

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 11/10/2022 5:51:22 PM
Subject: Ashley Mar – DCL Waiver Change

Dear Mayor and Council,

- The purpose of this Memo is to notify Council that the applicant for the rezoning of 8420 Ash Street and 8491 Cambie Street (Intracorp) have informed staff of their intention to no longer seek the Development Cost Levy waiver as previously declared at the Public Hearing for the market rental portion of the property. The Ashley Mar Co-op portion of the property is anticipated to qualify as Social Housing and is therefore exempt from DCLs.
- The new Housing Agreement By-laws, reflecting that decision to not take the DCL waiver, are scheduled to go to Council for consideration on November 15th 2022.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@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), Skwx̱w̱ú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

November 10, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Rosemary Hagiwara, Acting City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Kareem Allam, Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
David Grewal, Senior Advisor, Mayor's Office

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

SUBJECT: By-laws to enact a Housing Agreement for 8420 Ash Street and a Housing Agreement for 8491 Cambie Street– Notification of change to remove the DCL waiver

RTS #: 14704

The purpose of this Memo is to notify Council that the applicant for the rezoning of 8420 Ash Street and 8491 Cambie Street have informed staff of their intention to no longer take the DCL waiver as previously declared at the rezoning of the property. The new Housing Agreement By-laws, reflecting that decision not to take the DCL waiver, are scheduled to go to Council for consideration on November 15th, 2022.

Overview of DCL Waiver Process

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. The DCL waiver is optional and no Council decision is required.

Rezoning Application at 8420 Ash Street and 8491 Cambie Street

The rezoning application at 8420 Ash Street and 8491 Cambie Street was approved in principle at the Public Hearing on November 18 and 25, 2021. The proposed development includes the expansion of the existing Ashley Mar Co-op from 54 to 125 social housing co-op units, as well as the addition of 524 new secured market rental units. The application is now at the Development Permit application review stage.

At the time of rezoning application, the applicant opted to take the DCL waiver, resulting in an estimated savings of \$7,364,395 at that time. Real Estate staff reviewed the rezoning application development pro forma and concluded no additional lift beyond the delivery of the social housing (co-op) units. Because the project was subject to a CAC review, the applicant was required to decide during the rezoning process whether the project would be taking the DCL waiver.

Nevertheless during the Development Permit process, the applicant decided not to opt for the DCL waiver and instead will pay the full DCL fee.

The applicant's decision to remove the DCL waiver means that the City will no longer be able to secure initial starting rents in the market rental portion of the development. Instead, rents will be set by the applicant, as dictated by the market.

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

Under the Vancouver Charter, social housing (including co-op housing that meets the definition of social housing) is exempt from City DCLs, and the co-op portion of the project is expected to continue to meet that criteria.

The applicant's decision to remove the DCL waiver at the Development Permit stage reflects the preference of the applicant. Staff confirm that this does not 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



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