

AGENDA

COUNCIL WORKSHOP

Monday, July 15, 2019

7:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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COUNCIL WORKSHOP

7:00 p.m.
Monday, July 15, 2019
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. July 15, 2019 Council Workshop Agenda

Recommendation:

THAT the agenda for the July 15, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. June 24, 2019 Council Workshop

p. 7-11

Recommendation:

THAT the minutes of the June 24, 2019 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Community Amenity Contribution Policy

p. 15-45

File No. 13.6480.30/001.001

Report: General Manager – Planning, Properties & Permits, July 7, 2019

Attachment 1: Capital Projects Funded by CACs

Attachment 2: PowerPoint Presentation

Recommendation:

THAT the July 7, 2019 report of the General Manager – Planning, Properties & Permits entitled Community Amenity Contribution Policy is received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the July 15, 2019 Council Workshop is adjourned.

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MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:04 p.m. on Monday, June 24, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor B. Forbes
Councillor J. Back (5:11 p.m.)
Councillor M. Bond
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Mr. R. Boase, Section Manager – Environmental Sustainability (Operations)
Ms. E. Nassichuk, Environmental Protection Officer
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. June 24, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the agenda for the June 24, 2019 Council Workshop is adopted as circulated.

CARRIED

Absent for Vote: Councillor BACK

2. ADOPTION OF MINUTES

2.1. April 8, 2019 Council Workshop

MOVED by Councillor FORBES

SECONDED by Councillor MURI

THAT the minutes of the April 8, 2019 Council Workshop are adopted.

CARRIED

Absent for Vote: Councillor BACK

2.2. April 29, 2019 Council Workshop

**MOVED by Councillor FORBES
SECONDED by Councillor MURI**

THAT the minutes of the April 29, 2019 Council Workshop are adopted.

CARRIED

Absent for Vote: Councillor BACK

2.3. May 13, 2019 Council Workshop

**MOVED by Councillor FORBES
SECONDED by Councillor MURI**

THAT the minutes of the May 13, 2019 Council Workshop are adopted.

CARRIED

Absent for Vote: Councillor BACK

3. REPORTS FROM COUNCIL OR STAFF

3.1. Council Procedure Bylaw Review – Part 2

File No. 01.0115.30/002.000

As a continuation of the May 13, 2019 Council Workshop discussion on possible amendments to the Council Procedure Bylaw, Mr. James Gordon, Municipal Clerk, provided an overview of the bylaw, previous amendments directed by Council and housekeeping amendments yet to be considered.

In reviewing previously agreed to amendments, he commented on:

- Changes to the speakers list that will see the prioritization of speakers on agenda items over speakers on non-agenda items within the thirty minute public input session;
- Council's request that agendas be distributed to members of Council on the Monday prior to a meeting and to the public the following day;
- No electronic participation by Council members at public hearings;
- Staff and applicant presentations at public hearings will be limited to fifteen minutes; and,
- Delegations remain at five minutes maximum speaking time and are limited to one per meeting with the Mayor having discretion to permit a second delegation if necessary.

Mr. Gordon then covered proposed housekeeping amendments as follows:

- Council rejected the proposal to add a clause permitting meetings outside the municipal boundary;
- Minute taking standards are a summary of the meeting and not verbatim;
- The mover and seconder of each motion will be recorded in the minutes;
- The section "Any Other Business" will be deleted from the order of business as items to be added to an agenda are to be voted on under "Approval of the Agenda";

- In keeping with proper parliamentary procedure, only primary and secondary amendments to a main motion will be permitted; and,
- Council rejected the requirement for a motion to be on the floor before debate.

Council further directed that public hearings end at 10:30 pm unless a majority of Council vote to carry on to 11:00 pm at which time a unanimous vote is required to carry on.

In response to a question from Council regarding delegation requests, staff advised that the wording in the bylaw, on the delegation request form and information on the web will be updated to state that requests for financial assistance and development application approvals may not be a part of the delegation.

In response to a question from Council regarding inconsistent redaction practises for Public Hearing input, staff advised that redaction procedures have evolved and that any information submitted by a member of the public is made available to Council in an un-redacted format, and when publicly released, is redacted.

In response to a question from Council in regards to Council reports, staff advised that a report template could be provided making three recommendations: that the item be referred to a workshop; the item be referred to staff to report back; or, that the issue receive no further action.

Council discussion ensued and the following comments and concerns were noted:

- That electronic meeting participation be in exceptional circumstances only;

Councillor BACK arrived at this point in the proceedings. (5:11 p.m.)

- The need for the Administrative Assistant to Council and Executive Assistant to the Mayor to understand collective scheduling constraints and agenda items to ensure the efficiency of schedules;
- Suggested that delegation requests be reviewed for relevance;
- Requested that presentations by staff be made available to Council in advance of the meeting;
- Requested that follow-up motions be presented on table;
- Suggested that Public Hearing hours be extended to provide further public input opportunities and that the audience be polled every hour to determine those wishing to speak; and,
- Stated support for a template for Council reports that ascertains the support of a majority of Council before further debate.

3.2. Erosion & Sediment Control for Single Family Development

File No. 13.6770/Sediment & Erosion Control/File

Councillor BOND left the meeting at 6:11 p.m. and returned at 6:12 p.m.

Mr. Richard Boase, Section Manager – Environmental Sustainability (Operations), provided an overview of the Environmental Sustainability Department and advised they are responsible for issuing permits, enforcing regulations, overseeing tree

related work and community wildfire protection. He advised that the Department is comprised of five members of which four positions are actively involved in erosion and sediment control management and enforcement.

Ms. Erika Nassichuk, Environmental Protection Officer, provided an overview of erosion and sediment control issues, hazards and concerns. She advised that erosion and sediment from poorly managed construction sites can cause sediment laden water to enter storm sewers that abrade sewer pipes, shortens their life cycle and reduce pipe capacity. Most District storm sewers discharge to waters habited by fish and cause problems such as:

- Smothering incubating eggs, depriving them of oxygen;
- Preventing fish from seeing their food as fish are visual hunters; and,
- Impact fish gills used in their respiratory systems.

Ms. Nassichuk noted the District has been a leader in municipal erosion and sediment control since 1993 with the adoption of the Environmental Protection & Preservation Bylaw 6515. The bylaw clarifies that the storm sewer network is defined as a stream and that pollution of the storm sewer is considered an offence.

Mr. Boase commented about the Streamside Protection Development Permit Area (DPA) adopted in 2008 that allows the District to regulate activity in riparian corridors which was previously not regulated. He noted that the 2011 Official Community Plan contained an amended Streamside Protection DPA, an updated Natural Environment DPA and Natural Hazard DPA's for slope, creek and wildfire protection. The DPA's provide additional erosion and sediment control oversight to ensure that guidelines and best management practices are being followed.

Ms. Nassichuk advised that Construction Bylaw 8271, adopted in 2017, has been effective in preventing the release of unwanted sediment and sediment laden water onto the road and in to the storm sewer network.

Councillor CURREN left the meeting at this point of the proceedings. (6:23 p.m.)

Ms. Nassichuk commented about erosion and sediment control program requirements and those used by other municipalities. She advised that an erosion and sediment control inspection is required for all building projects associated with soil permits. The inspection is tracked using the District's EnerGov permitting program.

Mr. Boase spoke about the need to improve the District's educational outreach regarding erosion and sediment control. He advised that staff are interested in continued improvements to the erosion and sediment control program and discussed various recommendations for further improvement.

Councillor CURREN returned to the meeting at 6:25 p.m.

Mr. Boase advised that staff are investigating a wet weather forecast tool to warn contractors of pending wet weather and send a reminder that preventive measures should be in place, as used in the City of Coquitlam. He noted that the Environmental Protection and Preservation Bylaw uses Total Suspended Solids (TSS) as the limit for sediment in water and that staff would like to change this to

the Nephelometric Turbidity Units (NTU) threshold criteria. Another bylaw amendment suggestion is to increase the fine for the discharge of fouling material from \$250 to \$500.

Councillor Muri discussed the need to review tools available to the District to enforce sediment and erosion control measures for single-family homes. She presented pictures exemplifying construction sites that are not well managed and noted that further education needs to be provided to the community regarding best practises to prevent further incidents. She also presented pictures of sediment deposits in local creeks.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented about combined sewer and storm water systems in North Vancouver;
- Recommended that as part of the Council Procedure Bylaw, those wishing to speak during public input divulge whether or not they are a District resident;
- Commented about Public Hearing quorum as per the *Local Government Act*; and,
- Requested clarification regarding inappropriate behaviour during Council meetings.

