

**COMMUNITY AMENITY CONTRIBUTIONS:
BUILDING ONE OF THE WORLD'S MOST
LIVABLE CITIES**

Vancouver is consistently rated one of the most livable cities in the world. There's no doubt that the natural beauty surrounding our city plays an important part in achieving that rating, but the high standard of livability that we enjoy doesn't all happen naturally: planning and design play a big role.

Vancouver's downtown core is designed to create a lively, mixed-use area that is both a high density residential neighbourhood and a strong contributor to the local economy. Our diverse neighbourhoods and the community services that make it possible for residents to live active and social lives are, in part, products of Community Amenity Contributions (CACs).

CACs are negotiated contributions from developers who recognize that when a property is rezoned to a higher density, the increased population can create the need for more community amenities and services. By sharing the benefits made possible by increased development rights and land value, property developers, through CACs, can help make sure that Vancouver remains a great place to live, with amenities such as parks, community centres, libraries and exceptional cultural facilities.

City Council uses CACs to ensure that, as land is rezoned, Vancouver's high standards of livability are maintained by sharing the costs of additional community amenities between developers and the public.

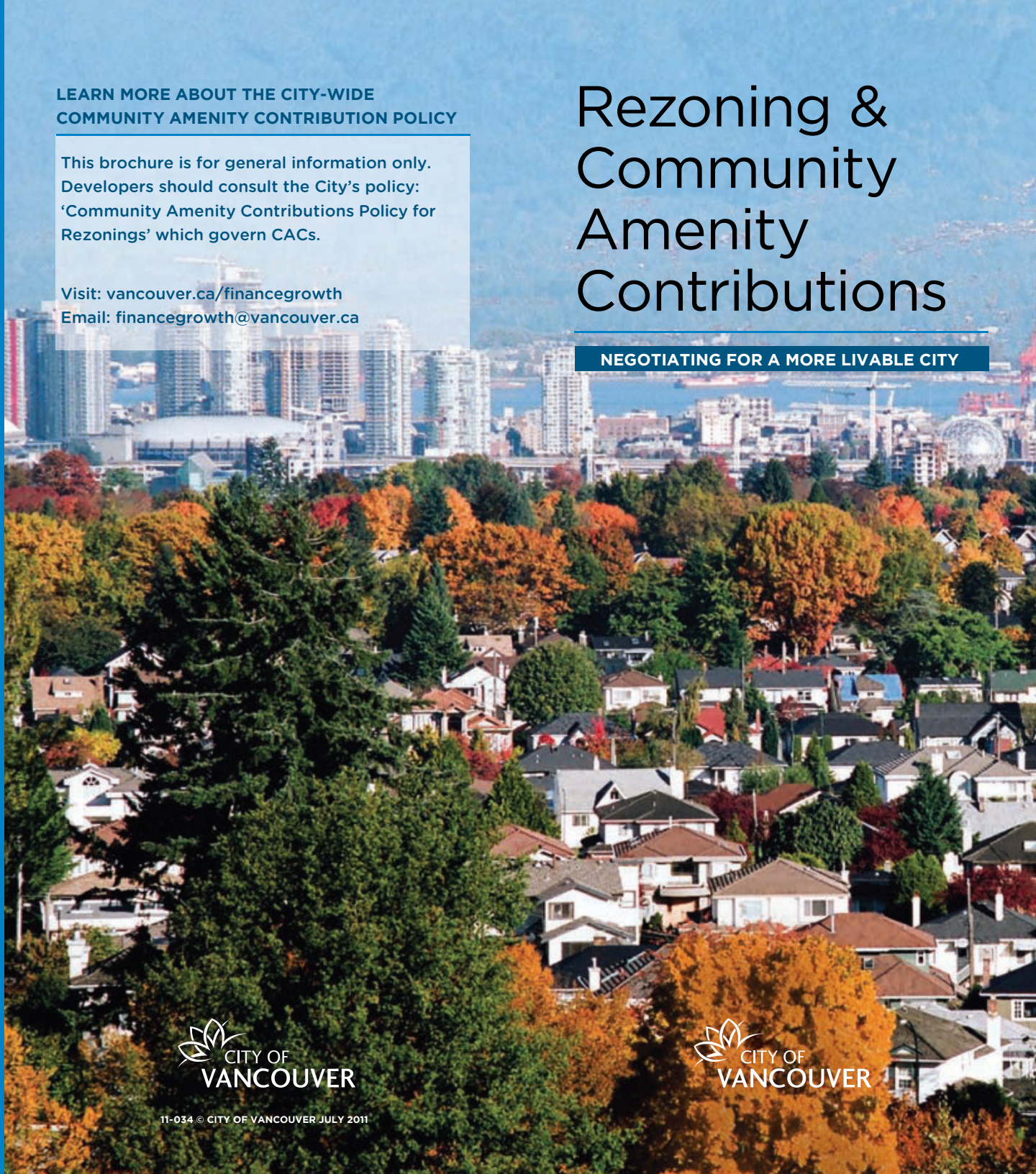
**LEARN MORE ABOUT THE CITY-WIDE
COMMUNITY AMENITY CONTRIBUTION POLICY**

This brochure is for general information only. Developers should consult the City's policy: 'Community Amenity Contributions Policy for Rezoning' which govern CACs.

Visit: vancouver.ca/financegrowth
Email: financegrowth@vancouver.ca

Rezoning & Community Amenity Contributions

NEGOTIATING FOR A MORE LIVABLE CITY



EVERYONE BENEFITS WITH LIVABILITY AS THE TOP PRIORITY

Consideration of a wide range of public interests is used to find the right balance of Community Amenity Contributions for new densification through rezonings. The right balance ensures that developers make a fair profit for the risk they take, the housing supply continues to grow (which contributes to affordability), and our neighbourhoods maintain the high standard of livability that our city is internationally renowned for.

THE COMMUNITY benefits as the increase in land value from rezonings is used to provide important amenities and services, with the costs shared between developers and the community.

