



**AGENDA FOR THE COUNCIL WORKSHOP HELD IN CONFERENCE ROOM A/B, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 23, 2025 AT 6:00 PM**

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View complete Agenda Package at [cnv.org/CouncilMeetings](https://cnv.org/CouncilMeetings)

*The City of North Vancouver respectfully acknowledges that this Council Workshop is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Council Workshop Agenda, June 23, 2025

**MOTION TO SUSPEND THE RULES OF PROCEDURE**

THAT the Rules of Procedure be suspended for the purposes of informal consideration of the Workshop matters.

**PRESENTATIONS**

- A. DEI Learning Offerings for Mayor and Members of Council – Diversity, Equity and Inclusion Leader

*Information Report, June 23, 2025 – “DEI Learning Offerings”*

- B. Development Cost Charges Review and Update – Chief Financial Officer

*Information Report, June 4, 2025 – “2025 Development Cost Charges Review and Update”*

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# DEI Learning Offerings for Mayor and Members of Council

Presented June 23, 2025

People, Culture and Transformation

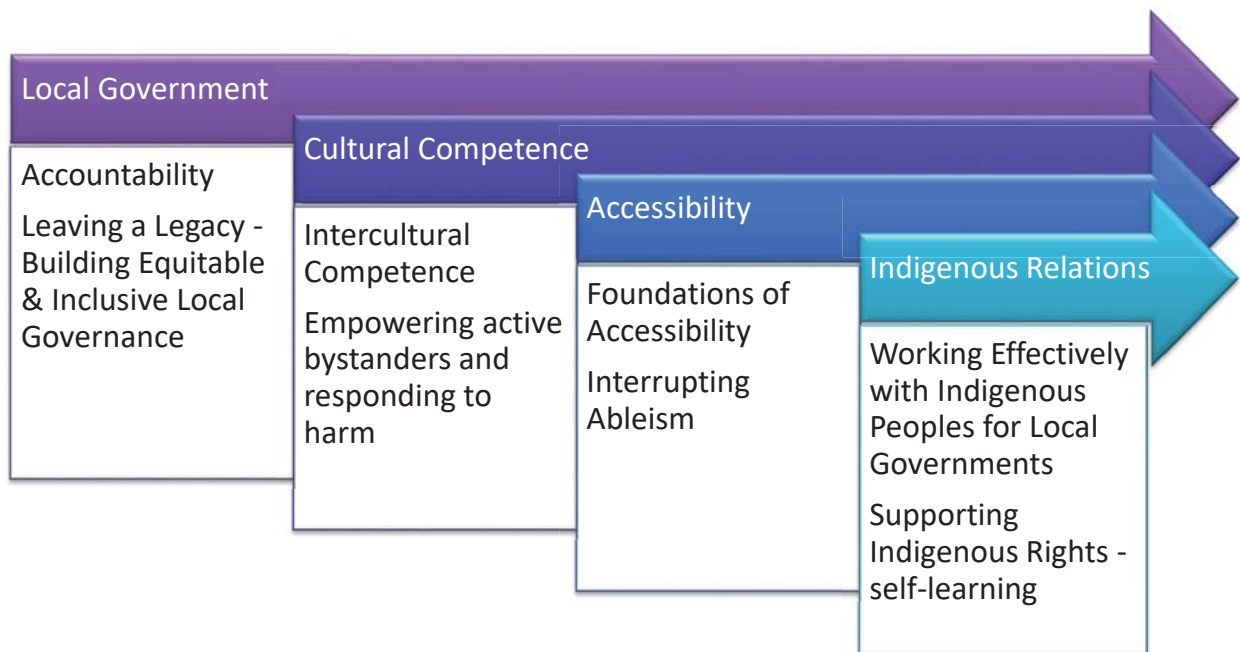


## Purpose

Recommend a learning plan to deepen participants' understanding of diversity, equity, inclusion, reconciliation, and accessibility and help inform decisions and policies that promote fairness and inclusivity for all community members.

<b>Learning Level</b>	Foundational to intermediate
<b>Time commitment</b>	1-2 hours sessions Working Effectively with Indigenous Peoples for Local Governments – 1 day
<b>Format</b>	In person, virtual and online learning
<b>Frequency</b>	At the discretion of Council – Quarterly recommended

# Proposed Learning Plan



## Supplementary Learning

### ❑ LinkedIn Learning

Curated learning content through the NVPL

### ❑ Inclusion Moments

Short learning articles & resources

### ❑ Canadian Centre for Diversity and Inclusion

Curated webinars & resources








Thank you.

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PEOPLE, CULTURE AND TRANSFORMATION DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Magda Trespalacios, Diversity, Equity and Inclusion Leader

Subject: DEI LEARNING OFFERINGS

Date: June 23, 2025 File No: 07-2830-01-0001/2025

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**PURPOSE**

To present Council with a series of recommended learning offerings and supplementary resources to enhance understanding of diversity, equity, inclusion, reconciliation and accessibility.

Training for Council and Staff on Equity, Diversity and Inclusion, including anti-racism training, and Indigenous Cross-Cultural training was identified as one of the priority actions during the Equity, Diversity, Inclusion and Reconciliation workshop attended by Council in 2021.

**BACKGROUND**

Municipalities are transforming from homogeneous communities into vibrant, diverse centres that reflect a wide range of values, perspectives, interests, and lived experiences. Understanding and appreciating these differences—along with recognizing shared values—plays a vital role in ensuring fair treatment, equitable access to resources and opportunities for all.

Actively learning about the diverse experiences of people in the community, is essential, to understand their unique challenges and needs. This knowledge is fundamental to inform and support decisions about public policies and services that are inclusive and effective in meeting the needs of everyone in the community.

The learning offerings included in the report, provide foundational to intermediate knowledge, both theory of diversity, equity, and inclusion (DEI), and practical tools for everyday application. It is recommended that training be provided quarterly over the course of 18 months.

Participants will experience personal growth through self-reflection and increased awareness of biases, which will enhance empathy and contribute to a more inclusive environment. Additionally, they will develop a deeper understanding of community diversity and learn how to engage effectively with individuals from various backgrounds. This will enable them to build meaningful relationships, expand their perspectives, and strengthen their ability to promote inclusion and support their communities.

## **LEARNING OFFERINGS**

- ✓ **Learning level:** Foundational to intermediate knowledge
- ✓ **Time commitment:** Micro-learning approach. 1 – 2 hours sessions, except Working Effectively with Indigenous Peoples for Local Governments – 1 day.
- ✓ **Format:** In person, virtual and online learning
- ✓ **Frequency:** At the discretion of Council
- ✓ **Audience:** Municipal councillors, policymakers, and local government leaders seeking to foster diversity and inclusion in their councils and communities

Course Title	Format	Duration
Empowering active bystanders - Recognizing and Responding to Harm*	Webinar	1-2 hrs
Accountability*	Webinar	1-2 hrs
Leaving a Legacy - Building Equitable and Inclusive Local Governance*	Webinar	1-2 hrs
Cultural Competence	Webinar & in person	60 min
Foundations of Accessibility	Webinar & in person	90 min
Interrupting Ableism	Webinar & in person	90 min
Working Effectively with Indigenous Peoples for Local Governments	Webinar & in person	1 day
Supporting Indigenous Rights* - self-learning	Online	33 min

\*No cost to deliver

## **Course Descriptions**

The first three workshops are delivered by Ablaze Services, a consulting company that specializes in working with municipalities and community based organizations. The workshops are part of a project, funded by the federal government through the department of Women and Gender Equality Canada (WAGE), which aims to support both current and future elected officials, by providing resources and assistance to help remove barriers for women and people of color pursuing public office.

The sessions are led by led by Nadine Nakagawa, current City Councillor, New Westminster (2 terms) and Mary Trentadue (former City Councillor, New Westminster and North Vancouver City (3 terms). There is no cost to participate in the sessions.



## **1. Empowering Active Bystanders – Recognizing and Responding to Harm**

This workshop guides participants to identify harm in their workplaces or communities and offers practical tools for responding effectively, both immediately and afterwards.

### **Objectives**

- Recognize and identify harassment and harm in workplace or community settings.
- Understand the actions and behaviors that can effectively address these issues.
- Learn the "5 Ds" of bystander intervention.
- Identify bystander intervention techniques in realistic scenarios to build confidence and skills.

## **2. Accountability**

This workshop invites participants to explore the true meaning of accountability and how to establish policies and practices that are restorative rather than punitive, fostering stronger relationships.

### **Objectives**

- Explore the true meaning of accountability and its role in fostering restorative relationships
- Differentiate between “calling in” and “calling out” and apply these approaches effectively
- Develop a personal and organizational plan to address harm while navigating discomfort
- Strengthen skills through real-time practice of accountability y conversations.
- Provide actionable motions and materials for participants to bring to their councils

## **3. Leaving a Legacy – Building Equitable and Inclusive Local Governance**

This workshop equips participants to create a lasting legacy of inclusion at their council tables by exploring and implementing policies and practices that enhance diversity and inclusion, ensuring future councillors can thrive in an equitable environment.

The session focuses on actionable solutions to improve the experience of women and gender minorities serving in local government. Participants will examine institutional barriers such as childcare, fair compensation, and accessibility, while identifying opportunities to address these challenges now.

### **Objectives**

- Examine institutional barriers to inclusion in local government, particularly for women and gender minorities

- Explore policies and practices that improve equity and accessibility
- Learn from successful examples and best practices in other municipalities
- Develop actionable strategies, discussion points, and draft motions to implement change

#### **4. Cultural Competence**

Cultural competence refers to the ability to understand, interact, and work effectively with people of different cultures. Building understanding of other cultures, values and beliefs is essential to developing positive and respectful relationships to promote a sense of belonging for all members of the community.

##### **Objectives**

- Learn how to communicate more effectively and build better relationships with people from diverse cultural backgrounds.
- Use understanding of different cultures to promote positive and collaborative interactions.
- Learn to appreciate the experiences of others.
- Consider different perspectives to foster creativity and innovation

#### **5. Foundations of Accessibility**

This session is a foundational introduction to the key principles of accessibility and the Accessible BC Act. The primary goal of this session is to provide all internal audiences with a current and common foundation in accessibility knowledge, as well as preliminary insights on how this content impacts their work.

##### **Objectives**

- Identify current language and out of date terms for disability.
- Identify the key differences between the social model of disability and the medical model.
- Describe the key requirements in the Accessible Act and how your organization is complying with the Act.
- Understand common barriers for an organization like yours and how your organization can address such barriers.

#### **6. Interrupting Ableism<sup>1</sup>**

Unconscious bias and ableism are woven into the fabric of our everyday lives. Interrupting ableism and practicing meaningful allyship is all of our collective responsibility. In this session, participants will examine ableism as a system of oppression and uncover the ways that it has shaped our perspectives.

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<sup>1</sup> Ableism is a set of attitudes, beliefs, and practices that devalue or discriminate against people with disabilities. In an ableist society, it's assumed that the "normal" way to live is as a non-disabled person. Some examples are: not offering documents in accessible formats, telling someone they don't look disabled as a compliment, talking to a person with a disability like they are a child, talking about them instead of directly to them, or speaking for them, etc.

### Objectives

- Define terms such as ableism, unconscious bias, allyship, and active bystander.
- Understand the role of allyship in interrupting ableism and promoting inclusion.
- Practice essential allyship skills, fostering a more inclusive and equitable workplace culture.

## **7. Working Effectively with Indigenous Peoples for Local Governments**

This course was designed to help aid municipal employees specifically and to be a guide to fostering sustainable, long-term partnerships between municipal governments and Indigenous communities. The course covers two key topics. First, building Indigenous awareness and second, developing effective and respectful Indigenous relationships.

### Objectives

- Understand impact of history on Indigenous Peoples
- Understand impact of current Indigenous issues on Indigenous communities
- Understand Indigenous self-government
- Understand the constitutional, political and legal context of Indigenous issues
- Understand how to form and build Government - Indigenous relationships
- Understand pragmatic reasons for working with Indigenous Peoples
- Learn how to begin to consult with Indigenous Peoples
- Learn how to manage risk when cultivating Indigenous relationships

## **8. Supporting Indigenous Rights**

In this course, professor and Indigenous rights expert Camille Glass dives into Indigenous rights and supporting Indigenous Peoples in the community and the workplace. Learn why Indigenous rights are not one size fits all. Find out what Indigenous nations have in common. Explore the complex problem of Indigenous representation, as well as the importance of freedom and dignity for Indigenous Peoples. Plus, deep dive into understanding UNDRIP (United Nations Declaration on the Rights of Indigenous Peoples): what it is, what it means, how it can be applied, and more.

## **Supplementary Resources**

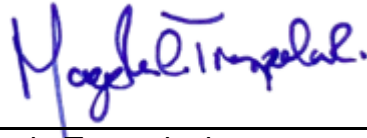
In addition to formal training options described above, a suite of resources can be made available to Mayor and Members of Council through Send-It, in the three following categories:

1. **LinkedIn Learning:** Curated learning content accessed through the North Vancouver City Library LinkedIn Learning account.
2. **Inclusion Moments:** Short learning articles and resources published on CityBizz to promote staff awareness and education about particular days of significance

observed by different cultures and actions anyone can take to promote workplace inclusion

3. **Canadian Centre for Diversity and Inclusion (CCDI):** Curated learning, webinars and resources offered by CCDI.

RESPECTFULLY SUBMITTED:



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Magda Trespalacios  
Diversity, Equity and Inclusion Leader



## Development Cost Charges Review and Update

Council Workshop Presentation  
June 23, 2025



### Purpose of the DCC Update

- CNV continues to support growth in a planned, purposeful, and intentional way
  - Ongoing investment in infrastructure and amenities is required
- There are new and revised tools available to fund growth components of investment needs
- This Development Cost Charge Update starts a path forward to fund required infrastructure in alignment with new legislation

## Project Team

### CNV

- Finance
- Planning & Development
- Engineering, Parks & Environment

### Expert Consultants

- Hemson Consulting (*municipal finance experts*)
- B&A (*engagement and policy*)
- Mulholland Parker Land Economists (*impacts on development proformas*)

## Agenda

- Introduction
- Developing DCCs
  - Guiding Principles
  - Methodology
  - DCC Areas and Program Timeframe
  - Development Forecast
  - DCC Capital Program and Eligible Costs
  - Rate Structure
  - Calculated DCC Rates
  - Rate Comparison
  - Provincial Deterrence Test
  - Current Construction Environment
- Discretionary Exemptions
- Implementation
- Q&A
- Next Steps





# Introduction

## Provincial Legislation has Changed



Bill 16 – Inclusionary  
Zoning



Bill 44 - Small-Scale  
Multi-Unit Housing



Bill 46 - Development  
financing



Bill 47 - Transit-Oriented  
Areas

This is the focus of today

## Funding Growth-Related Infrastructure in the City

### Development Cost Charges

- Section 559 of the Local Government Act (LGA)
- Used to fund initial round of growth-related capital infrastructure

### Inclusionary Zoning

- Section 482.7 of the LGA
- Local governments can require affordable housing within zoned density, as units or cash-in-lieu

### Amenity Cost Charges

- New Division 19.1 of the LGA
- New development finance tool used to collect funds for amenities arising from increased demand for services
- Prescribed list of eligible project types (libraries, recreation, park features, daycares, etc.)

