

Policy

Development Contribution Expectation Policy in Areas Undergoing Community Planning

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1 APPLICATION AND INTENT

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

Relationship to Other Development Contributions

Development contributions such as Inclusionary Zoning, Amenity Cost Charges, Density Bonusing, and Community Amenity Contributions 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 transferred into the applicable development contribution.

For more information about the City's development contribution framework, visit:

<https://vancouver.ca/home-property-development/how-development-funds-communities.aspx>. Note that the DCE policy does not reflect other required development contributions such as Development Cost Levies, Development Cost Charges, conditions of development and others.

2 AREA-SPECIFIC DCE POLICIES

Area-specific DCE policies are shown in Tables 1 and 2 and include the following areas:

- The Broadway planning program (west of Vine Street) to be considered as part of future area planning or the City-wide planning process
- The Rupert and Renfrew area planning process
- The Granville Street Planning area planning process
- The Villages Planning Program

Table 1a: Area Specific Priorities and DCE Policies

Community Planning Area	Sub-Area	Priorities and DCE Policies
Broadway Area West of Vine ¹	RM Zoning Districts	<p>Prioritize rental housing. Do not consider additional development rights for market strata residential.</p> <p>DCE for rental projects seeking additional density: maximize below market rental housing².</p>
	R1-1 and RT Zoning Districts	<p>TBD as part of future area planning or the City-wide Plan. Future requirements will reflect the City's priorities for:</p> <ul style="list-style-type: none"> - Rental Housing - Amenities - Job Space
	C-2, C2C, and C-2C1 fronting onto Broadway, generally between Larch Street and Alma Street, as well as where fronting onto West 10th Avenue generally between Alma Street and Tolmie Street.	<p>Prioritize job space and rental housing. Consider the potential for additional development rights for market strata residential in limited situations.</p> <p>DCE for rental projects seeking additional density: maximize below market rental housing².</p> <p>DCE for projects seeking additional density for market strata residential: per Table 2 below.</p>
	Jericho lands	Excluded from this DCE Policy.

¹ Sub-areas and priorities included in Map A below.

² "Below market rental housing" refers to dwelling units where:

- the maximum starting rents and rents at unit turnover are at least 10% less than the average rents for all private rental apartment units, city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year; and
- the starting rent and turnover rent requirements are secured through a housing agreement.

Table 1b: Area Specific Priorities and DCE Policies (Continued)

Community Planning Area	Sub-Area	Priorities and DCE Policies
Rupert and Renfrew Area Planning ¹	Mixed Employment and Industrial Lands, with exception of sites identified as part of rezoning enquiry for 3200 East Broadway and 2625 Rupert Street	<p>Prioritize job space. Do not consider adding residential use.</p> <p>DCE for commercial-only projects seeking additional density as per CAC policy: https://guidelines.vancouver.ca/policy-community-amenity-contributions-for-rezonings.pdf</p>
	C-1 and C-2	<p>Prioritize purpose-built market and below-market rental housing².</p> <p>DCE for rental projects seeking additional density: maximize below market rental housing⁴. For purpose-built rental not eligible for a CAC exemption, CACs would be negotiated on a case-by-case basis.</p> <p>In limited situations where potential for additional development rights for market strata residential are considered, the DCE targets per Table 2 below would apply.</p>
	RM	<p>Prioritize purpose-built market and below-market rental housing. Support the creation and renewal of non-market housing. Do not consider additional development rights for market strata residential.</p> <p>For purpose-built rental not eligible for a CAC exemption, CACs would be negotiated on a case-by-case basis.</p>
	CD-1 that is <u>outside</u> of the Employment Lands, with exception of Skeena Terrace site at 2298 Cassiar St	<p>Prioritize purpose-built market and below-market rental housing. Support the creation and renewal of non-market housing.</p> <p>For purpose-built rental not eligible for a CAC exemption, CACs would be negotiated on a case-by-case basis.</p> <p>In limited situations where potential for additional development rights for market strata residential are considered, CACs would be negotiated on a case-by-case basis.</p>

	R1-1 and RT	<p>Prioritize purpose-built market and below-market rental housing. Support the creation and renewal of non-market housing.</p> <p>For purpose-built rental not eligible for a CAC exemption, CACs would be negotiated on a case-by-case basis.</p> <p>In situations where potential for additional development rights for market strata residential are considered, the DCE targets per Table 2 below would apply.</p>
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¹Sub-areas and priorities included in Map B below.

²"Below market rental housing" refers to dwelling units where:

- (a) the maximum starting rents and rents at unit turnover are at least 10% less than the average rents for all private rental apartment units, city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year; and
- (b) the starting rent and turnover rent requirements are secured through a housing agreement.

