

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](#).

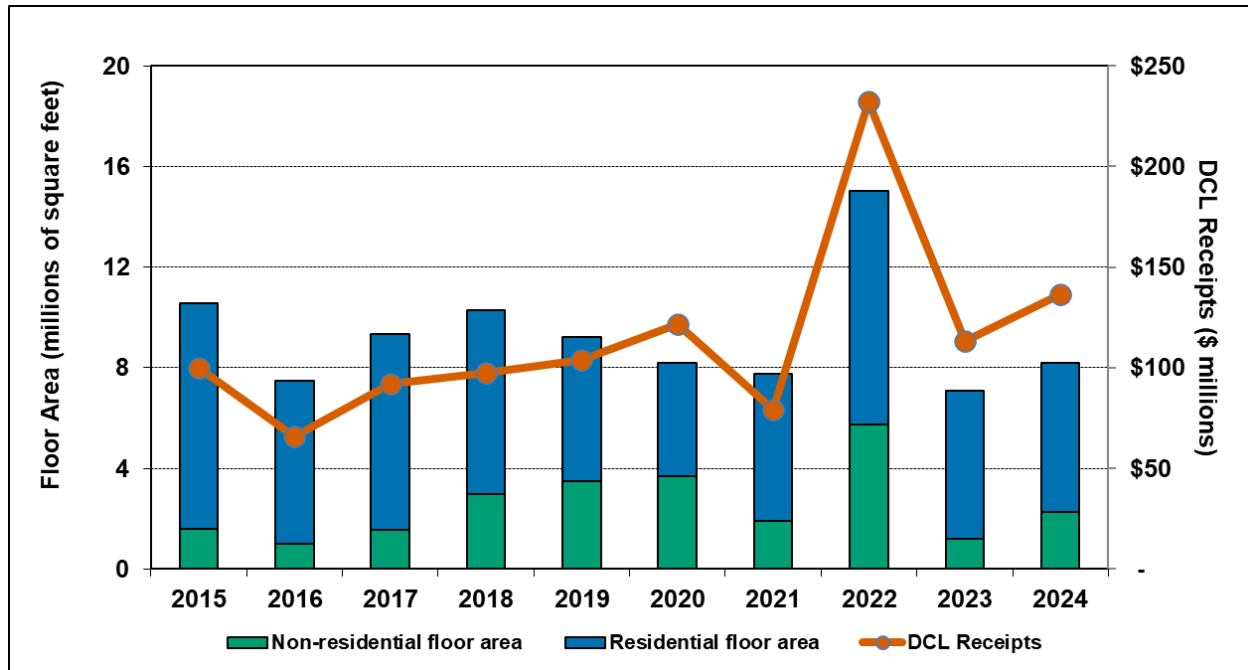
This report is submitted to Council for information in accordance with [Section 523D \(18.1\) of the Vancouver Charter](#), which states that each year the Director of Finance must submit a report that includes:

- 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)



