

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"
"Kelley, Gil" <Gil.Kelley@vancouver.ca>

Date: 7/28/2020 4:47:14 PM

Subject: Memo: 2019 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

Attachments: Memo to Mayor and Council - Annual Reports - 2019 CACs and Density Bonus....pdf
2019 Annual Report on DCLs - Memo to Council - 2020-07-24 (3).pdf

Dear Mayor and Council,

Each year, staff provide annual reports to Council on developer contributions collected or secured from the previous calendar year. These updates are made available to the public via the City's website and are part of a broader City initiative to enhance accountability and transparency with regard to strategic investment in public amenities to address growth.

- ☐ Attached is our 2019 annual report summarizing 2019 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. This memorandum is for information only.
- ☐ The memorandum should be collated with a related but separate memo from Finance, Risk & Supply Chain Management on the 2019 Annual Report on Development Cost Levies (DCLs).

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
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Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

MEMORANDUM

July 24, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Patrice Impey, General Manager of Finance, Risk & Supply Chain Management / Chief Financial Officer
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Chris Robertson, Assistant Director, City-wide and Regional Planning
Katrina Leckovic, City Clerk
Rena Kendall-Craden, Director of Civic Engagement and Communications
Neil Monckton, Chief of Staff, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Alvin Singh, Director of Communications, Mayor's Office
Lynda Graves, Administration Services Manager, City Manager's Office
Susan Haid, Deputy Director, Planning, Urban Design and Sustainability
Chris Robertson, Assistant Director, City-wide and Regional Planning

FROM: Gil Kelley
General Manager, Planning, Urban Design & Sustainability

SUBJECT: 2019 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

Dear Mayor and Council,

As part of ongoing stewardship of the City's development contribution system and a commitment to transparency and reporting, staff have prepared this memorandum summarizing activity for 2019 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. Accompanying this memorandum is a separate but related memorandum from Finance, Risk & Supply Chain Management on the 2019 Annual Report on Development Cost Levies (DCLs). As has been the practice since 2010, these annual reports are posted on the [City website](#) to ensure public stewardship and transparency.

Background

Every year, the City approves development projects that contribute to growth in the city. Some of these projects involve approval of additional density through site specific rezoning or Density Bonus Zoning.

The population and employment growth from the approval of additional density places increased pressure on important public amenities such as parks, childcare facilities and affordable housing. These amenities contribute to the overall livability of our city, the health of our residents, and the needs of individuals and families who come to our city to live and work. In order to fund the provision of growth-related public amenities, besides DCLs, the City uses CACs and Density Bonus Zoning Contributions. (Please also refer to the 2019 Annual Report on DCLs for details.)

Community Amenity Contributions (CACs):

CACs are voluntary public benefit contributions from rezoning approvals and are used by the City in accordance with the [BC Provincial Guidelines on CACs](#) (2014). CACs are offered by developers either as in-kind amenities (delivered onsite as part of the new development) or as cash-in-lieu contributions payable to the City at zoning enactment (or subject to payment schedules as approved by Council). The City delivers CAC funded capital projects as part of 4-year Capital Plans and annual budgets subject to Council approval.

Density Bonus Zoning Contributions:

Density Bonus Zoning is a zoning tool that establishes a base maximum density that may be exceeded (to a further maximum defined in the Zoning & Development Bylaw) in exchange for cash contributions to the City toward public amenities needed by the community as identified through community and area planning. Financial contributions are determined by pre-set affordable housing and amenity share rates (collectively referred to in this memorandum as "Density Bonus Zoning Contributions") set out in the Zoning & Development Bylaw.

Annual reporting on CACs and Density Bonus Zoning Contributions has been done since 2010. This memorandum complements the annual DCL reporting and ongoing public benefits implementation tracking (appended to rezoning reports in community plan areas) to show the wide range of public benefits that are being achieved as a result of the City's Financing Growth policy. These memoranda and the ongoing public benefits implementation tracking are posted on the City's website and support the City's goal of open and transparent civic government. They also demonstrate the alignment of development contributions with community plans and public benefit strategies, as well as the City's long-term capital and financial plans. The reporting on CACs and Density Bonus Zoning Contributions for this year follows the same methodology as previous years. A description of the methodology can be found in Appendix A.

The value of public benefit contributions in the annual reports fluctuates significantly year-over-year due to the cyclical nature of property development. The variation in value depends largely on the number, scope and nature of individual rezoning applications and the corresponding incremental density approvals. In particular, approval of major project rezonings has significant impacts on both the amount of density and the value of public benefits secured in a single year. Due to the scale of these major projects, the public benefits secured are often provided on-site to be delivered over many years as the site redevelops or builds out. In order to ensure the delivery of public benefits from these major project rezonings as well as other smaller rezonings, the City establishes legal agreements as prior-to conditions of by-law enactment that need to be (or will be) fulfilled by applicants.

Analysis

CACs and Density Bonus Zoning Contributions follow different timelines for collection/delivery. For CACs, Council approval of rezonings at Public Hearing *secures* CACs as prior-to conditions for applicants to meet in order for Council to enact the rezoning by-laws.

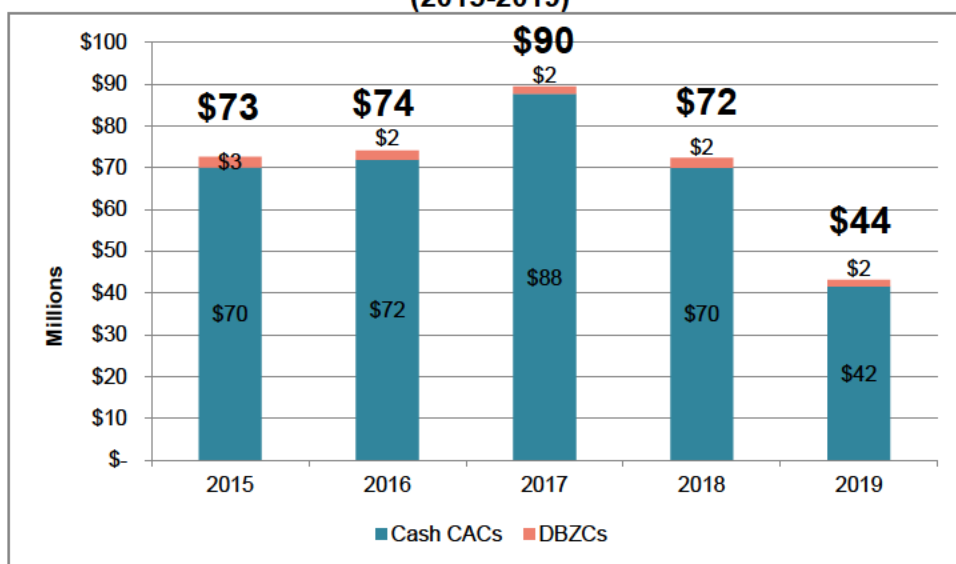
Cash CACs are *collected* by the City prior to enactment, but in-kind CACs are *delivered* by applicants typically as part of the development. Density Bonus Zoning Contributions are *collected* by the City prior to Building Permit issuance, which is later in the development process compared to CACs. The following two sections reflect the different collection/delivery timelines and outline activity from the 2019 calendar year:

1. CAC and Density Bonus Zoning Contributions Collected in 2019;
2. Contributions Secured from Approvals (to be collected and/or delivered in future years).

1) CACs and Density Bonus Zoning Contributions Collected in 2019

The City collected \$42 million in cash-in-lieu CACs during the 2019 calendar year. Of that \$42 million, \$5 million originated from rezonings that achieved both Council approval and enactment within the 2019 calendar year, with the remaining \$37 million originating from rezonings approved by Council in 2018 or earlier and which also include phased CAC payments. The City also collected \$2 million in Density Bonus Zoning Contributions.

Chart 1: Collection of Cash CACs and Density Bonus Zoning Contributions (2015-2019)



As per Council policy, cash CACs and Density Bonus Zoning contributions collected were deposited into dedicated, interest-bearing reserves. Allocation from these reserves are authorized by Council through the 4-year Capital Plan and the annual budget to deliver new amenities and infrastructure identified in the public benefit strategies of the community and area plans. These amenities and infrastructure include affordable housing, childcare, heritage, community and cultural facilities, parks and open spaces, transportation, and public art.

2) Contributions Secured from Approvals in 2019 (to be collected and/or delivered in future years)

The contributions secured from approvals of additional density in any calendar year represent additions to the pipeline of public benefits that will be delivered in the future either through cash contributions invested as part of the City's 4-year capital planning and annual budget processes or through in-kind amenities provided onsite by developers as part of new developments.

In 2019, the City approved 48 new projects granting additional density through rezonings, Heritage Revitalization Agreements, and Density Bonus Zoning projects. Appendix B provides a complete list of applications in which additional density was approved in 2019 as well as the public benefits associated with these applications.

Public Benefits secured from 2019 approvals of additional density were valued at approximately \$86 million, including cash-in-lieu and the following in-kind benefits:

- 48 units of social housing secured in-kind (24 units to be owned by the City, 24 units to be owned by non-profit providers); and
- 155 childcare spaces;

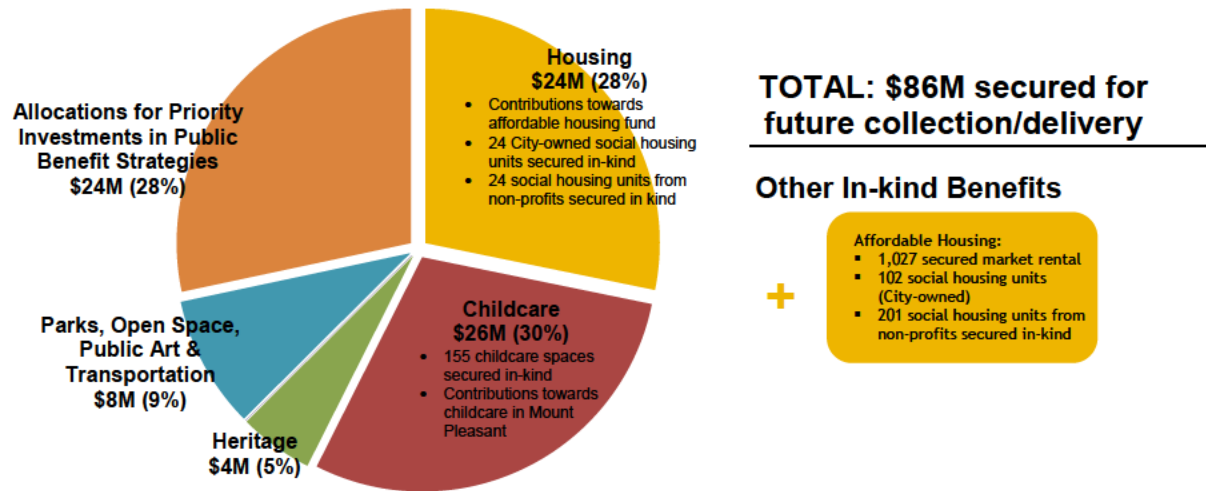
Approximately 49% of these public benefits (\$42 million) were attributed to large rezoning approvals (where total contribution value is greater than \$10 million).

Not included in the public benefit values above were: 1,027 units of secured market-owned rental housing; 102 social housing units to be owned by the City; and 201 social housing units to be delivered by non-profit providers. In general, these represented non-strata residential projects (i.e. secured market rental and social housing) that generated no lift in property value as a result of their development and/or were exempt from the City's CAC Policies altogether. For more information on the annual report methodology, please see Appendix A.

