

## MEMORANDUM

May 20, 2025

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  
Colin Knight, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management  
Grace Cheng, Director, Long-Term Financial Strategy & Planning  
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, Urban Design and Sustainability

SUBJECT: 2024 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

RTS#: N/A

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The 2024 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 2024 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.

**New Provincial Legislation**

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. This bill introduced a new development contribution tool called Amenity Cost Charges (ACC). The City will be introducing ACCs and updating DCL and CAC policy as part of a wider update to the City’s financing growth tools in 2026. It is anticipated that the CAC policy update will result in a transition towards ACCs, however CACs are still expected to be used on larger rezoning applications. The City will continue producing the annual CAC report as well as continuing to use existing development contribution tools.

April 25, 2024, the Housing Statutes Amendment Act, 2024, was added to the Vancouver Charter (Bill 16). This bill positions density bonusing and inclusionary zoning as two key tools to support affordable housing and public benefits to support growth.

**Summary of 2024 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs):**

1) Cash-In-Lieu Contributions Received in 2024

In 2024, cash-in-lieu contributions collected at rezoning enactment or through the City’s permitting approvals process totalled \$17 million:

- Cash CACs totalling \$10 million
- Cash DBZs totalling \$7 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 2024 using CACs and/or DBZ contributions (cash and in-kind). For a historical view of all projects completed, see Appendix B.

Name	Address/ Location	Project Type	Development Contribution Type
The Landmark	808 Nicola St	83 non-market housing units in the Landmark Development	In-kind CAC
Arbutus Greenway Upgrades	Arbutus Greenway – King Edward Ave	Walking, cycling and public space enhancements at Arbutus St and King Edward Ave	Cash CAC

3) Future Contributions Secured through Approvals in 2024

The City secures future cash and in-kind development contributions through rezonings and development permit board approvals. Secured contributions are subject to applicant timelines and the delivery may be influenced by market or other conditions. In 2024, 54 projects received additional density through approvals, totalling 5.6 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 \$102 million of which 71% (\$72 million) was secured as in-kind contributions and 29% (\$30 million) was secured as future cash contributions.

In-kind benefits secured in 2024 are as follows:

- 77 units of social housing (City-owned)
- 111 childcare spaces (City-owned)

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, as well as projects led by the City of Vancouver, are not assigned monetary values in rezoning reports as these projects generated no lift in property value and/or were exempt from the City's CAC Policies. Not included in the public benefit values above were:

- 6,015 units of secured market-owned and operated rental housing which includes 421 units of below-market/moderate-income rental housing
- 3,122 social housing units, of which 1,000 units owned by the City and 2,122 units delivered and operated by non-profit providers
- 155 childcare spaces to be owned by non-profit providers
- 2 Firehalls to be owned by the City
- Community Space (5,000 ft<sup>2</sup>) to be owned by a non-profit provider

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).

A handwritten signature in black ink, appearing to read 'J White', is positioned above the contact information for Josh White.

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 2024 ANNUAL REPORT



*The Landmark Development at 808 Nicola Street which includes 83 units of social housing*

APPENDIX A - CASH CONTRIBUTIONS RECEIVED

APPENDIX B - COMPLETED PROJECTS FUNDED WITH CACs AND DBZs

APPENDIX C - FUTURE CONTRIBUTIONS SECURED FROM APPROVALS IN 2024

APPENDIX D - HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS

APPENDIX E - REZONINGS EXEMPT FROM CACs

## APPENDIX A

### CASH CONTRIBUTIONS RECEIVED

#### Cash Contributions Received in 2024 by Plan/ Policy Area

AREA PLAN/ POLICY	CASH CAC	DENSITY BONUS CONTRIBUTIONS
City-wide	\$ 3.58 M	\$ 5.73 M
Grandview-Woodland Plan	\$ 3.71 M	\$ 0.01 M
Cambie Corridor	\$ 2.69 M	\$1.04 M
Marpole Plan	N/A	\$ 0.01 M
<b>Total</b>	<b>\$9.97 M</b>	<b>\$6.80 M</b>

