Schedule A

Transportation Demand Management (TDM) Plan Summary Worksheets

The following worksheets are intended to assist in the application of the Administrative Bulletin: Transportation Demand Management for Developments in Vancouver.

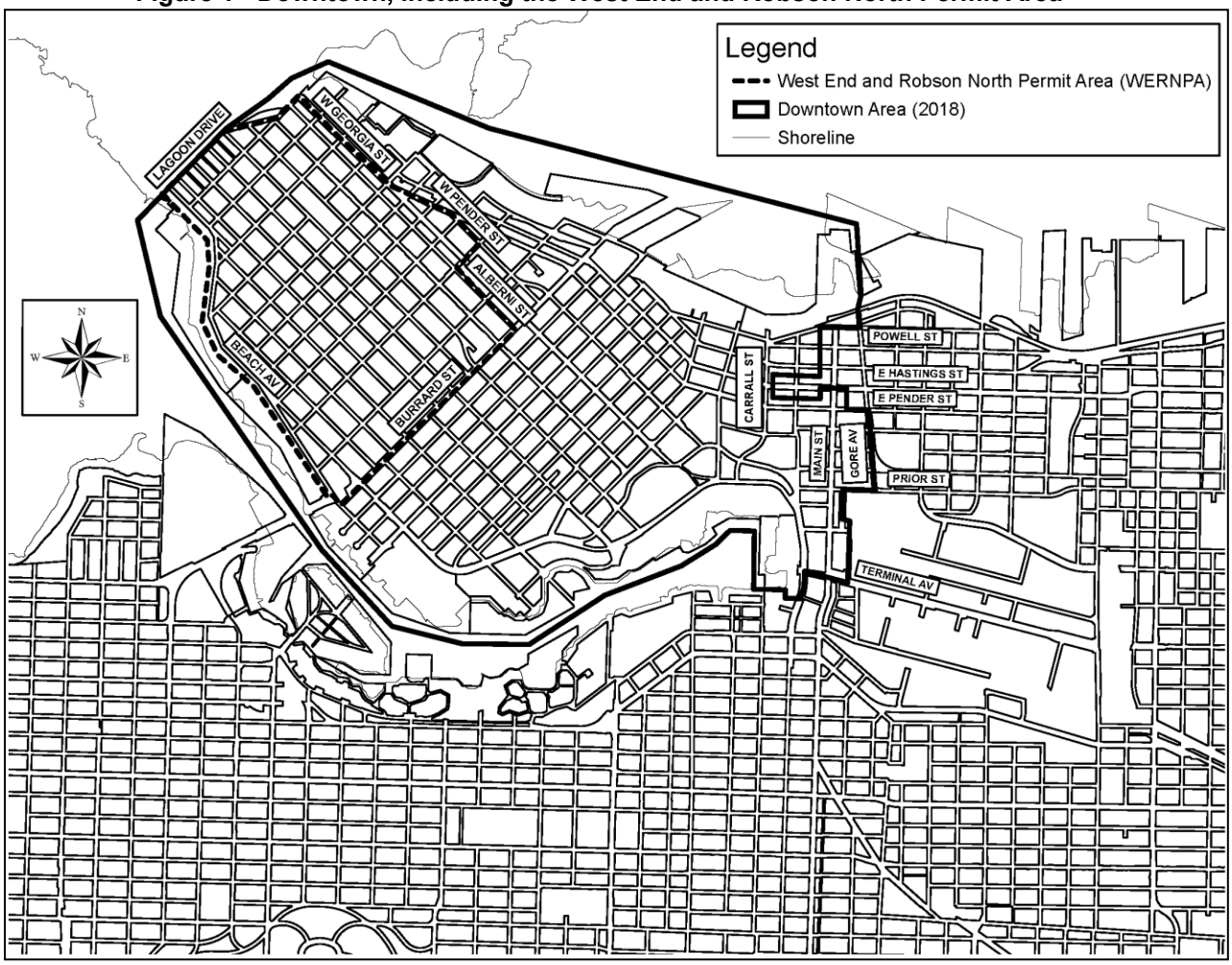
Submit the required information with your rezoning and/or development permit application along with a TDM Plan, if applicable. Submissions may be in the form of the worksheets here or in another format. At minimum, Worksheet A must be submitted indicating the TDM requirement(s) of the development. For additional information, refer to the Administrative Bulletin and Schedule B.

