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To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"
"Impey, Patrice" <Patrice.Impey@vancouver.ca>
"Cheng, Grace" <grace.cheng@vancouver.ca>

Date: 10/15/2018 8:51:06 AM

Subject: Memo - 2017 Annual Report on DCLs

Attachments: Memo to M&C - 2017 Annual Report on DCLs - 02-10-2018.pdf

Greetings Mayor and Council,

Please find attached a memo from Patrice Impey, regarding 2017 Annual Report on Development Cost Levies. A summary is as follows:

- 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 regards to strategic investment in public amenities to address growth.
- The report summarizes the development cost levies (DCLs) receipt (\$92.3 million) and allocations (\$63.5 million) during the year as well as the unallocated balances (\$215 million) across the various DCL districts and program areas and the amount of various DCL exemptions and waivers (\$8.6 million) provided during the year.
- As with past reports, we expect the report will be made publicly available on the City's website (<https://vancouver.ca/home-property-development/development-cost-levies.aspx>) about the end of October 2018.

Should you have any questions, please contact Patrice at 604.873.7610 or Patrice.Impey@vancouver.ca.

Best,
Sadhu

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MEMORANDUM

October 2, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Kevin Quinlan, Chief of Staff, Mayor's Office
Naveen Girn, Community Relations Director, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design & Sustainability
Grace Cheng, Director, Long-Term Financial Strategy & Planning

FROM: Patrice Impey
General Manager of Finance, Risk & Supply Chain Management

SUBJECT: RTS 12693: 2017 Annual Report on Development Cost Levies

Dear Mayor and Council,

The following report is submitted to Council in accordance with Section 523D (18.1) of the Vancouver Charter which provides that each year the Director of Finance must submit to Council a report to be made public 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 our 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 regards to strategic investment in public amenities to address growth.

DCLs help advance Council's key public policy objectives in the areas of housing, childcare, transportation, and parks and open spaces. Since the creation of the first Development Cost

Levy (DCL) district, over \$500 million of DCLs have been invested leading to the creation of notable amenities such as affordable housing projects at Woodwards and in Southeast False Creek, childcare facilities at Woodwards and the Mount Pleasant Centre, new parks in Downtown South and Burrard Slopes, and the growth and enhancement of Vancouver's renowned bikeway-greenway network.

2017 was a strong year for real estate development in Vancouver. Approved permits for new construction totalled 9.32 million sq. ft. across all DCL districts, comprised of 7.75 million sq. ft. of residential and 1.57 million sq. ft. of office/commercial.

The DCL system is continually being modernized to address the City's growth needs more effectively at both the city-wide level and community level. From 2013 to 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. Staff will continue to monitor the remaining excluded policy areas and report back should there be a need to include these areas in the City-Wide DCL.

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. Developer contributions are a significant source of funding for growth-related infrastructure and amenities that would otherwise fall entirely onto property taxes and other City funding.

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 until such time when Council authorizes their expenditure as part of annual capital budget process. Pursuant to the *Vancouver Charter* and applicable DCL By-laws, DCLs may be applied towards the following growth-related capital projects:

- **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:** constructing, replacing, altering or expanding facilities for transportation (including active transportation and safety improvements), water, sewer and drainage.

There are currently four DCL districts (see Map 1), with each district having its own specific public benefits strategy and DCL rates. There are three types of DCL districts:

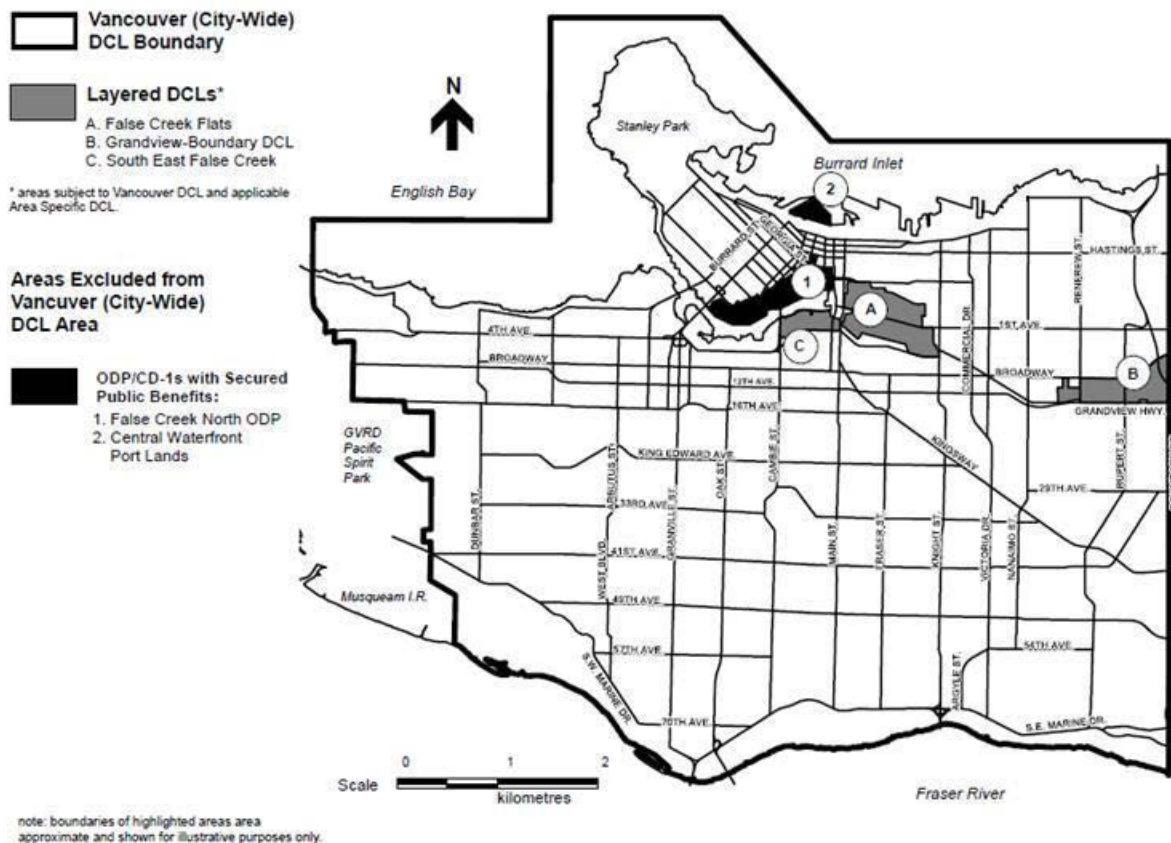
- **City-wide DCL District:** applies to most of the city; created in 2001.

- **Area-specific DCL Districts:** as part of efforts to streamline and consolidate the DCL system, previous Area-specific DCL districts in Arbutus, Burrard Slopes, Cedar Cottage/Welwyn, Downtown South, Dundas/Wall, Oakridge-Langara and Triangle West have been incorporated into the City-wide DCL District.
- **Layered DCL Districts:** developments in the False Creek Flats, Grandview-Boundary and Southeast False Creek districts are subject to both City-wide DCL and a Layered DCL.

There are two policy areas, the Central Waterfront Port Lands and False Creek North (shaded in black in Map 1), that are exempt from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the creation of the City-wide DCL District. Previously exempt policy areas including the Arbutus Neighbourhood, CityGate, two precincts in Coal Harbour, Collingwood Village and portions of the Fraser Lands were incorporated into the City-wide DCL District in [July 2016](#).

Staff will continue to monitor the remaining excluded policy areas, and report back should there be a need to include these areas in the City-Wide DCL.

Map 1 – DCL Districts as of Dec. 2017



DCL collections for the last five-year period (2013-2017) have averaged \$72 million a year; approximately \$60 million has been collected in the first eight months of 2018.

DCLs are allocated for investments through the City’s capital planning process, first via the City’s 4-year Capital Plan and subsequently via the City’s regular Capital Budget processes.

Appendix A contains additional information on the DCL system.