Council discussion ensued and the following comments and concerns were noted:

- The need for risk based performance monitoring and educational material; and,
- The need to provide visual aids or video to encourage best practises for single-family construction sites.

Mr. David Stuart, Chief Administrative Officer, reported on:

- A request for funding for the partnership between the RCMP and First Nations to erect a totem pole at the North Vancouver RCMP Detachment in an effort to recognize missing and murdered Indigenous women; and,
- A request by Councillor Muri to Metro Vancouver to look into the possibly of a tertiary treatment plant.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the June 24, 2019 Council Workshop is adjourned.

CARRIED
(6:53 p.m.)

Mayor

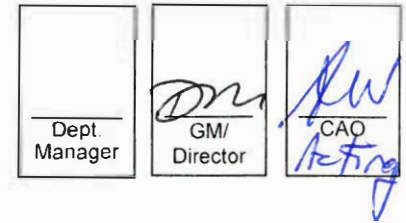
Municipal Clerk

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: July 15, 2019
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

July 7, 2019

File: 13.6480.30/001.001.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Community Amenity Contribution Policy

RECOMMENDATION:

THAT the July 7, 2019, report from the General Manager of Planning, Properties and Permits entitled Community Amenity Contribution Policy be received for information.

REASON FOR REPORT:

On March 5, 2019, Staff provided Council with a summary of the revenue collected and pending collection by the District from developers for infrastructure and amenities since the adoption of the OCP in 2011, including works and services, Development Cost Charges (DCCs), and Community Amenity Contributions (CACs).

Council also requested a list of capital projects funded by CACs since the adoption of the Official Community Plan in 2011, and capital projects identified for future CAC funding in accordance with the District Financial Plan and various policy documents listed in this report. This requested information is found in Attachment 1.

In addition, staff have prepared an update to the financial information provided on March 5, including:

- 1) Estimated land and rights-of-way value contributed through rezoning has been added,
- 2) Recorded DCC payment amounts replaced previous estimates based on Bylaw rates, and
- 3) Other housekeeping adjustments to more accurately reflect the total value of negotiated contributions to District infrastructure and amenities.

SUMMARY:

Development often results in population and employment growth, which creates demand for new or improved infrastructure like water, sewer, drainage, roads, and parks, as well as amenities like civic facilities or social housing. Local governments need revenue to improve infrastructure and amenities in response to growing demand. Provincial legislation enables local governments to establish standards for works and services, and require developers to pay for certain works and services through the subdivision and building permit process. Like many local governments, the District of North Vancouver also negotiates CACs through the rezoning process to help pay for new and improved amenities not funded through statutory mechanisms. This report includes a summary of capital expenditures funded by CACs since the adoption of the Official Community Plan in 2011, and amenities identified for future funding from CACs,

ANALYSIS:

CACs are amenity contributions agreed to by the developer and local government as part of a rezoning process initiated by the developer. CACs can include amenities such as civic facilities, public art, social housing and financial contributions towards other infrastructure.

Potential amenities are identified in the following documents:

- 2010 - CAC Policy
- 2011 - Official Community Plan
- 2012 - Bicycle Master Plan (others: pedestrian, safe routes etc.)
- Centres Implementation Plans & Design Guidelines:
 - April 2013 - Lower Capilano Marine Village Implementation Plan
 - May 2013 - Lower Lynn Town Centre Implementation Plan
 - March 2014 - Edgemont Village Centre Plan & Design Guidelines
 - June 2015 - Lynn Valley Town Centre Public Realm and Design Guidelines
 - July 2015 - Lions Gate Public Realm Strategy
 - January 2016 – Lynn Creek Design Guidelines
 - November 2017 - Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines
- 2016 - Rental and Affordable Housing Strategy
- 2018 - Child Care Needs Assessment
- 2018 - Public Art Program Review

Conclusion:

The community expects new development to pay its own way and make a positive contribution to the community. The District negotiates with developers to provide Community Amenity Contributions (CACs) to cover the cost of capital improvements for needed amenities.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties & Permits

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input checked="" type="checkbox"/> Finance		<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

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COMMITTED: CAPITAL PROJECTS FUNDED BY CACS (including contributed assets) 2011 - 2019

KEY CENTRE	AMENITY TYPE	TOTAL COMMITTED ^{1,2}	PROJECT SUMMARY
Lions Gate Village Centre	Community Facilities	\$14.5M	Lions Gate Community Centre
	Cultural Spaces & Public Art	\$0.1M	Belle Isle Park Public Art
	Net New Market Rental	\$3.0M	Market Rental: 119 units (Fullerton Ave)
	Parks And Plazas	\$1.3M	Lion's Gate Plaza
	Urban Trails	\$0.1M	West 17th Improvements
Lions Gate Village Centre Total		\$19.0M	
Lynn Creek Town Centre	Child Care, Youth & Senior	\$0.9M	Child Care Facility (Seylynn)
	Community Facilities	\$10.9M	Lynn Creek Community Centre
	Cultural Spaces & Public Art	\$0.7M	Public Art
	Market Rental - Care ³	\$0.8M	Non-Market Care: 30 beds (Creekstone Care Centre)
	Net New Market Rental ³	\$4.7M	Market Rental: 88 units (1568 Oxford Adera)+ 98 Units (Oxford Flats)
	Social Housing Rental ³	\$7.4M	Non-Market Rental: 70 units (Seylynn Village)
	Social Housing Rental - Care ³	\$7.5M	Non-Market Care: 150 beds (Creekstone Care Centre)
	Parks And Plazas	\$3.0M	Seylynn & Bridgman Park
Urban Trails	\$0.5M	Lynnour Connector Trail (part of Keith Road upgrades)	
Lynn Creek Town Centre Total		\$36.2M	
Lynn Valley Town Centre ^{4,5}	Cultural Spaces & Public Art	\$0.7M	Public Art
	Net New Market Rental ³	\$2.9M	Market Rental: 42 units (Emery Village), 75 units (Mountain Court)
	Social Housing Rental ³	\$5.0M	Non-Market Rental: 42 units (Emery Village)
	Social Housing Rental - Care ³	\$1.8M	Non-Market Care: 9 beds (Bosa - Lynn Valley)
	Urban Trails	\$3.0M	Lynn Valley Road / Highway 1 Underpass
Lynn Valley Town Centre Total		\$13.4M	
Maplewood Village Centre	Cultural Spaces & Public Art	\$0.1M	Public Art
	Net New Market Rental ³	\$2.7M	Market Rental: 80 units (Northwoods Village), 28 units (Maplewood Plaza)
	Social Housing Rental ³	\$0.8M	Non-Market Rental: 10 units (Maplewood Plaza)
Maplewood Village Centre Total		\$3.6M	
Outside Of Centre	Child Care, Youth & Senior	\$0.3M	Modular child care facility - Rainbow Daycare
	Community Facilities	\$0.3M	Parkgate Community Centre
	Cultural Spaces & Public Art	\$0.9M	Public Art
	Market Rental - Care ³	\$0.8M	Market Care: 31 beds (Edgemont Senior Living)
	Net New Market Rental ³	\$5.8M	Market Rental: 136 units (Cedar Springs Pacific Arbour) + 96 units (Edgemont Senior Living)
	Social Housing Rental ³	\$1.9M	Non-Market Rental: 106 beds (Kiwanis) + 10 units (Cedar Springs Pacific Arbour)
	Social Housing Rental - Care ³	\$0.7M	Non-Market Care: 4 units (Lynn Valley United Church) + 9 beds (Turning Point Men's) + 9 beds (Turning Point Women's)
	Other Infrastructure	\$0.5M	Phibbs Exchange
	Parks And Plazas	\$0.7M	Park improvements corner of Edgemont Blvd & W Queens, Kirkstone Playground, Delbrook & Digger Park
	Street Scapes & Public Realm	\$0.1M	Other
Urban Trails	\$0.2M	Mount Seymour Parkway Multi-Use Trail, Murdo Frazer lighting	
Outside Of Centre Total		\$12.2M	
Total		\$84.4M	

