

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 4/27/2022 5:06:11 PM

Subject: [Annual Reports on Development Contributions](#)

Attachments: Annual Reports - Memo - 2021 Annual Report on Development Contributions.pdf

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell and Patrice Impey regarding 2021 Annual Reports on Developer Contributions. A brief summary is as follows:

- ☐ The City has a system of financing growth tools comprised of developer contributions such as Development Cost Levies (DCLs), Density Bonus Zoning Contributions, and Community Amenity Contributions (CACs). These tools form key components of our long-term financial and capital planning framework and enable the City to provide a wide range of public benefits.
- ☐ Each year, staff update Council on developer contributions collected or secured from the previous calendar year.
- ☐ These updates are made available to the public via the City's website and are part of a broader City initiative to enhance accountability and transparency with regard to strategic investment in public amenities to address growth.
- ☐ Enclosed with this memorandum for information only are two annual reports summarizing:
 - (1) 2021 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions; and
 - (2) 2021 Development Cost Levies (DCLs).
- ☐ Note in 2021 the City has seen a significant increase in the amount of DCL waivers for for-profit affordable rental housing.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

April 25, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Chris Robertson, Assistant Director, City-wide and Regional Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

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

SUBJECT: 2021 Annual Reports on Developer Contributions

RTS #: N/A

Dear Mayor and Council,

The City has a system of 'financing growth' tools comprised of developer contributions such as Development Cost Levies (DCLs), Density Bonus Zoning Contributions, and Community Amenity Contributions (CACs). These tools form key components of our long-term financial and capital planning framework and enable the City to provide a wide range of public benefits.

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

Enclosed with this memorandum are two annual reports summarizing: (1) 2021 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions; and (2) 2021 Development Cost Levies (DCLs). These memoranda are for information only.



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Patrice Impey
CFO / General Manager, Finance, Risk and Supply Chain Management
604.873.7610 | patrice.impey@vancouver.ca

Enclosed: 2021 Annual Report on Development Cost Levies; 2021 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

MEMORANDUM

April 25, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
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Katrina Leckovic, City Clerk
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Alvin Singh, Communications Director, Mayor's Office
Patrice Impey, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management
Grace Cheng, Director, Long-Term Financial Strategy & Planning
Chris Robertson, Assistant Director, City-wide and Regional Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: 2021 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report Backs

As part of the City's stewardship of the development contribution system and the City's ongoing commitment to transparency and reporting, staff have prepared this memorandum summarizing the 2021 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. Accompanying this memorandum is a companion memorandum from Finance, Risk & Supply Chain Management on the 2021 Annual Report on Development Cost Levies (DCLs). As has been the practice since 2010, these annual reports are posted on the [City website](#).

In response to the *Public Amenities and Equity in DCL-Waiver and Rental Re-Zoning Hot-Zones* Council resolution (March 10, 2020), staff introduced a CAC Exemption map into the 2020 annual report, which is again incorporated in this 2021 annual report. The CAC Exemption map includes all social housing and secured market rental projects that have received a CAC exemption (See Appendix C). Also included in this memo is a staff report back on rezoning enactment timelines as directed in the 2020 CAC Policy Update (See page 6).

Summary

In 2021, the City collected a total of \$47 million in cash-in-lieu CAC payments and density bonus contributions (\$38 million collected from cash-in-lieu CACs and \$9 million collected from density bonus contributions). Collections from Density Bonus Zoning Contributions and cash CACs in 2021 have increased from what was collected in 2020. In particular, 2021 was the highest year of collections on record for Density Bonus Zoning Contributions.

In 2021, the City approved 75 new projects granting additional density through rezonings and Density Bonus Zoning projects, resulting in 5.0 million ft² of net additional floor area. Public Benefits secured from 2021 approvals of additional density were valued at approximately \$299 million, including cash-in-lieu and the following in-kind benefits:

- 144 units of social housing secured in-kind (19 to be owned by the City, 125 non-city owned);
- 123 childcare spaces;
- 9 artist live-work studios and a Cultural Amenity Space (16,000 sqft);
- A non-profit office hub space (14,500 sqft); and
- A Youth Centre (6,000 sqft).

Approximately 48% of the committed value (\$143 million) is from in-kind contributions, meaning that they will be provided on-site as part of new upcoming developments. The remainder was offered as cash-in-lieu contributions, meaning that these funds have been committed to select public benefit categories and that priority projects will be brought forward through capital planning and budgeting processes.

Not included in the public benefit values above were:

- 2,756 units of secured market-owned and operated rental housing which includes 187 units of below-market/moderate-income rental housing;
- 1,282 social housing units to be owned, 214 units owned by the City and 1,068 units delivered and operated by non-profit providers;
- 80 shelter beds, 3 social service centres, and a rooftop amenity ceremonial space, delivered and operated by non-profit providers; and
- 65 childcare spaces to be owned by the City, and 20 pre and after school care to be delivered and operated by non-profit providers.

Background

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

Population and employment growth from the approval of additional density is supported through the provision of public amenities such as parks, childcare facilities and affordable housing. These amenities contribute to the overall livability of our city, the health of our residents, and the needs of individuals and families who live and work here. In order to fund the provision of growth-related public amenities and infrastructure, the City uses development contributions including CACs, Density Bonus Zoning Contributions and DCLs (please also refer to the 2021 Annual Report on DCLs for details). These development contributions ensure new development pays its fair share

for new community benefits and infrastructure and helps to reduce pressure on property taxes, utility fees and other City funding sources.

Community Amenity Contributions (CACs):

CACs are voluntary public benefit contributions from rezoning approvals and the application and investment of CACs by the City follows the [BC Provincial Guidelines on CACs](#) (2014). CACs are offered by developers either as in-kind amenities (delivered onsite as part of the new development) or as cash-in-lieu contributions payable to the City at zoning enactment unless Council approval is granted on deferral under limited and unique circumstances. CAC funded capital projects deliver growth related amenities and infrastructure from area-based Public Benefit Strategies. These amenities and infrastructure include affordable housing, childcare, heritage, community and cultural facilities, parks and open spaces, transportation, and public art. Projects that are delivered by the City using the cash-in-lieu CACs are approved by Council as part of the 4-year Capital Plan and annual budget process.

Density Bonus Zoning Contributions:

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

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

The value of public benefit contributions in the annual reports typically fluctuates considerably year-over-year due to the cyclical nature of property development. The variation in value depends largely on the number, scope and nature of individual rezoning applications and the corresponding incremental density approvals. In particular, approval of major project rezonings has a significant impact on the amount of density and the value of public benefits secured in a single year. Due to the scale of these major projects, the public benefits secured are often provided on-site to be delivered over many years as the site redevelops or builds out.

Analysis

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

With the exception of select deferred cash CAC projects, cash CACs are *collected* by the City prior to enactment. In-kind CACs are *delivered* by applicants typically as part of the development.

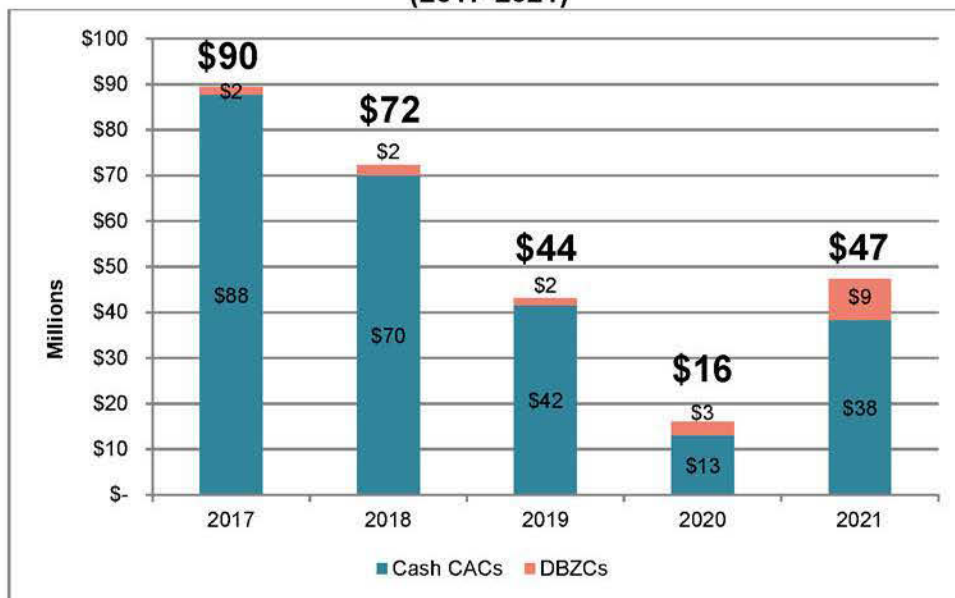
Density Bonus Zoning Contributions are *collected* after enactment but prior to Building Permit issuance. The following two sections reflect the different collection/delivery timelines and outline activity from the 2020 calendar year:

1. Cash-in-lieu CAC and Density Bonus Zoning Contributions Collected in 2021;
2. Contributions Secured from Approvals (to be collected and/or delivered in future years).

1) *Cash-in-lieu CACs and Density Bonus Zoning Contributions Collected in 2021*

In 2021, the City collected a total of \$47 million in cash-in-lieu CAC payments and density bonus contributions. \$38 million of the \$47 million collected was in form of cash-in-lieu CAC. Of the \$38 million, all payments originated from rezonings approved by Council in 2020 or earlier. The City also collected \$9 million in Density Bonus Zoning Contributions.

Chart 1: Collection of Cash CACs and Density Bonus Zoning Contributions (2017-2021)



As per Council policy, cash CACs and Density Bonus Zoning contributions collected are deposited into dedicated, interest-bearing reserves. Allocation of these funds is approved by Council through the 4-year Capital Plan and annual budget.

