

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 6/29/2023 5:56:09 PM
Subject: Memo - 2022 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report B
Attachments: Memo to Mayor & Council - Memo - 2022 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report Backs.pdf

Dear Mayor and Council,

The City has a system of 'financing growth' tools comprised of developer contributions such as Development Cost Levies (DCLs), Density Bonus Zoning Contributions, and Community Amenity Contributions (CACs). These tools form key components of our long-term financial and capital planning framework and enable the City to provide a wide range of public benefits.

Each year, staff update Council on developer contributions collected or secured from the previous calendar year. These updates are made available to the public via the City's website and are part of a broader City initiative to enhance accountability and transparency with regard to strategic investment in public amenities to address growth.

Enclosed with this memorandum are two annual reports summarizing: (1) 2021 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions; and (2) 2021 Development Cost Levies (DCLs). These memoranda are for information only.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

MEMORANDUM

June 28, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Acting Chief of Staff, Mayor's Office
Patrice Impey, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Chris Robertson, Director, City-wide and Regional Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Memo - 2022 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report Backs

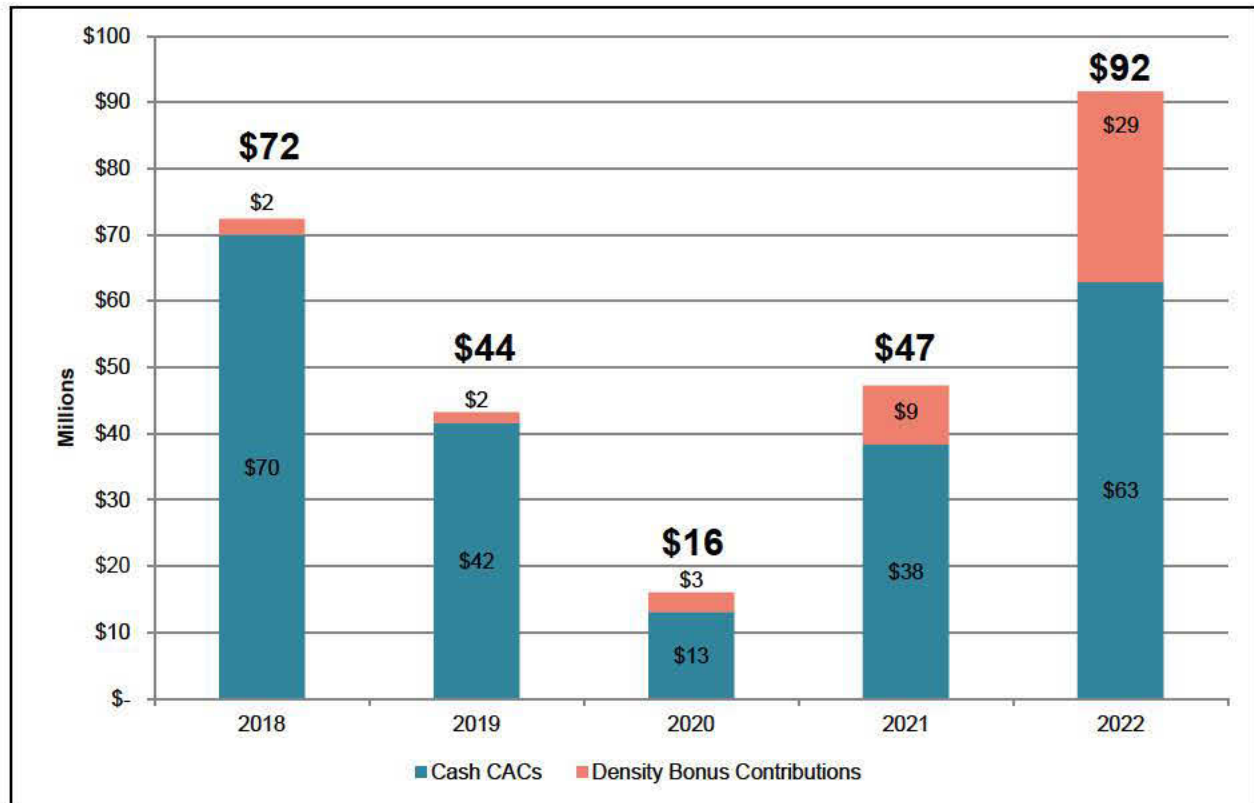
As part of the City's ongoing commitment to transparency and reporting, staff have prepared this memorandum summarizing the 2022 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs). Accompanying this memorandum is a separate update from Finance, Risk & Supply Chain Management on the 2022 Annual Report on Development Cost Levies (DCLs).

