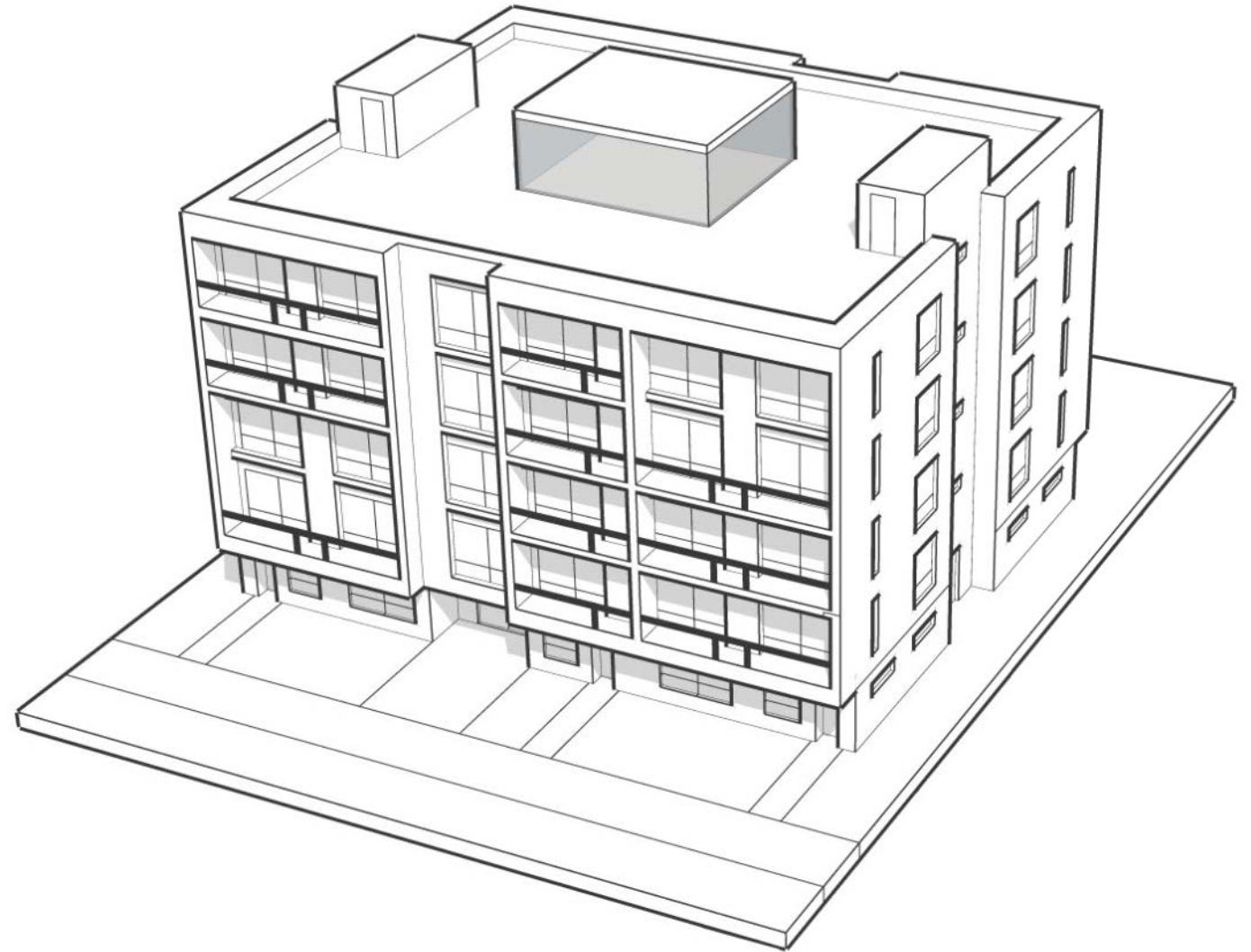


**RR-2B Rezoning:
3983-3991 West 10th
Avenue**

Public Hearing
November 12, 2024



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

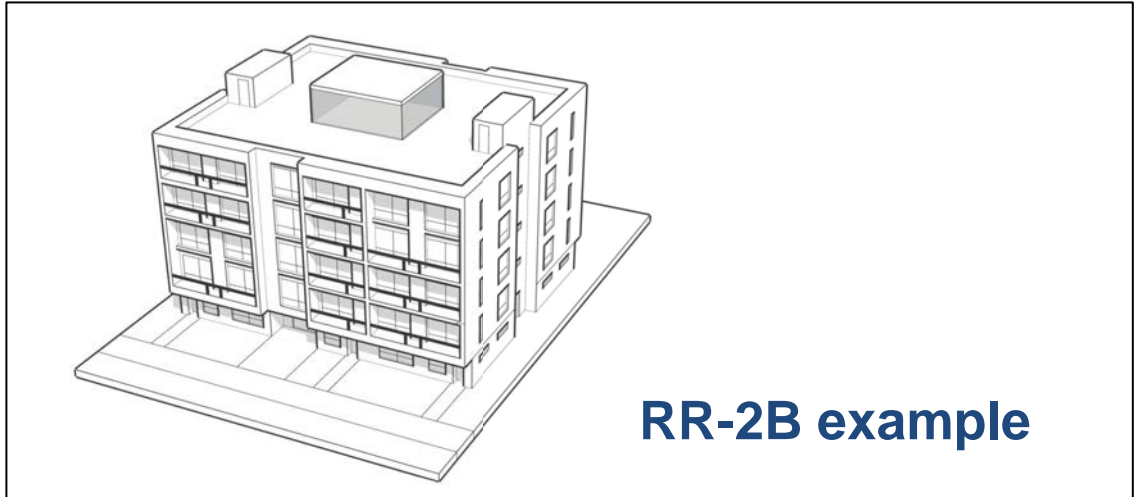


Secured Rental Policy (SRP)

- 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

