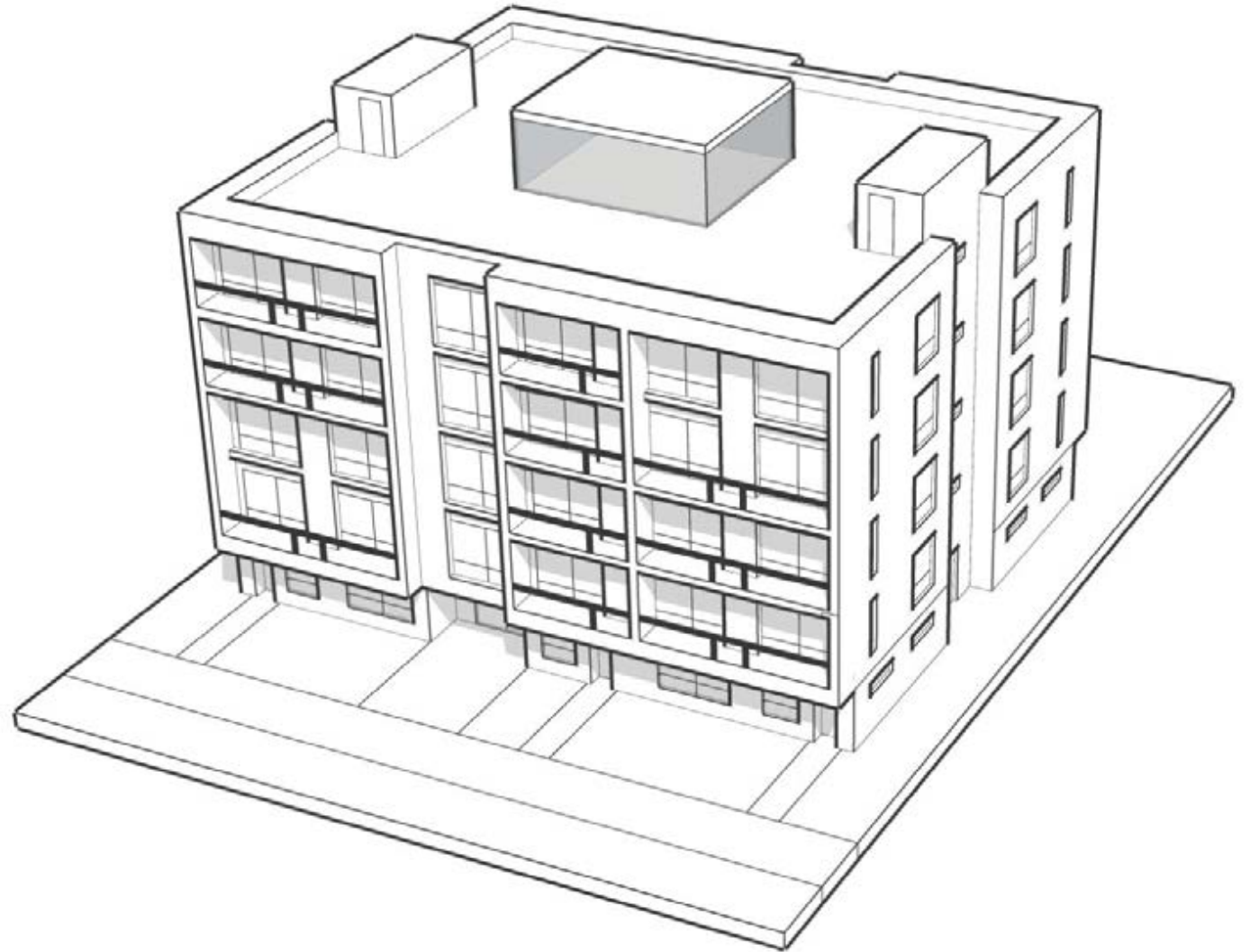


RR-2B Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street

Public Hearing
July 10, 2025



Existing Site and Context



Local Amenities and Services



Enabling Policy