2) *Contributions Secured from Approvals in 2021 (to be collected and/or delivered in future years)*

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

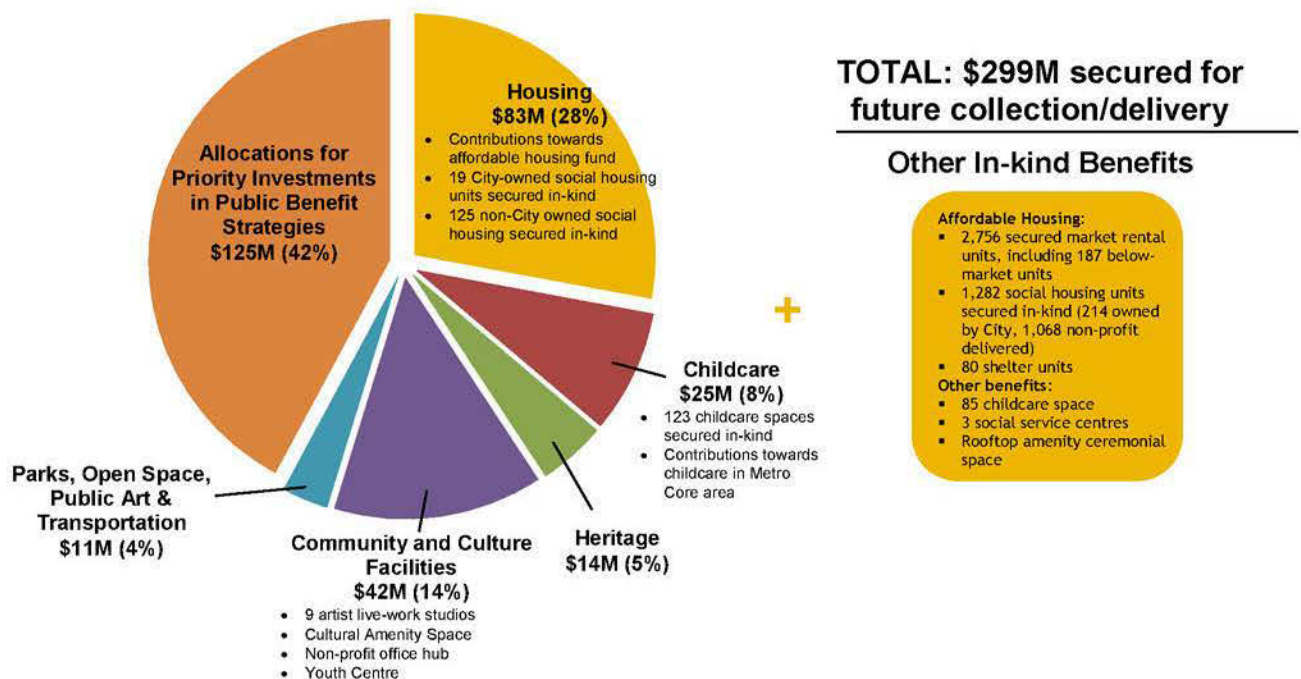
In 2021, the City approved 75 new projects granting additional density through rezonings and Density Bonus Zoning. Appendix B provides a complete list of applications where additional density was approved in 2021. Appendix B also includes the breakdown of the public benefits associated with each of these applications.

Public Benefits secured from 2021 approvals of additional density were valued at approximately \$299 million, including cash-in-lieu and the following in-kind benefits:

- 144 units of social housing secured in-kind (19 to be owned by the City, 125 non-city owned);
- 123 childcare spaces;
- 9 artist live-work studios and a Cultural Amenity Space (16,000 sqft);
- A non-profit office hub space (14,500 sqft); and
- A Youth Centre (6,000 sqft).

Chart 2: Breakdown of 2021 Secured Contributions Allocated by Public Benefit Category
(to be collected/delivered in future years)

Total committed to public benefits: \$299 M (100% of total contribution value)



Approximately 76% of these public benefits (\$225 million) were attributed to 8 large rezoning approvals (see Appendix B for details).

Council has committed 100% of the overall contributions from 2021 towards select public benefit categories or towards priority investments in area-based public benefit strategies.

Chart 2 shows how the contributions have been allocated amongst specific public benefit categories. The chart also notes several public benefits that were not assigned monetary values in rezoning reports. In general, these represented non-strata residential projects (i.e. secured market rental and social housing) that generated no lift in property value as a result of their development and/or were exempt from the City's CAC Policies altogether. For more information on the annual report methodology, please see Appendix A.

Overall, the vast majority of approvals processed in 2021 took place through existing zoning and did not involve additional density and associated CACs / Density Bonus Zoning Contributions. The 75 approvals of additional density represented only 7.6% of all approvals in 2021 and a net increase in floor area of 5.0 million ft². Appendix B provides a complete list of applications in which additional density was approved in 2021 as well as the public benefits associated with these applications.

CAC Report Back:

As part of this annual report, staff have included a report back on the following CAC item:

*THAT Council direct staff to **monitor and report back** to Council on the need to **index cash CACs** between Council approval in-principle of a rezoning application and rezoning enactment by Council and/or impose a **required time limit to enact** a new zoning, whereby if the time limit lapses, the approval in-principle of the rezoning application may expire. ([CAC Policy Update, January 22, 2020](#))*

Following up on Council direction to monitor and report back on rezoning enactment timelines as part of the 2020 CAC Policy update, staff reviewed updated rezoning enactment data stemming from rezoning approvals (updated to Q1 2022). The analysis shows that the vast majority of rezoning applications continue to be enacted by Council within a timely manner. Almost identical to the trend identified in the January 2020 CAC Policy update report, 91% of rezoning applications over the past 10 years have enacted within two years and 99% have enacted within 4 years. In the last two years, enactment timelines have slightly increased, which may be explained by the COVID-19 Pandemic further exacerbating a market slow down and creating more uncertainty. As the market recovers, staff anticipate enactment timelines to return to pre-pandemic level. Based on the most recent data where all 2022 enactments have been under 24 months, staff do not see a need to implement measures to speed up enactments, such as indexing cash CACs or imposing a required timeline to enact, for the time being. Going forward, staff will continue to monitor enactment timelines to see if enactment delays become an issue and whether a future time limit to fulfil the rezoning conditions or an indexing approach is required.

Conclusion

In 2021, the City collected \$38 million in cash-in-lieu CACs (all from rezonings approved from 2020 or earlier) and \$9 million in Density Bonus Zoning Contributions. Collections from Density Bonus Zoning Contributions and cash CACs in 2021 have increased from what was collected in 2020. In particular, 2021 was the highest year on record for Density Bonus Zoning Contributions.

The City also approved 75 rezoning/bonusing projects resulting in 5.0 million ft² of net additional floor area that secured \$299 million to be delivered as cash or in-kind benefits in future years.

As has been the practice since 2010, these annual reports are posted on the City website. If you have any questions or would like more information, please reach Chris Robertson, Assistant Director, City-wide and Regional, Planning, Urban Design and Sustainability at: chris.robertson@vancouver.ca.

Sincerely,

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is fluid and cursive, with the first name "Theresa" and last name "O'Donnell" clearly legible.

Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca

Appendix A

Approach and Methods for the Annual Report

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

1) *Approvals and Time Frame*

This report addresses all additional density approvals from January 1, 2021 to December 31, 2021. To identify the public benefits secured from additional density, all rezoning approvals involving additional floor area, and all development applications where bonusing was used to allow additional floor area were reviewed.

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

2) *Public Benefit Valuation*

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

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

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

Appendix B

Contributions Secured from Approvals in 2021

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

ID#	Address	Local Area	Approval Type	Density Increase (net ft²)	Public Benefits Secured	Total Public Benefits Value (\$)
West End Plan						
1	1640-1650 Alberni Street	West End	Rezoning	220,870	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Housing – market rental (53 units) • Housing – below market units (13 units) • Heritage – Heritage Conservation Reserve • Public Art 	\$33,212,663
2	1157 Burrard Street	West End	Rezoning	159,384	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Childcare facilities (37 spaces) • Cultural Amenity Space • Heritage – Heritage Conservation Reserve • Public Art 	\$33,172,262
3	1616-1698 West Georgia Street	West End	Rezoning	130,600	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Heritage – Heritage Conservation Reserve • Public Art 	\$26,452,253
4	1450 West Georgia Street	West End	Rezoning	164,851	<ul style="list-style-type: none"> • Contribution toward delivery of West End Public Benefit Strategy • Housing – market rental (162 units) • Heritage – Heritage Conservation Reserve • Public Art 	\$9,467,000
5	1116 Pendrell St	West End	DPB - Heritage Density Transfer	47,188	<ul style="list-style-type: none"> • Heritage – purchase of density 	\$707,243
Subtotal West End Plan				722,893		\$103,011,421

ID#	Address	Local Area	Approval Type	Density Increase (net ft²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Marpole Plan						
6	8460 Ash Street and 8495 Cambie Street	Marpole	Rezoning	477,078	<ul style="list-style-type: none"> Housing – social housing (125 units) Housing – market rental (524 units) Public Art 	\$71,562,677
7	7730-7772 Cambie Street	Marpole	Rezoning	54,084	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$5,524,038
8	8257-8273 Oak Street and 1025-1035 West 67th Avenue	Marpole	Rezoning	45,151	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$3,626,610
9	8655 Granville Street	Marpole	Rezoning	24,121	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$1,942,800
10	477 W 63rd Avenue	Marpole	Density Bonusing	16,481	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$1,096,777
11	750 Southwest Marine Drive	Marpole	Rezoning	36,267	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$990,300
12	8804 Osler Street	Marpole	Rezoning	8,819	<ul style="list-style-type: none"> Contribution toward delivery of Marpole Public Benefit Strategy Heritage – Heritage Conservation Reserve 	\$500,000
13	7659 Granville Street	Marpole	Density Bonusing	7,569	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$151,380
14	1503 W 61st Avenue	Marpole	Density Bonusing	2,251	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$123,787
15	8311 French Street	Marpole	Density Bonusing	8,936	<ul style="list-style-type: none"> Affordable housing and amenities in Marpole 	\$96,598
16	8725 French Street	Marpole	Rezoning	39,442	<ul style="list-style-type: none"> Housing – social housing (100 units) 	Non-profit project
Subtotal Marpole Plan				720,198		\$85,614,967

ID#	Address	Local Area	Approval Type	Density Increase (net ft²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Cambie Corridor Plan						
17	5910-5998 Cambie Street	Oakridge	Rezoning	305,680	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Artist live-work studios (9 units) • Heritage – onsite conservation • Public Art 	\$20,452,258
18	5812-5844 Cambie Street	Oakridge	Rezoning	239,051	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Childcare facilities (37 spaces) • Youth Centre • Heritage – onsite conservation • Public Art 	\$17,627,730
19	5740 Cambie Street	Oakridge	Rezoning	198,618	<ul style="list-style-type: none"> • Housing – market rental (80 units) • NPO Hub Space • Public Art 	\$12,562,053
20	427-477 West 49th Avenue	Oakridge	Rezoning	94,101	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Childcare facilities (37 spaces) • Heritage – onsite conservation • Public Art 	\$11,479,413
21	4992-5138 Ash Street	South Cambie	Rezoning	74,837	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – onsite conservation • Public Art 	\$5,571,327
22	100 West 49th Avenue	Oakridge	Rezoning- Text Amendment	58,512	<ul style="list-style-type: none"> • Childcare facilities (37 spaces) • Public Art 	\$4,067,904
23	485 West 28th Avenue	Riley Park	Rezoning	19,151	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – onsite conservation 	\$1,956,124
24	5412 Cambie Street	Oakridge	Rezoning	14,138	<ul style="list-style-type: none"> • Contribution toward delivery of Cambie Corridor Public Benefit Strategy • Heritage – onsite conservation 	\$1,446,405
25	592 West 28th Avenue	South Cambie	Density Bonusing	20,781	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,142,939
26	6842 Oak Street	Oakridge	Density Bonusing	18,620	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$1,014,826
27	6808 Ash Street	Oakridge	Density Bonusing	18,128	<ul style="list-style-type: none"> • Affordable housing and amenities in Cambie Corridor 	\$988,690

