

**RR-3B Rezoning:
4635-4675 Arbutus Street**

Public Hearing
May 30, 2024



Building Example

Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

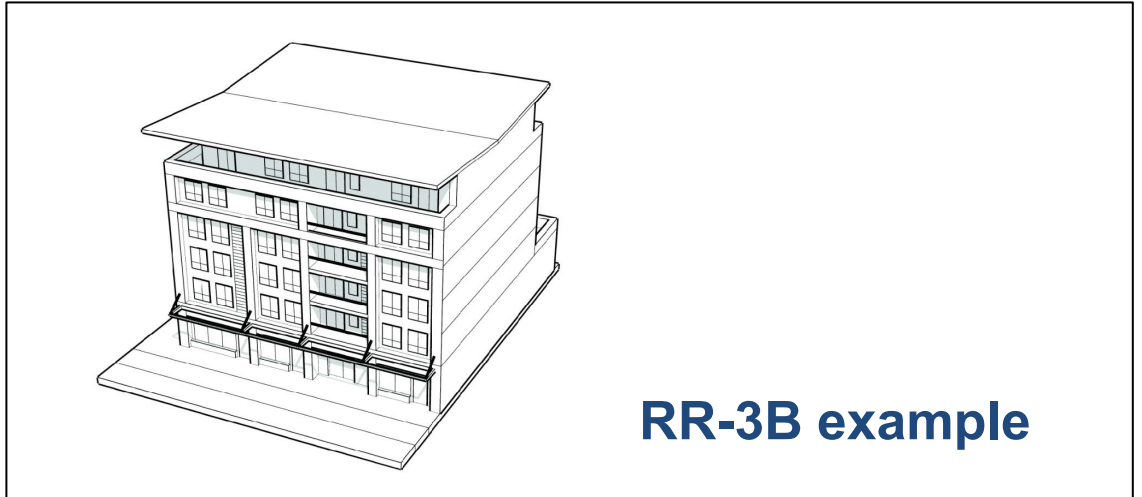


Secured Rental Policy (SRP)

- Encourages 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

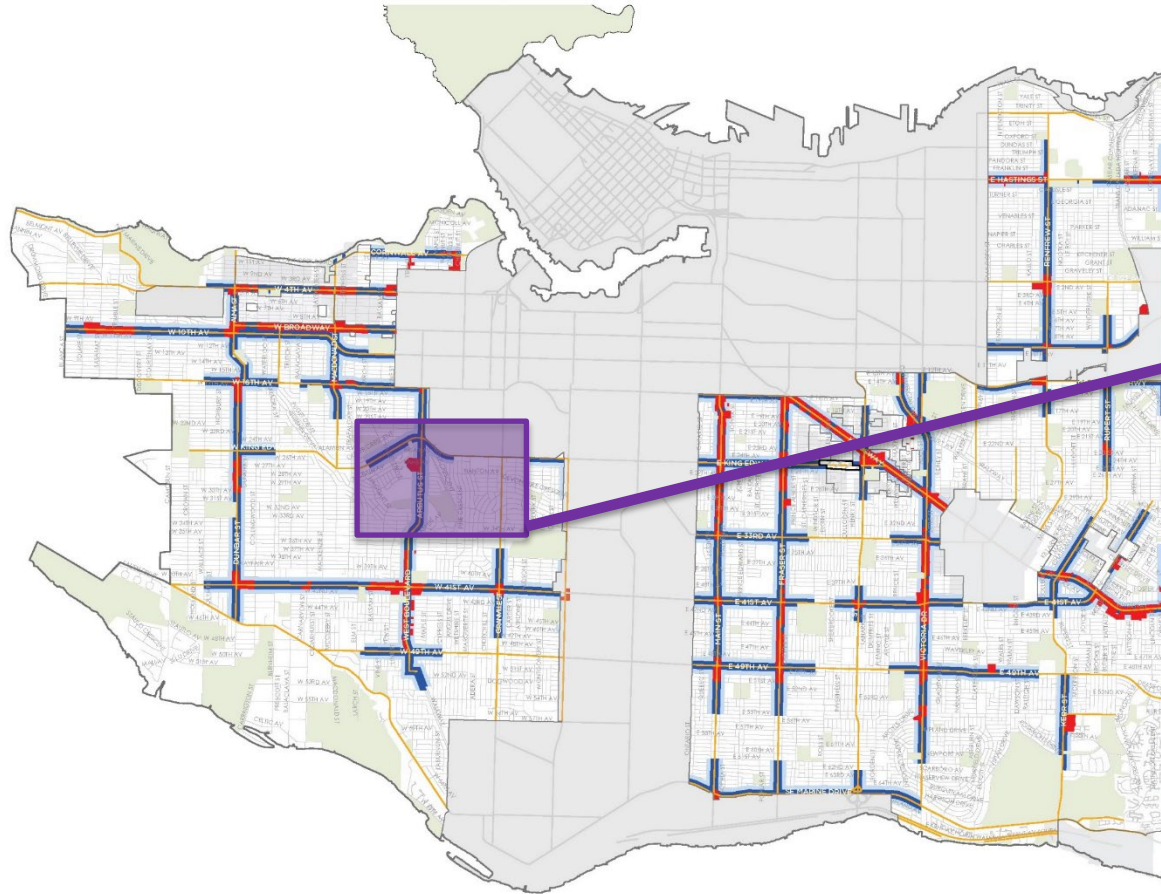
Residential Rental (RR) Rezoning Process

