

MEMORANDUM

June 16, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Patrice Impey, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management
Nick Kassam, General Manager, Real Estate and Facilities Management
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Susan Haid, Deputy Director, Planning, Urban Design and Sustainability
Chris Robertson, Assistant Director, City-wide and Regional Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: 2020 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions & Associated CAC Report Backs

RTS #: N/A

Dear Mayor and Council,

As part of ongoing stewardship of the City's development contribution system and a commitment to transparency and reporting, staff have prepared this memorandum summarizing the 2020 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. Accompanying this memorandum is a companion memorandum from Finance, Risk & Supply Chain Management on the 2020 Annual Report on Development Cost Levies (DCLs). As has been the practice since 2010, these annual reports are posted on the [City website](#) to ensure transparency.

In response to the *Public Amenities and Equity in DCL-Waiver and Rental Re-Zoning Hot-Zones* Council resolution (March 10, 2020), staff has introduced a CAC Exemption map into the annual

report. This map summarizes all projects that have received a CAC exemption (See Appendix C). Also included are two separate reports responding to Council on the topic of CACs (See page 6).

Summary

In 2020, the City collected a total of \$16 million in cash-in-lieu CAC payments and density bonus contributions (\$13 of the \$16 million was collected from cash-in-lieu CACs). Collections from Density Bonus Zoning Contributions in 2020 are in line with previous years however, collections from cash CACs are lower.

In 2020, the City approved 70 new projects granting additional density through rezonings and Density Bonus Zoning projects, resulting in 4.7 million ft² of net additional floor area. Public Benefits secured from 2020 approvals of additional density were valued at approximately \$307 million, including cash-in-lieu and the following in-kind benefits:

- 429 units of social housing secured in-kind to be owned by the City; and
- 69 childcare spaces.

Approximately 76% of the committed value (\$233 million) is from in-kind contributions, meaning that they will be provided on-site as part of new upcoming 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.

Not included in the public benefit values above were:

- 2,413 units of secured market-owned and operated rental housing which includes 290 units of below-market/moderate-income rental housing;
- 2 land dedications to the City for social housing to be built with senior government and external partner funding;
- 801 social housing units to be owned, delivered and operated by non-profit providers; and
- 134 shelter beds, 4 social service centres, and expansion of a social/cultural space, delivered and operated by non-profit providers.

Background

Every year, the City approves development projects that contribute to growth in the city. Some of these projects involve approval of additional density through site specific rezoning or Density Bonus Zoning.

Population and employment growth from the approval of additional density is supported through the provision of 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 live and work here. In order to fund the provision of growth-related public amenities and infrastructure, the City uses development contributions including CACs, Density Bonus Zoning Contributions and DCLs (please also refer to the 2020 Annual Report on DCLs for details). These development contributions ensure new development pays its fair share for new community benefits and infrastructure and helps to reduce pressure on property taxes and other City funding sources.

Community Amenity Contributions (CACs):

CACs are voluntary public benefit contributions from rezoning approvals and the application and investment of CACs by the City 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 payable to the City at zoning enactment unless Council approval is granted on deferral under limited circumstances. CAC funded capital projects deliver growth related amenities and infrastructure from area-based Public Benefit Strategies. These amenities and infrastructure include affordable housing, childcare, heritage, community and cultural facilities, parks and open spaces, transportation, and public art. Projects that are delivered by the City using the cash-in-lieu CACs are approved by Council as part of the 4-year Capital Planning and annual budget process.

Density Bonus Zoning Contributions:

Density Bonus Zoning 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.

This memorandum complements the annual DCL report and ongoing public benefits implementation tracking (appended to rezoning reports in community plan areas) and highlight the wide range of public benefits being achieved as a result of the City’s Financing Growth policy. 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, 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 a significant impact on the amount of density and the value of public benefits secured (i.e. approved but to be delivered/collected in the future) 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.

Analysis

CACs and Density Bonus Zoning Contributions follow different timelines for collection and 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.

