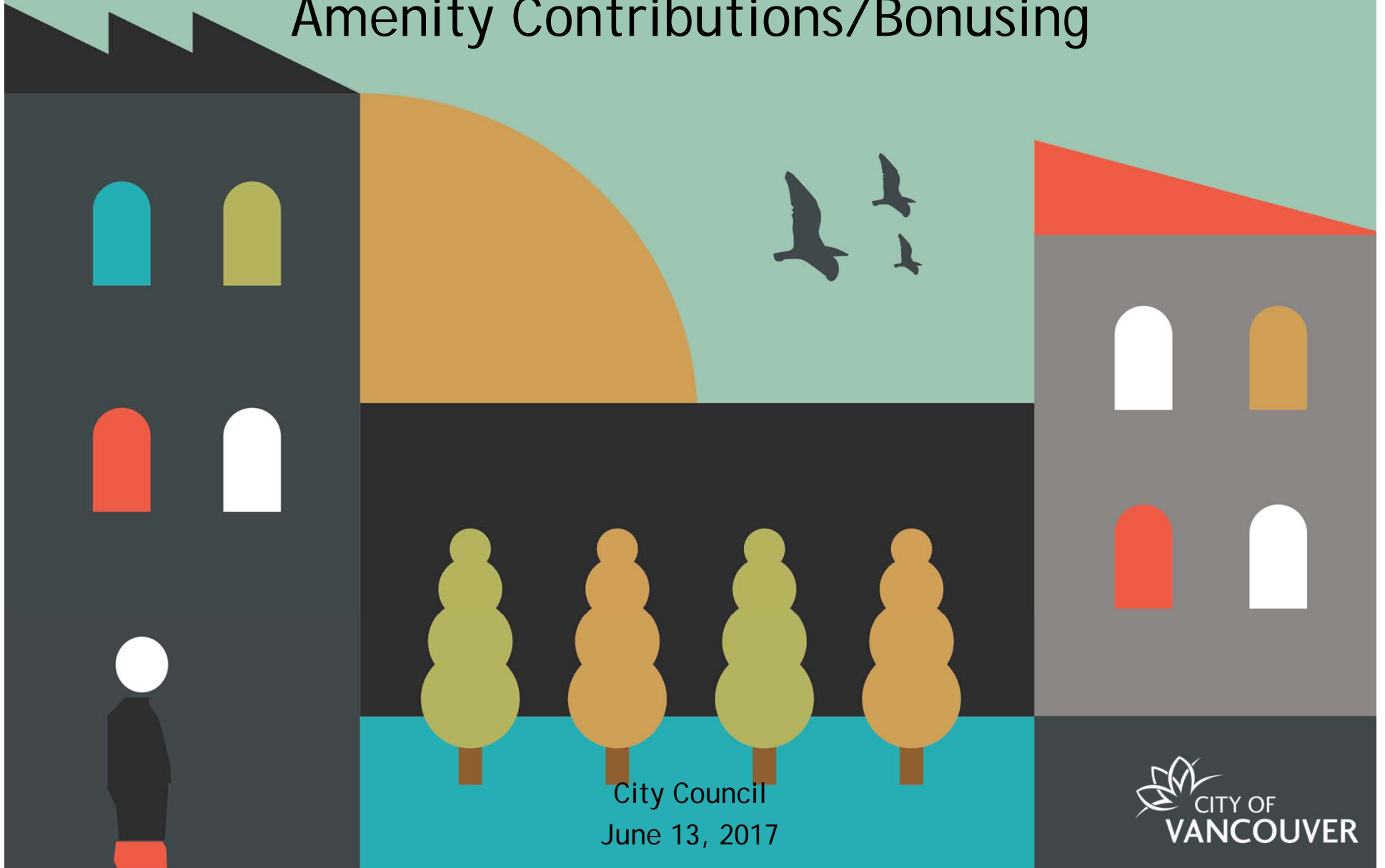


2016 Annual Reports: Development Cost Levies & Community Amenity Contributions/Bonusing



City Council
June 13, 2017

 CITY OF
VANCOUVER

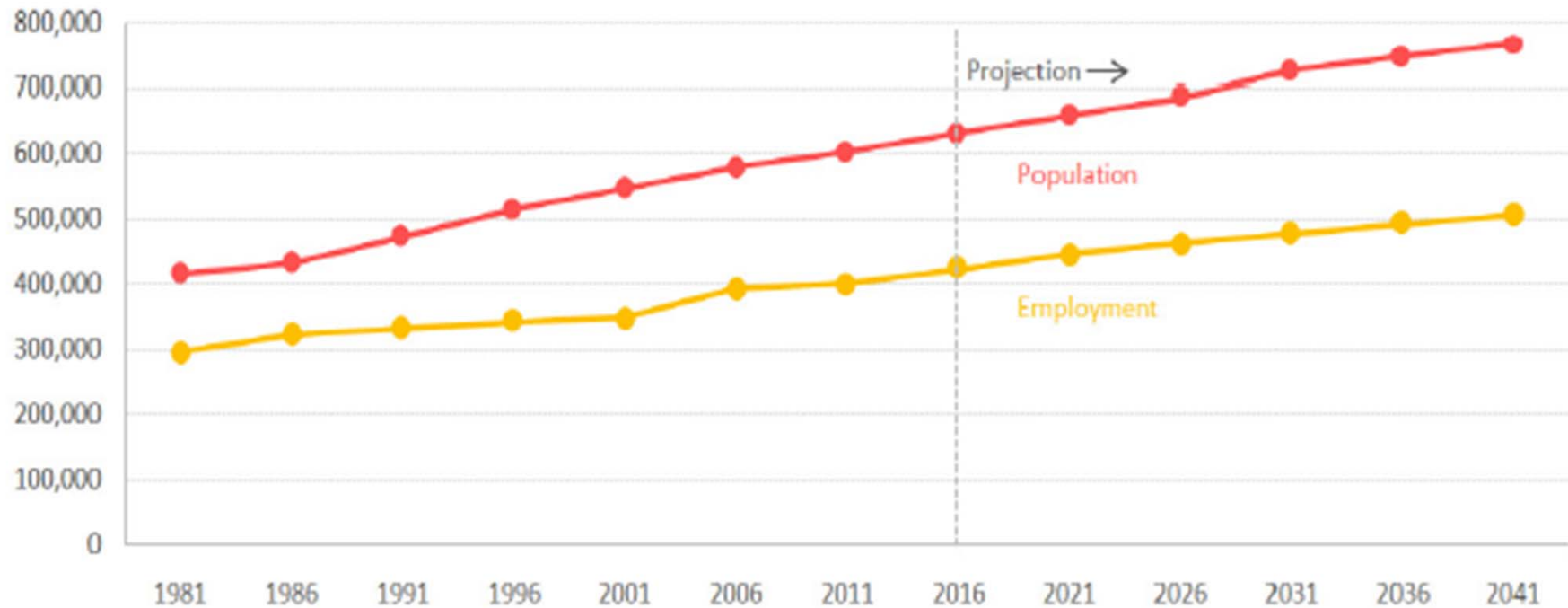
Presentation Outline

1. Overview of Financing Growth Policy
2. Annual Report on Development Cost Levies (2016)
3. Annual Report on Community Amenity Contributions & Density Bonusing (2016)



The Growth Challenge:

