



ADMINISTRATIVE REPORT

Report Date: February 13, 2013  
Contact: Jane Pickering  
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RTS No.: 9864  
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Meeting Date: February 27, 2013

TO: Standing Committee on City Finance and Services  
FROM: General Manager of Planning and Development Services  
SUBJECT: Development Cost Levy Changes for Oakridge Langara

**RECOMMENDATION**

- A. THAT Council approve the expansion of the City-wide Development Cost Levy District to include the area covered by the Oakridge Langara Development Cost Levy District ("Oakridge Langara"), such expansion to be accomplished by amending the following by-laws which govern Development Cost Levies:
- (a) the Vancouver Development Cost Levy By-law No. 9755 to be amended as follows:
    - (i) amend Schedule A - Part 1 by removing the reference to "Oakridge/ Langara Neighbourhood Development Cost Levy Area"; and
    - (ii) amend Section 2.3 to reflect updated capital project cost estimates;
  - (b) the Area Specific Development Cost Levy By-law No. 9418 to be amended as follows:
    - (i) amend all rates applicable to Oakridge Langara to reduce them to \$0/square foot, including nominal rates; and
    - (ii) amend Section 2.10 to reflect updated capital project cost estimates;

all of which amendments will be effective on the first anniversary of the enactment of the amending by-laws;

- B. THAT the Director of Legal Services be instructed to prepare the necessary by-laws to amend the Vancouver Development Cost Levy By-law No. 9755 and the Area Specific Development Cost Levy By-law No. 9418, generally as set out in Appendix A and Appendix B, respectively.
- C. THAT Staff report back to Council on the status of other Area Specific DCL Districts that are excluded from Vancouver Development Cost Levy By-law No. 9755.

### **REPORT SUMMARY**

Vancouver's Development Cost Levy (DCL) system grew incrementally between 1993 and 2007. It currently consists of 11 DCL districts, with each district having its own specific public benefit strategy and DCL rates. Seven DCL districts, including Oakridge Langara, were created prior to the creation of the City-Wide DCL district in 2001.

This report recommends that the City-Wide DCL District be expanded to include the area covered by the current Oakridge Langara DCL. This is a first step in simplifying a relatively complex system. It will also remove inconsistencies in DCLs payable for new, higher density development along the Cambie Corridor: some sites are within the City-Wide DCL district with a rate of \$12.50 per square foot (/sf) while others are within the Oakridge Langara DCL district with a rate of \$7.39/sf.

External financial analysis indicates that the proposed DCL rate change is not expected to adversely impact the viability of higher density projects already in process or future new developments. If approved, the change would take effect on the first anniversary of DCL by-law enactment.

All unspent funds currently in the Oakridge Langara DCL reserve, plus new funds collected between Council enactment and when the new rates take effect, will be committed to and spent on public benefits as per the 1996 Oakridge Langara Public Benefit Strategy.

The Public Benefit Strategies currently being prepared for the Cambie Corridor Plan and Marpole Community Plan will be aligned with Council's decision on this DCL issue.

This report also discusses a report back to Council on the status of other Area Specific DCL Districts that are excluded from the Vancouver Development Cost Levy By-law.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Cambie Corridor Plan (2011):
  - Section 7.3.1 - City staff should conduct a review of the 1996 Oakridge Langara DCL District.
  - Interim Public Benefit Strategy and direction to complete a comprehensive public benefits strategy including financing mechanisms.
- Community Amenity Contributions through Rezoning (2011)
- City-wide Financing Growth Policy (2004):
  - Section 4.1.1. - Areas excluded from the City-wide DCL that have been fully developed will be included in the City-wide DCL.

- Oakridge Langara Public Benefits Strategy (1996)
- Oakridge Langara Policy Statement (1995)

### **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The proposed changes contained in this report are part of a broader initiative to modernize the City's Development Cost Levy and Community Amenity Contribution systems, and align them with the City's new capital planning framework. Council's decision on this DCL issue will be integrated into the Public Benefit Strategies currently being prepared for the Cambie Corridor and Marpole Plans.

