

May 31, 2010

City-Wide and Regional Planning
Community Services
City of Vancouver

Attention: Chris Clibbon, Planner

RE: Development Cost Levies Annual Inflationary Adjustments

Thank you for the opportunity to attend the staff presentation and provide feedback on the suggested adjustments to Development Cost Levies (DCL) in the City. The Vancouver City Planning Commission (VCPC) recognizes the important role that DCLs play in providing funds to support affordable housing, childcare centres, parks and transportation improvements; these are essential city facilities required for the social, economic and environmental sustainability of Vancouver.

The VCPC supports DCLs continuing to be adjusted by the annual inflationary costs of the construction sector. We understand that the development industry has found this to be a clear and dependable mechanism to estimate project costs. As well, it provides the City a dependable mechanism for making revenue projections.

There are numerous area-specific changes outlined in the report including the elimination of the Triangle West area specific DCL. The VCPC will not comment on each of these individual recommendations but will limit our comments to the overall inflationary changes of the city-wide DCLs. Recognizing that Council has previously provided a 2-year delay of the full inflationary increase to the city-wide DCL rate, we see it as reasonable to institute the changes on September 30, 2010 as proposed in the draft report.

Sincerely,

Elizabeth Ballantyne, Manager,
On behalf of the
Vancouver City Planning Commission