A3

MOTION

3. Updating Development Contributions: A New Framework for Financing Growth (2027-2036)

WHEREAS on July 21, 2026, Council approved, in principle, a new Amenity Cost Charge (ACC) By-Law, generally as set out in Appendix A of the Council Report dated July 6, 2026, entitled “Updating Development Contributions: A New Framework for Financing Growth (2027-2036)”;

WHEREAS on July 21, 2026, Council also directed staff to bring forward for approval by Council amendments to the Community Amenity Contributions through Rezoning Policy, Public Art Policy for Rezoned Developments, Moderate Income Rental Housing Pilot Program Rezoning Policy, Mount Pleasant Employment Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), Large Format Area Rezoning Policies and Guidelines: Marine Drive Industrial Area, Rental Development Relief Program, and Secured Rental Policy, generally as presented in Appendix J of the Council Report dated July 6, 2026, entitled “Updating Development Contributions: A New Framework for Financing Growth (2027-2036)” to be adopted by Council after the By-law noted above is enacted;

AND WHEREAS the By-law noted above has now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various policy documents as described in Table 1 below entitled “Summary of Proposed Amendments for policies related to Updating Development Contributions: A New Framework for Financing Growth (2027-2036)” are hereby adopted, and are to come into effect on September 30, 2026.

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Table 1: Summary of Proposed Amendments for policies related to Updating Development Contributions: A New Framework for Financing Growth (2027-2036)

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
Community Amenity Contributions Policy for Rezonings	2.2	Cash or in-kind contributions toward the following categories of public benefits may be considered as CACs, subject to policy 2.1: … (h) Heritage conservation; and (i) Public Art.
	6.1	CACs for rezoning applications that have been approved in principle by Council at Public Hearing or Council meeting, but not yet enacted, cannot be changed without withdrawal of the existing application and submission of a new rezoning application.

	8.2	Rezoning applications that meet any of the following conditions will be exempt from CACs: (a) Certain rezonings initiated by the Director of Planning; (b) Rezoning for changes of use~~, except for changes of use from industrial to commercial,~~ where: (i) the proposed development includes no residential use; and (ii) there is no increase in total floor area; ~~(c) Rezoning to District Schedules that include provisions for ‘affordable housing shares’ and/or ‘amenity shares as identified in Schedule F of the Zoning and Development By-law;~~ ~~(d)~~(c)Rezonings submitted after September 30, 2026 that include ~~for~~ 100% ~~non-strata~~ commercial, industrial and institutional (hospital, post-secondary, care facility) developments ~~within the South Vancouver Industrial Area as shown in the Appendix that are not deemed a large site as per the Rezoning Policy for Sustainable Large~~; ~~(e) Rezoning for routine, lower density secured market rental that comply with the City’s rental policies as shown in Table 1;~~ ~~(f)~~(d) Transit-Oriented Areas: Rezoning for affordable housing, limited to 100% market rental with a minimum of 20% of the net residential floor area provided as below-market rental that complies with the City’s Transit-Oriented Areas Rezoning Policy; (e) Rupert & Renfrew Station Area: Rezoning for affordable housing, limited to 100% market rental, 100% market rental with an in-kind childcare, and 100% market rental with a minimum 20% of the net residential floor area provided as below-market rental within the Station Areas for sites less than 8,000 square meters that complies with the Rupert and Renfrew Station Area Plan~~.~~; and (f) Rezonings submitted after September 30, 2026 which occur on sites less than 30,000 square feet that include: (i) Strata residential that is 5 storeys or less; (ii) Rental residential that is 12 storeys or less on the east side, and 6 storeys or less on the west side[1]; and (iii) Rental residential that includes 20% below-market rental units as per applicable policy. Footnote 1: East and West areas as defined by Schedule B of the Vancouver Development Cost Levy By-law *Delete Table 1 in its entirety*

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	Appendix	This Appendix consolidates select Council-approved CAC policies into this Policy. If there is any discrepancy between other Council-approved CAC policies and this Policy, the latter will prevail. The City's VanMap application contains information on development contributions. If there is any discrepancy between VanMap and this Policy, the latter will prevail. Note that the following CAC Targets only apply to rezoning applications submitted prior to September 30, 2026.
Public Art Policy for Rezoned Developments	2	The Public Art Program applies to all rezonings submitted prior to September 30, 2026 that ~~result~~, in aggregate, result in increased floor space or in a change from agricultural or industrial to commercial or residential use~~,~~. Application of the program is limited ~~with program application limited~~ to rezonings of 100,000 sq. ft./9,290 m^2 or greater, as calculated after exemption of areas specified below. The Program may also apply, at the discretion of the City, to projects where a substantial public benefit is sought, or where a developer, at their discretion, elects to provide on-site artwork. A registered public art agreement is a condition of enactment of the rezoning by-law.
Moderate Income Rental Housing Pilot Program Rezoning Policy	3.1	Development Cost Levy (DCL) and Amenity Cost Charge (ACC) Waivers Projects will be eligible for a DCL and ACC waiver provided they meet the requirements of the DCL by-laws and ACC By-law. Updates to the DCL by-laws approved by Council on November 26, 2019 enable projects where 100% of the residential floor area is secured rental, and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is secured at the starting rents applicable to moderate income rental housing to qualify for a waiver of City-wide and Area-specific development cost levies. ACC waivers are available for rental dwelling units that are owned, leased or operated by affordable housing providers. See the Rental Incentive Programs Bulletin for details on administration of the DCL waiver, and see the Amenity Cost Charge Bulletin for details on administration of the ACC waivers.

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Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)	Definitions	"Public Benefits" means the purposes towards which Community Amenity Contributions (CACs) ~~and~~, Development Cost Levies (DCLs), and Amenity Cost Charges (ACC) are collected and allocated, as specified in the City's Community Amenity Contributions Policy for Rezonings (i.e. Affordable Housing and Childcare in the Metro Core area), the Vancouver Development Cost Levy By-Law ~~and~~, the Vancouver Utilities Development Cost Levy By-Law, and the Vancouver Amenity Cost Charge By-law.
Large Format Area Rezoning Policies and Guidelines: Marine Drive Industrial Area	9	*Delete section 9 in its entirety*
Rental Development Relief Program	5.2	**Development Cost Levy (DCL) and Amenity Cost Charge (ACC) Waiver** Projects meeting the affordability requirements under this Program will be eligible for Class A waiver of City-wide and Area specific DCLs and may be eligible for ACC waivers for the residential floor area.
Secured Rental Policy	1.1	Projects which can be developed under the existing zoning are eligible for the following: • Parking reductions as described in the Vancouver Parking By-law; • City-wide and Area Specific DCL waiver for the residential floor space of the project; ~~and~~ • Amenity Cost Charge waiver for the residential floor space of the project; and • Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.
	2.1	Projects requiring a rezoning are eligible for the following incentives: • Additional floor area, height and new uses; • Parking reductions as described in the Vancouver Parking By-law; • City-wide and Area Specific DCL waiver for the residential floor space of the project; ~~and~~ • Amenity Cost Charge waiver for the residential floor space of the project; and • Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.