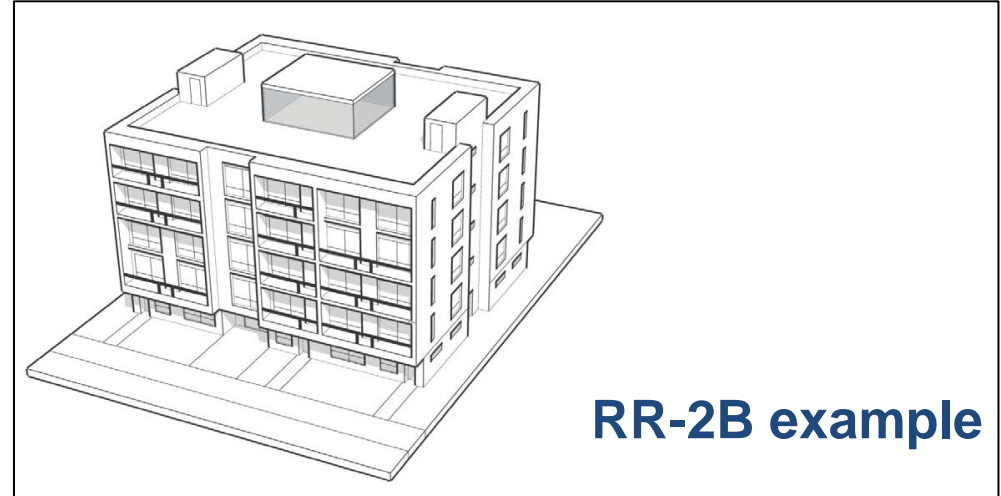


Secured Rental Policy (SRP)

- 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

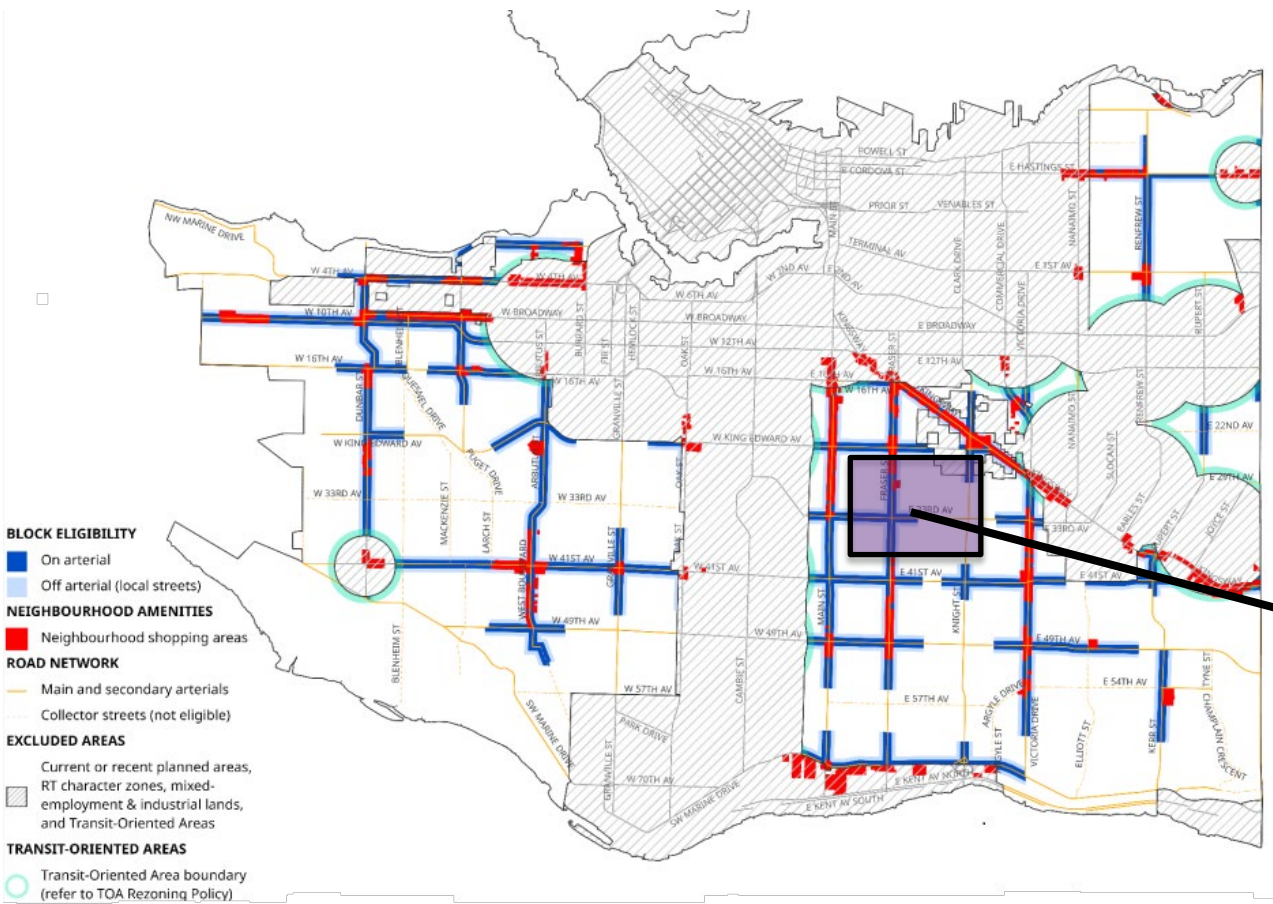
Residential Rental (RR) Rezoning Process

