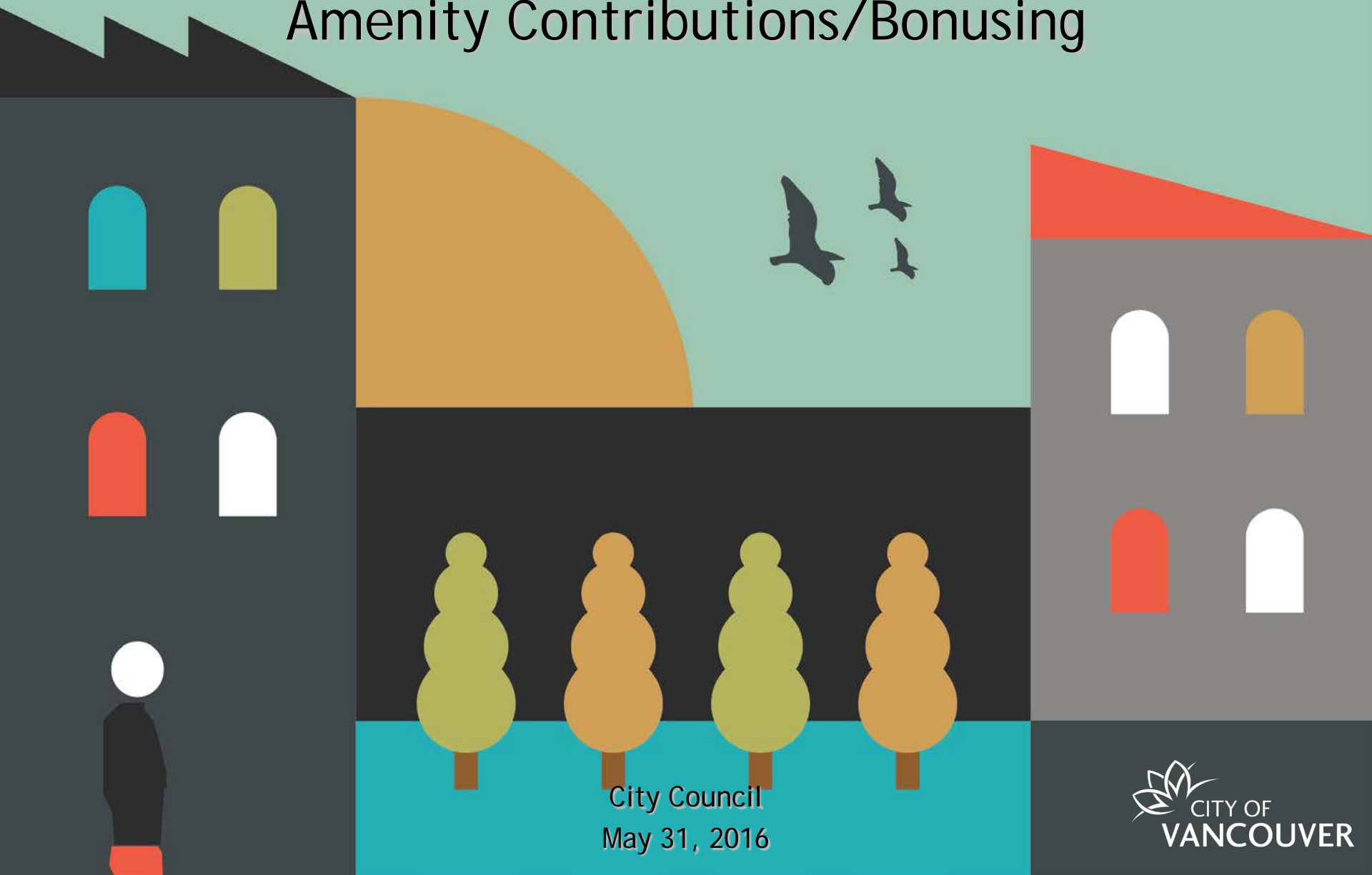


2015 Annual Reports: Development Cost Levies & Community Amenity Contributions/Bonusing



City Council
May 31, 2016

Presentation Outline

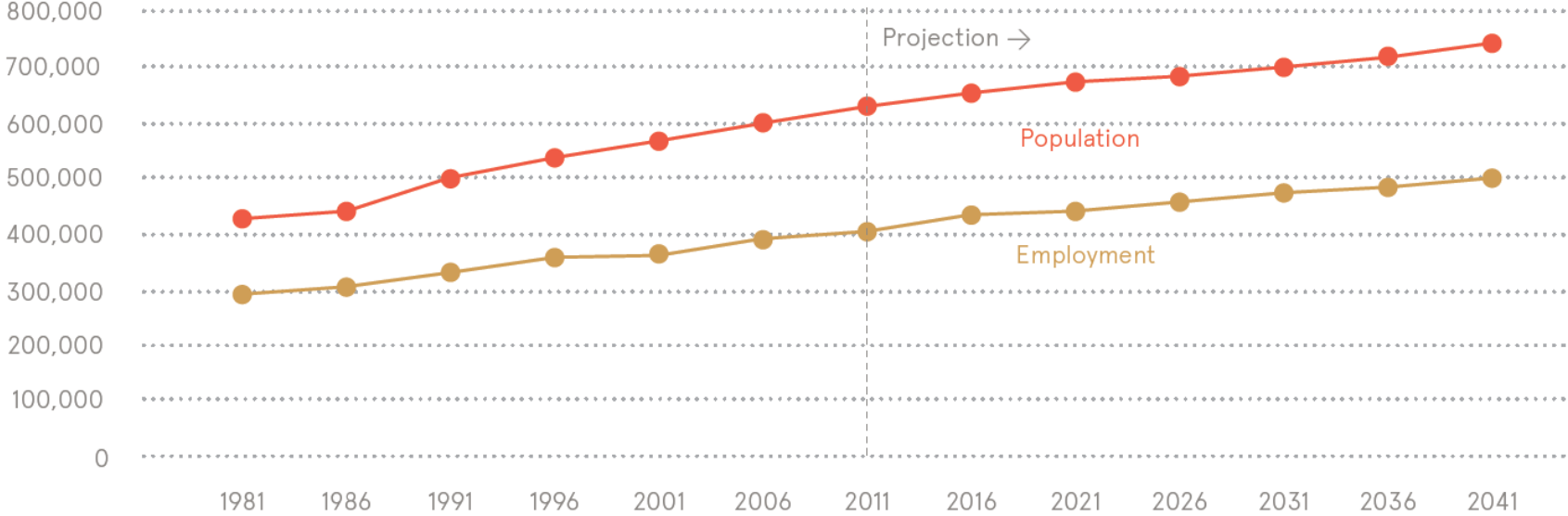
1. Overview of Financing Growth Policy
2. Annual Report on Development Cost Levies (2015)
3. Annual Report on Community Amenity Contributions & Density Bonusing (2015)



The Growth Challenge:

Growing Population and Jobs = Growing Needs

A Growing City



Serving a Growing Economy & Healthy Communities

Goal: To serve a growing economy with healthy, inclusive, and diverse communities that includes Public Benefits such as:

- Affordable housing
- Childcare facilities
- Libraries
- Cultural venues
- Community centres
- Community activity spaces
- Parks and public art
- Enhanced public realm
- Heritage preservation
- Sustainable transportation
- Public safety
- Water and sewer infrastructure



