

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

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

Date: 5/23/2025 3:47:13 PM

Subject: Memo to Mayor and Council - 2024 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

Attachments: Annual Reports - Memo - 2024 CACs and Density Bonusing.pdf
Annual Reports - Memo - 2024 Development Cost Levies.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 expand the DCL system to fund police, fire and solid waste/recycling facilities, and to introduce a new development contribution tool called Amenity Cost Charges (ACC). Work on the ACC is underway, along with a comprehensive update to all Financing Growth Tools, with an anticipated implementation in 2026.
- Attached are two annual information memos summarizing: (1) 2024 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions; and (2) 2024 Development Cost Levies (DCLs).

If you have any questions related to these items please contact Josh White (josh.white@vancouver.ca)

Best,

Paul

Paul Mochrie (he/him)

City Manager

City of Vancouver

paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

MEMORANDUM

May 20, 2025

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
Colin Knight, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management
Grace Cheng, Director, Long-Term Financial Strategy & Planning
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, Urban Design and Sustainability

SUBJECT: 2024 Annual Reporting on Community Amenity Contributions and Density Bonus Zoning Contributions

RTS#: N/A

The 2024 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 2024 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.

New Provincial Legislation

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. This bill introduced a new development contribution tool called Amenity Cost Charges (ACC). The City will be introducing ACCs and updating DCL and CAC policy as part of a wider update to the City's financing growth tools in 2026. It is anticipated that the CAC policy update will result in a transition towards ACCs, however CACs are still expected to be used on larger rezoning applications. The City will continue producing the annual CAC report as well as continuing to use existing development contribution tools.

April 25, 2024, the Housing Statutes Amendment Act, 2024, was added to the Vancouver Charter (Bill 16). This bill positions density bonusing and inclusionary zoning as two key tools to support affordable housing and public benefits to support growth.

Summary of 2024 Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions (DBZs):

1) Cash-In-Lieu Contributions Received in 2024

In 2024, cash-in-lieu contributions collected at rezoning enactment or through the City's permitting approvals process totalled \$17 million:

- Cash CACs totalling \$10 million
- Cash DBZs totalling \$7 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 2024 using CACs and/or DBZ contributions (cash and in-kind). For a historical view of all projects completed, see Appendix B.

Name	Address/ Location	Project Type	Development Contribution Type
The Landmark	808 Nicola St	83 non-market housing units in the Landmark Development	In-kind CAC
Arbutus Greenway Upgrades	Arbutus Greenway – King Edward Ave	Walking, cycling and public space enhancements at Arbutus St and King Edward Ave	Cash CAC

3) Future Contributions Secured through Approvals in 2024

The City secures future cash and in-kind development contributions through rezonings and development permit board approvals. Secured contributions are subject to applicant timelines and the delivery may be influenced by market or other conditions. In 2024, 54 projects received additional density through approvals, totalling 5.6 million ft² of net new additional floor area. Public benefits secured through approvals in exchange for granting of additional density were valued at approximately \$102 million of which 71% (\$72 million) was secured as in-kind contributions and 29% (\$30 million) was secured as future cash contributions.

In-kind benefits secured in 2024 are as follows:

- 77 units of social housing (City-owned)
- 111 childcare spaces (City-owned)

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, as well as projects led by the City of Vancouver, are not assigned monetary values in rezoning reports as these projects generated no lift in property value and/or were exempt from the City's CAC Policies. Not included in the public benefit values above were:

- 6,015 units of secured market-owned and operated rental housing which includes 421 units of below-market/moderate-income rental housing
- 3,122 social housing units, of which 1,000 units owned by the City and 2,122 units delivered and operated by non-profit providers
- 155 childcare spaces to be owned by non-profit providers
- 2 Firehalls to be owned by the City
- Community Space (5,000 ft²) to be owned by a non-profit provider

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.

A handwritten signature in black ink, appearing to read 'J White', is positioned above the contact information for Josh White.

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

APPENDICES TO THE 2024 ANNUAL REPORT



The Landmark Development at 808 Nicola Street which includes 83 units of social housing

APPENDIX A - CASH CONTRIBUTIONS RECEIVED

APPENDIX B - COMPLETED PROJECTS FUNDED WITH CACs AND DBZs

APPENDIX C - FUTURE CONTRIBUTIONS SECURED FROM APPROVALS IN 2024

APPENDIX D - HISTORICAL VIEW OF ALL SECURED CONTRIBUTIONS

APPENDIX E - REZONINGS EXEMPT FROM CACs

APPENDIX A

CASH CONTRIBUTIONS RECEIVED

Cash Contributions Received in 2024 by Plan/ Policy Area

AREA PLAN/ POLICY	CASH CAC	DENSITY BONUS CONTRIBUTIONS
City-wide	\$ 3.58 M	\$ 5.73 M
Grandview-Woodland Plan	\$ 3.71 M	\$ 0.01 M
Cambie Corridor	\$ 2.69 M	\$1.04 M
Marpole Plan	N/A	\$ 0.01 M
Total	\$9.97 M	\$6.80 M

Historical View of Cash Contributions Received (past 5 years)

YEAR	CASH CACs	DENSITY BONUS CONTRIBUTION	TOTAL
2020	\$ 13.11 M	\$ 2.95 M	\$ 16.06 M
2021	\$ 38.38 M	\$ 8.93 M	\$ 47.31 M
2022	\$ 62.85 M	\$ 28.76 M	\$ 91.61 M
2023	\$ 13.49 M	\$ 6.18 M	\$ 19.67 M
2024	\$ 9.97 M	\$ 6.80 M	\$16.78 M
Total	\$ 137.80 M	\$ 53.62 M	\$ 191.42 M

APPENDIX B

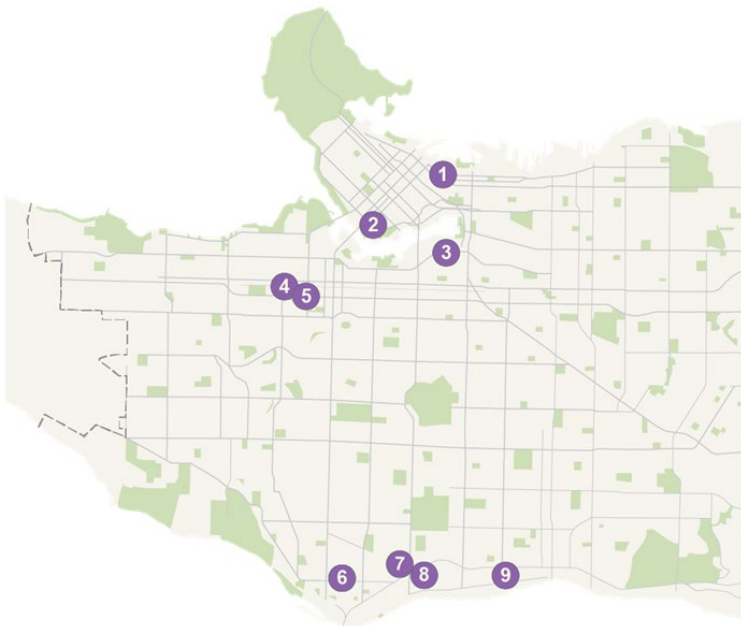
COMPLETED PROJECTS FUNDED WITH CACs AND DBZs (PAST 10 YEARS)

Completed Social Housing Projects 2015-2024



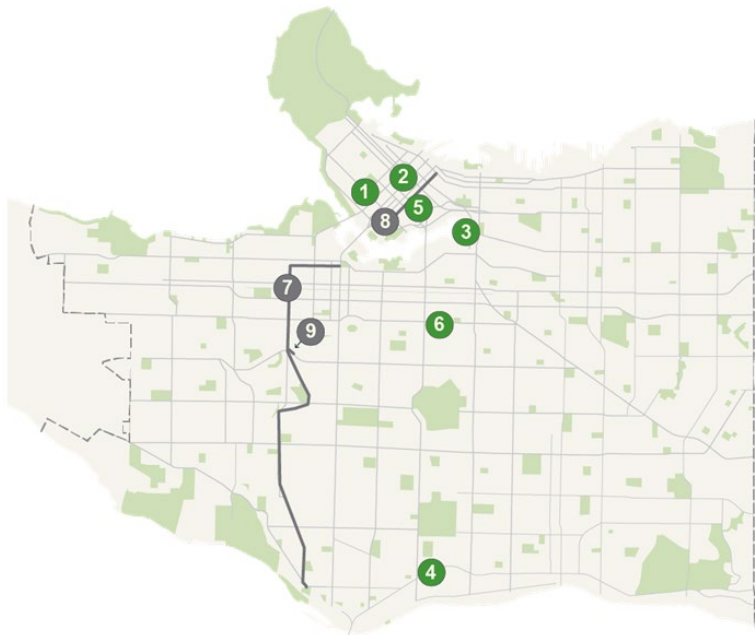
1. 1171 Jervis Street (27 Units)
2. 1105 Seymour Street (81 units)
3. Jubilee House (162 units)
4. Bob and Michael's Place (231 units)
5. Roddan Lodge (213 units)
6. Belcourt Residence (70 units)
7. Ho'-kee-melh Kloshe Lum (Land Acquisition)
8. Railyard Housing Co-op (135 units)
9. 187 Housing (30 units)
10. The Wohlsein (14 units)
11. North Arm Housing Co-op (58 units)
12. YWCA xʷłəpicən (100 units)
13. 5680 Main St (Land Acquisition)
14. Dogwood Gardens (138 units)
15. Chelsea Marine (102 units)

