



ADMINISTRATIVE REPORT

Report Date: May 27, 2015
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Meeting Date: June 10, 2015

TO: Standing Committee on City Finance and Services
FROM: Director of Finance
SUBJECT: 2014 Annual Report on Development Cost Levies

RECOMMENDATION

THAT Council receive the 2014 Annual Report on Development Cost Levies for information.

REPORT SUMMARY

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

2014 was another strong year for real estate development in Vancouver. Approved permits for new construction totaled 8.1 million sq. ft. across all Development Cost Levy (DCL) districts, comprised of 6.37 million sq. ft. of residential and 1.77 million sq. ft. of office/commercial. Development has been shaped by Council's priorities on: i) strategic redevelopment along rapid transit and major transportation corridors as part of Community Plans; ii) creation of affordable housing; and iii) preservation and creation of job spaces within the broader context of Vancouver Economic Action Strategy.

This report summarizes for 2014: i) the amount of DCL receipts; ii) the amount of DCLs allocated to eligible capital projects; 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).

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.
- Council approved the [Short Term Incentives for Rental \(STIR\) Program \(2009-2011\)](#) and subsequently 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.

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, active transportation, and park and open space. 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 the localized level.

In the last two years, Council approved five public benefits strategies related to Local Community Plans: [Norquay Village](#), [Mount Pleasant](#), [West End](#), [Downtown Eastside](#) and [Marpole](#). These strategies, along with city-wide strategies like the [Housing and Homelessness Strategy](#), [Transportation 2040](#) and [Healthy City Strategy](#), will inform the future allocation of DCLs.

The [2015-2018 Capital Plan](#) contemplates investment of approximately \$145 million of DCLs to advance Council and community public amenity priorities arising from growth, with specific projects and allocations to be brought forward to Council for consideration and approval as part of the annual capital budget process.

Since the [Financing Growth Strategy](#) was adopted in 2004, the City has experienced a much faster growth in population than originally anticipated. There has also been a substantial shift in senior governments' involvement in delivering social housing and childcare. As a result, it would be timely to update the growth projection, the need for public amenities as they align with the various Community Plans, and the City's strategy to finance such growth needs over the long term. Staff will bring forward the scope of such work to Council for consideration in July 2015.

REPORT

Background/Context

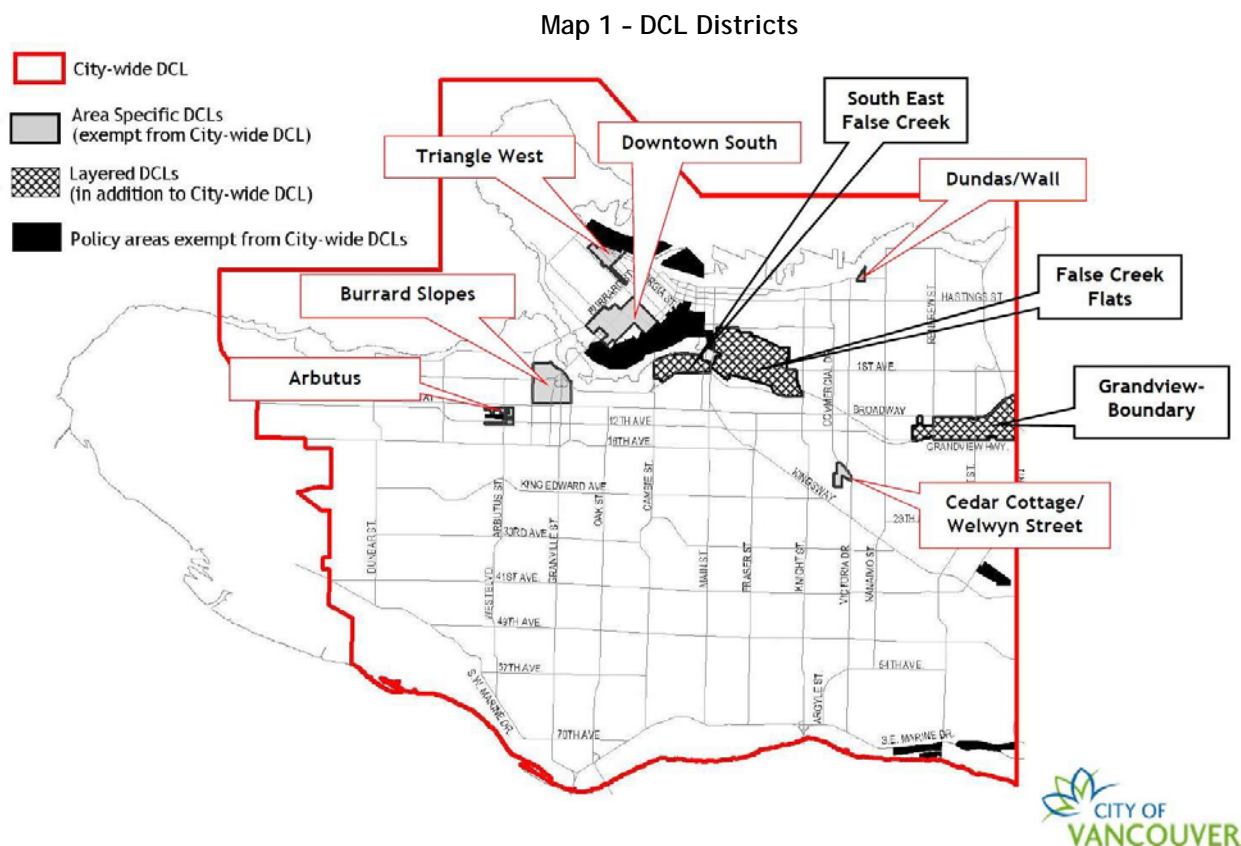
Population growth and the need to enable and support local economic development results in increased requirements for public amenities and Engineering infrastructure such as affordable housing, childcare, community facilities, parks, transportation, water, sewer and drainage systems. To balance community 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 through DCLs and voluntary Community Amenity Contributions (CACs) (for projects involving rezoning). Developer contributions are a significant source of funding 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 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 10 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 these districts are exempt from City-wide DCL but subject to Area-specific DCL: Downtown South, Burrard Slopes, Arbutus, Dundas/Wall, Triangle West, and Cedar Cottage/Welwyn. The City has been working on streamlining and consolidating the DCL system and, in March 2013, Council approved the expansion of the City-wide District to include the area covered by the [Oakridge-Langara District](#) (which took effect in March 2014). Staff are reviewing the status of other Area-specific DCL districts with a view to incorporating them into the City-wide DCL district where appropriate. A report is anticipated to be presented to Council in July.

- **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 ("SEFC").

There are eight policy areas (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: 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. Staff are reviewing the status of these public benefit areas and will report back to Council in July 2015.

In the last decade, the City updated two DCL-related public benefits strategies in response to noticeable changes in development patterns ([Downtown South](#) in 2007 and [Grandview-Boundary](#) in 2012).

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

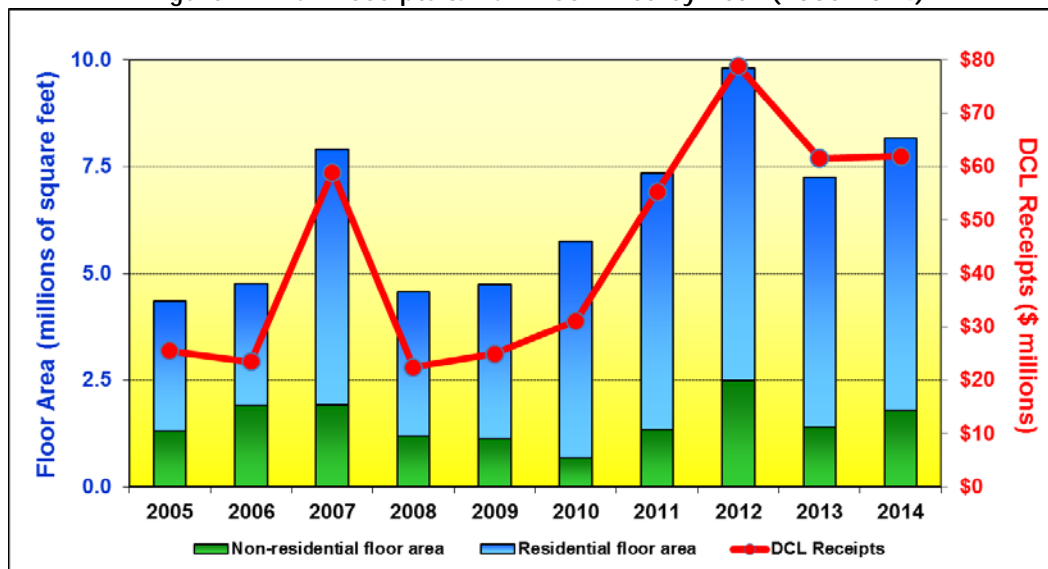
Strategic Analysis

2014 DCL Receipts

In 2014, \$57.5 million was collected from all DCL districts and \$4.5 million of interest was accrued totalling \$62.0 million (2013 - \$61.5 million). Of this amount, 78% came from the City-wide DCL District and 22% came from the Area-specific and Layered DCL Districts.

Figure 1 below shows the historical development activities and DCL receipts (collection and interest) from all districts over the last 10 years (2005-2014), representing an average of 6.5 million sq.ft. of development per year (77% residential and 23% non-residential), resulting in an average of \$44.4 million of DCL receipts per year. Over the lifetime of the DCL program (1993-2014), a total of \$526 million has been collected or accrued as interest.

Figure 1 - DCL Receipts & DCL Floor Area by Year (2005-2014)



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).

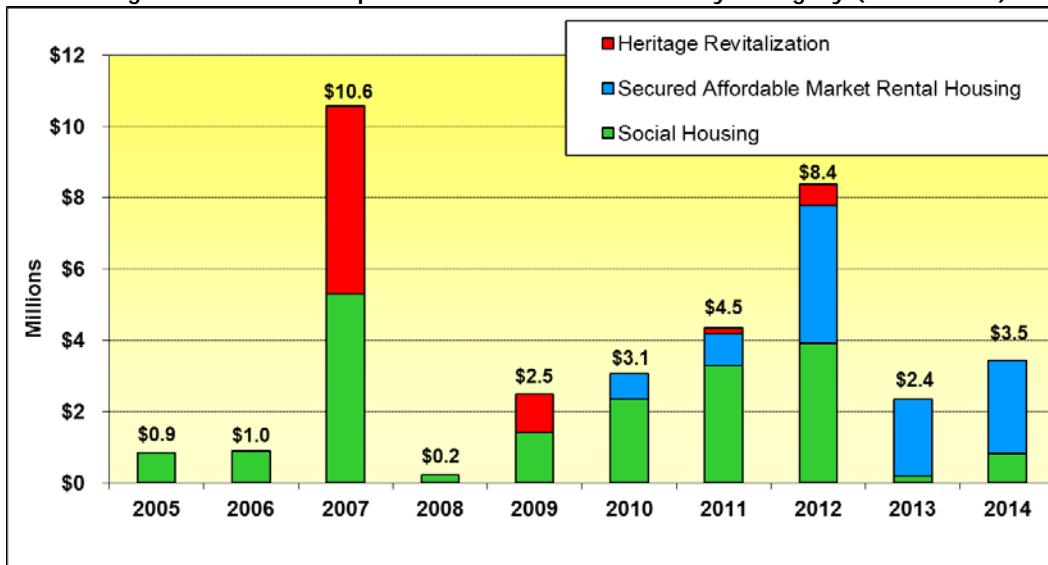
2014 DCL Exemptions, Waivers & Reductions

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 2014 while other housing reports, such as the [2014 Report Card on the Housing and Homeless Strategy](#), may include projects at various stages of planning, design, rezoning and permitting.

In 2014, DCL exemptions/waivers/reductions totalled \$3.5 million (6% of total DCL revenue), all of which was to support affordable housing. Affordable housing exemptions/waivers were granted to 267 units of secured affordable market rental housing under the STIR Program or the Rental 100 Program (\$2.62 million) and 78 units of social housing (\$0.83 million), all of which reached building permit issuance in 2014.

Figure 2 shows DCL exemptions/waivers/reductions by category for the last 10 years (2005-2014). 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.

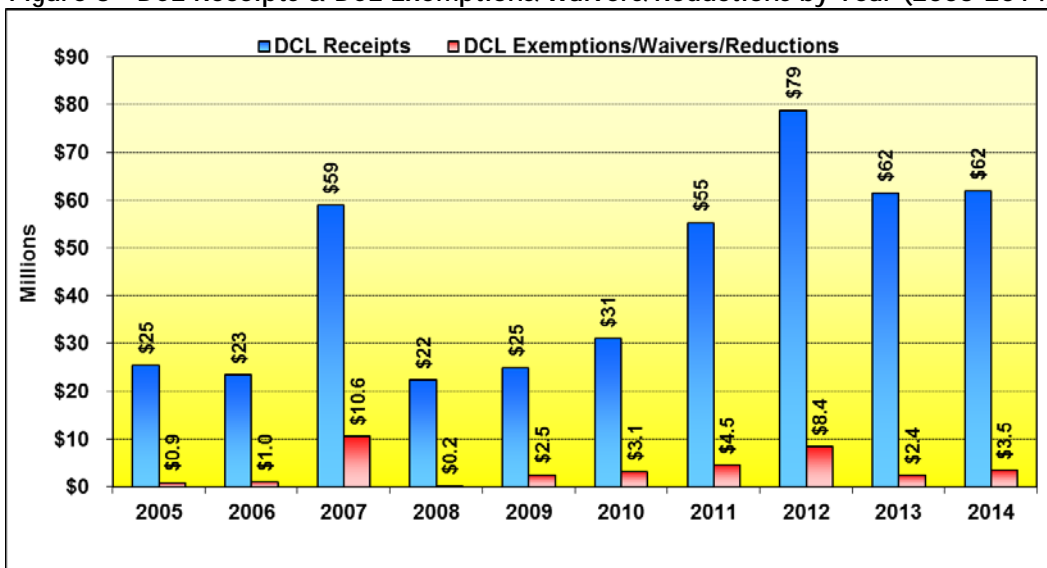
Figure 2 - DCL Exemptions/Waivers/Reductions by Category (2005-2014)



Over the 2005-2014 period (see Appendix F for details), these exemptions/waivers/reductions helped create 2,348 units of social housing (\$19.3 million) and 1,302 units of secured affordable market rental housing (\$10.2 million), and preserve six heritage buildings (\$7.1 million). (Note: Some Secured Affordable Market Rental Housing projects did not qualify for DCL waiver and therefore not included in this section of the report.)

Figure 3 shows DCL receipts versus DCL exemptions/waivers/reductions for the last 10 years (2005-2014). Total DCL exempted/waived/reduced was \$37 million, or 8% of DCL receipts on average over this 10-year period.

Figure 3 - DCL Receipts & DCL Exemptions/Waivers/Reductions by Year (2005-2014)



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

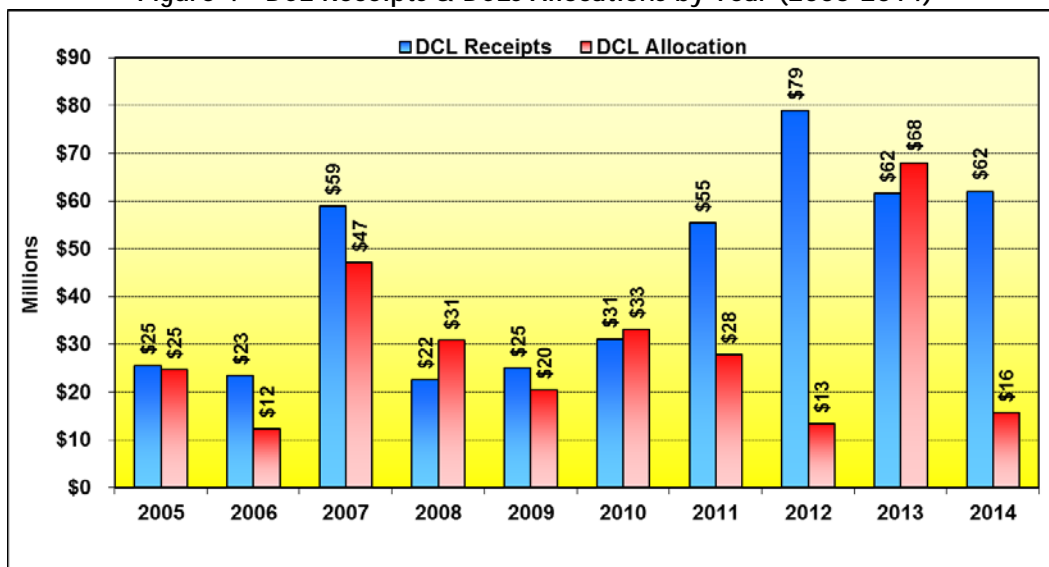
2014 DCL Allocation

Allocation of DCLs to eligible public amenities requires Council approval as part of the annual capital budget process. For capital planning purposes, an estimated DCL allocation is set in the Capital Plan based on available funding at the time and a portion of anticipated future DCL receipts. 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.

Figure 4 shows DCL receipts versus allocation for the last 10 years (2005-2014). Of the \$444 million of DCL receipts generated during that period, Council allocated \$293 million (66%) to fund specific eligible capital projects. DCL allocation tends to vary from year to year due in part to the fluctuations in DCL receipts, and timing and status of individual projects.

In 2014, a total of \$15.6 million was allocated by Council, of which \$8.6 million was allocated to parks, \$6.4 million to social and supportive housing and \$0.7 million to engineering infrastructure.

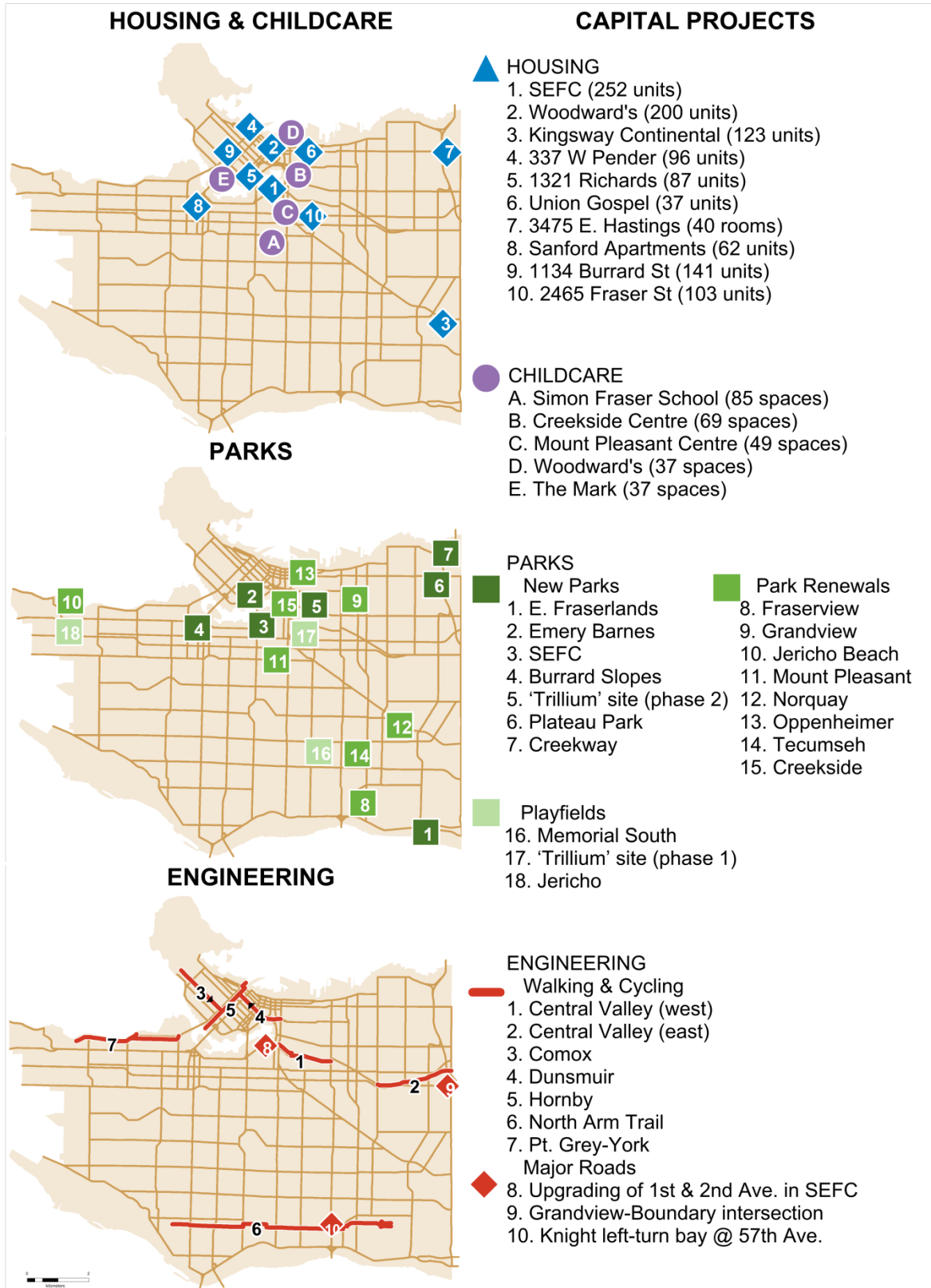
Figure 4 - DCL Receipts & DCLs Allocations by Year (2005-2014)



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

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.

