

RR-2B Building Example

RR-2B Rezoning

5238-5262 Granville Street and
1495 West 37th Avenue

PUBLIC HEARING January 15, 2026

Recommend **Support**



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Policy

Secured Rental Policy

Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022



Secured Rental Policy (SRP)

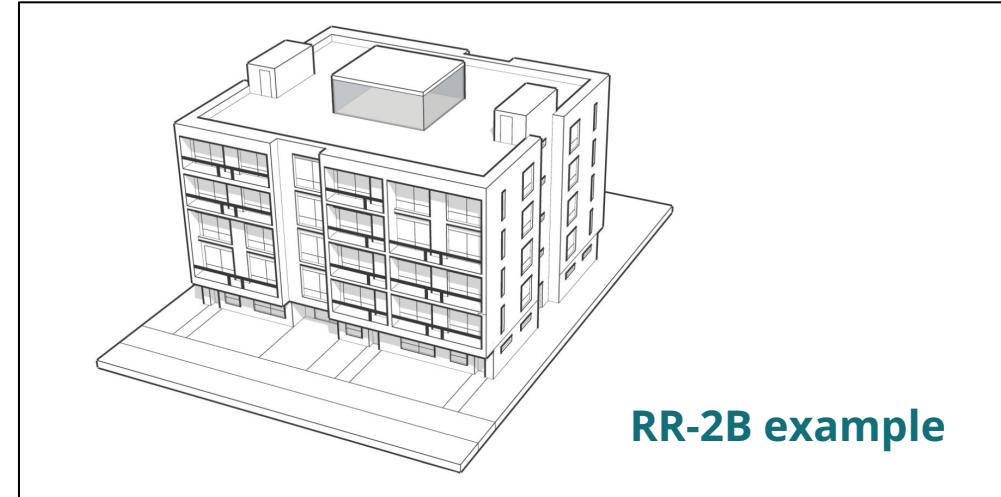
- Encourages construction of new purpose-built rental housing in Vancouver, in line with *Housing Vancouver Strategy* and *Vancouver Plan*
- Updates in 2021 to simplify the rezoning process for rental housing in low-density transition areas near transit, shopping and other community amenities
 - Followed 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



Policy: Residential Rental (RR) Rezoning Process

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- Simplified rezoning process for RR district schedules
- Form of development informed by design guidelines
- Specific building design will be reviewed through a future development permit process, with continued public feedback





Policy: Location – On Arterial

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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