With the exception of select deferred cash CAC projects, cash CACs are *collected* by the City prior to enactment. In-kind CACs are *delivered* by applicants typically as part of the development. Density Bonus Zoning Contributions are *collected* after enactment but prior to Building Permit

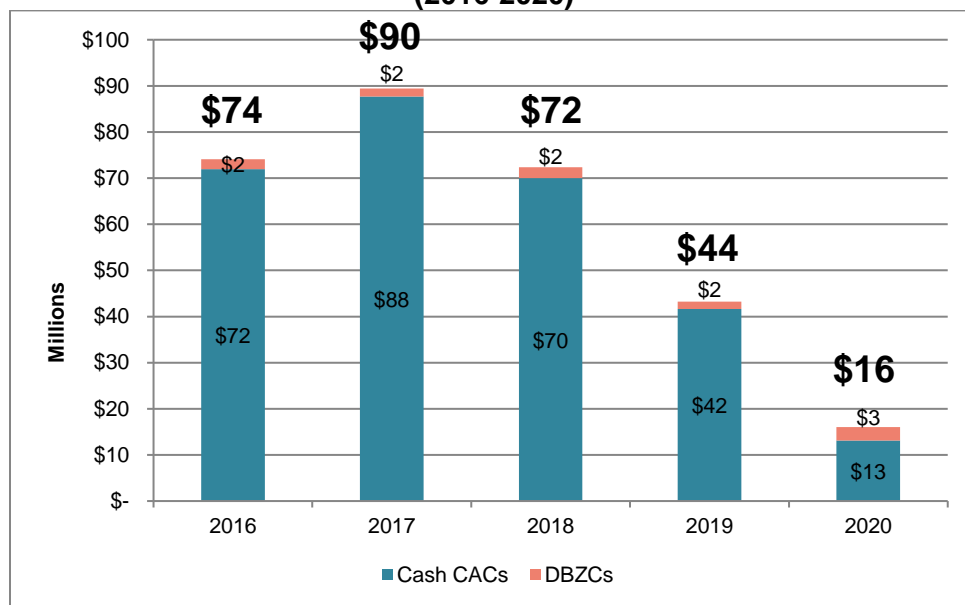
issuance. The following two sections reflect the different collection/delivery timelines and outline activity from the 2020 calendar year:

1. CAC and Density Bonus Zoning Contributions Collected in 2020;
2. Contributions Secured from Approvals (to be collected and/or delivered in future years).

1) CACs and Density Bonus Zoning Contributions Collected in 2020

In 2020, the City collected a total of \$16 million in cash-in-lieu CAC payments and density bonus contributions. \$13 million of the \$16 million collected was in form of cash-in-lieu CAC. Of the \$13 million, \$0.4 million originated from rezonings that achieved both Council approval and enactment within the 2020 calendar year, with the remaining \$12.7 million originating from rezonings approved by Council in 2019 or earlier and which also include phased CAC payments. The City also collected \$3 million in Density Bonus Zoning Contributions.

Chart 1: Collection of Cash CACs and Density Bonus Zoning Contributions (2016-2020)



As per Council policy, cash CACs and Density Bonus Zoning contributions collected are deposited into dedicated, interest-bearing reserves. Allocation of these funds is approved by Council through the 4-year Capital Plan and annual budget.

2) Contributions Secured from Approvals in 2020 (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. These benefits 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.

