

Supports Item No. 1(a)
CF&S Committee Agenda
June 12, 2012



ADMINISTRATIVE REPORT

Report Date: May 27, 2012
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Meeting Date: June 12, 2012

TO: Standing Committee on City Finance and Services
FROM: Director of Finance and Deputy Director of Planning
SUBJECT: 2011 Annual Report on Development Cost Levies - Collection, Allocation,
and Remaining Balance

RECOMMENDATION

THAT Council receive the 2011 Annual Report on Development Cost Levies for information.

REPORT SUMMARY

This report is submitted for Council's information in accordance with Section 523D(18.1) of the *Vancouver Charter*.

2011 was a strong year for real estate development in the city as approved permits for new development reached 7.4 million sq. ft. (2010 - 5.7 million sq. ft.) across all Development Cost Levy (DCL) districts, generating \$55.3 million of DCL revenue (2010 - \$31.1 million). \$4.4 million of DCLs were exempt or reduced under Subsection (10.4) of the *Vancouver Charter*, 95% of which was granted to support the provision of 287 units of non-market housing and 241 units of affordable market rental housing.

In 2011, Council allocated \$32.6 million of DCLs to fund eligible capital projects. Approximately two thirds were spent in 2011 and the remainder is expected to be spent in 2012 upon project completion. As of 2011 year end, the DCL reserve funds had an unallocated balance of \$71.6 million (2010 year end - \$48.9 million).

DCLs continue to be a significant revenue source for growth-related public benefits and help to advance key Council priorities. DCLs also help relieve what would otherwise fall entirely

onto property taxes and other City funding. In the 2012-2014 Capital Plan, DCLs account for 11% of total capital program expenditures.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In 1990, the Province amended Section 523D of the *Vancouver Charter*, giving Council the authority to use DCLs to help fund capital expenditures arising from growth and development in the city.

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 2003, Council adopted the Financing Growth Policy that sets the framework for the collection and allocation of DCLs to help pay for eligible capital amenities needed for growth.

Council approved adjustments to City-wide DCL rates in July 2008 and Area-specific DCL rates in June 2010 to account for property and construction inflation. Council further directed staff to adjust these rates annually, with new rates effective on September 30th of each year.

In 2008, the Province amended Section 523D of the *Vancouver Charter*, requiring that the Director of Finance 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 in the DCL reserve funds at the start and at the end of the applicable year; and iv) any waivers and reductions granted under Subsection (10.4). Since 2008, Council has received three reports on DCLs.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The annual report on DCLs, together with the companion report *Public Benefits Achieved Through Approvals of Additional Density*, form part of a broader initiative to enhance transparency and clarity for Council, developers and residents. These reports describe and explain the City's financing growth mechanisms within the City-wide capital planning framework, and how these mechanisms supplement property taxes and other City funding in responding to growth-related needs for additional public benefits and in advancing Council's public amenity priorities.

REPORT

Background/Context

Population growth results in increased requirements for public amenities such as childcare, community facilities, parks, housing and transportation. To balance community livability and affordability, a basic principle embedded in Financing Growth Policy is that new development should contribute a share of its growth costs through DCLs. DCLs are a significant revenue source for growth-related public benefits, and relieve what would otherwise fall entirely onto property taxes and other City funding.

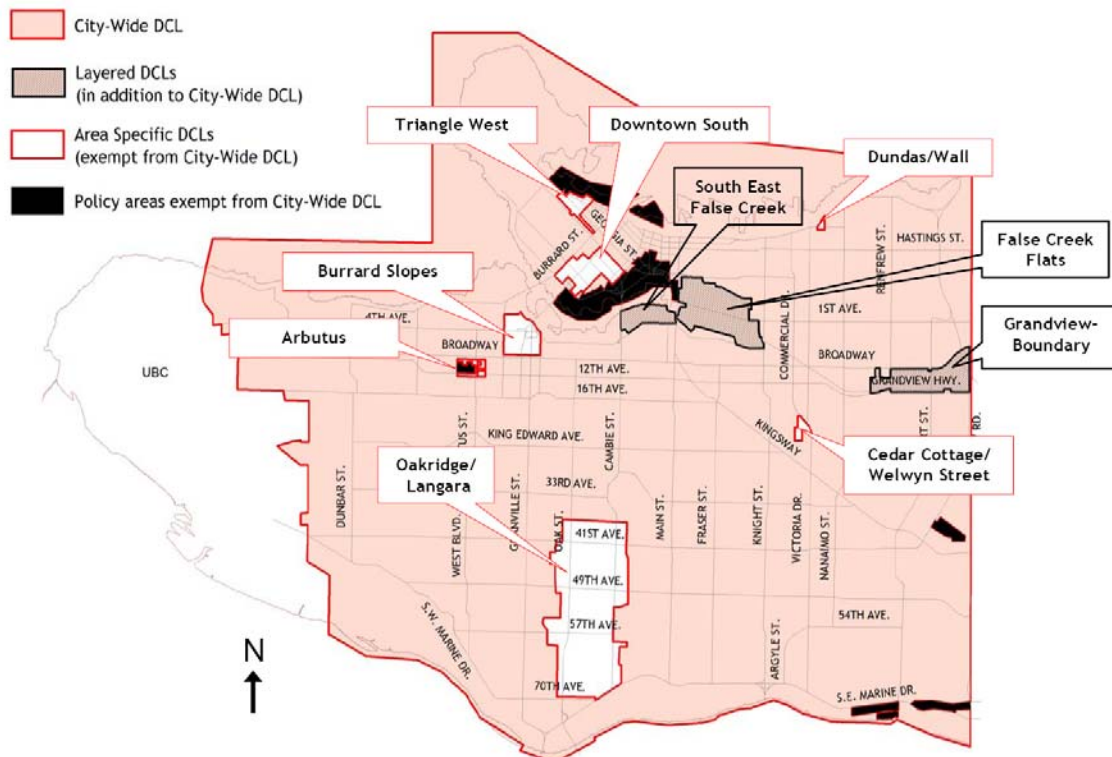
DCLs are applied on a per square foot basis and are payable at Building Permit issuance. DCL rates vary by type of development and by DCL district. DCLs collected are deposited into

