
MEMORANDUM

April 25, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Theresa O'Donnell, General Manager, Planning, Urban Design & Sustainability
Chris Robertson, Assistant Director, City-wide and Regional Planning
Grace Cheng, Director, Long-Term Financial Strategy & Planning

FROM: Patrice Impey, Chief Financial Officer / General Manager of Finance, Risk & Supply Chain Management

SUBJECT: 2021 Annual Report on Development Cost Levies

RTS #: N/A

Dear Mayor and Council,

This memorandum is submitted to Council for information in accordance with Section 523D (18.1) of the *Vancouver Charter* which provides 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.

Accompanying this memorandum is a companion memorandum from Planning, Urban Design & Sustainability on the 2021 Annual Report on Community Amenity Contributions (CACs) and Density Bonus Zoning Contributions. As has been the practice since 2010, these annual reports are posted on the [City website](#) to ensure public stewardship and transparency.

SUMMARY

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

DCLs help finance affordable/replacement housing, childcare facilities, parks, transportation and utilities (water, sewer and drainage) infrastructure. Since the creation of the first Development Cost Levy (DCL) district, close to \$1 billion of DCLs have been invested, contributing toward the creation of notable amenities and infrastructure, with recent examples such as:

- Affordable housing, including:
 - 29 units at Mi Casa in Mount Pleasant operated by the Red Door Society (870 E. 8th Ave.),
 - 51 units in West Fraser Lands under the Community Land Trust program (3245 Pierview Crescent),
 - 109 units in River District (3185 Riverwalk) operated by S.U.C.C.E.S.S.,
 - 119 units in River District (8501 Boundary / 3625 Sawmill Crescent) operated by Catalyst,
 - 150 units in Fairview at the Vancouver Masonic Centre (1495 W 8th Ave.), and
 - 213 units in Strathcona at Roddan Lodge (124 Dunlevy);
- Childcare facilities and new spaces, including:
 - Sandford Fleming Elementary School (69 new spaces) in Victoria-Fraserview, and
 - Tennyson Elementary School (69 new spaces) in Kitsilano;
- New and enhanced parks, including:
 - the north and middle portions of Kinross Park in River District,
 - playground renewals at Ash Park, Beaconsfield Park, and Winona Park,
 - renewal of Brewers Park, and
 - land acquisition near 6th Ave. and Fir to enable development of Burrard Slopes Park;
- Bikeway-greenway network, including:
 - Granville Bridge Greenways, and
 - new active transportation routes in Fairview on 10th Ave., in Yaletown and the West End (on Smithe, Richards, Haro and Beach), in Mount Pleasant (Ontario) and Grandview-Woodland (Nanaimo), and recent completion of the 800 Robson Street Plaza between the Art Gallery and Law Courts; and
- Green infrastructure and water main projects, particularly along Richards and the Cambie corridor.

In 2021, total DCLs collected was \$75 million, representing a sizeable decrease from \$115 million collected in 2020. Lower DCL receipts in 2021 was due primarily to a combination of lower overall floor area approved (from 8.1 million sq. ft. in 2020 to 7.8 million sq. ft. in 2021) across all DCL districts; and a higher number of waivers of both Citywide and Utilities DCLs for secured market rental and rental developments under the Moderate Income Rental Housing

Pilot Program (MIRHPP). The Utilities DCL waiver for rental projects expired in September 2021.

Of the \$46 million DCL exemptions/waivers/reductions in 2021, 64% was attributable to secured market rental and 35% was attributable to social housing. A map of the DCL exemptions/waivers/reductions can be found in Appendix E.

In addition to the annual inflationary adjustments to the DCL rates, a comprehensive review and recalibration of the City-wide DCL and City-wide Utilities DCL is undertaken every four years in coordination with the City's 10-year Capital Strategic Outlook update to inform the 4-year Capital Plan. The next update will be presented to Council in June 2022.

BACKGROUND

Population and job growth increases demand for public amenities and infrastructure such as affordable housing, childcare, community facilities, parks, transportation, and water, sewer and drainage 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 such growth. This financial contribution is captured primarily through DCLs, voluntary CACs (for projects involving rezoning) and Density Bonus Zoning contributions. Without these tools, the City will have to rely entirely on property taxes and utility fees to fund these new amenities and infrastructure that supports community livability and affordability.

The DCL system is gradually being modernized and streamlined to address the City's growth needs more effectively at both the city-wide level and community level. Recent examples include:

- Between 2013 and 2017, Council approved incorporating all seven of the Area-Specific DCL districts and most excluded policy areas into the City-wide DCL district helping the City to deliver priority DCL-eligible projects across the city more expediently and equitably.
- In 2017, following a comprehensive review of the City-wide DCL system, Council approved amendments to the DCL bylaw to update the rates and allocation of DCLs to affordable/replacement housing, childcare, parks, transportation and utilities infrastructure.
- In 2018, Council approved a new City-wide Utilities Development Cost Levy (Utilities DCL) to address the need for upgraded water, sewer, and drainage infrastructure to support growth.

What can DCL's fund?

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

- **Affordable/Replacement Housing:** replacing all types of housing, including acquisition of new land, that Council determines to be necessary to house persons displaced as a result of new development and who are unable to afford comparable accommodation.
- **Childcare:** delivering facilities in premises leased or owned, including acquisition and construction.

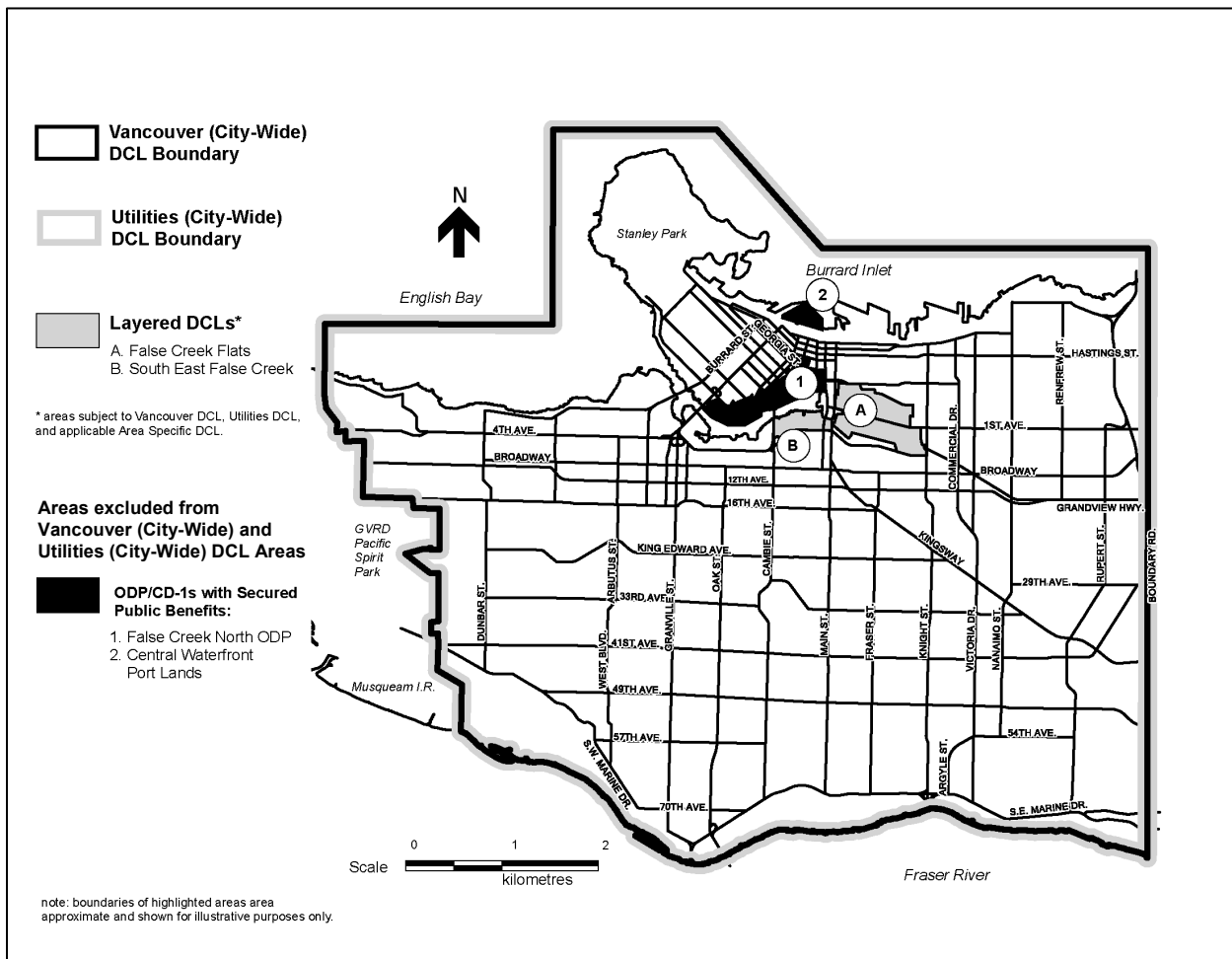
- **Parks:** upgrading existing parks and acquiring/developing new park land.
- **Engineering Infrastructure:**
 - **Transportation:** constructing, replacing, altering or expanding facilities for transportation (including active transportation and safety improvements).
 - **Utilities:** constructing, replacing, altering or expanding facilities for water, sewer and drainage.

