



ADMINISTRATIVE REPORT

Report Date: May 23, 2017
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Meeting Date: June 13, 2017

TO: Vancouver City Council
FROM: Director of Finance
SUBJECT: 2016 Annual Report on Development Cost Levies

RECOMMENDATION

THAT Council receive the 2016 Annual Report on Development Cost Levies for information, in accordance with Section 523D (18.1) of the Vancouver Charter.

REPORT SUMMARY

2016 was another strong year for real estate development in Vancouver. Approved permits for new construction totalled 7.47 million sq. ft. across all Development Cost Levy (DCL) districts, comprised of 6.44 million sq. ft. of residential and 1.03 million sq. ft. of office/commercial. Development has been shaped by Council's priorities to:

- i. support densification in transit-rich areas (e.g. downtown peninsula and along rapid transit corridors);
- ii. support gradual densification in medium and lower density communities;
- iii. create affordable housing across Vancouver; and
- iv. create job space to support Vancouver's economic development.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

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 that includes:
 - i. the amount of DCLs received;
 - ii. the expenditures from the DCL reserve funds;
 - iii. the balance of DCLs at the start and at the end of the applicable year; and
 - iv. any exemptions, waivers and reductions granted under Subsection (10.4).
- 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.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The annual report on DCLs outlines one of the City's primary 'financing growth' tools and how it fits within our long-term financial and capital planning framework. The report is part of a broader initiative to enhance the accountability and transparency for Council, developers and residents with regards to strategic investment in public amenities to address growth.

DCLs help advance Council's key public policy objectives in the areas of housing, childcare, transportation, and parks and open spaces. Roughly \$400 million of DCLs have been invested over the last 25 years and led to the creation of notable amenities such as affordable housing projects at Woodward's and in Southeast False Creek, childcare facilities at Woodward's and the Mount Pleasant Centre, new parks in Downtown South and Burrard Slopes, and the growth and enhancement of Vancouver's renowned bikeway-greenway network.

The DCL system is gradually being streamlined and modernized to address the City's growth needs more effectively at both the city-wide level and community level. In 2013 and 2015, Council approved incorporating six of the seven 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. Staff will continue to monitor the remaining Area-Specific DCL District and excluded policy areas, and report back should there be a need to include these areas in the City-Wide DCL.

Allocations of DCLs to capital projects require Council approval as part of the City's regular capital planning and budgeting processes. When approved in 2014, the 2015-2018 Capital Plan reflected a DCL allocation of approximately \$145 million based on historical DCL revenue. As DCL revenues for recent years have been higher than projected, the City has had the opportunity to increase DCL allocations to advance priority projects such as strategic site acquisitions for affordable housing. Staff will continue to track and update the DCL forecast incorporating the results of the City-wide DCL review currently underway and, as is the standard practice, bring forward potential adjustments to the Capital Plan to Council as part of annual capital budgets and quarterly updates.

The comprehensive review of the City-wide DCL is underway, including growth projections and growth-related capital project needs over the next 10 years. The outcomes of this study will be available later in 2017 and guide DCL investments for the 2019-2022 Capital Plan and beyond.

Development contributions, while significant in value, represent only a small percentage of the overall construction value in any given year. In 2016, the City received \$225 million in development contributions (including DCLs, Community Amenity Contributions (CACs), Density Bonus Zone Contributions (DBZ) and other contributed assets), representing approximately 8% of the overall construction value approved of \$2.8 billion.

REPORT

Background/Context

Population growth and the need to enable and support local economic development results in increased demands for public amenities and infrastructure such as affordable housing, childcare, community facilities, parks, transportation, water, sewer and drainage systems. To

balance community livability and affordability, a basic principle embedded in the City's Financing Growth Policy is that new development should contribute a share of its growth costs primarily through DCLs, voluntary CACs (for projects involving rezoning) and DBZ contributions. Developer contributions are a significant source of funding for growth-related infrastructure and amenities that would otherwise fall entirely onto property taxes and other City funding.

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 deposited into designated DCL accounts until such time when Council authorizes their expenditure as part of annual capital budget process. Pursuant to the *Vancouver Charter* and applicable DCL By-laws, DCLs may be applied towards the following growth-related capital projects:

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

There are currently five DCL districts (see Map 1), with each district having its own specific public benefits strategy and DCL rates. There are three types of DCL districts:

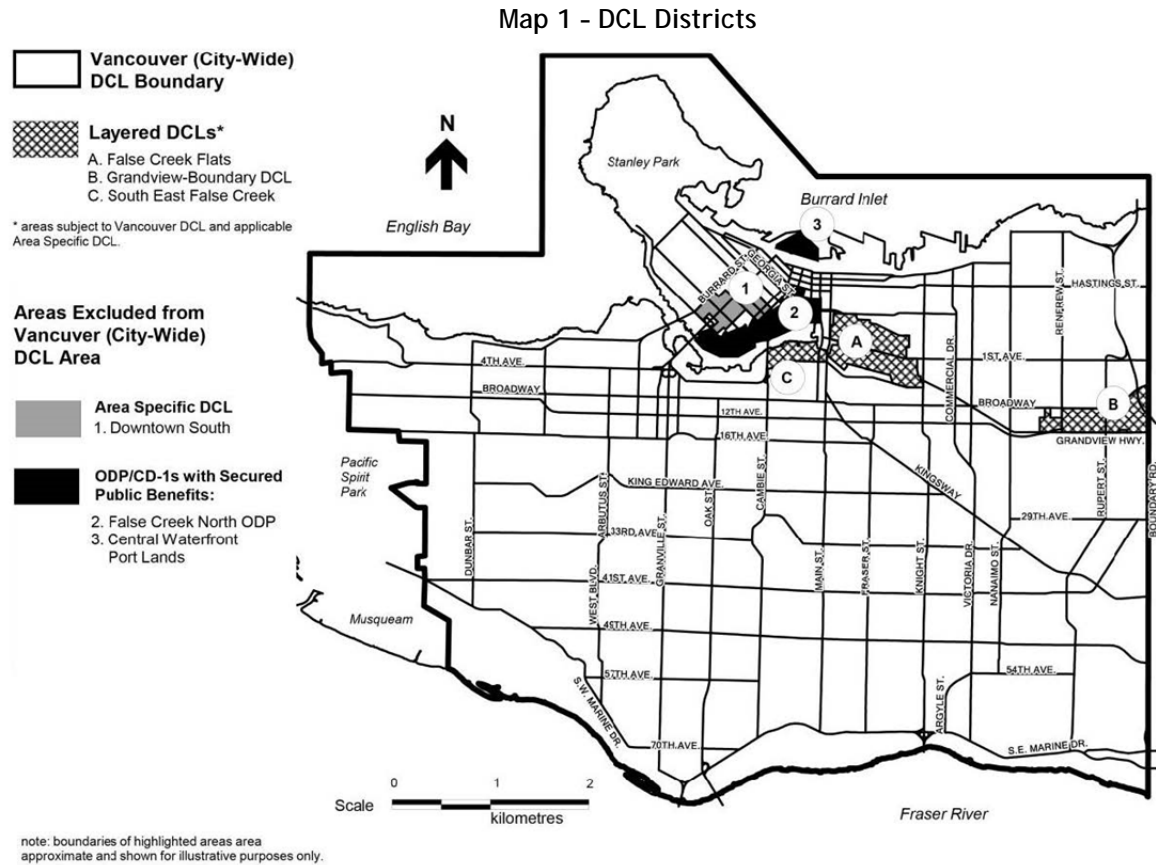
- **City-wide DCL District:** applies to most of the city; created in 2001.
- **Area-specific DCL Districts:** developments in the Downtown South district are exempt from City-wide DCL but subject to an Area-specific DCL.

As part of efforts to streamline and consolidate the DCL system, previous Area-specific DCL districts in Arbutus, Burrard Slopes, Cedar Cottage/Welwyn, Dundas/Wall, Oakridge-Langara and Triangle West have been incorporated into the City-wide DCL District.

- **Layered DCL Districts:** developments in these districts are subject to both City-wide DCL and Layered DCL. Three layered DCL districts were established after the creation of the City-wide DCL District: False Creek Flats, Grandview-Boundary and Southeast False Creek.

There are two policy areas, the Central Waterfront Port Lands and False Creek North (shaded in black in Map 1), that are exempt from DCLs because alternative public benefits strategies and funding mechanisms were established prior to the creation of the City-wide DCL District. Previously exempt policy areas including the Arbutus Neighbourhood, CityGate, two precincts in Coal Harbour, Collingwood Village and portions of the Fraser Lands were incorporated into the City-wide DCL District in [July 2016](#).

Staff will continue to monitor the remaining Area-Specific DCL District and excluded policy areas, and report back should there be a need to include these areas in the City-Wide DCL.



Appendices A and B contain additional information on the DCL system.

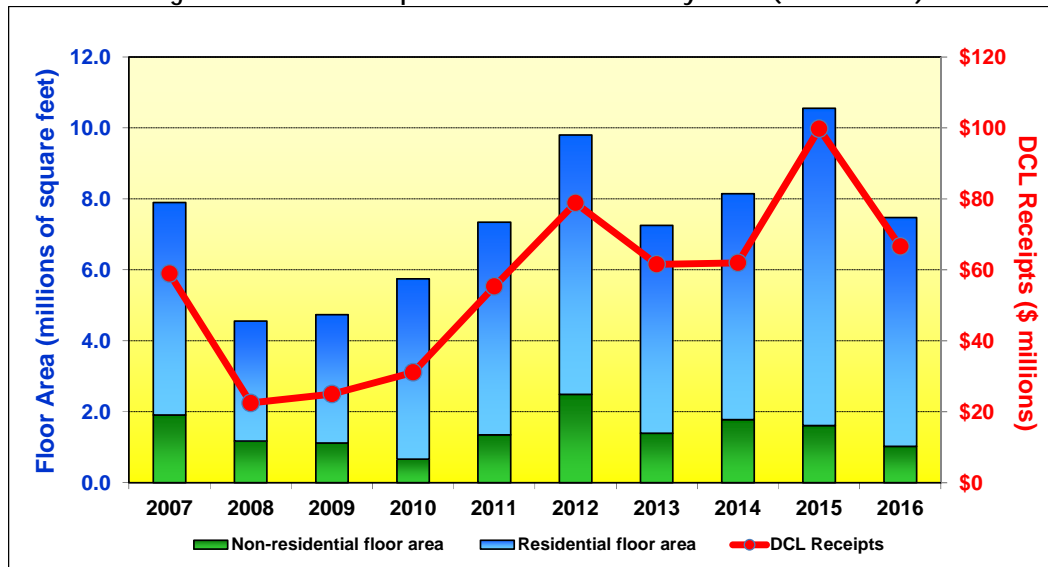
Strategic Analysis

2016 DCL Receipts

In 2016, \$61.9 million was collected from all DCL districts and \$4.7 million of interest on the outstanding DCL was accrued totalling \$66.6 million (2015 - \$99.8 million). Of this amount, 75% came from the City-wide DCL District and 25% came from the Area-specific and Layered DCL Districts.

Figure 1 shows the historical development activities and DCL receipts (collection and interest) from all districts over the last 10 years (2007-2016), representing an average of 7.3 million sq.ft. of development per year (80% residential and 20% non-residential), resulting in an average of \$56.1 million of DCL receipts per year. Over the lifetime of the DCL program (1993-2016), a total of \$692 million has been collected (including interest accrued on the outstanding balance).

