

**From:** "Mochrie, Paul" <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>  
**To:** "[Direct to Mayor and Council - DL](#)"  
**Date:** 9/12/2023 8:05:40 AM  
**Subject:** UPDATED: Memo - 2022 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associate  
**Attachments:** 2022 Annual Report on DCLs - Memo to Council - June 2023.pdf  
2022 Annual Report on CACs & DBZs - 2023-07-25.pdf

---

Dear Mayor and Council,

The below email was sent to you earlier this year, however we subsequently identified that one of the attachments was missing. We are resending with the appropriate attachments. As well, we took the opportunity to update the CAC & DBZ memorandum simplify and reduce repetition including the pie chart on page 3 of the memo.

Should you have any questions, please feel free to contact me, Patrice Impey or Theresa O'Donnell.

Best,  
Paul

---

**From:** Mochrie, Paul <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>  
**Sent:** Thursday, June 29, 2023 5:56 PM  
**To:** Direct to Mayor and Council - DL  
**Cc:** O'Donnell, Theresa <[Theresa.O'Donnell@vancouver.ca](mailto:Theresa.O'Donnell@vancouver.ca)>; City Manager's Correspondence Group - DL  
**Subject:** Memo - 2022 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report Backs

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.

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
[paul.mochrie@vancouver.ca](mailto: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 səlilwətał (Tsleil-Waututh) Nations.

## MEMORANDUM

June 28, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Maria Pontikis, Chief Communications Officer, CEC  
Rosemary Hagiwara, Acting City Clerk  
Teresa Jong, Administration Services Manager, City Manager's Office  
Mellisa Morphy, Acting Chief of Staff, Mayor's Office  
Trevor Ford, Director of Operations, Mayor's Office  
Theresa O'Donnell, General Manager, Planning, Urban Design & Sustainability  
Chris Robertson, Assistant Director, City-wide and Regional Planning  
Grace Cheng, Director, Long-Term Financial Strategy & Planning

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

SUBJECT: 2022 Annual Report on Development Cost Levies

RTS # N/A

---

Dear Mayor and Council,

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

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

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

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


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

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

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

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

Sincerely,

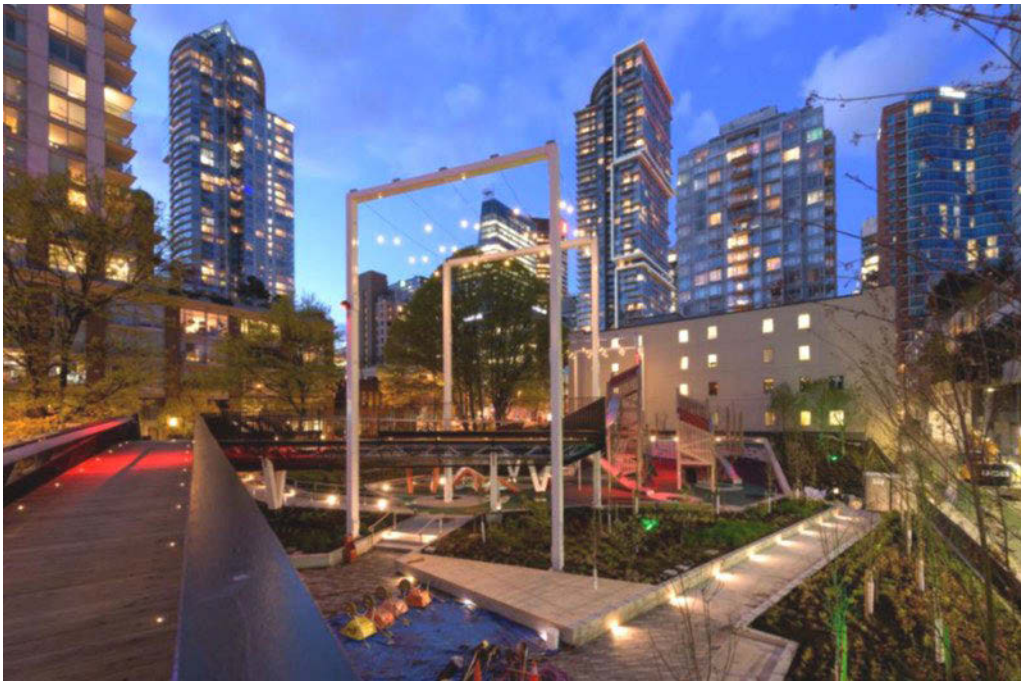
A handwritten signature in black ink, appearing to read 'Patrice Impey', written in a cursive style.

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

604.873.7610 | [patrice.impey@vancouver.ca](mailto:patrice.impey@vancouver.ca)



## 2022 Annual Report on Development Cost Levies



sθəqəlxenəm ts'exwts'áxwi7 Rainbow Park

June 2023

## SUMMARY

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

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

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

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

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

## BACKGROUND

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

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

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

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

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

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

### **What can DCLs fund?**

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

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

### **What are DCL districts?**

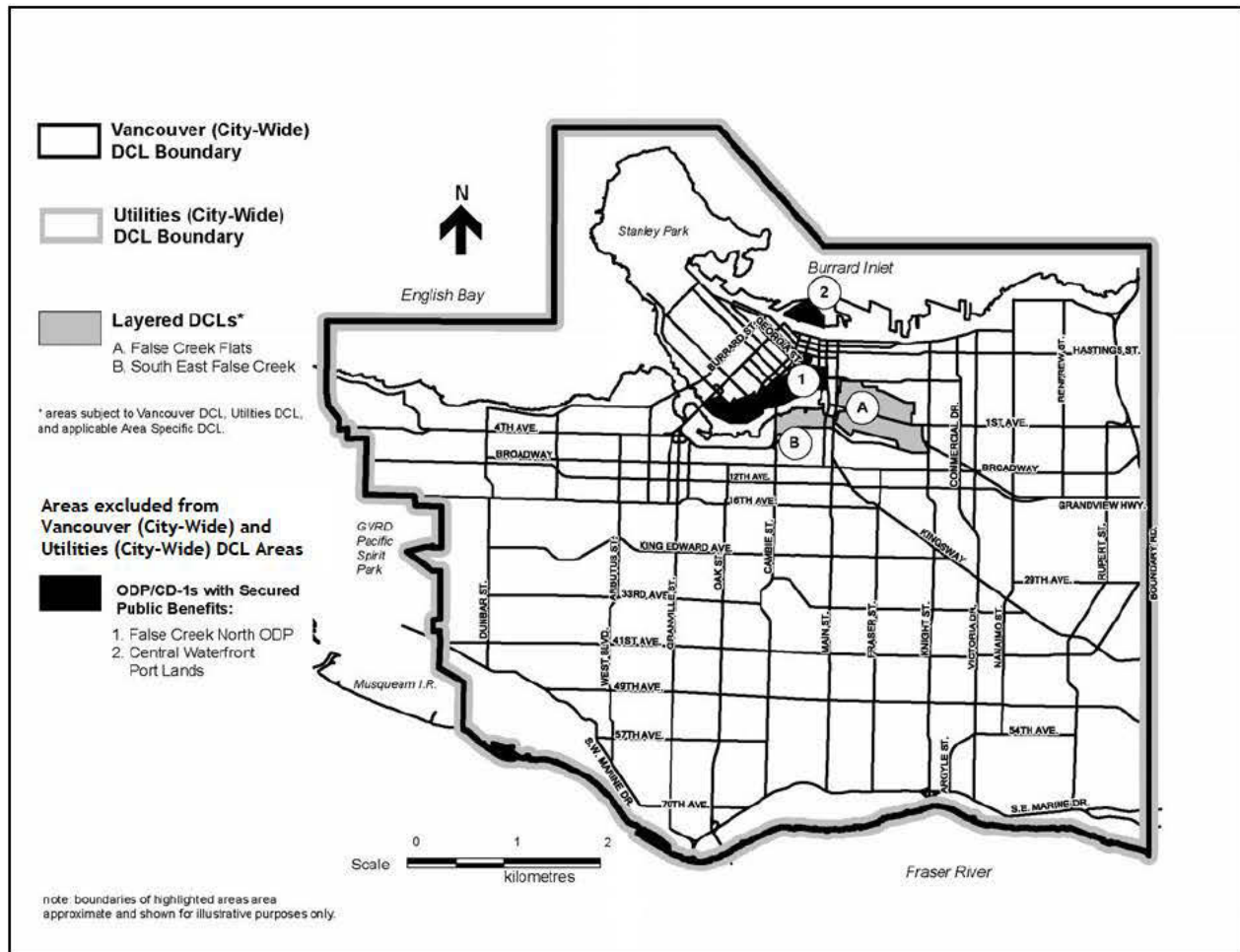
DCL districts are the planning areas for establishing the public amenities and infrastructure needed to accommodate future growth and the rates and charges necessary to pay for them. There are currently four active DCL districts (see Map 1) which are separated into two types of DCL charges: City-wide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

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



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

**Map 1 — DCL Districts**



Appendix A contains additional information on the DCL system.

