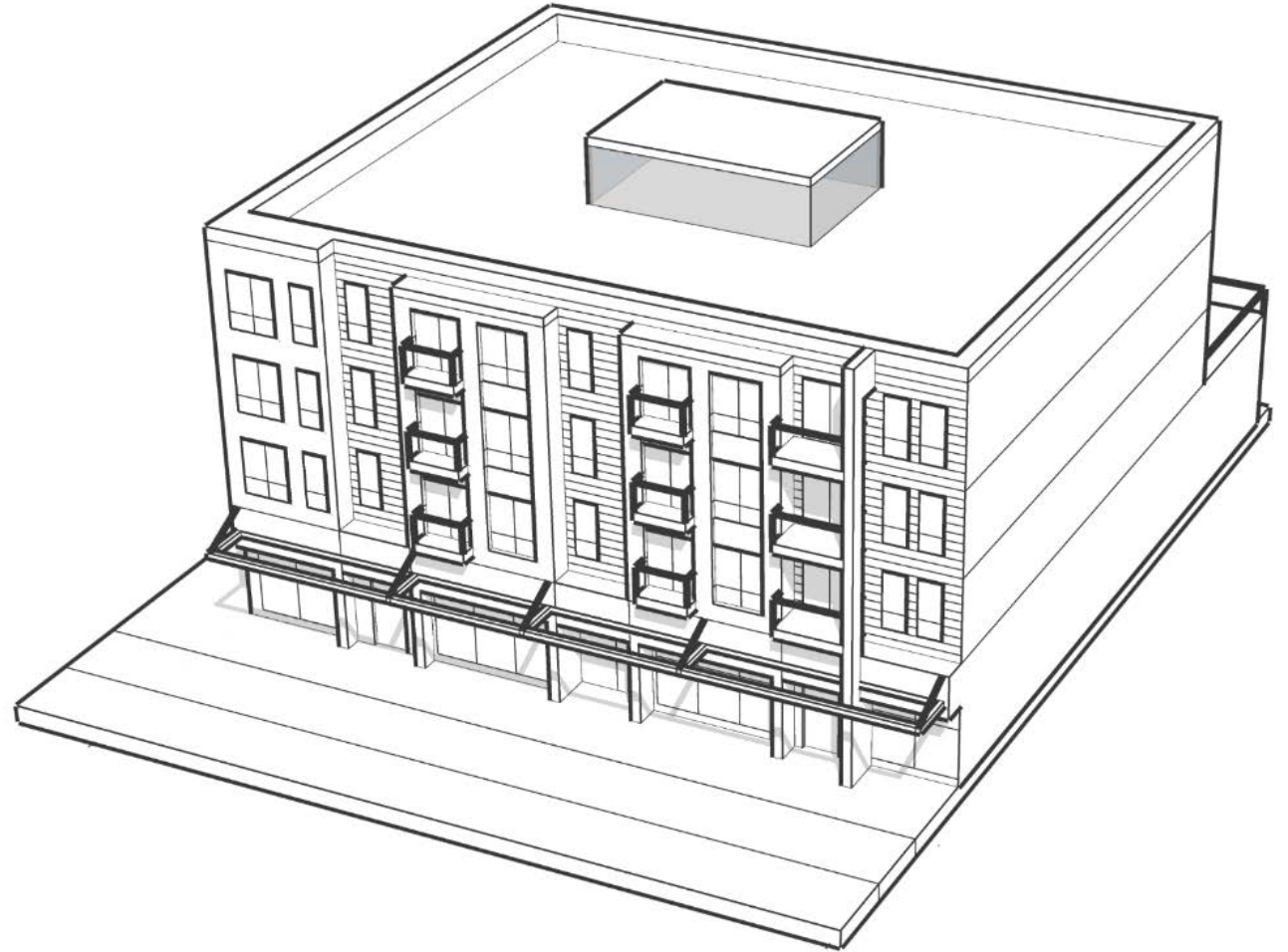
