

MEMORANDUM

April 25, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, 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
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Chris Robertson, Assistant Director, City-wide and Regional Planning

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

SUBJECT: 2021 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report Backs

As part of the City's stewardship of the development contribution system and the City's ongoing commitment to transparency and reporting, staff have prepared this memorandum summarizing the 2021 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. Accompanying this memorandum is a companion memorandum from Finance, Risk & Supply Chain Management on the 2021 Annual Report on Development Cost Levies (DCLs). As has been the practice since 2010, these annual reports are posted on the [City website](#).

In response to the *Public Amenities and Equity in DCL-Waiver and Rental Re-Zoning Hot-Zones* Council resolution (March 10, 2020), staff introduced a CAC Exemption map into the 2020 annual report, which is again incorporated in this 2021 annual report. The CAC Exemption map includes all social housing and secured market rental projects that have received a CAC exemption (See Appendix C). Also included in this memo is a staff report back on rezoning enactment timelines as directed in the 2020 CAC Policy Update (See page 6).

Summary

In 2021, the City collected a total of \$47 million in cash-in-lieu CAC payments and density bonus contributions (\$38 million collected from cash-in-lieu CACs and \$9 million collected from density bonus contributions). Collections from Density Bonus Zoning Contributions and cash CACs in 2021 have increased from what was collected in 2020. In particular, 2021 was the highest year of collections on record for Density Bonus Zoning Contributions.

In 2021, the City approved 75 new projects granting additional density through rezonings and Density Bonus Zoning projects, resulting in 5.0 million ft² of net additional floor area. Public Benefits secured from 2021 approvals of additional density were valued at approximately \$299 million, including cash-in-lieu and the following in-kind benefits:

- 144 units of social housing secured in-kind (19 to be owned by the City, 125 non-city owned);
- 123 childcare spaces;
- 9 artist live-work studios and a Cultural Amenity Space (16,000 sqft);
- A non-profit office hub space (14,500 sqft); and
- A Youth Centre (6,000 sqft).

Approximately 48% of the committed value (\$143 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:

- 2,756 units of secured market-owned and operated rental housing which includes 187 units of below-market/moderate-income rental housing;
- 1,282 social housing units to be owned, 214 units owned by the City and 1,068 units delivered and operated by non-profit providers;
- 80 shelter beds, 3 social service centres, and a rooftop amenity ceremonial space, delivered and operated by non-profit providers; and
- 65 childcare spaces to be owned by the City, and 20 pre and after school care to be 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 2021 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, utility fees 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 and unique 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 Plan 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 highlights 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 typically fluctuates considerably 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 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.

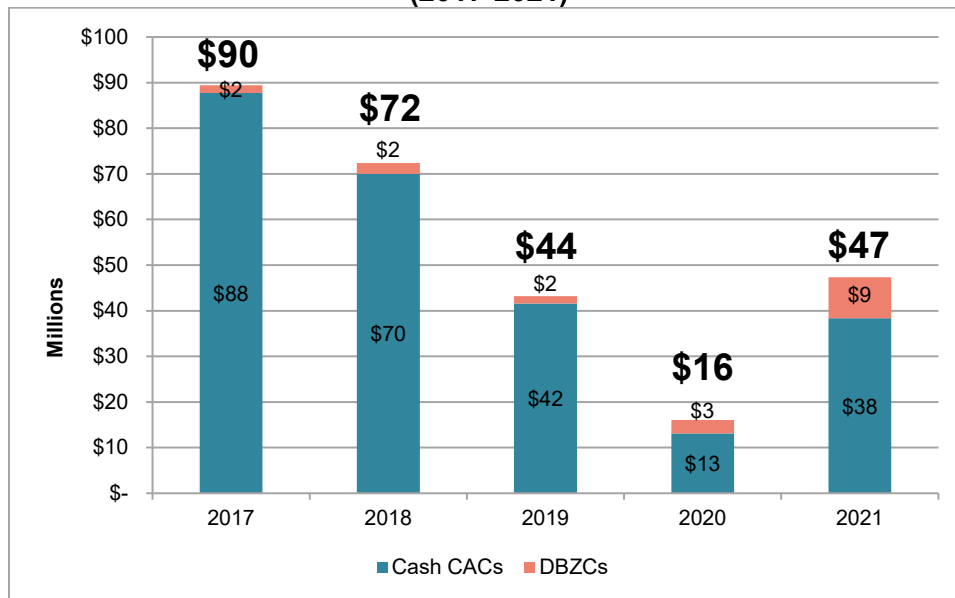
Density Bonus Zoning Contributions are *collected* after enactment but prior to Building Permit issuance. The following two sections reflect the different collection/delivery timelines and outline activity from the 2020 calendar year:

1. Cash-in-lieu CAC and Density Bonus Zoning Contributions Collected in 2021;
2. Contributions Secured from Approvals (to be collected and/or delivered in future years).

1) Cash-in-lieu CACs and Density Bonus Zoning Contributions Collected in 2021

In 2021, the City collected a total of \$47 million in cash-in-lieu CAC payments and density bonus contributions. \$38 million of the \$47 million collected was in form of cash-in-lieu CAC. Of the \$38 million, all payments originated from rezonings approved by Council in 2020 or earlier. The City also collected \$9 million in Density Bonus Zoning Contributions.

Chart 1: Collection of Cash CACs and Density Bonus Zoning Contributions (2017-2021)



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 2021 (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 2021, the City approved 75 new projects granting additional density through rezonings and Density Bonus Zoning. Appendix B provides a complete list of applications where additional density was approved in 2021. Appendix B also includes the breakdown of the public benefits associated with each of these applications.

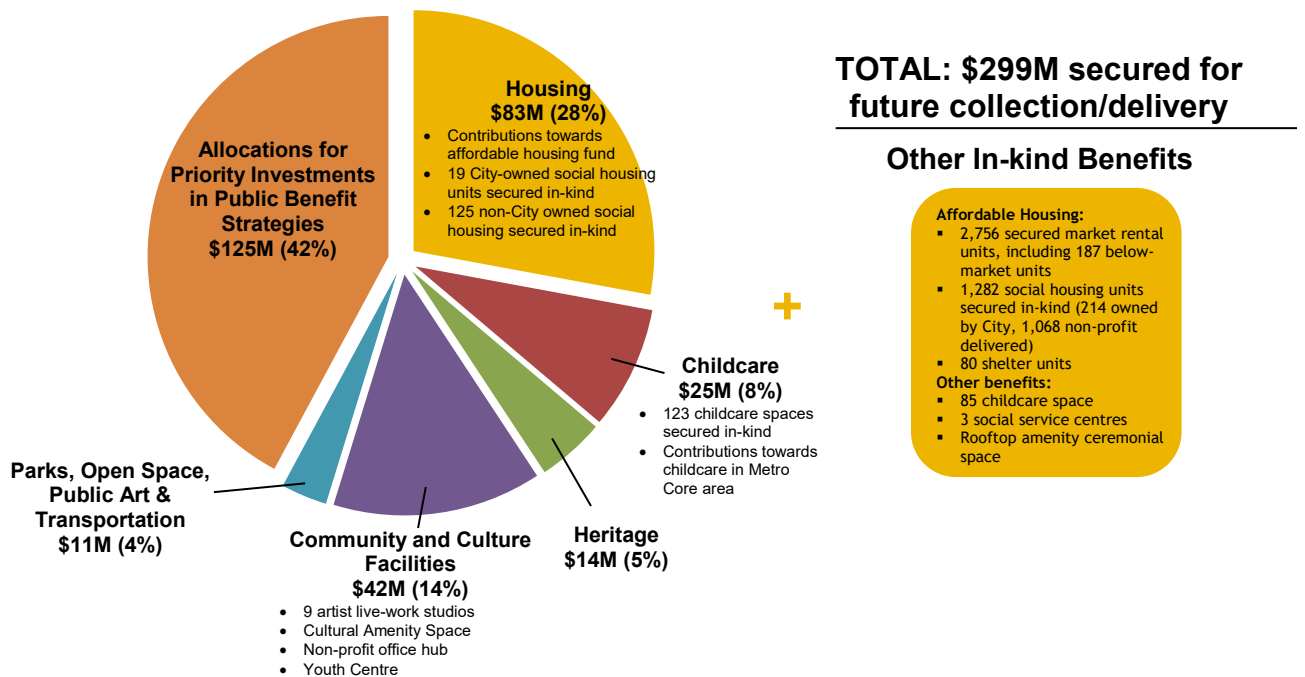
Public Benefits secured from 2021 approvals of additional density were valued at approximately \$299 million, including cash-in-lieu and the following in-kind benefits:

- 144 units of social housing secured in-kind (19 to be owned by the City, 125 non-city owned);
- 123 childcare spaces;
- 9 artist live-work studios and a Cultural Amenity Space (16,000 sqft);
- A non-profit office hub space (14,500 sqft); and
- A Youth Centre (6,000 sqft).

Chart 2: Breakdown of 2021 Secured Contributions Allocated by Public Benefit Category

(to be collected/delivered in future years)

Total committed to public benefits: \$299 M (100% of total contribution value)



Approximately 76% of these public benefits (\$225 million) were attributed to 8 large rezoning approvals (see Appendix B for details).

Council has committed 100% of the overall contributions from 2021 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. 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 2021 took place through existing zoning and did not involve additional density and associated CACs / Density Bonus Zoning Contributions. The 75 approvals of additional density represented only 7.6% of all approvals in 2021 and a net increase in floor area of 5.0 million ft². Appendix B provides a complete list of applications in which additional density was approved in 2021 as well as the public benefits associated with these applications.

CAC Report Back:

As part of this annual report, staff have included a report back on the following CAC item:

*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](#))*

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 2022). 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, 91% of rezoning applications over the past 10 years have enacted within two years and 99% have enacted within 4 years. In the last two years, enactment timelines have slightly increased, which may be explained by the COVID-19 Pandemic further exacerbating a market slow down and creating more uncertainty. As the market recovers, staff anticipate enactment timelines to return to pre-pandemic level. Based on the most recent data where all 2022 enactments have been under 24 months, staff do not see a need to implement measures to speed up enactments, such as indexing cash CACs or imposing a required timeline to enact, for the time being. 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.

Conclusion

In 2021, the City collected \$38 million in cash-in-lieu CACs (all from rezonings approved from 2020 or earlier) and \$9 million in Density Bonus Zoning Contributions. Collections from Density Bonus Zoning Contributions and cash CACs in 2021 have increased from what was collected in 2020. In particular, 2021 was the highest year on record for Density Bonus Zoning Contributions.

The City also approved 75 rezoning/bonusing projects resulting in 5.0 million ft² of net additional floor area that secured \$299 million to be delivered as cash or in-kind benefits in future years.

As has been the practice since 2010, these annual reports are posted on the City website. If you have any questions or would like more information, please reach Chris Robertson, Assistant Director, City-wide and Regional, Planning, Urban Design and Sustainability at: chris.robertson@vancouver.ca.

Sincerely,

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell
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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, 2021 to December 31, 2021. 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 2021

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 (\$)
West End Plan						
1	1640-1650 Alberni Street	West End	Rezoning	220,870	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Housing – market rental (53 units) • Housing – below market units (13 units) • Heritage – Heritage Conservation Reserve • Public Art 	\$33,212,663
2	1157 Burrard Street	West End	Rezoning	159,384	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Childcare facilities (37 spaces) • Cultural Amenity Space • Heritage – Heritage Conservation Reserve • Public Art 	\$33,172,262
3	1616-1698 West Georgia Street	West End	Rezoning	130,600	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Heritage – Heritage Conservation Reserve • Public Art 	\$26,452,253
4	1450 West Georgia Street	West End	Rezoning	164,851	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Housing – market rental (162 units) • Heritage – Heritage Conservation Reserve • Public Art 	\$9,467,000
5	1116 Pendrell St	West End	DPB - Heritage Density Transfer	47,188	<ul style="list-style-type: none"> • Heritage – purchase of density 	\$707,243
Subtotal West End Plan				722,893		\$103,011,421