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

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

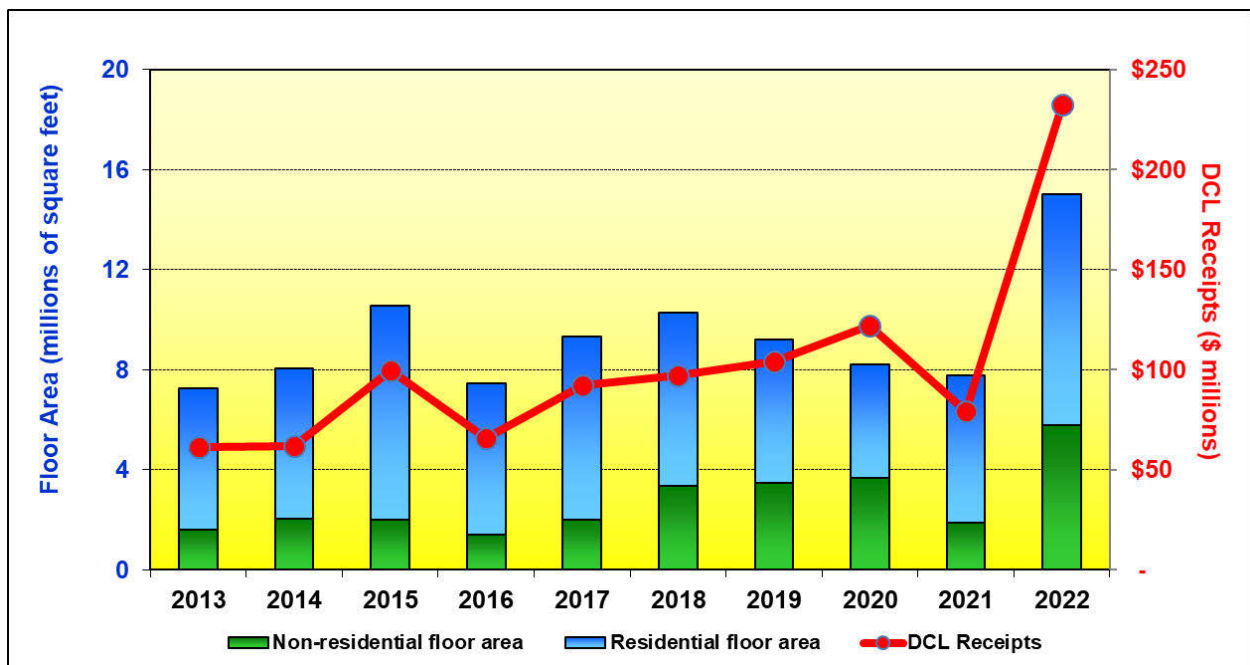
## STRATEGIC ANALYSIS

### DCL Receipts

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

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

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



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

### DCL Exemptions, Waivers & Reductions

Section 523D (10) of the *Vancouver Charter* provides for exemptions and allows waiver/reduction of DCLs in limited circumstances. Two key areas are the delivery of social housing (which includes co-op housing) and secured market rental. Because exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this memo includes only projects that have reached the building permit stage in 2022.

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

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

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

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

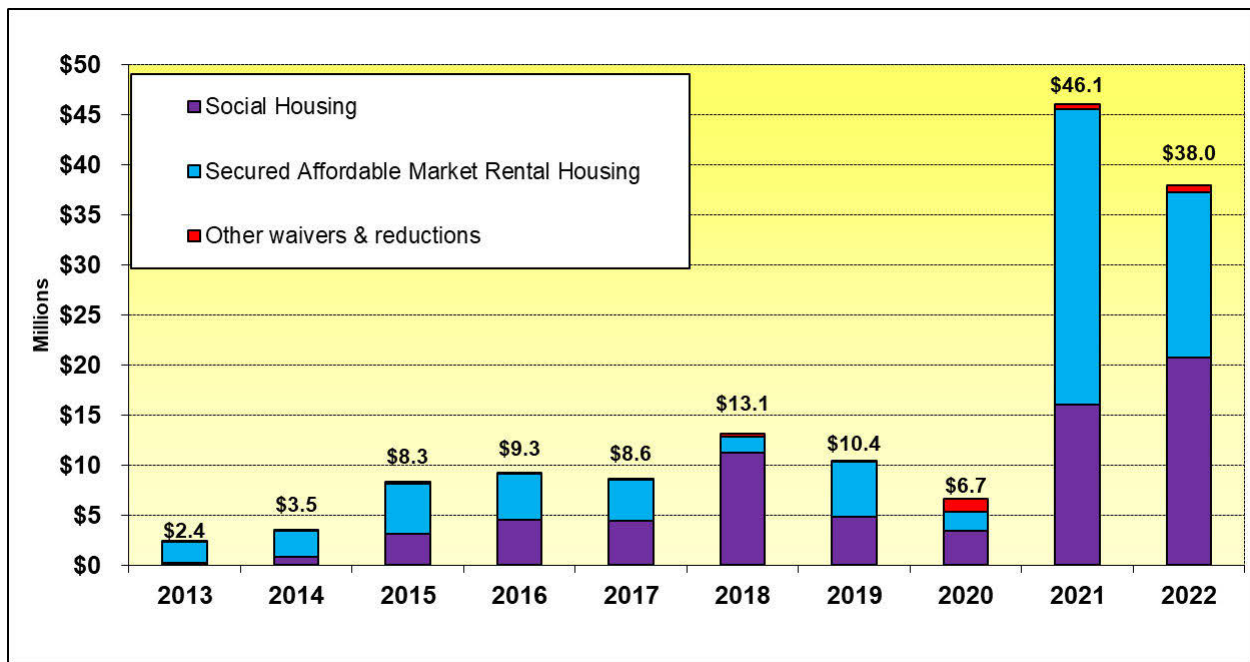
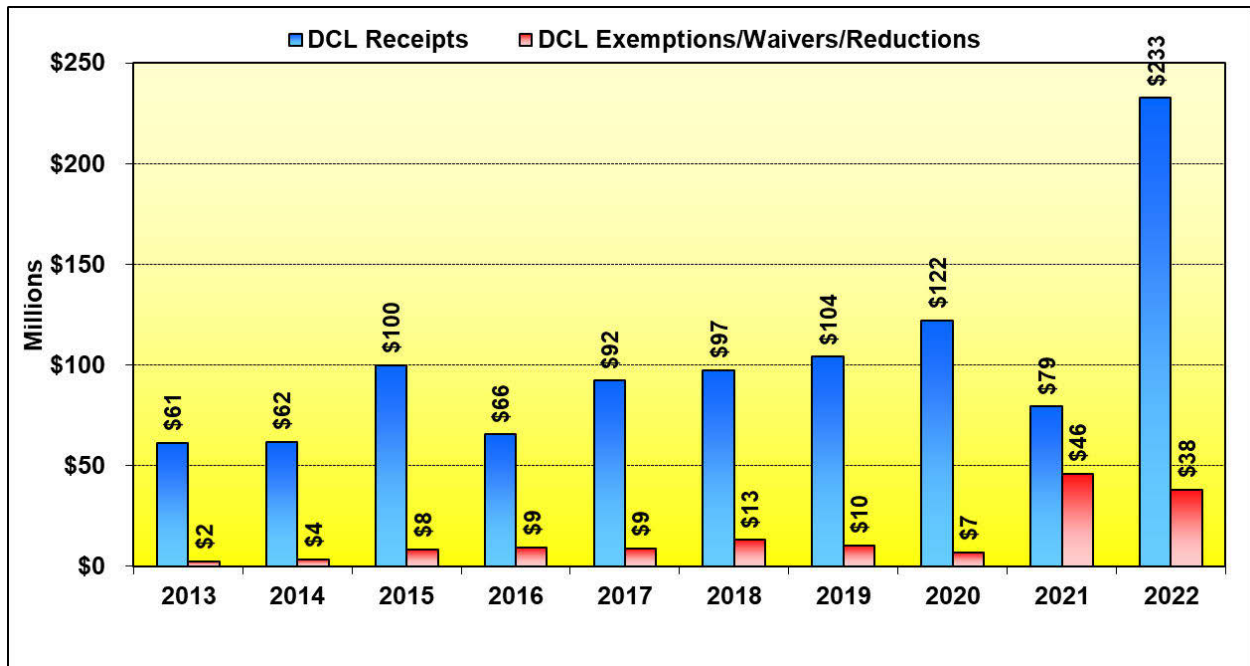


Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2013-2022). Over the period, these exemptions/waivers/reductions helped create 5,825 units of social housing (\$70 million) and 5,291 units of secured market rental housing (\$72 million). (Note: unit counts exclude Secured Market Rental Housing projects that did not qualify for DCL waiver/reduction).

Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years (2013-2022). During this period total DCLs exempted/waived/reduced was \$146 million, or 15% of DCLs collected over the period. Appendix E contains further details on DCL exemptions/waivers/reductions.

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

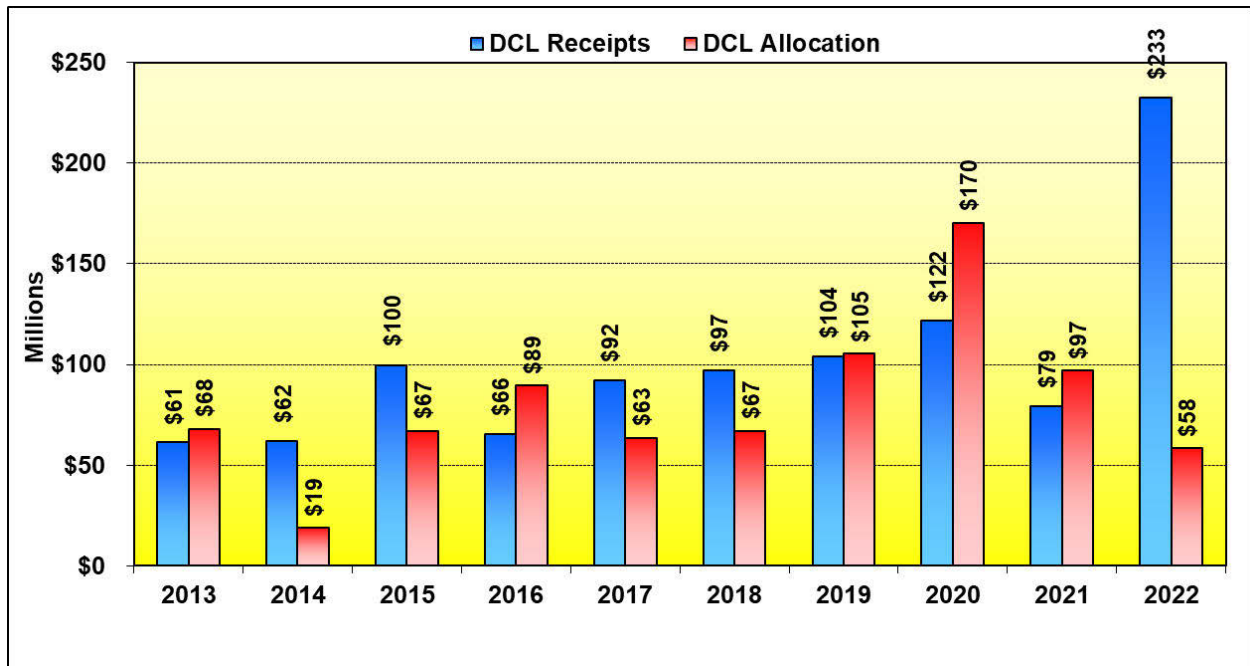


### DCL Allocation for Capital Expenditures

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

Figure 4 shows DCL receipts versus allocations for the last 10 years (2013-2022). Of the \$1.02 billion of DCL receipts during that period, Council allocated \$805 million (79%) to fund specific eligible capital projects. DCL allocation varies from year to year due in part to the timing of individual capital projects.