What are DCL districts?

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

- **City-wide DCL Districts:** The two city-wide districts currently include all land in Vancouver with the exception of Central Waterfront Port Lands and False Creek North:
 - The Vancouver Development Cost Levy (“City-wide DCL”) created in 2001 and updated in 2017 and 2019, includes allocations for affordable/replacement housing, childcare, parks, transportation, and affordable housing utilities; and
 - The Vancouver Utilities Development Cost Levy (“Utilities DCL”) created in 2018, includes allocations for utilities including water, sewer and 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 and False Creek North (shaded in black on Map 1) are currently exempt from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the creation of the City-wide DCL District.

Map 1 — DCL Districts as of Dec. 2019



Appendix A contains additional information on the DCL system.

When are DCLs paid?

DCLs are applied on a per-square-foot basis and payable at 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.

Can Council direct DCL funds to specific projects or add new projects?

Questions from Council regarding the flexibility of DCL allocation and the projects being funded by DCLs arise from time to time, particularly during Public Hearings. The share of DCLs for each service category (affordable/replacement housing, childcare, parks, and Engineering infrastructure) and the rates applicable to different types of development are approved by Council through periodic DCL updates, and the allocation of DCLs to fund eligible projects are approved by Council through the Capital Planning and budgeting processes. Allocating (or reallocating) DCLs for specific projects outside of the established financial growth framework and capital planning processes is challenging as it requires thoughtful financial analysis to

understand the associated impact on the development as well as the City's capital plan, and possible amendments to the DCL bylaw. Such changes are complex and should be considered at the policy level and not at the individual rezoning level.

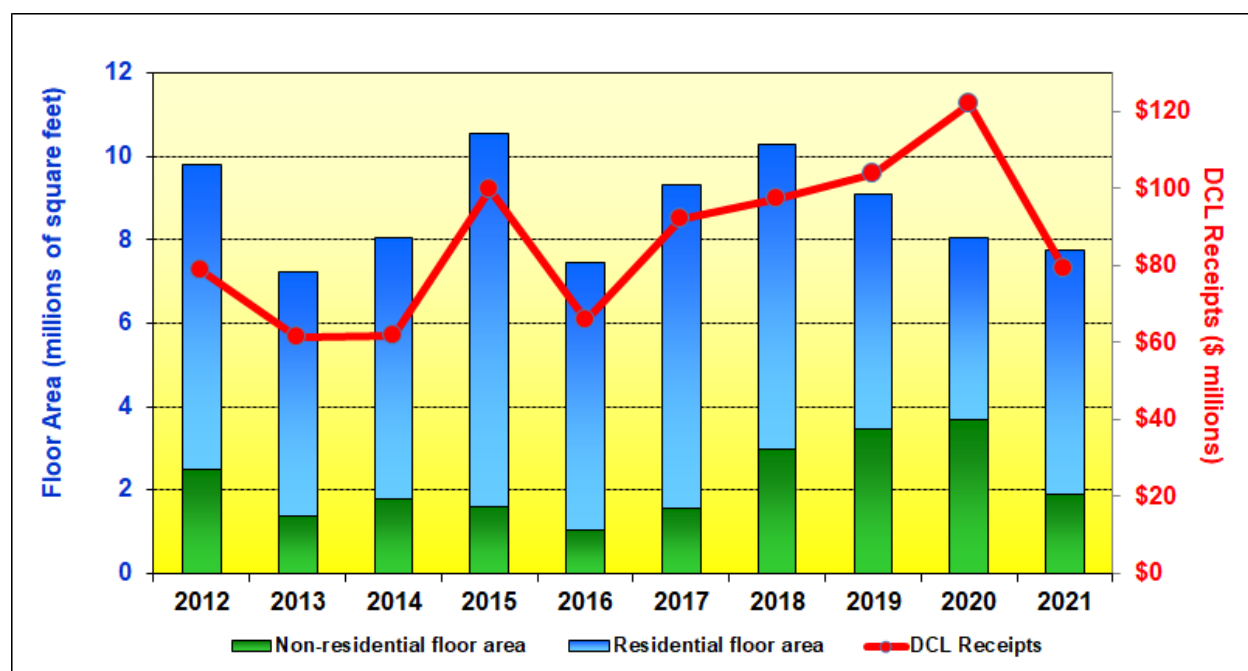
STRATEGIC ANALYSIS

2021 DCL Receipts

In 2021, \$75 million was collected from all DCL districts and \$4 million of interest was accrued on the DCL balance, totaling \$79 million in receipts (2020 - \$122 million). Of this amount, 97% came from the two City-wide DCL Districts, and 3% came from Layered Districts and interest on Area specific DCL balances.

Figure 1 shows historical development and DCL receipts (collections and interest) over the last 10 years (2012-2021), representing an average of 8.8 million sq. ft. of development per year (approximately 75% residential and 25% non-residential), resulting in an average of \$81 million of DCLs collected per year. Over the lifetime of the City's DCL program thus far (1993-2021), a total of \$1.2 billion has been collected, including interest accrued on the DCL balance.

Figure 1 — DCL Floor Area & DCL Receipts (collections and interest) by Year (2012-2021)



The DCL rate per sq. ft. of development is adjusted annually as necessary by Council to reflect land and construction cost changes. The amount of DCLs collected per sq. ft. varies depending on the type of development and the location where it happens as noted above. Appendices B, C and D contain further details on DCL receipts (by year, DCL district and spending category).

2021 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 secured market rental and social housing and preservation of heritage buildings. Because

exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this memo includes only projects that have reached the building permit stage in 2021.

In 2021, DCL exemptions/waivers/reductions totaled \$46.1 million (58% of total DCL receipts), 99% of which was due to social housing exemptions (35%) and secured market rental waivers (64%). DCL exemptions of \$16.1 million were approved for 1,174 units of social housing and DCL waivers/reductions of \$29.5 million were granted for 1,501 units of secured market rental housing.

Figure 2 – DCL Exemptions/Waivers/Reductions by Category (2012-2021)