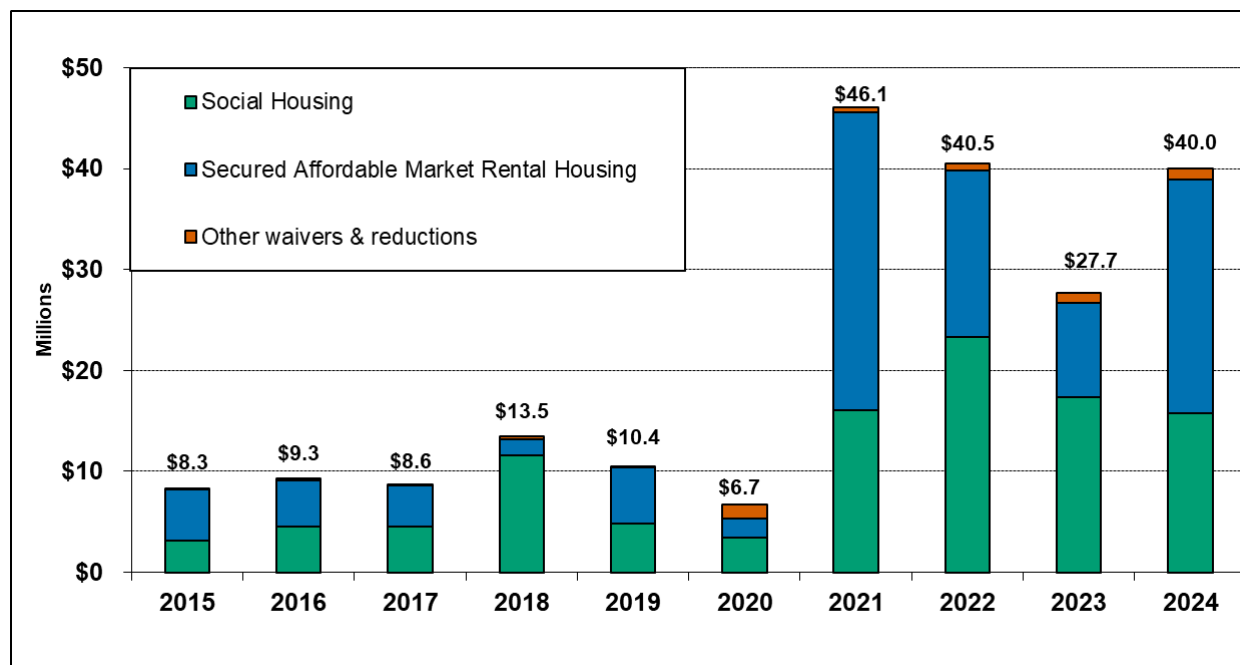
Appendices A and B contain further details on DCL receipts (by year and spending category).

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

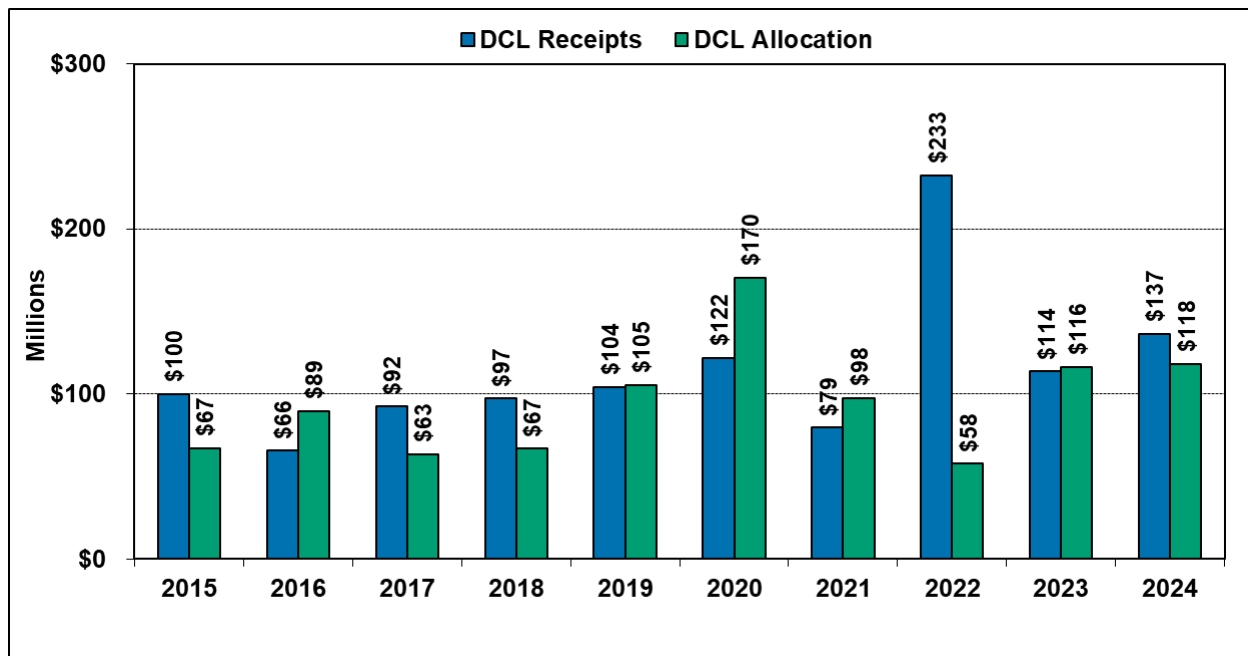
Allocation of DCLs to eligible public amenities and infrastructure requires Council approval as part of the City's capital planning and budgeting processes. DCL allocations are based on available funding at the time, historical DCL receipts, future year projections and capital plan project/program delivery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

