

MEMORANDUM

October 21, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Patrice Impey, General Manager of Finance, Risk & Supply Chain Management / Chief Financial Officer
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Chris Robertson, Assistant Director, City-wide and Regional Planning
Katrina Leckovic, City Clerk
Rena Kendall-Craden, Director of Civic Engagement and Communications
Neil Monckton, Chief of Staff, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Alvin Singh, Director of Communications, Mayor's Office
Lynda Graves, Administration Services Manager, City Manager's Office

FROM: Gil Kelley
General Manager, Planning, Urban Design & Sustainability

SUBJECT: 2018 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

This memorandum summarizes activity for 2018 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions and is for information only. This is accompanied by a memorandum on the 2018 Annual Report on Development Cost Levies (DCLs) that is being prepared by Finance, Risk & Supply Chain Management.

Background

Every year, the City approves development projects that contribute to growth in the city. Some projects involve approval of additional density through site specific rezoning or Density Bonus Zoning. The population and employment growth from the approval of additional density places increased pressure on important public amenities such as parks, childcare facilities and affordable housing. These amenities contribute to the overall livability of our city, the health of our residents, and the needs of individuals and families who come to our city to live and work. In order to fund the provision of growth-related public amenities, besides DCLs, the City uses CACs and Density Bonus Zoning Contributions. (Please also refer to the 2018 Annual Report on DCLs for details.)

Community Amenity Contributions (CACs):

CACs are voluntary public benefit contributions from rezoning approvals. CACs are offered by developers either as in-kind amenities (delivered onsite as part of the new development) or as cash-in-lieu contributions payable to the City at zoning enactment (or subject to payment schedules as approved by Council). The City delivers CAC funded capital projects as part of 4-year Capital Plans and annual budgets subject to Council approval.

Density Bonus Zoning Contributions:

Density Bonus Zoning is a zoning tool that establishes a base maximum density that may be exceeded (to a further maximum defined in the Zoning & Development Bylaw) in exchange for cash contributions to the City toward public amenities needed by the community as identified through community and 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") set out in the Zoning & Development Bylaw.

Annual reporting on CACs and Density Bonus Zoning Contributions has been done since 2010. This memorandum complements the annual DCL reporting and ongoing public benefits implementation tracking (appended to rezoning reports in community plan areas) to show the wide range of public benefits that are being achieved as a result of the City's Financing Growth policy. These memoranda and the ongoing public benefits implementation tracking are posted on the City's website and support the City's goal of open and transparent civic government. They also demonstrate the alignment of development contributions with community plans and public benefit strategies, as well as the City's long-term capital and financial plans. The reporting on CACs and Density Bonus Zoning Contributions for this year follows the same methodology as previous years. A description of the methodology can be found in Appendix A.

The value of public benefit contributions in the annual reports fluctuates significantly 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 rezoning applications and the corresponding incremental density approvals. In particular, approval of major project rezonings has significant impacts on both the amount of density and the value of public benefits secured in a single year. Due to the scale of these major projects, the public benefits secured are often provided on-site to be delivered over many years as the site redevelops or builds out. In order to ensure the delivery of public benefits from these major project rezonings as well as other smaller rezonings, the City establishes legal agreements as prior-to conditions of by-law enactment that need to be (or will be) fulfilled by applicants.