Figure 1 - DCL Receipts & DCL Floor Area by Year (2007-2016)



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

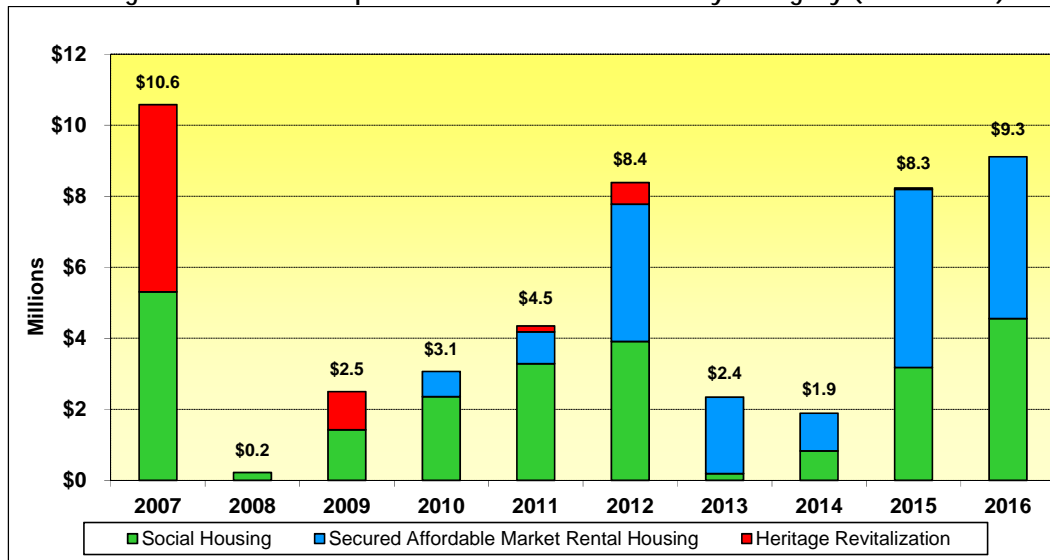
2016 DCL Exemptions, Waivers & Reductions

Section 523D (10) of the *Vancouver Charter* provides for exemptions and allows waiver/reduction of DCLs in two areas: delivery of affordable housing and preservation of heritage buildings. Because exemptions/waivers/reductions are recognized at the building permit stage when DCLs are payable, this report includes projects that have reached the building permit stage in 2016 while other housing reports, such as the Report Card on the Housing and Homeless Strategy, may include projects at various stages of planning, design, rezoning and permitting.

In 2016, DCL exemptions/waivers/reductions totalled \$9.3 million (13.9% of total DCL revenue), almost all of which was to support affordable housing. Affordable housing exemptions/waivers were granted to 443 units of secured affordable market rental housing under the STIR Program or the Rental 100 Program (\$4.6 million) and 346 units of social housing (\$4.6 million), all of which reached building permit issuance in 2016.

Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2007-2016). 2007 was the peak year as \$5.3 million was waived for the preservation of the Woodward's heritage building and \$4.9 million was exempt for the delivery of social housing projects (252 units) in Southeast False Creek. Between 2008 and 2012, \$9.9 million of exemptions were provided to support the development of 12 of the 14 social and supportive housing sites in partnership with BC Housing.

Figure 2 - DCL Exemptions/Waivers/Reductions by Category (2007-2016)

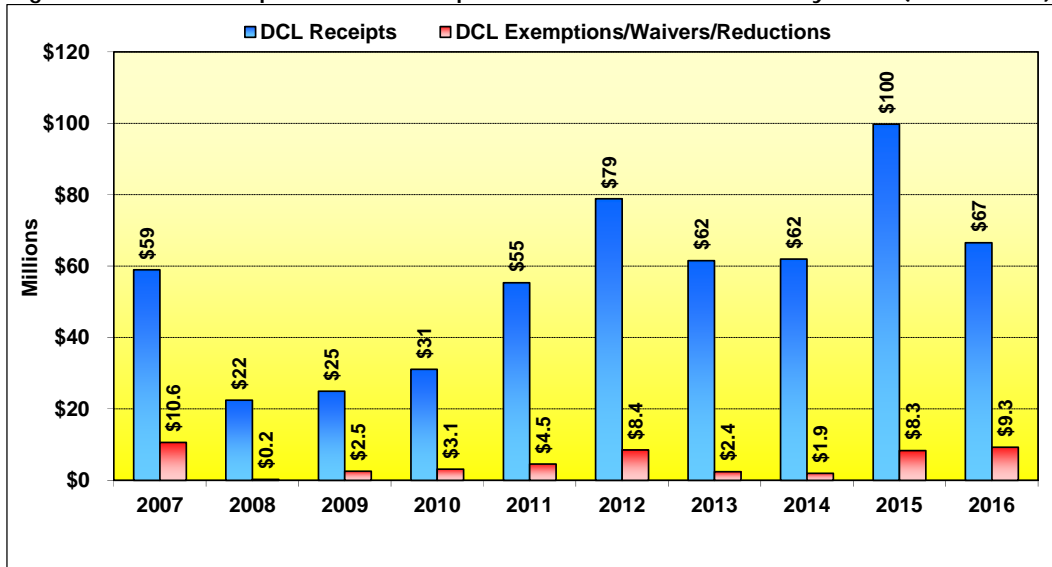


Over the last 10 years (2007-2016) (see Appendix F for details), these exemptions/waivers/reductions helped create 2,684 units of social housing (\$25.3 million) and 2,185 units of secured affordable market rental housing (\$18.2 million), and preserve seven heritage buildings (\$7.1 million). (Note: unit counts exclude Secured Affordable Market Rental Housing projects that did not qualify for DCL waiver.)

In December 2016, the City was alerted that “the Charleson” project at 1398 Richards St. had been erroneously granted a \$1,558,753 DCL waiver. The Chief Risk Officer conducted an initial investigation of the matter and issued a report “[Review of DCL Waiver Issue for the Charleson Project](#)” which confirmed that the DCL waiver was granted as a result of an administrative error. As a follow-up, the City’s [Internal Audit](#) branch was directed to conduct a thorough compliance audit of these projects. The DCL payment related to the waiver erroneously granted in 2014 was collected in December 2016 and has been included in DCL collections reported for 2016.

Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years (2007-2016). Total DCL exempted/waived/reduced was \$51.3 million, or 9.9% of DCL collected on average over this 10-year period.

Figure 3 - DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2007-2016)



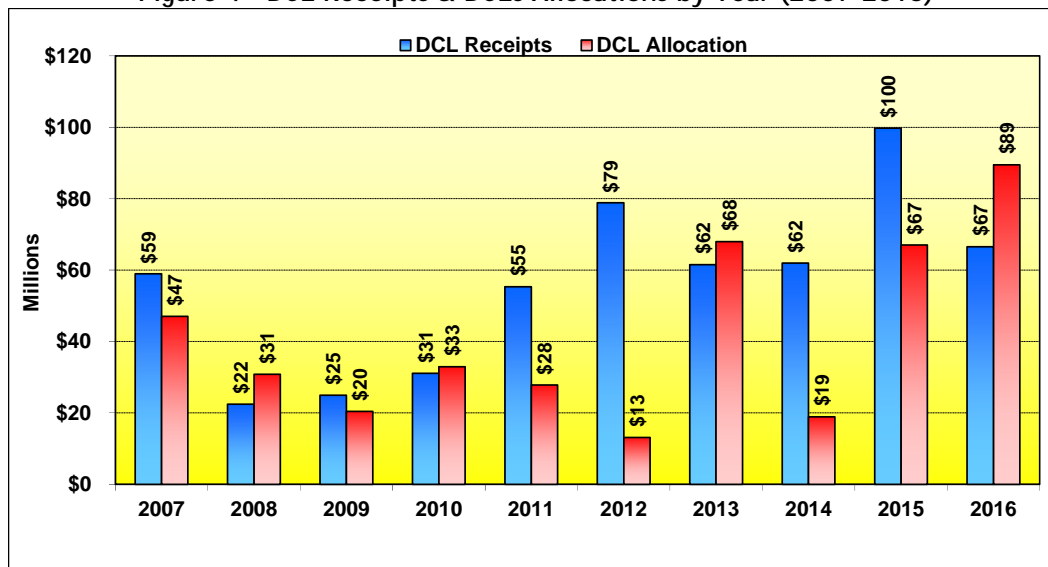
Appendix F contains further details on DCL exemptions/waivers/reductions.

2016 DCL Allocation for Expenditure

Allocation of DCLs to eligible public amenities requires Council approval as part of the City’s regular 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 allocation for the last 10 years (2007-2016). Of the \$561 million of DCL receipts generated during that period, Council allocated \$415 million (74%) to fund specific eligible capital projects. DCL allocation varies from year to year due in part to the timing of individual projects.

Figure 4 - DCL Receipts & DCLs Allocations by Year (2007-2016)



In 2016, a total of \$89.5 million was allocated by Council, of which \$33.7 million was allocated to social and supportive housing, \$30.0 million to engineering infrastructure, \$16.1 million to parks, and \$9.6 million to childcare.

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

Unallocated DCL Balance

At the start of 2016, the balance of unallocated DCLs was \$209.4 million. Including the DCL receipts of \$66.6 million and DCL allocations of \$89.5 million in 2016, the ending balance for 2016 was \$186.5 million.

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

Implications/Related Issues/Risk (if applicable)

Financial

DCL Receipts and Allocations - Development contributions, including DCLs, voluntary CACs and DBZ contributions, are a significant funding source for growth-related public benefits. They help advance key Council and community priorities, and relieve what would otherwise fall entirely onto property taxes and other City funding.

DCLs are allocated through the City's capital planning process, first via the City's 4-year Capital Plan process (an estimated DCL allocation is set based on available funding at the time and a portion of anticipated future DCL receipts) and subsequently via the City's Annual and interim Capital Budget processes (a precise DCL allocation is made based on available funding).

The [2015-2018 Capital Plan](#) approved by Council in October 2014 contemplated an investment of \$145 million of DCLs based on the approved list of projects/programs at that time. This estimated allocation was based on the unallocated balance when creating the plan and a portion of forecast DCL collections anticipated during the course of the Capital Plan. The DCL allocation also reflected the need to retain flexibility to address emerging priorities as well as cyclical development activities.

In terms of approved allocations via the Capital Budget process, Council has approved a total allocation of approximately \$209 million in DCLs as part of the 2015, 2016, and 2017 Capital Budgets and subsequent quarterly budget adjustments. The revised 2015-2018 Capital Plan currently contemplates allocation of \$254 million of DCL funding over the four year plan.

DCL collections for the last five-year period (2012-2016) has averaged \$69.4 million a year; \$23.6 million has been collected in the first four months of 2017. Staff will continue to track DCL collections and update forecasts, and as is the standard practice, bring forward potential adjustments to the Capital Plan to Council as part of annual Capital Budgets and quarterly updates to advance priority projects.

As well, staff is working on a comprehensive review of the City-Wide DCL, including growth projections and amenity requirements for the next 10 years. The outcomes of this study will be available later in 2017 and guide DCL investments for the 2019-2022 Capital Plan and beyond.

Impact of Development Contributions on New Construction - Development contributions, while significant in value, represent only a small percentage of the overall construction value in a given year. In 2016, the City received \$225.0 million in development contributions, including \$73.6 million in cash-in-lieu CACs, \$60.3 million of in-kind CACs, \$61.9 million in DCLs (excluding interest), \$2.2 million in density bonus contributions, and \$27.0 million of other contributed assets. This is equivalent to 8% of the 2016 overall construction value approved of \$2.8 billion.

