

Development Contribution Expectations in Areas Undergoing Community Planning

Adopted by City Council on June 20, 2018

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1 Application and Intent

Development Contribution Expectations (DCE) policies are intended to limit land value speculation in areas undergoing community planning. The policies provide buyers and sellers of land in community planning areas with clarity regarding the City's priorities for community planning areas and expectations for contributions towards amenities and affordable housing as a result of community planning.

1.1 Relationship to Community Amenity Contributions (CACs)

Area specific CACs are calculated at the end of a planning process based on the projected growth in population and jobs that will result from the plan, the amenities needed to serve that growth and the projected costs and funding sources available for the amenities.

DCEs are identified at the beginning of a community planning program based on City policy priorities for each area and the projected economic viability of alternative development scenarios.

Following the completion of a community planning program, DCEs are revisited to reflect the densities, mix of uses and amenity needs in the planning area. The DCEs are then updated and incorporated into the CAC policy for the planning area.

For more information about the City's CAC policy visit:

<http://vancouver.ca/files/cov/community-amenity-contributions-through-rezonings.pdf>

2 Area-Specific DCE Policies

Area-specific development contribution expectations are shown in Tables 1 and 2.

Table 1: Area Specific Priorities and DCE Policies

Community Planning Area	Sub-Area	Priorities and DCE Policies
Broadway Area Planning	Uptown Office C-3A Focus Area	Prioritize job space. Do not consider adding residential use.
	Burrard Slopes IC Focus Area	DCE for commercial-only projects seeking additional density: per CAC Policy. http://vancouver.ca/files/cov/community-amenity-contributions-through-rezonings.pdf
	Mt. Pleasant I-1 Focus Area	
	False Creek Flats I-3 & CD-1 Focus Area	
	RM/ FM Zoning Districts	Prioritize affordable rental housing. Do not consider additional development rights for market strata residential.
	Mt. Pleasant IC-3 Focus Area	DCE for rental projects seeking additional density: maximize below market rental housing ¹ .
	C-3A (Outside Uptown) & C-2	<p>Prioritize job space and affordable rental housing. Consider the potential for additional development rights for market strata residential in limited situations.</p> <p>DCE for commercial-only projects seeking additional density: per CAC policy. http://vancouver.ca/files/cov/community-amenity-contributions-through-rezonings.pdf</p> <p>DCE for rental projects seeking additional density: maximize below market rental housing¹.</p> <p>DCE for projects seeking additional density for market strata residential: per table 2 below.</p>
	Industrial Areas	N/A. Broadway Planning Program will not consider change in these areas.
	RT Zoning Districts	
	FSHCA Zoning District	
FCCDD Zoning District		
RS Zoning Districts		
SEFC ODP		

Note (1) Below market rate rental serves households earning \$30-\$80,000 / year. The City will set the minimum requirement for below market units as part of the planning process based on economic viability in each area.

Table 2: Area Specific DCE Targets

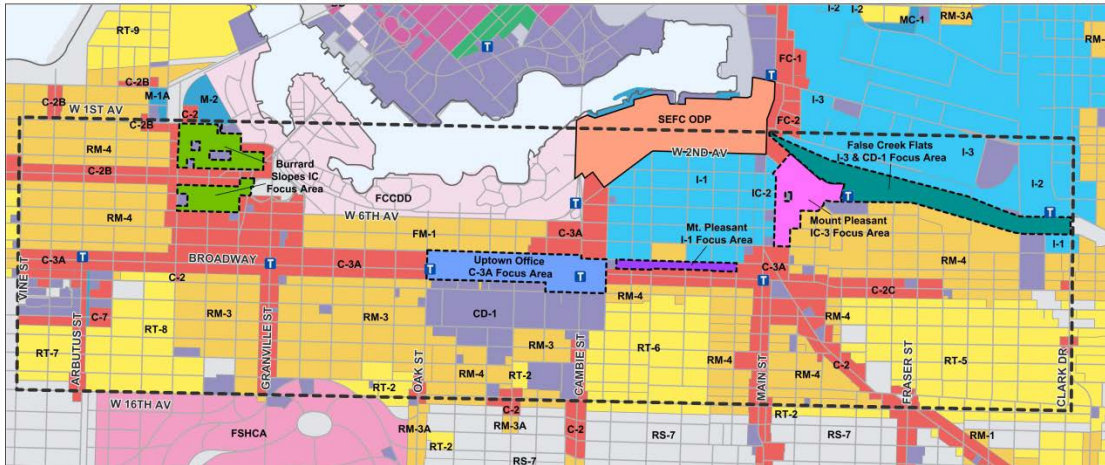
Community Planning Area	DCE Target Area	DCE Targets ¹
Broadway Area Planning	C-2 (Market Strata Residential)	\$3,552.09/m ² (\$330/sf)
	C-3A East of Main St. (Market Strata Residential)	\$3,552.09/m ² (\$330/sf)
	C-3A West of Main St. (Market Strata Residential)	\$4,574.66/m ² (\$425/sf)

Note (1) Rate information listed in Table 2 are applicable to the incremental density (above existing zoning).














Area boundaries (see Area maps below):

Area 1: Broadway Corridor

1. Broadway Corridor



Note (1) Map represents the general study area for area planning. Not all areas within will be considered for change. A detailed study area will be confirmed in early 2019.

-  Uptown Office C-3A Focus Area
-  Burrard Slopes IC Focus Area
-  Mount Pleasant I-1 Focus Area
-  False Creek Flats I-3 & CD-1 Focus Area
-  RM/ FM Zoning
-  Mount Pleasant IC-3 Focus Area
-  C-3A (Outside Uptown) & C-2
-  Industrial Areas
-  RT Zoning Districts
-  FSHCA Zoning District
-  FCCDD Zoning District
-  RS Zoning Districts
-  SEFC ODP