Table 1c: Area Specific Priorities and DCE Policies (Continued)

Community Planning Area	Sub-Area	Priorities and DCE Policies
Granville Street Planning Area ¹	K1 and K2 (Downtown Official Development Plan)	<p>Prioritize job space. Do not consider adding residential use.</p> <p>DCE for commercial-only projects seeking additional density as per CAC policy: https://guidelines.vancouver.ca/policy-community-amenity-contributions-for-rezonings.pdf</p> <p>Where there is on-site heritage assets, alterations should seek retention of significant primary structural elements according to City's heritage policies. Where there is on-site cultural facilities, seek to retain/replace assets as appropriate.</p>
	K3 (Downtown Official Development Plan)	<p>Prioritize job space and rental housing.</p> <p>DCE for commercial-only projects seeking additional density: per CAC policy: https://guidelines.vancouver.ca/policy-community-amenity-contributions-for-rezonings.pdf</p> <p>DCE for rental projects seeking additional density: CACs to be negotiated on a case by case basis with aim to maximize below market rental housing².</p>

		Where there is on-site heritage assets, alterations should seek retention of significant primary structural elements according to City's heritage policies. Where there is on-site cultural facilities, seek to retain/replace assets as appropriate.
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¹ Sub-areas and priorities included in Map C below.

² "Below market rental housing" refers to dwelling units where:

- a) Starting rents by unit type will not exceed a rate that is 20 per cent less than the city-wide average rents for the City of Vancouver as published by CMHC.
- b) After initial occupancy, rent escalation during a tenancy will be limited to the increases authorized by the Residential Tenancy Act.
- c) Between tenancies, the rent may be re-indexed to the current CMHC average rent by unit type, applying the 20 per cent discount to city-wide average rents for the City of Vancouver as published by CMHC.

Table 1d: Area Specific Priorities and DCE Policies (Continued)

Community Planning Area	Sub-Area	Priorities and DCE Policies
Villages Planning Program ¹	Commercial Zones	Prioritize purpose-built market and below-market rental housing ² . DCE for rental projects seeking additional density: maximize below market rental housing. In limited situations where potential for additional development rights for market strata residential are considered, the DCE targets per Table 2 below would apply.
	RM	Prioritize purpose-built market and below-market rental housing. Support the creation and renewal of non-market housing. Do not consider additional development rights for market strata residential.
	R1 and RT	Prioritize purpose-built market and below-market rental housing. Support the creation and renewal of non-market housing. In situations where potential for additional development rights for market strata residential are considered, the DCE targets per Table 2 below would apply.
	CD-1s	Village prezoning will not impact CD-1 zoning. Any change to CD-1 zoning would require a rezoning.

	Industrial zones (I Zones, M Zones)	Prioritize job space. Do not consider adding residential use, unless directed by the applicable community plan.
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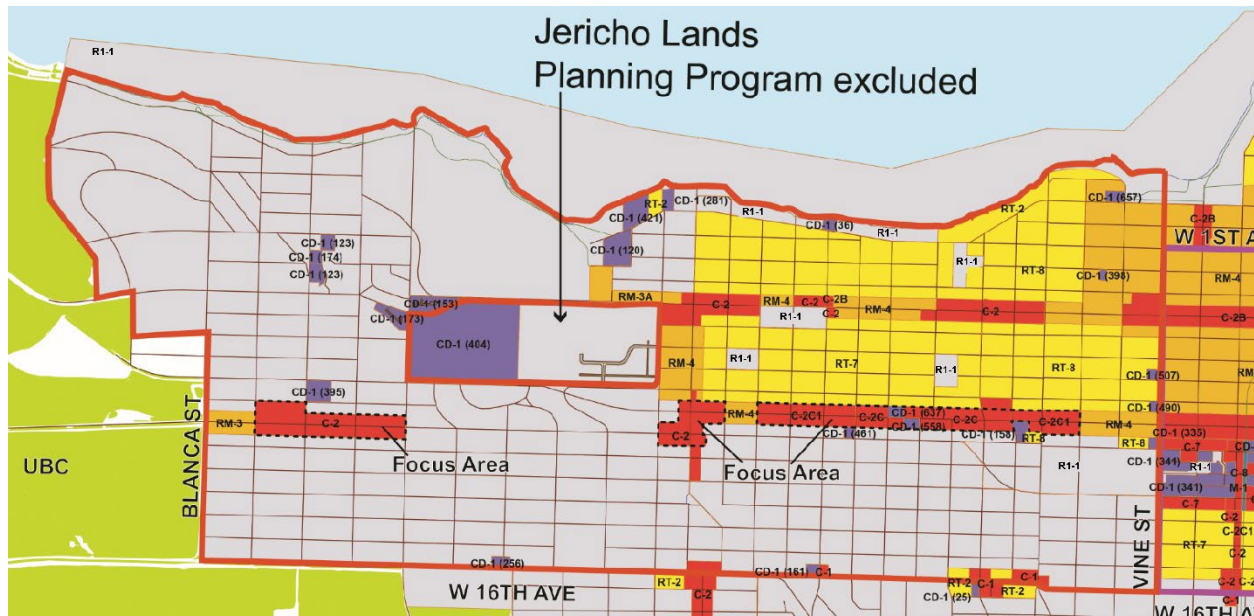
Table 2: Area Specific DCE Targets

