



CAC Amenity List

July 17, 2018, Council Workshop

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OUTLINE

- Financial Principals
- Financial Mechanisms (Capital)
- Community Amenity Contributions (CACs)
- Amenity List
- Financial Reporting

Financial Principals

- Development costs “attributable” to the development project:
 - clear connection
 - reasonably proportional
- Certainty, fairness and transparency
- Negotiation vs. Regulation
- Capital costs

Financial Mechanisms (Capital)

- Development Servicing Bylaw
 - Adjacent off-site works
 - On-site works
- Development Cost Charges (DCCs)
- Land dedication and rights of way

Financial Mechanisms (Capital)

- Agreements (CACs)
 - Phased Development Agreement
 - Density Bonus Bylaw
 - Housing Agreement
 - Development Works Agreement
 - Excess & Extended Service (latecomer waivers)
 - Agreement of Purchase and Sale (DNV lands)

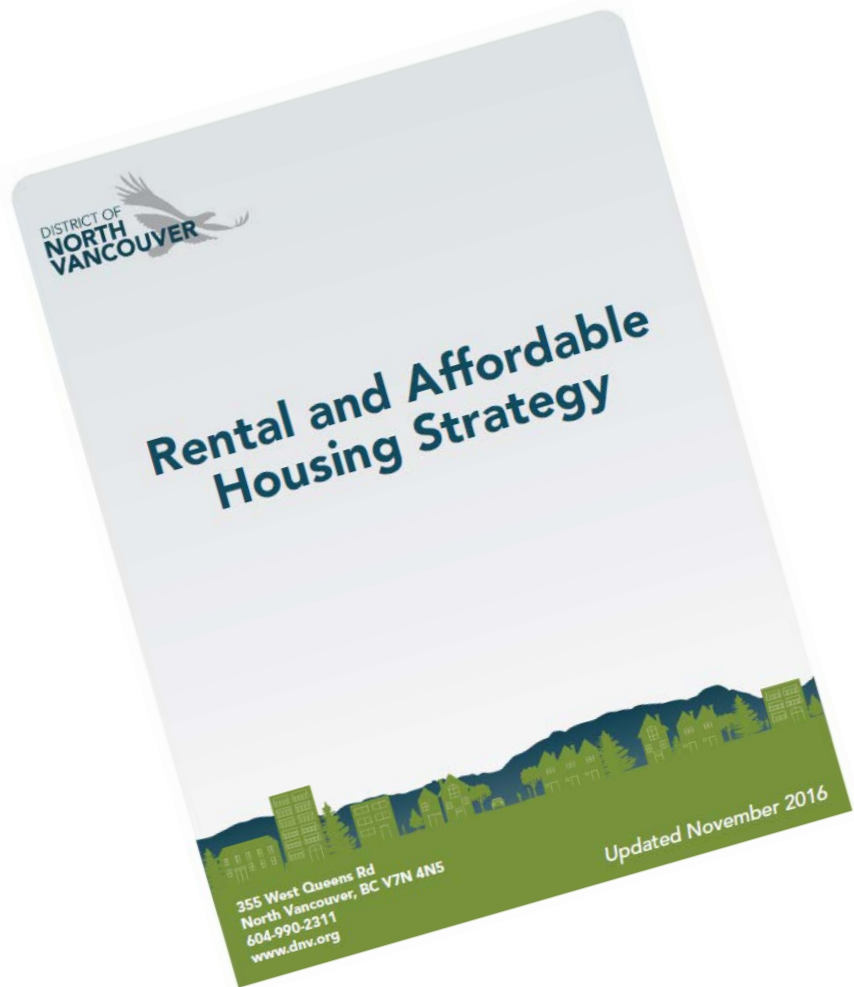
Community Amenity Contributions

- CAC Policy
 - 75% of lift in value of land attributable to a proposed residential density increase
 - Both negotiated and fixed rate sites (\$6.40 to \$21.30 per sq. ft.)
 - Annual escalation
 - On-site or cash for off-site amenities
 - Documented in staff report