THE DEVELOPER benefits as rezonings increase their revenues (more units to sell) while CACs may enhance the appeal of their projects.

THE CITY achieves livable neighbourhoods by using CACs to help deliver amenities that would otherwise be funded through property taxes (Capital Plan).

COMMUNITY AMENITY CONTRIBUTIONS ARE DENSITY DONE WELL

Increasing density helps create livable and sustainable communities, economic vitality, and enables a better response to a growing and changing population. Developers often provide CACs when they apply to rezone their property for higher density. CACs represent a portion of the increase in land value that often results from a rezoning.

Over the years, CACs have contributed many benefits to Vancouver neighbourhoods including:



HOW ARE COMMUNITY AMENITY CONTRIBUTIONS NEGOTIATED?

In Vancouver, Community Amenity Contributions are negotiated using well established evaluation criteria and standard valuation techniques.

Key steps:

ONE



The developer provides the City with a *pro forma* (financial analysis of the development proposal), including estimated sales revenues and development costs.

TWO



The City and the developer determine the value of the land under existing zoning.

THREE



The City and the developer estimate the land value increase after rezoning (land lift) either by comparing sales evidence or by deducting development costs and the developer's profit from estimated sales revenue.

FOUR



The City and the developer negotiate a CAC that reflects a percentage of the increase in land value due to the rezoning.

After taking into consideration development risks, public interests and a reasonable developer profit, CACs typically represent 75 per cent of the increase in land value.

WHAT DOES THIS MEAN FOR EXISTING PROPERTY OWNERS AND DEVELOPERS?

FOR EXISTING OWNERS wishing to sell their property, the selling price should reflect the current market value under existing zoning to enable the developer to provide a CAC.

FOR DEVELOPERS purchasing land, there may be some recognition of the premium costs associated with land assembly. However, to dampen speculation which can result in overpayment for land, the City does not always recognize price paid as land value within the financial analysis.

WHAT FACTORS ARE CONSIDERED IN CAC NEGOTIATIONS?

The results of CAC negotiations vary by project due to the variety of planning and public objectives that need to be considered including urban design, density, land use, livability, traffic impacts, community input and community facility impacts.