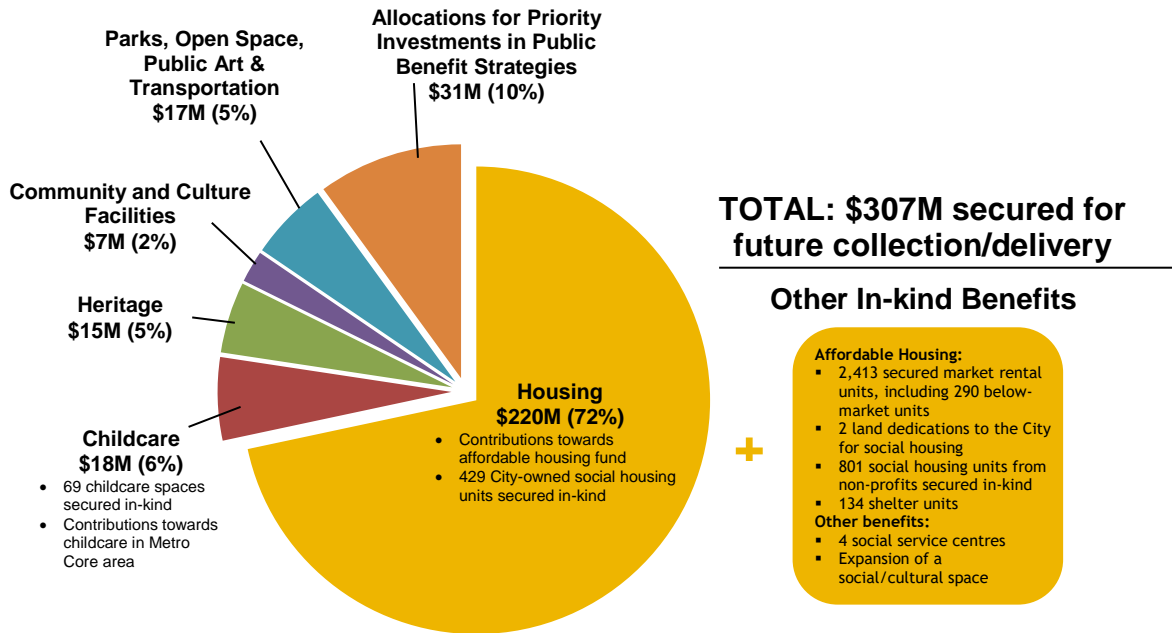
In 2020, the City approved 70 new projects granting additional density through rezonings and Density Bonus Zoning projects. Appendix B provides a complete list of applications where additional density was approved in 2020. Appendix B also includes the breakdown of the public benefits associated with each of these applications.

Public Benefits secured from 2020 approvals of additional density were valued at approximately \$307 million, including cash-in-lieu and the following in-kind benefits:

- 429 units of social housing secured in-kind to be owned by the City; and
- 69 childcare spaces.

Chart 2: Breakdown of 2020 Secured Contributions Allocated by Public Benefit Category
(to be collected/delivered in future years)

Total committed to public benefits: \$307 M (100% of total contribution value)



Approximately 76% of these public benefits (\$233 million) were attributed to 3 large rezoning approvals (see Appendix B for details).

Council has committed 100% of the overall contributions from 2020 towards select public benefit categories or towards priority investments in area-based public benefit strategies. 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. 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. For more information on the annual report methodology, please see Appendix A.

Overall, the vast majority of approvals processed in 2020 took place through existing zoning and did not involve additional density and associated CACs / Density Bonus Zoning Contributions. The 70 approvals of additional density represented only 6.7% of all approvals in 2020 and a net increase in floor area of 4.7 million ft². Appendix B provides a complete list of applications in which additional density was approved in 2020 as well as the public benefits associated with these applications.

CAC Motions/Resolutions:

As part of this annual report, staff have included responses to Council requests for more information on two separate CAC items:

1. *THAT Council direct staff to **monitor and report back** to Council on the need to **index cash CACs** between Council approval in-principle of a rezoning application and rezoning enactment by Council and/or impose a **required time limit to enact** a new zoning, whereby if the time limit lapses, the approval in-principle of the rezoning application may expire. ([CAC Policy Update, January 22, 2020](#))*

Current rezoning policy does not set a time requirement between public hearing approval of a rezoning application and the enactment of that zoning bylaw. In theory an applicant could delay the time between public hearing and approval in-principle to seek Council's enactment of the rezoning by-law. This delay could potentially impact the delivery of housing and job space. It could also mean that the construction of these projects may not be reflective of the latest building requirements and sustainability standards.

Following up on Council direction to monitor and report back on rezoning enactment timelines as part of the 2020 CAC Policy update, staff reviewed updated rezoning enactment data stemming from rezoning approvals (updated to Q1 2021). The analysis shows that the vast majority of rezoning applications continue to be enacted by Council within a timely manner. Almost identical to the trend identified in the January 2020 CAC Policy update report, 92% of rezoning applications over the past 10 years have enacted within two years and 99% have enacted within 4 years. Given these updated enactment trends, staff do not see a need to consider implementing measures intended to speed up enactments such as indexing cash CACs or imposing a required timeline to enact. Going forward, staff will continue to monitor enactment timelines to see if enactment delays become an issue and whether a future time limit to fulfil the rezoning conditions or an indexing approach is required.