### **REPORT**

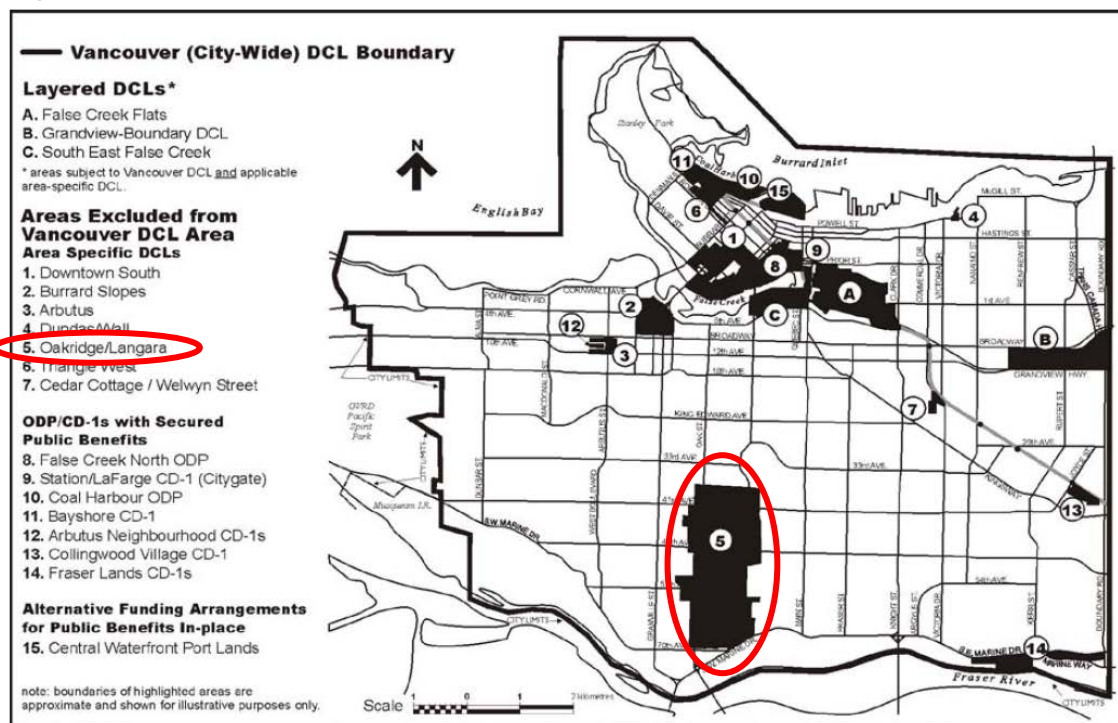
#### **Background/Context**

#### **Development Cost Levies (DCLs)**

DCL By-laws establish area boundaries for each DCL district. Levies collected within each district must be spent within the area boundary, except for DCLs collected for replacement housing which can be spent city-wide. There are 11 DCL districts in the City in three general categories:

1. The Vancouver (City-wide) DCL District: This applies across most of the City. Exceptions are shown in black on Map 1.

Map 1: DCL Areas in Vancouver



2. Layered DCL Districts: These are specific geographic areas in which both an Area Specific DCL and the Vancouver DCL apply. There are three such areas shown on Map 1 as A, B, and C (False Creek Flats, Grandview-Boundary, and Southeast False Creek). These are or were industrial areas where new plans identified potential for significant redevelopment and a higher need for civic infrastructure than could be covered by the City-wide DCL alone (e.g., sewer and water).
3. Area Specific DCL Districts: These are numbered 1-7 on Map 1. Developments in these districts are subject to the Area Specific DCL and are exempt from paying the Vancouver DCL. Vancouver's DCL system evolved over time. The City first applied DCLs to specific areas undergoing redevelopment planning that would bring significant, localized growth impacts. In 2003, Council approved the Financing Growth Policy, which recognized the significant growth capacity in the rest of the City and created the City-wide DCL District to collect DCL revenue from all areas of the City to support the provision of city-wide growth-related capital projects.

There are also eight additional areas (numbered 8-15 on Map 1) exempt from paying the City-wide DCL because prior to the introduction of the City-wide DCL, the City had already secured the provision of growth-related capital projects as part of a Comprehensive Development District (CD-1), Official Development Plan (ODP) or an alternative funding arrangement.

### **Oakridge Langara DCL District (1996)**

The Oakridge Langara DCL District is one of seven Area Specific DCL Districts in the City of Vancouver. Oakridge Langara's DCL District is located in the south-central part of the city and is surrounded by the City-wide DCL (see #5 on Map 1). It was established in 1996 and was one of the City's first DCL Districts (established after Downtown South, Burrard Slopes and Arbutus Districts). It predates the City-wide DCL which was established in 2001. While the City-wide DCL applies to most areas of the City, it does not apply to exempt areas like Oakridge Langara because developments in these areas were already committed to contribute to growth costs through area-specific plans and DCL Districts. Levies collected within the Oakridge Langara DCL District must be spent within the area boundary, except housing projects which can be located city-wide.

The Oakridge Langara DCL District has a corresponding 1996 Public Benefit Strategy (PBS) which identifies the growth demands and capital costs for new public benefits in the area. In the strategy, new development was expected to add approximately 5,800 new residents over a 25 to 30 year timeframe. The estimated cost of identified public benefit items was estimated at \$41.5 million (1996 \$), with development contributions anticipated to fund 80% of this strategy. The approach to funding public benefits in Oakridge Langara was as follows:

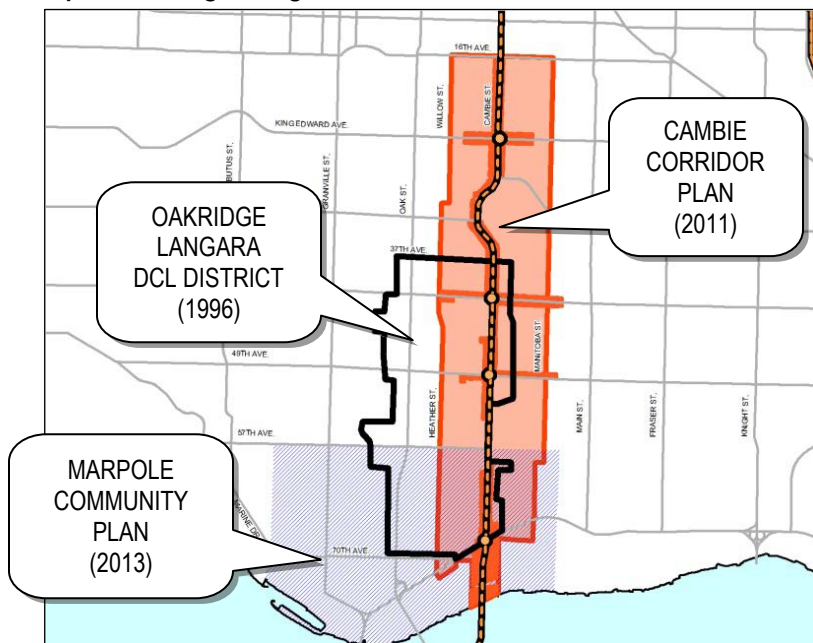
- Parks - 63% of DCL proceeds were allocated to fund park improvements, while Community Amenity Contributions (CACs) were anticipated to fund acquisition and development of a park site on the Fraser River.
- Replacement Housing - 30% of DCL proceeds were allocated to fund replacement housing units, while CACs were anticipated to fund non-market housing on large sites in the area.
- Street Improvements - 7% of DCL proceeds were allocated to fund walking improvements and traffic calming.

