

RR-2B Building Example

# RR-2B Rezoning

5238-5262 Granville Street and  
1495 West 37th Avenue

**PUBLIC HEARING** January 15, 2026

Recommend **Support**



## Policy

Secured Rental Policy  
Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended March 29, 2022

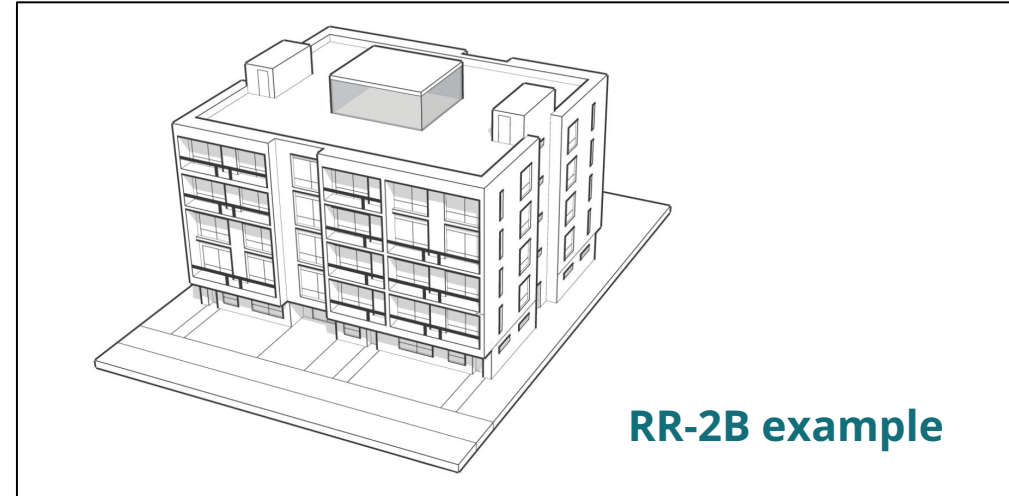


## Secured Rental Policy (SRP)

- 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



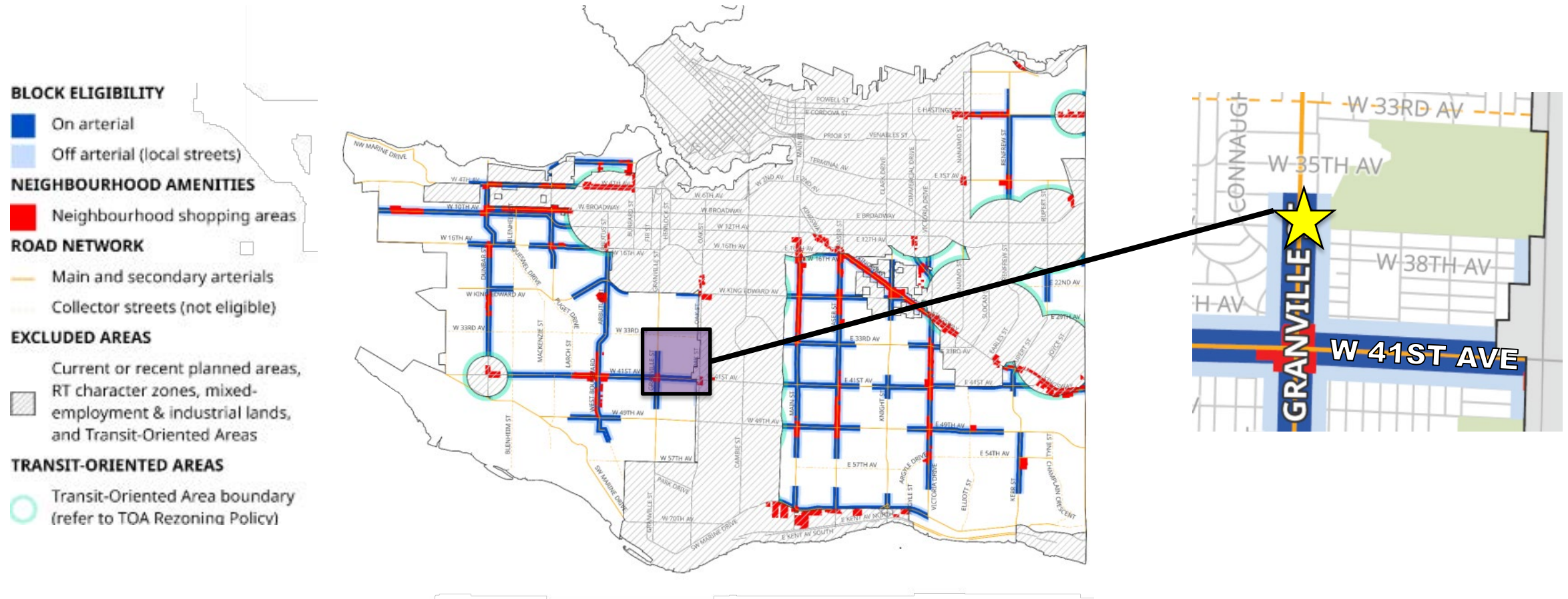
- Simplified rezoning process for RR district schedules
- Form of development informed by design guidelines
- Specific building design will be reviewed through a future development permit process, with continued public feedback





