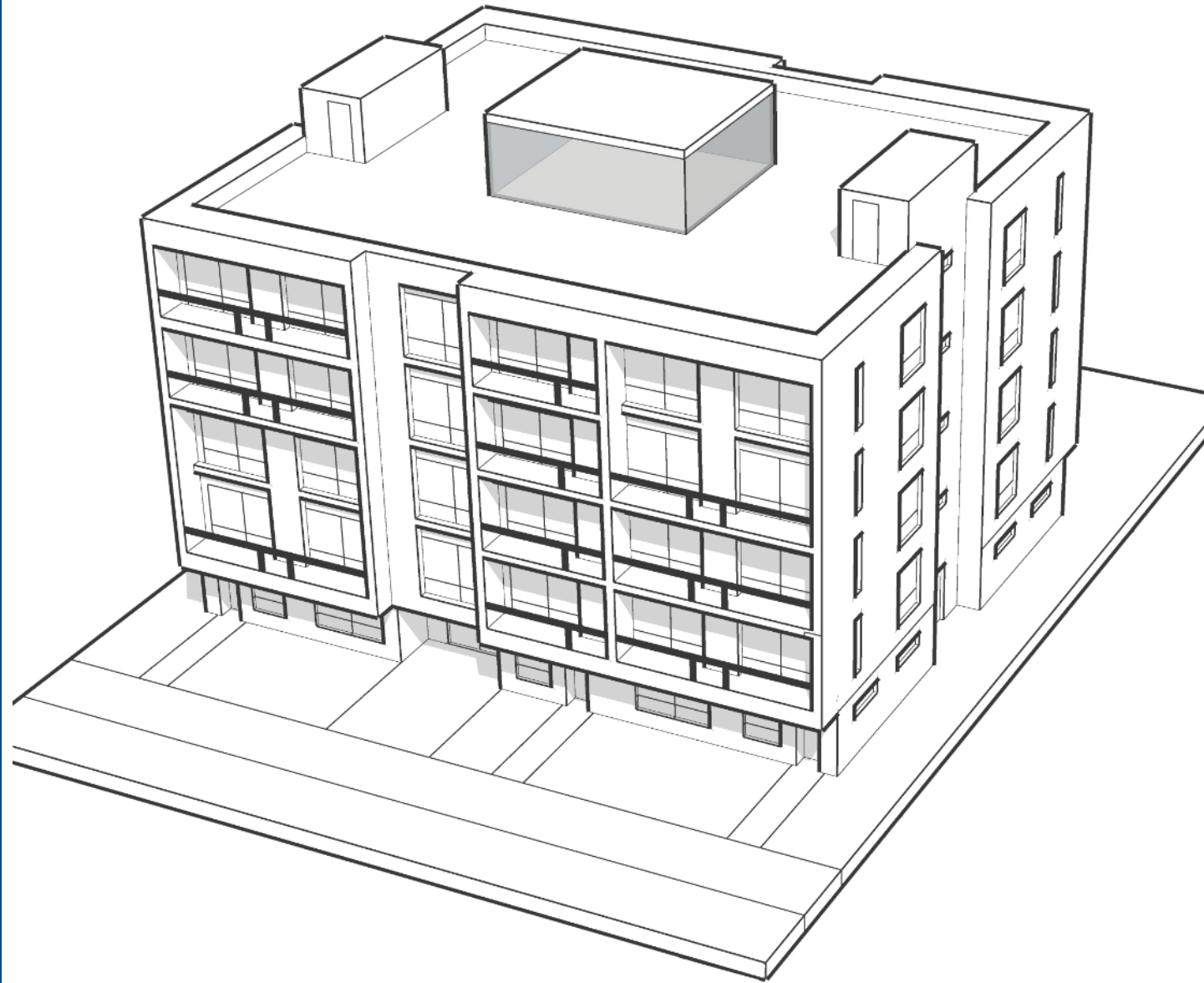


**RR-2B Rezoning:
Secured Rental Residential**

2726-2734

West 16th Avenue

Public Hearing
February 29, 2023



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

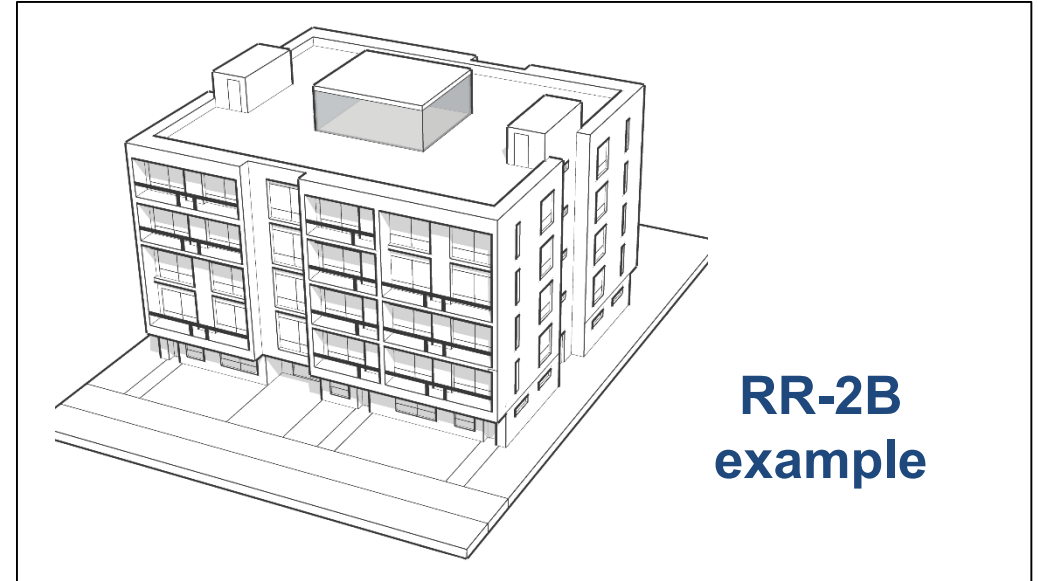


Secured Rental Policy (SRP)

