

## MEMORANDUM

May 22, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Katrina Leckovic, City Clerk  
Maria Pontikis, Chief Communications Officer, CEC  
Teresa Jong, Administration Services Manager, City Manager's Office  
Mellisa Morphy, Director of Policy, Mayor's Office  
Trevor Ford, Chief of Staff, Mayor's Office  
Josh White, General Manager, Planning, Urban Design and Sustainability  
Chris Robertson, Director, City-wide and Regional Planning  
Grace Cheng, Director, Long-Term Financial Strategy & Treasury

FROM: Julia Aspinall, Deputy Director of Finance

SUBJECT: 2023 Annual Report on Development Cost Levies

RTS # N/A

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Dear Mayor and Council,

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

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

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

In 2023, total DCLs received was \$114 million (collections and interest), based on 7.1 million square feet of development across all DCL districts. While total DCLs received decreased substantially compared to the record year in 2022 (\$233 million), they are slightly higher than the 10-year average during the 2014-2023 period (~\$107 million per year).

In 2023, DCL exemptions/waivers/reductions totaled \$28 million, representing 24% of DCLs received, compared to the 10-year average of 18%. The vast majority (97%) of exemptions/waivers/reductions in 2023 was attributable to social housing and secured market rental.

The following DCL-funded projects were completed in 2023:

- the North Arm Housing Co-op (58 units) for seniors at Fraser St. and E. 19<sup>th</sup> Ave. in Cedar Cottage;
- a new 0.3 hectare park at Marine Way and Sawmill Cres. in East Fraser Lands;
- 0.2 km of upgraded potable water pipe in Marpole;
- 0.9 km of upgraded wastewater and rainwater pipes in Oakridge; and
- green infrastructure projects in Downtown (Homer St.), Mount Pleasant (phase 1 of St. George Rainway), Oakridge (West 54<sup>th</sup> Ave.), and Hastings-Sunrise (Kitchener and Grant Streets).

Accompanying this memorandum is a companion memorandum from Planning, Urban Design and Sustainability on the 2023 Annual Report on Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs). As has been the practice since 2010, these annual reports are posted on the [City's website](#) to ensure public stewardship and transparency.

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

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

Sincerely,



Julia Aspinall  
Deputy Director of Finance

604.871.6281 | [julia.aspinall@vancouver.ca](mailto:julia.aspinall@vancouver.ca)



## 2023 Annual Report on Development Cost Levies



North Arm Housing Co-op at Fraser St. and E. 19<sup>th</sup> Ave.

May 2024

## SUMMARY

[Development Cost Levies](#) (DCLs), [Community Amenity Contributions](#) (CACs) and [Density Bonus Zoning Contributions](#) (DBZs) are currently the City's primary 'financing growth' tools. In late 2023, the Provincial government enacted the Housing Statutes (Development Financing) Amendment Act (Bill 46) to i) expand the DCL system to fund police, fire and solid waste/recycling facilities, and ii) introduce a new development contribution tool called Amenity Cost Charges (ACC). It is the City's intention to introduce ACCs as part of a wider update to the City's financing growth tools in 2026.

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 fund affordable/replacement housing, childcare, parks, transportation, and potable water, wastewater (sewer) and rainwater (drainage) infrastructure. Since the creation of the first DCL district in 1992, approximately \$1.2 billion of DCLs has been invested in amenities and infrastructure (refer to Appendix G for additional details and maps). The following projects were completed in 2023:

- Affordable/replacement housing:
  - North Arm Housing Co-op (58 units) for seniors at Fraser St. and East 19<sup>th</sup> Ave. in Kensington-Cedar Cottage
- Parks:
  - a new 0.3 hectare park at Marine Way and Sawmill Cres. in East Fraser Lands
- Potable water:
  - 0.2 km of expanded pipe along Lord St. in Marpole
- Wastewater (sewer):
  - 0.5 km of expanded pipe along West 49<sup>th</sup> Ave. (Oak St. to Tisdall St.) in Oakridge
  - 0.4 km of expanded pipe along West 54<sup>th</sup> Ave. (Cambie St. to Neal St.) in Oakridge
- Rainwater (drainage):
  - 0.5 km of expanded pipe along West 49<sup>th</sup> Ave. (Oak St. to Tisdall St.) in Oakridge
  - 0.4 km of expanded pipe along West 54<sup>th</sup> Ave. (Cambie St. to Neal St.) in Oakridge
  - Phase 1 of St. George Rainway (East 5<sup>th</sup> Ave. to East 6<sup>th</sup> Ave.) in Mount Pleasant
  - Green infrastructure along West 54<sup>th</sup> Ave. (Cambie St. to Tisdall St.) in Oakridge
  - Green infrastructure along Homer St. (W. Cordova St. to W. Hastings St.) in Downtown
  - Green infrastructure along Kitchener and Grant Streets (Renfrew St. to Rupert St.) in Hastings-Sunrise

In 2023, total DCLs received was \$114 million (collections and interest), based on 7.1 million square feet of development across all DCL districts. While total DCLs received decreased substantially compared to the record year in 2022 (\$233 million), they are slightly higher than the 10-year average during the 2014-2023 period (~\$107 million per year).

In 2023, DCL exemptions/waivers/reductions totaled \$28 million, representing 24% of DCLs received, compared to the 10-year average of 18%. The vast majority (97%) of exemptions/waivers/reductions in 2023 was attributable to social housing and secured market rental.

## **BACKGROUND**

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

This report is submitted to Council for information in accordance with [Section 523D \(18.1\) of the Vancouver Charter](#), which states that each year the Director of Finance must submit a report that includes:

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

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

- In [2009](#), Council adopted the annual inflationary adjustment system for the DCL rates, with the new rates effective on September 30 of each year.
- Between 2013 and 2017, Council approved incorporating all seven Area-Specific DCL districts and most of the excluded policy areas into one City-wide DCL district. This enabled the delivery of priority DCL-eligible projects across the city more expediently and equitably.
- In [2017](#), Council approved changes to the DCL system requiring comprehensive DCL updates every 4 years to align with the City's 4-year Capital Plan cycle.
- In [2018](#), Council approved a new City-wide Utilities Development Cost Levy (UDCL) to address the need for upgraded potable water, wastewater (sewer) and rainwater (drainage) infrastructure to support growth on a city-wide basis.
- In [2017](#) and [2022](#), following a comprehensive review of the DCL system, Council approved amendments to the DCL bylaws to update the rates and allocation of DCLs to affordable/replacement housing, childcare, parks, transportation and utilities infrastructure.

## What can DCLs fund?

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

- **Affordable/Replacement Housing:** replacing all types of housing, including acquisition of new land, that Council determines to be necessary to house persons displaced as a result of new development and who are unable to afford comparable accommodation.
- **Childcare:** acquiring/constructing facilities in premises leased or owned.
- **Parks:** acquiring/developing new park land and upgrading existing parks.
- **Engineering Infrastructure:**
  - **Transportation:** constructing, replacing, altering or expanding facilities for transportation (including active transportation and safety improvements).
  - **Utilities:** constructing, replacing, altering or expanding potable water, wastewater (sewer) and rainwater (drainage) infrastructure.
- In late 2023, the Provincial government enacted Bill 46, which expanded eligible categories that can be funded with DCLs: **police, fire** and **solid waste/recycling**. These categories will be incorporated into the next comprehensive DCL Update (scheduled for 2026).

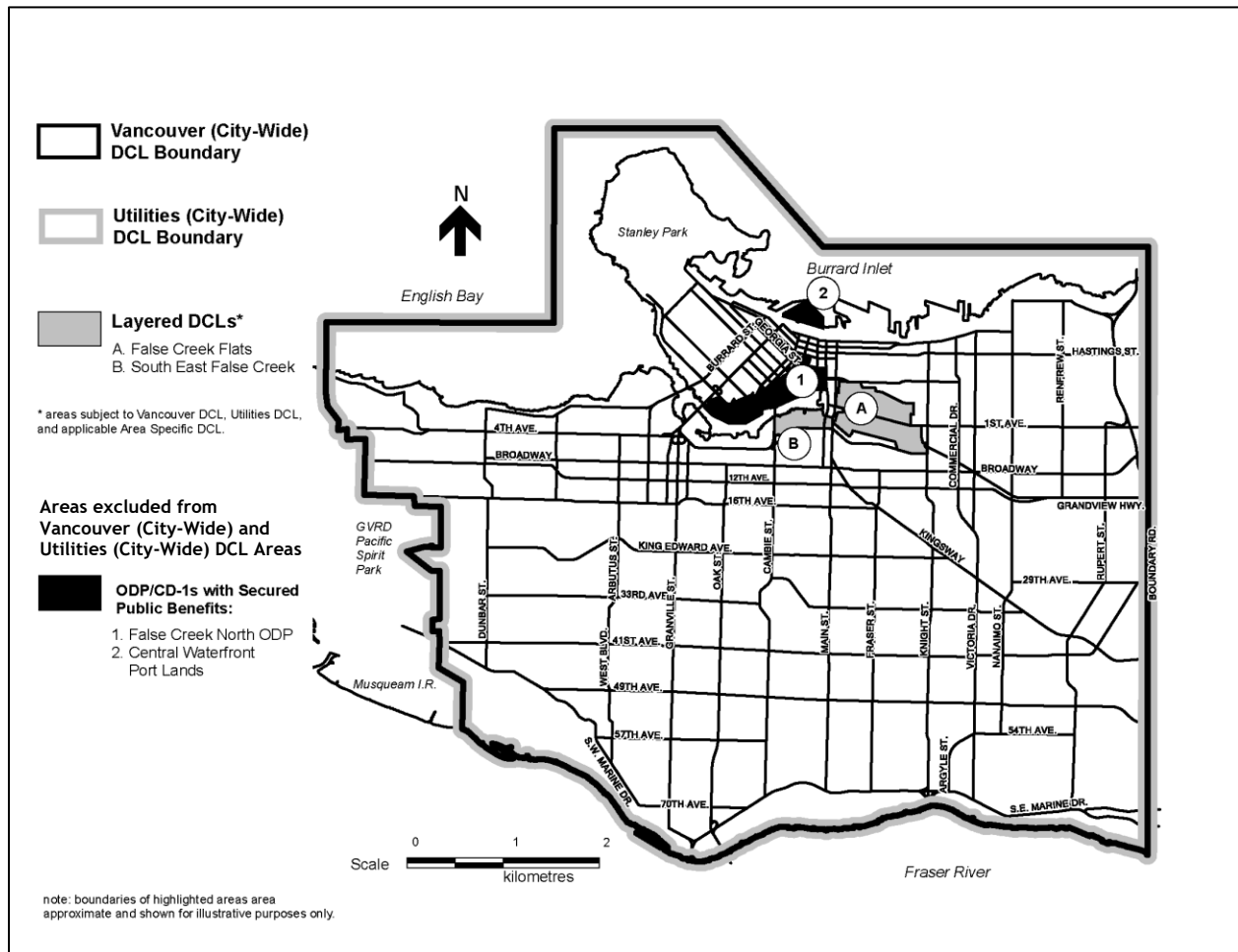
## What are DCL districts?