In response to the *Public Amenities and Equity in DCL-Waiver and Rental Re-Zoning Hot-Zones* Council resolution of March 10, 2020, staff has been incorporating a CAC Exemption map into the annual reports. These maps highlight all social housing and secured market rental projects that have received a CAC exemption (See Appendix D). Also included in this memo is a staff report back on rezoning enactment timelines as directed in the 2020 CAC Policy Update (See Appendix A, page 8).

Summary

In 2022, the City collected \$92 million in cash-in-lieu payments: \$63 million in CACs and \$29 million in DBZs (see Chart 1). The increase in 2022 was largely driven by DBZs which had a record year of collections.

**Chart 1: Collection of Cash CACs and DBZs
(2018-2022)**

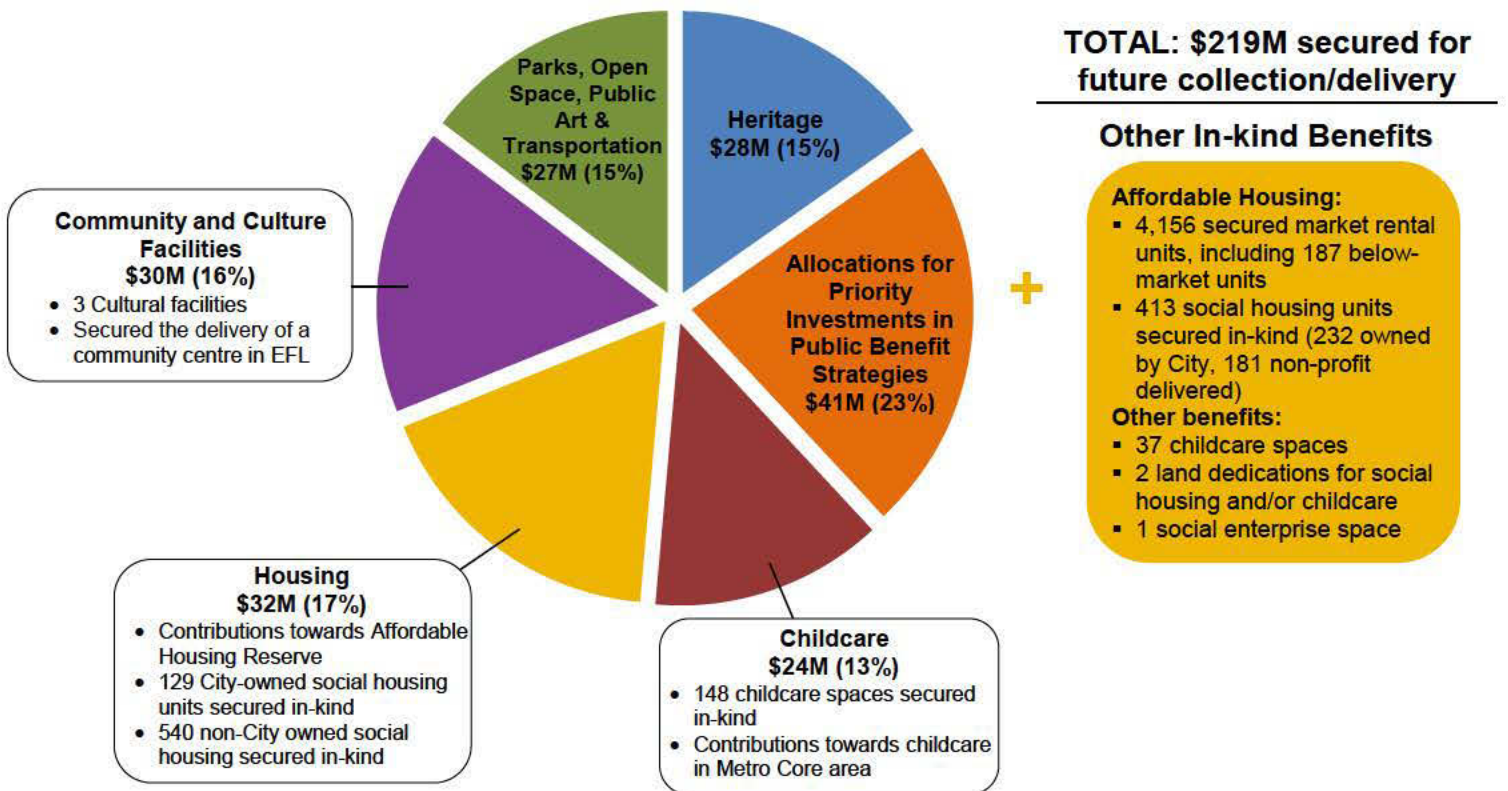


In 2022, the City approved 71 new projects granting additional density through rezonings and density bonus zoning, adding 7.8 million ft² of net additional floor area. Public benefits secured in exchange for the additional density were valued at approximately \$219 million, including cash-in-lieu and in-kind benefits (to be collected/ delivered in future years, see Chart 2).

Of the \$219 million, approximately 27% (\$60 million) was secured through in-kind contributions and will be delivered on-site as part of new development. The remaining (\$159 million) was secured as a cash contribution and was allocated to public benefits. These benefits are approved by Council through the City's capital planning and budgeting process.

**Chart 2: Breakdown of 2022 Secured Contributions Allocated
by Public Benefit Category**
(to be collected/delivered in future years)

Total 2022 public benefits: \$219 M (100% of total contribution value)



Annual reports are available on the [City website](#). If you have any questions or would like more information, please contact Chris Robertson, Director, City-wide and Regional, Planning, Urban Design and Sustainability at: chris.robertson@vancouver.ca.

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Appendix A Background and Analysis

Introduction

