

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2024-05-30 4:04:48 PM

Subject: Memo to Mayor & Council - 2023 CACs and Density Bonusing

Attachments: Annual Reports - Memo - 2023 CACs and Density Bonusing - May 2024.PDF
2023 Annual Report on DCLs - Memo to Council - May 2024 (PDF).PDF

Dear Mayor and Council,

- The City has a system of 'financing growth' tools comprised of Development Cost Levies (DCLs), Density Bonus Zoning Contributions, Community Amenity Contributions (CACs), and other development contributions to help deliver the necessary infrastructure to support growth. Deployment of these tools are typically done as part of the City's mid to long-term financial and capital planning processes.
- Each year, staff provide Council with an update on developer contributions collected or secured in 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.
- In late 2023, the Provincial government enacted the Housing Statutes (Development Financing) Amendment Act (Bill 46) to i) expand the DCL system to fund police, fire and solid waste/recycling facilities, and ii) introduce a new development contribution tool called Amenity Cost Charges (ACC). Work on the ACC is underway, with an anticipated implementation in 2026.
- **Attached** are two annual information memos summarizing: (1) 2023 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions; and (2) 2023 Development Cost Levies (DCLs).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Sḵwəxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

May 21, 2024

TO: Mayor and Council

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

FROM: Josh White, General Manager of Planning, Design and Sustainability

SUBJECT: 2023 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

The 2023 annual report includes information on Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs), including:

- 1) Cash-in-lieu contributions received
- 2) Projects completed using CAC and DBZ funding
- 3) Future contributions secured through approvals

Accompanying this memorandum is a separate update from Finance, Risk & Supply Chain Management on the 2023 Annual Report on Development Cost Levies (DCLs).

For more information on the CAC and DBZ annual report methodology, please see the [Background and Methodology document](#), and refer to the [Community Benefits from Development](#) document to learn how the City uses development contributions.

In November 2023, Sec 523 of the Vancouver Charter was amended by the Province through the enactment of Bill 46 – Housing Statutes (Development Financing) Amendment Act to introduce a new development contribution tool called Amenity Cost Charges (ACC). It's the City's intention to introduce ACCs as part of a wider update to the City's financing growth tools in 2026. In the interim, the City will continue producing the annual CAC report as well as continuing to use existing development contribution tools.

1) Cash-In-Lieu Contributions Received in 2023

In 2023, cash-in-lieu contributions collected at rezoning enactment or through the City's permitting approvals process totalled:

- \$19 million (Cash CACs totalling \$13 million and cash DBZs totalling \$6 million).

For more detailed and historical view of cash-in-lieu contributions see Appendix A.

2) Projects Completed

The table below highlights the public benefit projects completed in 2023 using CACs and/or DBZ contributions (cash and in-kind). For a historical view of all projects completed, see Appendix B.

| Name | Address | Project Type | Development Contribution Type |
|-------------------------|--------------------|---|-------------------------------|
| Dogwood Gardens | 7433 Cambie Street | 138 Social Housing units in Pearson Dogwood Development | In-kind CAC |
| North Arm Housing Co-op | 3510 Fraser St | 58 co-op housing units | Cash CAC and DCL |

3) Future Contributions Secured through Approvals in 2023

The City secures future cash and in-kind development contributions through rezonings and development permit board approvals. Cash and in-kind benefits secured at rezoning approval are received at rezoning enactment. These secured contributions are subject to applicant timelines and the delivery may be influenced by market or other conditions. In 2023, 67 projects received additional density through approvals, totalling 4.6 million ft² of net new additional floor area. Public benefits secured through approvals in exchange for granting of additional density were valued at approximately \$196 million of which 71% (\$140 million) was secured as in-kind contributions and 29% (\$56 million) was secured as future cash contributions.

In-kind benefits secured in 2023 are as follows:

- 186 units of social housing (City-owned); and
- 111 childcare spaces.

Council approves specific allocations to capital projects through future City capital planning and budgeting process. Cash and in-kind contributions were either committed to select public benefit categories or to 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 and are reported out qualitatively. Not included in the public benefit values above were:

- 4,570 units of secured market-owned and operated rental housing which includes 421 units of below-market/moderate-income rental housing;
- 421 social housing units, of which 136 units owned by the City and 285 units delivered and operated by non-profit providers; and
- 111 childcare spaces to be owned by non-profit providers.

For more detailed view of contributions secured from approvals and CAC exemptions please refer to the appendices.

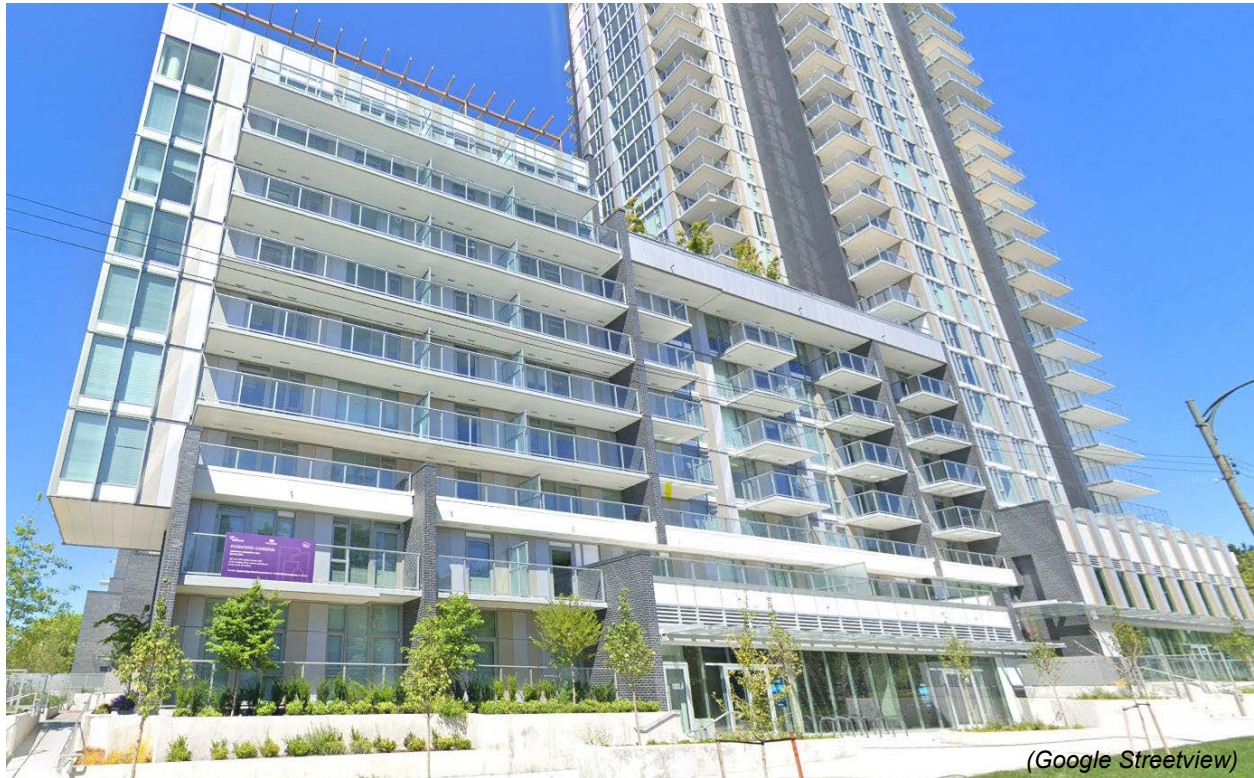
Previous annual reports and additional information on development contributions tools are available on the [City website](#). If you have any questions or would like more information, please contact Chris Robertson, Director, City-wide and Regional, Planning, Urban Design and Sustainability at: chris.robertson@vancouver.ca.

Sincerely,

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

Josh White
General Manager of Planning, Urban Design and Sustainability
604.877.5159 | josh.white@vancouver.ca

APPENDICES TO THE 2023 ANNUAL REPORT



Dogwood Gardens Affordable Housing

APPENDIX A - CASH CONTRIBUTIONS RECEIVED

APPENDIX B - COMPLETED PROJECTS FUNDED WITH CACs AND DBZs

APPENDIX C - FUTURE CONTRIBUTIONS SECURED FROM APPROVALS IN 2023

APPENDIX D - HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS

APPENDIX E - REZONINGS EXEMPT FROM CACS

**APPENDIX A
CASH CONTRIBUTIONS RECEIVED**

Cash Contributions Received in 2023 by Plan/ Policy Area

| AREA PLAN/ POLICY | CASH CAC | DENSITY BONUS CONTRIBUTIONS |
|----------------------------|----------------------|-----------------------------|
| Cambie Corridor Plan | \$ 12,356,698 | \$ 6,117,187 |
| West End Plan | \$ 933,736 | N/A |
| Vancouver Housing Strategy | \$ 200,000 | N/A |
| False Creek Flats | \$0 | \$ 65,040 |
| Total | \$ 13,490,434 | \$ 6,182,227 |

Historical View of Cash Contributions Received (past 5 years)

| YEAR | CASH CACs | DENSITY BONUS CONTRIBUTION | TOTAL |
|--------------|-----------------------|----------------------------|-----------------------|
| 2019 | \$ 41,620,171 | \$ 1,602,713 | \$ 43,222,884 |
| 2020 | \$ 13,109,321 | \$ 2,947,037 | \$ 16,056,358 |
| 2021 | \$ 38,378,118 | \$ 8,930,929 | \$ 47,309,047 |
| 2022 | \$ 62,851,373 | \$ 28,756,802 | \$ 91,608,175 |
| 2023 | \$ 13,490,434 | \$ 6,182,227 | \$ 19,672,661 |
| Total | \$ 169,449,417 | \$ 48,419,708 | \$ 217,869,125 |

APPENDIX B COMPLETED PROJECTS FUNDED WITH CACs AND DBZs (PAST 10 YEARS)