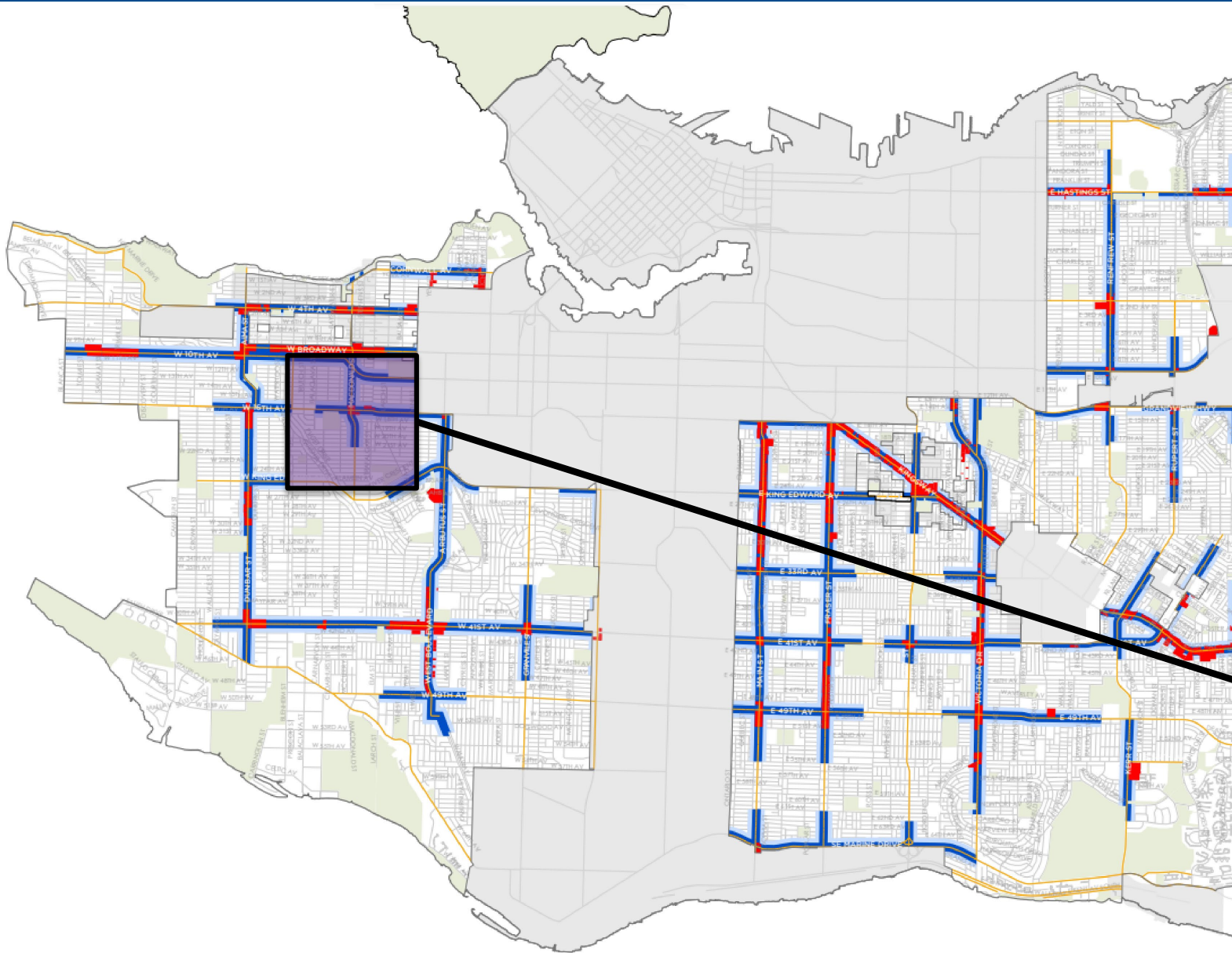
- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- **Updates in 2021 to simplify the rezoning process** for rental housing in low-density transition areas near transit, shopping and other community amenities
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