This memorandum complements the annual reporting on DCLs and is part of the ongoing public benefits implementation tracking. The memo highlights the wide range of public amenities and infrastructure secured through the City's Financing Growth system. These memoranda and the public benefits implementation tracking are posted on the City's website and support the City's goal of open and transparent government. They also demonstrate the alignment of development contributions with community plans and Public Benefit Strategies (PBS), as well as the City's long-term capital and financial plans. The reporting on CACs and DBZs for this year follows the same methodology as previous years. A description of the methodology can be found in Appendix B.

Background

Population and employment growth is supported through the provision of public amenities and infrastructure such as parks, childcare facilities and affordable housing. These amenities and infrastructure contribute to the overall livability of our city, the health of our residents, and the needs of individuals and families who live and work here. The City uses development contributions such as CACs, DBZs and DCLs (please also refer to the 2022 Annual Memorandum on DCLs for details) to fund growth-related public amenities and infrastructure. Development contributions offset the cost of growth imposed by new development and help reduce pressure on property taxes, utility fees and other City funding sources.

The value of development contributions in the annual memoranda fluctuate year-over-year due to the cyclical nature of property development. The variation in value depends largely on the number, scope and nature of individual rezonings and density bonus applications and the corresponding incremental density approvals. The approval of major project rezonings in a given year can have a substantial impact on the total value of development contributions secured.

Community Amenity Contributions (CACs):

CACs are voluntary contributions from council approved rezonings. The application and investment of CACs by the City of Vancouver follows the [BC Provincial Guidelines on CACs](#) (2014). CACs are offered by developers either as in-kind amenities (delivered onsite as part of the new development) or as cash-in-lieu contributions typically payable to the City at zoning enactment. CAC funded capital projects deliver growth related amenities and infrastructure from area-based public benefit strategies. Amenities and infrastructure include: affordable housing, childcare, heritage, community and cultural facilities, parks and open spaces, transportation, and public art. Projects that are delivered using CAC cash-in-lieu contributions are approved by Council through the 4-year Capital Plan and annual budget process.

