

## MEMORANDUM

May 21, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Katrina Leckovic, City Clerk  
Maria Pontikis, Chief Communications Officer, CEC  
Teresa Jong, Administration Services Manager, City Manager's Office  
Mellisa Morphy, Director of Policy, Mayor's Office  
Trevor Ford, Chief of Staff, Mayor's Office  
Julia Aspinall, Deputy Director of Finance  
Grace Cheng, Director, Long-Term Financial Strategy & Treasury  
Doug Smith, Deputy General Manager of Planning, Design and Sustainability  
Chris Robertson, Director, City-wide and Regional Planning

FROM: Josh White, General Manager of Planning, Design and Sustainability

SUBJECT: 2023 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

---

The 2023 annual report includes information on Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs), including:

- 1) Cash-in-lieu contributions received
- 2) Projects completed using CAC and DBZ funding
- 3) Future contributions secured through approvals

Accompanying this memorandum is a separate update from Finance, Risk & Supply Chain Management on the 2023 Annual Report on Development Cost Levies (DCLs).

For more information on the CAC and DBZ annual report methodology, please see the [Background and Methodology document](#), and refer to the [Community Benefits from Development](#) document to learn how the City uses development contributions.

In November 2023, Sec 523 of the Vancouver Charter was amended by the Province through the enactment of Bill 46 – Housing Statutes (Development Financing) Amendment Act to introduce a new development contribution tool called Amenity Cost Charges (ACC). It's the City's intention to introduce ACCs as part of a wider update to the City's financing growth tools in 2026. In the interim, the City will continue producing the annual CAC report as well as continuing to use existing development contribution tools.

**1) Cash-In-Lieu Contributions Received in 2023**

In 2023, cash-in-lieu contributions collected at rezoning enactment or through the City's permitting approvals process totalled:

- \$19 million (Cash CACs totalling \$13 million and cash DBZs totalling \$6 million).

For more detailed and historical view of cash-in-lieu contributions see Appendix A.

**2) Projects Completed**

The table below highlights the public benefit projects completed in 2023 using CACs and/or DBZ contributions (cash and in-kind). For a historical view of all projects completed, see Appendix B.

Name	Address	Project Type	Development Contribution Type
Dogwood Gardens	7433 Cambie Street	138 Social Housing units in Pearson Dogwood Development	In-kind CAC
North Arm Housing Co-op	3510 Fraser St	58 co-op housing units	Cash CAC and DCL

**3) Future Contributions Secured through Approvals in 2023**

The City secures future cash and in-kind development contributions through rezonings and development permit board approvals. Cash and in-kind benefits secured at rezoning approval are received at rezoning enactment. These secured contributions are subject to applicant timelines and the delivery may be influenced by market or other conditions. In 2023, 67 projects received additional density through approvals, totalling 4.6 million ft<sup>2</sup> of net new additional floor area. Public benefits secured through approvals in exchange for granting of additional density were valued at approximately \$196 million of which 71% (\$140 million) was secured as in-kind contributions and 29% (\$56 million) was secured as future cash contributions.

In-kind benefits secured in 2023 are as follows:

- 186 units of social housing (City-owned); and
- 111 childcare spaces.

Council approves specific allocations to capital projects through future City capital planning and budgeting process. Cash and in-kind contributions were either committed to select public benefit categories or to area-based public benefit strategies.

Certain project types, such as secured market rental and social housing that are owned and operated by third parties, are not assigned monetary values in rezoning reports and are reported out qualitatively. Not included in the public benefit values above were:

- 4,570 units of secured market-owned and operated rental housing which includes 421 units of below-market/moderate-income rental housing;
- 421 social housing units, of which 136 units owned by the City and 285 units delivered and operated by non-profit providers; and
- 111 childcare spaces to be owned by non-profit providers.

For more detailed view of contributions secured from approvals and CAC exemptions please refer to the appendices.

