

Compass for Developments



What is Compass for Developments?

The **Compass for Developments** program is a bulk payment option for developers, property managers, or any organization that wishes to provide transit fares as a **Transportation Demand Management (TDM)** measure for their tenants.

TDM is the application of strategies, initiatives, and incentives which seek to influence people's travel behaviour by shifting single occupancy vehicle trips to other modes, times, routes, or removing the journey altogether.

What are the benefits to developers?

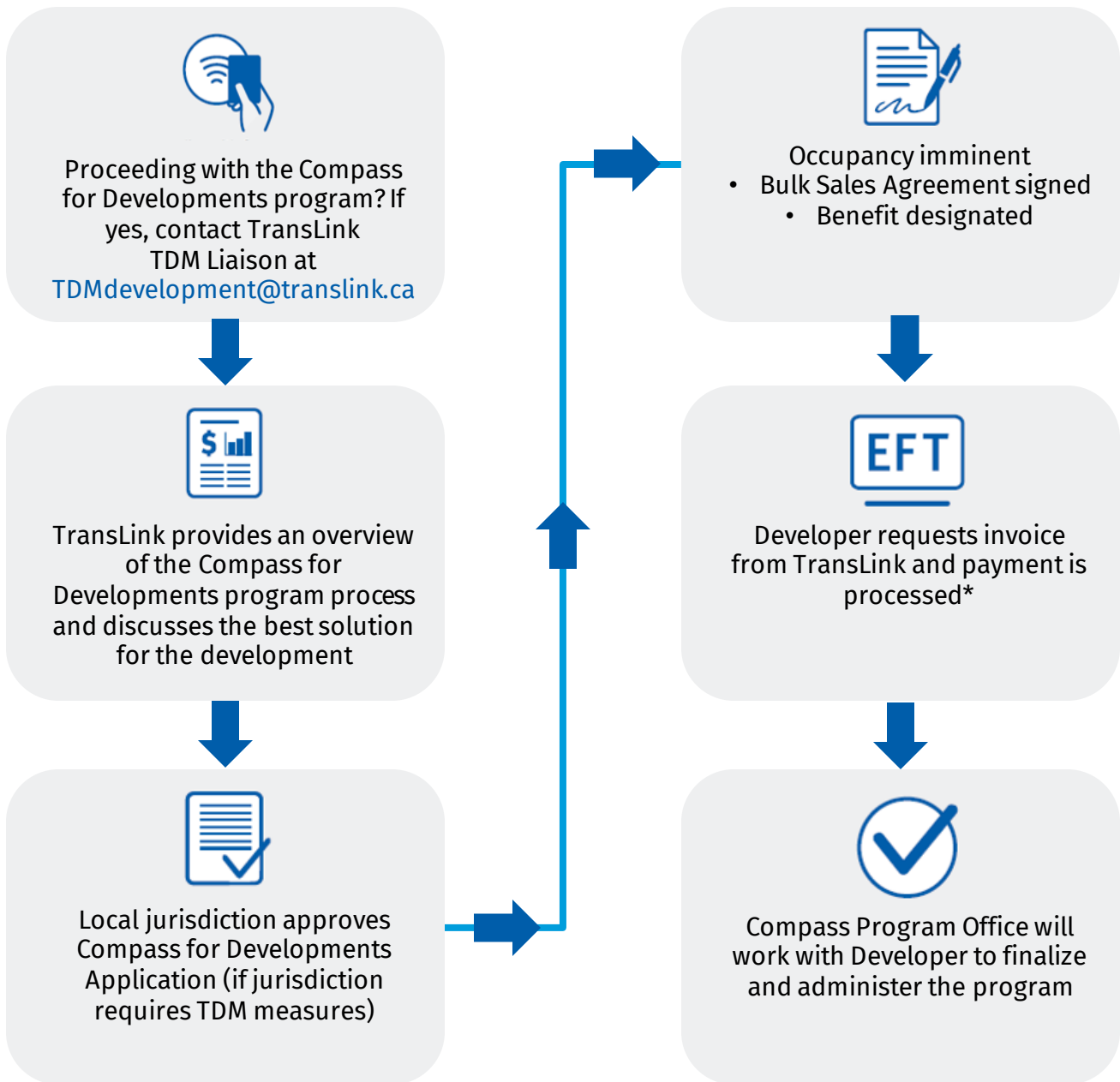


- Potentially **reduce development costs** from less parking and infrastructure
- **Lower costs for onsite parking** administration and maintenance
- Contribute towards **sustainable/green building ratings**
- Enhance **community perception**
- Increase **attractiveness and marketability**



- Improve **transportation equity**
- Demonstrate **environmental, corporate, and social responsibility**
- **Reduce adverse traffic impacts** (emissions, noise, congestion)
- Support the achievement of **municipal TDM requirements** (if applicable)

Compass for Developments Process Flow for Developers



*In the event a third party (i.e., property management company, strata corporation) is to administer program, please reference the process flow [for Strata Corporations, Property Management Companies, Real Estate Advisors](#).