## SECURED RENTAL POLICY - ELIGIBILITY MAP

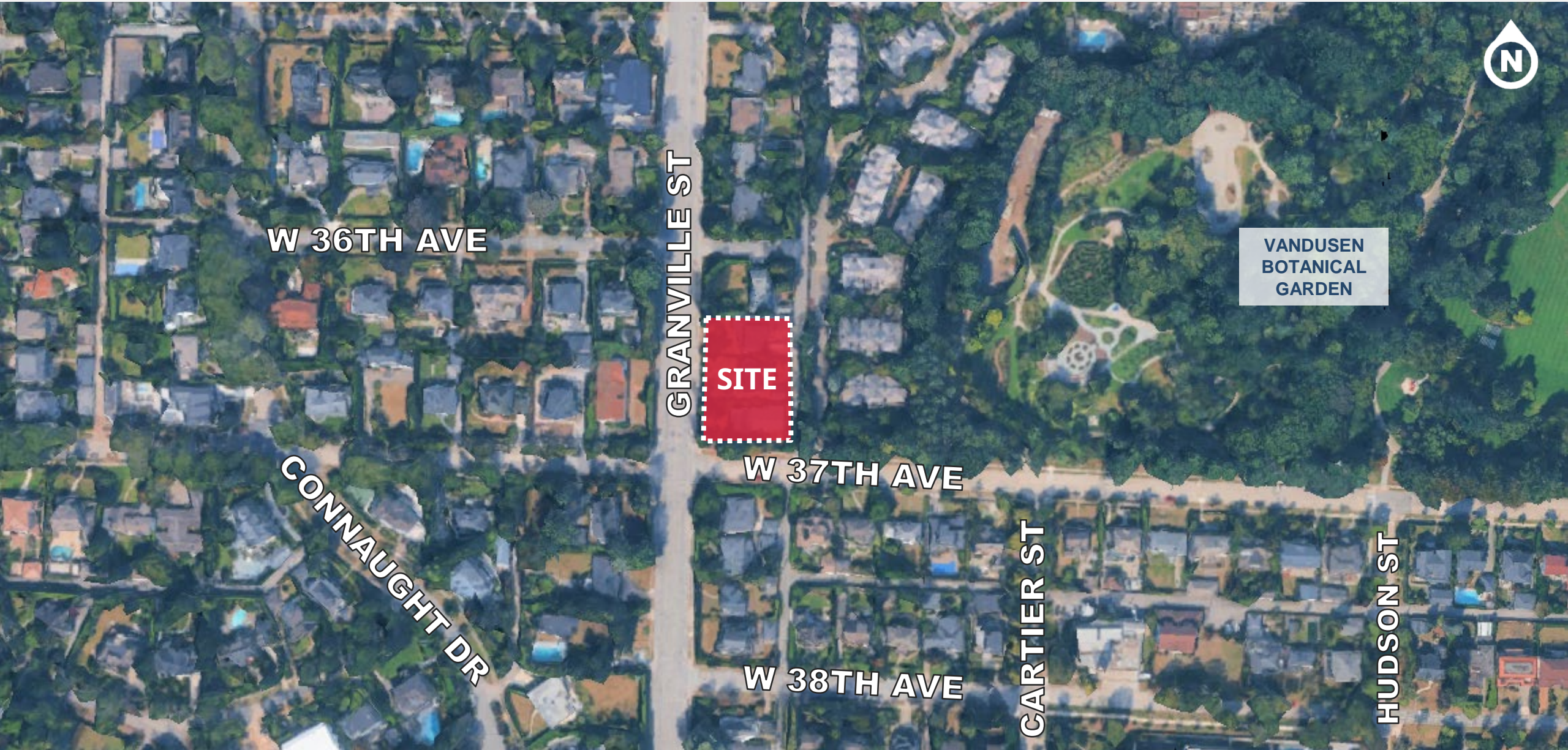
FOR LOW-DENSITY TRANSITION AREAS (R1-1/RT)







