

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

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

Date: 5/31/2022 9:05:23 AM

Subject: [A By-law to enact a Housing Agreement for 4185 Main Street – Notification of change to remove the DCL waiver.](#)

Attachments: [Memo to Mayor & Council - A By-law to Enact a Housing Agreement for 4185 Main Street.pdf](#)

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell to inform Council prior to enactment of the Housing Agreement By-law that the applicant at 4185 Main Street has requested to seek the DCL waiver prior to Building Permit issuance stage.

A Housing Agreement By-law securing the project as "for-profit affordable rental housing" will be before Council for adoption on June 7, 2022.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca) or Dan Garrison (Dan.Garrison@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

May 30, 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 4185 Main Street
– Notification of change to remove the DCL waiver.

Relates to DP-2019-00944 and replacement housing agreement by-law for enactment June 7th

RTS #: n/a

The purpose of this Memo is to notify Council, prior to enactment of the Housing Agreement By-law, that the applicant at 4185 Main Street have informed staff of their intention to take the DCL Waiver prior to Building Permit issuance stage. The new Housing Agreement By-law, which replaces the previous Housing Agreement by-law that did not secure a waiver, is scheduled to go to Council for enactment on June 7th, 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 that 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.

Development Permit application at 4185 Main

The proposed development at 4185 Main did not require a rezoning. A Development Permit application for the project was submitted on November 19th, 2019. At the time of Development Permit application, the applicant opted not to take the DCL waiver. A "prior-to permit issuance" letter was issued on 2nd March 2020, and the Development Permit was issued on March 14th, 2022.

A Housing Agreement, securing the project as "secured market rental housing" with no DCL Waiver, was approved by Council on July 29th, 2021.

The project is now at Building Permit application stage and is requesting the DCL Waiver. Staff have reviewed the applicant's submitted DCL Waiver Request form and confirm that the project meets the maximum average unit size and starting rent criteria by unit type. The project therefore meets the definition of "for-profit affordable rental housing" as defined in the DCL By-law and is eligible for the DCL Waiver.

Development Permit applications not requiring a rezoning are not subject to CACs. As such, Real Estate staff have confirmed that taking the waiver does not have any implications on CACs, or other development charges.

The applicant's decision to take the DCL waiver at Building Permit application stage reflects the preference of the applicant. Staff confirm that this does not create any material difference to the decision regarding the Development Permit 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 me or Dan Garrison at dan.garrison@vancouver.ca



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca