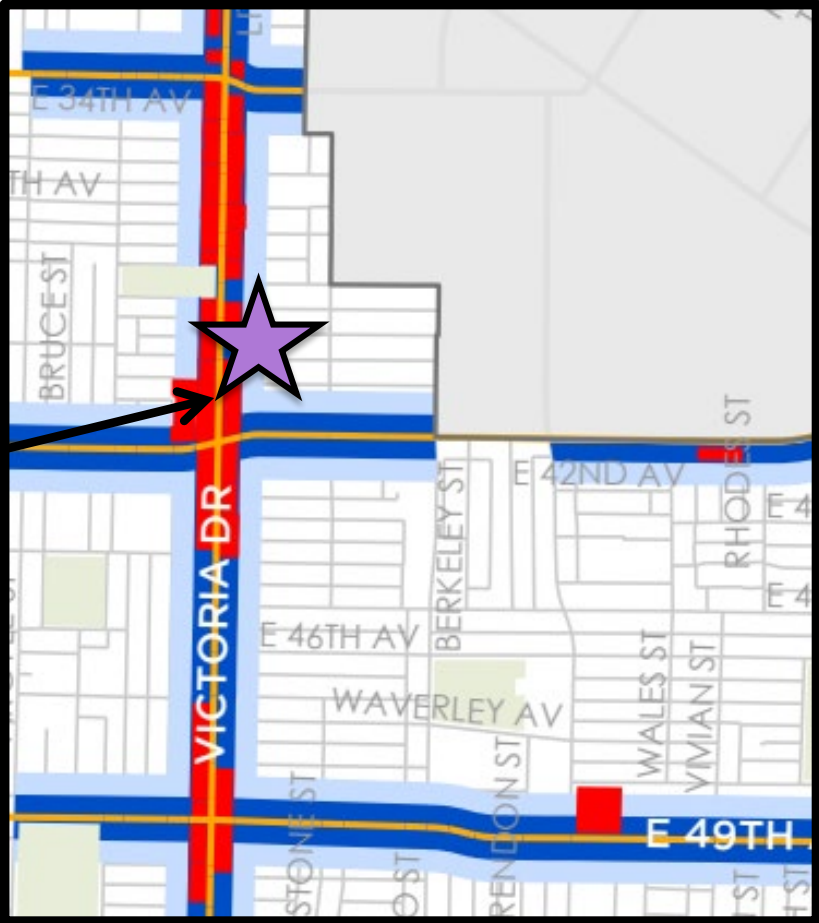
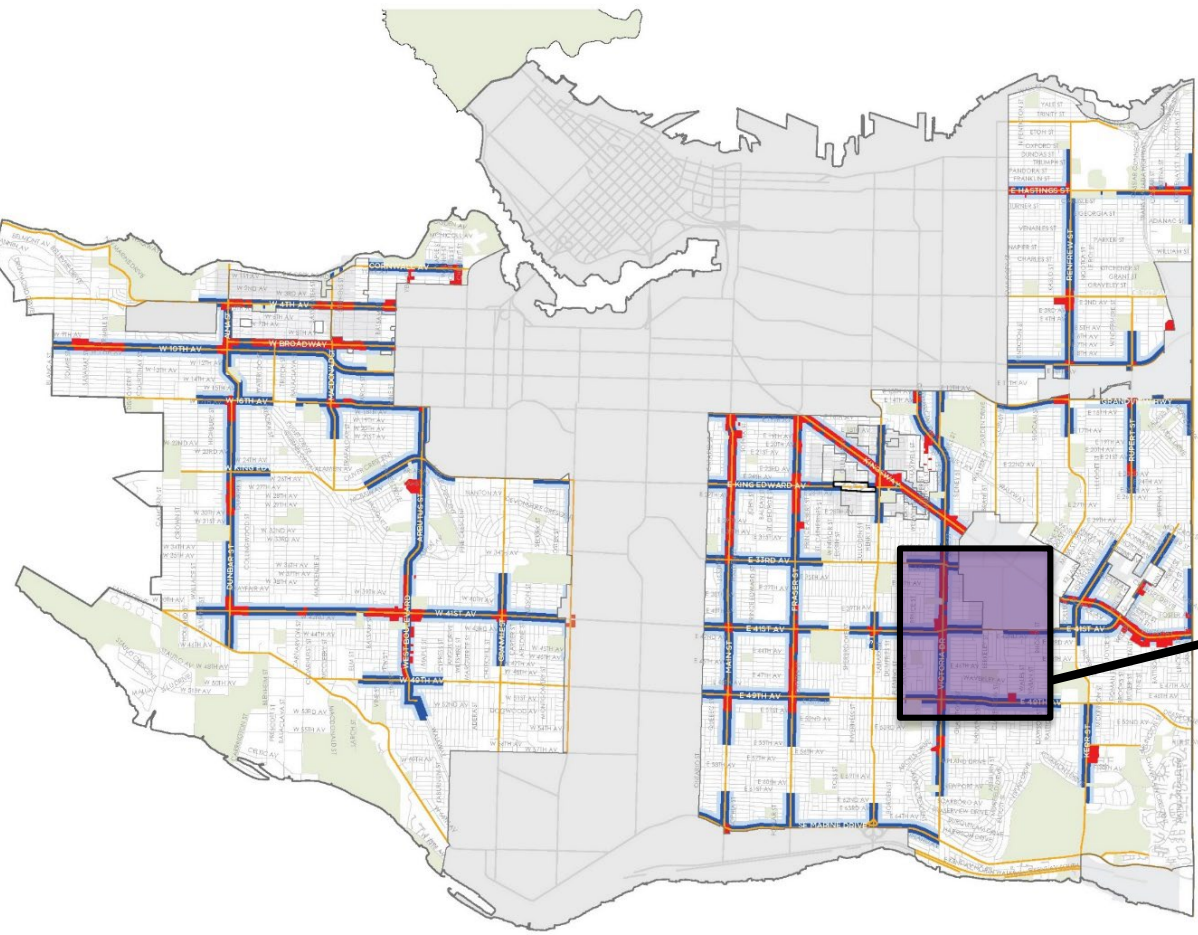
- Neighbourhood shopping areas
- Parks

