

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

To: **"Direct to Mayor and Council - DL"**

Date: 5/31/2022 9:05:29 AM

Subject: A By-law to enact a Housing Agreement for 7280 Fraser Street – Notification of change to remove the DCL waiver

Attachments: Memo to Mayor & Council - A By-law to enact a Housing Agreement for 7280 Fraser.pdf

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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 for 7280 Fraser Street has requested to no longer seek the DCL waiver at the Development Permit stage.

The Housing Agreement By-Law is scheduled to proceed to Council for enactment on June 7, 2022.

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

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
[paul.mochrie@vancouver.ca](mailto: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 səliłwətał (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  
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 7280 Fraser – Notification of change to remove the DCL waiver

Housing agreement by-law for enactment June 7<sup>th</sup>

RTS #: 14094

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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 7280 Fraser 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 June 7, 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

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The DCL Waiver is optional. Projects creating 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 7280 Fraser**

The rezoning application at 7280 Fraser Street was approved in principle at the Public Hearing on December 2<sup>nd</sup>, 2020. At the time of rezoning application, the applicant opted to take the DCL waiver, resulting in an estimated savings of \$1,323,209 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.

This project is now in the final stages of the Development Permit process, and the applicant is now requesting 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 the 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 me or Dan Garrison at [dan.garrison@vancouver.ca](mailto:dan.garrison@vancouver.ca)



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