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

- **Childcare:** delivering facilities in premises leased or owned, including acquisition and construction.
- **Engineering infrastructure:** constructing, altering, expanding or replacing water, sewer, drainage and transportation facilities including new sidewalks, greenways, and cycling improvements.
- **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.
- **Park:** upgrading existing parks and acquiring/developing new park land.

The DCL system has grown incrementally since 1993. To-date, Council has established 11 DCL districts (see Map 1), with each district having its own specific public benefit strategy and DCL rates.

Map 1 - DCL Districts



There are three types of DCL districts:

- *City-wide DCL District:* applies to most of the city; district created in 2001.
- *Area-specific DCL Districts:* developments in these districts are exempt from City-wide DCL but subject to Area-specific DCL. Seven districts were established prior to the creation of the City-wide DCL District: Downtown South, Burrard Slopes, Arbutus, Dundas/Wall, Oakridge-Langara, Triangle West, and Cedar Cottage/Welwyn.
- *Layered DCL Districts:* developments in these districts are subject to both City-wide DCL and Layered DCL. Three districts were established after the creation of the City-wide DCL District: False Creek Flats, Grandview-Boundary, and Southeast False Creek ("SEFC").

There are eight policy areas (shaded in black on Map 1) that are exempt from DCLs because alternative public benefit strategies and funding mechanisms were established prior to the creation of the City-wide DCL District: portions of the Arbutus Neighbourhood, Central Waterfront Port Lands, CityGate, two precincts in Coal Harbour, Collingwood Village, False Creek North, and portions of the Fraser Lands.

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

Strategic Analysis

DCL Revenue

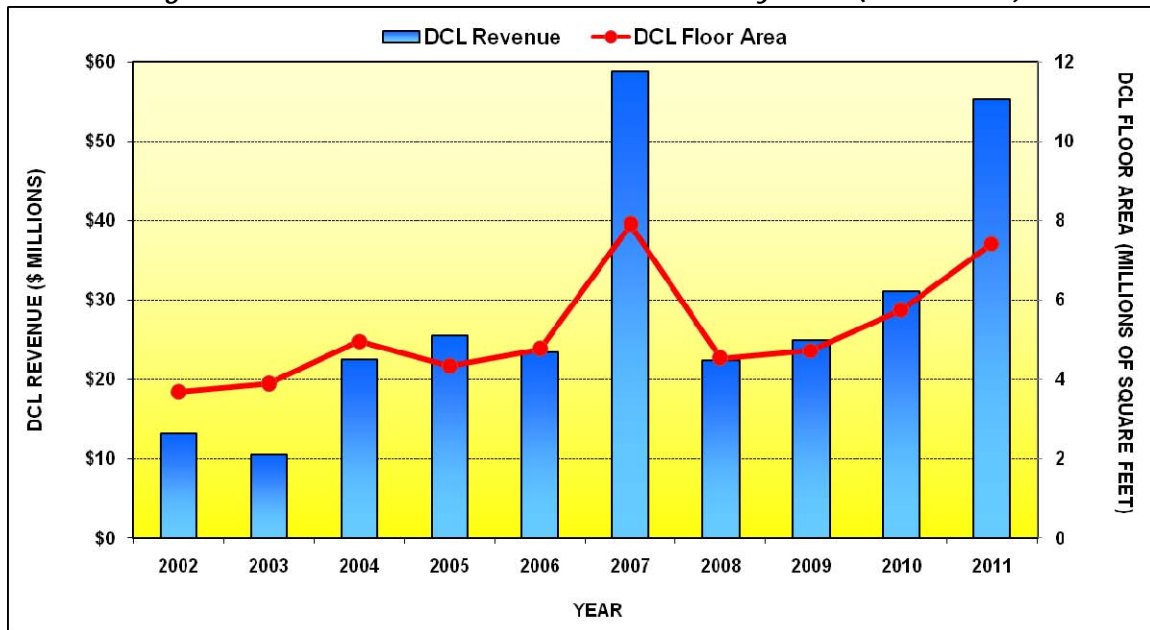
In 2011, \$52.2 million was collected from all DCL districts and \$3.1 million of interest was accrued to the DCL reserve funds, totalling \$55.3 million (2010 - \$31.1 million). Of this amount, 66% came from the City-wide DCL District and 34% came from the Area-specific and Layered DCL Districts. The increase in DCLs from 2010 to 2011 is attributable to two key factors:

- Development activity, measured by building permit approvals, increased 30% from 5.7 million sq.ft. in 2010 to 7.4 million sq.ft. in 2011 with notable increases in the City-wide DCL and SEFC DCL Districts.
- 2011 was the first full year that inflation-indexed DCL rates were applied to all 11 DCL districts.

Figure 1 below shows the historical DCL revenue from all districts over the last 10 years (2002-2011). Generally speaking, DCL revenue has been increasing since inception of the program as a result of a broader application of the levy over the years, and more recently, adjustments in rates approved by Council to reflect property and construction inflation.

Total DCL revenue (collection and interest) for the 10-year period was \$288 million, or an average of \$28.8 million per year. With the exception of 2007 and 2011, annual DCL revenue has been within the \$20 to \$30 million range. 2007 and 2011 stand out as peak years as more than \$50 million of DCL revenue was generated, reflecting the level of development activity and size of projects at the time.