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

YEAR	CASH CACs	DENSITY BONUS CONTRIBUTION	TOTAL
2020	\$ 13.11 M	\$ 2.95 M	\$ 16.06 M
2021	\$ 38.38 M	\$ 8.93 M	\$ 47.31 M
2022	\$ 62.85 M	\$ 28.76 M	\$ 91.61 M
2023	\$ 13.49 M	\$ 6.18 M	\$ 19.67 M
2024	\$ 9.97 M	\$ 6.80 M	\$16.78 M
<b>Total</b>	<b>\$ 137.80 M</b>	<b>\$ 53.62 M</b>	<b>\$ 191.42 M</b>

## APPENDIX B

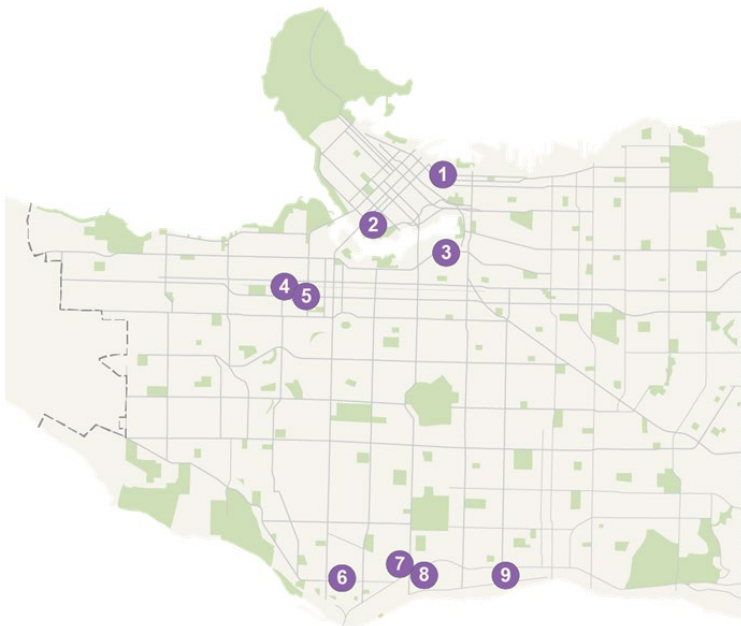
### COMPLETED PROJECTS FUNDED WITH CACs AND DBZs (PAST 10 YEARS)

#### Completed Social Housing Projects 2015-2024



1. 1171 Jervis Street (27 Units)
2. 1105 Seymour Street (81 units)
3. Jubilee House (162 units)
4. Bob and Michael's Place (231 units)
5. Roddan Lodge (213 units)
6. Belcourt Residence (70 units)
7. Ho'-kee-melh Kloshe Lum (Land Acquisition)
8. Railyard Housing Co-op (135 units)
9. 187 Housing (30 units)
10. The Wohlsein (14 units)
11. North Arm Housing Co-op (58 units)
12. YWCA xʷłəpicən (100 units)
13. 5680 Main St (Land Acquisition)
14. Dogwood Gardens (138 units)
15. Chelsea Marine (102 units)

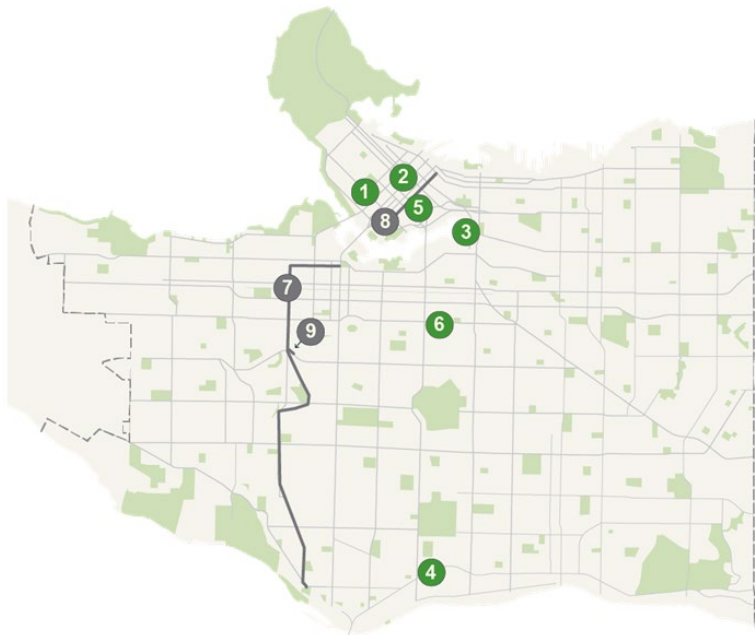
#### Completed Childcare Projects 2015-2024