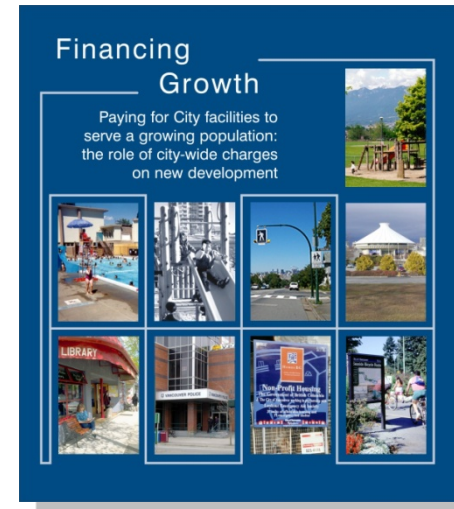
Financing Growth Policy and Principles (2004)

City-wide Policy:

- Role, application and administration of City-wide Development Cost Levies (DCLs) and Community Amenity Contributions (CACs)

Principles:

- New development pays its fair share of growth costs
- Transparent system
- Rates and contributions respect development economics
- Align with city public policy goals



DCLs - All New Development

- Development charge that contributes towards growth-related civic facilities
- Per sq.ft. charge payable at Building Permit issuance
- Charter allows allocation to:

Parks



Affordable Housing



Transportation and Infrastructure



Childcare



Recent DCL-funded Projects

Housing



Childcare



Parks



Transportation



CACs from Rezoning & Density Bonusing

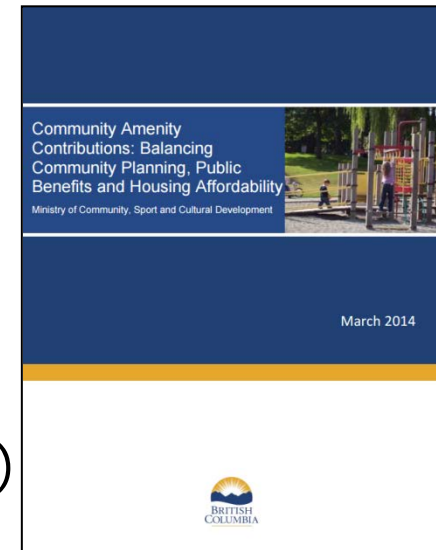


- **CACs** are in-kind or cash contributions towards amenities to address rezoning impacts and city-wide goals
- Wider range of amenities than DCLs
- CACs are in addition to DCLs
- **Density bonus zoning** establishes a base (outright) density and additional density achieved by providing an amenity and/or affordable housing

City CAC Policy and Provincial CAC Guide

City CAC/Bonusing Policy:

- Based on development charge principles
- Applied to rezonings seeking additional density
- Agreed-to contributions in-kind and in-cash
- Negotiated for complex, mixed-use projects; increasing target CAC approach for standard projects
- New density bonus zones where feasible (no rezoning)



Provincial CAC Guide (2014):

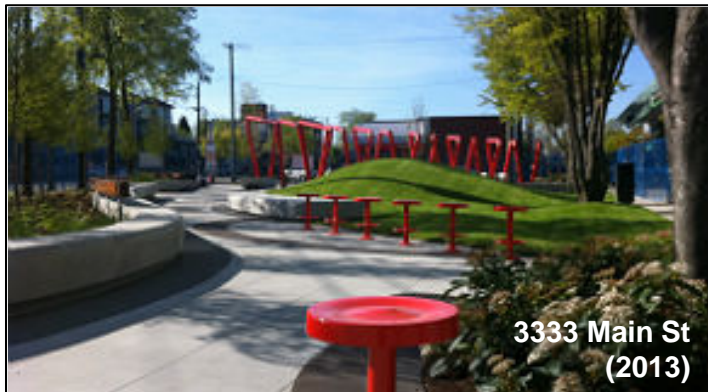
- Concern about balancing contributions and affordable housing
- Based on needs assessment and development charge principles
- Prefer use of density bonusing and target CAC approach
- Use zoning to encourage supply of affordable housing

Examples of CAC/Density Bonus Projects (1 of 2)

Childcare



Parks



Examples of CAC/Density Bonus Projects (2 of 2)

Housing



Heritage

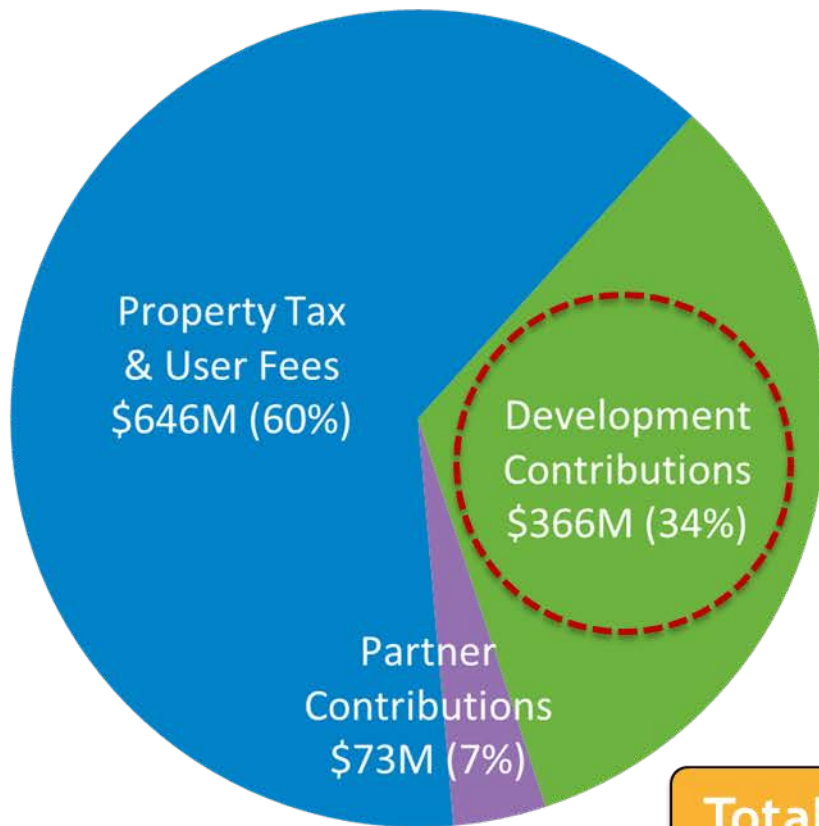


Cultural

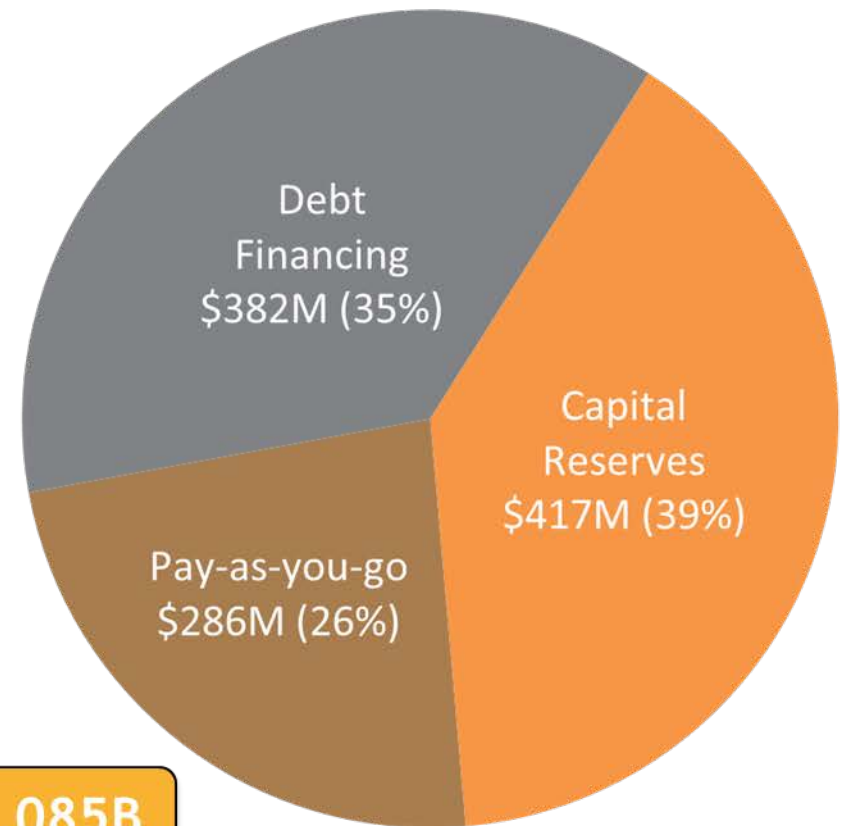


Bigger Picture: 2015-2018 Capital Plan

Funding Sources (who pays)