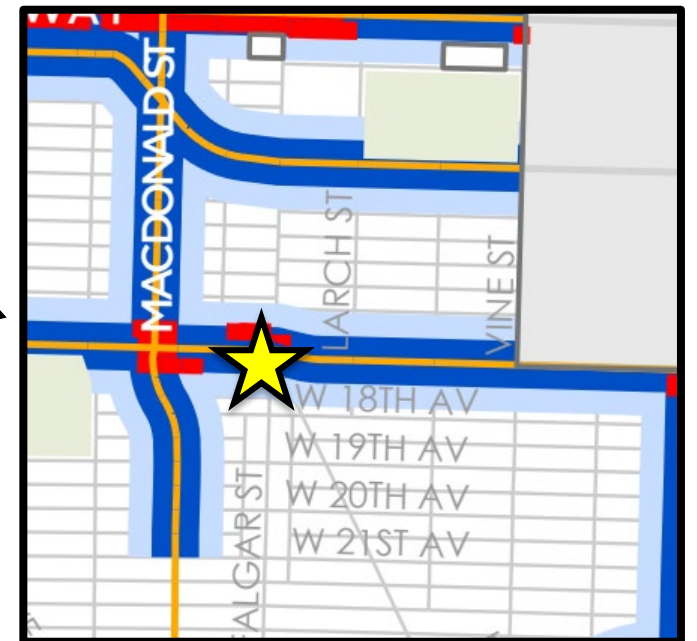
-  Neighbourhood shopping areas
-  Parks