Growing Population and Jobs = Growing Needs



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



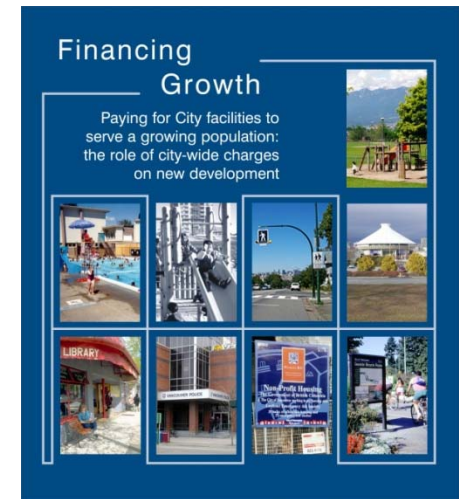
Financing Growth Policy and Principles (2004)

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



City-wide DCL Update

- CW-DCL has not been updated since 2003
- Council instructed staff to update the DCL in 2015
- Report to be presented to Council on July 26, 2017
- Report will reflect updated growth information, infrastructure and servicing needs over 10 years
- Report will include updated DCL rates and DCL allocations
- Plan is to update CW-DCL every 4 years thereafter



CACs from Rezoning & Density Bonusing

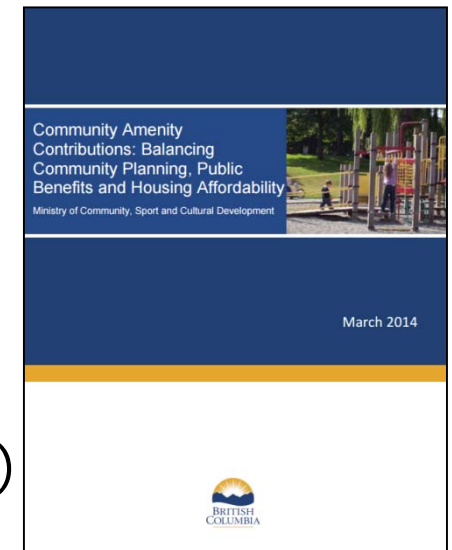


- **CACs** are in-kind or cash contributions towards amenities to address rezoning impacts and city-wide goals
- Wider range of amenities than DCLs
- CACs are in addition to DCLs
- **Density bonus zoning** establishes a base (outright) density and additional density achieved by providing an amenity and/or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

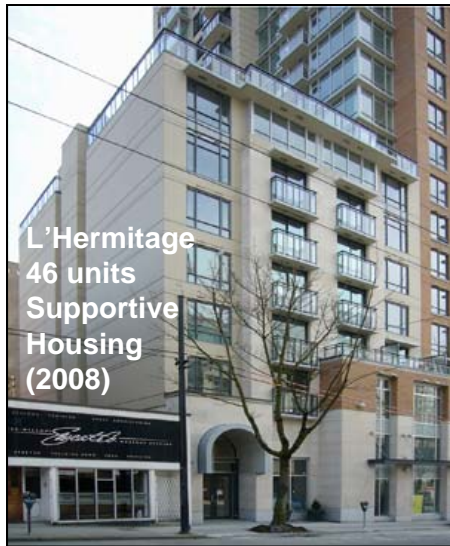


Parks



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

Housing



L'Hermitage
46 units
Supportive
Housing
(2008)



Woodward's 200 units social
housing (2010)

Heritage



Jameson House-
Heritage
Restoration
(2011)



Pennsylvania Hotel
(2009)

Cultural



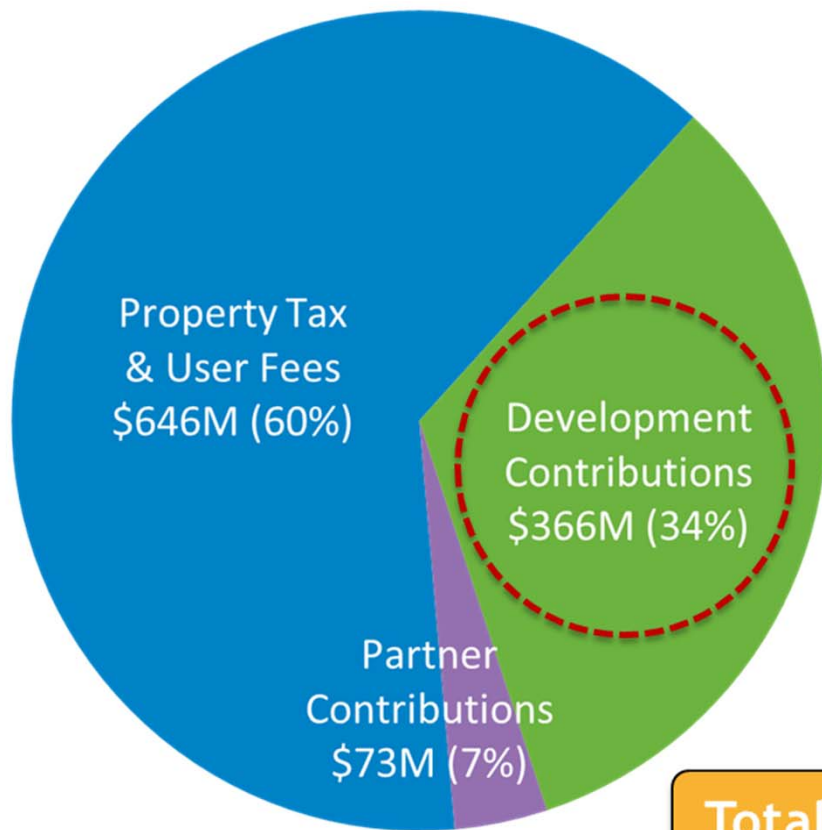
6th and Fir
Artist Studios (2013)



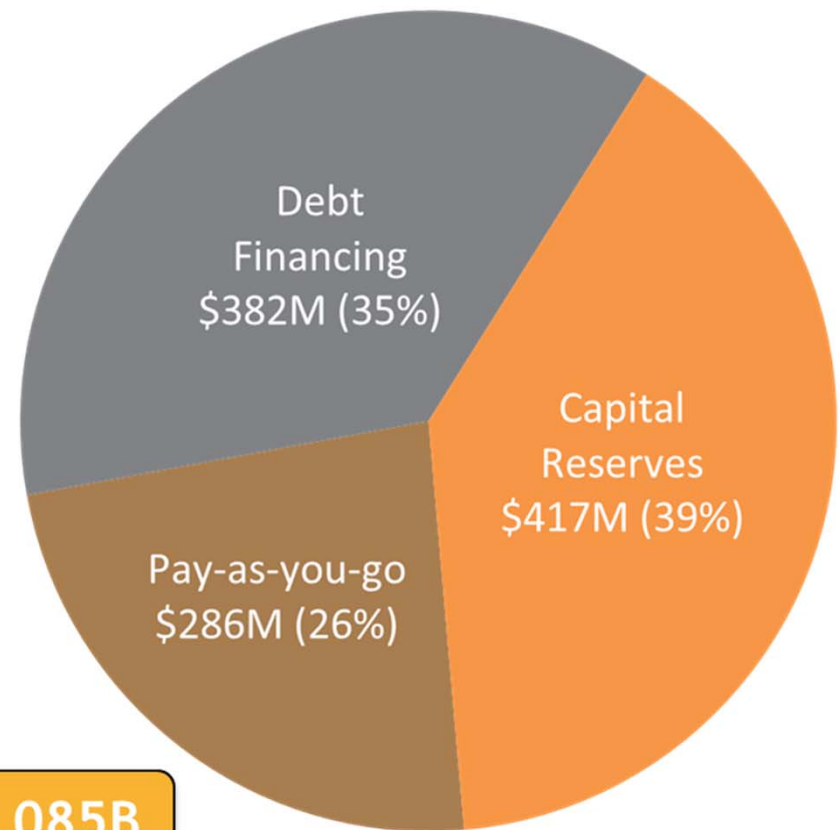
Capital Residences
Orpheum, Symphony, Music
School (2011)