Figure 1 - DCL Revenue and DCL Floor Area by Year (2002-2011)



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

DCL Waivers & Reductions

The *Vancouver Charter* allows waiver/reduction of DCLs that meet the applicable by-law definitions and requirements. Over the years, DCL waivers/reductions have been granted primarily to advance Council priorities on housing and heritage preservation.

In 2011, DCL waivers/reductions totalled \$4.4 million, of which \$4.2 million was to support the provision of 287 units of non-market housing (\$3.3 million) and 241 units of affordable market rental housing under the Short Term Incentives for Rental Housing Program (\$0.9 million), and \$0.2 million was to support the preservation of two heritage buildings.

Figure 2 shows DCL waivers/reductions by category for the last 10 years (2002-2011). 2007 was the peak year as \$5.3 million was waived for the preservation of the Woodward's heritage building and \$4.9 million for the affordable housing projects in SEFC. Since 2008, \$6.2 million have been waived to support the development of eight of the 14 social and supportive housing sites in partnership with BC Housing. Cumulatively, these waivers/reductions helped create 2,103 units of non-market housing (\$14.8 million) and 347 units of affordable market rental housing (\$1.6 million), and preserve 17 heritage buildings (\$7.3 million).

Figure 2 - DCL Waivers/Reductions by Category (2002-2011)

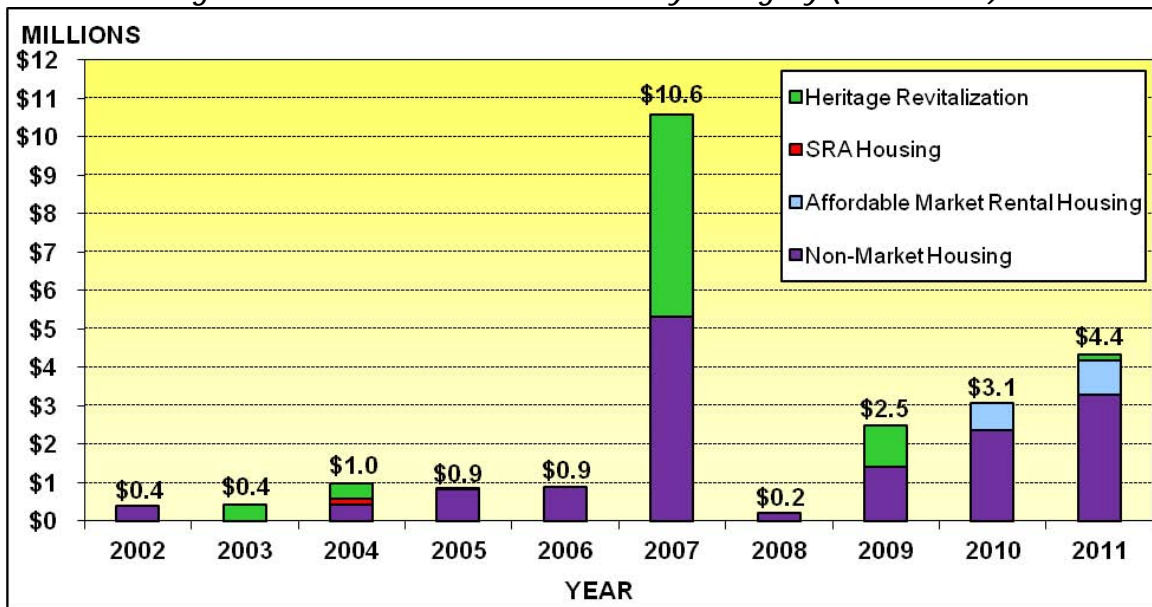
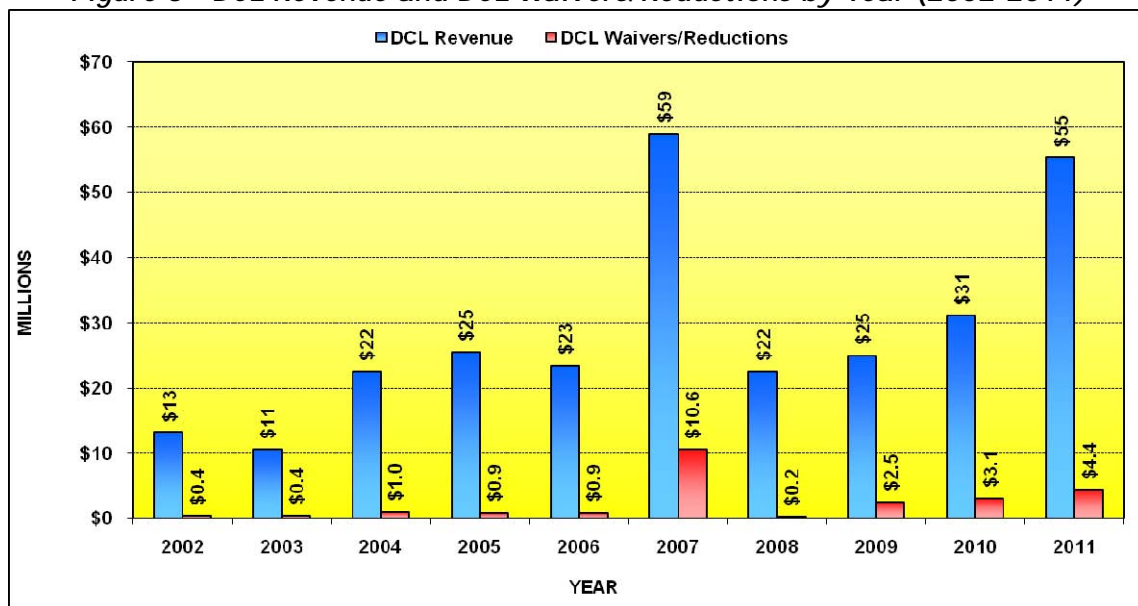


Figure 3 shows DCL revenue versus DCL waivers/reductions for the last 10 years (2002-2011). Total DCL waived/reduced was \$24 million, or 8% of DCL revenue on average over this 10-year period.