OTHER PROJECTS IDENTIFIED FOR CAC FUNDING (Excl. Remaining Social & Rental Housing)

KEY CENTRE	AMENITY TYPE	TOTAL REMAINING	PROJECT SUMMARY
LIONS GATE VILLAGE CENTRE	Child Care, Youth & Senior	\$1.5M	Lions Gate Child Care Facility Design and Construction (2,700 SF)
	Cultural Spaces & Public Art	\$1.5M	Public Art
	Street Scapes & Public Realm	\$2.5M	LGVC Streetscape and Public Realm Provision
LIONS GATE VILLAGE CENTRE Total		\$5.4M	
LYNN CREEK TOWN CENTRE	Cultural Spaces & Public Art	\$0.8M	Public Art
	Parks And Plazas	\$1.6M	Seylynn Park upgrade (<i>Phase II of park upgrades</i>)
	Street Scapes & Public Realm	\$1.1M	LCrC Streetscape and Public Realm Provision
LYNN CREEK TOWN CENTRE Total		\$3.5M	
LYNN VALLEY TOWN CENTRE	Child Care, Youth & Senior	\$6.6M	Lynn Valley Seniors Day Care / Child Care (12,000 SF)
	Community Facilities	\$13.8M	Lynn Valley Community Facility or Karen Magnussen CRC expansion
	Cultural Spaces & Public Art	\$0.4M	Public Art
	Street Scapes & Public Realm	\$1.3M	LVTC Streetscape and Public Realm Provision
	Urban Trails	\$2.0M	Green Spine 1&2 - Lynn Valley
LYNN VALLEY TOWN CENTRE Total		\$24.1M	
MAPLEWOOD VILLAGE CENTRE	Child Care, Youth & Senior	\$4.3M	Maplewood Village Child Care
	Community Facilities	\$4.3M	Maplewood Community Hub
	Cultural Spaces & Public Art	\$1.0M	Public Art
	Other Infrastructure	\$5.0M	Maplewood Community Broadband, Maplewood Transmission Line
	Street Scapes & Public Realm	\$2.3M	MWV Streetscape and Public Realm Provision
	Urban Trails	\$0.6M	Seymour River Greenway Trail
MAPLEWOOD VILLAGE CENTRE Total		\$17.6M	
OUTSIDE OF CENTRE	Child Care, Youth & Senior	\$1.5M	Upper Capilano Child Care Facility Design and Construction (2,700 SF)
	Cultural Spaces & Public Art	\$2.5M	Public Art
	Other Infrastructure	\$0.2M	Phibbs Exchange Upgrade & Heritage Plan
	Parks And Plazas	\$0.1M	Edgemont Provision
	Street Scapes & Public Realm	\$0.5M	District wide Streetscape and Public Realm Provision
	Urban Trails	\$6.5M	Barrow St - Spicer St, Power line Trail, Waterfront st end access (Dollarton), Parks signage & Way finding program
OUTSIDE OF CENTRE Total		\$11.2M	
Total		\$61.8M	
TOTAL CAC FUNDING FOR CAPITAL PROJECTS		\$146.3M	

Notes & Assumptions:

1. The information above represents the best information available, figures may change as project estimates are refined
2. Total estimated CAC's from approved development = \$107.9m, of which \$84.4m has been committed to fund Capital Projects; leaving a remainder of \$23.5m of approved CAC funds still to be allocated to specific projects
3. Housing Amenity valuations are based on 2017 Coriolis market analysis report, valuations range from \$25k to \$120k per unit depending on tenure and location
Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available
4. Lynn Valley new neighbourhood park south of 27th will be funded through DCCs, not included above
5. Dedicated funds for Lynn Valley youth centre are pre-2011, not included above
6. On-site amenities have not been included in the above, with the exception of Lorco Plazo \$1.3m, secured by right of way
7. Projects where existing units were rental units have been presented as "gross" units above (Emery Village, Mountain Court and Maplewood Plazo)

INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2018

	[A]	[B]	[C]	[D]	[E]	[A + B + C + D + E] = [F]	[G ₁]	[H ₁]	[G ₂]	[H ₂]	[I]	[G + H + I] = [J]
KEY CENTRE	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$	RIGHT OF WAY \$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
LYNN CREEK TOWN CENTRE	27,387,696	10,720,309	12,398,748	24,417,294	5,257,045	80,181,093	186	70	-	-	1,131	1,387
LYNN VALLEY TOWN CENTRE	26,061,148	10,026,151	20,078,762	4,693,696	13,962	60,873,719	117	42	-	-	1,063	1,222
MAPLEWOOD VILLAGE CENTRE	5,372,041	3,297,172	2,138,222	14,572,813	168,030	25,548,277	108	10	-	-	293	411
LIONS GATE VILLAGE CENTRE	21,379,282	11,004,214	7,689,410	-	496,352	40,569,259	119	-	-	-	1,010	1,129
OUTSIDE OF CENTRE	15,709,335	10,618,148	15,604,670	26,239,484	432,067	68,603,704	232	116	-	-	898	1,246
RESIDENTIAL Sum	95,909,502	45,665,994	57,909,813	69,923,287	6,367,457	275,776,052	762	238	-	-	4,395	5,395
LYNN CREEK TOWN CENTRE	8,250,000	-	-	-	-	8,250,000	-	-	30	150	-	180
LYNN VALLEY TOWN CENTRE	1,771,745	-	-	-	-	1,771,745	-	-	-	9	-	9
OUTSIDE OF CENTRE	1,515,000	-	85,005	-	-	1,600,005	-	-	31	22	-	53
CARE Sum	11,536,745	-	85,005	-	-	11,621,750	-	-	61	181	-	242
LYNN CREEK TOWN CENTRE	-	58,730	160,630	-	-	219,360	-	-	-	-	-	-
MAPLEWOOD VILLAGE CENTRE	-	286,346	-	869,295	3,451	1,159,092	-	-	-	-	-	-
OUTSIDE OF CENTRE	407,975	4,303,836	10,253,117	-	612,719	15,577,647	-	-	-	-	-	-
NON RESIDENTIAL Sum	407,975	4,648,912	10,413,747	869,295	616,170	16,956,099	-	-	-	-	-	-
Grand Total	107,854,222	50,314,906	68,408,565	70,792,582	6,983,627	304,353,902	762	238	61	181	4,395	5,637
Check	-	-	-	-	-	-	-	-	-	-	-	-

Notes & Assumptions:

- 1 Infrastructure and amenities from approved development, includes contributions collected and pending collection
- 2 CACs negotiated as per CAC Policy & approved by Council
- 3 Housing Amenity valuations are based on 2017 Coriolis market analysis report;
Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available
- 4 DCCs as per DCC Bylaw rates, amounts estimated per Bylaw
- 5 Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency
- 6 Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
- 7 1080 Marine Dr (29 units) & 3568 Mt Seymour Pkwy (6 units) are "Development Permit" only and do not require "Rezoning" Council approval
- 8 Land acquired valuations are based on average sales between 2017-2019 per town centre, for highest and best use.
- 9 Right of Way valuations are based on 15% of market value
- 10 Updates since March 5th: Estimates for Land & Right of Way added, Larco Plaza added, duplicate Works & Services for Seylynn removed, DCC figures updated based on new information, Projects where existing units were rental units have been presented as "gross" units (Emery Village, Mountain Court and Maplewood Plaza)
- 11 On-site amenities have not been included in the above, with the exception of Larco Plaza \$1.3m

INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2018

KEY CENTRE	DEVELOPMENT NAME	[a]	[b]	[c]	[a+b+c] = [A]	[B]	[C]	[D]	[E]	[A + B + C + D + E] = [F]	[G ₁]	[H ₁]	[G ₂]	[H ₂]	[I]	[G + H + I] = [J]	
		CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$\$	RIGHT OF WAY \$\$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS	
LYNN CREEK TOWN CENTRE	1550 Fern St (Seylynn Village - Building C - "Beacon")	150,000	530,000	-	680,000	826,129	3,897,055	18,610,956	-	24,014,140	-	-	-	-	175	175	
	1561 Oxford (Oxford Flats)	50,000	-	2,450,000	2,500,000	562,293	258,564	1,644,545	48,090	5,013,493	98	-	-	-	(4)	94	
	650 Seylynn Cres (Seylynn Village - Building D - "Horizon")	-	-	7,350,000	7,350,000	9,105	-	-	-	7,359,105	-	70	-	-	-	70	
	680 Seylynn Cres (Seylynn Village - Building A - "Compass")	1,500,000	900,000	-	2,400,000	2,222,524	-	4,151,524	5,208,955	13,983,003	-	-	-	-	243	243	
	1503 Crown St (Crown Street Apartments)	100,000	-	-	100,000	301,472	939,829	-	-	1,341,301	-	-	-	-	43	43	
	467 Mountain Hwy	705,000	-	-	705,000	472,022	2,368,340	-	-	3,545,362	-	-	-	-	63	63	
	1502 Oxford St (Creekstone Care Centre)	5,000	-	-	5,000	311,505	1,452,290	-	-	1,768,795	-	-	-	-	(8)	(8)	
	1401 Hunter St (Intergulf West)	-	8,300,000	-	8,300,000	2,352,418	3,426,505	-	-	14,078,923	-	-	-	-	326	326	
	600 Mountain Hwy (Seylynn Village - Building B - "Apex")	1,600,000	-	-	1,600,000	2,380,813	-	10,269	-	3,991,082	-	-	-	-	274	274	
	1552 Oxford St (1568 Oxford Adera)	922,000	-	2,200,000	3,122,000	957,147	56,165	-	-	4,135,312	88	-	-	-	(2)	86	
	340 Mountain Hwy (Rupert Stacked Town homes)	625,696	-	-	625,696	324,880	TBD	-	-	950,576	-	-	-	-	21	21	
	LYNN CREEK TOWN CENTRE Sum	5,657,696	9,730,000	12,000,000	27,387,696	10,720,309	12,398,748	24,417,294	5,257,045	80,181,093	186	70	-	-	1,131	1,387	
	LYNN VALLEY TOWN CENTRE	2665 Mountain Hwy (Canyon Springs Lynn Valley)	983,575	-	-	983,575	488,751	1,248,188	79,051	-	2,799,565	-	-	-	-	95	95
		1325 Draycott Rd (Draycott Apartments "Walter's Place")	57,557	-	-	57,557	247,529	179,424	-	-	484,510	-	-	-	-	35	35
1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)		1,500,000	500,000	-	2,000,000	299,935	8,028,656	952,775	12,037	11,293,403	-	-	-	-	112	112	
1205 Harold Rd (Brody)		55,016	-	-	55,016	59,582	237,704	-	-	352,302	-	-	-	-	4	4	
2632 Library Ln (Mountain Court)		-	100,000	1,875,000	1,975,000	825,674	-	3,480,001	1,925	6,282,600	75	-	-	-	68	143	
2770 Valley Centre Ave (Lynn Valley Centre Bosa - Buildings A,B,C,D,G)		-	3,000,000	-	3,000,000	3,050,693	3,470,000	181,869	-	9,702,561	-	-	-	-	244	244	
2632 Library Ln (Mountain Court)		-	-	-	-	377,545	2,399,591	-	-	2,777,136	-	-	-	-	178	178	
1200 Emery Pl (Emery Village - Phase 1)		4,000,000	-	6,090,000	10,090,000	655,319	920,000	-	-	11,665,319	42	42	-	-	-	84	
1200 Emery Pl (Emery Village - Phase 2)		5,000,000	-	-	5,000,000	2,899,644	2,280,700	-	-	10,180,344	-	-	-	-	220	220	
1200 Emery Pl (Emery Village - Phase 3)		1,500,000	-	-	1,500,000	599,581	1,314,500	-	-	3,414,081	-	-	-	-	46	46	
1200 Emery Pl (Emery Village - Phase 4)		1,400,000	-	-	1,400,000	521,898	-	-	-	1,921,898	-	-	-	-	61	61	
LYNN VALLEY TOWN CENTRE Sum		14,496,148	3,600,000	7,965,000	26,061,148	10,026,151	20,078,762	4,693,696	13,962	60,873,719	117	42	-	-	1,063	1,222	
MAPLEWOOD VILLAGE CENTRE	2132 Old Dollarton (Maplewood Living)	-	-	-	-	91,594	120,228	-	-	211,821	-	-	-	-	16	16	
	300 Seymour River Pl (Latitudes)	-	-	-	-	106,575	-	-	-	106,575	-	-	-	-	11	11	
	2135 Heritage Park Ln (Loden Green)	174,000	26,000	-	200,000	170,828	315,849	-	-	686,677	-	-	-	-	23	23	
	433 Seymour River Pl (Maplewoods - Anthem)	395,000	-	-	395,000	423,709	536,532	186,325	48,486	1,590,052	-	-	-	-	54	54	
	2151 FrontSt (GWL Northwoods Village rental building)	35,000	70,000	2,000,000	2,105,000	686,826	1,165,613	11,535,750	-	15,493,189	80	-	-	-	-	80	
	2049 Heritage Park In (Maplewoods West)	697,041	-	-	697,041	574,640	TBD	-	-	1,271,681	-	-	-	-	34	34	
	229 Seymour River Pl (Maplewood Plaza)	500,000	-	1,475,000	1,975,000	1,243,000	TBD	2,850,738	119,544	6,188,282	28	10	-	-	155	193	
MAPLEWOOD VILLAGE CENTRE Sum	1,801,041	96,000	3,475,000	5,372,041	3,297,172	2,138,222	14,572,813	168,030	25,548,277	108	10	-	-	293	411		
LIONS GATE VILLAGE CENTRE	1120 Marine Dr (District Crossing)	244,305	-	-	244,305	724,013	793,485	-	-	1,761,803	-	-	-	-	129	129	
	2035 Fullerton Ave (Larco)	2,500,000	-	-	2,500,000	3,974,717	3,708,381	-	441,114	10,624,212	-	-	-	-	254	254	
	1591 Bowser Ave (London Meridian)	111,850	-	-	111,850	106,835	251,053	-	-	469,738	-	-	-	-	16	16	
	2035 Fullerton Ave (Larco)	-	9,800,000	2,975,000	12,775,000	-	-	-	-	12,775,000	119	-	-	-	87	206	
	1946 Glenaire Dr (PC Urban Holland Row)	121,581	-	-	121,581	219,513	1,218,992	-	-	1,560,086	-	-	-	-	18	18	
	2060 Curling Rd (Citimark Belle Isle Place)	324,071	-	-	324,071	797,197	-	-	-	1,121,268	-	-	-	-	80	80	
	B-1633 Capilano Rd (Grouse Inn)	4,562,500	-	-	4,562,500	2,951,323	1,717,500	-	55,239	9,286,562	-	-	-	-	258	258	
	1801 Glenaire Dr (Cressey Townhomes)	164,797	-	-	164,797	424,616	-	-	-	589,413	-	-	-	-	34	34	
	2067 Glenaire Dr (Woodbridge Citimark Town homes - Phase 2)	-	-	-	-	505,000	-	-	-	505,000	-	-	-	-	33	33	
	2067 Glenaire Dr (Woodbridge Citimark Townhomes - Phase 1)	575,178	-	-	575,178	1,301,000	-	-	-	1,876,178	-	-	-	-	101	101	
	LIONS GATE VILLAGE CENTRE Sum	8,604,282	9,800,000	2,975,000	21,379,282	11,004,214	7,689,410	-	496,352	40,569,259	119	-	-	-	1,010	1,129	