ROAD NETWORK

-  Main and secondary arterials

EXCLUDED AREAS

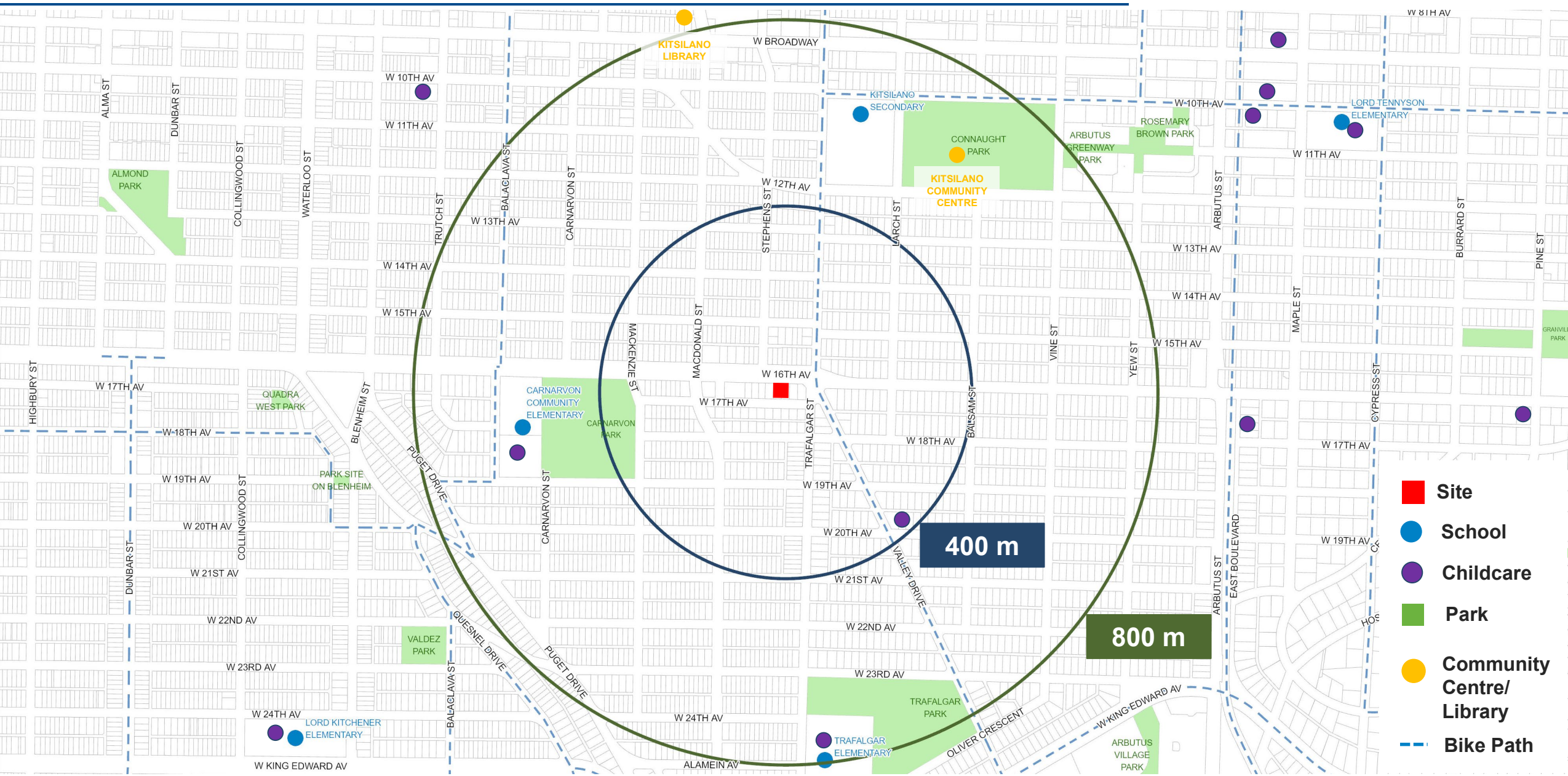
-  Currently or recently planned areas. RT Character zones and mixed-employment & industrial lands