2. *Council resolution: Public Amenities and Equity in DCL-Waiver and Rental Re-Zoning Hot-Zones* ([Council motion, March 10, 2020](#))

Resolution C: THAT Council direct staff to map the list of waivers/exemptions relative to demonstrated and projected public benefit needs, in order to further illustrate where waivers occur in the city relative to where benefits may be needed as part the next (2021) Annual Report on DCLs.

Resolution D: THAT Council direct staff to begin as soon as possible or by Q1 2021 on all new applications receiving CAC exemption or DCL waivers, including in writing with any report/recommendation the specific documentation of: a. the extent of nearby growth and projected growth, other proximate projects receiving exemptions or waivers; b. any identified public benefit needs as applicable, including but not limited to parks, traffic-calming, infrastructure, and placemaking; and c. any identified public benefit needs that may fall outside the direct purview of city's benefits strategy like community serving spaces and schools.

Resolution E: THAT Council direct staff to report back on a strategy whereby CAC exempt/DCL-waived hot zones could be considered for a timely, targeted public benefit strategy, notwithstanding the city-wide DCL policy or four-year capital planning exercises, and that this strategy: a. be done in such a way as to inform the Vancouver Plan process; and be inclusive of but not limited to public engagement, the public hearing process, and consider the participatory budget process should Council chose to continue with this pilot.

The purpose of this report back is to update Council on staff's response to these resolutions which have either already been delivered or will be delivered across a handful of upcoming Council reports. The resolutions above apply to both DCL waivers and CAC exemptions so they are reported back together in this annual memo.

In the 2019 annual memo on DCLs, staff responded to Resolution C by introducing a map of DCL waivers issued in the previous year. This same map is updated and included once again in the annual memo on DCLs. New this year, staff have added a map to the Annual memo on CACs/Bonusing showing where all CAC exemptions were issued in the previous year (see Appendix C). This satisfies part of the direction found in Resolution C. The remainder of Resolution C, projected public benefit needs will be addressed in the upcoming 10-year Capital Strategic Outlook (2023-2032) to be completed by year-end 2021, which will incorporate priority public amenity and infrastructure investments by neighborhood.

Resolution D will begin to be referenced in rezoning reports by Q1 2022 after the 10-year Capital Strategic Outlook is complete and there is a better understanding of both projected growth and needs by neighborhood.

For Resolution E, the strategy to respond to areas that have experienced high levels of growth will be through the 10-year Capital Strategic Outlook which outlines the City's investments which can be targeted to certain areas. The 10-year Capital Strategic Outlook is updated every 4 years, allowing the City to actively respond to growth needs. Ongoing monitoring and implementation of DCL, CAC, and Density Bonusing policies will also help

inform the implementation framework for the Vancouver Plan, which will address equitable spending amongst high growth areas including nodes of rental redevelopment.

Staff will also continue to explore opportunities to further expand CAC Target and Density Bonus Zone areas where feasible. Once staff have identified an area suitable for a CAC Target or Density Bonus Zone, staff will report back to Council for consideration to implement.

Conclusion

In 2020, the City collected \$13 million in cash-in-lieu CACs (including \$0.4 million from 2020 rezonings approved and enacted within the year and \$12.7 million from rezonings approved from 2019 or earlier which includes deferred phased CAC payments) and \$3 million in Density Bonus Zoning Contributions. Collections from Density Bonus Zoning Contributions in 2020 are in line with collections from previous years, however collections from cash CACs are lower.

The City also approved 70 rezoning/bonusing projects resulting in 4.7 million ft² of net additional floor area that secured \$307 million to be delivered as cash or in-kind benefits in future years, including:

- 429 units of social housing secured in-kind to be owned by the City; and
- 69 childcare spaces.