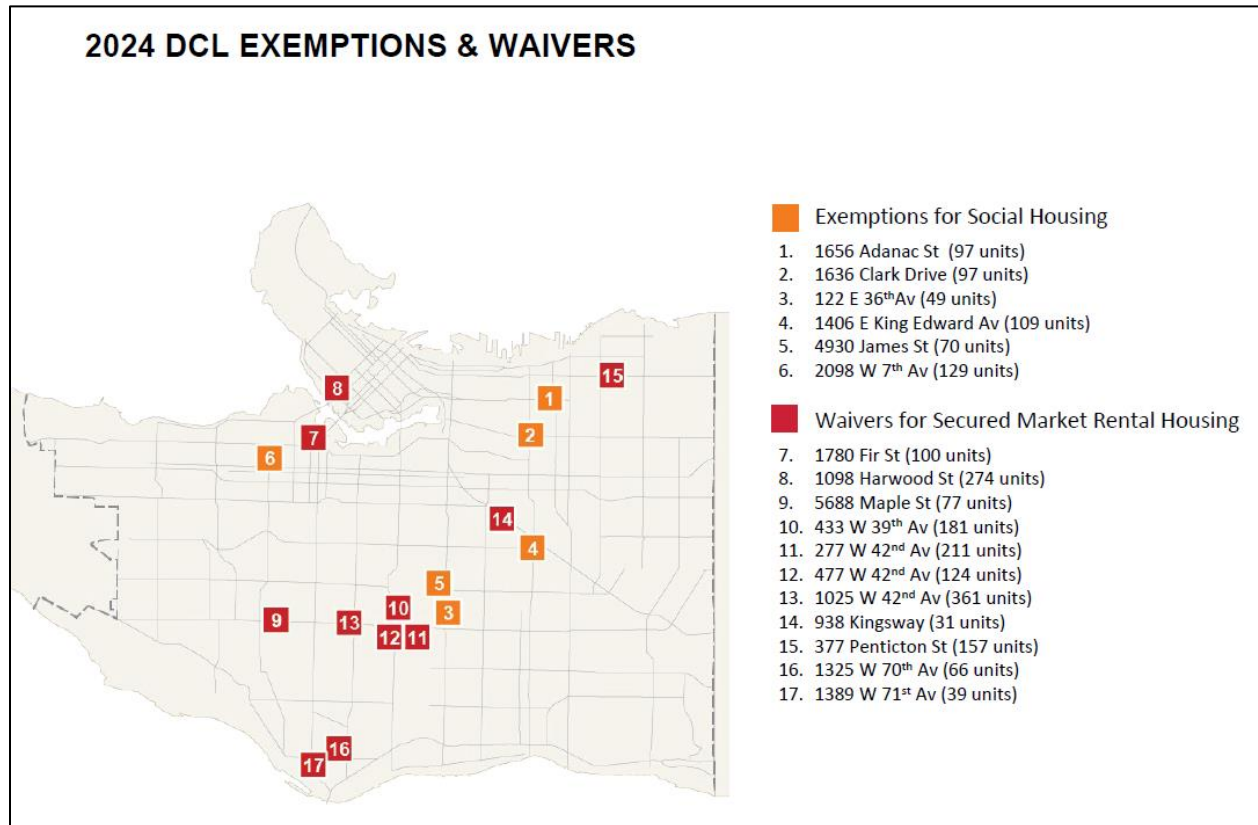
DCLs Waived for Secured Affordable Market Rental Housing Projects
(Vancouver Charter, s523D(10.3)(a))