KEY CENTRE	DEVELOPMENT NAME	CAC -			TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$	RIGHT OF WAY \$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
		CASH	CONTRIBUTED ASSET	HOUSING AMENITY												
RESIDENTIAL	OUTSIDE OF CENTRE															
	3294 Mt Seymour Pkwy (Northlands Terrace)	-	-	-	-	403,960	448,713	-	-	852,673	-	-	-	-	55	55
	1312 Marine Dr (The Drive 1300)	-	-	-	-	404,420	440,355	-	-	844,775	-	-	-	-	64	64
	2832 Capilano Rd (Capilano Grove)	-	-	-	-	79,268	102,868	-	-	182,136	-	-	-	-	12	12
	3633 Mt Seymour Pkwy (Cedar Springs Pacific Arbour)	250,000	500,000	4,175,000	4,925,000	647,779	380,698	-	-	5,953,477	136	10	-	-	(3)	143
	1273 Marine Dr (The Ivy)	-	-	-	-	132,678	153,123	5,206,170	82,153	5,574,124	-	-	-	-	24	24
	1171 Marine Dr (The Drive 1177)	-	-	-	-	494,084	285,537	-	-	779,621	-	-	-	-	81	81
	897 Premier St (Legacy)	177,780	-	-	177,780	200,096	172,037	-	-	549,913	-	-	-	-	24	24
	4310 Gallant Ave (Cove Gardens)	-	-	-	-	72,368	99,450	-	-	171,818	-	-	-	-	8	8
	3064 Fromme Rd (3068 Fromme Rd)	16,775	-	-	16,775	15,815	14,082	-	-	46,672	-	-	-	-	2	2
	1152 Wendel Pl	11,919	-	-	11,919	42,923	188,857	-	-	243,699	-	-	-	-	4	4
	1201 W 16th St (The Ave)	-	-	-	-	115,064	200,703	1,346,576	-	1,662,343	-	-	-	-	30	30
	3225 Highland Blvd (Edgemont Senior Living)	406,000	94,000	2,400,000	2,900,000	590,766	393,650	-	-	3,884,416	96	-	-	-	(6)	90
	3508 Mt Seymour Pkwy (Parkgate)	62,300	-	-	62,300	137,332	181,676	-	267,046	648,354	-	-	-	-	14	14
	757 Orwell St (Connect - Brody Keith/ Orwell)	182,841	-	-	182,841	298,418	353,899	-	-	835,159	-	-	-	-	26	26
	3205 Mountain Hwy (Lynn Valley United Church)	-	455,000	-	455,000	562,084	292,853	522,990	24,181	1,857,109	-	-	-	-	71	71
	3825 Cates Landing Way (Polygon Noble Cove/ Cates Landing)	1,863,700	-	-	1,863,700	630,447	1,111,687	2,686,646	37,439	6,329,919	-	-	-	-	95	95
	3022 Sunnyside Rd (Sunnyside Small Townhouse)	36,778	-	-	36,778	40,254	49,971	-	-	127,004	-	-	-	-	5	5
	1061 Marine Dr	-	-	-	-	296,776	118,982	2,417,164	21,248	2,854,170	-	-	-	-	41	41
	4343 Starlight Way (Monterey School Morningstar)	460,000	-	-	460,000	179,028	1,750,306	-	-	2,389,334	-	-	-	-	-	-
	3730 Edgemont Blvd (Harbourview Townhomes)	33,585	-	-	33,585	39,000	301,801	-	-	374,386	-	-	-	-	3	3
	3260 Edgemont Blvd (Connaught Living- Grosvenor)	1,493,230	-	-	1,493,230	945,506	2,900,483	14,059,937	-	19,399,156	-	-	-	-	78	78
	115 W Queens Rd (Queens Cross Mews)	91,835	-	-	91,835	150,205	78,260	-	-	320,300	-	-	-	-	12	12
	1060 Churchill Cres (Onni 3)	-	-	-	-	498,964	525,856	-	-	1,024,820	-	-	-	-	75	75
	1133 Ridgewood Dr (Boffa 1 Ridgewood and Edgemont)	157,460	-	-	157,460	249,345	384,320	-	-	791,125	-	-	-	-	20	20
	1633 Tatlow Ave (1700 Marine)	-	-	-	-	305,304	830,277	-	-	1,135,581	-	-	-	-	33	33
	3105 Crescentview	337,095	-	-	337,095	216,125	510,096	-	-	1,063,316	-	-	-	-	21	21
	856 Orwell St (Continuum Townhomes)	125,020	-	-	125,020	81,333	700,872	-	-	907,226	-	-	-	-	20	20
	756 Forsman Ave (Forsman Townhouse East)	105,817	-	-	105,817	72,205	167,000	-	-	345,022	-	-	-	-	6	6
	905 Premier St	257,281	-	-	257,281	157,500	TBD	-	-	414,781	-	-	-	-	13	13
	4670 Capilano Rd	162,408	-	-	162,408	185,715	-	-	-	348,123	-	-	-	-	7	7
	2555 Whiteley Crt (Kiwanis 6-storey addition)	-	-	1,089,510	1,089,510	-	134,362	-	-	1,223,872	-	106	-	-	-	106
	3030 Sunnyside Rd (Sunnyside Triplex)	23,382	-	-	23,382	44,984	TBD	-	-	68,366	-	-	-	-	2	2
	2932 Chesterfield Ave (Chesterfield Small Townhouse)	158,564	-	-	158,564	52,000	TBD	-	-	210,564	-	-	-	-	3	3
	3468 Mt Seymour Pkwy (Serenity Mews)	533,979	-	-	533,979	350,470	624,699	-	-	1,509,148	-	-	-	-	23	23
	3568 Mt Seymour Pkwy (Taylor Creek) ⁷	48,075	-	-	48,075	135,937	TBD	-	-	184,012	-	-	-	-	6	6
	1080 Marine Dr (BlueShore Financial Mixed-Use) ⁷	-	-	-	-	332,337	-	-	-	332,337	-	-	-	-	29	29
	(NSF Addition - Major)	-	-	-	-	101,092	216,388	-	-	317,479	-	-	-	-	-	-
	(NSF Addition - Minor)	-	-	-	-	21,236	-	-	-	21,236	-	-	-	-	-	-
	(NSF Alteration - Major)	-	-	-	-	825	607,635	-	-	608,460	-	-	-	-	-	-
	(NSF Alteration - Minor)	-	-	-	-	244	30,630	-	-	30,874	-	-	-	-	-	-
	(NSF New Construction)	-	-	-	-	730,965	566,362	-	-	1,297,326	-	-	-	-	-	-
	(Subdivisions)	-	-	-	-	444,514	-	-	-	444,514	-	-	-	-	-	-
	(Rezoning with DP (±OCP))	-	-	-	-	-	1,291	-	-	1,291	-	-	-	-	-	-
	(SF New Construction)	-	-	-	-	-	269,444	-	-	269,444	-	-	-	-	-	-
	(Subdivision (±Env DPA))	-	-	-	-	111,093	9,557	-	-	120,650	-	-	-	-	-	-
	(Subdivision with DVP (±Env DPA))	-	-	-	-	15,897	1,291	-	-	17,188	-	-	-	-	-	-
(Subdivision with Rezoning (±OCP ±Env DPA))	-	-	-	-	31,795	4,600	-	-	36,395	-	-	-	-	-	-	
OUTSIDE OF CENTRE Sum	6,995,825	1,049,000	7,664,510	15,709,335	10,618,148	15,604,670	26,239,484	432,067	68,603,704	232	116	-	-	898	1,246	
RESIDENTIAL Sum	37,554,992	24,275,000	34,079,510	95,909,502	45,665,994	57,909,813	69,923,287	6,367,457	275,776,052	762	238	-	-	4,395	5,395	

KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$\$	RIGHT OF WAY \$\$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
CARE	LYNN CREEK TOWN CENTRE	1502 Oxford St (Creekstone Care Centre)	-	-	8,250,000	-	-	-	-	8,250,000	-	-	30	150	-	180
	LYNN CREEK TOWN CENTRE Sum		-	-	8,250,000	-	-	-	-	8,250,000	-	-	30	150	-	180
	LYNN VALLEY TOWN CENTRE	1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	-	-	1,771,745	-	-	-	-	1,771,745	-	-	-	9	-	9
	LYNN VALLEY TOWN CENTRE Sum		-	-	1,771,745	-	-	-	-	1,771,745	-	-	-	9	-	9
	OUTSIDE OF CENTRE	2670 Lloyd Ave (Turning Point Women's Recovery Home)	-	-	90,000	-	-	-	-	90,000	-	-	-	9	-	9
		3225 Highland Blvd (Edgemont Senior Living)	-	-	775,000	-	-	-	-	775,000	-	-	31	-	-	31
		3205 Mountain Hwy (Lynn Valley United Church)	-	-	560,000	-	-	-	-	560,000	-	-	-	4	-	4
	2431 Burr Pl (Turning Point Men's Support Recovery House)	-	-	90,000	-	85,005	-	-	175,005	-	-	-	9	-	9	
OUTSIDE OF CENTRE Sum		-	-	1,515,000	1,515,000	-	85,005	-	-	1,600,005	-	-	31	22	-	53
CARE Sum		-	-	11,536,745	11,536,745	-	85,005	-	-	11,621,750	-	-	61	181	-	242
NON RESIDENTIAL	LYNN CREEK TOWN CENTRE	1520 Barrow ST (Liquor Store and Office)	-	-	-	45,778	133,899	-	-	179,677	-	-	-	-	-	-
		270 Harbour AVE (Canada Post Harbour)	-	-	-	12,952	26,731	-	-	39,683	-	-	-	-	-	-
	LYNN CREEK TOWN CENTRE Sum		-	-	-	58,730	160,630	-	-	219,360	-	-	-	-	-	-
	MAPLEWOOD VILLAGE CENTRE	2146 Dollarton Hwy (GWL Northwoods Village)	-	-	-	25,260	-	-	-	25,260	-	-	-	-	-	-
		2150 Dollarton Hwy (GWL Northwoods Village)	-	-	-	128,483	-	-	-	128,483	-	-	-	-	-	-
		2160 Dollarton Hwy (GWL Northwoods Village)	-	-	-	36,500	-	869,295	3,451	909,246	-	-	-	-	-	-
		2180 Dollarton Hwy (GWL Northwoods Village)	-	-	-	62,073	-	-	-	62,073	-	-	-	-	-	-
		2100 Dollarton Hwy (GWL Northwoods Village)	-	-	-	34,029	-	-	-	34,029	-	-	-	-	-	-
	MAPLEWOOD VILLAGE CENTRE Sum		-	-	-	286,346	-	869,295	3,451	1,159,092	-	-	-	-	-	-
	OUTSIDE OF CENTRE	10 & 50 Pemberton AVE (Seaspan Shipyard Modernization)	-	-	-	270,718	338,044	-	96,407	705,169	-	-	-	-	-	-
		3053 Edgemont BLVD (Edgemont Commons)	252,975	155,000	-	407,975	77,162	363,563	-	38,798	887,497	-	-	-	-	-
		100 Amherst AVE (Canexus Office Building)	-	-	-	44,279	-	-	477,514	521,793	-	-	-	-	-	-
		1226 Marine DR (Amadon Plaza)	-	-	-	54,115	357,002	-	-	411,117	-	-	-	-	-	-
		10 Pemberton AVE (Seaspan Office Building)	-	-	-	321,102	263,900	-	-	585,002	-	-	-	-	-	-
		2580 Capilano RD (Mountainside Veterinary Clinic)	-	-	-	35,815	244,679	-	-	280,494	-	-	-	-	-	-
		107 Pemberton Ave (Lions Gate Waste Water Treatment Plant)	-	-	-	1,781,450	8,200,000	-	-	9,981,450	-	-	-	-	-	-
		1209 McKeen AVE (Fibreco Terminal Enhancement Project)	-	-	-	32,076	485,930	-	-	518,006	-	-	-	-	-	-
	1131 Frederick (Argyle Secondary School)	-	-	-	-	TBD	-	-	-	-	-	-	-	-	-	
	1995 W 1st St (Kinder Morgan Diesel Expansion)	-	-	-	77,681	-	-	-	77,681	-	-	-	-	-	-	
	1371 McKeen (1371 McKeen)	-	-	-	1,609,439	TBD	-	-	1,609,439	-	-	-	-	-	-	
OUTSIDE OF CENTRE Sum		252,975	155,000	-	407,975	4,303,836	10,253,117	-	612,719	15,577,647	-	-	-	-	-	
NON RESIDENTIAL Sum		252,975	155,000	-	407,975	4,648,912	10,413,747	869,295	616,170	16,956,099	-	-	-	-	-	
Grand Total		37,807,967	24,430,000	45,616,255	107,854,222	50,314,906	68,408,565	70,792,582	6,983,627	304,353,902	762	238	61	181	4,395	5,637

Notes & Assumptions:

- Infrastructure and amenities from approved development, includes contributions collected and pending collection
- CACs negotiated as per CAC Policy & approved by Council
- Housing Amenity valuations are based on 2017 Coriolis market analysis report;
Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available
- DCCs as per DCC Bylaw rates, amounts estimated per Bylaw
- Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency
- Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
- 1080 Marine Dr (29 units) & 3568 Mt Seymour Pkwy (6 units) are "Development Permit" only and do not require "Rezoning" Council approval
- Land acquired valuations are based on average sales between 2017-2019 per town centre, for highest and best use.
- Right of Way valuations are based on 15% of market value
- Updates since March 5th: Estimates for Land & Right of Way added, Larco Plaza added, duplicate Works & Services for Seylynn removed, DCC figures updated based on new information, Projects where existing units were rental units have been presented as "gross" units (Emery Village, Mountain Court and Maplewood Plaza)
- On-site amenities have not been included in the above, with the exception of Larco Plaza \$1.3m

**INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2018
CENTRES AND OUTSIDE OF CENTRES - SUMMARY TABLES**

Total DNV

Negotiated to Date	Contributions
Care Facilities	\$1.2M
Community Facilities	\$25.7M
Cultural Spaces & Public Art	\$2.4M
Parks and Plazas	\$5.0M
Streetscape & Public Realm	\$0.1M
Urban Trails	\$3.9M
Other Infrastructure	\$0.5M
Market Rental	\$20.6M
Social Housing	\$25.0M
OCP/CAC Policy	\$23.4M
Amenity sub-total	\$107.9M
DCC	\$50.3M
Works & Services	\$68.4M
Land & ROW	\$77.8M
Total	\$304.4M

Total committed
contributions to date =
\$84.4M

Outside Key Centres

Negotiated to Date	Contributions
Care Facilities	\$0.3M
Community Facilities	\$0.3M
Cultural Spaces & Public Art	\$0.9M
Parks and Plazas	\$0.7M
Streetscape & Public Realm	\$0.1M
Urban Trails	\$0.2M
Other Infrastructure	\$0.5M
Market Rental	\$6.6M
Social Housing	\$2.6M
OCP/CAC Policy	\$5.4M
Amenity sub-total	\$17.6M
DCC	\$14.9M
Works & Services	\$25.9M
Land & ROW	\$27.3M
Total	\$85.7M

Lynn Valley Town Centre

Negotiated to Date	Contributions
Cultural Spaces & Public Art	\$0.7M
Urban Trails	\$3.0M
Market Rental	\$2.9M
Social Housing	\$6.8M
OCP/CAC Policy	\$14.4M
Amenity sub-total	\$27.8M
DCC	\$10.0M
Works & Services	\$20.1M
Land & ROW	\$4.7M
Total	\$62.6M

Maplewood Village Centre

Negotiated to Date	Contributions
Cultural Spaces & Public Art	\$0.1M
Urban Trails	-
Market Rental	\$2.7M
Social Housing	\$0.8M
OCP/CAC Policy	\$1.8M
Amenity sub-total	\$5.4M
DCC	\$3.6M
Works & Services	\$2.1M
Land & ROW	\$15.6M
Total	\$26.7M

Lynn Creek Town Centre

Negotiated to Date	Contributions
Care Facilities	\$0.9M
Community Facilities	\$10.9M
Cultural Spaces & Public Art	\$0.7M
Parks and Plazas	\$3.0M
Urban Trails	\$0.5M
Market Rental	\$5.4M
Social Housing	\$14.9M
OCP/CAC Policy	(\$0.5M)
Amenity sub-total	\$35.7M
DCC	\$10.8M
Works & Services	\$12.6M
Land & ROW	\$29.7M
Total	\$88.7M

Lions Gate Village Centre

Negotiated to Date	Contributions
Care Facilities	-
Community Facilities	\$14.5M
Cultural Spaces & Public Art	\$0.1M
Parks and Plazas	\$1.3M
Urban Trails	\$0.1M
Market Rental	\$3.0M
Social Housing	-
OCP/CAC Policy	\$2.4M
Amenity sub-total	\$21.4M
DCC	\$11.0M
Works & Services	\$7.7M
Land & ROW	\$0.5M
Total	\$40.6M

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Community Amenity Contribution Policy