Council has committed 100% of the overall contributions from 2019 towards select public benefit categories or towards priority investments in area-based public benefit strategies. Approximately 54% of the committed value represents in-kind contributions, meaning that they will be provided on-site as part of new developments. The remainder was offered as cash-in-lieu contributions, meaning that these funds have been committed to select public benefit categories and that priority projects will be brought forward through capital planning and budgeting processes. Chart 2 shows how the contributions have been allocated amongst specific public benefit categories (contributions not yet committed were removed). The chart also notes several public benefits that were not assigned monetary values in rezoning reports such as secured market rental and most social housing units.

**Chart 2: Breakdown of 2019 Secured Contributions Allocated
by Public Benefit Category**
(to be collected/delivered in future years)

Total committed to public benefits: \$86 M (100% of total contribution value)



Overall, the vast majority of approvals processed in 2019 took place through existing zoning and did not involve additional density and associated CACs/ Density Bonus Zoning Contributions. The 48 approvals of additional density represented only 4.1% of all approvals in 2019 and a net increase in floor area of 2.4 million ft². While the number of projects adding density/floor area is relatively small compared to the overall number of projects approved, their impact on growth is significant. Appendix B provides a complete list of applications in which additional density was approved in 2019 as well as the public benefits associated with these applications.

Summary

In 2019, the City collected \$42 million in cash-in-lieu CACs (including \$5 million from 2019 rezonings approved and enacted within the year and \$37 million from rezonings approved from 2018 or earlier which includes deferred phased CAC payments) and \$2 million in Density Bonus Zoning Contributions. Collections from Density Bonus Zoning Contributions in 2019 are in line with collections from previous years, however collections from cash CACs are lower.

The City also approved 48 rezoning/bonusing projects resulting in 2.4 million ft² of net additional floor area that secured \$86 million to be delivered as cash or in-kind benefits in future years, including 48 units of social housing secured in-kind and 155 childcare spaces. Large project approvals contributed 49% of the total public benefits secured (\$42 million). In addition, several other in-kind benefits were secured, including: 1,027 units of secured market-owned rental housing; 102 additional social housing units to be transferred to the City; and 201 social housing units to be delivered by non-profit providers. As has been the practice since 2010, these annual reports are posted on the City website to ensure public stewardship and transparency.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line that extends to the right.

Gil Kelley, FAICP

General Manager, Planning, Urban Design and Sustainability
604.873-7456 | gil.kelley@vancouver.ca

Appendix A

Approach and Methods for the Annual Report

The main approach and methods for this annual report are as follows:

1) *Approvals and Time Frame*

This report addresses all additional density approvals from January 1, 2019 to December 31, 2019. To identify the public benefits secured from additional density, all rezoning approvals involving additional floor area, and all development applications where bonusing was used to allow additional floor area were reviewed.

Rezoning and Heritage Revitalization Agreement metrics are based on development approvals at Public Hearing. Density bonus records are based either on development approvals by the Development Permit Board or amenity share contributions through density bonus zoning available in certain District Schedules. All records are contained in publicly accessible reports available on the City's website (www.vancouver.ca).

2) *Public Benefit Valuation*

Public benefits from new developments with additional density approvals are reported by type (e.g. housing, heritage, community facilities). Where possible, rezoning reports include an estimate of the financial value of the public benefits being secured. Secured market rental and social housing not owned by the City are quantified and reported by the number and type of housing units only. Other amenities not owned by the City are reported by their relevant metric (e.g. childcare spaces). Rezoning applications that exclusively provide public benefits without a market housing component, such as 100% social housing projects led by non-profit or government agencies, are not subject to CAC Policy and are therefore excluded from valuation metrics in this report.

Bonus density for *heritage conservation* is the amount of additional density that equals the cost of conserving the heritage building. In this report, only bonus density that is actually accommodated on-site (i.e. where the heritage building is located), or bonus density that is transferred to another site are included. Bonus density placed in the 'transferrable heritage density inventory' ('density bank') is not included but is tracked and reported separately on a periodic basis to Council. See the [Transfer of Density Program webpage](#) for more details on the heritage transfer of density system.

Public art contributions associated with approvals of additional density (rezonings) are included as a public benefit. These contributions are calculated on a per square foot basis and applied to large rezoning applications. For more information, see the [policy framework for the City's Public Art Program](#).

Appendix B

Contributions Secured from Approvals in 2019

To be collected/delivered in future years
Grouped by Community Plan Area/Policy

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
False Creek Flats Plan						
1	1002 Station Street and 250-310 Prior Street	Strathcona	Rezoning	940,872	<ul style="list-style-type: none"> Two childcare facilities (118 spaces) Public Open Space Housing – market rental (75 units) Public Art 	\$25,594,581
Subtotal False Creek Flats Plan				940,872		\$25,594,581
West End Plan						
2	1555 Robson Street	West End	Density Bonusing	128,252	<ul style="list-style-type: none"> Housing – social housing (24 units) Heritage – purchase of density 	\$16,512,924
3	1860 Barclay St	West End	Heritage Designation	3,330	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$250,000
4	1394 Robson Street	West End	DPB - Heritage Density Transfer	2,250	<ul style="list-style-type: none"> Heritage – purchase of density 	\$193,311
Subtotal West End Plan				133,882		\$16,956,235
Mount Pleasant Plan						
5	1940 Main Street	Mount Pleasant	Rezoning	65,340	<ul style="list-style-type: none"> Childcare facilities (37 spaces) 	\$4,700,000
6	2202-2218 Main Street and 206 East 6th Avenue	Mount Pleasant	Rezoning	22,876	<ul style="list-style-type: none"> Contribution toward delivery of Mount Pleasant Public Benefit Strategy 	\$4,500,000
7	2525 Carolina Street	Mount Pleasant	Heritage Designation	4,835	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$954,352
8	114 E 4th Avenue	Mount Pleasant	Density Bonusing	59,542	<ul style="list-style-type: none"> Childcare facilities in Mount Pleasant 	\$374,536
Subtotal Mount Pleasant Plan				152,593		\$10,528,888

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Cambie Corridor Plan						
9	4118-4138 Cambie Street	Riley Park	Rezoning	49,879	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$3,400,771
10	620-644 West King Edward Avenue and 4111 Ash Street	South Cambie	Rezoning	33,577	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$2,417,225
11	582-588 West King Edward Avenue	South Cambie	Rezoning	22,625	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$1,628,973
12	485 West 35th Avenue	Riley Park	Rezoning	15,619	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$1,608,757
13	319-359 West 49th Avenue	Oakridge	Rezoning	34,659	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$693,184
14	6161 Cambie Street	Oakridge	Rezoning	16,838	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – Heritage Conservation Reserve 	\$50,517
Subtotal Cambie Corridor Plan				173,198		\$9,799,427

Downtown East Side Plan						
15	436 E Hastings St	Marpole	Density Bonusing	12,306	<ul style="list-style-type: none"> • Housing – social housing (14 units) • Housing – market rental (8 units) 	\$4,329,606
16	1102-1138 East Georgia Street	Marpole	Rezoning	64,850	<ul style="list-style-type: none"> • Housing – social housing (10 units) 	\$2,302,718
17	835-837 East Hastings Street	Marpole	Rezoning	26,445	<ul style="list-style-type: none"> • Housing – social housing (39 units) 	\$0
18	41 W Pender St	Marpole	Development Permit Bonus	6,002	<ul style="list-style-type: none"> • Housing – market rental (16 units) 	\$0
Subtotal Downtown East Side Plan				109,603		\$6,632,324

Southeast False Creek						
19	1768 Cook Street	Mount Pleasant	Rezoning- Text Amendment	11,197	<ul style="list-style-type: none"> • Contribution toward delivery of Southeast False Creek Public Benefit Strategy • Public art 	\$5,161,823
Subtotal Southeast False Creek				11,197		\$5,161,823

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Metropolitan Core Jobs Plan						
20	1166 West Pender Street	Downtown	Rezoning	193,733	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art 	\$3,621,579
21	333 Seymour Street	Downtown	Rezoning- Text Amendment	24,194	<ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core 	\$209,565
Subtotal Metropolitan Core Jobs Plan				217,927		\$3,831,144

Marpole Plan						
22	441-463 West 59th Avenue	Marpole	Rezoning	43,284	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy 	\$2,880,570
23	7587 Yukon Street	Marpole	Density Bonusing	23,020	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$935,450
24	8636-8656 Oak Street	Marpole	Rezoning	24,695	<ul style="list-style-type: none"> Housing – market rental (91 units) 	\$0
Subtotal Marpole Plan				90,999		\$3,816,020

Grandview-Woodland Plan						
25	2542-2570 Garden Drive and 2309-2369 East 10th Avenue	Kensington - Cedar Cottage	Rezoning	43,339	<ul style="list-style-type: none"> Transportation improvements Heritage – Heritage Conservation Reserve 	\$1,405,543
26	1636 Clark Drive and 1321-1395 East 1st Avenue	Grandview - Woodland	Rezoning	60,338	<ul style="list-style-type: none"> Housing – social housing (90 units) Social enterprise space Withdrawal management centre 	\$0
27	1535-1557 Grant Street	Grandview - Woodland	Rezoning	9,652	<ul style="list-style-type: none"> Housing – market rental (35 units) 	\$0
28	815-825 Commercial Drive and 1680 Adanac Street	Grandview - Woodland	Rezoning	15,849	<ul style="list-style-type: none"> Housing – market rental (38 units) 	\$0
Subtotal Grandview-Woodland Plan				129,178		\$1,405,543

No Plan Area						
29	600 Robson St	Downtown	DPB - Heritage Density Transfer	6,363	<ul style="list-style-type: none"> Heritage – purchase of density 	\$509,830
30	1520-1558 W 6th Ave	Fairview	DPB - Heritage Density Transfer	5,896	<ul style="list-style-type: none"> Heritage – purchase of density 	\$501,160
31	2499 East 48th Avenue	Victoria - Fraserview	Rezoning	52,279	<ul style="list-style-type: none"> Transportation improvements 	\$156,837
32	1906-1918 West 4th Avenue	Kitsilano	Rezoning	6,121	<ul style="list-style-type: none"> Housing – market rental (32 units) 	\$0
33	2130-2288 Harrison Drive	Victoria - Fraserview	Rezoning- Text Amendment	33,259	<ul style="list-style-type: none"> Housing – social housing (72 units) 	\$0
Subtotal No Plan Area				103,918		\$1,167,827

Little Mountain Adjacent Area						
34	4906-4970 Quebec Street	Riley Park	Rezoning	33,484	<ul style="list-style-type: none"> Affordable Housing on Little Mountain Site 	\$954,629
Subtotal Little Mountain Adjacent Area				33,484		\$954,629