Completed Childcare Projects 2015-2024



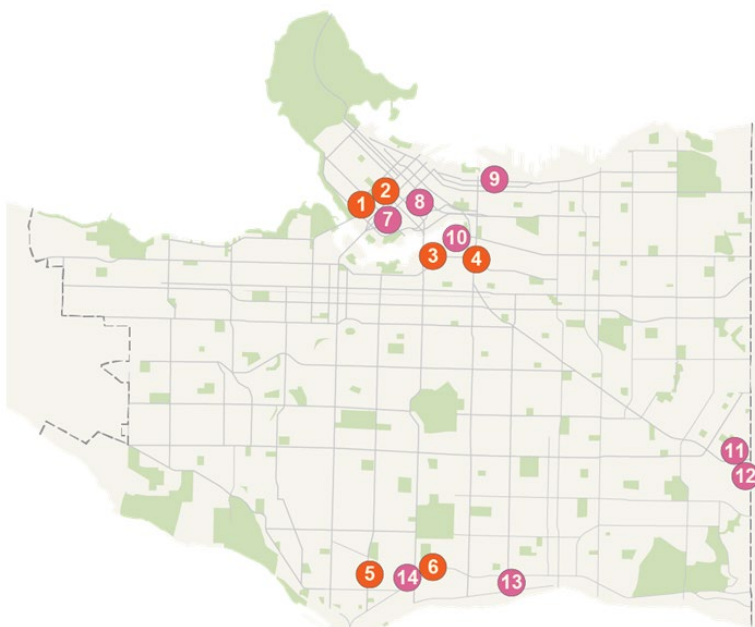
1. Gastown Parkades Childcare (74 spaces)
2. Charleson Children's Centre (37 spaces)
3. West Village Children's Centre (69 spaces)
4. Montessori Day Care Society (37 spaces)
5. Lord Tennyson Childcare (85 spaces)
6. David Lloyd George Childcare (69 spaces)
7. Marpole YMCA Childcare Centre (37 spaces)
8. Kids at Marine YMCA (37 spaces)
9. Salmonberry Childcare Centre (37 spaces)

Completed Parks, Open Space & Transportation Projects 2015-2024



- 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. s̱əəqəlxənəm ts'exwts'áxwi7 (Rainbow Park)
 6. Lillian To Park
- Transportation
 7. Arbutus Greenway
 8. Richards Street Upgrades
 9. Arbutus Greenway Upgrades

Completed Cultural and Community Facilities 2015-2024



- Cultural Facilities
 1. 825 Pacific Artist Hub
 2. Howe Street Studios
 3. BMO Theatre Centre
 4. 2nd & Main – Artist Production Space
 5. Joy Kogawa House - Land purchase
 6. Studio Nunavut 1 & Nunavut 2
- Community Facilities
 7. Non-profit Office Space
 8. Central Library Expansion
 9. Evelyn Saller Centre
 10. Creekside Paddling Centre
 11. Collingwood Neighbourhood House – Annex
 12. Mosaic
 13. SVNH Southside Hub
 14. Marpole Oakridge Family Place

APPENDIX C

CONTRIBUTIONS SECURED FROM APPROVALS IN 2024

To be collected/delivered in future years

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT²)	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
Cambie Corridor Plan					
1	(i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th Avenue	Rezoning	269,259	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Social housing (77 units) • Heritage – Heritage Conservation Reserve • Public Art • Contribution toward delivery of Cambie Corridor Public Benefit Strategy 	\$46,681,265
2	975 West 57th Avenue	Rezoning	131,895	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (47 units) • Childcare facilities (37 spaces) • Public Art 	\$6,836,061
3	5490 Ash Street	Rezoning	10,876	<ul style="list-style-type: none"> • Heritage – Heritage Conservation Reserve • Contribution toward delivery of Cambie Corridor Public Benefit Strategy 	\$855,438
4	5755-5791 Oak Street and 1008 West 41st Avenue	Rezoning	235,741	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (285 units) ◦ Below market rental (72 units) • Public Art 	\$554,423
5	5350-5430 Heather Street	Rezoning	235,643	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (276 units) ◦ Below market rental (68 units) • Public Art 	\$525,098
6	5630-5678 Heather Street	Rezoning	118,207	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (166 units) ◦ Below market rental (35 units) • Public Art 	\$266,556
7	749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way	Rezoning – Text Amendment	0	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (149 units) ◦ Below market rental (35 units) • Childcare facilities (37 spaces) 	Not-For-Profit
Subtotal Cambie Corridor Plan			1,001,621		\$ 55,718,841
Broadway Plan					
8	130-150 West Broadway and 2520 Columbia Street	Rezoning	288,794	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (514 units) • Childcare facilities (37 spaces) • Public Art 	\$7,371,465
9	2096 West Broadway and 2560-2576 Arbutus Street	Rezoning	179,028	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (208 units) ◦ Below market rental (52 units) • Public Art 	\$451,900

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT²)	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
Broadway Plan (cont'd)					
10	1726 West 11th Avenue	Rezoning	181,157	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (226 units) ◦ Below market rental (57 units) • Public Art 	\$420,518
11	2015 Main Street and 190 East 4th Avenue	Rezoning	114,035	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (168 units) ◦ Below market rental (42 units) • Public Art 	\$320,245
12	701 Kingsway	Rezoning	89,879	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (163 units) ◦ Below market rental (37 units) • Public Art 	\$302,531
13	8 East Broadway	Rezoning – Text Amendment	16,211	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (168 units) • Childcare facilities (37 spaces) • Public Art 	\$271,719
14	1960 West 7th Avenue	Rezoning	90,798	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (148 units) ◦ Below market rental (35 units) • Public Art 	\$231,529
15	523-549 East 10th Avenue	Rezoning	101,825	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (143 units) ◦ Below market rental (33 units) • Childcare facilities (25 spaces) • Public Art 	\$231,519
16	2175 West 7th Avenue	Rezoning	90,564	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (147 units) ◦ Below market rental (35 units) • Public Art 	\$231,018
17	2156-2174 West 14th Avenue	Rezoning	97,555	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (136 units) ◦ Below market rental (34 units) • Public Art 	\$215,448
18	1365 West 12th Avenue	Rezoning	72,477	<ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ◦ Market rental (77 units) ◦ Below market rental (20 units) 	\$0
Subtotal Broadway Plan			1,322,323		<u>\$ 10,047,892</u>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT²)	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
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West End Plan					
19	998 Thurlow Street	Heritage Designation	44,894	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (85 units) Below market rental (130 units) Social housing (99 units) Heritage – onsite conservation 	\$6,668,000
20	777 Jervis Street	Development Permit Board	2,975	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (126 units) Heritage – Heritage Conservation Reserve 	\$1,323,675
21	1068-1090 Burnaby Street and 1318 Thurlow Street	Rezoning	180,369	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (242 units) Below market rental (58 units) Public Art 	\$432,460
22	1055 Harwood Street	Rezoning	167,723	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (217 units) Below market rental (52 units) Public Art 	\$407,411
23	1065 Pacific Street	Rezoning	116,743	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (144 units) Below market rental (36 units) Public Art 	\$287,654
Subtotal West End Plan			512,704		\$ 9,119,200

Joyce-Collingwood Station Precinct Plan					
24	3352-3386 Vanness Avenue and 3347 Clive Avenue	Rezoning	357,545	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (611 units) Below market rental (68 units) Childcare facilities (37 spaces) Public Art Contribution toward delivery of Joyce-Collingwood Plan Public Benefits Strategy 	\$9,113,500
Subtotal Joyce-Collingwood Station Precinct Plan			357,545		\$ 9,113,500

Housing Vancouver Strategy (outside of Community Plan Areas)					
28	5455 Balsam Street	Rezoning	92,670	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (145 units) Heritage – Heritage Conservation Reserve Contribution toward the public benefits in the Arbutus Ridge, Kerrisdale, and Shaughnessy area 	\$7,500,000
29	4906-4958 Main Street	Rezoning	46,563	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (72 units) Contribution toward the public benefits in the Main/Cambie/Fraser Street area 	\$ 270,000

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT²)	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
30	2726-2734 West 16th Avenue	Rezoning	20,718	<ul style="list-style-type: none"> Housing – Market rental (40 units) 	\$0
31	6095 Fraser Street	Rezoning	5,631	<ul style="list-style-type: none"> Housing – Market rental (36 units) 	\$0
32	1749-1769 East 33rd Avenue	Rezoning	45,830	<ul style="list-style-type: none"> Housing – Market rental (109 units) 	\$0
33	4635-4675 Arbutus Street	Rezoning	0	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (60 units) Below market rental (13 units) 	\$0
34	4708-4742 Joyce Street and 3604 Tanner Street	Rezoning	33,020	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (47 units) Below market rental (12 units) 	\$0
35	5950-5990 Granville Street	Rezoning	40,430	<ul style="list-style-type: none"> Housing – Market rental (76 units) 	\$0
36	5212 Granville Street	Rezoning	15,201	<ul style="list-style-type: none"> Housing – Market rental (28 units) 	\$0
37	3983-3991 West 10th Avenue	Rezoning	19,795	<ul style="list-style-type: none"> Housing – Market rental (37 units) 	\$0
38	1890 Southwest Marine Drive	Rezoning	2,161	<ul style="list-style-type: none"> Housing – Market rental (28 units) 	\$0
39	728-796 Main Street and 205 Union Street	Rezoning- Text Amendment	7,535	<ul style="list-style-type: none"> Housing – Social housing (89 units) 	\$0
Subtotal Housing Vancouver Strategy - Secured Rental Policy (outside of Community Plan Areas)			329,554		<u>\$ 7,770,000</u>
Includes Affordable Housing Interim Rezoning Policy & Secured Rental Policy Projects					