Analysis

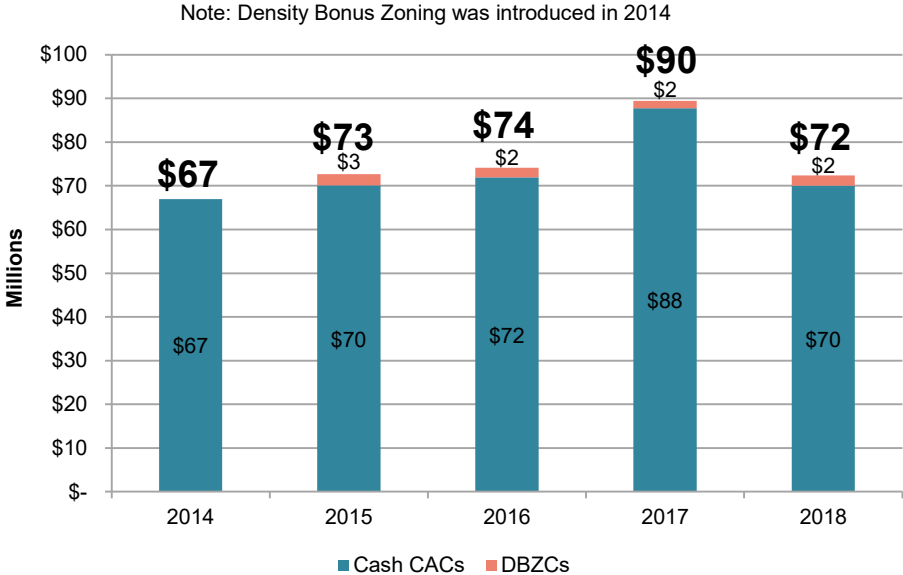
CACs and Density Bonus Zoning Contributions follow different timelines for collection/delivery. For CACs, Council approval of rezonings at Public Hearing *secures* CACs as prior-to conditions for applicants to meet in order for Council to enact the rezoning by-laws. Cash CACs are *collected* by the City prior to enactment, but in-kind CACs are *delivered* by applicants typically as part of developments. Density Bonus Zoning Contributions are *collected* by the City prior to Building Permit issuance, which is later in the development process compared to CACs. The following two sections reflect the different collection/delivery timelines and outline activity from the 2018 calendar year:

1. CAC and Density Bonus Zoning Contributions Collected in 2018;
2. Contributions Secured from Approvals (to be collected and/or delivered in future years).

1) CACs and Density Bonus Zoning Contributions Collected in 2018

The City collected \$70 million in cash-in-lieu CACs during the 2018 calendar year. Of that \$70 million, \$34 million originated from rezonings that achieved both Council approval and enactment within the 2018 calendar year, with the remaining \$36 million originating from rezonings approved by Council in 2017 or earlier. The City also collected \$2 million in Density Bonus Zoning Contributions. Chart 1 shows that the collections from cash CACs and Density Bonus Zoning Contributions in 2018 are in line with collections from previous years.

Chart 1: Collection of Cash CACs and Density Bonus Zoning Contributions (2014-2018)



As per Council policy, cash CACs and Density Bonus Zoning contributions collected were deposited into dedicated reserves. Allocation from these reserves are authorized by Council through the 4-year Capital Plan and the annual budget to deliver new amenities and infrastructure identified in the public benefit strategies of the community and area plans. These amenities and infrastructure include affordable housing, childcare, heritage, community and cultural facilities, parks and open spaces, transportation, and public art.

2) Contributions Secured from Approvals in 2018 (to be collected and/or delivered in future years)

The contributions secured from approvals of additional density in any calendar year represent additions to the pipeline of public benefits that will be delivered in the future either through cash contributions invested as part of the City’s 4-year capital planning and annual budget processes or through in-kind amenities provided onsite by developers as part of new developments.

In 2018, the City approved 61 new projects granting additional density through rezonings, Heritage Revitalization Agreements, and Density Bonus Zoning projects. Appendix B provides a complete list of applications in which additional density was approved in 2018 as well as the public benefits associated with these applications.

Public Benefits secured from 2018 approvals of additional density were valued at approximately \$706 million, including cash-in-lieu and the following in-kind benefits:

- 488 units of social housing secured in-kind to be owned by the City;
- 25 childcare spaces;
- public plaza;
- community centre;
- ice rink; and
- land transferred to the City for the expansion of a fire hall.

Approximately 92% of these public benefits (\$650 million) were attributed to large rezoning approvals (where total contribution value is greater than \$10 million).