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
Norquay Plan						
35	2688 Duke St	Renfrew - Collingwood	Density Bonusing	13,804	• Affordable housing and amenities in Norquay	\$221,849
Subtotal Norquay Plan				13,804		\$221,849
Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)						
36	686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue	Riley Park	Rezoning	81,466	• Housing – market rental (121 units) • Public Art	\$209,139
37	2715 West 12th Avenue	Kitsilano	Rezoning	6,727	• Housing – market rental (14 units)	\$0
38	708-796 Renfrew Street	Hastings - Sunrise	Rezoning	37,861	• Housing – market rental (73 units)	\$0
Subtotal Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)				126,054		\$209,139
Joyce Station Precinct Plan						
39	3304 Clive Avenue	Renfrew - Collingwood	Density Bonusing	2,523	• Affordable housing and amenities in the Joyce Precinct Area	\$70,878
40	3279-3297 Vanness Avenue	Renfrew - Collingwood	Rezoning	50,396	• Housing – social housing (102 units)	\$0
Subtotal Joyce Station Precinct Plan				52,919		\$70,878
Rental 100 (outside of Community Plan Areas)						
41	2601-2619 East Hastings Street	Hastings - Sunrise	Rezoning	8,952	• Housing – market rental (46 units)	\$0
42	3429-3469 Fraser Street	Riley Park	Rezoning	23,897	• Housing – market rental (104 units)	\$0
43	1303 Kingsway and 3728 Clark Drive	Kensington - Cedar Cottage	Rezoning	16,977	• Housing – market rental (54 units)	\$0
44	3435 East Hastings Street	Hastings - Sunrise	Rezoning	1,983	• Housing – market rental (45 units)	\$0
45	3532 East Hastings Street	Hastings - Sunrise	Rezoning	6,533	• Housing – market rental (34 units)	\$0
Subtotal Rental 100 (outside of Community Plan Areas)				58,342		\$0
Moderate Income Rental Housing Pilot Program						
46	1805 Larch Street	Kitsilano	Rezoning	31,485	• Housing – market rental (76 units) • Housing – moderate income units (20 units)	\$0
47	2603-2655 Renfrew Street	Renfrew - Collingwood	Rezoning	59,288	• Housing – market rental (65 units) • Housing – moderate income units (17 units)	\$0
48	2543-2583 Renfrew Street and 2895 East 10th Avenue	Renfrew - Collingwood	Rezoning	70,160	• Housing – market rental (50 units) • Housing – moderate income units (13 units)	\$0
Subtotal Moderate Income Rental Housing Pilot Program				160,933		\$0
Grand Total				2,508,852		\$86,350,307

MEMORANDUM

July 24, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Civic Engagement and Communications Director
Rosemary Hagiwara, Acting City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design & Sustainability
Chris Robertson, Assistant Director, City-wide and Regional Planning
Grace Cheng, Director, Long-Term Financial Strategy & Planning

FROM: Patrice Impey, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management

SUBJECT: 2019 Annual Report on Development Cost Levies

Dear Mayor and Council,

The following report is submitted to Council for information in accordance with Section 523D (18.1) of the Vancouver Charter, which provides that each year the Director of Finance must submit a report that includes:

- the amount of DCLs received;
- the expenditures from the DCL reserve funds;
- the balance of DCLs at the start and at the end of the applicable year; and
- any waivers and reductions granted by Council.

SUMMARY

Development Cost Levies (DCLs) are one of the City's primary 'financing growth' tools within its long-term financial and capital planning framework. This memo, in addition to fulfilling the requirements of the Vancouver Charter, is part of a broader initiative to enhance the accountability and transparency for Council, developers and residents with regard to strategic investment of development contributions in public amenities and infrastructure to address population and employment growth.

DCLs help advance Council's key public policy objectives in the areas of affordable/replacement housing, childcare, parks, transportation and utilities (water, sewer and drainage) infrastructure. Since the creation of the first Development Cost Levy (DCL) district, close to \$750 million of DCLs have been invested, leading to the creation of notable amenities and infrastructure in recent years such as:

- affordable housing, including 90 units in West Fraser Lands (2910 East Kent Ave.) under the Community Land Trust program, 46 units in the Cambie Corridor (Oakridge Lutheran Church on 41st Ave.), and 31 units in Killarney in partnership with the YWCA as part of the renewal of Firehall #5 (Kerr St. and 54th Ave.);
- childcare facilities, including the recently completed childcare at Nelson Elementary School Childcare (69 new spaces) in Grandview-Woodland, and the soon-to-be completed childcare at Fleming Elementary School (69 new spaces) in Victoria-Fraserview;
- new parks and enhancements to existing parks, including the new Neighbourhood Park South in East Fraser Lands (0.13 hectares), and upgrades at China Creek North Park in Mount Pleasant and Memorial South Park in Sunset neighbourhood;
- continuing growth and enhancement of Vancouver's bikeway-greenway network, including Burrard Bridge improvements (2017), False Creek South seawall improvements (2018), and Cambie Bridge improvements (2018).

2019 was a strong year for real estate development in Vancouver. Approved permits for new construction totaled 9.2 million sq. ft. across all DCL districts (2018 - 10.3 million sq. ft.) resulting in total DCL receipts of \$104 million (2018 - \$98 million).

As a result of the COVID-19 pandemic, it is anticipated that the pace of development is going to slow down in the near future. Staff will continue to monitor the situation that will inform the Capital Plan recalibration work that is underway.

The DCL system is gradually being modernized and streamlined to address the City's growth needs more effectively at both the city-wide level and community level. Recent examples include:

- Between 2013 and 2017, Council approved incorporating all seven of the Area-Specific DCL districts and most excluded policy areas into the City-wide DCL district helping the City to deliver priority DCL-eligible projects across the city more expediently and equitably.
- In 2017, following a comprehensive review of the City-wide DCL system, Council approved amendments to the DCL bylaw to update the rates and allocation of DCLs.
- In 2018, Council approved a new City-wide Utilities Development Cost Levy (Utilities DCL) to address the need for upgraded water, sewer, and drainage infrastructure to support growth.

The City-wide DCL and City-wide Utilities DCL will be reviewed and recalibrated as necessary in tandem with the City's 10-year Capital Strategic Outlook update. The results from this process will feed into the 2023-2026 Capital Plan.

BACKGROUND

Population growth and the need to enable and support local economic development results in increased demands for public amenities and infrastructure such as affordable housing, childcare, community facilities, parks, transportation, water, sewer and drainage systems. To balance community livability and affordability, a basic principle embedded in the City's Financing Growth Policy is that new development should contribute a share of its growth costs primarily through DCLs, voluntary CACs (for projects involving rezoning) and Density Bonus Zoning contributions. Development contributions are a significant source of funding for growth-related infrastructure and amenities; otherwise, the City will have to rely entirely on property taxes and other City funding to support growth.

DCLs are applied on a per-square-foot basis and payable at Building Permit issuance. DCL rates vary by type of development and by DCL district. DCLs collected are set aside in designated DCL accounts. DCLs are allocated for investments through the City's capital planning process, via the 10-year Capital Strategy, 4-year Capital Plan and annual Capital Budget processes.

Pursuant to the *Vancouver Charter* and applicable DCL By-laws, DCLs may be applied towards the following growth-related capital projects:

- **Affordable/Replacement Housing:** replacing all types of housing that Council determines to be necessary to house persons displaced as a result of new development and unable to afford comparable accommodation, as well as acquiring land for new housing.
- **Childcare:** delivering facilities in premises leased or owned, including acquisition and construction.
- **Parks:** upgrading existing parks and acquiring/developing new park land.
- **Engineering Infrastructure:**
 - **Transportation:** constructing, replacing, altering or expanding facilities for transportation (including active transportation and safety improvements).
 - **Utilities:** constructing, replacing, altering or expanding facilities for water, sewer and drainage.

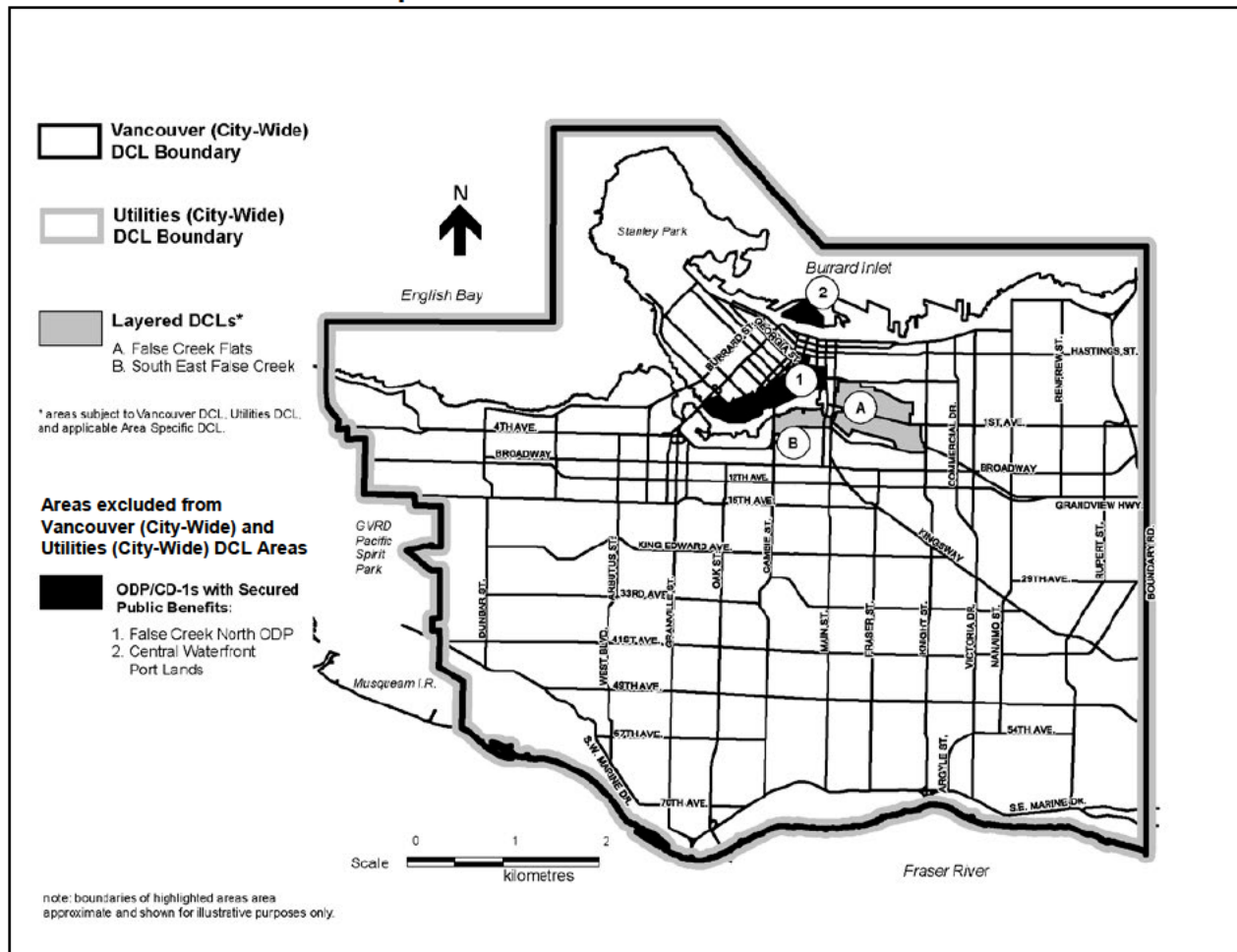
There are currently two types of DCL charges encompassing four DCL districts (see Map 1). Each DCL district has its own specific public benefits strategy and DCL rates. There are:

- **City-wide DCL Districts:** two districts have been created and include all land in Vancouver except the two policy areas noted below (Central Waterfront Port Lands and False Creek North):
 - The first City-wide district includes affordable/replacement housing, childcare, parks and transportation; created in 2001 and updated in 2017.
 - The second City-wide district includes utilities (water, sewer and drainage infrastructure); created in 2018 (referred to as the "Utilities DCL").
- **Layered DCL Districts:** developments in these districts (shaded in grey on Map 1) are subject to both the City-wide DCL and the Utilities DCL, plus a Layered DCL for each of:

- False Creek Flats; created in 2001.
- Southeast False Creek districts; created in 2007.

