City-wide Development Cost Levy (DCL) Update (2017-2026)

June 7, 2017
1. Overview
2. Growth and Program Details
3. Proposed DCL Rates
4. Proposed Policy Changes
   - Extend DCL Rate Relief & New DCL rate categories
   - Unwind Downtown South DCL District
5. Next Steps
What are DCLs?

- Charges imposed on development to fund growth-related capital projects.
- Pays for new infrastructure and facilities to maintain service levels as city grows.
- Principle is ‘growth pays for growth’ so that financial burden is not borne by existing tax/rate payers.
What are DCLs?

- Development charge that contributes towards growth-related civic facilities
- Per sq.ft. charge payable at Building Permit issuance
- Collected since 1993 = $700M & Allocated = $500M
- Council currently allocates DCLs as follows:

  - Parks (41%)
  - Housing (32%)
  - Transportation (22%)
  - Childcare (5%)

  *Water, Sewer & Drainage not currently recovered by DCL*
What items do DCLs not pay for?

• DCLs only fund capital costs
  - No operating or maintenance activities
• Not all capital costs are eligible
  - Typically ‘first round’ capital related to expanding servicing capacity
• DCLs do not fund upgraded works needed for the existing population
• Nor do they fund new libraries, fire halls, police stations, recreation facilities, cultural and social facilities
Current City-wide DCLs in Vancouver

- By-law No. 9755
- Legislated through Vancouver Charter, S. 523.D.
- Different density and population assumptions are made for each rate category
- Exemptions/waivers/reductions: Social housing, secured market rental housing, schools, childcare
- Utilities not currently recovered by DCLs

Current City-wide DCL Rates:

<table>
<thead>
<tr>
<th>Development Type</th>
<th>$/sq.ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - at or below 1.2 FSR &amp; laneway house</td>
<td>$3.23</td>
</tr>
<tr>
<td>Residential - over 1.2 FSR, commercial, and most other uses</td>
<td>$13.91</td>
</tr>
<tr>
<td>Industrial</td>
<td>$5.55</td>
</tr>
</tbody>
</table>
Recent DCL-funded Projects

**Housing**
- Olympic Village

**Childcare**
- Woodwards

**Parks**
- Emery Barnes Park

**Transportation**
- Hornby Bike Lane
What projects have been completed using DCLs?

**HOUSING & CHILDCARE**

### HOUSING
1. SEFC (252 units)
2. Woodward's (200 units)
3. Kingsway Continental (123 units)
4. 337 W Pender (96 units)
5. 1321 Richards (87 units)
6. Union Gospel (37 units)
7. 3475 E. Hastings (40 rooms)
8. Sanford Apartments (62 units)
9. 1134 Burrard St (141 units)
10. 2465 Fraser St (103 units)
11. 211 Gore Ave (96 units)

### CHILDCARE
A. Simon Fraser School (85 spaces)
B. Creekside Centre (69 spaces)
C. Mount Pleasant Centre (49 spaces)
D. Woodward's (37 spaces)
E. The Mark (37 spaces)
What projects have been completed using DCLs?

PARKS

New Parks
1. E. Fraserlands
2. Emery Barnes
3. SEFC
4. Burrard Slopes
5. ‘Trillium’ site (phase 2)
6. Plateau Park
7. Creekway
8. Fraserview
9. Grandview
10. Jericho Beach
11. Mount Pleasant
12. Norquay
13. Oppenheimer
14. Tecumseh
15. Creekside
16. Pandora
17. Memorial South
18. ‘Trillium’ site (phase 1)
19. Jericho
20. Hastings Park - Empire Fields
21. Lilian To
22. Riley
23. Hillcrest
What projects have been completed using DCLs?

TRANSPORTATION

1. Central Valley (west)
2. Central Valley (east)
3. Comox
4. Dunsmuir
5. Hornby
6. North Arm Trail
8. Upgrading of 1st & 2nd Ave. in SEFC
9. Grandview-Boundary intersection
10. Knight left-turn bay @ 57th Ave.
Growth Recovery Tools

- DCLs
- CACs
- Rezoning Conditions
- Land Dedication
- Snr Govt/Partners
- Property Tax / Utility Fee
Why update the By-law now?