TDM Decision-Making Checklist

1. Site Acquisition

- How does the site context (e.g., potential uses, size, number of units) relate to its potential for multimodal mobility (e.g., proximity to transit, walking, cycling networks)?
- What are the existing transportation networks that serve the site?
- What multimodal infrastructure is required in order to ensure the viability and convenience of all modes of transportation?
- What are the local jurisdiction's development requirements related to mobility, transportation and TDM?

2. Design and Approvals/ Working Drawings

- What is the projected and target parking demand?
- What impact can TDM strategies have on that demand?
- Has the local jurisdiction been engaged to understand relevant TDM requirements, site-based transportation infrastructure investment expectations or supported/recommended TDM strategies?
- Have TransLink and other stakeholders (e.g. service providers) been engaged to understand applicability, cost, effectiveness, and implementation considerations?
- What TDM strategies are most relevant for the site and could best contribute to reduce parking demand and SOV trips?

3. Construction

- Have relevant vendors, service providers, TransLink or other stakeholders been informed of occupation dates and subsequent TDM program launch dates?
- Has a marketing and promotions plan been identified to inform site occupants of the TDM program opportunities and benefits?

4. Occupancy

- Has a Transportation Coordinator been identified and introduced to the local jurisdiction and relevant stakeholders?
- Have site occupants been engaged, informed, and encouraged to utilize the TDM strategies, and effectively been provided with relevant incentives, subsidies, or access to mobility services?
- Has evaluation and monitoring been conducted in accordance with the agreed upon TDM plan?
- Has the TDM program been revised based on the evaluation outcomes to achieve more effectively the agreed upon goals and targets?

TDM Inputs in the Project Life-Cycle

Goals and Targets

1. Site Acquisition

Multimodal transportation infrastructure

- Eg., Supportive infrastructure for cycling and walking → *Class A bike parking, paths*

Multimodal goals and targets

- Eg., Identify transportation targets → *40% single-occupancy vehicle mode share or 100 vehicle trips/hour in AM peak*

TransLink TDM Support

- Contact the TransLink TDM team for support and information on the Compass for Developments program (TDMdevelopment@translink.ca)

~7 to 10
years
(with
rezoning)

2. Design and Approvals/ Working Drawings

TDM Plan Development

- Eg., Core strategies to promote cycling and transit use → *shared bike fleet and subsidized transit passes*
- Eg., Additional strategies to promote walking/cycling → *multimodal wayfinding signage*

3. Construction

Regulatory Commitments

- Eg., Payment for initial transit pass subsidy → *2 years of passes*

4. Occupancy

TDM Plan Launch*

- Eg., Implementation of behavioral measures such as marketing, engagement, and incentives

Monitoring and Evaluation (ongoing)

- Eg., TDM Plan monitoring and revisions (as needed)

*3-6
months
prior to
occupancy

City of Coquitlam TDM Requirements

Excerpt from [City of Coquitlam Transportation Demand Management Guidelines for New Development](#) (p.3)

Coquitlam TDM Guidelines in New Developments

Table 1: TDM Structure

| | |
|-------------------------|--|
| TDM Measure Rate | <ul style="list-style-type: none"> \$1,100 per apartment or townhouse dwelling unit. \$1,700 per 100 m² GFA for new commercial and/or office space. |
| TDM Monitoring Fund | <ul style="list-style-type: none"> \$20 per apartment or townhouse dwelling unit. \$25 per 100 m² GFA for new commercial and/or office space. |
| Additional TDM Measures | <ul style="list-style-type: none"> Provision of TDM travel information packages for all new residential, commercial and office units. Provision of directional signage to on-site parking spaces for residential, commercial, and office visitors. |

Note: (1) Reference Document: Policy – TDM Collection Procedure; (2) TDM do not apply to new commercial/office developments that consist of a floor space of 500m² GFA or less.

3. DEVELOPMENT TDM MEASURES

3.1. Current TDM Initiatives

The following are TDM measures currently accepted by City staff. The TDM initiatives will continue to be updated as new measures and opportunities become available for the community.

Table 2: Current TDM Initiatives

| Current TDM Measure | Details | Applicable Land Uses | | | |
|----------------------|---|----------------------|--------------------|------------|--------|
| | | Residential Strata | Residential Rental | Commercial | Office |
| Carshare Memberships | Provide annual carshare memberships and driving credits | ✓ | ✓ | ✓ | ✓ |
| Public Transit | Provide subsidized transit passes for residents and employees | ✓ | ✓ | ✓ | ✓ |
| Electric Bicycle | Provide an electric bicycle to resident | ✓ | - | - | - |