Worksheets include:

Worksheet A – TDM Requirements Flow Chart
Worksheet B - Transit Accessibility Parking Reductions
Worksheet C - TDM Point Requirements
Worksheet D - TDM Plan Summary – TDM Measures
Worksheet E – TDM Plan Summary – Parking Provision

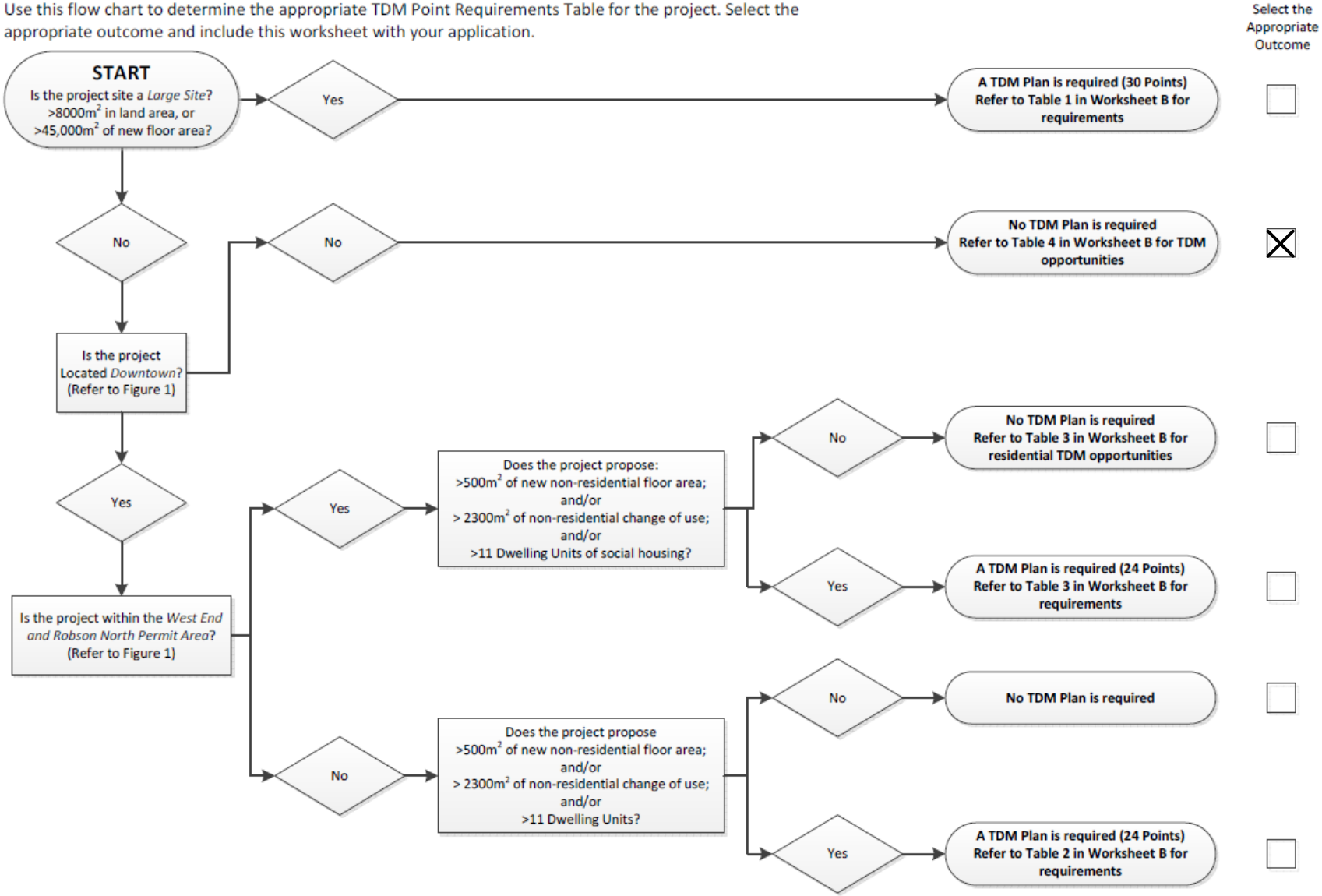
Figure 1 below indicated relevant areas for the purposed of assessing TDM Requirements in Worksheet A.