### Density Benefit Zoning


- Section 482 of the LGA
- Local governments can establish density rules for a zone
- Cannot collect for an amenity for which an ACC is being collected

### Community Amenity Contributions

- In-kind or cash contributions negotiated in exchange for additional height/density

### Subdivision Development Control Bylaw

- Section 506 of the LGA
- Allows government to regulate and require, by bylaw, works and services from developments
- City's SDCB outlines developer works required to support the function of the development in the context of the City

  
Focus of today

## DCCs Eligible Projects

### DCC Eligible

Growth-related infrastructure related to:

- Water
- Sewer
- Drainage
- Transportation
- Parks Acquisition & Improvements

NEW

- Protection (Fire & Police)
- Solid Waste & Recycling

## Development Cost Charges – CNV Background

### CNV DCCs

- Requires DCC Bylaw approved by the Inspector of Municipalities (last update was 2016)
- Charges established for water, sanitary sewer, drainage, transportation, and parks capital.
- Charged on a city-wide basis for both residential and non-residential land uses
- Payable at subdivision approval (single family residential) or building permit issuance (other)

*CNV's DCCs, having not been updated for some time, are due for a refresh*

### Regional DCCs

- Metro Vancouver's Greater Vancouver Sewerage & Drainage District (GVS & DD)
- TransLink

*DCCs are commonly applied by municipalities (including CNV, the District of North Vancouver, and District of West Vancouver) and Regional levels of government across the lower mainland*



## Developing DCCs

## Guiding Principles

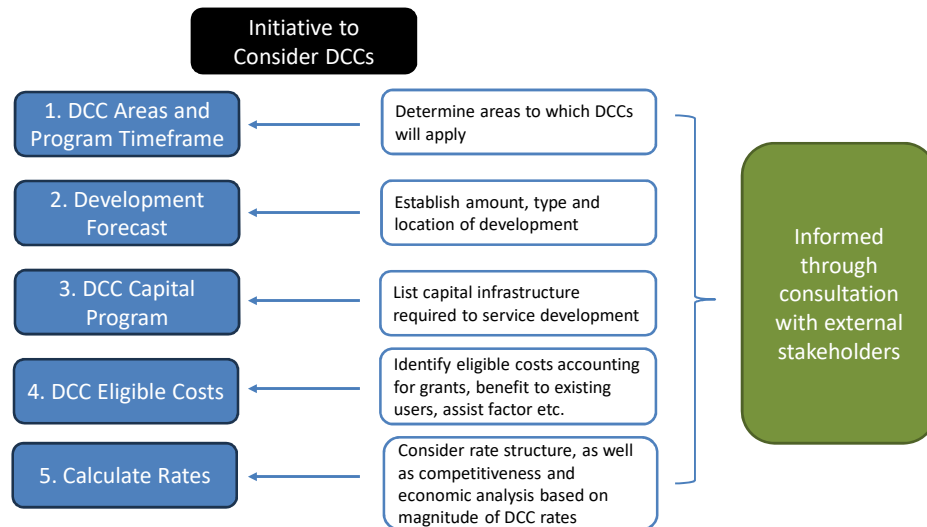
- Do the right thing for the City overall, **balancing community needs with the economics of housing construction**
- Consider the economic consequences of any recommended program by:
  - Clarifying CNV service level standards
  - Fairly apportioning growth costs to development
  - Comparing any CNV development financing fees and charges to others within the Metro Vancouver region
  - Analyzing the economics of any recommended program on industry
  - Consulting with industry (Workshop) and the public (Public Engagement) through a transparent and responsive approach that considers their feedback.

## Methodology

### *Key Tasks Required*

- Bylaw development and calculation of DCC rates
- Public and industry consultation
- Proposed by-law must be presented to elected officials to allows them to request revisions and/or additional public consultation prior to the second and third reading
- After the third reading, the DCC by-law and supporting documents can be considered by the Inspector of Municipalities
  - If no revisions are required, the by-law can be adopted and take effect

## Methodology

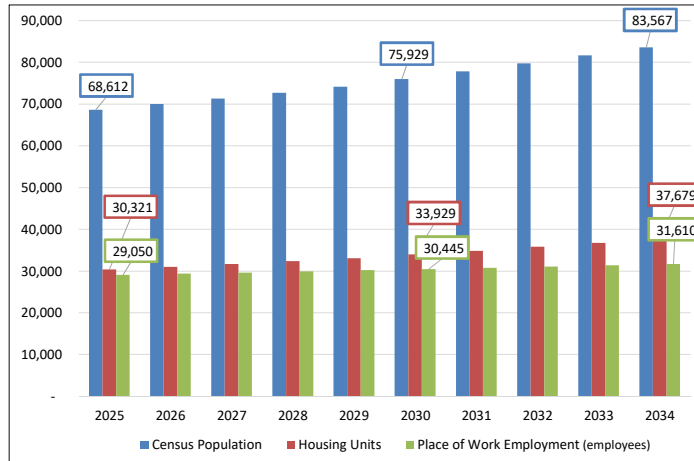


## DCC Areas and Program Timeframe

- DCCs are proposed to be calculated on a city-wide basis
  - CNV currently uses a city-wide approach vs a neighborhood by neighborhood approach
    - The city is characterized by compact geographic area similar in size to some neighborhoods in larger municipalities
    - A city-wide approach aligns with how CNV plans for and delivers infrastructure
- 10-year timeframe proposed
  - CNV's current DCC Bylaw incorporates a 10-year planning horizon
    - Aligns with Best Practice Guide