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

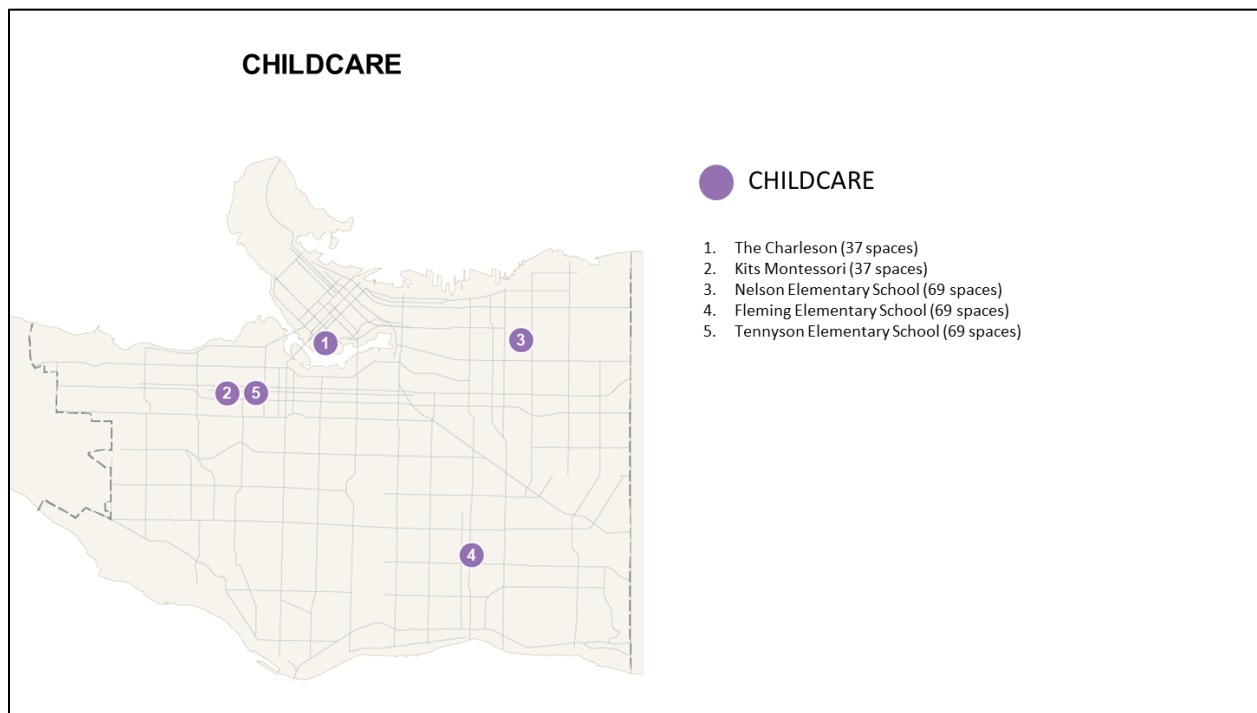
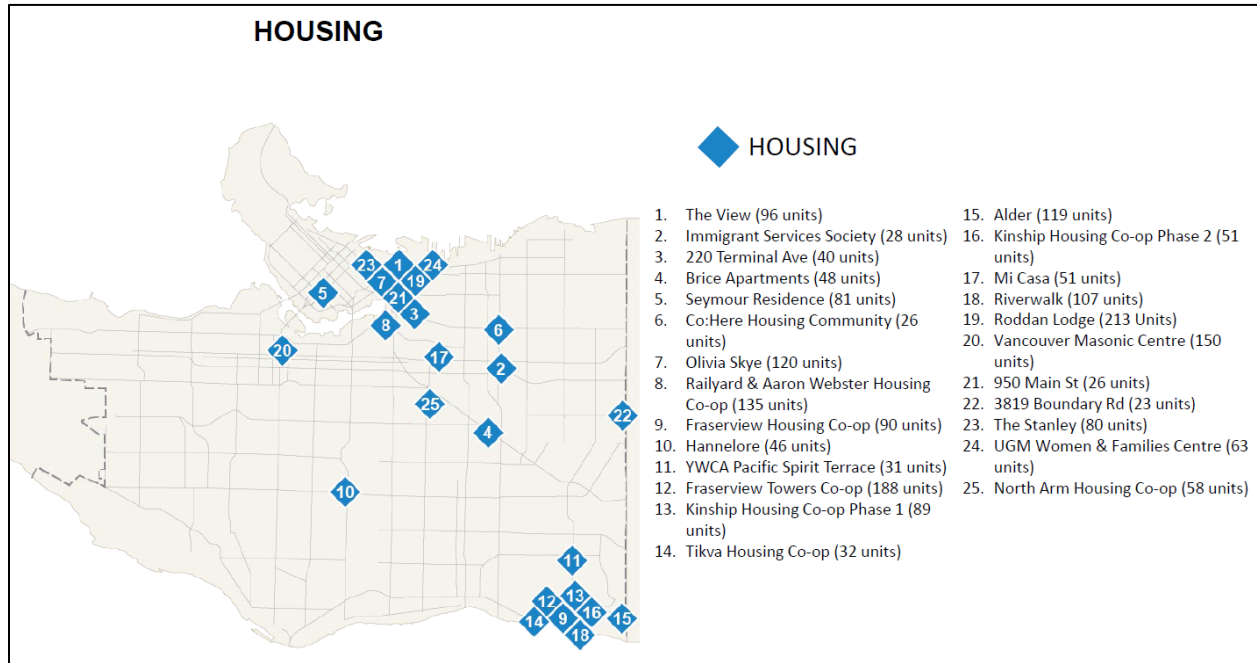
APPENDIX C DCL EXEMPTIONS AND WAIVERS