Figure 3 - DCL Revenue and DCL Waivers/Reductions by Year (2002-2011)



Appendix F contains further details on DCL waivers/reductions.

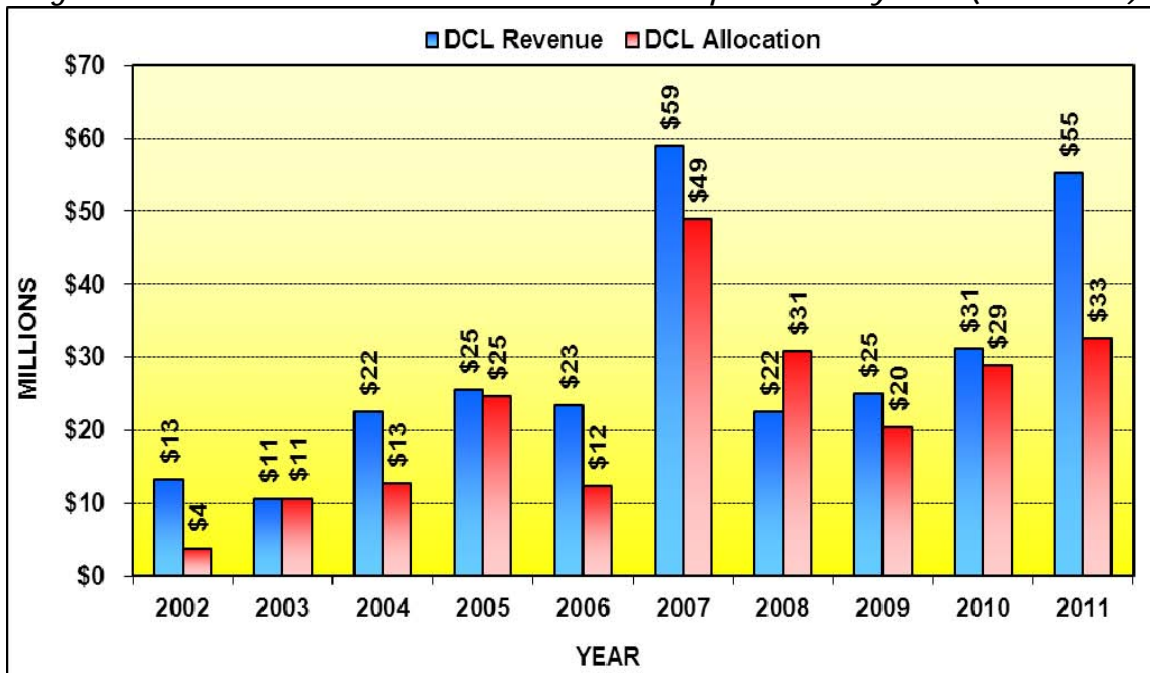
DCL Allocation

Allocation of DCLs to eligible capital projects requires Council approval and this allocation process occurs mainly through the annual capital budget process. For capital planning

purposes, a “contemplated” DCL allocation is set based on available funding at the time and a portion of anticipated future DCL revenue. This ensures that DCL allocations do not exceed what may reasonably be expected to collect and leaves a balance of uncommitted DCLs for emerging priorities. For the 2012-2014 Capital Plan, the DCL allocation is \$75 million.

Figure 4 shows DCL revenue versus allocation for the last 10 years (2002-2011). Of the \$288 million of DCL revenue generated during that period, Council allocated \$226 million (78%) to fund specific eligible capital projects. DCL allocation tends to vary from year to year due in part to the fluctuations in DCL revenue. During peak development years when DCL revenue is substantially higher than forecast, the allocation rate could be lower. This was the case with 2011: of the \$55.3 million of DCL revenue, \$32.6 million (60%) was allocated.

Figure 4 - DCL Revenue and DCLs Allocated for Expenditure by Year (2002-2011)