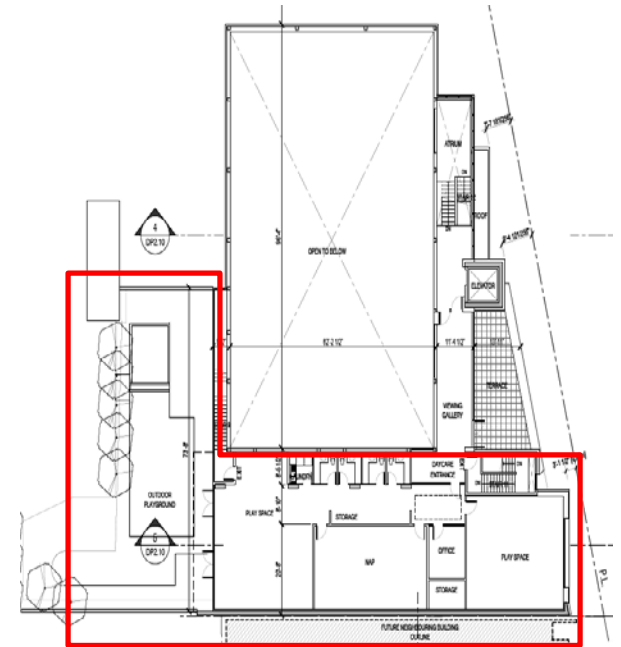
Amenity List

- Official Community Plan
- Implementation Plans
- CAC Policy
- Other

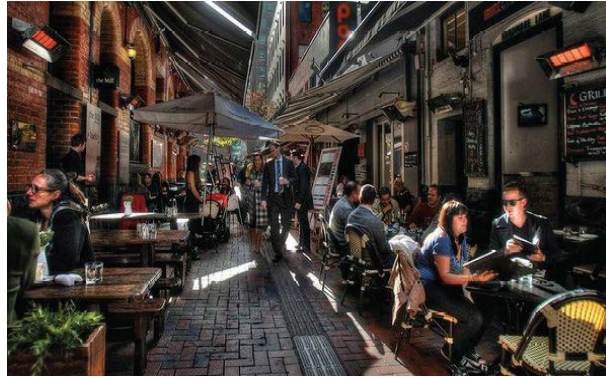


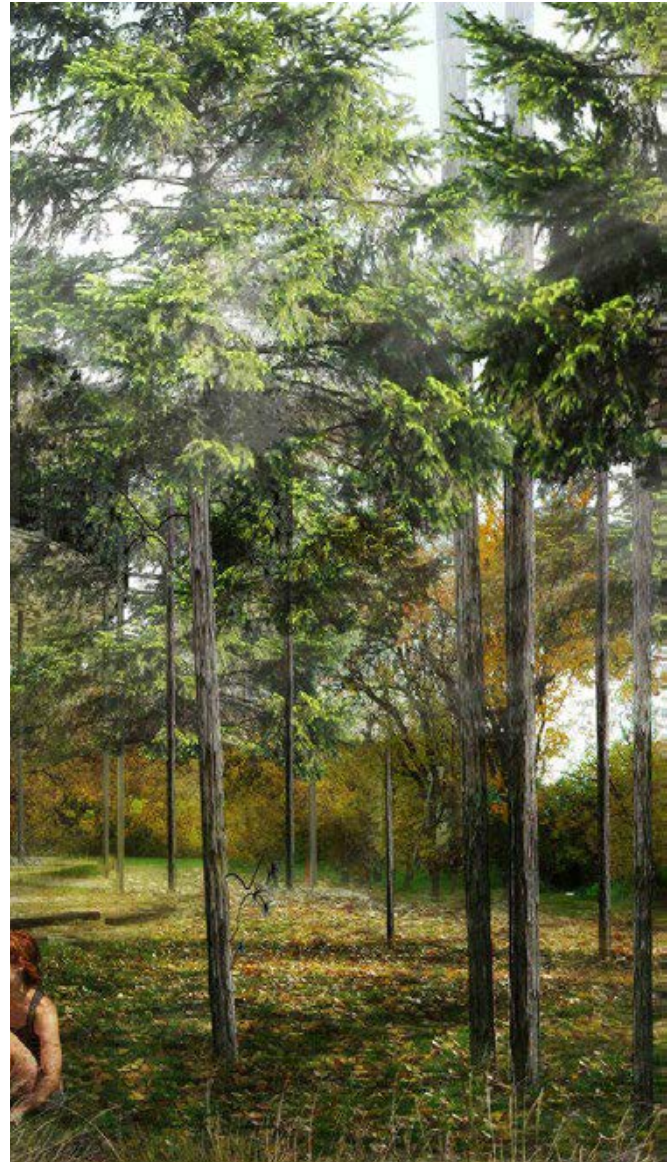












Lions Gate Village Centre

Amenity & Housing Plan	CAC Funding	Foregone CACs
Care Facilities	\$1.5M	
Community Facilities	\$14.3M	
Cultural Spaces and Public Art	\$1.5M	
Parks	Other Sources	
Pedestrian Facilities	Other Sources	
Plazas	Other Sources	
Streetscape & Public Realm	\$2.5M	
Urban Trails	\$3.5K	
Market Rental - Larco	-	\$3.0M
TOTAL	\$19.8M	\$3.0M