Density Bonus Zoning Contributions (DBZs):

Density Bonus Zoning establishes a base maximum density that may be exceeded, within defined limits, in exchange for cash contributions toward public amenities identified through area planning. Financial contributions are determined by pre-set affordable housing and amenity share rates (collectively referred to in this memorandum as “Density Bonus Zoning Contributions” (DBZs)) set out in the Zoning & Development Bylaw.

Analysis

CACs and DBZs follow different timelines for collection and delivery. CACs are secured at Public Hearing as prior-to conditions when Council approves a project rezoning. Cash CACs are collected after the applicant has satisfied the conditions of the rezoning by-law and prior to the bylaw being enacted. In-kind CACs are delivered by applicants typically as part of the development. DBZs are *collected* after enactment but prior to Building Permit issuance. The following outlines development contributions secured and collected in the 2022 calendar year.

1) Cash-in-lieu CACs and DBZs Collected in 2022

In 2022, the City collected \$63 million in cash CACs and \$29 million in DBZs, totaling \$92 million (see Chart 1 in the Summary). As per Council policy, cash CACs and DBZs collected are set aside in interest-bearing reserves. These funds are allocated by Council through the approval of the 4-year Capital Plan and the annual budget.

2) Contributions Secured from Approvals in 2022 (to be collected and/or delivered in future years)

In 2022, the City approved 71 new projects granting additional density through rezonings and Density Bonus Zoning (see Appendix C for list of application and detail). In-kind benefits secured in 2022 are as follows (see Chart 2 in the Summary):

- 669 units of social housing (129 City-owned & 540 non-City owned);
- 148 childcare spaces;
- 3 cultural facilities;
- 2 park and public open space dedications (4.5 acres); and
- 1 community centre in East Fraser Lands

Approximately 72% of these public benefits (\$158 million) were secured from seven large rezoning projects (see Appendix C for details).

All public benefit contributions secured in 2022 have been committed to select public benefit categories or priority investments in area-based public benefit strategies. Certain project types, such as secured market rental and social housing that are owned and operated by third parties, were not assigned monetary values in rezoning reports as those projects generated no lift in property value and/or were exempt from

the City's CAC Policies (for more information on the annual report methodology, please see Appendix B).

Overall, the vast majority of development approvals processed in 2022 took place under existing zoning. The 71 projects with approvals for additional density represents 4.9% of all approvals in 2022 and a net increase in floor area of 7.8 million ft².

CAC Enactment Monitoring:

Over the past 10 years, staff have been monitoring the timing of rezoning enactments. Monitoring to Q1 2023 shows the vast majority of rezoning applications continue to be enacted within 2 years (88%) following Public Hearing approval and 99% within four years. Enactment timelines have increased slightly in the past few years. Staff will continue to monitor enactment timelines.

Appendix B

Approach and Methods for the Annual Report

The main approach and methods for this annual report are as follows:

1) *Approvals and Time Frame*

This report addresses all additional density approvals from January 1, 2022 to December 31, 2022. To identify the public benefits secured from additional density, all rezoning approvals involving additional floor area, and all development applications where bonusing was used to allow additional floor area were reviewed.

Rezoning and Heritage Revitalization Agreement metrics are based on development approvals at Public Hearing. Density bonus records are based either on development approvals by the Development Permit Board or amenity share contributions through density bonus zoning available in certain District Schedules. All records are contained in publicly accessible reports available on the City's website (www.vancouver.ca).

2) *Public Benefit Valuation*

Public benefits from new developments with additional density approvals are reported by type (e.g. housing, heritage, community facilities). Where possible, rezoning reports include an estimate of the financial value of the public benefits being secured. Secured market rental and social housing not owned by the City are quantified and reported by the number and type of housing units only. Other amenities not owned by the City are reported by their relevant metric (e.g. childcare spaces). Rezoning applications that exclusively provide public benefits without a market housing component, such as 100% social housing projects led by non-profit or government agencies, are not subject to CAC Policy and are therefore excluded from valuation metrics in this report.