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



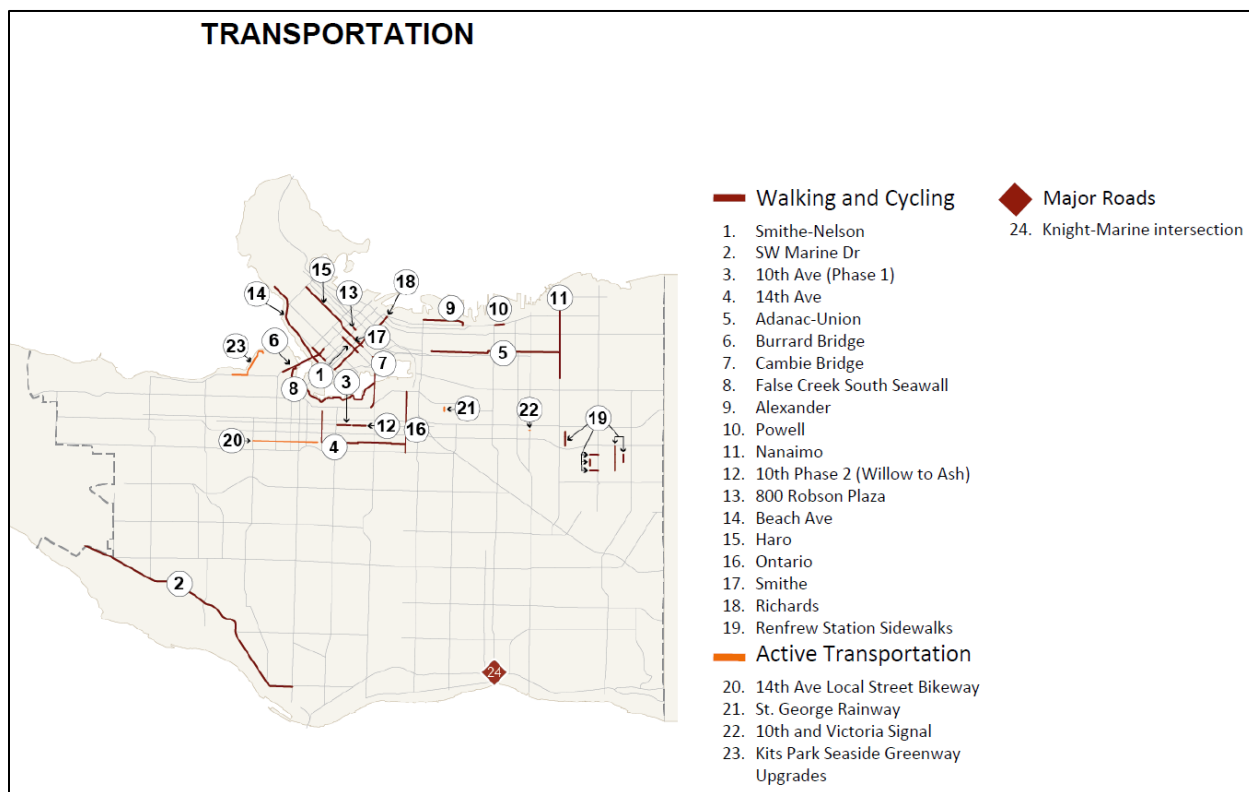
