

2026 Financing Growth Update

Development Industry Meeting #1

Jan 19, 2026





Financing Growth
Overview

Current Context

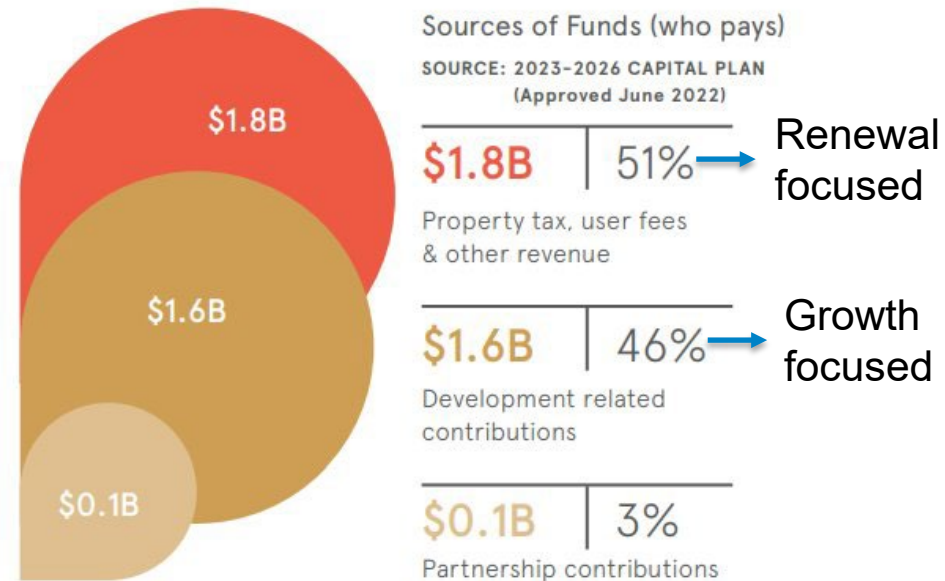
2026 Financing Growth
Update

Next Steps

Financing Growth Overview

Serving a Growing City

- Over the next 10 years Vancouver will add:
 - 44M sqft of residential floorspace
 - 11M sqft of employment floorspace
- City's long-term planning and capital budgeting address the needs and costs to support this growth
- Key principle: new development should contribute towards growth-related costs



Financing Growth Capital Projects

Public Benefits Delivered by Development Contributions



Rainbow Park



Richards Complete Street



Fraserview Childcare Centre



Fraserview Housing Coop



Jim Deva Plaza



York Theatre



Arbutus Greenway



Creekside Community Centre

10-Year Impact of Development Contributions



4,500+
Social
housing
units



1,100+
Licensed
childcare
spaces



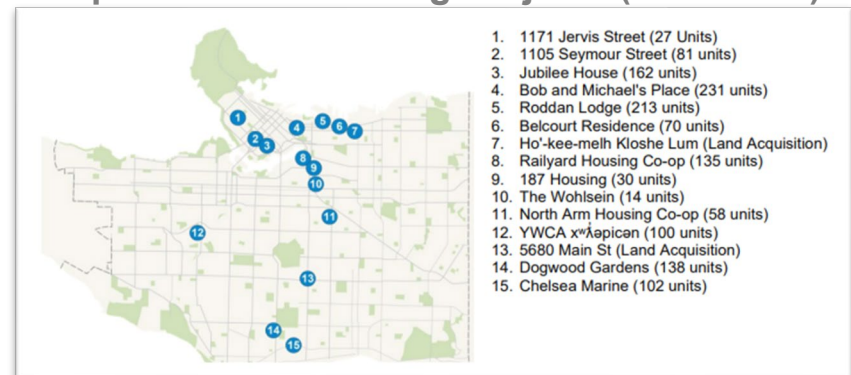
40+
Parks, cultural
& community
facilities

Annual reports on each development contribution is where more info can be found on receipts, spending & project completions.




Completed DCL Park Projects (2015-2024)



Completed CAC Housing Projects (2015-2024)



Financing Growth Framework

Tool	What it is	Eligible Spending Categories
DCL Development Cost Levy	Charge on most new development	Utilities, Transportation, Housing, Parks, Childcare, <i>Police, Fire, Solid Waste</i> 
ACC  Amenity Cost Charge		Amenities not funded by DCLs: Community Centres, Libraries, Social & Cultural facilities
CAC Community Amenity Contribution	In-kind or cash contributions through rezoning	Variety of in-kind amenities (social housing, childcare) and cash contributions
DBZ / IZ Density Bonus Zoning <i>Inclusionary Zoning</i> 	In-kind or cash contributions within zoning	DBZ: affordable housing / amenities IZ: affordable housing