Payment Methods (when to pay)



Total: \$1.085B

Significance of Rezoning-related in-kind CACs (2015-2018):

- 47% of Affordable Housing
- 18% of Childcare
- 30% of Parks & Recreation
- 37% of Community Facilities







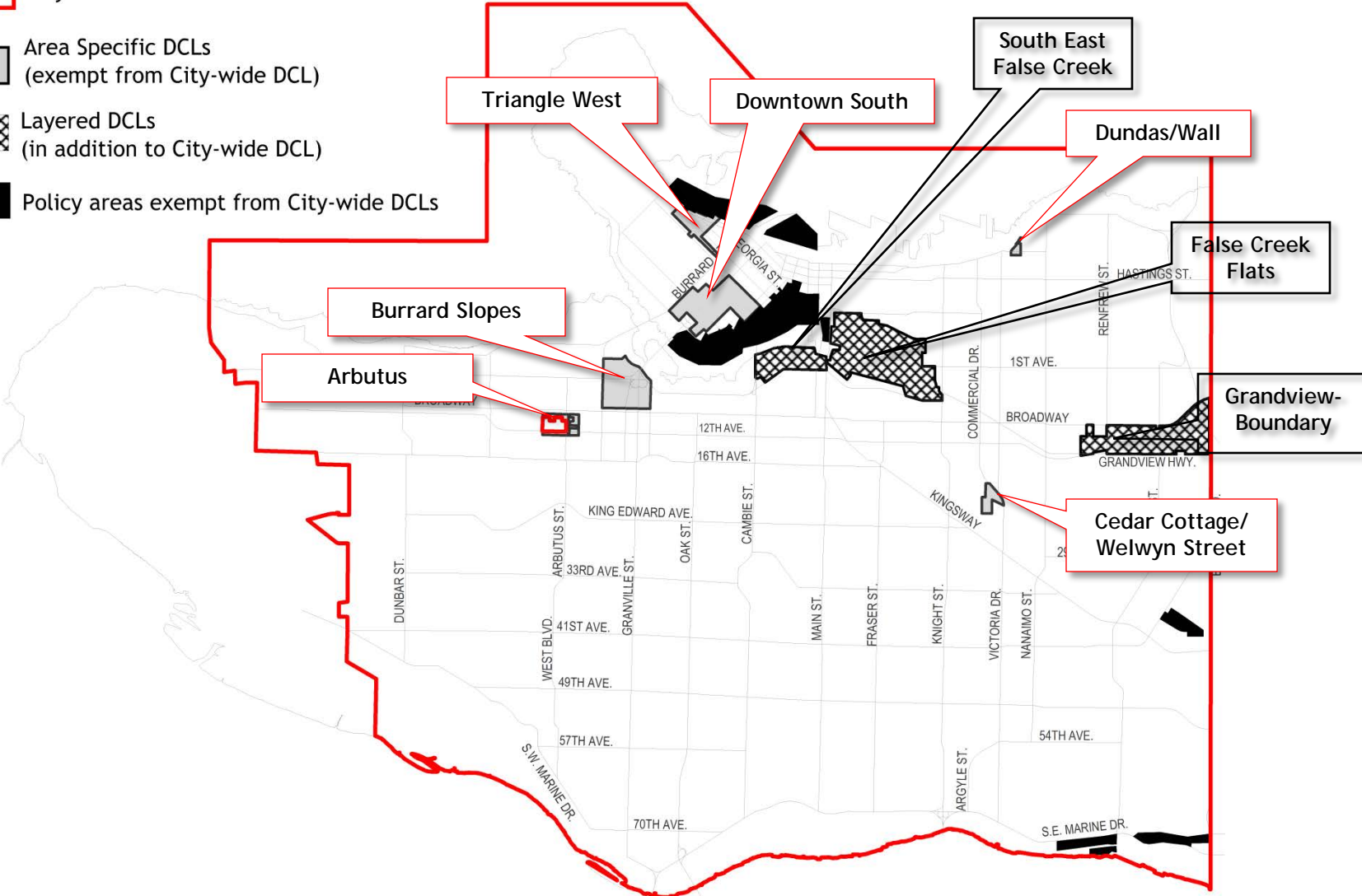
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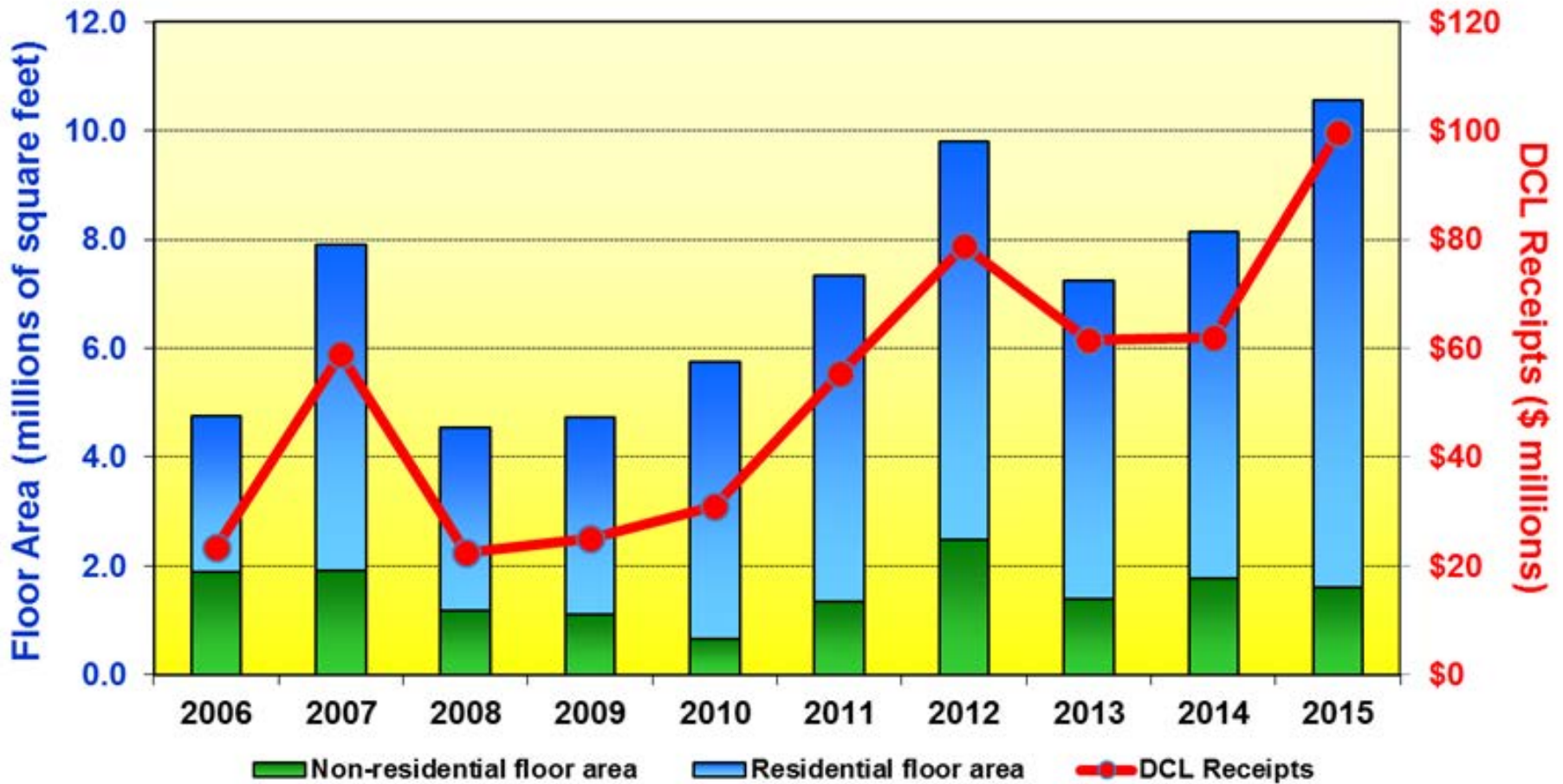
DCL Areas