Bigger Picture: 2015-2018 Capital Plan

Funding Sources (who pays)



Payment Methods (when to pay)




Total: \$1.085B


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DCL Areas


 Vancouver (City-Wide) DCL Boundary

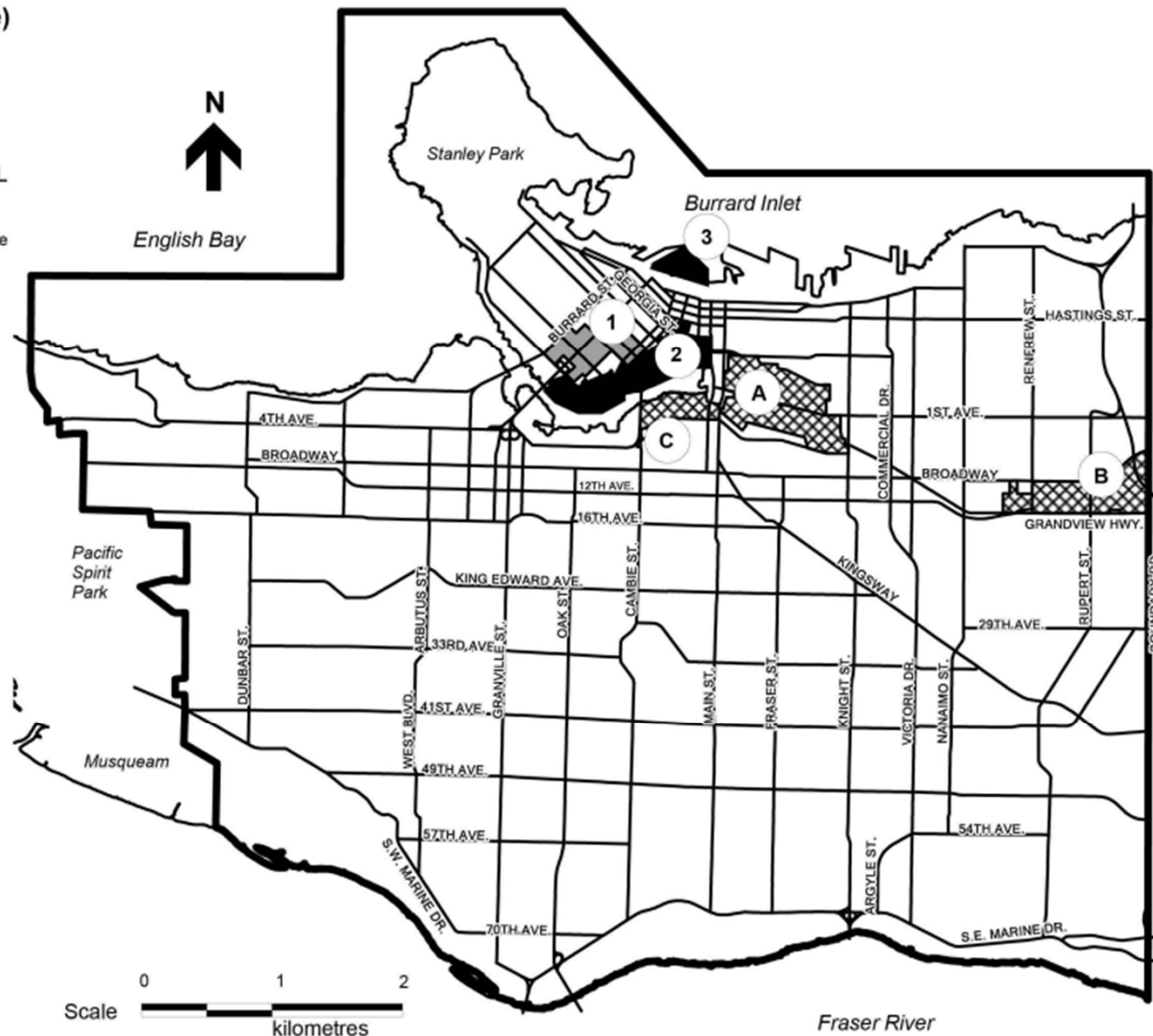
 Layered DCLs*
 A. False Creek Flats
 B. Grandview-Boundary DCL
 C. South East False Creek

* areas subject to Vancouver DCL and applicable Area Specific DCL.

Areas Excluded from Vancouver (City-Wide) DCL Area

 Area Specific DCL
 1. Downtown South

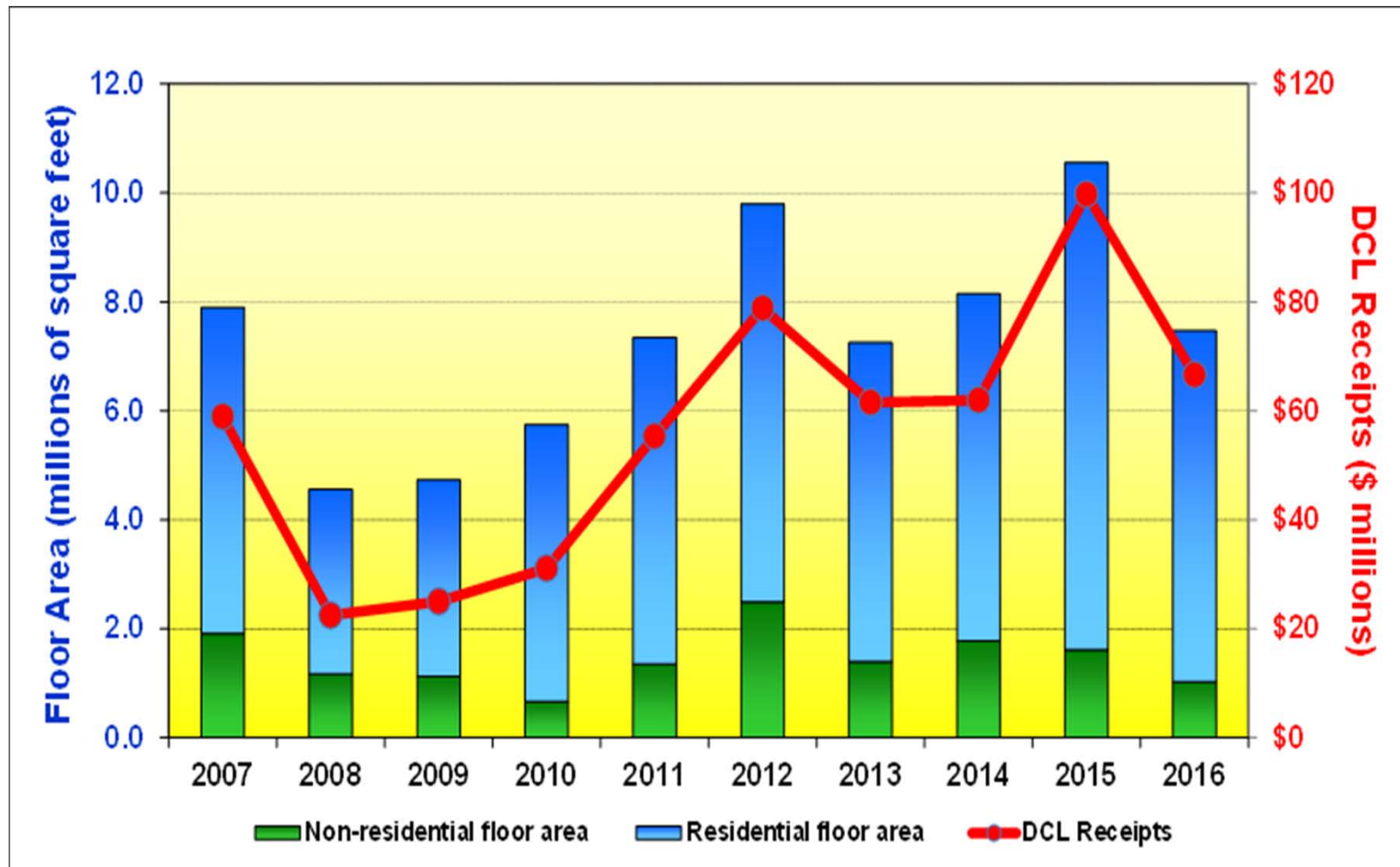
 ODP/CD-1s with Secured Public Benefits:
 2. False Creek North ODP
 3. Central Waterfront Port Lands