Figure 4 — DCL Receipts & DCLs Allocations by Year (2013-2022)



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

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

### **Unallocated DCL Balance**

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

## APPENDIX A ADDITIONAL BACKGROUND ON DEVELOPMENT COST LEVIES

### Vancouver Charter

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

### City By-Laws & Policies

- Between 1992 and 2007, Council approved 11 DCL Districts - [City-wide DCL](#), seven Area-specific 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 [2015](#), Council approved a review of the City-wide DCL, including growth costs, rates and allocations.
- In [2017](#), Council approved amendments to the DCL bylaw to update the rates and allocation of DCLs following a review of the City-wide DCL, to introduce Utilities as a new eligible DCL service category with its own allocation, and to replace the Downtown South DCL rates with City-wide DCL rates effective September 30, 2017, reducing the number of DCL Districts from 5 to 4.

---

<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](#)).

- 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
<b>Last 10 years</b>	<b>93,115,990 ft<sup>2</sup></b>	<b>\$ 959,220,953</b>	<b>\$ 56,901,333</b>	<b>\$ 1,016,122,286</b>	<b>\$ 804,623,879</b>	<b>\$ 211,498,407</b>
<b>All years</b>	<b>163,117,024 ft<sup>2</sup></b>	<b>\$ 1,330,342,617</b>	<b>\$ 88,725,658</b>	<b>\$ 1,419,068,275</b>	<b>\$ 1,067,601,545</b>	<b>\$ 351,466,730</b>

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

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

**Notes:**

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

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

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

**Notes:**

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

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

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

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

**Notes:**

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

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

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

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

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

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

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

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

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

\* Temporary Modular Housing projects

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
2018	1180 Broughton St	68	City-wide	662,241	11,241,194
	610 & 620 Cambie St *	98	City-wide	170,592	
	124 Dunlevy Av	213	City-wide	851,069	
	180 E 2nd Av	30	City-wide	263,978	
	137 E 37th Av *	46	City-wide	79,827	
	188 E 6th Ave	145	City-wide	1,656,595	
	5077 & 5095 Heather St *	98	City-wide	170,592	
	7430 & 7460 Heather St *	78	City-wide	107,717	
	1033 Nelson St	61	City-wide	705,821	
	3183 Pierview Crescent	89	City-wide	1,300,037	
	3245 Pierview Crescent	51	City-wide	723,487	
	1482 Robson St	83	City-wide	1,232,028	
	2425 St. Catherines St	51	City-wide	735,043	
	258 Union St *	52	City-wide	90,009	
	6465 Vivian St	139	City-wide	905,850	
265 W 1st Av *	52	City-wide	90,006		
1495 W 8th Av	150	City-wide	1,496,303		
2019	1818 A berni St	24	City-wide	412,962	4,855,122
	3819 Boundary Rd/3680 E 22nd	23	City-wide	229,270	
	7433 Cambie St	138	City-wide	1,712,483	
	3598 Copley St.	58	City-wide & Utilities	183,329	
	616 E Cordova St (UGM)	63	City-wide	749,067	
	3625 Sawmill Cres.	119	City-wide	1,461,907	
4188 Yew St (additional units)	25	City-wide	106,104		
2020	23-51 W Cordova St	80	City-wide & Utilities	1,164,901	3,444,014
	55-79 (now 75) SW Marine Dr	53	City-wide & Utilities	1,193,279	
	87-115 (now 95) SW Marine Dr	48	City-wide & Utilities	1,085,834	
2021	1451 E 12th (1425-1451)	157	City-wide & Utilities	226,538	16,056,383
	1120 E Georgia St	10	City-wide & Utilities	183,905	
	162 Main St	41	City-wide & Utilities	616,770	
	508 Powell St (524-528 Powell)	114	City-wide	1,160,689	
	3338 Sawmill Crescent	337	City-wide & Utilities	5,632,989	
	1580 & 1582 Vernon Drive *	98	City-wide & Utilities	333,591	
	650 W 41st (Oakridge Centre)	187	City-wide & Utilities	4,215,513	
46 W Hastings St	230	City-wide & Utilities	3,686,388		
2022	8460 Ash St.	125	City-wide & Utilities	3,308,424	20,792,786
	488 Broughton St.	60	City-wide & Utilities	382,015	
	425 Columbia St.	111	City-wide & Utilities	2,326,406	
	550 Drake St.	193	City-wide & Utilities	3,976,226	
	167 E. 36th Av.	62	City-wide & Utilities	1,152,245	
	3321 E. 5th Av.	64	City-wide & Utilities	230,419	
	349 E. 6th Av.	82	City-wide & Utilities	1,650,294	
	1766 Frances St.	81	City-wide & Utilities	1,808,748	
	8705 French St.	100	City-wide & Utilities	1,751,551	
	375 Glen Dr.	110	City-wide & Utilities	2,611,137	
	438 Gore Av.	105	City-wide & Utilities	176,490	
5085 McHardy	102	City-wide & Utilities	1,418,830		
<b>TOTAL</b>	<b>126 Projects</b>	<b>9,245</b>		<b>\$ 90,308,327</b>	<b>\$ 90,308,327</b>