July 15, 2019, Council Workshop

Dan Milburn, General Manager of Planning,
Properties and Permits

Rick Danyluk, Manager, Financial Planning

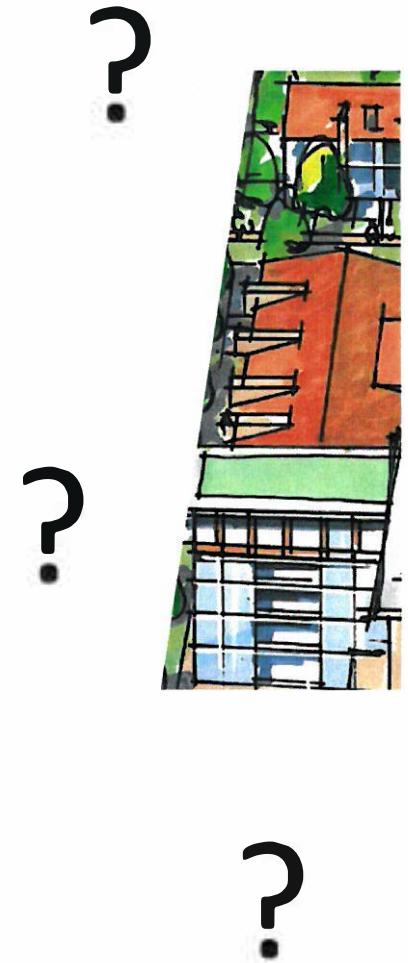
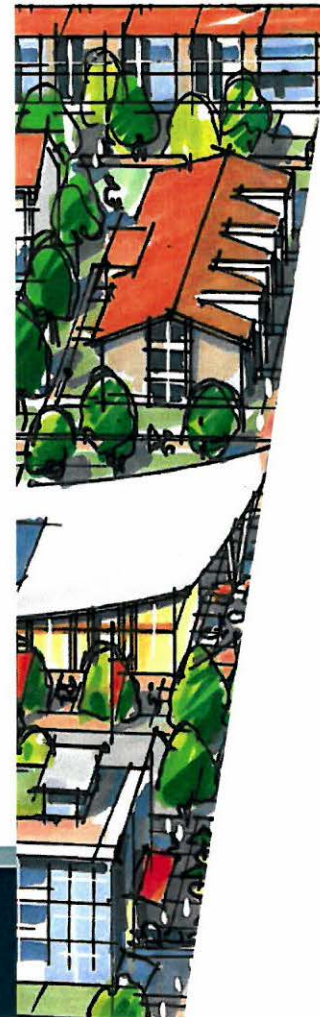
Outline

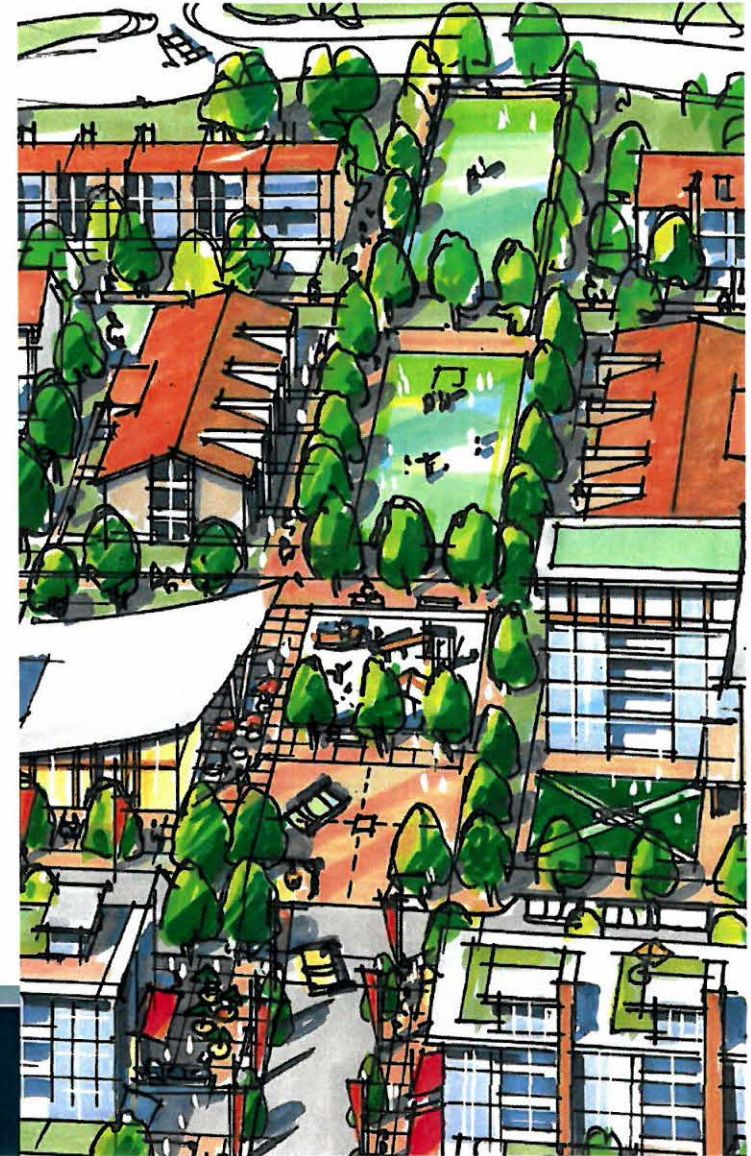
- Update on March 5, 2019, Workshop and Financial Report
- Amenities: Key Questions
- Financial Reporting

Revenue by project (2011-2018):

- Works & Services
- Development Cost Charges (DCC)
- Community Amenity Contributions (CAC)
- Land added,
- Gross units (contributed assets) added, and
- Housekeeping changes

To achieve the OCP Vision and Objectives
residents will need new infrastructure &
amenities

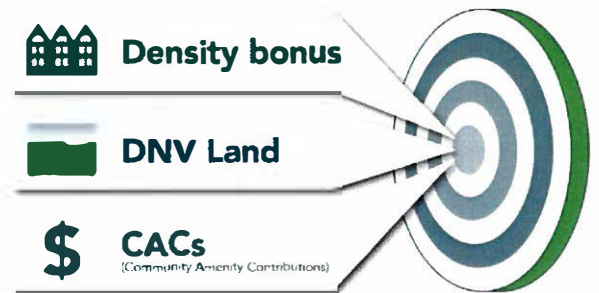




Amenities: Key Questions

- How have we identified amenities and are they the right ones for the community? Do we have the right amenity standards?
- How much CACs should be directed to market rental, social housing and care facilities, relative to using District lands or density bonus zoning.

TOOLS FOR ACHIEVING OUR HOUSING TARGETS



Amenities described in various policies:

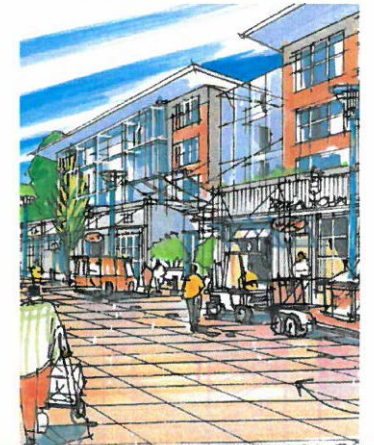
- 2010 - CAC Policy
- 2011 - Official Community Plan
- 2012 - Bicycle Master Plan (pedestrian, safe routes etc.)
- Centres Implementation Plans & Design Guidelines
- 2016 - Rental and Affordable Housing Strategy
- 2018 - Child Care Needs Assessment
- 2018 - Public Art Program Review

Changing the Amenities

Amenities were informed by community and stakeholder input involving a series of engagement events with local residents, business operators, members of the general public, and others.

Each process was 15 m – 4+ yrs.

Significantly changing the amenities may require a similar effort





Amenities

Financial Reporting

CAC Summary

CACs Negotiated (2011-2018)

\$107.9M

*collected and pending

Committed Projects (2011-2019)

\$84.4M

*cash and contributed assets

Other projects identified for CAC funding. *Not incl. market rental, social housing or care facilities.

\$61.9M



**Difference
= \$23.4M**

CAC Summary

CACs Negotiated (2011-2018)

\$107.8M

*collected and pending

Committed Projects (2011-2019)

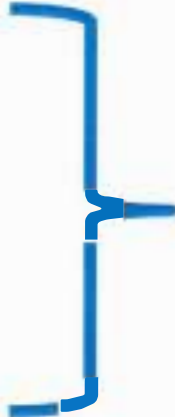
\$84.4M

*cash and contributed assets

Other projects identified for CAC funding. *Not incl. market rental, social housing or care facilities.

