

# **Annual Report Background & Methodology**

Community Amenity Contributions and  
Density Bonus Zoning Contributions

# Background and Methodology

## Introduction

As part of ongoing public benefits implementation tracking, staff prepare annual memos on development contributions to highlight 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 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs) for each year follows the same methodology as outlined below. The reporting on CACs and DBZs complements the annual reporting on Development Cost Levies (DCLs) provided in a separate memo.

## 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 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 set out in the Zoning & Development Bylaw.

## 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 to December 31 in a given year. 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](http://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 the reports, 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 'transferrable 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](#).