Large project approvals contributed 76% of the total public benefits secured (\$233 million). In addition, several other in-kind benefits were secured including:

- 2,413 units of secured market-owned and operated rental housing which includes 290 units of below-market/moderate-income rental housing;
- 2 land dedications to the City for social housing to be built with senior government and external partner funding,
- 801 social housing units to be owned, delivered and operated by non-profit providers, and
- 134 shelter beds, 4 social service centres, and expansion of a social/cultural space, delivered and operated by non-profit providers.

As has been the practice since 2010, these annual reports are posted on the City website to ensure transparency.

Sincerely,



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

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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, 2020 to December 31, 2020. 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). 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 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 2020

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 (\$)
Cambie Corridor Plan						
1	949 West 41st Avenue and 5469-5507 Willow Street	South Cambie	Rezoning	1,031,936	<ul style="list-style-type: none"> • 2-acre park • Childcare facilities (69 spaces) • Housing – social housing (175 units) • Housing – market rental (135 units) • Housing – moderate income units (45 units) • Land dedication for future social housing • Contribution to transportation in Cambie Corridor • Public Art 	\$83,068,515
2	4338-4362 Cambie Street	Riley Park	Rezoning	42,823	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$4,410,769
3	4989-5049 Ash St	South Cambie	Rezoning	38,602	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$2,779,334
4	7843-7845 Cambie Street	Marpole	Rezoning	22,674	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$2,335,412
5	3220 Cambie Street	Riley Park	Rezoning	18,553	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$2,077,936
6	486 West 26th Avenue	Riley Park	Rezoning	18,290	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$1,888,711
7	526-528 West 37th Avenue	South Cambie	Rezoning	15,993	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$1,647,305
8	203-263 West 49th Avenue	Oakridge	Rezoning	67,493	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$1,338,386
9	564-570 West 49th Avenue	Oakridge	Rezoning	17,145	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$1,234,440

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 (con't)						
10	46-96 West King Edward Avenue	Riley Park	Density Bonusing	21,556	<ul style="list-style-type: none"> Affordable housing and amenities in Cambie Corridor 	\$1,180,473
11	187-195 West 41st Avenue	Riley Park	Rezoning	11,992	<ul style="list-style-type: none"> Contribution toward delivery of Cambie Corridor Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$861,480
12	531 W 29th Ave	South Cambie	Density Bonusing	15,642	<ul style="list-style-type: none"> Affordable housing and amenities in Cambie Corridor 	\$860,308
13	105-124 West 49th Avenue	Oakridge	Rezoning	29,531	<ul style="list-style-type: none"> Contribution toward delivery of Cambie Corridor Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$591,857
Subtotal Cambie Corridor Plan				1,352,230		\$104,274,926

False Creek North						
14	601 Beach Crescent	Downtown	Rezoning	259,376	<ul style="list-style-type: none"> Housing – social housing (152 units) Contribution towards social housing in the area Public Art 	\$78,792,527
Subtotal False Creek North				259,376		\$78,792,527

West End Plan						
15	1059-1075 Nelson Street	West End	Rezoning	379,678	<ul style="list-style-type: none"> Housing – social housing (102 units) Housing – market rental (50 units) Heritage – purchase of density Public Art 	\$70,658,089
Subtotal West End Plan				379,678		\$70,658,089

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Metropolitan Core Jobs Plan						
16	619-685 West Hastings St	Downtown	Rezoning, Heritage Designation	102,659	<ul style="list-style-type: none"> Heritage – onsite conservation Public Art 	\$9,947,497
17	720 Beatty Street and 701 Expo Boulevard	Downtown	Rezoning	300,335	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art 	\$6,052,179
18	443 Seymour St	Downtown	Rezoning	251,908	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art 	\$4,807,102
19	878-898 West Broadway	Fairview	Rezoning	242,219	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art 	\$3,144,510
20	24 East Broadway and 2520 Ontario Street	Mount Pleasant	Rezoning	72,371	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art 	\$996,485
21	349 West Georgia Street	Downtown	DPB - Heritage Density Transfer	7,244	<ul style="list-style-type: none"> Heritage – purchase of density 	\$622,525
22	837 Beatty Street	Downtown	DPB - Heritage Density Transfer	3,146	<ul style="list-style-type: none"> Heritage – purchase of density 	\$267,410
23	380-390 West 8th Avenue	Mount Pleasant	Rezoning- Text Amendment	1,271	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core 	\$13,372
24	505 Smithe St	Downtown	Rezoning- Text Amendment	540	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core 	\$8,526
Subtotal Metropolitan Core Jobs Plan				981,693		\$25,859,606