• Council direction to update City-wide DCL (2015)
• Last major review completed in 2003; plan is to update it every 4 years
• Rising costs (land acquisition, construction)
• Updated information on growth, infrastructure & servicing needs
Key Elements of DCL Update

• Increased growth & rising costs
• New rate categories to address new forms of residential and non-residential development
• Introduce Water, Sewer and Drainage (essential services to support growth).
• Updated DCL rates
• Increasing DCL relief for civic facilities & non-profits aligned with civic priorities
• Continued simplification of DCL system by removing older Downtown South DCL District
DCL Update Process

**Estimate Growth Projections**
- Regional Context Statement
- Community Plans
- Projects in-stream

**Determine DCL Eligible Capital Costs Attributed to Growth**
- DCL Programs
- Other Growth-Related Funding Sources
- Municipal Assist Factor

**Calculate DCL Rates**
- Industry Consultation
- Council Approval
- By-Law Adoption

| DCL Eligible Growth-Related Cost (before deductions for other funding sources) |
|-------------------------------|-----|
| Transportation                | $623,038,754 |
| Housing                       | $1,000,000,000 |
| Kindergarten                  | $295,561,000 |
| Sewers                        | $189,997,127 |
| Water                         | $11,529,850 |
| Green Infrastructure          | $17,144,594 |
| Parks                         | $551,781,000 |
| **Total**                     | **$2,680,054,325** |
Basic DCL Calculation

\[
\text{DCL Recoverable Costs} \div \text{Growth} = \text{DCL Rate}
\]
Population Growth Forecast (2017-2026)

+60,000 Residents

Residential Unit Growth
+42,000 apartments
+4,000 laneway
+1,000 townhouse
Employment Growth Forecast (2017-2026)

+40,000 Jobs

Floor Area Growth
+9 million sq.ft. commercial
+4 million sq.ft. industrial
Basic DCL Calculation

\[
\text{DCL Rate} = \frac{\text{DCL Recoverable Costs}}{\text{Growth}}
\]
Growth Recovery Program & Funding Tools for DCL Eligible Services (2017-2026)

Growth Recovery Program for DCL Eligible Services = $2.7B

City-wide DCL $1.0B

Other Funding Sources $1.7B
- DCL Reserves
- CACs
- Conditions of Dev’t
- Senior Government
- Partners
- City Capital

DCL Eligible Services:
- Replacement Housing
- Transportation & Utilities
- Parks
- Childcare

DCL Non-Eligible Services:
- Community Centres, rinks, pools
- Libraries
- Fire, Police
- Social Service Facilities
- Cultural Facilities

HEMSON
## Overall Cost of Growth Program & DCL Recoverable Costs (2017-2026)

<table>
<thead>
<tr>
<th>Service Category</th>
<th>Total Growth Cost ($Millions)</th>
<th>DCL Recoverable Share ($Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Housing</td>
<td>$1,000</td>
<td>$357</td>
</tr>
<tr>
<td>Transportation</td>
<td>$620</td>
<td>$251</td>
</tr>
<tr>
<td>Park Acquisition &amp; Development</td>
<td>$550</td>
<td>$184</td>
</tr>
<tr>
<td>Childcare</td>
<td>$295</td>
<td>$126</td>
</tr>
<tr>
<td>Utilities (Sewers, Waterworks, Drainage)</td>
<td>$210</td>
<td>$85</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2.7B</strong></td>
<td><strong>$1B</strong></td>
</tr>
</tbody>
</table>
Replacement Housing Program

Need:
• Increase the supply of affordable housing & replace rental units & affordability lost through redevelopment