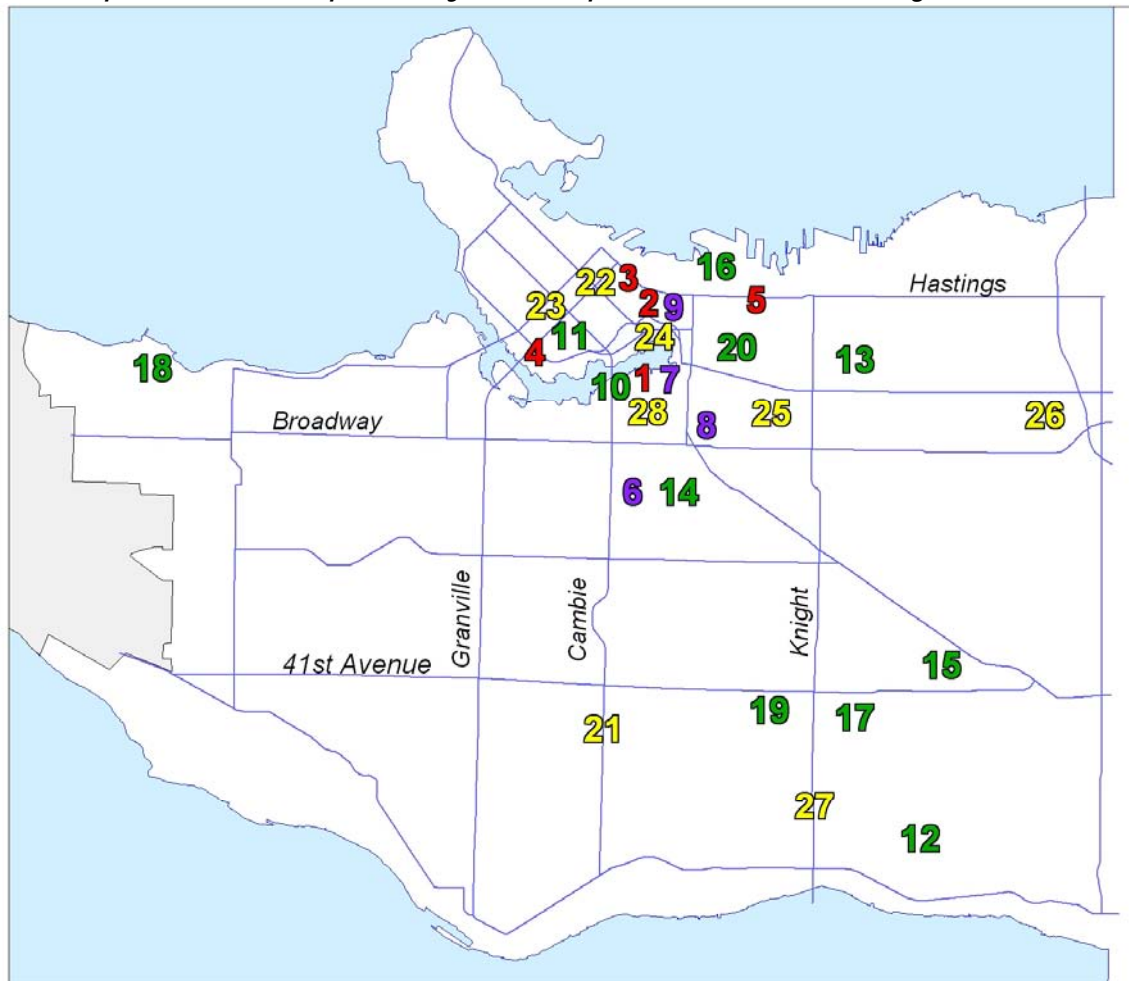
In 2011, Council allocated \$32.6 million of DCLs to fund eligible projects in the following categories:

- Childcare: \$1.1 million
- Engineering infrastructure: \$2.5 million
- Housing: \$7.0 million
- Parks: \$22.0 million

Approximately two thirds were spent in 2011 and the remainder is expected to be spent in 2012 upon project completion.

Map 2 presents a selection of capital projects completed since 2009 that included DCL funding.

Map 2: Selected Capital Projects Completed with DCL Funding since 2009



HOUSING:

- 1 SEFC (252 units)
- 2 Woodward's (200 units)
- 3 337 W. Pender (96 units)
- 4 1321 Richards (87 units)
- 5 601 E. Hastings (37 units)

CHILDCARE:

- 6 Simon Fraser School (85 spaces)
- 7 Creekside Centre (69 spaces)
- 8 Mount Pleasant Centre (49 spaces)
- 9 Woodward's (37 spaces)

PARKS:

- New parks:**
 - 10 SEFC
 - 11 Emery Barnes
- Park renewals:**
 - 12 Fraserview
 - 13 Grandview
 - 14 Mount Pleasant
 - 15 Norquay
 - 16 Oppenheimer
 - 17 Tecumseh
- Playfields:**
 - 18 Jericho
 - 19 Memorial South
 - 20 'Trillium' site

ENGINEERING:

- Bike Routes:**
 - 21 Cambie
 - 22 Dunsmuir
 - 23 Hornby
- Greenways:**
 - 24 Carrall (Expo-Pacific)
 - 25 Central Valley (west)
 - 26 Central Valley (east)
- Major roads:**
 - 27 Knight left-turn bay @ 57th Ave.
 - 28 Reconstruction of 1st & 2nd Ave. in SEFC

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

Unallocated DCL Balance

At the start of 2011, the DCL reserve funds had an unallocated balance of \$48.9 million. Including the DCL revenue of \$55.3 million and DCL allocation of \$32.6 million in 2011, the ending balance for 2011 was \$71.6 million. As part of long-term financial planning, staff will monitor actual DCL revenue against estimates made during the 2012-2014 Capital Planning process and make appropriate adjustments over the course of the Capital Plan to optimize the use of available DCLs.

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

Implications/Related Issues/Risk(if applicable)

Financial

DCLs are a significant revenue source for growth-related public benefits. They help advance key Council priorities and relieve what would otherwise fall entirely onto property taxes and other City funding. In the 2012-2014 Capital Plan, DCLs accounts for \$75 million or 11% of total capital program expenditures. In the 2009-2011 Capital Plan, the share was \$67 million or 9%.

Since the inception of DCLs in 1993, \$324 million has been collected (including interest) and \$252 million allocated to fund eligible capital projects, leaving an unallocated balance of \$71.6 million as of December 2011. In 2011, \$55.3 million of DCL revenue was generated and \$32.6 million was allocated to fund eligible projects.

DCL revenue fluctuates from year to year reflecting the cyclical real estate development activities. For financial planning purposes, existing City policy requires that DCL allocation not to exceed 100% of the DCLs available at the beginning of the Capital Plan and 50% of the anticipated DCL revenue for the first two years of the Capital Plan. This approach results in a balance of uncommitted DCL revenue which is available for emerging priorities, or to resolve short-term over-commitment within the DCL spending categories.