note: boundaries of highlighted areas area approximate and shown for illustrative purposes only.

DCL Collection & Floor Area - 2007 to 2016

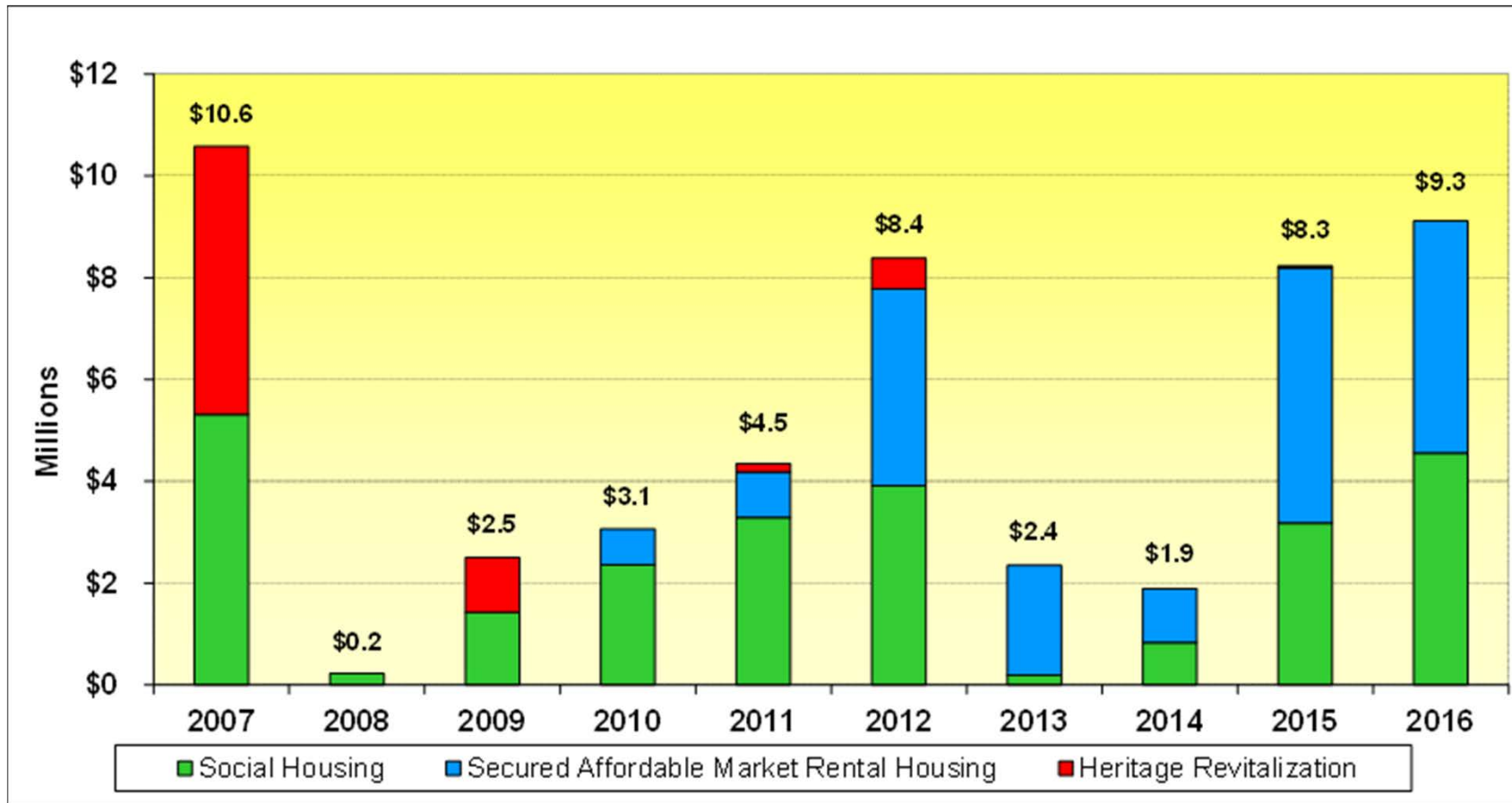
All DCL Districts



Source: City of Vancouver DCL Tracking Database

DCL Waivers & Reductions- 2007 to 2016

All DCL Districts

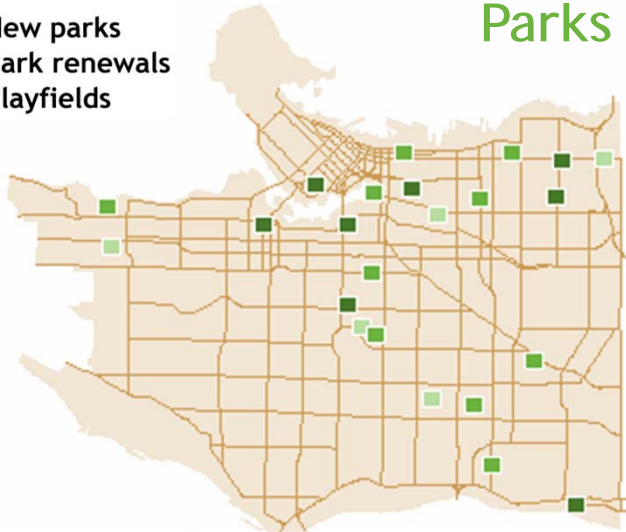


Source: City of Vancouver DCL Tracking Database

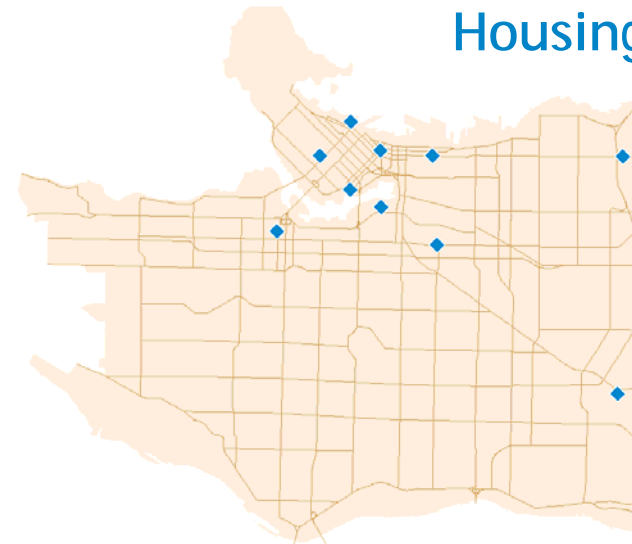
Selected Capital Projects Completed with DCL Funding 2009-2016