Figure 1 - Downtown, including the West End and Robson North Permit Area



WORKSHEET A: TDM Requirements Flow Chart

Use this flow chart to determine the appropriate TDM Point Requirements Table for the project. Select the appropriate outcome and include this worksheet with your application.



WORKSHEET B: TDM Point Requirements

Refer to Worksheet A to determine the appropriate Table for the project.

Table 1 - TDM Point Targets for Large Sites

The following requirements apply to large sites with >8000m^2 in land area, or >45,000m^2 of new development floor area.

Select the appropriate target for each development land use. Minimum targets for each land use must be met individually; however TDM measures available to multiple land uses may count towards the requirements of all those land uses.

Note that for large sites, at least eight (8) of the required points must come from shared vehicles.

Development	Required Points
Residential	
Residential - Social housing	❒ Fewer than 12 dwelling units, no TDM requirement ❒ For 12 dwelling units or more, a minimum of 18 points.
Residential – Strata	❒ Fewer than 12 dwelling units, no TDM requirement ❒ For 12 to 24 dwelling units, a minimum of one (1) point per dwelling unit; ❒ For 25 or more dwelling units, a minimum of 30 points;
Residential – Rental	❒ Fewer than 12 dwelling units, no TDM requirement ❒ For 12 to 24 dwelling units, a minimum of one (1) point per dwelling unit; ❒ For 25 or more dwelling units, a minimum of 30 points;
Commercial	
Commercial - Office	❒ Less than 500 m^2, no TDM requirement ❒ For 500 to 1,000 m^2 a minimum of 0.024 points per m^2; ❒ For greater than 1,000 m^2 a minimum of 30 points;
Commercial - Retail/Service	❒ Less than 500 m^2, no TDM requirement ❒ For 500 to 1,000 m^2 a minimum of 0.024 points per m^2; ❒ For greater than 1,000 m^2 a minimum of 30 points;
Other	
All other land uses	❒ Up to 30 points, to be determined on a case-by-case basis by the Director of Planning in consultation with the General Manager of Engineering Services.
Change of Use	
Change of use, all land uses	❒ For 2,300 m^2 or more, 30 points, to be determined by the Director of Planning in consultation with the General Manager of Engineering Services.

Table 2 - TDM Point Targets for Downtown Sites outside the West End and Robson North Permit Zone

The following requirements apply to sites that are within Downtown, but not within the West End and Robson North Permit Zone, which are not large sites.

Select the appropriate target for each development land use. Minimum targets for each land use must be met individually; however TDM measures available to multiple land uses may count towards the requirements of all those land uses.

Land Use	Calculation
Residential	
Residential - Social housing	❒ Fewer than 12 dwelling units, no TDM requirement ❒ For 12 dwelling units or more, a minimum of 12 points;
Residential - Strata	❒ Fewer than 12 dwelling units, no TDM requirement ❒ For 12 to 24 dwelling units, a minimum of one (1) point per dwelling unit; ❒ For 25 to 220 dwelling units, a minimum of 24 points; ❒ For 221 dwelling units or more, a minimum of 24 points, with a minimum of 8 points from shared vehicle-related measures.
Residential – Rental	❒ Fewer than 12 dwelling units, no TDM requirement ❒ For 12 to 24 dwelling units, a minimum of one (1) point per dwelling unit; ❒ For 25 to 220 dwelling units, a minimum of 24 points; ❒ For 221 dwelling units or more, a minimum of 24 points, with a minimum of 8 points from shared vehicle-related measures.
Commercial	
Commercial - Office	❒ Under 500 m^2 no TDM requirement ❒ For 500 to 1,000 m^2 a minimum of 0.024 points per m^2; ❒ For 1,001 to 2,300 m^2 a minimum of 24 points; ❒ For 2,301 m^2 or more, a minimum of 24 points, with a minimum of 8 points from shared vehicle-related measures.
Commercial - Retail/Service	❒ Under 500 m^2 no TDM requirement ❒ For 500 to 1,000 m^2 a minimum of 0.024 points per m^2; ❒ For 1,001 to 2,300 m^2 a minimum of 24 points; ❒ For 2,301 m^2 or more, a minimum of 24 points, with a minimum of 8 points from shared vehicle-related measures.
Other	
All other land uses	❒ Up to 24 points, to be determined on a case-by-case basis by the Director of Planning in consultation with the General Manager of Engineering Services.
Change of Use	
Change of use, all land uses	❒ Under 2300 m^2 no TDM requirement ❒ For 2,300 m^2 or more, up to 24 points, to be determined by the Director of Planning in consultation with the General Manager of Engineering Services.