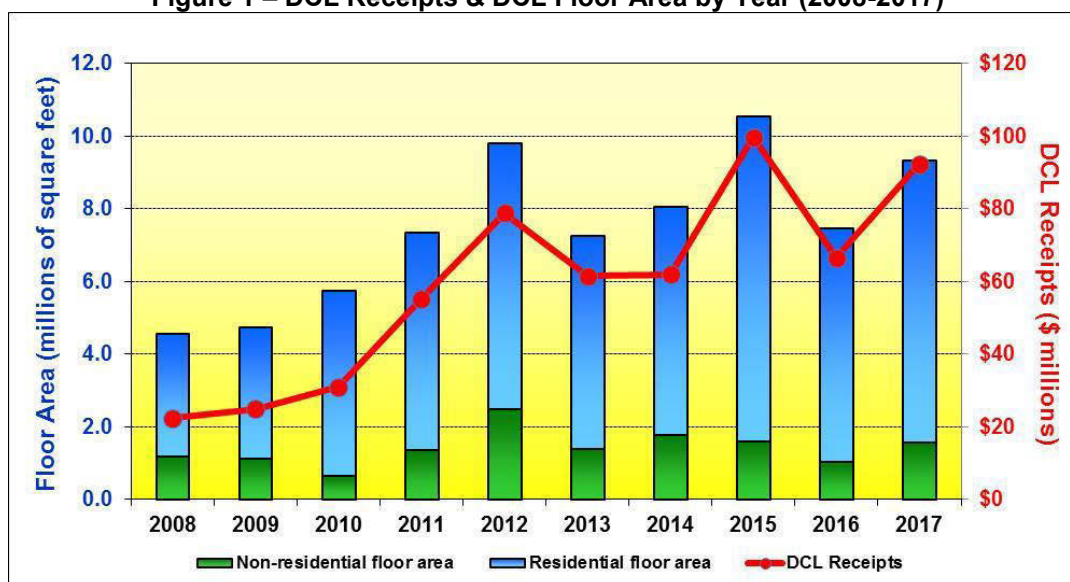
ANALYSIS

2017 DCL Receipts

In 2017, \$88.2 million was collected from all DCL districts and \$4.1 million of interest was accrued on the DCL balance totalling \$92.3 million (2016 - \$66.6 million). Of this amount, 80% came from the City-wide DCL District and 20% came from the Area-specific and Layered DCL Districts.

Figure 1 shows the historical development activities and DCL receipts (collection and interest) from all districts over the last 10 years (2008-2017), representing an average of 7.5 million sq.ft. of development per year (approximately 80% residential and 20% non-residential), resulting in an average of \$59.5 million of DCL receipts per year. Over the lifetime of the DCL program (1993-2017), a total of \$785 million has been collected (including interest accrued on the DCL balance).

Figure 1 – DCL Receipts & DCL Floor Area by Year (2008-2017)



The DCL collected 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 where development happens as noted above. Appendices B, C and D contain further details on DCL receipts (by year, DCL district and spending category).

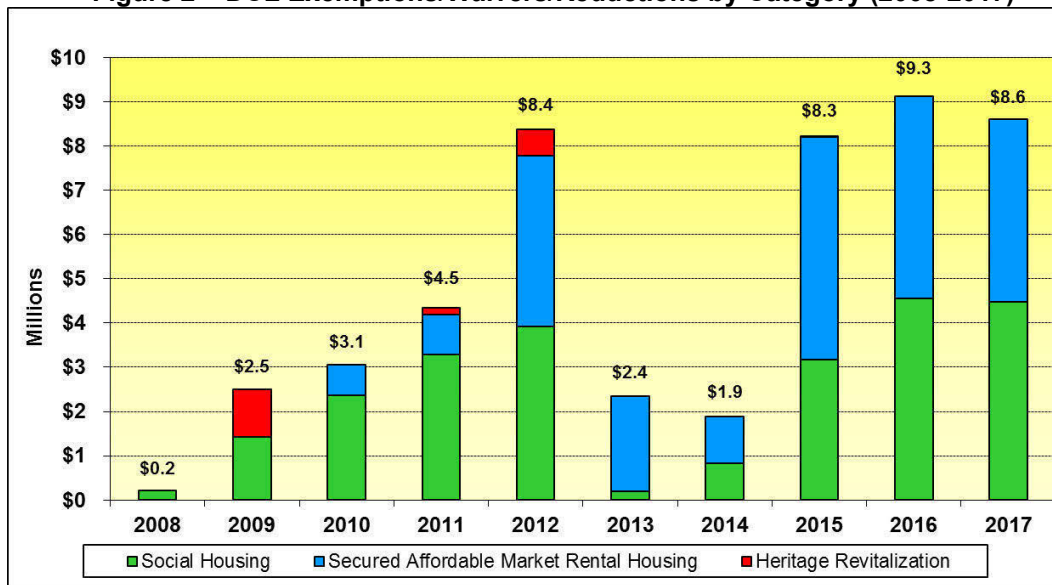
2017 DCL Exemptions, Waivers & Reductions

Section 523D (10) of the Vancouver Charter provides for exemptions and allows waiver/reduction of DCLs in two areas: delivery of affordable housing and preservation of heritage buildings. Because exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this memo includes projects that have reached the building permit stage in 2017.

In 2017, DCL exemptions/waivers/reductions totalled \$8.6 million (9.3% of total DCL revenue), almost all of which was to support affordable housing. Affordable housing exemptions/waivers were granted to 542 units of social housing (\$4.5 million) and 396 units of secured affordable market rental housing under the Rental 100 Program (\$4.1 million), all of which reached building permit issuance in 2017.

Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2008-2017). DCL exemption/waiver/reduction activity has picked up over the past 3 years including \$12.2 million in exemptions to support social housing and \$13.7 million in waivers/reductions to support secured market rental housing.