Development contribution tools to support and offset municipal capital costs associated with growth

Current Context

Current Context:

- Critical need to deliver more housing
- Market challenges with high costs and low demand
- City investment to focus on core infrastructure

Financing Growth Update-- Guiding Principles:

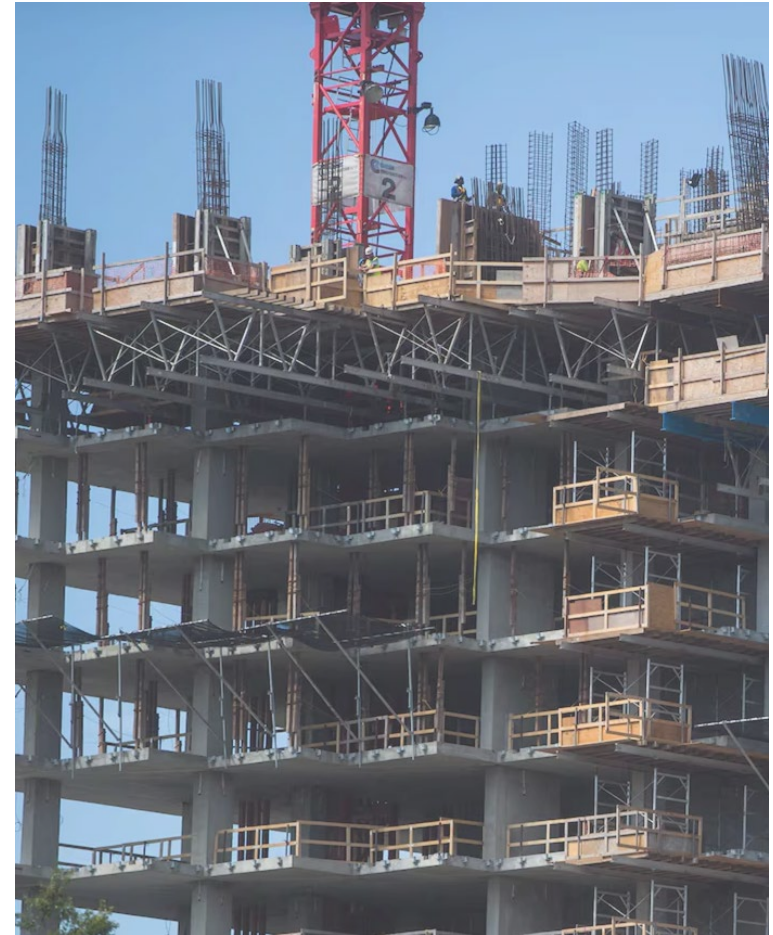
- Transparent
- Predictable/more certainty
- Minimize impact to in-stream development
- Holistic



Oak St Sewer Separation Upgrade

2025 Development Viability

- Viability is a focus for delivering increased housing supply
- While rents/prices soften, costs continue to increase
 - Need commensurate cost reduction to support delivery
- Multiple individual actions stacked have material impact
 - DCL & CAC deferrals
 - Temporary 20% reduction to DCLs
 - 20% reduction to public art cash contributions
 - Adjustments to below market rental