- Childcare - as new residents were anticipated to increase demand for childcare in the area, a new daycare and out-of-school facility were recommended as medium term priorities to be provided by CACs.

### Cambie Corridor Plan (2011)

In 2011, Council approved the Cambie Corridor Plan which guides future development along Cambie Street from 16th Avenue to the Fraser River between Heather and Manitoba Streets. As shown in Map 2, the Cambie Corridor Plan overlaps a large portion of the Oakridge Langara DCL District.

Map 2: Oakridge Langara DCL District, Cambie Corridor Plan & Marpole Plan



The Cambie Corridor Plan focuses on opportunities to integrate development with transit and to build and enhance the existing neighbourhoods along the Corridor while supporting the City's goals of environmental sustainability, liveability, and affordability. The Plan estimates population growth to increase from its current level of 21,500 to 35,000 residents by 2041.

As part of the Cambie Corridor Plan, Council approved an Interim Public Benefits Strategy that guides rezoning applications and the delivery of public benefits within the Corridor. This Strategy was partially developed from a review of the Oakridge Langara Public Benefit Strategy and what facilities had already been provided and what commitments or funding was available to address growth needs. The key priorities for new or improved public benefits for the Cambie Corridor include:

- Childcare - Increase the quantity of childcare spaces within the Corridor, corresponding to increases in population.
- Park and Public Realm Improvements - Enhance and optimize use and accessibility within the Corridor. Similar to the 1996 Oakridge Langara PBS, the plan seeks to create

significant park space as close to the Fraser River as possible, linked to a waterfront pathway and existing and potential greenways.

- Community Facilities - Ensure that community facilities are expanded, upgraded or maintained according to the needs of the current and future population within the Corridor. Initial priorities include renewal of Marpole Place and the Marpole Library.
- Non-profit and Cultural Space - Seek to increase the space available for non-profit and cultural services within the Corridor.
- Affordable and rental housing - Provide a range of housing options in the Cambie Corridor, including non-market housing and market rental housing.

A comprehensive Public Benefits Strategy for the Cambie Corridor is currently being developed as part of plan implementation, in coordination with the new planning program in Marpole (see below). This work is using the Cambie Corridor Interim Public Benefits Strategy as a framework as it considers the impact of increased population and the mechanisms available to pay for public benefits, i.e. capital expenditures, DCLs and CACs.

### **Marpole Community Plan (2013)**

City staff are currently working on a Marpole Community Plan to ensure that future growth in Marpole meets the needs of the community. Stretching from Angus Drive to Ontario Street, and from West 57th Avenue to the North Arm of the Fraser River (see Map 2), Marpole overlaps the entire southern portion of the Oakridge Langara DCL District (south of West 57<sup>th</sup> Avenue).

The Marpole Plan will develop community-wide policy directions that will apply to the whole of Marpole focusing on key themes that include: Land Use, Built Form and Infrastructure; Housing; Transportation and Connectivity; Community Amenities and Facilities; and, Public Realm, Parks, and Greening.

A Public Benefits Strategy is accompanying the development of the Marpole Plan and is being coordinated with Cambie Corridor implementation. Some of the existing facilities in Marpole that are aging and in need of either replacement or significant upgrades (e.g., Marpole Family Place, the Marpole-Oakridge Community Centre, Richard Marpole Branch of the Vancouver Public Library) were also identified in the Cambie Corridor planning process.

This background section of the report shows that the Oakridge Langara DCL District (1996) has been superseded by newer policy plans along the Cambie Corridor and within the Marpole Community Plan area. Public Benefit Strategies are under development that take the Oakridge Langara plan and benefit strategy into account, but will also capture the updated growth expectations and public benefit needs for these overlapping areas.

## Strategic Analysis

### Oakridge Langara Rate Adjustment

Recommendation A proposes that Oakridge Langara DCL rates be replaced with City-wide DCL rates. As shown in Figure 1, this recommendation would result in the following DCL rates in both lower and higher density development.