“Replacement Housing” & DCLs:
• Vancouver Charter allows for DCLs to be used towards “replacement housing” for people displaced from growth and unable to afford comparable housing in that area
• Estimate of rental units lost to redevelopment:
  2,000 units (community plan areas)
  +1,000 units rest of city
  =3,000 replacement housing units
Replacement Housing Program (con’t)

<table>
<thead>
<tr>
<th>METHOD OF DELIVERY</th>
<th># OF UNITS</th>
<th>Overall Growth Cost ($M)</th>
<th>DCL Recoverable Share ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution towards City-led projects &amp; partnerships</td>
<td>2,000</td>
<td>$875</td>
<td>$322</td>
</tr>
<tr>
<td>(land and construction)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contributions towards Developer built projects</td>
<td>200</td>
<td>$50</td>
<td>$15</td>
</tr>
<tr>
<td>(inclusionary policies &amp; in-kind delivery)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contributions towards non-profit partner projects</td>
<td>800</td>
<td>$75</td>
<td>$20</td>
</tr>
<tr>
<td>Total</td>
<td>3,000</td>
<td>$1,000</td>
<td>$357</td>
</tr>
</tbody>
</table>
Childcare Program

Need:
• Create 3,000 new childcare spaces

Program Details:
• Childcare for 0-4 yrs old: 1,500 spaces
  o Achieved in residential/commercial projects: 750 spaces
  o Achieved at schools: 350 spaces
  o Achieved in civic facilities: 400 spaces

• Childcare for 5-12 yrs old: 1,500 spaces
  o Achieved in retrofits of school multipurpose rooms: 1,150 spaces
  o Achieved in new purpose-built rooms on school sites: 350 spaces
## Childcare Program (con’t)

<table>
<thead>
<tr>
<th>Program</th>
<th># spaces</th>
<th>Overall Growth Cost ($M)</th>
<th>DCL Recoverable Share ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Spaces for Ages 0-4</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Buildings (e.g. Community Centres)</td>
<td>400</td>
<td>$270</td>
<td>$117</td>
</tr>
<tr>
<td>Schools</td>
<td>350</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Integrated into private developments</td>
<td>750</td>
<td>$270</td>
<td>$117</td>
</tr>
<tr>
<td>SUBTOTAL 0-4 spaces</td>
<td>1,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Spaces for Ages 5-12</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renovations of multi-purpose space</td>
<td>1,150</td>
<td>$20</td>
<td>$9</td>
</tr>
<tr>
<td>Newly built space</td>
<td>350</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUBTOTAL 5-12 spaces</td>
<td>1,500</td>
<td>$290</td>
<td>$126</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3,000</td>
<td>$290</td>
<td>$126</td>
</tr>
</tbody>
</table>
Parks Program

Need:
• Aim to serve all new residents within a 5-minute walk to a park
• Aim to serve new residents at a rate of 1.1 hectares (2.75 acres) of neighbourhood parkland for every 1,000 residents.

Priorities:
• Add/secure waterfront parks & add/expand parks in neighbourhoods experiencing growth.
• Build out parks on both newly acquired lands, existing lands, and on major project sites.
# Parks Program (con’t)

<table>
<thead>
<tr>
<th>Item</th>
<th>Overall Growth Cost ($M)</th>
<th>DCL Recoverable Share ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parkland Acquisition</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New parks in neighborhoods e.g. Fairview, Mount Pleasant, Gr. Woodland</td>
<td>$330</td>
<td>$110</td>
</tr>
<tr>
<td>Secure waterfront access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Consolidation and Expansion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Networking</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Park Development</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Park Construction e.g. Nicola and Alberni, Smithe/Richards, Burrard Slopes</td>
<td>$220</td>
<td>$74</td>
</tr>
<tr>
<td>Major Projects Park Construction e.g. Pearson Dogwood, Langara Gardens)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Upgrades (e.g. John Hendry Park, English Bay, Morton Park)</td>
<td>$220</td>
<td>$74</td>
</tr>
<tr>
<td>Outdoor Recreation Assets (e.g. Playgrounds, sports fields, including synthetic turf fields)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees &amp; Biodiversity Assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seawall and Recreational Pathways</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$550</td>
<td>$184</td>
</tr>
</tbody>
</table>
Transportation Program

