

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 1/12/2022 4:58:24 PM

Subject: 1535-1557 Grant Street - DCL Waiver

Attachments: Memo to Mayor & Council - HSG - 1535-1557 Grant Street - DCL Waiver.pdf

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Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell, the purpose of which is to notify Council, prior to enactment of the Housing Agreement By-law, that the applicant at 1535-1557 Grant Street have informed staff of their intention to no longer take the DCL Waiver at Development Permit application stage. This change will not have any implications on other development charges, such as CACs.

At this stage no action is required by Council.

Should you have any questions, please contact Dan Garrison ([dan.garrison@vancouver.ca](mailto:dan.garrison@vancouver.ca))

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

**Council meeting of January 25<sup>th</sup>, 2022**

## **MEMORANDUM**

January 11, 2022

**TO:** Mayor and Council

**CC:** Paul Mochrie, City Manager  
Karen Levitt, Deputy City Manager  
Armin Amrolia, Deputy City Manager  
Katrina Leckovic, City Clerk  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Director, Civic Engagement and Communications  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Yardley McNeil, Assistant Director, Rezoning Centre  
Dan Garrison, Assistant Director, Housing Policy and Regulation  
Jeff Greenberg, Assistant Director of Legal Services  
Templar Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability

**FROM:** Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability

**SUBJECT:** A By-law to enact a Housing Agreement for 1535-1557 Grant – notification of change to remove the DCL waiver

**RTS#** N/A

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The purpose of this Memo is to notify Council, prior to enactment of the Housing Agreement By-law, that the applicant at 1535-1557 Grant Street have informed staff of their intention to no longer take the DCL Waiver at Development Permit application stage. The Housing Agreement By-Law is scheduled to go to Council for enactment on January 25, 2022.

This change will not have any implications on other development charges, such as CACs. At this stage no action is required by Council.

### **Overview of DCL Waiver Process**

The DCL Waiver is optional. Projects seeking to create new rental supply, where 100% of the residential development is rental in tenure are eligible to seek a DCL waiver for the rental portion of the development. The Vancouver DCL By-law permits DCLs to be waived for 'for-profit affordable rental housing' where the tenure is secured through a Housing Agreement.

To qualify for a DCL waiver a project must meet the definition of 'for-profit affordable rental housing' as defined in Section 3.1(B) of the DCL By-law, which requires projects to meet maximum average unit size and starting rent criteria by unit type.

If a project meets the maximum average unit size and rent criteria, and there are no other implications on other development charges, such as CACs, the applicant is eligible to take the waiver and no Council decision is required.

### **Rezoning Application at 1535-1557 Grant Street**

The rezoning application at 1535-1557 Grant Street was approved in principle at the Public Hearing on September 17, 2019. At the time of rezoning application, the applicant opted to take the DCL waiver, resulting in an estimated savings of \$663,597 at that time. Real Estate staff reviewed the rezoning application development pro forma and concluded that the rezoning would not be subject to a CAC. At this time, the project was subject to CAC review, which meant that the applicant was required to decide during the rezoning process whether the project would be taking the DCL waiver.

A Development Permit application for the project was submitted on April 30<sup>th</sup> 2020. A "prior-to permit issuance" letter securing the DCL Waiver rents for this project was issued in September 2020. This project is now in the final stages of its Development Permit, and they are now asking to remove the DCL waiver and pay the full DCL payment.

Real Estate staff have reviewed the applicant's decision to remove the DCL Waiver at Development Permit application stage, and confirm that removing the waiver does not have any implications on CACs, or other development charges.

The applicant's decision to remove the DCL waiver at Development Permit application stage reflects the preference of the applicant. Staff does not consider it to create any material difference to Council's decision regarding the rezoning application.

**No action is required by Council.**

Thank you for your consideration. If you have questions or concerns, please do not hesitate to reach out to Dan Garrison at [dan.garrison@vancouver.ca](mailto:dan.garrison@vancouver.ca)



Theresa O'Donnell  
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