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Marpole Plan						
6	8460 Ash Street and 8495 Cambie Street	Marpole	Rezoning	477,078	<ul style="list-style-type: none"> Housing – social housing (125 units) Housing – market rental (524 units) Public Art 	\$71,562,677
7	7730-7772 Cambie Street	Marpole	Rezoning	54,084	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$5,524,038
8	8257-8273 Oak Street and 1025-1035 West 67th Avenue	Marpole	Rezoning	45,151	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$3,626,610
9	8655 Granville Street	Marpole	Rezoning	24,121	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$1,942,800
10	477 W 63rd Avenue	Marpole	Density Bonusing	16,481	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$1,096,777
11	750 Southwest Marine Drive	Marpole	Rezoning	36,267	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$990,300
12	8804 Osler Street	Marpole	Rezoning	8,819	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$500,000
13	7659 Granville Street	Marpole	Density Bonusing	7,569	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$151,380
14	1503 W 61st Avenue	Marpole	Density Bonusing	2,251	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$123,787
15	8311 French Street	Marpole	Density Bonusing	8,936	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$96,598
16	8725 French Street	Marpole	Rezoning	39,442	<ul style="list-style-type: none"> Housing – social housing (100 units) 	Non-profit project
Subtotal Marpole Plan				720,198		\$85,614,967

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						
17	5910-5998 Cambie Street	Oakridge	Rezoning	305,680	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Artist live-work studios (9 units) • Heritage – onsite conservation • Public Art 	\$20,452,258
18	5812-5844 Cambie Street	Oakridge	Rezoning	239,051	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Childcare facilities (37 spaces) • Youth Centre • Heritage – onsite conservation • Public Art 	\$17,627,730
19	5740 Cambie Street	Oakridge	Rezoning	198,618	<ul style="list-style-type: none"> • Housing – market rental (80 units) • NPO Hub Space • Public Art 	\$12,562,053
20	427-477 West 49th Avenue	Oakridge	Rezoning	94,101	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Childcare facilities (37 spaces) • Heritage – onsite conservation • Public Art 	\$11,479,413
21	4992-5138 Ash Street	South Cambie	Rezoning	74,837	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – onsite conservation • Public Art 	\$5,571,327
22	100 West 49th Avenue	Oakridge	Rezoning- Text Amendment	58,512	<ul style="list-style-type: none"> • Childcare facilities (37 spaces) • Public Art 	\$4,067,904
23	485 West 28th Avenue	Riley Park	Rezoning	19,151	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – onsite conservation 	\$1,956,124
24	5412 Cambie Street	Oakridge	Rezoning	14,138	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – onsite conservation 	\$1,446,405
25	592 West 28th Avenue	South Cambie	Density Bonusing	20,781	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,142,939
26	6842 Oak Street	Oakridge	Density Bonusing	18,620	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,014,826
27	6808 Ash Street	Oakridge	Density Bonusing	18,128	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$988,690