Need:
• Expand/upgrade infrastructure to enable new trips to be accommodated primarily by walking, cycling and transit

Programs:
• Active Transportation Corridors
  • Prioritized walking and cycling corridors in Metro Core
  • Delivering select planned cycling facilities
  • Strategically addressing gaps and priority opportunities with development
  • Upgrades to address pedestrian and bicycle safety
• Adding/upgrading active transportation links across False Creek bridges
• Arbutus Greenway
• Sidewalks and pedestrian curb ramps in commercial areas, transit routes
• New E/W arterial street through the False Creek Flats
### Transportation Program (con’t)

<table>
<thead>
<tr>
<th>Project</th>
<th>Overall Growth Cost ($M)</th>
<th>DCL Recoverable Share ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Transportation Improvements</td>
<td>$191</td>
<td>$109</td>
</tr>
<tr>
<td>False Creek Bridge Upgrades</td>
<td>$73</td>
<td>$62</td>
</tr>
<tr>
<td>Arbutus Greenway</td>
<td>$52</td>
<td>$52</td>
</tr>
<tr>
<td>Sidewalk and Curb Ramp</td>
<td>$18</td>
<td>$18</td>
</tr>
<tr>
<td>False Creek Flats EW Arterial</td>
<td>$130</td>
<td>$10</td>
</tr>
<tr>
<td>Local Roads</td>
<td>$34</td>
<td>$0</td>
</tr>
<tr>
<td>Street Lighting</td>
<td>$29</td>
<td>$0</td>
</tr>
<tr>
<td>Traffic Signal</td>
<td>$28</td>
<td>$0</td>
</tr>
<tr>
<td>Safety Improvements</td>
<td>$20</td>
<td>$0</td>
</tr>
<tr>
<td>Other programs</td>
<td>$50</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$620</strong></td>
<td><strong>$251</strong></td>
</tr>
</tbody>
</table>
Sewers & Drainage Program

Need:
• Upgrade combined and sanitary sewer infrastructure that needs upgraded replacement due to projected growth
• Expand stormwater drainage facilities to accommodate increased growth and offset demand on sewer infrastructure

Program Details:
• Sanitary Sewer upgrades
• Combined Sewers upgrades
• Pump Station upgrades
• Development of hydraulic model and a Master Sewerage Plan
• Stormwater drainage facilities, Rain infiltration measures
## Sewers & Drainage Program (con’t)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Upgrade Length (km)</th>
<th>Overall Growth Cost ($M)</th>
<th>DCL Recoverable Share ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewers Upgrades - by Quadrant of City</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northeast</td>
<td>16.6</td>
<td>$47</td>
<td>$19</td>
</tr>
<tr>
<td>Northwest</td>
<td>5.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Southeast</td>
<td>12.6</td>
<td>$47</td>
<td>$19</td>
</tr>
<tr>
<td>Southwest</td>
<td>3.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downtown</td>
<td>20.1</td>
<td>$39</td>
<td>$0</td>
</tr>
<tr>
<td>Policy Plan Areas outside of Downtown</td>
<td>10.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combined Sewers (10 Yr Separation Program)</td>
<td>193</td>
<td>$82</td>
<td>$34</td>
</tr>
<tr>
<td>Pump Stations</td>
<td></td>
<td>$10</td>
<td>$10</td>
</tr>
<tr>
<td>Engineering Growth Studies</td>
<td></td>
<td>$2</td>
<td>$2</td>
</tr>
<tr>
<td>Sewers Total</td>
<td></td>
<td>$181</td>
<td>$65</td>
</tr>
<tr>
<td>Stormwater Drainage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infiltration bulges in community plan areas</td>
<td></td>
<td>$17</td>
<td>$9</td>
</tr>
<tr>
<td>Rainwater management features</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total: Sewers &amp; Drainage</strong></td>
<td></td>
<td><strong>$198</strong></td>
<td><strong>$74</strong></td>
</tr>
</tbody>
</table>
Waterworks Program