No Plan Area						
25	1616 W 7th Ave	Fairview	Density Bonusing	16,664	<ul style="list-style-type: none"> Cultural Facility 	\$6,477,575
26	3495-3505 Commercial Street	Kensington - Cedar Cottage	Heritage Designation	1,115	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$1,881,250
27	1335 Howe St	Downtown	Rezoning- Text Amendment	4,060	<ul style="list-style-type: none"> Contribution towards childcare in Downtown South Area Public Art 	\$183,067
28	1215 West 16th Avenue	Fairview	Heritage Designation	0	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$150,000
29	2924 Venables Street	Hastings - Sunrise	Rezoning- Text Amendment	61,477	<ul style="list-style-type: none"> Housing – social housing (145 units) 	\$0
Subtotal No Plan Area				83,316		\$8,691,892

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Grandview-Woodland Plan						
30	2406-2488 Garden Drive	Grandview - Woodland	Rezoning	73,195	<ul style="list-style-type: none"> Contribution towards delivery of Grandview-Woodland Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$3,519,165
31	2209-2249 East Broadway	Grandview - Woodland	Rezoning	47,437	<ul style="list-style-type: none"> Contribution towards delivery of Grandview-Woodland Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$1,112,327
32	2776 Semlin Drive and 2025 East 12th Avenue	Kensington - Cedar Cottage	Rezoning	58,055	<ul style="list-style-type: none"> Housing – social housing (104 units) 	\$0
33	2336-2366 Charles Street	Grandview - Woodland	Rezoning	36,264	<ul style="list-style-type: none"> Housing – market rental (62 units) 	\$0
34	1425 and 1451 East 12th Avenue	Kensington - Cedar Cottage	Rezoning	27,722	<ul style="list-style-type: none"> Housing – social housing (157 units) 	\$0
35	1649 East Broadway	Grandview - Woodland	Rezoning- Text Amendment	15,664	<ul style="list-style-type: none"> Housing – market rental (91 units) Housing – moderate income units (23 units) 	\$0
Subtotal Grandview-Woodland Plan				258,337		\$4,631,492

False Creek Flats Plan						
36	1980 Foley St	Strathcona	Rezoning- Text Amendment	0 (change of use/height)	<ul style="list-style-type: none"> Contribution towards childcare in the Metro Core area Public art 	\$4,526,368
Subtotal False Creek Flats Plan				0		\$4,526,368

East Fraser Lands						
37	3350 Marine Way and 3565 Sawmill Crescent	Killarney	Rezoning- Text Amendment	20,000	<ul style="list-style-type: none"> Housing – market rental (170 units) Contribution towards public benefits in East Fraser Lands Public Art 	\$3,584,600
38	8420 Kerr Street	Killarney	Rezoning	76,638	<ul style="list-style-type: none"> Contribution towards public benefits in East Fraser Lands Land dedication for future social housing 	\$500,000
Subtotal East Fraser Lands				96,638		\$4,084,600

Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision						
39	6825 West Boulevard	Kerrisdale	Rezoning, Heritage Designation	0	<ul style="list-style-type: none"> Heritage – on-site conservation Contribution towards affordable housing reserve Contribution towards community facilities in the local area 	\$1,387,989
40	6103 West Boulevard	Kerrisdale	Rezoning	8,749	<ul style="list-style-type: none"> Heritage – on-site conservation 	\$550,000
Subtotal ARKS Community Vision				8,749		\$1,937,989

