

MEMORANDUM

June 28, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
Theresa O'Donnell, 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
General Manager, Finance, Risk and Supply Chain Management

SUBJECT: 2022 Annual Report on Development Cost Levies

RTS # N/A

Dear Mayor and Council,

This memorandum and the attached report relate to Development Cost Levies (DCLs), a funding tool that helps to deliver new, expanded or upgraded amenities and infrastructure for Vancouver's growing population and economy. DCLs support capital projects in these areas: affordable/replacement housing, childcare, parks, transportation, potable water, rainwater (drainage) and wastewater (sewer).

This memorandum is submitted to Council for information in accordance with [Section 523D \(18.1\) of the Vancouver Charter](#), which states 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.

In 2022, total DCLs received was \$233 million (collections and interest), representing the largest annual amount received to date (surpassing the previous high of \$122 million in 2020 and tripling of the \$79 million received in 2021). Higher DCL receipts in 2022 was mostly due to a two-fold increase in the overall floor area approved (from 7.8 million sq. ft. in 2021 to 15.3 million sq. ft. in 2022) across all DCL districts, combined with a sizable DCL contribution related to the St. Paul's Hospital project in the False Creek Flats DCL district.

In 2022, DCL exemptions/waivers/reductions amounted to \$38 million, representing the second highest annual amount granted (the highest amount was \$46 million in 2021). The vast majority (98%) of exemptions/waivers/reductions in 2022 was attributable to social housing and secured market rental approvals.

Accompanying this memorandum is a companion memorandum from Planning, Urban Design & Sustainability on the 2022 Annual Report on Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. As has been the practice since 2010, these annual reports are posted on the [City's website](#) to ensure public stewardship and transparency.

Regarding the City's DCL program, the consultant who assisted the City with the [DCL Update in 2022](#) indicated that Vancouver is "recognized as a nation-wide leader in DCL transparency". City staff is working through Metro Vancouver's Regional Finance Advisory Committee to share and adopt best practices and to enhance coordination in setting DCCs/DCLs across the region.

Please feel free to contact me should you have any questions or require further information.

Sincerely,



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

604.873.7610 | patrice.impey@vancouver.ca



2022 Annual Report on Development Cost Levies



sθəqəlxenəm ts'exwts'áxwi7 Rainbow Park

June 2023

SUMMARY

[Development Cost Levies](#) (DCLs), [Community Amenity Contributions](#) (CACs) and [Density Bonus Zoning Contributions](#) (DBZs) are the City's primary 'financing growth' tools. This memo fulfills the reporting requirements of the [Vancouver Charter](#), and enhances the accountability and transparency of the City's strategic investment of development contributions in public amenities and infrastructure to address population and employment growth.

DCLs help finance affordable/replacement housing, childcare, parks, transportation, potable water, rainwater (drainage) and wastewater (sewer). Since the creation of the first DCL district in 1992, approximately \$1 billion of DCLs has been invested, contributing toward the creation of notable amenities and infrastructure, with recent examples listed below (refer to Appendix G for additional details and maps):

- Affordable/replacement housing:
 - 396 units in the Downtown Eastside (Union Gospel Mission Women & Family Centre, Roddan Lodge, Olivia Skye),
 - 366 units in East Fraser Lands (Kinship Co-op, Riverwalk, Alder), and
 - 310 units in West Fraser Lands (Fraserview Co-op, Tikva Co-op);
- Childcare:
 - 69 new spaces at Nelson Elementary School in Grandview-Woodland,
 - 69 new spaces at Fleming Elementary School in Victoria-Fraserview, and
 - 69 new spaces at Tennyson Elementary School in Kitsilano;
- Parks:
 - new parks in Downtown South (sθəqəlxenəm ts'exwts'áxwi7 Rainbow Park) and East Fraser Lands (north & middle portions of Kinross Park), and
 - enhanced parks in Grandview-Woodland (Templeton Park, Pandora Park), Mount Pleasant (China Creek North Park), Kensington-Cedar Cottage (Brewers Park), and Sunset (Memorial Park South);
- Transportation:
 - new active transportation routes such as the Richards Green Complete Street downtown and the Nanaimo Street bike lanes in Grandview-Woodland,
 - enhanced active transportation routes such as the 10th Avenue Bikeway between Oak & Cambie, and Ontario Greenway between 2nd & 16th, and
 - conversion of the 800 block of Robson Street (between Hornby and Howe) into a plaza;
- Potable water:
 - 1.31 km of upgraded pipes in the Cambie Corridor and Marpole areas;
- Rainwater ("green infrastructure") projects:
 - bioswale on Woodland Dr. & E 2nd Ave. in Grandview-Woodland,
 - structural soil on W 10th Ave & Heather St in Fairview, and
 - infiltration trench on a laneway between Harriet St. & Prince Albert St. in Kensington-Cedar Cottage.

In 2022, total DCLs received was \$233 million (collections and interest), representing the largest annual amount received to date (surpassing the previous high of \$122 million in 2020 and tripling of the \$79 million received in 2021). Higher DCL receipts in 2022 was mostly due to a two-fold increase in the overall floor area approved (from 7.8 million sq. ft. in 2021 to 15.3 million sq. ft. in 2022) across all DCL districts, combined with a sizable DCL contribution related to the St. Paul's Hospital project in the False Creek Flats DCL district.

In 2022, DCL exemptions/waivers/reductions amounted to \$38 million, representing the second highest annual amount granted (the highest amount was \$46 million in 2021). The vast majority (98%) of exemptions/waivers/reductions in 2022 was attributable to social housing and secured market rental.

BACKGROUND

Population and job growth increases demand for public amenities and infrastructure such as affordable housing, childcare, community facilities, parks, transportation, and potable water, rainwater (drainage) and wastewater (sewer) systems. A basic principle of the City's Financing Growth policy is that new development should contribute financially to the provision of new public amenities and infrastructure to support growth. This financial contribution is captured primarily through DCLs, CACs (for projects involving rezoning) and Density Bonus Zoning contributions. Without these tools, the City would have to rely entirely on property taxes and utility fees to fund new amenities and infrastructure to support community livability and affordability.

This report is submitted to Council for information in accordance with [Section 523D \(18.1\) of the Vancouver Charter](#), which states 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.

The DCL system continues to be modernized and streamlined to address the city's growth needs more effectively at both the city-wide level and community level. Examples of modernization include:

- In [2009](#), Council adopted the annual inflationary adjustment system for the DCL rates, with the new rates effective on September 30 of each year.
- Between 2013 and 2017, Council approved incorporating all seven Area-Specific DCL districts and most of the excluded policy areas into one City-wide DCL district. This enabled the delivery of priority DCL-eligible projects across the city more expediently and equitably.
- In [2017](#), Council approved that the DCL system be reviewed and updated every 4 years to align with the City's 4-year Capital Plan cycle.
- In [2017](#) and [2022](#), following a comprehensive review of the City-wide DCL system (CW-DCL), Council approved amendments to the DCL bylaw to update the rates and allocation of DCLs to affordable/replacement housing, childcare, parks, transportation and utilities infrastructure.

- In [2018](#), Council approved a new City-wide Utilities Development Cost Levy (UDCL) to address the need for upgraded potable water, rainwater (drainage) and wastewater (sewer) infrastructure to support growth on a city-wide basis.

What can DCLs fund?

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

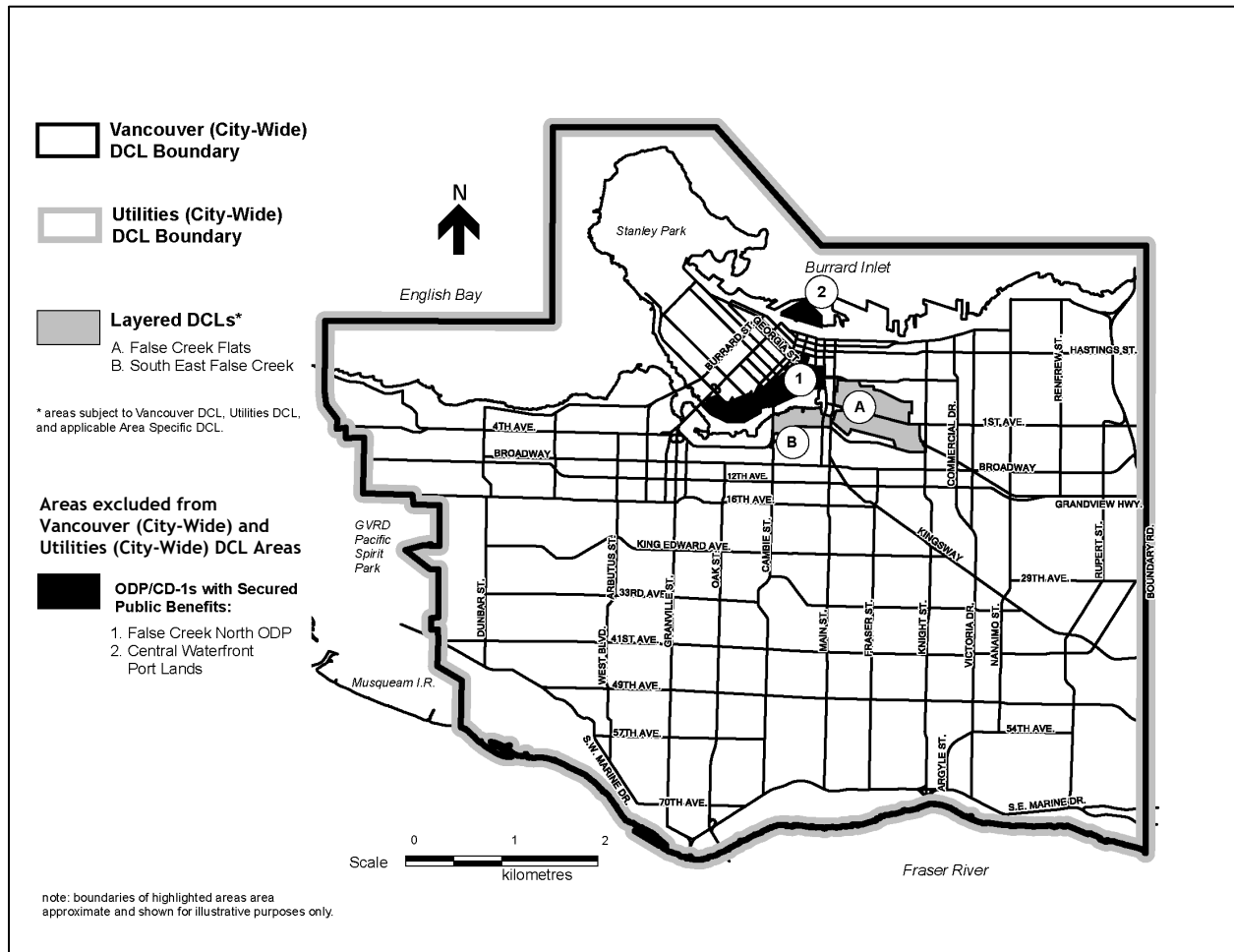
What are DCL districts?

