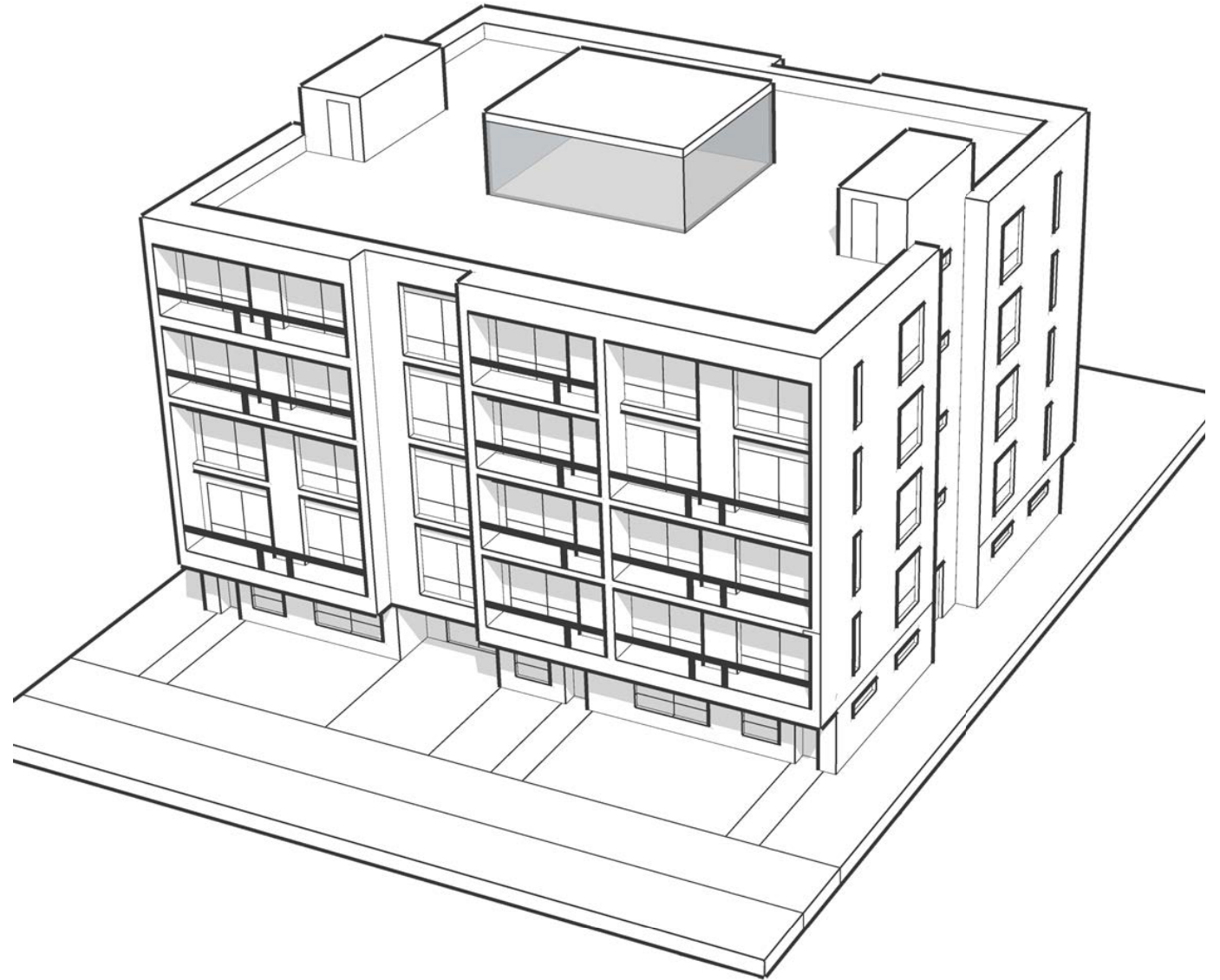


RR-2B Rezoning:

3529-3589 Arbutus Street &
2106 West 19th Avenue

Public Hearing
November 16, 2023



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

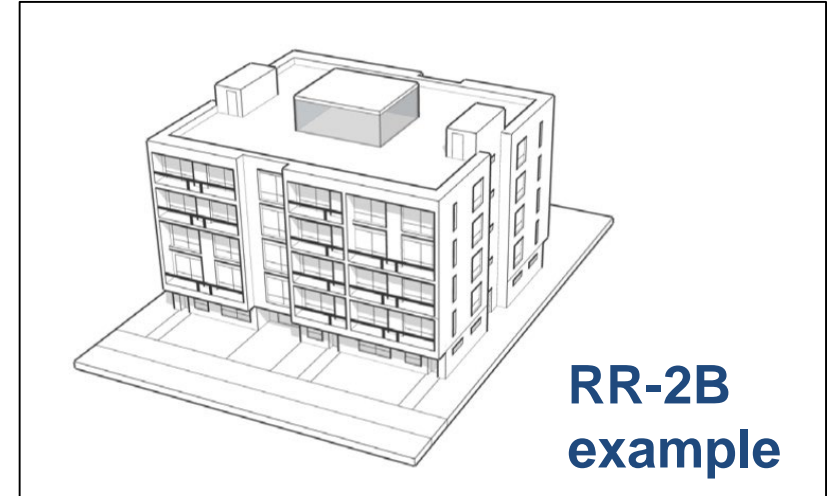


Secured Rental Policy (SRP)