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

- **City-wide DCL Districts:** The two City-wide districts include all land in Vancouver with the exception of Central Waterfront Port Lands Policy Statement and False Creek North Official Development Plan areas:
  - The Vancouver Development Cost Levy (“City-wide DCL”), introduced in [2000](#) and updated in [2017](#) and [2022](#), includes allocations for affordable/replacement housing, childcare, parks and transportation; and
  - The Vancouver Utilities Development Cost Levy (“Utilities DCL”), introduced in [2018](#) and updated in [2022](#), includes allocations for utilities including potable water, wastewater (sewer) and rainwater (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 Policy Statement](#) and [False Creek North Official Development Plan](#) areas (shaded in black on Map 1) are currently excluded from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the introduction of the City-wide DCL District in 2000.

**Map 1 — DCL Districts**



Appendix A contains additional information on the DCL system.

### **When are DCLs paid?**

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

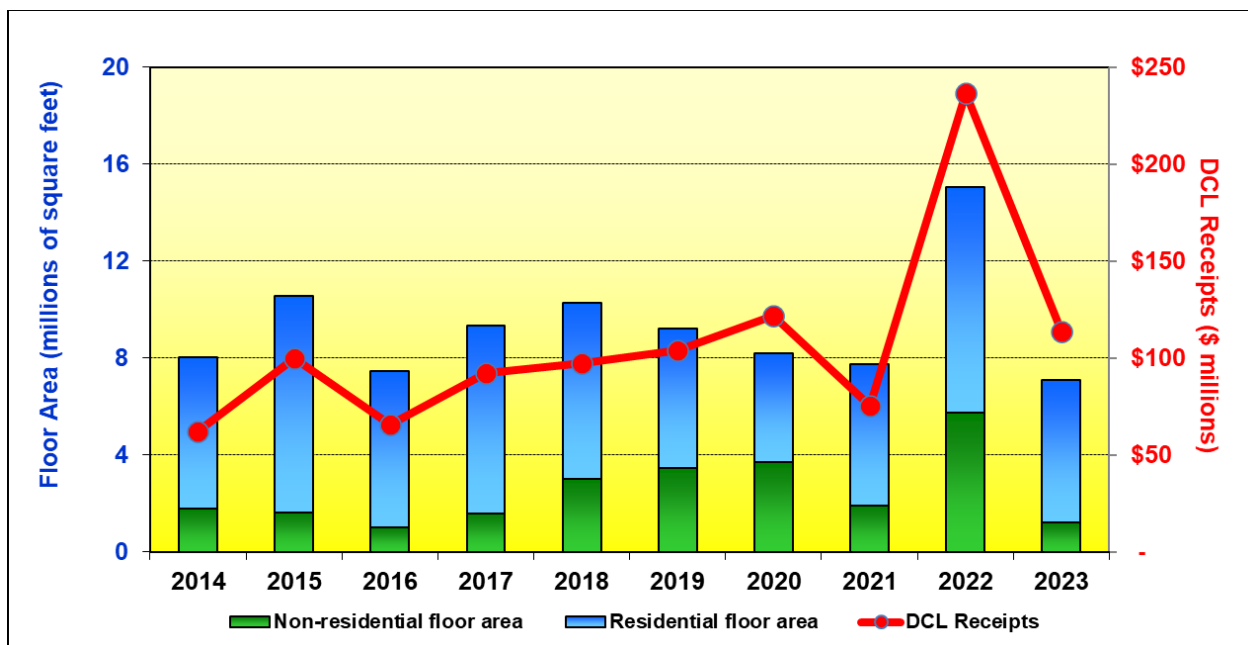
## STRATEGIC ANALYSIS

### DCL Receipts

In 2023, \$87 million was collected from all DCL districts and \$27 million of interest was accrued on the DCL balance, totaling \$114 million in receipts (2022 - \$233 million).

Figure 1 shows development trends and DCL receipts (collections and interest) over the last 10 years, representing an average of 9.3 million sq. ft. of development per year (approximately 75% residential and 25% non-residential), resulting in an average of \$107 million of DCLs collected per year. Since its inception, the City's DCL program (1993-2023) has collected a total of \$1.5 billion, including interest accrued on the DCL balance.

**Figure 1 — DCL Floor Area & DCL Receipts (collections and interest) by Year (2014-2023)**



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

### DCL Exemptions, Waivers & Reductions

Section 523D (10) of the *Vancouver Charter* provides for exemptions and allows waiver/reduction of DCLs in limited circumstances. Two key areas are the delivery of social housing (which includes co-op housing) and secured market rental. Because exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this report includes only projects that have reached the building permit stage in 2023.

In 2023, DCL exemptions/waivers/reductions totaled \$27.7 million (24% of total DCL receipts). \$17.4 million (63%) of DCL exemptions were approved for 995 units of social housing and \$9.3 million (34%) of DCL waivers/reductions were granted for 664 units of secured market rental housing, of which 100 will be below market rental (BMR) units.



Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years. Over the period, these exemptions/waivers/reductions helped create 6,892 units of social housing (\$90 million) and 5,676 units of secured market rental housing (\$79 million). (Note: unit counts exclude Secured Market Rental Housing projects that did not qualify for DCL waiver/reduction).

**Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2014-2023)**

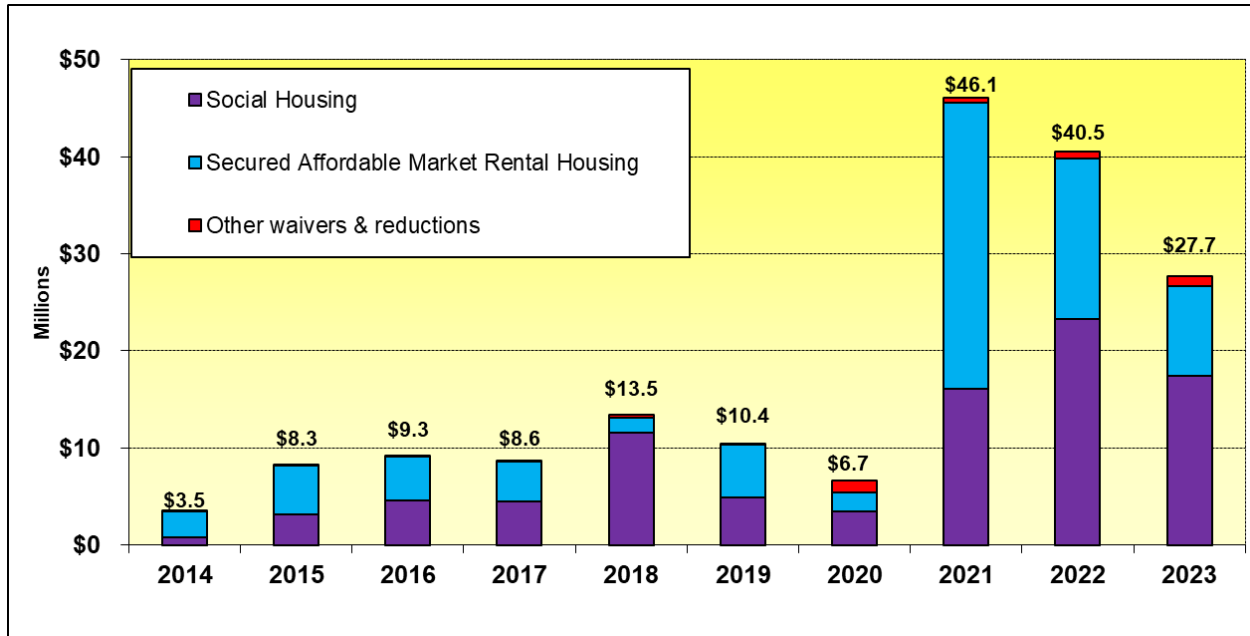
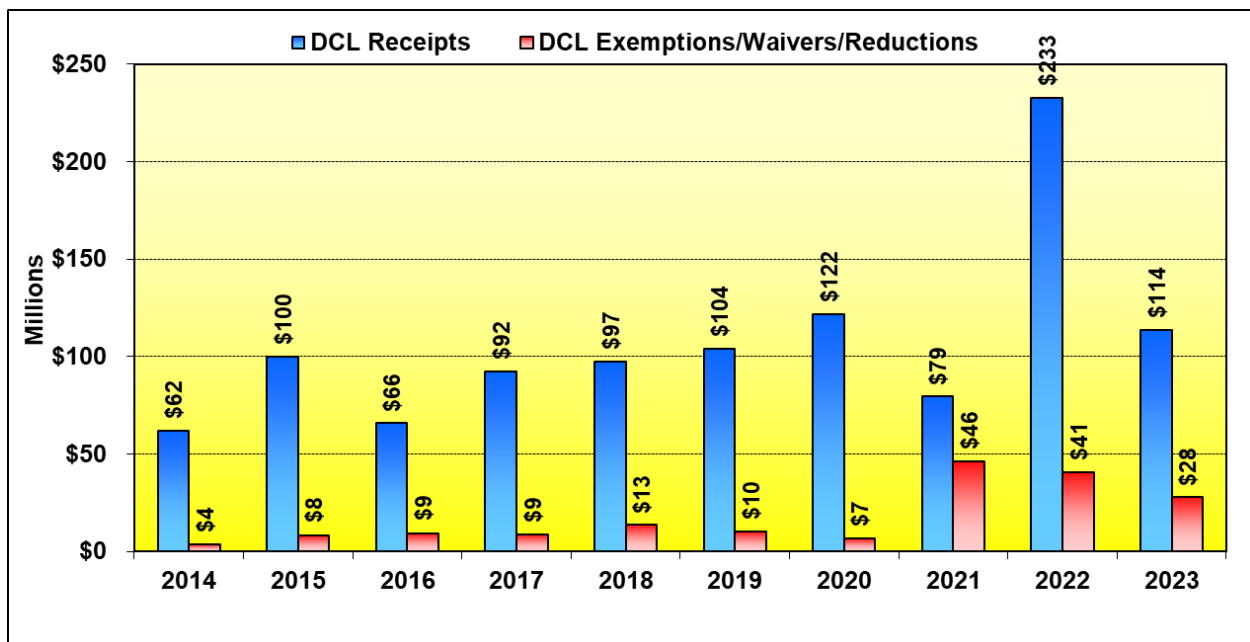


Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years. During this period total DCLs exempted/waived/reduced was \$174 million, or 18% of DCLs collected over the period. Appendix E contains further details on exemptions/waivers/reductions.