-  City-wide DCL
-  Area Specific DCLs (exempt from City-wide DCL)
-  Layered DCLs (in addition to City-wide DCL)
-  Policy areas exempt from City-wide DCLs



DCL Collection & Floor Area - 2006 to 2015

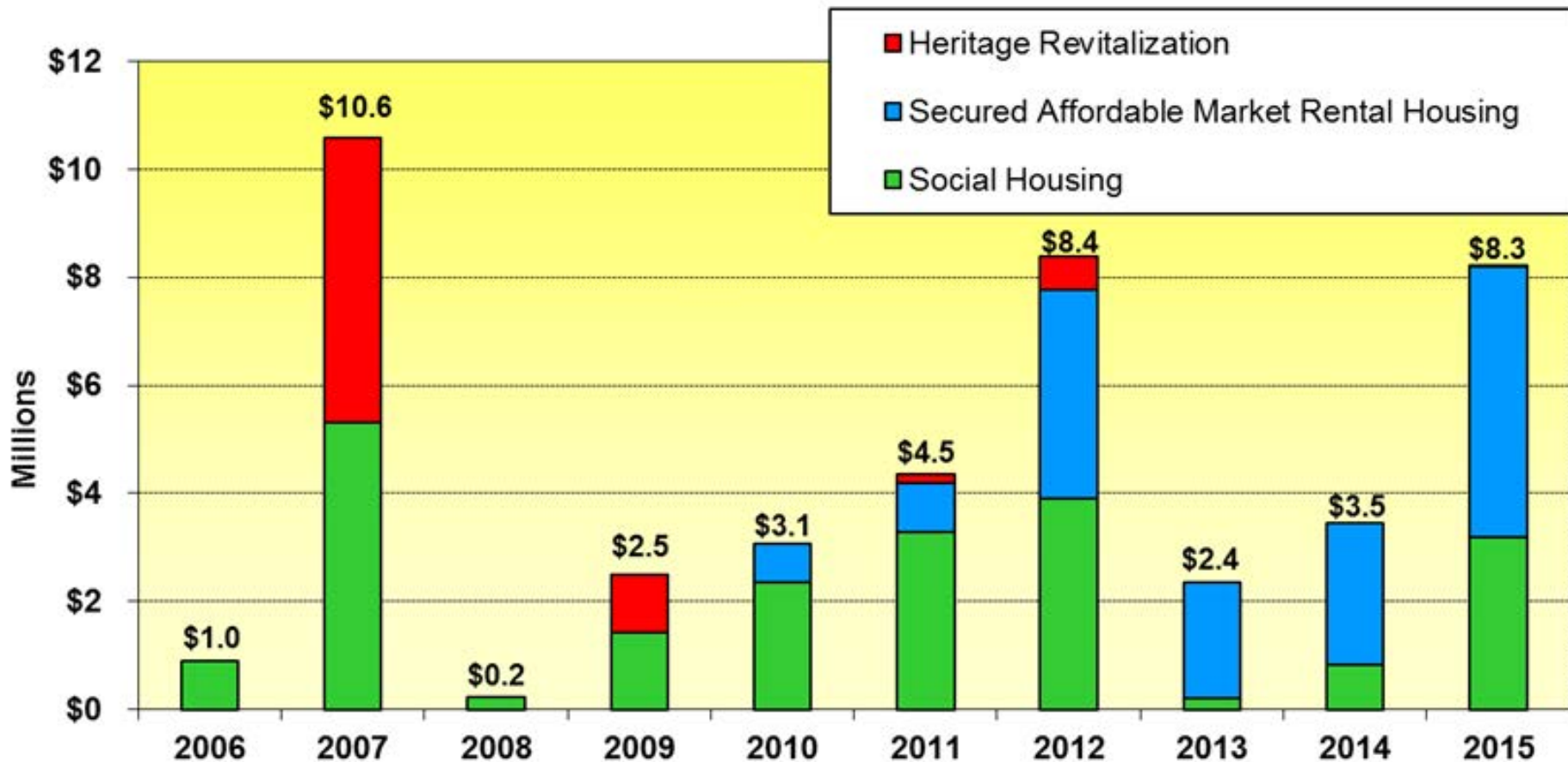
All DCL Districts



Source: City of Vancouver DCL Tracking Database

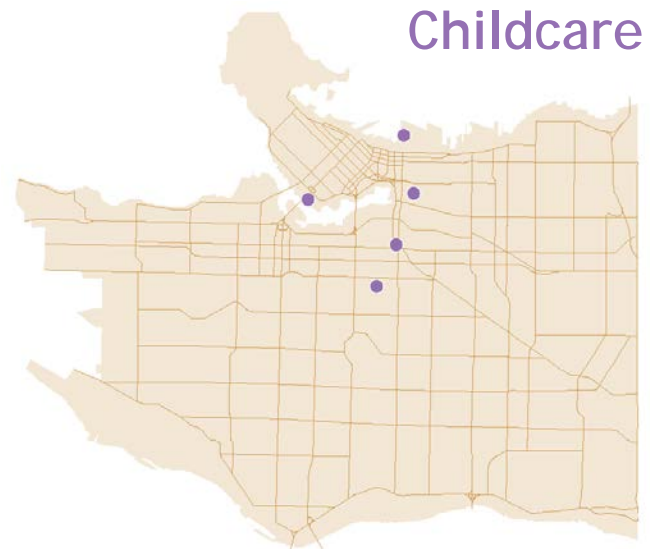
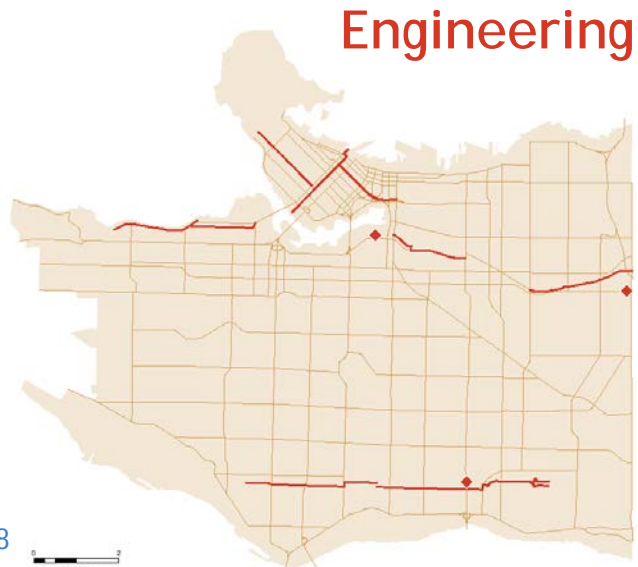
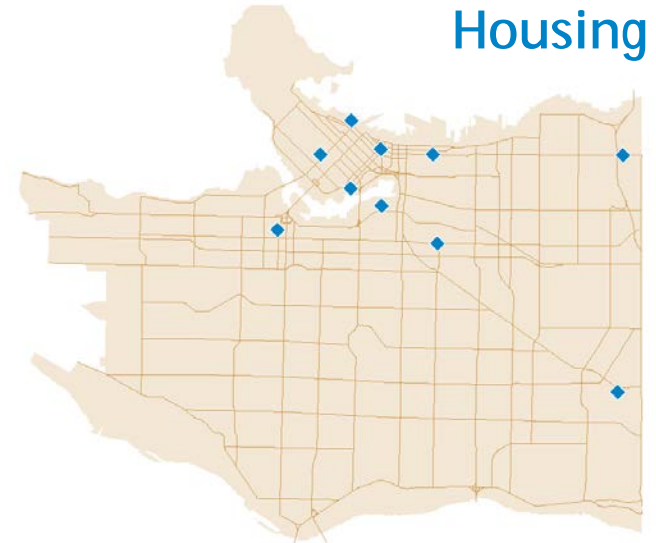
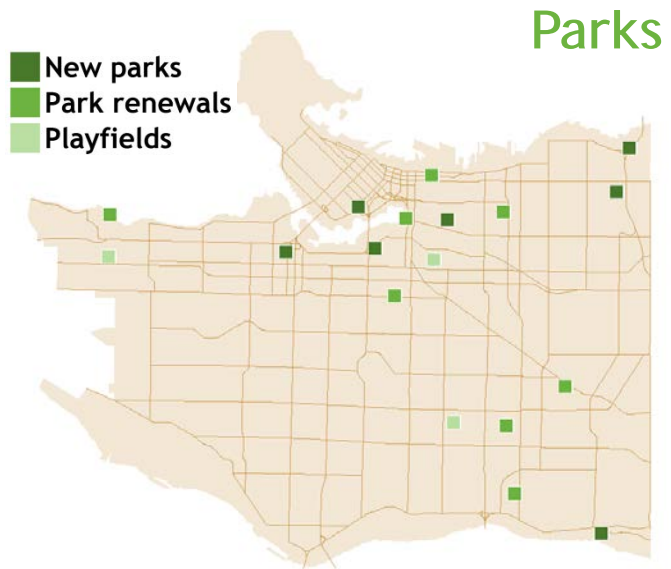
DCL Waivers & Reductions- 2006 to 2015

All DCL Districts



Source: City of Vancouver DCL Tracking Database