There are two **policy areas**, the Central Waterfront Port Lands and False Creek North (shaded in black on Map 1), that are currently exempt from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the creation of the City-wide DCL District.

Map 1 — DCL Districts as of Dec. 2019



Appendix A contains additional information on the DCL system.

ANALYSIS

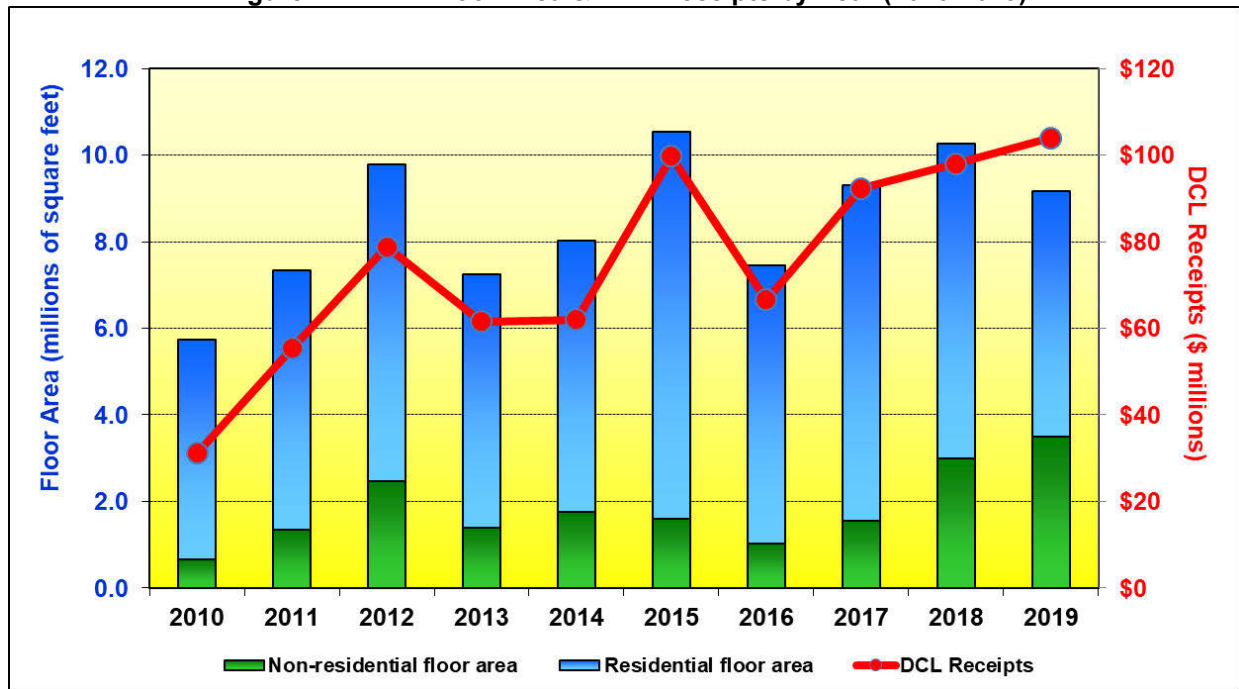
2019 DCL Receipts

In 2019, \$96 million was collected from all DCL districts and \$8 million of interest was accrued on the DCL balance, totaling \$104 million (2018 - \$98 million). Of this amount, 98% came from the two City-wide DCL Districts, and 2% came from the Layered DCL Districts and interest accruing on DCLs obtained in the Area-specific DCL Districts.

Figure 1 shows the historical development activities and DCL receipts (collection and interest) from all districts over the last 10 years (2010-2019), representing an average of 8.5 million sq. ft.

of development per year (approximately 80% residential and 20% non-residential), resulting in an average of \$75 million of DCL receipts per year. Over the lifetime of the City's DCL program thus far (1993-2019), a total of \$987 million has been collected (including interest accrued on the DCL balance).

Figure 1 — DCL Floor Area & DCL Receipts by Year (2010-2019)



The DCL rate per sq. ft. of development is adjusted annually as necessary by Council to reflect land and construction cost inflation. The amount of DCLs collected per sq. ft. varies depending on the use and the location of where development happens as noted above. Appendices B, C and D contain further details on DCL receipts (by year, DCL district and spending category).

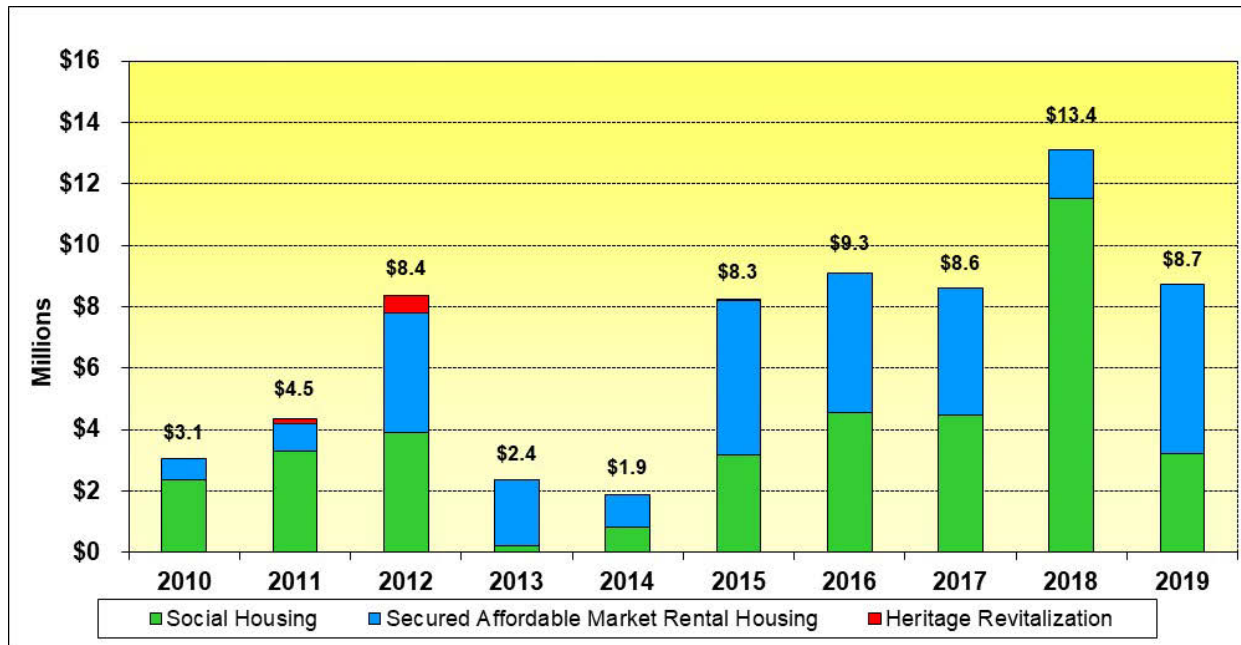
2019 DCL Exemptions, Waivers & Reductions

Section 523D (10) of the Vancouver Charter provides for exemptions and allows waiver/reduction of DCLs in a limited number of circumstances. Two key areas are the delivery of secured market rental and social housing, and the preservation of heritage buildings. Because exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this memo includes only projects that have reached the building permit stage in 2019.

In 2019, DCL exemptions/waivers/reductions totaled \$8.7 million (8% of total DCL receipts), almost all of which was to support secured market rental and social housing. DCL exemptions of \$3.2 million were approved for 273 units of social housing and DCL waivers/reductions of \$5.5 million were granted for 414 units of secured market rental housing.

Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2010-2019). DCL exemption/waiver/reduction activity has picked up over the past 5 years, including \$27 million in exemptions to support social housing and \$21 million in waivers/reductions to support secured market rental housing.

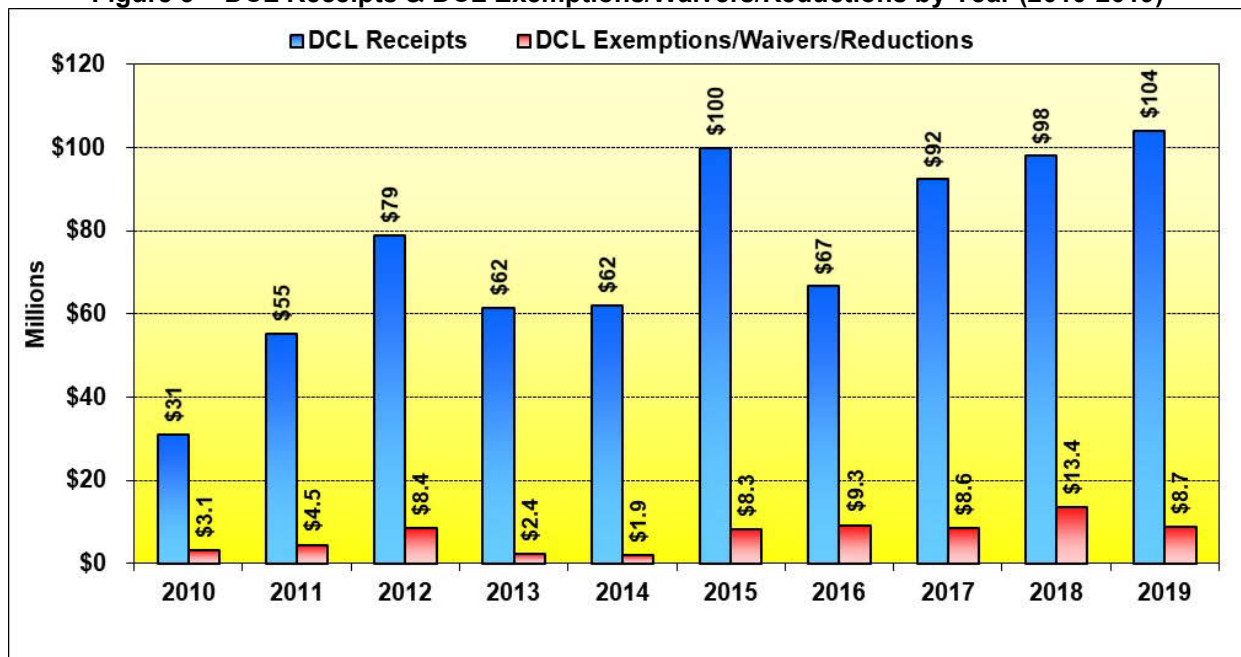
Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2010-2019)



Over the last 10 years (2010-2019) (see Appendix E for details), these exemptions/waivers/reductions helped create 4,414 units of social housing (\$38 million) and 3,150 units of secured market rental housing (\$29 million), and preserve four heritage buildings (\$0.8 million). (Note: unit counts exclude Secured Market Rental Housing projects that did not qualify for DCL waiver/reduction).

Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years (2010-2019). Total DCLs exempted/waived/reduced was \$67 million, or 9% of DCLs collected on average over this 10-year period.

Figure 3 – DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2010-2019)



Appendix E contains further details on DCL exemptions/waivers/reductions.