**Figure 3 – DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2014-2023)**

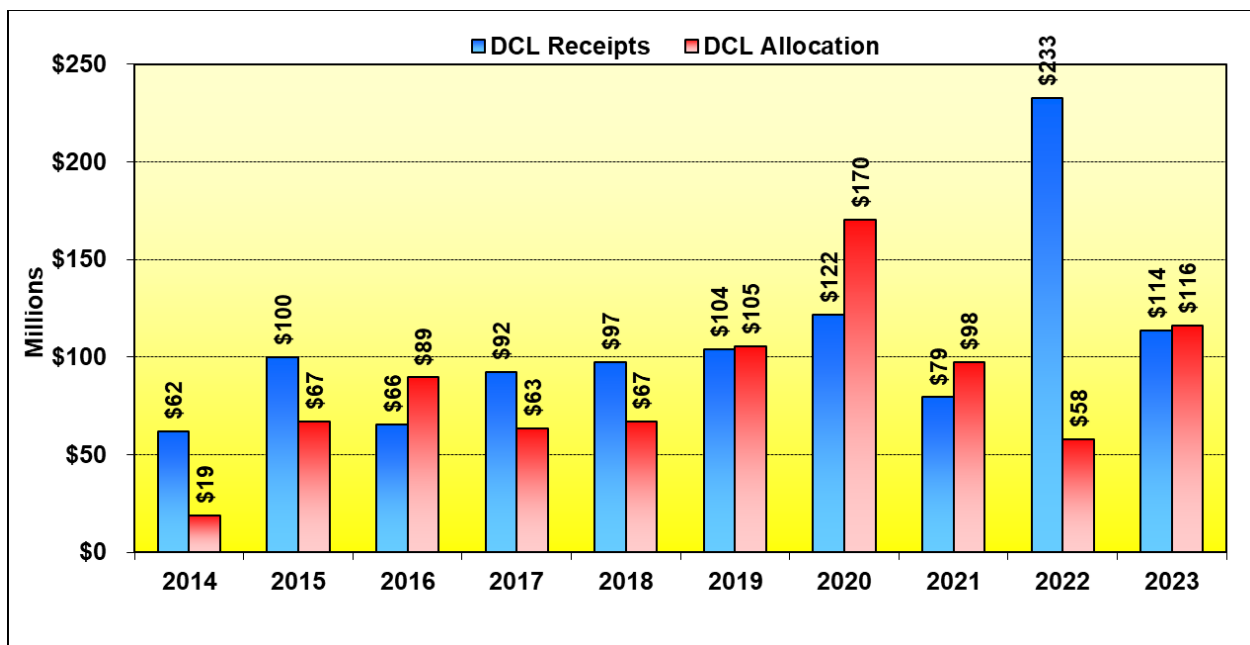


## **DCL Allocation for Capital Expenditures**

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 and allocations for the last 10 years. Of the \$1.07 billion of DCL receipts during that period, Council allocated \$853 million (80%) to fund 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 (2014-2023)**



In 2023, \$116 million of DCLs were allocated by Council to support a variety of projects, including \$63 million to potable water, wastewater (sewer) and rainwater (drainage), \$21 million to park, \$15 million to transportation, \$10 million to childcare and \$8 million to housing.

Appendices B, C and D contain further details on DCL allocations for expenditure (by year, DCL district and spending category). Appendix F contains details on land acquisitions using DCLs as a funding source. Appendix G presents maps of representative capital projects completed in the last 10 years that used DCL funding.

## **Unallocated DCL Balance**

At the start of 2023, the balance of unallocated DCLs was \$351 million. Including DCL receipts of \$114 million and allocation of \$116 million in 2023, the ending balance for 2023 was \$349 million. The City’s 2023-2026 Capital Plan includes more than \$500 million of projects to be funded with DCLs. It is anticipated that the unallocated DCL balance will decrease over the next two years as the City delivers projects included in the Capital Plan. Appendices B, C and D contain further details on DCL balance (by year, DCL district and spending category).

## APPENDIX A ADDITIONAL BACKGROUND ON DEVELOPMENT COST LEVIES

### Vancouver Charter

- In 1990, the Province amended the *Vancouver Charter* ([Section 523D](#)), giving Council the authority to use DCLs to help fund eligible public amenities and infrastructure needed for growth in the city: replacement housing, childcare, parks, transportation, potable water, wastewater/sewer and rainwater/drainage.
- 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.
- In 2023, the Province amended the *Vancouver Charter* to expand eligible categories that can be funded with DCLs: police, fire and solid waste/recycling.

### City By-Laws & Policies

- Between 1992 and 2007, Council approved 11 DCL Districts - [City-wide DCL](#), seven Area-specific DCL<sup>1</sup> and three Layered DCL<sup>2</sup> - 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 [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

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

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

City-wide DCL rates effective September 30, 2017, reducing the number of DCL Districts from 5 to 4.

- In [2017](#), Council approved that the DCL system be reviewed and updated every 4 years to align with the City's 4-year Capital Plan cycle.
- In [2018](#), Council adopted a new City-wide Utilities DCL to help address the need for upgraded water, sewer and drainage infrastructure as the City grows. This bylaw came into effect on September 30, 2018. Council also approved the replacement of the Grandview Boundary layered area-specific DCL rates with City-Wide DCL rates effective in July 2018.
- In [2019](#), Council approved altering the allocation of the Vancouver DCL – Utilities category such that after Sep 30, 2019, when the new utilities DCL came into full effect, the Vancouver DCL – Utilities category was repurposed on an interim basis towards utility upgrades triggered by affordable housing projects.
- In [2019](#), Council approved removal of the Utilities DCL waiver for secured market rental housing effective September 30, 2020. Visit the Rental Incentive Programs Bulletin for more details.
- In [2021](#), Council conditionally approved removing the East Fraser Lands from the Utilities DCL boundary subject to approval of certain amendments to the East Fraser Lands Official Development Plan and in exchange for in-kind delivery of a package of amenities including the community centre and required drainage works.
- In [2022](#), Council approved amendments to DCL bylaws to update the rates and allocation of DCLs following a review of the City-wide DCL and the Utilities DCL. The update also includes an adjustment to the City-wide DCL waiver for for-profit affordable rental housing, along with other by-law amendments for reduced rates and administration.

## DCL Rates

The DCL by-laws approved by Council establish the boundaries, set the rates, and describe how to calculate and pay the levy. DCL rates are determined based on a number of factors including development forecasts, zoned/development capacity, growth-related amenity requirements and cost estimates for each DCL district. Generally, DCLs only partially offset the cost of amenities and the City is expected to provide a “municipal assist” to make up the difference. The municipal assist is funded from traditional capital funding sources such as property tax, utility fees and other City funding, or contributions from senior governments or other funding partners.

DCLs are assessed based on the floor area of the development and rates vary by type of development - single or multi-family residential, commercial, and industrial - and by DCL district. Pursuant to [Vancouver Charter section 523D \(13\)](#), the levy will not be more than 10% of the value of the development as determined by the Building By-law. Payment is due at Building Permit issuance and the levy is calculated at the rate in effect on the date of issuance.

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

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

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

### **DCL Allocation for Capital Expenditures**

Allocation of DCLs to eligible capital projects requires Council approval. Pursuant to the Financing Growth Policy, allocations should not exceed the amount of funding available on hand and that, without restricting the ability to achieve needed amenities in a timely fashion, funding should be allocated based on the long-term distribution percentages to the spending categories as set out in the applicable DCL by-laws. This approach ensures that the needed amenities are provided over the public benefits period (typically 25-30 years) but that, except in unusual circumstances, the provision of amenities matches the flow of DCL receipts.