Table 3 - TDM Point Targets within the West End and Robson North Permit Zone

The following requirements apply to sites within the West End and Robson North Permit Zone, which are not large sites.

Select the appropriate target for each development land use. Minimum targets for each land use must be met individually; however TDM measures available to multiple land uses may count towards the requirements of all those land uses.

Land Use	Required Points
Residential	
Residential - Social housing	❒ For 12 dwelling units or more, a minimum of 12 points;
Residential - Strata	**No TDM Requirement** *Up to 20% parking requirement reduction with maximum points* *Up to 10% parking requirement reduction with proximity to transit (refer to Worksheet C)* ❒ For less than 12 dwelling units, up to 12 points; ❒ For 12 to 24 dwelling units, up to one (1) point per dwelling unit; ❒ For 25 to 220 dwelling units, up to 24 points; For 221 dwelling units or more, up to 24 points, with up to 8 points from car share-related measures, proportional to total points achieved.
Residential – Rental	**No TDM Requirement** *Up to 40% parking requirement reduction with maximum points* *Up to 20% parking requirement reduction with proximity to transit (refer to Worksheet C)* ❒ For less than 12 dwelling units, up to 12 points; ❒ For 12 to 24 dwelling units, up to one (1) point per dwelling unit; ❒ For 25 to 220 dwelling units, up to 24 points; ❒ For 221 dwelling units or more, up to 24 points, with up to 8 points from car share-related measures, proportional to total points achieved.
Commercial	
Commercial - Office	❒ Less than 500 m^2, no TDM requirement ❒ For 500 to 1,000 m^2 a minimum of 0.024 points per m^2; ❒ For 1,001 to 2,300 m^2 a minimum of 24 points; ❒ For 2,301 m^2 or more, a minimum of 24 points, with a minimum of 8 points from shared vehicle-related measures.
Commercial - Retail/Service	❒ Less than 500 m^2, no TDM requirement ❒ For 500 to 1,000 m^2 a minimum of 0.024 points per m^2; ❒ For 1,001 to 2,300 m^2 a minimum of 24 points; ❒ For 2,301 m^2 or more, a minimum of 24 points, with a minimum of 8 points from shared vehicle-related measures.
Other	
All other land uses	❒ Up to 24 points, to be determined on a case-by-case basis by the Director of Planning in consultation with the General Manager of Engineering Services.
Change of Use	
Change of use, all land uses	❒ Under 2300 m^2 no TDM requirement ❒ For 2,300 m^2 or more, up to 24 points, to be determined by the Director of Planning in consultation with the General Manager of Engineering Services.

Table 4 - TDM Plan Point Targets to Achieve Parking Reductions

The following opportunities are available to sites outside the downtown, which are not large sites and do not require TDM, but may provide TDM measures in order to reduce parking requirements.

Select the appropriate target for each development land use. TDM measures available to multiple land uses may count towards parking requirement reductions of all those land uses.

Parking reductions up to the maximum percentage for the land use may be received for TDM plans achieving the maximum point value. A proportionally lesser parking reduction may be received for a lesser number of TDM points.

In addition to TDM parking requirement reductions, reductions for Transit Accessibility may apply. Refer to Worksheet C.