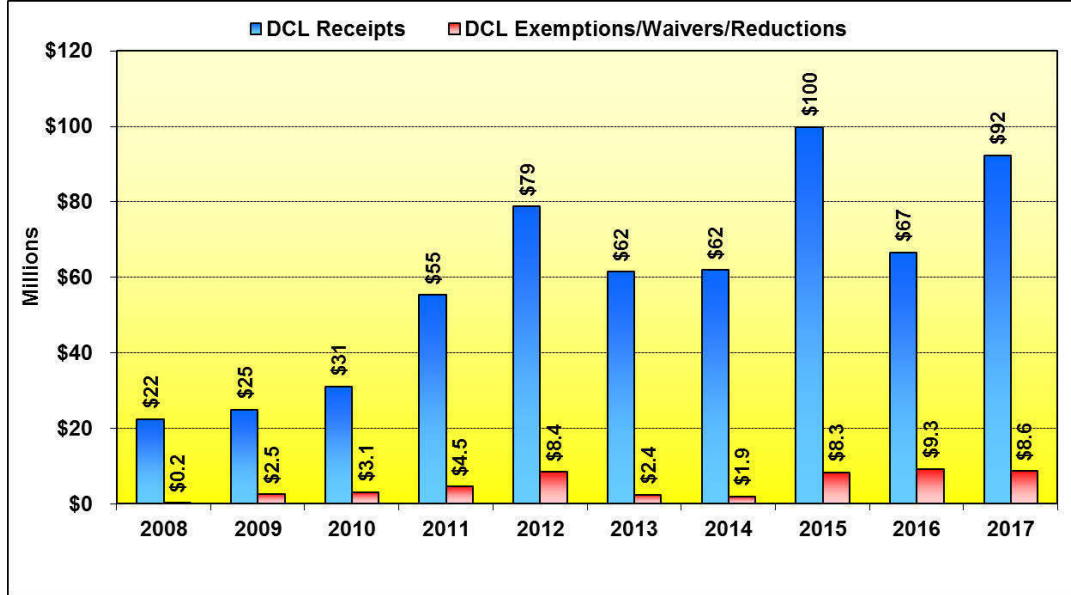
Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2008-2017)



Over the last 10 years (2008-2017) (see Appendix E for details), these exemptions/waivers/reductions helped create 2,887 units of social housing (\$24.4 million) and 2,581 units of secured affordable market rental housing (\$22.4 million), and preserve six heritage buildings (\$1.9 million). (Note: unit counts exclude Secured Affordable Market Rental Housing projects that did not qualify for DCL waiver.)

Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years (2008-2017). Total DCL exempted/waived/reduced was \$49.3 million, or 8.9% of DCL collected on average over this 10-year period.

Figure 3 – DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2008-2017)



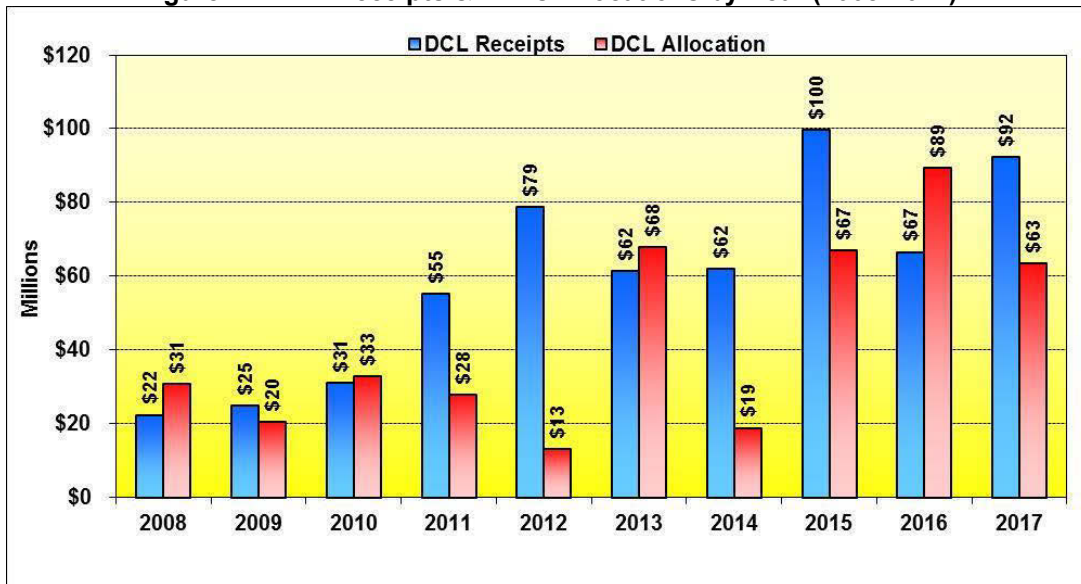
Appendix E contains further details on DCL exemptions/waivers/reductions.