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

**APPENDIX B  
CONSOLIDATED HISTORICAL DCL SUMMARY**

YEAR	APPROVED FLOOR AREA ALL DISTRICTS	DCLs COLLECTED ALL DISTRICTS	INTEREST & ADJUSTMENTS ALL DISTRICTS	DCL RECEIPTS ALL DISTRICTS	DCL ALLOCATION ALL DISTRICTS	UNALLOCATED BALANCE ALL DISTRICTS
1993	137,556 ft <sup>2</sup>	\$ 850,096	\$ -	\$ 850,096	\$ -	\$ 850,096
1994	135,000 ft <sup>2</sup>	\$ 834,251	\$ -	\$ 834,251	\$ -	\$ 1,684,347
1995	312,895 ft <sup>2</sup>	\$ 1,670,257	\$ -	\$ 1,670,257	\$ -	\$ 3,354,604
1996	733,382 ft <sup>2</sup>	\$ 4,418,907	\$ -	\$ 4,418,907	\$ -	\$ 7,773,510
1997	339,523 ft <sup>2</sup>	\$ 2,088,446	\$ -	\$ 2,088,446	\$ 3,191,845	\$ 6,670,111
1998	1,159,622 ft <sup>2</sup>	\$ 6,362,329	\$ -	\$ 6,362,329	\$ 999,377	\$ 12,033,063
1999	550,400 ft <sup>2</sup>	\$ 2,126,997	\$ -	\$ 2,126,997	\$ 9,161,370	\$ 4,998,690
2000	2,233,390 ft <sup>2</sup>	\$ 6,797,309	\$ 233,228	\$ 7,030,537	\$ 5,130,500	\$ 6,898,728
2001	2,957,630 ft <sup>2</sup>	\$ 10,100,456	\$ 733,483	\$ 10,833,940	\$ 8,128,074	\$ 9,604,594
2002	3,436,126 ft <sup>2</sup>	\$ 12,382,608	\$ 786,579	\$ 13,169,187	\$ 3,734,230	\$ 19,039,551
2003	3,883,210 ft <sup>2</sup>	\$ 9,435,833	\$ 1,085,590	\$ 10,521,423	\$ 10,652,010	\$ 18,908,965
2004	4,963,289 ft <sup>2</sup>	\$ 21,307,767	\$ 1,180,089	\$ 22,487,856	\$ 12,737,337	\$ 28,659,484
2005	4,332,017 ft <sup>2</sup>	\$ 23,822,982	\$ 1,738,342	\$ 25,561,325	\$ 24,563,898	\$ 29,656,910
2006	4,761,182 ft <sup>2</sup>	\$ 20,982,451	\$ 2,452,503	\$ 23,434,954	\$ 12,271,250	\$ 40,820,614
2007	7,897,494 ft <sup>2</sup>	\$ 54,494,070	\$ 4,428,513	\$ 58,922,583	\$ 47,027,367	\$ 52,715,830
2008	4,552,796 ft <sup>2</sup>	\$ 17,340,459	\$ 5,110,330	\$ 22,450,790	\$ 30,792,608	\$ 44,374,012
2009	4,729,610 ft <sup>2</sup>	\$ 19,887,888	\$ 5,071,019	\$ 24,958,907	\$ 20,435,600	\$ 48,897,319
2010	5,747,898 ft <sup>2</sup>	\$ 28,709,185	\$ 2,371,029	\$ 31,080,214	\$ 33,218,678	\$ 46,758,855
2011	7,339,967 ft <sup>2</sup>	\$ 52,183,589	\$ 3,138,770	\$ 55,322,359	\$ 27,797,512	\$ 74,283,702
2012	9,798,049 ft <sup>2</sup>	\$ 75,325,783	\$ 3,494,849	\$ 78,820,632	\$ 13,136,011	\$ 139,968,323
2013	7,249,461 ft <sup>2</sup>	\$ 57,587,508	\$ 3,707,660	\$ 61,295,168	\$ 67,954,535	\$ 133,308,956
2014	8,042,730 ft <sup>2</sup>	\$ 57,475,282	\$ 4,481,036	\$ 61,956,317	\$ 18,885,490	\$ 176,379,784
2015	10,552,704 ft <sup>2</sup>	\$ 94,686,178	\$ 5,074,758	\$ 99,760,936	\$ 67,024,526	\$ 209,116,194
2016	7,472,629 ft <sup>2</sup>	\$ 61,857,908	\$ 3,787,952	\$ 65,645,859	\$ 89,479,633	\$ 185,282,421
2017	9,321,294 ft <sup>2</sup>	\$ 88,182,011	\$ 4,078,885	\$ 92,260,896	\$ 63,450,569	\$ 214,092,748
2018	10,281,318 ft <sup>2</sup>	\$ 92,029,089	\$ 5,284,072	\$ 97,313,160	\$ 66,951,499	\$ 244,454,409
2019	9,095,284 ft <sup>2</sup>	\$ 96,203,683	\$ 7,802,036	\$ 104,005,718	\$ 105,254,765	\$ 243,205,363
2020	8,057,822 ft <sup>2</sup>	\$ 114,936,916	\$ 6,938,830	\$ 121,875,746	\$ 170,232,384	\$ 194,848,725
2021	7,773,350 ft <sup>2</sup>	\$ 75,412,982	\$ 4,051,622	\$ 79,464,604	\$ 96,957,758	\$ 177,355,571
2022	15,269,397.53	\$ 220,849,397	\$ 11,694,483	\$ 232,543,880	\$ 58,432,721	\$ 351,466,730
2023	7,130,341 ft <sup>2</sup>	\$ 86,622,090	\$ 26,896,622	\$ 113,518,711	\$ 116,209,933	\$ 348,775,507
<b>Last 10 years</b>	<b>92,996,869 ft<sup>2</sup></b>	<b>\$ 988,255,535</b>	<b>\$ 80,090,294</b>	<b>\$ 1,068,345,829</b>	<b>\$ 852,879,278</b>	<b>\$ 215,466,551</b>
<b>All years</b>	<b>170,247,365 ft<sup>2</sup></b>	<b>\$ 1,416,964,706</b>	<b>\$ 115,622,279</b>	<b>\$ 1,532,586,986</b>	<b>\$ 1,183,811,478</b>	<b>\$ 348,775,507</b>

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

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2023	2023	TOTAL	PRIOR TO 2023	2023	TOTAL	
<b>All district</b>							
Park	446,596,349	25,910,457	472,506,806	362,878,100	20,503,073	383,381,173	89,125,633
Replacement Housing	397,634,255	18,161,588	415,795,843	331,325,506	8,075,000	339,400,506	76,395,337
Childcare	126,074,672	6,407,769	132,482,440	80,117,831	9,510,000	89,627,831	42,854,609
Transportation	284,569,133	22,356,955	306,926,089	219,140,232	15,329,537	234,469,769	72,456,320
Affordable Housing Utilities	16,915,931	-	16,915,931	10,000,000	-	10,000,000	6,915,931
Utilities	147,277,935	40,681,942	187,959,877	64,139,875	62,792,324	126,932,199	61,027,678
<b>TOTAL</b>	<b>\$ 1,419,068,275</b>	<b>\$ 113,518,711</b>	<b>\$ 1,532,586,986</b>	<b>\$ 1,067,601,545</b>	<b>116,209,933</b>	<b>\$ 1,183,811,478</b>	<b>\$ 348,775,508</b>
<b>City-wide</b>							
<b>City wide</b>							
Park	315,641,575	24,667,965	340,309,540	274,967,846	16,083,073	291,050,919	49,258,621
Replacement Housing	336,958,515	17,517,831	354,476,346	283,430,602	8,075,000	291,505,602	62,970,744
Childcare	89,149,662	5,720,108	94,869,770	59,586,291	9,510,000	69,096,291	25,773,480
Transportation	242,362,845	23,595,445	265,958,291	194,071,916	15,329,537	209,401,453	56,556,837
Affordable Housing Utilities	16,915,931	-	16,915,931	10,000,000	-	10,000,000	6,915,931
<b>Sub-total</b>	<b>1,001,028,529</b>	<b>71,501,349</b>	<b>1,072,529,878</b>	<b>822,056,655</b>	<b>48,997,610</b>	<b>871,054,265</b>	<b>201,475,613</b>
<b>City-wide Utilities</b>							
Utilities	147,277,935	40,681,942	187,959,877	64,139,875	62,792,324	126,932,199	61,027,678
<b>Sub-total</b>	<b>\$ 1,148,306,464</b>	<b>\$ 112,183,291</b>	<b>\$ 1,260,489,755</b>	<b>\$ 886,196,530</b>	<b>\$ 111,789,933</b>	<b>\$ 997,986,463</b>	<b>\$ 262,503,292</b>
<b>Layered</b>							
<b>False Creek Flats</b>							
Park	5,764,989	(695,582)	5,069,407	-	-	-	5,069,407
Childcare	2,159,172	(260,518)	1,898,654	-	-	-	1,898,654
Transportation	13,667,558	(1,649,076)	12,018,482	2,282,117	-	2,282,117	9,736,365
<b>Sub-total</b>	<b>21,591,719</b>	<b>(2,605,175)</b>	<b>18,986,544</b>	<b>2,282,117</b>	<b>-</b>	<b>2,282,117</b>	<b>16,704,427</b>
<b>Southeast False Creek</b>							
Park	49,026,288	861,664	49,887,951	29,622,698	-	29,622,698	20,265,253
Childcare	13,472,264	236,782	13,709,047	13,312,918	-	13,312,918	396,129
Transportation	18,838,989	302,633	19,141,622	15,411,679	-	15,411,679	3,729,943
<b>Sub-total</b>	<b>81,337,541</b>	<b>1,401,079</b>	<b>82,738,620</b>	<b>58,347,295</b>	<b>-</b>	<b>58,347,295</b>	<b>24,391,325</b>
<b>Grandview-Boundary</b>	<i>(closed July 2018)</i>						
Park	134,470	-	134,470	-	-	-	134,470
Transportation	2,369,962	93,997	2,463,960	450,000	-	450,000	2,013,960
<b>Sub-total</b>	<b>2,504,432</b>	<b>93,997</b>	<b>2,598,430</b>	<b>450,000</b>	<b>-</b>	<b>450,000</b>	<b>2,148,430</b>
<b>Sub-total</b>	<b>\$ 105,433,692</b>	<b>\$ (1,110,099)</b>	<b>\$ 104,323,594</b>	<b>\$ 61,079,412</b>	<b>\$ -</b>	<b>\$ 61,079,412</b>	<b>\$ 43,244,182</b>

**Notes:**

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

*Negative receipts in the current year mean that reimbursements were larger than revenues.*

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2023	2023	TOTAL	PRIOR TO 2023	2023	TOTAL	
<b>AREA-SPECIFIC</b>							
<b>Downtown South</b>	<i>(closed 2017)</i>						
Park	44,424,723	146,891	44,571,614	41,508,414	750,000	42,258,414	2,313,200
Replacement Housing	47,629,254	643,758	48,273,012	34,848,419	-	34,848,419	13,424,593
Childcare	11,705,022	354,184	12,059,206	4,673,238	-	4,673,238	7,385,968
Transportation	4,700,680	-	4,700,680	4,700,680	-	4,700,680	-
<b>Sub-total</b>	<b>108,459,679</b>	<b>1,144,833</b>	<b>109,604,511</b>	<b>85,730,751</b>	<b>750,000</b>	<b>86,480,751</b>	<b>23,123,760</b>
<b>Burrard Slopes</b>	<i>(closed 2015)</i>						
Park	9,909,142	-	9,909,142	9,909,142	-	9,909,142	-
Replacement Housing	507,213	-	507,213	507,213	-	507,213	-
Childcare	2,258,608	108,203	2,366,811	-	-	-	2,366,811
Transportation	1,085,033	-	1,085,033	1,085,033	-	1,085,033	-
<b>Sub-total</b>	<b>13,759,995</b>	<b>108,203</b>	<b>13,868,198</b>	<b>11,501,387</b>	<b>-</b>	<b>11,501,387</b>	<b>2,366,811</b>
<b>Arbutus</b>	<i>(closed 2015)</i>						
Childcare	3,583,638	53,662	3,637,300	2,545,385	-	2,545,385	1,091,915
Transportation	384,953	5,764	390,717	124,366	-	124,366	266,352
<b>Sub-total</b>	<b>3,968,591</b>	<b>59,426</b>	<b>4,028,017</b>	<b>2,669,751</b>	<b>-</b>	<b>2,669,751</b>	<b>1,358,267</b>
<b>Oakridge-Langara</b>	<i>(closed 2013)</i>						
Park	10,129,448	338,141	10,467,590	6,870,000	3,570,000	10,440,000	27,590
Replacement Housing	4,768,659	-	4,768,659	4,768,659	-	4,768,659	-
Transportation	1,014,441	-	1,014,441	1,014,441	-	1,014,441	-
<b>Sub-total</b>	<b>15,912,548</b>	<b>338,141</b>	<b>16,250,690</b>	<b>12,653,100</b>	<b>3,570,000</b>	<b>16,248,165</b>	<b>27,590</b>
<b>Triangle West</b>	<i>(closed 2015)</i>						
Park	11,565,714	591,377	12,157,091	-	100,000	100,000	12,057,091
Replacement Housing	7,019,841	-	7,019,841	7,019,841	-	7,019,841	-
Childcare	3,055,094	156,213	3,211,307	-	-	-	3,211,307
<b>Sub-total</b>	<b>21,640,649</b>	<b>747,590</b>	<b>22,388,240</b>	<b>7,019,841</b>	<b>100,000</b>	<b>7,119,841</b>	<b>15,268,399</b>
<b>Cedar Cottage/Welwyn</b>	<i>(closed 2015)</i>						
Replacement Housing	750,772	-	750,772	750,772	-	750,772	-
Childcare	691,211	39,135	730,345	-	-	-	730,345
Transportation	144,672	8,191	152,863	-	-	-	152,863
<b>Sub-total</b>	<b>1,586,655</b>	<b>47,326</b>	<b>1,633,981</b>	<b>750,772</b>	<b>-</b>	<b>750,772</b>	<b>883,208</b>
<b>Sub-total</b>	<b>\$ 165,328,118</b>	<b>\$ 2,445,519</b>	<b>\$ 167,773,637</b>	<b>\$ 120,325,603</b>	<b>\$ 4,420,000</b>	<b>\$ 124,770,667</b>	<b>\$ 43,028,034</b>