\* Temporary Modular Housing projects

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

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

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

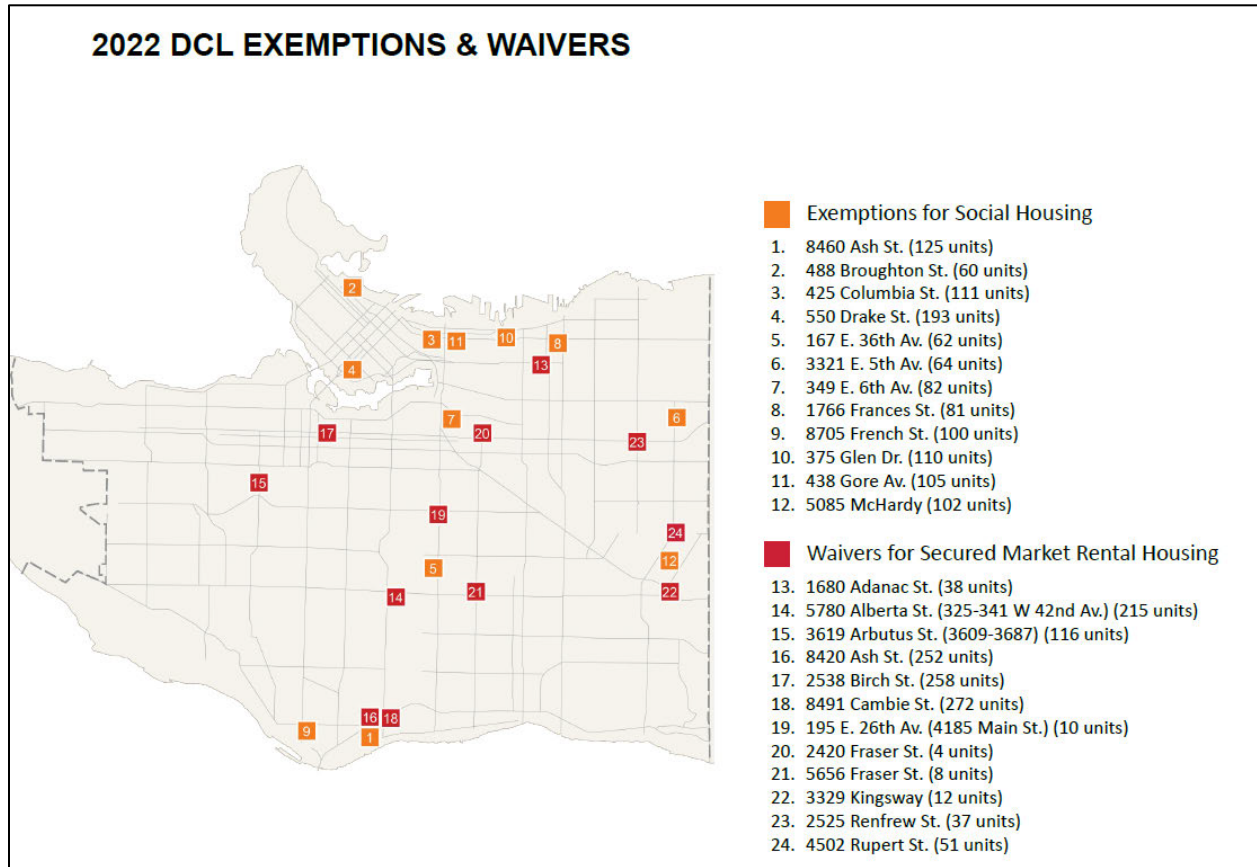


**DCLs Waived for Secured Affordable Market Rental Housing Projects (cont'd)**  
*(Vancouver Charter, s523D(10.3)(a))*

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

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

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

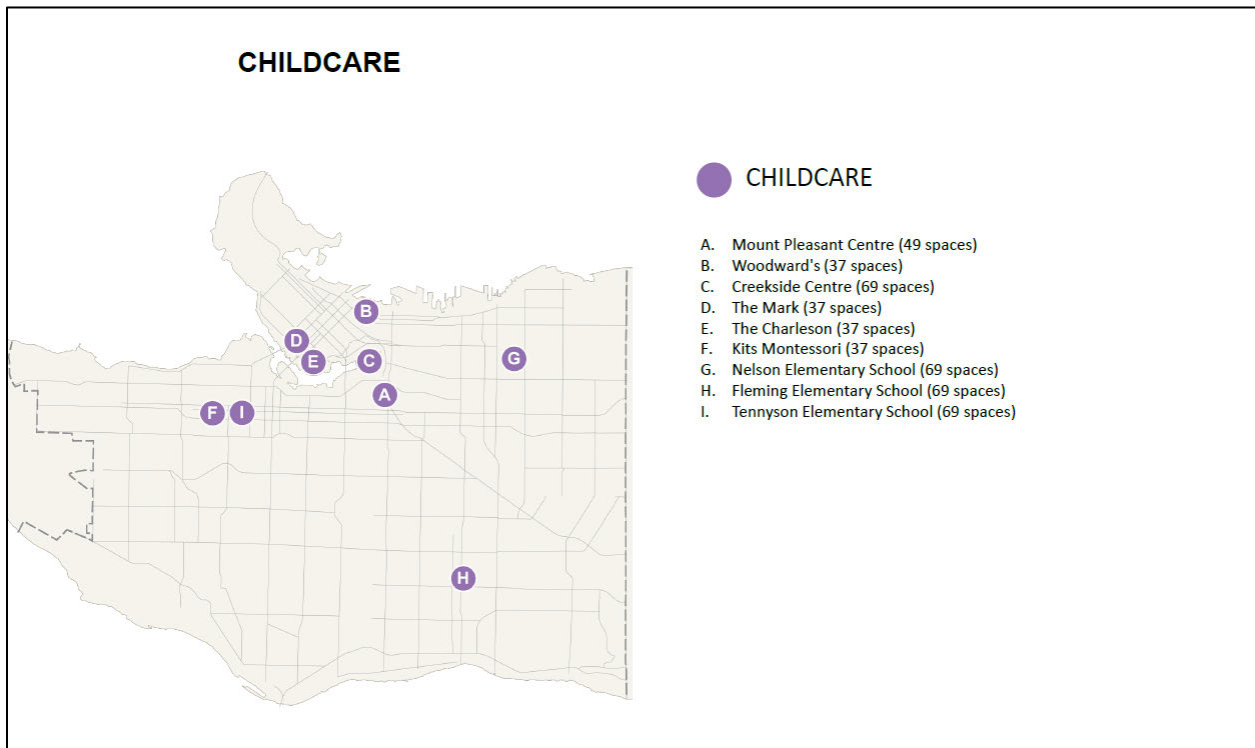
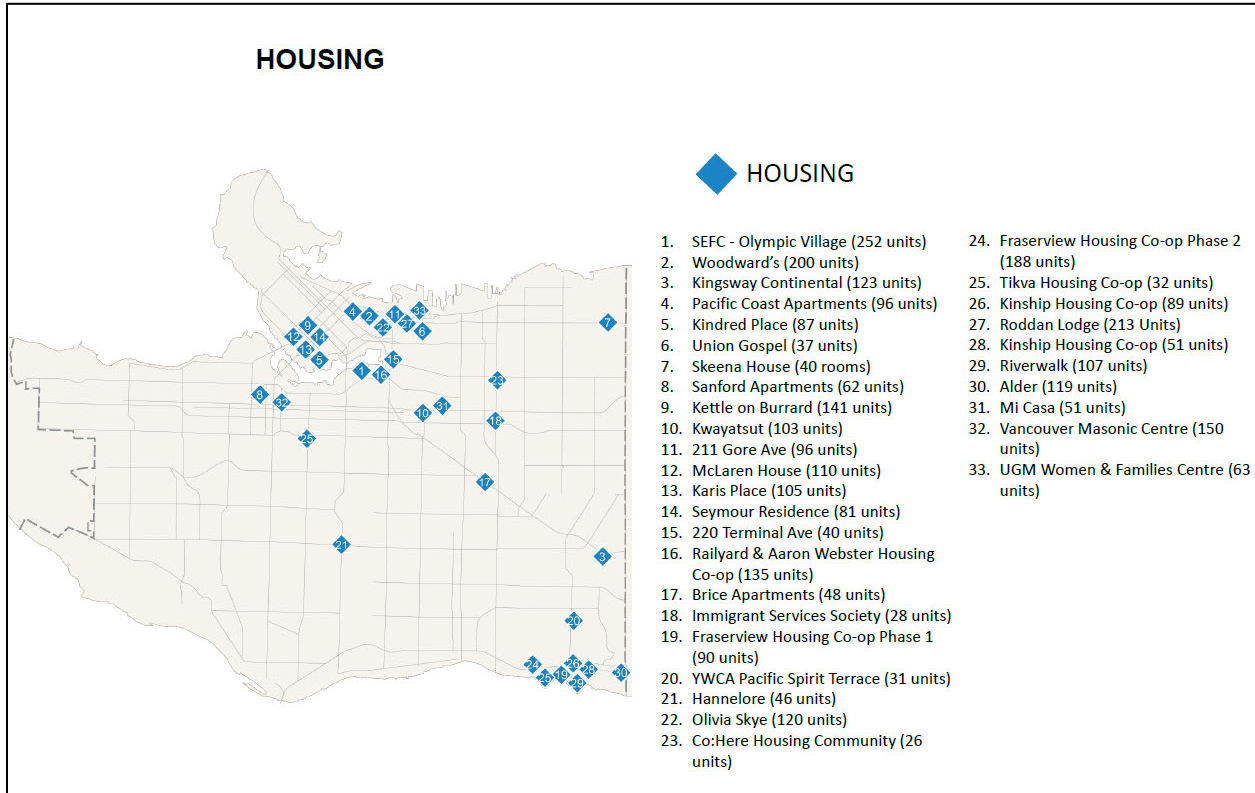


**APPENDIX F  
LAND ACQUISITION USING DCL FUNDING**

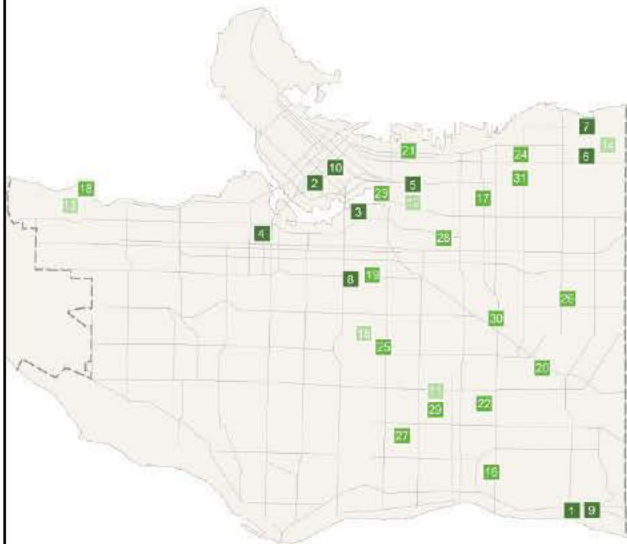
<b>HOUSING</b>				
<b>Year</b>	<b># of Properties Acquired</b>	<b>Address</b>	<b>Housing Units</b>	<b>DCL funding</b>
1999	1	1221 Seymour	136	1,300,125
2000	2	1265 Granville, 1299 W Hastings	176	5,120,500
2001	1	1338 Seymour	104	1,515,769
2003	3	5616 Fraser, 36 Blood Alley Square, 1261 Granville	193	4,131,250
2004	2	337 W Pender, 1134 Burrard	237	4,162,500
2005	3	3588-3596 W 16th, 1601 W 7th, 1251 Howe	223	9,945,000
2006	1	1321 Richards	87	1,106,250
2007	1	2465 Fraser	103	1,100,000
2008	2	1700 Kingsway, 522 Alexander	187	4,012,500
2011	1	177 W. Pender	53	2,250,000
2012	1	3484 Kingsway	123	3,300,000
2013	4	2610 Victoria, 2780 SE Marine, 2800 SE Marine, 2910 East Kent South	331	23,488,363
2015	1	501-533 Powell	tbd	1,575,000
2016	3	1188-1192 Burrard / 937 Davie, 3185 Riverwalk Ave, 3625 Sawmill Cres	362	26,824,295
2017	3	3310 Marine Way, 3183 & 3245 Pierview Crescent	477	11,083,439
2018	-	None	-	-
2019	2	2031 & 2037 Stainsbury St	30	2,400,000
2020	3	2928 Renfrew, 2518 & 2538 Grandview	tbd	9,166,355
2021	2	2075 Kingsway, 205 Kingsway	135	7,240,000
2022	2	1736-1768 E. Hastings, 3510 Fraser	tbd	23,125,629
<b>Subtotal</b>	<b>38</b>		<b>2,957</b>	<b>\$ 142,846,976</b>