2017 DCL Allocation for Expenditure

Allocation of DCLs to eligible public amenities requires Council approval as part of the City's regular 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 (2008-2017). Of the \$595 million of DCL receipts generated during that period, Council allocated \$432 million (73%) to fund specific eligible capital projects. DCL allocation varies from year to year due in part to the timing of individual projects.

Figure 4 – DCL Receipts & DCLs Allocations by Year (2008-2017)



In 2017, a total of \$63.5 million was allocated by Council, of which \$26.0 million was allocated to social and supportive housing, \$21.0 million to parks, \$15.0 million to engineering infrastructure, and \$1.5 million to childcare.

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 2017, the balance of unallocated DCLs was \$186.5 million. Including the DCL receipts of \$92.3 million and DCL allocations of \$63.5 million in 2017, the ending balance for 2017 was \$215.3 million.

Appendices C, D and E contain further details on DCL balance (by year, DCL district and spending category).

Please contact me should you have any questions.

Regards,

Patrice Impey
General Manager, Finance, Risk and Supply Chain Management

604.873.7610 | patrice.impey@vancouver.ca

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 July [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 proposed bylaw is expected to be effective September 30, 2018. Council also, approved the removal of the Grandview Boundary layered area-specific DCL, which will reduce the number of DCL districts from 4 to 3.

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.

Should you have any questions on the 2017 Annual DCL report or related matters please contact:

- Patrice Impey , General Manager Finance, Risk and Supply Chain Management
(604) 873-7610, or
- Grace Cheng, Director of Long-term Financial Strategy & Planning
(604) 871-6654

**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	\$ 850,096	\$ -	\$ 850,096	\$ -	\$ 850,096
1994	135,000	\$ 834,251	\$ -	\$ 834,251	\$ -	\$ 1,684,347
1995	312,895	\$ 1,670,257	\$ -	\$ 1,670,257	\$ -	\$ 3,354,604
1996	733,382	\$ 4,419,007	\$ -	\$ 4,419,007	\$ -	\$ 7,773,610
1997	339,523	\$ 2,088,446	\$ -	\$ 2,088,446	\$ 3,191,845	\$ 6,670,211
1998	1,159,622	\$ 6,362,329	\$ -	\$ 6,362,329	\$ 999,377	\$ 12,033,163
1999	550,400	\$ 2,126,997	\$ -	\$ 2,126,997	\$ 9,161,370	\$ 4,998,790
2000	2,233,390	\$ 6,797,309	\$ -	\$ 6,797,309	\$ 5,130,500	\$ 6,665,600
2001	2,957,630	\$ 10,100,456	\$ 733,483	\$ 10,833,940	\$ 8,128,074	\$ 9,371,466
2002	3,436,126	\$ 12,382,608	\$ 786,579	\$ 13,169,187	\$ 3,734,231	\$ 18,806,422
2003	3,883,210	\$ 9,435,833	\$ 1,109,221	\$ 10,545,054	\$ 10,652,010	\$ 18,699,466
2004	4,963,289	\$ 21,307,767	\$ 1,180,089	\$ 22,487,856	\$ 12,737,337	\$ 28,449,985
2005	4,332,017	\$ 23,822,982	\$ 1,655,050	\$ 25,478,033	\$ 24,563,898	\$ 29,364,120
2006	4,761,182	\$ 20,982,451	\$ 2,439,406	\$ 23,421,857	\$ 12,271,250	\$ 40,514,726
2007	7,897,494	\$ 54,494,070	\$ 4,428,513	\$ 58,922,583	\$ 47,027,367	\$ 52,409,943
2008	4,552,796	\$ 17,340,459	\$ 5,111,753	\$ 22,452,212	\$ 30,792,608	\$ 44,069,547
2009	4,729,610	\$ 19,887,888	\$ 5,071,019	\$ 24,958,907	\$ 20,435,600	\$ 48,592,854
2010	5,747,898	\$ 28,709,185	\$ 2,371,019	\$ 31,080,204	\$ 32,885,678	\$ 46,787,379
2011	7,339,967	\$ 52,183,589	\$ 3,138,770	\$ 55,322,359	\$ 27,797,512	\$ 74,312,227
2012	9,798,049	\$ 75,325,783	\$ 3,494,849	\$ 78,820,632	\$ 13,136,011	\$ 139,996,848
2013	7,249,461	\$ 57,587,508	\$ 3,940,888	\$ 61,528,396	\$ 67,954,535	\$ 133,570,709
2014	8,042,730	\$ 57,475,282	\$ 4,481,036	\$ 61,956,318	\$ 18,885,490	\$ 176,641,536
2015	10,552,704	\$ 94,686,178	\$ 5,074,758	\$ 99,760,936	\$ 67,024,526	\$ 209,377,947
2016	7,472,629	\$ 61,857,908	\$ 4,710,793	\$ 66,568,700	\$ 89,479,601	\$ 186,467,046
2017	9,321,294	\$ 88,182,011	\$ 4,113,427	\$ 92,295,438	\$ 63,450,570	\$ 215,311,915
years 2003 TO	74,807,138	\$ 553,235,791	\$ 41,508,311	\$ 594,744,102	\$ 431,842,130	\$ 162,901,972
All years	112,639,853	\$ 730,910,650	\$ 53,840,652	\$ 784,751,303	\$ 569,439,388	\$ 215,311,915