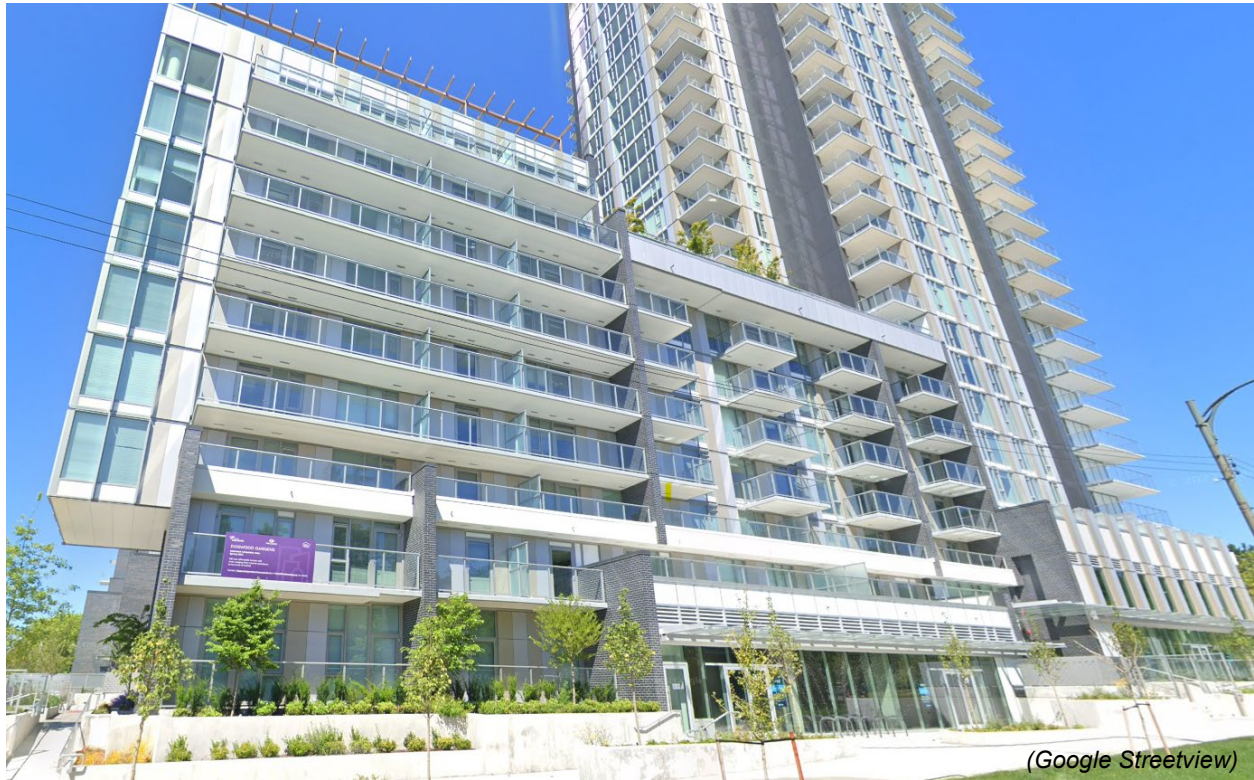
Previous annual reports and additional information on development contributions tools are available on the [City website](#). If you have any questions or would like more information, please contact Chris Robertson, Director, City-wide and Regional, Planning, Urban Design and Sustainability at: [chris.robertson@vancouver.ca](mailto:chris.robertson@vancouver.ca).

Sincerely,



Josh White  
General Manager of Planning, Urban Design and Sustainability  
604.877.5159 | [josh.white@vancouver.ca](mailto:josh.white@vancouver.ca)

## APPENDICES TO THE 2023 ANNUAL REPORT



*Dogwood Gardens Affordable Housing*

APPENDIX A - CASH CONTRIBUTIONS RECEIVED

APPENDIX B - COMPLETED PROJECTS FUNDED WITH CACs AND DBZs

APPENDIX C - FUTURE CONTRIBUTIONS SECURED FROM APPROVALS IN 2023

APPENDIX D - HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS

APPENDIX E - REZONINGS EXEMPT FROM CACS

**APPENDIX A  
CASH CONTRIBUTIONS RECEIVED**

**Cash Contributions Received in 2023 by Plan/ Policy Area**

AREA PLAN/ POLICY	CASH CAC	DENSITY BONUS CONTRIBUTIONS
Cambie Corridor Plan	\$ 12,356,698	\$ 6,117,187
West End Plan	\$ 933,736	N/A
Vancouver Housing Strategy	\$ 200,000	N/A
False Creek Flats	\$0	\$ 65,040
<b>Total</b>	<b>\$ 13,490,434</b>	<b>\$ 6,182,227</b>

