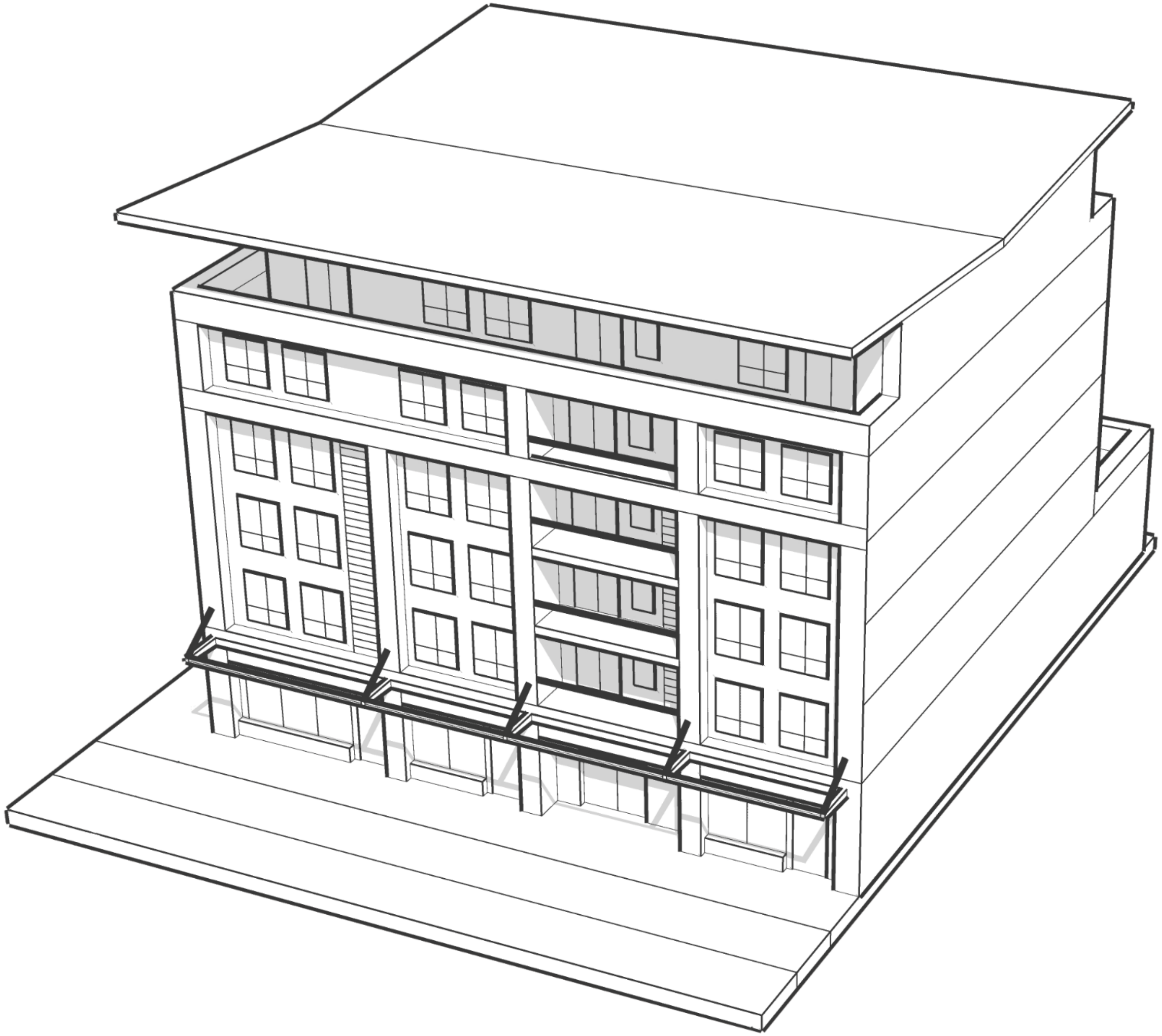
RR-3B Rezoning:

1401-1455 East 49th Avenue

Public Hearing
November 13, 2025

CITY OF
VANCOUVER



Building Example

Existing Site and Context

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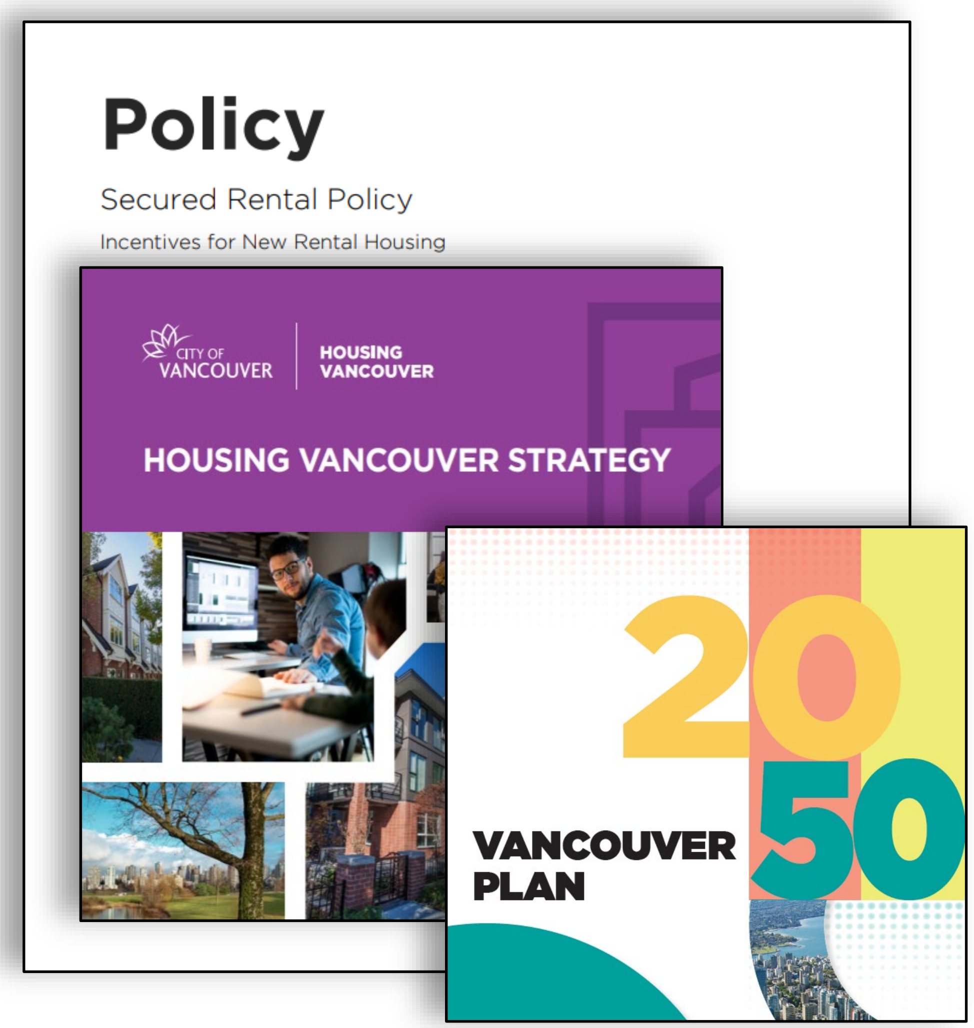
- 2016 Seismic Mitigation Program: School reconstructed on north portion of site
- VSB considered disposition of southern portion of site
- VSB led engagement and disposition process - City did not have a role
- VSB finalized 99-year lease with Vittori Lanark Holdings Ltd.

Local Amenities and Services

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

Enabling Policy



Secured Rental Policy (SRP)

- Encourages new purpose-built rental housing, in line with *Housing Vancouver* 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