Map 2: Selected Capital Projects Completed with DCL Funding 2009-2014



Unallocated DCL Balance

At the start of 2014, the balance of unallocated DCLs was \$133.2 million. Including the DCL receipts of \$62.0 million and DCL allocation of \$15.6 million in 2014, the ending balance for 2014 was \$179.5 million.

The [2015-2018 Capital Plan](#) contemplates investment of approximately \$145 million of DCLs. A total of \$35 million was approved for allocation as part of the [2015 Capital Budget](#).

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

Development Contributions for Growth-related Public Benefits - Development contributions, including DCLs and voluntary CACs, 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.

The 2015-2018 Capital Plan contemplates \$1.1 billion of strategic investments in infrastructure, facilities and other public benefits to support the growing economy, incorporating Council and community priorities embedded in various Community Plans and associated public benefit strategies. It is anticipated that \$303 million of development contributions (\$145 million of DCLs and \$158 million of voluntary cash CACs) would be allocated to help fund the capital plan, which translates to 28% of the total plan. For comparative purposes, in the final 2012-2014 Capital Plan, \$162 million of development contributions (\$96.5 million of DCLs and \$65.5 million of cash CACs) were allocated, which translates to 20% of the total plan of \$818 million.

The 'plan over plan' increase in development contributions is due mainly to the evolution of the City's capital planning methodology. Prior to 2012, only City-wide DCLs were included in the Capital Plan. Since 2012, the City has provided a more comprehensive view of the capital investments across the City, and incorporated a wider range of development contributions. The 2012-2014 Capital Plan started to incorporate area-specific DCLs and some cash CACs. The 2015-2018 Capital Plan further incorporates a more comprehensive projection of DCLs and voluntary cash CACs over the 4-year period. (Note: In-kind CACs are not included in the Capital Plan, and will be added to the Plan as they are secured as part of development.)

Of the \$145 million of DCLs contemplated in the 2015-2018 Capital Plan, over half have been received while the remainder represents a high level projection over the next 4 years. The projection is based on a number of factors, including the historical and recent development activities trend, various Community Plans and associated public benefit strategies. Specific projects and allocations will be brought forward to Council for consideration and approval as part of the annual capital budget process. Should development activities slow down in future years, Council could recalibrate the capital investment plan to better align the timing and/or scope of new investments related to growth.

The 2015 Capital Budget includes an allocation of \$35 million in DCLs to fund eligible projects in the areas of affordable housing, childcare, active transportation, and access to park and open space.

Impact of Development Contributions on New Construction - Development contributions (DCLs and CACs combined), while significant in value, represent only a small percentage of the overall construction value in a given year. In 2014, the City received \$173 million of development contributions, including \$62 million in DCLs and \$111 million in cash and in-kind CAC. This is equivalent to 6% of the 2014 construction value of \$2.83 billion.

In-stream Protection - 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. In 2014, the financial impact arising from this provision was ~\$1 million, or 1.6% of DCL receipts.

CONCLUSION

This report summarizes the collection, allocation, exemption/waiver/reduction of DCLs in 2014; 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 benefits 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 20 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 calculated as follows: 100% of the DCLs available at the beginning of the plan and 75% of the anticipated DCL receipts during the course 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 Est.	Type	DCL Rates in effect on December 31, 2014 (per sq. ft. 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	\$17.65	N/A	N/A	13.0%	7.0%	42.0%	38.0%
Burrard Slopes	1994	Area-specific	\$11.76	N/A	\$4.70	16.1%	8.5%	3.7%	71.7%
Arbutus	1995	Area-specific	\$8.66	N/A	\$3.47	90.3%	9.7%	-	-
Dundas/Wall	1996	Area-specific	\$3.42	N/A	N/A	-	53.1%	-	46.9%
Oakridge-Langara ²	1996	Area-specific	\$0.00	\$0.00	N/A	-	-	-	-
Triangle West	1997	Area-specific	\$12.87	N/A	N/A	14.0%	-	33.0%	53.0%
Cedar Cottage/ Welwyn	1997	Area-specific	\$6.69	\$2.77	\$4.12	43.0%	9.0%	48.0%	-
City-wide	2001	City-wide	\$12.87	\$2.99	\$5.13	5.0%	22.0%	32.0%	41.0%
False Creek Flats	2001	Layered	\$5.45	N/A	\$5.45	10.0%	63.3%	-	26.7%
Grandview- Boundary	2002	Layered	\$0.84	N/A	\$3.36	-	100.0%	-	-
Southeast False Creek	2007	Layered	\$17.71	N/A	\$2.69	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.

Note 2: On February 27, 2013, Council approved [Changes to the Oakridge-Langara DCL District](#) which took effect on March 12, 2014.