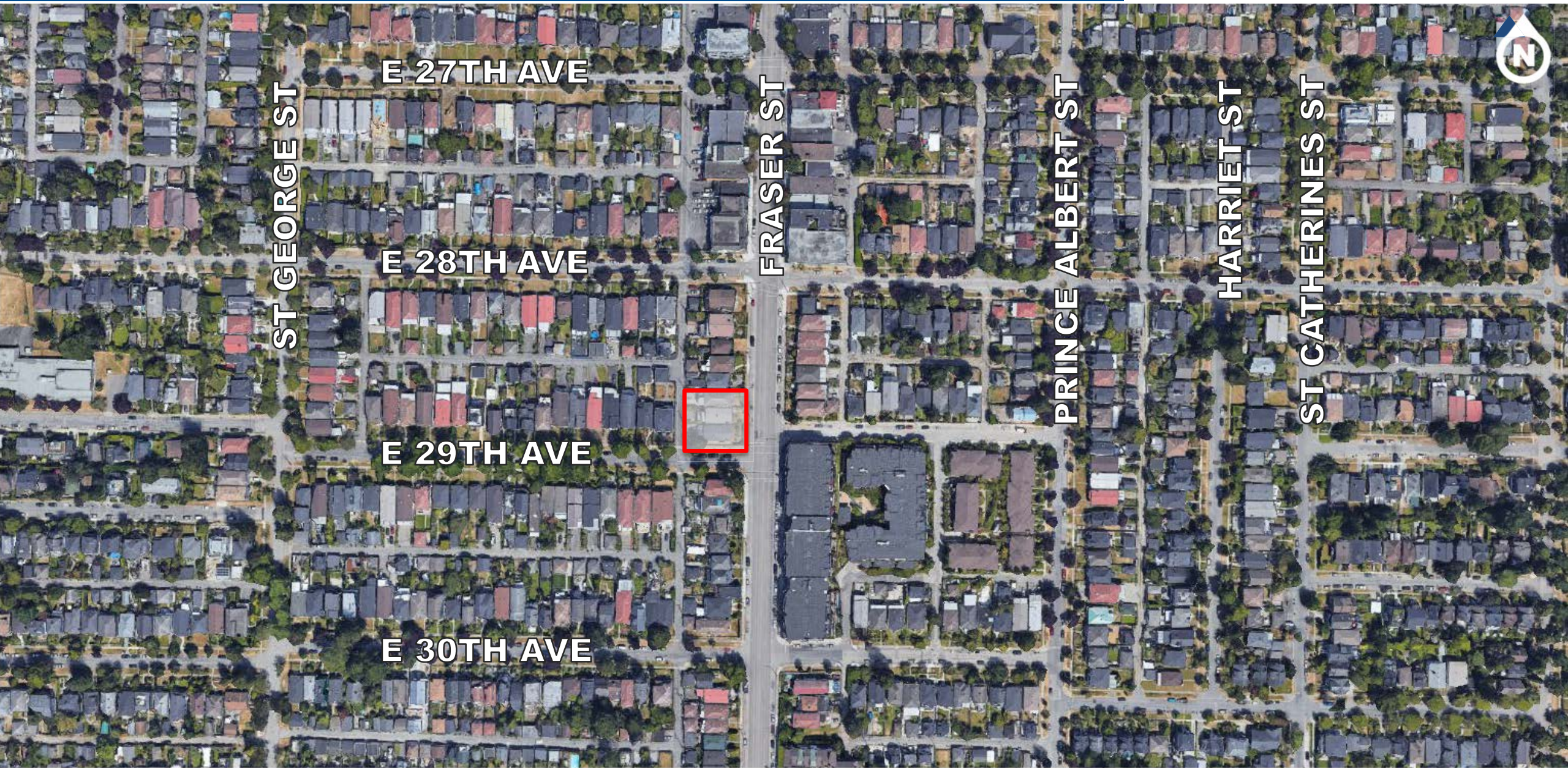