**Historical View of Cash Contributions Received (past 5 years)**

YEAR	CASH CACs	DENSITY BONUS CONTRIBUTION	TOTAL
2019	\$ 41,620,171	\$ 1,602,713	\$ 43,222,884
2020	\$ 13,109,321	\$ 2,947,037	\$ 16,056,358
2021	\$ 38,378,118	\$ 8,930,929	\$ 47,309,047
2022	\$ 62,851,373	\$ 28,756,802	\$ 91,608,175
2023	\$ 13,490,434	\$ 6,182,227	\$ 19,672,661
<b>Total</b>	<b>\$ 169,449,417</b>	<b>\$ 48,419,708</b>	<b>\$ 217,869,125</b>

## APPENDIX B COMPLETED PROJECTS FUNDED WITH CACs AND DBZs (PAST 10 YEARS)

### Completed Social Housing Projects 2014-2023



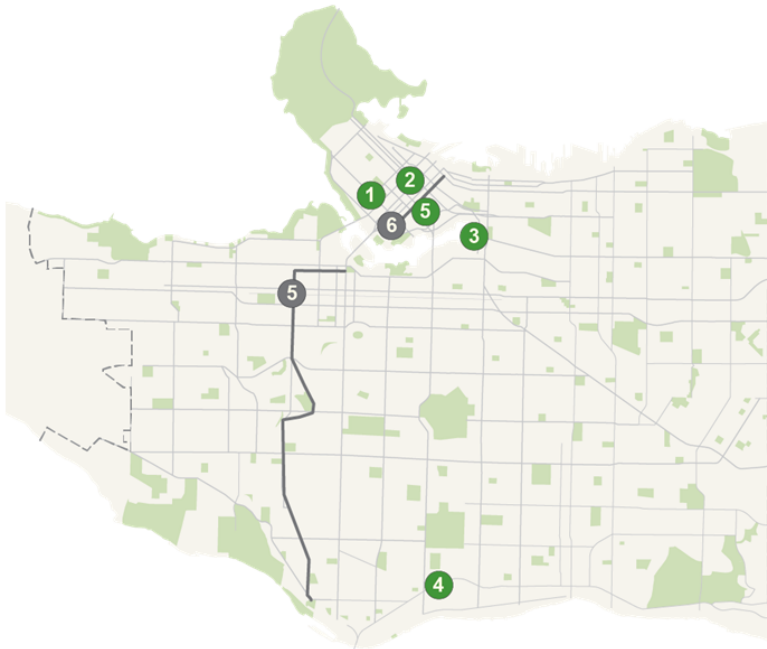
1. 1171 Jervis Street (27 Units)
2. 1105 Seymour Street (81 units)
3. Jubilee House (162 units)
4. Roddan Lodge (213 units)
5. Belcourt Residence (70 units)
6. Railyard Housing Co-op (135 units)
7. 187 Housing (30 units)
8. The Wohlsein (14 units)
9. YWCA xʷłəpicən (100 units)
10. North Arm Housing Co-op (58 units)
11. Dogwood Gardens (138 units)
12. Chelsea Marine (102 units)

### Completed Childcare Projects 2014-2023



1. Gastown Parkades Childcare (74 spaces)
2. The Mark Children's Centre (37 spaces)
3. Charleson Children's Centre (37 spaces)
4. West Village Children's Centre (69 spaces)
5. Lord Tennyson Childcare (85 spaces)
6. Djavad Mowafaghian Childcare Centre (49 spaces)
7. David Lloyd George Childcare (69 spaces)
8. Marpole YMCA Childcare Centre (37 spaces)
9. Kids at Marine YMCA Childcare (37 spaces)
10. Salmonberry Childcare Centre (37 spaces)