The over-commitment of DCLs presented in Appendix D represents timing mismatch between DCL revenue and eligible capital expenditures. Generally, DCL allocations should not exceed the amount of funding available on hand. However, certain DCL districts may require upfront 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 revenue from the SEFC area.

CONCLUSION

This report summarizes the collection, allocation, waiver/reduction of DCLs in 2011; and the unallocated balance at the start and at the end of that period. Together with the companion report on *Public Benefits Achieved Through Approvals of Additional Density*, this report forms part of a broader initiative to enhance transparency and clarity for Council, developers and residents. These reports describe and explain the City's financing growth mechanisms within the City-wide capital planning framework, and how these mechanisms supplement property taxes and other City funding in responding to growth-related needs for additional public benefits and in advancing Council's public amenity priorities.

* * * * *

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.

Building Permit applications submitted after January 1, 2011 are now provided with in-stream DCL rate protection. When a DCL by-law with higher rates is introduced, Building Permit applications that have been submitted prior to the adoption of the higher DCL rates are exempt from DCL rate increases for a period of 12 months from the date of the DCL rate amendment, provided that:

- the applicant has submitted a Building Permit application in a form satisfactory to the City; and
- the applicant has paid the applicable Building Permit fee to the City.

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 benefit period (typically 20 years) but that, except in unusual circumstances, the provision of amenities matches the flow of DCL revenue. For capital planning purposes, the contemplated DCL allocation for the next three-year plan should not exceed 100% of the DCLs available at the beginning of the plan and 50% of the anticipated DCL receipts during the first two years of the plan. This ensures that DCL allocations do not exceed what may reasonably be expected to collect 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	Type	Collection Rates in effect on December 31, 2011 (per square foot of development)			Spending Category Distribution (Note 1)			
			Residential > 1.2 FSR & Commercial	Residential =< 1.2 FSR	Industrial	Childcare	Engineering	Housing	Park
Downtown South	1993	Area-specific	\$15.64	N/A	N/A	13.0%	7.0%	42.0%	38.0%
Burrard Slopes	1994	Area-specific	\$10.32	N/A	\$4.13	16.1%	8.5%	3.7%	71.7%
Arbutus	1995	Area-specific	\$7.65	N/A	\$3.06	90.3%	9.7%	-	-
Dundas/Wall	1996	Area-specific	\$3.11	N/A	N/A	-	53.1%	-	46.9%
Oakridge-Langara	1996	Area-specific	\$6.61	\$2.68	N/A	-	6.5%	30.3%	63.2%
Triangle West	1997	Area-specific	\$11.33	N/A	N/A	14.0%	-	33.0%	53.0%
Cedar Cottage/ Welwyn	1997	Area-specific	\$5.93	\$2.45	\$3.65	43.0%	9.0%	48.0%	-
City-wide	2001	City-wide	\$11.33	\$2.64	\$4.53	5.0%	22.0%	32.0%	41.0%
False Creek Flats	2001	Layered	\$4.91	N/A	\$4.91	10.0%	63.3%	-	26.7%
Grandview- Boundary	2002	Layered	\$0.76	N/A	\$3.05	-	90.0%	-	10.0%
Southeast False Creek	2007	Layered	\$16.29	N/A	\$2.47	16.9%	21.6%	-	61.5%

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

**DCL REVENUE, ALLOCATION & UNALLOCATED BALANCE
BY YEAR FOR ALL DISTRICTS COMBINED**

YEAR	DCLs COLLECTED ALL DISTRICTS	INTEREST & ADJUSTMENTS ALL DISTRICTS	DCL REVENUE ALL DISTRICTS	DCL ALLOCATION ALL DISTRICTS	UNALLOCATED BALANCE ALL DISTRICTS
1993	\$850,096	\$0	\$850,096	\$0	\$850,096
1994	\$834,251	\$0	\$834,251	\$0	\$1,684,347
1995	\$1,670,257	\$0	\$1,670,257	\$0	\$3,354,604
1996	\$4,419,007	\$0	\$4,419,007	\$0	\$7,773,610
1997	\$2,088,446	\$0	\$2,088,446	\$3,191,845	\$6,670,211
1998	\$6,362,329	\$0	\$6,362,329	\$999,377	\$12,033,163
1999	\$2,126,997	\$0	\$2,126,997	\$9,161,370	\$4,998,790
2000	\$6,797,309	\$0	\$6,797,309	\$5,130,500	\$6,665,600
2001	\$10,100,456	\$733,483	\$10,833,940	\$8,128,074	\$9,371,466
2002	\$12,382,608	\$786,579	\$13,169,187	\$3,734,231	\$18,806,422
2003	\$9,435,833	\$1,109,221	\$10,545,054	\$10,652,010	\$18,699,466
2004	\$21,307,767	\$1,180,089	\$22,487,856	\$12,737,337	\$28,449,985
2005	\$23,822,982	\$1,655,050	\$25,478,033	\$24,563,898	\$29,364,120
2006	\$20,982,451	\$2,439,406	\$23,421,857	\$12,271,250	\$40,514,726
2007	\$54,494,070	\$4,428,513	\$58,922,583	\$48,939,267	\$50,498,043
2008	\$17,340,459	\$5,111,753	\$22,452,212	\$30,792,608	\$42,157,647
2009	\$19,887,888	\$5,071,019	\$24,958,907	\$20,418,100	\$46,698,454
2010	\$28,709,185	\$2,371,019	\$31,080,204	\$28,927,702	\$48,850,955
2011	\$52,183,589	\$3,138,770	\$55,322,359	\$32,565,487	\$71,607,827
TOTAL	\$295,795,981	\$28,024,902	\$323,820,883	\$252,213,056	\$71,607,827