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

	RECEIPTS			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2017	2017	TOTAL	PRIOR TO 2017	2017	TOTAL	
ALL DISTRICTS							
Park	\$ 305,601,421	\$ 30,204,776	\$ 335,806,197	\$ 171,704,452	\$ 20,975,896	\$ 192,680,347	\$ 143,125,850
Housing	205,145,797	29,621,825	234,767,622	178,084,111	26,037,142	204,121,253	30,646,368
Childcare	54,664,306	9,553,901	64,218,206	42,405,142	1,481,116	43,886,258	20,331,948
Transportation	127,044,341	19,842,193	146,886,534	113,795,113	14,956,416	128,751,529	18,135,005
Utilities	-	3,072,744	3,072,744	-	-	-	3,072,744
TOTAL	\$ 692,455,865	\$ 92,295,438	\$ 784,751,303	\$ 505,988,818	\$ 63,450,570	\$ 569,439,388	\$ 215,311,915
CITY-WIDE							
Park	195,252,427	21,534,406	216,786,833	109,969,412	17,050,896	127,020,308	89,766,526
Housing	150,688,936	25,238,651	175,927,586	142,137,606	21,136,482	163,274,088	12,653,498
Childcare	24,633,355	6,776,225	31,409,580	31,254,718	(1,100,000)	30,154,718	1,254,863
Transportation	99,746,277	17,447,596	117,193,873	93,003,509	14,956,416	107,959,925	9,233,948
Utilities	-	3,072,744	3,072,744	-	-	-	3,072,744
Sub-total	\$ 470,320,995	\$ 74,069,621	\$ 544,390,616	\$ 376,365,244	\$ 52,043,794	\$ 428,409,038	\$ 115,981,578
AREA-SPECIFIC							
Downtown South							
Park	39,343,207	3,844,167	43,187,374	25,108,414	3,925,000	29,033,414	14,153,960
Housing	42,150,580	4,248,816	46,399,395	27,617,644	4,900,660	32,518,304	13,881,091
Childcare	9,637,251	1,315,110	10,952,361	2,092,122	2,581,116	4,673,238	6,279,123
Transportation	3,793,930	708,136	4,502,066	2,800,000	-	2,800,000	1,702,066
Sub-total	94,924,968	10,116,228	105,041,196	57,618,181	11,406,776	69,024,957	36,016,240
Burrard Slopes							
Park	9,658,995	44,101	9,703,096	7,767,579	-	7,767,579	1,935,516
Housing	494,304	2,276	496,580	-	-	-	496,580
Childcare	2,150,890	9,903	2,160,793	-	-	-	2,160,793
Transportation	1,055,378	5,228	1,060,606	999,377	-	999,377	61,230
Sub-total	13,359,568	61,507	13,421,075	8,766,956	-	8,766,956	4,654,119
Arbutus							
Childcare	3,336,457	152,278	3,488,735	2,545,385	-	2,545,385	943,350
Transportation	358,401	16,358	374,759	124,366	-	124,366	250,393
Sub-total	3,694,858	168,636	3,863,494	2,669,751	-	2,669,751	1,193,744
Oakridge-Langara							
Park	9,396,269	101,643	9,497,912	335,000	-	335,000	9,162,912
Housing	4,505,692	48,740	4,554,431	2,970,000	-	2,970,000	1,584,431
Transportation	958,500	10,368	968,868	655,900	-	655,900	312,968
Sub-total	14,860,461	160,751	15,021,212	3,960,900	-	3,960,900	11,060,312
Triangle West							
Park	10,613,882	108,676	10,722,558	-	-	-	10,722,558
Housing	6,608,644	67,666	6,676,310	4,678,861	-	4,678,861	1,997,449
Childcare	2,803,667	28,707	2,832,374	-	-	-	2,832,374
Sub-total	20,026,193	205,049	20,231,242	4,678,861	-	4,678,861	15,552,381
Cedar Cottage/Welwyn							
Housing	697,642	15,677	713,319	680,000	-	680,000	33,319
Childcare	624,971	14,044	639,015	-	-	-	639,015
Transportation	130,808	2,939	133,747	-	-	-	133,747
Sub-total	1,453,421	32,660	1,486,081	680,000	-	680,000	806,081
Sub-total	\$ 148,319,469	\$ 10,744,831	\$ 159,064,300	\$ 78,374,648	\$ 11,406,776	\$ 89,781,424	\$ 69,282,876