- 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 – On Arterial

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



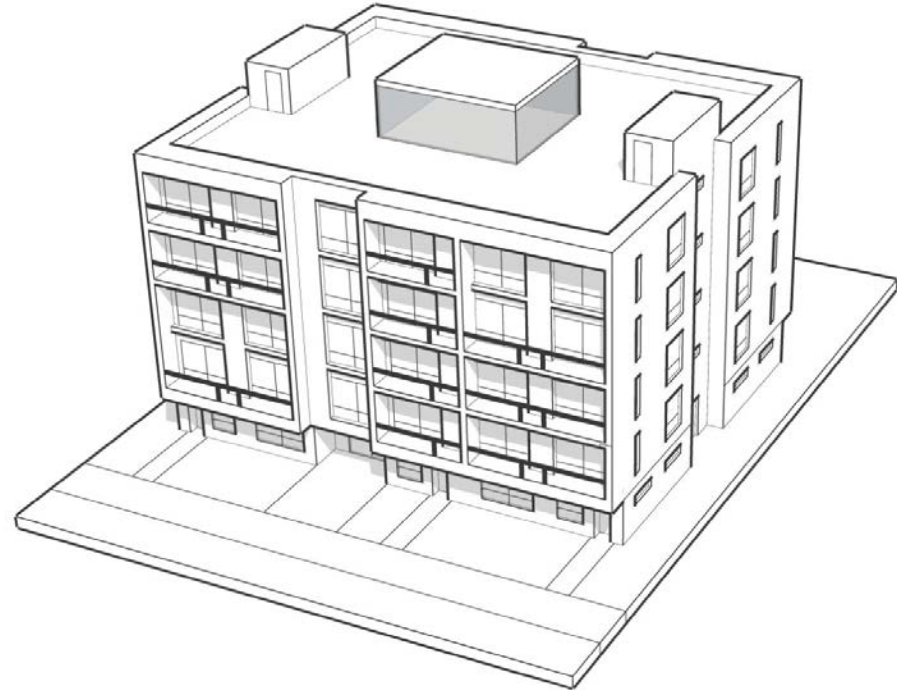
Eligible District Schedule Options

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-2B District Schedule

- Use: Rental apartment building
- Height: Up to 5 storeys
- Density: Up to 2.4 FSR



**RR-2B
Example**

Cost of Renting



	Newer Rental Buildings – Eastside	
	Average Market Rent ¹	Average Household Income Served
Studio	\$1,879	\$75,160
1-bed	\$2,194	\$87,760
2-bed	\$2,880	\$115,200
3-bed	\$3,815	\$152,600

¹ Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Eastside of Vancouver.

Public Consultation

Postcards Mailed
October 1, 2024

City-hosted
Q&A Period
October 2 to October 15, 2024

Postcards distributed

815

Questions

5

Comment forms

20

Other input

0

Total

25



Comments of support

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

Comments of concern

- Increased vehicle congestion in the neighbourhood
- Parking availability
- Proximity to another development nearby

Response to Feedback

Traffic and Parking

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

Proximity to nearby development

- Proposed use and form of development is consistent with the *Secured Rental Policy*

Public Benefits

- Development cost levies (DCLs) of \$2,388,913
- Applicant not pursuing the waiver

*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 the development permit process



Illustrative example of a 5-storey apartment building