Completed Social Housing Projects 2014-2023



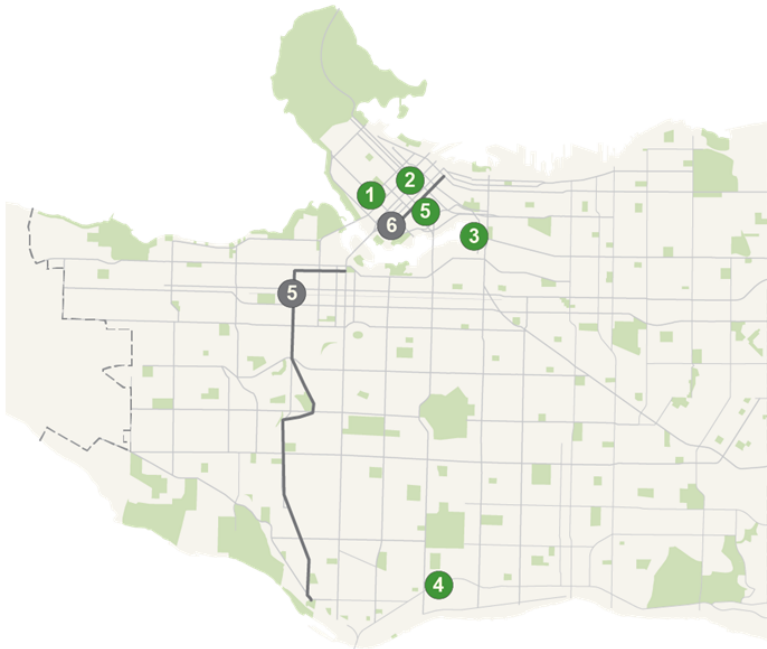
1. 1171 Jervis Street (27 Units)
2. 1105 Seymour Street (81 units)
3. Jubilee House (162 units)
4. Roddan Lodge (213 units)
5. Belcourt Residence (70 units)
6. Railyard Housing Co-op (135 units)
7. 187 Housing (30 units)
8. The Wohlsein (14 units)
9. YWCA xʷłəpicən (100 units)
10. North Arm Housing Co-op (58 units)
11. Dogwood Gardens (138 units)
12. Chelsea Marine (102 units)

Completed Childcare Projects 2014-2023



1. Gastown Parkades Childcare (74 spaces)
2. The Mark Children's Centre (37 spaces)
3. Charleson Children's Centre (37 spaces)
4. West Village Children's Centre (69 spaces)
5. Lord Tennyson Childcare (85 spaces)
6. Djavad Mowafaghian Childcare Centre (49 spaces)
7. David Lloyd George Childcare (69 spaces)
8. Marpole YMCA Childcare Centre (37 spaces)
9. Kids at Marine YMCA Childcare (37 spaces)
10. Salmonberry Childcare Centre (37 spaces)

Completed Parks, Open Space & Transportation Projects 2014-2023



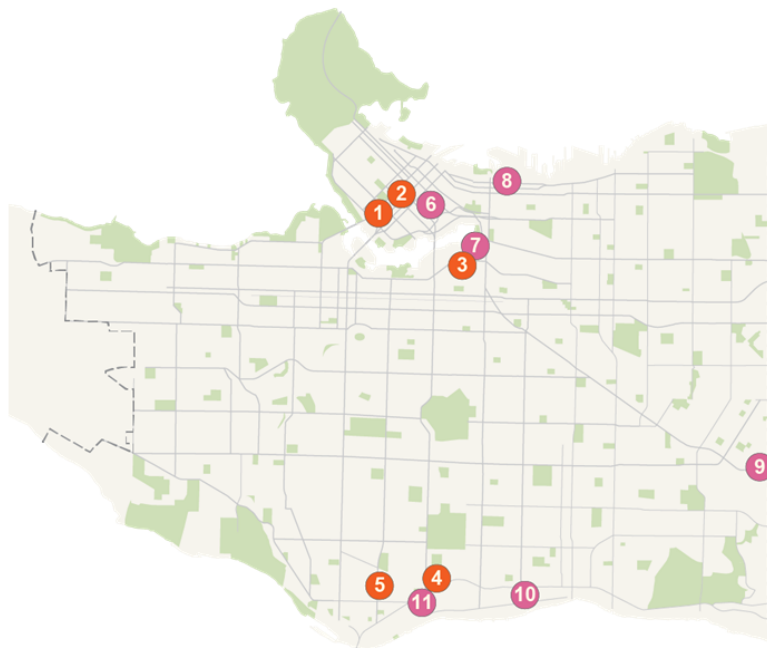
Parks and Open Spaces

1. Jim Deva Plaza
2. VAG Plaza Open Space Improvements
3. Creekside Park Improvements
4. 63rd and Yukon Green Infrastructure
5. sθəqəlxenəm ts'exwts'áxwi7 (Rainbow Park)

Transportation

5. Arbutus Greenway
6. Richards Street Upgrade

Completed Cultural and Community Facilities 2014-2023



Cultural Facilities

1. 825 Pacific Artist Hub
2. Howe Street Studios
3. BMO Theatre Centre
4. Studio Nunavut 1 & Nunavut 2
5. Joy Kogawa House - Land purchase

Community Facilities

6. Central Library Expansion
7. Creekside Paddling Centre
8. Evelyn Saller Centre
9. Collingwood Neighbourhood House - Annex
10. SVNH Southside Hub
11. Marpole Oakridge Family Place

APPENDIX C

CONTRIBUTIONS SECURED FROM APPROVALS IN 2023

To be collected/delivered in future years

| ID# | ADDRESS | APPROVAL TYPE | DENSITY INCREASE (NET FT ²) | PUBLIC BENEFITS SECURED | TOTAL PUBLIC BENEFITS VALUE (\$) |
|-----|---------|---------------|---|-------------------------|----------------------------------|
|-----|---------|---------------|---|-------------------------|----------------------------------|

| West End Plan | | | | | |
|-------------------------------|--------------------------|----------|------------------|--|-----------------------|
| 1 | 1040-1080 Barclay Street | Rezoning | 867,976 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (506 units) ○ Below market rental (130 units) ○ Social housing (99 units) • Childcare facilities (37 spaces) • Public Art | \$69,734,332 |
| 2 | 1063-1075 Barclay Street | Rezoning | 282,281 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Social housing (87 units) • Public Art | \$59,876,826 |
| 3 | 1045 Burnaby Street | Rezoning | 69,021 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (133 units) ○ Below market rental (37 units) • Public Art | \$211,959 |
| Subtotal West End Plan | | | 1,219,278 | | \$ 129,823,117 |

| Cambie Corridor Plan | | | | | |
|-----------------------------|---|----------|---------|--|-------------|
| 4 | 4711-4787 Cambie Street | Rezoning | 72,121 | <ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$7,455,648 |
| 5 | 5562-5688 Manson Street | Rezoning | 247,685 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (313 units) ○ Below market rental (79 units) • Childcare facilities (37 spaces) • Public Art | \$5,925,188 |
| 6 | 4261 Cambie Street and 503 West 27th Avenue | Rezoning | 42,499 | <ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$4,393,547 |
| 7 | 7688-7720 Cambie Street | Rezoning | 36,567 | <ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$3,780,251 |
| 8 | 5079-5161 Ash Street | Rezoning | 38,714 | <ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$2,797,908 |
| 9 | 5235-5275 Kersland Drive | Rezoning | 37,204 | <ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$2,688,661 |

| ID# | ADDRESS | APPROVAL TYPE | DENSITY INCREASE (NET FT ²) | PUBLIC BENEFITS SECURED | TOTAL PUBLIC BENEFITS VALUE (\$) |
|-----|---------|---------------|---|-------------------------|----------------------------------|
|-----|---------|---------------|---|-------------------------|----------------------------------|

| Cambie Corridor Plan (cont'd) | | | | | |
|--------------------------------------|--|--------------------------|----------------|--|----------------------|
| 10 | 618 West 32nd Avenue | Rezoning | 17,470 | <ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$1,806,049 |
| 11 | 5515-5525 Elizabeth Street | Rezoning | 19,766 | <ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$1,554,723 |
| 12 | 427-449 West 39th Avenue | Rezoning | 102,882 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (142 units) Below market rental (34 units) Public Art | \$230,112 |
| 13 | 319-359 West 49th Avenue (319 West 49th Avenue) | Rezoning- Text Amendment | 4,298 | <ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Cambie Corridor Public Benefit Strategy | \$86,267 |
| 14 | 657-685 East 18th Avenue | Rezoning | 12,636 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (31 units) | \$0 |
| 15 | 5828-5850 Granville Street | Rezoning | 38,294 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (91 units) | \$0 |
| 16 | 109 East 40th Avenue | Rezoning | 51,420 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (69 units) | \$0 |
| 17 | 550-606 East King Edward Avenue | Rezoning | 60,586 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (125 units) | \$0 |
| 18 | 3231-3245 Fraser Street and 675 East 17th Avenue | Rezoning | 43,800 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (88 units) Below market rental (22 units) | \$0 |
| 19 | 8120-8168 Lord Street and 540 West 65th Avenue | Rezoning | 72,273 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (141 units) Below market rental (5 units) | \$0 |
| Subtotal Cambie Corridor Plan | | | 898,215 | | \$ 30,718,354 |

| Marpole Plan | | | | | |
|------------------------------|---|----------|----------------|--|----------------------|
| 20 | 8029-8225 Oak Street and 1012 West 64th Avenue | Rezoning | 181,093 | <ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Marpole Public Benefit Strategy Public Art | \$16,989,720 |
| 21 | 396 Southwest Marine Drive | Rezoning | 221,082 | <ul style="list-style-type: none"> Childcare facilities (37 spaces) Public Art | \$7,418,945 |
| 22 | 1510 West 71st Avenue and 8733 Granville Street | Rezoning | 24,377 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (74 units) Heritage – Heritage Conservation Reserve Contribution toward delivery of Marpole Public Benefit Strategy | \$750,000 |
| Subtotal Marpole Plan | | | 426,552 | | \$ 25,158,665 |

| ID# | ADDRESS | APPROVAL TYPE | DENSITY INCREASE (NET FT ²) | PUBLIC BENEFITS SECURED | TOTAL PUBLIC BENEFITS VALUE (\$) |
|-----|---------|---------------|---|-------------------------|----------------------------------|
|-----|---------|---------------|---|-------------------------|----------------------------------|

| Metropolitan Core Jobs Plan | | | | | |
|---|---|---------------------------|----------------|--|--------------------|
| 23 | 848 Seymour Street | Rezoning | 160,724 | <ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art | \$3,017,662 |
| 24 | 852 Seymour Street | Heritage Designation | 0 | <ul style="list-style-type: none"> Heritage – onsite conservation | \$1,000,000 |
| 25 | 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard | Rezoning – Text Amendment | 17,136 | <ul style="list-style-type: none"> Affordable housing and childcare in the Metro Core Public Art | \$329,354 |
| Subtotal Metropolitan Core Jobs Plan | | | 177,860 | | \$4,347,016 |

| Other Areas | | | | | |
|-----------------------------|---|----------|----------------|---|---------------------|
| 26 | 6151-6261 Granville Street and 1511 West 47th Avenue | Rezoning | 222,619 | <ul style="list-style-type: none"> Public Art Contribution toward delivery of public benefits in the area | \$1,122,928 |
| 27 | 4330-4408 Arbutus Street and 2092 Nanton Avenue | Rezoning | 135,303 | <ul style="list-style-type: none"> Public Art Contribution toward delivery of public benefits in the area | \$734,402 |
| 28 | 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue | Rezoning | 0 | <ul style="list-style-type: none"> Childcare facilities (74 spaces) Public Art | \$263,806 |
| 29 | 4065 Victoria Drive | Rezoning | 11,935 | <ul style="list-style-type: none"> Childcare facilities (37 spaces) | Not-For-Profit |
| Subtotal Other Areas | | | 369,857 | | \$ 2,121,136 |