- 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 – On Arterial

SECURED RENTAL POLICY - ELIGIBILITY MAP FOR LOW-DENSITY TRANSITION AREAS (R1-1/RT)



BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

NEIGHBOURHOOD AMENITIES

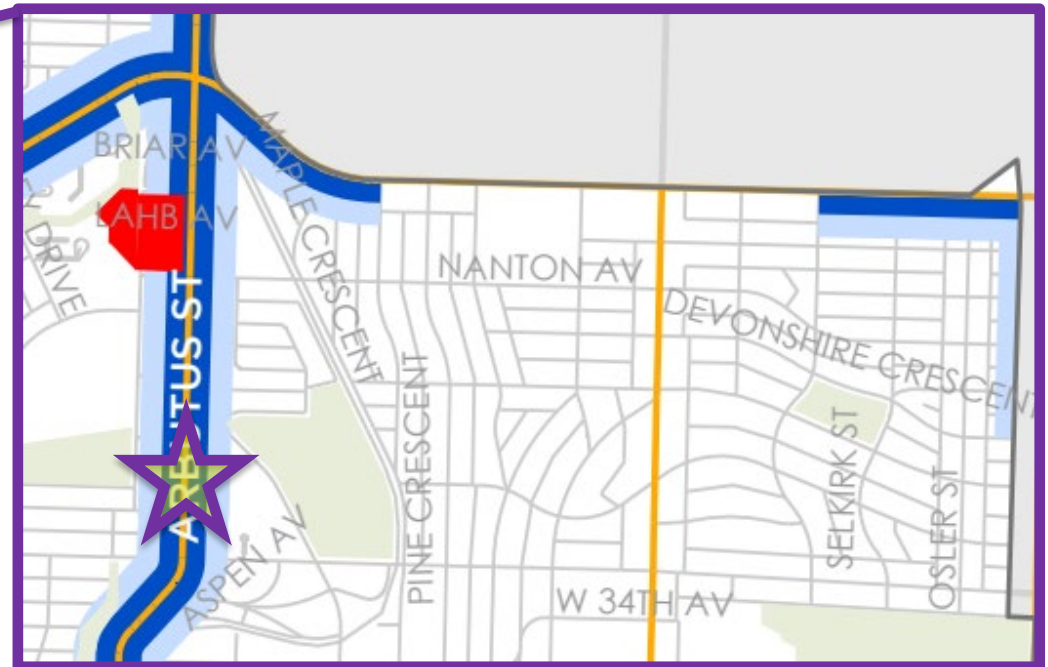
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