ROAD NETWORK

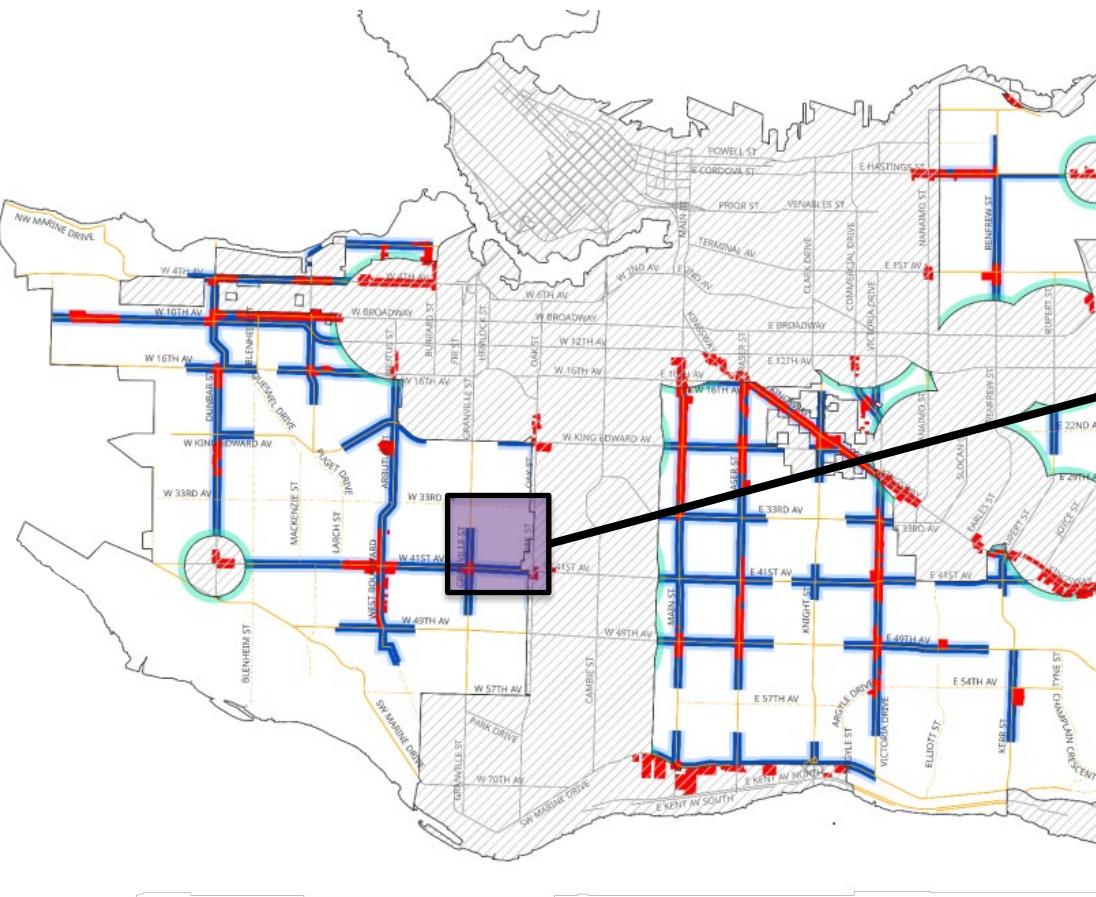
- Main and secondary arterials
- Collector streets (not eligible)

EXCLUDED AREAS

- Current or recent planned areas, RT character zones, mixed-employment & industrial lands, and Transit-Oriented Areas

TRANSIT-ORIENTED AREAS

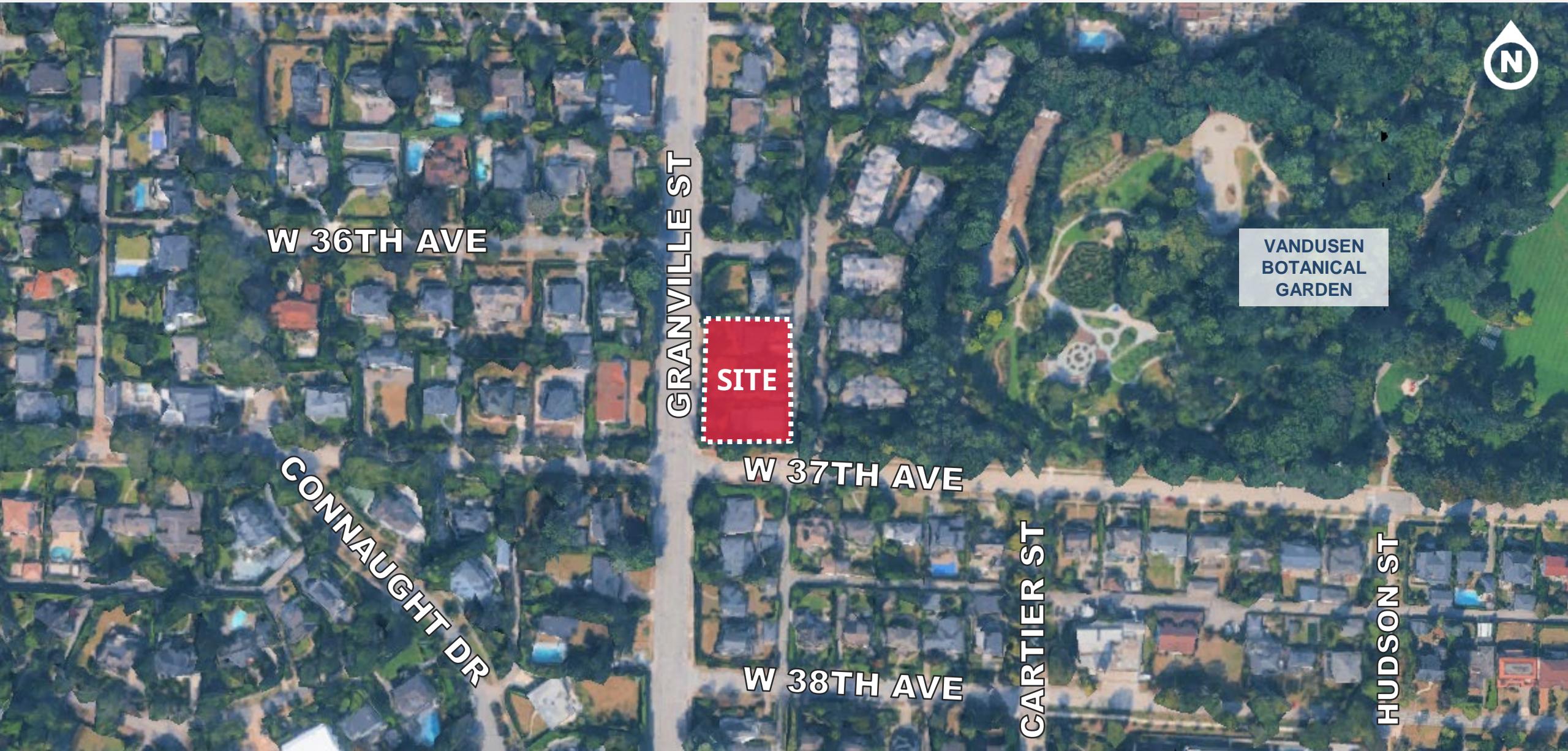
- Transit-Oriented Area boundary (refer to TOA Rezoning Policy)