Land Use	Maximum Points
Residential	
Residential - Social housing (Maximum 40% reduction)	❒ Up to 12 points
Residential – Strata (Maximum 20% reduction)	❒ For less than 12 dwelling units, up to 12 points; ❒ For 12 to 24 dwelling units, up to one (1) point per dwelling unit; ❒ For 25 to 220 dwelling units, up to 24 points; ❒ For 221 dwelling units or more, up to 24 points.
Residential - Rental (Maximum 40% reduction)	❒ For less than 12 dwelling units, up to 12 points; ❒ For 12 to 24 dwelling units, up to one (1) point per dwelling unit; ☒ For 25 to 220 dwelling units, up to 24 points; ❒ For 221 dwelling units or more, up to 24 points.
Commercial	
Commercial – Office (Maximum 20% reduction)	❒ For less than 500 m^2 up to 12 points; ❒ For 500 to 1,000 m^2 up to 0.024 points per m^2; ❒ For 1,001 to 2,300 m^2 up to 24 points; ❒ For 2,301 m^2 or more, up to 24 points.
Commercial - Retail/Service (Maximum 20% reduction)	❒ For less than 500 m^2 up to 12 points; ❒ For 500 to 1,000 m^2 up to 0.024 points per m^2; ☒ For 1,001 to 2,300 m^2 up to 24 points; ❒ For 2,301 m^2 or more, up to 24 points.
Other	
All other land uses (Maximum 20% reduction)	❒ Up to 24 points, to be determined on a case-by-case basis by the Director of Planning in consultation with the General Manager of Engineering Services.
Change of Use	
Change of use, all land uses (Maximum 20% reduction)	❒ For less than 2,300 m^2 up to 12 points; ☒ For 2,300 m^2 or more, up to 24 points, to be determined on a case-by-case basis by the Director of Planning in consultation with the General Manager of Engineering Services.

WORKSHEET C: Transit Accessibility Parking Reductions

A project may be eligible for minimum parking reduction based on high levels of Transit Accessibility. Refer to the table below to determine the parking requirement reduction available to each land use in the proposed development.

Transit accessibility parking reductions are in addition to parking reductions achieved through the provision of TDM measures.

Accessibility Levels

☒ **Level A** Within:

- 100 m walking distance of any one (1) existing FTN route, including B-Line stops only, or
- 200 m walking distance of any intersection of two (2) existing FTN routes, including B-Line stops only, or
- 400 m walking distance of a SkyTrain station

☐ **Level B** Within:

- 101 m to 200 m walking distance of any one (1) existing FTN route, including B-Line stops only, or
- 201 m to 400 m walking distance of any intersection of two (2) existing FTN routes, including B-Line stops only, or
- 401 m to 800 m walking distance of a SkyTrain station

☐ **Level C** Greater than:

- 200 m walking distance of any one (1) existing FTN route, including B-Line stops only, or
- 400 m walking distance of any intersection of two (2) existing FTN routes, including B-Line stops only, or
- 800 m walking distance of a SkyTrain station

FTN is the Frequent Transit Network, as defined by TransLink.

Table 5 - Parking Requirement Reduction by Land Use and Transit Accessibility

Land Use	Transit Accessibility		
	Level A	Level B	Level C
Residential – Social Housing Residential – Rental (except social housing)	20%	10%	0%
Residential – Strata Commercial – Office Commercial – Retail / Service Other	10%	5%	0%

WORKSHEET D: TDM Plan Summary – TDM Measures

The TDM Plan Summary List includes the various measures the project may select in order to meet the required point target. Select measures appropriate for the development until the minimum point target has been met for each land use.

Checkbox (❒) TDM Measures indicate that additional details are needed. If these TDM measures are selected a more detailed TDM Plan is required.

Not all TDM measures are applicable to each land use category or appropriate for every development. A single TDM measure may count towards multiple land uses if it is usable by each land use. TDM plan targets and applicable measures for land uses not defined in the table will be determined on a case-by-case basis.

For detailed applicability and compliance information, refer to the Fact Sheet for each measure in Schedule B of the Administrative Bulletin: Transportation Demand Management for Developments in Vancouver.