Eligible District Schedule Options

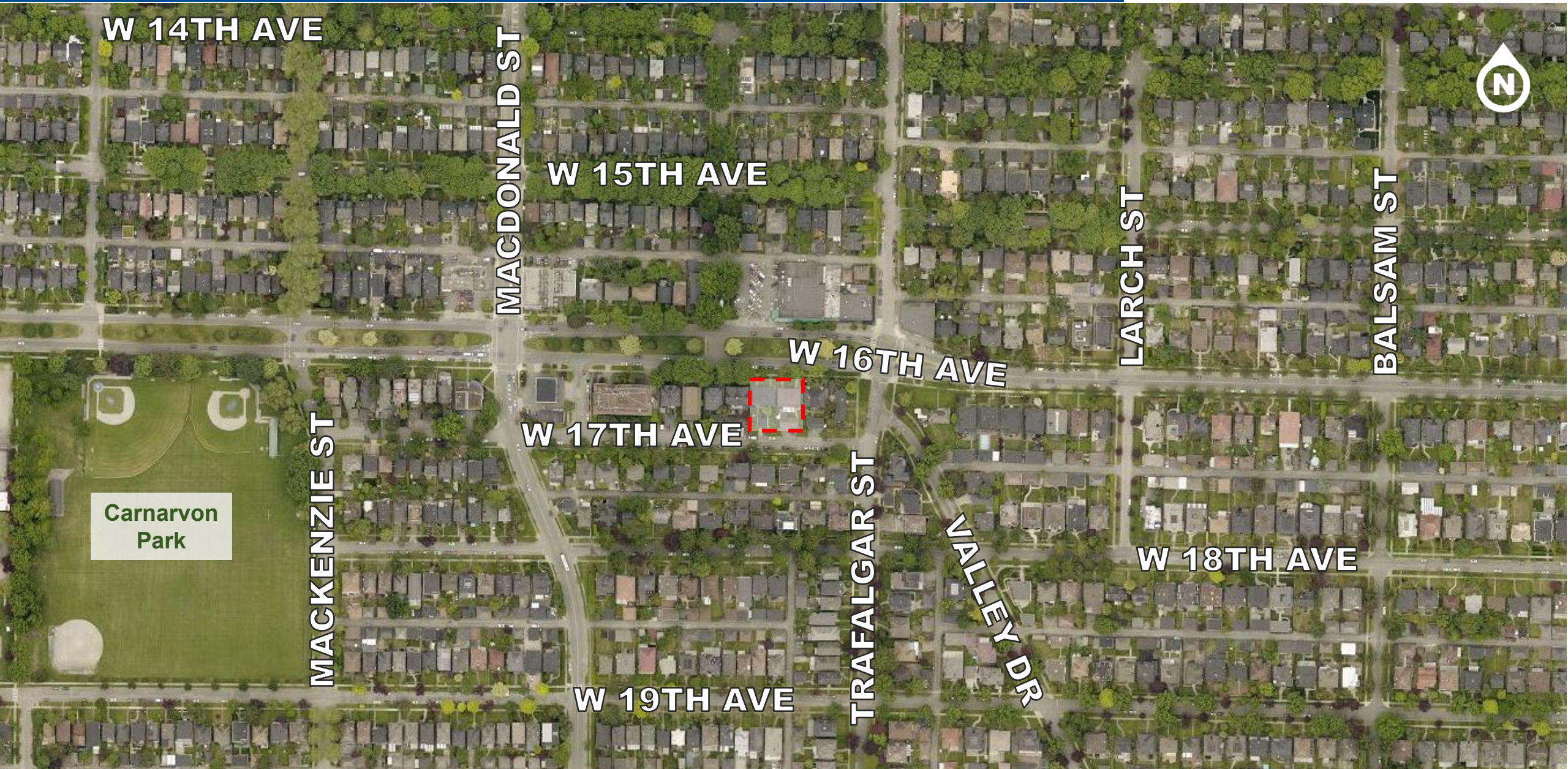
District Schedule	Height	FSR	Below Market	Mixed-use
RR-2A	4-storeys	1.75 to 2.0 FSR	Not required	Not permitted
RR-2B	5-storeys	2.2 to 2.4 FSR	Not required	Not permitted
RR-2C	6-storeys	2.4 to 2.7 FSR	Required – a minimum of 20% below market of the residential floor area	Not permitted
RR-3A	4-storeys	2.4 to 2.5 FSR	Not Required	Optional
RR-3B	6-storeys	3.4 to 3.5 FSR	Required – a minimum of 20% below market of the residential floor area	Optional