<b>PARKS</b>				
<b>Year</b>	<b># of Properties Acquired</b>	<b>Address</b>	<b>Hectares</b>	<b>DCL funding</b>
1993	2	1145-95 Richards, 1168-76 Seymour	0.33	2,873,374
1996	1	1150 Seymour	0.06	941,076
1997	2	1110 Seymour, 1127-41 Richards	0.20	3,708,745
1998	2	1696 West 5th, 1162-64 Seymour	0.17	2,258,351
1999	1	1128 Seymour	0.11	2,060,000
2001	1	1605 West 6th	0.13	1,829,636
2002	1	1160 Seymour	0.03	1,112,610
2003	1	2317 McGill	0.04	360,000
2005	1	4326 Atlin	0.04	40,000
2006	1	1 Kingsway	0.09	774,246
2008	3	4320 Atlin, 827 E 45th, 515 Davie	0.20	9,080,058
2009	1	6090 Prince Albert	0.02	524,144
2011	1	995 E. 45th	0.02	665,913
2012	1	1019 E. 45th	0.02	775,000
2013	1	3276 Yukon	0.07	1,640,000
2014	2	1620 West 5th, 2605-2615 Keith	0.14	5,947,500
2015	4	4306 Atlin, 2621 Keith, 2888 E 25th, 1003 E. 45th	0.13	3,209,500
2016	4	3030 Victoria, 2227 Wenonah, 4502 Gladstone, 1011 E 45th Ave	0.11	5,483,000
2017	2	857 E 45th Ave, 2221 Main Street	0.14	6,708,050
2018	5	2505 SE Marine, 1454/1458/1462 E 18 Ave, 1143 E 10th Ave, 2606 Keith Dr, 1820 E 4th	0.35	11,723,000
2019	6	1556 to 1576 E 8th (4 lots), 2930 Victoria	0.19	15,425,000
2020	0	None	0.00	-
2021	4	Burrard Slopes (4 lots)	0.46	41,150,000
2022	1	1831 McSpadden	0.04	2,565,000
<b>Subtotal</b>	<b>48</b>		<b>3.10</b>	<b>\$ 120,854,202</b>
<b>TOTAL</b>	<b>86</b>			<b>\$ 263,701,178</b>

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



## PARKS



### New Parks

1. EFL 'neighbourhood' parks (north & south)
2. Emery Barnes Park
3. SEFC Olympic Village Parks
4. Burrard Slopes Park (phases 1 & 2)
5. 'Trillium' Park (phase 2)
6. Hastings Park - Plateau Park
7. Creekway Park
8. Lillian To Park
9. EFL Kinross Parks (north & middle)
10. S̱əq̱əlxenəm ts'əxwts'áxwi7 (Rainbow Park)

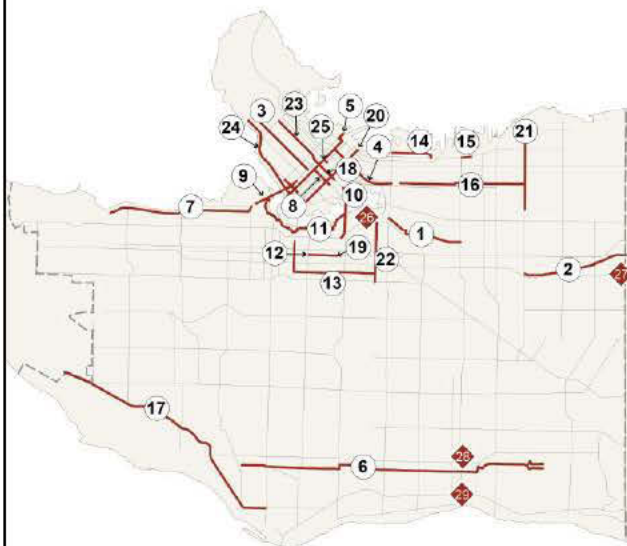
### Playfields

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

### Park Upgrades

16. Fraserview Park
17. Grandview Park
18. Jericho Park
19. Mount Pleasant Park
20. Norquay Park
21. Oppenheimer Park
22. Tecumseh Park
23. Creekside Park
24. Pandora Park
25. Riley Park
26. Renfrew Park
27. Sunset Park
28. China Creek North Park
29. Memorial South Park
30. Brewers Park
31. Templeton Park

## TRANSPORTATION



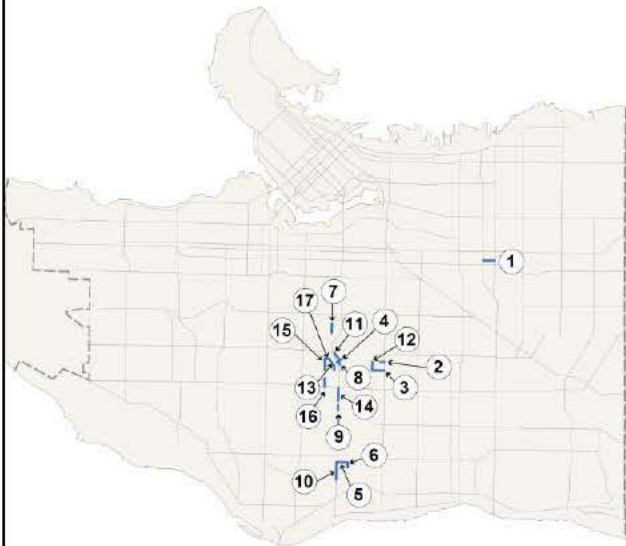
### Walking and Cycling

1. Central Valley (west)
2. Central Valley (east)
3. Comox
4. Dunsmuir
5. Hornby
6. North Arm Trail
7. Pt. Grey-York
8. Smithe-Nelson
9. Burrard Bridge
10. Cambie Bridge
11. False Creek South Seawall
12. 10th Ave (Phase 1)
13. 14th Ave
14. Alexander
15. Powell
16. Adanac-Union
17. SW Marine Dr
18. Smithe (Thurlow to Richards)
19. 10th Phase 2 (Willow to Ash)
20. Richards (W Cordova to Pacific)
21. Nanaimo (Kitchener to Eton)
22. Ontario (2nd to 16th)
23. Haro (Denman to Thurlow)
24. Beach Ave. (Park Ln to Hornby)
25. 800 Robson Plaza

### Major Roads

26. Upgrading of 1st & 2nd Ave. in SEFC
27. Grandview-Boundary intersection
28. Knight left-turn bay @ 57th Ave.
29. Knight-Marine intersection

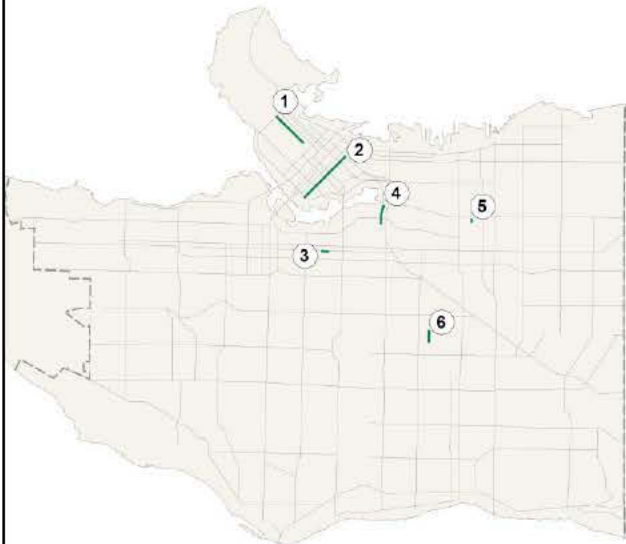
## POTABLE WATER



### — POTABLE WATER

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

## RAINWATER (DRAINAGE)



### — GREEN INFRASTRUCTURE

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

## MEMORANDUM

July 25, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Maria Pontikis, Chief Communications Officer, CEC  
Rosemary Hagiwara, Acting City Clerk  
Teresa Jong, Administration Services Manager, City Manager's Office  
Mellisa Morphy, Director of Policy, Mayor's Office  
Trevor Ford, Acting Chief of Staff, 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, Director, City-wide and Regional Planning

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

SUBJECT: 2022 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions and Associated Report Backs

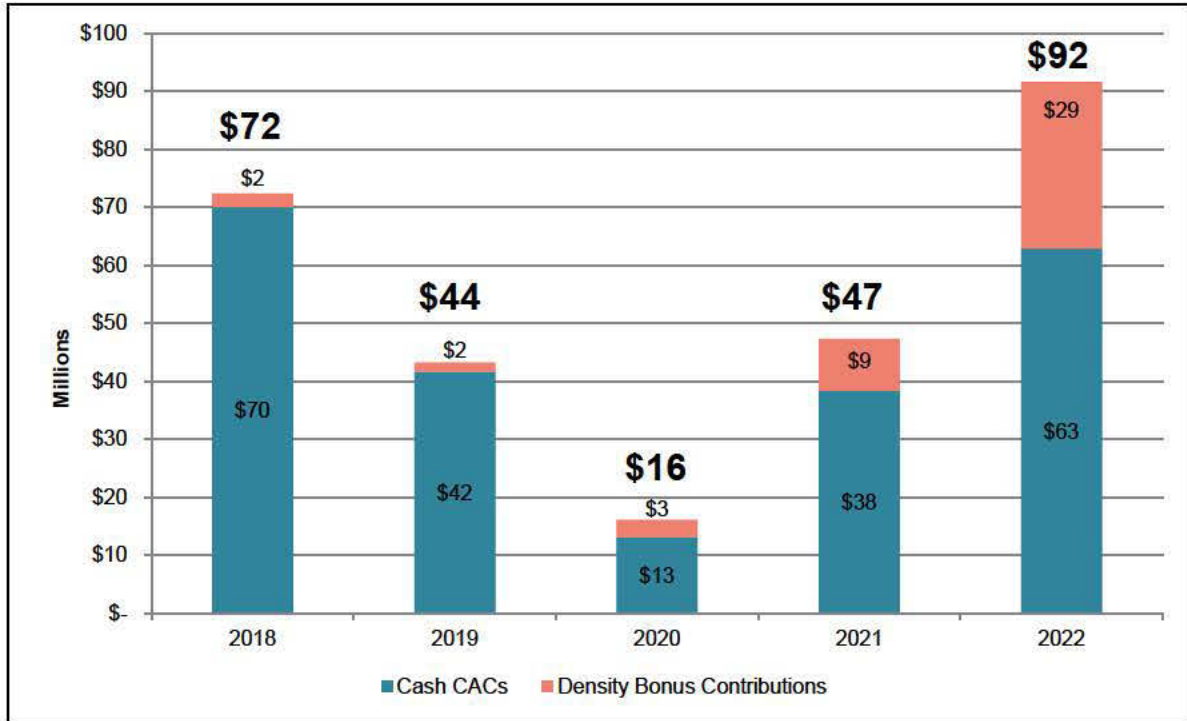
---

This memorandum summarizes the 2022 Annual Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs) and includes CACs and DBZs cash-in-lieu contributions collected as well as cash and in-kind contributions secured through rezoning and DBZ approvals. Accompanying this memorandum is a separate update from Finance, Risk & Supply Chain Management on the 2022 Annual Report on Development Cost Levies (DCLs).