CONCLUSION

This report summarizes the collection, allocation, exemption/waiver/reduction of DCLs in 2016; and the unallocated balance at the start and at the end of that period. This report is part of a broader initiative to enhance accountability and transparency for Council, developers and residents with regards to investments in public amenities. This report outlines one of the City's primary 'financing growth' mechanisms within the city-wide capital planning framework, and how this mechanism supplements property taxes and other City funding in addressing growth-related needs for additional public amenities and infrastructure, and in advancing Council's public policy objectives.

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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 Allocations for Capital Expenditure

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. For the 2015-2018 Capital Plan, the contemplated DCL allocation was based on the DCLs available at the beginning of the plan and 75% of the forecast DCL receipts during the course of the plan. This ensures that DCL allocations do not exceed what may reasonably be expected to be collected and leaves a balance of uncommitted DCLs for emerging priorities that may arise or to resolve short-term over-commitment within the DCL spending categories.

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.

District	Year Est.	DCL Rates per sq.ft. in effect on December 31, 2016			Spending Category Distribution (Note 1)			
		Residential > 1.2 FSR & Commercial	Residential =< 1.2 FSR	Industrial	Childcare	Engineering	Housing	Park
City-wide	2001	\$13.91	\$3.23	\$5.35	5.0%	22.0%	32.0%	41.0%
Area-specific district								
Downtown South	1993	\$19.09	–	–	13.0%	7.0%	42.0%	38.0%
Layered districts								
False Creek Flats	2001	\$5.89	-	\$5.89	10.0%	63.3%	-	26.7%
Grandview-Boundary	2002	\$0.91	-	\$3.64	-	100.0%	-	-
Southeast False Creek	2007	\$19.16	-	\$2.91	16.9%	21.6%	-	61.5%

Note 1: The long-term distribution among spending categories is determined by Council when a DCL district is established or updated. The percentages for the City-wide DCL district were established in the [Financing Growth Policy](#) (2004). For the Area-specific and Layered DCL districts, the percentages were established in the public benefits strategies developed for each area.

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	\$ 850,096	\$ -	\$ 850,096	\$ -	\$ 850,096
1994	135,000	\$ 834,251	\$ -	\$ 834,251	\$ -	\$ 1,684,347
1995	312,895	\$ 1,670,257	\$ -	\$ 1,670,257	\$ -	\$ 3,354,604
1996	733,382	\$ 4,419,007	\$ -	\$ 4,419,007	\$ -	\$ 7,773,610
1997	339,523	\$ 2,088,446	\$ -	\$ 2,088,446	\$ 3,191,845	\$ 6,670,211
1998	1,159,622	\$ 6,362,329	\$ -	\$ 6,362,329	\$ 999,377	\$ 12,033,163
1999	550,400	\$ 2,126,997	\$ -	\$ 2,126,997	\$ 9,161,370	\$ 4,998,790
2000	2,233,390	\$ 6,797,309	\$ -	\$ 6,797,309	\$ 5,130,500	\$ 6,665,600
2001	2,957,630	\$ 10,100,456	\$ 733,483	\$ 10,833,940	\$ 8,128,074	\$ 9,371,466
2002	3,436,126	\$ 12,382,608	\$ 786,579	\$ 13,169,187	\$ 3,734,231	\$ 18,806,422
2003	3,883,210	\$ 9,435,833	\$ 1,109,221	\$ 10,545,054	\$ 10,652,010	\$ 18,699,466
2004	4,963,289	\$ 21,307,767	\$ 1,180,089	\$ 22,487,856	\$ 12,737,337	\$ 28,449,985
2005	4,332,017	\$ 23,822,982	\$ 1,655,050	\$ 25,478,033	\$ 24,563,898	\$ 29,364,120
2006	4,761,182	\$ 20,982,451	\$ 2,439,406	\$ 23,421,857	\$ 12,271,250	\$ 40,514,726
2007	7,897,494	\$ 54,494,070	\$ 4,428,513	\$ 58,922,583	\$ 47,027,367	\$ 52,409,943
2008	4,552,796	\$ 17,340,459	\$ 5,111,753	\$ 22,452,212	\$ 30,792,608	\$ 44,069,547
2009	4,729,610	\$ 19,887,888	\$ 5,071,019	\$ 24,958,907	\$ 20,435,600	\$ 48,592,854
2010	5,747,898	\$ 28,709,185	\$ 2,371,019	\$ 31,080,204	\$ 32,885,678	\$ 46,787,379
2011	7,339,967	\$ 52,183,589	\$ 3,138,770	\$ 55,322,359	\$ 27,797,512	\$ 74,312,227
2012	9,798,049	\$ 75,325,783	\$ 3,494,849	\$ 78,820,632	\$ 13,136,011	\$ 139,996,848
2013	7,249,461	\$ 57,587,508	\$ 3,940,888	\$ 61,528,396	\$ 67,954,535	\$ 133,570,709
2014	8,144,496	\$ 57,475,282	\$ 4,477,899	\$ 61,953,180	\$ 18,885,490	\$ 176,638,399
2015	10,552,704	\$ 94,686,178	\$ 5,074,758	\$ 99,760,936	\$ 67,024,526	\$ 209,374,810
2016	7,469,815	\$ 61,856,228	\$ 4,710,793	\$ 66,567,021	\$ 89,479,601	\$ 186,462,230
Last 10 years	73,482,290	\$ 519,546,171	\$ 41,820,260	\$ 561,366,431	\$ 415,418,927	\$ 145,947,503
All years	103,417,512	\$ 642,726,960	\$ 49,724,088	\$ 692,451,048	\$ 505,988,818	\$ 186,462,230

Note:

Of the unallocated balance of \$186 million, \$139 million (75%) is available for eligible park projects and \$47 million (25%) for housing, childcare and engineering infrastructure.

When approved in 2014, the 2015-2018 Capital Plan contemplated a DCL allocation of approximately \$145 million based on historical DCL revenue. As DCL revenues for recent years have been higher than the original projection, there is an opportunity to increase DCL allocation in the remaining years of the Plan to advance priority projects such as strategic site acquisitions for parks and affordable housing. As is the standard practice, staff will continue to track and update the DCL revenue forecast, and bring forward potential adjustments to the Capital Plan to Council as part of the annual capital budget and quarterly updates.