| Grandview-Woodland Plan | | | | | |
|---|--|----------|----------------|--|---------------------|
| 30 | 1961-1995 East Broadway and 2465 Semlin Drive | Rezoning | 45,369 | <ul style="list-style-type: none"> Contribution toward delivery of Grandview-Woodland Public Benefit Strategy Heritage – Heritage Conservation Reserve | \$1,420,000 |
| 31 | 103-111 North Templeton Drive and 2185 Oxford Street | Rezoning | 16,926 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (36 units) | \$0 |
| 32 | 1710-1730 East Pender Street | Rezoning | 110,451 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (191 units) | Not-For-Profit |
| Subtotal Grandview-Woodland Plan | | | 172,746 | | \$ 1,420,000 |

| Broadway Plan | | | | | |
|-------------------------------|--------------------------|--------------------------|---------------|---|---------------------|
| 33 | 855-865 West 10th Avenue | Rezoning | 55,980 | <ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Broadway Plan Public Benefits Strategy | \$1,383,000 |
| 34 | 351 West 16th Avenue | Rezoning | 4,502 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (13 units) | \$0 |
| 35 | 1780 Fir Street | Development Permit Board | 0 | <ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (80 units) Below market rental (20 units) | \$0 |
| Subtotal Broadway Plan | | | 60,482 | | \$ 1,383,000 |

| ID# | ADDRESS | APPROVAL TYPE | DENSITY INCREASE (NET FT ²) | PUBLIC BENEFITS SECURED | TOTAL PUBLIC BENEFITS VALUE (\$) |
|-----|---------|---------------|---|-------------------------|----------------------------------|
|-----|---------|---------------|---|-------------------------|----------------------------------|

| Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas) | | | | | |
|---|--|----------|--------|---|-----------|
| 36 | 5526-5592 Granville Street and 1498 West 39th Avenue | Rezoning | 91,955 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (91 units) ○ Below market rental (23 units) • Public Art | \$227,588 |
| 37 | 2596-2660 East 41st Avenue | Rezoning | 72,900 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (141 units) • Public Art | \$211,702 |
| 38 | 2821-2869 East 49th Avenue | Rezoning | 69,298 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (141 units) • Public Art | \$201,241 |
| 39 | 1977 West 41st Avenue and 5688 Maple Street | Rezoning | 55,672 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (62 units) ○ Below market rental (15 units) | \$0 |
| 40 | 807-847 East 33rd Avenue | Rezoning | 45,010 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (100 units) | \$0 |
| 41 | 1522 West 45th Avenue and 6137 Granville Street | Rezoning | 51,027 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (90 units) | \$0 |
| 42 | 5995-6015 Dunbar Street | Rezoning | 33,061 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (76 units) | \$0 |
| 43 | 3205 Arbutus Street | Rezoning | 22,816 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (54 units) | \$0 |
| 44 | 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue | Rezoning | 72,414 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (156 units) | \$0 |
| 45 | 3803 - 3823 West 10th Avenue | Rezoning | 52,023 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (68 units) ○ Below market rental (14 units) | \$0 |
| 46 | 3581 West 30th Avenue | Rezoning | 13,617 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (34 units) | \$0 |
| 47 | 3539 Hull Street | Rezoning | 1,281 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (4 units) | \$0 |
| 48 | 5650-5690 Blenheim Street | Rezoning | 58,245 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (120 units) | \$0 |
| 49 | 2001-2025 West 41st Avenue and 5683-5687 Maple Street | Rezoning | 15,504 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (34 units) | \$0 |
| 50 | 2325-2377 West 49th Avenue | Rezoning | 67,485 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (150 units) | \$0 |
| 51 | 3747 Renfrew Street | Rezoning | 10,450 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (18 units) | \$0 |
| 52 | 2560-2580 Trafalgar Street | Rezoning | 12,347 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (26 units) | \$0 |
| 53 | 2753-2769 East 49th Avenue | Rezoning | 37,990 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (84 units) | \$0 |

| ID# | ADDRESS | APPROVAL TYPE | DENSITY INCREASE (NET FT ²) | PUBLIC BENEFITS SECURED | TOTAL PUBLIC BENEFITS VALUE (\$) |
|-----|---------|---------------|---|-------------------------|----------------------------------|
|-----|---------|---------------|---|-------------------------|----------------------------------|

| Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas) cont'd | | | | | |
|--|--|----------|------------------|--|--------------------------|
| 54 | 5504-5536 Victoria Drive | Rezoning | 46,752 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (57 units) ○ Below market rental (14 units) | \$0 |
| 55 | 2005-2045 West 49th Avenue | Rezoning | 64,152 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (112 units) ○ Below market rental (28 units) | \$0 |
| 56 | 6081-6083 Collingwood Place | Rezoning | 16,200 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (30 units) | \$0 |
| 57 | 3529-3589 Arbutus Street and 2106 West 19th Avenue | Rezoning | 56,042 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (104 units) | \$0 |
| 58 | 6065-6075 Collingwood Place | Rezoning | 44,710 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (101 units) | \$0 |
| 59 | 2231-2247 East 41st Avenue | Rezoning | 32,199 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (82 units) | \$0 |
| 60 | 6470 Larch Street | Rezoning | 17,320 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (33 units) | \$0 |
| Subtotal Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas) | | | 1,060,470 | | <u>\$ 640,531</u> |

| Housing Vancouver Strategy - Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas) | | | | | |
|---|--|----------|---------------|--|--------------------------|
| 61 | 208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue | Rezoning | 82,722 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (131 units) • Contribution toward the public benefits in the Sunset area | \$610,000 |
| Subtotal Housing Vancouver Strategy - Affordable Housing Choices Interim Rezoning Policy (outside of Community Plan Areas) | | | 82,722 | | <u>\$ 610,000</u> |

| Downtown Eastside Plan | | | | | |
|--|------------------------------|----------------------|---------------|--|--------------------------|
| 62 | 314-328 West Hastings Street | Rezoning | 31,959 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (128 units) • Heritage – onsite conservation • Public Art | \$211,397 |
| 63 | 515 and 521 Hawks Avenue | Heritage Designation | 0 | <ul style="list-style-type: none"> • Heritage – onsite conservation | \$50,000 |
| 64 | 430-440 West Pender Street | Rezoning | 14,981 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ○ Market rental (80 units) | \$0 |
| Subtotal Downtown Eastside Plan | | | 46,940 | | <u>\$ 261,397</u> |

| ID# | ADDRESS | APPROVAL TYPE | DENSITY INCREASE (NET FT ²) | PUBLIC BENEFITS SECURED | TOTAL PUBLIC BENEFITS VALUE (\$) |
|-----|---------|---------------|---|-------------------------|----------------------------------|
|-----|---------|---------------|---|-------------------------|----------------------------------|

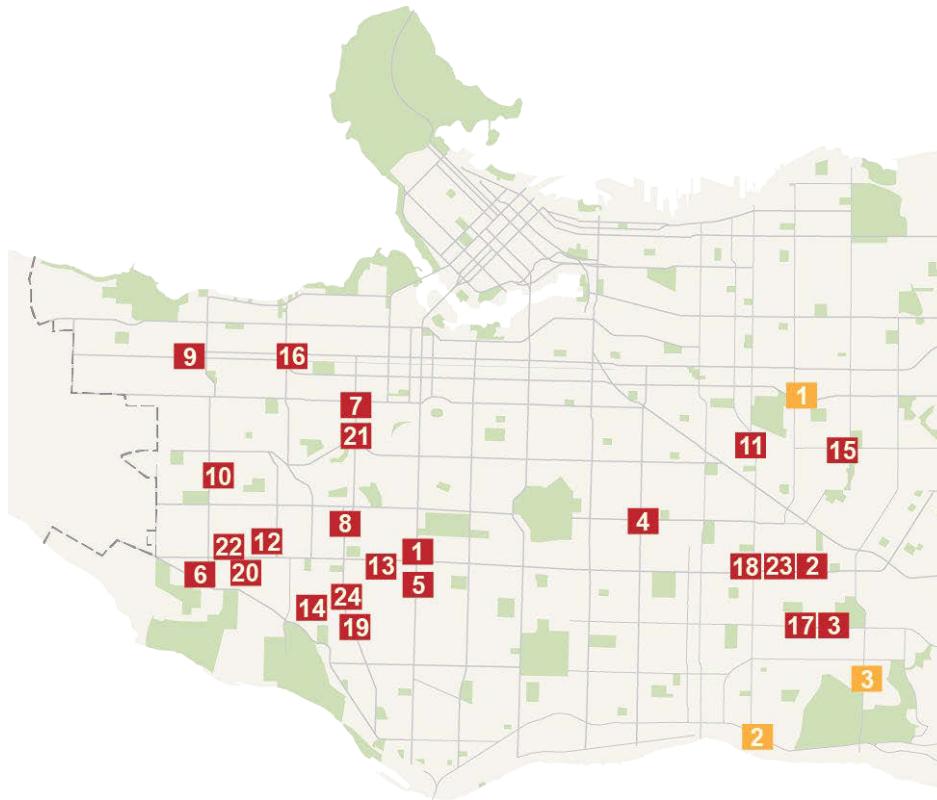
| Housing Vancouver Strategy – Social Housing (outside of Community Plan Areas) | | | | | |
|---|-----------------------------------|----------|------------------|--|-----------------------|
| 65 | 3132-3150 Rosemont Drive | Rezoning | 37,828 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Social housing (94 units) | Not-For-Profit |
| 66 | 1925 Southeast Marine Drive | Rezoning | 28,473 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Social housing (72 units) | Not-For-Profit |
| 67 | 2518-2540 Grandview Highway South | Rezoning | 23,658 | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Social housing (64 units) | Not-For-Profit |
| Subtotal Housing Vancouver Strategy – Social Housing (outside of Community Plan Areas) | | | 84,090 | | <u>\$ 0</u> |
| Grand Total | | | 4,605,081 | | \$ 196,483,216 |