## Completed Parks, Open Space & Transportation Projects 2014-2023



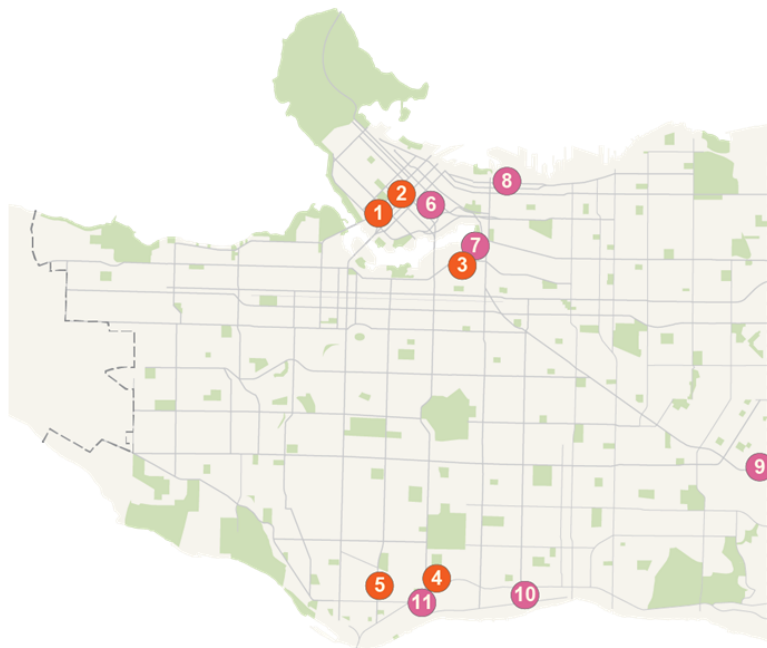
### Parks and Open Spaces

1. Jim Deva Plaza
2. VAG Plaza Open Space Improvements
3. Creekside Park Improvements
4. 63<sup>rd</sup> and Yukon Green Infrastructure
5. sθəqəlxenəm ts'exwts'áxwi7 (Rainbow Park)

### Transportation

5. Arbutus Greenway
6. Richards Street Upgrade

## Completed Cultural and Community Facilities 2014-2023



### Cultural Facilities

1. 825 Pacific Artist Hub
2. Howe Street Studios
3. BMO Theatre Centre
4. Studio Nunavut 1 & Nunavut 2
5. Joy Kogawa House - Land purchase

### Community Facilities

6. Central Library Expansion
7. Creekside Paddling Centre
8. Evelyn Saller Centre
9. Collingwood Neighbourhood House - Annex
10. SVNH Southside Hub
11. Marpole Oakridge Family Place



## APPENDIX C

### CONTRIBUTIONS SECURED FROM APPROVALS IN 2023

To be collected/delivered in future years

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
-----	---------	---------------	---	-------------------------	----------------------------------

<b>West End Plan</b>					
1	1040-1080 Barclay Street	Rezoning	867,976	<ul style="list-style-type: none"> <li>• Housing –                             <ul style="list-style-type: none"> <li>○ Market rental (506 units)</li> <li>○ Below market rental (130 units)</li> <li>○ Social housing (99 units)</li> </ul> </li> <li>• Childcare facilities (37 spaces)</li> <li>• Public Art</li> </ul>	\$69,734,332
2	1063-1075 Barclay Street	Rezoning	282,281	<ul style="list-style-type: none"> <li>• Housing –                             <ul style="list-style-type: none"> <li>○ Social housing (87 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$59,876,826
3	1045 Burnaby Street	Rezoning	69,021	<ul style="list-style-type: none"> <li>• Housing –                             <ul style="list-style-type: none"> <li>○ Market rental (133 units)</li> <li>○ Below market rental (37 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$211,959
<b>Subtotal West End Plan</b>			<b>1,219,278</b>		<b>\$ 129,823,117</b>

<b>Cambie Corridor Plan</b>					
4	4711-4787 Cambie Street	Rezoning	72,121	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$7,455,648
5	5562-5688 Manson Street	Rezoning	247,685	<ul style="list-style-type: none"> <li>• Housing –                             <ul style="list-style-type: none"> <li>○ Market rental (313 units)</li> <li>○ Below market rental (79 units)</li> </ul> </li> <li>• Childcare facilities (37 spaces)</li> <li>• Public Art</li> </ul>	\$5,925,188
6	4261 Cambie Street and 503 West 27th Avenue	Rezoning	42,499	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$4,393,547
7	7688-7720 Cambie Street	Rezoning	36,567	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$3,780,251
8	5079-5161 Ash Street	Rezoning	38,714	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$2,797,908
9	5235-5275 Kersland Drive	Rezoning	37,204	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$2,688,661



ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
-----	---------	---------------	---	-------------------------	----------------------------------