DCL districts are the planning areas for establishing the public amenities and infrastructure needed to accommodate future growth and the rates and charges necessary to pay for them. There are currently four active DCL districts (see Map 1) which are separated into two types of DCL charges: City-wide DCLs and Layered DCLs. Each district has its own growth-related capital program and rates.

- **City-wide DCL Districts:** The two City-wide districts currently include all land in Vancouver with the exception of Central Waterfront Port Lands and False Creek North:
 - The Vancouver Development Cost Levy (“City-wide DCL”) introduced in [2000](#) and updated in [2017](#) and [2022](#), includes allocations for affordable/replacement housing, childcare, parks and transportation; and
 - The Vancouver Utilities Development Cost Levy (“Utilities DCL”) introduced in [2018](#), includes allocations for utilities including water, drainage and sewer infrastructure.
- **Layered DCL Districts:** Developments in these districts (shaded in grey on Map 1) are subject to the City-wide DCL, the Utilities DCL, and the relevant area-specific layered DCL for each of:
 - [False Creek Flats](#): Created in 2001, includes allocations for parks and engineering infrastructure.

- [Southeast False Creek](#): Created in 2007, includes allocations for childcare, parks and engineering infrastructure.
- [Central Waterfront Port Lands](#) and [False Creek North](#) (shaded in black on Map 1) are currently excluded from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the introduction of the City-wide DCL District in 2000.

Map 1 — DCL Districts



Appendix A contains additional information on the DCL system.

When are DCLs paid?

DCLs are applied on a per-square-foot basis and payable prior to 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 and budgeting processes: 10-year Capital Strategic Outlook, 4-year Capital Plan and annual Capital Budget.

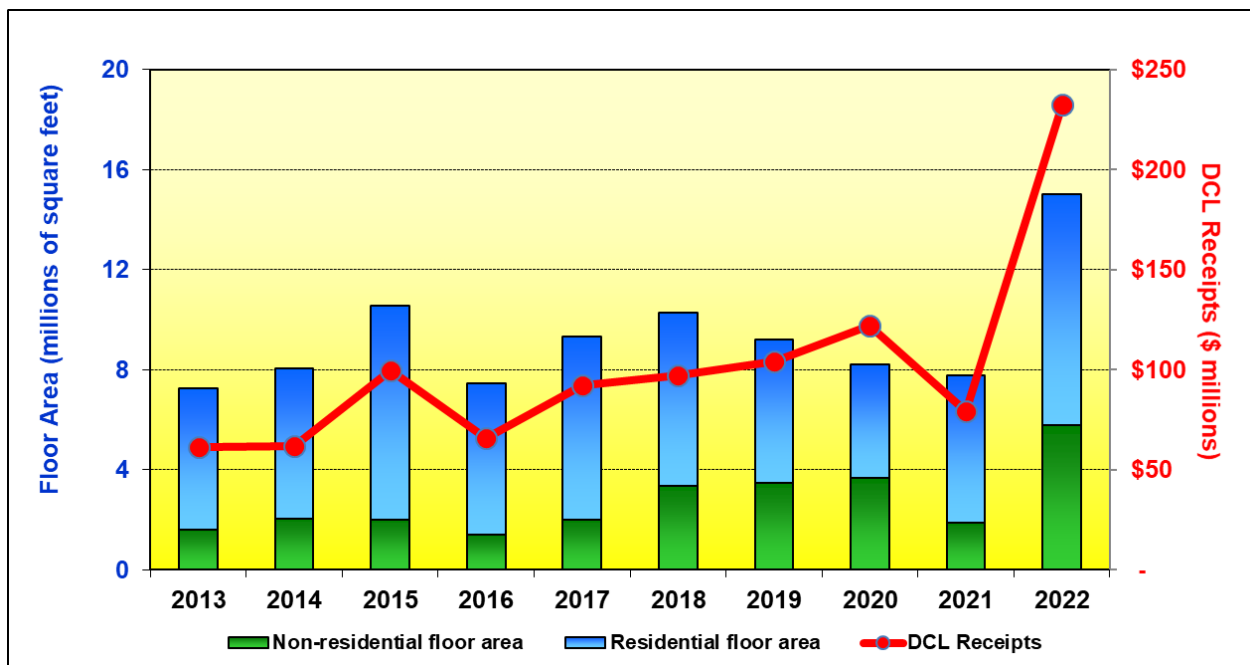
STRATEGIC ANALYSIS

DCL Receipts

In 2022, \$221 million was collected from all DCL districts and \$12 million of interest was accrued on the DCL balance, totaling \$233 million in receipts (2021 - \$79 million). Of this amount, 93% came from the two City-wide DCL Districts, and 7% came from Layered Districts and interest on Area specific DCL balances.

Figure 1 shows historical development trends and DCL receipts (collections and interest) over the last 10 years (2013-2022), representing an average of 9.3 million sq. ft. of development per year (approximately 75% residential and 25% non-residential), resulting in an average of \$102 million of DCLs collected per year. Over the lifetime of the City's DCL program thus far (1993-2022), a total of \$1.4 billion has been collected, including interest accrued on the DCL balance.

Figure 1 — DCL Floor Area & DCL Receipts (collections and interest) by Year (2013-2022)



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

DCL Exemptions, Waivers & Reductions

Section 523D (10) of the *Vancouver Charter* provides for exemptions and allows waiver/reduction of DCLs in limited circumstances. Two key areas are the delivery of social housing (which includes co-op housing) and secured market rental. 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 2022.

In 2022, DCL exemptions/waivers/reductions totaled \$38.0 million (16% of total DCL receipts), 98% of the exemptions were attributable to social housing (55%) and secured market rental (43%). DCL exemptions of \$20.8 million were approved for 1,195 units of social housing. DCL

waivers/reductions of \$16.5 million were granted for 1,273 units of secured market rental housing, of which 122 will be below market rental (BMR) units.

It is worth noting that the [Ashley Mar Housing Co-operative project](#) reached the building permit stage in 2022, and involves a DCL exemption of \$3.3 million for the 125 units of social housing at 8460 Ash St. and DCL waivers of \$7.5 million for the 524 units of secured market rental housing at 8420 Ash St. and 8491 Cambie St.

Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2013-2022)

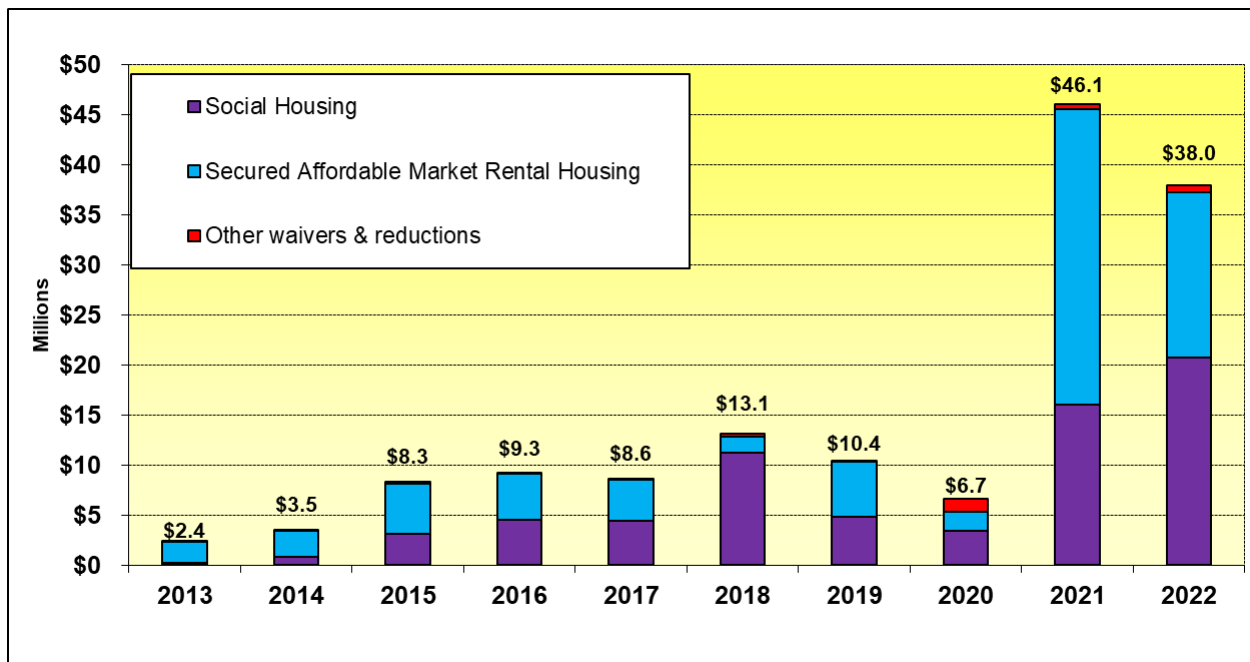
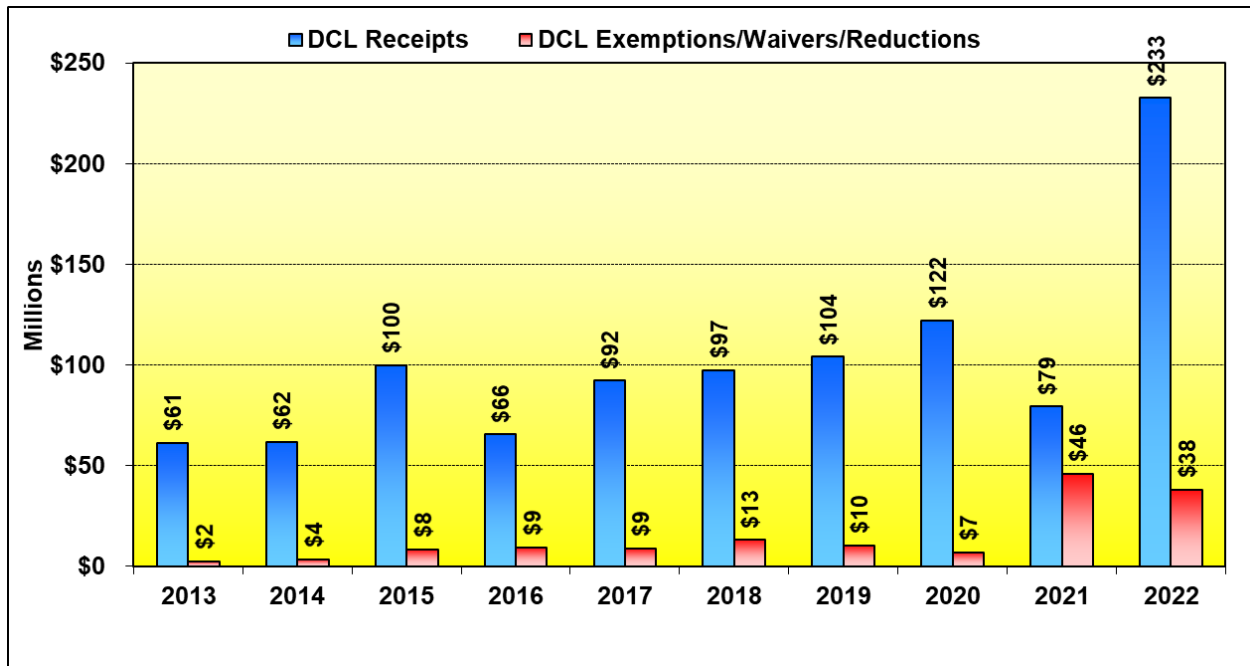


Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2013-2022). Over the period, these exemptions/waivers/reductions helped create 5,825 units of social housing (\$70 million) and 5,291 units of secured market rental housing (\$72 million). (Note: unit counts exclude Secured 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 (2013-2022). During this period total DCLs exempted/waived/reduced was \$146 million, or 15% of DCLs collected over the period. Appendix E contains further details on DCL exemptions/waivers/reductions.

Figure 3 – DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2013-2022)

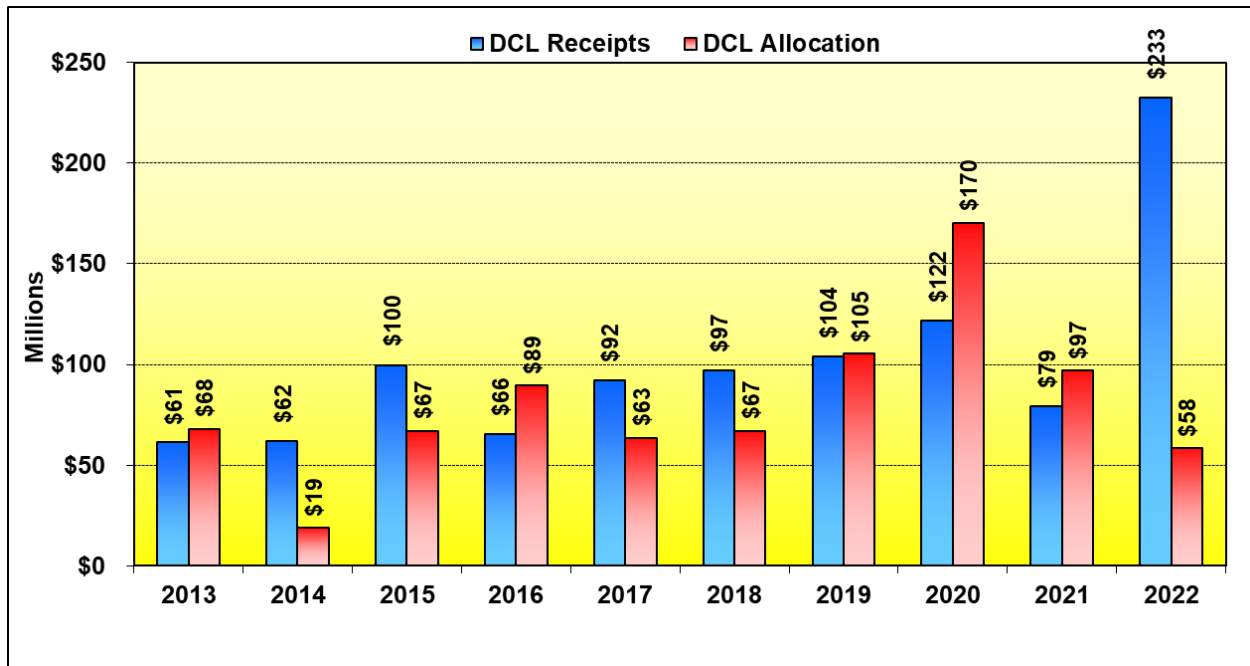


DCL Allocation for Capital Expenditures

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 allocations for the last 10 years (2013-2022). Of the \$1.02 billion of DCL receipts during that period, Council allocated \$805 million (79%) 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 (2013-2022)



In 2022, \$58 million of DCLs were allocated by Council, including \$36 million to childcare projects and \$19 million to potable water, rainwater (drainage) and wastewater (sewer) projects.

Appendices B, C and D 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 maps of selected capital projects completed since 2009 that used DCL funding.

Unallocated DCL Balance

At the start of 2022, the balance of unallocated DCLs was \$177 million. Including DCL receipts of \$233 million and allocation of \$58 million in 2022, the ending balance for 2022 was \$351 million. The City's 2023-2026 Capital Plan includes more than \$500 million of projects planned to be funded with DCLs. It is anticipated that the unallocated DCL balance will decrease over the next three years as the City delivers projects included in the Capital Plan. Appendices B, C and D contain further details on DCL balance (by year, DCL district and spending category).

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 1992 and 2007, Council approved 11 DCL Districts - [City-wide DCL](#), seven Area-specific DCL¹ and three Layered DCL² - 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.
- 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.

¹ Area-specific DCL districts: Downtown South ([1992](#)), Burrard Slopes ([1994](#)), Arbutus ([1995](#)), Dundas-Wall ([1996](#)), Oakridge-Langara ([1996](#)), Triangle West ([1997](#)) and Cedar Cottage ([1998](#)).

² Layered DCL districts: False Creek Flats ([2001](#)), Grandview-Boundary ([2002](#)) and Southeast False Creek ([2007](#)).

- In [2017](#), Council approved that the DCL system be reviewed and updated every 4 years to align with the City's 4-year Capital Plan cycle.
- 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 [2019](#), Council approved altering the allocation of the Vancouver DCL – Utilities category such that after Sep 30, 2019, when the new utilities DCL came into full effect, the Vancouver DCL – Utilities category was repurposed on an interim basis towards utility upgrades triggered by affordable housing projects.
- In [2019](#), Council approved removal of the Utilities DCL waiver for secured market rental housing effective September 30, 2020. Visit the Rental Incentive Programs Bulletin for more details.
- In [2021](#), Council conditionally approved removing the East Fraser Lands from the Utilities DCL boundary subject to approval of certain amendments to the East Fraser Lands Official Development Plan and in exchange for in-kind delivery of a package of amenities including the community centre and required drainage works.
- In [2022](#), Council approved amendments to DCL bylaws to update the rates and allocation of DCLs following a review of the City-wide DCL and the Utilities DCL. The update also includes an adjustment to the City-wide DCL waiver for for-profit affordable rental housing, along with other by-law amendments for reduced rates and administration.