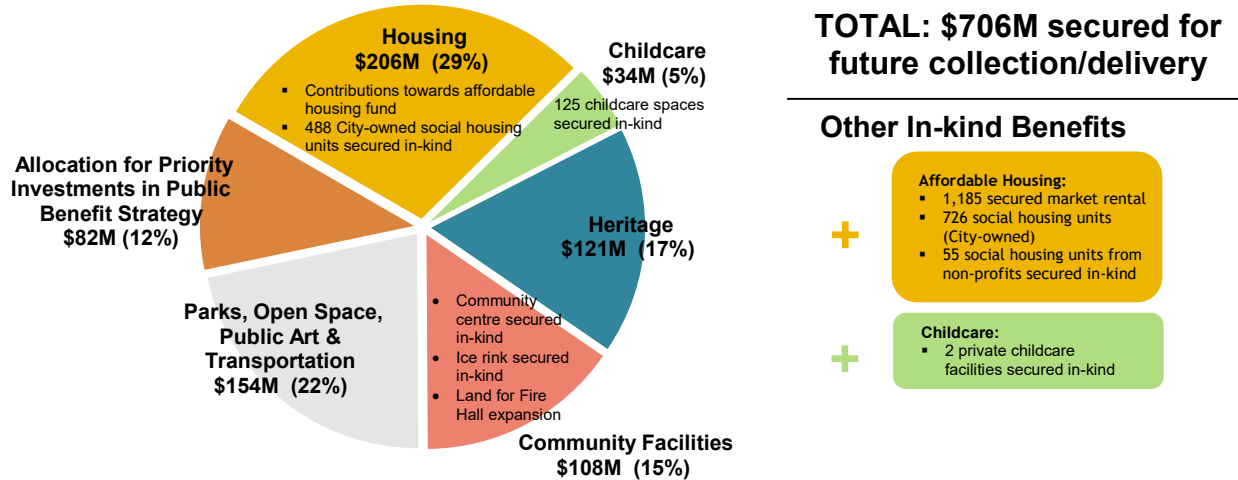
Not included in the public benefit values above were: 1,185 units of secured market-owned rental housing; 726 additional social housing units to be transferred to the City; 55 social housing units to be delivered by non-profit providers; and two privately-owned childcare facilities. In general, these represented non-strata residential projects (i.e. secured market rental and social housing) that generated no lift in property value as a result of their development and/or were exempt from the City's CAC Policies altogether. In the case of the two privately-owned childcares, these are public benefits, but not considered as a CAC because they were not City-owned and were not secured for long-term use through legal agreements.

Council has committed 100% of the overall contributions from 2018 toward select public benefit categories. Approximately 57% of the committed value represents in-kind contributions, meaning that they will be provided on-site as part of new developments. The remainder was offered as cash-in-lieu contributions, meaning that these funds have been committed to select public benefit categories and that priority projects will be brought forward through capital planning and budgeting processes. Chart 2 shows how the contributions have been allocated amongst specific public benefit categories (contributions not yet committed were removed). The chart also notes several public benefits that were not assigned monetary values in rezoning reports such as secured market rental and most social housing units.

Chart 2: Breakdown of 2018 Secured Contributions Allocated by Public Benefit Category

(to be collected/delivered in future years)

Total committed to specific public benefits: \$706 M (100% of total contribution value)



Overall, the vast majority of approvals processed in 2018 took place through existing zoning and did not involve additional density and associated CACs/ Density Bonus Zoning Contributions. The 61 approvals of additional density represented only 3.4% of all approvals in 2018 and a net increase in floor area of 5.7 million ft². While the number of projects adding density/floor area is relatively small compared to the overall number of projects approved, their impact on growth is significant. Appendix B provides a complete list of applications in which additional density was approved in 2018 as well as the public benefits associated with these applications.

Summary

In 2018, the City collected \$70 million in cash-in-lieu CACs (including \$34 million from 2018 rezonings approved and enacted within the year and \$36 million from rezonings approved from 2017 or earlier) and \$2 million in Density Bonus Zoning Contributions. Collections from cash CACs and Density Bonus Zoning Contributions in 2018 are in line with collections from previous years.

The City also approved 61 rezoning/bonusing projects resulting in 5.7 million ft² of net additional floor area that secured \$706 million to be delivered as cash or in-kind benefits in future years, including 488 units of social housing secured in-kind and owned by the City, 125 childcare spaces, public plaza, community centre, ice rink, and land transferred to the City for the expansion of a fire hall. Large project approvals contributed 92% of the total public benefits secured (\$650 million). In addition, several other in-kind benefits were secured, including: 1,185 units of secured market-owned rental housing; 726 additional social housing units to be transferred to the City; 55 social housing units to be delivered by non-profit providers; and 2 privately-owned childcare facilities.

A handwritten signature in black ink, appearing to read 'Gil Kelley', with a long horizontal stroke extending to the right.

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Appendix A

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, 2018 to December 31, 2018. 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).

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 '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](#).