**Notes:**

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



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

	RECEIPTS			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2023	2023	TOTAL	PRIOR TO 2023	2023	TOTAL	
<b>ALL CATEGORIES</b>							
Park	\$ 446,596,349	\$ 25,910,457	\$ 472,506,806	\$ 362,878,100	\$ 20,503,073	\$ 383,381,173	\$ 89,125,633
Housing	397,634,255	18,161,588	415,795,843	331,325,506	8,075,000	339,400,506	76,395,337
Childcare	126,074,672	6,407,769	132,482,440	80,117,831	9,510,000	89,627,831	42,854,609
Eng. infrastructure - Transportation	284,569,133	22,356,955	306,926,089	219,140,232	15,329,537	234,469,769	72,456,320
Eng. infrastructure - Utilities	164,193,866	40,681,942	204,875,808	74,139,875	62,792,324	136,932,199	67,943,609
<b>TOTAL</b>	<b>\$ 1,419,068,275</b>	<b>\$ 113,518,711</b>	<b>\$ 1,532,586,986</b>	<b>\$ 1,067,601,545</b>	<b>\$ 116,209,933</b>	<b>\$ 1,183,811,478</b>	<b>\$ 348,775,508</b>
<b>PARKS</b>							
City-wide	315,641,575	24,667,965	340,309,540	274,967,846	16,083,073	291,050,919	49,258,621
Southeast False Creek	49,026,288	861,664	49,887,951	29,622,698	-	29,622,698	20,265,253
False Creek Flats	5,764,989	(695,582)	5,069,407	-	-	-	5,069,407
Downtown South (closed 2017)	44,424,723	146,891	44,571,614	41,508,414	750,000	42,258,414	2,313,200
Triangle West (closed 2015)	11,565,714	591,377	12,157,091	-	100,000	100,000	12,057,091
Burrard Slopes (closed 2015)	9,909,142	-	9,909,142	9,909,142	-	9,909,142	-
Oakridge-Langara (closed 2013)	10,129,448	338,141	10,467,590	6,870,000	3,570,000	10,440,000	27,590
Grandview-Boundary (closed 2018)	134,470	-	134,470	-	-	-	134,470
<b>Sub-total</b>	<b>\$ 446,596,349</b>	<b>\$ 25,910,457</b>	<b>\$ 472,506,806</b>	<b>\$ 362,878,100</b>	<b>\$ 20,503,073</b>	<b>\$ 383,381,173</b>	<b>\$ 89,125,633</b>
<b>HOUSING</b>							
City-wide	336,958,515	17,517,831	354,476,346	283,430,602	8,075,000	291,505,602	62,970,744
Downtown South (closed 2017)	47,629,254	643,758	48,273,012	34,848,419	-	34,848,419	13,424,593
Triangle West (closed 2015)	7,019,841	-	7,019,841	7,019,841	-	7,019,841	-
Oakridge-Langara (closed 2013)	4,768,659	-	4,768,659	4,768,659	-	4,768,659	-
Cedar Cottage/Welwyn (closed 2015)	750,772	-	750,772	750,772	-	750,772	-
Burrard Slopes (closed 2015)	507,213	-	507,213	507,213	-	507,213	-
<b>Sub-total</b>	<b>\$ 397,634,255</b>	<b>\$ 18,161,588</b>	<b>\$ 415,795,843</b>	<b>\$ 331,325,506</b>	<b>\$ 8,075,000</b>	<b>\$ 339,400,506</b>	<b>\$ 76,395,337</b>
<b>CHILDCARE</b>							
City-wide	89,149,662	5,720,108	94,869,770	59,586,291	9,510,000	69,096,291	25,773,480
Southeast False Creek	13,472,264	236,782	13,709,047	13,312,918	-	13,312,918	396,129
False Creek Flats	2,159,172	(260,518)	1,898,654	-	-	-	1,898,654
Downtown South (closed 2017)	11,705,022	354,184	12,059,206	4,673,238	-	4,673,238	7,385,968
Arbutus (closed 2015)	3,583,638	53,662	3,637,300	2,545,385	-	2,545,385	1,091,915
Triangle West (closed 2015)	3,055,094	156,213	3,211,307	-	-	-	3,211,307
Burrard Slopes (closed 2015)	2,258,608	108,203	2,366,811	-	-	-	2,366,811
Cedar Cottage/Welwyn (closed 2015)	691,211	39,135	730,345	-	-	-	730,345
<b>Sub-total</b>	<b>\$ 126,074,672</b>	<b>\$ 6,407,769</b>	<b>\$ 132,482,440</b>	<b>\$ 80,117,831</b>	<b>\$ 9,510,000</b>	<b>\$ 89,627,831</b>	<b>\$ 42,854,609</b>
<b>Eng. Infrastructure - Transportation</b>							
City-wide	242,362,845	23,595,445	265,958,291	194,071,916	15,329,537	209,401,453	56,556,837
Southeast False Creek	18,838,989	302,633	19,141,622	15,411,679	-	15,411,679	3,729,943
False Creek Flats	13,667,558	(1,649,076)	12,018,482	2,282,117	-	2,282,117	9,736,365
Grandview-Boundary (closed 2018)	2,369,962	93,997	2,463,960	450,000	-	450,000	2,013,960
Downtown South (closed 2017)	4,700,680	-	4,700,680	4,700,680	-	4,700,680	-
Burrard Slopes (closed 2015)	1,085,033	-	1,085,033	1,085,033	-	1,085,033	-
Arbutus (closed 2015)	384,953	5,764	390,718	124,366	-	124,366	266,352
Cedar Cottage/Welwyn (closed 2015)	144,672	8,191	152,863	-	-	-	152,863
Oakridge-Langara (closed 2013)	1,014,441	-	1,014,441	1,014,441	-	1,014,441	-
<b>Sub-total</b>	<b>\$ 284,569,133</b>	<b>\$ 22,356,955</b>	<b>\$ 306,926,089</b>	<b>\$ 219,140,232</b>	<b>\$ 15,329,537</b>	<b>\$ 234,469,769</b>	<b>\$ 72,456,320</b>
<b>Eng. Infrastructure - Utilities</b>							
Affordable Housing Utilities	16,915,931	-	16,915,931	10,000,000	-	10,000,000	6,915,931
Utilities	147,277,935	40,681,942	187,959,877	64,139,875	62,792,324	126,932,199	61,027,678
<b>Sub-total</b>	<b>\$ 164,193,866</b>	<b>\$ 40,681,942</b>	<b>\$ 204,875,808</b>	<b>\$ 74,139,875</b>	<b>\$ 62,792,324</b>	<b>\$ 136,932,199</b>	<b>\$ 67,943,609</b>

**Notes:**

Negative receipts in the current year mean that reimbursements were larger than revenues.

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

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

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

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

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
Pre-2014	54 projects	3,530		20,873,323	20,873,323
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	3,221,572	4,555,898
	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	
2018	2132 Ash St	52	City-wide	88,848	11,547,790
	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	75,053	
	5077 & 5095 Heather St	98	City-wide	170,592	
	7430 & 7460 Heather St	78	City-wide	107,717	
	4480 Kaslo St	52	City-wide	88,852	
	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	53,843	
	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		

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
2019	1818 Alberni St	24	City-wide	412,962	4,855,122
	3819 Boundary Rd/3680 E 22nd	23	City-wide	229,270	
	7433 Cambie St	138	City-wide	1,712,483	
	3598 Copley St.	58	City-wide & Utilities	183,329	
	616 E Cordova St (UGM)	63	City-wide	749,067	
	3625 Sawmill Cres.	119	City-wide	1,461,907	
	4188 Yew St (additional units)	25	City-wide	106,104	
2020	23-51 W Cordova St	80	City-wide & Utilities	1,164,901	3,444,014
	55-79 (now 75) SW Marine Dr	53	City-wide & Utilities	1,193,279	
	87-115 (now 95) SW Marine Dr	48	City-wide & Utilities	1,085,834	
2021	1451 E 12th (1425-1451)	157	City-wide & Utilities	226,538	16,056,383
	1120 E Georgia St	10	City-wide & Utilities	183,905	
	162 Main St	41	City-wide & Utilities	616,770	
	508 Powell St (524-528 Powell)	114	City-wide	1,160,689	
	3338 Sawmill Crescent	337	City-wide & Utilities	5,632,989	
	1580 & 1582 Vernon Drive	98	City-wide & Utilities	333,591	
	650 W 41st (Oakridge Centre)	187	City-wide & Utilities	4,215,513	
	46 W Hastings St	230	City-wide & Utilities	3,686,388	
2022	8460 Ash St.	125	City-wide & Utilities	3,308,424	23,330,944
	488 Broughton St.	60	City-wide & Utilities	1,196,945	
	425 Columbia St.	111	City-wide & Utilities	2,326,406	
	550 Drake St.	193	City-wide & Utilities	3,976,226	
	167 E. 36th Av.	62	City-wide & Utilities	1,152,245	
	3321 E. 5th Av.	64	City-wide & Utilities	230,419	
	349 E. 6th Av.	82	City-wide & Utilities	1,650,294	
	1766 Frances St.	81	City-wide & Utilities	1,808,748	
	8705 French St.	100	City-wide & Utilities	1,751,551	
	375 Glen Dr.	110	City-wide & Utilities	2,611,137	
	438 Gore Av.	105	City-wide & Utilities	1,899,718	
	5085 McHardy	102	City-wide & Utilities	1,418,830	
2023	981 Davie St.	154	City-wide & Utilities	3,223,485	17,387,524
	130 E. Cordova St.	46	City-wide & Utilities	755,795	
	405 Jackson Av.	172	City-wide & Utilities	2,810,366	
	2772 Semlin Dr.	104	City-wide & Utilities	2,068,286	
	2956 Venables St.	145	City-wide & Utilities	2,725,609	
	550 W. 13th Av.	135	City-wide & Utilities	2,530,207	
	788 W. 13th Av.	163	City-wide & Utilities	2,084,959	
	177 W. Pender St.	76	City-wide & Utilities	1,188,816	
<b>Last 10 years</b>	<b>84 projects</b>	<b>6,892</b>		<b>89,667,281</b>	<b>89,667,281</b>
<b>All years</b>	<b>138 projects</b>	<b>10,422</b>		<b>\$ 110,540,604</b>	<b>\$ 110,540,604</b>