- New parks
- Park renewals
- Playfields

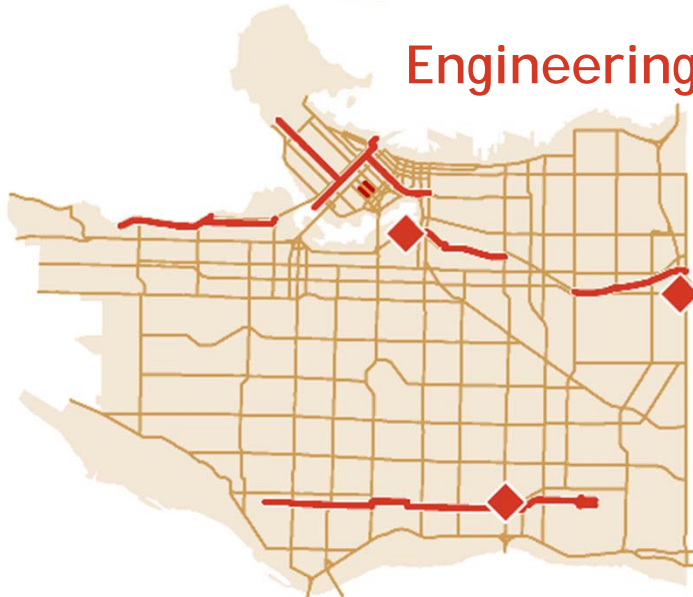
Parks



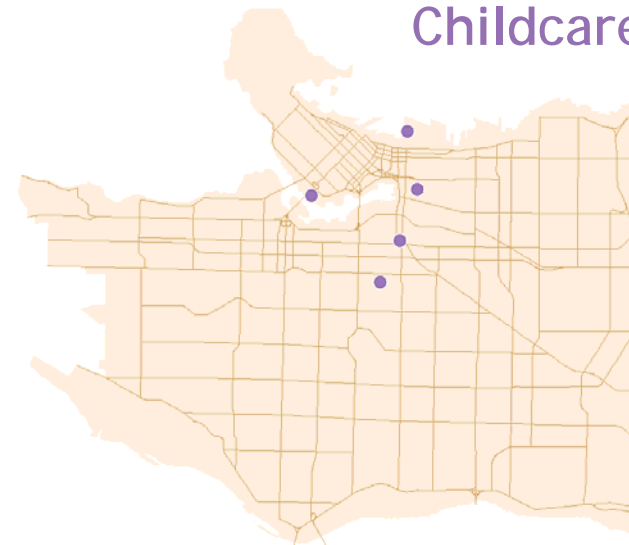
Housing



Engineering



Childcare



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Reporting on CACs & Bonusing



Council directed annual reporting on:

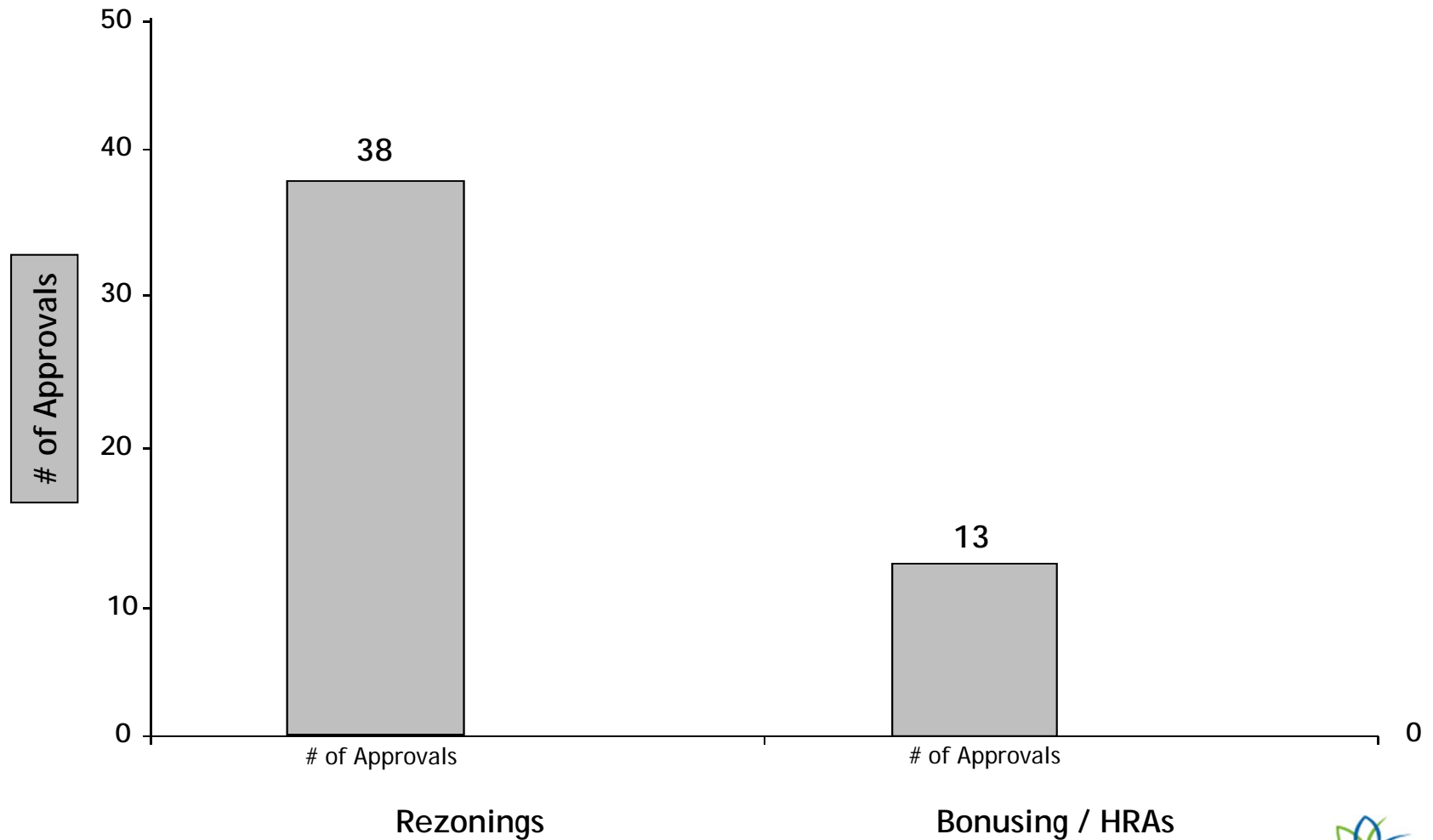
- Net additional density approved
- Contributions secured from CACs and density bonusing
- Allocation of public benefits, including # of units of privately-owned affordable housing (market rental & social housing)

