



# A5

## ADMINISTRATIVE REPORT

Report Date: May 25, 2010  
Contact: Tom Pearce  
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Meeting Date: June 8, 2010

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Amendment to the Area Specific Development Cost Levy By-law No. 9418 to Provide a Reduced Rate for School Use

### **RECOMMENDATION**

- A. THAT the Area Specific Development Cost Levy (DCL) By-law No. 9418 be amended to provide a reduced DCL rate for schools, \$5.49 per square metre (\$0.51/sq. ft.), in the Arbutus, Burrard Slopes, Cedar Cottage/Welwyn Street, Downtown South, Dundas/Wall and Triangle West Development Cost Levy areas.
- B. THAT, if Council approves Recommendation A, the Director of Legal Services be instructed to bring forward for enactment the By-law amendments to Area Specific Development Cost levy By-Law No. 9418 to implement Recommendation A.

### **GENERAL MANAGER'S COMMENTS**

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### **CITY MANAGER'S COMMENTS**

The City Manager RECOMMENDS approval of the foregoing.

### **COUNCIL POLICY**

There are 11 DCL areas. Four of these DCL areas provide for a reduced rate for schools. They are Vancouver DCL, Oakridge/Langara, False Creek Flats, and Grandview-Boundary Industrial. In the SEFC DCL area, schools are exempt DCL floor space through the ODP.

### **PURPOSE**

This report recommends amending the Area Specific DCL By-law to provide a DCL rate for schools for six other DCL areas where school development is contemplated.

**BACKGROUND**

Section 523D of the Vancouver Charter enables Council to establish DCLs where anticipated development will contribute to the need for one or more capital projects. Capital projects may include: sewer, water, drainage and transportation facilities; providing and improving park land; daycare facilities; and, replacement housing. The Vancouver Charter also enables DCL rates to be varied according to different uses or occupancies as defined by Council.

In 1998, Council established its first school use rate within the Oakridge/Langara DCL area at a reduced rate of \$5.49 per square metre (\$0.51/sq. ft.). Subsequently, reduced school use rates were established in the Vancouver DCL (2000), False Creek Flats DCL (2001), and Grandview-Boundary industrial (2002) DCL areas.

A "school" is defined in the Area Specific DCL By-law and the Vancouver DCL By-law as:

*An institution of learning regularly giving instruction to children that is either:*

*(a) under the jurisdiction of The Board of School Trustees of School District No. 39 (Vancouver) constituted under the School Act, or*

*(b) accepted by the Ministry of Education of the Province of British Columbia, or its successor in function, as providing instruction equivalent to that furnished in the schools referred to in subparagraph (a) above.*

**DISCUSSION**

A review of the City's Area Specific DCL areas found that reduced school use rates are not consistently provided. Specifically, the following DCL areas: Arbutus, Burrard Slopes, Cedar Cottage/Welwyn Street, Downtown South, Dundas/Wall and Triangle West do not currently have a reduced rate for schools. These DCL areas either pre-date the first reduced school DCL rate established in 1998 or school development was not anticipated in these areas and no school use rate was established.

Staff note that schools are permitted uses in the zoning for these Area Specific DCL areas that do not have reduced school use rates. To provide greater consistency across all DCL areas for school development staff recommend that the Area Specific By-law be amended so that the Arbutus, Burrard Slopes, Cedar Cottage/Welwyn Street, Downtown South, Dundas/Wall and Triangle West DCL areas provide a reduced school use rate. Staff recommend that the school use rate of \$5.49 per square metre (\$0.51/sq. ft.) be adopted.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**CONCLUSION**

This report recommends amending the Area Specific DCL By-law to provide a reduced rate of \$5.49 per square metre (\$0.51/sq. ft.) for schools in the Arbutus, Burrard Slopes, Cedar Cottage/Welwyn Street, Downtown South, Dundas/Wall and Triangle West DCL areas.

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