Appendix B

Contributions Secured from Approvals in 2018

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 (\$)
Northeast False Creek						
1	750-772 Pacific Boulevard	Northeast False Creek	Rezoning	1,275,399	<ul style="list-style-type: none"> • Housing – social housing (380 units) • Community centre • Ice rink • Childcare facilities (69 spaces) • Plaza 	\$325,494,000
Subtotal Northeast False Creek				1,275,399		\$325,494,000
West End Plan						
2	1444 Alberni Street and 740 Nicola Street	West End	Rezoning	367,040	<ul style="list-style-type: none"> • Housing – market rental (129 units) • Childcare facilities (56 spaces) • Contribution toward delivery of West End Public Benefit Strategy • Public art 	\$76,290,717
3	1500 West Georgia Street	West End	Rezoning	208,565	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Public art 	\$57,448,534
4	1055 Harwood Street	West End	Rezoning	133,918	<ul style="list-style-type: none"> • Housing – social housing (44 units) • Contribution toward delivery of West End Public Benefit Strategy • Public art 	\$28,193,141
5	1068-1090 Burnaby Street	West End	Rezoning	118,619	<ul style="list-style-type: none"> • Housing – social housing (39 units) • Contribution toward delivery of West End Public Benefit Strategy • Public art 	\$25,686,983
6	1170 Barclay Street	West End	HRA	5,749	<ul style="list-style-type: none"> • Heritage – onsite conservation 	\$1,200,000
7	1485 Davie Street	West End	Development Permit Bonus	95,315	<ul style="list-style-type: none"> • Housing – social housing (51 units) 	\$0
8	1810 Alberni Street	West End	DPB – Heritage Density Transfer	9,278	<ul style="list-style-type: none"> • Housing – social housing (24 units) • Heritage – purchase of density 	\$0
9	1128 West Georgia Street	West End	Rezoning	4,947	<ul style="list-style-type: none"> • Not applicable 	\$0
10	2030 Barclay Street	West End	DPB – Heritage Density Transfer	3,568	<ul style="list-style-type: none"> • Heritage – purchase of density 	\$0
11	1150 Barclay Street	West End	DPB – Heritage Density Transfer	3,282	<ul style="list-style-type: none"> • Heritage – purchase of density 	\$0
12	1021 Burnaby Street	West End	DPB – Heritage Density Transfer	1,295	<ul style="list-style-type: none"> • Heritage – purchase of density 	\$0
Subtotal West End Plan				951,576		\$188,819,375

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Other Policy Areas						
13	349 West Georgia Street	Downtown	Heritage Designation, DPB – Heritage Amenity Share	511,893	<ul style="list-style-type: none"> Heritage – onsite conservation Heritage – Heritage Conservation Reserve 	\$97,846,955
14	2133 Nanton Avenue and 4189 Yew Street	Arbutus Ridge	Rezoning	86,283	<ul style="list-style-type: none"> Housing – social housing (25) Housing – market rental (91) Expanded community amenity space (Adult daycare; neighbourhood house) Transportation Public art 	\$12,405,181
15	3123-3129 West Broadway	Kitsilano	HRA	3,248	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$2,000,000
16	4176 Alexandra Street	Shaughnessy	Rezoning	124,457	<ul style="list-style-type: none"> Childcare facilities Transportation Public art 	\$619,746
17	33-45 West 6 th Avenue	Mount Pleasant	Heritage Designation	1,812	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$603,500
18	2040 Columbia Street	Mount Pleasant	Heritage Designation	887	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$300,000
19	3510 Fraser Street	Kensington-Cedar Cottage	Rezoning	12,695	<ul style="list-style-type: none"> Housing – social housing (58 units) 	\$0
20	833 West Pender Street	Downtown	Development Permit Bonus	8,294	<ul style="list-style-type: none"> Not applicable 	\$0
21	2301 Granville Street	Fairview	DPB – Heritage Density Transfer	6,004	<ul style="list-style-type: none"> Heritage – purchase of density 	\$0
22	2501 Spruce Street	Fairview	DPB – Heritage Density Transfer	3,820	<ul style="list-style-type: none"> Heritage – purchase of density 	\$0
Subtotal Other Policy Areas				759,394		\$113,775,382