Approved Development	CAC Funding
Built, Collected or Occupied	\$2.5M
Pending Collection or Occupancy	\$14.6M
TOTAL	\$17.1M

Lynn Valley Town Centre

Amenity & Housing Plan	CAC Funding	Foregone CACs
Care Facilities	\$6.6M	-
Community Facilities	\$12.5M	-
Cultural Spaces and Public Art	\$1.0M	-
Parks	Other Sources	-
Plazas	Other Sources	-
Streetscape & Public Realm	\$1.3M	-
Urban Trails	\$1.6M	-
Market Rental - Mountain Court	-	\$1.9M
Market Rental - Emery Village	-	\$1.1M
Non-Market Rental - Kiwanis	-	\$1.4M
Non-Market Rental - Emery Village	-	\$2.5M
TOTAL	\$23M	\$6.8M

Approved Development	CAC Funding
Built, Collected or Occupied	\$4.7M
Pending Collection or Occupancy	\$13.2M
TOTAL	\$17.9M

Outside of Centres

Amenity & Housing Plan	CAC Funding	Foregone CACs	District Land
Care Facilities	\$1.5M	-	-
Cultural Spaces and Public Art	\$2.0M	-	-
Heritage Initiatives	\$150K	-	-
Neighbourhood Parks	\$534K	-	-
Plazas	Other Sources	-	-
Streetscape & Public Realm	\$500K	-	-
Transit	\$450K	-	-
Urban Trails	\$5.0M	-	-
Market Rental - Cedar Springs	-	\$3.4M	-
Market Rental - Edgemont Seniors Living	-	\$2.4M	-
Non-Market Rental - Cedar Springs	-	\$900K	-
Non-Market Rental - Delbrook	-	-	\$1.4M
Non-Market Rental - DNV Land	-	-	\$1.5M
TOTAL	\$10.2M	\$6.7M	\$2.9M

Approved Development	CAC Funding
Built, Collected or Occupied	\$6.3M
Pending Collection or Occupancy	\$4.9M
TOTAL	\$11.2M

Lynn Creek Town Centre

Amenity & Housing Plan	CAC Funding	Foregone CACs	District Land
Care Facilities	\$900K	-	-
Community Facilities	\$10.4M	-	-
Cultural Spaces and Public Art	\$1.5M	-	-
Parks	\$1.5M	-	-
Plazas	Other Sources	-	-
Streetscape & Public Realm	\$1.1M	-	-
Urban Trails	\$8.8M	-	-
Market Rental - Oxford Flats	-	\$2.5M	-
Market Rental - Adera	-	\$2.2M	-
Non-Market Rental - Seylynn Village	-	\$5.4M	-
Non-Market Rental - Sanford Oxford	-	-	\$1.1M
TOTAL	\$24.2M	\$10.1M	\$1.1M

Approved Development	CAC Funding
Built, Collected or Occupied	\$2.5M
Pending Collection or Occupancy	\$16M
TOTAL	\$18.5M

Maplewood Village Centre

Amenity & Housing Plan	CAC Funding	Foregone CACs
Community Facilities	\$8.7M	-
Cultural Spaces and Public Art	\$1.0M	-
Parks	Other Sources	-
Plazas	Other Sources	-
Streetscape & Public Realm	\$2.3M	-
Beautification (Transmission Lines)	\$2.0M	-
Urban Trails	\$630K	-
Market Rental - GWL Northlands	-	\$2.0M
Market Rental - Innovation District	-	\$6.4M
Market Rental - Maplewood Plaza	-	\$700K
Non-Market Rental - Innovation District	-	\$12.7M
Non-Market Rental - Maplewood Plaza	-	\$600K
TOTAL	\$14.6M	\$22.4M

Approved Development	CAC Funding
Built, Collected or Occupied	\$700K
Pending Collection or Occupancy	\$906K
TOTAL	\$1.6M

URBAN CONTAINMENT BOUNDARY
OCP CENTRE

Amenity & Housing List by Centre

0 200 400 800 1,200 1,600
Meters

Published: July 6, 2018

Scale: 1:34,000

Funding Summary

millions \$

	Community Amenity CAC's	Rental and Affordable Housing			Total
		Foregone CAC's	District Lands	Density Bonus	
Plan	\$ 91.9	\$ 49.0	\$ 4.0	\$ -	\$ 144.9
Approved	66.3	21.4	-	-	87.8
Future	\$ 25.5	\$ 27.5	\$ 4.0	\$ -	\$ 57.1

Amenity and Housing Funding

- Plan \$145m
- Approved \$88m (60%)
- Pending Council direction \$57m

Ongoing Work

- Update plans for direction on density bonus options
- Updating revenue projections
- Update flat rate CAC

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