ID#	Address	Local Area	Approval Type	Density Increase (net ft²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Cambie Corridor Plan (con't)						
28	6988 Ash Street	Oakridge	Density Bonusing	15,109	• Affordable housing and amenities in Cambie Corridor	\$824,018
29	1008 W 47th Avenue	Oakridge	Density Bonusing	12,364	• Affordable housing and amenities in Cambie Corridor	\$680,009
30	357-475 West 41st Avenue	Riley Park	Rezoning	276,085	• Housing – market rental (355 units) • Housing – below market units (64 units) • Public Art	\$614,736
31	6521 Fremlin Street	Oakridge	Density Bonusing	8,275	• Affordable housing and amenities in Cambie Corridor	\$451,316
32	325-341 West 42nd Avenue	Riley Park	Rezoning	117,951	• Housing – market rental (175 units) • Housing – below market units (40 units) • Public Art	\$260,160
33	441-475 West 42nd Avenue	Oakridge	Rezoning	112,774	• Housing – market rental (95 units) • Housing – below market units (29 units) • Public Art	\$249,335
34	1008 West 52nd Avenue	Oakridge	Density Bonusing	3,247	• Affordable housing and amenities in Cambie Corridor	\$178,558
35	325-343 West 41st Avenue	Riley Park	Rezoning	60,483	• Housing – market rental (86 units) • Housing – below market units (9 units)	\$0
36	4118-4138 Cambie Street	Riley Park	Rezoning	49,775	• Housing – market rental (90 units)	\$0
37	3353 Cambie Street	South Cambie	Rezoning	6,461	•	\$0
Subtotal Cambie Corridor Plan				1,724,139		\$81,567,801

Metropolitan Core Jobs Plan						
38	450 West Georgia Street and 712-732 Richards Street	Downtown	Rezoning	198,618	• Affordable housing and childcare in the Metro Core • Public Art	\$3,697,774
39	534-550 Cambie Street	Downtown	Rezoning	156,876	• Affordable housing and childcare in the Metro Core • Public Art	\$2,977,028
40	835-837 Beatty Street	Downtown	Heritage Designation	3,156	• Heritage – on-site conservation	\$2,000,000
41	110 West 4th Avenue	Mount Pleasant	Rezoning	121,129	• Affordable housing and childcare in the Metro Core • Public Art	\$1,679,603
42	328-360 West 2nd Avenue	Mount Pleasant	Rezoning	56,316	• Affordable housing and childcare in the Metro Core • Public Art	\$805,432
43	150 West 4th Avenue	Mount Pleasant	Rezoning	41,090	• Affordable housing and childcare in the Metro Core • Public Art	\$778,005
Subtotal Metropolitan Core Jobs Plan				577,185		\$11,937,842

ID#	Address	Local Area	Approval Type	Density Increase (net ft²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Downtown Eastside Plan						
44	728-796 Main Street	Downtown Eastside	Rezoning	18,440	<ul style="list-style-type: none"> Housing – social housing (19 units) 	\$7,500,000
45	320 E Hastings Street	Downtown Eastside	DPB - Density Bonus Zoning	92,149	<ul style="list-style-type: none"> Housing – social housing (105 units) Social service centre 	Non-profit project
46	401 Jackson Avenue	Downtown Eastside	DPB - Density Bonus Zoning	86,013	<ul style="list-style-type: none"> Housing – social housing (172 units) Social service centre 	Non-profit project
47	1015 East Hastings Street	Downtown Eastside	Rezoning	43,692	<ul style="list-style-type: none"> Housing – social housing (110 units) Housing – market rental (53 units) Housing – shelter beds (80) 	Non-profit project
48	327 Main Street	Downtown Eastside	DPB - Density Bonus Zoning	38,178	<ul style="list-style-type: none"> Housing – social housing (78 units) Ceremonial space 	Non-profit project
Subtotal Downtown Eastside Plan				278,473		\$7,500,000

Grandview-Woodland Plan						
49	1943-1999 East Hastings Street	Grandview - Woodland	Rezoning	43,735	<ul style="list-style-type: none"> Contribution toward delivery of Grandview-Woodland Public Benefit Strategy Heritage – onsite conservation Public art 	\$1,809,923
50	2246-2268 East Broadway	Kensington - Cedar Cottage	Rezoning	31,384	<ul style="list-style-type: none"> Contribution toward delivery of Grandview-Woodland Public Benefit Strategy Heritage – onsite conservation 	\$730,568
51	1837-1863 East 11th Avenue and 2631-2685 Victoria Drive	Kensington - Cedar Cottage	Rezoning	41,224	<ul style="list-style-type: none"> Housing – market rental (136 units) Heritage – on-site conservation 	\$700,000
52	2062 East 8th Avenue	Grandview - Woodland	Density Bonusing	618	<ul style="list-style-type: none"> Affordable housing and amenities in Grandview-Woodland 	\$2,075
53	1885 East Pender Street	Grandview - Woodland	Rezoning	26,089	<ul style="list-style-type: none"> Housing – social housing (64 units) 	Non-profit project
54	1766 Frances Street	Grandview - Woodland	Rezoning	42,092	<ul style="list-style-type: none"> Housing – social housing (84 units) 	Non-profit project
Subtotal Grandview-Woodland Plan				185,142		\$3,242,566

Norquay Plan						
55	2725-2751 Kingsway	Renfrew - Collingwood	Rezoning	90,859	<ul style="list-style-type: none"> Contribution toward delivery of Norquay Public Benefit Strategy Public Art 	\$2,975,568
Subtotal Norquay Plan				90,859		\$2,975,568

ID#	Address	Local Area	Approval Type	Density Increase (net ft²)	Public Benefits Secured	Total Public Benefits Value (\$)
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Mount Pleasant Plan						
56	2122 Quebec Street	Mount Pleasant	Density Bonusing	89,264	• Childcare in Mount Pleasant	\$1,803,916
57	602-644 Kingsway	Mount Pleasant	Rezoning	21,087	• Housing – market rental (80 units)	\$0
Subtotal Mount Pleasant Plan				110,351		\$1,803,916

Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)						
58	3449-3479 West 41st Avenue and 5664 Collingwood Street	Dunbar - Southlands	Rezoning	53,322	• Contribution toward the Affordable Housing Fund	\$300,000
59	1405 East 15th Avenue and 3047-3071 Maddams Street	Kensington - Cedar Cottage	Rezoning	37,225	• Contribution toward childcare in the local area	\$250,000
60	4426-4464 Knight Street and 1406 East 28th Avenue	Kensington - Cedar Cottage	Rezoning	19,671	• Contribution toward childcare in the local area	\$240,000
61	3609-3687 Arbutus Street	Arbutus Ridge	Rezoning	60,461	• Housing – market rental (93 units) • Housing – below market units (23 units)	\$0
62	4575 Granville Street	Shaughnessy	Rezoning	6,650	• Housing – market rental (24 units)	\$0
Subtotal Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)				177,329		\$790,000

Little Mountain Adjacent Area						
63	5107-5119 Main Street and 196 East 35th Avenue	Riley Park	Rezoning	17,308	• Contribution toward the Affordable Housing Fund	\$517,163
Subtotal Little Mountain Adjacent Area				17,308		\$517,163

Joyce Station Precinct Plan						
64	5417 Joyce Street	Renfrew - Collingwood	Density Bonusing	25,069	• Affordable housing and amenities in the Joyce Precinct Public Benefit Strategy	\$376,040
Subtotal Joyce Station Precinct Plan				25,069		\$376,040

Downtown South						
65	1317 Richards Street and 508 Drake Street	Downtown	Rezoning	108,021	• Housing – social housing (193 units)	Non-profit project
66	1190 Burrard Street	Downtown	Rezoning	55,497	• Housing – social housing (154 units) • Social service centre	Non-profit project
67	1250 Granville Street	Downtown	Development Permit Bonus	4,448	• Housing – market rental (61 units)	\$0
Subtotal Downtown South				167,966		\$0

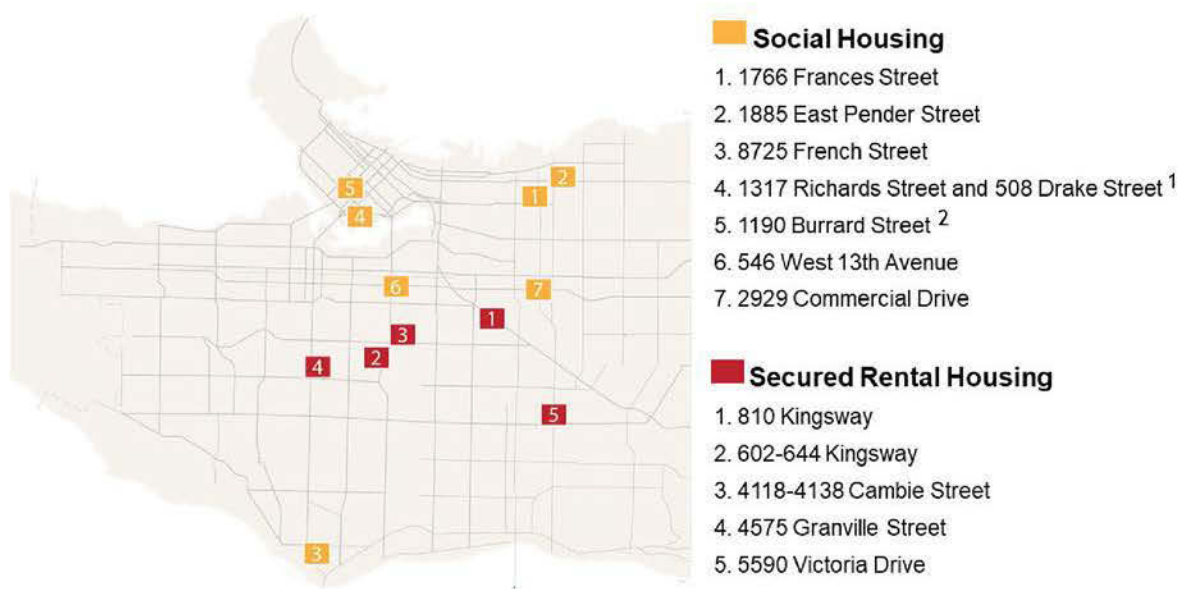
No Plan Area						
68	480 Broughton Street	Downtown	DPB - Density Bonus Zoning	98,207	• Housing – social housing (60 units) • Childcare facilities (65 spaces)	Non-profit project
69	546 West 13th Avenue	Fairview	Rezoning	72,838	• Housing – social housing (135 units)	Non-profit project
70	2929 Commercial Drive	Kensington - Cedar Cottage	Rezoning	-4,071 (restricted by view cones)	• Housing – social housing (27 units)	Non-profit project
Subtotal No Plan Area				166,974		\$0

ID#	Address	Local Area	Approval Type	Density Increase (net ft ²)	Public Benefits Secured	Total Public Benefits Value (\$)
Secured Rental Policy (outside of Community Plan Areas)						
71	810 Kingsway	Kensington - Cedar Cottage	Rezoning	27,794	• Housing – market rental (108 units)	\$0
72	2735 East 41st Avenue	Renfrew - Collingwood	Rezoning	18,122	• Housing – market rental (32 units)	\$0
73	5590 Victoria Drive	Kensington - Cedar Cottage	Rezoning	12,729	• Housing – market rental (54 units)	\$0
Subtotal Secured Rental Policy (outside of Community Plan Areas)				58,645		\$0
Moderate Income Rental Housing Pilot Program						
74	3084 West 4th Avenue and 2010 Balaclava Street	Kitsilano	Rezoning	11,093	• Housing – market rental (27 units) • Housing – moderate income units (8 units)	\$0
75	3701 W Broadway	West Point Grey	Development Permit Bonus	2,784	• Housing – market rental (2 units) • Housing – moderate income units (1 unit)	\$0
Subtotal Moderate Income Rental Housing Pilot Program				13,877		\$0
Grand Total				5,036,409		\$299,337,284

Appendix C

Rezoning Approved in 2021 that were Exempt from CACs

2021 CAC EXEMPTIONS



Notes:

1. Also includes a Place of Worship, which is exempt as per Section 8.1(d) of the CAC Policy.
2. Also includes a Social Service Centre, which is exempt as per Section 8.1(e) of the CAC Policy.

