

Guide

Rezoning Policy – Secured Rental Policy in
Low-Density Transition Areas

June 30, 2024

Background and Context

The Secured Rental Policy (SRP) was approved by City Council in November 2019. Under the SRP, sites located within 'low-density transition areas' are eligible for rezoning for secured 100% rental developments, if locational and other criteria are met. These areas are comprised of R1-1- or RT-zoned sites that are generally located along arterials (or main roads) in close proximity to shopping, transit, parks, schools, and other amenities.

In December 2021, City Council approved a set of new rental zoning district schedules and associated amendments to the SRP to allow consideration of streamlined rezoning applications in low-density transition areas. A range of building types may be considered, including apartments, townhouses, and mixed-use buildings where 100% of the residential units are secured for rental tenure.

This Rezoning Guide provides information about rezoning in the low-density transition areas across the city. The document describes eligibility criteria, development options, and the rezoning pathways (to either an RR zoning district or CD-1 district).

Eligibility for Rezoning

Sites in low-density transition areas that meet all of the criteria set out in section 2.4 of the SRP may be considered for rezoning, including:

- Currently zoned R1-1 or RT (excluding RT-5/5N, RT-7, RT-8 and RT-10/10N);
- Located outside of a recently-approved Plan area or an area undergoing a planning process;
- Located outside of a designated Transit-Oriented Area (similar rezoning opportunities are enabled by the Transit-Oriented Areas Rezoning Policy);
- Located within approximately 400 m from a local shopping area; and
- Located within the first block along an arterial near transit and a neighbourhood shopping area.

The **Secured Rental Policy – Eligibility Map** on page 3 of this guide provides a generalized illustration of eligibility, identifying areas that meet all of these locational criteria.

Rezoning Process

Most sites that are eligible for rezoning in the low-density transition areas will be rezoned from an R1-1 or RT zoning district to a rental RR zoning district (RR-1, RR-2A/2B/2C, or RR-3A/3B). Rezoning applications should reflect the regulations set out in the relevant district schedule, and respond to the accompanying design guidelines. To determine which rental district schedule may apply to your site, see pages 4 and 5.

- [RR-1 Rental District Schedule](#)
- [RR-2A, RR-2B and RR-2C Rental Districts Schedule](#)
- [RR-3A and RR-3B Rental Districts Schedule](#)
- [Rental District Schedules Design Guidelines](#)

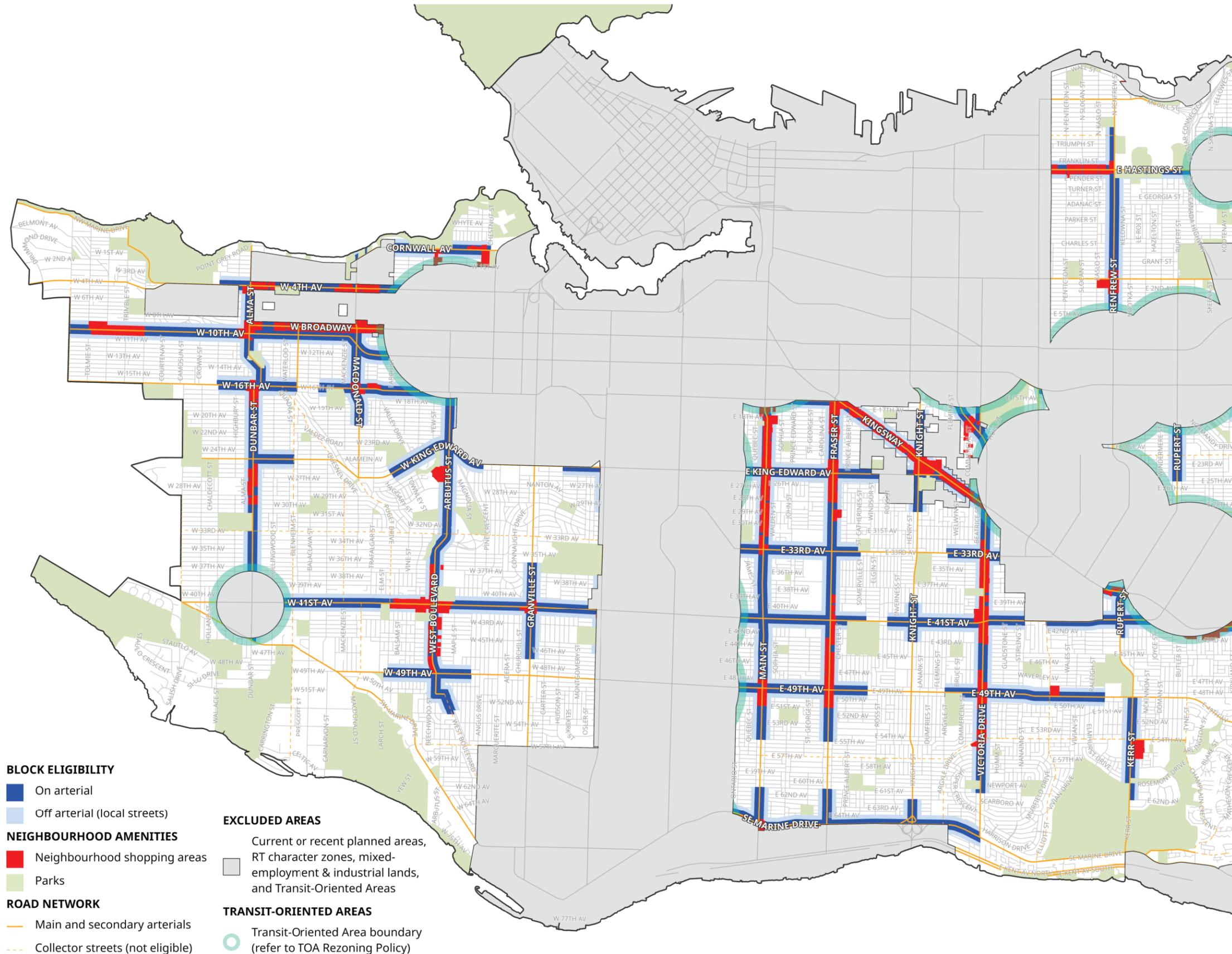
These 'zoning district change' rezonings will undergo a simplified process, which provides certainty for residents and applicants on the building type that could be developed, and streamlines the City's review process.