Differs from DCL reporting because:

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

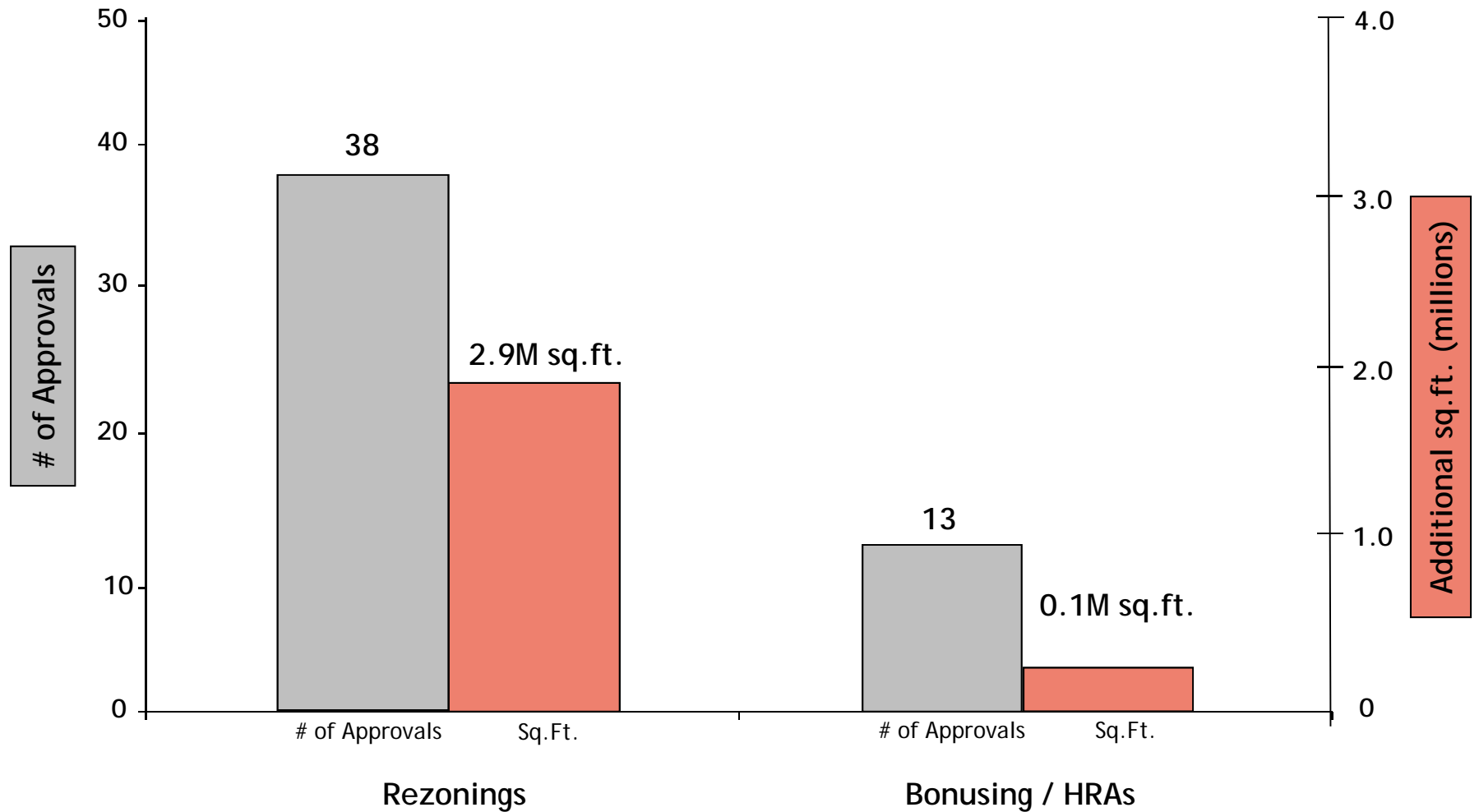
2016 Approvals of Additional Density

by Regulatory Tool & Sq.Ft.



2016 Approvals of Additional Density

by Regulatory Tool & Sq.Ft.



Source: City of Vancouver rezoning and development permit board approvals (2016)

Annual Report on CACs & Bonusing

2016 Results

Year	# of Approvals	Additional Density (millions sq.ft.)	Total Value of Public Benefits Secured (\$ millions)	Additional Secured Market Rental Housing (units)
2016	51	3.0	\$127	884

Annual Report on CACs & Bonusing

2016 Results & Historical Values

Year	# of Approvals	Additional Density (millions sq.ft.)	Total Value of Public Benefits Secured (\$ millions)	Additional Secured Market Rental Housing (units)
2016	51	3.1	\$127	884
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	41	3.3	\$125	827

Source: City of Vancouver rezoning and development permit board approvals (2010-2016)

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

2016: Significant Rezoning Approvals

Project Name	Additional Density Approved (sq.ft.)	Value of Contribution (\$ millions)	Plan Area	Public Benefits
1550 Alberni St	292,466	\$33	West End Plan	Contributions towards public realm, affordable housing, heritage amenity, public art, West End Community Centre complex, childcare, library, seniors' centre, and cultural space
1575 W Georgia St	135,307	\$15	Coal Harbour ODP	Contributions towards affordable housing, childcare and community facilities, heritage amenity, public art
155 E 37th Ave	698,876	\$15	Little Mtn Policy Statement	282 social housing units, parks and open space Childcare, social and community space, and public art
225 Smithe St	95,914	\$12	Downtown South Plan	Contributions towards affordable, housing, heritage amenity, public and community facilities
5050-5080 Joyce St	171,125	\$10	Joyce Station Precinct Plan	Contributions towards community facilities serving the Joyce-Collingwood area such as a renewed and expanded Collingwood Library, new childcare facilities or new affordable housing
Total	1,393,688	\$85		