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

	REVENUE (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2011	2011	TOTAL	PRIOR TO 2011	2011	TOTAL	
ALL DISTRICTS							
Park	\$121,489,790	\$25,580,487	\$147,070,277	\$86,715,949	\$21,979,309	\$108,695,258	\$38,375,019
Housing	\$82,380,150	\$13,134,681	\$95,514,831	\$68,684,750	\$7,000,000	\$75,684,750	\$19,830,081
Childcare	\$23,960,386	\$4,764,620	\$28,725,006	\$15,679,870	\$1,100,000	\$16,779,870	\$11,945,136
Engineering Infrastructure	\$40,668,198	\$11,842,571	\$52,510,769	\$48,567,000	\$2,486,178	\$51,053,178	\$1,457,590
TOTAL	\$268,498,524	\$55,322,359	\$323,820,883	\$219,647,569	\$32,565,487	\$252,213,056	\$71,607,826
CITY-WIDE							
Park	62,640,714	14,920,877	77,561,590	43,103,362	13,355,122	56,458,484	\$21,103,106
Housing	47,187,110	11,645,562	58,832,672	45,380,106	7,000,000	52,380,106	\$6,452,566
Childcare	8,461,194	1,819,619	10,280,813	6,977,024	1,100,000	8,077,024	\$2,203,790
Engineering Infrastructure	28,588,772	8,006,324	36,595,097	23,261,176	2,486,178	25,747,354	\$10,847,743
Sub-total	\$146,877,790	\$36,392,383	\$183,270,173	\$118,721,667	\$23,941,300	\$142,662,967	\$40,607,205
AREA-SPECIFIC							
Downtown South							
Park	26,896,334	999,673	27,896,007	25,698,369		25,698,369	\$2,197,637
Housing	28,393,509	1,104,901	29,498,410	18,971,644		18,971,644	\$10,526,766
Childcare	5,379,110	341,993	5,721,103	2,082,500		2,082,500	\$3,638,603
Engineering Infrastructure	1,501,085	184,150	1,685,235				\$1,685,235
Sub-total	\$62,170,038	\$2,630,718	\$64,800,755	\$46,752,514		\$46,752,514	\$18,048,242
Burrard Slopes							
Park	5,925,652	1,423,093	7,348,745	3,602,579		\$3,602,579	\$3,746,166
Housing	301,649	73,437	375,086				\$375,086
Childcare	1,312,580	319,551	1,632,131				\$1,632,131
Engineering Infrastructure	612,792	168,707	781,499	999,377		\$999,377	(\$217,877)
Sub-total	\$8,152,673	\$1,984,788	\$10,137,462	\$4,601,956		\$4,601,956	\$5,535,506
Arbutus							
Childcare	2,139,369	52,654	2,192,023				\$2,192,023
Engineering Infrastructure	229,810	5,656	235,466	\$124,366		\$124,366	\$111,101
Sub-total	\$2,369,179	\$58,310	\$2,427,489	\$124,366		\$124,366	\$2,303,124
Oakridge-Langara							
Park	3,010,306	371,674	3,381,980	\$335,000		\$335,000	\$3,046,980
Housing	1,443,500	178,225	1,621,725				\$1,621,725
Engineering Infrastructure	307,077	37,914	344,991	\$655,900		\$655,900	(\$310,909)
Sub-total	\$4,760,883	\$587,813	\$5,348,696	\$990,900		\$990,900	\$4,357,796
Triangle West							
Park	7,412,065	145,274	7,557,339				\$7,557,339
Housing	4,615,060	90,453	4,705,513	\$4,333,000		\$4,333,000	\$372,513
Childcare	1,957,904	38,374	1,996,278				\$1,996,278
Sub-total	\$13,985,029	\$274,101	\$14,259,130	\$4,333,000		\$4,333,000	\$9,926,130
Cedar Cottage/Welwyn							
Housing	439,323	42,102	481,425				\$481,425
Childcare	393,560	37,716	431,276				\$431,276
Engineering Infrastructure	82,373	7,894	90,267				\$90,267
Sub-total	\$915,256	\$87,713	\$1,002,969				\$1,002,968
Sub-total	\$92,353,058	\$5,623,443	\$97,976,501	\$56,802,735		\$56,802,735	\$41,173,765

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

	REVENUE (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2011	2011	TOTAL	PRIOR TO 2011	2011	TOTAL	
LAYERED							
False Creek Flats							
Park	609,460	342,907	952,367				\$952,367
Childcare	228,262	128,429	356,692				\$356,692
Engineering Infrastructure	1,444,900	812,958	2,257,858	2,702,118		\$2,702,118	(\$444,260)
<i>Sub-total</i>	\$2,282,622	\$1,284,294	\$3,566,916	\$2,702,118	\$0	\$2,702,118	\$864,798
Grandview-Boundary							
Park	117,330	3,240	120,570				\$120,570
Engineering Infrastructure	1,055,969	29,162	1,085,131				\$1,085,131
<i>Sub-total</i>	\$1,173,299	\$32,402	\$1,205,701				\$1,205,701
Southeast False Creek							
Park	14,877,929	7,373,750	22,251,679	13,976,638	8,624,187	22,600,825	(\$349,146)
Childcare	4,088,407	2,026,283	6,114,689	6,620,346		6,620,346	(\$505,657)
Engineering Infrastructure	6,845,419	2,589,805	9,435,224	20,824,064		20,824,064	(\$11,388,840)
<i>Sub-total</i>	\$25,811,755	\$11,989,837	\$37,801,592	\$41,421,049	8,624,187.00	\$50,045,236	(\$12,243,643)
Sub-total	\$29,267,676	\$13,306,534	\$42,574,210	\$44,123,167	\$8,624,187	\$52,747,354	(\$10,173,144)