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

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	\$0	\$850,096	\$0	\$850,096
1994	135,000	\$834,251	\$0	\$834,251	\$0	\$1,684,347
1995	312,895	\$1,670,257	\$0	\$1,670,257	\$0	\$3,354,604
1996	733,382	\$4,419,007	\$0	\$4,419,007	\$0	\$7,773,610
1997	339,523	\$2,088,446	\$0	\$2,088,446	\$3,191,845	\$6,670,211
1998	1,159,622	\$6,362,329	\$0	\$6,362,329	\$999,377	\$12,033,163
1999	550,400	\$2,126,997	\$0	\$2,126,997	\$9,161,370	\$4,998,790
2000	2,233,390	\$6,797,309	\$0	\$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	\$20,418,100	\$48,610,354
2010	5,747,898	\$28,709,185	\$2,371,019	\$31,080,204	\$33,095,678	\$46,594,879
2011	7,339,967	\$52,183,589	\$3,138,770	\$55,322,359	\$27,797,512	\$74,119,727
2012	9,798,049	\$75,325,783	\$3,494,849	\$78,820,632	\$13,277,805	\$139,662,553
2013	7,254,031	\$57,587,508	\$3,940,888	\$61,528,396	\$67,954,535	\$133,236,414
2014	8,144,496	\$57,475,282	\$4,477,899	\$61,953,180	\$15,648,651	\$179,540,943
Last 10 years	64,557,540	\$407,809,197	\$36,129,165	\$443,938,363	\$292,847,405	\$151,090,958
All years	85,399,563	\$486,184,553	\$39,938,537	\$526,123,091	\$346,582,148	\$179,540,943

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

	RECEIPTS (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2014	2014	TOTAL	PRIOR TO 2014	2014	TOTAL	
ALL DISTRICTS							
Park	\$209,567,749	\$25,160,734	\$234,728,483	\$129,469,033	\$8,564,651	\$138,033,684	\$96,694,798
Housing	\$134,250,316	\$20,228,713	\$154,479,029	\$112,380,750	\$6,354,000	\$118,734,750	\$35,744,279
Childcare	\$38,789,882	\$4,804,193	\$43,594,075	\$24,217,598	\$0	\$24,217,598	\$19,376,477
Engineering Infrastructure	\$81,561,964	\$11,759,541	\$93,321,504	\$64,866,114	\$730,000	\$65,596,114	\$27,725,390
TOTAL	\$464,169,911	\$61,953,180	\$526,123,091	\$330,933,496	\$15,648,651	\$346,582,147	\$179,540,944
CITY-WIDE							
Park	\$120,839,881	\$19,780,632	\$140,620,513	\$71,898,993	\$4,879,651	\$76,778,645	\$63,841,868
Housing	\$92,610,850	\$15,438,542	\$108,049,393	\$80,430,106	\$2,900,000	\$83,330,106	\$24,719,287
Childcare	\$15,558,654	\$2,412,272	\$17,970,927	\$13,076,796	\$0	\$13,076,796	\$4,894,131
Engineering Infrastructure	\$59,817,593	\$10,613,998	\$70,431,591	\$41,249,782	\$730,000	\$41,979,782	\$28,451,809
Sub-total	\$288,826,978	\$48,245,445	\$337,072,423	\$206,655,677	\$8,509,651	\$215,165,328	\$121,907,095
AREA-SPECIFIC							
Downtown South							
Park	\$29,454,977	\$3,753,173	\$33,208,150	\$25,108,414	\$0	\$25,108,414	\$8,099,736
Housing	\$31,221,483	\$4,148,244	\$35,369,727	\$27,617,644	\$0	\$27,617,644	\$7,752,082
Childcare	\$6,254,435	\$1,283,980	\$7,538,416	\$2,082,500	\$0	\$2,082,500	\$5,455,916
Engineering Infrastructure	\$1,972,414	\$691,374	\$2,663,788	\$0	\$0	\$0	\$2,663,788
Sub-total	\$68,903,309	\$9,876,772	\$78,780,081	\$54,808,559	\$0	\$54,808,559	\$23,971,522
Burrard Slopes							
Park	\$8,642,890	\$116,699	\$8,759,589	\$3,602,579	\$3,685,000	\$7,287,579	\$1,472,009
Housing	\$441,869	\$6,022	\$447,891	\$0	\$0	\$0	\$447,891
Childcare	\$1,922,727	\$26,204	\$1,948,932	\$0	\$0	\$0	\$1,948,932
Engineering Infrastructure	\$934,920	\$13,835	\$948,754	\$999,377	\$0	\$999,377	(\$50,622)
Sub-total	\$11,942,406	\$162,760	\$12,105,166	\$4,601,956	\$3,685,000	\$8,286,956	\$3,818,210
Arbutus							
Childcare	\$2,281,982	\$949,529	\$3,231,511	\$2,545,385	\$0	\$2,545,385	\$686,126
Engineering Infrastructure	\$245,130	\$101,998	\$347,128	\$124,366	\$0	\$124,366	\$222,762
Sub-total	\$2,527,112	\$1,051,527	\$3,578,639	\$2,669,751	\$0	\$2,669,751	\$908,888
Oakridge-Langara							
Park	\$6,222,013	\$1,084,406	\$7,306,419	\$335,000	\$0	\$335,000	\$6,971,419
Housing	\$2,983,575	\$519,994	\$3,503,569	\$0	\$2,970,000	\$2,970,000	\$533,569
Engineering Infrastructure	\$634,698	\$110,619	\$745,317	\$655,900	\$0	\$655,900	\$89,417
Sub-total	\$9,840,287	\$1,715,018	\$11,555,305	\$990,900	\$2,970,000	\$3,960,900	\$7,594,405
Triangle West							
Park	\$10,175,907	\$165,195	\$10,341,102	\$0	\$0	\$0	\$10,341,102
Housing	\$6,335,942	\$102,857	\$6,438,800	\$4,333,000	\$484,000	\$4,817,000	\$1,621,800
Childcare	\$2,687,976	\$43,636	\$2,731,612	\$0	\$0	\$0	\$2,731,612
Sub-total	\$19,199,825	\$311,688	\$19,511,514	\$4,333,000	\$484,000	\$4,817,000	\$14,694,514
Cedar Cottage/Welwyn							
Housing	\$656,597	\$13,053	\$669,650	\$0	\$0	\$0	\$669,650
Childcare	\$588,201	\$11,694	\$599,895	\$0	\$0	\$0	\$599,895
Engineering Infrastructure	\$123,112	\$2,448	\$125,559	\$0	\$0	\$0	\$125,559
Sub-total	\$1,367,910	\$27,195	\$1,395,104	\$0	\$0	\$0	\$1,395,104
Sub-total	\$113,780,848	\$13,144,960	\$126,925,808	\$67,404,165	\$7,139,000	\$74,543,165	\$52,382,643