Local Amenities and Services



-  Site
-  School
-  Childcare
-  Park
-  Community Centre/ Library
-  Bike Path

Existing Site and Context

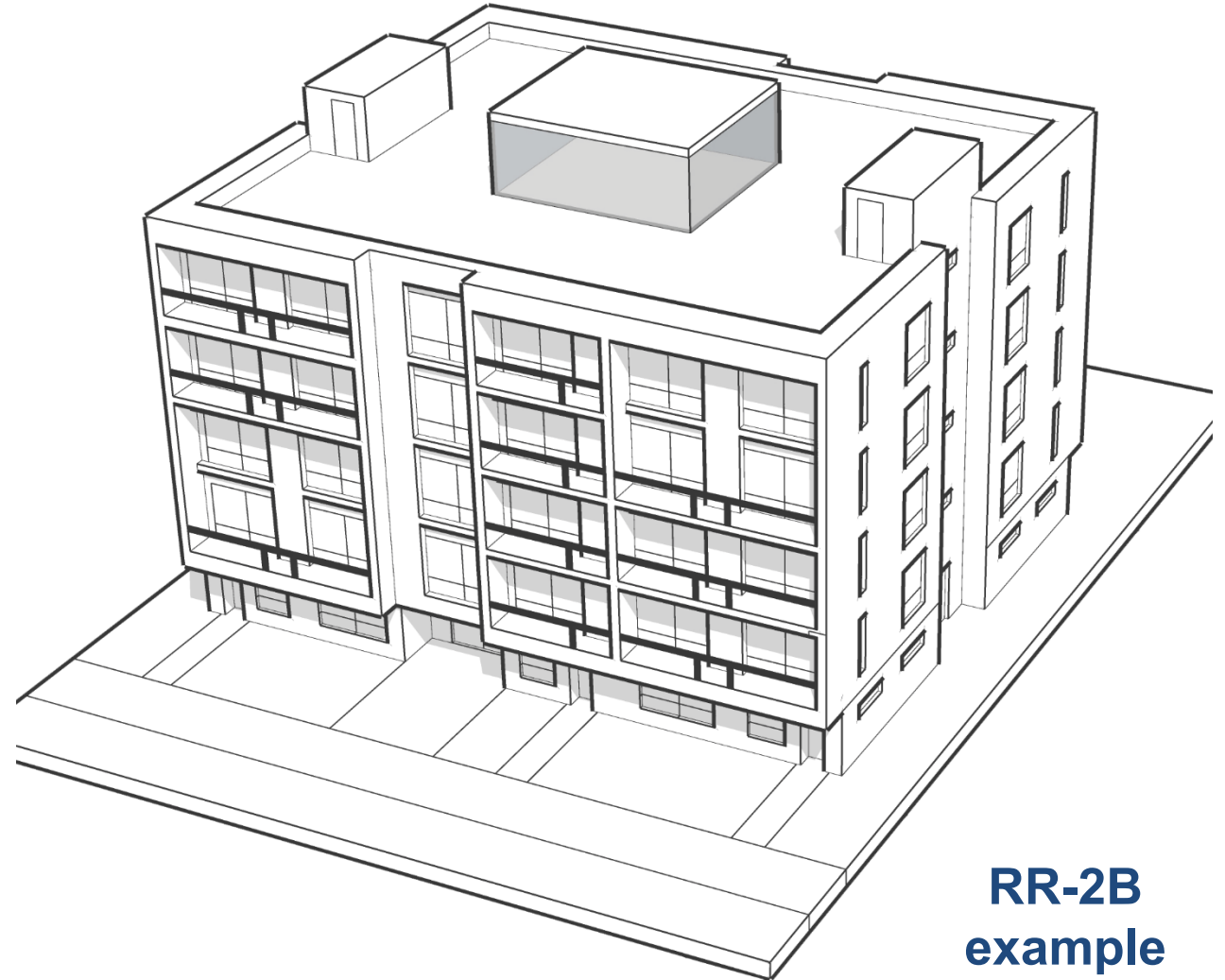


Proposal

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



**RR-2B
example**

Rental versus Ownership Tenure

	Market Rent in Newer Buildings – Westside ¹		Ownership (20% down payment) ²		
	Average Market Rent	Average Household Income Served	Median-Priced Unit - Westside	20% down payment	Average Household Income Served
Studio	\$1,938	\$77,520	\$2,837	\$106,000	\$113,480
1-bed	\$2,209	\$88,360	\$3,473	\$132,000	\$138,920
2-bed	\$3,411	\$136,440	\$5,193	\$198,400	\$207,720
3-bed	\$4,426	\$177,040	\$7,982	\$311,890	\$319,280

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
March 29, 2023**

**City-hosted
Virtual Open House
March 29 to April 11, 2023**

Postcards distributed	363
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Questions	9
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Comment forms	49
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Other input	10
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Total	68
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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
- Parking and traffic safety concerns

Response to Feedback

Height and density

- Proposed use and form of development consistent with the Secured Rental Policy
- Architectural drawings will be provided at the development permit stage

Traffic, safety and parking

- Sidewalk upgrades at West 16th Avenue and West 17th Avenue to current standards
- Intersection upgrades will be implemented at West 16th Avenue and Trafalgar Street
- Installation of parking regulatory signage on streets adjacent to the site

Public Benefits

- Development Cost Levies (DCLs) of \$502,089 (applicant is pursuing the waiver)
- No Community Amenity Contribution (CAC) due
- * 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

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