1. Gastown Parkades Childcare (74 spaces)
2. Charleson Children's Centre (37 spaces)
3. West Village Children's Centre (69 spaces)
4. Montessori Day Care Society (37 spaces)
5. Lord Tennyson Childcare (85 spaces)
6. David Lloyd George Childcare (69 spaces)
7. Marpole YMCA Childcare Centre (37 spaces)
8. Kids at Marine YMCA (37 spaces)
9. Salmonberry Childcare Centre (37 spaces)

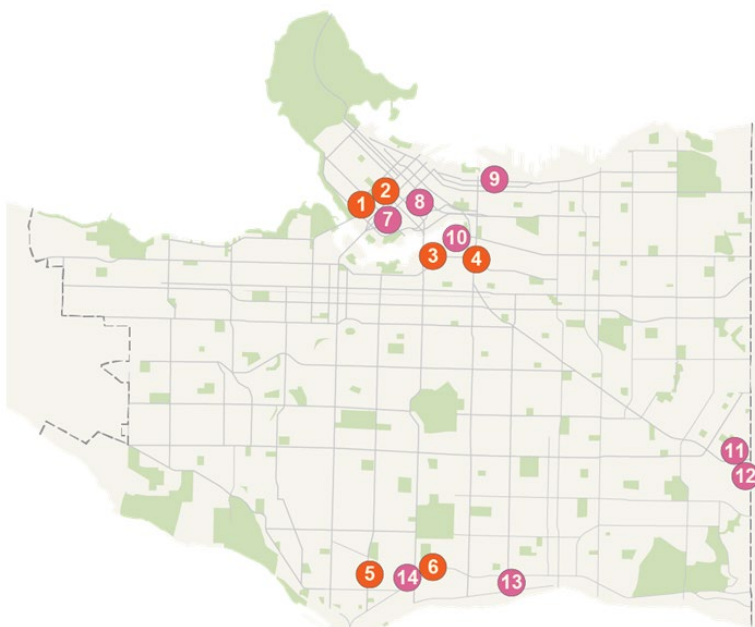


## Completed Parks, Open Space & Transportation Projects 2015-2024



- 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. s̱əəqəlxənəm ts'exwts'áxwi7 (Rainbow Park)
  6. Lillian To Park
- Transportation
  7. Arbutus Greenway
  8. Richards Street Upgrades
  9. Arbutus Greenway Upgrades

## Completed Cultural and Community Facilities 2015-2024



- Cultural Facilities
  1. 825 Pacific Artist Hub
  2. Howe Street Studios
  3. BMO Theatre Centre
  4. 2<sup>nd</sup> & Main – Artist Production Space
  5. Joy Kogawa House - Land purchase
  6. Studio Nunavut 1 & Nunavut 2
- Community Facilities
  7. Non-profit Office Space
  8. Central Library Expansion
  9. Evelyn Saller Centre
  10. Creekside Paddling Centre
  11. Collingwood Neighbourhood House – Annex
  12. Mosaic
  13. SVNH Southside Hub
  14. Marpole Oakridge Family Place