Bonus density for *heritage conservation* is the amount of additional density that equals the cost of conserving the heritage building. In this report, only bonus density that is actually accommodated on-site (i.e. where the heritage building is located), or bonus density that is transferred to another site are included. Bonus density placed in the 'transferable heritage density inventory' ('density bank') is not included but is tracked and reported separately on a periodic basis to Council. See the [Transfer of Density Program webpage](#) for more details on the heritage transfer of density system.

Public art contributions associated with approvals of additional density (rezonings) are included as a public benefit. These contributions are calculated on a per square foot basis and applied to large rezoning applications. For more information, see the [policy framework for the City's Public Art Program](#).

Appendix C

Contributions Secured from Approvals in 2022

To be collected/delivered in future years
Grouped by Community Plan Area/Policy

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
Cambie Corridor Plan						
1	4949-5255 Heather Street and 657-707 West 37th Avenue	South Cambie	Rezoning	2,521,107	<ul style="list-style-type: none"> • Housing – market rental (300 units) • Housing – below market units (100 units) • Housing – social housing (540 units) • Childcare facilities (74 spaces) • Parks and open space (4.4 acres) • Public Art • Contribution towards transportation improvements 	\$17,268,314
2	6409-6461 Cambie Street and 505 West 49th Avenue	Oakridge	Rezoning	149,903	<ul style="list-style-type: none"> • Childcare facilities (37 spaces) • Public Art 	\$6,465,457
3	906-982 West 18th Avenue and 907-969 West 19th Avenue	South Cambie	Rezoning	132,974	<ul style="list-style-type: none"> • Housing – market rental (74 units) • Housing – below market units (25 units) • Childcare facilities (37 spaces) • Parks and open spaces • Public Art 	\$6,343,753
4	650 West 41st Avenue	Oakridge	Rezoning – Text Amendment	477,253	<ul style="list-style-type: none"> • Housing – market rental (153 units) • Housing – below market units (130 units) • Public Art 	\$1,852,776
5	6288 Oak St	Oakridge	Density Bonusing	30,123	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,656,766
6	590 W 29th Ave	South Cambie	Density Bonusing	22,454	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,239,562
7	785 W 49th Ave	Oakridge	Density Bonusing	20,950	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,142,627
8	4575 Ash St	South Cambie	Density Bonusing	20,579	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,135,985
9	131-163 West 49th Avenue	Oakridge	Rezoning	55,564	<ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy 	\$1,102,069
10	435 W 28th Ave	Riley Park	Density Bonusing	16,764	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$925,373
11	851 West 33rd Avenue	South Cambie	Density Bonusing	16,494	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$907,184

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Cambie Corridor Plan (cont'd)

12	975 W 52nd Ave	Oakridge	Density Bonusing	10,590	• Affordable housing and amenities in Cambie Corridor	\$582,464
13	581 W 26th Ave	South Cambie	Density Bonusing	10,086	• Affordable housing and amenities in Cambie Corridor	\$556,720
14	715 W 49th Ave	Oakridge	Density Bonusing	7,086	• Affordable housing and amenities in Cambie Corridor	\$391,158
15	918 W 32nd Ave	South Cambie	Density Bonusing	7,051	• Affordable housing and amenities in Cambie Corridor	\$389,231
16	187 W King Edward Ave	Riley Park	Density Bonusing	6,962	• Affordable housing and amenities in Cambie Corridor	\$384,275
17	4118 Columbia St	Riley Park	Density Bonusing	6,819	• Affordable housing and amenities in Cambie Corridor	\$376,395
18	157 W King Edward	Riley Park	Density Bonusing	6,795	• Affordable housing and amenities in Cambie Corridor	\$375,084
19	778 W 27th Ave	South Cambie	Density Bonusing	5,665	• Affordable housing and amenities in Cambie Corridor	\$312,680
20	277-291 West 42nd Avenue	Oakridge	Rezoning	115,825	• Housing – market rental (169 units) • Housing – below market units (42 units) • Public Art	\$255,957
21	809 West 41st Avenue	South Cambie	Rezoning – Text Amendment	119,403	• Housing – market rental (110 units) • Housing – below market units (21 units) • Public Art	\$236,392
22	495 West 41st Avenue	Riley Park	Rezoning	61,279	• Housing – market rental (99 units) • Public Art	\$199,694
23	756 W 26th Ave	South Cambie	Density Bonusing	2,801	• Affordable housing and amenities in Cambie Corridor	\$154,629
24	3970-3998 Main Street	Riley Park	Rezoning	6,243	• Housing – market rental (110 units)	\$0
25	5589-5661 Baillie Street	South Cambie	Rezoning	53,811	• Housing – market rental (120 units)	\$0
Subtotal Cambie Corridor Plan				3,884,581		\$ 44,254,545