Staff is also working on a comprehensive review of the City-Wide DCL, including growth projections and amenity requirements for the next 10 years. The outcomes of this study will be available later in 2017 and guide DCL investments for the 2019-2022 Capital Plan and beyond.

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

	RECEIPTS (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2016	2016	TOTAL	PRIOR TO 2016	2016	TOTAL	
ALL DISTRICTS							
Park	\$277,703,412	\$28,192,707	\$305,896,120	\$150,440,369	\$16,164,083	\$166,604,452	\$139,291,668
Housing	\$184,140,241	\$20,731,450	\$204,871,691	\$144,356,611	\$33,727,500	\$178,084,111	\$26,787,579
Childcare	\$49,906,703	\$4,864,786	\$54,771,490	\$32,827,220	\$9,577,922	\$42,405,142	\$12,366,347
Engineering Infrastructure	\$114,133,671	\$12,778,077	\$126,911,748	\$88,885,017	\$30,010,096	\$118,895,113	\$8,016,635
TOTAL	\$625,884,027	\$66,567,021	\$692,451,048	\$416,509,217	\$89,479,601	\$505,988,818	\$186,462,230
CITY-WIDE							
Park	\$174,363,090	\$20,490,188	\$194,853,278	\$88,705,329	\$16,164,083	\$104,869,412	\$89,983,866
Housing	\$134,385,063	\$15,992,342	\$150,377,405	\$108,410,106	\$33,727,500	\$142,137,606	\$8,239,799
Childcare	\$22,085,875	\$2,498,803	\$24,584,679	\$21,676,796	\$9,577,922	\$31,254,718	(\$6,670,039)
Engineering Infrastructure	\$88,537,364	\$10,994,735	\$99,532,099	\$65,268,685	\$27,210,096	\$92,478,781	\$7,053,319
Sub-total	\$419,371,392	\$49,976,069	\$469,347,461	\$284,060,915	\$86,679,601	\$370,740,516	\$98,606,945
AREA-SPECIFIC							
Downtown South							
Park	\$35,239,119	\$4,102,896	\$39,342,015	\$25,108,414	\$0	\$25,108,414	\$14,233,601
Housing	\$37,614,482	\$4,534,780	\$42,149,262	\$27,617,644	\$0	\$27,617,644	\$14,531,618
Childcare	\$8,233,221	\$1,403,622	\$9,636,843	\$2,092,122	\$0	\$2,092,122	\$7,544,721
Engineering Infrastructure	\$3,037,914	\$755,797	\$3,793,711	\$0	\$2,800,000	\$2,800,000	\$993,711
Sub-total	\$84,124,736	\$10,797,095	\$94,921,831	\$54,818,181	\$2,800,000	\$57,618,181	\$37,303,650
Burrard Slopes							
Park	\$9,366,368	\$982,635	\$10,349,003	\$7,767,579	\$0	\$7,767,579	\$2,581,424
Housing	\$479,203	\$50,708	\$529,911	\$0	\$0	\$0	\$529,911
Childcare	\$2,085,182	\$220,647	\$2,305,829	\$0	\$0	\$0	\$2,305,829
Engineering Infrastructure	\$1,020,688	\$116,491	\$1,137,179	\$999,377	\$0	\$999,377	\$137,802
Sub-total	\$12,951,441	\$1,370,481	\$14,321,922	\$8,766,956	\$0	\$8,766,956	\$5,554,966
Arbutus							
Childcare	\$3,287,796	\$48,661	\$3,336,457	\$2,545,385	\$0	\$2,545,385	\$791,072
Engineering Infrastructure	\$353,174	\$5,227	\$358,401	\$124,366	\$0	\$124,366	\$234,035
Sub-total	\$3,640,970	\$53,888	\$3,694,858	\$2,669,751	\$0	\$2,669,751	\$1,025,107
Oakridge-Langara							
Park	\$9,264,657	\$131,613	\$9,396,269	\$335,000	\$0	\$335,000	\$9,061,269
Housing	\$4,442,581	\$63,111	\$4,505,692	\$2,970,000	\$0	\$2,970,000	\$1,535,692
Engineering Infrastructure	\$945,074	\$13,426	\$958,500	\$655,900	\$0	\$655,900	\$302,600
Sub-total	\$14,652,312	\$208,149	\$14,860,461	\$3,960,900	\$0	\$3,960,900	\$10,899,561
Triangle West							
Park	\$10,490,464	\$128,453	\$10,618,917	\$0	\$0	\$0	\$10,618,917
Housing	\$6,531,798	\$79,980	\$6,611,779	\$4,678,861	\$0	\$4,678,861	\$1,932,918
Childcare	\$2,771,066	\$33,931	\$2,804,997	\$0	\$0	\$0	\$2,804,997
Sub-total	\$19,793,328	\$242,365	\$20,035,693	\$4,678,861	\$0	\$4,678,861	\$15,356,832
Cedar Cottage/Welwyn							
Housing	\$687,113	\$10,529	\$697,642	\$680,000	\$0	\$680,000	\$17,642
Childcare	\$615,539	\$9,432	\$624,971	\$0	\$0	\$0	\$624,971
Engineering Infrastructure	\$128,834	\$1,974	\$130,808	\$0	\$0	\$0	\$130,808
Sub-total	\$1,431,486	\$21,936	\$1,453,421	\$680,000	\$0	\$680,000	\$773,421
Sub-total	\$136,594,273	\$12,693,914	\$149,288,186	\$75,574,648	\$2,800,000	\$78,374,648	\$70,913,538