<b>Cambie Corridor Plan (cont'd)</b>					
10	618 West 32nd Avenue	Rezoning	17,470	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$1,806,049
11	5515-5525 Elizabeth Street	Rezoning	19,766	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$1,554,723
12	427-449 West 39th Avenue	Rezoning	102,882	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (142 units)</li> <li>Below market rental (34 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$230,112
13	319-359 West 49th Avenue (319 West 49th Avenue)	Rezoning- Text Amendment	4,298	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$86,267
14	657-685 East 18th Avenue	Rezoning	12,636	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (31 units)</li> </ul> </li> </ul>	\$0
15	5828-5850 Granville Street	Rezoning	38,294	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (91 units)</li> </ul> </li> </ul>	\$0
16	109 East 40th Avenue	Rezoning	51,420	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (69 units)</li> </ul> </li> </ul>	\$0
17	550-606 East King Edward Avenue	Rezoning	60,586	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (125 units)</li> </ul> </li> </ul>	\$0
18	3231-3245 Fraser Street and 675 East 17th Avenue	Rezoning	43,800	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (88 units)</li> <li>Below market rental (22 units)</li> </ul> </li> </ul>	\$0
19	8120-8168 Lord Street and 540 West 65th Avenue	Rezoning	72,273	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (141 units)</li> <li>Below market rental (5 units)</li> </ul> </li> </ul>	\$0
<b>Subtotal Cambie Corridor Plan</b>			<b>898,215</b>		<b>\$ 30,718,354</b>

<b>Marpole Plan</b>					
20	8029-8225 Oak Street and 1012 West 64th Avenue	Rezoning	181,093	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Marpole Public Benefit Strategy</li> <li>Public Art</li> </ul>	\$16,989,720
21	396 Southwest Marine Drive	Rezoning	221,082	<ul style="list-style-type: none"> <li>Childcare facilities (37 spaces)</li> <li>Public Art</li> </ul>	\$7,418,945
22	1510 West 71st Avenue and 8733 Granville Street	Rezoning	24,377	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (74 units)</li> </ul> </li> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Marpole Public Benefit Strategy</li> </ul>	\$750,000
<b>Subtotal Marpole Plan</b>			<b>426,552</b>		<b>\$ 25,158,665</b>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
-----	---------	---------------	---	-------------------------	----------------------------------

<b>Metropolitan Core Jobs Plan</b>					
23	848 Seymour Street	Rezoning	160,724	<ul style="list-style-type: none"> <li>Affordable housing and childcare in the Metro Core</li> <li>Public Art</li> </ul>	\$3,017,662
24	852 Seymour Street	Heritage Designation	0	<ul style="list-style-type: none"> <li>Heritage – onsite conservation</li> </ul>	\$1,000,000
25	120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard	Rezoning – Text Amendment	17,136	<ul style="list-style-type: none"> <li>Affordable housing and childcare in the Metro Core</li> <li>Public Art</li> </ul>	\$329,354
<b>Subtotal Metropolitan Core Jobs Plan</b>			<b>177,860</b>		<b>\$4,347,016</b>

<b>Other Areas</b>					
26	6151-6261 Granville Street and 1511 West 47th Avenue	Rezoning	222,619	<ul style="list-style-type: none"> <li>Public Art</li> <li>Contribution toward delivery of public benefits in the area</li> </ul>	\$1,122,928
27	4330-4408 Arbutus Street and 2092 Nanton Avenue	Rezoning	135,303	<ul style="list-style-type: none"> <li>Public Art</li> <li>Contribution toward delivery of public benefits in the area</li> </ul>	\$734,402
28	3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue	Rezoning	0	<ul style="list-style-type: none"> <li>Childcare facilities (74 spaces)</li> <li>Public Art</li> </ul>	\$263,806
29	4065 Victoria Drive	Rezoning	11,935	<ul style="list-style-type: none"> <li>Childcare facilities (37 spaces)</li> </ul>	Not-For-Profit
<b>Subtotal Other Areas</b>			<b>369,857</b>		<b>\$ 2,121,136</b>

<b>Grandview-Woodland Plan</b>					
30	1961-1995 East Broadway and 2465 Semlin Drive	Rezoning	45,369	<ul style="list-style-type: none"> <li>Contribution toward delivery of Grandview-Woodland Public Benefit Strategy</li> <li>Heritage – Heritage Conservation Reserve</li> </ul>	\$1,420,000
31	103-111 North Templeton Drive and 2185 Oxford Street	Rezoning	16,926	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (36 units)</li> </ul> </li> </ul>	\$0
32	1710-1730 East Pender Street	Rezoning	110,451	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (191 units)</li> </ul> </li> </ul>	Not-For-Profit
<b>Subtotal Grandview-Woodland Plan</b>			<b>172,746</b>		<b>\$ 1,420,000</b>

