



REFERRAL REPORT

Report Date: September 24, 2024
Contact: Thien Phan
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RTS No.: 16549
VanRIMS No.: 08-2000-20
Meeting Date: October 8, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Studio One Architecture, on behalf of Hogan's Alley Society, Inc., the registered owner of the lands located at 728-796 Main Street and 205 Union Street [*PID 031-746-713; Lot A Block 20 District Lot 196 Group 1 New Westminster District Plan EPP114015*] to amend the text of CD-1 (Comprehensive Development) District (845) By-law No. 13614 to permit all dwelling uses to be social housing, amend the family housing mix, increase the building height from 35.5 m (116 ft.) to 39 m (127.9 ft.) and the floor space ratio (FSR) from 6.79 to 7.4, be approved in principle;

FURTHER THAT the draft CD-1 By-law to amend CD-1 (845) By-law No. 13614, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This application is to amend CD-1 (845) By-law No. 13614 for 728-796 Main Street and 205 Union Street. The proposal is to amend the dwelling uses to be social housing, to adjust the family housing mix to 25% to align with the *Downtown Eastside Plan* (Plan), increase the building height by 3.5 m (11.9 ft.), and add 0.61 FSR or 700 sq. m. (7,500 sq. ft.) of residential floor area. Together, these changes generate 108 units of social housing, five times above the 19 previously approved, while retaining the overall building form and the number of storeys at 11. The property is owned by Hogan's Alley Society (HAS), a non-profit organization. HAS will retain, manage, and tenant the entire building, for which this ownership is reflected in the new Housing Agreement in Appendix B.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (845) By-law No. 13614 (enacted January 31, 2023, amended March 23, 2023)
- Affordable Housing Policies (1989)
- Culture | Shift: Blanketing the City in Arts and Culture (2020)
- Single Room Accommodation By-law No. 8733 (2003, amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Downtown Eastside Plan (2014, amended 2023)
- High-Density Housing for Families with Children Guidelines (1992)

- Housing Design and Technical Guidelines (2021)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Community Amenity Contributions Policy for Rezonings (2020, amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

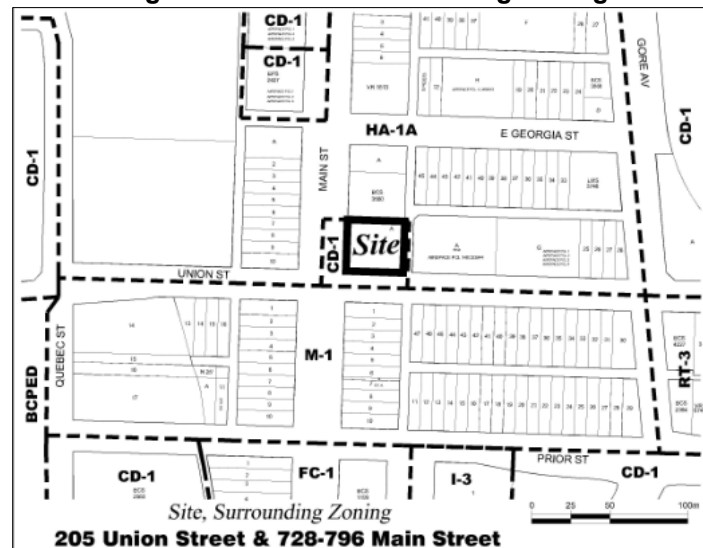
REPORT

Background/Context

1. Site and Context

The property is located on the northeast corner of Main and Union Streets, within the historic Hogan's Alley and Chinatown areas (see Figure 1). The total site area is 1,193.3 sq. m (12,844 sq. ft.) with a 32.3 m (107 ft.) Main Street frontage of and a depth of 36.6 m (120 ft.).

Figure 1: Site and Surrounding Zoning



In addition to a vacant lot, the property is currently occupied by three buildings, none of which have been identified for heritage retention: (1) a two-storey, commercial building from 1910, (2) a vacant, single-storey building constructed in 1925, and (3) a three-storey residential building constructed in 1899. The building from 1899 is legally designated under the Single Room Accommodation (SRA) By-law with 24 Single Room Occupancy rooms (SROs). At the time of application, there were 24 residential tenants for which residential tenant protections are secured under the SRA By-law.

Cultural and Historical Background and Surrounding Context

The site and area contains a complex history and cultural landscape. Located on the traditional, unceded territories of the $x^w m \theta k^w \acute{e} y \acute{e} m$ (Musqueam), $S k w \acute{x} w \acute{u} 7 m e s h$ (Squamish) and $s \acute{e} l i l w \acute{e} t a \acute{?} t$ (Tsleil-Waututh) (MST) Nations, this area is also significant for Chinese Canadians, Black Canadians and ethno-cultural communities. It is also closely connected to Hogan's Alley, which is often regarded as the historic heart of the Black Community. The property is

surrounded by a mix of zones and uses, including HA-1A, I-2, FC-1, and CD-1s that permit residential, industrial, and commercial. The Georgia and Dunsmuir Viaduct ramps and new St. Paul's Hospital and Health Campus are nearby.