Figure 1: Proposed Rate Adjustment in Oakridge Langara

Rate Category	Current Oakridge Langara DCL Rates (\$/sf)	Proposed Oakridge Langara DCL Rates (City-wide DCL Rates) (\$/sf)	Rate Difference (\$/sf)
Lower Density Residential (up to 1.2 FSR) e.g. single family, duplexes, and rowhouses	\$2.99	\$2.91	-\$0.08
Higher Density Residential (over 1.2 FSR), Commercial & Other Uses	\$7.39	\$12.50	+\$5.11

Note: DCL rates in Figure 1 are updated as of January 2013. All DCL rates are subject to annual inflationary adjustments which take place on September 30<sup>th</sup>.

This rate adjustment is being recommended for the following reasons:

1. The Oakridge Langara DCL District (1996) is now superseded by two rapid transit-influenced area plans

The majority of the Oakridge Langara DCL District (1996) has been superseded by the Cambie Corridor Plan (2011) and will be further superseded upon completion of the Marpole Community Plan (2013). Approved by Council in 2011 (following the completion of the Canada Line), the Cambie Corridor Plan now overlaps approximately half of the Oakridge Langara DCL District (see Map 2). The Cambie Corridor Plan adds significant housing and employment potential close to rapid transit by establishing specific heights, densities and land uses that are significantly higher than established in the 1996 Oakridge Langara DCL District. Under the Cambie Corridor Plan suggested floor space ratios (FSR) for the Oakridge Town Centre, which is intended to represent the most significant concentration of urban uses and density along the Corridor, range from 1.25 to 4.0 FSR (depending on proximity to station). In contrast, the 1996 Oakridge Langara DCL District intended densities in the Oakridge Centre area to be at the lower end of this threshold. Under the Marpole Plan, which overlaps the entire southern portion of the Oakridge Langara DCL District, there is consideration of change to the non-arterial areas which could intensify and add concentrations of people to the lower density single-family housing that dominates much of South Vancouver.

For the reasons stated above, Oakridge Langara Policies and its DCL District boundaries are no longer representative of current land use policy and growth demands.

## 2. Inconsistent DCL rates for new development along the Cambie Corridor

The Oakridge Langara DCL rate for higher density development is currently 40% lower than the City-wide DCL rate (for the same type of development). This is because Oakridge Langara rates were established before the City-wide DCL and were based on an approved area plan, identification of growth-related public facilities, and an area-specific Public Benefit Strategy that established these DCL rates. For new development along the Cambie Corridor (which extends through the Oakridge Langara and City-wide DCL Districts), this means that DCLs payable are inconsistent along the Corridor for similar types of new development and can be very different depending on what side of the street new development is located. For example a new higher density development on the north side of Cambie and West 37<sup>th</sup> Avenue would pay the City-wide DCL rate of \$12.50/sf, while the same type of development on the south side of West 37<sup>th</sup> Avenue would pay the Oakridge Langara DCL rate of \$7.39/sf.

## 3. Need to align DCL rates and allocations with new area plans and capital planning programs

The Oakridge Langara DCL District is now acting as a constraint on the development and delivery of coordinated Public Benefit Strategies that integrate current land use policy with future public benefits needs. The Oakridge Langara DCL allocation towards public benefits is no longer representative of anticipated growth in the larger planning area, and the District boundary no longer matches the areas that will undergo future change.

An additional challenge to coordinating public benefit planning and delivery is the limitation of spending Area Specific DCLs funds collected within a District. Area Specific DCLs, such as Oakridge Langara, can only be spent in the District from which it was collected. This collection/spending rule constrains smaller areas, and areas with relatively slow redevelopment activity, especially when these areas are also excluded from the City-wide DCL.

By modifying the City-wide DCL boundary to include Oakridge Langara, there is a significant benefit for the delivery of public benefit needs in this growing portion of South Vancouver because DCLs are pooled from across the city.