\$61.9M

Total =
\$146.3M

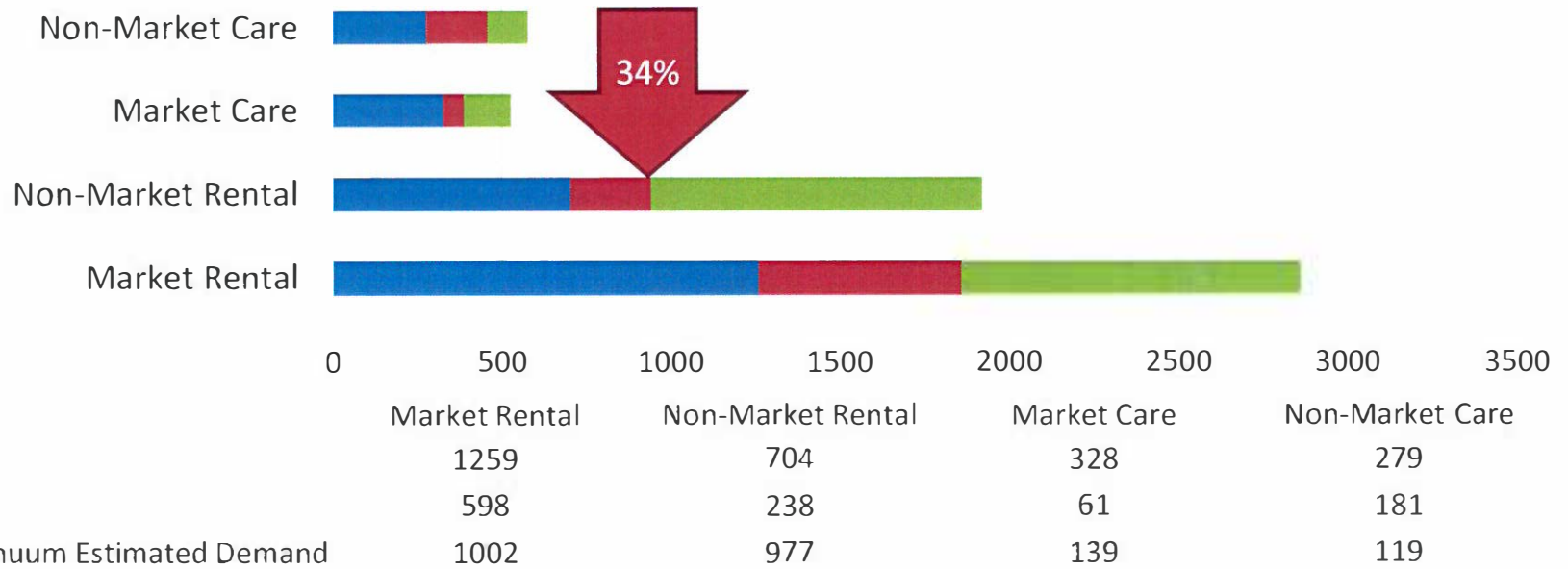




Amenities

Market Rental, Social Housing, Care Facilities

Rental and Social Housing (2011-2018)

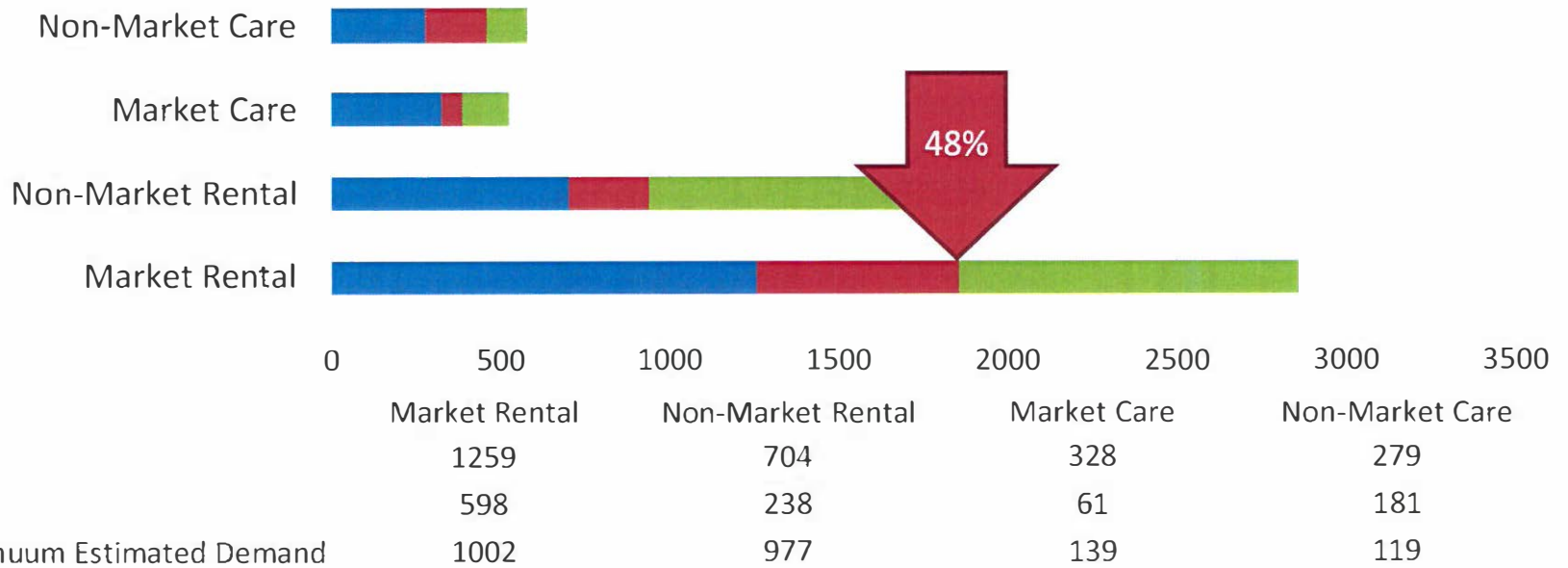


Total CAC Value 2011-2018 = \$45.6M



- * CAC Value based on 2017 Coriolis Report - gross units (762 market rental units)
- * Does not include 341 market rental units (Larco - not secured in housing agreement)

Rental and Social Housing (2011-2018)



Total CAC Value 2011-2018 = \$45.6M

- * CAC Value based on 2017 Coriolis Report - gross units (762 market rental units)
- * Does not include 341 market rental units (Larco - not secured in housing agreement)

Past Approach

Case-by-case (Oxford St.) +
Maplewood Strategy

Land + \$8.1M (capital improvements)

\$45.6M (contributed assets) 2011-2018

TOOLS FOR ACHIEVING OUR HOUSING TARGETS



Density bonus



DNV Land



CACs
(Community Amenity Contributions)



Alternative Approach

Centres and FTN Strategy

Strategically acquire/identify land + capital

+\$5-10M cash, plus contributed assets

TOOLS FOR ACHIEVING OUR HOUSING TARGETS



Density bonus



DNV Land



CACs
(Community Amenity Contributions)



Success Requires

Confirm estimated demand for market rental, social housing, care beds (Housing Continuum)

Confirm desired social housing rental rates and eligibility criteria.

Confirm use, density, infrastructure and amenities.
(i.e. certainty, fairness and transparency)

Housing Continuum

	2011 UNITS	2030 UNITS	NET INCREASE 2011-2030
Safe Houses*	22	37	15
Emergency Housing*	0	50	50
Supportive Housing*	17	67	50
Transition Housing*	21	121	100
Seniors care and disability care*	279	579	300
Subsidized Rental	644	1,644	1,000
Ownership — Co-op	343	343	0
Ownership — Co-housing	0	0	0
Affordable Home Ownership	0	0	0

Housing Continuum

			2011 UNITS	2030 UNITS	NET INCREASE 2011-2030
MARKET	RENTAL	Apartments above shops	28	26	-2
		Seniors care and disability care	328	528	200
		Coach Houses*	0	80	80
		Secondary Suites*	4,295	6,930	2,635
		Purpose Built	1,259	2,859	1,600
	OWNERSHIP	Strata Apartments	3,793	10,143	6,350
		Townhouses	2,565	3,485	920
		Duplexes, Triplexes, etc.	73	73	0
		Row House	0	0	0
		Single-Family Detached	19,944	19,794	-150
	TOTAL*		28,977	38,895	9,918

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