## Development Forecast



- DCC Guide recommends using data sources such as Housing Needs Reports
- CNV forecast informed by:
  - Housing Needs Report (to 2041)
  - Housing Target Order Housing Supply Target (to 2029)
- Anticipated 2025-34 growth
  - 22% increase in Census population growth
  - 24% increase in housing units
  - 9% increase in employment

## DCC Capital Program & Eligible Costs

- Capital project list informed by:
  - 2016 DCC Study
  - 2025-2029 Financial Plan
    - Including 10-Year Capital Forecast information where available
  - Discussions with Staff
  - Analysis provided by external consultants
    - Ie Asset Management studies
- Municipal Assist Factor = Baseline 1% for all services
  - Stays true to the “growth pays for growth” principle
  - Increased in limited areas in lieu of future grant funding (ie transportation)



## DCC Capital Program & Eligible Costs Summary (\$M)

Service	Total Net Cost <sup>1</sup>	Benefit to Development	Municipal Cost <sup>2</sup>	DCC Recoverable Costs	Less: DCC Reserves	Less: Beyond 10-Years	10-year DCC Eligible Cost
Water	\$30.8	\$15.5	\$15.5	\$15.3	\$1.6	\$8.0	\$5.7
Sewer	\$31.0	\$16.9	\$14.2	\$16.7	\$1.5	\$8.5	\$6.7
Drainage	\$39.8	\$14.9	\$25.1	\$14.8	\$1.4	\$5.9	\$7.5
Transportation	\$138.2	\$58.0	\$91.9	\$46.4	\$3.1	\$0.0	\$43.3
Parks	\$115.5	\$106.8	\$9.7	\$105.8	\$21.5	\$46.4	\$38.0
Protection Services <sup>3</sup>	\$34.1	\$6.8	\$27.4	\$6.7	\$0.0	\$0.0	\$6.7
Solid Waste & Recycling <sup>3</sup>	\$5.3	\$2.8	\$2.5	\$2.7	\$0.0	\$1.2	\$1.5
<b>TOTAL</b>	<b>\$394.8</b>	<b>\$221.6</b>	<b>\$186.5</b>	<b>\$208.3</b>	<b>\$29.1</b>	<b>\$70.0</b>	<b>\$109.3</b>

(1) Net of grants

(2) Includes Municipal Assist Factors ( 20% for Transportation, and 1% for the remaining categories of Water, Sewer, Drainage, Parks, Protection Services, and Solid Waste & Recycling) and ineligible DCC costs

(3) New DCC service not currently levied by CNV

## DCC Capital Program & Eligible Costs Water DCC Capital Forecast (\$M)

Total Net Cost	Benefit to Development	Municipal Cost	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$30.8	\$15.5	\$15.5	\$15.3	\$1.6	\$8.0	\$5.7

### ➤ Major Projects and % Attributable to Growth:

- Water main replacement & upgrades – \$30.7M, 50%
- Utilities Master Plan – \$100K, 90%



## DCC Capital Program & Eligible Costs

### Sewer DCC Capital Forecast (\$M)

Total Net Cost	Benefit to Development	Municipal Cost	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$31.0	\$16.9	\$14.2	\$16.7	\$1.5	\$8.5	\$6.7

➤ **Major Projects and % Attributable to Growth:**

- Sewer utility main replacement & upgrades – \$29.4M, 56%
- Sewer utility pump station major upgrades - \$900K, 17%
- Flow monitoring station install - \$600K, 17%
- Utilities Master Plan - \$100K, 90%



## DCC Capital Program & Eligible Costs

### Drainage DCC Capital Forecast (\$M)

Total Net Cost	Benefit to Development	Municipal Cost	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$39.8	\$14.9	\$25.1	\$14.8	\$1.4	\$5.9	\$7.5

➤ **Major Projects and % Attributable to Growth:**

- Storm Utility Main Replacement – \$18.0M, 50%
- Storm Infill - \$11.8M, 0%
- Future land acquisition - \$5.0M, 100%
- Thain Creek slope stabilization - \$2.9M, 17%
- Mosquito Creek at Marine Drive Bridge in-stream works, \$900K, 17%
- Flow monitoring station install - \$630K, 17%
- Creek hazard management - \$500K, 17%
- Utilities Master Plan - \$100k, 90%



## DCC Capital Program & Eligible Costs

### Transportation DCC Capital Forecast (\$M)

Total Net Cost	Benefit to Development	Municipal Cost*	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$138.2	\$58.0	\$91.9	\$46.4	\$3.1	\$0.0	\$43.3

\*municipal assist factor adjusted for anticipated grants

#### ➤ Major Projects and % Attributable to Growth:

- Major Roads and Related Projects - \$67.3M, 17-75%
- Mobility Network Implementation - \$42.4M, 75%
- Pedestrian Capacity Improvements – Sidewalks - \$19.5M, 100%
- City Lighting Program - \$4.1M, 17%
- Traffic Signal, Streetscapes & Public Realm - \$3.7M, 17-100%
- Master Transportation Planning Work - \$1.4M, 17-75%



## DCC Capital Program & Eligible Costs

### Parks DCC Capital Forecast (\$M)

Total Net Cost	Benefit to Development	Municipal Cost	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$115.5	\$106.8	\$9.7	\$105.8	\$21.5	\$46.4	\$38.0