Hogan's Alley Society (HAS) – The site is owned by Hogan's Alley Society a non-profit organization. HAS is also the non-profit that will operate the future social housing building. HAS is a Black-led non-profit organization dedicated to advancing the social, political, economic, and cultural well-being of people of African descent in Metro Vancouver. The mandate centers on three strategic pillars: culturally informed housing, non-profit housing, and community engagement. HAS prioritizes the values of decolonization, anti-oppressive practices, and fostering an organizational culture of care. The mission is to promote the well-being of African descent communities with a community hub as a catalyst for enrichment and belonging.

2. Policy Context

CD-1 (845) – In January 2021, Council approved a rezoning for an 11-storey mixed-use building with 19 units of social housing, 75 strata residential units, and ground-floor commercial. The 19 social housing units were to replace the 24 SRO rooms, resulting in new, larger, self-contained housing units. A 35% family housing mix was secured for the strata housing portion. A condition of enactment required that the social housing be delivered turnkey to the City as an air space parcel. The maximum building height is set at 35.5 m (116 ft.) with an FSR of 6.79. CD-1 (845) was enacted on January 31, 2023.

Affordable Housing Policies – The rezoning proposal for 100% social housing aligns with the *Affordable Housing Policies*. This policy maintains and expands affordable housing opportunities, with specific reference to increasing low-cost housing in the Downtown area. The policy sets out a city-wide housing objective to support a range of housing forms. Further, it identifies the need for equal distribution of affordable housing across all neighbourhoods rather than for a concentration in one area.

Housing Vancouver – *Housing Vancouver* establishes a continuum of housing types for a diversity of incomes by shifting production towards rental to meet the greatest need. This includes coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted by 2028, including 12,000 social, supportive and non-profit co-operative units. If approved, this rezoning will contribute towards the targets for social housing units.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report (HNR)* prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when creating a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. This zoning amendment would facilitate the delivery of social housing units and address the data and findings within the HNR.

Culture | Shift – *Culture | Shift* sets out policy directions to better understand the dispossession of marginalized communities and move towards cultural redress. Initiatives are established to recognize the cultural heritage of communities who have experienced systemic discrimination, erasure, and dispossession. This project will be owned and operated by Hogans Alley Society with social housing to advance cultural redress and reconciliation efforts.

Transit-Oriented Areas (TOA) Designation By-law and TOA Rezoning Policy – To align with provincial legislation, Council adopted a by-law in June 2024 that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 3 of the TOA legislation, which permits heights of up to eight storeys and an FSR of 3.0. The *TOA Rezoning Policy* also allows for proposals to be considered under existing rezoning enabling policy. This proposal is to add minor height, density, and convert the housing tenure, while retaining the number of storeys at 11, which is consistent with policies for this area.

Strategic Analysis

1. Proposal

This proposal is to amend the text of CD-1 (845) and associated rezoning conditions (Figure 2). The intent is to permit 108 units of social housing, which exceeds the 19 currently approved.

Figure 2: View of Building from Main Street



This amendment is required for several reasons:

- The previous application was approved for social and strata housing tenure, along with a 35% family housing mix for the strata component. The current proposal requires that all of the residential floor area be for social housing, which triggers a family housing mix adjustment from 35% to 25% to align with the Plan.
- Minor increase of 3.5 m (11.9 ft.) for the building height to allow higher floor-to-floor heights and appurtenances to improve liveability and functionality.
- Add 700 sq. m (7,500 sq. ft.) to extend the existing mezzanine facing the lane with residential floor area, allowing approximately eight more units of social housing. This results in a 0.61 FSR increase, from 6.79 to 7.4 FSR.
- To update the definition of “Dwelling Uses” with “Mixed-Use Residential Building” to align with current by-law standards along with amendments to renumber specific sections.
- An existing condition tied to the original CD-1 requires that the social housing be constructed and delivered to the City. Since the entire building is now owned by HAS, a non-profit organization, the Housing Agreement condition is proposed to ensure the social housing ownership and operation remains with the non-profit (see Appendix B).

These changes would increase the number of social housing units from 19 to 108, replaces the 24 SRO units, and secures non-profit ownership which is an integral component of cultural

redress efforts.