Marpole Plan					
25	7525 Cambie Street	Rezoning	39,917	<ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Marpole Public Benefit Strategy 	\$4,433,663
26	255-285 Southwest Marine Drive	Rezoning	37,064	<ul style="list-style-type: none"> Heritage – Heritage Conservation Reserve Contribution toward delivery of Marpole Public Benefit Strategy 	\$3,278,708
27	8815-8827 Selkirk Street	Rezoning	20,120	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> Market rental (36 units) 	\$0
Subtotal Marpole Plan			97,101		<u>\$ 7,712,371</u>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT²)	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
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Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas					
40	3329-3429 West 41st Avenue and 5649-5683 Blenheim Street	Rezoning	166,517	<ul style="list-style-type: none"> Public Art Contribution toward the public benefits in the Dunbar area 	\$989,832
41	1026-1108 West 41st Avenue	Rezoning	118,022	<ul style="list-style-type: none"> Public Art Contribution toward the public benefits in the Oakridge, Shaughnessy, and South Cambie areas 	\$681,217
42	998 East 19th Avenue	Rezoning	53,025	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (105 units) 	Not-For-Profit
Subtotal Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas			337,564		<u>\$ 1,671,049</u>

Downtown Official Development Plan					
43	1002-1052 Seymour Street and 550 Nelson Street	Rezoning	22,004	<ul style="list-style-type: none"> Contribution toward delivery of public benefits in the Metro Core area 	\$379,349
Subtotal Downtown Official Development Plan			22,004		<u>\$ 379,349</u>

Other Areas					
44	2610 Marine Crescent	Heritage Designation	9,007	<ul style="list-style-type: none"> Heritage – onsite conservation 	\$306,255
Subtotal Other Areas			9,007		<u>\$ 306,255</u>

Rupert and Renfrew Interim Rezoning Policy					
45	2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street	Rezoning	1,414,400	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (1928 units) Childcare facilities (37 spaces) Public Art 	\$28,836
46	2928-2930 Renfrew Street	Rezoning	3,703	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (76 units) 	\$0
47	3282-3296 East 1st Avenue	Rezoning – Text Amendment	49,825	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Market rental (63 units) 	Not-For-Profit180
Subtotal Rupert and Renfrew Interim Rezoning Policy			1,467,928		<u>\$ 28,836</u>

ID#	ADDRESS	APPROVAL TYPE	DENSITY INCREASE (NET FT²)	PUBLIC BENEFITS SECURED	TOTAL PUBLIC BENEFITS VALUE (\$)
Northeast False Creek Plan					
48	990 Beatty Street	Development Permit Board	1,436	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (283 units) Childcare facilities (44 spaces) Firehall 	Not-For-Profit
49	450 Pacific Street	Development Permit Board	14,342	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (91 units) 	Not-For-Profit
50	1050 Expo Boulevard	Development Permit Board	0	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (299 units) 	Not-For-Profit
Subtotal Northeast False Creek Plan			15,778		<u>\$ 0</u>
Downtown Eastside Plan					
51	525 Powell St	Development Permit Board	0	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (158 units) 	Not-For-Profit
Subtotal Downtown Eastside Plan			0		<u>\$ 0</u>
Grandview-Woodland Plan					
52	1302-1318 East 12th Avenue	Rezoning	17,138	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Market rental (33 units) 	\$0
53	1805 Victoria Drive	Rezoning	29,121	<ul style="list-style-type: none"> Firehall 	Not-For-Profit
54	800 Commercial Drive	Rezoning	77,571	<ul style="list-style-type: none"> Housing – <ul style="list-style-type: none"> o Social housing (93 units) 	Not-For-Profit
Subtotal Grandview-Woodland Plan			123,830		<u>\$ 0</u>
Grand Total			5,596,959		<u>\$ 101,867,293</u>

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
2020	61	4.50 M	\$ 69.99 M	\$ 227.96 M	\$ 297.95 M	2,385	1,077	69
2021	61	4.79 M	\$ 146.93 M	\$ 142.89 M	\$ 290.41 M	2,756	1,426	188
2022	46	7.31 M	\$ 130.74 M	\$ 59.61 M	\$ 190.34 M	4,156	1,082	185
2023	67	4.60 M	\$ 56.49 M	\$ 139.99 M	\$ 196.48 M	4,570	607	222
2024	54	5.60 M	\$ 29.03 M	\$ 71.52 M	\$ 101.87 M	6,015	3,199	266
Total	289	26.81 M	\$ 437.33 M	\$ 641,98 M	\$ 1,077.05 M	19,881	7391	930

APPENDIX E REZONINGS EXEMPT FROM CACs

2024 CAC Exemptions



Secured Rental Housing

1. 1890 Southwest Marine Drive
2. 2726-2734 West 16th Avenue
3. 1749-1769 East 33rd Avenue
4. 1302-1318 East 12th Avenue
5. 8815-8827 Selkirk Street
6. 4708-4742 Joyce Street and 3604 Tanner Street
7. 5950-5990 Granville Street
8. 5212 Granville Street
9. 3983-3991 West 10th Avenue

Social Housing

1. 2928-2930 Renfrew Street
2. 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street
3. 998 East 19th Avenue
4. 800 Commercial Drive
5. 728-796 Main Street and 205 Union Street

Historical View of All CAC Exemptions (Past 5 Years)

YEAR	SECURED MARKET RENTAL		SOCIAL HOUSING	
	PROJECTS	UNITS	PROJECTS	UNITS
2020	8	393	4	488
2021	5	356	7	757
2022	7	489	4	542
2023	24	2,313	3	421
2024	9	446	5	2,291
Total	53	3,997	23	4,499

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 2024 there were three rezonings to District Schedules, exclusively in the Cambie Corridor area:

1. 988 West 32nd Avenue
2. 4569 Oak Street
3. 4489 Oak Street

It's anticipated the City will receive approximately \$0.8M in density bonus contributions from the projects above based on the maximum density achievable.

MEMORANDUM

May 12, 2025

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: Colin Knight, General Manager, Finance and Supply Chain Management

SUBJECT: 2024 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 2024, total DCLs received was \$137 million (collections and interest), based on 8.2 million square feet of development across all DCL districts. DCLs received are slightly higher compared to 2023 (\$114 million) and the 10-year average during the 2015-2024 period (\$114 million per year).

In 2024, DCL exemptions/waivers/reductions totalled \$40 million, representing 29% of DCLs received, compared to the 10-year average of 20%. The vast majority (97%) of exemptions/waivers/reductions in 2024 was attributable to social housing and secured market rental.

The following DCL-funded projects were completed in 2024:

- Kinross South Park, a new 0.9 hectare park, located on Fraser River;
- Gibby's Field Natural Park, a new 0.15 hectare park, located in Kensington-Cedar Cottage;
- various Park upgrades, including Coopers Park dog off-leash area upgrade, with new fencing and dog wash area;
- 1.5 km of new bikeway on 14th Ave. and 0.1 km new bikeway on St. George St.
- 0.9 km of spot upgrades along Kits Park Seaside Greenway
- New signals on 10th Ave. and Victoria St.
- 2.1 km of upgraded wastewater and rainwater pipes on Oak Street and Cambie Street; and
- Green infrastructure upgrades on Arbutus St. (2,600 sq.mt.), Cambie Street (41,600 sq.mt.), West King Edward (31,000 sq.mt.), Volunteer & Tatlow Park (74,180 sq.mt.) and St. George Street (115,000 sq.mt.).
- 6 properties acquired for housing and park developments

Accompanying this memorandum is a companion memorandum from Planning, Urban Design and Sustainability on the 2024 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.

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

Sincerely,



Colin Knight
General Manager, Finance and Supply Chain Management

604.873.7610 | colin.knight@vancouver.ca



2024 Annual Report on Development Cost Levies



Kinross South Park on Fraser River

May 2025

INTRODUCTION

[Development Cost Levies](#) (DCLs), [Community Amenity Contributions](#) (CACs) and [Density Bonus Zoning Contributions](#) (DBZs) are currently the City's primary 'financing growth' tools, enabling the City to make investments in public amenities and infrastructure to address needs associated with population and employment growth.

DCLs can be allocated to growth-related capital projects in the following areas: affordable / replacement housing, childcare, parks, transportation, potable water, rainwater (drainage) and wastewater (sewer). There are currently four active DCL districts:

- **City-wide DCL Districts:**
 - Vancouver Development Cost Levy ("City-wide DCL"), introduced in [2000](#); and
 - Vancouver Utilities Development Cost Levy ("Utilities DCL"), introduced in [2018](#),
- **Layered DCL Districts:**
 - False Creek Flats, introduced in [2001](#); and
 - Southeast False Creek: introduced in [2007](#).