On November 26, 2019, Council approved in principle two changes to DCL waivers related to secured market rental housing:

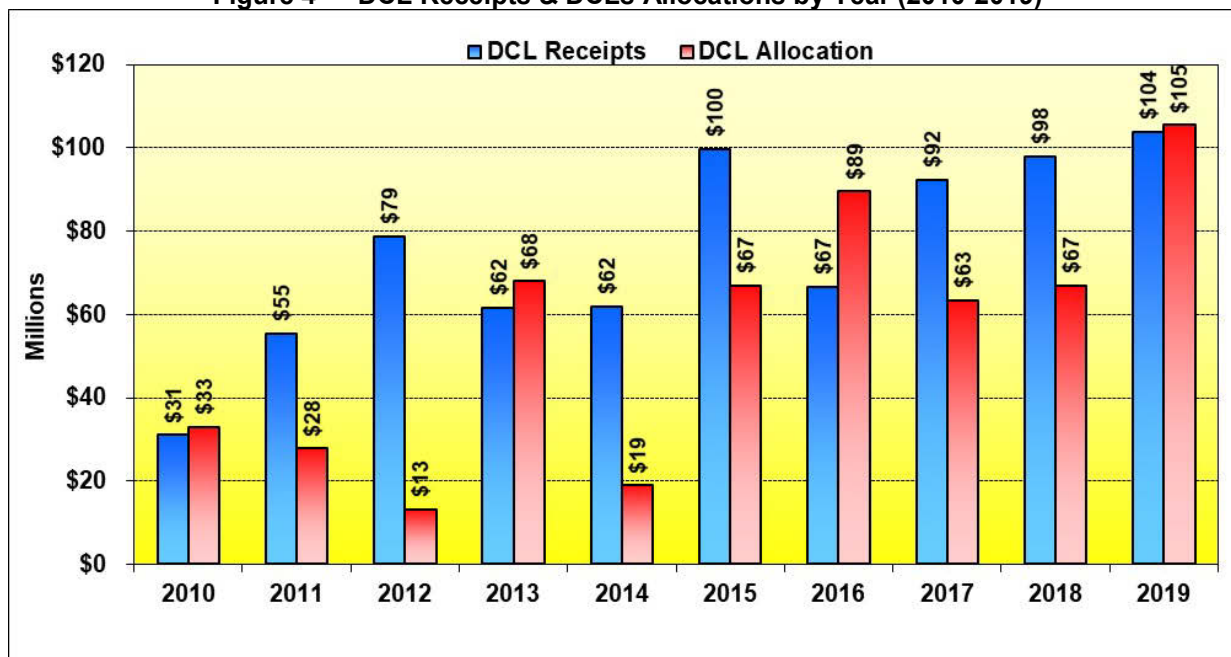
- Utilities DCL waiver is to be removed for secured market rental housing effective September 30, 2020. Projects with submitted applications will qualify for in-stream rate protection for another year. Details are contained in the [Rental Incentive Programs Bulletin](#), available on the City's website.
- DCL waiver is now offered to [Moderate Income Rental Housing Pilot Program](#) (MIRHPP) projects provided they meet the requirements of the DCL by-laws. To qualify for a waiver of City-wide and Area-specific DCLs, projects must provide 100% of the residential floor area secured for rental and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio secured with starting rents applicable to moderate income rental housing.

2019 DCL Allocation for Expenditure

Allocation of DCLs to eligible public amenities and infrastructure requires Council approval as part of the City's capital planning and budgeting processes. For capital planning purposes, DCL allocations are based on available funding at the time, historical DCL receipts and future year projections. This ensures that DCL allocations do not exceed what may reasonably be expected to be collected, and retains a balance of uncommitted DCLs to address emerging priorities as well as cyclical development activities.

Figure 4 shows DCL receipts versus allocation for the last 10 years (2010-2019). Of the \$749 million of DCL receipts generated during that period, Council allocated \$553 million (74%) to fund specific eligible capital projects. DCL allocation varies from year to year due in part to the timing of individual capital projects.

Figure 4 — DCL Receipts & DCLs Allocations by Year (2010-2019)



In 2019, a total of \$105 million was allocated by Council, of which \$25 million was allocated to social and supportive housing, \$46 million to parks, and \$34 million to engineering infrastructure.

Appendices C, D and E contain further details on DCL allocations for expenditure (by year, DCL district and spending category). Appendix F contains details on land acquisitions using DCLs as a funding source. Appendix G presents a map of selected capital projects completed since 2009 that used DCL funding.

Unallocated DCL Balance

At the start of 2019, the balance of unallocated DCLs was \$246 million. Including the DCL receipts of \$104 million and DCL allocations of \$105 million in 2019, the ending balance for 2019 was \$245 million. It is anticipated that the unallocated balance will decrease by the end of the 2019-2022 Capital Plan. Appendices C, D and E contain further details on DCL balance (by year, DCL district and spending category).

Please feel free to contact me at (604) 873-7610 or patrice.impey@vancouver.ca should you have any questions.

Best Regards,



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APPENDIX A

ADDITIONAL BACKGROUND ON DEVELOPMENT COST LEVIES

Vancouver Charter

- In 1990, the Province amended the *Vancouver Charter* ([Section 523D](#)), giving Council the authority to use DCLs to help fund eligible public amenities needed for growth in the city.
- In 2008, the Province amended the *Vancouver Charter* and the *Local Government Act*, requiring that each municipality in B.C. submit to Council a report on DCLs for the previous year.
- In 2008, the Province amended the *Vancouver Charter* and the *Local Government Act*, allowing municipalities to waive DCLs for eligible 'for-profit affordable rental housing'.
- In 2014, the Province amended the *Vancouver Charter* to extend in-stream DCL rate protection to rezoning and development permit applications.

City By-Laws & Policies

- Between 1993 and 2007, Council approved 11 DCL Districts - City-wide DCL, seven Area-specific DCL and three Layered DCL - and applied varying DCL rates to offset the anticipated growth-related costs.
- In [2004](#), Council adopted the Financing Growth Policy that sets the framework for the collection and allocation of DCLs to help fund eligible public amenities needed for growth.
- In [2008](#), Council approved adjustment of the City-wide DCL rates to reflect land and construction cost inflation and implementation of new rates to be effective in January 2010.
- In [2009](#), Council adopted the annual inflationary adjustment system for the City-wide and Area-specific DCL rates, and further directed staff to adjust these rates annually with the new rates effective on September 30 of each year.
- In [2009](#), Council approved the Short Term Incentives for Rental Program (STIR) (2009 to 2011) and in [2012](#), the Secured Market Rental Housing Policy (Rental 100) Program, including waivers of DCLs for eligible affordable rental housing projects. In [2013](#), Council amended the definition of 'for-profit affordable rental housing' in the DCL by-laws.
- In [2013](#), Council approved replacement of the Oakridge-Langara DCL rates with City-Wide DCL rates effective March 12, 2014, reducing the number of DCL Districts from 11 to 10.
- In [2015](#), Council approved replacement of five Area-Specific DCL rates with City-Wide DCL rates (Arbutus, Burrard Slopes, Cedar Cottage/Welwyn, Dundas/Wall and Triangle West), effective July 21, 2016, which reduced the number of DCL Districts from 10 to 5.
- In [2015](#), Council approved a review of the City-wide DCL, including growth costs, rates and allocations. Work is well underway and will conclude with a report to Council later in 2017.
- In [2017](#), Council approved amendments to the DCL bylaw to update the rates and allocation of DCLs following a review of the City-wide DCL, to introduce Utilities as a new eligible DCL service category with its own allocation, and to replace the Downtown South DCL rates with City-wide DCL rates effective September 30, 2017, reducing the number of DCL Districts from 5 to 4.
- In [2018](#), Council adopted a new City-wide Utilities DCL to help address the need for upgraded water, sewer and drainage infrastructure as the City grows. This bylaw came into effect on September 30, 2018. Council also approved the replacement of the Grandview Boundary layered area-specific DCL rates with City-Wide DCL rates effective in July 2018.
 - In November [2019](#), Council approved two changes related to DCL waivers related to secured market rental housing:

- the removal of the Utilities DCL waiver for secured market rental housing effective September 30, 2020. Projects with submitted applications will be provided in-stream rate protection for another year. Visit the Rental Incentive Programs Bulletin for more details
- DCL waiver offered to Moderate Income Rental Housing Pilot Program (MIRHPP) projects provided they meet the requirements of the DCL by-laws. The MIRHPP waiver applies to projects where 100% of the residential floor area is secured rental and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio must be secured at the starting rents applicable to moderate income rental housing to qualify for a waiver of City-wide and Area-specific Development Cost Levies.

DCL Rates

The DCL by-laws approved by Council establish the boundaries, set the rates, and describe how to calculate and pay the levy. DCL rates are determined based on a number of factors including development forecasts, zoned capacity, growth-related amenity requirements and cost estimates for each DCL district. Generally, DCLs are not expected to cover all of the costs and the City is expected to provide a “municipal assist” portion to make up the difference. This portion could be funded from traditional capital funding sources such as property tax, utility fees and other City funding, or contributions from senior governments or other funding partners.

DCLs are assessed based on the floor area of the development and rates vary by type of development - single or multi-family residential, commercial, and industrial - and by DCL district. The levy will not be more than 10% of the value of the development as determined by the Building By-law. Payment is due at Building Permit issuance and the levy is calculated at the rate in effect on the date of issuance.

In 2009, Council adopted the annual inflationary DCL rate adjustment system for all future rate adjustments to the City-wide, Area Specific and Layered DCL districts, with the new rates to be adopted by Council no later than July and effective on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and be exempt from DCL rate increases for a period of 12 months from the date of DCL by-law rate amendment, provided that:

- the applicant has submitted an application in a form satisfactory to the City prior to the adoption of annual DCL By-law rate adjustments; and
- the applicant has paid the applicable application fee to the City.

If a related building permit application is not issued within the 12-month period, the rate protection expires and new DCL rates will apply.

DCL Allocations for Capital Expenditure

Allocation of DCLs to eligible capital projects requires Council approval. Pursuant to the Financing Growth Policy, allocations should not exceed the amount of funding available on hand and that, without restricting the ability to achieve needed amenities in a timely fashion, funding should be allocated based on the long-term distribution percentages to the spending categories as set out in the applicable DCL by-laws. This approach ensures that the needed amenities are

provided over the public benefits period (typically 25-30 years) but that, except in unusual circumstances, the provision of amenities matches the flow of DCL receipts.

City-wide DCLs can be applied towards growth-related capital projects that are part of city-wide amenity system used by residents across the city. Levies collected within each DCL district must be spent within the area boundary, except housing projects which can be located city-wide.