2. Land Use, Height, Density, and Form of Development

The delivery of social housing aligns with a Housing Vancouver goal to secure 2,000 units of SRO replacement in the form of social housing. The 108 units represents a five-fold unit increase from the original application, thereby offering a higher level of affordability, livability, and quality. The building height is proposed to increase by 3.5 m (11.4 ft.) to accommodate slightly higher floor-to-floor heights for each level. The additional density sought to extend the mezzanine facing the lane with residential floor area would generate four more units of social housing while retaining the building form as already approved.

3. Housing

Housing Vancouver seeks to deliver a range of tenures across the housing continuum. If approved, this application would add approximately 108 new social housing units, including 24 SRO replacement units, to the City's non-market housing inventory. New social housing would contribute to the targets set out below (see Figure 3).

Figure 3: Progress Towards 10-Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of June 30, 2024

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing ¹	1,500	76 (5%)
	Social and Co-op Housing ²	8,500	128 (2%)
	Total	10,000	204 (2%)

1. New 10-year targets were adopted in 2024, with tracking beginning on January 1, 2024.

2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

The Plan also contains targets for social housing in the Downtown Eastside, shown in Figure 4. At least one third of the units must be occupied by persons with incomes below housing income limits, as per the current "BC Housing Housing Income Limits." Since the Plan was approved, 2,757 units have been achieved towards the Downtown Eastside social housing targets.

Figure 4: Progress Towards DTES Social Housing Targets as of June 30, 2024

	10-Year Target	30-Year Target	Achieved ¹	Gap (10 Year)	Gap (30 Year)
Social Housing in DTES	1,400	4,400	2,757	1,357 (over target)	1,643

¹"Achieved" combines all projects that are approved (565 units), under construction (826 units), and completed (1,366 units). Includes Temporary Modular Housing.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey for the East Hastings area, for which this site is located, is 0.4%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan targets a minimum of 25% family units for new social housing projects. This application exceeds policy with 27% family units in a mix of two, three and four-bedroom

units. Units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The by-law establishes a minimum 25% family unit mix requirement.

Affordability and Security of Tenure – DTES is home to approximately 7,000 SRO rooms, operating as both private rental and non-market housing, and serve as a critical supply of low-income housing. Renewal of these aging and undersized rooms advance objectives in the Plan and Housing Vancouver. This application seeks to deliver social housing by replacing the existing SROs, under the SRA By-law. Replacement of the 100-year-old aging and undersized SRO building with new self-contained units improves liveability and housing quality, while securing affordability.

The Plan requires a minimum level of affordability for social housing, with a minimum 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels. The applicant will be required to enter into a Housing Agreement which secures a level of affordability, as well as securing the property as social housing for the greater of 60 years or the life of the building. This Housing Agreement will release and replace the Housing Agreement secured under the previous rezoning. A condition is also included in Appendix B to release the Social Housing Construction and Transfer Agreement secured under the previous rezoning. The applicant will endeavour to maximize the proportion of shelter rate units in this project; however, the final proposed affordability will be subject to availability of operating funding/subsidy and long-term financial sustainability. The Housing Agreement and additional housing conditions of approval are provided in Appendix B.

Tenants and Single Room Accommodation (SRA) Permit – The existing SRO building contains 24 residential rooms, all of which are designated by the Single Room Accommodation By-law. There are currently 24 residents on site. The average length of tenancy is approximately one year, and monthly rents range from \$435 to \$650, with an average monthly rent of \$577. The proposal is to replace all of the SROs with self-contained social housing.

The SRA By-law requires approval of an SRA permit as a condition of development permit issuance for rooms that are being converted or demolished. As part of this SRA permit approval, the applicant will be required to provide a tenant relocation plan that includes support for finding relocation options, payment of moving costs, and the right of first refusal in the new units for eligible tenants.

As the applicant is a non-profit housing provider for which the 24 designated rooms are being replaced with social housing, the approving authority for SRA permits lies with the General Manager of Arts Culture and Community Services. Should the rezoning be approved, staff will recommend the approval of an SRA Demolition permit to the General Manager to demolish the SRA-designated rooms to enable the new social housing development.

PUBLIC INPUT

A site sign was posted on September 3, 2024 and the Shape Your City page was published on September 3, 2024. As is typical of most text amendments, a Question and Answer period was not held. Public input will be made available for the Public Hearing and again during a future

development permit process.

4. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for social housing projects. The public benefit accruing from these units is the contribution of 108 residential units to the City’s social housing stock (refer to the Housing section above for more details).

Development Cost Levies – This site is currently subject to both City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2024 and the proposed 8,801.5 sq. m (94,704 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$3,639,420.

Public Art Program – As social housing, no public art contribution is applicable to the project.

A summary of public benefits associated with this application is included in Appendix C.