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/development capacity, growth-related amenity requirements and cost estimates for each DCL district. Generally, DCLs only partially offset the cost of amenities and the City is expected to provide a “municipal assist” to make up the difference. The municipal assist is 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. Pursuant to [Vancouver Charter section 523D \(13\)](#), 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 Allocation for Capital Expenditures

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	\$ 4,418,907	\$ -	\$ 4,418,907	\$ -	\$ 7,773,510
1997	339,523 ft ²	\$ 2,088,446	\$ -	\$ 2,088,446	\$ 3,191,845	\$ 6,670,111
1998	1,159,622 ft ²	\$ 6,362,329	\$ -	\$ 6,362,329	\$ 999,377	\$ 12,033,063
1999	550,400 ft ²	\$ 2,126,997	\$ -	\$ 2,126,997	\$ 9,161,370	\$ 4,998,690
2000	2,233,390 ft ²	\$ 6,797,309	\$ 233,228	\$ 7,030,537	\$ 5,130,500	\$ 6,898,728
2001	2,957,630 ft ²	\$ 10,100,456	\$ 733,483	\$ 10,833,940	\$ 8,128,074	\$ 9,604,594
2002	3,436,126 ft ²	\$ 12,382,608	\$ 786,579	\$ 13,169,187	\$ 3,734,230	\$ 19,039,551
2003	3,883,210 ft ²	\$ 9,435,833	\$ 1,085,590	\$ 10,521,423	\$ 10,652,010	\$ 18,908,965
2004	4,963,289 ft ²	\$ 21,307,767	\$ 1,180,089	\$ 22,487,856	\$ 12,737,337	\$ 28,659,484
2005	4,332,017 ft ²	\$ 23,822,982	\$ 1,738,342	\$ 25,561,325	\$ 24,563,898	\$ 29,656,910
2006	4,761,182 ft ²	\$ 20,982,451	\$ 2,452,503	\$ 23,434,954	\$ 12,271,250	\$ 40,820,614
2007	7,897,494 ft ²	\$ 54,494,070	\$ 4,428,513	\$ 58,922,583	\$ 47,027,367	\$ 52,715,830
2008	4,552,796 ft ²	\$ 17,340,459	\$ 5,110,330	\$ 22,450,790	\$ 30,792,608	\$ 44,374,012
2009	4,729,610 ft ²	\$ 19,887,888	\$ 5,071,019	\$ 24,958,907	\$ 20,435,600	\$ 48,897,319
2010	5,747,898 ft ²	\$ 28,709,185	\$ 2,371,029	\$ 31,080,214	\$ 33,218,678	\$ 46,758,855
2011	7,339,967 ft ²	\$ 52,183,589	\$ 3,138,770	\$ 55,322,359	\$ 27,797,512	\$ 74,283,702
2012	9,798,049 ft ²	\$ 75,325,783	\$ 3,494,849	\$ 78,820,632	\$ 13,136,011	\$ 139,968,323
2013	7,249,461 ft ²	\$ 57,587,508	\$ 3,707,660	\$ 61,295,168	\$ 67,954,535	\$ 133,308,956
2014	8,042,730 ft ²	\$ 57,475,282	\$ 4,481,036	\$ 61,956,317	\$ 18,885,490	\$ 176,379,784
2015	10,552,704 ft ²	\$ 94,686,178	\$ 5,074,758	\$ 99,760,936	\$ 67,024,526	\$ 209,116,194
2016	7,472,629 ft ²	\$ 61,857,908	\$ 3,787,952	\$ 65,645,859	\$ 89,479,633	\$ 185,282,421
2017	9,321,294 ft ²	\$ 88,182,011	\$ 4,078,885	\$ 92,260,896	\$ 63,450,569	\$ 214,092,748
2018	10,281,318 ft ²	\$ 92,029,089	\$ 5,284,072	\$ 97,313,160	\$ 66,951,499	\$ 244,454,409
2019	9,095,284 ft ²	\$ 96,203,683	\$ 7,802,036	\$ 104,005,718	\$ 105,254,765	\$ 243,205,363
2020	8,057,822 ft ²	\$ 114,936,916	\$ 6,938,830	\$ 121,875,746	\$ 170,232,384	\$ 194,848,725
2021	7,773,350 ft ²	\$ 75,412,982	\$ 4,051,622	\$ 79,464,604	\$ 96,957,758	\$ 177,355,571
2022	15,269,397.53	\$ 220,849,397	\$ 11,694,483	\$ 232,543,880	\$ 58,432,721	\$ 351,466,730
Last 10 years	93,115,990 ft²	\$ 959,220,953	\$ 56,901,333	\$ 1,016,122,286	\$ 804,623,879	\$ 211,498,407
All years	163,117,024 ft²	\$ 1,330,342,617	\$ 88,725,658	\$ 1,419,068,275	\$ 1,067,601,545	\$ 351,466,730

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

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2022	2022	TOTAL	PRIOR TO 2022	2022	TOTAL	
All district							
Park	401,971,370	44,624,978	446,596,349	361,609,751	1,268,349	362,878,100	83,718,249
Replacement Housing	354,837,072	42,797,183	397,634,255	336,206,606	(4,881,100)	331,325,506	66,308,748
Childcare	109,314,486	16,757,186	126,071,672	44,332,803	35,785,029	80,117,831	45,953,841
Transportation	232,747,270	51,824,862	284,572,133	212,308,930	6,831,302	219,140,232	65,431,901
Affordable Housing Utilities	11,959,005	4,956,926	16,915,931	-	10,000,000	10,000,000	6,915,931
Utilities	75,695,192	71,582,743	147,277,935	54,710,734	9,429,141	64,139,875	83,138,060
TOTAL	\$ 1,186,524,395	\$ 232,543,879	\$ 1,419,068,275	\$ 1,009,168,824	58,432,721	\$ 1,067,601,545	\$ 351,466,730
City-wide							
City wide							
Park	275,687,578	39,953,998	315,641,575	277,328,143	(2,360,297)	274,967,846	40,673,729
Replacement Housing	294,199,525	42,758,991	336,958,515	276,230,602	7,200,000	283,430,602	53,527,913
Childcare	74,416,185	14,733,478	89,149,662	30,601,262	28,985,029	59,586,291	29,563,372
Transportation	199,323,751	43,039,094	242,362,845	187,240,614	6,831,302	194,071,916	48,290,929
Affordable Housing Utilities	11,959,005	4,956,926	16,915,931	-	10,000,000	10,000,000	6,915,931
Sub-total	855,586,043	145,442,486	1,001,028,529	771,400,621	50,656,034	822,056,655	178,971,874
City-wide Utilities							
Utilities	75,695,192	71,582,743	147,277,935	54,710,734	9,429,141	64,139,875	83,138,060
Sub-total	\$ 931,281,235	\$ 217,025,229	\$ 1,148,306,464	\$ 826,111,356	\$ 60,085,174	\$ 886,196,530	\$ 262,109,934
Layered							
False Creek Flats							
Park	2,143,441	3,621,548	5,764,989	-	-	-	5,764,989
Childcare	802,787	1,356,385	2,159,172	-	-	-	2,159,172
Transportation	5,081,641	8,585,917	13,667,558	2,282,117	-	2,282,117	11,385,441
Sub-total	8,027,869	13,563,850	21,591,719	2,282,117	-	2,282,117	19,309,602
Southeast False Creek							
Park	48,612,236	414,052	49,026,288	29,622,698	-	29,622,698	19,403,589
Childcare	13,358,484	113,780	13,472,264	6,512,918	6,800,000	13,312,918	159,347
Transportation	18,693,566	145,423	18,838,989	15,411,679	-	15,411,679	3,427,310
Sub-total	80,664,286	673,255	81,337,541	51,547,295	6,800,000	58,347,295	22,990,246
Grandview-Boundary							
	(closed July 2018)						
Park	134,470	-	134,470	-	-	-	134,470
Transportation	2,325,181	44,781	2,369,962	450,000	-	450,000	1,919,962
Sub-total	2,459,651	44,781	2,504,432	450,000	-	450,000	2,054,432
Sub-total	\$ 91,151,807	\$ 14,281,885	\$ 105,433,692	\$ 54,279,412	\$ 6,800,000	\$ 61,079,412	\$ 44,354,280

Notes:

False Creek Flats and Southeast False Creek districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation.

Negative allocations in the current year reflect a change in funding source for projects approved in prior years.