<b>Broadway Plan</b>					
33	855-865 West 10th Avenue	Rezoning	55,980	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Broadway Plan Public Benefits Strategy</li> </ul>	\$1,383,000
34	351 West 16th Avenue	Rezoning	4,502	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (13 units)</li> </ul> </li> </ul>	\$0
35	1780 Fir Street	Development Permit Board	0	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (80 units)</li> <li>Below market rental (20 units)</li> </ul> </li> </ul>	\$0
<b>Subtotal Broadway Plan</b>			<b>60,482</b>		<b>\$ 1,383,000</b>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
-----	---------	---------------	---	-------------------------	----------------------------------

<b>Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas)</b>					
36	5526-5592 Granville Street and 1498 West 39th Avenue	Rezoning	91,955	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (91 units)</li> <li>○ Below market rental (23 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$227,588
37	2596-2660 East 41st Avenue	Rezoning	72,900	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (141 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$211,702
38	2821-2869 East 49th Avenue	Rezoning	69,298	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (141 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$201,241
39	1977 West 41st Avenue and 5688 Maple Street	Rezoning	55,672	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (62 units)</li> <li>○ Below market rental (15 units)</li> </ul> </li> </ul>	\$0
40	807-847 East 33rd Avenue	Rezoning	45,010	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (100 units)</li> </ul> </li> </ul>	\$0
41	1522 West 45th Avenue and 6137 Granville Street	Rezoning	51,027	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental ( 90 units)</li> </ul> </li> </ul>	\$0
42	5995-6015 Dunbar Street	Rezoning	33,061	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (76 units)</li> </ul> </li> </ul>	\$0
43	3205 Arbutus Street	Rezoning	22,816	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (54 units)</li> </ul> </li> </ul>	\$0
44	2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue	Rezoning	72,414	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (156 units)</li> </ul> </li> </ul>	\$0
45	3803 - 3823 West 10th Avenue	Rezoning	52,023	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (68 units)</li> <li>○ Below market rental (14 units)</li> </ul> </li> </ul>	\$0
46	3581 West 30th Avenue	Rezoning	13,617	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (34 units)</li> </ul> </li> </ul>	\$0
47	3539 Hull Street	Rezoning	1,281	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (4 units)</li> </ul> </li> </ul>	\$0
48	5650-5690 Blenheim Street	Rezoning	58,245	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (120 units)</li> </ul> </li> </ul>	\$0
49	2001-2025 West 41st Avenue and 5683-5687 Maple Street	Rezoning	15,504	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (34 units)</li> </ul> </li> </ul>	\$0
50	2325-2377 West 49th Avenue	Rezoning	67,485	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (150 units)</li> </ul> </li> </ul>	\$0
51	3747 Renfrew Street	Rezoning	10,450	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (18 units)</li> </ul> </li> </ul>	\$0
52	2560-2580 Trafalgar Street	Rezoning	12,347	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (26 units)</li> </ul> </li> </ul>	\$0
53	2753-2769 East 49th Avenue	Rezoning	37,990	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (84 units)</li> </ul> </li> </ul>	\$0

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
-----	---------	---------------	---	-------------------------	----------------------------------

<b>Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas) cont'd</b>					
54	5504-5536 Victoria Drive	Rezoning	46,752	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (57 units)</li> <li>○ Below market rental (14 units)</li> </ul> </li> </ul>	\$0
55	2005-2045 West 49th Avenue	Rezoning	64,152	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (112 units)</li> <li>○ Below market rental (28 units)</li> </ul> </li> </ul>	\$0
56	6081-6083 Collingwood Place	Rezoning	16,200	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (30 units)</li> </ul> </li> </ul>	\$0
57	3529-3589 Arbutus Street and 2106 West 19th Avenue	Rezoning	56,042	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (104 units)</li> </ul> </li> </ul>	\$0
58	6065-6075 Collingwood Place	Rezoning	44,710	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (101 units)</li> </ul> </li> </ul>	\$0
59	2231-2247 East 41st Avenue	Rezoning	32,199	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (82 units)</li> </ul> </li> </ul>	\$0
60	6470 Larch Street	Rezoning	17,320	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (33 units)</li> </ul> </li> </ul>	\$0
<b>Subtotal Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas)</b>			<b>1,060,470</b>		<b><u>\$ 640,531</u></b>