Rezoning to District Schedules with Density Bonus Contributions

Not included in this report or on the above map are the rezonings to District Schedules that include density bonus contributions, which are exempt from CACs as per Section 8.2(c) of the CAC Policy. Once the project has paid the density bonus contribution, then they are included in the annual report.

In 2021, there were thirteen rezonings to District Schedules, exclusively in the Cambie Corridor and Marpole areas:

- 607-621 West 28th Avenue
- 183 West King Edward Avenue and 4088 Columbia Street
- 4825 Laurel Street
- 6869-6909 Ash Street
- 4575 Ash Street and 623-693 West 30th Avenue
- 515 West 60th Avenue
- 721-735 West 49th Avenue
- 756 West 26th Avenue
- 6225-6263 Yukon Street
- 197 West 26th Avenue
- 608-632 West 54th Avenue
- 707 West 27th Avenue
- 157-163 West King Edward Avenue

It's anticipated the City will receive approximately \$5M in density bonus contributions from the projects above based on the maximum density achievable.

MEMORANDUM

April 25, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, 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, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management

SUBJECT: 2021 Annual Report on Development Cost Levies

RTS #: N/A

Dear Mayor and Council,

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

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

Accompanying this memorandum is a companion memorandum from Planning, Urban Design & Sustainability on the 2021 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 website](#) to ensure public stewardship and transparency.

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 facilities, parks, transportation and utilities (water, sewer and drainage) infrastructure. Since the creation of the first Development Cost Levy (DCL) district, close to \$1 billion of DCLs have been invested, contributing toward the creation of notable amenities and infrastructure, with recent examples such as:

- Affordable housing, including:
 - 29 units at Mi Casa in Mount Pleasant operated by the Red Door Society (870 E. 8th Ave.),
 - 51 units in West Fraser Lands under the Community Land Trust program (3245 Pierview Crescent),
 - 109 units in River District (3185 Riverwalk) operated by S.U.C.C.E.S.S.,
 - 119 units in River District (8501 Boundary / 3625 Sawmill Crescent) operated by Catalyst,
 - 150 units in Fairview at the Vancouver Masonic Centre (1495 W 8^h Ave.), and
 - 213 units in Strathcona at Roddan Lodge (124 Dunlevy);
- Childcare facilities and new spaces, including:
 - Sandford Fleming Elementary School (69 new spaces) in Victoria-Fraserview, and
 - Tennyson Elementary School (69 new spaces) in Kitsilano;
- New and enhanced parks, including:
 - the north and middle portions of Kinross Park in River District,
 - playground renewals at Ash Park, Beaconsfield Park, and Winona Park,
 - renewal of Brewers Park, and
 - land acquisition near 6th Ave. and Fir to enable development of Burrard Slopes Park;
- Bikeway-greenway network, including:
 - Granville Bridge Greenways, and
 - new active transportation routes in Fairview on 10th Ave., in Yaletown and the West End (on Smithe, Richards, Haro and Beach), in Mount Pleasant (Ontario) and Grandview-Woodland (Nanaimo), and recent completion of the 800 Robson Street Plaza between the Art Gallery and Law Courts; and
- Green infrastructure and water main projects, particularly along Richards and the Cambie corridor.

In 2021, total DCLs collected was \$75 million, representing a sizeable decrease from \$115 million collected in 2020. Lower DCL receipts in 2021 was due primarily to a combination of lower overall floor area approved (from 8.1 million sq. ft. in 2020 to 7.8 million sq. ft. in 2021) across all DCL districts; and a higher number of waivers of both Citywide and Utilities DCLs for secured market rental and rental developments under the Moderate Income Rental Housing

Pilot Program (MIRHPP). The Utilities DCL waiver for rental projects expired in September 2021.

Of the \$46 million DCL exemptions/waivers/reductions in 2021, 64% was attributable to secured market rental and 35% was attributable to social housing. A map of the DCL exemptions/waivers/reductions can be found in Appendix E.

In addition to the annual inflationary adjustments to the DCL rates, a comprehensive review and recalibration of the City-wide DCL and City-wide Utilities DCL is undertaken every four years in coordination with the City's 10-year Capital Strategic Outlook update to inform the 4-year Capital Plan. The next update will be presented to Council in June 2022.

BACKGROUND

Population and job growth increases demand for public amenities and infrastructure such as affordable housing, childcare, community facilities, parks, transportation, and water, sewer and drainage 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 such growth. This financial contribution is captured primarily through DCLs, voluntary CACs (for projects involving rezoning) and Density Bonus Zoning contributions. Without these tools, the City will have to rely entirely on property taxes and utility fees to fund these new amenities and infrastructure that supports community livability and affordability.

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

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

What can DCL's 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.

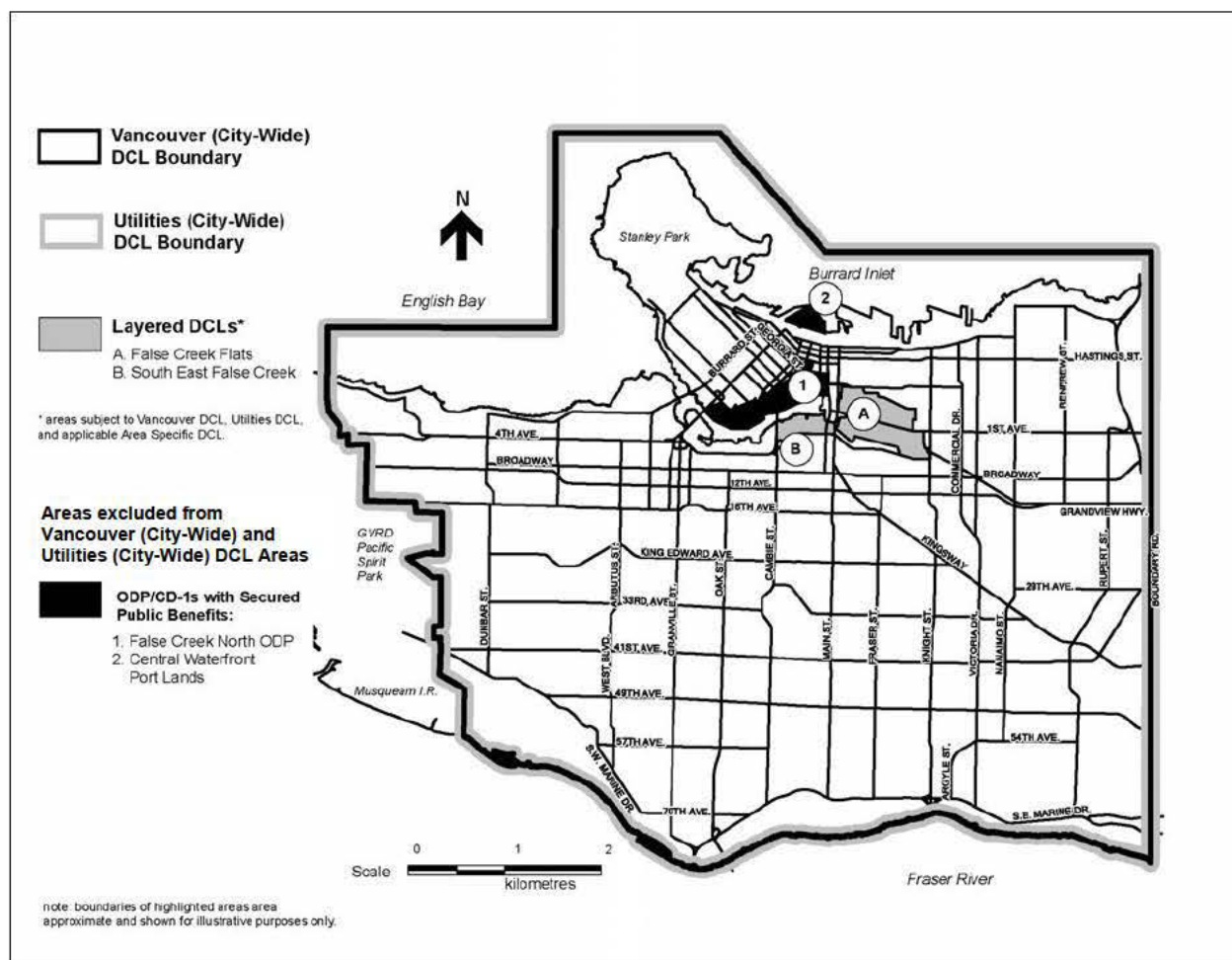
- **Parks:** upgrading existing parks and acquiring/developing new park land.
- **Engineering Infrastructure:**
 - **Transportation:** constructing, replacing, altering or expanding facilities for transportation (including active transportation and safety improvements).
 - **Utilities:** constructing, replacing, altering or expanding facilities for water, sewer and drainage.

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 specific public benefits strategy 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”) created in 2001 and updated in 2017 and 2019, includes allocations for affordable/replacement housing, childcare, parks, transportation, and affordable housing utilities; and
 - The Vancouver Utilities Development Cost Levy (“Utilities DCL”) created in 2018, includes allocations for utilities including water, sewer and drainage 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 exempt from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the creation of the City-wide DCL District.

Map 1 — DCL Districts as of Dec. 2019



Appendix A contains additional information on the DCL system.

When are DCLs paid?

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

Can Council direct DCL funds to specific projects or add new projects?

Questions from Council regarding the flexibility of DCL allocation and the projects being funded by DCLs arise from time to time, particularly during Public Hearings. The share of DCLs for each service category (affordable/replacement housing, childcare, parks, and Engineering infrastructure) and the rates applicable to different types of development are approved by Council through periodic DCL updates, and the allocation of DCLs to fund eligible projects are approved by Council through the Capital Planning and budgeting processes. Allocating (or reallocating) DCLs for specific projects outside of the established financial growth framework and capital planning processes is challenging as it requires thoughtful financial analysis to

understand the associated impact on the development as well as the City's capital plan, and possible amendments to the DCL bylaw. Such changes are complex and should be considered at the policy level and not at the individual rezoning level.