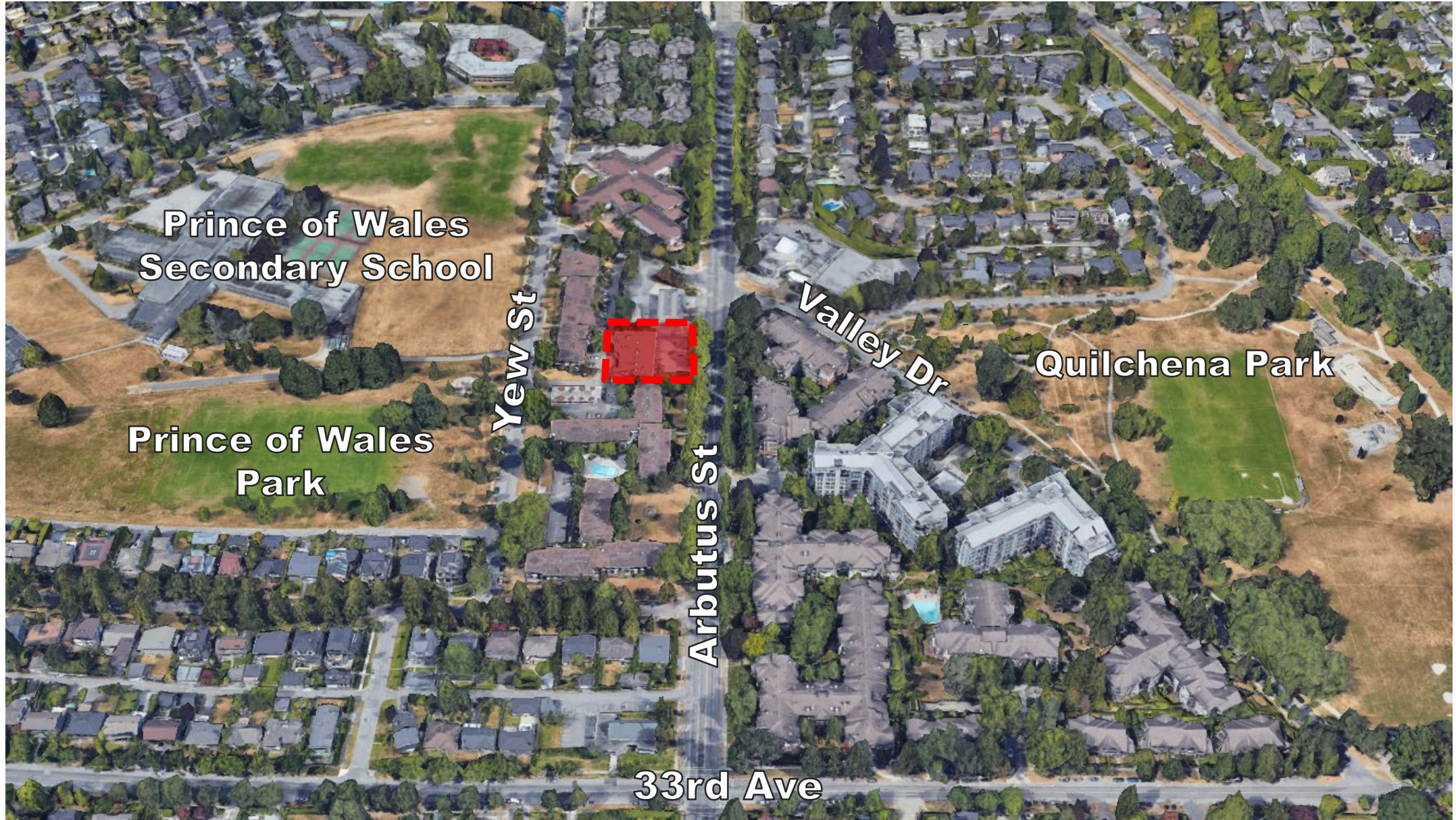
- Main and secondary arterials

EXCLUDED AREAS

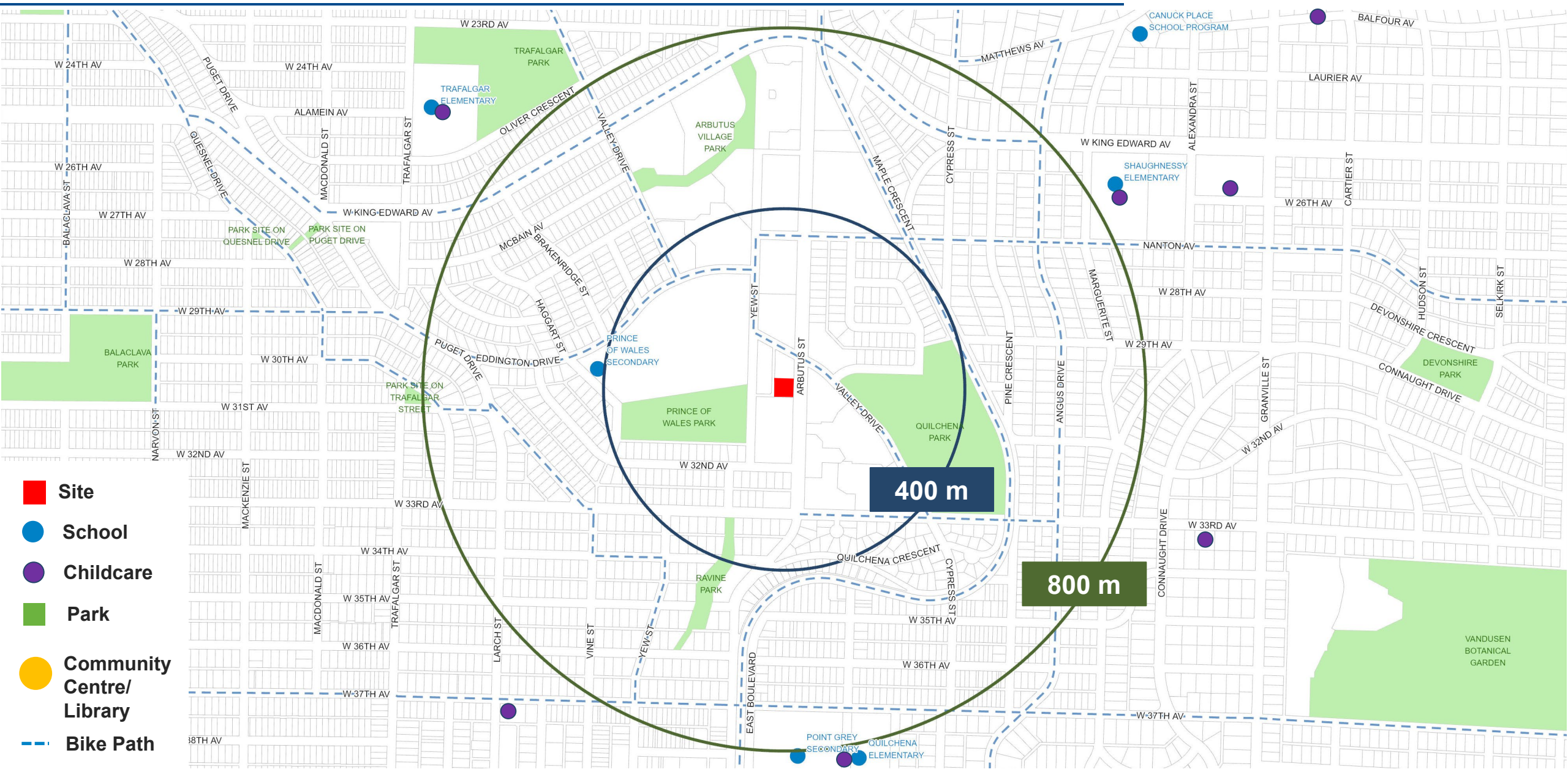
- Current or recently planned areas, RT character zones and mixed-employment & industrial lands



