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## MEMORANDUM

May 15, 2007  
Corrected May 23, 2007

**TO:** Mayor and Councillors

**CC:** Judy Rogers, City Manager  
Syd Baxter, City Clerk  
Jacquie Forbes-Roberts, General Manager of Community Services  
Graham Johnsen, Assistant Director of Legal Services  
Cameron Gray, Director, Housing Centre  
Brent Toderian, Director of Planning  
Rick Scobie, Co-Director of Development Services  
Bill Boons, Manager, Development Services

**FROM:** Rob Whitlock, Senior Housing Planner (Projects)

**SUBJECT:** Introduction of an Effective Date for Enactment (Protection of Rental Housing Stock: Rate of Change Regulations)

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Staff have determined that there are 7 development applications (DEs) in process, in RM-3A, RM-4 and RM-4N districts, 6 of which have reached the stage of approval, subject to the completion of conditions prior to permit issuance. One other application in process is not yet at the stage of "prior to" approval. These applications are described in the attached page.

These applications were submitted prior to the referral of the by-law amendments to public hearing and have proceeded through the majority of their processing under the current regulations. Staff believe it would be reasonable to provide some time for the possible completion of these applications through to issuance of their respective DEs.

Under Section 10.12 of the Zoning and Development By-law, a redevelopment site involving demolition of rental housing must have the building permit (BU) for the new construction and the building permit (BU) for demolition ready for issuance before the DE for the new development can be issued. Consequently, the challenge for each of the 7 development applicants in process is to achieve concurrent issuance of these three permits, before the proposed by-law amendments come into effect.

In discussion with the applicants, it has been determined that an additional 60 day period would be challenging but reasonable for these applicants to have: (i) their DE conditions of approval to be satisfied and the development application readied for issuance; (ii) the preparation of the building permit for their new construction and building permit for their demolition, all to be ready for issuance.

Therefore, staff are recommending that if Council should approve the recommendations related to this item, and proceed with the enactment of the by-law provisions following the Public Hearing, these provisions should have an effective date of July 16, 2007. This delay in the effective date is included in the draft by-law.

If Council wishes to modify this date, enactment of the related by-laws would need to be delayed until May 29<sup>th</sup>.

  
Robert Whitlock  
Senior Housing Planner (Projects)

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Development Applications in Areas Affected by Proposed Rate of Change Amendments

Updated May 11/07

Address /DE Date of Appl	Proposal	Existing on site	Zone	Status
DE410336 1670 E Pender St. May 2006	Construct 13 unit Row housing	2 lots 1FD/2FD (3 units total)	RM-4N	Prior to response In now....close to DE/BU issuance. Timing ok unless no grace period given.
DE410044 1533 E 8 <sup>th</sup> Jan 2006	Construct 33 unit Multiple Dwelling	4 lots 1FD/2FD/MCD 7 units total Site now vacant	RM-4	Prior to response not in yet. Will need the 2 month grace period to complete.
DE410718 2243 Triumph Sept 2006	Construct 12 unit Townhouse dev.	3 lots MCD/1FD/2FD 6 units total	RM-3A	Prior to sent, but Will need 2 month grace period to complete.
DE409153 310 Semlin Feb 2005	Construct 10 unit Townhouse dev.	Site vacant Previous retail	RM-3A	Prior to response in now. No residential rental on site. Should be okay
DE410645 950 w 15 <sup>th</sup> August 2006	Construct 6 unit Townhouse dev.	2 lots 3 units total	RM-4	Prior to response completed. DE ok Will need 2 month grace period to complete BU.
DE410732 538 w 16 <sup>th</sup> Sept 2006	Construct 27 unit Multiple Dwelling	3 lots/4 bldgs likely 8 units total	RM-4	Prior to response in now. Will need 2 months to complete DE/BU
DE411196 2329 w 1 <sup>st</sup>	Construct 9 unit Multiple Dwelling	2 buildings on site. 6 units total	RM-4N	New design req'd Will need 2 months grace period. May be challenging even with a grace period. Applicant advised of situation.