Community Planning Area	DCE Target Area	DCE Targets¹
Broadway area west of Vine	C-2 Zoning Districts (Market Strata Residential)	\$3,552.09/m ² (\$330/ft. ²)
Rupert and Renfrew Area Planning	C	\$1,722/m ² (\$160/ft. ²)
	RT	\$1,399/m ² (\$130/ft. ²)
	R1-1	\$1,399/m ² (\$130/ft. ²)
Villages Planning Program	C	\$1,722/m ² (\$160/ft. ²)
	RT	\$1,399/m ² (\$130/ft. ²)
	R1-1	\$1,399/m ² (\$130/ft. ²)

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

3 AREA BOUNDARIES (SEE AREA MAPS BELOW)

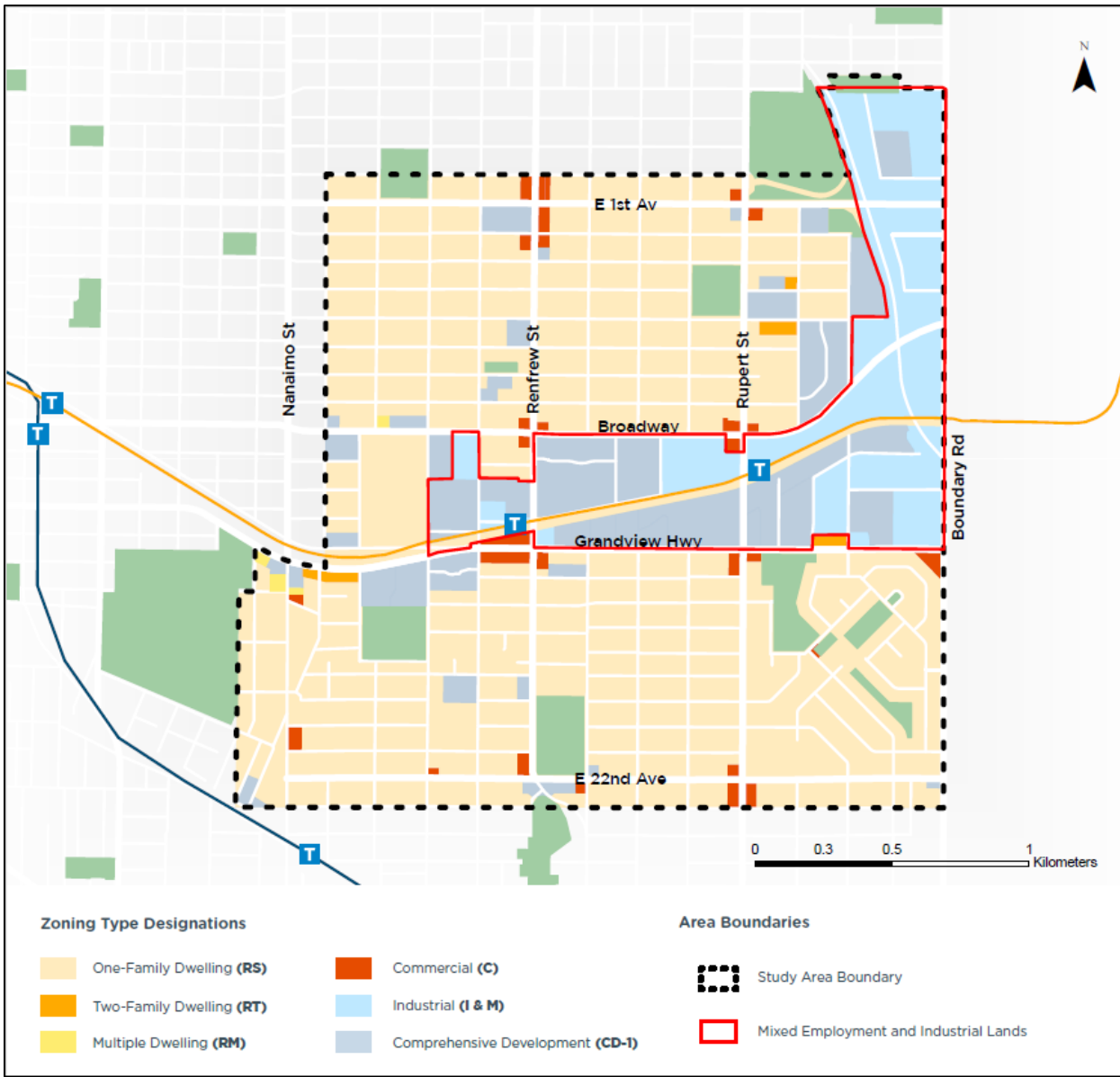
Map A: Broadway area west of Vine (Kitsilano and West Point Grey)