Note: Values do not include secured market rental housing units

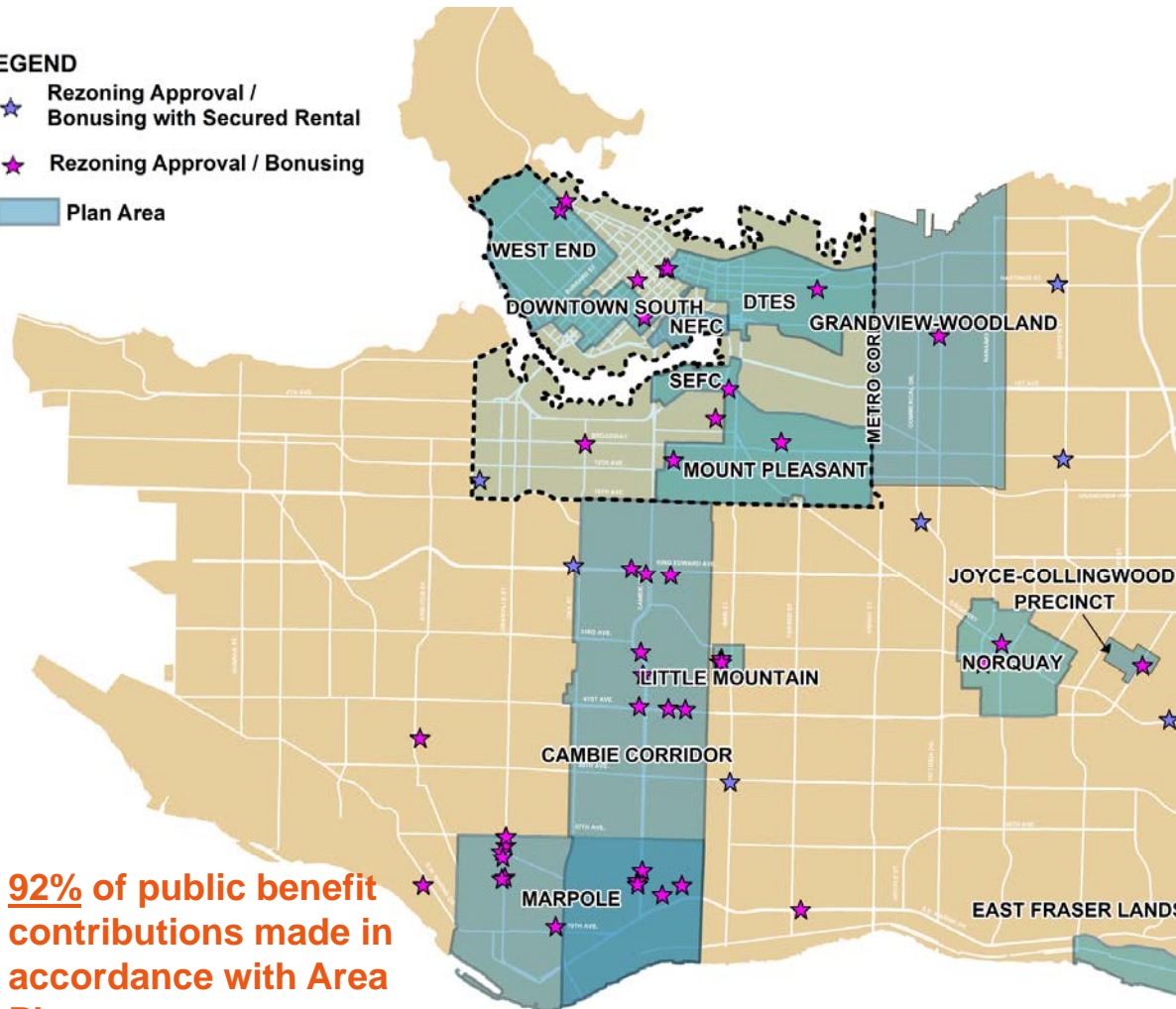
Source: City of Vancouver rezoning and development permit board approvals (2016)

Approvals in 2016

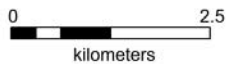
Location & Relationship to Plan Areas

LEGEND

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



92% of public benefit contributions made in accordance with Area Plans



Allocation of Public Benefit Contributions

2016 Results

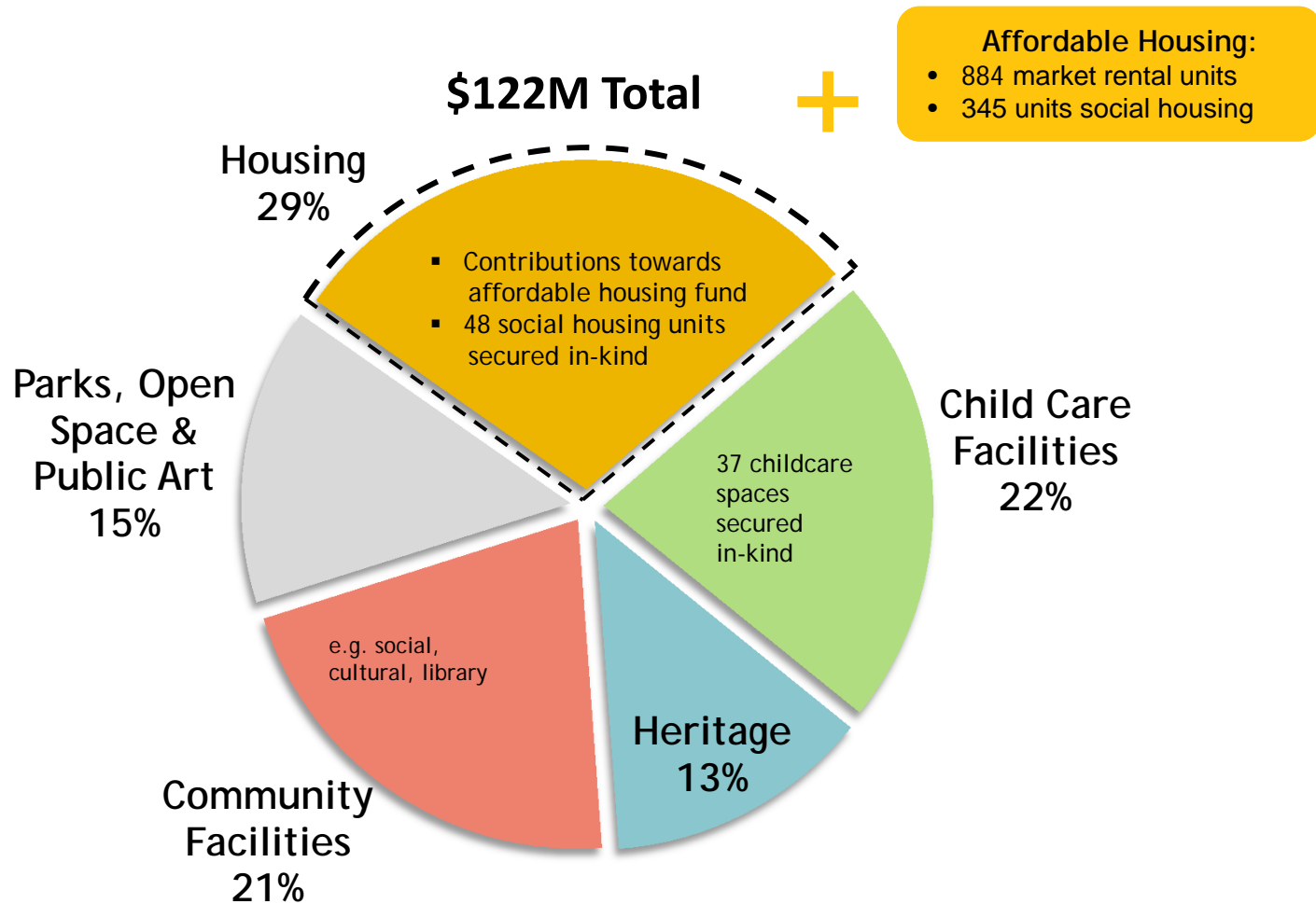
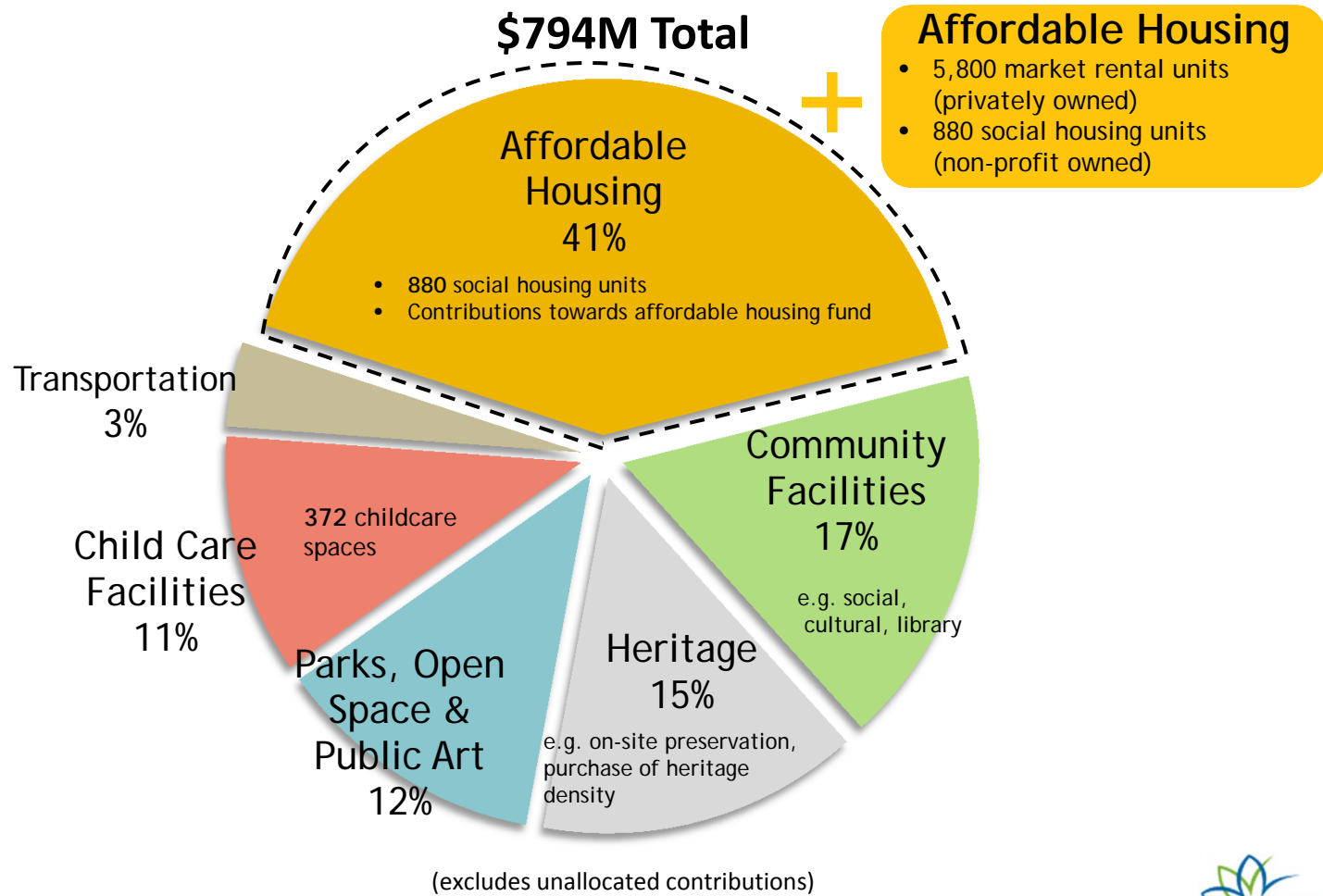