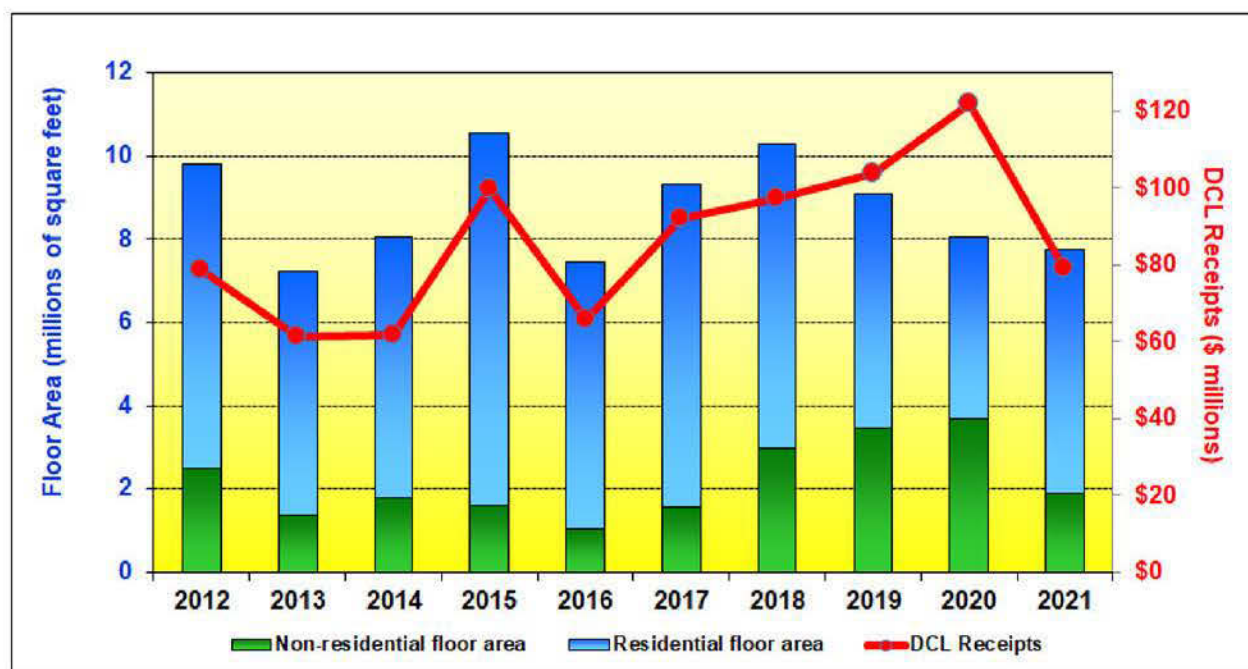
STRATEGIC ANALYSIS

2021 DCL Receipts

In 2021, \$75 million was collected from all DCL districts and \$4 million of interest was accrued on the DCL balance, totaling \$79 million in receipts (2020 - \$122 million). Of this amount, 97% came from the two City-wide DCL Districts, and 3% came from Layered Districts and interest on Area specific DCL balances.

Figure 1 shows historical development and DCL receipts (collections and interest) over the last 10 years (2012-2021), representing an average of 8.8 million sq. ft. of development per year (approximately 75% residential and 25% non-residential), resulting in an average of \$81 million of DCLs collected per year. Over the lifetime of the City's DCL program thus far (1993-2021), a total of \$1.2 billion has been collected, including interest accrued on the DCL balance.

Figure 1 — DCL Floor Area & DCL Receipts (collections and interest) by Year (2012-2021)



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

2021 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 secured market rental and social housing and preservation of heritage buildings. Because

exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this memo includes only projects that have reached the building permit stage in 2021.

In 2021, DCL exemptions/waivers/reductions totaled \$46.1 million (58% of total DCL receipts), 99% of which was due to social housing exemptions (35%) and secured market rental waivers (64%). DCL exemptions of \$16.1 million were approved for 1,174 units of social housing and DCL waivers/reductions of \$29.5 million were granted for 1,501 units of secured market rental housing.

Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2012-2021)

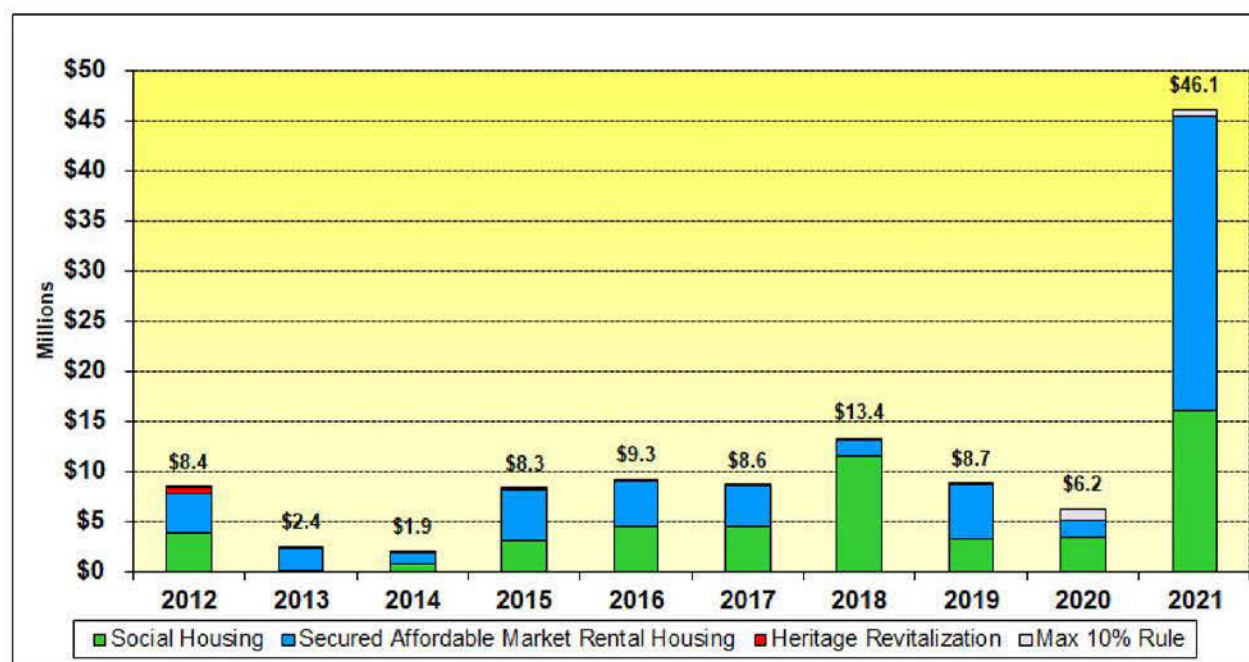
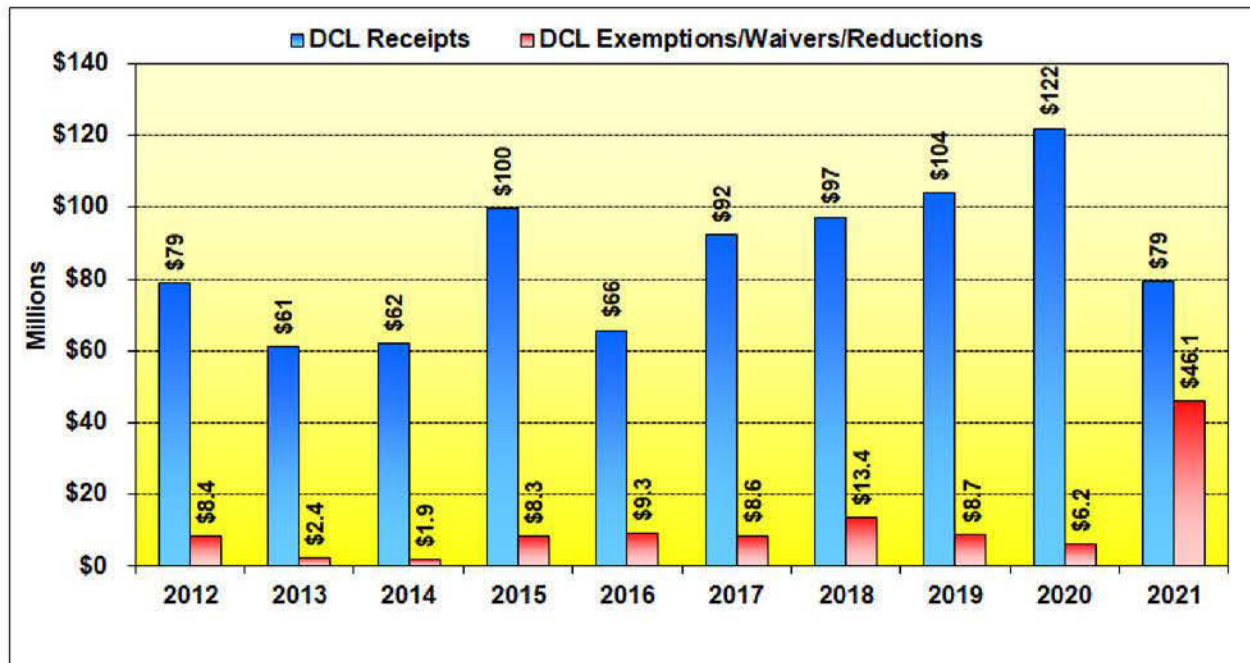


Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2012-2021). Over the period, these exemptions/waivers/reductions helped create 5,192 units of social housing (\$51 million) and 4,400 units of secured market rental housing (\$59 million), and preserve two heritage buildings (\$0.6 million). The record level of waivers in 2021 particularly for secured market rental housing included both Citywide and Utilities DCLs (introduced in September 2018). (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 (2012-2021). During this period total DCLs exempted/waived/reduced was \$113.4 million, or 14% 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 (2012-2021)



In November 2019, Council approved the following changes to DCL waivers related to secured market rental housing:

- The Utilities DCL waiver was removed for secured market rental housing effective September 30, 2020. Projects with previously submitted applications qualified for in-stream rate protection for a period of one year, until September 29, 2021. Details are contained in the [Rental Incentive Programs Bulletin](#) available on the City's website.
- A DCL waiver was offered to [Moderate Income Rental Housing Pilot Program](#) (MIRHPP) projects provided they meet the requirements of the DCL by-laws. To qualify for a waiver of the Vancouver City-wide and the Area-specific DCLs, projects must provide 100% of the residential floor area secured for rental and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio secured with starting rents applicable to moderate income rental housing.