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2022	2022	TOTAL	PRIOR TO 2022	2022	TOTAL	
AREA-SPECIFIC							
Downtown South	<i>(closed 2017)</i>						
Park	44,265,546	159,176	44,424,723	41,508,414	-	41,508,414	2,916,309
Replacement Housing	47,591,062	38,193	47,629,254	46,929,519	(12,081,100)	34,848,419	12,780,835
Childcare	11,321,217	383,805	11,705,022	4,673,238	-	4,673,238	7,031,784
Transportation	4,700,680	-	4,700,680	4,700,680	-	4,700,680	-
Sub-total	107,878,504	581,174	108,459,679	97,811,851	(12,081,100)	85,730,751	22,728,927
Burrard Slopes	<i>(closed 2015)</i>						
Park	9,909,142	-	9,909,142	9,890,495	18,646	9,909,142	-
Replacement Housing	507,213	-	507,213	507,213	-	507,213	-
Childcare	2,207,060	51,548	2,258,608	-	-	-	2,258,608
Transportation	1,085,033	-	1,085,033	1,085,033	-	1,085,033	-
Sub-total	13,708,447	51,548	13,759,995	11,482,741	18,646	11,501,387	2,258,608
Arbutus	<i>(closed 2015)</i>						
Childcare	3,558,073	22,566	3,580,638	2,545,385	-	2,545,385	1,035,253
Transportation	382,207	5,745	387,953	124,366	-	124,366	263,587
Sub-total	3,940,280	28,311	3,968,591	2,669,751	-	2,669,751	1,298,840
Oakridge-Langara	<i>(closed 2013)</i>						
Park	9,944,668	184,781	10,129,448	3,260,000	3,610,000	6,870,000	3,259,448
Replacement Housing	4,768,659	-	4,768,659	4,768,659	-	4,768,659	-
Transportation	1,014,441	-	1,014,441	1,014,441	-	1,014,441	-
Sub-total	15,727,768	184,781	15,912,548	9,043,100	3,610,000	12,653,100	3,259,448
Triangle West	<i>(closed 2015)</i>						
Park	11,274,290	291,424	11,565,714	-	-	-	11,565,714
Replacement Housing	7,019,841	-	7,019,841	7,019,841	-	7,019,841	-
Childcare	2,978,114	76,980	3,055,094	-	-	-	3,055,094
Sub-total	21,272,245	368,404	21,640,649	7,019,841	-	7,019,841	14,620,809
Cedar Cottage/Welwyn	<i>(closed 2015)</i>						
Replacement Housing	750,772	-	750,772	750,772	-	750,772	-
Childcare	672,567	18,644	691,211	-	-	-	691,211
Transportation	140,770	3,902	144,672	-	-	-	144,672
Sub-total	1,564,109	22,546	1,586,655	750,772	-	750,772	835,883
Sub-total	\$ 164,091,353	\$ 2,473,529	\$ 330,656,236	\$ 128,778,056	\$ (8,452,453)	\$ 120,325,603	\$ 45,002,515

Notes:

Receipts for closed Area-Specific DCL Districts represent interest accrued on unallocated balances.

Negative allocations in the current year reflect a change in funding source for projects approved in prior years.

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

	RECEIPTS *			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2022	2022	TOTAL	PRIOR TO 2022	2022	TOTAL	
ALL CATEGORIES							
Park	\$ 401,971,370	\$ 44,624,978	\$ 446,596,349	\$ 361,609,751	\$ 1,268,349	\$ 362,878,100	\$ 83,718,249
Housing	354,837,072	42,797,183	397,634,255	336,206,606	(4,881,100)	\$ 331,325,506	66,308,748
Childcare	109,314,486	16,757,186	126,071,672	44,332,803	35,785,029	\$ 80,117,831	45,953,841
Eng. infrastructure - Transportation	232,747,270	51,824,862	284,572,133	212,308,930	6,831,302	\$ 219,140,232	65,431,901
Eng. infrastructure - Utilities	87,654,197	76,539,669	164,193,866	54,710,734	19,429,141	\$ 74,139,875	90,053,991
TOTAL	\$1,186,524,395	\$ 232,543,879	\$1,419,068,275	\$ 1,009,168,824	\$ 58,432,721	\$1,067,601,545	\$ 351,466,730
PARKS							
City-wide	275,687,578	39,953,998	315,641,575	277,328,143	(2,360,297)	274,967,846	40,673,729
Southeast False Creek	48,612,236	414,052	49,026,288	29,622,698	-	29,622,698	19,403,589
False Creek Flats	2,143,441	3,621,548	5,764,989	-	-	-	5,764,989
Downtown South (closed 2017)	44,265,546	159,176	44,424,723	41,508,414	-	41,508,414	2,916,309
Triangle West (closed 2015)	11,274,290	291,424	11,565,714	-	-	-	11,565,714
Burrard Slopes (closed 2015)	9,909,142	-	9,909,142	9,890,495	18,646	9,909,142	-
Oakridge-Langara (closed 2013)	9,944,668	184,781	10,129,448	3,260,000	3,610,000	6,870,000	3,259,448
Grandview-Boundary (closed 2018)	134,470	-	134,470	-	-	-	134,470
Sub-total	\$ 401,971,370	\$ 44,624,978	\$ 446,596,349	\$ 361,609,751	\$ 1,268,349	\$ 362,878,100	\$ 83,718,249
HOUSING							
City-wide	294,199,525	42,758,991	336,958,515	276,230,602	7,200,000	283,430,602	53,527,913
Downtown South (closed 2017)	47,591,062	38,193	47,629,254	46,929,519	(12,081,100)	34,848,419	12,780,835
Triangle West (closed 2015)	7,019,841	-	7,019,841	7,019,841	-	7,019,841	-
Oakridge-Langara (closed 2013)	4,768,659	-	4,768,659	4,768,659	-	4,768,659	-
Cedar Cottage/Welwyn (closed 2015)	750,772	-	750,772	750,772	-	750,772	-
Burrard Slopes (closed 2015)	507,213	-	507,213	507,213	-	507,213	-
Sub-total	\$ 354,837,072	\$ 42,797,183	\$ 397,634,255	\$ 336,206,606	\$ (4,881,100)	\$ 331,325,506	\$ 66,308,748
CHILDCARE							
City-wide	74,416,185	14,733,478	89,149,662	30,601,262	28,985,029	59,586,291	29,563,372
Southeast False Creek	13,358,484	113,780	13,472,264	6,512,918	6,800,000	13,312,918	159,347
False Creek Flats	802,787	1,356,385	2,159,172	-	-	-	2,159,172
Downtown South (closed 2017)	11,321,217	383,805	11,705,022	4,673,238	-	4,673,238	7,031,784
Arbutus (closed 2015)	3,558,073	22,566	3,580,638	2,545,385	-	2,545,385	1,035,253
Triangle West (closed 2015)	2,978,114	76,980	3,055,094	-	-	-	3,055,094
Burrard Slopes (closed 2015)	2,207,060	51,548	2,258,608	-	-	-	2,258,608
Cedar Cottage/Welwyn (closed 2015)	672,567	18,644	691,211	-	-	-	691,211
Sub-total	\$ 109,314,486	\$ 16,757,186	\$ 126,071,672	\$ 44,332,803	\$ 35,785,029	\$ 80,117,831	\$ 45,953,841
Eng. Infrastructure - Transportation							
City-wide	199,323,751	43,039,094	242,362,845	187,240,614	6,831,302	194,071,916	48,290,929
Southeast False Creek **	18,693,566	145,423	18,838,989	15,411,679	-	15,411,679	3,427,310
False Creek Flats **	5,081,641	8,585,917	13,667,558	2,282,117	-	2,282,117	11,385,441
Grandview-Boundary (closed 2018)	2,325,181	44,781	2,369,962	450,000	-	450,000	1,919,962
Downtown South (closed 2017)	4,700,680	-	4,700,680	4,700,680	-	4,700,680	-
Burrard Slopes (closed 2015)	1,085,033	-	1,085,033	1,085,033	-	1,085,033	-
Arbutus (closed 2015)	382,207	5,745	387,953	124,366	-	124,366	263,587
Cedar Cottage/Welwyn (closed 2015)	140,770	3,902	144,672	-	-	-	144,672
Oakridge-Langara (closed 2013)	1,014,441	-	1,014,441	1,014,441	-	1,014,441	-
Sub-total	\$ 232,747,270	\$ 51,824,862	\$ 284,572,133	\$ 212,308,930	\$ 6,831,302	\$ 219,140,232	\$ 65,431,901
Eng. Infrastructure - Utilities							
Affordable Housing Utilities	11,959,005	4,956,926	16,915,931	-	10,000,000	10,000,000	6,915,931
Utilities	75,695,192	71,582,743	147,277,935	54,710,734	9,429,141	64,139,875	83,138,060
Sub-total	\$ 87,654,197	\$ 76,539,669	\$ 164,193,866	\$ 54,710,734	\$ 19,429,141	\$ 74,139,875	\$ 90,053,991

Notes:

False Creek Flats and Southeast False Creek districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation.

Receipts for closed Area-Specific DCL Districts represent interest accrued on unallocated balances.

Negative allocations in the current year reflect a change in funding source for projects approved in prior years.