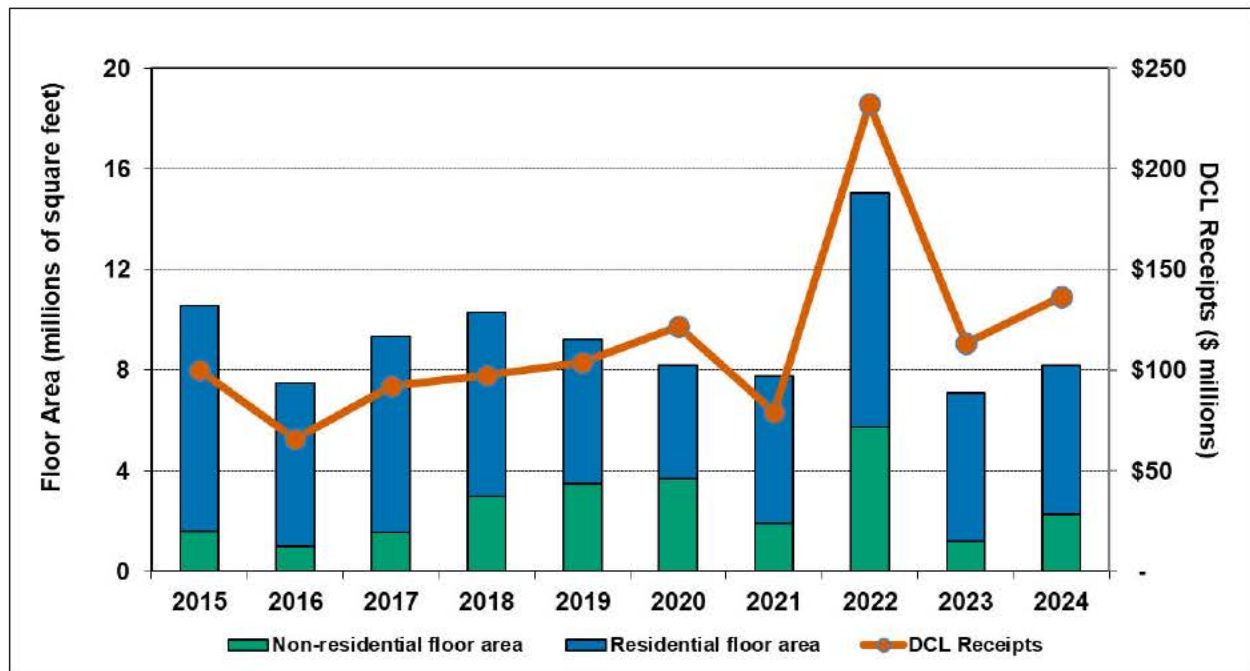
This report is submitted to Council for information in accordance with [Section 523D \(18.1\) of the Vancouver Charter](#), which states that each year the Director of Finance must submit a report that includes:

- 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.

DCL RECEIPTS (collections + interest)

Year	DCL received	Quantity of development
2024	\$137 million	8.2 million sq.ft.
2023	\$114 million	7.1 million sq.ft.
10-year average (2015-2024)	\$114 million	9.3 million sq.ft.

Figure 1 — DCL Floor Area & DCL Receipts (collections and interest) by Year (2015-2024)



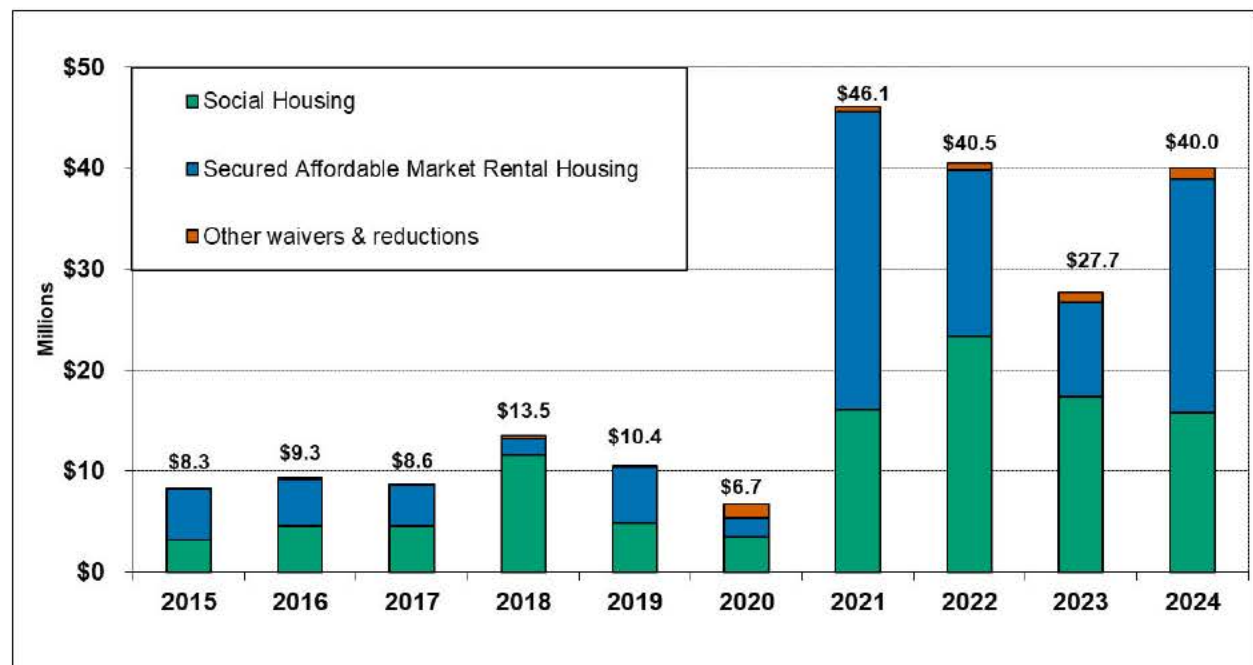
Appendices A and B contain further details on DCL receipts (by year and spending category).

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.¹

Year	DCL exemptions / waivers / reductions (% of DCL received)	DCL exemptions for social housing (# of units)	DCL waivers / reductions for secured market rental housing (# of units)
2024	\$40.0 million (29%)	\$15.7 million (551 units)	\$23.2 million (1,621 units, of which 278 will be below market rental (BMR) units)
2023	\$27.7 million (24%)	\$17.4 million (995 units)	\$9.3 million (664 units, of which 100 will be below market rental (BMR) units)
10-year average (2015-2024)	\$21.1 million (20%)	\$10.5 million (737 units)	\$10.1 million (716 units, of which 69 will be below market rental (BMR) units)

Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2015-2024)



Appendix C contain further details on exceptions, waivers and reductions.

¹ 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 2024. Unit counts exclude secured market rental housing projects that did not qualify or choose not to apply for a DCL waiver/reduction.

DCL ALLOCATION FOR CAPITAL EXPENDITURES

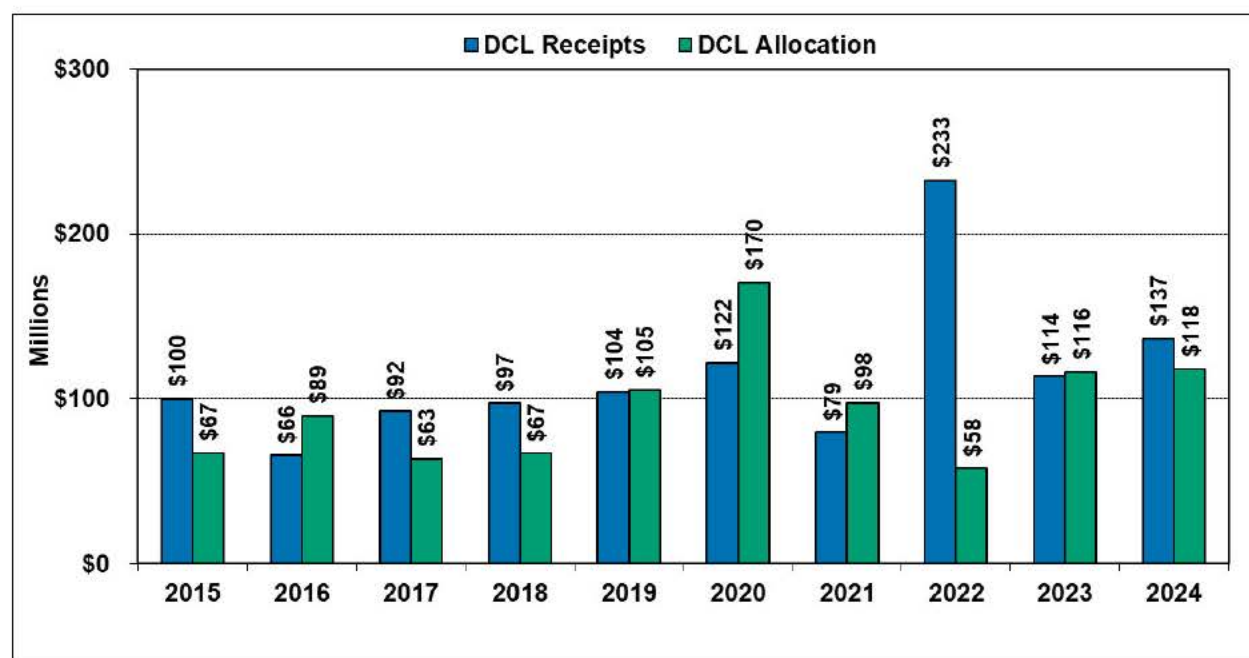
Allocation of DCLs to eligible public amenities and infrastructure requires Council approval as part of the City's capital planning and budgeting processes. DCL allocations are based on available funding at the time, historical DCL receipts, future year projections and capital plan project/program delivery strategy and procurement timelines. 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.