### **Cash Contributions Collected**

In 2022, cash-in-lieu contributions collected at rezoning enactment or through the City's permitting approvals process totalled \$92 million. Chart 1 shows the CAC and DBZ cash contributions collected from 2018 to 2022. The chart also highlights that 2022 represented the highest annual cash collection over the past five years with DBZs totalling \$29 million and CACs totalling \$63 million.

**Chart 1: Cash CAC and DBZ Contributions Collected (2018-2022)**



**Contributions Secured**

In addition to the cash contributions shown in Chart 1, the City also secured cash and in-kind contributions through rezonings and permit approvals. In 2022, seventy-one projects received additional density through rezonings and density bonus zoning, totalling 7.8 million ft<sup>2</sup> of net new additional floor area. Public benefits secured in exchange for the granting of additional density were valued at approximately \$219 million. This includes cash-in-lieu and in-kind benefits that will be collected and delivered with future development.

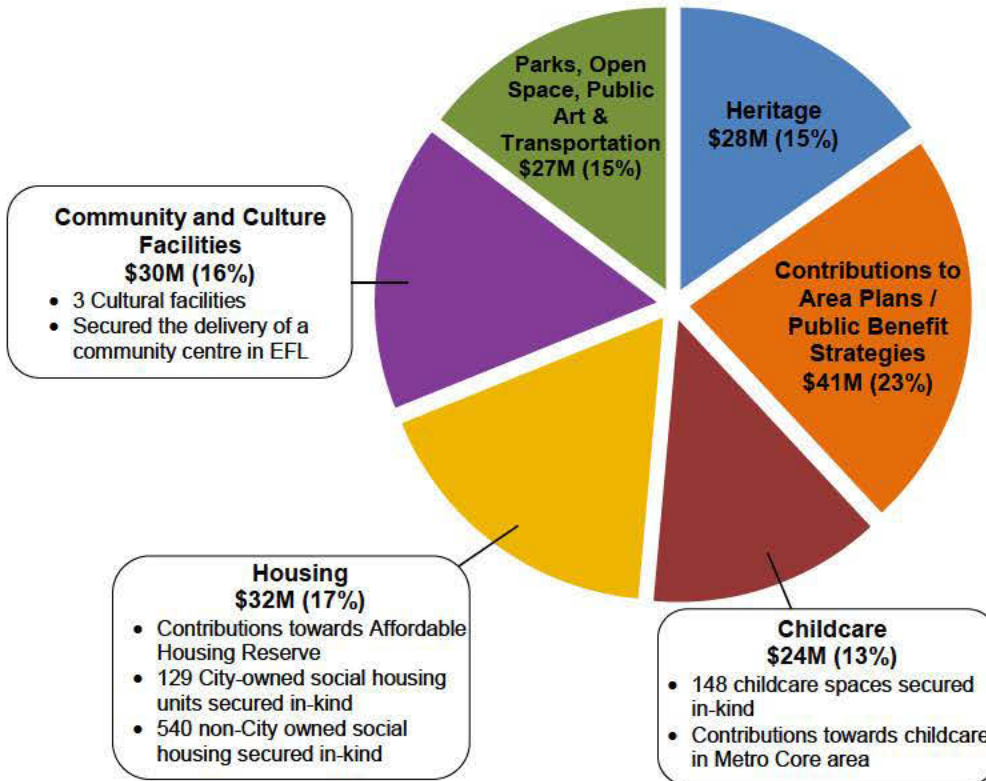
Of the \$219 million (see Chart 2), approximately 27% (\$60 million) was secured through in-kind contributions and will be delivered on-site as part of new development. The remaining (\$159 million) was secured as a cash contribution and allocated to public benefit categories and/or areas to reflect the approved rezoning, with the cash contribution to be collected in the future. As development proceeds, and the cash contribution is collected, Council then approves specific public benefits through the City’s capital planning and budgeting process.



## Chart 2: 2022 Secured Contributions by Public Benefit Category

(secured benefits are collected and delivered in future years)

Total 2022 Secured Public Benefits: \$219M



In addition to the benefits secured and shown in Chart 2, there are rezonings that don't include a CAC, but still deliver public benefits. In 2022, these rezonings accounted for an additional 4,156 of secured market rental units and 413 non-profit owned social housing units. For a complete list of the amenities secured from rezonings that don't include a CAC, see Appendix A.

Annual reports are available on the [City website](#). If you have any questions or would like more information, please contact Chris Robertson, Director, City-wide and Regional, Planning, Urban Design and Sustainability at: [chris.robertson@vancouver.ca](mailto:chris.robertson@vancouver.ca).

Sincerely,

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

604.673.8434 | [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca)

## **Appendix A**

### **Background and Analysis**

#### **Introduction**

This memorandum complements the annual reporting on DCLs and is part of the ongoing public benefits implementation tracking. The memo highlights the wide range of public amenities and infrastructure secured through the City's Financing Growth system. 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 (PBS), as well as the City's long-term capital and financial plans. The reporting on CACs and DBZs for this year follows the same methodology as previous years. A description of the methodology can be found in Appendix B.

#### **Background**

Population and employment growth is supported through the provision of public amenities and infrastructure such as parks, childcare facilities and affordable housing. These amenities and infrastructure 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. The City uses development contributions such as CACs, DBZs and DCLs (please also refer to the 2022 Annual Memorandum on DCLs for details) to fund growth-related public amenities and infrastructure. Development contributions offset the cost of growth imposed by new development and help reduce pressure on property taxes, utility fees and other City funding sources.

The value of development contributions in the annual memoranda fluctuate 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 rezonings and density bonus applications and the corresponding incremental density approvals. The approval of major project rezonings in a given year can have a substantial impact on the total value of development contributions secured.

#### **Community Amenity Contributions (CACs):**

CACs are voluntary contributions from council approved rezonings. The application and investment of CACs by the City of Vancouver 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 typically payable to the City at zoning enactment. CAC funded capital projects deliver growth related amenities and infrastructure from area-based public benefit strategies. Amenities and infrastructure include: affordable housing, childcare, heritage, community and cultural facilities, parks and open spaces, transportation, and public art. Projects that are delivered using CAC cash-in-lieu contributions are approved by Council through the 4-year Capital Plan and annual budget process.

## **Density Bonus Zoning Contributions (DBZs):**

Density Bonus Zoning establishes a base maximum density that may be exceeded, within defined limits, in exchange for cash contributions toward public amenities identified through 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” (DBZs)) set out in the Zoning & Development Bylaw.

## **Analysis**

CACs and DBZs follow different timelines for collection and delivery. CACs are secured at Public Hearing as prior-to conditions when Council approves a project rezoning. Cash CACs are collected after the applicant has satisfied the conditions of the rezoning by-law and prior to the bylaw being enacted. In-kind CACs are delivered by applicants typically as part of the development. DBZs are collected after enactment but prior to Building Permit issuance. The following outlines development contributions secured and collected in the 2022 calendar year.

### ***1) Cash-in-lieu CACs and DBZs Collected in 2022***

In 2022, the City collected \$63 million in cash CACs and \$29 million in DBZs, totaling \$92 million (see Chart 1 in the Summary). As per Council policy, cash CACs and DBZs collected are set aside in interest-bearing reserves. These funds are allocated by Council through the approval of the 4-year Capital Plan and the annual budget.

### ***2) Contributions Secured from Approvals in 2022 (to be collected and/or delivered in future years)***

In 2022, the City approved 71 new projects granting additional density through rezonings and Density Bonus Zoning (see Appendix C for list of application and detail). In-kind benefits secured in 2022 are as follows (see Chart 2 in the Summary):

- 669 units of social housing (129 City-owned & 540 non-City owned);
- 148 childcare spaces;
- 3 cultural facilities;
- 2 park and public open space dedications (4.5 acres); and
- 1 community centre in East Fraser Lands

Approximately 72% of these public benefits (\$158 million) were secured from seven large rezoning projects (see Appendix C for details).

All public benefit contributions secured in 2022 have been committed to select public benefit categories or priority investments in area-based public benefit strategies.

Certain project types, such as secured market rental and social housing that are owned and operated by third parties, are not assigned monetary values in rezoning reports as these projects generated no lift in property value and/or were exempt from the City's CAC Policies (for more information on the annual report methodology, please see Appendix B). Not included in the public benefit values above were:

- 4,156 units of secured market-owned and operated rental housing which includes 187 units of below-market/moderate-income rental housing;
- 413 social housing units to be owned, 232 units owned by the City and 181 units delivered and operated by non-profit providers;
- 37 childcare spaces to be owned by non-profit providers;
- 2 land dedications for social housing and/or childcare; and
- A social enterprise space

Overall, the vast majority of development approvals processed in 2022 took place under existing zoning. The 71 projects with approvals for additional density represents 4.9% of all approvals in 2022 and a net increase in floor area of 7.8 million ft<sup>2</sup>.