APPENDIX B
CONSOLIDATED HISTORICAL DCL SUMMARY

YEAR	APPROVED FLOOR AREA ALL DISTRICTS	DCLs COLLECTED ALL DISTRICTS	INTEREST & ADJUSTMENTS ALL DISTRICTS	DCL RECEIPTS ALL DISTRICTS	DCL ALLOCATION ALL DISTRICTS	UNALLOCATED BALANCE ALL DISTRICTS
1993	137,556 ft ²	\$ 850,096	\$ -	\$ 850,096	\$ -	\$ 850,096
1994	135,000 ft ²	\$ 834,251	\$ -	\$ 834,251	\$ -	\$ 1,684,347
1995	312,895 ft ²	\$ 1,670,257	\$ -	\$ 1,670,257	\$ -	\$ 3,354,604
1996	733,382 ft ²	\$ 4,419,007	\$ -	\$ 4,419,007	\$ -	\$ 7,773,610
1997	339,523 ft ²	\$ 2,088,446	\$ -	\$ 2,088,446	\$ 3,191,845	\$ 6,670,211
1998	1,159,622 ft ²	\$ 6,362,329	\$ -	\$ 6,362,329	\$ 999,377	\$ 12,033,163
1999	550,400 ft ²	\$ 2,126,997	\$ -	\$ 2,126,997	\$ 9,161,370	\$ 4,998,790
2000	2,233,390 ft ²	\$ 6,797,309	\$ -	\$ 6,797,309	\$ 5,130,500	\$ 6,665,600
2001	2,957,630 ft ²	\$ 10,100,456	\$ 733,483	\$ 10,833,940	\$ 8,128,074	\$ 9,371,466
2002	3,436,126 ft ²	\$ 12,382,608	\$ 786,579	\$ 13,169,187	\$ 3,734,231	\$ 18,806,422
2003	3,883,210 ft ²	\$ 9,435,833	\$ 1,109,221	\$ 10,545,054	\$ 10,652,010	\$ 18,699,466
2004	4,963,289 ft ²	\$ 21,307,767	\$ 1,180,089	\$ 22,487,856	\$ 12,737,337	\$ 28,449,985
2005	4,332,017 ft ²	\$ 23,822,982	\$ 1,655,050	\$ 25,478,033	\$ 24,563,898	\$ 29,364,120
2006	4,761,182 ft ²	\$ 20,982,451	\$ 2,439,406	\$ 23,421,857	\$ 12,271,250	\$ 40,514,726
2007	7,897,494 ft ²	\$ 54,494,070	\$ 4,428,513	\$ 58,922,583	\$ 47,027,367	\$ 52,409,943
2008	4,552,796 ft ²	\$ 17,340,459	\$ 5,111,753	\$ 22,452,212	\$ 30,792,608	\$ 44,069,547
2009	4,729,610 ft ²	\$ 19,887,888	\$ 5,071,019	\$ 24,958,907	\$ 20,435,600	\$ 48,592,854
2010	5,747,898 ft ²	\$ 28,709,185	\$ 2,371,019	\$ 31,080,204	\$ 32,885,678	\$ 46,787,379
2011	7,339,967 ft ²	\$ 52,183,589	\$ 3,138,770	\$ 55,322,359	\$ 27,797,512	\$ 74,312,227
2012	9,798,049 ft ²	\$ 75,325,783	\$ 3,494,849	\$ 78,820,632	\$ 13,136,011	\$ 139,996,848
2013	7,249,461 ft ²	\$ 57,587,508	\$ 3,940,888	\$ 61,528,396	\$ 67,954,535	\$ 133,570,709
2014	8,042,730 ft ²	\$ 57,475,282	\$ 4,481,036	\$ 61,956,318	\$ 18,885,490	\$ 176,641,536
2015	10,552,704 ft ²	\$ 94,686,178	\$ 5,074,758	\$ 99,760,936	\$ 67,024,526	\$ 209,377,947
2016	7,472,629 ft ²	\$ 61,857,908	\$ 4,710,793	\$ 66,568,700	\$ 89,479,601	\$ 186,467,046
2017	9,321,294 ft ²	\$ 88,182,011	\$ 4,113,427	\$ 92,295,438	\$ 63,450,570	\$ 215,311,915
2018	10,281,318 ft ²	\$ 92,029,089	\$ 5,924,727	\$ 97,953,816	\$ 66,951,499	\$ 246,314,231
2019	9,168,692 ft ²	\$ 96,163,282	\$ 7,762,400	\$ 103,925,683	\$ 105,454,765	\$ 244,785,149
Last 10 years	84,974,742 ft ²	\$ 704,199,815	\$ 45,012,666	\$ 749,212,481	\$ 553,020,186	\$ 196,192,296
All years	132,089,863 ft ²	\$ 919,103,021	\$ 67,527,780	\$ 986,630,801	\$ 741,845,652	\$ 244,785,149

APPENDIX C
DCL RECEIPTS, ALLOCATION & UNALLOCATED BALANCE
BY DCL DISTRICT & SPENDING CATEGORY

	RECEIPTS *			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2019	2019	TOTAL	PRIOR TO 2019	2019	TOTAL	
All district							
Park	\$ 354,712,625	\$ 18,539,866	\$ 373,252,490	\$ 224,303,066	\$ 46,280,550	\$ 270,583,616	\$ 102,668,874
Housing	268,941,851	35,529,904	304,471,755	219,808,890	24,735,000	244,543,890	59,927,864
Childcare	76,957,219	12,924,879	89,882,098	44,086,258	-	44,086,258	45,795,839
Transportation	171,332,187	24,542,221	195,874,408	145,342,672	31,796,613	177,139,285	18,735,123
Utilities	10,761,237	12,388,814	23,150,051	2,850,000	2,642,602	5,492,602	17,657,449
TOTAL	\$ 882,705,118	\$ 103,925,683	\$ 986,630,801	\$ 636,390,887	105,454,765	\$ 741,845,652	\$ 244,785,149
City-wide							
City wide							
Park	233,613,789	17,464,296	251,078,085	152,593,027	42,280,550	194,873,577	56,204,508
Housing	209,581,497	34,928,593	244,510,090	178,961,725	24,735,000	203,696,725	40,813,365
Childcare	43,562,381	12,613,103	56,175,484	30,354,718	-	30,354,718	25,820,767
Transportation	140,564,644	24,255,967	164,820,611	122,599,233	31,466,613	154,065,846	10,754,766
Utilities	10,551,390	7,761,909	18,313,300	2,850,000	2,642,602	5,492,602	12,820,698
Sub-total	637,873,701	97,023,868	734,897,570	487,358,702	101,124,765	588,483,467	146,414,103
City-wide Utilities							
Utilities	209,847	4,626,904	4,836,751	-	-	-	4,836,751
Sub-total	\$ 638,083,548	\$ 101,650,772	\$ 739,734,321	\$ 487,358,702	\$ 101,124,765	\$ 588,483,467	\$ 151,250,854
Layered							
False Creek Flats							
Park	1,589,390	19,905	1,609,295	-	-	-	1,609,295
Childcare	595,277	7,455	602,732	-	-	-	602,732
Transportation	3,768,105	47,190	3,815,295	2,702,118	-	2,702,118	1,113,177
Sub-total	5,952,772	74,550	6,027,322	2,702,118	-	2,702,118	3,325,204
Southeast False Creek							
Park	45,611,171	298,718	45,909,889	28,524,046	-	28,524,046	17,385,843
Childcare	12,533,801	82,087	12,615,888	6,512,918	-	6,512,918	6,102,970
Transportation	17,639,533	104,916	17,744,449	15,011,679	-	15,011,679	2,732,770
Sub-total	75,784,505	485,721	76,270,226	50,048,643	-	50,048,643	26,221,583
Grandview-Boundary (closed July 2018)							
Park	134,222	-	134,222	-	-	-	134,222
Transportation	2,237,487	39,030	2,276,517	450,000	-	450,000	1,826,517
Sub-total	2,371,709	39,030	2,410,739	450,000	-	450,000	1,960,739
Sub-total	\$ 84,108,987	\$ 599,301	\$ 84,708,288	\$ 53,200,761	\$ -	\$ 53,200,761	\$ 31,507,527

* SEFC & FCF districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation

	RECEIPTS *			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2019	2019	TOTAL	PRIOR TO 2019	2019	TOTAL	
AREA-SPECIFIC							
Downtown South	<i>(closed 2017)</i>						
Park	43,503,574	365,220	43,868,794	35,033,414	4,000,000	39,033,414	4,835,380
Housing	46,748,879	403,664	47,152,544	32,518,304	-	32,518,304	14,634,239
Childcare	11,060,534	124,944	11,185,478	4,673,238	-	4,673,238	6,512,240
Transportation	4,560,313	67,277	4,627,591	2,800,000	-	2,800,000	1,827,591
Sub-total	105,873,301	961,106	106,834,406	75,024,957	4,000,000	79,024,957	27,809,450
Burrard Slopes	<i>(closed 2015)</i>						
Park	9,762,323	68,977	9,831,300	7,767,579	-	7,767,579	2,063,721
Housing	499,636	3,560	503,196	-	-	-	503,196
Childcare	2,174,092	15,489	2,189,581	-	-	-	2,189,581
Transportation	1,067,628	8,177	1,075,805	999,377	-	999,377	76,429
Sub-total	13,503,680	96,202	13,599,882	8,766,956	-	8,766,956	4,832,926
Arbutus	<i>(closed 2015)</i>						
Childcare	3,507,868	22,282	3,530,149	2,545,385	-	2,545,385	984,764
Transportation	376,814	2,393	379,208	124,366	-	124,366	254,842
Sub-total	3,884,682	24,675	3,909,357	2,669,751	-	2,669,751	1,239,606
Oakridge-Langara	<i>(closed 2013)</i>						
Park	9,622,146	144,037	9,766,183	385,000	-	385,000	9,381,183
Housing	4,614,004	69,069	4,683,072	2,970,000	-	2,970,000	1,713,072
Transportation	981,541	14,693	996,234	655,900	330,000	985,900	10,334
Sub-total	15,217,690	227,799	15,445,489	4,010,900	330,000	4,340,900	11,104,589
Triangle West	<i>(closed 2015)</i>						
Park	10,876,010	178,712	11,054,722	-	-	-	11,054,722
Housing	6,771,855	111,273	6,883,129	4,678,861	-	4,678,861	2,204,268
Childcare	2,872,908	47,207	2,920,115	-	-	-	2,920,115
Sub-total	20,520,774	337,192	20,857,966	4,678,861	-	4,678,861	16,179,105
Cedar Cottage/Welwyn	<i>(closed 2015)</i>						
Housing	725,980	13,745	739,725	680,000	-	680,000	59,725
Childcare	650,357	12,313	662,670	-	-	-	662,670
Transportation	136,121	2,577	138,698	-	-	-	138,698
Sub-total	1,512,457	28,635	1,541,093	680,000	-	680,000	861,093
Sub-total	\$ 160,512,583	\$ 1,675,610	\$ 162,188,193	\$ 95,831,424	\$ 4,330,000	\$ 100,161,424	\$ 62,026,769