#### ➤ Major Projects and % Attributable to Growth:

- Future Parkland Acquisition - \$50.0M, 100% (primarily post timeframe)
- Future New Parks and Plazas - \$26.3M, 96%
- Future Park Development Enhancements - \$17.4M, 99%
- Harry Jerome CRC – Park Development - \$6.8M, 50%
- Sports Field Conversions - \$4.6M, 80%
- City-wide Playground Expansions - \$3.6M, 75%
- Park Development, Greenways - \$3.5M, 75%
- Playground and Park Features - \$2.0M, 19%
- Road Reallocation to Park – location TBD = \$1.25M, 100%



## DCC Capital Program & Eligible Costs

### *Protection Services (Fire & Police) DCC Capital Forecast (\$M)*

Total Net Cost	Benefit to Development	Municipal Cost	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$34.1	\$6.8	\$27.4	\$6.7	\$0.0	\$0.0	\$6.7

➤ **Major Projects and % Attributable to Growth:**

- Redevelopment of Existing Fire Hall - \$34.1M, 20%



\*Fire Hall redevelopment assumes 25% increase in existing GFA (21,400 sf) at a cost of \$1,250/sq.ft.

## DCC Capital Program & Eligible Costs

### *Solid Waste & Recycling DCC Capital Forecast (\$M)*

Total Net Cost	Benefit to Development	Municipal Cost	DCC Recoverable Costs	Less: Available DCC Reserves	Less: Beyond 10-years	10-year DCC Eligible Costs
\$5.3	\$2.8	\$2.5	\$2.7	\$0.0	\$1.2	\$1.5

➤ **Major Projects and % Attributable to Growth:**

- Spoil Site/Transfer Station Expansion (2 ha) – \$5.0M, 50%
- Solid Waste Master Plan - \$250,000, 100%



## Rate Structure

### Current rate structure:

- \$/Single-Family Unit
- \$/GFA of Townhouse/Apartment
- \$/GFA of Commercial\*
- \$/GFA of Industrial\*



### Proposed rate structure:

- \$/Single-Family Unit
- \$/Townhouse Unit
- \$/Apartment Unit
- \$/GFA of Commercial\*
- \$/GFA of Industrial\*

\*Rates only differ for Transportation/Mobility infrastructure

## Rate Structure

Per Unit Approach Benefits	Possible Drawbacks
Removal of ambiguity with GFA calculations, thereby creating administrative efficiencies for developers and CNV reviewers, and increasing transparency	Smaller (ie entry level) apartment units paying a higher DCC as a percentage of total development cost than they would under a \$/GFA approach. Possibly offset by smaller unit's higher revenue per GFA.
Alignment to the per unit approach used by regional agencies and other North Shore municipalities, leaving developers with less administration	Rental buildings, with units typically smaller than strata units, paying higher DCCs as a percentage of total development costs than they would under a \$/GFA approach. Possibly offset by smaller unit's higher revenue per GFA.
Alignment to the available Statistics Canada census data on building types (e.g. single, row, apartment) and occupancy patterns	
Stronger linkages between fee application and demand for services	

MPLE has advised that a "per unit approach" would not discourage development of small units. This was a focus of CNV's engagement.

## Calculated DCC Rates

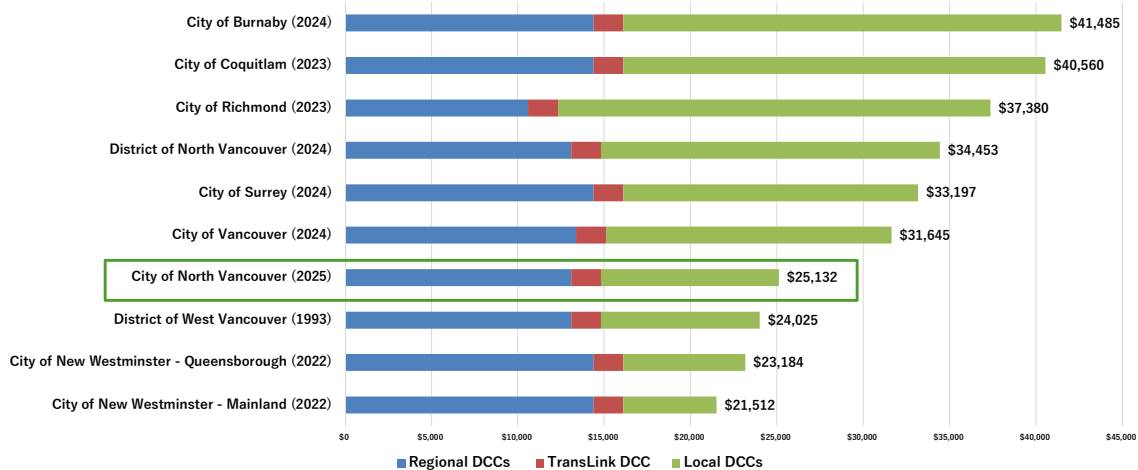
Service	Residential Charge per Dwelling Unit based on Building Type				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Protection Services (Fire & Police)	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
<b>Total Charge per Unit</b>	<b>\$17,747</b>	<b>\$14,884</b>	<b>\$12,593</b>	<b>\$10,304</b>	<b>\$148.26</b>	<b>\$110.37</b>

Includes Townhouse, Rows and SFU units with basement suite

Include SSMUH units, lock-off units, suites, and apartment buildings less than 5 storeys. Threshold will be set at 3+ units.