APPENDIX D
HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS (PAST 5 YEARS)

| YEAR | COUNT OF POLICY ADDRESS | DENSITY INCREASE (SQ. FT.) | TOTAL CASH | TOTAL-IN KIND | TOTAL | SECURED MARKET RENTAL UNITS | SOCIAL UNITS | CHILDCARE SPACES |
|--------------|--------------------------------|-----------------------------------|----------------------|----------------------|------------------------|------------------------------------|---------------------|-------------------------|
| 2019 | 43 | 2,281,711 | \$36,699,063 | \$31,513,436 | \$68,234,670 | 1,027 | 327 | 155 |
| 2020 | 61 | 4,502,386 | \$69,985,243 | \$227,963,289 | \$297,948,532 | 2,385 | 1,077 | 69 |
| 2021 | 61 | 4,789,699 | \$146,932,269 | \$142,893,362 | \$290,406,354 | 2,756 | 1,426 | 188 |
| 2022 | 46 | 7,312,114 | \$130,735,602 | \$59,608,000 | \$190,343,602 | 4,156 | 1,082 | 185 |
| 2023 | 67 | 4,605,081 | \$56,488,586 | \$139,994,630 | \$196,483,216 | 4,570 | 607 | 222 |
| Total | 278 | 23,490,991 | \$440,840,764 | \$601,972,717 | \$1,043,416,375 | 14,894 | 4,519 | 819 |

APPENDIX E REZONINGS EXEMPT FROM CACs

2023 CAC Exemptions



Secured Rental Housing

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. 5526-5592 Granville Street and 1498 West 39th Avenue 2. 2596-2660 East 41st Avenue 3. 2821-2869 East 49th Avenue 4. 807-847 East 33rd Avenue 5. 1522 West 45th Avenue and 6137 Granville Street 6. 5995-6015 Dunbar Street 7. 3205 Arbutus Street 8. 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue 9. 3803 - 3823 West 10th Avenue 10. 3581 West 30th Avenue 11. 3539 Hull Street 12. 5650-5690 Blenheim Street 13. 2001-2025 West 41st Avenue and 5683-5687 Maple Street 14. 2325-2377 West 49th Avenue 15. 3747 Renfrew Street 16. 2560-2580 Trafalgar Street 17. 2753-2769 East 49th Avenue | <ol style="list-style-type: none"> 18. 5504-5536 Victoria Drive 19. 2005-2045 West 49th Avenue 20. 6081-6083 Collingwood Place 21. 3529-3589 Arbutus Street and 2106 West 19th Avenue 22. 6065-6075 Collingwood Place 23. 2231-2247 East 41st Avenue 24. 6470 Larch Street |
|--|---|

Social Housing

1. 2518-2540 Grandview Highway South
2. 1925 Southeast Marine Drive
3. 3132-3150 Rosemont Drive

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 2023, there were seven rezonings to District Schedules, exclusively in the Cambie Corridor area:

- 7057–7075 Oak Street and 1015 West 54th Avenue
- 691 West 28th Avenue
- 817-837 West 28th Avenue and 4375 Willow Street
- 6333-6369 Yukon Street
- 4721 Oak Street
- 692 West 30th Avenue
- 688 West 29th Avenue

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

Historical View of All CAC Exemptions (Past 5 Years)

| YEAR | SECURED MARKET RENTAL | | SOCIAL HOUSING | |
|--------------|-----------------------|--------------|----------------|--------------|
| | PROJECTS | UNITS | PROJECTS | UNITS |
| 2019 | 7 | 329 | 5 | 313 |
| 2020 | 8 | 393 | 4 | 488 |
| 2021 | 5 | 356 | 7 | 757 |
| 2022 | 7 | 489 | 4 | 542 |
| 2023 | 24 | 2,313 | 3 | 421 |
| Total | 51 | 3,880 | 23 | 2,521 |

MEMORANDUM

May 22, 2024

TO: Mayor and Council

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

FROM: Julia Aspinall, Deputy Director of Finance

SUBJECT: 2023 Annual Report on Development Cost Levies

RTS # N/A

Dear Mayor and Council,

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

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

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

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

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

The following DCL-funded projects were completed in 2023:

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

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

Regarding the City's DCL program, the consultant who assisted the City with the [DCL Update in 2022](#) indicated that Vancouver is "recognized as a nation-wide leader in DCL transparency".

City staff is continuing to work through Metro Vancouver's Regional Finance Advisory Committee to share and adopt best practices and to enhance coordination in setting DCCs/DCLs across the region.

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

Sincerely,



Julia Aspinall
Deputy Director of Finance

604.871.6281 | julia.aspinall@vancouver.ca



2023 Annual Report on Development Cost Levies



North Arm Housing Co-op at Fraser St. and E. 19th Ave.

May 2024

SUMMARY

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

This memo fulfills the reporting requirements of the [Vancouver Charter](#), and enhances the accountability and transparency of the City's strategic investment of development contributions in public amenities and infrastructure to address population and employment growth.

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

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

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

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

BACKGROUND

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

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

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

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

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

What can DCLs fund?

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

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

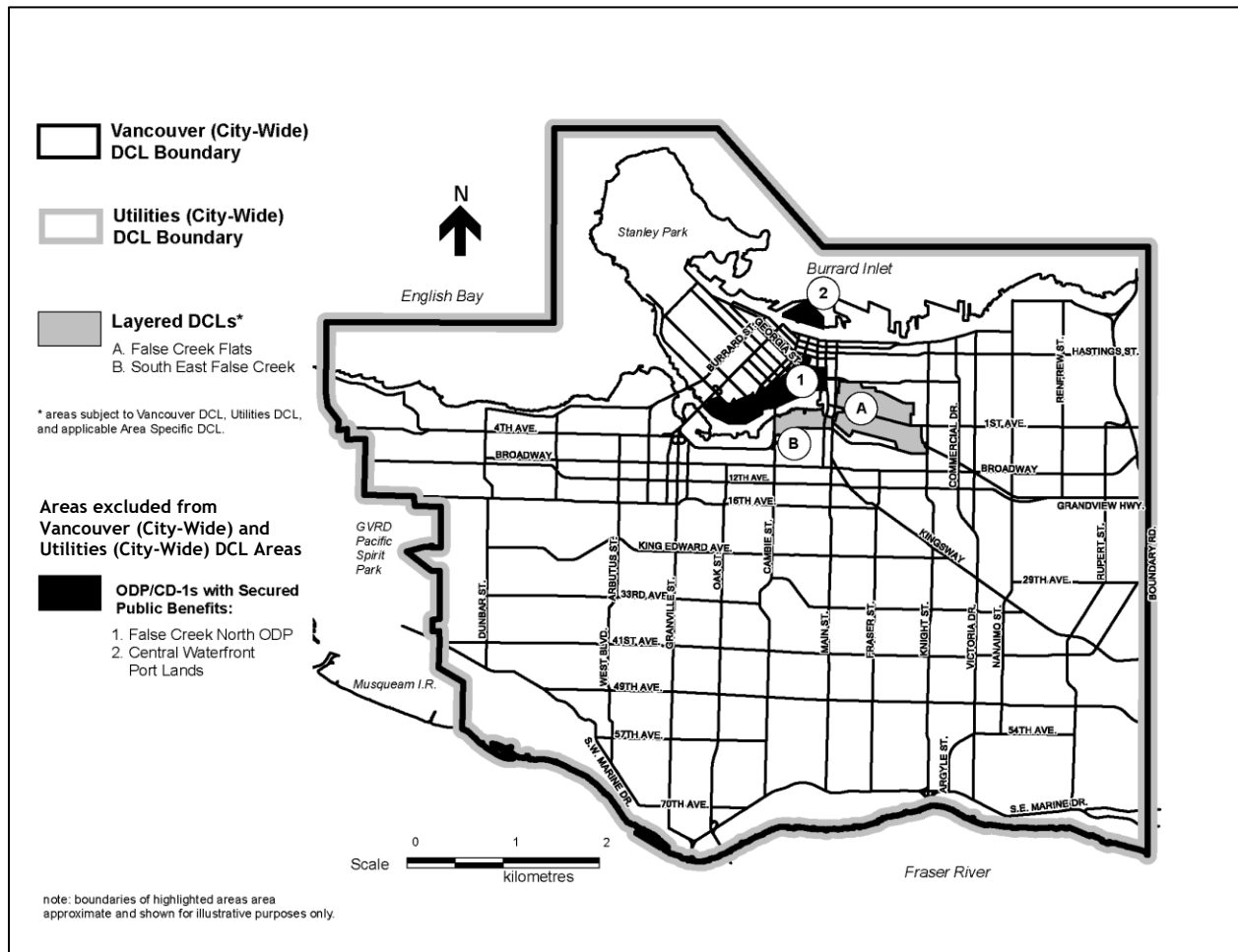
What are DCL districts?

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

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

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

Map 1 — DCL Districts



Appendix A contains additional information on the DCL system.

When are DCLs paid?