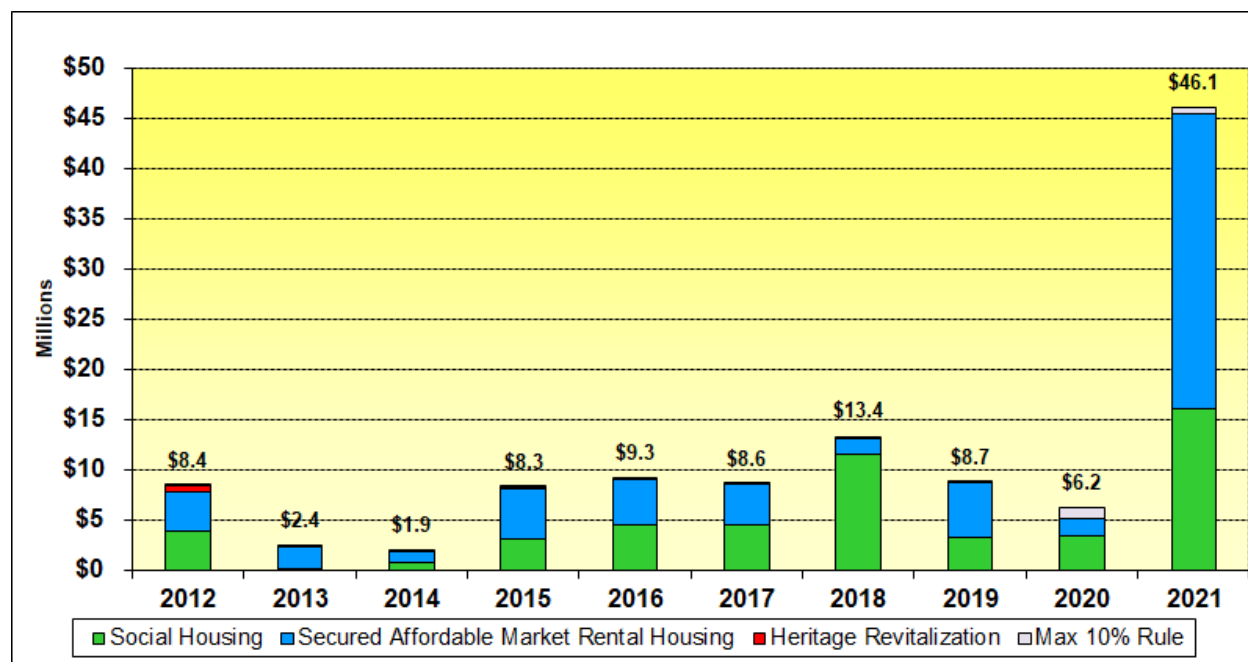
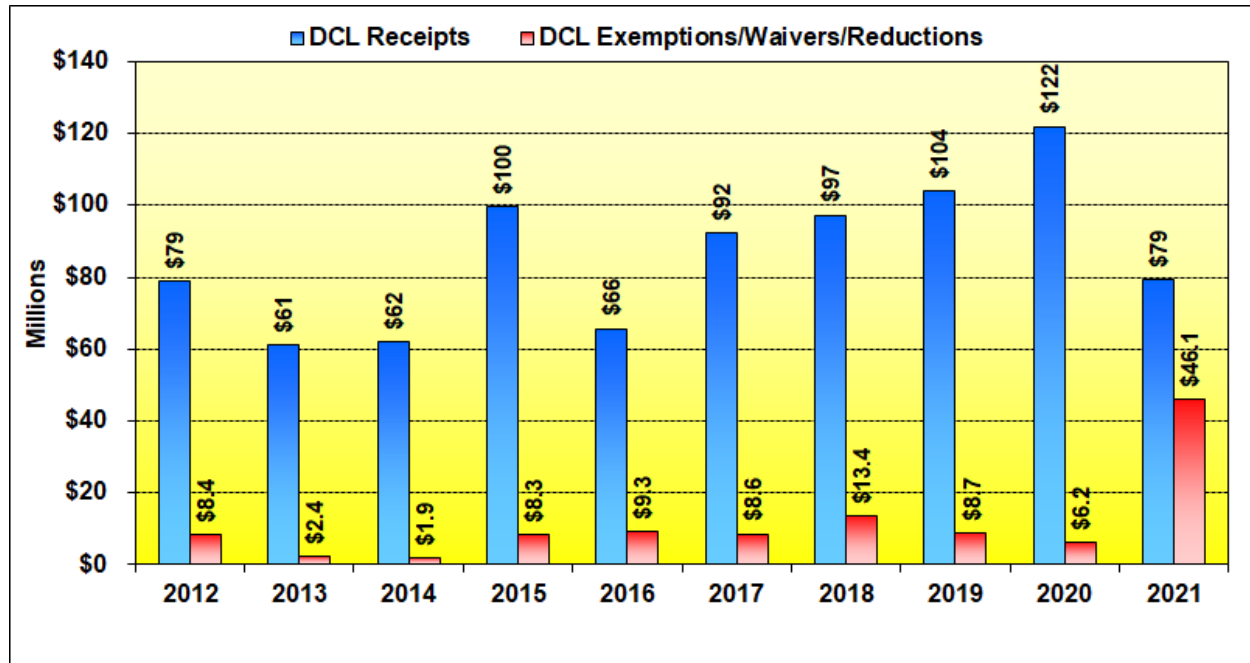


Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2012-2021). Over the period, these exemptions/waivers/reductions helped create 5,192 units of social housing (\$51 million) and 4,400 units of secured market rental housing (\$59 million), and preserve two heritage buildings (\$0.6 million). The record level of waivers in 2021 particularly for secured market rental housing included both Citywide and Utilities DCLs (introduced in September 2018). (Note: unit counts exclude Secured Market Rental Housing projects that did not qualify for DCL waiver/reduction).

Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years (2012-2021). During this period total DCLs exempted/waived/reduced was \$113.4 million, or 14% of DCLs collected over the period. Appendix E contains further details on DCL exemptions/waivers/reductions.

Figure 3 – DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2012-2021)



In November 2019, Council approved the following changes to DCL waivers related to secured market rental housing:

- The Utilities DCL waiver was removed for secured market rental housing effective September 30, 2020. Projects with previously submitted applications qualified for in-stream rate protection for a period of one year, until September 29, 2021. Details are contained in the [Rental Incentive Programs Bulletin](#) available on the City's website.
- A DCL waiver was offered to [Moderate Income Rental Housing Pilot Program](#) (MIRHPP) projects provided they meet the requirements of the DCL by-laws. To qualify for a waiver of the Vancouver City-wide and the Area-specific DCLs, projects must provide 100% of the residential floor area secured for rental and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio secured with starting rents applicable to moderate income rental housing.

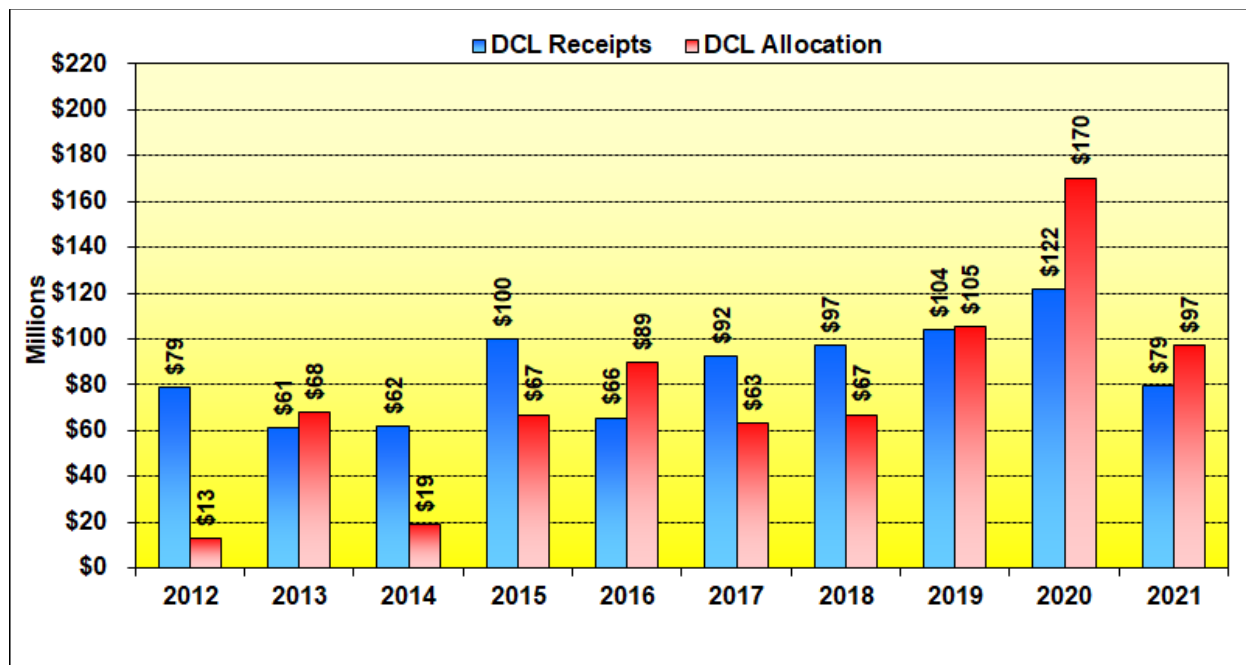
2021 was a very active year for development of secured market rental and MIRHPP projects, as reflected in the large number of unit counts and values of exemptions/waivers/reductions provided in the year. The expiration of DCL waivers for secured market rental and MIRHPP developments might have expedited these projects.