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Joyce Station Precinct Plan						
41	3235-3261 Clive Avenue	Renfrew - Collingwood	Rezoning	23,558	<ul style="list-style-type: none"> Housing – market rental (6 units) Contribution towards delivery of the Joyce Precinct Public Benefit Strategy 	\$1,200,000
42	5055 Joyce Street	Renfrew - Collingwood	Rezoning	209,422	<ul style="list-style-type: none"> Housing – market rental (350 units) Housing – below market units (10 units) Public Art 	\$509,541
Subtotal Joyce Station Precinct Plan				232,980		\$1,709,541

Mount Pleasant Plan						
43	445 Kingsway and 2935 St. George Street	Mount Pleasant	Rezoning	219,792	<ul style="list-style-type: none"> Housing – market rental (171 units) Housing – moderate income units (44 units) Public art 	\$665,904
44	349 East 6th Avenue	Mount Pleasant	Rezoning	41,274	<ul style="list-style-type: none"> Housing – social housing (82 units) 	\$0
45	188 East 6th Ave	Mount Pleasant	Rezoning- Text Amendment	4,428	<ul style="list-style-type: none"> Social service centre 	\$0
Subtotal Mount Pleasant Plan				265,494		\$665,904

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Moderate Income Rental Housing Pilot Program (outside of Community Plan Areas)						
46	2538 Birch Street	Fairview	Rezoning- Text Amendment	65,201	<ul style="list-style-type: none"> Housing – market rental (47 units) Housing – moderate income units (58 units) Public art 	\$391,618
47	3701-3743 West Broadway	West Point Grey	Rezoning	48,031	<ul style="list-style-type: none"> Housing – market rental (129 units) Housing – moderate income units (32 units) Public art 	\$242,336
48	1111-1123 Kingsway	Kensington - Cedar Cottage	Rezoning	59,172	<ul style="list-style-type: none"> Housing – market rental (107 units) Housing – moderate income units (24 units) 	\$0
49	3680 East Hastings Street	Hastings - Sunrise	Rezoning	55,270	<ul style="list-style-type: none"> Housing – market rental (94 units) Housing – moderate income units (24 units) 	\$0
50	1956-1990 Stainsbury Ave	Kensington - Cedar Cottage	Rezoning	45,414	<ul style="list-style-type: none"> Housing – market rental (77 units) Housing – moderate income units (17 units) 	\$0
51	3600 East Hastings Street	Hastings - Sunrise	Rezoning	44,412	<ul style="list-style-type: none"> Housing – market rental (67 units) Housing – moderate income units (13 units) 	\$0
Subtotal Moderate Income Rental Housing Pilot Program (outside of Community Plan Areas)				317,500		<u>\$633,954</u>

Norquay Plan						
52	4933 Clarendon St	Renfrew - Collingwood	Density Bonusing	28,209	<ul style="list-style-type: none"> Affordable housing and amenities in Norquay 	\$549,793
Subtotal Norquay Plan				28,209		<u>\$549,793</u>

Marpole Plan						
53	7858 Oak Street	Marpole	Density Bonusing	9,053	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$181,060
54	7557 Oak St	Marpole	Density Bonusing	11,065	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$133,883
55	8379 French St	Marpole	Density Bonusing	68	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$41,520
56	1325 West 70th Avenue	Marpole	Rezoning	36,085	<ul style="list-style-type: none"> Housing – market rental (65 units) 	\$0
Subtotal Marpole Plan				56,271		<u>\$356,463</u>

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Downtown Eastside Plan						
57	52 E Hastings Street	Downtown Eastside	Density Bonusing	90,566	<ul style="list-style-type: none"> Housing – social housing (111 units) Social service centre 	\$0
58	524-528 Powell St	Downtown Eastside	Density Bonusing	62,943	<ul style="list-style-type: none"> Housing – social housing (114 units) Social service centre 	\$0
59	128 E Cordova Street	Downtown Eastside	Development Permit Bonus	39,506	<ul style="list-style-type: none"> Housing – social housing (46 units) Housing – 134 shelter beds Social service centre 	\$0
60	138 Main Street	Downtown Eastside	Density Bonusing	25,215	<ul style="list-style-type: none"> Housing – social housing (42 units) Housing – market rental (28 units) 	\$0
61	475 Alexander Street	Downtown Eastside	Rezoning- Text Amendment	720	<ul style="list-style-type: none"> Expansion of social/cultural space 	\$0
Subtotal Downtown Eastside Plan				218,950		\$0

