



# Developer Contributions Review

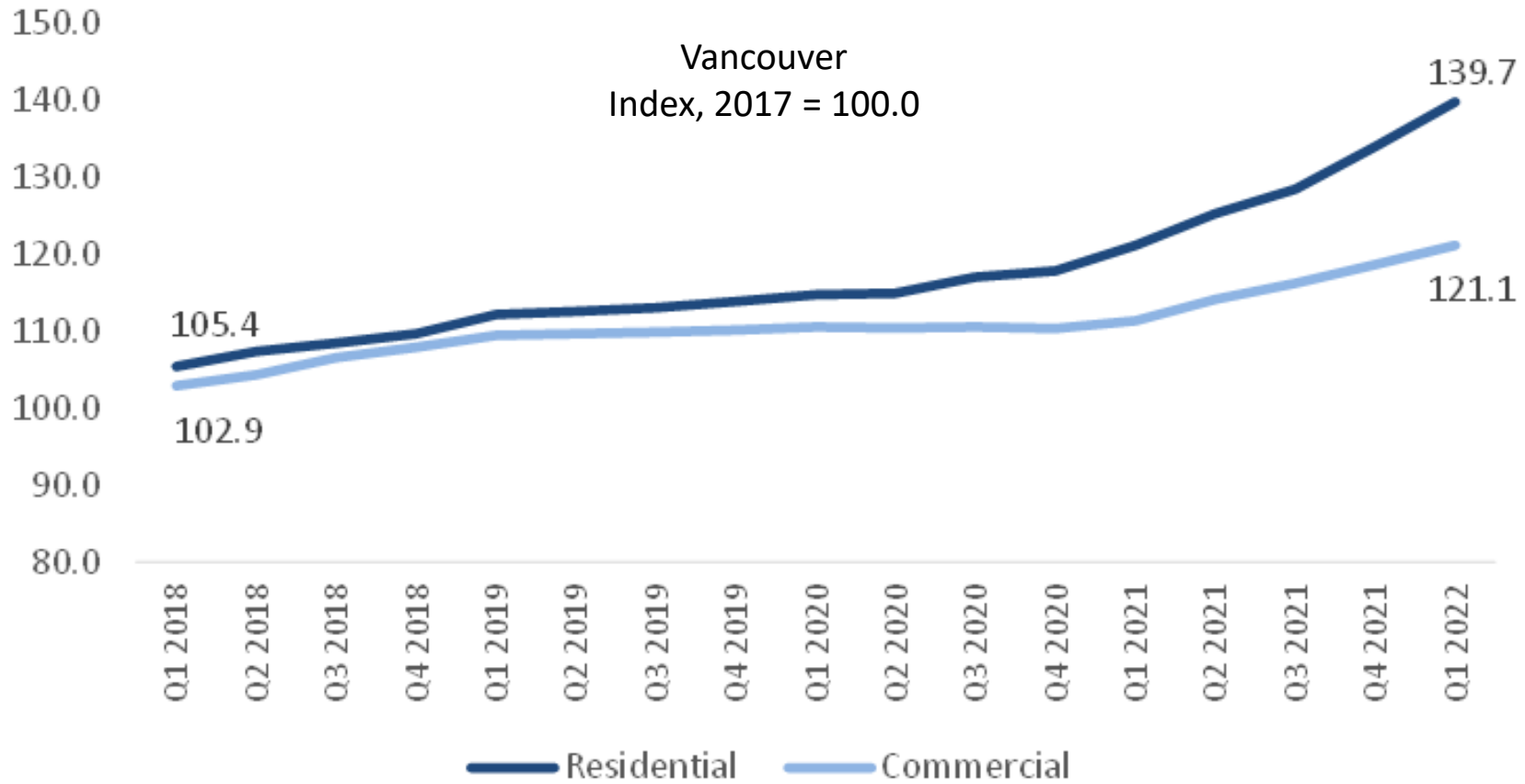
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# Scope of review

- DCC inflation adjustment
- Development program analysis
- Emerging considerations and risk

## Building Construction Price History



# DCC Inflation Adjustment

- Approval of Inspector of Municipalities
- Keep pace with rising costs
- Limited by legislation to Vancouver Average CPI (cumulative 15%)

# Development Program Analysis

Preliminary results:

- Increase in transportation and land costs
- DCC rate increase ~40%
- Combined DCC / CAC less than 5% of development revenue
- Exploring options to offset increases

# Emerging Considerations

- Moving to a 15 year planning horizon
- Setting upper limits on development charges
- Capturing all growth related impacts (equity and fairness)
- Setting minimum CAC rates inside centres (market risk)
- Transparency of impacts and obligations
- Biennial program review (accuracy of charges)

# Risk

- Interpretation of legislation and program costs eligibility
- Land prices and their impact on CAC negotiations
- Timing of the Federal decision on TWN's Addition to Reserve application
- TransLink 2050 and provisions for Rapid Transit
- Provincial review of development approvals process

# Next steps

- Introduce inflation adjusted DCC rates this fall
- Complete a full program analysis by end of 2022