Downtown						
23	118-150 Robson Street	Downtown	Rezoning, Heritage Designation	122,847	<ul style="list-style-type: none"> Affordable Housing Reserve Public realm Parks City-serving amenities Social/cultural Land transfer for expansion of Fire Hall Heritage – onsite conservation Public art 	\$29,536,105
24	1133-1155 Melville Street	Downtown	Rezoning	372,417	<ul style="list-style-type: none"> Affordable housing and childcare facilities in the Metro Core area Public art 	\$6,814,627
25	400 West Georgia Street	Downtown	Rezoning	228,188	<ul style="list-style-type: none"> Childcare facilities in the Metro Core area Public art 	\$4,165,587
Subtotal Downtown				723,452		\$40,516,319

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						
26	5190-5226 Cambie Street	Riley Park	Rezoning	39,018	<ul style="list-style-type: none"> • Childcare facility (24 spaces, privately owned) • Affordable Housing Reserve • Childcare facilities • Social/community • Heritage – Heritage Conservation Reserve 	\$3,250,000
27	146-186 West 41 st Avenue and 5726 Columbia Street	Oakridge	Rezoning	51,827	<ul style="list-style-type: none"> • Affordable Housing Reserve • Childcare facilities • Social/community • Heritage – Heritage Conservation Reserve 	\$3,158,382
28	5130-5170 Cambie Street	Riley Park	Rezoning	45,090	<ul style="list-style-type: none"> • Affordable Housing Reserve • Childcare facilities • Social/community • Heritage – Heritage Conservation Reserve 	\$2,747,882
29	6829-6869 Cambie Street	Oakridge	Rezoning	42,797	<ul style="list-style-type: none"> • Affordable Housing Reserve • Childcare facilities • Social/community • Heritage – Heritage Conservation Reserve 	\$2,608,097
30	6 West 17 th Avenue	Riley Park	Rezoning, Heritage Designation	1,254	<ul style="list-style-type: none"> • Heritage – onsite conservation • Affordable Housing Reserve • Childcare facilities • Social/community • Heritage – Heritage Conservation Reserve 	\$1,368,000
31	119-133 West 41 st Avenue	Riley Park	Rezoning	16,037	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy 	\$977,295
32	950 West 41 st Avenue	Oakridge	Rezoning	558,812	<ul style="list-style-type: none"> • Housing – social housing (299 units) • Public art 	\$579,410
33	431-455 West King Edward Avenue	Riley Park	Rezoning	30,247	<ul style="list-style-type: none"> • Housing – market rental (42) 	\$0
Subtotal Cambie Corridor Plan				785,082		\$14,689,066

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Marpole Community Plan						
34	988 West 64 th Avenue and 8030-8130 Oak Street	Marpole	Rezoning	72,775	<ul style="list-style-type: none"> Affordable Housing Reserve Childcare facilities Social/community Heritage – Heritage Conservation Reserve Public art 	\$5,043,200
35	1506 West 6 th Avenue and 8405-8465 Granville Street	Marpole	Rezoning	16,102	<ul style="list-style-type: none"> Affordable Housing Reserve Childcare facilities Social/community Heritage – Heritage Conservation Reserve 	\$2,300,000
36	8378-8432 Oak Street	Marpole	Rezoning	33,117	<ul style="list-style-type: none"> Affordable Housing Reserve Childcare facilities Social/community Heritage – Heritage Conservation Reserve 	\$1,969,888
37	8444-8480 Oak Street	Marpole	Rezoning	2,458	<ul style="list-style-type: none"> Affordable Housing Reserve Childcare facilities Social/community Heritage – Heritage Conservation Reserve 	\$1,573,759
38	7533 Yukon Street	Marpole	Density Bonus Zoning	25,174	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$1,059,247
39	458 W 63 rd Avenue	Marpole	Density Bonus Zoning	24,589	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$1,030,810
40	8599 Oak Street	Marpole	Rezoning	14,329	<ul style="list-style-type: none"> Housing – market rental (36 units) 	\$0
Subtotal Marpole Community Plan				188,544		\$12,976,904

Grandview-Woodland Community Plan						
41	1837-1857 E 11 th Avenue and 2631-2685 Victoria Drive	Grandview-Woodland	Rezoning, Heritage Designation	62,290	<ul style="list-style-type: none"> Housing – market rental (72 units) Heritage – onsite conservation Contribution toward delivery of Grandview-Woodland Public Benefit Strategy Public art 	\$4,683,914
42	1619-1651 E Broadway	Grandview-Woodland	Rezoning	40,139	<ul style="list-style-type: none"> Housing – market rental (45 units) Contribution toward delivery of Grandview-Woodland Public Benefit Strategy 	\$3,000,000
43	2109 E Hastings Street	Grandview-Woodland	Rezoning	2,680	<ul style="list-style-type: none"> Housing – market units (42 units) 	\$0
Subtotal Grandview-Woodland Community Plan				188,544		\$12,976,904