### ROAD NETWORK

- Main and secondary arterials

### EXCLUDED AREAS

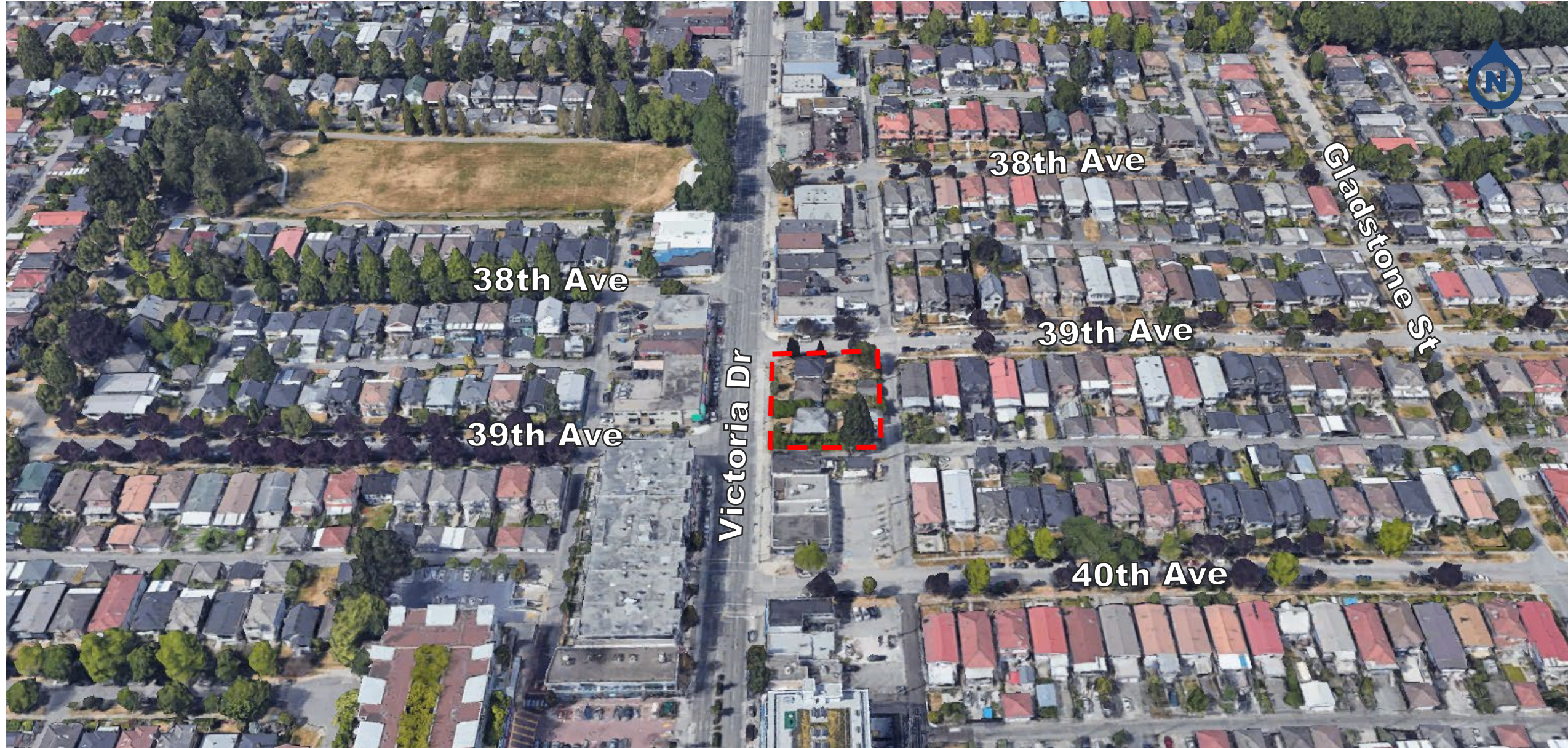
- Current or recently planned areas, RT character zones and mixed-employment & industrial lands



