

Olympic Village Chronology of Events and Community Benefits

November 2002 - City of Vancouver signs Multi-party Agreement for the 2010 Olympic and Paralympic Games

The MPA established a clear understanding of the roles and working relationship of all signatories and the contractual arrangements between them. It addressed a range of issues including financial contributions, legal responsibilities, and the sport legacies of the Games. In the MPA, the City of Vancouver made its commitment to build the Olympic Village subject to a \$30 million contribution by VANOC.

June 2003 - Vancouver wins bid to host 2010 Olympic and Paralympic Winter Games

City of Vancouver signed Host City Agreement with Canadian Olympic Committee and International Olympic Committee.

July 2005 - Council enacts Official Development Plan for Southeast False Creek Bylaw (amends January 26, 2006)

The ODP established urban design and sustainability principles for the new community, a mixed use neighbourhood plan focusing on a diversity of residential uses for people of all incomes, and a framework for policies, zoning and other by-laws, housing programs, shoreline treatment and configuration, child care and community services and more.

The amendment in January 2006 reduced the requirement in the ODP for affordable housing down to 20%.

April 2006 - City Council selects Millennium Properties Ltd. as developer of Olympic Village

Following a competitive selection process that began in 2005, Vancouver-based Millennium Properties Ltd. was chosen by City Council to design and construct the buildings for the first phase of Southeast False Creek and Olympic Village development.

Developer agreed after adjustments (inclusion of an additional parcel of land) to a final purchase price for the land of \$200 million. The City is to retain title to the land until after the Winter Games.

October 2006 - Council approves Southeast False Creek rezoning at Public Hearing

Public open houses were held on Wednesday, August 2, 2006, Saturday, August 19, 2006 and Wednesday, August 23, 2006 to review and discuss the rezoning application. Approximately 400 people attended the public meetings, with over 60 comment forms submitted.

December 2006 - Council approves Neighbourhood Energy Utility operation and ownership by City of Vancouver

Neighbourhood Energy Utility will draw heat from sewer system to provide heat and hot water to all of Southeast False Creek.

June to September 2007 - Developer arranges financing for \$750 million from Fortress Credit Corp.

Council approved a \$190 million financial guarantee and a completion guarantee as part of the financing agreement with Fortress. As part of this agreement, and in particular through the Completion Guarantee, the City of Vancouver is exposed to the entire financial risk of the project - which was initially estimated at \$750 million.

May to August 2008 - Fortress claims Developers loan “out of balance”

The project experienced cost overruns requiring resolution by the developer.

September 2008 - Fortress advises no further funding to be advanced for the project

Fortress, Millennium’s lender, stopped advancing funds to Millennium for project construction. In October 2008, the City, as guarantor of the Fortress loan, stepped in to keep the project moving along its very tight timeline for the February 2010 Games with the use of protective advances - cash advances to pay for construction draws.

December 2008 - Mayor Robertson asks for a review of the entire Olympic Village project.

City Council appointed KPMG as an auditor for the Olympic Village finances.

January 2009 - City makes public the financing agreement between the City, Millennium, and Fortress

Following Council’s direction, the City made public the financing agreement between the City, Millennium, and Fortress, including that the City is the financial guarantor and the completion guarantor of the project.

Vancouver Charter amended by the Province of BC to allow the City to borrow and lend money to complete the development of the Olympic Village in order to meet commitments for the 2010 Winter Games.

Mayor Robertson announced the creation of the Mayor’s Advisory Group on the Olympic Village. The group is comprised of development sector experts providing advice to the City during the project.

February 2009 - City negotiates purchase of Fortress loan

The City purchased the loan from Fortress (outstanding loan amount \$319M) and became the lender to Millennium. Millennium was anticipated to eventually repay the City its money through sales of the market residential units, market rental buildings, commercial spaces or through inventory financing.

City arranged financing through a syndicate of Canadian Chartered Banks; issued a debenture; and commenced a commercial paper program. The lower interest rates secured by the City save taxpayers an estimated \$110 million.

November 2009 - Olympic Village commences phased hand-over to VANOC for 2010 Winter Games

Development was home to the Olympic and Paralympic Village for the 2010 Winter Games, housing approximately 2,800 athletes and officials. During the Games, SEFC community receives Leed Platinum designation.

April 2010 - VANOC returns Olympic Village to City of Vancouver

August 2010 - Millennium defaults on the City's loan

November 2010 - City announces Receiver

The City of Vancouver announced that it reached a "negotiated agreement" with the Olympic Village developer to place the project in receivership. Ernst and Young named as Receiver. City negotiated settlement with Millennium Development and other Guarantors and successfully transferred 32 properties which were part of the loan guarantees to City.

Rennie Marketing Systems continued as the marketing agent for the development.

February 2011 - re-launch of The Village on False Creek

Rennie Marketing Systems re-launched first sales of the rebranded development, The Village on False Creek.

December 2011 - Receiver achieves the opening of first commercial spaces

Terra Breads, TD Bank, Legacy Liquor Store, Village Cleaners

March - August 2012 - more commercial openings

Subway, Urban Fare, London Drugs, and Tap and Barrel

May 2012 - Creekside Community Centre opens

2013 receives the Urban Land Institute award for urban open spaces.

Schedule of Major paydowns of City debt:

August 2010, developer commences repayment with presales closure; throughout 2011 and 2012, market condominiums continued to be sold; City sold some of transferred properties; in 2013 Receiver sold Market Rental buildings and commercial spaces and final sales of all but one transferred property undertaken by City.

April 2014 - City retires debt

Receiver undertakes final restructuring and City sells remaining interest in the project to Aquilini for \$91M.

City retires \$630 million external debt, repays \$60M of City working capital and recovers an additional \$70 million.

Community benefits

OLYMPIC VILLAGE

- 252 affordable housing units in the first phase of the development, and 119 units of modest market housing aimed at middle-income singles and families, for a total of more than 370 units (approximately 33 per cent of Olympic Village phase housing)
- Southeast False Creek Olympic Village Community Benefit Agreement, providing 100 inner city jobs, \$15 million in inner-city procurement opportunities and a \$750,000 legacy fund from Millennium Properties for training and employment support to inner-city residents and businesses through Building Opportunities with Business Inner-City Society (BOB)
- LEED Gold for all buildings including 50% reduction in water consumption through harvesting and re-use of rainwater, and 50% green roofs

SOUTHEAST FALSE CREEK

- 45,000 square foot new community centre along the waterfront (with LEED Platinum certification on the community centre - the highest level of green building design in North America), including a non-motorized boating center with direct access to False Creek
- 6.5 million square feet of residential and supporting commercial space that will eventually be home to 16,000 residents (1.2 million square feet in the Olympic Village)
- Three child care centres plus family childcare facilities located within residential buildings
- 25.8 acres of open public space, including a new waterfront walkway, a public plaza in the Village, a new public art installation, and a community garden
- A contribution to the newly expanded Mount Pleasant branch library
- Public infrastructure improvements, including new sewer and water infrastructure, and reconstruction of West First Avenue
- Rehabilitated shoreline including a new habitat island, seawall, pedestrian bridge, and intertidal marine habitat

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