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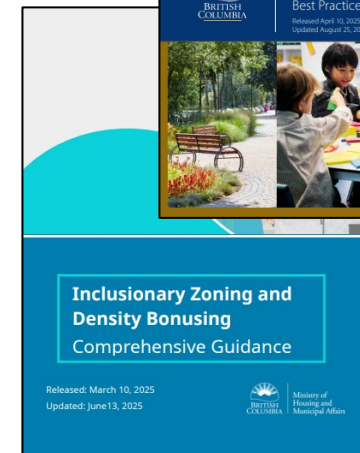
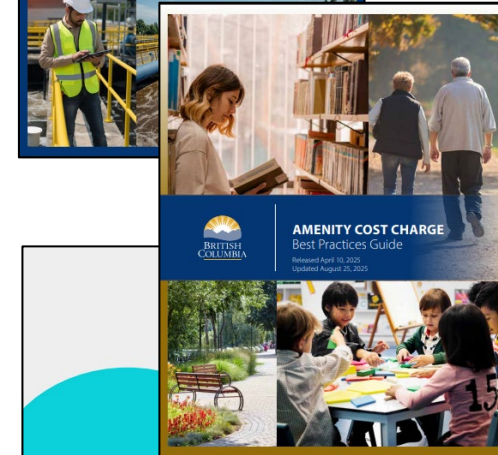
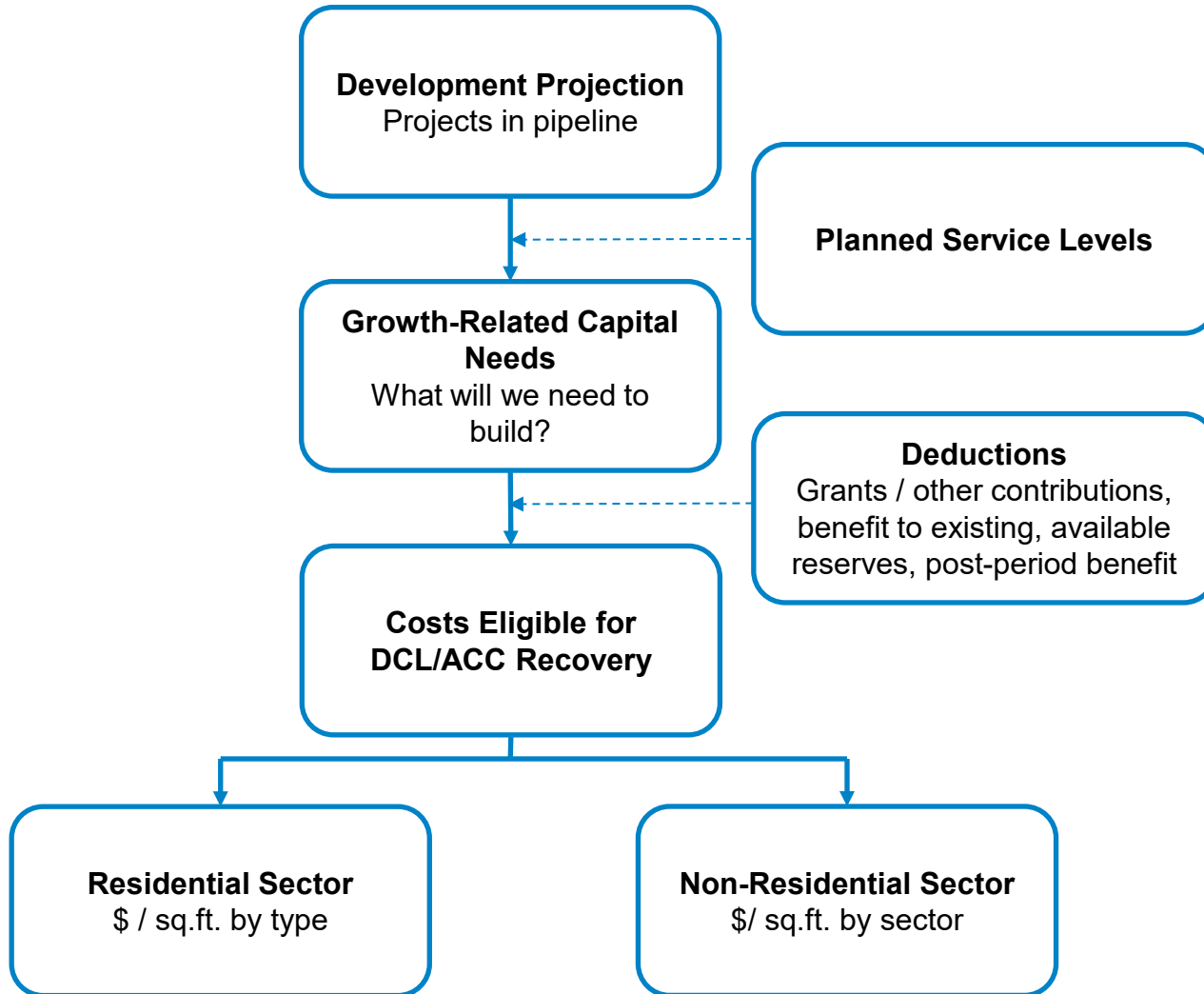
- Comprehensive updates to development tools aligning with 4-year capital plan
- Financing Growth update includes:
 - updated growth projections
 - a review service levels and capital investment needs
 - recalibrated rates to support development viability
- New provincial legislation has:
 - Amended existing tools (DCLs, DBZs)
 - Provided new tools (ACCs, Inclusionary Zoning)