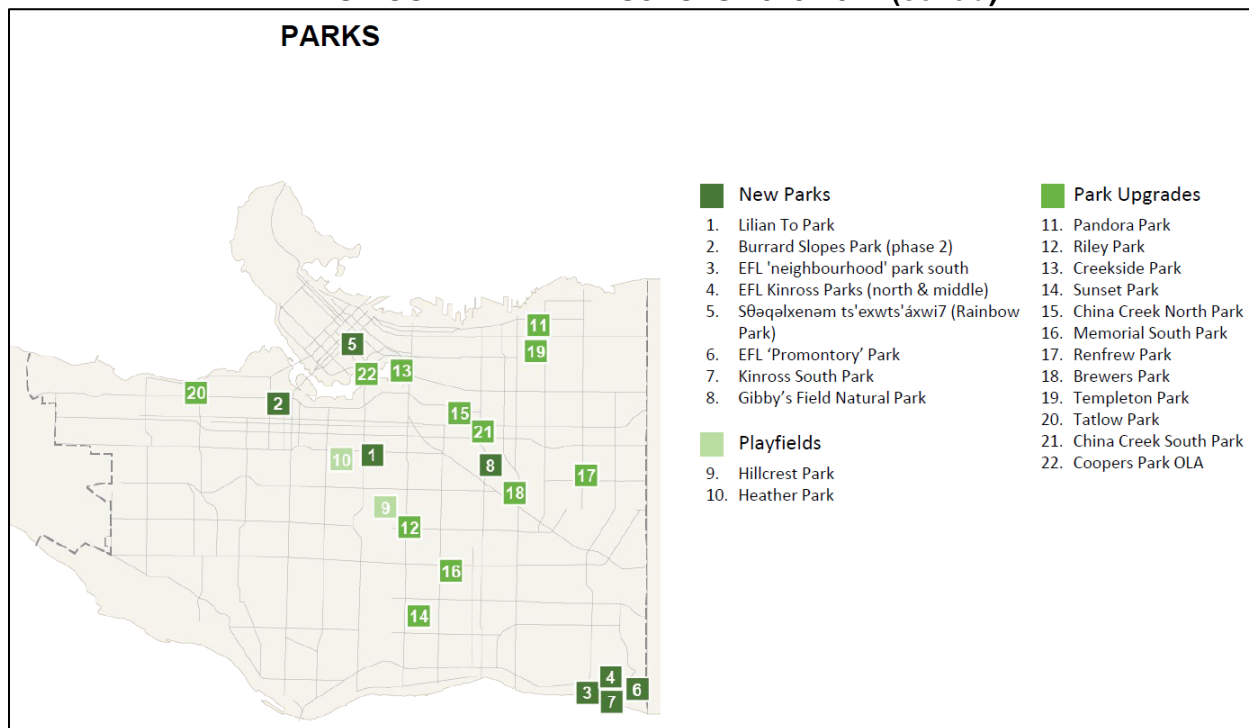
APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