The City-wide DCL provides the opportunity for more timely delivery of public benefits for new area planning programs such as the Cambie Corridor Plan and the Marpole Plan. New areas plans and Public Benefit Strategies are now integrated with the City's long term capital planning program. This process allows funding from a variety of sources to be considered (e.g., DCLs, CACs and other capital funding) and allocations are considered through a system of city-wide prioritization.

In light of this adjacency issue, and in the absence of a firm rationale for maintaining a DCL rate that is far below the city-wide benchmark, it is recommended to align rates in Oakridge Langara with those found in the surrounding area.

### **Impact on New Development**

Independent analysis of development economics on the Cambie Corridor concludes that the proposed DCL rate adjustment is not expected to adversely impact new development located within Oakridge Langara.



For lower density residential development (under 1.2 FSR), which makes up the largest share of new development applications in the Oakridge Langara District, the proposed rate adjustment would result in a \$0.08/sf decrease. This means that there would be a slightly positive impact on new development. Oakridge Langara is an area with a large share of single family housing and new development in the area is largely low density residential (i.e. replacement of older single family housing, townhouse development where policy supports it, and more recently laneway housing). Until the approval of the Cambie Corridor Plan (2011), there was no area policy to support additional higher density development in the Oakridge Langara area.

For higher density development (residential uses over 1.2 FSR, commercial & other uses), the proposed DCL rate change would result in a \$5.11/sf increase. While this rate adjustment represents a significant increase, the development sites that are affected by this higher rate along the Cambie Corridor now have a much higher density potential than the Oakridge Langara policy enabled. Most sites can achieve double, or more, density under the current Cambie Corridor Plan's rezoning policy.

Independent financial analysis (Coriolis Consulting, 2011) assessed the development economics of new projects in the Cambie Corridor. This study looked at the development economics of projects subject to both the City-wide DCL and the Oakridge Langara DCL rates. The broad conclusion of this study was that because of the increase in allowable development potential, new projects could accommodate DCLs (at the City-wide DCL rates) and provide a CAC, without compromising the viability of these developments. Rezoning in the Oakridge Langara DCL area with increased DCL costs would be offset by lower CACs. As a result, overall development costs incurred and contributions provided by new development would be the same.

### **Projects In-Process**

Recommendation A proposes that the new DCL rates in Oakridge Langara would take effect on the first anniversary of DCL by-law enactment. The period of time between Council approval of new DCL rates and the date when new rates come into effect is recommended as this timing allows developments, in-process, to reach building permit application before new DCL rates come into effect. This is consistent with rate protection provided by the Vancouver Charter.

In considering the timing of new DCL rate effectiveness, all in-stream applications within the Oakridge Langara DCL District were reviewed. At any given time, Oakridge Langara typically has a number of active single family and laneway housing applications. As DCLs payable will be effectively the same for applicants of lower density residential (i.e., less than 1.2 FSR) under the proposed rate change, the impact of a grace period would have no impact on these applications.

For higher density development, there is a larger rate difference between existing and proposed DCL rates (see Figure 1). As of January 2013, there were a total of 17 applications currently in the City's rezoning application stream. All in-stream applicants were notified of the potential rate adjustment in late November 2012.

It has been concluded that one rezoning applicant would be impacted by the proposed rate adjustments. As this applicant is at an advanced stage in the approvals process (rezoning referral and public hearing in February/March 2013), a delayed rate implementation is required so that this applicant can reach building permit application before DCL rates are adjusted. If this delay in rate implementation were not accounted for, this applicant would be

faced with an increased DCL rate without an ability to adjust the financial analysis of its rezoning proposal.

For the reason shown above, staff recommend implementation of an effective date for new DCL rates in Oakridge Langara that is on the first anniversary of DCL by-law enactment.

### **Implementation**

DCLs are subject to a detailed legislative scheme found in Section 523D of the Vancouver Charter. That section addresses many issues that arise in relation to DCLs, but is not exhaustive. For example, the section does not state how to wind up or dissolve a DCL area, and it provides no direction on what to do with any existing DCL funds after dissolution. However, section 523D does clearly indicate that funds raised in an area should be spent in the same area. It also indicates that funds should generally be spent on the projects that were approved for the area.