2021 DCL Allocation for Capital Expenditures

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

Figure 4 shows DCL receipts versus allocations for the last 10 years (2012-2021). Of the \$862 million of DCL receipts during that period, Council allocated \$760 million (88%) to fund specific eligible capital projects. DCL allocation varies from year to year due in part to the timing of individual capital projects.

Figure 4 — DCL Receipts & DCLs Allocations by Year (2012-2021)



In 2021 approximately \$97 million was allocated by Council, including approximately \$16 million for social and supportive housing, \$27 million for engineering infrastructure, and \$56 million for parks. Approximately \$2 million of previously allocated DCLs were released from prior commitments due to closed projects (refer to Appendix C).

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

Unallocated DCL Balance

At the start of 2021, the balance of unallocated DCLs was \$195 million. Including DCL receipts of \$79 million and allocation of \$97 million in 2021, the ending balance for 2021 was \$177 million. It is anticipated that the unallocated balance will decrease further by the end of the 2019-2022 Capital Plan. Appendices C, D and E contain further details on DCL balance (by year, DCL district and spending category).

Should you have any questions regarding the above information, please feel free to contact me at patrice.impey@vancouver.ca or (604) 873-7610.

Best Regards,

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

Patrice Impey
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APPENDIX A

ADDITIONAL BACKGROUND ON DEVELOPMENT COST LEVIES

Vancouver Charter

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

City By-Laws & Policies

- Between 1993 and 2007, Council approved 11 DCL Districts - City-wide DCL, seven Area-specific DCL and three Layered DCL - and applied varying DCL rates to offset the anticipated growth-related costs.
- In [2004](#), Council adopted the Financing Growth Policy that sets the framework for the collection and allocation of DCLs to help fund eligible public amenities needed for growth.
- In [2008](#), Council approved adjustment of the City-wide DCL rates to reflect land and construction cost inflation and implementation of new rates to be effective in January 2010.
- In [2009](#), Council adopted the annual inflationary adjustment system for the City-wide and Area-specific DCL rates, and further directed staff to adjust these rates annually with the new rates effective on September 30 of each year.
- In [2009](#), Council approved the Short Term Incentives for Rental Program (STIR) (2009 to 2011) and in [2012](#), the Secured Market Rental Housing Policy (Rental 100) Program, including waivers of DCLs for eligible affordable rental housing projects. In [2013](#), Council amended the definition of 'for-profit affordable rental housing' in the DCL by-laws.
- In [2013](#), Council approved replacement of the Oakridge-Langara DCL rates with City-Wide DCL rates effective March 12, 2014, reducing the number of DCL Districts from 11 to 10.
- In [2015](#), Council approved replacement of five Area-Specific DCL rates with City-Wide DCL rates (Arbutus, Burrard Slopes, Cedar Cottage/Welwyn, Dundas/Wall and Triangle West), effective July 21, 2016, which reduced the number of DCL Districts from 10 to 5.
- In [2015](#), Council approved a review of the City-wide DCL, including growth costs, rates and allocations. Work is well underway and will conclude with a report to Council later in 2017.
- In [2017](#), Council approved amendments to the DCL bylaw to update the rates and allocation of DCLs following a review of the City-wide DCL, to introduce Utilities as a new eligible DCL service category with its own allocation, and to replace the Downtown South DCL rates with City-wide DCL rates effective September 30, 2017, reducing the number of DCL Districts from 5 to 4.
- 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 July [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 November [2019](#), Council approved two changes of DCL waivers related to secured market rental housing:
 - the removal of the Utilities DCL waiver for secured market rental housing effective September 30, 2020. Projects with submitted applications were eligible for in-stream rate protection for one year, and rate protection expired on Sep. 29, 2021. Visit the Rental Incentive Programs Bulletin for more details.
 - Vancouver City-wide and Area-specific DCL waivers offered to Moderate Income Rental Housing Pilot Program (MIRHPP) projects provided they meet the requirements of the DCL by-laws. The MIRHPP waivers applied to projects where 100% of the residential floor area is secured rental and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio must be secured at the starting rents applicable to moderate income rental housing to qualify for a waiver of City-wide and Area-specific DCLs. MIRHPP projects are subject to the Utilities DCL. See the [Rental Incentive Programs Bulletin](#) and the [Development Cost Levies Bulletin](#) for details.
- In February [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.

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 capacity, growth-related amenity requirements and cost estimates for each DCL district. Generally, DCLs are not expected to cover all of the costs and the City is expected to provide a “municipal assist” portion to make up the difference. This portion could be 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. 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	\$ 97,377,758	\$ 176,935,571
Last 10 years	87,644,641 ft²	\$ 813,697,339	\$ 48,701,699	\$ 862,399,038	\$ 759,747,169	\$ 102,651,869
All years	147,847,627 ft²	\$ 1,109,493,220	\$ 77,031,175	\$ 1,186,524,395	\$ 1,009,588,824	\$ 176,935,571

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

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2021	2021	TOTAL	PRIOR TO 2021	2021	TOTAL	
All district							
Park	391,201,579	10,769,791	401,971,370	305,221,966	56,387,785	361,609,751	40,361,619
Replacement Housing	334,444,639	20,392,433	354,837,072	319,938,590	16,268,016	336,206,606	18,630,465
Childcare	101,538,009	7,776,477	109,314,486	46,536,258	(2,203,456)	44,332,803	64,981,684
Transportation	218,597,607	14,149,663	232,747,270	195,716,162	17,012,768	212,728,930	20,018,340
Affordable Housing Utilities	7,673,099	4,285,906	11,959,005	-	-	-	11,959,005
Utilities	50,946,365	24,748,826	75,695,192	44,962,528	9,748,206	54,710,734	20,984,457
TOTAL	\$ 1,104,401,298	\$ 82,123,098	\$ 1,186,524,395	\$ 912,375,505	\$ 97,213,319	\$ 1,009,588,824	\$ 176,935,571
City-wide							
City wide							
Park	265,989,825	9,697,753	275,687,578	227,531,927	49,796,217	277,328,143	(1,640,565)
Replacement Housing	274,333,571	19,865,954	294,199,525	259,960,725	16,269,877	276,230,602	17,968,923
Childcare	66,945,075	7,471,110	74,416,185	32,804,718	(2,203,456)	30,601,262	43,814,923
Transportation	185,531,362	13,792,389	199,323,751	170,398,390	16,443,613	186,842,003	12,481,748
Affordable Housing Utilities	7,673,099	4,285,906	11,959,005	-	-	-	11,959,005
Sub-total	800,472,931	55,113,112	855,586,043	690,695,759	80,306,251	771,002,010	84,584,033
City-wide Utilities							
Utilities	50,946,365	24,748,826	75,695,192	44,962,528	9,748,206	54,710,734	20,984,457
Sub-total	\$ 851,419,296	\$ 79,861,939	\$ 931,281,235	\$ 735,658,288	\$ 90,054,457	\$ 825,712,744	\$ 105,568,491
Layered							
False Creek Flats							
Park	2,093,797	49,644	2,143,441	-	-	-	2,143,441
Childcare	784,194	18,593	802,787	-	-	-	802,787
Transportation	4,963,946	117,695	5,081,641	2,702,117	-	2,702,117	2,379,524
Sub-total	7,841,937	185,932	8,027,869	2,702,117	-	2,702,117	5,325,752
Southeast False Creek							
Park	48,274,389	337,847	48,612,236	30,024,046	(401,348)	29,622,698	18,989,538
Childcare	13,265,645	92,839	13,358,484	6,512,918	-	6,512,918	6,845,567
Transportation	18,574,907	118,659	18,693,566	15,411,679	-	15,411,679	3,281,887
Sub-total	80,114,941	549,345	80,664,286	51,948,643	(401,348)	51,547,295	29,116,991
Grandview-Boundary	(closed July 2018)						
Park	134,222	248	134,470	-	-	-	134,470
Transportation	2,286,230	38,952	2,325,181	450,000	-	450,000	1,875,181
Sub-total	2,420,452	39,199	2,459,651	450,000	-	450,000	2,009,651
Sub-total	\$ 90,377,330	\$ 774,477	\$ 91,151,807	\$ 55,100,760	\$ (401,348)	\$ 54,699,412	\$ 36,452,395

* SEFC & FCF districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation. Negative allocations for childcare and parks reflect unutilised amounts allocated in previous periods for projects that are now closed, thereby reducing total allocations to-date. The over-commitment of DCLs presented in Appendices C and D represent timing mismatches between DCL receipts and eligible capital expenditures. Generally, DCL allocations should not exceed the amount of funding available on hand. However, certain DCL districts may require upfront public amenities and infrastructure upgrades to facilitate redevelopment which results in temporary over-commitment of DCLs.