MAP OF COMPLETED PROJECTS 2015-2024



APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

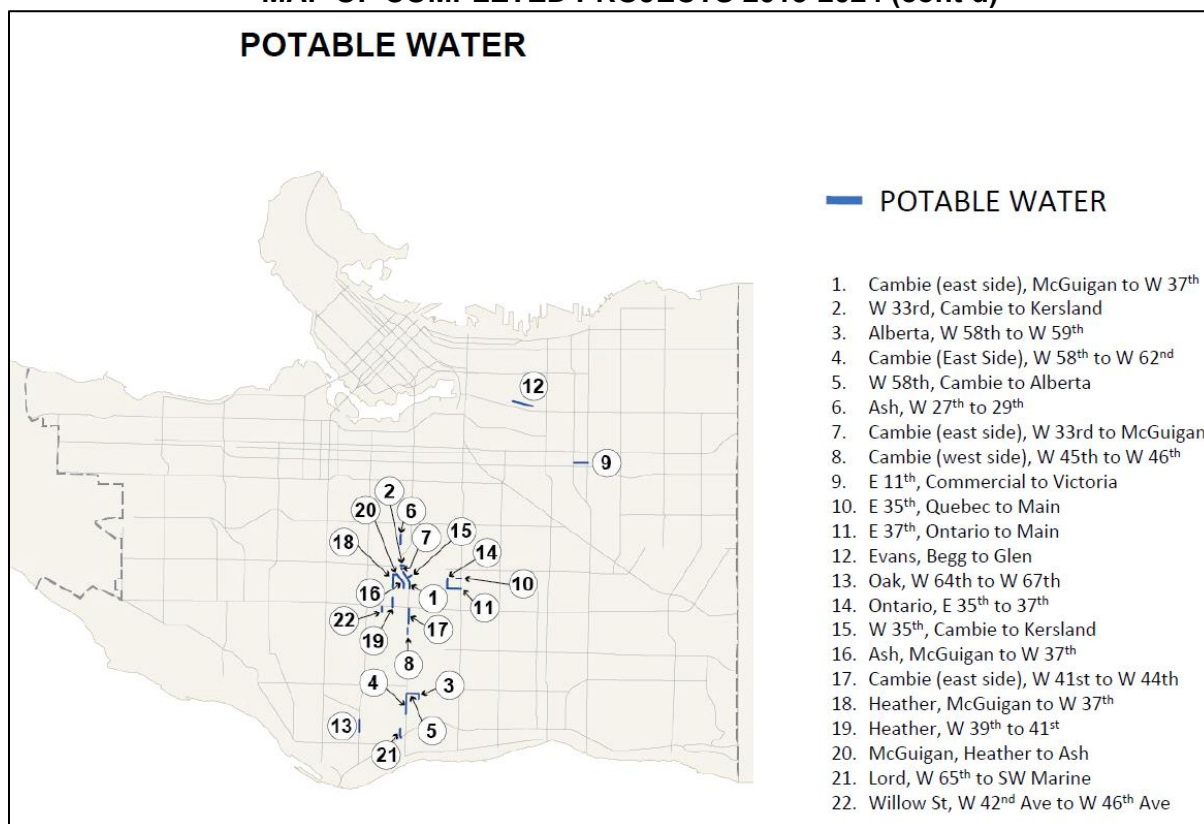
MAP OF COMPLETED PROJECTS 2015-2024 (cont'd)