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

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

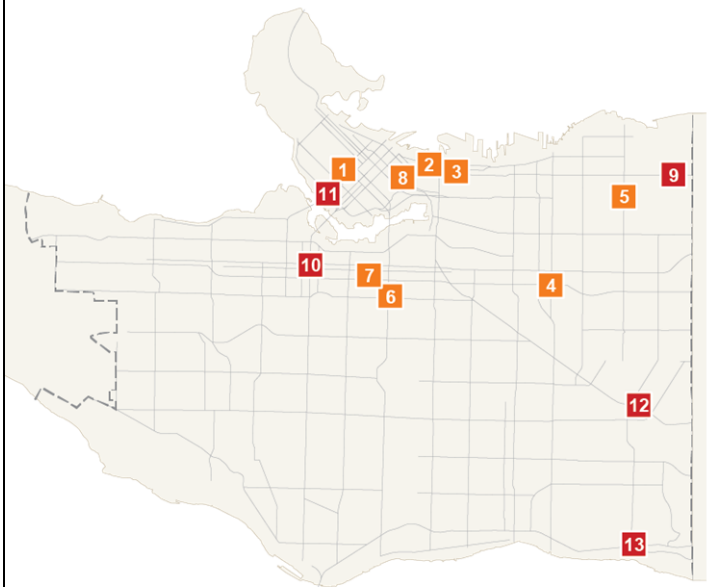
YEAR	ADDRESS	HOUSING UNITS	Includes below-market units?	Below Market Rental units	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
Pre-2014	13 projects	1,035				7,614,574	7,614,574
2014	191 East 11th	17	no	-	City-wide	155,319	1,060,844
	245 East Georgia	40	no	-	City-wide	272,430	
	1568 East King Edward	77	no	-	City-wide	633,095	
2015	333 East 11th	201	no	-	City-wide	2,029,972	5,013,901
	1408 East 15th	51	no	-	City-wide	484,396	
	1408 East 41st	42	no	-	City-wide	336,718	
	1910 Ferndale	27	no	-	City-wide	256,962	
	609 Heatley	30	no	-	City-wide	30,631	
	968 Kingsway	44	no	-	City-wide	468,352	
	388 Skeena	85	no	-	City-wide	739,883	
	4320 Slokan	41	no	-	City-wide	375,450	
308 West Hastings	52	no	-	City-wide	291,537		
2016	288 East Hastings	68	no	-	City-wide	605,147	4,556,274
	303 East Pender	56	no	-	City-wide	484,311	
	179 Main	46	no	-	City-wide	304,067	
	3699 Marine	273	no	-	City-wide	3,162,749	
2017	188 East 49th	75	no	-	City-wide	751,855	4,122,119
	706 East 57th	95	no	-	City-wide	958,260	
	2328 Galt	28	no	-	City-wide	351,051	
	388 Kaslo (2805 East Hastings)	94	no	-	City-wide	1,038,832	
2018	3595 Kingsway	104	no	-	City-wide	1,022,121	1,578,903
	1771 East 18th (3365 Commercial Dr.)	111	no	-	City-wide	1,022,566	
	2551 Kingsway	12	no	-	City-wide	134,363	
2019	3068 Kingsway	32	no	-	City-wide	421,974	5,462,345
	325/333 Carrall St	38	no	-	City-wide & Utilities	44,907	
	1715 Cook St	104	no	-	City-wide & SEFC	2,131,284	
	8690 Jack Uppal St	119	no	-	City-wide	1,470,748	
	368 Lakewood Dr (2109 East Hastings St)	42	no	-	City-wide & Utilities	710,541	
2020	3838 Rupert St	98	no	-	City-wide	1,104,865	1,696,245
	928 Commercial Drive	12	no	-	City-wide & Utilities	161,505	
	2021 Cypress St (1906-1918 W 4th Av)	32	no	-	City-wide & Utilities	393,327	
	3737 Rupert St (3281-3295 E 22nd Av)	52	no	-	City-wide & Utilities	1,026,294	
	1371 W 11th Av	13	no	-	City-wide & Utilities	115,120	
2021	435 Boundary Rd (3680 E Hastings)	118	yes	24	City-wide & Utilities	2,289,691	29,520,868
	1176 Burnaby St (1177 Maxine Lane)	9	no	-	City-wide & Utilities	223,732	
	2892 E 10th Ave (2603-2655 Renfrew)	81	yes	18	City-wide & Utilities	1,678,243	
	2895 E 10th Ave (2543-2583 Renfrew)	103	yes	18	City-wide & Utilities	2,060,712	
	729 E Broadway	45	no	-	City-wide & Utilities	792,436	
	1649 E Broadway	114	yes	23	City-wide & Utilities	1,835,446	
	3435 E Hastings St	45	no	-	City-wide & Utilities	857,186	
	3572 Glen Drive (1111-1123 Kingsway)	139	yes	26	City-wide & Utilities	2,720,480	
	2715 Kitsilano Diversion	14	no	-	City-wide & Utilities	183,092	
	444 Kootenay St (3600 E Hastings)	94	yes	19	City-wide & Utilities	1,830,094	
	1807 Larch St	68	yes	14	City-wide & Utilities	1,258,408	
	8599 Oak St	36	no	-	City-wide & Utilities	700,003	
	8636 Oak St	91	no	-	City-wide & Utilities	1,634,502	
	3435 Sawmill Crescent (3350 Marine Way)	178	no	-	City-wide & Utilities	3,600,257	
	388 Slokan St (2735 E Hastings)	63	no	-	City-wide & Utilities	1,443,433	
1986 Stainsbury Ave (1956-1990)	80	yes	14	City-wide & Utilities	1,549,500		
1490 W 32nd Ave (4750 Granville)	86	no	-	City-wide & Utilities	1,689,676		
3701 W Broadway St (3701-3743)	164	yes	33	City-wide & Utilities	3,173,977		

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

YEAR	ADDRESS	HOUSING UNITS	Includes below-market units?	Below Market Rental units	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2022	1680 Adanac St.	38	no	-	City-wide	511,157	16,520,549
	5780 Alberta St. (325-341 W 42nd Av.)	215	yes	40	City-wide	2,396,718	
	3619 Arbutus St. (3609-3687)	116	yes	24	City-wide	1,507,787	
	8420 Ash St.	252	no	-	City-wide	3,572,096	
	2538 Birch St.	258	yes	58	City-wide	3,076,103	
	8491 Cambie St.	272	no	-	City-wide	3,838,810	
	195 E. 26th Av. (4185 Main St.)	10	no	-	City-wide	144,880	
	2420 Fraser St.	4	no	-	City-wide	11,814	
	5656 Fraser St.	8	no	-	City-wide	159,819	
	3329 Kingsway	12	no	-	City-wide	141,768	
	2525 Renfrew St.	37	no	-	City-wide	463,222	
4502 Rupert St.	51	no	-	City-wide	696,374		
2023	3532 E. Hastings St.	34	no	-	City-wide	451,093	9,322,391
	2488 Granville St.	226	yes	44	City-wide	3,327,596	
	1099 Harwood St.	275	yes	56	City-wide	4,348,859	
	3082 Kingsway	40	no	-	City-wide	614,903	
	3104 S.E. Marine Dr.	89	no	-	City-wide	579,373	
1490 W. 32nd Av. (2021 waiver adjustm.)	n.a.	n.a.	n.a.	Utilities	566		
<b>Last 10 years</b>	<b>69 Projects</b>	<b>5,676</b>		<b>411</b>		<b>\$ 78,854,441</b>	<b>\$ 78,854,441</b>
<b>All years</b>	<b>82 Projects</b>	<b>6,711</b>		<b>411</b>		<b>\$ 86,469,015</b>	<b>\$ 86,469,015</b>

# Map of 2023 DCLs Exemptions for Social Housing Projects & DCLs Waived for Secured Affordable Market Rental Housing Projects

## 2023 DCL EXEMPTIONS & WAIVERS



### Exemptions for Social Housing

- 1. 981 Davie St. (154 units)
- 2. 130 E. Cordova St. (46 units)
- 3. 405 Jackson Av. (172 units)
- 4. 2772 Semlin Dr. (104 units)
- 5. 2956 Venables St. (145 units)
- 6. 550 W. 13th Av. (135 units)
- 7. 788 W. 13th Av. (163 units)
- 8. 177 W. Pender St. (76 units)