	RECEIPTS			ALLOCATIONS			UNALLOCATED BALANCE
	PRIOR TO 2021	2021	TOTAL	PRIOR TO 2021	2021	TOTAL	
AREA-SPECIFIC							
Downtown South	(closed 2017)						
Park	43,959,684	305,862	44,265,546	39,233,414	2,275,000	41,508,414	2,757,132
Replacement Housing	47,253,001	338,061	47,591,062	47,119,798	(190,279)	46,929,519	661,542
Childcare	11,216,572	104,645	11,321,217	4,673,238	-	4,673,238	6,647,979
Transportation	4,644,334	56,346	4,700,680	4,644,334	56,346	4,700,680	-
Sub-total	107,073,590	804,914	107,878,504	95,670,784	2,141,067	97,811,851	10,066,653
Burrard Slopes	(closed 2015)						
Park	9,848,466	60,675	9,909,142	7,767,579	2,122,916	9,890,495	18,646
Replacement Housing	504,081	3,131	507,213	504,081	3,131	507,213	-
Childcare	2,193,436	13,624	2,207,060	-	-	-	2,207,060
Transportation	1,077,840	7,193	1,085,033	999,377	85,657	1,085,033	-
Sub-total	13,623,823	84,624	13,708,447	9,271,037	2,211,704	11,482,741	2,225,706
Arbutus	(closed 2015)						
Childcare	3,535,694	22,378	3,558,073	2,545,385	-	2,545,385	1,012,688
Transportation	379,803	2,404	382,207	124,366	257,841	382,207	-
Sub-total	3,915,498	24,782	3,940,280	2,669,751	257,841	2,927,592	1,012,688
Oakridge-Langara	(closed 2013)						
Park	9,801,999	142,668	9,944,668	665,000	2,595,000	3,260,000	6,684,668
Replacement Housing	4,700,247	68,412	4,768,659	4,700,247	68,412	4,768,659	-
Transportation	999,888	14,553	1,014,441	985,900	28,541	1,014,441	-
Sub-total	15,502,134	225,634	15,727,768	6,351,147	2,691,953	9,043,100	6,684,668
Triangle West	(closed 2015)						
Park	11,099,196	175,093	11,274,290	-	-	-	11,274,290
Replacement Housing	6,910,821	109,020	7,019,841	6,910,821	109,020	7,019,841	-
Childcare	2,931,863	46,251	2,978,114	-	-	-	2,978,114
Sub-total	20,941,880	330,365	21,272,245	6,910,821	109,020	7,019,841	14,252,404
Cedar Cottage/Welwyn	(closed 2015)						
Replacement Housing	742,918	7,854	750,772	742,918	7,854	750,772	-
Childcare	665,531	7,036	672,567	-	-	-	672,567
Transportation	139,297	1,473	140,770	-	140,770	140,770	-
Sub-total	1,547,746	16,363	1,564,109	742,918	148,624	891,542	672,567
Sub-total	\$ 162,604,671	\$ 1,486,682	\$ 164,091,353	\$ 121,616,458	\$ 7,560,210	\$ 129,176,668	\$ 34,914,686

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

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

	RECEIPTS *			ALLOCATIONS			UNALLO- CATED BALANCE
	PRIOR TO 2021	2021	TOTAL	PRIOR TO 2021	2021	TOTAL	
ALL CATEGORIES							
Park	\$ 391,201,579	\$ 10,769,791	\$ 401,971,370	\$ 305,221,966	\$ 56,387,785	\$ 361,609,751	\$ 40,361,619
Housing	334,444,639	20,392,433	354,837,072	319,938,590	16,268,016	\$ 336,206,606	18,630,465
Childcare	101,538,009	7,776,477	109,314,486	46,536,258	(2,203,456)	\$ 44,332,803	64,981,684
Eng. infrastructure - Transportation	218,597,607	14,149,663	232,747,270	195,716,162	17,012,768	\$ 212,728,930	20,018,340
Eng. infrastructure - Utilities	58,619,464	29,034,733	87,654,197	44,962,528	9,748,206	\$ 54,710,734	32,943,462
TOTAL	\$1,104,401,298	\$ 82,123,098	\$1,186,524,395	\$ 912,375,505	\$ 97,213,319	\$1,009,588,824	\$ 176,935,571
PARKS							
City-wide	265,989,825	9,697,753	275,687,578	227,531,927	49,796,217	277,328,143	(1,640,565)
Southeast False Creek	48,274,389	337,847	48,612,236	30,024,046	(401,348)	29,622,698	18,989,538
False Creek Flats	2,093,797	49,644	2,143,441	-	-	-	2,143,441
Downtown South (closed 2017)	43,959,684	305,862	44,265,546	39,233,414	2,275,000	41,508,414	2,757,132
Triangle West (closed 2015)	11,099,196	175,093	11,274,290	-	-	-	11,274,290
Burrard Slopes (closed 2015)	9,848,466	60,675	9,909,142	7,767,579	2,122,916	9,890,495	18,646
Oakridge-Langara (closed 2013)	9,801,999	142,668	9,944,668	665,000	2,595,000	3,260,000	6,684,668
Grandview-Boundary (closed 2018)	134,222	248	134,470	-	-	-	134,470
Sub-total	\$ 391,201,579	\$ 10,769,791	\$ 401,971,370	\$ 305,221,966	\$ 56,387,785	\$ 361,609,751	\$ 40,361,619
HOUSING							
City-wide	274,333,571	19,865,954	294,199,525	259,960,725	16,269,877	276,230,602	17,968,923
Downtown South (closed 2017)	47,253,001	338,061	47,591,062	47,119,798	(190,279)	46,929,519	661,542
Triangle West (closed 2015)	6,910,821	109,020	7,019,841	6,910,821	109,020	7,019,841	-
Oakridge-Langara (closed 2013)	4,700,247	68,412	4,768,659	4,700,247	68,412	4,768,659	-
Cedar Cottage/Welwyn (closed 2015)	742,918	7,854	750,772	742,918	7,854	750,772	-
Burrard Slopes (closed 2015)	504,081	3,131	507,213	504,081	3,131	507,213	-
Sub-total	\$ 334,444,639	\$ 20,392,433	\$ 354,837,072	\$ 319,938,590	\$ 16,268,016	\$ 336,206,606	\$ 18,630,465
CHILDCARE							
City-wide	66,945,075	7,471,110	74,416,185	32,804,718	(2,203,456)	30,601,262	43,814,923
Southeast False Creek	13,265,645	92,839	13,358,484	6,512,918	-	6,512,918	6,845,567
False Creek Flats	784,194	18,593	802,787	-	-	-	802,787
Downtown South (closed 2017)	11,216,572	104,645	11,321,217	4,673,238	-	4,673,238	6,647,979
Arbutus (closed 2015)	3,535,694	22,378	3,558,073	2,545,385	-	2,545,385	1,012,688
Triangle West (closed 2015)	2,931,863	46,251	2,978,114	-	-	-	2,978,114
Burrard Slopes (closed 2015)	2,193,436	13,624	2,207,060	-	-	-	2,207,060
Cedar Cottage/Welwyn (closed 2015)	665,531	7,036	672,567	-	-	-	672,567
Sub-total	\$ 101,538,009	\$ 7,776,477	\$ 109,314,486	\$ 46,536,258	\$ (2,203,456)	\$ 44,332,803	\$ 64,981,684
Eng. Infrastructure - Transportation							
City-wide	185,531,362	13,792,389	199,323,751	170,398,390	16,443,613	186,842,003	12,481,748
Southeast False Creek **	18,574,907	118,659	18,693,566	15,411,679	-	15,411,679	3,281,887
False Creek Flats **	4,963,946	117,695	5,081,641	2,702,117	-	2,702,117	2,379,524
Grandview-Boundary (closed 2018)	2,286,230	38,952	2,325,181	450,000	-	450,000	1,875,181
Downtown South (closed 2017)	4,644,334	56,346	4,700,680	4,644,334	56,346	4,700,680	-
Burrard Slopes (closed 2015)	1,077,840	7,193	1,085,033	999,377	85,657	1,085,033	-
Arbutus (closed 2015)	379,803	2,404	382,207	124,366	257,841	382,207	-
Cedar Cottage/Welwyn (closed 2015)	139,297	1,473	140,770	-	140,770	140,770	-
Oakridge-Langara (closed 2013)	999,888	14,553	1,014,441	985,900	28,541	1,014,441	-
Sub-total	\$ 218,597,607	\$ 14,149,663	\$ 232,747,270	\$ 195,716,162	\$ 17,012,768	\$ 212,728,930	\$ 20,018,340
Eng. Infrastructure - Utilities							
Affordable Housing Utilities	7,673,099	4,285,906	11,959,005	-	-	-	11,959,005
Utilities	50,946,365	24,748,826	75,695,192	44,962,528	9,748,206	54,710,734	20,984,457
Sub-total	\$ 58,619,464	\$ 29,034,733	\$ 87,654,197	\$ 44,962,528	\$ 9,748,206	\$ 54,710,734	\$ 32,943,462