Lillian To Park

2026 Financing Growth Update

Requirements for DCL/ACC by-laws

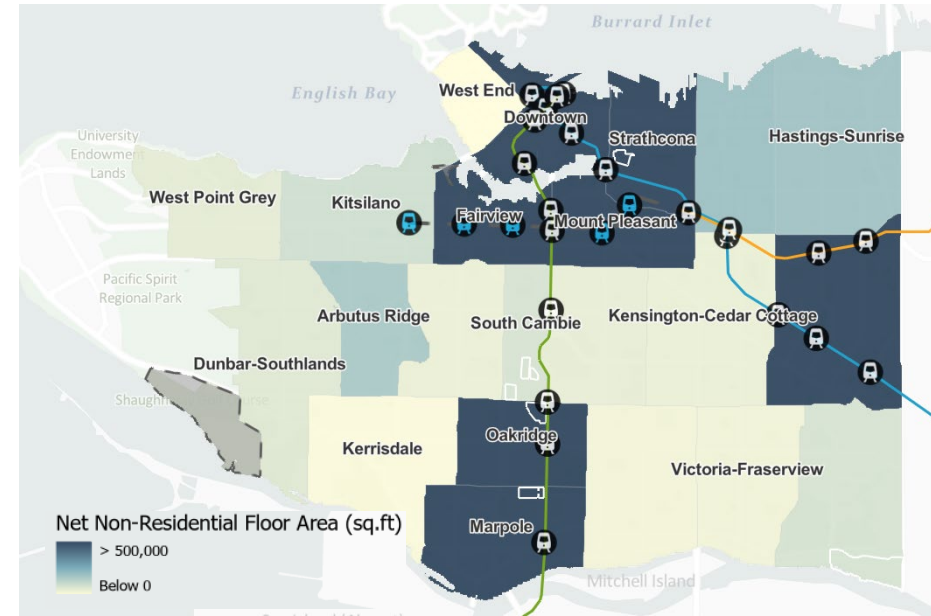
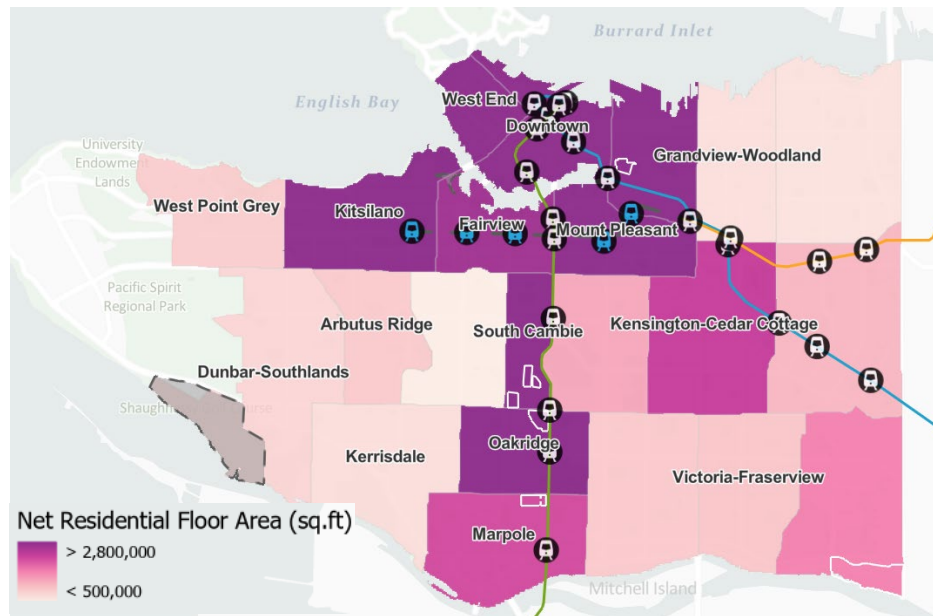


2026 Financing Growth Update

Development Projections (2027-2036)

Residential Growth (sqft): 44 M

Employment Growth (sqft): 11 M



Ownership 39% | Rental 53% | Social 8%

Economic Testing

- Detailed testing underway to understand ability to pay development contributions
- Covers predominant development types across the city (90 in total)
- Identifying impact of
 - Existing DCL,
 - Future ACC, and
 - Impact of applicable affordable housing / in-kind requirements



Central Library Expansion

Key Policy Areas being reviewed



DCL & ACC Rental Waivers



How do we transition away from CACs as the default?

Next Steps

Jan 2026	<ul style="list-style-type: none">• Industry Engagement / Council briefing (Jan 19th)
Feb 2026	<ul style="list-style-type: none">• Economic Testing results• Draft capital programs, rates
March 2026	<ul style="list-style-type: none">• Industry engagement / Council briefing #2 to present draft:<ul style="list-style-type: none">• Rates and allocations• Policy recommendations, including waivers/reduced rates will be shared• Changes to CACs Policy and other zoning changes
May 2026	<ul style="list-style-type: none">• Council Approval (May 5th)

Questions/Discussion



Additional resources:

- [2026 Financing Growth Update project webpage](#)
- Annual Reports on [DCLs](#), [Density bonusing](#) and [CACs](#)
- [Community Benefits from Development Guidebook](#)