TDM Measure	(Maximum Points) Points Achieved					
	Residential			Office	Retail/ Service	Other
	Strata	Rental	Social			
Financial Incentives						
FIN-01: Car Share Membership ❒ Provide a two-way car share membership to remain associated with each unit, for a minimum of 20 years.	(2)					
❒ 2 points for two-way car share memberships to residents at least semi-annually for at least 20 years. ❒ 2 points for including $200 annual driving credits per dwelling unit		(4)	(4)			
FIN-02: Public Transit Passes ❒ Offer monthly subsidies toward TransLink Compass Cards (stored value or monthly pass) to residents for a minimum of 10 years equivalent to: • $100 for Residential – Rental land uses, and/or • $50 for Non-Residential land uses. May receive partial points for reduced contributions.		(16)	(16)	(16)	(6)	
Active Transportation						
ACT-01: Additional Class A Bicycle Parking Up to 40% above minimum requirements May receive points for fewer additional spaces.	(8)	(8)	(8)	(8)	(3)	

TDM Measure	(Maximum Points) Points Achieved					
	Residential			Office	Retail/ Service	Other
	Strata	Rental	Social			
ACT-02: Improved Access to Class A Bicycle Parking • 2 points, bicycle access ramp fully separated from the vehicle parking ramp • 2 points, minimum 40% Class A parking at-grade, or • 4 points, 100% of Class A parking at-grade, or ❒ 4 points, for providing 60% fully-automated bicycle parking with no user fees ❒ Up to 2 points, for providing excellent design of lighting, finishes, grades, convenience, etc.	(8)	(8)	(8)	(8)	(3)	
ACT-03: Enhanced Class B Bicycle Parking ❒ Provide enhanced visitor Class B bicycle parking, consisting of well-lit, secure, indoor facilities, excellent design of lighting, finishes, grades, convenience etc.	(2)	(2)	(2)	(2)	(2)	
ACT-04: Secure Public Bicycle Parking ❒ Provide secure bicycle parking spaces available to the public, available to users not associated with the building. This may require a membership.				(2)	(2)	
ACT-05: Bicycle Maintenance Facilities Provide bicycle maintenance facilities and workspace	(2)	(2)	(2)	(2)	(2)	
ACT-06: Improved End-of-trip Amenities ❒ 2 points, for providing improved facilities • Up to 4 points, for providing additional end-of-trip facilities up to 50% above the minimum requirements				(6)	(2)	
ACT-07: Public Bicycle Share Space Where the City requires space and SRW for on-site Public Bicycle Share (PBS) station. Up to eight (8) points shall be available to projects meeting the PBS size and siting requirements as determined by the City.	(8)	(8)	(8)	(8)	(8)	
ACT-08: Shared Bicycle Fleet ❒ Provide fleet of bicycles for residents, employees, and/or guests to use (private bicycle share) for 20 years to encourage all types of cycling. • One (1) cycle for each 10 dwelling units for Residential – Rental land uses • One (1) cycle for each 3,000 m^2 gross floor area for Commercial – Office and Commercial Retail land At minimum, six (6) cycles shall be provided. Development projects may receive points commensurate with the fleet size provided.		(4)*	(4)*	(4)*	(2)*	
	*May round a fractional number of cycles up for a proportional number of points above the maximum for this measure.					
ACT-09: Walking Improvements Up to 4 points for a secured public pedestrian connection through a site. ❒ Up to 6 points for pedestrian connections linking building entrances with the surrounding pedestrian network, transit stops, and key destinations, other than connections along the site frontage.	(6)	(6)	(6)	(6)	(6)	

