

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

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

Date: 2/4/2026 8:54:43 PM

Subject: Memo re DCL switch to remove waiver 1725 Ruper St

Attachments: [Memo to Mayor Council - DCL switch to removing the waiver - 172 5 Rupert St.pdf](#)

Mayor and Council,

Please see the attached memo inform Council, prior to enactment of the Housing Agreement By-law, that the applicant at 1725 Rupert St has requested to remove their DCL waiver prior to Building Permit issuance stage.

A Housing Agreement By-law securing the project as "secured market rental housing", without the DCL Waiver, will be before Council for adoption on February 24, 2026.

Should you have any questions, please contact myself (josh.white@vancouver.ca) or Dan Garrison (Dan.Garrison@vancouver.ca).

Josh White M.Pl. (He/him)

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wx\u817_w\u7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

MEMORANDUM

February 4, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Karin Levitt, Deputy 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 1725 Rupert (3282-3292 E 1st Ave)
– Notification of change to remove the DCL waiver.

RTS #: N/A

The purpose of this Memo is to notify Council that the applicant for the rezoning of 1725 Rupert St have informed staff of their intention to no longer take the DCL Waiver as previously declared at the time of the rezoning of the property. In agreeing to this request, the requirements in condition 2.5 regarding the Housing Agreement will be changed to remove 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 February 24, 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.

If a project meets the 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 1725 Rupert St

The rezoning application at 1725 Rupert St was approved in principle at the Public Hearing on October 22, 2024. At the time of rezoning application, the applicant opted to take the DCL waiver, resulting in an estimated savings of \$956,410. Real Estate staff reviewed the rezoning application development pro forma and concluded that the rezoning would not be subject to a CAC. Because the project was subject to 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 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.

The applicant's decision to remove the DCL waiver at Development Permit application 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



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