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

	REVENUE (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2011	2011	TOTAL	PRIOR TO 2011	2011	TOTAL	
ALL CATEGORIES							
Park	\$121,489,790	\$25,580,487	\$147,070,277	\$86,715,949	\$21,979,309	\$108,695,258	\$38,375,019
Housing	\$82,380,150	\$13,134,681	\$95,514,831	\$68,684,750	\$7,000,000	\$75,684,750	\$19,830,081
Childcare	\$23,960,386	\$4,764,620	\$28,725,006	\$15,679,870	\$1,100,000	\$16,779,870	\$11,945,136
Engineering Infrastructure	\$40,668,198	\$11,842,571	\$52,510,769	\$48,567,000	\$2,486,178	\$51,053,178	\$1,457,590
TOTAL	\$268,498,524	\$55,322,359	\$323,820,883	\$219,647,569	\$32,565,487	\$252,213,056	\$71,607,826
PARKS							
City-wide District	62,640,714	14,920,877	77,561,590	43,103,362	13,355,122	56,458,484	\$21,103,106
Downtown South	26,896,334	999,673	27,896,007	25,698,369		25,698,369	\$2,197,637
Burrard Slopes	5,925,652	1,423,093	7,348,745	3,602,579		3,602,579	\$3,746,166
Oakridge-Langara	3,010,306	371,674	3,381,980	335,000		335,000	\$3,046,980
Triangle West	7,412,065	145,274	7,557,339				\$7,557,339
False Creek Flats	609,460	342,907	952,367				\$952,367
Grandview-Boundary	117,330	3,240	120,570				\$120,570
Southeast False Creek	14,877,929	7,373,750	22,251,679	13,976,638	8,624,187	22,600,825	(\$349,146)
Sub-total	\$121,489,790	\$25,580,487	\$147,070,277	\$86,715,949	\$21,979,309	\$108,695,258	\$38,375,019
HOUSING							
City-wide District	47,187,110	11,645,562	58,832,672	45,380,106	7,000,000	52,380,106	\$6,452,566
Downtown South	28,393,509	1,104,901	29,498,410	18,971,644		18,971,644	\$10,526,766
Burrard Slopes	301,649	73,437	375,086				\$375,086
Oakridge-Langara	1,443,500	178,225	1,621,725				\$1,621,725
Triangle West	4,615,060	90,453	4,705,513	\$4,333,000		\$4,333,000	\$372,513
Cedar Cottage-Welwyn	439,323	42,102	481,425				\$481,425
Sub-total	\$82,380,150	\$13,134,681	\$95,514,831	\$68,684,750	\$7,000,000	\$75,684,750	\$19,830,081
CHILDCARE							
City-wide District	8,461,194	1,819,619	10,280,813	6,977,024	1,100,000	8,077,024	\$2,203,790
Downtown South	5,379,110	341,993	5,721,103	2,082,500		2,082,500	\$3,638,603
Burrard Slopes	1,312,580	319,551	1,632,131				\$1,632,131
Arbutus	2,139,369	52,654	2,192,023				\$2,192,023
Triangle West	1,957,904	38,374	1,996,278				\$1,996,278
Cedar Cottage-Welwyn	393,560	37,716	431,276				\$431,276
False Creek Flats	228,262	128,429	356,692				\$356,692
Southeast False Creek	4,088,407	2,026,283	6,114,689	6,620,346		6,620,346	(\$505,657)
Sub-total	\$23,960,386	\$4,764,620	\$28,725,006	\$15,679,870	\$1,100,000	\$16,779,870	\$11,945,136
ENGINEERING							
City-wide District	28,588,772	8,006,324	36,595,097	23,261,176	2,486,178	25,747,354	\$10,847,743
Downtown South	1,501,085	184,150	1,685,235				\$1,685,235
Burrard Slopes	612,792	168,707	781,499	999,377		\$999,377	(\$217,877)
Arbutus	229,810	5,656	235,466	\$124,366		\$124,366	\$111,101
Oakridge-Langara	307,077	37,914	344,991	\$655,900		\$655,900	(\$310,909)
Cedar Cottage-Welwyn	82,373	7,894	90,267				\$90,267
False Creek Flats	1,444,900	812,958	2,257,858	2,702,118		\$2,702,118	(\$444,260)
Grandview-Boundary	1,055,969	29,162	1,085,131				\$1,085,131
Southeast False Creek	6,845,419	2,589,805	9,435,224	20,824,064		20,824,064	(\$11,388,840)
Sub-total	\$40,668,198	\$11,842,571	\$52,510,769	\$48,567,000	\$2,486,178	\$51,053,178	\$1,457,590

DCLs Waived for Non-profit Housing Projects
(Vancouver Charter, s523D(10)(d))

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL WAIVED	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	
2011	1249 Howe	110	Downtown South	\$788,853	\$3,289,004
	215 W 2nd Ave	147	City-wide	\$900,517	
			Southeast False Creek	\$1,355,097	
	2304 W 8th Ave	30	City-wide	\$244,537	
TOTAL	45 projects	2,863		\$16,768,408	\$16,768,408

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

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	\$899,902
	1718 Davie St	49	City-wide	\$260,635	
TOTAL	3 projects	347		\$1,606,193	\$1,606,193

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
TOTAL			\$207,180	\$207,180

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 St	1	City-wide	\$124,711	\$162,884
	639 Commercial Dr.	1	City-wide	\$38,173	
TOTAL	12 projects	18		\$7,267,583	\$7,267,583