Year	DCL allocated – total	Potable water, wastewater (sewer) and rainwater (drainage)	Parks	Transportation	Childcare	Housing
2024	\$118 million*	\$18 million	\$40 million	\$20 million	-\$11 million**	\$50 million
2023	\$116 million*	\$63 million	\$21 million	\$15 million	\$10 million	\$8 million
10-year average (2015-2024)	\$95 million	\$16 million	\$28 million	\$19 million	\$5 million	\$27 million

* Numbers may not add up due to rounding

** Negative allocation for childcare in 2024 represents amount returned to reserve due to project cancellation

Figure 3 — DCL Receipts & DCLs Allocations by Year (2015-2024)



Appendices A and B contain further details on DCL receipts (by year and spending category).

CAPITAL PROJECTS COMPLETED IN 2024

The following projects which were partially or fully funded with DCL were completed in 2024:

- Parks:
 - Kinross South Park, a new 0.9 hectare park, located on Fraser River
 - Gibby's Field Natural Park, a new 0.15 hectare park, located in Kensington-Cedar Cottage
 - Heather Park court upgrades, including new Plexi pave material and painting
 - Tatlow Park improvements, including new pathways and seating amenities
 - China Creek South Park upgrades and expansion to skatepark footprint
 - Coopers Park dog off-leash area upgrade, with new fencing and dog wash area
- Transportation
 - 1.5 km of new sidewalk in Renfrew-Collingwood area
 - 0.3 km along Kamloops
 - 0.5 km along Kaslo St. and E15th Ave. to E19th Ave.
 - 0.5 km along Lillooet St.
 - 0.2 km along Windermere St.
 - 1.5 km of new bikeway on W14th Ave. and 0.1 km new bikeway on St. George St.
 - 0.9 km of spot upgrades along Kits Park Seaside Greenway
 - New signals on 10th Ave. and Victoria St.
- Potable water:
 - 0.4 km of expanded pipe along Willow St. (W42nd Ave. to W46th Ave.) in Oakridge
- Wastewater (sewer):
 - 0.2 km of expanded pipe along Granville Loops (Drake St. to Pacific St.) in Downtown
 - 1.0 km of expanded pipe along Oak St. (W64th to SW Marine Dr.) in Marpole
- Rainwater (drainage):
 - West King Edward Upgrades Phase 1 (Dunbar St. to Quesnel Dr.) in Dunbar-Southlands (managing 2,600 sq.mt.)
 - West King Edward Upgrades Phase 2 (Springtree Dr. to W King Edward Blvd) in Arbutus Ridge (managing 31,000 sq.mt.)
 - Tatlow Stream Daylighting (3rd Ave. to English Bay) in West End (managing 74,200 sq.mt.)
 - St. George Rainway Phase 1 (5th Ave. to 8th Ave.) in Mount Pleasant (managing 11,500 sq.mt.)
 - Green infrastructure along Cambie & 31st Ave. Bioretention (31st Ave. to 32nd Ave.) in South Cambie (managing 41,600 sq.mt.)
- Land Acquisitions
 - 5 properties acquired for housing developments
 - 1 property acquired for park development

Appendix D presents maps or table of representative capital projects completed in the last 10 years that used DCL funding.

UNALLOCATED DCL BALANCE

At the start of 2024, the balance of unallocated DCLs was \$349 million. Including DCL receipts of \$137 million and allocation of \$118 million in 2024, the ending balance for 2024 was approximately \$368 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 A and B contain further details on DCL balance (by year and spending category).

**APPENDIX A
HISTORICAL DCL SUMMARY**

YEAR	APPROVED FLOOR AREA ALL DISTRICTS	DCLs COLLECTED ALL DISTRICTS (A)	INTEREST & ADJUSTMENTS ALL DISTRICTS (B)	DCL RECEIPTS ALL DISTRICTS (C = A + B)	DCL ALLOCATION ALL DISTRICTS (D)	UNALLOCATED BALANCE ALL DISTRICTS (Prior Yr Ending + C - D)
2015	10.6 M ft ²	\$ 94.7 M	\$ 5.1 M	\$ 99.8 M	\$ 67.0 M	\$ 209.1 M
2016	7.5 M ft ²	\$ 61.9 M	\$ 3.8 M	\$ 65.6 M	\$ 89.5 M	\$ 185.3 M
2017	9.3 M ft ²	\$ 88.2 M	\$ 4.1 M	\$ 92.3 M	\$ 63.5 M	\$ 214.1 M
2018	10.3 M ft ²	\$ 92.0 M	\$ 5.3 M	\$ 97.3 M	\$ 67.0 M	\$ 244.5 M
2019	9.1 M ft ²	\$ 96.2 M	\$ 7.8 M	\$ 104.0 M	\$ 105.3 M	\$ 243.2 M
2020	8.1 M ft ²	\$ 114.9 M	\$ 6.9 M	\$ 121.9 M	\$ 170.2 M	\$ 194.8 M
2021	7.8 M ft ²	\$ 75.4 M	\$ 4.1 M	\$ 79.5 M	\$ 97.0 M	\$ 177.4 M
2022	15.3 M ft ²	\$ 220.8 M	\$ 11.7 M	\$ 232.5 M	\$ 58.4 M	\$ 351.5 M
2023	7.1 M ft ²	\$ 86.6 M	\$ 26.9 M	\$ 113.5 M	\$ 116.2 M	\$ 348.8 M
2024	8.2 M ft ²	\$ 107.6 M	\$ 29.0 M	\$ 136.6 M	\$ 118.1 M	\$ 367.3 M
Last 10 years (2015-2024)	93.2 M ft²	\$ 1,038.4 M	\$ 104.6 M	\$ 1,143.0 M	\$ 952.0 M	\$ 190.9 M
All years (1993-2024)	178.5 M ft²	\$ 1,524.6 M	\$ 144.6 M	\$ 1,669.2 M	\$ 1,301.9 M	\$ 367.3 M

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

	RECEIPTS			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2024	2024	TOTAL	PRIOR TO 2024	2024	TOTAL	
ALL CATEGORIES							
Park	\$ 472.5 M	\$ 29.1 M	\$ 501.6 M	\$ 383.4 M	\$ 40.3 M	\$ 423.7 M	\$ 78.0 M
Housing	415.8 M	19.9 M	435.7 M	339.4 M	49.6 M	389.0 M	46.7 M
Childcare	132.5 M	7.3 M	139.8 M	89.6 M	\$ (10.6 M)	79.0 M	60.8 M
Eng. infrastructure - Transportation	306.9 M	26.8 M	333.7 M	234.5 M	20.5 M	255.0 M	78.8 M
Eng. infrastructure - Utilities	204.9 M	53.4 M	258.3 M	136.9 M	18.3 M	155.2 M	103.1 M
TOTAL	\$ 1,532.6 M	\$ 136.6 M	\$ 1,669.2 M	\$ 1,183.8 M	\$ 118.1 M	\$ 1,301.9 M	\$ 367.3 M
PARKS							
City-wide	340.3 M	27.0 M	367.3 M	291.1 M	40.2 M	331.2 M	36.1 M
Southeast False Creek	49.9 M	0.9 M	50.8 M	29.6 M	-	29.6 M	21.2 M
False Creek Flats	5.1 M	0.2 M	5.3 M	-	-	-	5.3 M
Downtown South (closed 2017)	44.6 M	0.1 M	44.7 M	42.3 M	0.1 M	42.4 M	2.3 M
Triangle West (closed 2015)	12.2 M	0.6 M	12.7 M	0.1 M	-	0.1 M	12.6 M
Burrard Slopes (closed 2015)	9.9 M	-	9.9 M	9.9 M	-	9.9 M	-
Oakridge-Langara (closed 2013)	10.5 M	0.3 M	10.8 M	10.4 M	-	10.4 M	0.3 M
Grandview-Boundary (closed 2018)	0.1 M	-	0.1 M	-	-	-	0.1 M
Sub-total	\$ 472.5 M	\$ 29.1 M	\$ 501.6 M	\$ 383.4 M	\$ 40.3 M	\$ 423.7 M	\$ 78.0 M
HOUSING							
City-wide	354.5 M	19.2 M	373.7 M	291.5 M	49.6 M	341.1 M	32.6 M
Downtown South (closed 2017)	48.3 M	0.7 M	48.9 M	34.8 M	-	34.8 M	14.1 M
Triangle West (closed 2015)	7.0 M	-	7.0 M	7.0 M	-	7.0 M	-
Oakridge-Langara (closed 2013)	4.8 M	-	4.8 M	4.8 M	-	4.8 M	-
Cedar Cottage/Welwyn (closed 2015)	0.8 M	-	0.8 M	0.8 M	-	0.8 M	-
Burrard Slopes (closed 2015)	0.5 M	-	0.5 M	0.5 M	-	0.5 M	-
Sub-total	\$ 415.8 M	\$ 19.9 M	\$ 435.7 M	\$ 339.4 M	\$ 49.6 M	\$ 389.0 M	\$ 46.7 M