** receipts for closed Area-Specific DCL Districts represent interest accrued on unallocated balances

APPENDIX D
DCL RECEIPTS, ALLOCATION & UNALLOCATED BALANCE
BY SPENDING CATEGORY & DCL DISTRICT

		RECEIPTS *			ALLOCATIONS			UNALLO- CATED BALANCE
		PRIOR TO 2019	2019	TOTAL	PRIOR TO 2019	2019	TOTAL	
ALL CATEGORIES								
Park		\$ 354,712,625	\$ 18,539,866	\$ 373,252,490	\$ 224,303,066	\$ 46,280,550	\$ 270,583,616	\$ 102,668,874
Housing		268,941,851	35,529,904	304,471,755	219,808,890	24,735,000	244,543,890	59,927,864
Childcare		76,957,219	12,924,879	89,882,098	44,086,258	-	44,086,258	45,795,839
Eng. infrastructure - Transportation		169,094,700	24,503,191	193,597,891	142,190,554	31,796,613	173,987,167	19,610,724
Eng. infrastructure - Utilities		12,998,724	12,427,843	25,426,567	6,002,118	2,642,602	8,644,720	16,781,847
TOTAL		\$ 882,705,118	\$ 103,925,683	\$ 986,630,801	\$ 636,390,887	\$ 105,454,765	\$ 741,845,652	\$ 244,785,149
PARKS								
City-wide		233,613,789	17,464,296	251,078,085	152,593,027	42,280,550	194,873,577	56,204,508
Southeast False Creek		45,611,171	298,718	45,909,889	28,524,046	-	28,524,046	17,385,843
False Creek Flats		1,589,390	19,905	1,609,295	-	-	-	1,609,295
Downtown South (closed 2017)		43,503,574	365,220	43,868,794	35,033,414	4,000,000	39,033,414	4,835,380
Triangle West (closed 2015)		10,876,010	178,712	11,054,722			-	11,054,722
Burrard Slopes (closed 2015)		9,762,323	68,977	9,831,300	7,767,579	-	7,767,579	2,063,721
Oakridge-Langara (closed 2013)		9,622,146	144,037	9,766,183	385,000	-	385,000	9,381,183
Grandview-Boundary (closed 2018)		134,222	-	134,222	-	-	-	134,222
Sub-total		\$ 354,712,625	\$ 18,539,866	\$ 373,252,490	\$ 224,303,066	\$ 46,280,550	\$ 270,583,616	\$ 102,668,874
HOUSING								
City-wide		209,581,497	34,928,593	244,510,090	178,961,725	24,735,000	203,696,725	40,813,365
Downtown South (closed 2017)		46,748,879	403,664	47,152,544	32,518,304	-	32,518,304	14,634,239
Triangle West (closed 2015)		6,771,855	111,273	6,883,129	4,678,861	-	4,678,861	2,204,268
Oakridge-Langara (closed 2013)		4,614,004	69,069	4,683,072	2,970,000	-	2,970,000	1,713,072
Cedar Cottage/Welwyn (closed 2015)		725,980	13,745	739,725	680,000	-	680,000	59,725
Burrard Slopes (closed 2015)		499,636	3,560	503,196	-	-	-	503,196
Sub-total		\$ 268,941,851	\$ 35,529,904	\$ 304,471,755	\$ 219,808,890	\$ 24,735,000	\$ 244,543,890	\$ 59,927,864
CHILDCARE								
City-wide		43,562,381	12,613,103	56,175,484	30,354,718	-	30,354,718	25,820,767
Southeast False Creek **		12,533,801	82,087	12,615,888	6,512,918	-	6,512,918	6,102,970
False Creek Flats **		595,277	7,455	602,732	-	-	-	602,732
Downtown South (closed 2017)		11,060,534	124,944	11,185,478	4,673,238	-	4,673,238	6,512,240
Arbutus (closed 2015)		3,507,868	22,282	3,530,149	2,545,385	-	2,545,385	984,764
Triangle West (closed 2015)		2,872,908	47,207	2,920,115	-	-	-	2,920,115
Burrard Slopes (closed 2015)		2,174,092	15,489	2,189,581	-	-	-	2,189,581
Cedar Cottage/Welwyn (closed 2015)		650,357	12,313	662,670	-	-	-	662,670
Sub-total		\$ 76,957,219	\$ 12,924,879	\$ 89,882,098	\$ 44,086,258	\$ -	\$ 44,086,258	\$ 45,795,839
Eng. Infrastructure - Transportation								
City-wide		140,564,644	24,255,967	164,820,611	122,599,233	31,466,613	154,065,846	10,754,766
Southeast False Creek **		17,639,533	104,916	17,744,449	15,011,679	-	15,011,679	2,732,770
False Creek Flats **		3,768,105	47,190	3,815,295	2,702,118	-	2,702,118	1,113,177
Downtown South (closed 2017)		4,560,313	67,277	4,627,591	2,800,000	-	2,800,000	1,827,591
Burrard Slopes (closed 2015)		1,067,628	8,177	1,075,805	999,377	-	999,377	76,429
Oakridge-Langara (closed 2013)		981,541	14,693	996,234	655,900	330,000	985,900	10,334
Arbutus (closed 2015)		376,814	2,393	379,208	124,366	-	124,366	254,842
Cedar Cottage/Welwyn (closed 2015)		136,121	2,577	138,698	-	-	-	138,698
Sub-total		\$ 169,094,700	\$ 24,503,191	\$ 193,597,891	\$ 144,892,672	\$ 31,796,613	\$ 176,689,285	\$ 16,908,606
Eng. Infrastructure - Utilities								
City-wide		10,551,390	7,761,909	18,313,300	2,850,000	2,642,602	5,492,602	12,820,698
City-wide Utilities		209,847	4,626,904	4,836,751	-	-	-	4,836,751
Grandview-Boundary (closed 2018)		2,237,487	39,030	2,276,517	450,000	-	450,000	1,826,517
Sub-total		\$ 12,998,724	\$ 12,427,843	\$ 25,426,567	\$ 3,300,000	\$ 2,642,602	\$ 5,942,602	\$ 19,483,965

* receipts for closed Area-Specific DCL Districts represent interest accrued on unallocated balances

** SEFC & FCF districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation

APPENDIX E
DCL EXEMPTIONS, WAIVERS & REDUCTIONS

DCLs Exemptions for Social Housing Projects
(Vancouver Charter,s523D(10)(d))

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
1999	1221 Seymour	136	Downtown South	\$ 408,347	\$ 408,347
2000	227 East Georgia	97	City-wide	228,742	713,650
	2320 Franklin	33	City-wide	87,351	
	668 Powell	61	City-wide	72,729	
	520 West 7th	49	City-wide	63,691	
	65 West Cordova	106	City-wide	213,733	
	2626 Watson	39	City-wide	47,405	
2001	377 Powell	31	City-wide	38,075	427,740
	2111 Triumph	15	City-wide	20,148	
	2088 Yukon	37	City-wide	82,261	
	533 East Hastings	12	City-wide	22,753	
	1267 Granville	63	Downtown South	174,665	
	361 Heatley	81	City-wide	89,839	
2002	1110 Comox	22	City-wide	29,730	396,154
	333 East 16th	28	City-wide	43,153	
	596 East Hastings	85	City-wide	98,271	
	555 Homer	230	City-wide	225,000	
2003	1254 East 8th	22	City-wide	61,615	61,615
2004	475 East Hastings	52	City-wide	90,473	432,712
	2075 Cassiar	61	City-wide	342,239	
2005	1968 East 19th	37	City-wide	254,850	834,827
	788 Richards	45	City-wide	146,580	
	2020 Harrison Drive	77	City-wide	433,397	
2006	5616 Fraser	30	City-wide	146,086	890,369
	3355 East 5th	89	City-wide	435,953	
	1110 Comox (minor reno)	0	City-wide	710	
	65 East Hastings	92	City-wide	307,620	
2007	1321 Richards	87	Downtown South	407,275	5,307,841
	199 West 1st	84	Southeast False Creek	1,263,008	
			City-wide	522,624	
	1699 Ontario	67	City-wide	316,692	
			Southeast False Creek	765,339	
	122 Walter Hardwick	101	Southeast False Creek	1,437,907	
			City-wide	594,996	
2008	1005 Station	80	City-wide	220,948	220,948
2009	601 East Hastings	37	City-wide	402,909	1,427,824
	1338 Seymour	104	Downtown South	750,337	
	337 West Pender	96	City-wide	274,579	
2010	188 East 1st	129	Southeast False Creek	912,457	2,357,376
			City-wide	484,546	
	3595 West 17th	51	City-wide	200,554	
	2980 Nanaimo	24	City-wide	230,923	
	1601 West 7th	62	Burrard Slopes	314,823	
	508 Taylor (minor reno)	0	City-wide	1,969	
	31 West Pender	24	City-wide	212,102	

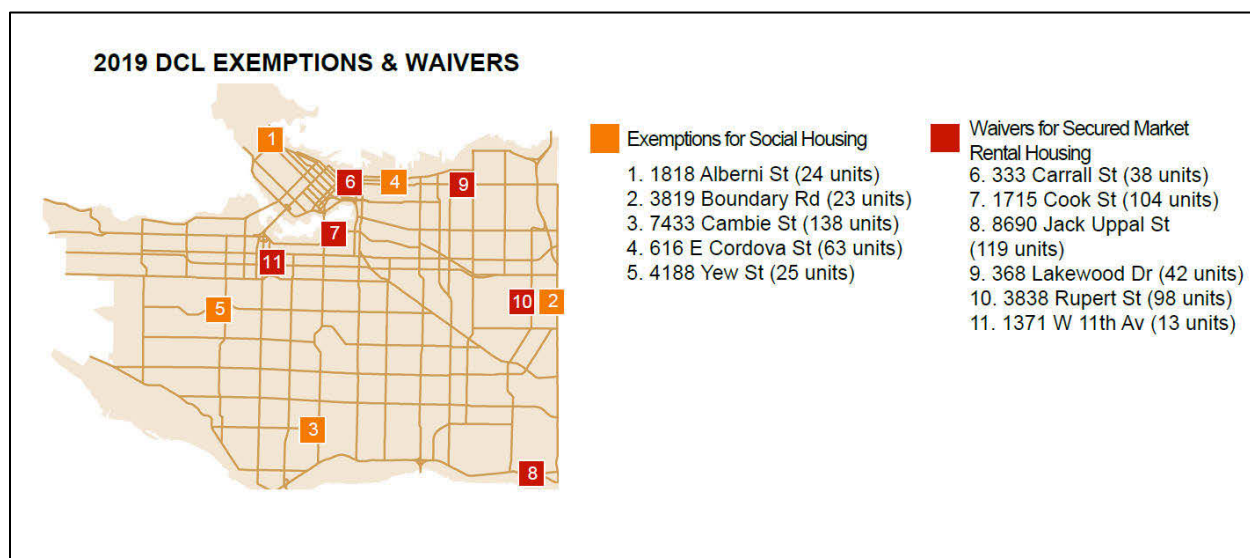
YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
2011	1249 Howe	110	Downtown South	788,853	3,289,004
	215 West 2nd	147	City-wide	900,517	
			Southeast False Creek	1,355,097	
	2304 West 8th	30	City-wide	244,537	
2012	500 Alexander	6	City-wide	21,720	3,911,068
	502 Alexander	6	City-wide	21,720	
	1134 Burrard	141	Downtown South	1,227,608	
	2465 Fraser	103	City-wide	599,677	
	111 Princess	139	City-wide	840,894	
	220 Princess	147	City-wide	1,071,602	
	2305 West 7th	15	City-wide	127,848	
2013	951 Boundary	56	City-wide	61,727	193,848
	155 East 37th	53	City-wide	117,221	
	100 East Cordova	1	City-wide	14,900	
2014	626 Alexander	5	City-wide	20,272	829,232
	557 East Cordova	5	City-wide	27,300	
	138 East Hastings	18	City-wide	103,096	
	720 East Hastings	21	City-wide	372,590	
	2610 Victoria	28	City-wide	304,400	
	704 West 69th	1	Oakridge-Langara	1,574	
2015	41 East Hastings	102	City-wide	731,236	3,181,074
	933 East Hastings	70	City-wide	574,356	
	311 East 6th Ave.	14	City-wide	133,539	
	1720 Kingsway	48	City-wide	372,265	
	1108 Pendrell	45	City-wide	403,067	
	1105 Seymour	81	Downtown South	966,611	
2016	95 East 1st	135	City-wide	1,355,842	4,555,898
			Southeast False Creek	1,865,731	
	3090 East 54th	31	City-wide	414,740	
	288 East Hastings	104	City-wide	536,615	
	1171 Jervis	27	City-wide	129,536	
	179 Main	9	City-wide	55,449	
	220 Terminal *	40	City-wide	197,986	
2017	2468 Balaclava	71	City-wide	804,353	4,479,300
	3795 Commercial	9	Cedar Cottage/Welwyn Street	48,578	
	3595 Kingsway	44	City-wide	368,309	
	3175 Riverwalk	109	City-wide	1,136,128	
	5648 Victoria	48	City-wide	509,973	
	585 West 41st	46	City-wide	448,680	
	4188 Yew	100	City-wide	1,163,279	

* Temporary Modular Housing projects

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
2018	2132 Ash St *	52	City-wide	88,845	11,526,561
	1180 Broughton St	68	City-wide	662,241	
	610 & 620 Cambie St *	98	City-wide	170,592	
	124 Dunlevy Av	213	City-wide	851,069	
	180 E 2nd Av	30	City-wide	263,978	
	137 E 37th Av *	46	City-wide	79,827	
	188 E 6th Ave	145	City-wide	1,656,595	
	1131 Franklin St *	39	City-wide	53,838	
	5077 & 5095 Heather St *	98	City-wide	170,592	
	7430 & 7460 Heather St *	78	City-wide	107,717	
	4480 Kaslo St *	52	City-wide	88,845	
	1033 Nelson St	61	City-wide	705,821	
	3183 Pierview Crescent	89	City-wide	1,300,037	
	3245 Pierview Crescent	51	City-wide	723,487	
	525 Powell St *	39	City-wide	53,838	
	1482 Robson St	83	City-wide	1,232,028	
	2425 St. Catherines St	51	City-wide	735,043	
	258 Union St *	52	City-wide	90,009	
	6465 Vivian St	139	City-wide	905,850	
	265 W 1st Av *	52	City-wide	90,006	
	1495 W 8th Av	150	City-wide	1,496,303	
2019	1818 Alberni St	24	City-wide	412,962	3,209,886
	3819 Boundary Rd/3680 E 22nd	23	City-wide	229,270	
	7433 Cambie St	138	City-wide	1,712,483	
	616 E Cordova St (UGM)	63	City-wide	749,067	
	4188 Yew St (additional units)	25	City-wide	106,104	
TOTAL	105 Projects	6,700		\$ 48,655,275	\$ 48,655,275

* Denotes a Temporary Modular Housing project

Note: Projects are added to the list at the Building Permit stage.