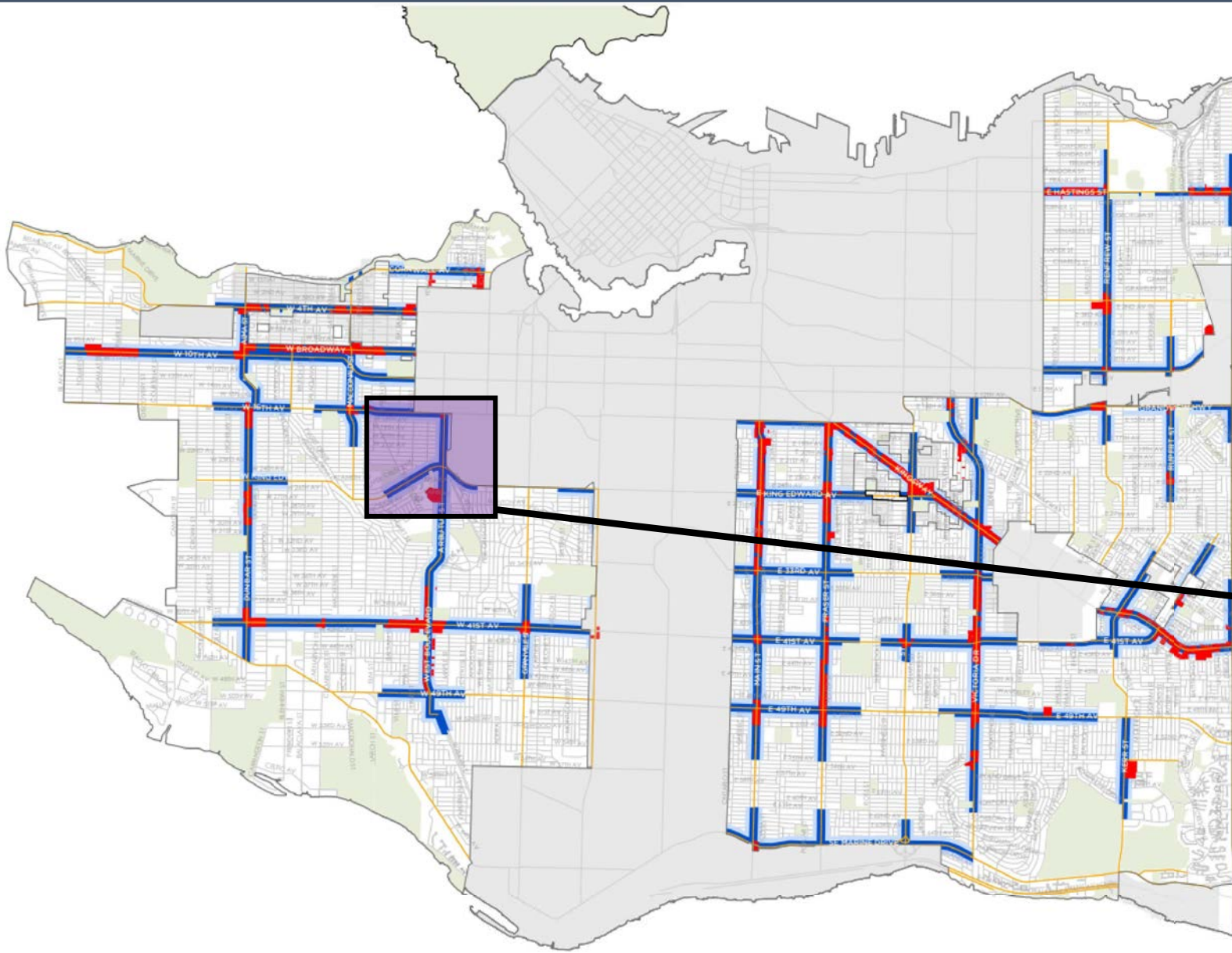
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
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