TDM Measure	(Maximum Points) Points Achieved					
	Residential			Office	Retail/ Service	Other
	Strata	Rental	Social			
Alternative Commute Services						
COM-01: Car Share Spaces Provide dedicated publicly available parking spaces for car share vehicles (one-way or two-way), up to the following ratios: • Residential - Strata: 1 car share parking space for every 20 Dwelling Units; • Residential - Rental: 1 car share parking space for every 10 Dwelling Units; • Commercial - Office: 1 car share parking space for each 2,300 m^2 of gross floor area; • Commercial - Retail: 1 car share parking space for each 930 m^2 of gross floor area. Projects may receive partial points for fewer spaces.	(8)*	(16)*	(16)*	(8)*	(8)*	
	*May round a fractional number of spaces up for a proportional number of points above the maximum for this measure.					
COM-02: Car Share Vehicles and Spaces The property owner shall provide publicly accessible two-way car share vehicle(s) and space(s) on-site for at least 3 years, up to the following ratios: • Residential - Strata: 1 car share vehicle and space for every 50 Dwelling Units; • Residential - Rental: 1 car share vehicle and space for every 25 Dwelling Units; • Commercial - Office: 1 car share vehicle and space for each 4,600 m^2 of gross floor area; • Commercial - Retail: 1 car share vehicle and space for each 4,600 m^2 of gross floor area. Projects may receive partial points for fewer vehicles.	(8)*	(16)*	(16)*	(8)*	(3)*	
	* May round a fractional number of vehicles up for a proportional number of points above the maximum for this measure.					
COM-03: Additional Pick-Up/Drop-Off Spaces Provide additional short-term pick-up/drop-off passenger spaces. • 2 points, for providing one (1) Class A passenger space, or • 4 points, for providing two (2) Class A passenger spaces, and/or • 4 points, for providing one (1) Class B passenger space.	(8)	(8)	(8)	(8)	(8)	
COM-04: Shuttle Bus Service ❒ Provide free local shuttle bus services to between the development site and regional transit hubs, commercial centres, and residential areas for customers, employees, and visitors for 20 years. Up to 14 points, for depending on level of service frequency				(14)	(14)	
COM-05: Vanpool/Carpool Service ❒ For development projects with at least 25 employees, the property owner shall implement an employer or building manager-sponsored Vanpool or Carpool service for 20 years. Preferential parking spaces for carpool/vanpool vehicles should also be provided to accommodate 5% of employees carpooling.				(4)	(2)	
Support, Promotion, Information						
SUP-01: Transportation Marketing Services ❒ The property owner shall provide individualized, tailored marketing and communication campaigns, including incentives to encourage the use of sustainable transportation modes.		(2)	(2)	(2)	(2)	
SUP-02: Real-Time Information ❒ Provide real-time sustainable transportation information for 20 years on displays in prominent locations on the project site.		(2)	(2)	(2)	(2)	
SUP-03: Multimodal Wayfinding Signage ❒ Provide directional signage to major destinations and public amenities.	(2)	(2)	(2)	(2)	(2)	

TDM Measure		(Maximum Points) Points Achieved					
		Residential			Office	Retail/ Service	Other
		Strata	Rental	Social			
Parking Management							
PKG-01: Parking Pricing ❒ Implement paid parking for all users, including employees, customers, visitors. A parking rate or pass beyond one day is not to be provided. Only applicable to sites outside the Downtown.					(4)	(4)	
PKG-02: Parking Supply Provide no more than the minimum vehicle parking provisions for all land uses on site. Outside Downtown, this measure is only applicable to large developments.		(2)	(2)	(2)	(2)	(2)	
Other							
OTH-01: Innovative Strategies ❒ Other innovative developer-proposed strategies, with acceptable rationale and implementation plan.		(16)	(16)	(16)	(16)	(16)	
LINE 1	**TOTAL POINTS ACHIEVED**						
LINE 2	**POINT TARGET (Refer to Worksheet B)**	( )	(36)	( )	( )	(36)	( )
For developments seeking parking reductions:							
LINE 3	**Parking Reduction for Transit Accessibility (Refer to Worksheet C)**		20%			10%	
LINE 4	**Maximum Parking Reduction with achieving TDM Plan Point Targets**	20%	40%	40%	20%	20%	20%
LINE 5	**Available Parking Reduction with Points Achieved** = (LINE 1 / LINE 2) x LINE 4 Cannot exceed LINE 4						
LINE 6	**Total Allowable Parking Reduction (Transit plus TDM)** = LINE 3 + LINE 5						

WORKSHEET E: TDM Plan Summary – Parking Provision

Check here if a TDM Plan is not required for the development ❒
Transit Accessibility Level (if applicable): ☒ Level A ❒ Level B ❒ Level C

Parking Bylaw Reference	Land Use	Land Use Subtype (Unit size, # Bedrooms)	Land Use Quantity	Required Spaces	Reduction % Claimed	Adj. Required Spaces	Proposed Spaces
Vehicle Parking							
Total							
Loading							
Total							
Bicycle Parking							
Total							
Passenger Loading							
Total							