In some instances, rezoning to CD-1 (a site-specific district schedule) may be required for sites with no open or dedicated lane, a double fronting site, or for sites with a highly irregular shape that cannot accommodate a standard building footprint per the district schedule.

Contact staff with any questions about eligibility, site shape or the rezoning process at rezoning@vancouver.ca.

SECURED RENTAL POLICY - ELIGIBILITY MAP

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



GENERAL OVERVIEW

R1-1- or RT-zoned locations highlighted in blue are generally eligible for rezoning under the Secured Rental Policy.

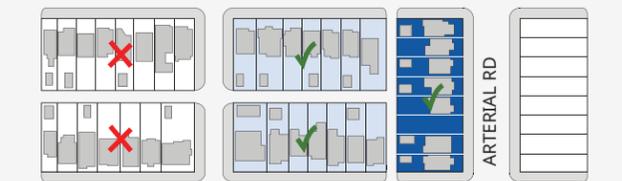
Edges of TOA boundaries are highlighted in cyan, and site eligibility in these areas should be verified by referring to the Transit-Oriented Areas Designation By-law maps. The Transit-Oriented Areas Rezoning Policy applies to parcels that are part of a designated TOA.

Eligible blocks may include lots that front onto an arterial or main road (dark blue) and lots fronting onto local streets (light blue).

Other eligibility considerations also apply. Refer to the decision tree on the next page for further details.

BLOCK ELIGIBILITY

Parallel to Arterial



Perpendicular to Arterial



Arterial Options Local Street Options

SECURED RENTAL POLICY ELIGIBILITY

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

ELIGIBILITY

After reviewing the SRP eligibility map, is your site:

Currently zoned R1-1 or RT?
and
In the dark blue or light blue area on the map?



Site is not eligible for rezoning in low-density transition areas.

Consult section 2.3 of the Secured Rental Policy for rezoning opportunities in commercial, multi-family, industrial and ODP areas. Consult the Transit-Oriented Areas Rezoning Policy for rezoning opportunities in TOAs.

Visit vancouver.ca/rezoning to find out more about rezoning and other policies.



OPTIONS

Where is your site?

DARK BLUE AREA
Fronting an arterial (main road) (Diagram A below)

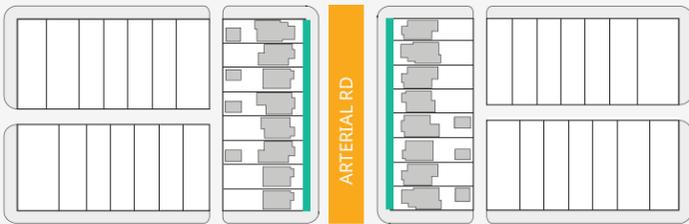


Diagram A:
Block face fronting arterial road ⁽¹⁾ ⁽²⁾

LIGHT BLUE AREA
Fronting a local street (Diagram B below)

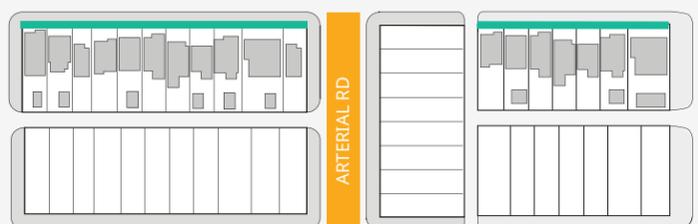


Diagram B:
Block face fronting local street

Site may be eligible for:

- 5-storey Apartment [RR-2B Zone]
- 6-storey Apartment ⁽³⁾ [RR-2C Zone]
- 4-storey Mixed-use Residential ⁽⁴⁾ [RR-3A Zone]
- 6-storey ⁽³⁾ Mixed-use Residential ⁽⁴⁾ [RR-3B Zone]

Site may be eligible for:

- Multiplex [RR-1 Zone]
- 3 or 4-storey Townhouses [RR-1 Zone]
- 4-storey Apartment [RR-2A Zone]
- 5-storey Apartment ⁽⁵⁾ [RR-2B Zone]

Note:

⁽¹⁾ 99 ft. minimum frontage required, except 4 or 5-storey apartments may be considered on sites with a minimum frontage of 66 ft. fronting onto an arterial.

⁽²⁾ Assemblies for arterial options should ensure that remainder R1-1/RT lots have a minimum 99 ft. of continuous site frontage.

⁽³⁾ 6-storey options require a minimum 20% of the residential floor area to be permanently secured as below market rental units.

⁽⁴⁾ Mixed-use options may only be considered on sites with a corner lot or that are immediately adjacent to a site that is currently zoned for commercial (C, CD-1, RR-3).

⁽⁵⁾ 5-storey apartments may only be considered on corner sites flanking an Arterial (main) road, as shown on Diagram C, if the frontage along the local street is a minimum of 120 ft.

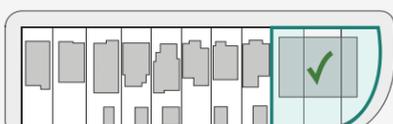


Diagram C:
Arterial flanking corner site

REZONING PATH

What is the site shape?

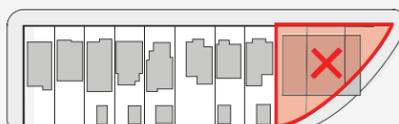
GENERALLY REGULAR
with a lane at the rear



Regular/rectilinear building footprint can be accommodated.

Rezone to: RR Zone

HIGHLY IRREGULAR
and/or with no lane at the rear



Regular/rectilinear building footprint can NOT be accommodated.

Rezone to: CD-1 Zone

SECURED RENTAL POLICY REZONING OPTIONS

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

ZONES AND BUILDING OPTIONS

After determining your site's rezoning potential, find out which building options each rental zoning district allows. Refer to the relevant district schedule and the Rental District Schedules Design Guidelines for further details.

ARTERIAL OPTIONS ⁽¹⁾

Fronting an arterial (main) road

RR-2A



4-Storey Apt.
1.75 FSR
Frontage:
66 ft. min.

RR-2B



5-Storey Apt.
2.2 FSR
Frontage:
66 ft. min.

RR-2C



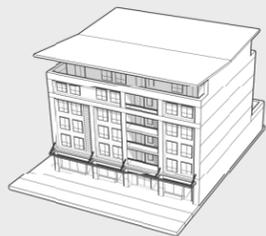
6-Storey Apt. ⁽²⁾
2.4 FSR
Frontage:
99 ft. min.

RR-3A



4-Storey Apt. ⁽³⁾
(Mixed-use)
2.4 FSR
Frontage:
99 ft. min.

RR-3B

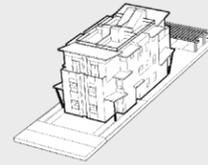


6-Storey Apt. ⁽²⁾⁽³⁾
(Mixed-use)
3.4 FSR
Frontage:
99 ft. min.

LOCAL STREET OPTIONS

Fronting a local street

RR-1



Fourplex ⁽⁴⁾
1.0 FSR
Frontage:
33 ft. min.

Multiplex ⁽⁴⁾
(up to 8 units)
1.0 FSR
Frontage:
50 ft. minimum

3-Storey TH
1.2 FSR
Frontage:
66 ft. min.
132 ft. max.

4-Storey TH
1.45 FSR
Frontage:
66 ft. min.
132 ft. max.

RR-2A



4-Storey Apt.
1.75 FSR
Frontage:
66 ft. min.
99 ft. max.

Note:

⁽¹⁾ Assemblies for arterial options should ensure that remainder R1-1/RT lots have a minimum 99 ft. of continuous site frontage.

⁽²⁾ 6-storey options require a minimum 20% of the residential floor area to be permanently secured as below market rental units.

⁽³⁾ Mixed-use options may only be considered on sites with a corner lot, that are immediately adjacent to a site that is currently zoned for commercial (C, CD-1, RR-3), or that has an existing non-residential use.

⁽⁴⁾ Secured rental multiplexes can be developed on lots zoned R1-1 without rezoning under the Secured Rental Policy. Refer to the R1-1 district schedule.