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

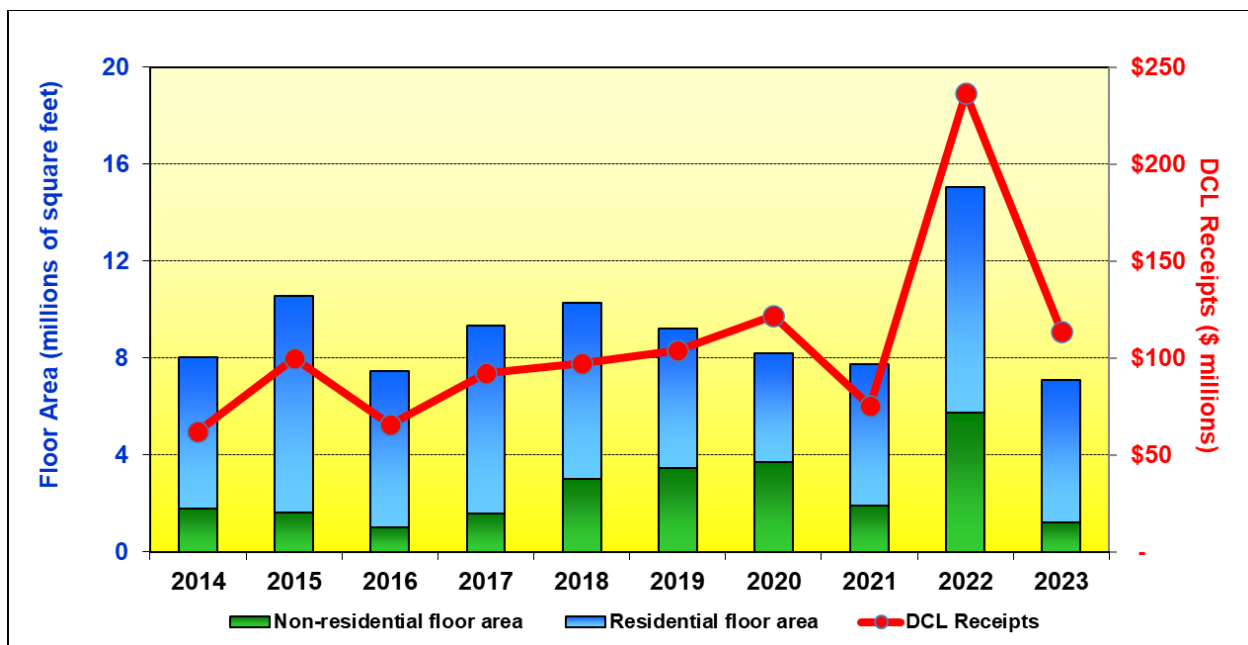
STRATEGIC ANALYSIS

DCL Receipts

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

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

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



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

DCL Exemptions, Waivers & Reductions

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

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

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

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

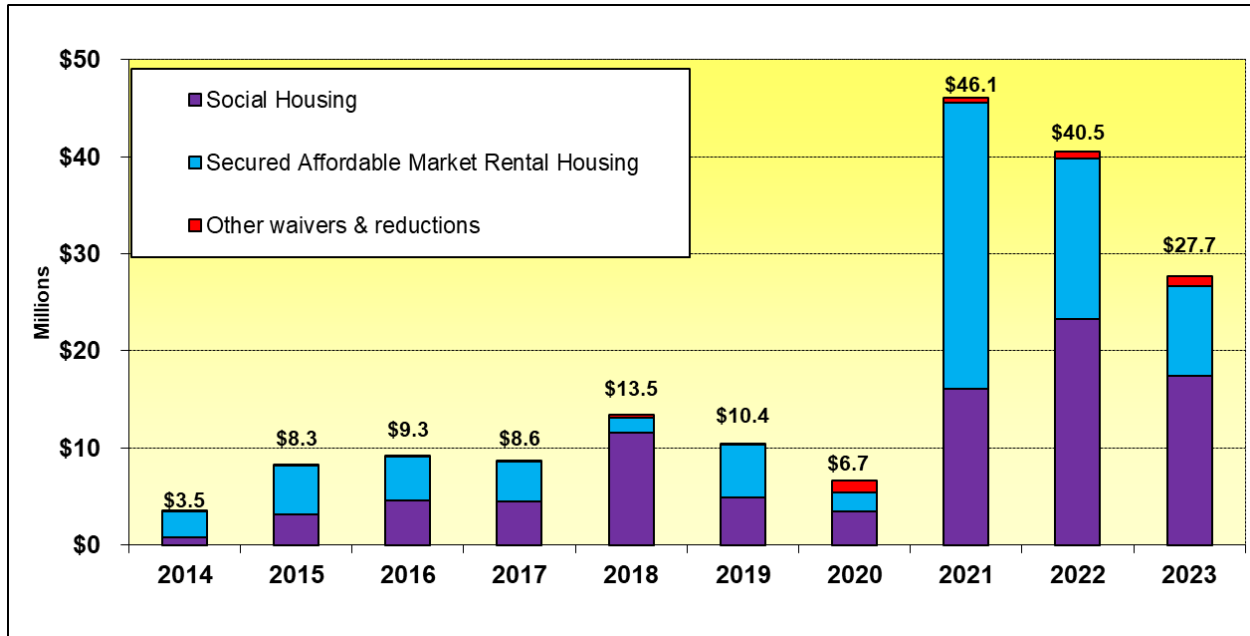
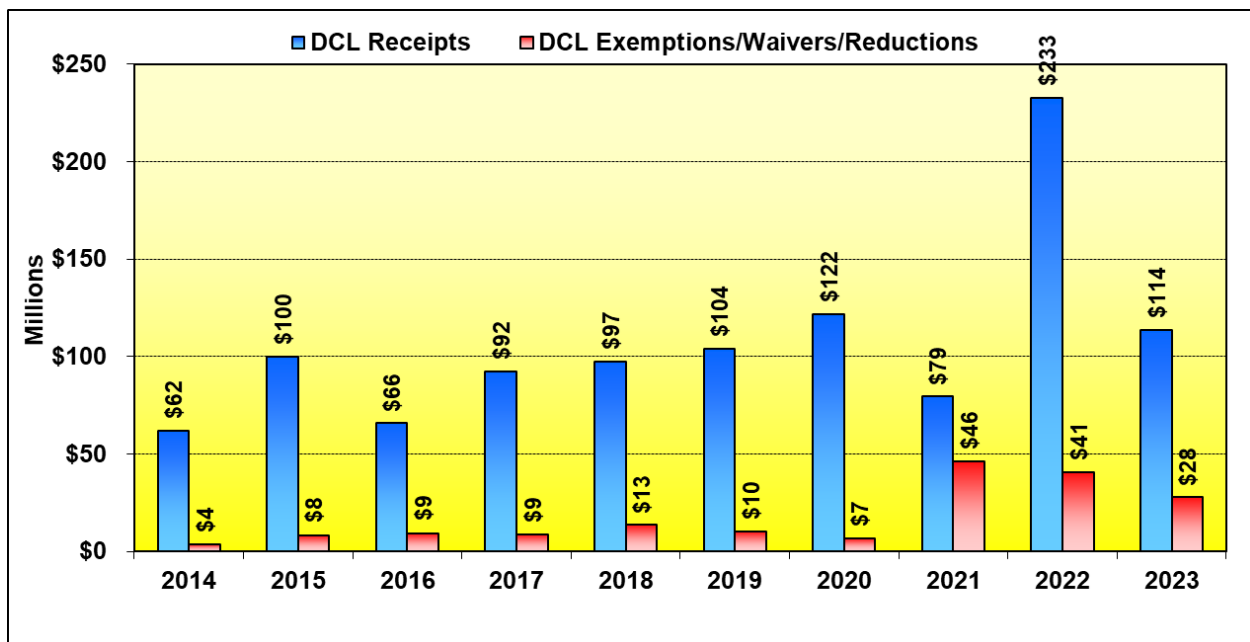


Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years. During this period total DCLs exempted/waived/reduced was \$174 million, or 18% of DCLs collected over the period. Appendix E contains further details on exemptions/waivers/reductions.

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

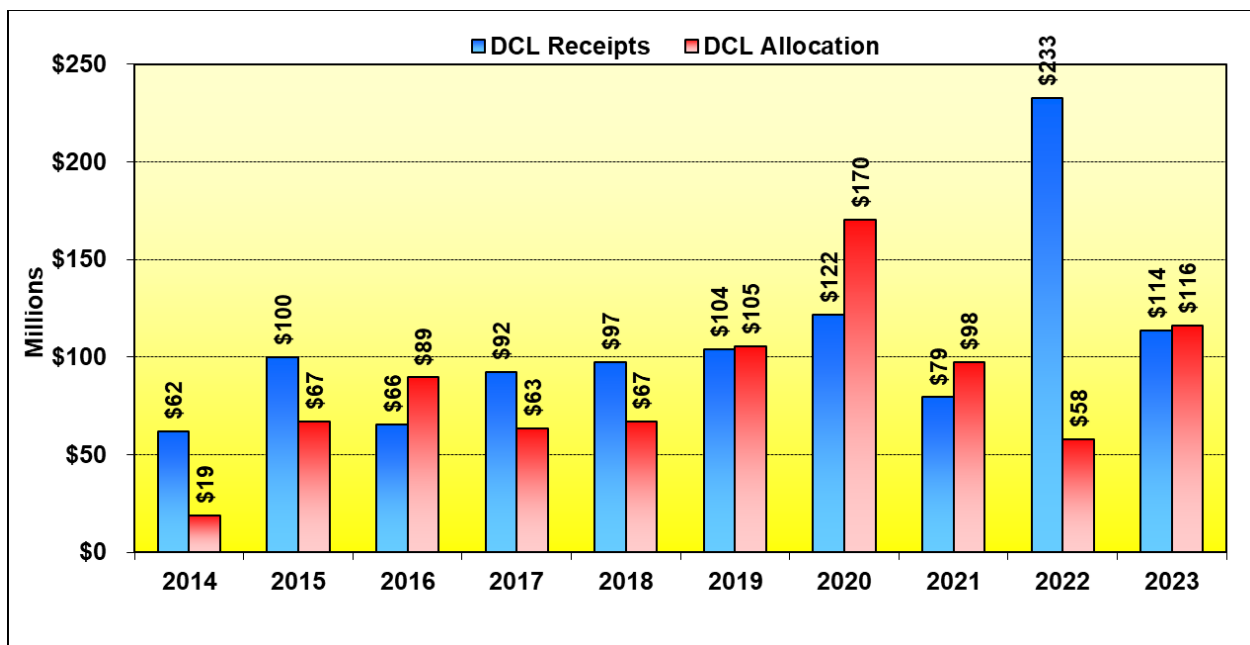


DCL Allocation for Capital Expenditures

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

Figure 4 shows DCL receipts and allocations for the last 10 years. Of the \$1.07 billion of DCL receipts during that period, Council allocated \$853 million (80%) to fund eligible capital projects. DCL allocation varies from year to year due in part to the timing of individual capital projects.

Figure 4 — DCL Receipts & DCLs Allocations by Year (2014-2023)



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

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

Unallocated DCL Balance

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

APPENDIX A ADDITIONAL BACKGROUND ON DEVELOPMENT COST LEVIES

Vancouver Charter

- In 1990, the Province amended the *Vancouver Charter* ([Section 523D](#)), giving Council the authority to use DCLs to help fund eligible public amenities and infrastructure needed for growth in the city: replacement housing, childcare, parks, transportation, potable water, wastewater/sewer and rainwater/drainage.
- In 2008, the Province amended the *Vancouver Charter* and the *Local Government Act*, requiring that each municipality in B.C. submit to Council a report on DCLs for the previous year.
- In 2008, the Province amended the *Vancouver Charter* and the *Local Government Act*, allowing municipalities to waive DCLs for eligible 'for-profit affordable rental housing'.
- In 2014, the Province amended the *Vancouver Charter* to extend in-stream DCL rate protection to rezoning and development permit applications.
- In 2023, the Province amended the *Vancouver Charter* to expand eligible categories that can be funded with DCLs: police, fire and solid waste/recycling.