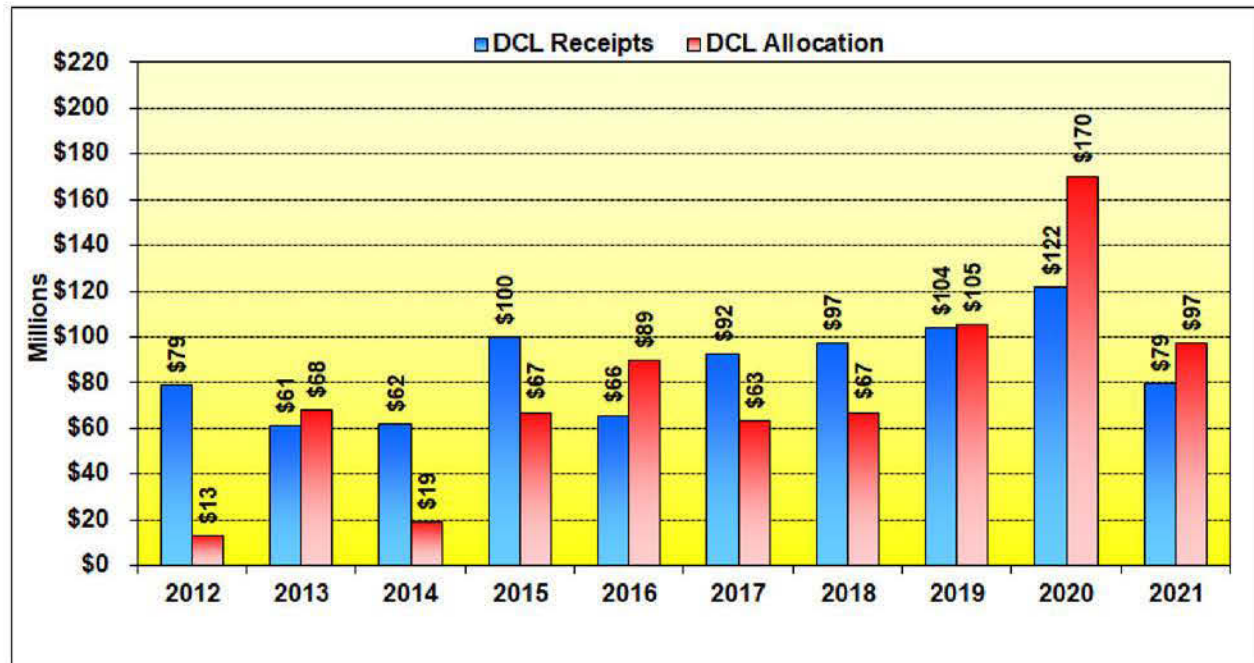
2021 was a very active year for development of secured market rental and MIRHPP projects, as reflected in the large number of unit counts and values of exemptions/waivers/reductions provided in the year. The expiration of DCL waivers for secured market rental and MIRHPP developments might have expedited these projects.

2021 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 (2012-2021). Of the \$862 million of DCL receipts during that period, Council allocated \$760 million (88%) 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 (2012-2021)



In 2021 approximately \$97 million was allocated by Council, including approximately \$16 million for social and supportive housing, \$27 million for engineering infrastructure, and \$56 million for parks. Approximately \$2 million of previously allocated DCLs were released from prior commitments due to closed projects (refer to Appendix C).

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 maps of selected capital projects completed since 2009 that used DCL funding.

Unallocated DCL Balance

At the start of 2021, the balance of unallocated DCLs was \$195 million. Including DCL receipts of \$79 million and allocation of \$97 million in 2021, the ending balance for 2021 was \$177 million. It is anticipated that the unallocated balance will decrease further by the end of the 2019-2022 Capital Plan. Appendices C, D and E contain further details on DCL balance (by year, DCL district and spending category).

Should you have any questions regarding the above information, please feel free to contact me at patrice.impey@vancouver.ca or (604) 873-7610.

Best Regards,

A handwritten signature in black ink, appearing to read 'Patrice Impey', written in a cursive style.

Patrice Impey
Chief Financial Officer/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 [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 July [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 November [2019](#), Council approved two changes of DCL waivers related to secured market rental housing:
 - the removal of the Utilities DCL waiver for secured market rental housing effective September 30, 2020. Projects with submitted applications were eligible for in-stream rate protection for one year, and rate protection expired on Sep. 29, 2021. Visit the Rental Incentive Programs Bulletin for more details.
 - Vancouver City-wide and Area-specific DCL waivers offered to Moderate Income Rental Housing Pilot Program (MIRHPP) projects provided they meet the requirements of the DCL by-laws. The MIRHPP waivers applied to projects where 100% of the residential floor area is secured rental and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio must be secured at the starting rents applicable to moderate income rental housing to qualify for a waiver of City-wide and Area-specific DCLs. MIRHPP projects are subject to the Utilities DCL. See the [Rental Incentive Programs Bulletin](#) and the [Development Cost Levies Bulletin](#) for details.
- In February [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.

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 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	\$ 97,377,758	\$ 176,935,571
Last 10 years	87,644,641 ft²	\$ 813,697,339	\$ 48,701,699	\$ 862,399,038	\$ 759,747,169	\$ 102,651,869
All years	147,847,627 ft²	\$ 1,109,493,220	\$ 77,031,175	\$ 1,186,524,395	\$ 1,009,588,824	\$ 176,935,571

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

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2021	2021	TOTAL	PRIOR TO 2021	2021	TOTAL	
All district							
Park	391,201,579	10,769,791	401,971,370	305,221,966	56,387,785	361,609,751	40,361,619
Replacement Housing	334,444,639	20,392,433	354,837,072	319,938,590	16,268,016	336,206,606	18,630,465
Childcare	101,538,009	7,776,477	109,314,486	46,536,258	(2,203,456)	44,332,803	64,981,684
Transportation	218,597,607	14,149,663	232,747,270	195,716,162	17,012,768	212,728,930	20,018,340
Affordable Housing Utilities	7,673,099	4,285,906	11,959,005	-	-	-	11,959,005
Utilities	50,946,365	24,748,826	75,695,192	44,962,528	9,748,206	54,710,734	20,984,457
TOTAL	\$ 1,104,401,298	\$ 82,123,098	\$ 1,186,524,395	\$ 912,375,505	97,213,319	\$ 1,009,588,824	\$ 176,935,571
City-wide							
City wide							
Park	265,989,825	9,697,753	275,687,578	227,531,927	49,796,217	277,328,143	(1,640,565)
Replacement Housing	274,333,571	19,865,954	294,199,525	259,980,725	16,269,877	276,250,602	17,948,923
Childcare	66,945,075	7,471,110	74,416,185	32,804,718	(2,203,456)	30,601,262	43,814,923
Transportation	185,531,362	13,792,389	199,323,751	170,398,390	16,443,613	186,842,003	12,481,748
Affordable Housing Utilities	7,673,099	4,285,906	11,959,005	-	-	-	11,959,005
Sub-total	800,472,931	55,113,112	855,586,043	690,695,759	80,306,251	771,002,010	84,584,033
City-wide Utilities							
Utilities	50,946,365	24,748,826	75,695,192	44,962,528	9,748,206	54,710,734	20,984,457
Sub-total	\$ 851,419,296	\$ 79,861,939	\$ 931,281,235	\$ 735,658,288	\$ 90,054,457	\$ 825,712,744	\$ 105,568,491
Layered							
False Creek Flats							
Park	2,093,797	49,644	2,143,441	-	-	-	2,143,441
Childcare	784,194	18,593	802,787	-	-	-	802,787
Transportation	4,963,946	117,695	5,081,641	2,702,117	-	2,702,117	2,379,524
Sub-total	7,841,937	185,932	8,027,869	2,702,117	-	2,702,117	5,325,752
Southeast False Creek							
Park	48,274,389	337,847	48,612,236	30,024,046	(401,348)	29,622,698	18,989,538
Childcare	13,265,645	92,839	13,358,484	6,512,918	-	6,512,918	6,845,567
Transportation	18,574,907	118,659	18,693,566	15,411,679	-	15,411,679	3,281,887
Sub-total	80,114,941	549,345	80,664,286	51,948,643	(401,348)	51,547,295	29,116,991
Grandview-Boundary	<i>(closed July 2018)</i>						
Park	134,222	248	134,470	-	-	-	134,470
Transportation	2,286,230	38,952	2,325,181	450,000	-	450,000	1,875,181
Sub-total	2,420,452	39,199	2,459,651	450,000	-	450,000	2,009,651
Sub-total	\$ 90,377,330	\$ 774,477	\$ 91,151,807	\$ 55,100,760	\$ (401,348)	\$ 54,699,412	\$ 36,452,395

* SEFC & FCF districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation. Negative allocations for childcare and parks reflect unutilised amounts allocated in previous periods for projects that are now closed, thereby reducing total allocations to-date. The over-commitment of DCLs presented in Appendices C and D represent timing mismatches between DCL receipts and eligible capital expenditures. Generally, DCL allocations should not exceed the amount of funding available on hand. However, certain DCL districts may require upfront public amenities and infrastructure upgrades to facilitate redevelopment which results in temporary over-commitment of DCLs.

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2021	2021	TOTAL	PRIOR TO 2021	2021	TOTAL	
AREA-SPECIFIC							
Downtown South	(closed 2017)						
Park	43,959,684	305,862	44,265,546	39,233,414	2,275,000	41,508,414	2,757,132
Replacement Housing	47,253,001	338,061	47,591,062	47,119,798	(190,279)	46,929,519	661,542
Childcare	11,216,572	104,645	11,321,217	4,673,238	-	4,673,238	6,647,979
Transportation	4,644,334	56,346	4,700,680	4,644,334	56,346	4,700,680	-
Sub-total	107,073,590	804,914	107,878,504	95,670,784	2,141,067	97,811,851	10,066,653
Burrard Slopes	(closed 2015)						
Park	9,848,466	60,675	9,909,142	7,767,579	2,122,916	9,890,495	18,646
Replacement Housing	504,081	3,131	507,213	504,081	3,131	507,213	-
Childcare	2,193,436	13,624	2,207,060	-	-	-	2,207,060
Transportation	1,077,840	7,193	1,085,033	999,377	85,657	1,085,033	-
Sub-total	13,623,823	84,624	13,708,447	9,271,037	2,211,704	11,482,741	2,225,706
Arbutus	(closed 2015)						
Childcare	3,535,694	22,378	3,558,073	2,545,385	-	2,545,385	1,012,688
Transportation	379,803	2,404	382,207	124,366	257,841	382,207	-
Sub-total	3,915,498	24,782	3,940,280	2,669,751	257,841	2,927,592	1,012,688
Oakridge-Langara	(closed 2013)						
Park	9,801,999	142,668	9,944,668	665,000	2,595,000	3,260,000	6,684,668
Replacement Housing	4,700,247	68,412	4,768,659	4,700,247	68,412	4,768,659	-
Transportation	999,888	14,553	1,014,441	985,900	28,541	1,014,441	-
Sub-total	15,502,134	225,634	15,727,768	6,351,147	2,691,953	9,043,100	6,684,668
Triangle West	(closed 2015)						
Park	11,099,196	175,093	11,274,290	-	-	-	11,274,290
Replacement Housing	6,910,821	109,020	7,019,841	6,910,821	109,020	7,019,841	-
Childcare	2,931,863	46,251	2,978,114	-	-	-	2,978,114
Sub-total	20,941,880	330,365	21,272,245	6,910,821	109,020	7,019,841	14,252,404
Cedar Cottage/Welwyn	(closed 2015)						
Replacement Housing	742,918	7,854	750,772	742,918	7,854	750,772	-
Childcare	665,531	7,036	672,567	-	-	-	672,567
Transportation	139,297	1,473	140,770	-	140,770	140,770	-
Sub-total	1,547,746	16,363	1,564,109	742,918	148,624	891,542	672,567
Sub-total	\$ 162,604,671	\$ 1,486,682	\$ 164,091,353	\$ 121,616,458	\$ 7,560,210	\$ 129,176,668	\$ 34,914,686