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

** SEFC & FCF districts include a combined engineering infrastructure allocation including transportation & utilities, presented above as transportation. Negative allocations for childcare and parks reflect unutilised amounts allocated in previous periods for projects that are now closed, thereby reducing total allocations to-date. The over-commitment of DCLs presented in Appendices C and D represent timing mismatches between DCL receipts and eligible capital expenditures. Generally, DCL allocations should not exceed the amount of funding available on hand. However, certain DCL districts may require upfront public amenities and infrastructure upgrades to facilitate redevelopment which results in temporary over-commitment of DCLs.

APPENDIX E DCL EXEMPTIONS, WAIVERS & REDUCTIONS

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

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

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

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

* Temporary Modular Housing projects

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
2018	2132 Ash St *	52	City-wide	88,845	11,526,561
	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	53,838	
	5077 & 5095 Heather St *	98	City-wide	170,592	
	7430 & 7460 Heather St *	78	City-wide	107,717	
	4480 Kaslo St *	52	City-wide	88,845	
	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	53,838	
	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	
2019	265 W 1st Av *	52	City-wide	90,006	3,209,886
	1495 W 8th Av	150	City-wide	1,496,303	
	1818 Alberni St	24	City-wide	412,962	
	3819 Boundary Rd/3680 E 22nd	23	City-wide	229,270	
	7433 Cambie St	138	City-wide	1,712,483	
2020	616 E Cordova St (UGM)	63	City-wide	749,067	3,444,014
	4188 Yew St (additional units)	25	City-wide	106,104	
	23-51 W Cordova St	80	City-wide	1,164,901	
	55-79 (now 75) SW Marine Dr	53	City-wide	1,193,279	
2021	87-115 (now 95) SW Marine Dr	48	City-wide	1,085,834	16,056,383
	1451 E 12th (1425-1451)	157	City-wide	226,538	
	1120 E Georgia St	10	City-wide	183,905	
	162 Main St	41	City-wide	616,770	
	508 Powell St (524-528 Powell)	114	City-wide	1,160,689	
	3338 Sawmill Crescent	337	City-wide	5,632,989	
	1580 & 1582 Vernon Drive *	98	City-wide	333,591	
TOTAL	650 W 41st (Oakridge Centre)	187	City-wide	4,215,513	\$ 68,155,672
	46 W Hastings St	230	City-wide	3,686,388	
108 Projects		8,055		\$ 68,155,672	\$ 68,155,672

* Temporary Modular Housing project

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

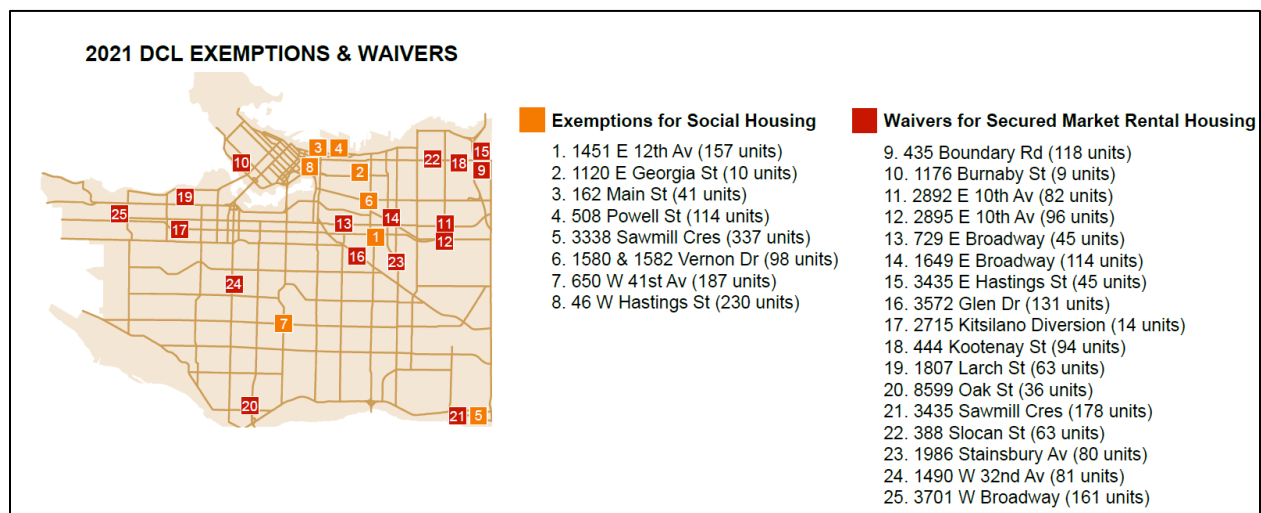
DCLs Waived for Secured Affordable Market Rental Housing Projects
(Vancouver Charter, s523D(10.3)(a))

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2010	1142 Granville	106	Downtown South	706,291	706,291
2011	1850 Victoria Diversion	192	Cedar Cottage/Welwyn	639,267	893,645
	1718 Davie St	49	City-wide	254,379	
2012	1061 Broughton	186	City-wide	1,455,701	3,865,291
	2778 East Hastings	34	City-wide	252,364	
	1650 Quebec	91	City-wide	665,241	
			Southeast False Creek	956,467	
	5711 Rhodes	40	City-wide	313,184	
	8555 Granville	8	City-wide	71,834	
	1549 West 70th	23	City-wide	150,499	
2013	8198 Cambie	110	Oakridge-Langara	457,253	2,149,347
	2525 Carnarvon	70	City-wide	678,276	
	1388 Continental	89	City-wide	709,438	
	2215 East Hastings	37	City-wide	304,380	
2014	191 East 11th	17	City-wide	155,319	1,060,844
	245 East Georgia	40	City-wide	272,430	
	1568 East King Edward	77	City-wide	633,095	
2015	333 East 11th	201	City-wide	2,029,972	5,013,901
	1408 East 15th	51	City-wide	484,396	
	1408 East 41st	42	City-wide	336,718	
	1910 Ferndale	27	City-wide	256,962	
	609 Heatley	30	City-wide	30,631	
	968 Kingsway	44	City-wide	468,352	
	388 Skeena	85	City-wide	739,883	
	4320 Slocan	41	City-wide	375,450	
2016	308 West Hastings	52	City-wide	291,537	4,556,274
	288 East Hastings	68	City-wide	605,147	
	303 East Pender	56	City-wide	484,311	
	179 Main	46	City-wide	304,067	
2017	3699 Marine	273	City-wide	3,162,749	4,122,119
	188 East 49th	75	City-wide	751,855	
	706 East 57th	95	City-wide	958,260	
	2328 Galt	28	City-wide	351,051	
	388 Kaslo	94	City-wide	1,038,832	
	3595 Kingsway	104	City-wide	1,022,121	

Note: Projects are added to the list at the Building Permit stage. Projects not eligible for waiver are excluded.