In order to bring the Oakridge Langara area into the City-wide DCL, staff had to develop a way to:

- preserve the funds in the Oakridge Langara DCL reserve;
- ensure the Oakridge Langara DCL area does not continue to raise DCL funds; and,
- ensure that all Oakridge Langara reserve funds are spent on the projects originally intended for.

Staff is therefore proposing that the Oakridge Langara DCL area continue, but that it no longer generate any new revenue beginning early next year. To ensure the Oakridge Langara DCL area does not continue to collect new DCL funds, all of its DCL rates will be reduced to zero. Staff is also proposing that the funds in the current Oakridge Langara DCL area reserve be retained in that fund so that it can be spent on the projects originally intended for. Those projects are generally set out in section 2.10 of the Area Specific Development Cost Levy By-law.

To date, the Oakridge Langara DCL area has collected \$6.3 million. Even more DCL funds will be raised before the rates are reduced to zero next year. Not all of the funds raised in the Oakridge Langara DCL area has been spent, and \$5.3 million remains in the fund. Staff is therefore proposing that the projects and estimated costs found in section 2.10 of the Area Specific Development Cost Levy By-law be reduced to match the sum of the amount already raised, and the amount estimated to be raised before the rates are reduced to zero early next year. The amount of the reduction to the projects and estimated costs found in section 2.10 will be transferred to the projects and estimated costs found in section 2.3 of the Vancouver Development Cost Levy By-law (see Appendix A and B). This is appropriate because future projects in the neighborhood will be financed under that by-law, and not the Area Specific Development Cost Levy By-law.

### **Status of other Areas excluded from the City-wide DCL**

Recommendation C directs staff to report back to Council on the status of other areas and districts excluded from the City-wide DCL. As shown in Map 1 and discussed in the Background section of this report, there are a number of Area Specific DCL Districts that pay an Area Specific DCL and are exempt from paying the City-wide DCL. There are also a number of additional areas (Bayshore CD-1, Collingwood Village CD-1, etc.) exempt from paying the City-wide DCL because prior to the introduction of the City-wide DCL, the City had already secured

the provision of growth-related capital projects as part of a Comprehensive Development District (CD-1), Official Development Plan (ODP) or an alternative funding arrangement.

Financing Growth Policy (2004) established that once areas excluded from the City-wide DCL have been fully developed in accordance with their approved plans and policies, they will be included in the City-wide DCL. This proposal for Oakridge Langara Area Specific DCL represents the first excluded DCL district to be folded into the City-wide DCL. There is previous Council instruction to report back on dissolving the Triangle West DCL District and applying the City-wide DCL since the area has surpassed development and growth expectations. Other areas are also reaching similar status and warrant a review. As part of an ongoing effort to simplify and streamline development processing and development finance policy, staff will report back to Council on the status of these districts by reviewing growth expectations, public benefit delivery and any remaining development capacity.

### ***Implications/Related Issues/Risk***

#### ***Financial***

The proposed changes contained in this report are part of a broader initiative to streamline the City's DCL and Community Amenity Contribution systems, and align them with the City's new capital planning framework which ensures that investments in public amenities, including local-based ones, are determined within a broader, city-wide context.

The existing Oakridge Langara DCL District was set in the mid-1990s and no longer reflects the anticipated development and population growth envisaged in the new Cambie Corridor Plan or Marpole Community Plan currently being developed. The proposal to incorporate Oakridge Langara into the City-wide DCL District enables the City to address the growth needs anticipated in these two area plans more effectively. More importantly, the proposed changes will harmonize the DCL rates for higher density development within the Cambie Corridor Plan thereby levelling the playing fields for all new development in the Cambie Corridor Plan.