**RR-3A Rezoning:
Secured Rental Residential
4471-4485 Fraser Street and
691 East 29th Avenue**

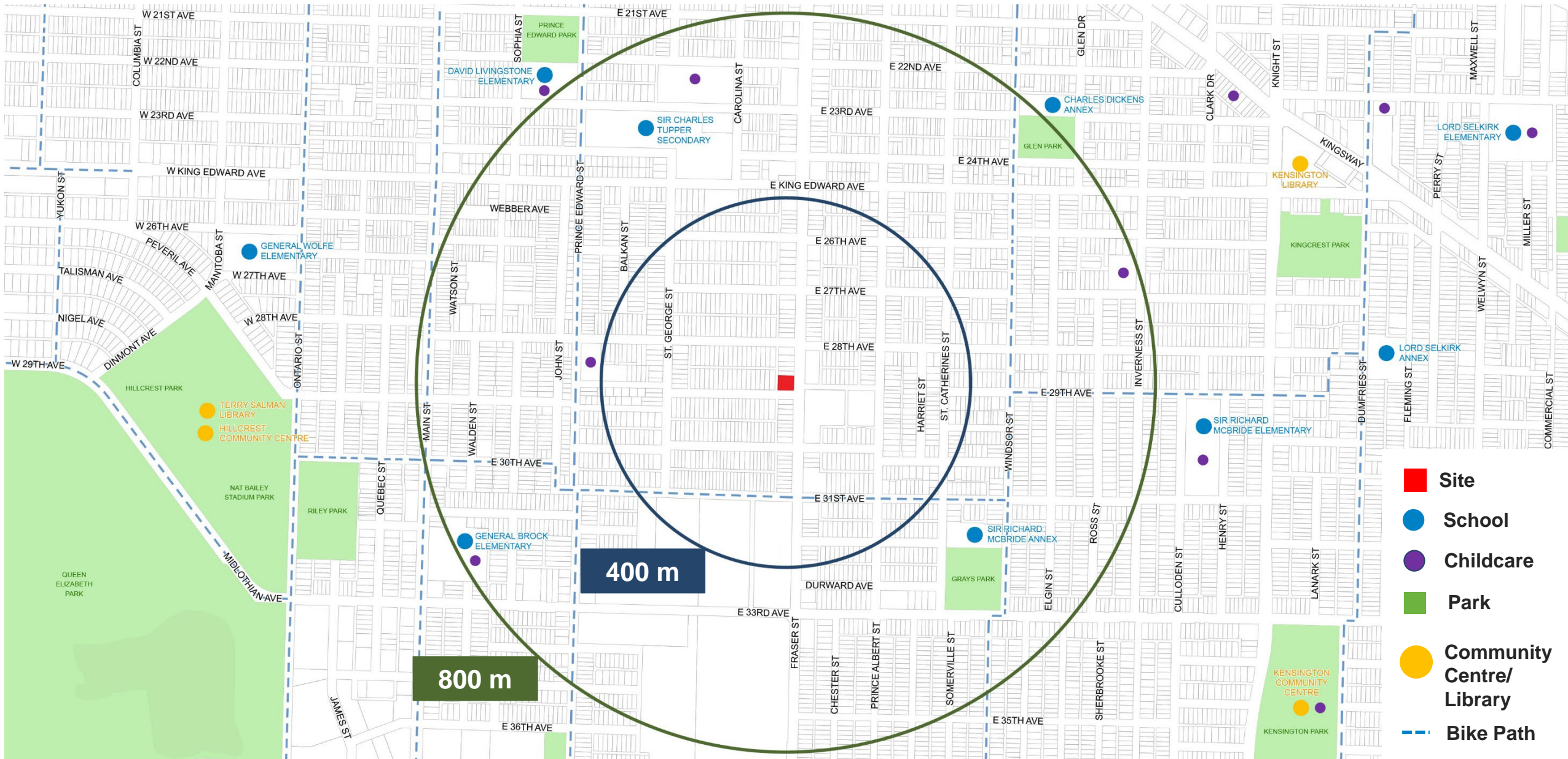
Public Hearing
March 11, 2025



Existing Site and Context