Secured Market Rental Policy (outside of Community Plan Areas)						
62	4745-4795 Main Street	Riley Park	Rezoning	24,213	<ul style="list-style-type: none"> Housing – market rental (89 units) 	\$0
63	4506 Rupert Street and 3309 Price Street	Renfrew - Collingwood	Rezoning	20,538	<ul style="list-style-type: none"> Housing – market rental (51 units) 	\$0
64	1265-1281 Kingsway	Kensington - Cedar Cottage	Rezoning	20,398	<ul style="list-style-type: none"> Housing – market rental (43 units) 	\$0
65	2735 East Hastings Street	Renfrew - Collingwood	Rezoning	11,001	<ul style="list-style-type: none"> Housing – market rental (63 units) 	\$0
66	1247 Kingsway	Kensington - Cedar Cottage	Rezoning	10,071	<ul style="list-style-type: none"> Housing – market rental (31 units) 	\$0
Subtotal Secured Market Rental Policy (outside of Community Plan Areas)				86,221		\$0

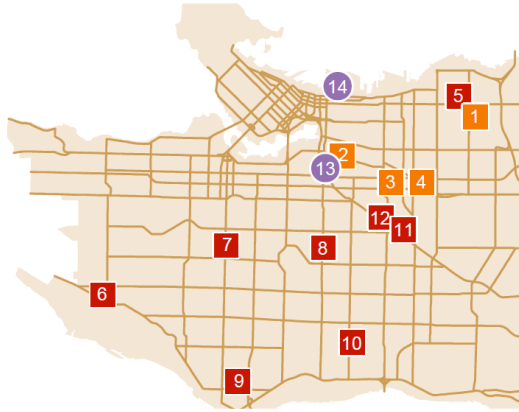
Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)						
67	7280 Fraser Street	Sunset	Rezoning	51,791	<ul style="list-style-type: none"> Housing – market rental (95 units) 	\$0
68	4750 Granville Street & 1494 West 32nd Avenue	Shaughnessy	Rezoning	34,124	<ul style="list-style-type: none"> Housing – market rental (81 units) 	\$0
69	724 East 56th Avenue	Sunset	Rezoning	5,754	<ul style="list-style-type: none"> Housing – market rental (12 units) 	\$0
70	6031 Dunbar Street	Dunbar - Southlands	Rezoning	3,113	<ul style="list-style-type: none"> Housing – market rental (9 units) 	\$0
Subtotal Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)				94,782		\$0

Grand Total				4,720,423		\$307,373,144
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Appendix C

Rezoning Approved in 2020 that were Exempt from CACs

2020 CAC EXEMPTIONS



Social Housing¹

1. 2924 Venables Street (145 units)
2. 349 East 6th Av (82 units)
3. 1425 & 1451 East 12th Av (157 units)
4. 2776 Semlin Dr & 2025 East 12th Av (104 units)³

Secured Market Rental Housing²

5. 2735 East Hastings St (63 units)
6. 6031 Dunbar St (9 units)
7. 4750 Granville St & 1494 West 32nd Av (81 units)
8. 4745-4795 Main St (89 units)
9. 1325 West 70th Av (65 units)
10. 724 East 56th Av (12 units)
11. 1265-1281 Kingsway (43 units)
12. 1247 Kingsway (31 units)

Community Facilities⁴

13. 188 East 6th Av (Social Service Centre)
14. 475 Alexander St (Social/Culture Centre)

Notes:

1. As per Section 8.1(a) of the CAC Policy.
2. As per Section 8.2(e) of the CAC Policy.
3. Also includes a Place of Worship, which is exempt as per Section 8.1(d) of the CAC Policy.
4. As per Section 8.1(e) of the CAC Policy.

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 2020, there were four rezonings to District Schedules, exclusively in the Cambie Corridor and Marpole areas:

- 916-926 West 32nd Ave
- 514 West 61st Ave
- 809-889 West 33rd Ave
- 376-406 West 45th Ave

It's anticipated the City will receive approximately \$2M in density bonus contributions from the projects above based on the maximum density achievable.