Selected Capital Projects Completed with DCL Funding 2009-2015



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Reporting on CACs & Bonusing



Council directed annual reporting on:

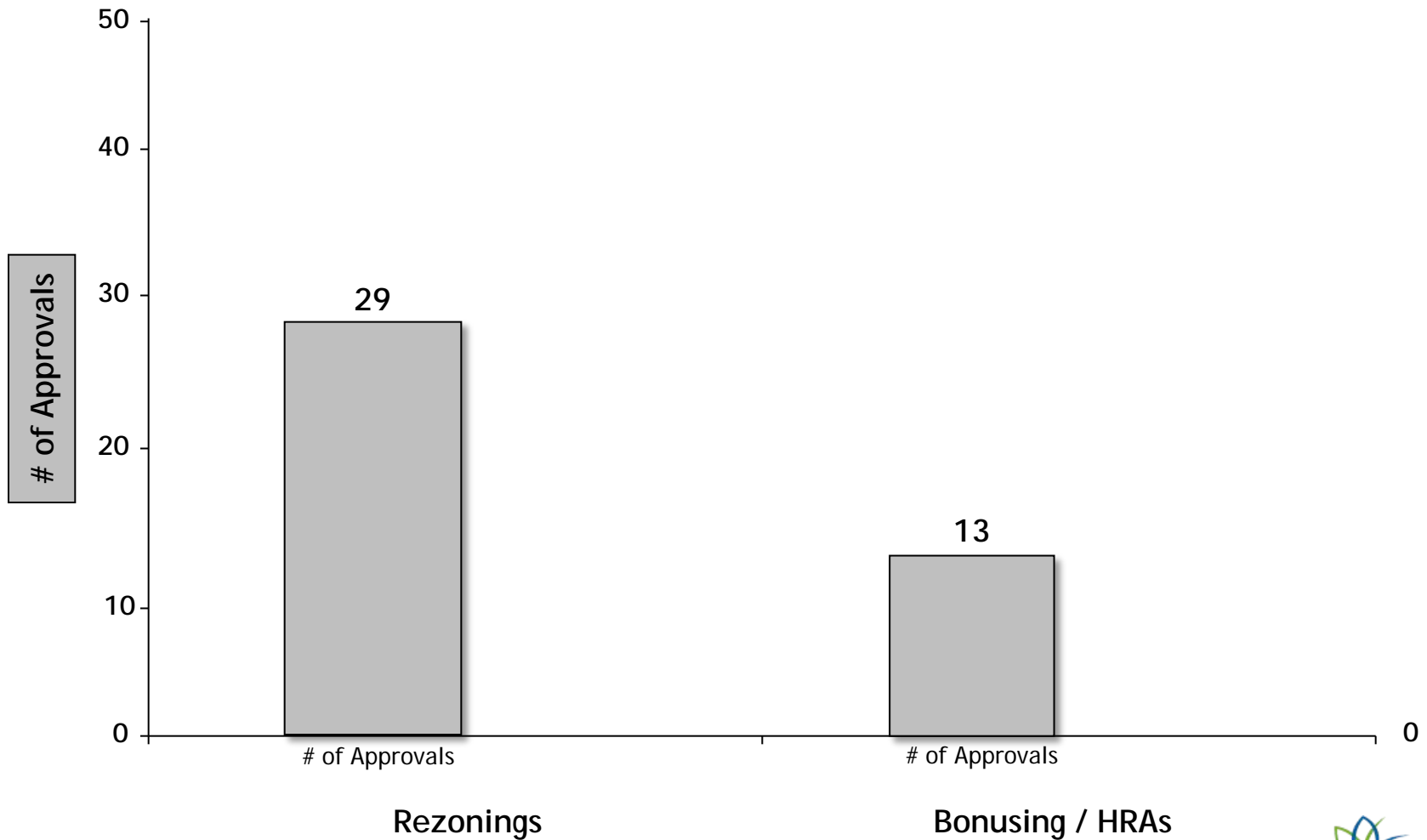
- Net additional density approved
- Contributions secured from CACs and density bonusing
- Allocation of public benefits, including # of units of privately-owned affordable housing (market rental & social housing)

Differs from DCL reporting because:

- Contributions will be delivered in future
- Cash contributions at rezoning enactment
- In-kind contributions at construction