**CAC Enactment Monitoring:**

Over the past 10 years, staff have been monitoring the timing of rezoning enactments. Monitoring to Q1 2023 shows the vast majority of rezoning applications continue to be enacted within 2 years (88%) following Public Hearing approval and 99% within four years. Enactment timelines have increased slightly in the past few years. Staff will continue to monitor enactment timelines.

## Appendix B

### 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, 2022 to December 31, 2022. 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](http://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 C

### Contributions Secured from Approvals in 2022

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

ID#	Address	Local Area	Approval Type	Density Increase (net ft <sup>2</sup> )	Public Benefits Secured	Total Public Benefits Value (\$)
<b>Cambie Corridor Plan</b>						
1	4949-5255 Heather Street and 657-707 West 37th Avenue	South Cambie	Rezoning	2,521,107	<ul style="list-style-type: none"> <li>• Housing – market rental (300 units)</li> <li>• Housing – below market units (100 units)</li> <li>• Housing – social housing (540 units)</li> <li>• Childcare facilities (74 spaces)</li> <li>• Parks and open space (4.4 acres)</li> <li>• Public Art</li> <li>• Contribution towards transportation improvements</li> </ul>	\$17,268,314
2	6409-6461 Cambie Street and 505 West 49th Avenue	Oakridge	Rezoning	149,903	<ul style="list-style-type: none"> <li>• Childcare facilities (37 spaces)</li> <li>• Public Art</li> </ul>	\$6,465,457
3	906-982 West 18th Avenue and 907-969 West 19th Avenue	South Cambie	Rezoning	132,974	<ul style="list-style-type: none"> <li>• Housing – market rental (74 units)</li> <li>• Housing – below market units (25 units)</li> <li>• Childcare facilities (37 spaces)</li> <li>• Parks and open spaces</li> <li>• Public Art</li> </ul>	\$6,343,753
4	650 West 41st Avenue	Oakridge	Rezoning – Text Amendment	477,253	<ul style="list-style-type: none"> <li>• Housing – market rental (153 units)</li> <li>• Housing – below market units (130 units)</li> <li>• Public Art</li> </ul>	\$1,852,776
5	6288 Oak St	Oakridge	Density Bonusing	30,123	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Cambie Corridor</li> </ul>	\$1,656,766
6	590 W 29th Ave	South Cambie	Density Bonusing	22,454	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Cambie Corridor</li> </ul>	\$1,239,562
7	785 W 49th Ave	Oakridge	Density Bonusing	20,950	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Cambie Corridor</li> </ul>	\$1,142,627
8	4575 Ash St	South Cambie	Density Bonusing	20,579	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Cambie Corridor</li> </ul>	\$1,135,985
9	131-163 West 49th Avenue	Oakridge	Rezoning	55,564	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Cambie Corridor Public Benefit Strategy</li> </ul>	\$1,102,069
10	435 W 28th Ave	Riley Park	Density Bonusing	16,764	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Cambie Corridor</li> </ul>	\$925,373
11	851 West 33rd Avenue	South Cambie	Density Bonusing	16,494	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Cambie Corridor</li> </ul>	\$907,184

ID#	Address	Local Area	Approval Type	Density Increase (net ft <sup>2</sup> )	Public Benefits Secured	Total Public Benefits Value (\$)
-----	---------	------------	---------------	---	-------------------------	----------------------------------

**Cambie Corridor Plan (cont'd)**

12	975 W 52nd Ave	Oakridge	Density Bonusing	10,590	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$582,464
13	581 W 26th Ave	South Cambie	Density Bonusing	10,086	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$556,720
14	715 W 49th Ave	Oakridge	Density Bonusing	7,086	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$391,158
15	918 W 32nd Ave	South Cambie	Density Bonusing	7,051	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$389,231
16	187 W King Edward Ave	Riley Park	Density Bonusing	6,962	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$384,275
17	4118 Columbia St	Riley Park	Density Bonusing	6,819	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$376,395
18	157 W King Edward	Riley Park	Density Bonusing	6,795	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$375,084
19	778 W 27th Ave	South Cambie	Density Bonusing	5,665	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$312,680
20	277-291 West 42nd Avenue	Oakridge	Rezoning	115,825	<ul style="list-style-type: none"> <li>Housing – market rental (169 units)</li> <li>Housing – below market units (42 units)</li> <li>Public Art</li> </ul>	\$255,957
21	809 West 41st Avenue	South Cambie	Rezoning – Text Amendment	119,403	<ul style="list-style-type: none"> <li>Housing – market rental (110 units)</li> <li>Housing – below market units (21 units)</li> <li>Public Art</li> </ul>	\$236,392
22	495 West 41st Avenue	Riley Park	Rezoning	61,279	<ul style="list-style-type: none"> <li>Housing – market rental (99 units)</li> <li>Public Art</li> </ul>	\$199,694
23	756 W 26th Ave	South Cambie	Density Bonusing	2,801	<ul style="list-style-type: none"> <li>Affordable housing and amenities in Cambie Corridor</li> </ul>	\$154,629
24	3970-3998 Main Street	Riley Park	Rezoning	6,243	<ul style="list-style-type: none"> <li>Housing – market rental (110 units)</li> </ul>	\$0
25	5589-5661 Baillie Street	South Cambie	Rezoning	53,811	<ul style="list-style-type: none"> <li>Housing – market rental (120 units)</li> </ul>	\$0
<b>Subtotal Cambie Corridor Plan</b>				<b>3,884,581</b>		<b>\$ 44,254,545</b>

**Granville Loops Policy Plan**

26	625-777 Pacific Street and 1390 Granville Street	Downtown	Rezoning	350,486	<ul style="list-style-type: none"> <li>Land dedication for childcare and social housing</li> <li>Contribution toward childcare and housing in the Metro Core area</li> <li>Public Art</li> </ul>	\$38,912,024
<b>Subtotal Granville Loops Policy Plan</b>				<b>350,486</b>		<b>\$ 38,912,024</b>



ID#	Address	Local Area	Approval Type	Density Increase (net ft <sup>2</sup> )	Public Benefits Secured	Total Public Benefits Value (\$)
-----	---------	------------	---------------	---	-------------------------	----------------------------------

<b>West End Plan</b>						
27	1668-1684 Albemi Street	West End	Rezoning	186,068	<ul style="list-style-type: none"> <li>• Contribution toward delivery of West End Public Benefit Strategy</li> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Public Art</li> </ul>	\$37,503,538
28	1332 Thurlow Street and 1065 Harwood Street	West End	Rezoning	179,873	<ul style="list-style-type: none"> <li>• Housing – market rental (224 units)</li> <li>• Housing – below market (55 units)</li> <li>• Public Art</li> </ul>	\$431,412
29	1066-1078 Harwood Street	West End	Rezoning	179,105	<ul style="list-style-type: none"> <li>• Housing – market rental (223 units)</li> <li>• Housing – below market (55 units)</li> <li>• Public Art</li> </ul>	\$429,969
<b>Subtotal West End Plan</b>				<b>545,046</b>		<b>\$ 38,364,919</b>

<b>False Creek Flats Plan</b>						
30	1717 Lorne Street	Strathcona	Density Bonusing	141,162	<ul style="list-style-type: none"> <li>• Amenity contributions in the False Creek Flats</li> </ul>	\$16,939,560
31	450-496 Prior Street, 550 Malkin Avenue and 1002 Station	Strathcona	Rezoning	174,450	<ul style="list-style-type: none"> <li>• Housing – market rental (262 units)</li> <li>• Cultural amenity space</li> <li>• Public Art</li> </ul>	\$5,961,086
32	2150 Keith Drive	Strathcona	Density Bonusing	40,259	<ul style="list-style-type: none"> <li>• Amenity contributions in the False Creek Flats</li> </ul>	\$419,902
33	220 Prior Street	Strathcona	Density Bonusing	40,780	<ul style="list-style-type: none"> <li>• Amenity contributions in the False Creek Flats</li> </ul>	\$407,800
<b>Subtotal False Creek Flats Plan</b>				<b>396,651</b>		<b>\$ 23,728,348</b>

<b>Downtown South</b>						
34	1290 Homby Street	Downtown	Rezoning	104,357	<ul style="list-style-type: none"> <li>• Cultural Amenity Space</li> <li>• Contribution toward childcare in the Metro Core area</li> <li>• Contribution towards community and/or public safety facilities in the Metro Core area</li> <li>• Heritage – Heritage Conservation Reserve</li> </ul>	\$20,870,000
35	118-150 Robson Street (828 Cambie Street)	Downtown	Rezoning- Text Amendment	6,231	<ul style="list-style-type: none"> <li>• Housing – market rental (6 units)</li> <li>• Public Art</li> </ul>	\$12,337
<b>Subtotal Downtown South</b>				<b>110,588</b>		<b>\$ 20,882,337</b>

<b>East Fraser Lands Official Development Plan</b>						
36	3480 East Kent Avenue South and 3522 East Kent Avenue South	Killarney	Rezoning- Text Amendment	443,441	<ul style="list-style-type: none"> <li>• Housing – market rental (121 units)</li> <li>• Land dedication for future social housing</li> <li>• Delivery of Community Centre</li> </ul>	\$16,000,000
<b>Subtotal East Fraser Lands Official Development Plan</b>				<b>443,441</b>		<b>\$ 16,000,000</b>

ID#	Address	Local Area	Approval Type	Density Increase (net ft <sup>2</sup> )	Public Benefits Secured	Total Public Benefits Value (\$)
-----	---------	------------	---------------	---	-------------------------	----------------------------------

<b>Downtown Eastside Plan</b>						
37	365 Railway Street	Strathcona	Heritage Designation	18,519	• Heritage – onsite conservation	\$11,500,000
38	470 Homer Street	Downtown	Heritage Designation	3,010	• Heritage – onsite conservation	\$2,060,000
30	347 West Pender Street	Downtown	Heritage Designation	3,010	• Heritage – onsite conservation	\$2,060,000
40	418-496 Alexander Street	Downtown	Rezoning	77,395	• Housing – social housing (181 units) • Childcare facilities (37 spaces)	Non-profit project
<b>Subtotal Downtown Eastside Plan</b>				<b>101,934</b>		<b>\$ 15,620,000</b>