Industrial based on definition in OCP

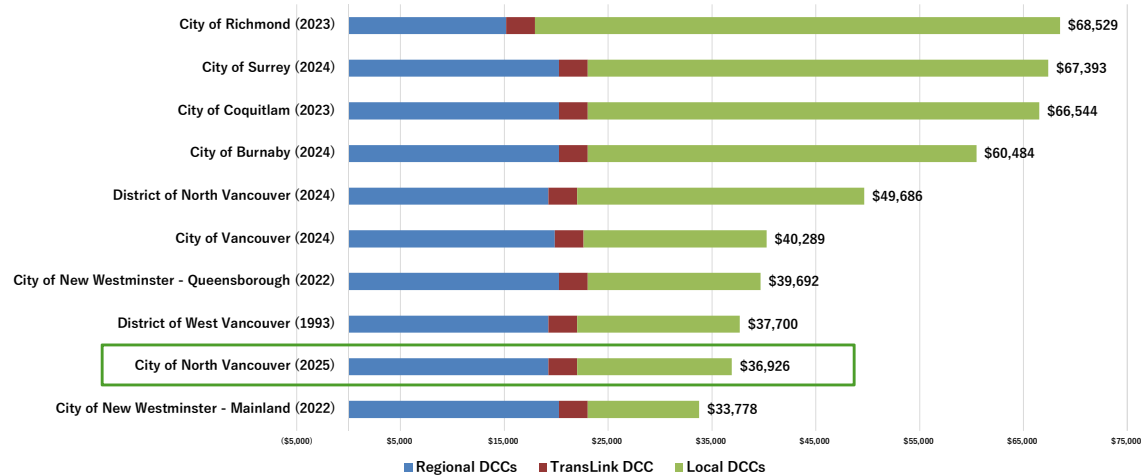
## Rate Comparison Apartment (5+ Storey) (\$ per Unit)





## Rate Comparison

### *Multiples (\$ per Unit)*



## Rate Comparison

### *Commercial (\$ per m<sup>2</sup>)*



## Provincial Deterrence Test

### Mechanics

- The Local Government Act (564(4)(f)(i) specifies that, in setting development charges, Council must consider whether the charges will “deter development”
- The Province specifies the deterrence test to be:

$$\begin{array}{ccc}
 \text{Land value supported by} & & \text{Land value supported by} \\
 \text{current as of right zoning and} & < & \text{New as of right zoning* and} \\
 \text{existing development finance charges} & & \text{updated development finance charges} \\
 & & = \quad \checkmark \quad \text{Development is not deterred}
 \end{array}$$

\* Density and use per OCP Schedule A

## Provincial Deterrence Test

### CNV's Approach

- The Province of BC's Best Practice Guides (DCCs/ACCs) specify that
  - A high level qualitative assessment of market conditions may suffice in some cases
  - Detailed financial feasibility testing may be warranted in others.
- CNV has engaged Mulholland Parker Land Economists (“MPLE”) to perform detailed testing.
- MPLE applied the provincially mandated development deterrence test described above to **196 hypothetical development scenarios** on 14 sites in the city
- MPLE's modeling assumptions were informed by April – May 2025 interviews with developers active in North Vancouver, including Anthem, Polygon, and Adera

## Provincial Deterrence Test

### Study Results

#### Sample MPLE development scenario test results

Unit Type	Neighborhood	Tenure	Base scenario		Proposed use		Change in Land Value
			Use	Land value (M)	Use	Land value (M)	
Single Family	Grand Blvd	Own	Single detached	\$0.8	Single detached	\$1.2	\$0.5
Multiple	Moodyville	Strata	Townhouse	\$54.6	Townhouse	\$59.7	\$5.1
	Moodyville	Rental	Townhouse	\$35.0	Townhouse	\$37.4	\$2.4
Other Apartment	Central Lonsdale	Strata	Apartment	\$9.7	Apartment	\$14.8	\$5.1
	Central Lonsdale	Rental	Apartment	\$6.2	Apartment	\$8.7	\$2.5
Apartment (5+ Storeys)	Central Lonsdale	Strata	Apartment	\$9.7	Apartment	\$27.3	\$17.6
	Central Lonsdale	Rental	Apartment	\$6.2	Apartment	\$14.6	\$8.4
Commercial	Marine Hamilton	Strata	Commercial	\$6.0	Mixed use	\$40.9	\$34.9
	Marine Hamilton	Rental	Commercial	\$6.0	Mixed use	\$20.7	\$14.7
Industrial *	Marine Hamilton	Rental	Industrial	\$8.8	Industrial	\$8.7	(\$0.1)

\*For industrial sites where current and future zoning are the same, there was a small impact on land value, which was not considered material