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)						
28	6988 Ash Street	Oakridge	Density Bonusing	15,109	• Affordable housing and amenities in Cambie Corridor	\$824,018
29	1008 W 47th Avenue	Oakridge	Density Bonusing	12,364	• Affordable housing and amenities in Cambie Corridor	\$680,009
30	357-475 West 41st Avenue	Riley Park	Rezoning	276,085	• Housing – market rental (355 units) • Housing – below market units (64 units) • Public Art	\$614,736
31	6521 Fremlin Street	Oakridge	Density Bonusing	8,275	• Affordable housing and amenities in Cambie Corridor	\$451,316
32	325-341 West 42nd Avenue	Riley Park	Rezoning	117,951	• Housing – market rental (175 units) • Housing – below market units (40 units) • Public Art	\$260,160
33	441-475 West 42nd Avenue	Oakridge	Rezoning	112,774	• Housing – market rental (95 units) • Housing – below market units (29 units) • Public Art	\$249,335
34	1008 West 52nd Avenue	Oakridge	Density Bonusing	3,247	• Affordable housing and amenities in Cambie Corridor	\$178,558
35	325-343 West 41st Avenue	Riley Park	Rezoning	60,483	• Housing – market rental (86 units) • Housing – below market units (9 units)	\$0
36	4118-4138 Cambie Street	Riley Park	Rezoning	49,775	• Housing – market rental (90 units)	\$0
37	3353 Cambie Street	South Cambie	Rezoning	6,461	•	\$0
Subtotal Cambie Corridor Plan				1,724,139		\$81,567,801

Metropolitan Core Jobs Plan						
38	450 West Georgia Street and 712-732 Richards Street	Downtown	Rezoning	198,618	• Affordable housing and childcare in the Metro Core • Public Art	\$3,697,774
39	534-550 Cambie Street	Downtown	Rezoning	156,876	• Affordable housing and childcare in the Metro Core • Public Art	\$2,977,028
40	835-837 Beatty Street	Downtown	Heritage Designation	3,156	• Heritage – on-site conservation	\$2,000,000
41	110 West 4th Avenue	Mount Pleasant	Rezoning	121,129	• Affordable housing and childcare in the Metro Core • Public Art	\$1,679,603
42	328-360 West 2nd Avenue	Mount Pleasant	Rezoning	56,316	• Affordable housing and childcare in the Metro Core • Public Art	\$805,432
43	150 West 4th Avenue	Mount Pleasant	Rezoning	41,090	• Affordable housing and childcare in the Metro Core • Public Art	\$778,005
Subtotal Metropolitan Core Jobs Plan				577,185		\$11,937,842

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						
44	728-796 Main Street	Downtown Eastside	Rezoning	18,440	<ul style="list-style-type: none"> Housing – social housing (19 units) 	\$7,500,000
45	320 E Hastings Street	Downtown Eastside	DPB - Density Bonus Zoning	92,149	<ul style="list-style-type: none"> Housing – social housing (105 units) Social service centre 	Non-profit project
46	401 Jackson Avenue	Downtown Eastside	DPB - Density Bonus Zoning	86,013	<ul style="list-style-type: none"> Housing – social housing (172 units) Social service centre 	Non-profit project
47	1015 East Hastings Street	Downtown Eastside	Rezoning	43,692	<ul style="list-style-type: none"> Housing – social housing (110 units) Housing – market rental (53 units) Housing – shelter beds (80) 	Non-profit project
48	327 Main Street	Downtown Eastside	DPB - Density Bonus Zoning	38,178	<ul style="list-style-type: none"> Housing – social housing (78 units) Ceremonial space 	Non-profit project
Subtotal Downtown Eastside Plan				278,473		\$7,500,000

Grandview-Woodland Plan						
49	1943-1999 East Hastings Street	Grandview - Woodland	Rezoning	43,735	<ul style="list-style-type: none"> Contribution toward delivery of Grandview-Woodland Public Benefit Strategy Heritage – onsite conservation Public art 	\$1,809,923
50	2246-2268 East Broadway	Kensington - Cedar Cottage	Rezoning	31,384	<ul style="list-style-type: none"> Contribution toward delivery of Grandview-Woodland Public Benefit Strategy Heritage – onsite conservation 	\$730,568
51	1837-1863 East 11th Avenue and 2631-2685 Victoria Drive	Kensington - Cedar Cottage	Rezoning	41,224	<ul style="list-style-type: none"> Housing – market rental (136 units) Heritage – on-site conservation 	\$700,000
52	2062 East 8th Avenue	Grandview - Woodland	Density Bonusing	618	<ul style="list-style-type: none"> Affordable housing and amenities in Grandview-Woodland 	\$2,075
53	1885 East Pender Street	Grandview - Woodland	Rezoning	26,089	<ul style="list-style-type: none"> Housing – social housing (64 units) 	Non-profit project
54	1766 Frances Street	Grandview - Woodland	Rezoning	42,092	<ul style="list-style-type: none"> Housing – social housing (84 units) 	Non-profit project
Subtotal Grandview-Woodland Plan				185,142		\$3,242,566