City By-Laws & Policies

- Between 1992 and 2007, Council approved 11 DCL Districts - [City-wide DCL](#), seven Area-specific DCL¹ and three Layered DCL² - and applied varying DCL rates to offset the anticipated growth-related costs.
- In [2004](#), Council adopted the Financing Growth Policy that sets the framework for the collection and allocation of DCLs to help fund eligible public amenities needed for growth.
- In [2008](#), Council approved adjustment of the City-wide DCL rates to reflect land and construction cost inflation and implementation of new rates to be effective in January 2010.
- In [2009](#), Council adopted the annual inflationary adjustment system for the City-wide and Area-specific DCL rates, and further directed staff to adjust these rates annually with the new rates effective on September 30 of each year.
- In [2009](#), Council approved the Short Term Incentives for Rental Program (STIR) (2009 to 2011) and in [2012](#), the Secured Market Rental Housing Policy (Rental 100) Program, including waivers of DCLs for eligible affordable rental housing projects. In [2013](#), Council amended the definition of 'for-profit affordable rental housing' in the DCL by-laws.
- In [2013](#), Council approved replacement of the Oakridge-Langara DCL rates with City-Wide DCL rates effective March 12, 2014, reducing the number of DCL Districts from 11 to 10.
- In [2015](#), Council approved replacement of five Area-Specific DCL rates with City-Wide DCL rates (Arbutus, Burrard Slopes, Cedar Cottage/Welwyn, Dundas/Wall and Triangle West), effective July 21, 2016, which reduced the number of DCL Districts from 10 to 5.
- In [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

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

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

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

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

DCL Rates

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

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

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

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

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

DCL Allocation for Capital Expenditures

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

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

**APPENDIX B
CONSOLIDATED HISTORICAL DCL SUMMARY**

| YEAR | APPROVED FLOOR AREA ALL DISTRICTS | DCLs COLLECTED ALL DISTRICTS | INTEREST & ADJUSTMENTS ALL DISTRICTS | DCL RECEIPTS ALL DISTRICTS | DCL ALLOCATION ALL DISTRICTS | UNALLOCATED BALANCE ALL DISTRICTS |
|----------------------|-----------------------------------|------------------------------|--------------------------------------|----------------------------|------------------------------|-----------------------------------|
| 1993 | 137,556 ft ² | \$ 850,096 | \$ - | \$ 850,096 | \$ - | \$ 850,096 |
| 1994 | 135,000 ft ² | \$ 834,251 | \$ - | \$ 834,251 | \$ - | \$ 1,684,347 |
| 1995 | 312,895 ft ² | \$ 1,670,257 | \$ - | \$ 1,670,257 | \$ - | \$ 3,354,604 |
| 1996 | 733,382 ft ² | \$ 4,418,907 | \$ - | \$ 4,418,907 | \$ - | \$ 7,773,510 |
| 1997 | 339,523 ft ² | \$ 2,088,446 | \$ - | \$ 2,088,446 | \$ 3,191,845 | \$ 6,670,111 |
| 1998 | 1,159,622 ft ² | \$ 6,362,329 | \$ - | \$ 6,362,329 | \$ 999,377 | \$ 12,033,063 |
| 1999 | 550,400 ft ² | \$ 2,126,997 | \$ - | \$ 2,126,997 | \$ 9,161,370 | \$ 4,998,690 |
| 2000 | 2,233,390 ft ² | \$ 6,797,309 | \$ 233,228 | \$ 7,030,537 | \$ 5,130,500 | \$ 6,898,728 |
| 2001 | 2,957,630 ft ² | \$ 10,100,456 | \$ 733,483 | \$ 10,833,940 | \$ 8,128,074 | \$ 9,604,594 |
| 2002 | 3,436,126 ft ² | \$ 12,382,608 | \$ 786,579 | \$ 13,169,187 | \$ 3,734,230 | \$ 19,039,551 |
| 2003 | 3,883,210 ft ² | \$ 9,435,833 | \$ 1,085,590 | \$ 10,521,423 | \$ 10,652,010 | \$ 18,908,965 |
| 2004 | 4,963,289 ft ² | \$ 21,307,767 | \$ 1,180,089 | \$ 22,487,856 | \$ 12,737,337 | \$ 28,659,484 |
| 2005 | 4,332,017 ft ² | \$ 23,822,982 | \$ 1,738,342 | \$ 25,561,325 | \$ 24,563,898 | \$ 29,656,910 |
| 2006 | 4,761,182 ft ² | \$ 20,982,451 | \$ 2,452,503 | \$ 23,434,954 | \$ 12,271,250 | \$ 40,820,614 |
| 2007 | 7,897,494 ft ² | \$ 54,494,070 | \$ 4,428,513 | \$ 58,922,583 | \$ 47,027,367 | \$ 52,715,830 |
| 2008 | 4,552,796 ft ² | \$ 17,340,459 | \$ 5,110,330 | \$ 22,450,790 | \$ 30,792,608 | \$ 44,374,012 |
| 2009 | 4,729,610 ft ² | \$ 19,887,888 | \$ 5,071,019 | \$ 24,958,907 | \$ 20,435,600 | \$ 48,897,319 |
| 2010 | 5,747,898 ft ² | \$ 28,709,185 | \$ 2,371,029 | \$ 31,080,214 | \$ 33,218,678 | \$ 46,758,855 |
| 2011 | 7,339,967 ft ² | \$ 52,183,589 | \$ 3,138,770 | \$ 55,322,359 | \$ 27,797,512 | \$ 74,283,702 |
| 2012 | 9,798,049 ft ² | \$ 75,325,783 | \$ 3,494,849 | \$ 78,820,632 | \$ 13,136,011 | \$ 139,968,323 |
| 2013 | 7,249,461 ft ² | \$ 57,587,508 | \$ 3,707,660 | \$ 61,295,168 | \$ 67,954,535 | \$ 133,308,956 |
| 2014 | 8,042,730 ft ² | \$ 57,475,282 | \$ 4,481,036 | \$ 61,956,317 | \$ 18,885,490 | \$ 176,379,784 |
| 2015 | 10,552,704 ft ² | \$ 94,686,178 | \$ 5,074,758 | \$ 99,760,936 | \$ 67,024,526 | \$ 209,116,194 |
| 2016 | 7,472,629 ft ² | \$ 61,857,908 | \$ 3,787,952 | \$ 65,645,859 | \$ 89,479,633 | \$ 185,282,421 |
| 2017 | 9,321,294 ft ² | \$ 88,182,011 | \$ 4,078,885 | \$ 92,260,896 | \$ 63,450,569 | \$ 214,092,748 |
| 2018 | 10,281,318 ft ² | \$ 92,029,089 | \$ 5,284,072 | \$ 97,313,160 | \$ 66,951,499 | \$ 244,454,409 |
| 2019 | 9,095,284 ft ² | \$ 96,203,683 | \$ 7,802,036 | \$ 104,005,718 | \$ 105,254,765 | \$ 243,205,363 |
| 2020 | 8,057,822 ft ² | \$ 114,936,916 | \$ 6,938,830 | \$ 121,875,746 | \$ 170,232,384 | \$ 194,848,725 |
| 2021 | 7,773,350 ft ² | \$ 75,412,982 | \$ 4,051,622 | \$ 79,464,604 | \$ 96,957,758 | \$ 177,355,571 |
| 2022 | 15,269,397.53 | \$ 220,849,397 | \$ 11,694,483 | \$ 232,543,880 | \$ 58,432,721 | \$ 351,466,730 |
| 2023 | 7,130,341 ft ² | \$ 86,622,090 | \$ 26,896,622 | \$ 113,518,711 | \$ 116,209,933 | \$ 348,775,507 |
| Last 10 years | 92,996,869 ft² | \$ 988,255,535 | \$ 80,090,294 | \$ 1,068,345,829 | \$ 852,879,278 | \$ 215,466,551 |
| All years | 170,247,365 ft² | \$ 1,416,964,706 | \$ 115,622,279 | \$ 1,532,586,986 | \$ 1,183,811,478 | \$ 348,775,507 |

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

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

Notes:

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

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

| | RECEIPTS | | | ALLOCATIONS | | | UNALLOCATED BALANCE |
|-----------------------------|-----------------------|---------------------|-----------------------|-----------------------|---------------------|-----------------------|----------------------|
| | PRIOR TO 2023 | 2023 | TOTAL | PRIOR TO 2023 | 2023 | TOTAL | |
| AREA-SPECIFIC | | | | | | | |
| Downtown South | <i>(closed 2017)</i> | | | | | | |
| Park | 44,424,723 | 146,891 | 44,571,614 | 41,508,414 | 750,000 | 42,258,414 | 2,313,200 |
| Replacement Housing | 47,629,254 | 643,758 | 48,273,012 | 34,848,419 | - | 34,848,419 | 13,424,593 |
| Childcare | 11,705,022 | 354,184 | 12,059,206 | 4,673,238 | - | 4,673,238 | 7,385,968 |
| Transportation | 4,700,680 | - | 4,700,680 | 4,700,680 | - | 4,700,680 | - |
| Sub-total | 108,459,679 | 1,144,833 | 109,604,511 | 85,730,751 | 750,000 | 86,480,751 | 23,123,760 |
| Burrard Slopes | <i>(closed 2015)</i> | | | | | | |
| Park | 9,909,142 | - | 9,909,142 | 9,909,142 | - | 9,909,142 | - |
| Replacement Housing | 507,213 | - | 507,213 | 507,213 | - | 507,213 | - |
| Childcare | 2,258,608 | 108,203 | 2,366,811 | - | - | - | 2,366,811 |
| Transportation | 1,085,033 | - | 1,085,033 | 1,085,033 | - | 1,085,033 | - |
| Sub-total | 13,759,995 | 108,203 | 13,868,198 | 11,501,387 | - | 11,501,387 | 2,366,811 |
| Arbutus | <i>(closed 2015)</i> | | | | | | |
| Childcare | 3,583,638 | 53,662 | 3,637,300 | 2,545,385 | - | 2,545,385 | 1,091,915 |
| Transportation | 384,953 | 5,764 | 390,718 | 124,366 | - | 124,366 | 266,352 |
| Sub-total | 3,968,591 | 59,426 | 4,028,017 | 2,669,751 | - | 2,669,751 | 1,358,267 |
| Oakridge-Langara | <i>(closed 2013)</i> | | | | | | |
| Park | 10,129,448 | 338,141 | 10,467,590 | 6,870,000 | 3,570,000 | 10,440,000 | 27,590 |
| Replacement Housing | 4,768,659 | - | 4,768,659 | 4,768,659 | - | 4,768,659 | - |
| Transportation | 1,014,441 | - | 1,014,441 | 1,014,441 | - | 1,014,441 | - |
| Sub-total | 15,912,548 | 338,141 | 16,250,690 | 12,653,100 | 3,570,000 | 16,248,165 | 27,590 |
| Triangle West | <i>(closed 2015)</i> | | | | | | |
| Park | 11,565,714 | 591,377 | 12,157,091 | - | 100,000 | 100,000 | 12,057,091 |
| Replacement Housing | 7,019,841 | - | 7,019,841 | 7,019,841 | - | 7,019,841 | - |
| Childcare | 3,055,094 | 156,213 | 3,211,307 | - | - | - | 3,211,307 |
| Sub-total | 21,640,649 | 747,590 | 22,388,240 | 7,019,841 | 100,000 | 7,119,841 | 15,268,399 |
| Cedar Cottage/Welwyn | <i>(closed 2015)</i> | | | | | | |
| Replacement Housing | 750,772 | - | 750,772 | 750,772 | - | 750,772 | - |
| Childcare | 691,211 | 39,135 | 730,345 | - | - | - | 730,345 |
| Transportation | 144,672 | 8,191 | 152,863 | - | - | - | 152,863 |
| Sub-total | 1,586,655 | 47,326 | 1,633,981 | 750,772 | - | 750,772 | 883,208 |
| Sub-total | \$ 165,328,118 | \$ 2,445,519 | \$ 167,773,637 | \$ 120,325,603 | \$ 4,420,000 | \$ 124,770,667 | \$ 43,028,034 |

