



VANCOUVER DEVELOPMENT COST LEVY BY-LAW UPDATES (2023-2032)

Park Board Implications

Park Board Committee Meeting

Monday, June 20, 2022



- Provide an overview of the implications to parks and recreation, and staff recommendations regarding the City of Vancouver DCL Update Project being considered by Council, June 22, 2022.



RECONCILIATION MISSION, VISION & VALUES

MISSION

Decolonize the Vancouver Park Board

The Park Board recognizes the institution's colonial history and upholds the Board's commitment to the 11 Reconciliation Strategies.

VISION

An evolvable organization in which every employee and Commissioner recognizes the humanity in themselves by recognizing and respecting the humanity of First Peoples; and an organization that sets a worldwide example in treating Reconciliation as a decolonization process.

VALUES

These values are your compass to help guide the way you work, interact with colleagues, external partners and the public.



PATIENCE

Colonialism didn't happen overnight. Untangling it takes time. We will pace ourselves for the marathon, not the sprint. We will adjust deadlines to ensure things are done well and respectfully.



CLARITY

We will focus on how colonialism functions to exclude, not on how to include.



PRAGMATISM

All staff are inheriting a system not of our making. The Park Board Reconciliation Team (PBRT) is here to assist colleagues with examining the ways colonialism continues to damage others. Blame is unproductive.



LEADERSHIP

We will nurture and sustain each other, demonstrating Indigenous principles in the way we function as a team.



LEARNING

We consent to learn in public. We will make mistakes. We will sit with those mistakes, be transparent about them, and use them both to learn and to teach. Our mistakes will be diagnostic tools.



- Background
- 2022 DCL Updates
- Park Board implications
- Recommendations

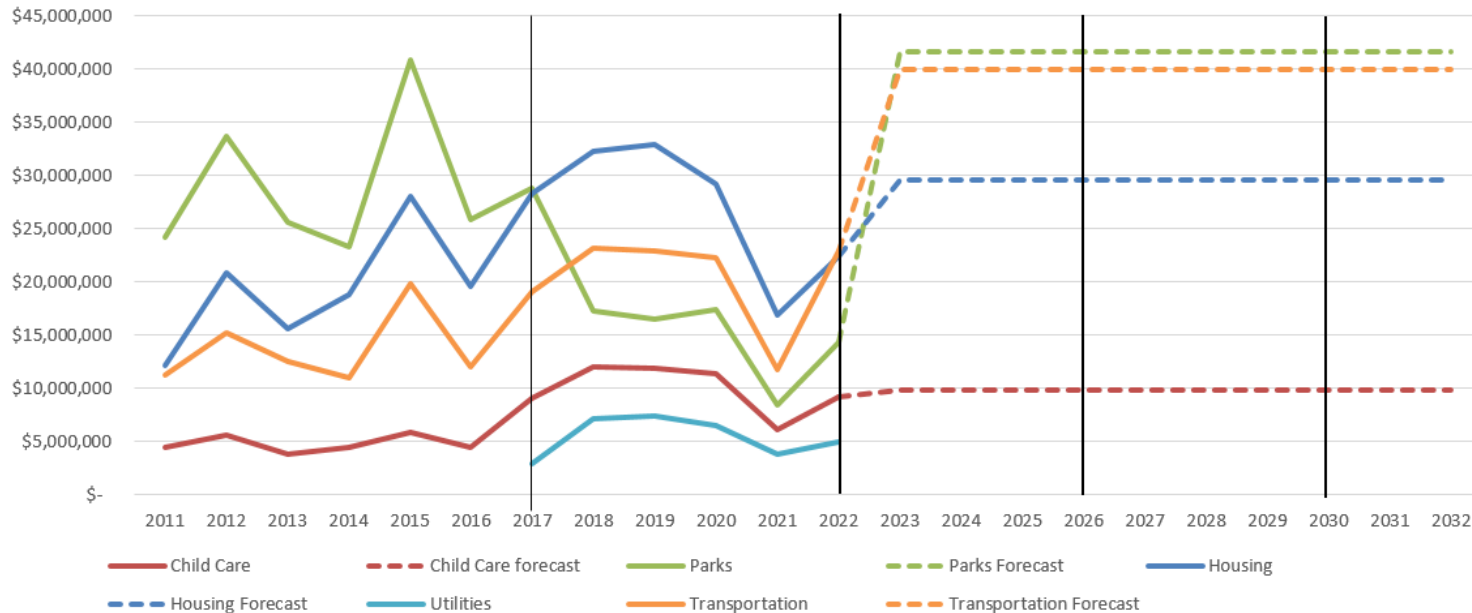


Background

- DCLs usually the largest source of capital funding dedicated through the 4yr capital plan, and allocated through the annual budget
- Historically most DCL spending on land acquisition; shifting towards intensifying and expanding park infrastructure and amenities in densifying communities
- Continue acquiring parkland strategically and opportunistically in VanPlay priority areas, increasing land values making this challenging
- Park Board increasingly using different tools such as land dedications and in-kind CACs for park acquisition.

2022 DCL Updates - Rates

- 25% - 38% increases to the City-wide DCL and Utilities DCL rates
- Parks DCLs projected increase: \$19.5M/yr (2017) to \$41.7M/yr (2022)



City-wide DCL collections and forecasted allocations by service area

2022 DCL Updates – Development Forecast

- 2023-2032 forecast anticipates ~56.2M ft² net new floor area, primarily Downtown, recent community plan areas, and along transit.

75% residential development

25% commercial development

- Residential development, largely new apartments by redevelopment and further intensification, forecasts:

55% ownership/strata

33% rental housing

12% social housing

- Signals growing number of residents who will rely heavily on public parks for their outdoor and recreation needs.

2022 DCL Updates

- DCL Historical Allocations by Service Area

DCL Category	Pre 2017	2017-2026		2023-2032 (proposed)	
City-wide DCL					
Parks	41%	18%	\$19.5M/yr	34.5%	\$41.7M/yr
Housing	32%	36%	\$37.7M/yr	24.5%	\$29.5M/yr
Transportation	22%	25%	\$26.5M/yr	33%	\$40M/yr
Childcare	5%	13%	\$13.3M/yr	8%	\$9.8M/yr
Utilities	0%	8%	\$8.9M/yr	Moved to Utilities DCL	
Utilities DCL	n/a	n/a	\$54.3M/yr	n/a	\$65M/yr

Park Board Implications

■ Amount of Funding

- Affordably accommodating population growth, on a constrained land base, with increasing urban social issues and ongoing climate change impacts, adds mounting pressure on funding tools like DCLs
- Inflation and cost escalation reducing buying power of DCL funds

■ Flexibility of Funding

- Need to continue strategically buying more parkland, but growing need to intensify park use and make existing spaces more durable and resilient to support a growing population

- A. THAT the Vancouver Park Board support the Council Report titled, 'Vancouver Development Cost Levy By-Law Updates (2023-2032)' as linked to and described in this report.

- B. FURTHER THAT the Board direct staff to send a letter to Mayor and Council, requesting Council also advocate strongly to the Provincial government for increased flexibility in how DCLs may be used for parks and recreation capital projects, to better respond to the growing population, citing the City's need to direct more development contributions toward intensifying and upgrading parks, and providing a wide variety of new parks and recreation facilities.