Local Amenities and Services



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

Approved by
Last amended

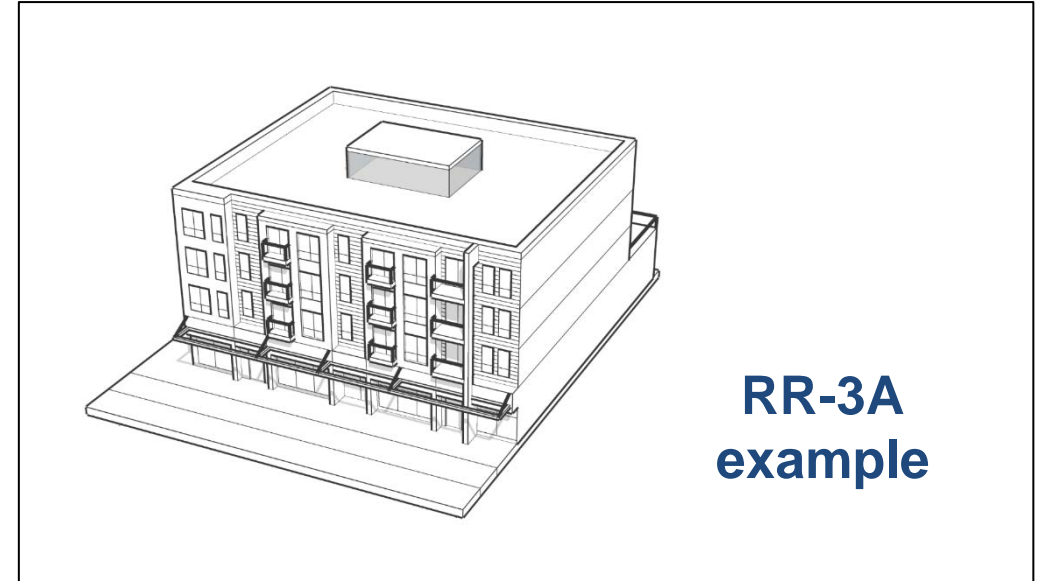


Secured Rental Policy (SRP)