**APPENDIX E
DCL EXEMPTIONS, WAIVERS & REDUCTIONS**

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

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

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		

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

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

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
2018	1180 Broughton St	68	City-wide	662,241	11,241,194
	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	
	5077 & 5095 Heather St *	98	City-wide	170,592	
	7430 & 7460 Heather St *	78	City-wide	107,717	
	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	
	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	4,855,122
	3819 Boundary Rd/3680 E 22nd	23	City-wide	229,270	
	7433 Cambie St	138	City-wide	1,712,483	
	3598 Copley St.	58	City-wide & Utilities	183,329	
	616 E Cordova St (UGM)	63	City-wide	749,067	
	3625 Sawmill Cres.	119	City-wide	1,461,907	
4188 Yew St (additional units)	25	City-wide	106,104		
2020	23-51 W Cordova St	80	City-wide & Utilities	1,164,901	3,444,014
	55-79 (now 75) SW Marine Dr	53	City-wide & Utilities	1,193,279	
	87-115 (now 95) SW Marine Dr	48	City-wide & Utilities	1,085,834	
2021	1451 E 12th (1425-1451)	157	City-wide & Utilities	226,538	16,056,383
	1120 E Georgia St	10	City-wide & Utilities	183,905	
	162 Main St	41	City-wide & Utilities	616,770	
	508 Powell St (524-528 Powell)	114	City-wide	1,160,689	
	3338 Sawmill Crescent	337	City-wide & Utilities	5,632,989	
	1580 & 1582 Vernon Drive *	98	City-wide & Utilities	333,591	
	650 W 41st (Oakridge Centre)	187	City-wide & Utilities	4,215,513	
46 W Hastings St	230	City-wide & Utilities	3,686,388		
2022	8460 Ash St.	125	City-wide & Utilities	3,308,424	20,792,786
	488 Broughton St.	60	City-wide & Utilities	382,015	
	425 Columbia St.	111	City-wide & Utilities	2,326,406	
	550 Drake St.	193	City-wide & Utilities	3,976,226	
	167 E. 36th Av.	62	City-wide & Utilities	1,152,245	
	3321 E. 5th Av.	64	City-wide & Utilities	230,419	
	349 E. 6th Av.	82	City-wide & Utilities	1,650,294	
	1766 Frances St.	81	City-wide & Utilities	1,808,748	
	8705 French St.	100	City-wide & Utilities	1,751,551	
	375 Glen Dr.	110	City-wide & Utilities	2,611,137	
	438 Gore Av.	105	City-wide & Utilities	176,490	
5085 McHardy	102	City-wide & Utilities	1,418,830		
TOTAL	126 Projects	9,245		\$ 90,308,327	\$ 90,308,327

* Temporary Modular Housing projects

DCLs Waived for Secured Affordable Market Rental Housing Projects

(Vancouver Charter, s523D(10.3)(a))

Notes: projects are added to the list at the Building Permit stage;
projects not eligible for waiver are excluded.

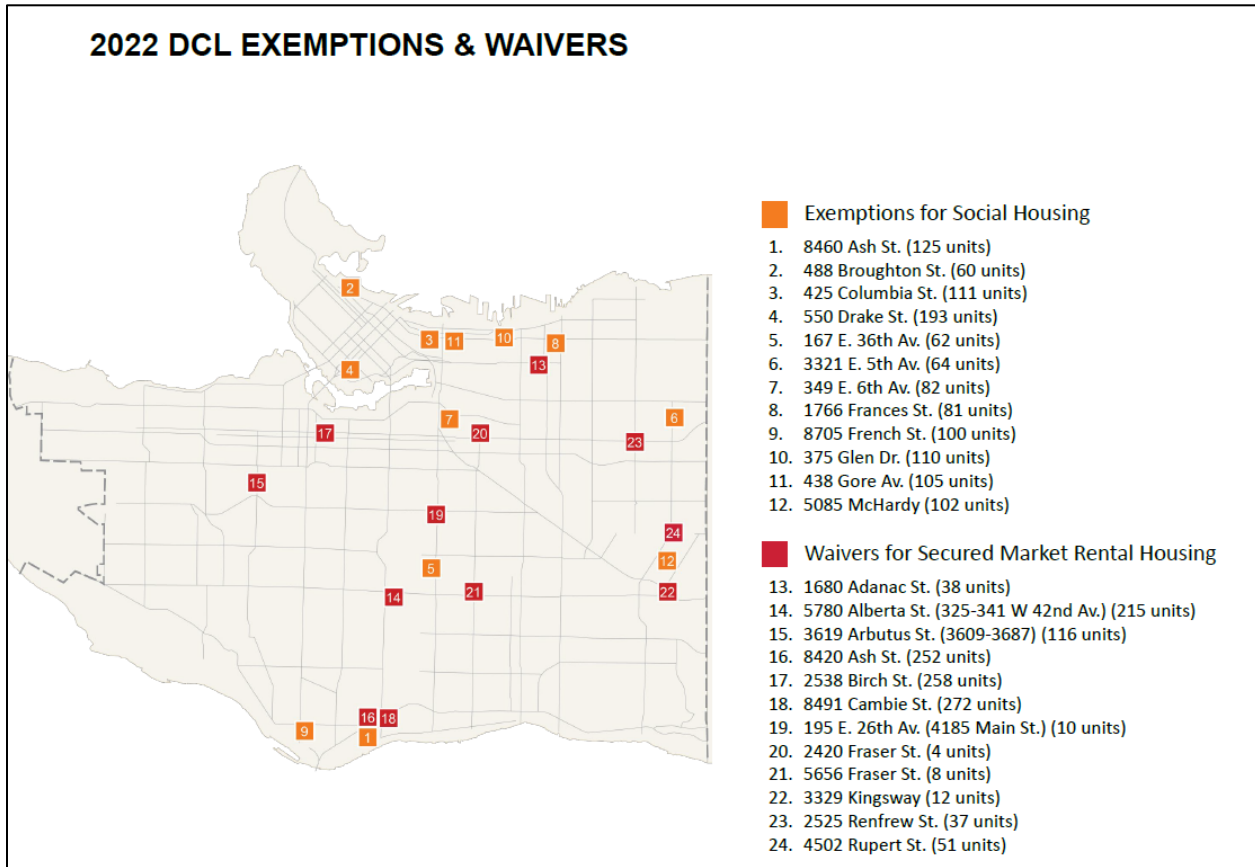
YEAR	ADDRESS	HOUSING UNITS	Includes below-market units?	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2010	1142 Granville	106	no	Downtown South	706,291	706,291
2011	1850 Victoria Diversion	192	no	Cedar Cottage/Welwyn	639,267	893,645
	1718 Davie St	49	no	City-wide	254,379	
2012	1061 Broughton	186	no	City-wide	1,455,701	3,865,291
	2778 East Hastings	34	no	City-wide	252,364	
	1650 Quebec	91	no	City-wide	665,241	
				Southeast False Creek	956,467	
	5711 Rhodes	40	no	City-wide	313,184	
	8555 Granville	8	no	City-wide	71,834	
	1549 West 70th	23	no	City-wide	150,499	
2013	8198 Cambie	110	no	Oakridge-Langara	457,253	2,149,347
	2525 Carnarvon	70	no	City-wide	678,276	
	1388 Continental	89	no	City-wide	709,438	
	2215 East Hastings	37	no	City-wide	304,380	
2014	191 East 11th	17	no	City-wide	155,319	1,060,844
	245 East Georgia	40	no	City-wide	272,430	
	1568 East King Edward	77	no	City-wide	633,095	
2015	333 East 11th	201	no	City-wide	2,029,972	5,013,901
	1408 East 15th	51	no	City-wide	484,396	
	1408 East 41st	42	no	City-wide	336,718	
	1910 Ferndale	27	no	City-wide	256,962	
	609 Heatley	30	no	City-wide	30,631	
	968 Kingsway	44	no	City-wide	468,352	
	388 Skeena	85	no	City-wide	739,883	
	4320 Slocan	41	no	City-wide	375,450	
	308 West Hastings	52	no	City-wide	291,537	
2016	288 East Hastings	68	no	City-wide	605,147	4,556,274
	303 East Pender	56	no	City-wide	484,311	
	179 Main	46	no	City-wide	304,067	
	3699 Marine	273	no	City-wide	3,162,749	
2017	188 East 49th	75	no	City-wide	751,855	4,122,119
	706 East 57th	95	no	City-wide	958,260	
	2328 Galt	28	no	City-wide	351,051	
	388 Kaslo (2805 East Hastings)	94	no	City-wide	1,038,832	
	3595 Kingsway	104	no	City-wide	1,022,121	
2018	1771 East 18th (3365 Commercial Dr.)	111	no	City-wide	1,022,566	1,578,903
	2551 Kingsway	12	no	City-wide	134,363	
	3068 Kingsway	32	no	City-wide	421,974	
2019	325/333 Carrall St	38	no	City-wide & Utilities	44,907	5,462,345
	1715 Cook St	104	no	City-wide	957,178	
				Southeast False Creek	1,174,106	
	8690 Jack Uppal St	119	no	City-wide	1,470,748	
	368 Lakewood Dr (2109 East Hastings St)	42	no	City-wide & Utilities	710,541	
3838 Rupert St	98	no	City-wide	1,104,865		
2020	928 Commercial Drive	12	no	City-wide & Utilities	161,505	1,696,245
	2021 Cypress St (1906-1918 W 4th Av)	32	no	City-wide & Utilities	393,327	
	3737 Rupert St (3281-3295 E 22nd Av)	52	no	City-wide & Utilities	1,026,294	
	1371 W 11th Av	13	no	City-wide & Utilities	115,120	