Note: Map A represents the area where the proposed Development Contribution Expectation Policy and Interim Rezoning Policy would apply

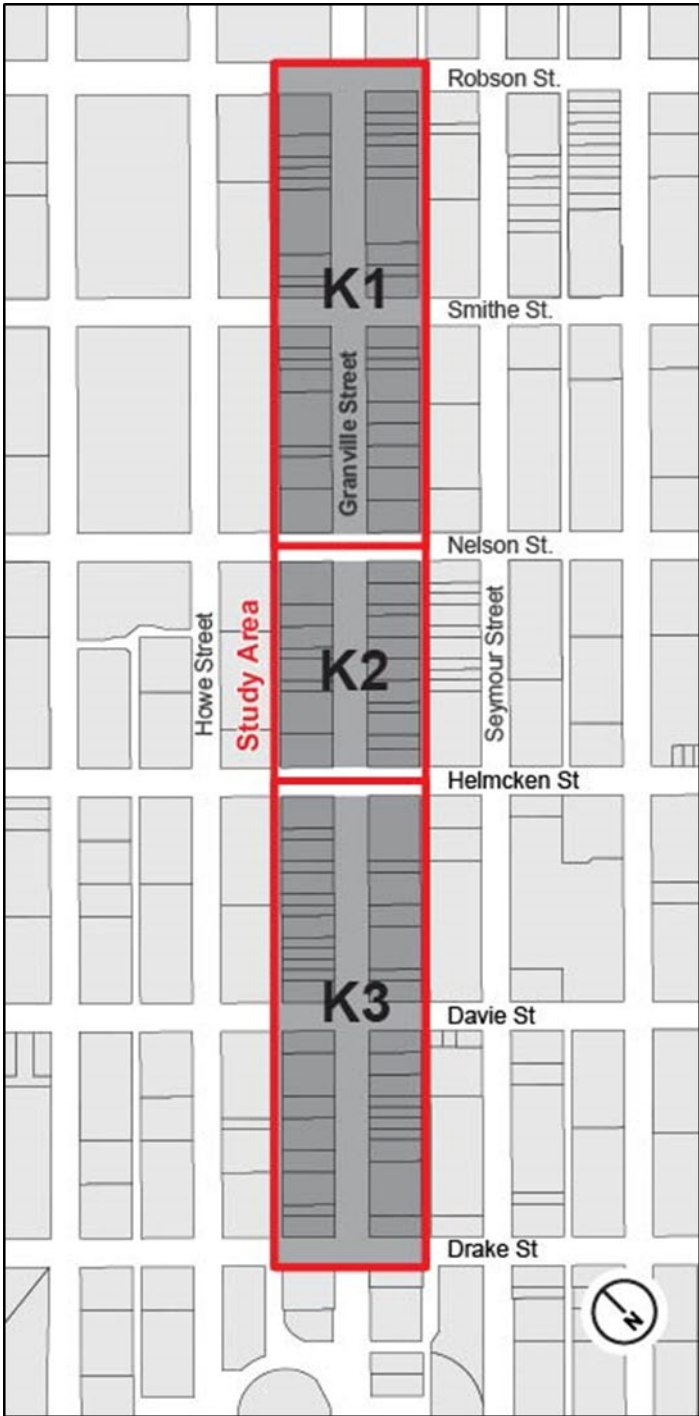
- C-2 & C-2C1 Focus Areas
- C-3A & C-2
- RM/ FM Zoning
- RT Zoning Districts
- R1-1
- CD-1

Map B: Rupert and Renfrew Plan Study Area



Note: Map B represents the general study area for area planning. Not all areas within will be considered for changes to land use designations or zoning.

Map C: Granville Street Planning Program Study Area (DODP Sub Areas K1, K2 and K3)



Map D: Villages Planning Program