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

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

	RECEIPTS *			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2021	2021	TOTAL	PRIOR TO 2021	2021	TOTAL	
ALL CATEGORIES							
Park	\$ 391,201,579	\$ 10,769,791	\$ 401,971,370	\$ 305,221,966	\$ 56,387,785	\$ 361,609,751	\$ 40,361,619
Housing	334,444,639	20,392,433	354,837,072	319,938,590	16,268,016	\$ 336,206,606	18,630,465
Childcare	101,538,009	7,776,477	109,314,486	46,536,258	(2,203,456)	\$ 44,332,803	64,981,684
Eng. infrastructure - Transportation	218,597,607	14,149,663	232,747,270	195,716,162	17,012,768	\$ 212,728,930	20,018,340
Eng. infrastructure - Utilities	58,619,464	29,034,733	87,654,197	44,962,528	9,748,206	\$ 54,710,734	32,943,462
TOTAL	\$1,104,401,298	\$ 82,123,098	\$1,186,524,395	\$ 912,375,505	\$ 97,213,319	\$1,009,588,824	\$ 176,935,571
PARKS							
City-wide	265,989,825	9,697,753	275,687,578	227,531,927	49,796,217	277,328,143	(1,640,565)
Southeast False Creek	48,274,389	337,847	48,612,236	30,024,046	(401,348)	29,622,698	18,989,538
False Creek Flats	2,093,797	49,644	2,143,441	-	-	-	2,143,441
Downtown South (closed 2017)	43,959,684	305,862	44,265,546	39,233,414	2,275,000	41,508,414	2,757,132
Triangle West (closed 2015)	11,099,196	175,093	11,274,290	-	-	-	11,274,290
Burrard Slopes (closed 2015)	9,848,466	60,675	9,909,142	7,767,579	2,122,916	9,890,495	18,646
Oakridge-Langara (closed 2013)	9,801,999	142,668	9,944,668	665,000	2,595,000	3,260,000	6,684,668
Grandview-Boundary (closed 2018)	134,222	248	134,470	-	-	-	134,470
Sub-total	\$ 391,201,579	\$ 10,769,791	\$ 401,971,370	\$ 305,221,966	\$ 56,387,785	\$ 361,609,751	\$ 40,361,619
HOUSING							
City-wide	274,333,571	19,865,954	294,199,525	259,960,725	16,269,877	276,230,602	17,968,923
Downtown South (closed 2017)	47,253,001	338,061	47,591,062	47,119,798	(190,279)	46,929,519	661,542
Triangle West (closed 2015)	6,910,821	109,020	7,019,841	6,910,821	109,020	7,019,841	-
Oakridge-Langara (closed 2013)	4,700,247	68,412	4,768,659	4,700,247	68,412	4,768,659	-
Cedar Cottage/Welwyn (closed 2015)	742,918	7,854	750,772	742,918	7,854	750,772	-
Burrard Slopes (closed 2015)	504,081	3,131	507,213	504,081	3,131	507,213	-
Sub-total	\$ 334,444,639	\$ 20,392,433	\$ 354,837,072	\$ 319,938,590	\$ 16,268,016	\$ 336,206,606	\$ 18,630,465
CHILDCARE							
City-wide	66,945,075	7,471,110	74,416,185	32,804,718	(2,203,456)	30,601,262	43,814,923
Southeast False Creek	13,265,645	92,839	13,358,484	6,512,918	-	6,512,918	6,845,567
False Creek Flats	784,194	18,593	802,787	-	-	-	802,787
Downtown South (closed 2017)	11,216,572	104,645	11,321,217	4,673,238	-	4,673,238	6,647,979
Arbutus (closed 2015)	3,535,694	22,378	3,558,073	2,545,385	-	2,545,385	1,012,688
Triangle West (closed 2015)	2,931,863	48,251	2,978,114	-	-	-	2,978,114
Burrard Slopes (closed 2015)	2,193,436	13,624	2,207,060	-	-	-	2,207,060
Cedar Cottage/Welwyn (closed 2015)	665,531	7,036	672,567	-	-	-	672,567
Sub-total	\$ 101,538,009	\$ 7,776,477	\$ 109,314,486	\$ 46,536,258	\$ (2,203,456)	\$ 44,332,803	\$ 64,981,684
Eng. Infrastructure - Transportation							
City-wide	185,531,362	13,792,389	199,323,751	170,398,390	16,443,613	186,842,003	12,481,748
Southeast False Creek **	18,574,907	118,659	18,693,566	15,411,679	-	15,411,679	3,281,887
False Creek Flats **	4,963,946	117,695	5,081,641	2,702,117	-	2,702,117	2,379,524
Grandview-Boundary (closed 2018)	2,286,230	38,952	2,325,181	450,000	-	450,000	1,875,181
Downtown South (closed 2017)	4,644,334	56,346	4,700,680	4,644,334	56,346	4,700,680	-
Burrard Slopes (closed 2015)	1,077,840	7,193	1,085,033	999,377	85,657	1,085,033	-
Arbutus (closed 2015)	379,803	2,404	382,207	124,366	257,841	382,207	-
Cedar Cottage/Welwyn (closed 2015)	139,297	1,473	140,770	-	140,770	140,770	-
Oakridge-Langara (closed 2013)	999,888	14,553	1,014,441	985,900	28,541	1,014,441	-
Sub-total	\$ 218,597,607	\$ 14,149,663	\$ 232,747,270	\$ 195,716,162	\$ 17,012,768	\$ 212,728,930	\$ 20,018,340
Eng. Infrastructure - Utilities							
Affordable Housing Utilities	7,673,099	4,285,906	11,959,005	-	-	-	11,959,005
Utilities	50,946,365	24,748,826	75,695,192	44,962,528	9,748,206	54,710,734	20,984,457
Sub-total	\$ 58,619,464	\$ 29,034,733	\$ 87,654,197	\$ 44,962,528	\$ 9,748,206	\$ 54,710,734	\$ 32,943,462

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

** SEFC & FCF districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation. Negative allocations for childcare and parks reflect unutilised amounts allocated in previous periods for projects that are now closed, thereby reducing total allocations to-date. The over-commitment of DCLs presented in Appendices C and D represent timing mismatches between DCL receipts and eligible capital expenditures. Generally, DCL allocations should not exceed the amount of funding available on hand. However, certain DCL districts may require upfront public amenities and infrastructure upgrades to facilitate redevelopment which results in temporary over-commitment of DCLs.

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	

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	2132 Ash St *	52	City-wide	88,845	11,526,561
	1180 Broughton St	68	City-wide	662,241	
	610 & 620 Cambie St *	98	City-wide	170,592	
	124 Dunlevy Av	213	City-wide	851,069	
	180 E 2nd Av	30	City-wide	263,978	
	137 E 37th Av *	46	City-wide	79,827	
	188 E 6th Ave	145	City-wide	1,656,595	
	1131 Franklin St *	39	City-wide	53,838	
	5077 & 5095 Heather St *	98	City-wide	170,592	
	7430 & 7460 Heather St *	78	City-wide	107,717	
	4480 Kaslo St *	52	City-wide	88,845	
	1033 Nelson St	61	City-wide	705,821	
	3183 Pierview Crescent	89	City-wide	1,300,037	
	3245 Pierview Crescent	51	City-wide	723,487	
	525 Powell St *	39	City-wide	53,838	
	1482 Robson St	83	City-wide	1,232,028	
	2425 St. Catherines St	51	City-wide	735,043	
	258 Union St *	52	City-wide	90,009	
	6465 Vivian St	139	City-wide	905,850	
	265 W 1st Av *	52	City-wide	90,006	
	1495 W 8th Av	150	City-wide	1,496,303	
2019	1818 Alberni St	24	City-wide	412,962	3,209,886
	3819 Boundary Rd/3680 E 22nd	23	City-wide	229,270	
	7433 Cambie St	138	City-wide	1,712,483	
	616 E Cordova St (UGM)	63	City-wide	749,067	
	4188 Yew St (additional units)	25	City-wide	106,104	
2020	23-51 W Cordova St	80	City-wide	1,164,901	3,444,014
	55-79 (now 75) SW Marine Dr	53	City-wide	1,193,279	
	87-115 (now 95) SW Marine Dr	48	City-wide	1,085,834	
2021	1451 E 12th (1425-1451)	157	City-wide	226,538	16,056,383
	1120 E Georgia St	10	City-wide	183,905	
	162 Main St	41	City-wide	616,770	
	508 Powell St (524-528 Powell)	114	City-wide	1,160,689	
	3338 Sawmill Crescent	337	City-wide	5,632,989	
	1580 & 1582 Vernon Drive *	98	City-wide	333,591	
	650 W 41st (Oakridge Centre)	187	City-wide	4,215,513	
	46 W Hastings St	230	City-wide	3,686,388	
TOTAL	108 Projects	8,055		\$ 68,155,672	\$ 68,155,672

* Temporary Modular Housing project

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

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

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

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

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2018	1771 East 18th	111	City-wide	1,022,566	1,578,903
	2551 Kingsway	12	City-wide	134,363	
	3068 Kingsway	32	City-wide	421,974	
2019	325/333 Carrall St	38	City-wide & Utilities	44,907	5,462,345
	1715 Cook St	104	City-wide	957,178	
			Southeast False Creek	1,174,106	
	8690 Jack Uppal St	119	City-wide	1,470,748	
	368 Lakewood Dr	42	City-wide & Utilities	710,541	
	3838 Rupert St	98	City-wide	1,104,865	
2020	928 Commercial Drive	12	City-wide & Utilities	161,505	1,696,245
	2021 Cypress St (fka 1906-1918 W 4th Av)	32	City-wide & Utilities	393,327	
	3737 Rupert St (fka 3281-3295 E 22nd Av)	52	City-wide & Utilities	1,026,294	
	1371 W 11th Av	13	City-wide & Utilities	115,120	
2021	435 Boundary Rd (fka 3680 E Hastings)	118	City-wide & Utilities	2,289,691	29,520,868
	1176 Burnaby St (1176 Maxine Lane)	9	City-wide & Utilities	223,732	
	2892 E 10th Ave (2603-2655 Renfrew)	82	City-wide & Utilities	1,678,243	
	2895 E 10th Ave (2543-2583 Renfrew)	96	City-wide & Utilities	2,060,712	
	729 E Broadway	45	City-wide & Utilities	792,436	
	1649 E Broadway	114	City-wide & Utilities	1,835,446	
	3435 E Hastings St	45	City-wide & Utilities	857,186	
	3572 Glen Drive (fka 1111-1123 Kingsway)	131	City-wide & Utilities	2,720,480	
	2715 Kitsilano Diversion	14	City-wide & Utilities	183,092	
	444 Kootenay St (fka 3600 E Hastings)	94	City-wide & Utilities	1,830,094	
	1807 Larch St	63	City-wide & Utilities	1,258,408	
	8599 Oak St	36	City-wide & Utilities	700,003	
	8636 Oak St	91	City-wide & Utilities	1,634,502	
	3435 Sawmill Crescent (fka 3350 Marine Way)	178	City-wide & Utilities	3,600,257	
	388 Slocan St (fka 2735 E Hastings)	63	City-wide & Utilities	1,443,433	
	1986 Stainsbury Ave (fka 1956-1990)	80	City-wide & Utilities	1,549,500	
	1490 W 32nd Ave (fka 4750 Granville)	81	City-wide & Utilities	1,689,676	
	3701 W Broadway St (fka 3701-3743)	161	City-wide & Utilities	3,173,977	
TOTAL	64 Projects	4,747		\$ 60,626,075	\$ 60,626,075