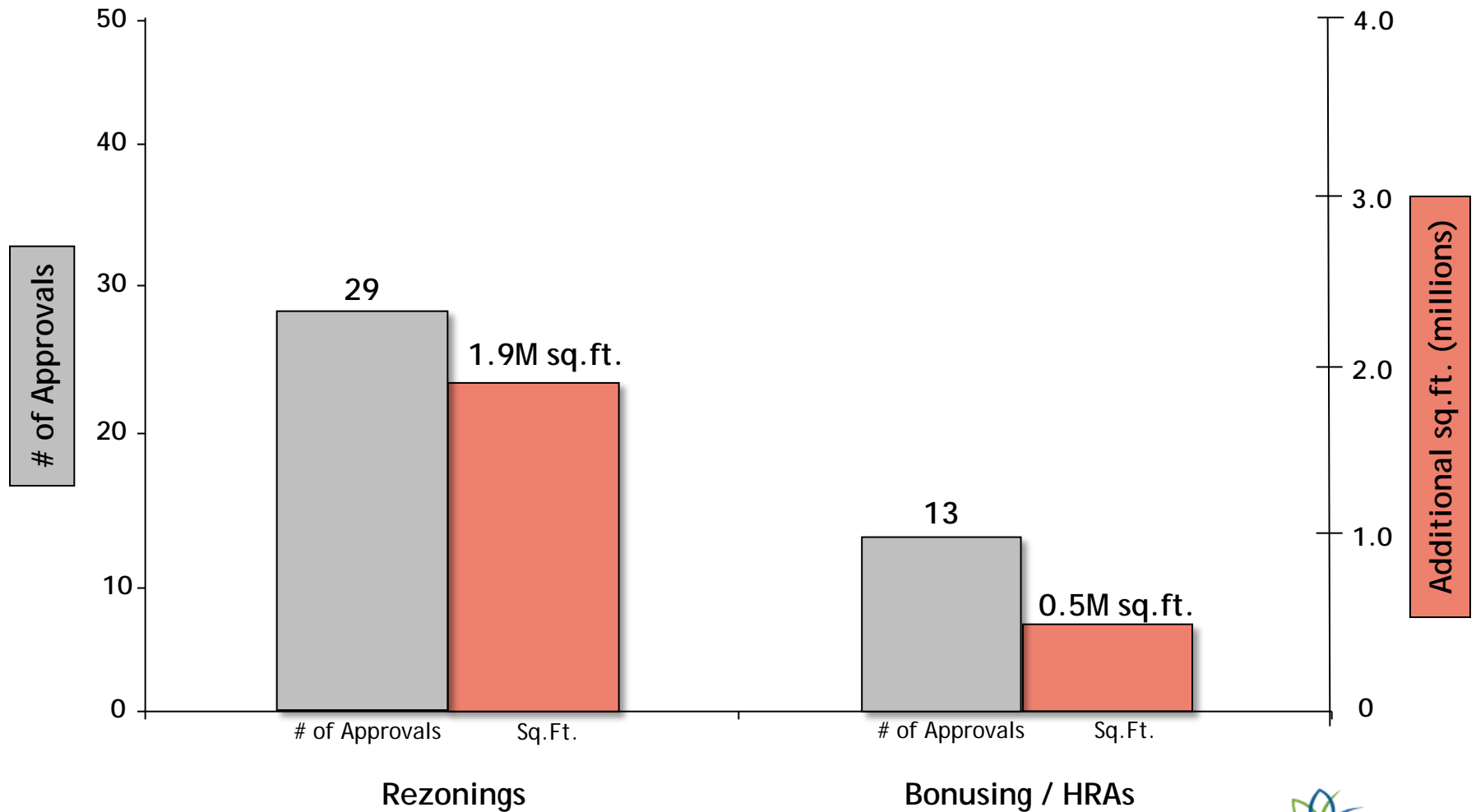
2015 Approvals of Additional Density

by Regulatory Tool & Sq.Ft.



2015 Approvals of Additional Density

by Regulatory Tool & Sq.Ft.



Source: City of Vancouver rezoning and development permit board approvals (2015)

Annual Report on CACs & Bonusing

2015 Results

Year	# of Approvals	Additional Density (millions sq.ft.)	Total Value of Public Benefits Secured (\$ millions)	Additional Secured Market Rental Housing (units)
2015	42	2.4	\$103	1,192

Annual Report on CACs & Bonusing

2015 Results & Historical Values

Year	# of Approvals	Additional Density (millions sq.ft.)	Total Value of Public Benefits Secured (\$ millions)	Additional Secured Market Rental Housing (units)
2015	42	2.4	\$103	1,192
2014	50	6.5	\$234*	1,073
2013	45	2.6	\$133	909
2012	44	2.4	\$68	1,031
2011	36	4.2	\$180*	602
2010	23	2.2	\$27	106
Annual Average	40	3.4	\$124	819

* Both 2014 (Oakridge Centre) and 2011 (Arbutus Centre) had major project rezoning approvals resulting in large public benefit contributions.

2015: Significant Rezoning Approvals

Project Name	Additional Density Approved (sq.ft.)	Value of Contribution (\$ millions)	Plan Area	Public Benefits
445 SW Marine (Marine Gardens)	360,000	\$21	Marpole Plan	37-space childcare centre, childcare facility reserve fund, contribution towards affordable housing, heritage amenity, public art
1335 Howe St	170,000	\$20	Downtown South	Property transfer to City, 109 secured market rental units, contribution towards childcare, heritage amenity; public art
1837 Main St	85,000	\$7	Mount Pleasant	30 social housing units, cultural amenity space, facility reserve fund, public art
26 E 1st Ave	52,000	\$7	Southeast False Creek	Contributions towards childcare, affordable and housing, heritage amenity, public art
375 W 59th Ave	120,000	\$7	Marpole Plan	Contributions towards affordable housing, childcare and community facilities, heritage amenity, public art
Total	787,000	\$62		