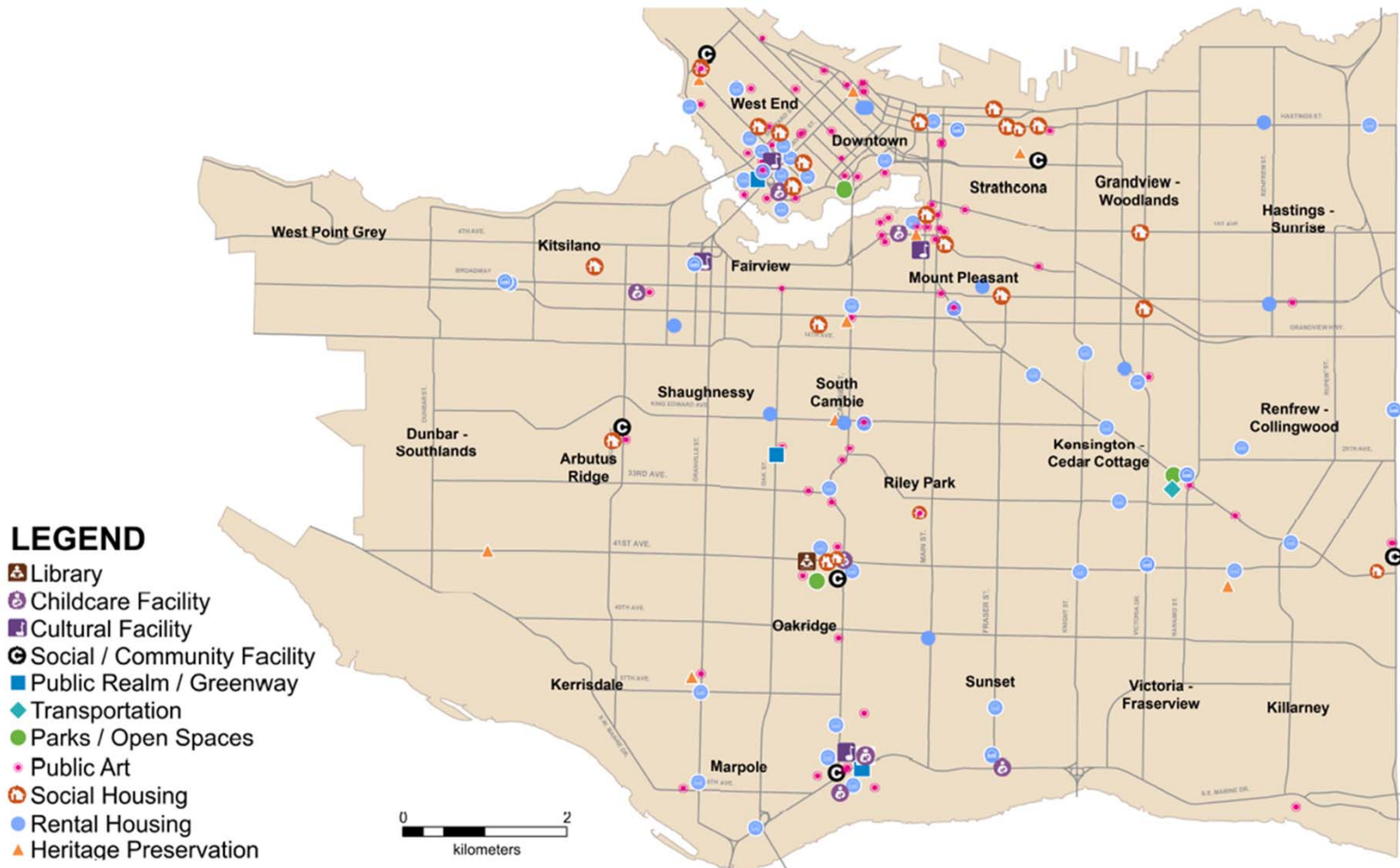
Chart excludes \$5M in contributions not yet allocated

Allocation of Public Benefit Contributions

2010-2016 (Past 6 years)



In-Kind Public Benefit Contributions 2010-2016



Summary

- In 2016, \$67M in DCLs were collected
- For CACs/Bonusing:
 - \$127M secured in public benefits from CACs/Bonusing plus 345 units of social housing owned by non-profits & 884 units of privately-owned, secured market rental housing
 - 5 largest approvals contributed 65% of public benefits secured in 2016
- 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