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

	RECEIPTS (INCL. INTEREST)			ALLOCATIONS FOR EXPENDITURE			UNALLO- CATED BALANCE
	PRIOR TO 2014	2014	TOTAL	PRIOR TO 2014	2014	TOTAL	
LAYERED							
False Creek Flats							
Park	\$1,262,607	\$52,707	\$1,315,314	\$0	\$0	\$0	\$1,315,314
Childcare	\$472,887	\$19,740	\$492,627	\$0	\$0	\$0	\$492,627
Engineering Infrastructure	\$2,993,373	\$124,956	\$3,118,329	\$2,702,118	\$0	\$2,702,118	\$416,211
<i>Sub-total</i>	\$4,728,867	\$197,403	\$4,926,270	\$2,702,118	\$0	\$2,702,118	\$2,224,152
Grandview-Boundary							
Park	\$134,222	\$0	\$134,222	\$0	\$0	\$0	\$134,222
Engineering Infrastructure	\$1,688,343	\$27,287	\$1,715,631	\$450,000	\$0	\$450,000	\$1,265,631
<i>Sub-total</i>	\$1,822,565	\$27,287	\$1,849,853	\$450,000	\$0	\$450,000	\$1,399,853
Southeast False Creek							
Park	\$32,835,251	\$207,922	\$33,043,173	\$28,524,046	\$0	\$28,524,046	\$4,519,127
Childcare	\$9,023,020	\$57,136	\$9,080,156	\$6,512,918	\$0	\$6,512,918	\$2,567,239
Engineering Infrastructure	\$13,152,381	\$73,026	\$13,225,407	\$18,684,572	\$0	\$18,684,572	(\$5,459,165)
<i>Sub-total</i>	\$55,010,652	\$338,085	\$55,348,736	\$53,721,536	\$0	\$53,721,536	\$1,627,200
Sub-total	\$61,562,084	\$562,775	\$62,124,859	\$56,873,654	\$0	\$56,873,654	\$5,251,205