Norquay Plan						
55	2725-2751 Kingsway	Renfrew - Collingwood	Rezoning	90,859	<ul style="list-style-type: none"> Contribution toward delivery of Norquay Public Benefit Strategy Public Art 	\$2,975,568
Subtotal Norquay Plan				90,859		\$2,975,568

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Mount Pleasant Plan						
56	2122 Quebec Street	Mount Pleasant	Density Bonusing	89,264	• Childcare in Mount Pleasant	\$1,803,916
57	602-644 Kingsway	Mount Pleasant	Rezoning	21,087	• Housing – market rental (80 units)	\$0
Subtotal Mount Pleasant Plan				110,351		\$1,803,916

Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)						
58	3449-3479 West 41st Avenue and 5664 Collingwood Street	Dunbar - Southlands	Rezoning	53,322	• Contribution toward the Affordable Housing Fund	\$300,000
59	1405 East 15th Avenue and 3047-3071 Maddams Street	Kensington - Cedar Cottage	Rezoning	37,225	• Contribution toward childcare in the local area	\$250,000
60	4426-4464 Knight Street and 1406 East 28th Avenue	Kensington - Cedar Cottage	Rezoning	19,671	• Contribution toward childcare in the local area	\$240,000
61	3609-3687 Arbutus Street	Arbutus Ridge	Rezoning	60,461	• Housing – market rental (93 units) • Housing – below market units (23 units)	\$0
62	4575 Granville Street	Shaughnessy	Rezoning	6,650	• Housing – market rental (24 units)	\$0
Subtotal Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)				177,329		\$790,000

Little Mountain Adjacent Area						
63	5107-5119 Main Street and 196 East 35th Avenue	Riley Park	Rezoning	17,308	• Contribution toward the Affordable Housing Fund	\$517,163
Subtotal Little Mountain Adjacent Area				17,308		\$517,163

Joyce Station Precinct Plan						
64	5417 Joyce Street	Renfrew - Collingwood	Density Bonusing	25,069	• Affordable housing and amenities in the Joyce Precinct Public Benefit Strategy	\$376,040
Subtotal Joyce Station Precinct Plan				25,069		\$376,040

Downtown South						
65	1317 Richards Street and 508 Drake Street	Downtown	Rezoning	108,021	• Housing – social housing (193 units)	Non-profit project
66	1190 Burrard Street	Downtown	Rezoning	55,497	• Housing – social housing (154 units) • Social service centre	Non-profit project
67	1250 Granville Street	Downtown	Development Permit Bonus	4,448	• Housing – market rental (61 units)	\$0
Subtotal Downtown South				167,966		\$0

No Plan Area						
68	480 Broughton Street	Downtown	DPB - Density Bonus Zoning	98,207	• Housing – social housing (60 units) • Childcare facilities (65 spaces)	Non-profit project
69	546 West 13th Avenue	Fairview	Rezoning	72,838	• Housing – social housing (135 units)	Non-profit project
70	2929 Commercial Drive	Kensington - Cedar Cottage	Rezoning	-4,071 (restricted by view cones)	• Housing – social housing (27 units)	Non-profit project
Subtotal No Plan Area				166,974		\$0