2021 DCL EXEMPTIONS & WAIVERS



Exemptions for Social Housing

1. 1451 E 12th Av (157 units)
2. 1120 E Georgia St (10 units)
3. 162 Main St (41 units)
4. 508 Powell St (114 units)
5. 3338 Sawmill Cres (337 units)
6. 1580 & 1582 Vernon Dr (98 units)
7. 650 W 41st Av (187 units)
8. 46 W Hastings St (230 units)

Waivers for Secured Market Rental Housing

9. 435 Boundary Rd (118 units)
10. 1176 Burnaby St (9 units)
11. 2892 E 10th Av (82 units)
12. 2895 E 10th Av (96 units)
13. 729 E Broadway (45 units)
14. 1649 E Broadway (114 units)
15. 3435 E Hastings St (45 units)
16. 3572 Glen Dr (131 units)
17. 2715 Kitsilano Diversion (14 units)
18. 444 Kootenay St (94 units)
19. 1807 Larch St (63 units)
20. 8599 Oak St (36 units)
21. 3435 Sawmill Cres (178 units)
22. 388 Slocan St (63 units)
23. 1986 Stainsbury Av (80 units)
24. 1490 W 32nd Av (81 units)
25. 3701 W Broadway (161 units)

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	2015	1018 W. 11th	1	City-wide	34,248	34,248
	2018	None			-	-
	2019	None			-	-
	2020	None			-	-
	2021	None			-	-
	TOTAL	14 projects	20		\$ 7,907,752	\$ 7,907,752

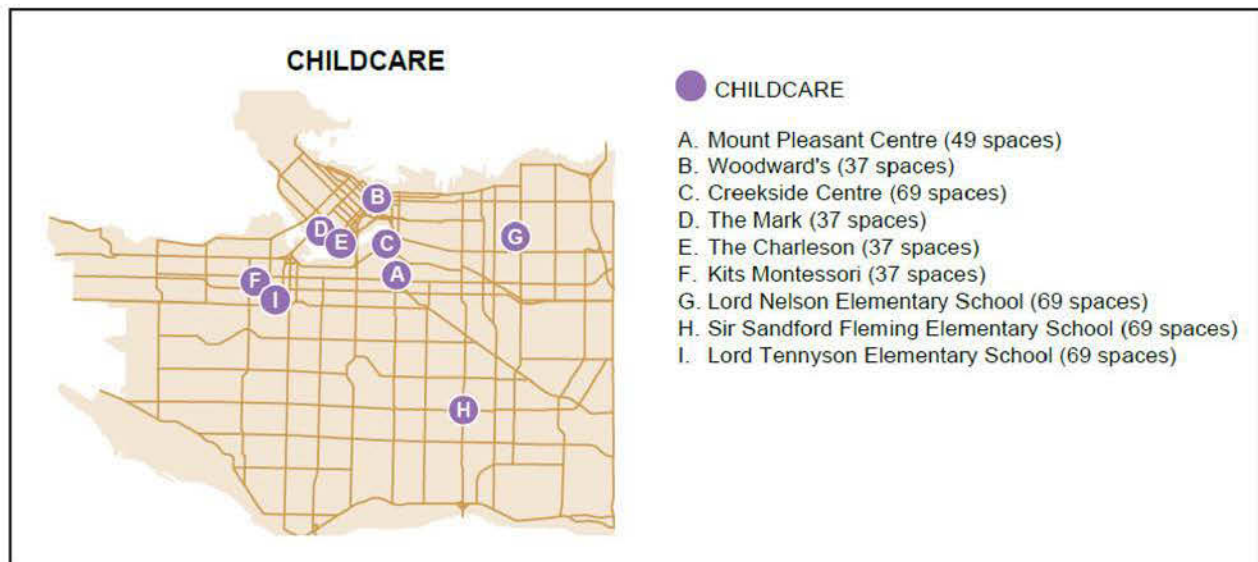
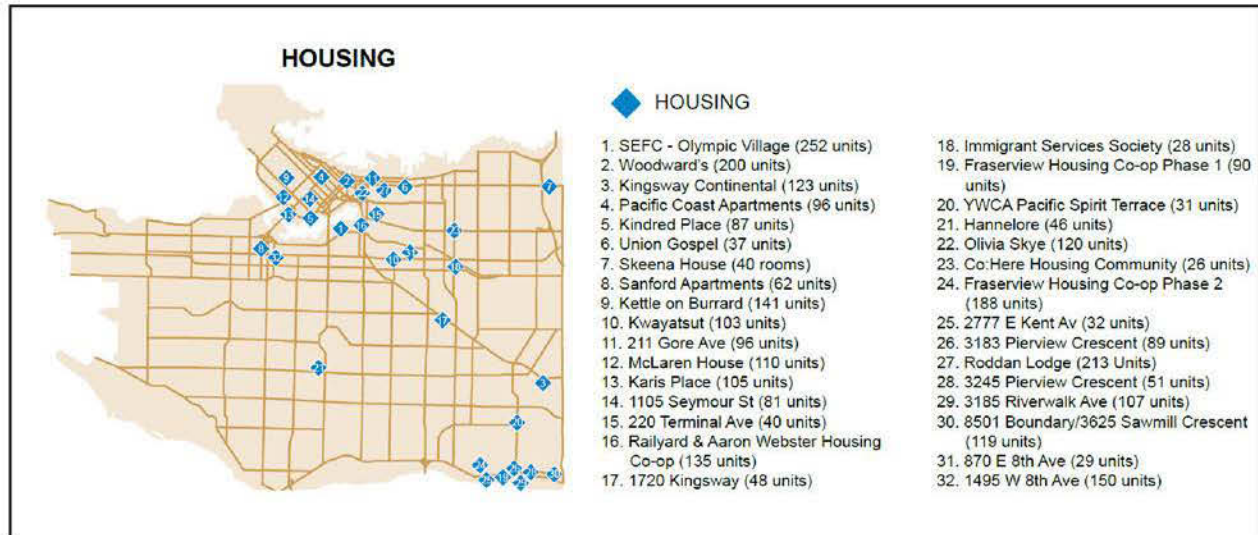
APPENDIX F LAND ACQUISITION USING DCL FUNDING

HOUSING				
Year	# of Properties Acquired	Address	Housing Units	DCL funding
1999	1	1221 Seymour	136	1,300,125
2000	2	1265 Granville, 1299 W Hastings	176	5,120,500
2001	1	1338 Seymour	104	1,515,769
2003	3	5616 Fraser, 36 Blood Alley Square, 1261 Granville	193	4,131,250
2004	2	337 W Pender, 1134 Burrard	237	4,162,500
2005	3	3588-3596 W 16th, 1601 W 7th, 1251 Howe	223	9,945,000
2006	1	1321 Richards	87	1,106,250
2007	1	2465 Fraser	103	1,100,000
2008	2	1700 Kingsway, 522 Alexander	187	4,012,500
2011	1	177 W. Pender	53	2,250,000
2012	1	3484 Kingsway	123	3,300,000
2013	4	2610 Victoria, 2780 SE Marine, 2800 SE Marine, 2910 East Kent South	331	23,488,363
2015	1	501-533 Powell	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
Subtotal	36		2,957	\$ 119,721,347

PARKS				
Year	# of Properties Acquired	Address	Hectares	DCL funding
1993	2	1145-95 Richards, 1168-76 Seymour	0.33	2,873,374
1996	1	1150 Seymour	0.06	941,076
1997	2	1110 Seymour, 1127-41 Richards	0.20	3,708,745
1998	2	1696 West 5th, 1162-64 Seymour	0.17	2,258,351
1999	1	1128 Seymour	0.11	2,060,000
2001	1	1605 West 6th	0.13	1,829,636
2002	1	1160 Seymour	0.03	1,112,610
2003	1	2317 McGill	0.04	360,000
2005	1	4326 Atlin	0.04	40,000
2006	1	1 Kingsway	0.09	774,246
2008	3	4320 Atlin, 827 E 45th, 515 Davie	0.20	9,080,058
2009	1	6090 Prince Albert	0.02	524,144
2011	1	995 E. 45th	0.02	665,913
2012	1	1019 E. 45th	0.02	775,000
2013	1	3276 Yukon	0.07	1,640,000
2014	2	1620 West 5th, 2605-2615 Keith	0.14	5,947,500
2015	4	4306 Atlin, 2621 Keith, 2888 E 25th, 1003 E. 45th	0.13	3,209,500
2016	4	3030 Victoria, 2227 Wenonah, 4502 Gladstone, 1011 E 45th Ave	0.11	5,483,000
2017	2	857 E 45th Ave, 2221 Main Street	0.14	6,708,050
2018	5	2505 SE Marine, 1454/1458/1462 E 18 Ave, 1143 E 10th Ave, 2606 Keith Dr, 1820 E 4th	0.35	11,723,000
2019	6	2930 Victoria Dr., 1556 to 1576 E 8th (5 lots)	0.19	15,425,000
2020	0	None	0.00	-
2021	4	Burrard Slopes (4 lots)	0.46	41,150,000
Subtotal	47		3.06	\$ 118,289,202
TOTAL	83			\$ 238,010,549

APPENDIX G

SELECTED CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2009-2021



PARKS



PARKS



- New Parks
- 1. E. Fraserlands
- 2. Emery Barnes
- 3. SEFC
- 4. Burrard Slopes
- 5. 'Trillium' site (phase 2)
- 6. Plateau Park
- 7. Creekway
- 8. Lillian To
- 9. EFL Kinross Park (north & middle portion)



- Playfields
- 10. Memorial South
- 11. 'Trillium' site (phase 1)
- 12. Jericho
- 13. Hastings Park - Empire Fields
- 14. Hillcrest



- Park Upgrades
- 15. Fraserview
- 16. Grandview
- 17. Jericho Beach
- 18. Mount Pleasant
- 19. Norquay
- 20. Oppenheimer
- 21. Tecumseh
- 22. Creekside
- 23. Pandora
- 24. Riley
- 25. Charleson Park
- 26. Renfrew Park
- 27. Sunset Park
- 28. China Creek North
- 29. Memorial South
- 30. Ash Park
- 31. Beaconsfield Park
- 32. Winona Park
- 33. Brewers Park

TRANSPORTATION



ENGINEERING



- Walking & 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

UTILITIES



Green Infrastructure Projects

1. W 54th Av
2. Richards St
3. Quebec St
4. Haro St

Water Projects

5. E 35th, Quebec to Main
6. E 37th, Ontario to Main
7. Ontario, E 35th to 37th
8. E 11th, Commercial to Victoria
9. Alberta St, W 58th to W59th
10. W 58th Av, Cambie to Alberta
11. Ash St, W 27th to 29th
12. Cambie St (East Side), W 35th to W 36th
13. Cambie St, W 45th to W 46th
14. Cambie St (East Side), W 58th to W 62nd
15. Cambie St, W 33rd to W 35th
16. W 35th Av, Cambie to Kersland