**5 projects =
65% of
2015 contributions**

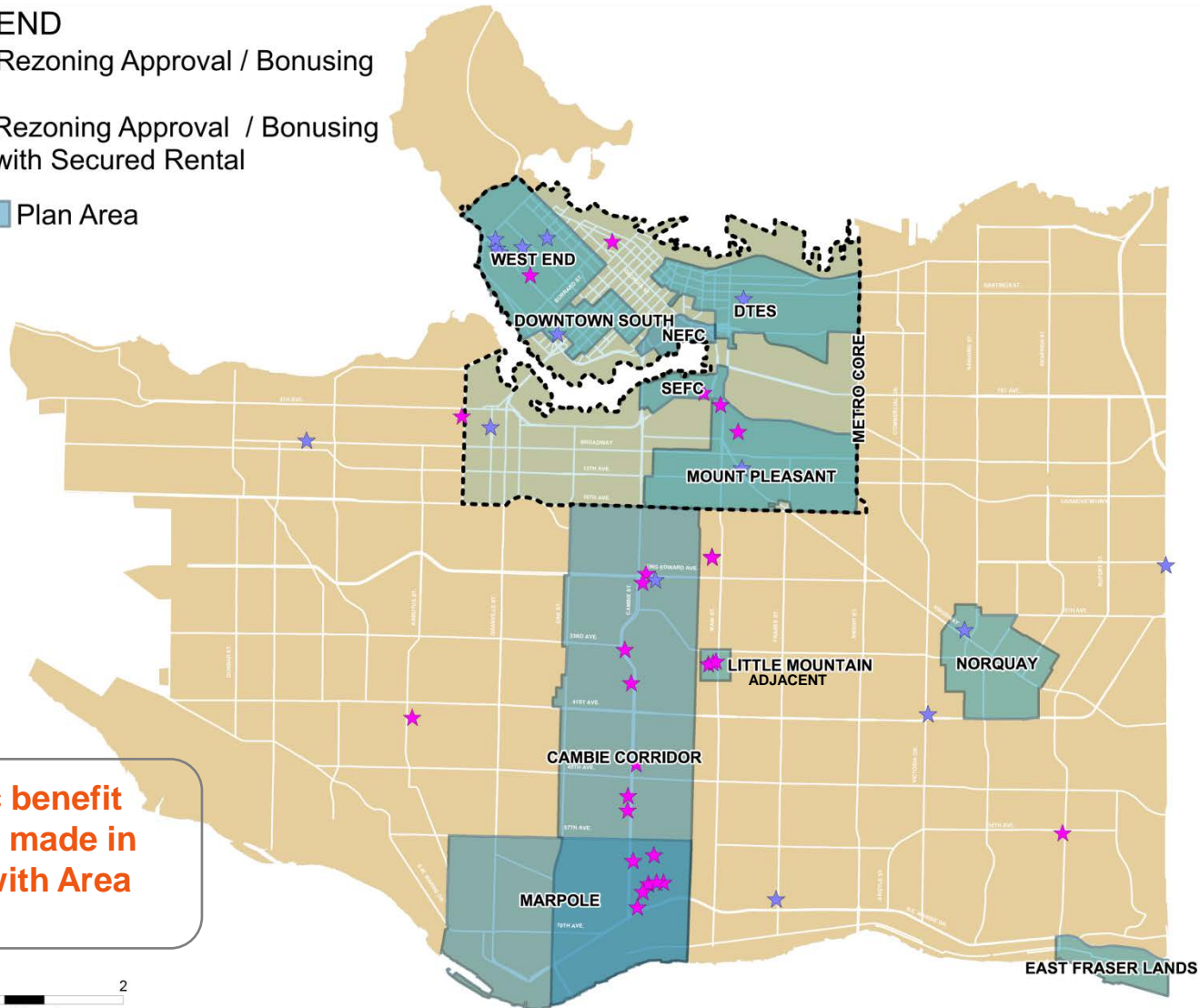
Note: Values do not include secured market rental housing units
Source: City of Vancouver rezoning and development permit board approvals (2015)

Approvals in 2015

Location & Relationship to Plan Areas

LEGEND

- ★ Rezoning Approval / Bonusing
- ★ Rezoning Approval / Bonusing with Secured Rental
- Plan Area



97% of public benefit contributions made in accordance with Area Plans

Allocation of Public Benefit Contributions

2015 Results

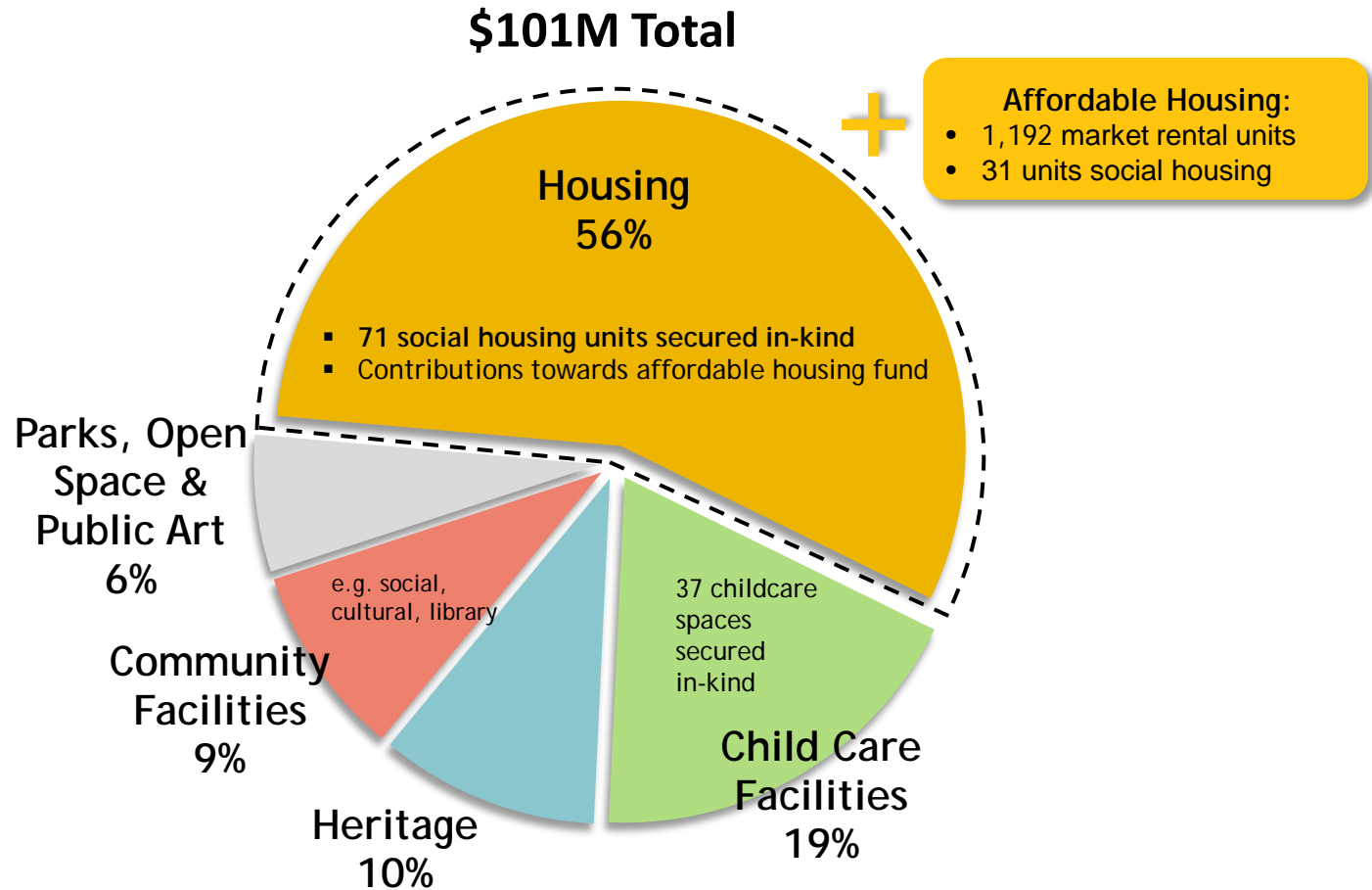
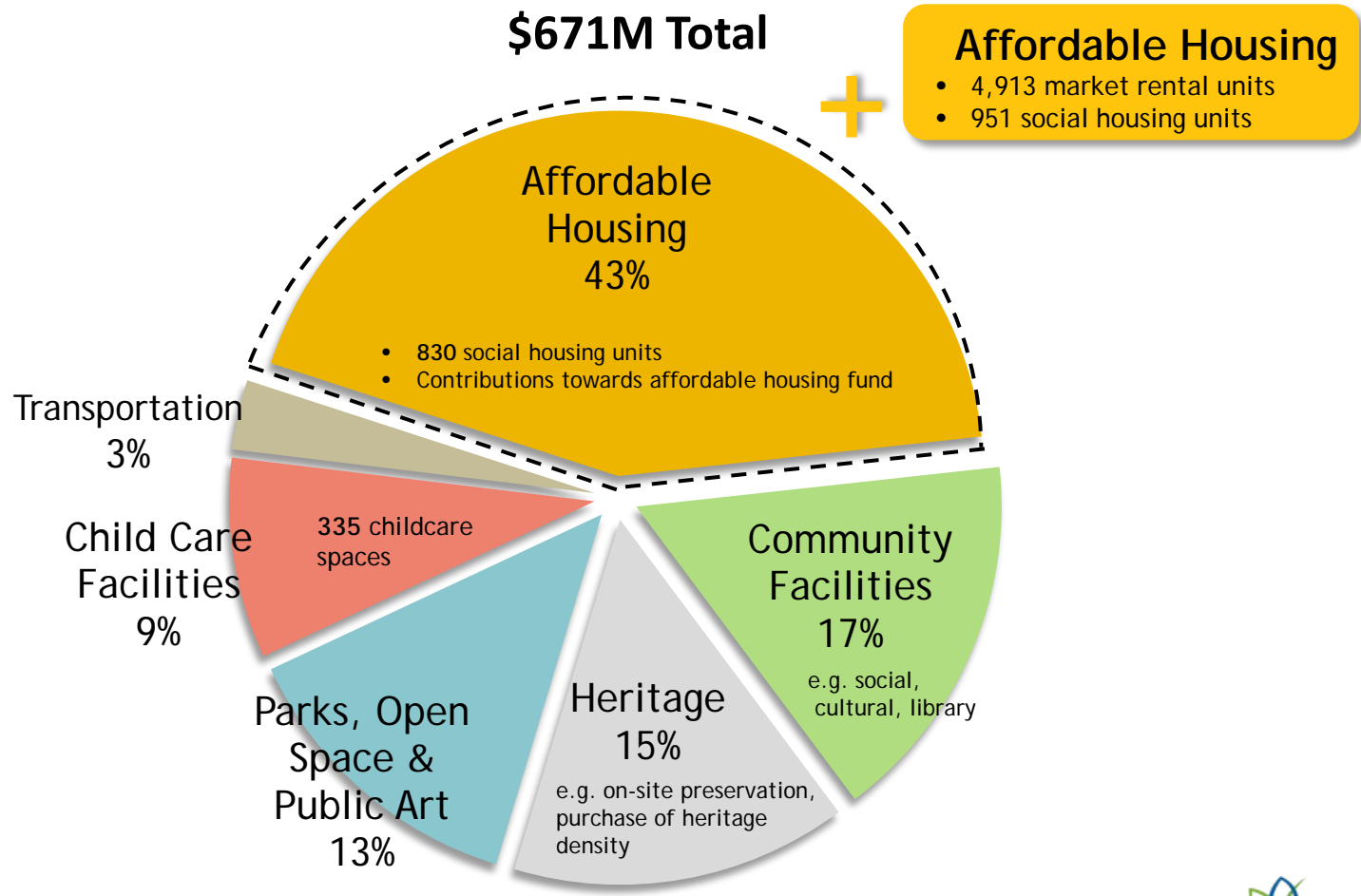