Site and Context

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Policy: Eligible District Schedule Options

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District Schedule	Height	FSR	Below Market	Mixed-use
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

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Summary

Proposed zoning	RR-2B District Schedule
Height	Up to five storeys
Density	Up to 2.4 FSR
Land use(s)	Rental apartment building



RR-2B Building Example



Public Consultation

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Support:

- **More rental housing**

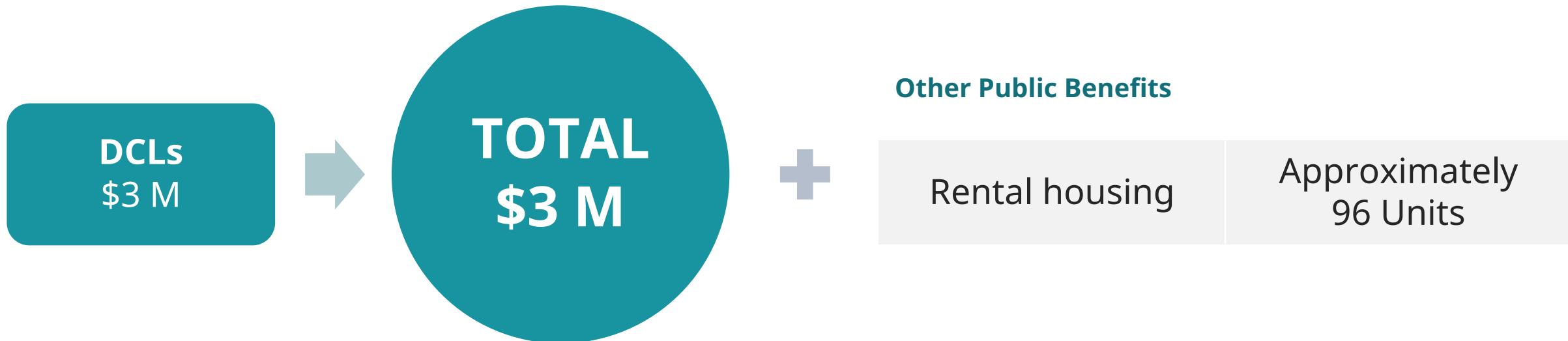
Concerns and Responses:

- **Traffic issues**
 - ✓ Engineering conditions address safety concerns
- **Building height**
 - ✓ Aligns with the SRP and RR-2B



Public Benefits

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- Application meets policy
- Staff support, subject to Appendix B

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