Notes:

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

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

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

Notes:

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

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

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

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

DCLs Exemptions for Social Housing Projects

(Vancouver Charter, s523D(10)(d))

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

| YEAR | ADDRESS | HOUSING UNITS | DCL DISTRICT | DCL EXEMPTION | YEARLY TOTAL |
|---------------|------------------------|---------------|-----------------------------|---------------|--------------|
| Pre-2014 | 54 projects | 3,530 | | 20,873,323 | 20,873,323 |
| 2014 | 626 Alexander | 5 | City-wide | 20,272 | 829,232 |
| | 557 East Cordova | 5 | City-wide | 27,300 | |
| | 138 East Hastings | 18 | City-wide | 103,096 | |
| | 720 East Hastings | 21 | City-wide | 372,590 | |
| | 2610 Victoria | 28 | City-wide | 304,400 | |
| | 704 West 69th | 1 | Oakridge-Langara | 1,574 | |
| 2015 | 41 East Hastings | 102 | City-wide | 731,236 | 3,181,074 |
| | 933 East Hastings | 70 | City-wide | 574,356 | |
| | 311 East 6th Ave. | 14 | City-wide | 133,539 | |
| | 1720 Kingsway | 48 | City-wide | 372,265 | |
| | 1108 Pendrell | 45 | City-wide | 403,067 | |
| | 1105 Seymour | 81 | Downtown South | 966,611 | |
| 2016 | 95 East 1st | 135 | City-wide | 3,221,572 | 4,555,898 |
| | 3090 East 54th | 31 | City-wide | 414,740 | |
| | 288 East Hastings | 104 | City-wide | 536,615 | |
| | 1171 Jervis | 27 | City-wide | 129,536 | |
| | 179 Main | 9 | City-wide | 55,449 | |
| | 220 Terminal | 40 | City-wide | 197,986 | |
| 2017 | 2468 Balaclava | 71 | City-wide | 804,353 | 4,479,300 |
| | 3795 Commercial | 9 | Cedar Cottage/Welwyn Street | 48,578 | |
| | 3595 Kingsway | 44 | City-wide | 368,309 | |
| | 3175 Riverwalk | 109 | City-wide | 1,136,128 | |
| | 5648 Victoria | 48 | City-wide | 509,973 | |
| | 585 West 41st | 46 | City-wide | 448,680 | |
| | 4188 Yew | 100 | City-wide | 1,163,279 | |
| 2018 | 2132 Ash St | 52 | City-wide | 88,848 | 11,547,790 |
| | 1180 Broughton St | 68 | City-wide | 662,241 | |
| | 610 & 620 Cambie St | 98 | City-wide | 170,592 | |
| | 124 Dunlevy Av | 213 | City-wide | 851,069 | |
| | 180 E 2nd Av | 30 | City-wide | 263,978 | |
| | 137 E 37th Av | 46 | City-wide | 79,827 | |
| | 188 E 6th Ave | 145 | City-wide | 1,656,595 | |
| | 1131 Franklin St | 39 | City-wide | 75,053 | |
| | 5077 & 5095 Heather St | 98 | City-wide | 170,592 | |
| | 7430 & 7460 Heather St | 78 | City-wide | 107,717 | |
| | 4480 Kaslo St | 52 | City-wide | 88,852 | |
| | 1033 Nelson St | 61 | City-wide | 705,821 | |
| | 3183 Pierview Crescent | 89 | City-wide | 1,300,037 | |
| | 3245 Pierview Crescent | 51 | City-wide | 723,487 | |
| | 525 Powell St | 39 | City-wide | 53,843 | |
| | 1482 Robson St | 83 | City-wide | 1,232,028 | |
| | 2425 St. Catherines St | 51 | City-wide | 735,043 | |
| | 258 Union St | 52 | City-wide | 90,009 | |
| | 6465 Vivian St | 139 | City-wide | 905,850 | |
| | 265 W 1st Av | 52 | City-wide | 90,006 | |
| 1495 W 8th Av | 150 | City-wide | 1,496,303 | | |

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

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

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

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

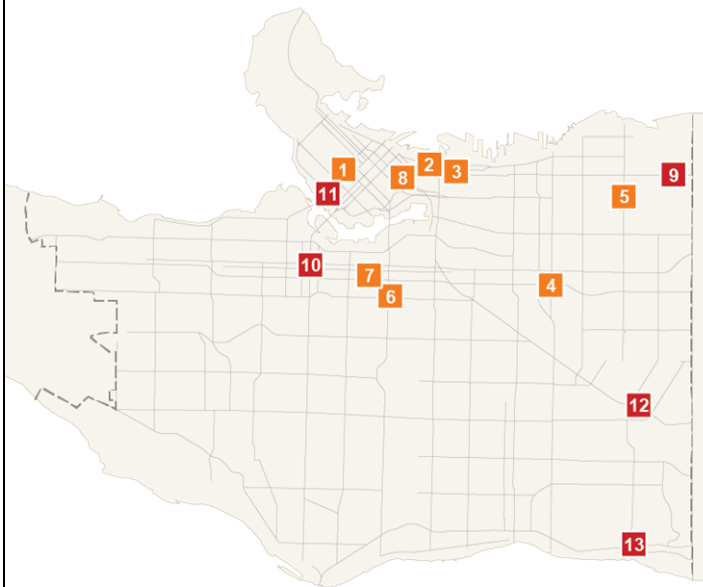
| YEAR | ADDRESS | HOUSING UNITS | Includes below-market units? | Below Market Rental units | DCL DISTRICT | DCL WAIVED | YEARLY TOTAL |
|----------------------------------|---|---------------|------------------------------|---------------------------|-----------------------|------------|--------------|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

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

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

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

2023 DCL EXEMPTIONS & WAIVERS



Exemptions for Social Housing

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

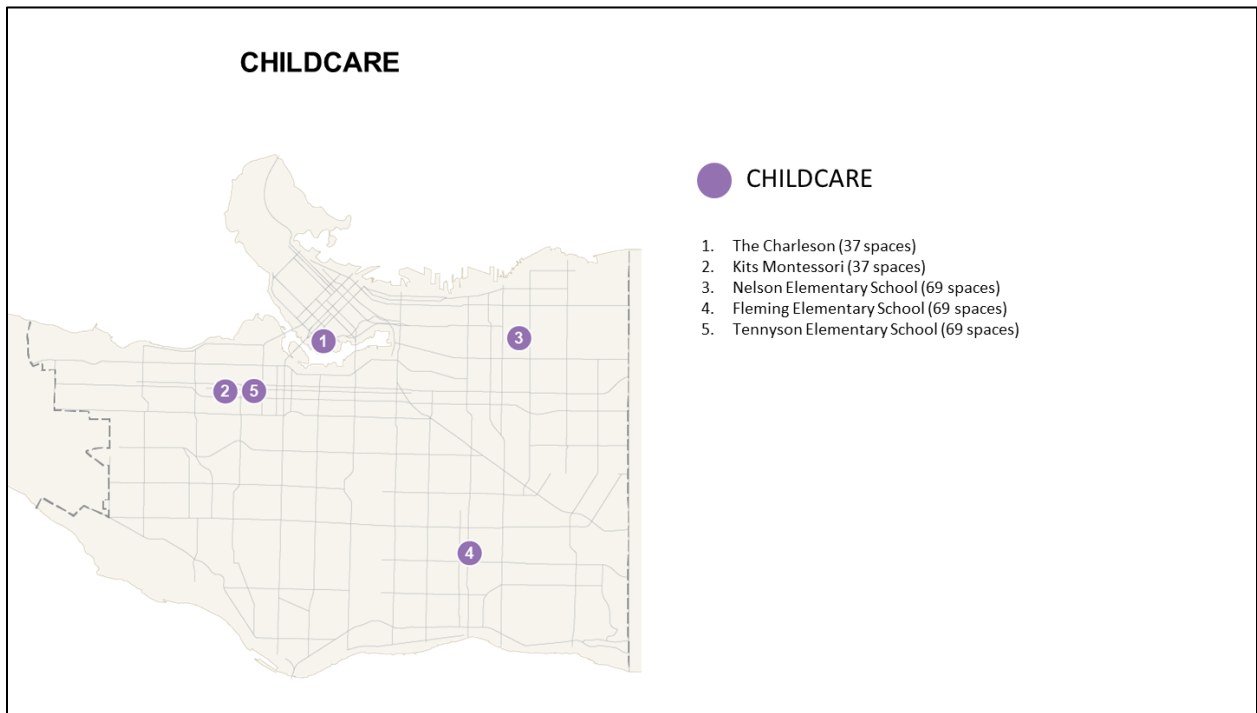
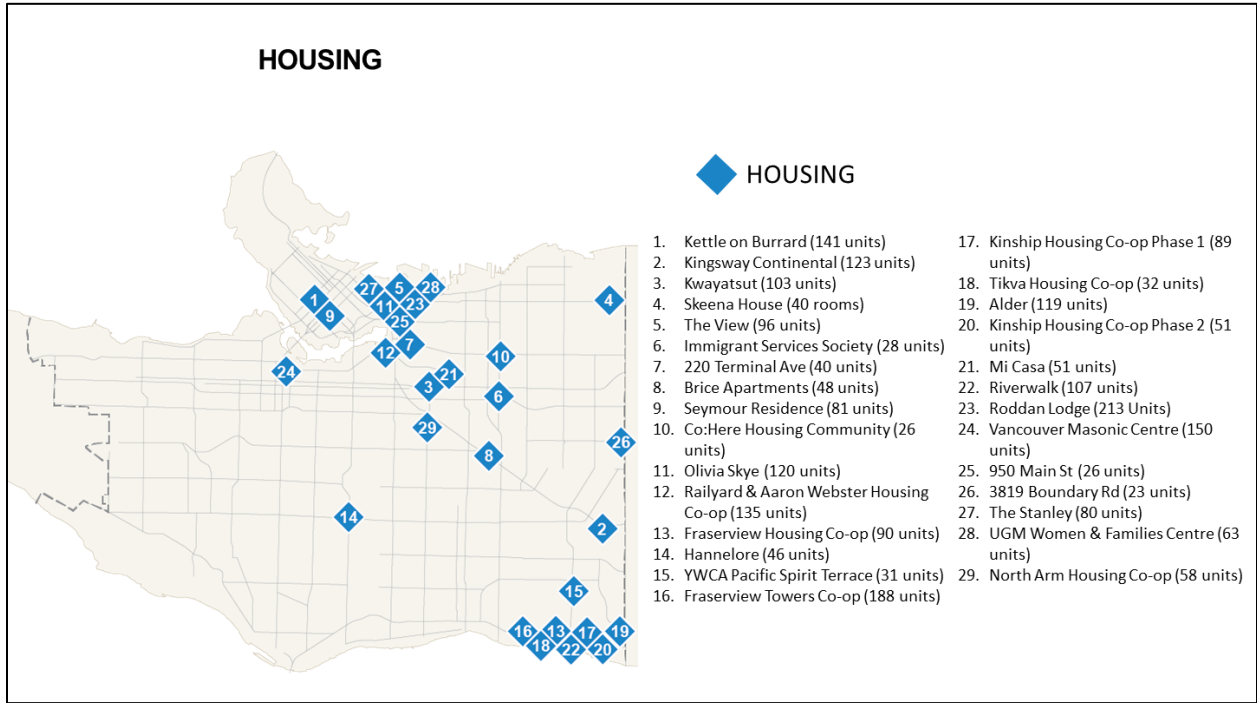
Waivers for Secured Market Rental Housing