Financial Implications

This text amendment is limited to the social housing floor area only, contributing 108 units to the City’s social housing stock as the public benefit from this application. The 108 social housing units will be secured by a Housing Agreement and Section 219 covenant for the longer of the life of the building and 60 years.

CONCLUSION

Staff support the application to amend CD-1 (845) to require social housing as the only residential tenure, adjust to a 25% family unit mix, and permit minor height and density increases, all to be owned and operated by Hogan’s Alley Society. The application advances the City’s social housing commitments.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to a Public Hearing, together with an amended CD-1 By-law generally shown in Appendix A, and that, subject to the Public Hearing, the application be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

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**728-796 Main Street and 205 Union Street
PROPOSED CD-1 BY-LAW AMENDMENTS**

Note: A by-law to amend CD-1 (845) By-law No. 13614 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council strikes out section 3 (b) and substitutes the following:
“(b) Dwelling Uses, limited to Mixed-Use Residential Building;”
2. Council renumbers sections 4.2, 4.3, and 4.4 as sections 4.3, 4.4, and 4.5, respectively.
3. Council strikes out section 4.1 and substitutes the following:
“4.1 All residential floor area must be used for social housing.
4.2 The design and layout of at least 25% of the total dwelling units must:
(a) be suitable for family housing; and
(b) have 2 or more bedrooms.”
4. In section 4.4, Council strikes out “section 4.2” and substitutes “section 4.3”.
5. In section 5.2, Council strikes out “6.79” and substitutes “7.4”.
6. In section 6.1, Council strikes out “35.5 m” and substitutes “39.0 m”.
7. In section 6.2, Council:
(a) strikes out “10.18” and substitutes “10”.
(b) strikes out “37.5 m” and substitutes “43.5 m”.

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728-796 Main Street and 205 Union Street
PROPOSED CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Studio One Architecture, received on June 14, 2024, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and the General Manager of Planning, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Housing

- 1.1 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including, but not limited to:
 - (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Housing

- 2.1 Arrangements shall be made to the satisfaction of the General Manager of Planning,

Urban Design and Sustainability (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units to be used for social housing for a term equal to the longer of 60 years and the life of the building, subject to the following terms and conditions:

- (a) a no separate-sales covenant;
- (b) a no stratification covenant;
- (c) that the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- (d) a requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
- (e) requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
- (f) on such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

- 2.2 Arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to release the Housing Agreement and Section 219 Covenant registered under CB414218 - CB414219.

Note to Applicant: This condition will be secured by a release authorized by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

- 2.3 Arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to release the Social Housing Construction and Transfer Agreement and associated charges registered under CB414206 - CB414217.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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**728-796 Main Street and 205 Union Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To amend CD-1 (845) to amend the dwelling uses to be social housing, to adjust the family housing mix to 25% to align with the *Downtown Eastside Plan*, to increase the building height by 3.5 m (11.9 ft.) and add 0.61 FSR or 700 sq. m. (7,500 sq. ft.) of residential floor area. Together, these changes generate 108 units of social housing.

Public Benefit Summary:

The proposal offers 108 social housing units secured for the longer of 60 years and life of the building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (845)	CD-1 (845)
FSR (site area = 1,193.3 sq. m (12,844 sq. ft.))	6.79	7.4
Buildable Floor Space (sq. m)	8,101.5	8,801.5
Land Use	Mixed-Use	Social Housing and Mixed-Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ^{1,2}	\$0
TOTAL	\$0

Other Benefits (non-quantified components):

108 dwelling units which will be secured for social housing for longer of 60 years and the life of the building.

¹ Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2024 and the proposed 8,801.5 sq. m (94,704 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$3,639,420.

² DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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**728-796 Main Street and 205 Union Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	728-796 Main Street and 205 Union Street
Property Identifier (PID)	031-746-713
Legal Description	Lot A Block 20 District Lot 196 Group 1 New Westminster District Plan EPP114015

Applicant Information

Applicant	Studio One Architecture
Property Owner	Hogan's Alley Society, Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (845)	CD-1 (845)
Site Area	1,193.3 sq. m (12,844 sq. ft.)	1,193.3 sq. m (12,844 sq. ft.)
Land Use	Mixed Use	Social Housing and Mixed Use
Total Floor Area	8,101.5 sq. m (87,204 sq. ft.)	8,801.5 sq. m (94,704 sq. ft.)
Maximum FSR	6.79	7.4
Maximum Height	35.5 m (116 ft.)	39 m (127.9 ft.)
Unit Mix	100 total residential units, with 17 social housing units: 17 studio units 2 one-bedroom units 94 strata housing units: 21 studio units 27 one-bedroom units 19 two-bedroom units 8 three-bedroom units	Total: 108 social housing units 36 studio units 39 one-bedroom units 20 two-bedroom units 12 three-bedroom units 1 four-bedroom unit