	RECEIPTS			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2017	2017	TOTAL	PRIOR TO 2017	2017	TOTAL	
LAYERED							
False Creek Flats							
Park	1,558,366	13,265	1,571,632	-	-	-	1,571,632
Childcare	583,658	4,968	588,626	-	-	-	588,626
Transportation	3,694,554	31,449	3,726,002	2,702,118	-	2,702,118	1,023,884
Sub-total	5,836,578	49,682	5,886,260	2,702,118	-	2,702,118	3,184,142
Grandview-Boundary							
Park	134,222	-	134,222	-	-	-	134,222
Transportation	1,762,729	19,078	1,781,807	450,000	-	450,000	1,331,807
Sub-total	1,896,951	19,078	1,916,029	450,000	-	450,000	1,466,029
Southeast False Creek							
Park	39,644,052	4,558,518	44,202,570	28,524,046	-	28,524,046	15,678,524
Childcare	10,894,057	1,252,666	12,146,722	6,512,918	-	6,512,918	5,633,805
Transportation	15,543,764	1,601,041	17,144,805	13,059,844	-	13,059,844	4,084,961
Sub-total	66,081,873	7,412,225	73,494,097	48,096,808	-	48,096,808	25,397,289
Sub-total	\$ 73,815,401	\$ 7,480,985	\$ 81,296,386	\$ 51,248,926	\$ -	\$ 51,248,926	\$ 30,047,460

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

	RECEIPTS			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2017	2017	TOTAL	PRIOR TO 2017	2017	TOTAL	
ALL CATEGORIES							
Park	\$ 305,601,421	\$ 30,204,776	\$ 335,806,197	\$ 171,704,452	\$ 20,975,896	\$ 192,680,347	\$ 143,125,850
Housing	205,145,797	29,621,825	234,767,622	178,084,111	26,037,142	204,121,253	30,646,368
Childcare	54,664,306	9,553,901	64,218,206	42,405,142	1,481,116	43,886,258	20,331,948
Transportation	127,044,341	19,842,193	146,886,534	113,795,113	14,956,416	128,751,529	18,135,005
Utilities	-	3,072,744	3,072,744	-	-	-	3,072,744
TOTAL	\$ 692,455,865	\$ 92,295,438	\$ 784,751,303	\$ 505,988,818	\$ 63,450,570	\$ 569,439,388	\$ 215,311,915
PARKS							
City-wide District	195,252,427	21,534,406	216,786,833	109,969,412	17,050,896	127,020,308	89,766,526
Downtown South	39,343,207	3,844,167	43,187,374	25,108,414	3,925,000	29,033,414	14,153,960
Burrard Slopes	9,658,995	44,101	9,703,096	7,767,579	-	7,767,579	1,935,516
Oakridge-Langara	9,396,269	101,643	9,497,912	335,000	-	335,000	9,162,912
Triangle West	10,613,882	108,676	10,722,558	-	-	-	10,722,558
False Creek Flats	1,558,366	13,265	1,571,632	-	-	-	1,571,632
Grandview-Boundary	134,222	-	134,222	-	-	-	134,222
Southeast False Creek	39,644,052	4,558,518	44,202,570	28,524,046	-	28,524,046	15,678,524
Sub-total	\$ 305,601,421	\$ 30,204,776	\$ 335,806,197	\$ 171,704,452	\$ 20,975,896	\$ 192,680,347	\$ 143,125,850
HOUSING							
City-wide District	150,688,936	25,238,651	175,927,586	142,137,606	21,136,482	163,274,088	12,653,498
Downtown South	42,150,580	4,248,816	46,399,395	27,617,644	4,900,660	32,518,304	13,881,091
Burrard Slopes	494,304	2,276	496,580	-	-	-	496,580
Oakridge-Langara	4,505,692	48,740	4,554,431	2,970,000	-	2,970,000	1,584,431
Triangle West	6,608,644	67,666	6,676,310	4,678,861	-	4,678,861	1,997,449
Cedar Cottage-Welwyn	697,642	15,677	713,319	680,000	-	680,000	33,319
Sub-total	\$ 205,145,797	\$ 29,621,825	\$ 234,767,622	\$ 178,084,111	\$ 26,037,142	\$ 204,121,253	\$ 30,646,368
CHILDCARE							
City-wide District	24,633,355	6,776,225	31,409,580	31,254,718	(1,100,000)	30,154,718	1,254,863
Downtown South	9,637,251	1,315,110	10,952,361	2,092,122	2,581,116	4,673,238	6,279,123
Burrard Slopes	2,150,890	9,903	2,160,793	-	-	-	2,160,793
Arbutus	3,336,457	152,278	3,488,735	2,545,385	-	2,545,385	943,350
Triangle West	2,803,667	28,707	2,832,374	-	-	-	2,832,374
Cedar Cottage-Welwyn	624,971	14,044	639,015	-	-	-	639,015
False Creek Flats	583,658	4,968	588,626	-	-	-	588,626
Southeast False Creek	10,894,057	1,252,666	12,146,722	6,512,918	-	6,512,918	5,633,805
Sub-total	\$ 54,664,306	\$ 9,553,901	\$ 64,218,206	\$ 42,405,142	\$ 1,481,116	\$ 43,886,258	\$ 20,331,948
TRANSPORTATION							
City-wide District	99,746,277	17,447,596	117,193,873	93,003,509	14,956,416	107,959,925	9,233,948
Downtown South	3,793,930	708,136	4,502,066	2,800,000	-	2,800,000	1,702,066
Burrard Slopes	1,055,378	5,228	1,060,606	999,377	-	999,377	61,230
Arbutus	358,401	16,358	374,759	124,366	-	124,366	250,393
Oakridge-Langara	958,500	10,368	968,868	655,900	-	655,900	312,968
Cedar Cottage-Welwyn	130,808	2,939	133,747	-	-	-	133,747
False Creek Flats	3,694,554	31,449	3,726,002	2,702,118	-	2,702,118	1,023,884
Grandview-Boundary	1,762,729	19,078	1,781,807	450,000	-	450,000	1,331,807
Southeast False Creek	15,543,764	1,601,041	17,144,805	13,059,844	-	13,059,844	4,084,961
Sub-total	\$ 127,044,341	\$ 19,842,193	\$ 146,886,534	\$ 113,795,113	\$ 14,956,416	\$ 128,751,529	\$ 18,135,005
UTILITIES							
City-wide District	-	3,072,744	3,072,744	-	-	-	3,072,744
Sub-total	\$ -	\$ 3,072,744	\$ 3,072,744	\$ -	\$ -	\$ -	\$ 3,072,744