	RECEIPTS			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2024	2024	TOTAL	PRIOR TO 2024	2024	TOTAL	
CHILDCARE							
City-wide	94.9 M	6.3 M	101.1 M	69.1 M	\$ (3.8 M)	65.3 M	35.9 M
Southeast False Creek	13.7 M	0.3 M	14.0 M	13.3 M	\$ (6.8 M)	6.5 M	7.4 M
False Creek Flats	1.9 M	0.1 M	2.0 M	-	-	-	2.0 M
Downtown South (closed 2017)	12.1 M	0.4 M	12.4 M	4.7 M	-	4.7 M	7.8 M
Arbutus (closed 2015)	3.6 M	0.1 M	3.7 M	2.5 M	-	2.5 M	1.2 M
Triangle West (closed 2015)	3.2 M	0.2 M	3.4 M	-	-	-	3.4 M
Burrard Slopes (closed 2015)	2.4 M	0.1 M	2.5 M	-	-	-	2.5 M
Cedar Cottage/Welwyn (closed 2015)	0.7 M	0.0 M	0.8 M	-	-	-	0.8 M
Sub-total	\$ 132.5 M	\$ 7.3 M	\$ 139.8 M	\$ 89.6 M	\$ (10.6 M)	\$ 79.0 M	\$ 60.8 M
Eng. Infrastructure - Transportation							
City-wide	266.0 M	25.9 M	291.8 M	209.4 M	20.5 M	229.9 M	61.9 M
Southeast False Creek	19.1 M	0.3 M	19.5 M	15.4 M	-	15.4 M	4.1 M
False Creek Flats	12.0 M	0.5 M	12.5 M	2.3 M	-	2.3 M	10.2 M
Grandview-Boundary (closed 2018)	2.5 M	0.1 M	2.6 M	0.5 M	-	0.5 M	2.1 M
Downtown South (closed 2017)	4.7 M	-	4.7 M	4.7 M	-	4.7 M	-
Burrard Slopes (closed 2015)	1.1 M	-	1.1 M	1.1 M	-	1.1 M	-
Arbutus (closed 2015)	0.4 M	0.0 M	0.4 M	0.1 M	-	0.1 M	0.3 M
Cedar Cottage/Welwyn (closed 2015)	0.2 M	0.0 M	0.2 M	-	-	-	0.2 M
Oakridge-Langara (closed 2013)	1.0 M	-	1.0 M	1.0 M	-	1.0 M	-
Sub-total	\$ 306.9 M	\$ 26.8 M	\$ 333.7 M	\$ 234.5 M	\$ 20.5 M	\$ 255.0 M	\$ 78.8 M
Eng. Infrastructure - Utilities							
Affordable Housing Utilities	16.9 M	-	16.9 M	10.0 M	-	10.0 M	6.9 M
Utilities	188.0 M	53.4 M	241.4 M	126.9 M	18.3 M	145.2 M	96.2 M
Sub-total	\$ 204.9 M	\$ 53.4 M	\$ 258.3 M	\$ 136.9 M	\$ 18.3 M	\$ 155.2 M	\$ 103.1 M

Notes:

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

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

Negative allocations represent amounts returned to reserve.

APPENDIX C 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
2024	1656 Adanac St.	97	City-wide & Utilities	2.6 M	15.7 M
	1636 Clark Dr.	97	City-wide & Utilities	4.4 M	
	122 E 36Th Ave.	49	City-wide & Utilities	1.7 M	
	1406 E King Edward Ave.	109	City-wide & Utilities	2.3 M	
	4930 James St.	70	City-wide & Utilities	2.3 M	
	2098 W 7Th Ave.	129	City-wide & Utilities	2.5 M	
Last 10 years	84 projects	7,365		\$ 104.5	\$104.5 M
All years	144 projects	10,973		\$ 126.3	\$126.3 M

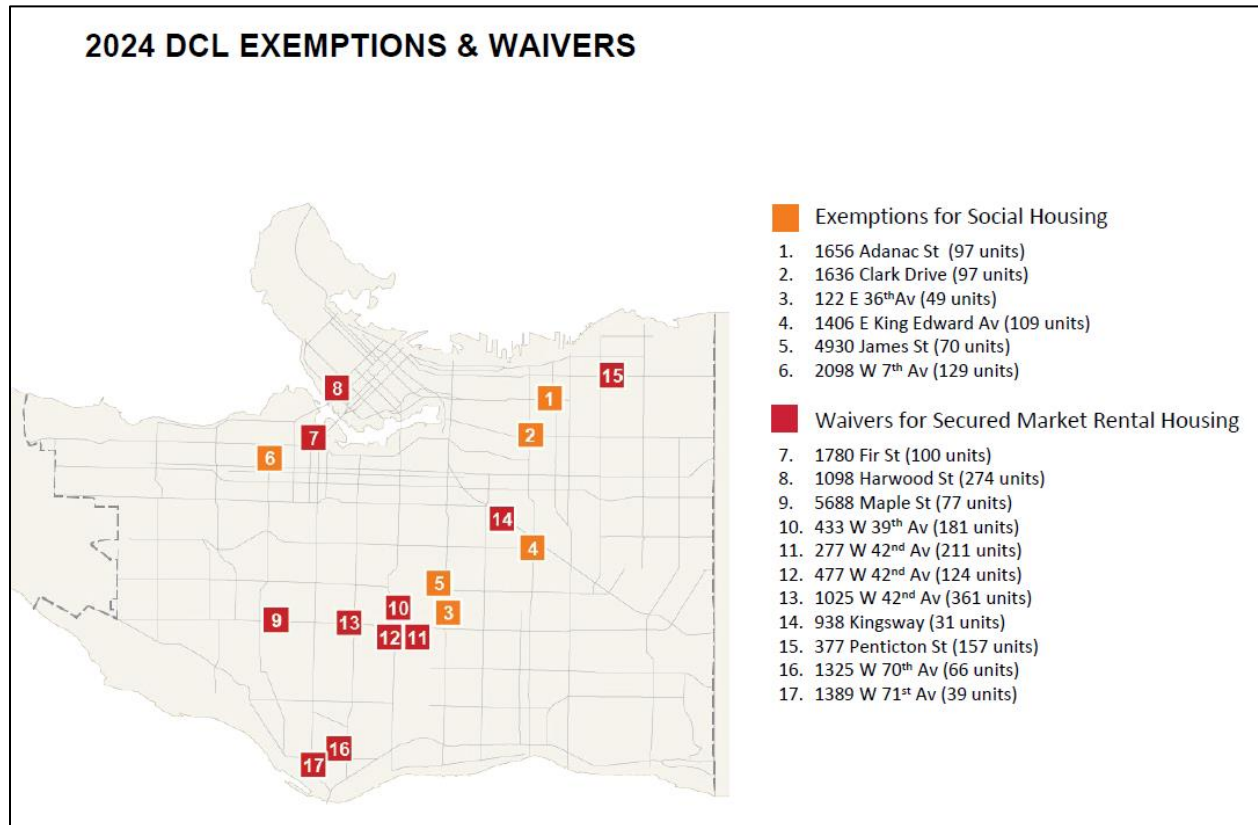
DCLs Waived for Secured Affordable Market Rental Housing Projects (Vancouver Charter, s523D(10.3)(a))

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

YEAR	ADDRESS	HOUSING UNITS	Below Market Rental units	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2024	1780 Fir St.	100	20	City-wide	1.4 M	23.2 M
	1098 Harwood St.	274	56	City-wide	4.3 M	
	5688 Maple St.	77	14	City-wide	1.1 M	
	433 W 39Th Ave.	181	35	City-wide	2.3 M	
	277 W 42Nd Ave.	211	44	City-wide	2.6 M	
	477 W 42Nd Ave.	124	29	City-wide	2.7 M	
	1025 W 42Nd Ave.	361	80	City-wide	5.3 M	
	938 Kingsway St.	31	-	City-wide	0.4 M	
	377 Penticton St.	157	-	City-wide	1.9 M	
	1325 W 70Th Ave.	66	-	City-wide	0.8 M	
	1389 W 71St Ave.	39	-	City-wide	0.2 M	
Last 10 years	77 Projects	7,163	689		\$ 101.0 M	\$ 101.0 M
All years	93 Projects	8,332	689		\$ 109.6 M	\$ 109.6 M