Chart excludes \$1.2M in contributions not yet allocated

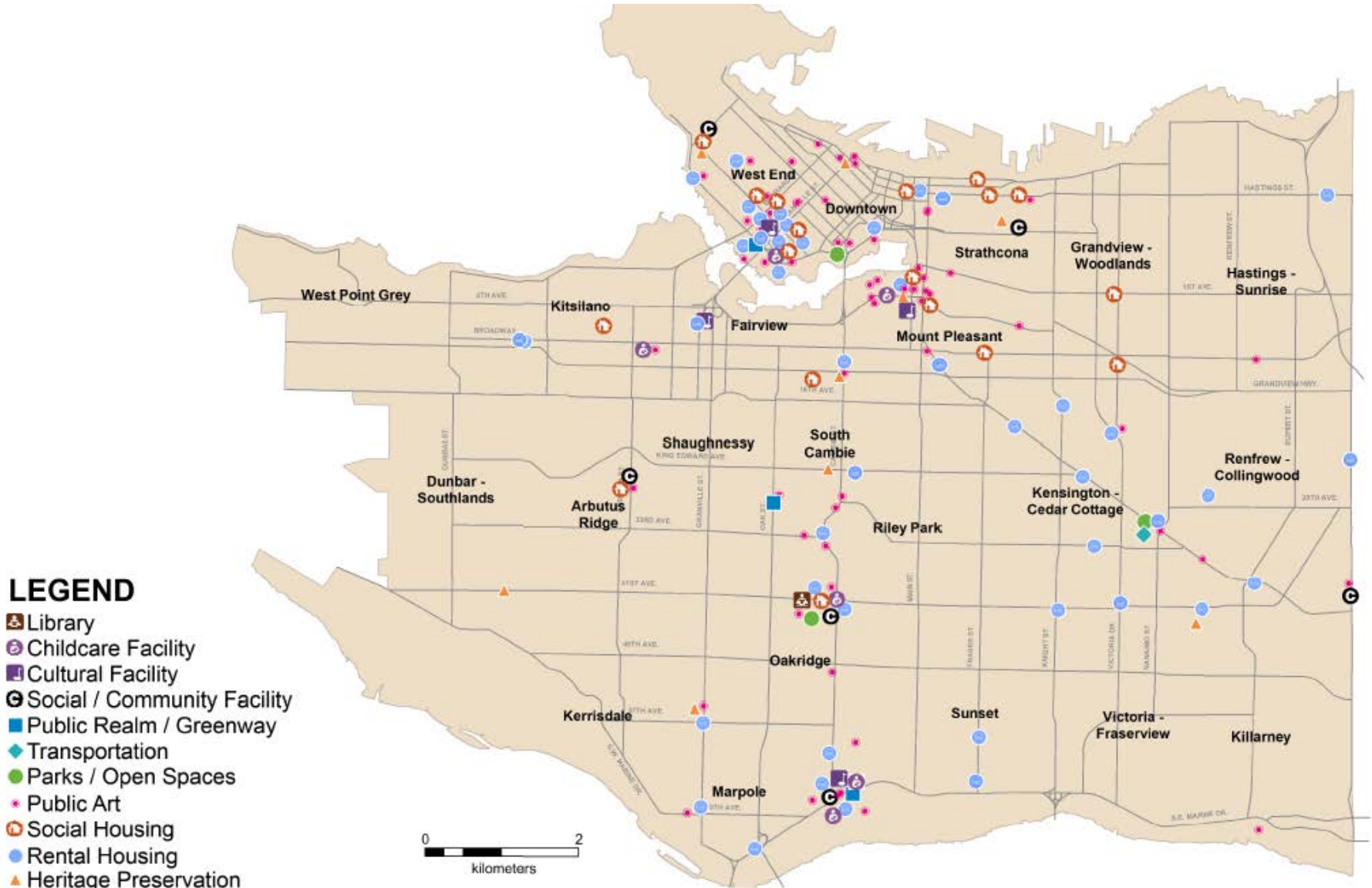
Allocation of Public Benefit Contributions 2010-2015 (Past 6 years)



(excludes unallocated contributions)

In-Kind Public Benefit Contributions

2010-2015



Summary

- In 2015, **\$100M** in DCLs were collected
- For CACs/Bonusing:
 - **\$103M** secured in public benefits from CACs/Bonusing (71 units of in-kind social housing, 37 childcare spaces, parks, community facilities, heritage) **plus 1,192 units** of privately-owned, secured market rental housing
 - **5 largest approvals** contributed **65%** of public benefits secured in 2015
 - **Secured since 2010:** 759 units of in-kind social housing; 335 childcare spaces; and 4,900 secured market rental units amongst other public benefits
- Annual report shows link between development contributions, City objectives and alignment with community plans and capital planning

Thank You

For more information:

vancouver.ca/financegrowth