**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	215	City-wide	1,163,279	
TOTAL	79 projects	4,856		\$ 33,918,828	\$ 33,918,828

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	
308 West Hastings	52	City-wide	291,537		
2016	288 East Hastings	68	City-wide	605,147	4,556,274
	303 East Pender	56	City-wide	484,311	
	179 Main	46	City-wide	304,067	
	3699 Marine	273	City-wide	3,162,749	
2017	188 East 49th	75	City-wide	751,855	4,122,119
	706 East 57th	95	City-wide	958,260	
	2328 Galt	28	City-wide	351,051	
	388 Kaslo	94	City-wide	1,038,832	
	3595 Kingsway	104	City-wide	1,022,121	
TOTAL	34 projects	2,581		\$ 22,367,713	\$ 22,367,713

Note: Projects are added to the list at the Building Permit stage. Projects that are not eligible for DCL waivers are not included in the above table.

DCLs Reduced to Offset Fees Paid for Demolition of Single Room Accommodation Housing (*Vancouver Charter, s523D(11.1)*)

YEAR	ADDRESS	DCL DISTRICT	DCL REDUCTION	YEARLY TOTAL
2004	480 Robson	Downtown South	\$ 165,000	\$ 165,000
2005	909 Richards	Downtown South	40,000	40,000
2007	210 Carrall	City-wide	2,180	2,180
2017	none		-	-
TOTAL			\$ 207,180	\$ 207,180

Note: Projects are added to the list at the Building Permit stage. These projects paid the SRA demolition fee, and the Vancouver Charter requires that the DCLs be reduced to offset that payment.

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	2004	1477 W 15th	1	City-wide	192,050	382,181
8577		500 Granville	1	City-wide	50,913	
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	2014	1018 W. 11th	1	City-wide	34,248	34,248
	2017	none			-	-
	TOTAL	14 projects	20		\$ 7,907,752	\$ 7,907,752

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

APPENDIX G
SELECTED CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2009-2017

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	5	2610 Victoria, 95 E 1st, 2780 SE Marine, 2800 SE Marine, 2910 East Kent South	466	32,846,000
2015	1	501-533 Powell	<i>tbd</i>	1,575,000
2016	3	1188-1192 Burrard / 937 Davie, EFL Option Parcels 8A and 43A	<i>tbd</i>	26,824,295
2017	1	EFL Option Parcel 13	<i>tbd</i>	9,066,729
Subtotal	28		2,088	\$ 108,255,919

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
Subtotal	32		1.93	\$ 49,991,202

TOTAL	60			\$ 158,247,121
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**APPENDIX G
SELECTED CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2009-2017**