- 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

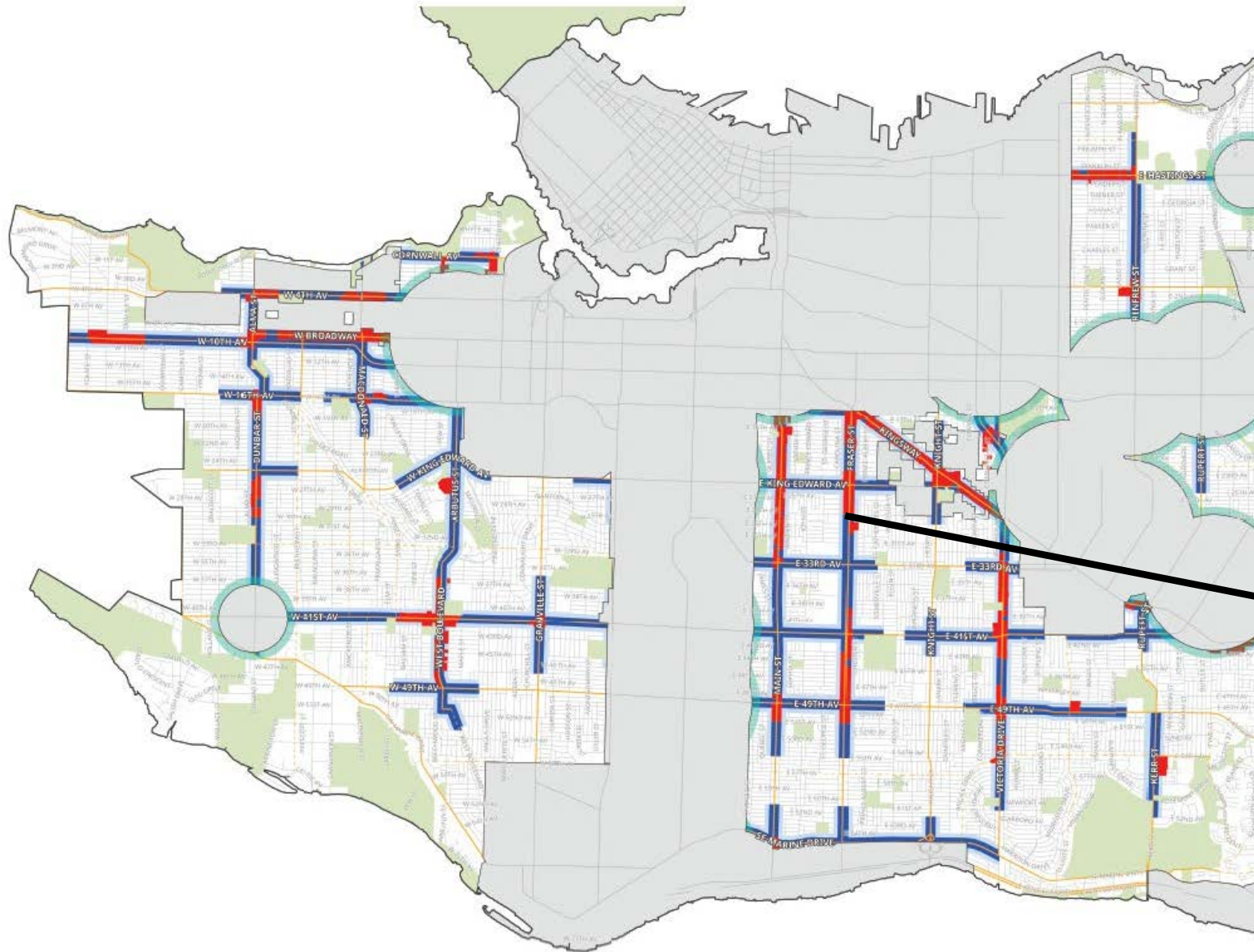
- Simplified rezoning process for RR district schedules
- Accompanying design guidelines set form of development expectations
- Specific building design will be reviewed through a future development permit process, with continued public feedback