## APPENDIX C

### CONTRIBUTIONS SECURED FROM APPROVALS IN 2024

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 (\$)
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<b>Cambie Corridor Plan</b>					
1	(i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th Avenue	Rezoning	269,259	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (77 units)</li> </ul> </li> <li>Heritage – Heritage Conservation Reserve</li> <li>Public Art</li> <li>Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$46,681,265
2	975 West 57th Avenue	Rezoning	131,895	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (47 units)</li> </ul> </li> <li>Childcare facilities (37 spaces)</li> <li>Public Art</li> </ul>	\$6,836,061
3	5490 Ash Street	Rezoning	10,876	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$855,438
4	5755-5791 Oak Street and 1008 West 41st Avenue	Rezoning	235,741	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (285 units)</li> <li>o Below market rental (72 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$554,423
5	5350-5430 Heather Street	Rezoning	235,643	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (276 units)</li> <li>o Below market rental (68 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$525,098
6	5630-5678 Heather Street	Rezoning	118,207	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (166 units)</li> <li>o Below market rental (35 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$266,556
7	749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way	Rezoning – Text Amendment	0	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (149 units)</li> <li>o Below market rental (35 units)</li> </ul> </li> <li>Childcare facilities (37 spaces)</li> </ul>	Not-For-Profit
<b>Subtotal Cambie Corridor Plan</b>			<b>1,001,621</b>		<b>\$ 55,718,841</b>

<b>Broadway Plan</b>					
8	130-150 West Broadway and 2520 Columbia Street	Rezoning	288,794	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (514 units)</li> </ul> </li> <li>Childcare facilities (37 spaces)</li> <li>Public Art</li> </ul>	\$7,371,465
9	2096 West Broadway and 2560-2576 Arbutus Street	Rezoning	179,028	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (208 units)</li> <li>o Below market rental (52 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$451,900



ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
<b>Broadway Plan (cont'd)</b>					
10	1726 West 11th Avenue	Rezoning	181,157	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (226 units)</li> <li>◦ Below market rental (57 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$420,518
11	2015 Main Street and 190 East 4th Avenue	Rezoning	114,035	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (168 units)</li> <li>◦ Below market rental (42 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$320,245
12	701 Kingsway	Rezoning	89,879	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (163 units)</li> <li>◦ Below market rental (37 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$302,531
13	8 East Broadway	Rezoning – Text Amendment	16,211	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (168 units)</li> </ul> </li> <li>• Childcare facilities (37 spaces)</li> <li>• Public Art</li> </ul>	\$271,719
14	1960 West 7th Avenue	Rezoning	90,798	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (148 units)</li> <li>◦ Below market rental (35 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$231,529
15	523-549 East 10th Avenue	Rezoning	101,825	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (143 units)</li> <li>◦ Below market rental (33 units)</li> </ul> </li> <li>• Childcare facilities (25 spaces)</li> <li>• Public Art</li> </ul>	\$231,519
16	2175 West 7th Avenue	Rezoning	90,564	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (147 units)</li> <li>◦ Below market rental (35 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$231,018
17	2156-2174 West 14th Avenue	Rezoning	97,555	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (136 units)</li> <li>◦ Below market rental (34 units)</li> </ul> </li> <li>• Public Art</li> </ul>	\$215,448
18	1365 West 12th Avenue	Rezoning	72,477	<ul style="list-style-type: none"> <li>• Housing – <ul style="list-style-type: none"> <li>◦ Market rental (77 units)</li> <li>◦ Below market rental (20 units)</li> </ul> </li> </ul>	\$0
<b>Subtotal Broadway Plan</b>			<b>1,322,323</b>		<b><u>\$ 10,047,892</u></b>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
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<b>West End Plan</b>					
19	998 Thurlow Street	Heritage Designation	44,894	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (85 units)</li> <li>Below market rental (130 units)</li> <li>Social housing (99 units)</li> </ul> </li> <li>Heritage – onsite conservation</li> </ul>	\$6,668,000
20	777 Jervis Street	Development Permit Board	2,975	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (126 units)</li> </ul> </li> <li>Heritage – Heritage Conservation Reserve</li> </ul>	\$1,323,675
21	1068-1090 Burnaby Street and 1318 Thurlow Street	Rezoning	180,369	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (242 units)</li> <li>Below market rental (58 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$432,460
22	1055 Harwood Street	Rezoning	167,723	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (217 units)</li> <li>Below market rental (52 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$407,411
23	1065 Pacific Street	Rezoning	116,743	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (144 units)</li> <li>Below market rental (36 units)</li> </ul> </li> <li>Public Art</li> </ul>	\$287,654
<b>Subtotal West End Plan</b>			<b>512,704</b>		<b><u>\$ 9,119,200</u></b>