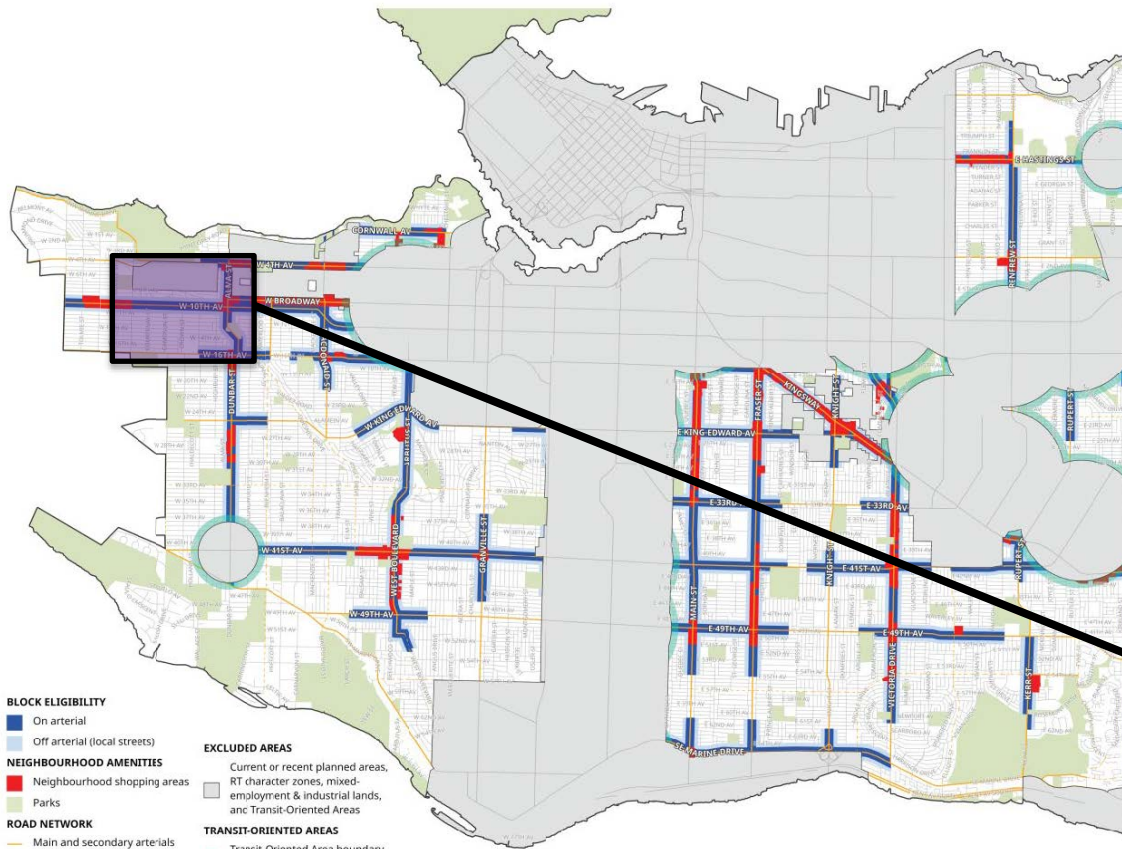
- Simplified rezoning process for RR district schedules
- Accompanying design guidelines set form of development expectations
- Specific building design will be reviewed through a future development permit process, with continued public feedback