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

YEAR	ADDRESS	HOUSING UNITS	Includes below-market units?	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2021	435 Boundary Rd (3680 E Hastings)	118	yes	City-wide & Utilities	2,289,691	29,520,868
	1176 Burnaby St (1177 Maxine Lane)	9	no	City-wide & Utilities	223,732	
	2892 E 10th Ave (2603-2655 Renfrew)	82	yes	City-wide & Utilities	1,678,243	
	2895 E 10th Ave (2543-2583 Renfrew)	96	yes	City-wide & Utilities	2,060,712	
	729 E Broadway	45	no	City-wide & Utilities	792,436	
	1649 E Broadway	114	yes	City-wide & Utilities	1,835,446	
	3435 E Hastings St	45	no	City-wide & Utilities	857,186	
	3572 Glen Drive (1111-1123 Kingsway)	131	yes	City-wide & Utilities	2,720,480	
	2715 Kitsilano Diversion	14	no	City-wide & Utilities	183,092	
	444 Kootenay St (3600 E Hastings)	94	yes	City-wide & Utilities	1,830,094	
	1807 Larch St	63	yes	City-wide & Utilities	1,258,408	
	8599 Oak St	36	no	City-wide & Utilities	700,003	
	8636 Oak St	91	no	City-wide & Utilities	1,634,502	
	3435 Sawmill Crescent (3350 Marine Way)	178	no	City-wide & Utilities	3,600,257	
	388 Slocan St (2735 E Hastings)	63	no	City-wide & Utilities	1,443,433	
	1986 Stainsbury Ave (1956-1990)	80	yes	City-wide & Utilities	1,549,500	
	1490 W 32nd Ave (4750 Granville)	81	no	City-wide & Utilities	1,689,676	
3701 W Broadway St (3701-3743)	161	yes	City-wide & Utilities	3,173,977		
2022	1680 Adanac St.	38	no	City-wide	511,157	16,520,549
	5780 Alberta St. (325-341 W 42nd Av.)	215	yes	City-wide	2,396,718	
	3619 Arbutus St. (3609-3687)	116	yes	City-wide	1,507,787	
	8420 Ash St.	252	no*	City-wide	3,572,096	
	2538 Birch St.	258	yes	City-wide	3,076,103	
	8491 Cambie St.	272	no*	City-wide	3,838,810	
	195 E. 26th Av. (4185 Main St.)	10	no	City-wide	144,880	
	2420 Fraser St.	4	no	City-wide	11,814	
	5656 Fraser St.	8	no	City-wide	159,819	
	3329 Kingsway	12	no	City-wide	141,768	
2525 Renfrew St.	37	no	City-wide	463,222		
4502 Rupert St.	51	no	City-wide	696,374		
TOTAL	76 Projects	6,020			\$ 77,146,624	\$ 77,146,624

* 8420 Ash St. and 8491 Cambie St. are part of a development that is delivering social housing at 8460 Ash St.

Map of 2022 DCLs Exemptions for Social Housing Projects & DCLs Waived for Secured Affordable Market Rental Housing Projects

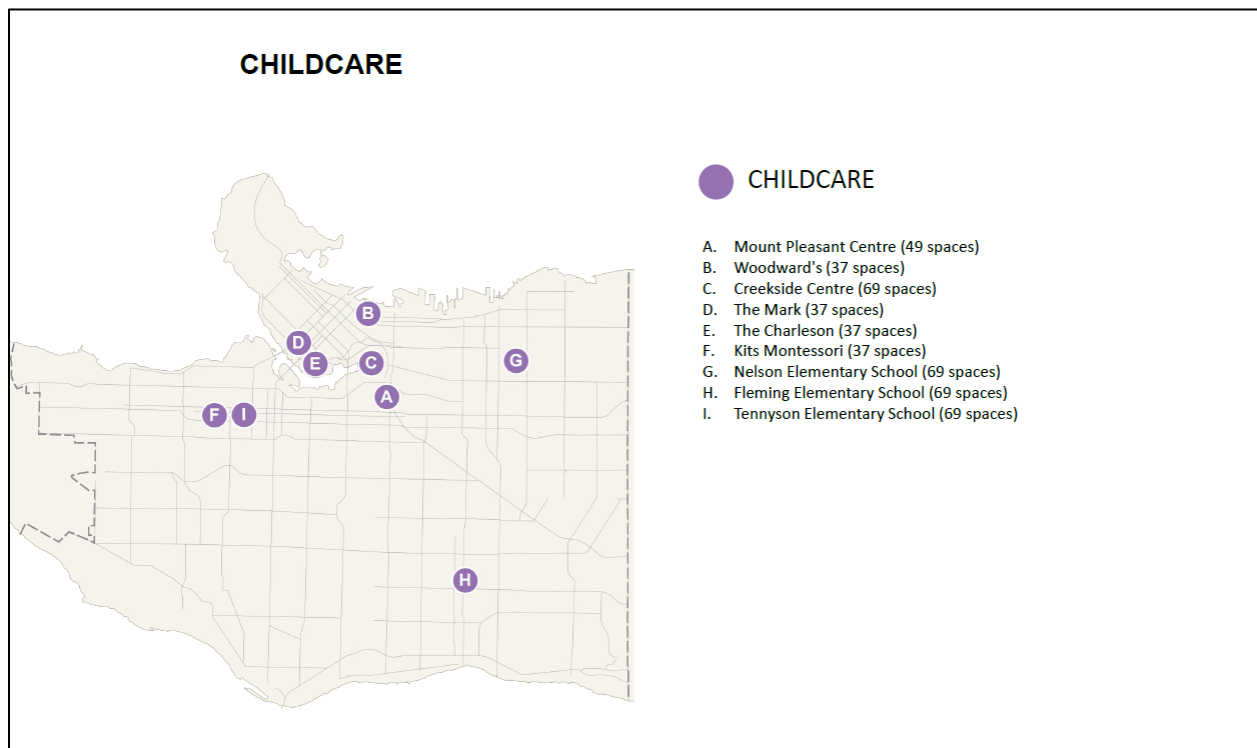
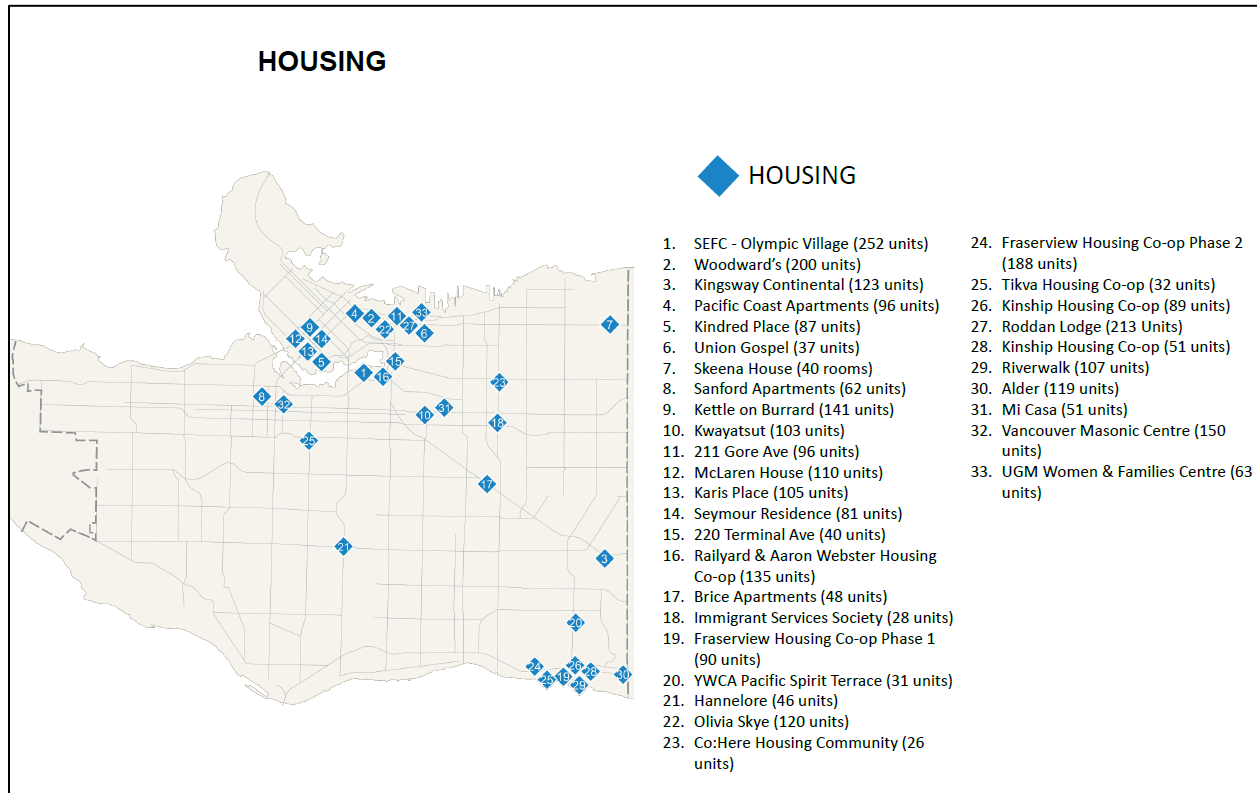