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

	RECEIPTS (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2016	2016	TOTAL	PRIOR TO 2016	2016	TOTAL	
LAYERED							
False Creek Flats							
Park	\$1,538,170	\$20,199	\$1,558,369	\$0	\$0	\$0	\$1,558,369
Childcare	\$576,094	\$7,565	\$583,659	\$0	\$0	\$0	\$583,659
Engineering Infrastructure	\$3,646,673	\$47,887	\$3,694,560	\$2,702,118	\$0	\$2,702,118	\$992,442
<i>Sub-total</i>	<i>\$5,760,937</i>	<i>\$75,650</i>	<i>\$5,836,588</i>	<i>\$2,702,118</i>	<i>\$0</i>	<i>\$2,702,118</i>	<i>\$3,134,470</i>
Grandview-Boundary							
Park	\$134,222	\$0	\$134,222	\$0	\$0	\$0	\$134,222
Engineering Infrastructure	\$1,740,891	\$21,838	\$1,762,729	\$450,000	\$0	\$450,000	\$1,312,729
<i>Sub-total</i>	<i>\$1,875,113</i>	<i>\$21,838</i>	<i>\$1,896,951</i>	<i>\$450,000</i>	<i>\$0</i>	<i>\$450,000</i>	<i>\$1,446,951</i>
Southeast False Creek							
Park	\$37,307,322	\$2,336,723	\$39,644,045	\$28,524,046	\$0	\$28,524,046	\$11,119,999
Childcare	\$10,251,931	\$642,124	\$10,894,055	\$6,512,918	\$0	\$6,512,918	\$4,381,137
Engineering Infrastructure	\$14,723,059	\$820,703	\$15,543,762	\$18,684,572	\$0	\$18,684,572	(\$3,140,810)
<i>Sub-total</i>	<i>\$62,282,312</i>	<i>\$3,799,550</i>	<i>\$66,081,863</i>	<i>\$53,721,536</i>	<i>\$0</i>	<i>\$53,721,536</i>	<i>\$12,360,327</i>
Sub-total	\$69,918,362	\$3,897,039	\$73,815,401	\$56,873,654	\$0	\$56,873,654	\$16,941,747

Note:

The over-commitment of DCLs presented in Appendices D and E represents timing mismatch 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 amenity (e.g. childcare) and infrastructure upgrades to facilitate redevelopment which result in temporary over-commitment of DCLs. For example, Council adopted the SEFC Financial Plan whereby the Capital Financing Fund would provide interim financing for the required public amenities and be repaid from future DCL receipts from the SEFC area.

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

	RECEIPTS (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2016	2016	TOTAL	PRIOR TO 2016	2016	TOTAL	
ALL CATEGORIES							
Park	\$277,703,412	\$28,192,707	\$305,896,120	\$150,440,369	\$16,164,083	\$166,604,452	\$139,291,668
Housing	\$184,140,241	\$20,731,450	\$204,871,691	\$144,356,611	\$33,727,500	\$178,084,111	\$26,787,579
Childcare	\$49,906,703	\$4,864,786	\$54,771,490	\$32,827,220	\$9,577,922	\$42,405,142	\$12,366,347
Engineering Infrastructure	\$114,133,671	\$12,778,077	\$126,911,748	\$88,885,017	\$30,010,096	\$118,895,113	\$8,016,635
TOTAL	\$625,884,027	\$66,567,021	\$692,451,048	\$416,509,217	\$89,479,601	\$505,988,818	\$186,462,230
PARKS							
City-wide District	\$174,363,090	\$20,490,188	\$194,853,278	\$88,705,329	\$16,164,083	\$104,869,412	\$89,983,866
Downtown South	\$35,239,119	\$4,102,896	\$39,342,015	\$25,108,414	\$0	\$25,108,414	\$14,233,601
Burrard Slopes	\$9,366,368	\$982,635	\$10,349,003	\$7,767,579	\$0	\$7,767,579	\$2,581,424
Oakridge-Langara	\$9,264,657	\$131,613	\$9,396,269	\$335,000	\$0	\$335,000	\$9,061,269
Triangle West	\$10,490,464	\$128,453	\$10,618,917	\$0	\$0	\$0	\$10,618,917
False Creek Flats	\$1,538,170	\$20,199	\$1,558,369	\$0	\$0	\$0	\$1,558,369
Grandview-Boundary	\$134,222	\$0	\$134,222	\$0	\$0	\$0	\$134,222
Southeast False Creek	\$37,307,322	\$2,336,723	\$39,644,045	\$28,524,046	\$0	\$28,524,046	\$11,119,999
Sub-total	\$277,703,412	\$28,192,707	\$305,896,120	\$150,440,369	\$16,164,083	\$166,604,452	\$139,291,668
HOUSING							
City-wide District	\$134,385,063	\$15,992,342	\$150,377,405	\$108,410,106	\$33,727,500	\$142,137,606	\$8,239,799
Downtown South	\$37,614,482	\$4,534,780	\$42,149,262	\$27,617,644	\$0	\$27,617,644	\$14,531,618
Burrard Slopes	\$479,203	\$50,708	\$529,911	\$0	\$0	\$0	\$529,911
Oakridge-Langara	\$4,442,581	\$63,111	\$4,505,692	\$2,970,000	\$0	\$2,970,000	\$1,535,692
Triangle West	\$6,531,798	\$10,529	\$6,542,328	\$4,678,861	\$0	\$4,678,861	\$1,863,467
Cedar Cottage-Welwyn	\$687,113	\$79,980	\$767,094	\$680,000	\$0	\$680,000	\$87,094
Sub-total	\$184,140,241	\$20,731,450	\$204,871,691	\$144,356,611	\$33,727,500	\$178,084,111	\$26,787,579
CHILDCARE							
City-wide District	\$22,085,875	\$2,498,803	\$24,584,679	\$21,676,796	\$9,577,922	\$31,254,718	(\$6,670,039)
Downtown South	\$8,233,221	\$1,403,622	\$9,636,843	\$2,092,122	\$0	\$2,092,122	\$7,544,721
Burrard Slopes	\$2,085,182	\$220,647	\$2,305,829	\$0	\$0	\$0	\$2,305,829
Arbutus	\$3,287,796	\$48,661	\$3,336,457	\$2,545,385	\$0	\$2,545,385	\$791,072
Triangle West	\$2,771,066	\$9,432	\$2,780,498	\$0	\$0	\$0	\$2,780,498
Cedar Cottage-Welwyn	\$615,539	\$33,931	\$649,470	\$0	\$0	\$0	\$649,470
False Creek Flats	\$576,094	\$7,565	\$583,659	\$0	\$0	\$0	\$583,659
Southeast False Creek	\$10,251,931	\$642,124	\$10,894,055	\$6,512,918	\$0	\$6,512,918	\$4,381,137
Sub-total	\$49,906,703	\$4,864,786	\$54,771,490	\$32,827,220	\$9,577,922	\$42,405,142	\$12,366,347
ENGINEERING							
City-wide District	\$88,537,364	\$10,994,735	\$99,532,099	\$65,268,685	\$27,210,096	\$92,478,781	\$7,053,319
Downtown South	\$3,037,914	\$755,797	\$3,793,711	\$0	\$2,800,000	\$2,800,000	\$993,711
Burrard Slopes	\$1,020,688	\$116,491	\$1,137,179	\$999,377	\$0	\$999,377	\$137,802
Arbutus	\$353,174	\$5,227	\$358,401	\$124,366	\$0	\$124,366	\$234,035
Oakridge-Langara	\$945,074	\$13,426	\$958,500	\$655,900	\$0	\$655,900	\$302,600
Cedar Cottage-Welwyn	\$128,834	\$1,974	\$130,808	\$0	\$0	\$0	\$130,808
False Creek Flats	\$3,646,673	\$47,887	\$3,694,560	\$2,702,118	\$0	\$2,702,118	\$992,442
Grandview-Boundary	\$1,740,891	\$21,838	\$1,762,729	\$450,000	\$0	\$450,000	\$1,312,729
Southeast False Creek	\$14,723,059	\$820,703	\$15,543,762	\$18,684,572	\$0	\$18,684,572	(\$3,140,810)
Sub-total	\$114,133,671	\$12,778,077	\$126,911,748	\$88,885,017	\$30,010,096	\$118,895,113	\$8,016,635