Metropolitan Core Jobs and Economy Land Use Plan						
44	425 W 6 th Avenue	Mount Pleasant	Rezoning	99,097	<ul style="list-style-type: none"> Affordable housing and childcare facilities in the Metro Core area Public art 	\$1,330,369
Subtotal Metropolitan Core Jobs and Economy Land Use Plan				99,097		\$1,330,369

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						
45	3560-3570 Hull Street	Kensington-Cedar Cottage	Rezoning, Heritage Designation	46,901	<ul style="list-style-type: none"> Housing – market rental (69 units) Heritage – onsite conservation 	\$440,000
46	3281-3295 East 22 nd Avenue	Renfrew-Collingwood	Rezoning	30,133	<ul style="list-style-type: none"> Housing – market rental (55 units) 	\$0
47	5809-5811 Main Street	Sunset	Rezoning	5,816	<ul style="list-style-type: none"> Housing – affordable home ownership or moderate income rental (3 units) 	\$0
48	2109 West 35 th Avenue	Arbutus Ridge	Rezoning	1,885	<ul style="list-style-type: none"> Housing – market rental (12 units) 	\$0
Subtotal Affordable Housing Choices Interim Rezoning Policy				84,735		\$440,000

Norquay Village Neighbourhood Centre Plan						
49	2666 Duke Street	Renfrew-Collingwood	Density Bonus Zoning	17,584	<ul style="list-style-type: none"> Affordable housing and amenities in Norquay 	\$292,231
Subtotal Norquay Village Neighbourhood Centre Plan				17,584		\$292,231

Rental 100 (outside of Community Plan Areas)						
50	1296 W Broadway	Fairview	Rezoning	76,300	<ul style="list-style-type: none"> Housing – market rental (153 units) Public art 	\$262,520
51	5679 Main Street	Riley Park	Rezoning	11,662	<ul style="list-style-type: none"> Housing – market rental (46 units) 	\$0
52	3070 Kingsway	Renfrew-Collingwood	Rezoning	10,672	<ul style="list-style-type: none"> Housing – market rental (40 units) 	\$0
53	855 Kingsway	Kensington-Cedar Cottage	Rezoning	9,670	<ul style="list-style-type: none"> Housing – market rental (50 units) 	\$0
54	6679-6695 Main Street	Sunset	Rezoning	8,096	<ul style="list-style-type: none"> Housing – market rental (28 units) 	\$0
55	4459 Rupert Street	Renfrew-Collingwood	Rezoning	5,956	<ul style="list-style-type: none"> Housing – market rental (12 units) 	\$0
Subtotal Rental 100 (outside of Community Plan Areas)				122,355		\$262,520

Downtown Eastside Plan						
56	58 W Hastings Street	Downtown	Rezoning	55,624	<ul style="list-style-type: none"> Housing – social housing (231 units) 	\$0
57	616 E Cordova Street	Downtown	Development Permit Bonus	46,552	<ul style="list-style-type: none"> Housing – social housing (63 units) Childcare facilities (privately owned) 	\$0
58	61-95 W Hastings Street	Downtown	Rezoning	34,023	<ul style="list-style-type: none"> Housing – market rental (132 units) 	\$0
59	439 Powell Street	Downtown	Development Permit Bonus	21,084	<ul style="list-style-type: none"> Housing – social housing (55 units) 	\$0
Subtotal Downtown Eastside Plan				157,282		\$0

Mount Pleasant Community Plan						
60	1800-1898 Main Street	Mount Pleasant	Rezoning	37,723	<ul style="list-style-type: none"> Housing – market rental (131 units) 	\$0
61	138 E 8 th Avenue	Mount Pleasant	DPB – Heritage Density Transfer	1,943	<ul style="list-style-type: none"> Heritage – purchase of density 	\$0
Subtotal Mount Pleasant Community Plan				39,666		\$0

Grand Total				5,309,274		\$706,280,080
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