Illustrative example of 5-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 streets)
- NEIGHBOURHOOD AMENITIES**
 - Neighbourhood shopping areas
 - Parks
- ROAD NETWORK**
 - Main and secondary arterials
 - Collector streets (not eligible)
- EXCLUDED AREAS**
 - Current or recent planned areas, RT character zones, mixed-employment & industrial lands, and Transit-Oriented Areas
- TRANSIT-ORIENTED AREAS**
 - Transit-Oriented Area boundary (refer to TOA Rezoning Policy)

BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

NEIGHBOURHOOD AMENITIES

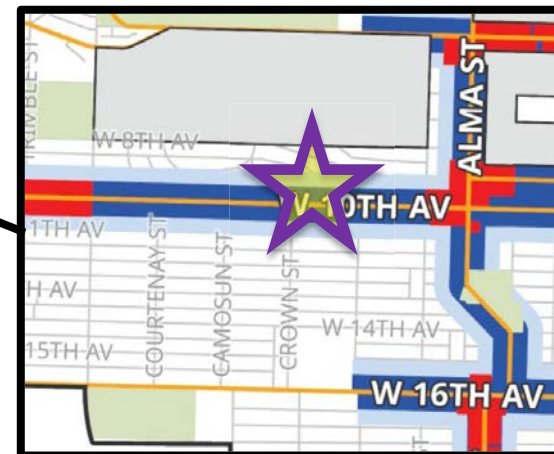
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

- Main and secondary arterials

EXCLUDED AREAS

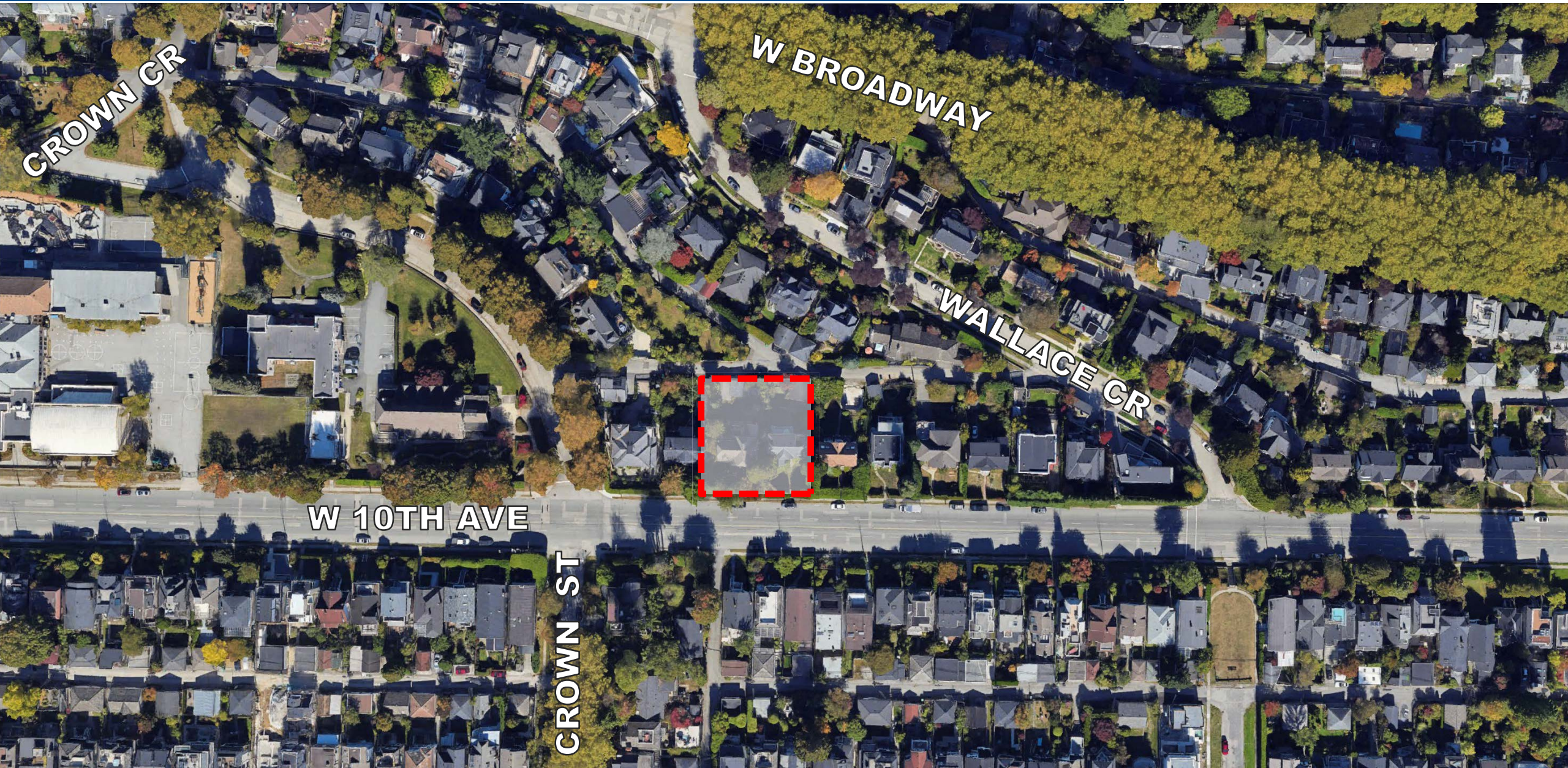
- Current or recently planned areas, RT character zones and mixed-employment & industrial lands



