

From: "White, Josh" <Josh.White@vancouver.ca>

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

Date: 3/13/2026 11:24:56 AM

Subject: Memo to Mayor and Council - A Bylaw to Enact a Housing Agreement for 5889-5925 Dunbar Street

Attachments: Memo to Mayor and Council - A Bylaw to Enact a Housing Agreement for 5889-5925 Dunbar St.pdf

Dear Mayor and Council,

Please see the attached memo to inform Council, prior to enactment of the Housing Agreement By-law, that the applicant at 5889-5925 Dunbar Street has requested to waive their DCLs prior to Building Permit issuance stage.

A Housing Agreement By-law securing the project as "for-profit affordable rental housing", with the DCL Waiver, will be before Council for adoption on March 31, 2026.

Should you have any questions, please contact Josh White (josh.white@vancouver.ca) or Dan Garrison (dan.garrison@vancouver.ca).

Thank you,

Josh White M.Pl. (He/him)

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MEMORANDUM

March 13, 2026

TO: Mayor and Council

CC: Karen Levitt, Acting City Manager
Armin Amrolia, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief of External Relations
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: A By-law to enact a Housing Agreement for 5889-5925 Dunbar St.
– Notification of change to take the DCL waiver.

RTS #: N/A

The purpose of this Memo is to notify Council that the applicant for the rezoning of 5889-5925 Dunbar St. have informed staff of their intention to take the DCL Waiver, which is a change from what was previously declared at the time of the rezoning of the property. In agreeing to this request, the requirements in condition 2.4 regarding the Housing Agreement will be changed to align with the standard requirements for for-profit affordable rental housing with DCL waiver Class B. The Housing Agreement By-law, along with other rezoning enactment documents, are scheduled to go to Council for consideration on March 31, 2026.

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 starting rent criteria by unit type.