Site and Context



Local Amenities and Services



Proposal

Secured Rental Policy in Low-Density Transition Areas

RR-3B District Schedule:

- Height: Up to 6 storeys
- Density: Up to 3.4 FSR
- Use: Mixed-use rental building
 - 20% of residential floor area at below-market rents
 - 0.35 FSR must be commercial uses



**RR-3B
example**

Tenure, Rents and Income Thresholds



	Below-Market Units		Newer Rental Buildings – Westside	
	Average Starting Rents	Average Household Income Required	Average Rent	Average Household Income Required
Studio	\$1,223	\$48,928	\$1,902	\$76,080
1-bed	\$1,429	\$57,152	\$2,306	\$92,240
2-bed	\$1,969	\$78,752	\$3,372	\$134,880
3-bed	\$2,395	\$95,808	\$4,434	\$177,360

Public Consultation

Postcards Mailed
September 12, 2023

Postcards distributed	2,231
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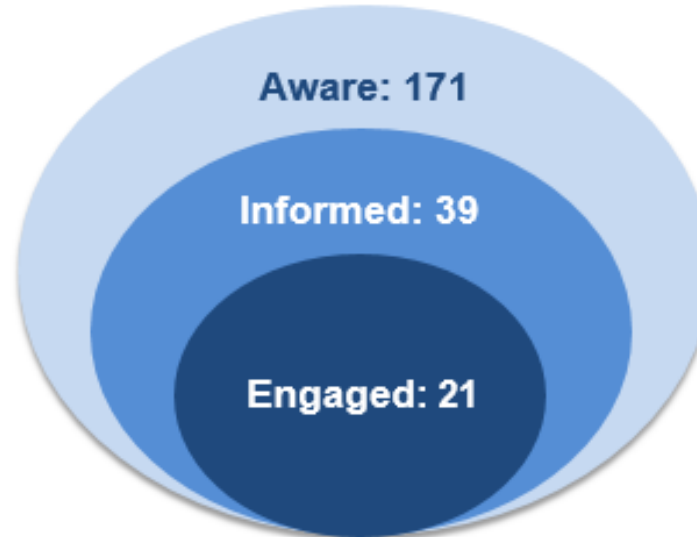
Questions	2
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Comment forms	28
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Other input	0
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Total	30
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City-hosted
Q&A Period
September 13 to
September 26, 2023



Comments of support

- Increased density
- New housing stock and commercial units

Comments of concern

- Proposed height
- Lack of affordability
- Loss of existing commercial tenants

Public Benefits

- Secured market rental housing
- Below-market rental units on 20% of residential floor area
- Development cost levies (DCLs) of \$980,222 (applicant pursuing the waiver)
- No Community Amenity Contribution (CAC) due

Conclusion

- 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