Granville Loops Policy Plan

26	625-777 Pacific Street and 1390 Granville Street	Downtown	Rezoning	350,486	• Land dedication for childcare and social housing • Contribution toward childcare and housing in the Metro Core area • Public Art	\$38,912,024
Subtotal Granville Loops Policy Plan				350,486		\$ 38,912,024

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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West End Plan						
27	1668-1684 Alberni Street	West End	Rezoning	186,068	<ul style="list-style-type: none"> Contribution toward delivery of West End Public Benefit Strategy Heritage – Heritage Conservation Reserve Public Art 	\$37,503,538
28	1332 Thurlow Street and 1065 Harwood Street	West End	Rezoning	179,873	<ul style="list-style-type: none"> Housing – market rental (224 units) Housing – below market (55 units) Public Art 	\$431,412
29	1066-1078 Harwood Street	West End	Rezoning	179,105	<ul style="list-style-type: none"> Housing – market rental (223 units) Housing – below market (55 units) Public Art 	\$429,969
Subtotal West End Plan				545,046		\$ 38,364,919

False Creek Flats Plan						
30	1717 Lome Street	Strathcona	Density Bonusing	141,162	<ul style="list-style-type: none"> Amenity contributions in the False Creek Flats 	\$16,939,560
31	450-496 Prior Street, 550 Ma kin Avenue and 1002 Station	Strathcona	Rezoning	174,450	<ul style="list-style-type: none"> Housing – market rental (262 units) Cultural amenity space Public Art 	\$5,961,086
32	2150 Keith Drive	Strathcona	Density Bonusing	40,259	<ul style="list-style-type: none"> Amenity contributions in the False Creek Flats 	\$419,902
33	220 Prior Street	Strathcona	Density Bonusing	40,780	<ul style="list-style-type: none"> Amenity contributions in the False Creek Flats 	\$407,800
Subtotal False Creek Flats Plan				396,651		\$ 23,728,348

Downtown South						
34	1290 Homby Street	Downtown	Rezoning	104,357	<ul style="list-style-type: none"> Cultural Amenity Space Contribution toward childcare in the Metro Core area Contribution towards community and/or public safety facilities in the Metro Core area Heritage – Heritage Conservation Reserve 	\$20,870,000
35	118-150 Robson Street (828 Cambie Street)	Downtown	Rezoning- Text Amendment	6,231	<ul style="list-style-type: none"> Housing – market rental (6 units) Public Art 	\$12,337
Subtotal Downtown South				110,588		\$ 20,882,337

East Fraser Lands Official Development Plan						
36	3480 East Kent Avenue South and 3522 East Kent Avenue South	Killarney	Rezoning- Text Amendment	443,441	<ul style="list-style-type: none"> Housing – market rental (121 units) Land dedication for future social housing Delivery of Community Centre 	\$16,000,000
Subtotal East Fraser Lands Official Development Plan				443,441		\$ 16,000,000