**APPENDIX F
LAND ACQUISITION USING DCL FUNDING**

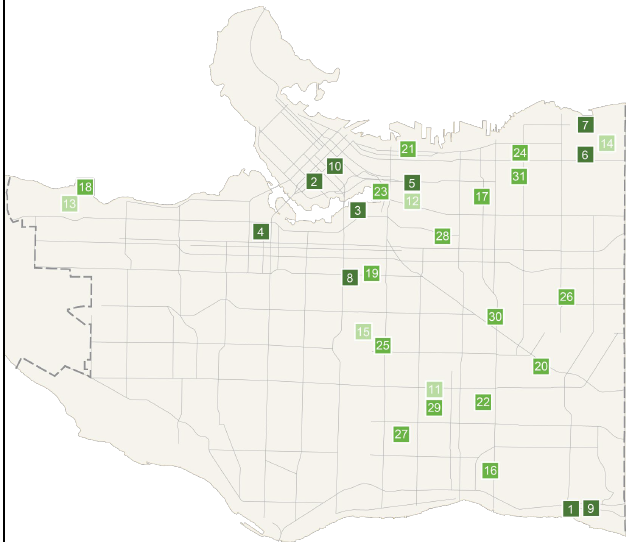
HOUSING				
Year	# of Properties Acquired	Address	Housing Units	DCL funding
1999	1	1221 Seymour	136	1,300,125
2000	2	1265 Granville, 1299 W Hastings	176	5,120,500
2001	1	1338 Seymour	104	1,515,769
2003	3	5616 Fraser, 36 Blood Alley Square, 1261 Granville	193	4,131,250
2004	2	337 W Pender, 1134 Burrard	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	tbd	1,575,000
2016	3	1188-1192 Burrard / 937 Davie, 3185 Riverwalk Ave, 3625 Sawmill Cres	362	26,824,295
2017	3	3310 Marine Way, 3183 & 3245 Pierview Crescent	477	11,083,439
2018	-	None	-	-
2019	2	2031 & 2037 Stainsbury St	30	2,400,000
2020	3	2928 Renfrew, 2518 & 2538 Grandview	tbd	9,166,355
2021	2	2075 Kingsway, 205 Kingsway	135	7,240,000
2022	2	1736-1768 E. Hastings, 3510 Fraser	tbd	23,125,629
Subtotal	38		2,957	\$ 142,846,976

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	1556 to 1576 E 8th (4 lots), 2930 Victoria	0.19	15,425,000
2020	0	None	0.00	-
2021	4	Burrard Slopes (4 lots)	0.46	41,150,000
2022	1	1831 McSpadden	0.04	2,565,000
Subtotal	48		3.10	\$ 120,854,202
TOTAL	86			\$ 263,701,178

APPENDIX G SELECTED CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2009-2022

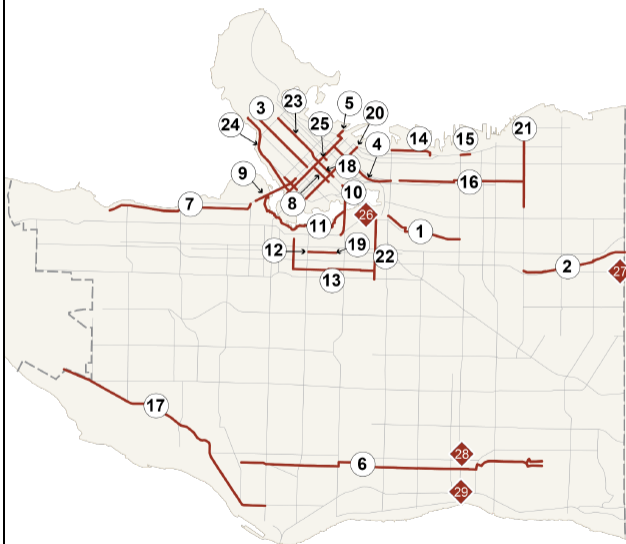


PARKS



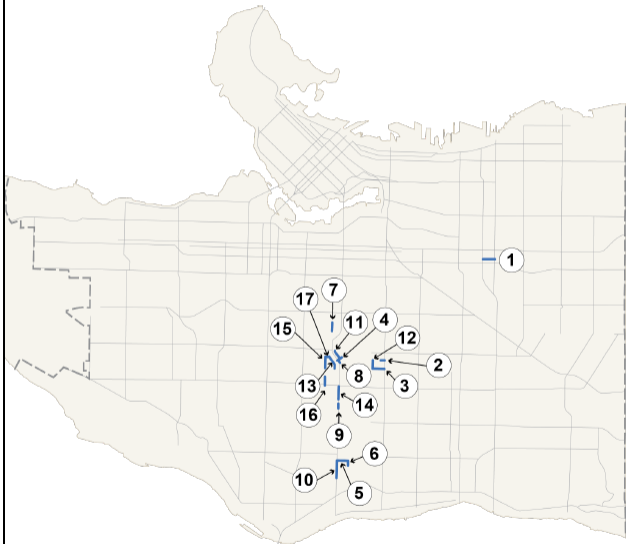
- **New Parks**
 1. EFL 'neighbourhood' parks (north & south)
 2. Emery Barnes Park
 3. SEFC Olympic Village Parks
 4. Burrard Slopes Park (phases 1 & 2)
 5. 'Trillium' Park (phase 2)
 6. Hastings Park - Plateau Park
 7. Creekway Park
 8. Lilian To Park
 9. EFL Kinross Parks (north & middle)
 10. Səəqəlxenəm ts'exwts'áxwi7 (Rainbow Park)
- **Park Upgrades**
 16. Fraserview Park
 17. Grandview Park
 18. Jericho Park
 19. Mount Pleasant Park
 20. Norquay Park
 21. Oppenheimer Park
 22. Tecumseh Park
 23. Creekside Park
 24. Pandora Park
 25. Riley Park
 26. Renfrew Park
 27. Sunset Park
 28. China Creek North Park
 29. Memorial South Park
 30. Brewers Park
 31. Templeton Park
- **Playfields**
 11. Memorial South Park
 12. 'Trillium' Park (phase 1)
 13. Jericho Park
 14. Hastings Park - Empire Fields
 15. Hillcrest Park

TRANSPORTATION



- **Walking and Cycling**
 1. Central Valley (west)
 2. Central Valley (east)
 3. Comox
 4. Dunsmuir
 5. Hornby
 6. North Arm Trail
 7. Pt. Grey-York
 8. Smithe-Nelson
 9. Burrard Bridge
 10. Cambie Bridge
 11. False Creek South Seawall
 12. 10th Ave (Phase 1)
 13. 14th Ave
 14. Alexander
 15. Powell
 16. Adanac-Union
 17. SW Marine Dr
 18. Smithe (Thurlow to Richards)
 19. 10th Phase 2 (Willow to Ash)
 20. Richards (W Cordova to Pacific)
 21. Nanaimo (Kitchener to Eton)
 22. Ontario (2nd to 16th)
 23. Haro (Denman to Thurlow)
 24. Beach Ave. (Park Ln to Hornby)
 25. 800 Robson Plaza
- ◆ **Major Roads**
 26. Upgrading of 1st & 2nd Ave. in SEFC
 27. Grandview-Boundary intersection
 28. Knight left-turn bay @ 57th Ave.
 29. Knight-Marine intersection

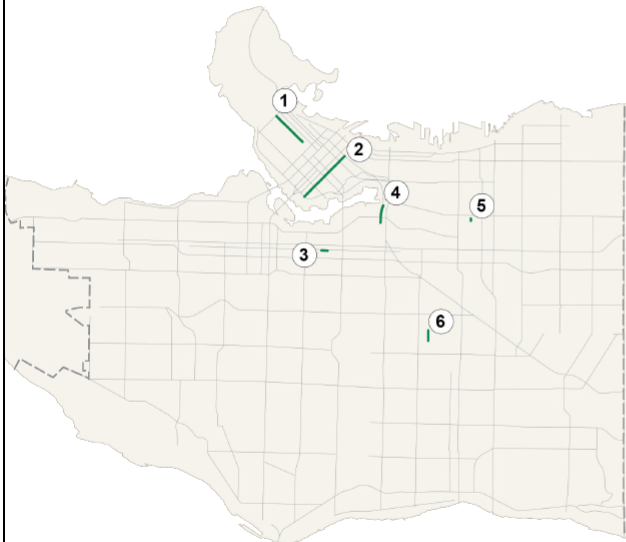
POTABLE WATER



POTABLE WATER

1. E 11th, Commercial to Victoria
2. E 35th, Quebec to Main
3. E 37th, Ontario to Main
4. W 35th, Cambie to Kersland
5. W 58th, Cambie to Alberta
6. Alberta, W 58th to W 59th
7. Ash, W 27th to 29th
8. Cambie (East Side), W 35th to W 36th
9. Cambie, W 45th to W 46th
10. Cambie (East Side), W 58th to W 62nd
11. Lane E of Cambie, W 33rd to W 35th
12. Ontario, E 35th to 37th
13. Ash, McGuigan to W 37th
14. Cambie, W 41st to W 44th
15. Heather, W 37th to McGuigan
16. Heather, W 41st to W 39th
17. McGuigan, Heather to Ash

RAINWATER (DRAINAGE)



GREEN INFRASTRUCTURE

1. Haro, Bute to Denman
2. Richards, Pacific to Dunsmuir
3. W 10th, Willow to Heather
4. Quebec, E 3rd to Central
5. Woodland, E 2nd to lane N of E 2nd
6. Lane W of Harriet, E 28th to E 30th