APPENDIX D CAPITAL PROJECTS COMPLETED WITH DCL FUNDING

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

POTABLE WATER

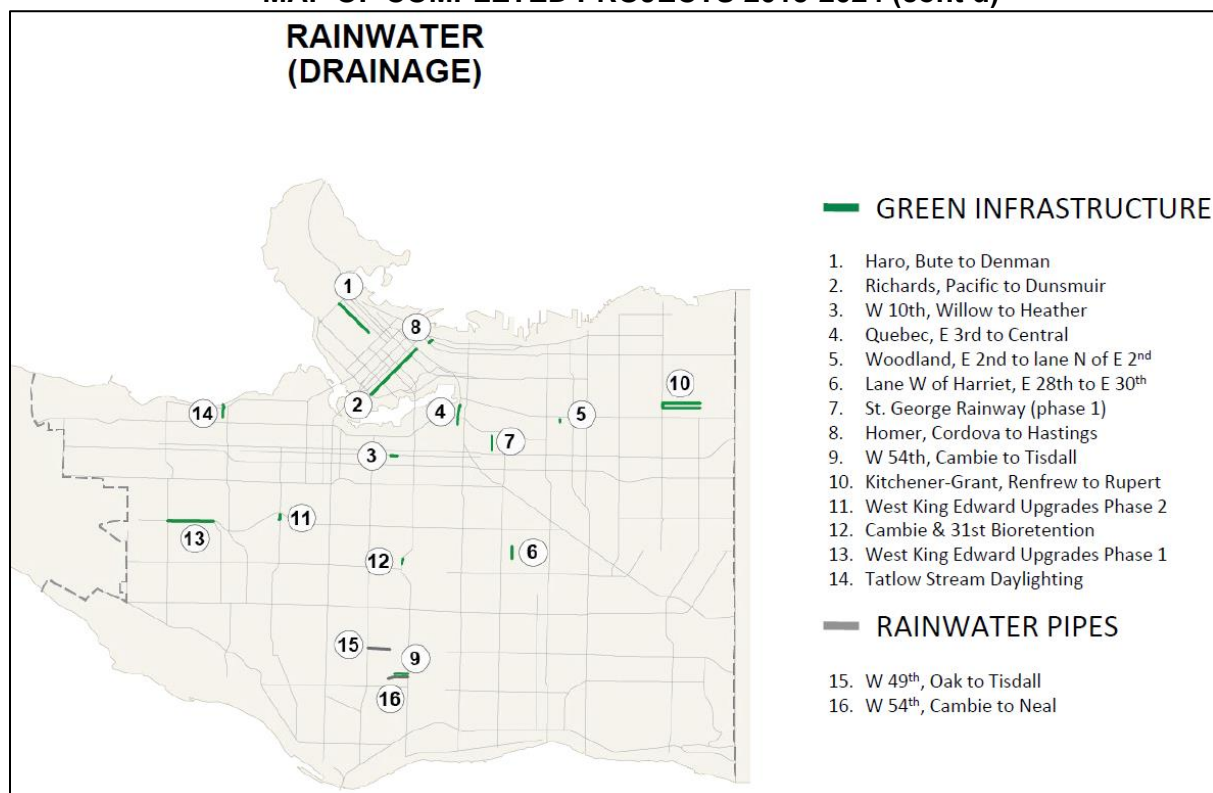


WASTEWATER (SEWER)



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