**Illustrative example of 4-storey
apartment**



Location



BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

NEIGHBOURHOOD AMENITIES

- Neighbourhood shopping areas
- Parks

ROAD NETWORK

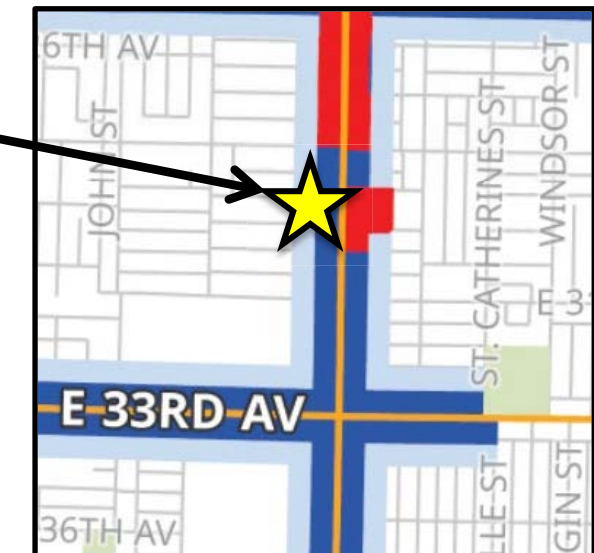
- Main and secondary arterials

EXCLUDED AREAS

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

TRANSIT-ORIENTED AREAS

- Transit-Oriented Area boundary



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

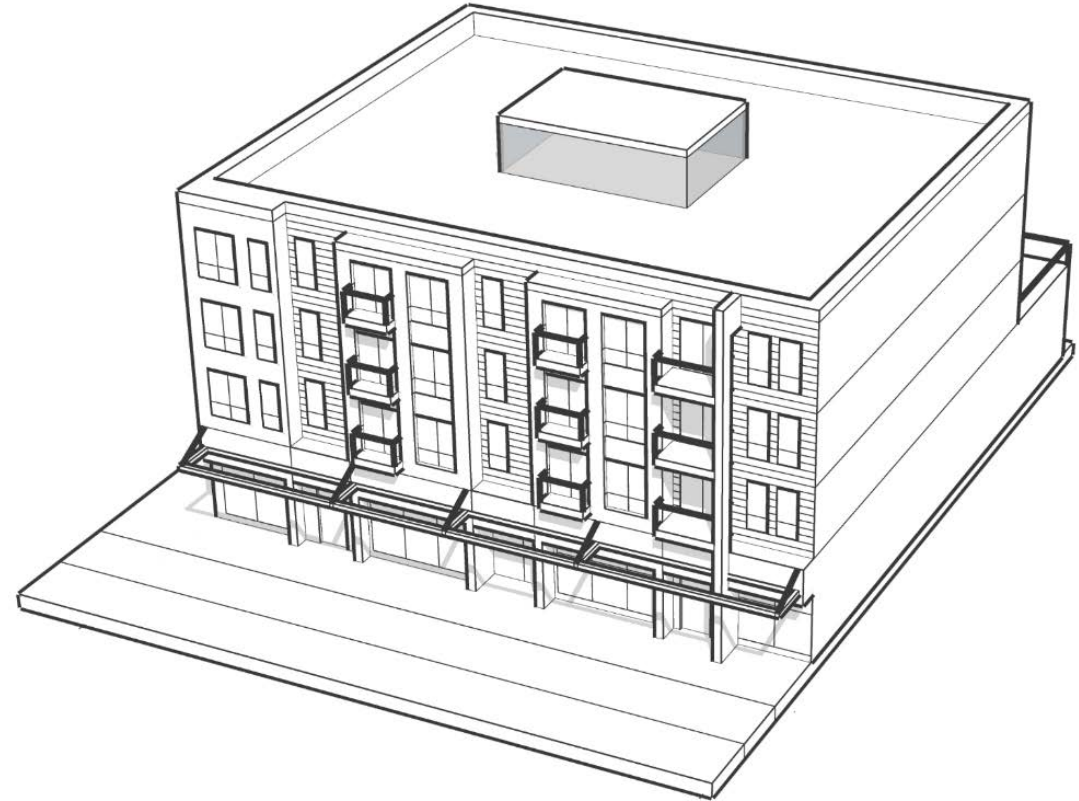
Secured Rental Policy in Low-Density Transition Areas

Originally submitted as RR-3B

- Revised to RR-3A in July 2024

RR-3A District Schedule:

- Use: Mixed-use apartment building
- Height: Up to 4 storeys
- Density: Up to 2.4 FSR



**RR-3A
example**

Cost of Renting

	Newer Rental Buildings – Eastside ¹	
	Average Rent	Average Household Income Served
Studio	\$1,776	\$71,040
1-bed	\$2,116	\$84,640
2-bed	\$2,839	\$113,560
3-bed	\$3,245	\$129,800

1. Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Eastside of Vancouver
2 Data from BC Assessment 2021

Public Consultation

Postcards Mailed
January 30, 2024

City-hosted
Q&A Period
February 7 to February 27,
2024

Postcards distributed	1,248
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Questions	0
Comment forms	43
Other input	5
Total	48



Comments of support

- Height and density appropriate for the location
- Increase in overall rental housing stock in the City
- Inclusion of retail

Comments of concern

- Height not appropriate for the area
- Lack of parking

Response to Feedback

Height, density and location

- Proposed use and form of development consistent with the Secured Rental Policy
- Fraser Street is an arterial that is part of the Frequent Transit Network

Traffic, safety and parking

- Installation of parking regulatory signage on streets adjacent to the site
- Proposal to meet the Parking By-law

Public Benefits

- Development Cost Levies (DCLs) of \$561,720
- Applicant will be pursuing the waiver
- Additional benefits include secured rental units through a housing agreement

Conclusion

- Complies with the *Secured Rental Policy*
- Staff recommend approval, subject to the conditions outlined in Appendix B of the Report



**Illustrative example of
4-storey apartment**

END OF PRESENTATION