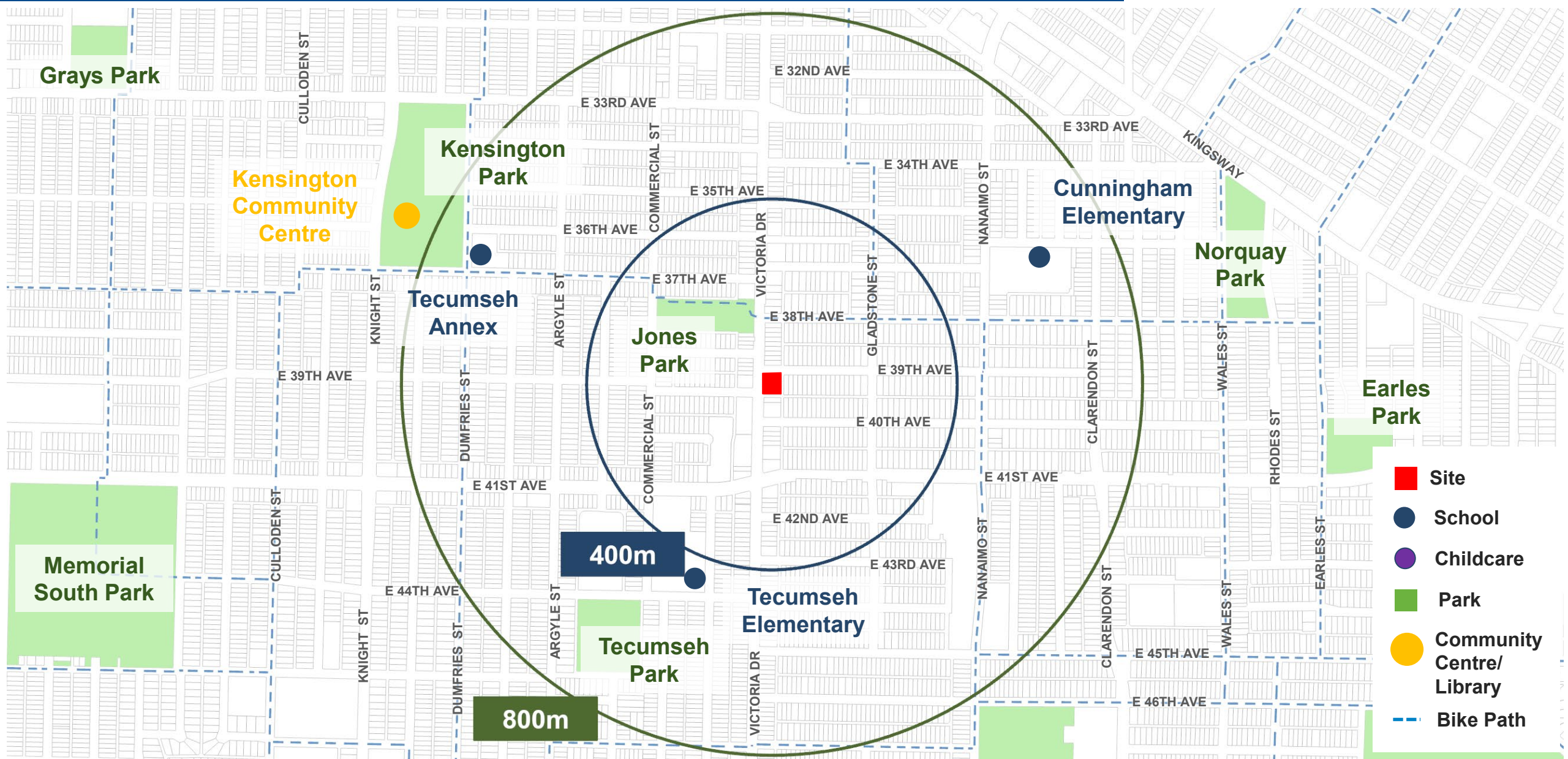
# Eligible District Schedule Options

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



# Local Amenities and Services



# Proposal

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## 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**



# Below-Market versus Average Market Rents

	Below-Market Units		Newer Rental Buildings – Eastside	
	Average Starting Rents	Average Household Income Required	Average Rent	Average Household Income Required
Studio	\$1,135	\$45,408	\$1,653	\$66,120
1-bed	\$1,303	\$52,128	\$1,925	\$77,000
2-bed	\$1,818	\$72,704	\$2,619	\$104,760
3-bed	\$2,447	\$97,888	\$3,212	\$128,480

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  
June 3, 2022

Postcards distributed	1,603
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Questions	0
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Comment forms	8
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Other input	0
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<b>Total</b>	<b>8</b>
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City-hosted  
Virtual Open House  
June 6 to June 26, 2022

Aware: 348

Informed: 57

Engaged: 8

## Comments of support

- Height and massing appropriate for location
- Retail is supported
- Rental housing for young professionals to live in the neighbourhood

## Comments of concern

- Worsen neighbourhood parking
- Existing landscaping

# Public Benefits

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- Development Cost Levies (DCLs) of \$783,879 (applicant is pursuing waiver)
  - No Community Amenity Contribution (CAC) due to exemption
- \* Additional benefits include secured rental units with 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**