

RR-2C Rezoning:

4708-4742 Joyce Street &
3604 Tanner Street

Public Hearing
September 24, 2024



Existing Site and Context



Local Amenities and Services



CITY OF BURNABY

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

Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

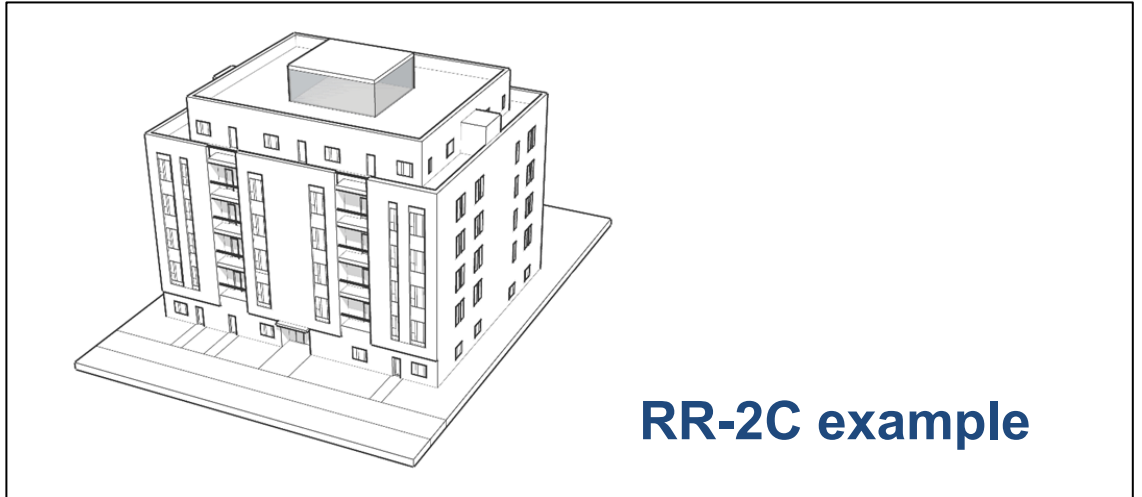


Secured Rental Policy (SRP)

- 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

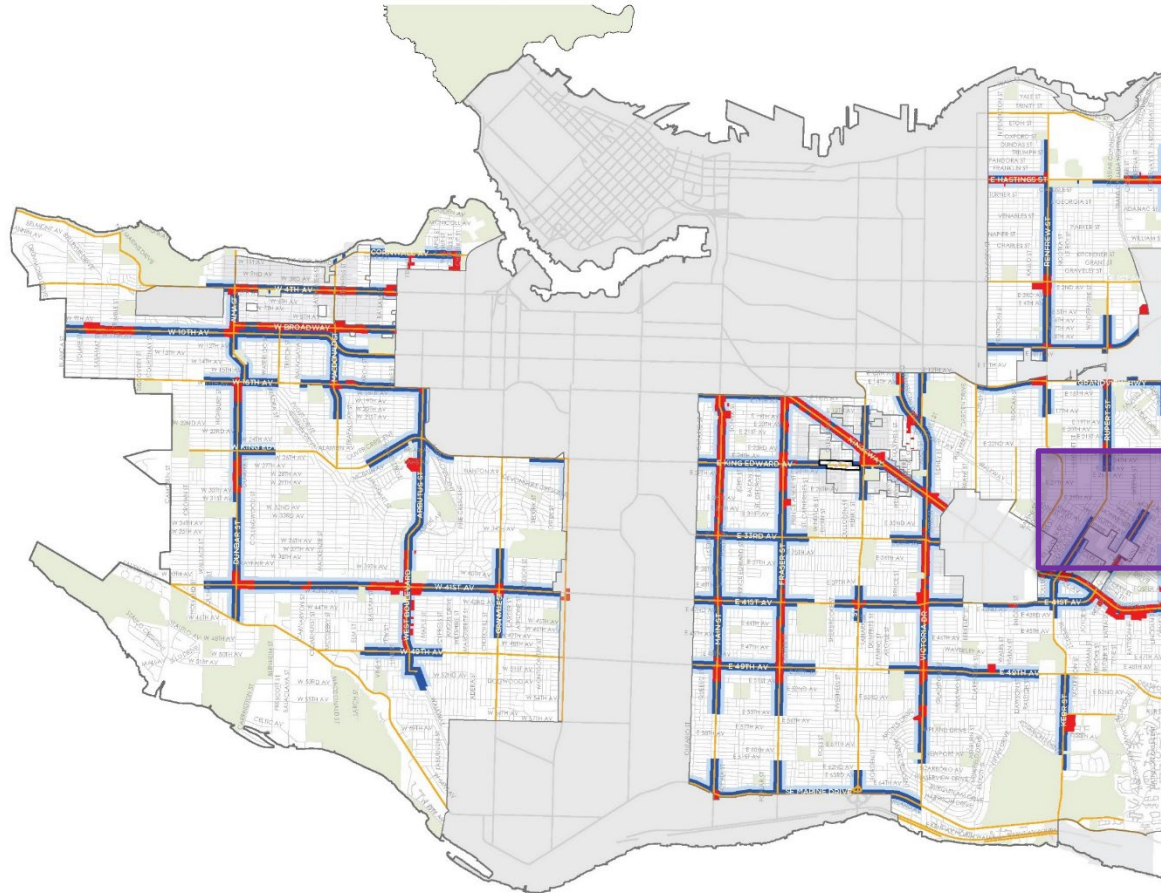
- Simplified rezoning process for RR district schedules
- Accompanying design guidelines set form of development expectations
- Specific building design will be reviewed through a future development permit process, with continued public feedback





