

Development Cost Levies and Community Amenity Contributions

CityPlan

Riley Park/South Cambie **RPSC**

In order to help provide a range of facilities and services for Vancouver residents and workers, the City collects revenues from people who wish to develop land. Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) are charges on new developments that help to cover growth costs and address area deficiencies.

Development Cost Levies (DCLs)

DCLs are used to pay for certain growth-related capital projects:

- replacement (social, non-profit) housing where affordable housing is lost through redevelopment;
- park acquisition and development;
- day care facilities;
- sewerage, water or drainage; and
- transportation improvements (including improvements for pedestrians, cyclists and transit users).

DCLs are applied to developments at the time a Building Permit is issued. Some projects are exempted from DCLs:

- projects with less than four units (e.g. a single family house);
- renovations (e.g. heritage) where no new space is added;
- social housing; and
- churches exempt from taxation.

The City-Wide DCL is applicable to many parts of the City, including most of Riley Park/ South Cambie (RPSC). The DCL rate is \$4.00 per square foot for most land uses (\$1.60 for industrial) until July 1, 2004 when rates will increase to \$6.00 and \$2.40 per square foot, respectively.

Vancouver's sub-area DCL districts include Downtown South, Burrard Slopes and others.

All levies collected within a DCL district (Citywide or sub-area) must be spent within that district with the exception of replacement housing which may be created elsewhere.

Community Amenity Contributions (CACs)

Community Amenity Contributions (CACs) are collected when a rezoning takes place. CACs can be used to fund the same type of projects as DCLs as well as many other projects, such as community centre improvements.

The CACs are to be paid in addition to all DCL charges. Typically, the CAC charge is \$3.00 per square foot on the additional density created by the rezoning. In some cases, the CAC is negotiated on a site by site basis.

DCLs and CACs in RPSC

The RPSC area is located mostly within the Citywide DCL and CAC areas, with only a small portion within the Oakridge/Langara sub-area. The DCL rate in this sub-area is \$3.25 per square foot for most land uses.

One example of the application of DCL and CAC policies is at Children's and Women's Hospital located at 4500 Oak Street. In 1999, the Hospital applied to add an Ambulatory Care building, an Emergency Room addition, a Child Psychiatry Building and a Women's South addition. As these improvements are made, the City continues to collect DCLs from the developments to be used for replacement housing, parks, day care and engineering works. The project required a rezoning and generated a

CAC in the form of a day care or other significant public amenity. The DCLs and CACs were in addition to a traffic study and traffic calming measures required to mitigate the impact of the proposal in the surrounding community.

Regional Development Cost Charges (DCCs)

In January 1997 the City began collecting Development Cost Charges (DCCs) on behalf of the Greater Vancouver Regional District. These revenues are used to fund expansion of sewer facilities necessitated by regional growth.

Sources

City of Vancouver. Information Bulletin #1: Development Cost Levies. 2004.

City of Vancouver. Information Bulletin #2: Community Amenity Contributions -Through Rezoning. 2004.

For more information, search on "financing growth" at: www.city.vancouver.bc.ca