<b>Joyce-Collingwood Station Precinct Plan</b>					
24	3352-3386 Vanness Avenue and 3347 Clive Avenue	Rezoning	357,545	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (611 units)</li> <li>Below market rental (68 units)</li> </ul> </li> <li>Childcare facilities (37 spaces)</li> <li>Public Art</li> <li>Contribution toward delivery of Joyce-Collingwood Plan Public Benefits Strategy</li> </ul>	\$9,113,500
<b>Subtotal Joyce-Collingwood Station Precinct Plan</b>			<b>357,545</b>		<b><u>\$ 9,113,500</u></b>

<b>Housing Vancouver Strategy (outside of Community Plan Areas)</b>					
28	5455 Balsam Street	Rezoning	92,670	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (145 units)</li> </ul> </li> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward the public benefits in the Arbutus Ridge, Kerrisdale, and Shaughnessy area</li> </ul>	\$7,500,000
29	4906-4958 Main Street	Rezoning	46,563	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (72 units)</li> </ul> </li> <li>Contribution toward the public benefits in the Main/Cambie/Fraser Street area</li> </ul>	\$ 270,000

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
30	2726-2734 West 16th Avenue	Rezoning	20,718	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (40 units)</li> </ul>	\$0
31	6095 Fraser Street	Rezoning	5,631	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (36 units)</li> </ul>	\$0
32	1749-1769 East 33rd Avenue	Rezoning	45,830	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (109 units)</li> </ul>	\$0
33	4635-4675 Arbutus Street	Rezoning	0	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (60 units)</li> </ul> </li> <li>Below market rental (13 units)</li> </ul>	\$0
34	4708-4742 Joyce Street and 3604 Tanner Street	Rezoning	33,020	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (47 units)</li> </ul> </li> <li>Below market rental (12 units)</li> </ul>	\$0
35	5950-5990 Granville Street	Rezoning	40,430	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (76 units)</li> </ul>	\$0
36	5212 Granville Street	Rezoning	15,201	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (28 units)</li> </ul>	\$0
37	3983-3991 West 10th Avenue	Rezoning	19,795	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (37 units)</li> </ul>	\$0
38	1890 Southwest Marine Drive	Rezoning	2,161	<ul style="list-style-type: none"> <li>Housing –</li> <li>Market rental (28 units)</li> </ul>	\$0
39	728-796 Main Street and 205 Union Street	Rezoning- Text Amendment	7,535	<ul style="list-style-type: none"> <li>Housing –</li> <li>Social housing (89 units)</li> </ul>	\$0
<b>Subtotal Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas)</b>			<b>329,554</b>		<b><u>\$ 7,770,000</u></b>
Includes Affordable Housing Interim Rezoning Policy & Secured Rental Policy Projects					
<b>Marpole Plan</b>					
25	7525 Cambie Street	Rezoning	39,917	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Marpole Public Benefit Strategy</li> </ul>	\$4,433,663
26	255-285 Southwest Marine Drive	Rezoning	37,064	<ul style="list-style-type: none"> <li>Heritage – Heritage Conservation Reserve</li> <li>Contribution toward delivery of Marpole Public Benefit Strategy</li> </ul>	\$3,278,708
27	8815-8827 Selkirk Street	Rezoning	20,120	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>Market rental (36 units)</li> </ul> </li> </ul>	\$0
<b>Subtotal Marpole Plan</b>			<b>97,101</b>		<b><u>\$ 7,712,371</u></b>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
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<b>Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas</b>					
40	3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Rezoning	166,517	<ul style="list-style-type: none"> <li>Public Art</li> <li>Contribution toward the public benefits in the Dunbar area</li> </ul>	\$989,832
41	1026-1108 West 41st Avenue	Rezoning	118,022	<ul style="list-style-type: none"> <li>Public Art</li> <li>Contribution toward the public benefits in the Oakridge, Shaughnessy, and South Cambie areas</li> </ul>	\$681,217
42	998 East 19th Avenue	Rezoning	53,025	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (105 units)</li> </ul> </li> </ul>	Not-For-Profit
<b>Subtotal Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas</b>			<b>337,564</b>		<b><u>\$ 1,671,049</u></b>

