



The role of the development issues and government relations program at NAIOP Vancouver is to work with a number of partners, ie, Metro Vancouver, the Vancouver Ports Authority and other stakeholders, to produce a range of studies that can be presented to key governing groups: municipal councils and the provincial government.

Issues that have been addressed include: the inventory of developable industrial land in the Metro Vancouver area; the economic contribution of the Commercial Real Estate Sector to the regional economy; the Cost of Business Survey; transit oriented development, and the potential economic impact of a Community Amenity Charge on a new office development in downtown Vancouver. The NAIOP Vancouver board of directors assigns four directors to shepherd these various studies. This submission focuses on the CAC issue.

In 2016, NAIOP Vancouver retained Altus Group Economic Consulting to provide an assessment of the economic benefits of downtown Vancouver's office sector and the potentially negative impacts of the application of Community Amenity Charges (CACs) to office re-zoning developments in downtown Vancouver. The report sets out a wide array of evidence that imposing CACs at this time on downtown office development may bring about a number of negative economic and fiscal consequences to the Vancouver economy. This had been communicated to officials at the city of Vancouver by NAIOP Vancouver and its members, and when the City indicated that it did not have hard data supporting the impact of the downtown office sector from an economic perspective, NAIOP Vancouver used this opportunity to commence this study.

The report was provided to Vancouver City Council on May 10, 2016 with the intention of providing assistance in future CAC discussions. It was accompanied by a press release and a Power Point Presentation given to NAIOP Vancouver members at a chapter breakfast, as well as provided to officials at the city of Vancouver. Since that time, there has been executive turnover with City Hall (both City Manager and the Director of Planning) that have stalled discussions until the roles were filled in Q3 2016. With new personnel now in place at the city of Vancouver, NAIOP anticipates ongoing discussions on this topic with the report playing a key supporting role.