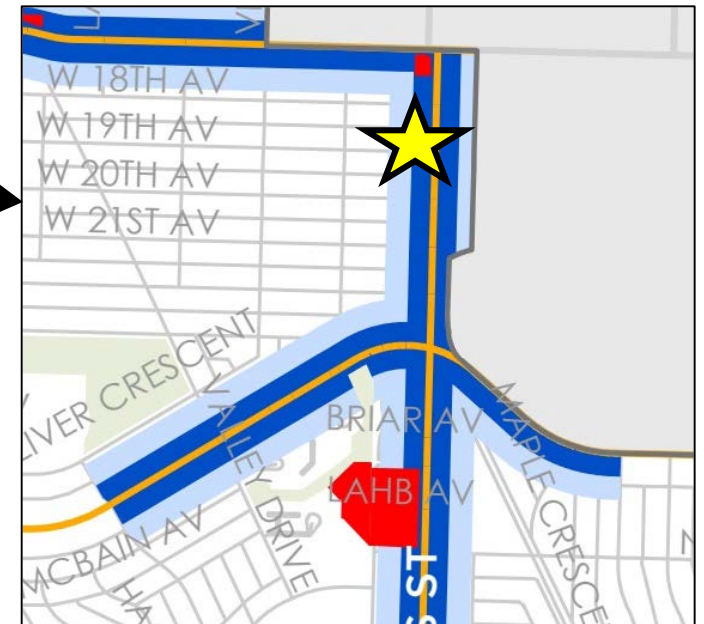
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

- Main and secondary arterials

EXCLUDED AREAS

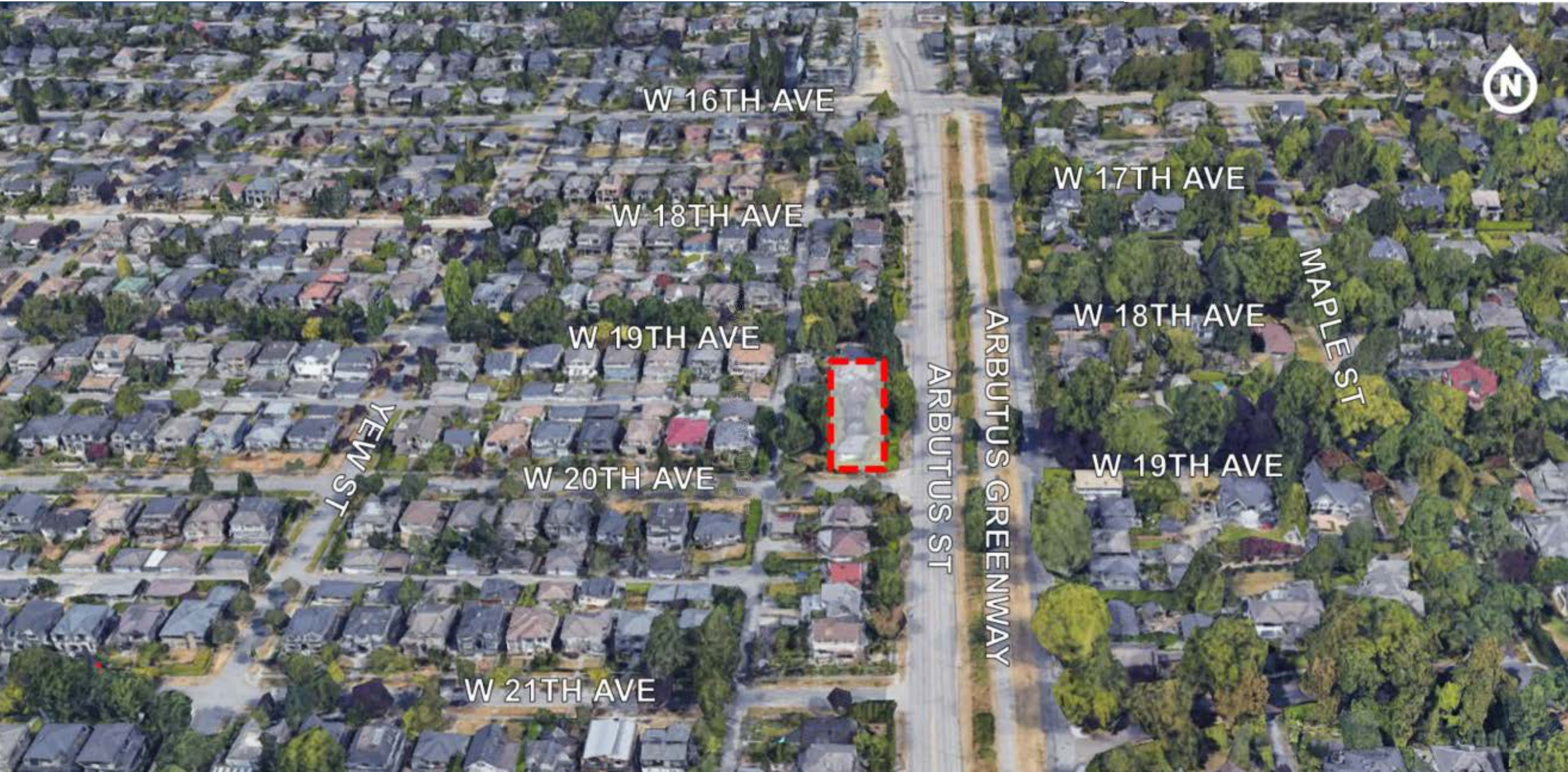
- Currently or recently planned areas. RT Character zones and mixed-employment & industrial lands