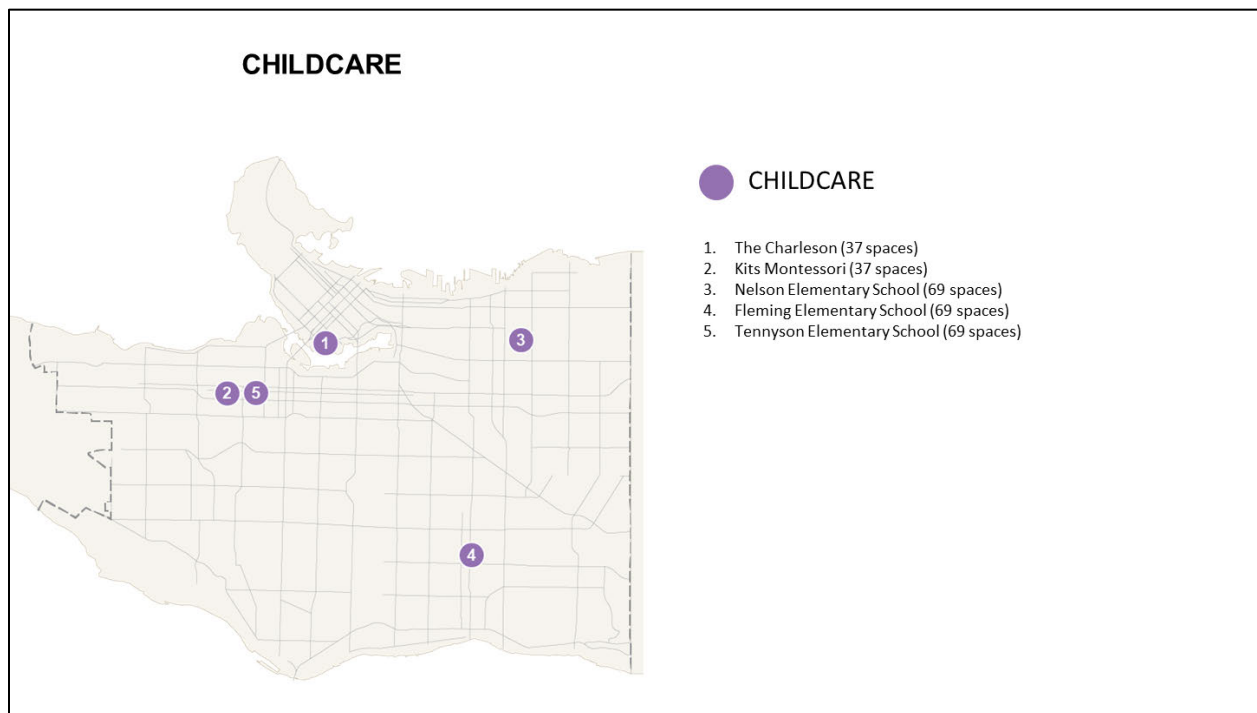
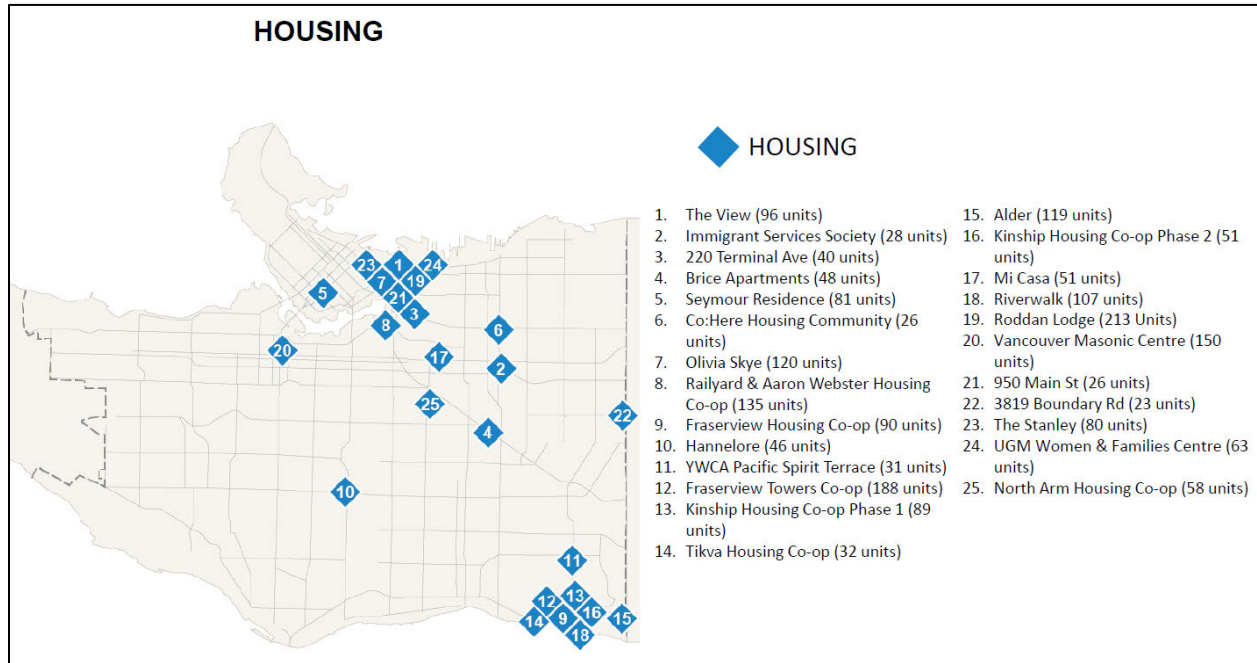
APPENDIX C DCL EXEMPTIONS AND WAIVERS

Map of 2024 DCLs Exemptions for Social Housing Projects & DCLs Waived for Secured Affordable Market Rental Housing Projects



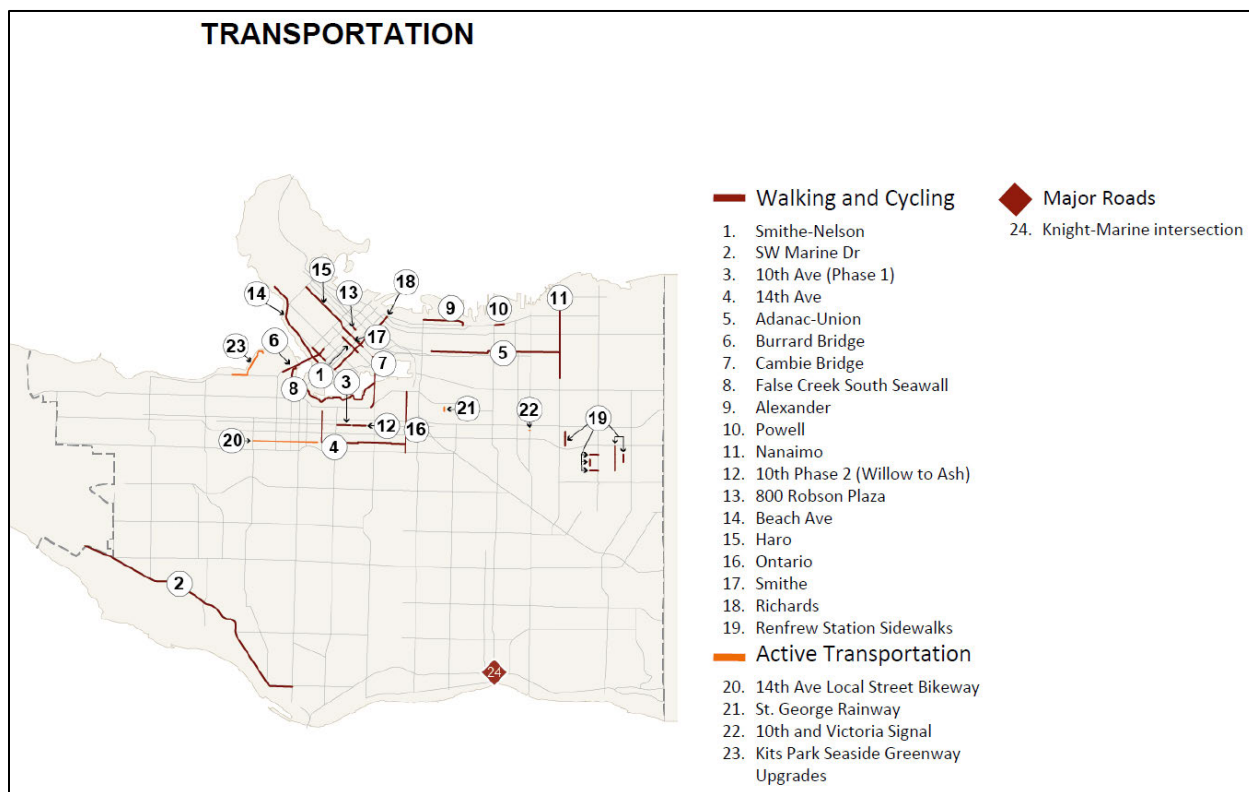
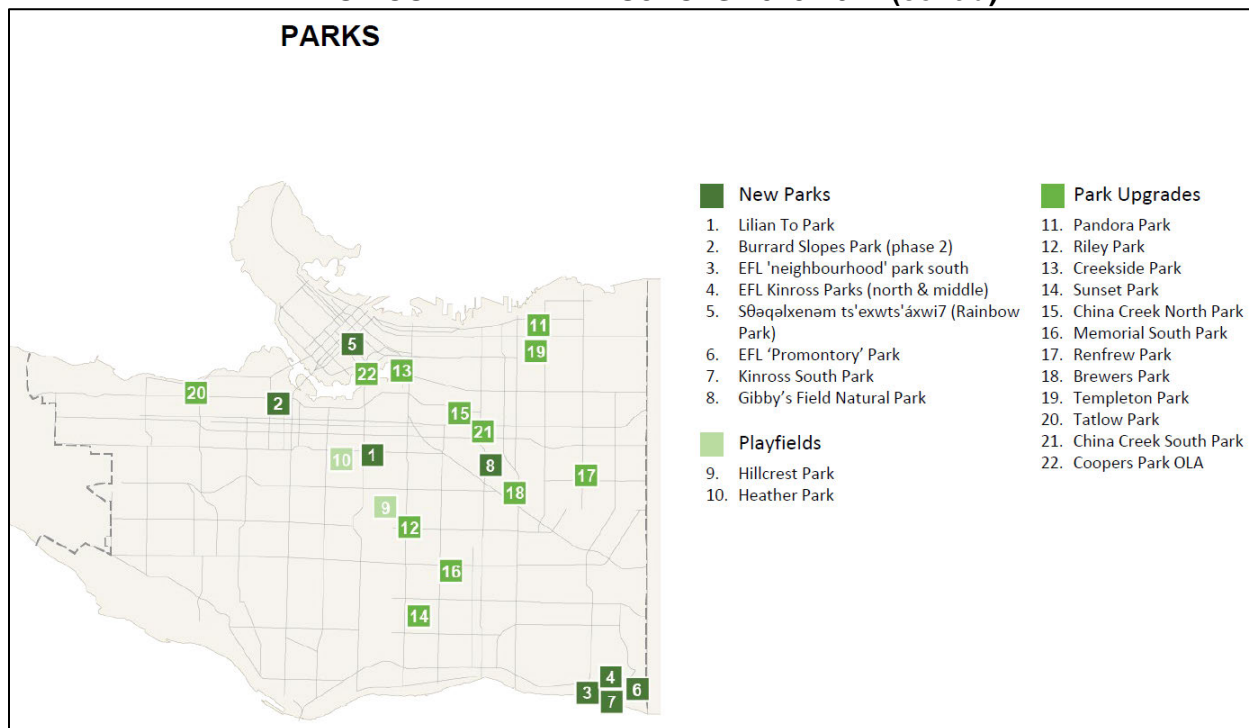
APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