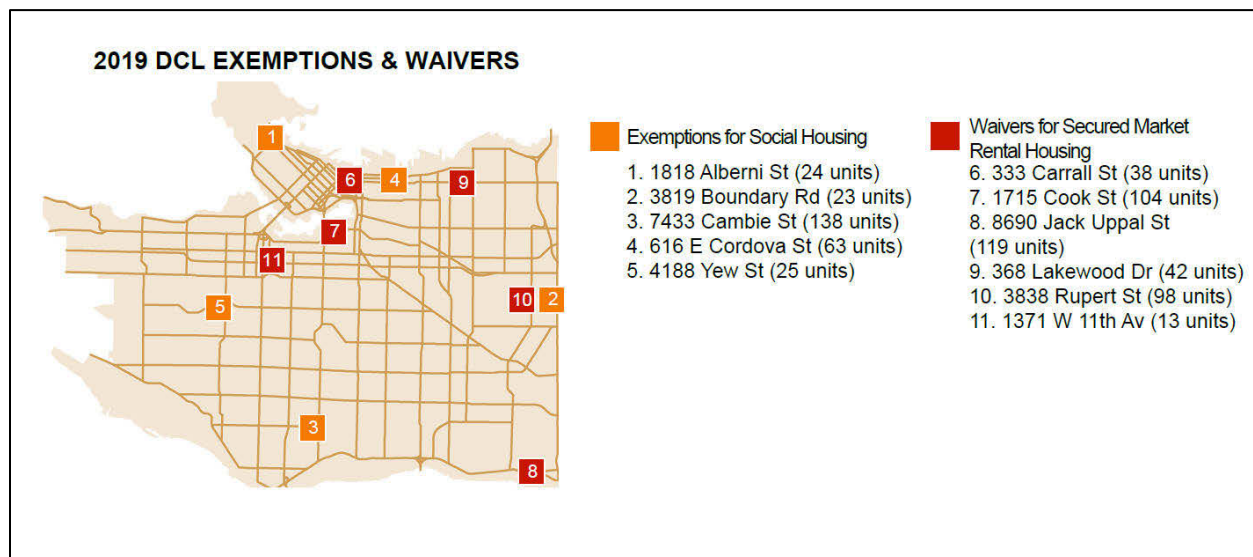
DCLs Waived for Secured Affordable Market Rental Housing Projects
(Vancouver Charter, s523D(10.3)(a))

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2010	1142 Granville	106	Downtown South	706,291	706,291
2011	1850 Victoria Diversion	192	Cedar Cottage/Welwyn	639,267	893,645
	1718 Davie St	49	City-wide	254,379	
2012	1061 Broughton	186	City-wide	1,455,701	3,865,291
	2778 East Hastings	34	City-wide	252,364	
	1650 Quebec	91	City-wide	665,241	
			Southeast False Creek	956,467	
	5711 Rhodes	40	City-wide	313,184	
	8555 Granville	8	City-wide	71,834	
	1549 West 70th	23	City-wide	150,499	
2013	8198 Cambie	110	Oakridge-Langara	457,253	2,149,347
	2525 Carnarvon	70	City-wide	678,276	
	1388 Continental	89	City-wide	709,438	
	2215 East Hastings	37	City-wide	304,380	
2014	191 East 11th	17	City-wide	155,319	1,060,844
	245 East Georgia	40	City-wide	272,430	
	1568 East King Edward	77	City-wide	633,095	
2015	333 East 11th	201	City-wide	2,029,972	5,013,901
	1408 East 15th	51	City-wide	484,396	
	1408 East 41st	42	City-wide	336,718	
	1910 Ferndale	27	City-wide	256,962	
	609 Heatley	30	City-wide	30,631	
	968 Kingsway	44	City-wide	468,352	
	388 Skeena	85	City-wide	739,883	
	4320 Slocan	41	City-wide	375,450	
2016	308 West Hastings	52	City-wide	291,537	4,556,274
	288 East Hastings	68	City-wide	605,147	
	303 East Pender	56	City-wide	484,311	
	179 Main	46	City-wide	304,067	
2017	3699 Marine	273	City-wide	3,162,749	4,122,119
	188 East 49th	75	City-wide	751,855	
	706 East 57th	95	City-wide	958,260	
	2328 Galt	28	City-wide	351,051	
	388 Kaslo	94	City-wide	1,038,832	
2018	3595 Kingsway	104	City-wide	1,022,121	1,578,903
	1771 East 18th	111	City-wide	1,022,566	
	2551 Kingsway	12	City-wide	134,363	
2019	3068 Kingsway	32	City-wide	421,974	5,532,950
	325/333 Carrall St	38	City-wide & Utilities	44,907	
	1715 Cook St	104	City-wide	957,178	
			Southeast False Creek	1,174,106	
	8690 Jack Uppal St	119	City-wide	1,470,748	
	368 Lakewood Dr	42	City-wide & Utilities	710,541	
2019	3838 Rupert St	98	City-wide	1,104,865	5,532,950
	1371/1373 W 11th	13	City-wide	70,605	
TOTAL	43 Projects	3,150		\$ 29,479,566	\$ 29,479,566

Note: Projects are added to the list at the Building Permit stage. Projects not eligible for waiver are excluded.

DCLs Reduced to Support Heritage Preservation
(Vancouver Charter, s592(2)(b)(ii))

BY-LAW	YEAR	ADDRESS	HERITAGE BUILDINGS PRESERVED	DCL AREA	DCL REDUCTION	YEARLY TOTAL
8250	2000	654 East Georgia	1	City-wide	\$ 7,102	\$ 7,102
7721	2003	7400 Oak	1	Oakridge/Langara	247,000	370,601
8523		610 Granville	3	City-wide	95,713	
8688		1411 W 11th	4	City-wide	27,888	
8771		1477 W 15th	1	City-wide	192,050	
8577	2004	500 Granville	1	City-wide	50,913	382,181
8787		977 W 8th	1	City-wide	35,854	
8829		55 East Cordova	1	City-wide	103,365	
9269	2007	100 West Cordova	1	City-wide	5,273,797	5,273,797
9781	2009	1098 Richards	2	Downtown South	1,071,018	1,071,018
9269	2011	351 Abbott	1	City-wide	124,711	162,884
10276		639 Commercial	1	City-wide	38,173	
10400	2012	564 Beatty	1	City-wide	605,920	605,920
11330	2015	1018 W. 11th	1	City-wide	34,248	34,248
	2018	none			-	-
	2019	none			-	-
	TOTAL	14 projects	20		\$ 7,907,752	\$ 7,907,752



**APPENDIX F
LAND ACQUISITION USING DCL FUNDING**

HOUSING				
Year	# of Properties Acquired	Address	Housing Units	DCL funding
1999	1	1221 Seymour	136	1,300,125
2000	2	1265 Granville, 1299 W Hastings	176	5,120,500
2001	1	1338 Seymour	104	1,515,769
2003	3	5616 Fraser, 36 Blood Alley Square, 1261 Granville	193	4,131,250
2004	2	337 W Pender, 1134 Burrard	237	4,162,500
2005	3	3588-3596 W 16th, 1601 W 7th, 1251 Howe	223	9,945,000
2006	1	1321 Richards	87	1,106,250
2007	1	2465 Fraser	103	1,100,000
2008	2	1700 Kingsway, 522 Alexander	187	4,012,500
2011	1	177 W. Pender	53	2,250,000
2012	1	3484 Kingsway	123	3,300,000
2013	4	2610 Victoria, 2780 SE Marine, 2800 SE Marine, 2910 East Kent South	331	23,488,363
2015	1	501-533 Powell	<i>tbd</i>	1,575,000
2016	3	1188-1192 Burrard / 937 Davie, 3185 Riverwalk Ave, 3625 Sawmill Cres	362	26,824,295
2017	1	3310 Marine Way	337	9,066,729
2018	-	none	-	-
2019	2	2031 & 2037 Stainsbury St	30	2,400,000
Subtotal	29		2,682	\$ 101,298,282
PARKS				
Year	# of Properties Acquired	Address	Hectares	DCL funding
1993	2	1145-95 Richards, 1168-76 Seymour	0.33	2,873,374
1996	1	1150 Seymour	0.06	941,076
1997	2	1110 Seymour, 1127-41 Richards	0.20	3,708,745
1998	2	1696 West 5th, 1162-64 Seymour	0.17	2,258,351
1999	1	1128 Seymour	0.11	2,060,000
2001	1	1605 West 6th	0.13	1,829,636
2002	1	1160 Seymour	0.03	1,112,610
2003	1	2317 McGill	0.04	360,000
2005	1	4326 Atlin	0.04	40,000
2006	1	1 Kingsway	0.09	774,246
2008	3	4320 Atlin, 827 E 45th, 515 Davie	0.20	9,080,058
2009	1	6090 Prince Albert	0.02	524,144
2011	1	995 E. 45th	0.02	665,913
2012	1	1019 E. 45th	0.02	775,000
2013	1	3276 Yukon	0.07	1,640,000
2014	2	1620 West 5th, 2605-2615 Keith	0.14	5,947,500
2015	4	4306 Atlin, 2621 Keith, 2888 E 25th, 1003 E. 45th	0.13	3,209,500
2016	4	3030 Victoria, 2227 Wenonah, 4502 Gladstone, 1011 E 45th Ave	0.11	5,483,000
2017	2	857 E 45th Ave, 2221 Main Street	0.14	6,708,050
2018	5	2505 SE Marine, 1454/1458/1462 E 18 Ave, 1143 E 10th Ave, 2606 Keith Dr, 1820 E 4th	0.35	11,723,000
2019	6	2930 Victoria Dr., 1556, 1560, 1562, 1568, 1576 E 8th	0.19	15,425,000
Subtotal	43		2.60	\$ 77,139,202
TOTAL	72			\$ 178,437,484

APPENDIX G

SELECTED CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2009-2019