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% of residential floor area at below market rates	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% of residential floor area at below market rates	Required

Existing Site and Context



W 16TH AVE

W 17TH AVE

W 18TH AVE

W 18TH AVE

W 19TH AVE

W 19TH AVE

W 20TH AVE

W 21TH AVE

YEW ST

ARBUTUS ST

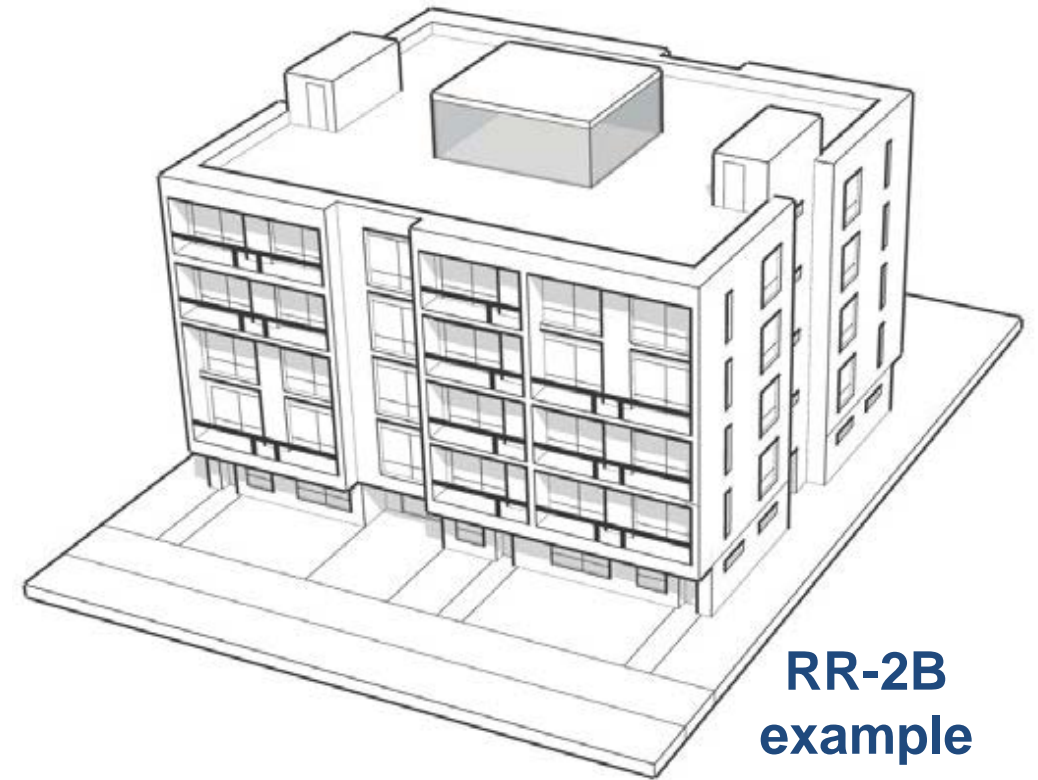
ARBUTUS GREENWAY

MAPLE ST

Proposal

RR-2B District Schedule:

- Use: Rental apartment building
- Height: Up to 5 storeys
- Density: Up to 2.4 FSR on a corner site



**RR-2B
example**

Rental versus Ownership Tenure

	Market Rent in Newer Buildings – Eastside ¹		Ownership (20% down payment) ²		
	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

¹ 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

² Data from BC Assessment 2021

Public Consultation

**Postcards Mailed
April 19, 2023**

Postcards distributed	478
Questions	3
Comment forms	13
Other input	0
Total	16

**City-hosted
Question and Answer Period
April 19 to May 2, 2023**



Comments of support

- Support for increase in rental stock.
- Height and density given location.

Comments of concern

- Traffic and parking congestion.
- Ground floor commercial uses.

Public Benefits

- Development Cost Levies (DCLs) of \$2,805,803.
- No Community Amenity Contribution (CAC) due.

*Additional benefits include secured rental units secured 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 a 5-storey apartment