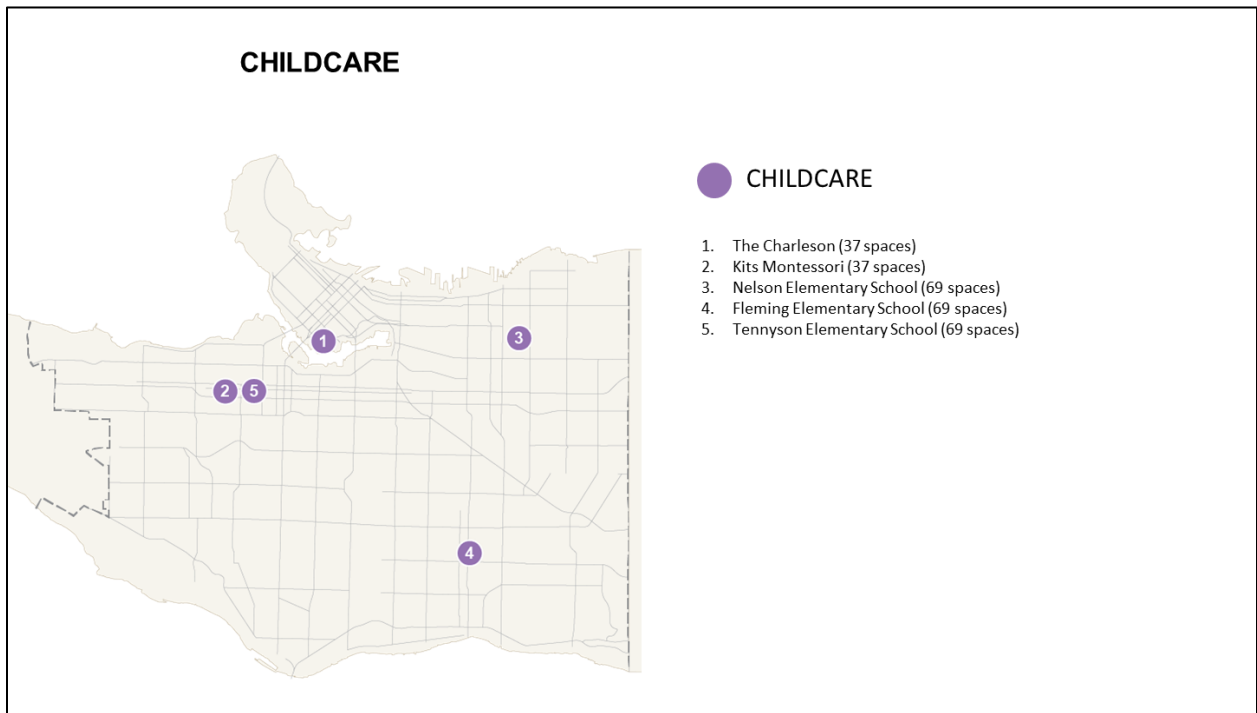
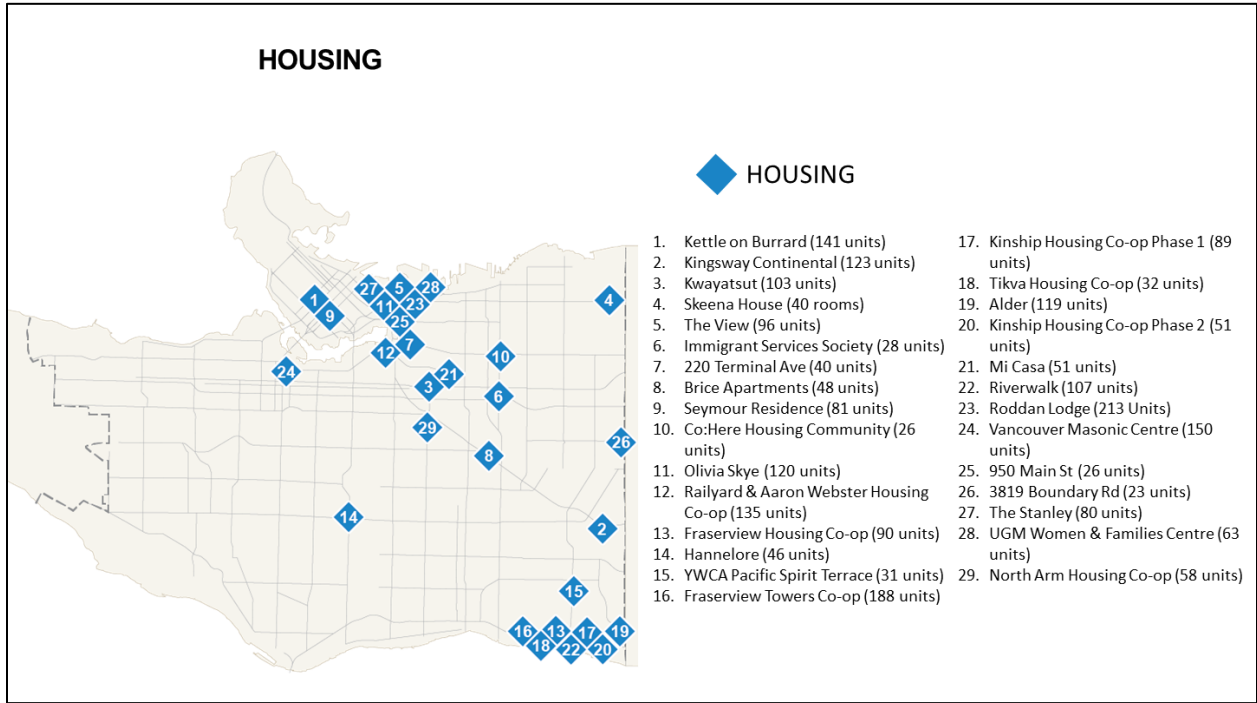
### Waivers for Secured Market Rental Housing

- 9. 3532 E. Hastings St. (34 units)
- 10. 2488 Granville St. (226 units)
- 11. 1099 Harwood St. (275 units)
- 12. 3082 Kingsway (40 units)
- 13. 3104 S.E. Marine Dr. (89 units)

**APPENDIX F  
LAND ACQUISITION USING DCL FUNDING**

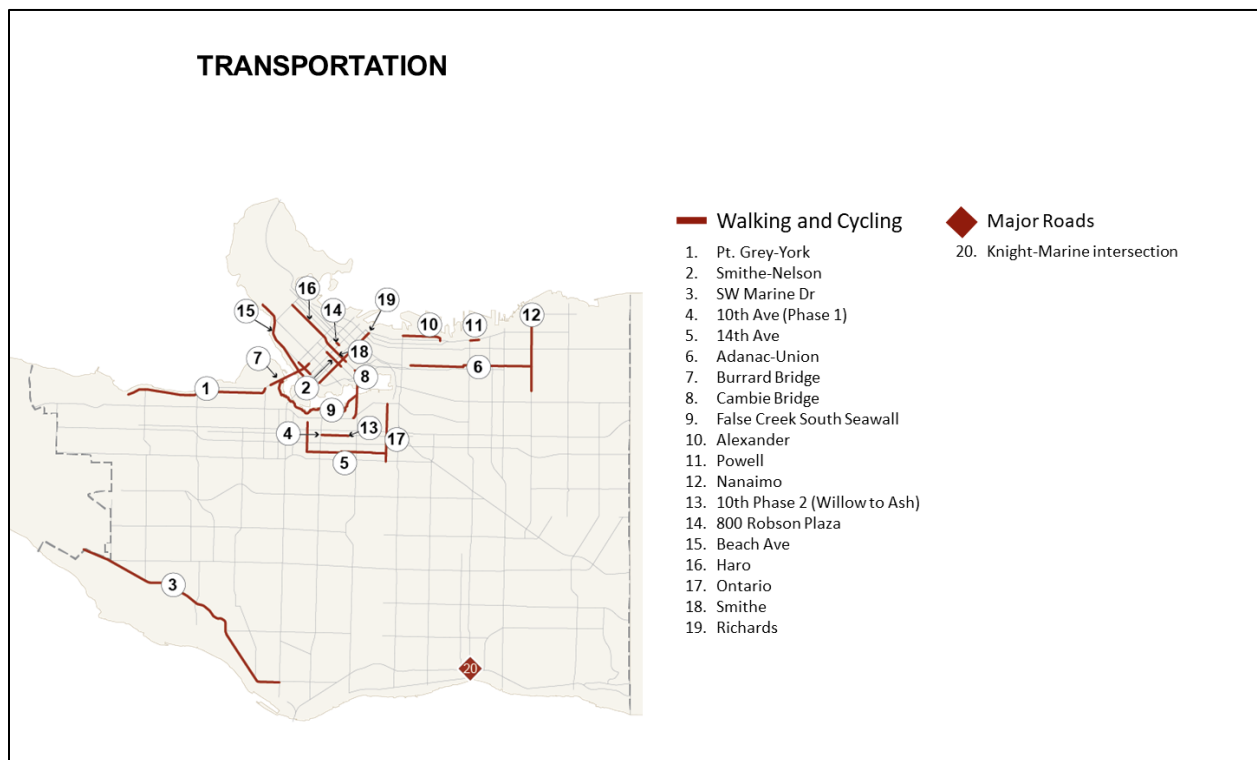
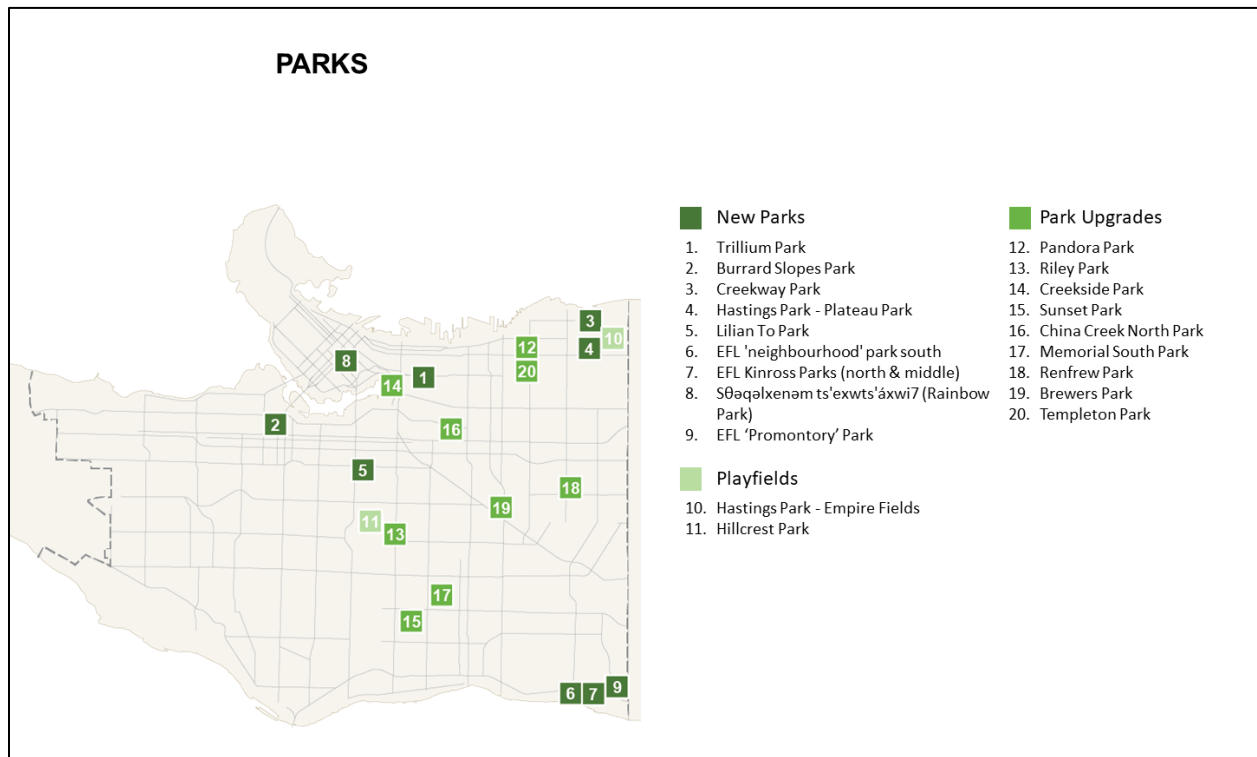
<b>HOUSING</b>					
Year	# of properties acquired	Address	Housing project built on property	Housing units	DCL funding
<b>Pre-2014</b>	<b>22</b>			<b>1,980</b>	<b>61,089,894</b>
2015	1	501-533 Powell	<i>pre-construction</i>	158	1,575,000
2016	3	1188-1192 Burrard / 937 Davie	<i>under construction</i>	154	19,654,000
		3185 Riverwalk	Riverwalk	109	3,399,176
		3625 Sawmill Cres.	Alder	119	3,771,119
2017	3	950 Main	Lu'Ma Native Housing project	26	3,000,000
		3310 Marine Way	<i>under construction</i>	337	9,066,729
		3183 Pierview Cres.	Kinship Housing Co-op (ph. 1)	89	3,412,739
		3245 Pierview Cres.	Kinship Housing Co-op (ph. 2)	51	1,924,076
2019	1	2031 & 2037 Stainsbury	<i>under construction</i>	123	2,400,000
2020	2	2928 Renfrew	<i>pre-construction</i>	76	4,330,355
		2518 & 2538 Grandview	<i>pre-construction</i>	64	4,836,000
2022	2	1736-1768 E. Hastings	<i>pre-construction</i>	tbd	18,004,725
		3510 Fraser (710 E 19th Ave)	North Arm Housing Co-op	58	5,120,904
2023	1	41 W. Pender	<i>pre-construction</i>	tbd	9,500,000
<b>Last 10 years</b>	<b>13</b>			<b>1,364</b>	<b>\$ 89,994,823</b>
<b>All years</b>	<b>35</b>			<b>3,344</b>	<b>\$ 151,084,718</b>
<b>PARKS</b>					
Year	# of properties acquired	Address	Name of new park or park to be expanded	Hectares	DCL funding
<b>Pre-2014</b>	<b>19</b>			<b>1.40</b>	<b>27,814,836</b>
2014	2	1620 West 5th	Burrard Slopes Park	0.06	3,675,000
		2605-2615 Keith	China Creek South Park	0.08	2,272,500
2015	4	4306 Atlin	Renfrew Ravine Park	0.05	133,500
		2621 Keith	China Creek South Park	0.03	933,000
		2888 E 25th	Renfrew Ravine Park	0.03	1,298,000
		1003 E. 45th	Memorial South Park	0.02	845,000
2016	4	3030 Victoria	John Hendry Park	0.04	1,575,000
		2227 Wenonah	General Brock Park	0.03	1,425,000
		4502 Gladstone	General Brock Park	0.02	1,333,000
2017	2	1011 E 45th	Memorial South Park	0.02	1,150,000
		857 E 45th	Memorial South Park	0.04	1,475,000
2018	5	2221 Main	New park at Main & 7th	0.10	5,233,050
		2505 SE Marine	Fraserview Golf Course	0.10	1,573,000
		1454/1458/1462 E 18 (3 parcels)	"Gibby's Field"	0.14	4,248,000
		1143 E 10th	China Creek South Park	0.04	1,752,000
		2606 Keith	China Creek South Park	0.05	1,900,000
2019	2	1820 E 4th	McSpadden Park	0.03	2,250,000
		2930 Victoria	John Hendry Park	0.04	1,575,000
2021	4	1556 to 1576 E 8th (4 parcels)	WC Shelly Park	0.15	13,850,000
		1630 to 1670 W 5th (4 parcels)	Burrard Slopes Park	0.46	41,150,000
2022	1	1831 McSpadden	McSpadden Park	0.04	2,400,000
2023	2	6028 St. Catherines	Memorial South Park	0.04	2,250,000
		2956 Victoria	John Hendry Park	0.04	1,850,000
<b>Last 10 years</b>	<b>26</b>			<b>1.63</b>	<b>\$ 96,146,050</b>
<b>All years</b>	<b>45</b>			<b>3.03</b>	<b>\$ 123,960,886</b>
<b>TOTAL:</b>					
<b>Last 10 years</b>	<b>39</b>				<b>\$ 186,140,873</b>
<b>All years</b>	<b>80</b>				<b>\$ 275,045,603</b>