MAP OF COMPLETED PROJECTS 2015-2024



APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

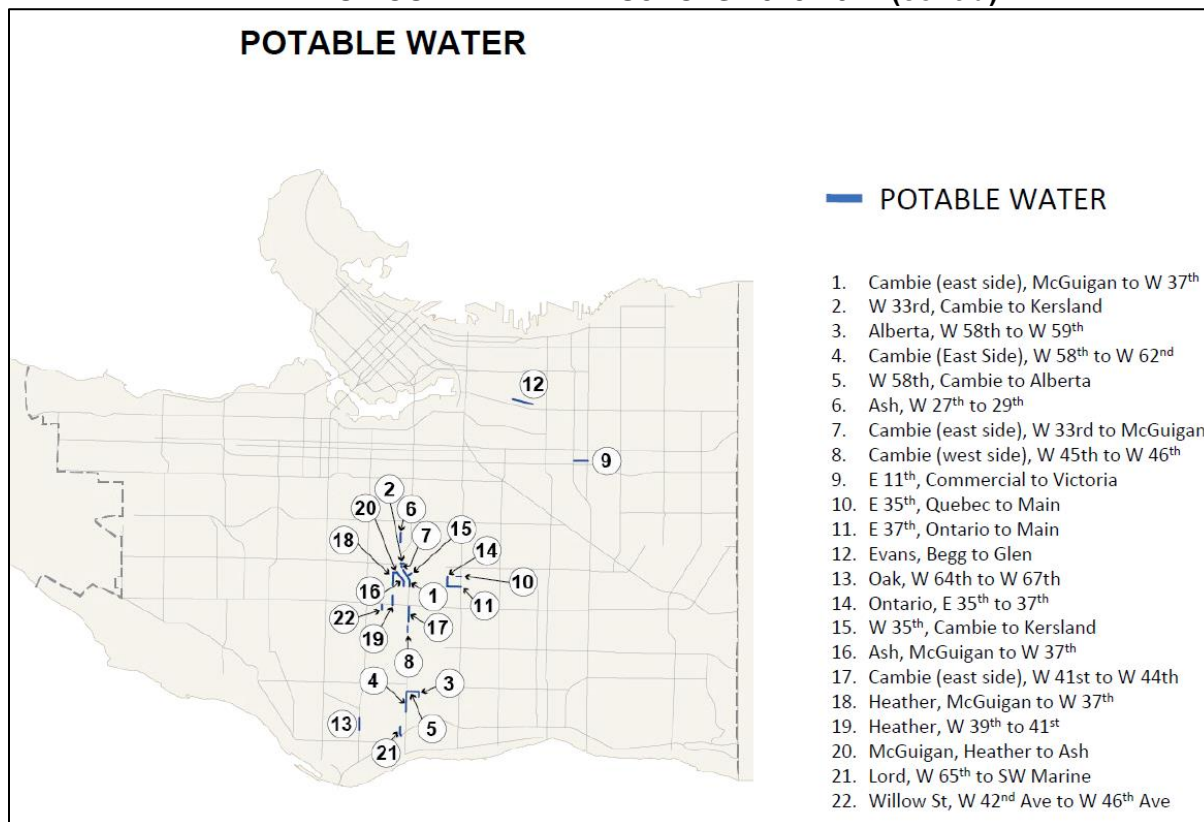
MAP OF COMPLETED PROJECTS 2015-2024 (cont'd)



APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

MAP OF COMPLETED PROJECTS 2015-2024 (cont'd)

POTABLE WATER

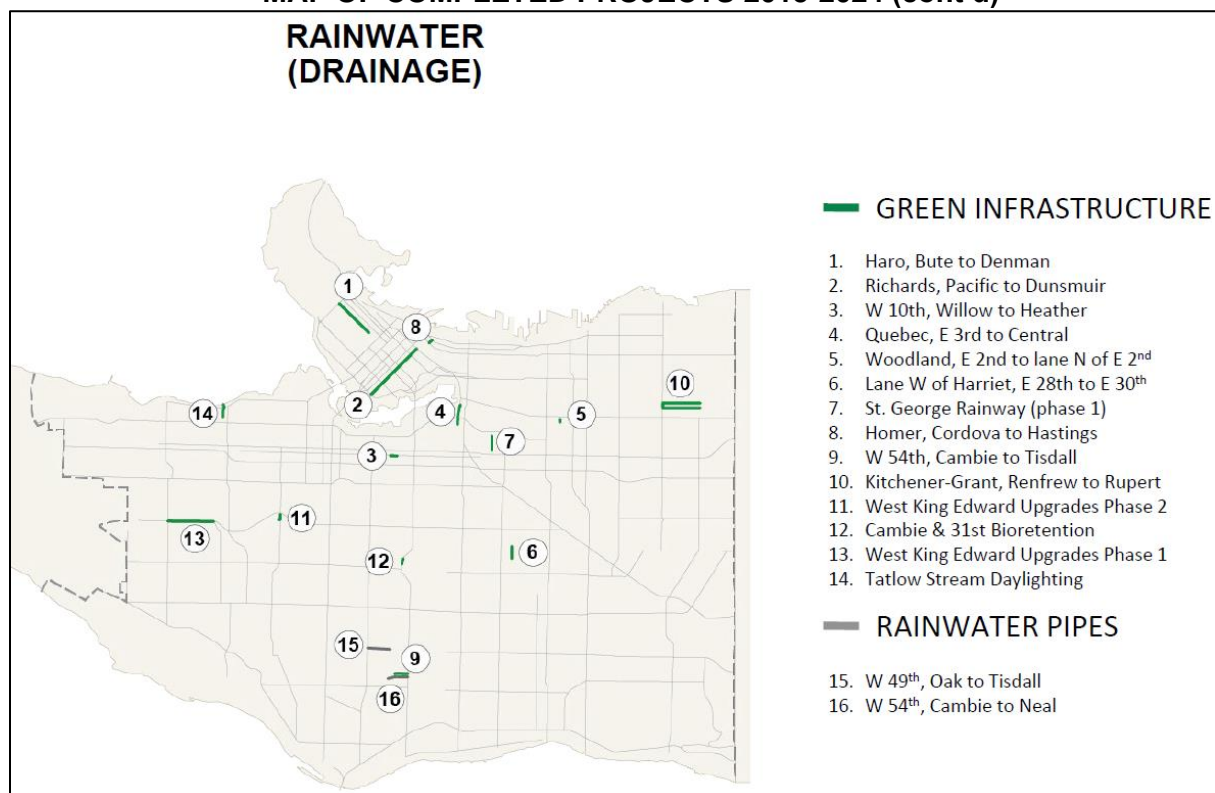


WASTEWATER (SEWER)



APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

MAP OF COMPLETED PROJECTS 2015-2024 (cont'd)



LAND ACQUISITION COMPLETED WITH DCL FUNDING 2024

HOUSING					
Year	# of properties acquired	Address	Housing project built on property	Housing units	DCL funding
2024	5	2098 W. 7 th Ave	<i>pre-construction</i>	129	13.9 M
		1406-1410 E. King Edward	<i>pre-construction</i>	109	3.0 M
		800 Commercial St.	<i>pre-construction</i>	93	5.4 M
		418-496 Alexander St.	<i>pre-construction</i>	180	20.0 M
		8302 Beatrice St.	<i>pre-construction</i>	72	8.0 M
Last 10 years	18			1,947	\$ 90.0 M
All years	40			3,927	\$ 151.1 M

PARKS					
Year	# of properties acquired	Address	Name of new park or park to be expanded	Hectares	DCL funding
2024	1	1301 Arbutus St. (CP Kits Beach Lands)	Kitsilano Beach Park	0.74	18.5 M
Last 10 years	25			2.23	\$ 108.7 M
All years	46			3.77	\$ 142.5 M