Public Hearing | 5238-5262 Granville Street and 1495 West 37th Avenue



W 36TH AVE

GRANVILLE ST

SITE

W 37TH AVE

W 38TH AVE

CARTIER ST

HUDSON ST

CONNAUGHT DR

VANDUSEN  
BOTANICAL  
GARDEN





# Policy: Eligible District Schedule Options

Public Hearing | 5238-5262 Granville Street and 1495 West 37th Avenue

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



## 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**



## Support:

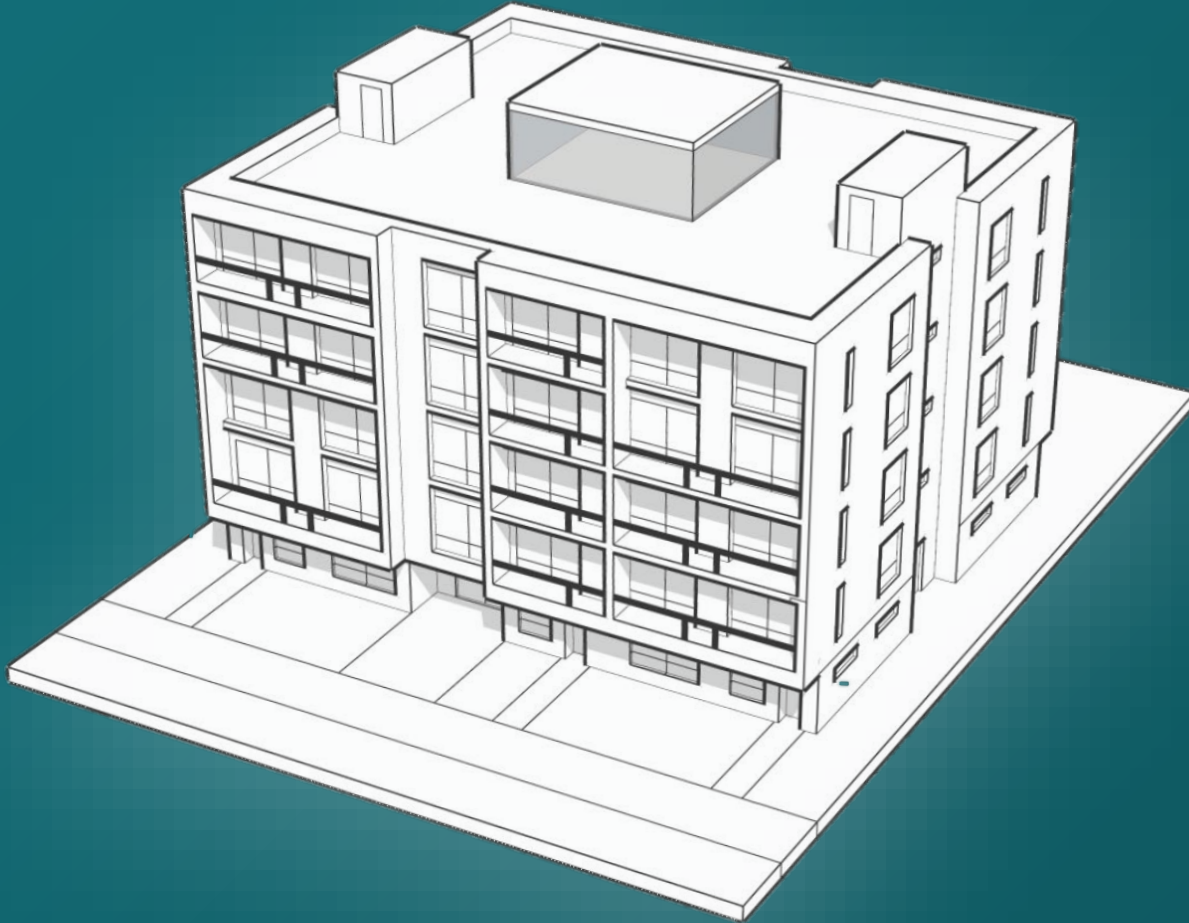
- **More rental housing**

## Concerns and Responses:

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







RR-2B Building Example

## RR-2B Rezoning

5238-5262 Granville Street and  
1495 West 37th Avenue

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

**PUBLIC HEARING** January 15, 2026

Recommend **Support**