## APPENDIX G CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2014-2023

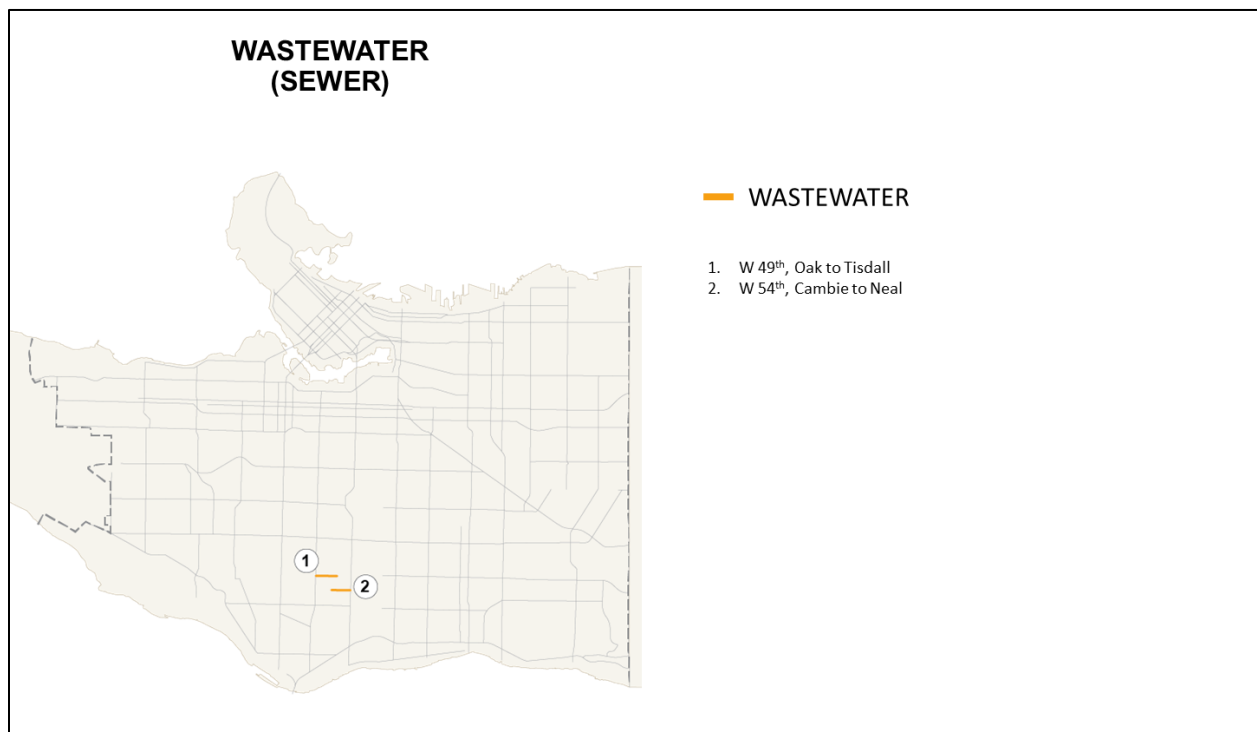
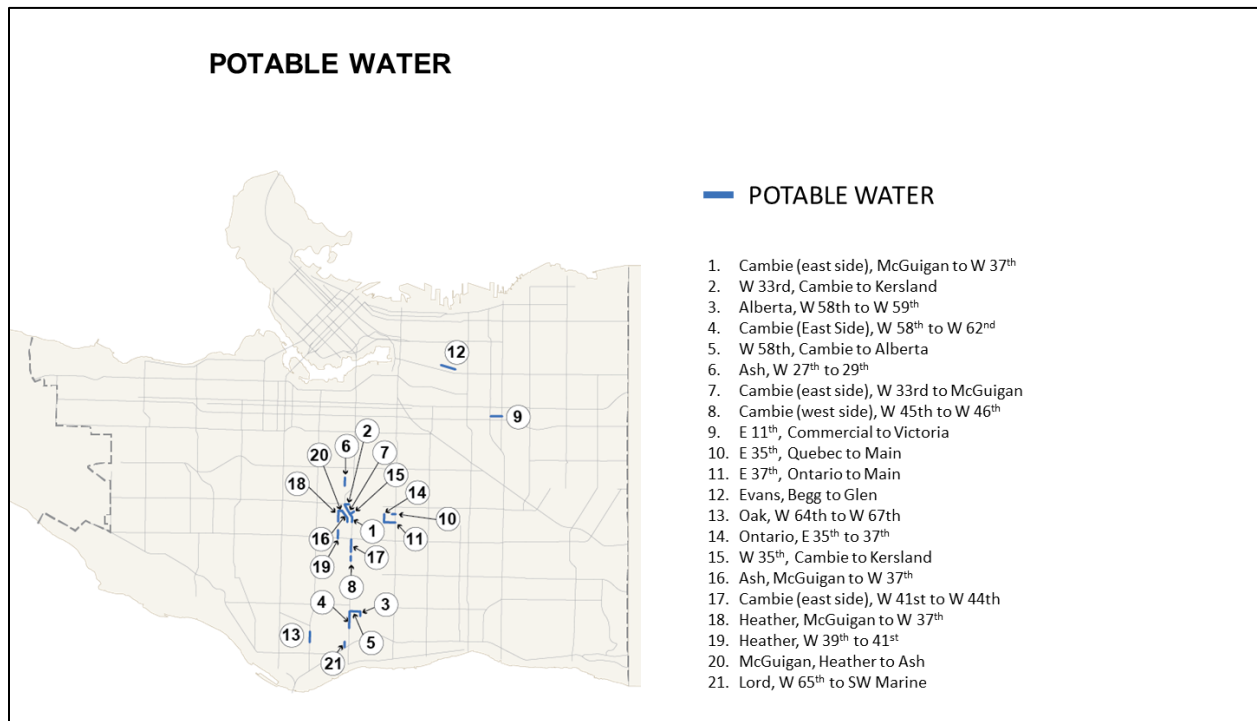




## CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2014-2023 (cont'd)



## CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2014-2023 (cont'd)



## CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2014-2023 (cont'd)