Need:
- Water distribution system requires upgrades in order to maintain adequate pressure in the City water system under increased domestic and fire flow demands due to growth

Program Details:
- Water main upgrades required for fire flow demands
- Alterations to pressure zone configuration to address growth demands
- Hydraulic model and analysis
### Waterworks Program (con’t)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Upgrade Length (km)</th>
<th>Overall Growth Cost ($M)</th>
<th>DCL Recoverable Share ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Main Upgrades required for Fire Flow Demands</td>
<td>5.4</td>
<td>$10.2</td>
<td>$10.2</td>
</tr>
<tr>
<td>Alterations to Zone Boundaries to Address Growth Demands</td>
<td></td>
<td>$0.1</td>
<td>$0.1</td>
</tr>
<tr>
<td>Hydraulic Model and Analysis</td>
<td></td>
<td>$0.2</td>
<td>$0.2</td>
</tr>
<tr>
<td><strong>Grand Total: Waterworks</strong></td>
<td></td>
<td><strong>$10.5</strong></td>
<td><strong>$10.5</strong></td>
</tr>
</tbody>
</table>
Development and Infrastructure Funding Guidelines

An initial, high level document that will help inform how development-triggered infrastructure upgrades are funded.

- **General Framework:** Guidelines will provide overall intention, case-specific decisions will still be made;

- **Clarity:** The Guidelines will provide additional clarity in terms of what works are DCL eligible, and which projects will be subject to rezoning conditions;

- **Iterative:** Guidelines will be updated to reflect program evolution & implementation;

- **Interim:** long-term intention is to replace Guidelines with Development Standards Bylaw.
Development and Infrastructure Funding Guidelines

Guidelines will include the following:

1. General Provisions & Definitions
2. Major Developments
3. Water Infrastructure
4. Sewer & Drainage Infrastructure
5. Transportation Infrastructure
6. DCL Front Ender Agreements

City will be developing guidelines over the summer & will implement framework ASAP.
Basic DCL Calculation

\[
\frac{\text{DCL Recoverable Costs}}{\text{Growth}} = \text{DCL Rate}
\]
Key Drivers on DCL Rates

- Increasing growth
- Increasing land and construction costs (inflationary pressures)
- Adding DCL eligible uses (Sewer, Water & Drainage)
- Realistic assumptions about senior government funding compared with last review
Changes to DCL Rate Categories

• New “medium” density residential category (1.2 to 1.5 FSR) that provides a better gradient between lower density and higher density residential

• New “Mixed Employment” rate category which captures new allowances for office in industrial zoning districts (e.g. I-1, I-4 zoning)

• DCL relief consideration for non-profits and civic facilities
# Preliminary City-wide DCL Rates

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Current DCL Rates Charge / sq.ft.</th>
<th>Preliminary DCL Rates Charge / sq.ft.</th>
<th>Difference in Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>$3.23</td>
<td>$4.02</td>
<td>$0.79</td>
</tr>
<tr>
<td><em>At or Below 1.2 FSR &amp; Laneway Houses</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>$13.91</td>
<td>$8.69</td>
<td>-$5.22</td>
</tr>
<tr>
<td><em>Between 1.2 FSR and 1.5 FSR</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Higher Density Residential</td>
<td>$13.91</td>
<td>$17.34</td>
<td>$3.43</td>
</tr>
<tr>
<td><em>Above 1.5 FSR</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Non-Residential Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial*</td>
<td>$5.55</td>
<td>$6.92</td>
<td>$1.37</td>
</tr>
<tr>
<td>Mixed Employment (Light Industrial)**</td>
<td>$5.55</td>
<td>$13.01</td>
<td>$7.46</td>
</tr>
<tr>
<td>Commercial &amp; Other</td>
<td>$13.91</td>
<td>$17.34</td>
<td>$3.43</td>
</tr>
</tbody>
</table>