<b>Metropolitan Core Jobs Plan</b>						
41	524-526 Granville Street	Downtown	Rezoning	74,622	• Affordable housing and childcare in the Metro Core • Heritage – onsite conservation • Public Art	\$5,334,599
42	658 Homer St	Downtown	DPB - Heritage Density Transfer	3,227	• Heritage – Purchase of density	\$5,027,060
<b>Subtotal Metropolitan Core Jobs Plan</b>				<b>77,849</b>		<b>\$ 10,361,659</b>

<b>Marpole Plan</b>						
43	7929-7949 Cambie Street	Marpole	Rezoning	19,809	• Contribution toward delivery of Marpole Public Benefit Strategy • Heritage – Heritage Conservation Reserve	\$2,028,398
44	7969-7989 Cambie Street	Marpole	Rezoning	18,105	• Contribution toward delivery of Marpole Public Benefit Strategy • Heritage – Heritage Conservation Reserve	\$1,848,550
45	622-688 Southwest Marine Drive	Marpole	Rezoning – Text Amendment	408,410	• Housing – market rental (456 units) • Housing – below market units (117 units) • Public Art	\$900,593
46	500-650 West 57th Avenue	Marpole	Rezoning – Text Amendment	265,331	• Housing – market rental (117 units) • Housing – below market units (99 units) • Public Art	\$525,353
47	1007 W 58th Ave	Marpole	Density Bonusing	3,043	• Affordable housing and amenities in Marpole	\$60,868
48	7659 Granville St	Marpole	Density Bonusing	7,569	• Affordable housing and amenities in Marpole	\$41,520
49	185-193 Southwest Marine Drive	Marpole	Rezoning	20,189	• Housing – market rental (46 units)	\$0
<b>Subtotal Marpole Plan</b>				<b>742,456</b>		<b>\$ 5,405,282</b>

ID#	Address	Local Area	Approval Type	Density Increase (net ft <sup>2</sup> )	Public Benefits Secured	Total Public Benefits Value (\$)
<b>Broadway Plan / Mount Pleasant Plan</b>						
50	156-180 West 2nd Avenue	Mount Pleasant	Rezoning	117,114	<ul style="list-style-type: none"> <li>• Contribution toward delivery of Broadway Plan Public Benefits Strategy</li> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Public Art</li> </ul>	\$1,700,495
51	1477 West Broadway	Fairview	Rezoning	240,641	<ul style="list-style-type: none"> <li>• Housing – market rental (178 units)</li> <li>• Housing – below market units (45 units)</li> <li>• Public Art</li> </ul>	\$630,181
52	901 West Broadway	Fairview	Rezoning	57,805	<ul style="list-style-type: none"> <li>• Heritage – Heritage Conservation Reserve</li> <li>• Contribution toward delivery of Broadway Plan Public Benefits Strategy</li> </ul>	\$603,637
53	161 E 4th Avenue	Mount Pleasant	Density Bonusing	23,311	<ul style="list-style-type: none"> <li>• Amenity contributions in the Broadway Plan Area</li> </ul>	\$139,914
54	107 E 3rd Avenue	Mount Pleasant	Density Bonusing	12,054	<ul style="list-style-type: none"> <li>• Amenity contributions in the Broadway Plan Area</li> </ul>	\$72,324
55	2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Kitsilano	Rezoning	27,090	<ul style="list-style-type: none"> <li>• Housing – social housing (129 units)</li> </ul>	\$0
<b>Subtotal Broadway Plan / Mount Pleasant Plan</b>				<b>478,015</b>		<b>\$ 3,146,551</b>
<b>Grandview-Woodland Plan</b>						
56	2062-2092 East Broadway	Kensington - Cedar Cottage	Rezoning	38,245	<ul style="list-style-type: none"> <li>• Contribution toward delivery of Grandview-Woodland Public Benefit Strategy</li> <li>• Heritage – Heritage Conservation Reserve</li> </ul>	\$889,224
57	2037-2061 East Broadway	Grandview – Woodland	Rezoning	30,644	<ul style="list-style-type: none"> <li>• Contribution toward delivery of Grandview-Woodland Public Benefit Strategy</li> <li>• Heritage – Heritage Conservation Reserve</li> </ul>	\$712,450
58	2250 E 1st Ave	Grandview – Woodland	Density Bonusing	27,539	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Grandview-Woodland</li> </ul>	\$92,808
59	2075 E 1st Ave	Grandview – Woodland	Density Bonusing	12,144	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Grandview-Woodland</li> </ul>	\$40,924
60	2408 Victoria Drive	Grandview - Woodland	Density Bonusing	3,288	<ul style="list-style-type: none"> <li>• Affordable housing and amenities in Grandview-Woodland</li> </ul>	\$11,049
<b>Subtotal Grandview-Woodland Plan</b>				<b>111,860</b>		<b>\$ 1,746,455</b>
<b>Moderate Income Rental Housing Pilot Program</b>						
61	2406-2484 Renfrew Street	Hastings – Sunrise	Rezoning	102,270	<ul style="list-style-type: none"> <li>• Housing – market rental (144 units)</li> <li>• Housing – below market units (36 units)</li> <li>• Public Art</li> </ul>	\$286,284
<b>Subtotal Moderate Income Rental Housing Pilot Program</b>				<b>102,270</b>		<b>\$ 286,284</b>

ID#	Address	Local Area	Approval Type	Density Increase (net ft <sup>2</sup> )	Public Benefits Secured	Total Public Benefits Value (\$)
<b>Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)</b>						
62	4408-4488 Fraser Street and 707-709 East 29th Avenue	Kensington - Cedar Cottage	Rezoning	69,626	<ul style="list-style-type: none"> <li>Housing – market rental (100 units)</li> <li>Contribution toward the Affordable Housing Fund</li> </ul>	\$200,000
63	1515 West 49th Avenue	Kerrisdale	Rezoning	9,450	<ul style="list-style-type: none"> <li>Housing – market rental (8 units)</li> </ul>	\$0
<b>Subtotal Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas)</b>				<b>79,076</b>		<b><u>\$ 200,000</u></b>
<b>Secured Rental Policy (outside of Community Plan Areas)</b>						
64	2010 Harrison Drive	Victoria – Fraserview	Rezoning- Text Amendment	123,093	<ul style="list-style-type: none"> <li>Housing – market rental (61 units)</li> <li>Housing – below market units (15 units)</li> <li>Contribution towards public benefits in the Victoria-Fraserview/ Killarney Community Vision area</li> </ul>	\$192,000
65	3304 Kingsway	Killarney	Rezoning	19,312	<ul style="list-style-type: none"> <li>Housing – market rental (79 units)</li> </ul>	\$0
66	1369-1381 Kingsway	Kensington - Cedar Cottage	Rezoning	15,544	<ul style="list-style-type: none"> <li>Housing – market rental (49 units)</li> </ul>	\$0
67	2970 Kingsway	Renfrew – Collingwood	Rezoning	36,361	<ul style="list-style-type: none"> <li>Housing – market rental (127 units)</li> </ul>	\$0
68	4310 Slocan Street	Renfrew – Collingwood	Rezoning	5,294	<ul style="list-style-type: none"> <li>Housing – market rental (8 units)</li> </ul>	\$0
<b>Subtotal Secured Rental Policy (outside of Community Plan Areas)</b>				<b>199,604</b>		<b><u>\$ 192,000</u></b>
<b>Housing Vancouver Strategy</b>						
69	1406-1410 East King Edward Avenue	Kensington - Cedar Cottage	Rezoning	65,018	<ul style="list-style-type: none"> <li>Housing – social housing (109 units)</li> </ul>	Non-profit project
70	2009-2037 Stainsbury Avenue	Kensington - Cedar Cottage	Rezoning	90,389	<ul style="list-style-type: none"> <li>Housing – social housing (123 units)</li> </ul>	Non-profit project
<b>Subtotal Housing Vancouver Strategy</b>				<b>155,407</b>		<b><u>\$ 0</u></b>
<b>Southeast False Creek Official Development Plan</b>						
71	5-15 West 2nd Avenue and 1751 Ontario Street	Mount Pleasant	Rezoning	35,218	<ul style="list-style-type: none"> <li>Housing – market rental (98 units)</li> <li>Housing – below market units (24 units)</li> </ul>	\$0
<b>Subtotal Southeast False Creek Official Development Plan</b>				<b>35,218</b>		<b><u>\$ 0</u></b>
<b>Grand Total</b>				<b>7,814,482</b>		<b><u>\$219,100,404</u></b>

## Appendix D Rezoning Approved in 2022 that were Exempt from CACs

### 2022 CAC EXEMPTIONS



#### ■ Social Housing

1. 1406-1410 East King Edward Avenue
2. 2086-2098 West 7th Avenue, and 2091 West 8th Avenue
3. 418-496 Alexander Street
4. 2009-2037 Stainsbury Avenue

#### ■ Secured Rental Housing

1. 1369-1381 Kingsway
2. 3304 Kingsway
3. 185-193 Southwest Marine Drive
4. 1515 West 49th Avenue
5. 2970 Kingsway
6. 3970-3998 Main Street
7. 5589-5661 Baillie Street

#### Notes:

1. 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 2022, there were four rezonings to District Schedules, exclusively in the Cambie Corridor area:

- 5327-5477 Oak Street and 1006-1008 West 37th Avenue
- 877- 887 West 28th Avenue
- 5337-5387 Willow Street and 826 West 37th Avenue
- 160 West 44th Avenue

It's anticipated the City will receive approximately \$3M in density bonus contributions from the projects above based on the maximum density achievable.