<b>Housing Vancouver Strategy - Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)</b>					
61	208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue	Rezoning	82,722	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (131 units)</li> </ul> </li> <li>• Contribution toward the public benefits in the Sunset area</li> </ul>	\$610,000
<b>Subtotal Housing Vancouver Strategy - Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)</b>			<b>82,722</b>		<b><u>\$ 610,000</u></b>

<b>Downtown Eastside Plan</b>					
62	314-328 West Hastings Street	Rezoning	31,959	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (128 units)</li> </ul> </li> <li>• Heritage – onsite conservation</li> <li>• Public Art</li> </ul>	\$211,397
63	515 and 521 Hawks Avenue	Heritage Designation	0	<ul style="list-style-type: none"> <li>• Heritage – onsite conservation</li> </ul>	\$50,000
64	430-440 West Pender Street	Rezoning	14,981	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>○ Market rental (80 units)</li> </ul> </li> </ul>	\$0
<b>Subtotal Downtown Eastside Plan</b>			<b>46,940</b>		<b><u>\$ 261,397</u></b>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
-----	---------	---------------	---	-------------------------	----------------------------------

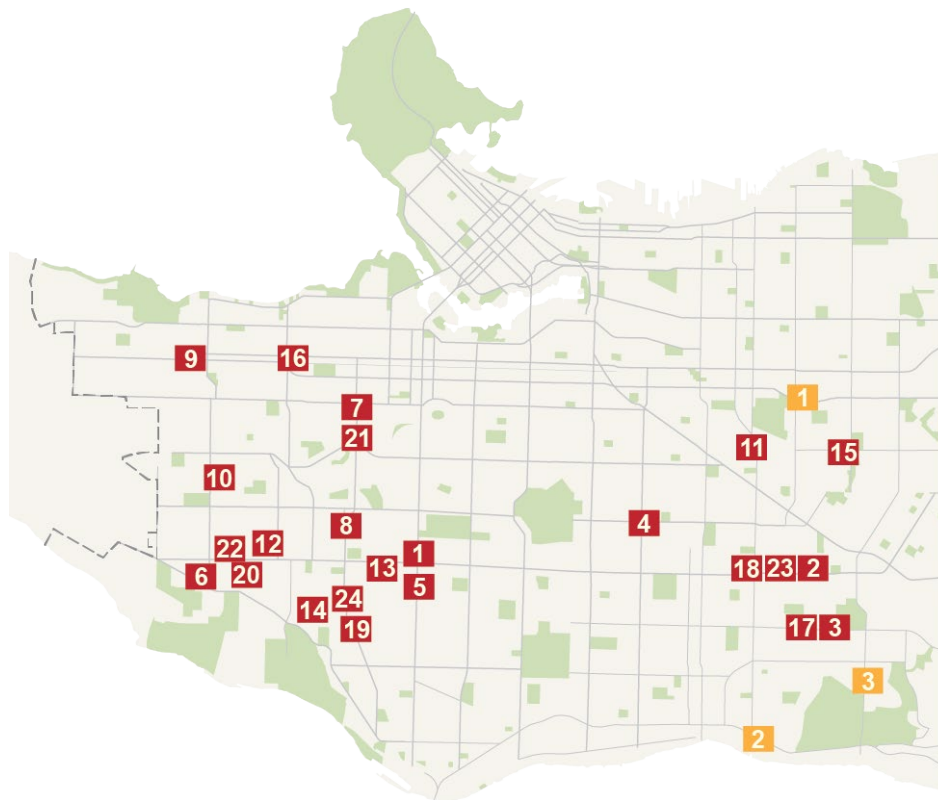
<b>Housing Vancouver Strategy – Social Housing (outside of Community Plan Areas)</b>					
65	3132-3150 Rosemont Drive	Rezoning	37,828	<ul style="list-style-type: none"> <li>• Housing –               <ul style="list-style-type: none"> <li>◦ Social housing (94 units)</li> </ul> </li> </ul>	Not-For-Profit
66	1925 Southeast Marine Drive	Rezoning	28,473	<ul style="list-style-type: none"> <li>• Housing –               <ul style="list-style-type: none"> <li>◦ Social housing (72 units)</li> </ul> </li> </ul>	Not-For-Profit
67	2518-2540 Grandview Highway South	Rezoning	23,658	<ul style="list-style-type: none"> <li>• Housing –               <ul style="list-style-type: none"> <li>◦ Social housing (64 units)</li> </ul> </li> </ul>	Not-For-Profit
<b>Subtotal Housing Vancouver Strategy – Social Housing (outside of Community Plan Areas)</b>			<b>84,090</b>		<b><u>\$ 0</u></b>
<b>Grand Total</b>			<b>4,605,081</b>		<b>\$ 196,483,216</b>