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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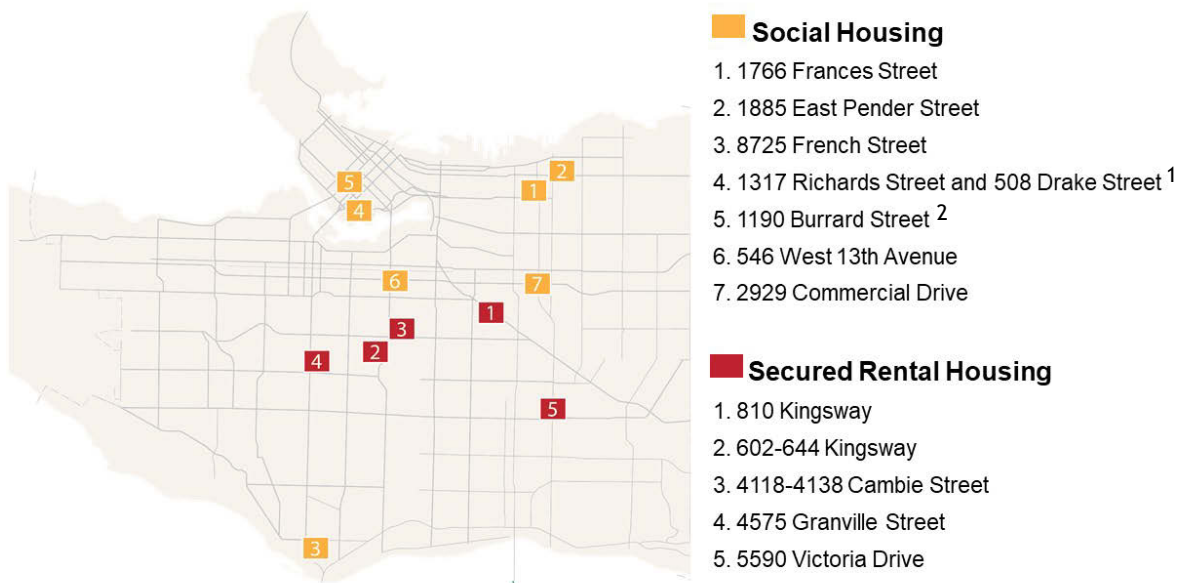
Secured Rental Policy (outside of Community Plan Areas)						
71	810 Kingsway	Kensington - Cedar Cottage	Rezoning	27,794	• Housing – market rental (108 units)	\$0
72	2735 East 41st Avenue	Renfrew - Collingwood	Rezoning	18,122	• Housing – market rental (32 units)	\$0
73	5590 Victoria Drive	Kensington - Cedar Cottage	Rezoning	12,729	• Housing – market rental (54 units)	\$0
Subtotal Secured Rental Policy (outside of Community Plan Areas)				58,645		\$0

Moderate Income Rental Housing Pilot Program						
74	3084 West 4th Avenue and 2010 Balaclava Street	Kitsilano	Rezoning	11,093	• Housing – market rental (27 units) • Housing – moderate income units (8 units)	\$0
75	3701 W Broadway	West Point Grey	Development Permit Bonus	2,784	• Housing – market rental (2 units) • Housing – moderate income units (1 unit)	\$0
Subtotal Moderate Income Rental Housing Pilot Program				13,877		\$0

Grand Total				5,036,409		\$299,337,284
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Appendix C Rezoning Approved in 2021 that were Exempt from CACs

2021 CAC EXEMPTIONS



Notes:

1. Also includes a Place of Worship, which is exempt as per Section 8.1(d) of the CAC Policy.
2. Also includes a Social Service Centre, which is exempt 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 2021, there were thirteen rezonings to District Schedules, exclusively in the Cambie Corridor and Marpole areas:

- 607-621 West 28th Avenue
- 183 West King Edward Avenue and 4088 Columbia Street
- 4825 Laurel Street
- 6869-6909 Ash Street
- 4575 Ash Street and 623-693 West 30th Avenue
- 515 West 60th Avenue
- 721-735 West 49th Avenue
- 756 West 26th Avenue
- 6225-6263 Yukon Street
- 197 West 26th Avenue
- 608-632 West 54th Avenue
- 707 West 27th Avenue
- 157-163 West King Edward Avenue

It's anticipated the City will receive approximately \$5M in density bonus contributions from the projects above based on the maximum density achievable.