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL WAIVED	YEARLY TOTAL
2018	1771 East 18th	111	City-wide	1,022,566	1,578,903
	2551 Kingsway	12	City-wide	134,363	
	3068 Kingsway	32	City-wide	421,974	
2019	325/333 Carrall St	38	City-wide & Utilities	44,907	5,462,345
	1715 Cook St	104	City-wide	957,178	
			Southeast False Creek	1,174,106	
	8690 Jack Uppal St	119	City-wide	1,470,748	
	368 Lakewood Dr	42	City-wide & Utilities	710,541	
	3838 Rupert St	98	City-wide	1,104,865	
2020	928 Commercial Drive	12	City-wide & Utilities	161,505	1,696,245
	2021 Cypress St (fka 1906-1918 W 4th Av)	32	City-wide & Utilities	393,327	
	3737 Rupert St (fka 3281-3295 E 22nd Av)	52	City-wide & Utilities	1,026,294	
	1371 W 11th Av	13	City-wide & Utilities	115,120	
2021	435 Boundary Rd (fka 3680 E Hastings)	118	City-wide & Utilities	2,289,691	29,520,868
	1176 Burnaby St (1176 Maxine Lane)	9	City-wide & Utilities	223,732	
	2892 E 10th Ave (2603-2655 Renfrew)	82	City-wide & Utilities	1,678,243	
	2895 E 10th Ave (2543-2583 Renfrew)	96	City-wide & Utilities	2,060,712	
	729 E Broadway	45	City-wide & Utilities	792,436	
	1649 E Broadway	114	City-wide & Utilities	1,835,446	
	3435 E Hastings St	45	City-wide & Utilities	857,186	
	3572 Glen Drive (fka 1111-1123 Kingsway)	131	City-wide & Utilities	2,720,480	
	2715 Kitsilano Diversion	14	City-wide & Utilities	183,092	
	444 Kootenay St (fka 3600 E Hastings)	94	City-wide & Utilities	1,830,094	
	1807 Larch St	63	City-wide & Utilities	1,258,408	
	8599 Oak St	36	City-wide & Utilities	700,003	
	8636 Oak St	91	City-wide & Utilities	1,634,502	
	3435 Sawmill Crescent (fka 3350 Marine Way)	178	City-wide & Utilities	3,600,257	
	388 Slocan St (fka 2735 E Hastings)	63	City-wide & Utilities	1,443,433	
	1986 Stainsbury Ave (fka 1956-1990)	80	City-wide & Utilities	1,549,500	
	1490 W 32nd Ave (fka 4750 Granville)	81	City-wide & Utilities	1,689,676	
	3701 W Broadway St (fka 3701-3743)	161	City-wide & Utilities	3,173,977	
TOTAL	64 Projects	4,747		\$ 60,626,075	\$ 60,626,075



DCLs Reduced to Support Heritage Preservation
(Vancouver Charter, s592(2)(b)(ii))

BY-LAW	YEAR	ADDRESS	HERITAGE BUILDINGS PRESERVED	DCL AREA	DCL REDUCTION	YEARLY TOTAL
8250	2000	654 East Georgia	1	City-wide	\$ 7,102	\$ 7,102
7721	2003	7400 Oak	1	Oakridge/Langara	247,000	370,601
8523		610 Granville	3	City-wide	95,713	
8688		1411 W 11th	4	City-wide	27,888	
8771	2004	1477 W 15th	1	City-wide	192,050	382,181
8577		500 Granville	1	City-wide	50,913	
8787		977 W 8th	1	City-wide	35,854	
8829		55 East Cordova	1	City-wide	103,365	
9269	2007	100 West Cordova	1	City-wide	5,273,797	5,273,797
9781	2009	1098 Richards	2	Downtown South	1,071,018	1,071,018
9269	2011	351 Abbott	1	City-wide	124,711	162,884
10276		639 Commercial	1	City-wide	38,173	
10400	2012	564 Beatty	1	City-wide	605,920	605,920
11330	2015	1018 W. 11th	1	City-wide	34,248	34,248
	2018	None			-	-
	2019	None			-	-
	2020	None			-	-
	2021	None			-	-
	TOTAL	14 projects	20		\$ 7,907,752	\$ 7,907,752

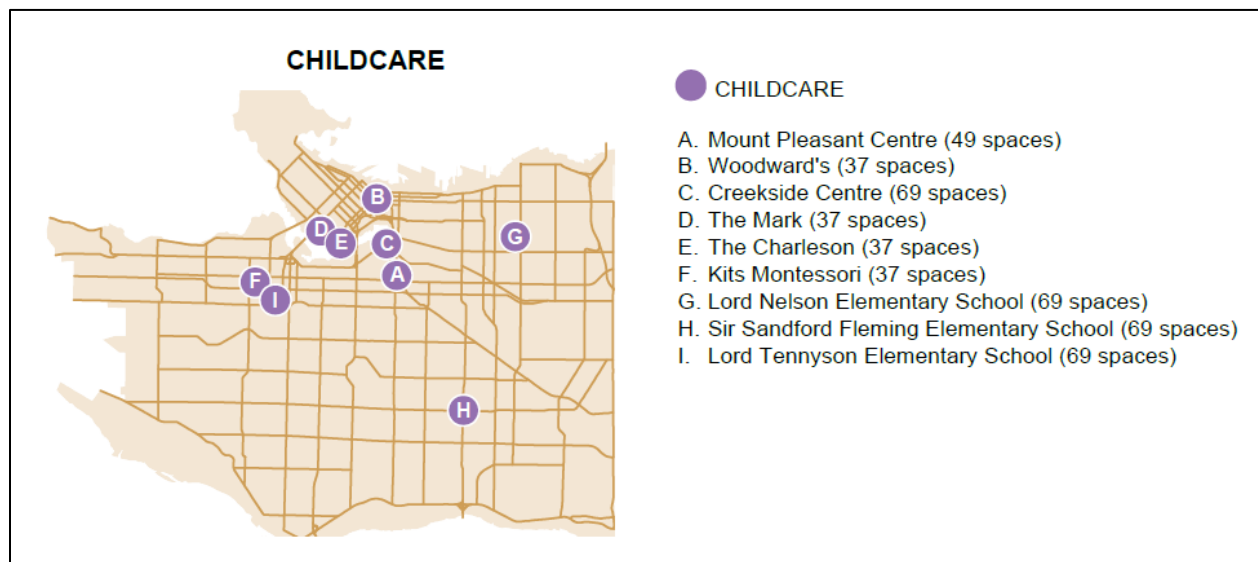
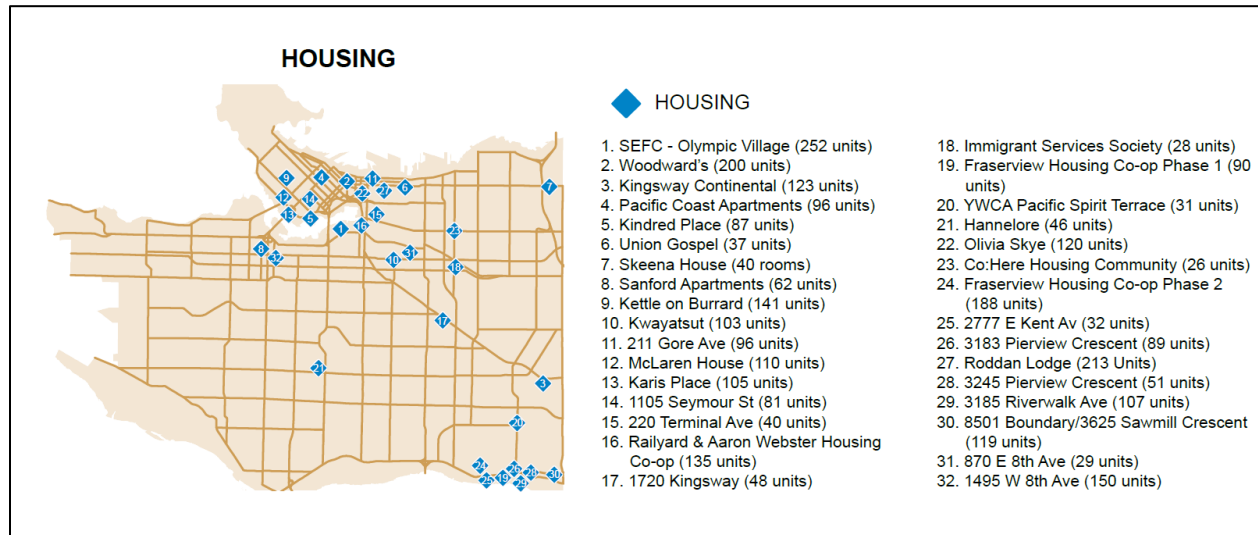
APPENDIX F LAND ACQUISITION USING DCL FUNDING