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

RR-3B example

Illustrative example of 6-storey building

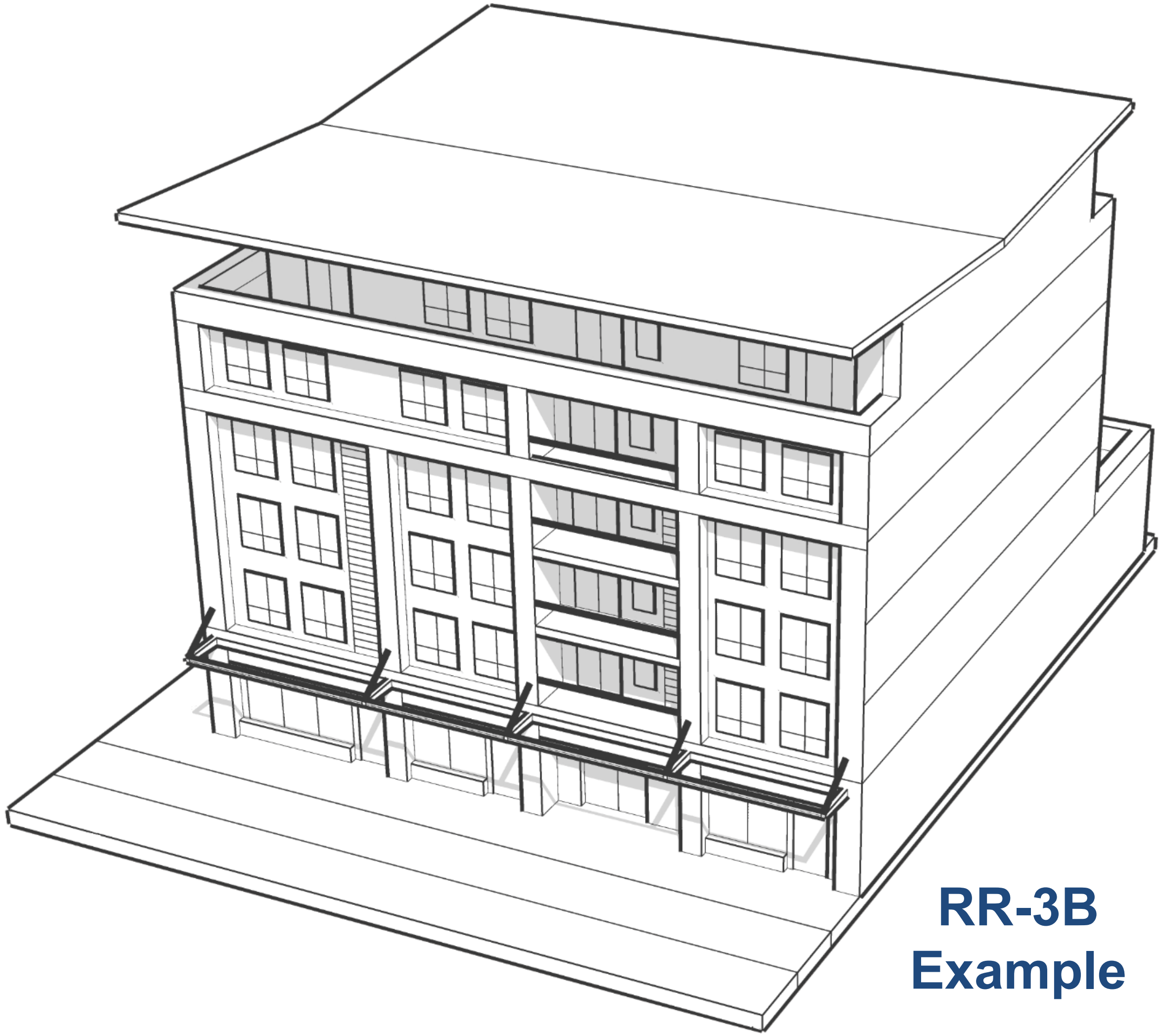
Secured Rental Policy – Eligible District Schedule Options

District Schedule	Height	FSR	Below Market	Mixed-use
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-3B District Schedule:

- Height: Up to 6 storeys
- Density: Up to 3.5 FSR (corner site)
- Use: Mixed-use rental building
  - 20% of residential floor area at below-market rents
  - 0.35 FSR must be commercial



RR-3B Example

Tenure, Rents and Income Thresholds

	Below-Market Units		Newer Rental Buildings – Eastside	
	Average Starting Rents	Average Household Income Required	Average Rent[1]	Average Household Income Required
Studio	$1,294	$51,776	$1,879	$75,160
1-bed	$1,470	$58,784	$2,194	$87,760
2-bed	$2,052	$82,080	$2,880	$115,200
3-bed	$2,819	$112,768	$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
January 27, 2025

City-hosted
Q&A Period
January 29 – February 11, 2025

Postcards distributed	**1,513**

Questions	3
Comment forms	45
Other input	361
Total	**409**

Comments of support

- Housing
- Density

Comments of concern

- Loss of school land
- Traffic and parking

Response to Feedback

Loss of school land

- Site deemed surplus to the educational needs of the district in 2021 (disposition)
- Options to reduce pressure on schools
- VSB monitors development and works with City staff to plan for growth

Traffic and Parking

- In proximity to two frequent bus routes and three bike routes
- Comprehensive transportation safety and traffic calming in place near school

Public Benefits

- Secured rental housing
- Below-market rental units on 20% of residential floor area
- Development cost levies (DCLs) of $1,482,943 (applicant pursing the waiver)
- No Community Amenity Contribution (CAC)

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

Illustrative example of a 6-storey mixed-use apartment building