<b>Downtown Official Development Plan</b>					
43	1002-1052 Seymour Street and 550 Nelson Street	Rezoning	22,004	<ul style="list-style-type: none"> <li>Contribution toward delivery of public benefits in the Metro Core area</li> </ul>	\$379,349
<b>Subtotal Downtown Official Development Plan</b>			<b>22,004</b>		<b><u>\$ 379,349</u></b>

<b>Other Areas</b>					
44	2610 Marine Crescent	Heritage Designation	9,007	<ul style="list-style-type: none"> <li>Heritage – onsite conservation</li> </ul>	\$306,255
<b>Subtotal Other Areas</b>			<b>9,007</b>		<b><u>\$ 306,255</u></b>

<b>Rupert and Renfrew Interim Rezoning Policy</b>					
45	2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street	Rezoning	1,414,400	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (1928 units)</li> </ul> </li> <li>Childcare facilities (37 spaces)</li> <li>Public Art</li> </ul>	\$28,836
46	2928-2930 Renfrew Street	Rezoning	3,703	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (76 units)</li> </ul> </li> </ul>	\$0
47	3282-3296 East 1st Avenue	Rezoning – Text Amendment	49,825	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (63 units)</li> </ul> </li> </ul>	Not-For-Profit180
<b>Subtotal Rupert and Renfrew Interim Rezoning Policy</b>			<b>1,467,928</b>		<b><u>\$ 28,836</u></b>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT <sup>2</sup> )	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
<b>Northeast False Creek Plan</b>					
48	990 Beatty Street	Development Permit Board	1,436	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (283 units)</li> </ul> </li> <li>Childcare facilities (44 spaces)</li> <li>Firehall</li> </ul>	Not-For-Profit
49	450 Pacific Street	Development Permit Board	14,342	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (91 units)</li> </ul> </li> </ul>	Not-For-Profit
50	1050 Expo Boulevard	Development Permit Board	0	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (299 units)</li> </ul> </li> </ul>	Not-For-Profit
<b>Subtotal Northeast False Creek Plan</b>			<b>15,778</b>		<b><u>\$ 0</u></b>
<b>Downtown Eastside Plan</b>					
51	525 Powell St	Development Permit Board	0	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (158 units)</li> </ul> </li> </ul>	Not-For-Profit
<b>Subtotal Downtown Eastside Plan</b>			<b>0</b>		<b><u>\$ 0</u></b>
<b>Grandview-Woodland Plan</b>					
52	1302-1318 East 12th Avenue	Rezoning	17,138	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Market rental (33 units)</li> </ul> </li> </ul>	\$0
53	1805 Victoria Drive	Rezoning	29,121	<ul style="list-style-type: none"> <li>Firehall</li> </ul>	Not-For-Profit
54	800 Commercial Drive	Rezoning	77,571	<ul style="list-style-type: none"> <li>Housing – <ul style="list-style-type: none"> <li>o Social housing (93 units)</li> </ul> </li> </ul>	Not-For-Profit
<b>Subtotal Grandview-Woodland Plan</b>			<b>123,830</b>		<b><u>\$ 0</u></b>
<b>Grand Total</b>			<b>5,596,959</b>		<b><u>\$ 101,867,293</u></b>