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



CROWN CR

W BROADWAY

WALLACE CR

W 10TH AVE

CROWN ST

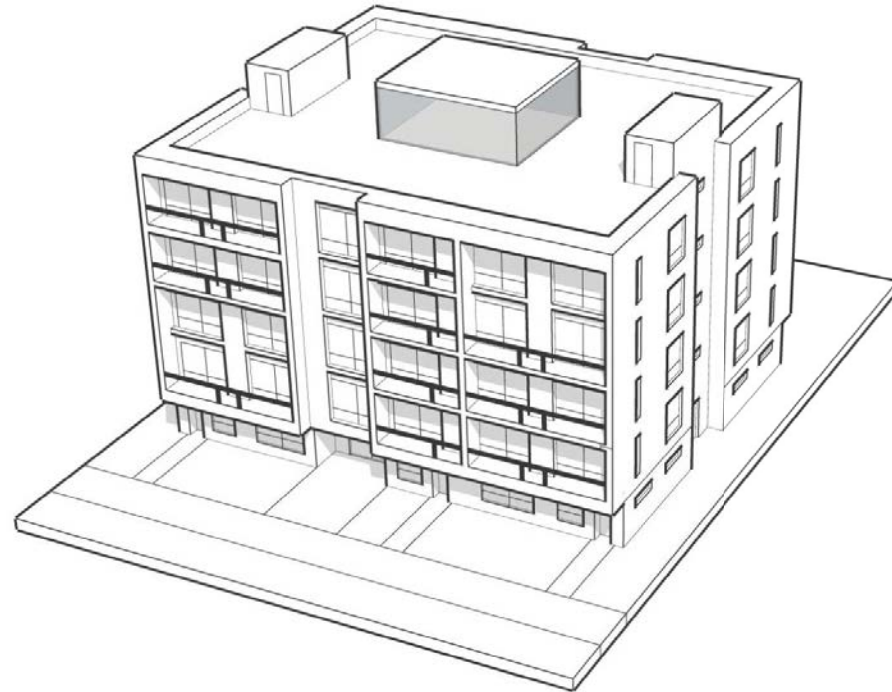
Local Amenities and Services



Proposal

RR-2B District Schedule

- Use: Rental apartment building
- Height: Up to 5 storeys
- Density: Up to 2.2 FSR



**RR-2B
Example**

Rental versus Ownership Tenure



	Market Rent in Newer Buildings - Westside		Ownership (20% down payment)		
	Average Market Rent	Average Household Income Served	Median-Priced Unit (Westside)	20% Down Payment	Average Household Income Served
Studio	\$1,902	\$76,080	\$2,837	\$106,000	\$113,480
1-bed	\$2,306	\$92,240	\$3,473	\$132,000	\$138,920
2-bed	\$3,372	\$134,880	\$5,193	\$198,400	\$207,720
3-bed	\$4,434	\$177,360	\$7,982	\$311,890	\$319,280

Public Consultation

**Postcards Mailed
November 9, 2023**

Postcards distributed	875
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Questions	1
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Comment forms	28
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Other input	10
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Total	39
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**City-hosted
Q&A Period
November 15 to November 28, 2023**



Comments of support

- Adds much needed density to the neighbourhood
- Increased housing stock close to UBC

Comments of concern

- The building is too tall in this area of single-family homes
- Impacts the neighbourhood livability and character
- Impacts neighbour's views

Public Benefits

- Development cost levies (DCLs) of \$524,000 (applicant pursuing the Class B 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 a 5-storey apartment building