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	

DCL EXEMPTIONS, WAIVERS & REDUCTIONS

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
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		
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	
	1720 Kingsway	48	City-wide	\$372,265	
	1108 Pendrell	45	City-wide	\$403,067	
	1105 Seymour	81	Downtown South	\$966,611	
	311 East 6th Ave.	14	City-wide	\$133,539	
2016	95 E 1st Av	135	City-wide	\$1,355,842	\$4,555,898
			Southeast False Creek	\$1,865,731	
	3090 E 54th	31	City-wide	\$414,740	
	288 E 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		
TOTAL	72 projects	4,314		\$29,439,528	\$29,439,528

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	
308 West Hastings	52	City-wide	\$291,537		
2016	288 E Hastings	68	City-wide	\$605,147	\$4,556,274
	303 E Pender	56	City-wide	\$484,311	
	179 Main	46	City-wide	\$304,067	
	3699 Marine	273	City-wide	\$3,162,749	
TOTAL	29 projects	2,185		\$18,245,594	\$18,245,594

Note: Projects are added to the list at the Building Permit stage. Projects that are not eligible for DCL waivers are not included in the above table.

DCLs Reduced to Offset Fees Paid for Demolition of Single Room Accommodation Housing
(*Vancouver Charter, s523D(11.1)*)

YEAR	ADDRESS	DCL DISTRICT	DCL REDUCTION	YEARLY TOTAL
2004	480 Robson	Downtown South	\$165,000	\$165,000
2005	909 Richards	Downtown South	\$40,000	\$40,000
2007	210 Carrall	City-wide	\$2,180	\$2,180
2016	none		\$0	\$0
TOTAL			\$207,180	\$207,180

Note: Projects are added to the list at the Building Permit stage. These projects paid the SRA demolition fee, and the Vancouver Charter requires that the DCLs be reduced to offset that payment.

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

YEAR	ADDRESS	HERITAGE BUILDINGS PRESERVED	DCL AREA	DCL REDUCTION	YEARLY TOTAL
2000	654 East Georgia	1	City-wide	\$7,102	\$7,102
2003	7400 Oak	1	Oakridge/Langara	\$247,000	\$370,601
	610 Granville	3	City-wide	\$95,713	
	1411 W 11th	4	City-wide	\$27,888	
2004	1477 W 15th	1	City-wide	\$192,050	\$382,181
	500 Granville	1	City-wide	\$50,913	
	977 W 8th	1	City-wide	\$35,854	
	55 East Cordova	1	City-wide	\$103,365	
2007	100 West Cordova	1	City-wide	\$5,273,797	\$5,273,797
2009	1098 Richards	2	Downtown South	\$1,071,018	\$1,071,018
2011	351 Abbott	1	City-wide	\$124,711	\$162,884
	639 Commercial	1	City-wide	\$38,173	
2012	564 Beatty	1	City-wide	\$605,920	\$605,920
2014	1018 W. 11th	1	City-wide	\$34,248	\$34,248
2016	none			\$0	\$0
TOTAL	14 projects	20		\$7,907,752	\$7,907,752

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

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	5	2610 Victoria, 95 E 1st, 2780 SE Marine, 2800 SE Marine, 2910 East Kent South	466	\$32,846,000
2015	1	501-533 Powell	<i>tbd</i>	\$1,575,000
2016	3	1188-1192 Burrard / 937 Davie, EFL Option Parcels 8A and 43A	<i>tbd</i>	\$26,824,295
Subtotal	27		2,088	\$99,189,189

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
Subtotal	30		1.93	\$43,283,152

TOTAL	57			\$142,472,341
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