

Public Hearing of February 12, 2019

MEMORANDUM

February 4, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Community Relations Director, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design and Sustainability

FROM: Karen Hoese, Assistant Director – Rezoning Centre, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street –
Correction to Information in Appendix D and Appendix F

On January 15, 2019 Council referred the above-mentioned rezoning application to a Public Hearing. Since referral, staff concluded that information related to the Tenant Relocation Plan and the DCL By-law waiver provided in Appendix D and Appendix F was incorrectly stated.

Corrected versions of Appendix D and F are attached. Amended information is shown as underlined. There are no changes to the rezoning application. The application, as proposed, meets the requirements of both the *Tenant Relocation and Protection Policy* and the DCL By-law waiver requirements for 'For-profit Affordable Rental Housing'.

Appendix D and Appendix F are provided to Council for information only and no further action is required of Council.



Karen Hoese,
Assistant Director – Rezoning Centre, Planning, Urban Design and Sustainability

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815-825 Commercial Drive and 1680 Adanac Street
ADDITIONAL INFORMATION

1. Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> <u>– 2 months’ rent – tenancies up to 4 years;</u> <u>– 3 months’ rent – tenancies between 5-9 years;</u> <u>– 4 months’ rent – tenancies over 10 years; and</u> <u>– 6 months’ rent – tenancies over 20 years</u>
Notice to End Tenancies	<ul style="list-style-type: none"> A minimum of <u>four</u> months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> <u>\$750 for bachelor and 1 bedroom households; and</u> <u>\$1,000 for two or more bedroom households, OR</u> <u>The applicant will designate a professional moving company to assist tenants with the moving process, given they are moving within the Metro Vancouver area</u>
Assistance in Finding Alternate Accommodation (three options)	<ul style="list-style-type: none"> Applicant has committed to provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant’s current home. All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.
First Right-of-Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20 per cent discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market rental unit at a 20 per cent discount off starting rents.

**815-825 Commercial Drive and 1680 Adanac Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified

in the DCL By-law. *Karen Hoese*

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	<u>3</u>	42 m ² (450 sq. ft.)	<u>34.3 m² (369 sq. ft.)</u>
1-bedroom	<u>17</u>	56 m ² (600 sq. ft.)	<u>46.8 m² (504 sq. ft.)</u>
2-bedroom	<u>14</u>	77 m ² (830 sq. ft.)	<u>70.6 m² (760 sq. ft.)</u>
3-bedroom	4	97 m ² (1,044 sq. ft.)	<u>97 m² (1,044 sq. ft.)</u>

- (d) The average initial rents for the proposed dwelling units do not exceed rents allowed for by section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent (2018)* (Eastside/ Westside)*	Proposed average unit rent**
Studio	<u>3</u>	\$1,496/ \$1,646	\$1,496
1-bedroom	<u>17</u>	\$1,730/ \$1,903	\$1,730
2-bedroom	<u>14</u>	\$2,505 / \$2,756	\$2,505
3-bedroom	4	\$3,365/ \$3,702	\$3,365

*The maximum rents are subject to annual adjustment as per section 3.1A(d) of the DCL By-law.

**The proposed rents are subject to annual adjustment as per section 3.1B(c) of the DCL By-law.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

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