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Downtown Eastside Plan						
37	365 Railway Street	Strathcona	Heritage Designation	18,519	• Heritage – onsite conservation	\$11,500,000
38	470 Homer Street	Downtown	Heritage Designation	3,010	• Heritage – onsite conservation	\$2,060,000
30	347 West Pender Street	Downtown	Heritage Designation	3,010	• Heritage – onsite conservation	\$2,060,000
40	418-496 Alexander Street	Downtown	Rezoning	77,395	• Housing – social housing (181 units) • Childcare facilities (37 spaces)	Non-profit project
Subtotal Downtown Eastside Plan				101,934		\$ 15,620,000

Metropolitan Core Jobs Plan						
41	524-526 Granville Street	Downtown	Rezoning	74,622	• Affordable housing and childcare in the Metro Core • Heritage – onsite conservation • Public Art	\$5,334,599
42	658 Homer St	Downtown	DPB - Heritage Density Transfer	3,227	• Heritage – Purchase of density	\$5,027,060
Subtotal Metropolitan Core Jobs Plan				77,849		\$ 10,361,659

Marpole Plan						
43	7929-7949 Cambie Street	Marpole	Rezoning	19,809	• Contribution toward delivery of Marpole Public Benefit Strategy • Heritage – Heritage Conservation Reserve	\$2,028,398
44	7969-7989 Cambie Street	Marpole	Rezoning	18,105	• Contribution toward delivery of Marpole Public Benefit Strategy • Heritage – Heritage Conservation Reserve	\$1,848,550
45	622-688 Southwest Marine Drive	Marpole	Rezoning – Text Amendment	408,410	• Housing – market rental (456 units) • Housing – below market units (117 units) • Public Art	\$900,593
46	500-650 West 57th Avenue	Marpole	Rezoning – Text Amendment	265,331	• Housing – market rental (117 units) • Housing – below market units (99 units) • Public Art	\$525,353
47	1007 W 58th Ave	Marpole	Density Bonusing	3,043	• Affordable housing and amenities in Marpole	\$60,868
48	7659 Granville St	Marpole	Density Bonusing	7,569	• Affordable housing and amenities in Marpole	\$41,520
49	185-193 Southwest Marine Drive	Marpole	Rezoning	20,189	• Housing – market rental (46 units)	\$0
Subtotal Marpole Plan				742,456		\$ 5,405,282

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Broadway Plan / Mount Pleasant Plan						
50	156-180 West 2nd Avenue	Mount Pleasant	Rezoning	117,114	<ul style="list-style-type: none"> • Contribution toward delivery of Broadway Plan Public Benefits Strategy • Heritage – Heritage Conservation Reserve • Public Art 	\$1,700,495
51	1477 West Broadway	Fairview	Rezoning	240,641	<ul style="list-style-type: none"> • Housing – market rental (178 units) • Housing – below market units (45 units) • Public Art 	\$630,181
52	901 West Broadway	Fairview	Rezoning	57,805	<ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Broadway Plan Public Benefits Strategy 	\$603,637
53	161 E 4th Avenue	Mount Pleasant	Density Bonusing	23,311	• Amenity contributions in the Broadway Plan Area	\$139,914
54	107 E 3rd Avenue	Mount Pleasant	Density Bonusing	12,054	• Amenity contributions in the Broadway Plan Area	\$72,324
55	2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Kitsilano	Rezoning	27,090	• Housing – social housing (129 units)	\$0
Subtotal Broadway Plan / Mount Pleasant Plan				478,015		\$ 3,146,551

Grandview-Woodland Plan						
56	2062-2092 East Broadway	Kensington - Cedar Cottage	Rezoning	38,245	<ul style="list-style-type: none"> • Contribution toward delivery of Grandview-Woodland Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$889,224
57	2037-2061 East Broadway	Grandview – Woodland	Rezoning	30,644	<ul style="list-style-type: none"> • Contribution toward delivery of Grandview-Woodland Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$712,450
58	2250 E 1st Ave	Grandview – Woodland	Density Bonusing	27,539	• Affordable housing and amenities in Grandview-Woodland	\$92,808
59	2075 E 1st Ave	Grandview – Woodland	Density Bonusing	12,144	• Affordable housing and amenities in Grandview-Woodland	\$40,924
60	2408 Victoria Drive	Grandview - Woodland	Density Bonusing	3,288	• Affordable housing and amenities in Grandview-Woodland	\$11,049
Subtotal Grandview-Woodland Plan				111,860		\$ 1,746,455