Illustrative example of 6-storey building

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

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BURNABY**

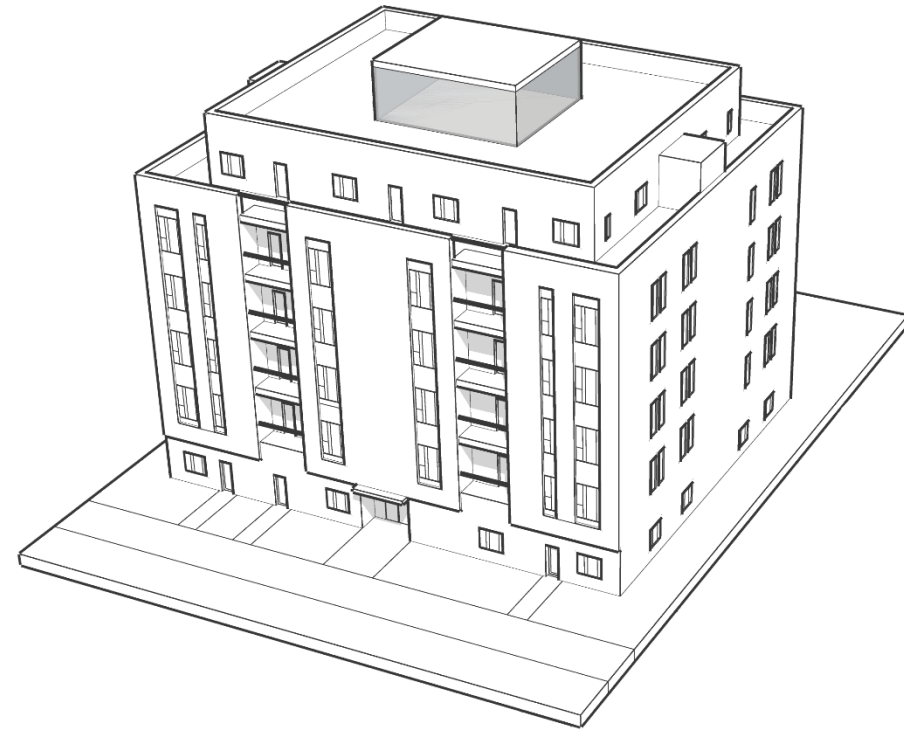
Eligible District Schedule Options

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

Proposal

RR-2C District Schedule

- Use: Rental apartment building
 - 20% of residential floor area is below-market rental units
- Height: Up to 6 storeys
- Density: Up to 2.7 FSR on a corner site



**RR-2C
example**

Rental versus Ownership Tenure

	Below-Market Units		Newer Rental Buildings – Eastside	
	Average Starting Rents	Average Household Income Required	Average Rent	Average Household Income Required
Studio	\$1,376	\$55,040	\$1,776	\$71,040
1-bed	\$1,607	\$64,280	\$2,116	\$84,640
2-bed	\$2,215	\$88,600	\$2,839	\$113,560
3-bed	\$2,695	\$107,800	\$3,245	\$129,800

Public Consultation

**Postcards Mailed
September 29, 2023**

Postcards distributed	2,758
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Questions	1
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Comment forms	32
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Other input	2
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Total	35
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**City-hosted
Q&A Period
October 4 to October 17, 2023**



Comments of support

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

Comments of concern

- Parking challenges
- Traffic and congestion

Public Benefits

- Secured market rental housing
- Below-market rental units on 20% of residential floor area
- Development cost levies (DCLs) of \$609,000 (applicant pursuing the waiver)
- No Community Amenity Contribution (CAC) due

Conclusion

- Complies with the *Secured Rental Policy*
- Recommend approval to rezone to RR-2C District Schedule, with the form of development reviewed through development permit process



Illustrative example of a 6-storey apartment