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

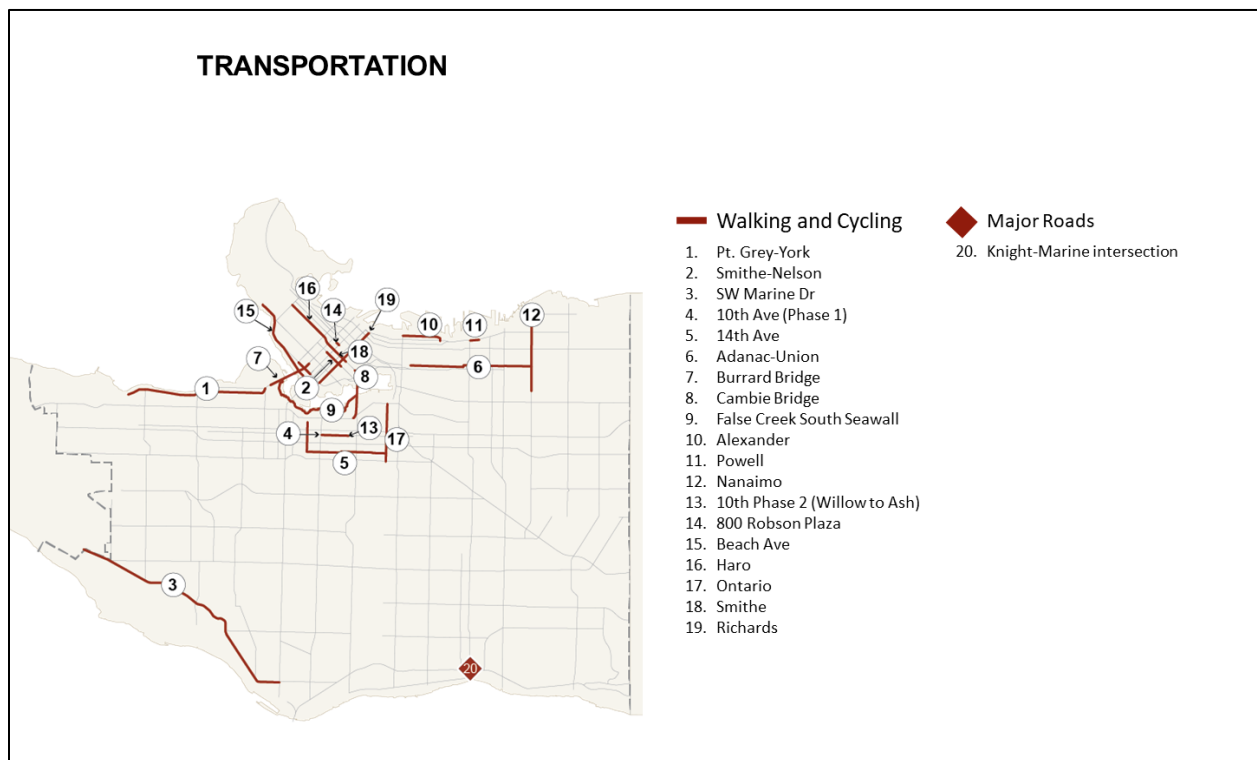
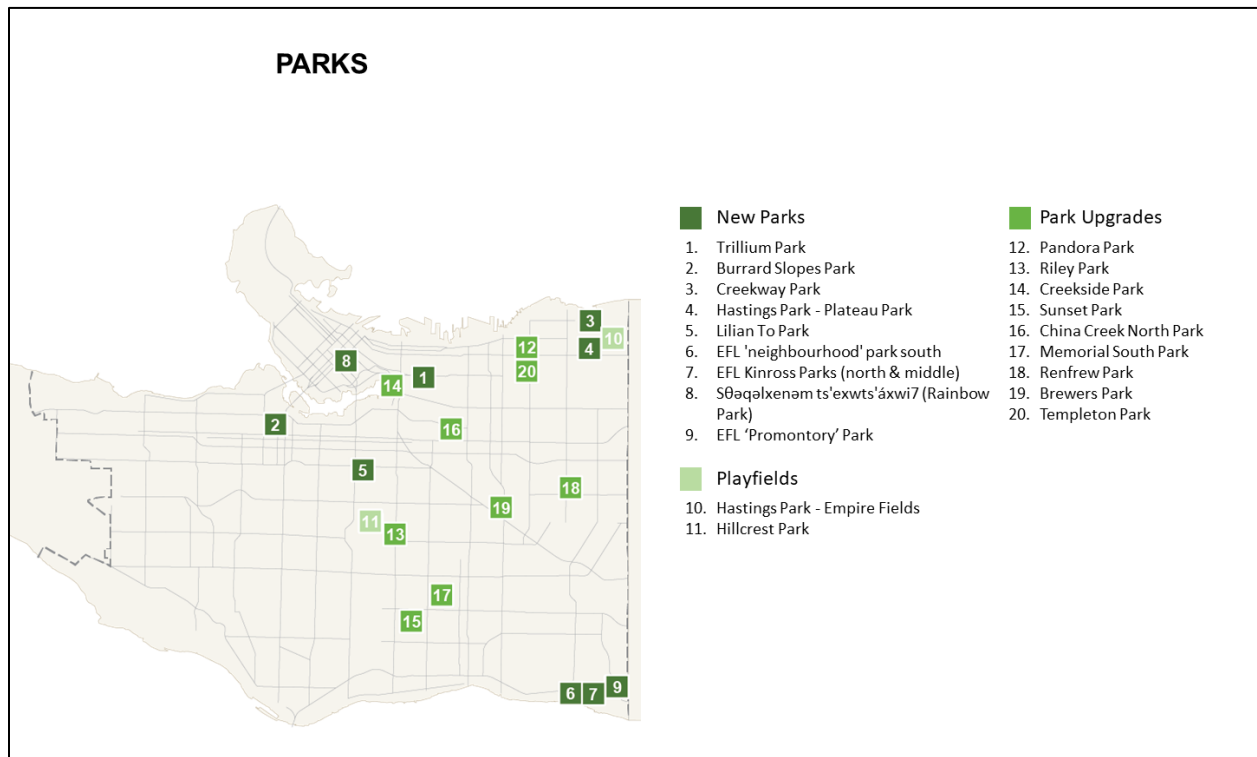
**APPENDIX F
LAND ACQUISITION USING DCL FUNDING**

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

APPENDIX G CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2014-2023

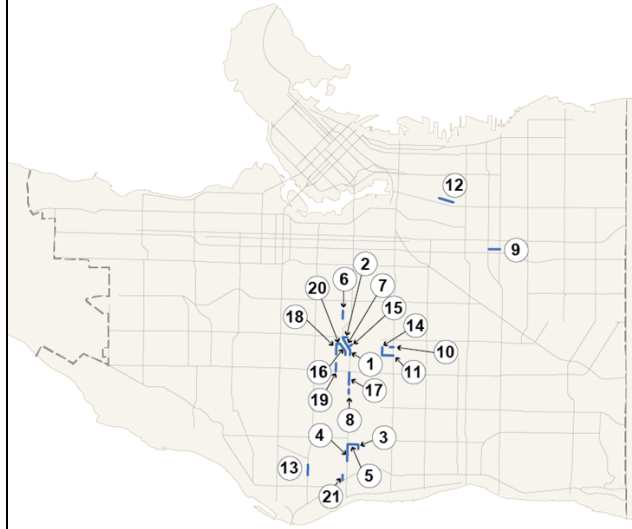


CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2014-2023 (cont'd)



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

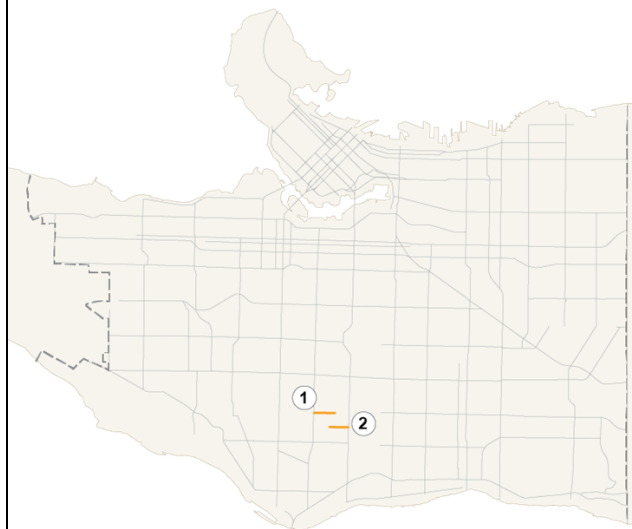
POTABLE WATER



— POTABLE WATER

1. Cambie (east side), McGuigan to W 37th
2. W 33rd, Cambie to Kersland
3. Alberta, W 58th to W 59th
4. Cambie (East Side), W 58th to W 62nd
5. W 58th, Cambie to Alberta
6. Ash, W 27th to 29th
7. Cambie (east side), W 33rd to McGuigan
8. Cambie (west side), W 45th to W 46th
9. E 11th, Commercial to Victoria
10. E 35th, Quebec to Main
11. E 37th, Ontario to Main
12. Evans, Begg to Glen
13. Oak, W 64th to W 67th
14. Ontario, E 35th to 37th
15. W 35th, Cambie to Kersland
16. Ash, McGuigan to W 37th
17. Cambie (east side), W 41st to W 44th
18. Heather, McGuigan to W 37th
19. Heather, W 39th to 41st
20. McGuigan, Heather to Ash
21. Lord, W 65th to SW Marine

WASTEWATER (SEWER)



— WASTEWATER

1. W 49th, Oak to Tisdall
2. W 54th, Cambie to Neal

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