**Notes:**
- *Industrial applies to I-2, M-1, M-1A, M-1B, M-2, MC-1, MC-2 zoning districts*
- **Mixed Employment (Light Industrial) applies to IC-1, IC-2, IC-3, I-1, I-3 and I-4 zoning districts*
- DCLs are levied on a per sq.ft. of gross floor area
- Temporary Buildings & Specific Uses: No rate changes for temporary buildings and specific uses including childcare, school, community energy centre, and parking garage.
Apartment DCC/DCL Comparison ($/sq.ft.)

Updated: March 2017

- Richmond: $22.67
- Surrey: $20.96
- Langley Township: $18.76
- Vancouver (Proposed): $17.34
- Vancouver (Current): $13.91
- Coquitlam: $10.96
- City of North Vancouver: $5.78
Townhouse DCC/DCL Comparison ($/sq.ft.)

Updated: March 2017

- Richmond: $21.51
- Surrey: $17.06
- Langley Township: $16.26
- Coquitlam: $10.97
- New Westminster: $8.83
- Vancouver (Proposed): $8.69
- Vancouver (Current): $3.23
Note: Vancouver levies DCLs on a floor area basis. For comparative purposes only, Vancouver’s DCL levy was converted to a per lot charge.
Commercial DCC/DCL Comparison ($/sq.ft.)

Updated: March 2017

- Vancouver (Proposed): $17.34
- Richmond: $14.53
- Vancouver (Current): $13.91
- New Westminster: $12.92
- Surrey: $10.92
- Coquitlam: $5.61
- City of North Vancouver: $5.39
Industrial DCC/DCL Comparison ($/sq.ft.)

Updated: March 2017

- Vancouver (Proposed Light Industrial): $13.01
- Richmond (Light Industrial): $11.33
- Vancouver (Proposed Industrial): $6.92
- Vancouver (Current): $5.55
- City of North Vancouver: $3.60
- Coquitlam: $3.25
- Surrey: $1.97
- Delta: $1.86
- Langley Township: $1.86
DCL In-Stream Rate Protection

• New DCL rates will be effective at bylaw adoption
• However, legislation provides one year of rate protection to in-stream:
  • Building permit applications**
  • Precursor applications** (rezoning & development permit)
• Rezoning and DP applications must result in building permit issuance within one year of bylaw adoption

**Applications must be complete and received prior to adoption of the new bylaw
Recommended Change
Downtown South DCL District

- Downtown South Area Specific DCL District established in 1992
- Public benefits in area plan are now realized
- Recommendation is to retire the Area DCL & fold it into the City-wide DCL District
- DCL costs will decrease for new development

<table>
<thead>
<tr>
<th>DCL District</th>
<th>DCL Rate ($/sf) (High Density Residential)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown South</td>
<td>$19.09 (current)</td>
</tr>
<tr>
<td>City-wide DCL</td>
<td>$17.36 (proposed)</td>
</tr>
<tr>
<td>Proposed Change</td>
<td>-$1.73</td>
</tr>
</tbody>
</table>
## Timeline/Next Steps

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stakeholder engagement</td>
<td>June 2017</td>
</tr>
<tr>
<td>Annual report on DCLs</td>
<td>June 13, 2017</td>
</tr>
<tr>
<td>Council Report on DCL update</td>
<td>July 26, 2017</td>
</tr>
<tr>
<td>Notification of new DCL rates</td>
<td>August 2017</td>
</tr>
<tr>
<td>DCL Bylaw Enactment (new rates take effect)</td>
<td>September 2017</td>
</tr>
<tr>
<td>Updated DCL Rate Bulletin</td>
<td>September 2017</td>
</tr>
<tr>
<td>DCL in-stream rate protection</td>
<td>Extends to September 2018</td>
</tr>
</tbody>
</table>
Thank You

Questions?
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