**APPENDIX D**  
**HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS (PAST 5 YEARS)**

<b>YEAR</b>	<b>COUNT OF POLICY ADDRESS</b>	<b>DENSITY INCREASE (SQ. FT.)</b>	<b>TOTAL CASH</b>	<b>TOTAL-IN KIND</b>	<b>TOTAL</b>	<b>SECURED MARKET RENTAL UNITS</b>	<b>SOCIAL UNITS</b>	<b>CHILDCARE SPACES</b>
2019	43	2,281,711	\$36,699,063	\$31,513,436	\$68,234,670	1,027	327	155
2020	61	4,502,386	\$69,985,243	\$227,963,289	\$297,948,532	2,385	1,077	69
2021	61	4,789,699	\$146,932,269	\$142,893,362	\$290,406,354	2,756	1,426	188
2022	46	7,312,114	\$130,735,602	\$59,608,000	\$190,343,602	4,156	1,082	185
2023	67	4,605,081	\$56,488,586	\$139,994,630	\$196,483,216	4,570	607	222
<b>Total</b>	<b>278</b>	<b>23,490,991</b>	<b>\$440,840,764</b>	<b>\$601,972,717</b>	<b>\$1,043,416,375</b>	<b>14,894</b>	<b>4,519</b>	<b>819</b>

# APPENDIX E REZONINGS EXEMPT FROM CACs

## 2023 CAC Exemptions



### Secured Rental Housing

1. 5526-5592 Granville Street and 1498 West 39th Avenue
2. 2596-2660 East 41st Avenue
3. 2821-2869 East 49th Avenue
4. 807-847 East 33rd Avenue
5. 1522 West 45th Avenue and 6137 Granville Street
6. 5995-6015 Dunbar Street
7. 3205 Arbutus Street
8. 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
9. 3803 - 3823 West 10th Avenue
10. 3581 West 30th Avenue
11. 3539 Hull Street
12. 5650-5690 Blenheim Street
13. 2001-2025 West 41st Avenue and 5683-5687 Maple Street
14. 2325-2377 West 49th Avenue
15. 3747 Renfrew Street
16. 2560-2580 Trafalgar Street
17. 2753-2769 East 49th Avenue
18. 5504-5536 Victoria Drive
19. 2005-2045 West 49th Avenue
20. 6081-6083 Collingwood Place
21. 3529-3589 Arbutus Street and 2106 West 19th Avenue
22. 6065-6075 Collingwood Place
23. 2231-2247 East 41st Avenue
24. 6470 Larch Street

### Social Housing

1. 2518-2540 Grandview Highway South
2. 1925 Southeast Marine Drive
3. 3132-3150 Rosemont Drive



## 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 2023, there were seven rezonings to District Schedules, exclusively in the Cambie Corridor area:

- 7057–7075 Oak Street and 1015 West 54th Avenue
- 691 West 28th Avenue
- 817-837 West 28th Avenue and 4375 Willow Street
- 6333-6369 Yukon Street
- 4721 Oak Street
- 692 West 30th Avenue
- 688 West 29th Avenue

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

### Historical View of All CAC Exemptions (Past 5 Years)

YEAR	SECURED MARKET RENTAL		SOCIAL HOUSING	
	PROJECTS	UNITS	PROJECTS	UNITS
2019	7	329	5	313
2020	8	393	4	488
2021	5	356	7	757
2022	7	489	4	542
2023	24	2,313	3	421
<b>Total</b>	<b>51</b>	<b>3,880</b>	<b>23</b>	<b>2,521</b>