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 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 2014	2014	TOTAL	PRIOR TO 2014	2014	TOTAL	
ALL CATEGORIES							
Park	\$209,567,749	\$25,160,734	\$234,728,483	\$129,469,033	\$8,564,651	\$138,033,684	\$96,694,798
Housing	\$134,250,316	\$20,228,713	\$154,479,029	\$112,380,750	\$6,354,000	\$118,734,750	\$35,744,279
Childcare	\$38,789,882	\$4,804,193	\$43,594,075	\$24,217,598	\$0	\$24,217,598	\$19,376,477
Engineering Infrastructure	\$81,561,964	\$11,759,541	\$93,321,504	\$64,866,114	\$730,000	\$65,596,114	\$27,725,390
TOTAL	\$464,169,911	\$61,953,180	\$526,123,091	\$330,933,496	\$15,648,651	\$346,582,147	\$179,540,944
PARKS							
City-wide District	\$120,839,881	\$19,780,632	\$140,620,513	\$71,898,993	\$4,879,651	\$76,778,645	\$63,841,868
Downtown South	\$29,454,977	\$3,753,173	\$33,208,150	\$25,108,414	\$0	\$25,108,414	\$8,099,736
Burrard Slopes	\$8,642,890	\$116,699	\$8,759,589	\$3,602,579	\$3,685,000	\$7,287,579	\$1,472,009
Oakridge-Langara	\$6,222,013	\$1,084,406	\$7,306,419	\$335,000	\$0	\$335,000	\$6,971,419
Triangle West	\$10,175,907	\$165,195	\$10,341,102	\$0	\$0	\$0	\$10,341,102
False Creek Flats	\$1,262,607	\$52,707	\$1,315,314	\$0	\$0	\$0	\$1,315,314
Grandview-Boundary	\$134,222	\$0	\$134,222	\$0	\$0	\$0	\$134,222
Southeast False Creek	\$32,835,251	\$207,922	\$33,043,173	\$28,524,046	\$0	\$28,524,046	\$4,519,127
Sub-total	\$209,567,749	\$25,160,734	\$234,728,483	\$129,469,033	\$8,564,651	\$138,033,684	\$96,694,798
HOUSING							
City-wide District	\$92,610,850	\$15,438,542	\$108,049,393	\$80,430,106	\$2,900,000	\$83,330,106	\$24,719,287
Downtown South	\$31,221,483	\$4,148,244	\$35,369,727	\$27,617,644	\$0	\$27,617,644	\$7,752,082
Burrard Slopes	\$441,869	\$6,022	\$447,891	\$0	\$0	\$0	\$447,891
Oakridge-Langara	\$2,983,575	\$519,994	\$3,503,569	\$0	\$2,970,000	\$2,970,000	\$533,569
Triangle West	\$6,335,942	\$102,857	\$6,438,800	\$4,333,000	\$484,000	\$4,817,000	\$1,621,800
Cedar Cottage-Welwyn	\$656,597	\$13,053	\$669,650	\$0	\$0	\$0	\$669,650
Sub-total	\$134,250,316	\$20,228,713	\$154,479,029	\$112,380,750	\$6,354,000	\$118,734,750	\$35,744,279
CHILDCARE							
City-wide District	\$15,558,654	\$2,412,272	\$17,970,927	\$13,076,796	\$0	\$13,076,796	\$4,894,131
Downtown South	\$6,254,435	\$1,283,980	\$7,538,416	\$2,082,500	\$0	\$2,082,500	\$5,455,916
Burrard Slopes	\$1,922,727	\$26,204	\$1,948,932	\$0	\$0	\$0	\$1,948,932
Arbutus	\$2,281,982	\$949,529	\$3,231,511	\$2,545,385	\$0	\$2,545,385	\$686,126
Triangle West	\$2,687,976	\$43,636	\$2,731,612	\$0	\$0	\$0	\$2,731,612
Cedar Cottage-Welwyn	\$588,201	\$11,694	\$599,895	\$0	\$0	\$0	\$599,895
False Creek Flats	\$472,887	\$19,740	\$492,627	\$0	\$0	\$0	\$492,627
Southeast False Creek	\$9,023,020	\$57,136	\$9,080,156	\$6,512,918	\$0	\$6,512,918	\$2,567,239
Sub-total	\$38,789,882	\$4,804,193	\$43,594,075	\$24,217,598	\$0	\$24,217,598	\$19,376,477
ENGINEERING							
City-wide District	\$59,817,593	\$10,613,998	\$70,431,591	\$41,249,782	\$730,000	\$41,979,782	\$28,451,809
Downtown South	\$1,972,414	\$691,374	\$2,663,788	\$0	\$0	\$0	\$2,663,788
Burrard Slopes	\$934,920	\$13,835	\$948,754	\$999,377	\$0	\$999,377	(\$50,622)
Arbutus	\$245,130	\$101,998	\$347,128	\$124,366	\$0	\$124,366	\$222,762
Oakridge-Langara	\$634,698	\$110,619	\$745,317	\$655,900	\$0	\$655,900	\$89,417
Cedar Cottage-Welwyn	\$123,112	\$2,448	\$125,559	\$0	\$0	\$0	\$125,559
False Creek Flats	\$2,993,373	\$124,956	\$3,118,329	\$2,702,118	\$0	\$2,702,118	\$416,211
Grandview-Boundary	\$1,688,343	\$27,287	\$1,715,631	\$450,000	\$0	\$450,000	\$1,265,631
Southeast False Creek	\$13,152,381	\$73,026	\$13,225,407	\$18,684,572	\$0	\$18,684,572	(\$5,459,165)
Sub-total	\$81,561,964	\$11,759,541	\$93,321,504	\$64,866,114	\$730,000	\$65,596,114	\$27,725,390

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

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

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

YEAR	ADDRESS	HOUSING UNITS	DCL DISTRICT	DCL EXEMPTION	YEARLY TOTAL
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 W. 69th Ave	1	Oakridge-Langara	\$1,574	
TOTAL	61 projects	3,608		\$21,702,555	\$21,702,555

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	\$2,619,597
	245 East Georgia	40	City-wide	\$272,430	
	1568 East King Edward	77	City-wide	\$633,095	
	1398 Richards	133	Downtown South	\$1,558,753	
TOTAL	13 projects	1,302		\$10,234,171	\$10,234,171

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
2014	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 St	1	City-wide	\$124,711	\$162,884
	639 Commercial Dr.	1	City-wide	\$38,173	
2012	564 Beatty	1	City-wide	\$605,920	\$605,920
2014	none	0		\$0	\$0
TOTAL	13 projects	19		\$7,873,504	\$7,873,504

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 St	104	\$1,515,769
2003	3	5616 Fraser Street, 36 Blood Alley Square, 1261 Granville St	193	\$4,131,250
2004	2	337 W Pender, 1134 Burrard St	237	\$4,162,500
2005	3	3588-3596 W 16th Ave, 1601 W 7th, 1251 Howe St	223	\$9,945,000
2006	1	1321 Richards St	87	\$1,106,250
2007	1	2465 Fraser St	103	\$1,100,000
2008	2	1700 Kingsway, 522 Alexander St	139	\$4,012,500
2011	1	177 W. Pender	<i>tbd</i>	\$2,250,000
2012	1	3484 Kingsway	123	\$3,300,000
2013	5	2610 Victoria Dr, 95 E 1st Av., 2780 S.E. Marine, 2800 S.E. Marine, 2910 E. Kent South	466	\$32,846,000
Subtotal	23		1,987	\$70,789,894
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 Ave, 1162-64 Seymour	0.17	\$2,258,351
1999	1	1128 Seymour	0.11	\$2,060,000
2001	1	1605 West 6th Ave	0.13	\$1,829,636
2002	1	1160 Seymour	0.03	\$1,112,610
2003	1	2317 McGill St	0.04	\$360,000
2005	1	4326 Atlin St	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 St	0.02	\$524,144
2011	1	995 E. 45th Ave	0.02	\$665,913
2012	1	1019 E. 45th Ave	0.02	\$775,000
2013	1	3276 Yukon	0.07	\$1,640,000
2014	2	1620 West 5th Ave, 2605-2615 Keith Dr	0.14	\$5,947,500
Subtotal	22		1.69	\$34,590,652
TOTAL	45			\$105,380,546