HOUSING				
Year	# of Properties Acquired	Address	Housing Units	DCL funding
1999	1	1221 Seymour	136	1,300,125
2000	2	1265 Granville, 1299 W Hastings	176	5,120,500
2001	1	1338 Seymour	104	1,515,769
2003	3	5616 Fraser, 36 Blood Alley Square, 1261 Granville	193	4,131,250
2004	2	337 W Pender, 1134 Burrard	237	4,162,500
2005	3	3588-3596 W 16th, 1601 W 7th, 1251 Howe	223	9,945,000
2006	1	1321 Richards	87	1,106,250
2007	1	2465 Fraser	103	1,100,000
2008	2	1700 Kingsway, 522 Alexander	187	4,012,500
2011	1	177 W. Pender	53	2,250,000
2012	1	3484 Kingsway	123	3,300,000
2013	4	2610 Victoria, 2780 SE Marine, 2800 SE Marine, 2910 East Kent South	331	23,488,363
2015	1	501-533 Powell	tbd	1,575,000
2016	3	1188-1192 Burrard / 937 Davie, 3185 Riverwalk Ave, 3625 Sawmill Cres	362	26,824,295
2017	3	3310 Marine Way, 3183 & 3245 Pierview Crescent	477	11,083,439
2018	-	None	-	-
2019	2	2031 & 2037 Stainsbury St	30	2,400,000
2020	3	2928 Renfrew, 2518 & 2538 Grandview	tbd	9,166,355
2021	2	2075 Kingsway, 205 Kingsway	135	7,240,000
Subtotal	36		2,957	\$ 119,721,347

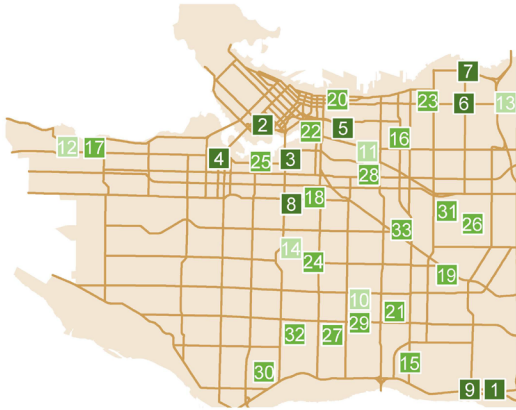
PARKS				
Year	# of Properties Acquired	Address	Hectares	DCL funding
1993	2	1145-95 Richards, 1168-76 Seymour	0.33	2,873,374
1996	1	1150 Seymour	0.06	941,076
1997	2	1110 Seymour, 1127-41 Richards	0.20	3,708,745
1998	2	1696 West 5th, 1162-64 Seymour	0.17	2,258,351
1999	1	1128 Seymour	0.11	2,060,000
2001	1	1605 West 6th	0.13	1,829,636
2002	1	1160 Seymour	0.03	1,112,610
2003	1	2317 McGill	0.04	360,000
2005	1	4326 Atlin	0.04	40,000
2006	1	1 Kingsway	0.09	774,246
2008	3	4320 Atlin, 827 E 45th, 515 Davie	0.20	9,080,058
2009	1	6090 Prince Albert	0.02	524,144
2011	1	995 E. 45th	0.02	665,913
2012	1	1019 E. 45th	0.02	775,000
2013	1	3276 Yukon	0.07	1,640,000
2014	2	1620 West 5th, 2605-2615 Keith	0.14	5,947,500
2015	4	4306 Atlin, 2621 Keith, 2888 E 25th, 1003 E. 45th	0.13	3,209,500
2016	4	3030 Victoria, 2227 Wenonah, 4502 Gladstone, 1011 E 45th Ave	0.11	5,483,000
2017	2	857 E 45th Ave, 2221 Main Street	0.14	6,708,050
2018	5	2505 SE Marine, 1454/1458/1462 E 18 Ave, 1143 E 10th Ave, 2606 Keith Dr, 1820 E 4th	0.35	11,723,000
2019	6	2930 Victoria Dr., 1556 to 1576 E 8th (5 lots)	0.19	15,425,000
2020	0	None	0.00	-
2021	4	Burrard Slopes (4 lots)	0.46	41,150,000
Subtotal	47		3.06	\$ 118,289,202
TOTAL	83			\$ 238,010,549

APPENDIX G

SELECTED CAPITAL PROJECTS COMPLETED WITH DCL FUNDING 2009-2021



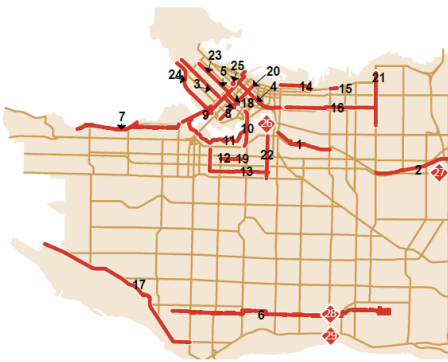
PARKS



PARKS

- | | |
|--|---|
| New Parks | Park Upgrades |
| 1. E. Fraserlands | 15. Fraserview |
| 2. Emery Barnes | 16. Grandview |
| 3. SEFC | 17. Jericho Beach |
| 4. Burrard Slopes | 18. Mount Pleasant |
| 5. 'Trillium' site (phase 2) | 19. Norquay |
| 6. Plateau Park | 20. Oppenheimer |
| 7. Creekway | 21. Tecumseh |
| 8. Lillian To | 22. Creekside |
| 9. EFL Kinross Park (north & middle portion) | 23. Pandora |
| Playfields | 24. Riley |
| 10. Memorial South | 25. Charleson Park |
| 11. 'Trillium' site (phase 1) | 26. Renfrew Park |
| 12. Jericho | 27. Sunset Park |
| 13. Hastings Park - Empire Fields | 28. China Creek North |
| 14. Hillcrest | 29. Memorial South |
| | 30. Ash Park |
| | 31. Beaconsfield Park |
| | 32. Winona Park |
| | 33. Brewers Park |

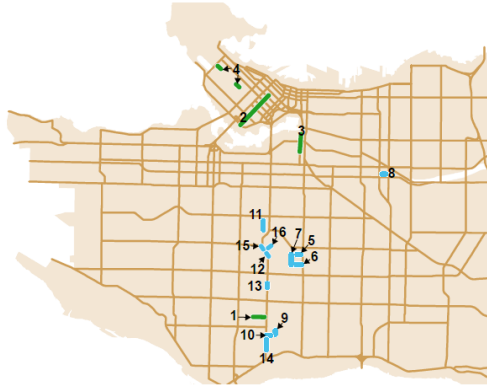
TRANSPORTATION



ENGINEERING

- | | |
|---|---|
| Walking & Cycling | Major Roads |
| 1. Central Valley (west) | 26. Upgrading of 1st & 2nd Ave. in SEFC |
| 2. Central Valley (east) | 27. Grandview-Boundary intersection |
| 3. Comox | 28. Knight left-turn bay @ 57th Ave. |
| 4. Dunsmuir | 29. Knight-Marine intersection |
| 5. Hornby | |
| 6. North Arm Trail | |
| 7. Pt. Grey-York | |
| 8. Smithe-Nelson | |
| 9. Burrard Bridge | |
| 10. Cambie Bridge | |
| 11. False Creek South Seawall | |
| 12. 10th Ave (Phase 1) | |
| 13. 14th Ave | |
| 14. Alexander | |
| 15. Powell | |
| 16. Adanac-Union | |
| 17. SW Marine Dr | |
| 18. Smithe (Thurlow to Richards) | |
| 19. 10th Phase 2 (Willow to Ash) | |
| 20. Richards (W Cordova to Pacific) | |
| 21. Nanaimo (Kitchener to Eton) | |
| 22. Ontario (2nd to 16th) | |
| 23. Haro (Denman to Thurlow) | |
| 24. Beach Ave. (Park Ln to Hornby) | |
| 25. 800 Robson Plaza | |

UTILITIES



Green Infrastructure Projects

1. W 54th Av
2. Richards St
3. Quebec St
4. Haro St

Water Projects

5. E 35th, Quebec to Main
6. E 37th, Ontario to Main
7. Ontario, E 35th to 37th
8. E 11th, Commercial to Victoria
9. Alberta St, W 58th to W59th
10. W 58th Av, Cambie to Alberta
11. Ash St, W 27th to 29th
12. Cambie St (East Side), W 35th to W 36th
13. Cambie St, W 45th to W 46th
14. Cambie St (East Side), W 58th to W 62nd
15. Cambie St, W 33rd to W 35th
16. W 35th Av, Cambie to Kersland