Moderate Income Rental Housing Pilot Program						
61	2406-2484 Renfrew Street	Hastings – Sunrise	Rezoning	102,270	<ul style="list-style-type: none"> • Housing – market rental (144 units) • Housing – below market units (36 units) • Public Art 	\$286,284
Subtotal Moderate Income Rental Housing Pilot Program				102,270		\$ 286,284

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)						
62	4408-4488 Fraser Street and 707-709 East 29th Avenue	Kensington - Cedar Cottage	Rezoning	69,626	<ul style="list-style-type: none"> Housing – market rental (100 units) Contribution toward the Affordable Housing Fund 	\$200,000
63	1515 West 49th Avenue	Kerrisdale	Rezoning	9,450	<ul style="list-style-type: none"> Housing – market rental (8 units) 	\$0
Subtotal Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)				79,076		\$ 200,000

Secured Rental Policy (outside of Community Plan Areas)						
64	2010 Harrison Drive	Victoria – Fraserview	Rezoning- Text Amendment	123,093	<ul style="list-style-type: none"> Housing – market rental (61 units) Housing – below market units (15 units) Contribution towards public benefits in the Victoria-Fraserview/ Killarney Community Vision area 	\$192,000
65	3304 Kingsway	Killarney	Rezoning	19,312	<ul style="list-style-type: none"> Housing – market rental (79 units) 	\$0
66	1369-1381 Kingsway	Kensington - Cedar Cottage	Rezoning	15,544	<ul style="list-style-type: none"> Housing – market rental (49 units) 	\$0
67	2970 Kingsway	Renfrew – Collingwood	Rezoning	36,361	<ul style="list-style-type: none"> Housing – market rental (127 units) 	\$0
68	4310 Slocan Street	Renfrew – Collingwood	Rezoning	5,294	<ul style="list-style-type: none"> Housing – market rental (8 units) 	\$0
Subtotal Secured Rental Policy (outside of Community Plan Areas)				199,604		\$ 192,000

Housing Vancouver Strategy						
69	1406-1410 East King Edward Avenue	Kensington - Cedar Cottage	Rezoning	65,018	<ul style="list-style-type: none"> Housing – social housing (109 units) 	Non-profit project
70	2009-2037 Stainsbury Avenue	Kensington - Cedar Cottage	Rezoning	90,389	<ul style="list-style-type: none"> Housing – social housing (123 units) 	Non-profit project
Subtotal Housing Vancouver Strategy				155,407		\$ 0

Southeast False Creek Official Development Plan						
71	5-15 West 2nd Avenue and 1751 Ontario Street	Mount Pleasant	Rezoning	35,218	<ul style="list-style-type: none"> Housing – market rental (98 units) Housing – below market units (24 units) 	\$0
Subtotal Southeast False Creek Official Development Plan				35,218		\$ 0

Grand Total				7,814,482		\$219,100,404
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Appendix D Rezoning Approved in 2022 that were Exempt from CACs

2022 CAC EXEMPTIONS



Notes:

1. Also includes a Social Service Centre, which is exempt as per Section 8.1(e) of the CAC Policy.

Rezoning to District Schedules with Density Bonus Contributions

Not included in this report or on the above map are the rezonings to District Schedules that include density bonus contributions, which are exempt from CACs as per Section 8.2(c) of the CAC Policy. Once the project has paid the density bonus contribution, then they are included in the annual report.

In 2022, there were four rezonings to District Schedules, exclusively in the Cambie Corridor area:

- 5327-5477 Oak Street and 1006-1008 West 37th Avenue
- 877- 887 West 28th Avenue
- 5337-5387 Willow Street and 826 West 37th Avenue
- 160 West 44th Avenue

It's anticipated the City will receive approximately \$3M in density bonus contributions from the projects above based on the maximum density achievable.