If adopted, additional DCL revenue of approximately \$1 million per year could be generated over the next 30 years. This represents an increase of 2-3% over current DCL revenue from all DCL districts (approximately \$40 million per year since 2008). While overall DCL revenue is expected to increase, staff anticipates a corresponding decrease in CAC revenue from rezonings in Oakridge Langara due to higher Development Cost Levies. As such, the overall financial impact to the City and to new development will essentially be neutral during transition and post-implementation.

As identified in Recommendation A, incorporating Oakridge Langara into the City-wide DCL district requires the transfer of projects and costs from the Oakridge Langara DCL District to the City-wide DCL District. These cost updates represent an increase of approximately 0.5% to City-wide DCL growth cost estimates. To-date, approximately \$1 million in DCLs has been invested on transportation and park improvements as identified in the 1996 Oakridge Langara Public Benefit Strategy, leaving \$5.3 million of unallocated DCLs (plus any additional DCL accrued during transition) available for the remaining projects in the strategy. Funding and timing for these projects will be

considered as part of the 3-year Capital Plan and annual Capital Budget processes. An updated list of these projects and estimated costs is provided in Appendix B.

### ***Communications Plan***

A number of steps have been taken to ensure broad notification of the proposed DCL rate changes.

- Since November 2012, verbal and written notification has been provided to inquirers and written notification provided to applicant's in-process;
- In February 2013, advertisements describing the proposed Oakridge Langara DCL rate adjustment, together with details on how to provide feedback, were placed in the Vancouver Courier and Business in Vancouver newspapers;
- Notification to local industry groups (Urban Development Institute, National Association of Industrial and Office Properties, Greater Vancouver Homebuilders Association, Urban Land Institute) so that notice of this report can be communicated with their members; and,
- City Clerks notified Cambie Corridor and Marpole Community Plan stakeholders as well as other stakeholders related to Financing Growth matters informing them of this report and where they can review it online prior to the Council meeting.

### ***CONCLUSION***

This report seeks amendment of the City-wide DCL boundary to include the Oakridge Langara DCL District so that City-wide DCL rates apply in place of Oakridge Langara DCL rates. New DCL rates within the Oakridge Langara District would be effective on the first anniversary of enactment of the amending by-laws.

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## **Appendix A: BY-LAW NO. 9755**

A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding Oakridge Langara.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. In section 2.3, under the Heading “Estimated Cost” Council strikes:
  - (a) “\$115,000,000” and replaces it with “\$115,350,000”;
  - (b) “\$556,500,000” and replaces it with “\$560,400,000”; and
  - (c) “\$494,170,000” and replaces it with “\$496,070,000”.
  
2. In Schedule A - Part 1, Council strikes:
  - (a) “Oakridge/Langara Neighborhood Development Cost Levy Area” from Column 1;  
and
  - (b) “By-law No. 7630” from Column 2.
  
3. This by-law shall be effective on the first anniversary of its enactment.

## **Appendix B: BY-LAW NO. 9418**

A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding Oakridge Langara.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. In section 2.10, under the Heading “Estimated Cost” Council strikes:
  - (a) “\$1,000,000” and replaces it with “\$0.00”;
  - (b) “\$9,800,000 “ and replaces it with “\$5,600,000”; and
  - (c) “\$4,700,000” and replaces it with “\$2,800,000”.
  
2. In section 3.9, Council strikes:
  - (a) “\$32.23” from subsection (a) and replaces it with “\$0.00”;
  - (b) “\$32.23” from subsection (b) and replaces it with “\$0.00”;
  - (c) “\$1.08” from subsection (C) and replaces it with “\$0.00”;
  - (d) “\$34.98” from subsection (d) and replaces it with “\$0.00”;
  - (e) “\$5.49” from subsection (e) and replaces it with “\$0.00”;
  - (f) “\$10.00” from subsection (f) and replaces it with “\$0.00”; and
  - (g) “\$10.00” from subsection (g) and replaces it with “\$0.00”.
  
3. This by-law shall be effective on the first anniversary of its enactment.