## APPENDIX D

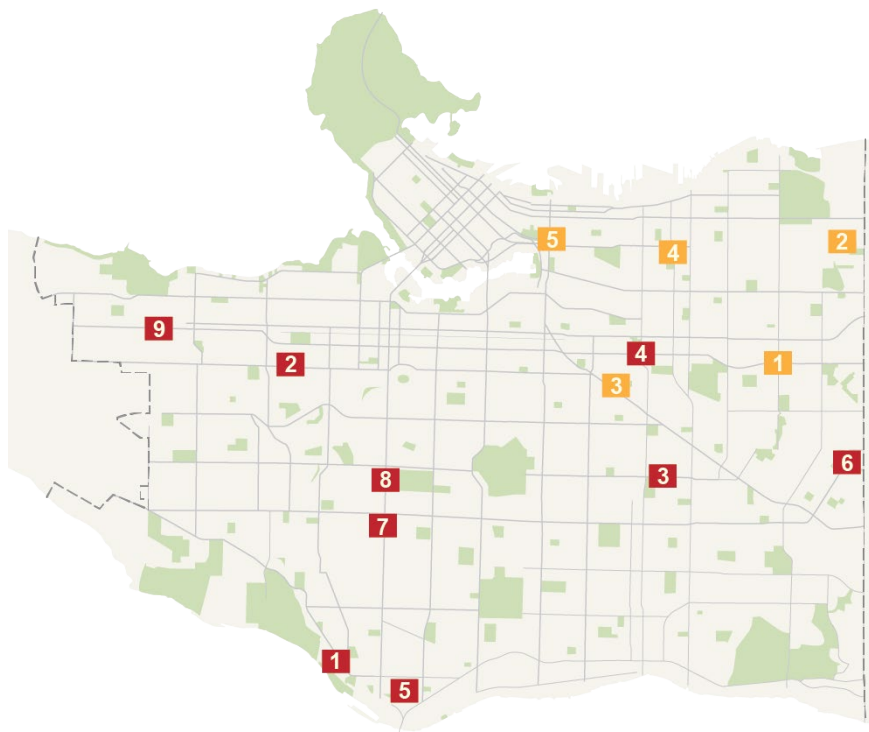
### HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS (PAST 5 YEARS)

YEAR	COUNT OF POLICY ADDRESS	DENSITY INCREASE (SQ. FT.)	TOTAL CASH	TOTAL-IN KIND	TOTAL	SECURED MARKET RENTAL UNITS	SOCIAL UNITS	CHILDCARE SPACES
2020	61	4.50 M	\$ 69.99 M	\$ 227.96 M	\$ 297.95 M	2,385	1,077	69
2021	61	4.79 M	\$ 146.93 M	\$ 142.89 M	\$ 290.41 M	2,756	1,426	188
2022	46	7.31 M	\$ 130.74 M	\$ 59.61 M	\$ 190.34 M	4,156	1,082	185
2023	67	4.60 M	\$ 56.49 M	\$ 139.99 M	\$ 196.48 M	4,570	607	222
2024	54	5.60 M	\$ 29.03 M	\$ 71.52 M	\$ 101.87 M	6,015	3,199	266
<b>Total</b>	<b>289</b>	<b>26.81 M</b>	<b>\$ 437.33 M</b>	<b>\$ 641.98 M</b>	<b>\$ 1,077.05 M</b>	<b>19,881</b>	<b>7391</b>	<b>930</b>



## APPENDIX E REZONINGS EXEMPT FROM CACs

### 2024 CAC Exemptions



#### ■ Secured Rental Housing

1. 1890 Southwest Marine Drive
2. 2726-2734 West 16th Avenue
3. 1749-1769 East 33rd Avenue
4. 1302-1318 East 12th Avenue
5. 8815-8827 Selkirk Street
6. 4708-4742 Joyce Street and 3604 Tanner Street
7. 5950-5990 Granville Street
8. 5212 Granville Street
9. 3983-3991 West 10th Avenue

#### ■ Social Housing

1. 2928-2930 Renfrew Street
2. 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street
3. 998 East 19th Avenue
4. 800 Commercial Drive
5. 728-796 Main Street and 205 Union Street

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

YEAR	SECURED MARKET RENTAL		SOCIAL HOUSING	
	PROJECTS	UNITS	PROJECTS	UNITS
2020	8	393	4	488
2021	5	356	7	757
2022	7	489	4	542
2023	24	2,313	3	421
2024	9	446	5	2,291
<b>Total</b>	<b>53</b>	<b>3,997</b>	<b>23</b>	<b>4,499</b>

## **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 2024 there were three rezonings to District Schedules, exclusively in the Cambie Corridor area:

1. 988 West 32nd Avenue
2. 4569 Oak Street
3. 4489 Oak Street

It's anticipated the City will receive approximately \$0.8M in density bonus contributions from the projects above based on the maximum density achievable.