

From: **"Mochrie, Paul"**

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

Date: 2024-05-16 5:38:29 PM

Subject: Memo to Mayor and Council - By-law to enact a Housing Agreement for 2480 Renfrew Street – Notification of change to seek the DCL waiver

Attachments: Memo to Mayor & Council - Council Memo - By-law to enact a Housing Agreement for 2480 Renfrew Street – Notification of change to seek the DCL waiver.pdf

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Dear Mayor and Council,

The purpose of this Memo is to notify Council that the applicant for the rezoning of 2480 Renfrew Street have informed staff of their intention to seek the DCL waiver, which they did not declare at the rezoning stage.

The applicant's decision to seek the DCL waiver at this stage of the development process 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.**

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwəxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

## MEMORANDUM

May 15, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Katrina Leckovic, City Clerk  
Maria Pontikis, Chief Communications Officer, CEC  
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: By-law to enact a Housing Agreement for 2480 Renfrew Street – Notification of change to seek the DCL waiver

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The purpose of this Memo is to notify Council that the applicant for the rezoning of 2480 Renfrew Street have informed staff of their intention to seek the DCL waiver, which they did not declare at the rezoning stage. The new Housing Agreement By-law, reflecting that decision to take the DCL waiver, is scheduled to go to Council for consideration on May 28, 2024.

### 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 this project must meet the definition for the Class A waiver where 100% rental projects secure 20% or more of the residential floor area as below-market rental units at the minimum rents prescribed in the DCL by-law.

If a project meets the rent criteria for the Class A waiver, 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 2480 Renfrew Street**

The rezoning application at 2480 Renfrew Street was approved in principle at the Public Hearing on April 12, 2022. The proposed development includes 179 rental units, including 35 below market rental units. The Development Permit has been approved subject to conditions, and the Building Permit application is at the review stage.

At the time of rezoning application, the applicant opted to not seek the DCL waiver, resulting in an estimated City-wide DCLs on the residential floor area of \$2,508,638 at that time. Real Estate Services staff have confirmed that there is no land lift with the change in decision to take the DCL waiver.

The applicant's decision to seek the DCL waiver at this stage of the development process 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](mailto:dan.garrison@vancouver.ca)

A handwritten signature in black ink, appearing to read 'J White', is positioned above the typed name and title.

Josh White, M.Pl.  
General Manager, Planning, Urban Design and Sustainability

[josh.white@vancouver.ca](mailto:josh.white@vancouver.ca)