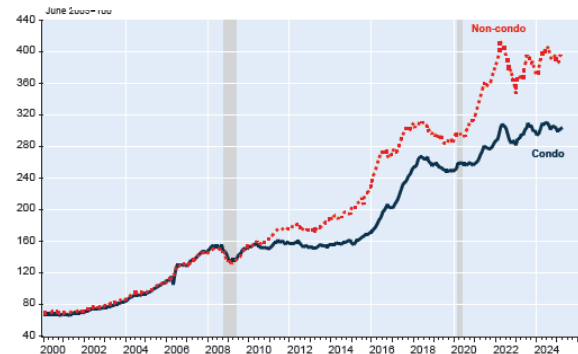
- MPLE determined that, according to the provincially mandated definition and methodology, the proposed development finance charges in combination are not expected to deter development
- Most Developers disagree with this approach

## Current Construction Environment

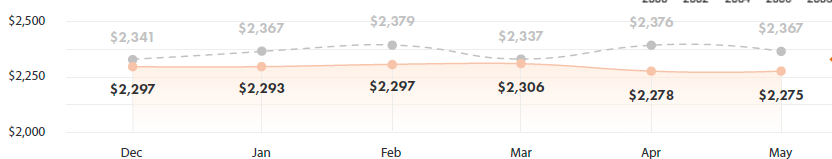
- Metro Vancouver Housing Prices, after increasing 7.4% over the past 10 years, are down 0.7% year over year



Vancouver: Teranet-National Bank House Price Index



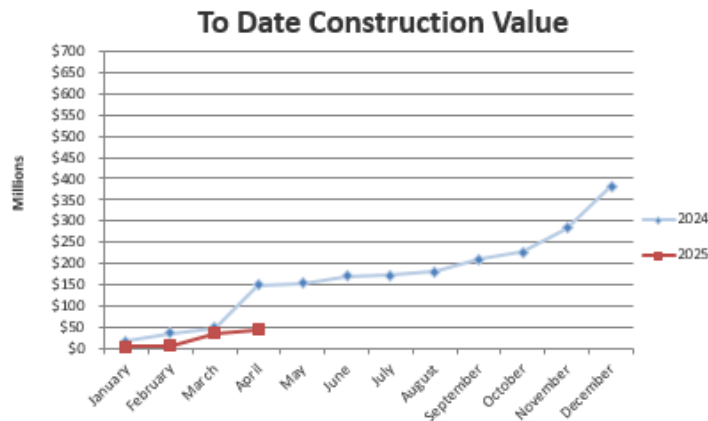
**liv**  
Metro Vancouver Rent Report  
**May 2025**  
**Rental trend** North Vancouver  
1br. unfurnished ● This year ● Previous year



- Rents in NV have also been coming down

## Current Construction Environment

- CNV's year to date Construction Values are down



## Current Construction Environment

VANCOUVER SUN

### 'What are we building for?': Aiming to boost development, Vancouver may delay amenity, infrastructure upgrades

*Dan Fumano: City hall is trying new things to facilitate development in a challenging market. Some Vancouverites worry about what they see as a trend of the city giving too much away*



[https://vancouversun.com/opinion/columnists/loking-boost-development-vancouver-considers-allowing-developers-delay-levies](https://vancouversun.com/opinion/columnists/looking-boost-development-vancouver-considers-allowing-developers-delay-levies)

- "Vancouver's planning department says real estate development is so challenging now that it's recommending allowing developers to defer paying millions in fees to city hall"
  - "The city may need to delay the delivery of some amenities and infrastructure upgrades, or reduce their scope"
- "Some Vancouverites worry this could be a troubling trend of the city giving too much away to the private sector, while extracting less in public benefits.
  - "While many recent major residential rental developments in Vancouver include 20 per cent of units at below-market rents, this ... project had only 10 per cent of homes with "citywide average" rents."

## Discretionary Exemptions

## Discretionary Exemptions

Exemptions	LGA Prescribed	CNV Existing/Update
Places of Worship	Y	Y
Places of Worship (Permissive exemptions)	Y	Y
Value of work	Less than \$50K <sup>a</sup>	Less than \$100K
Small residential (<29m <sup>2</sup> )	Y <sup>b</sup>	Y
DCC previously applied	Y	Y
Less than 4 units	Y <sup>c</sup>	Y
Development creates no new capital cost burden	Y	Y
NFP Rental Housing <sup>d</sup>	N	Y
For profit affordable rental housing <sup>d</sup>	N	N
Small lot subdivision designed for low GHG <sup>d</sup>	N	N

a) \$50K limit can be increased    b) 29m<sup>2</sup> can be increased    c) 4 units limit can be reduced    d) fully discretionary

- Additional exemptions must be funded by other funding sources (ie property taxes)
- Additional exemptions can be added by Council through separate bylaw at any time
  - No Inspector of Municipality approval required



## Implementation

### In Stream Protection *Provided in the LGA*

- Developers who have submitted complete applications for a subdivision, building permit, development permit, or zoning bylaw amendment are ***granted a provincially mandated 12-month period where the new DCC rates have no effect*** (starting from the date the DCC bylaw is adopted).
- This 12-month period applies as long as the applicant obtains their approval within that period.



# Implementation

## *Key Decision Points*

In establishing DCCs, Council can:

**1. Add/remove capital projects**

- Reducing service levels and/or transferring funding obligations to residents

**2. Increase assist factor**

- Make calculated rates even more competitive
  - transferring funding obligation to residents
- Phase-in rates over and above provincially mandated in-stream protection period
  - transferring funding obligation to residents

**3. Define rate structure for residential uses (\$/per unit or \$/GFA)**

- See slide 26 for Benefits and Possible Drawbacks

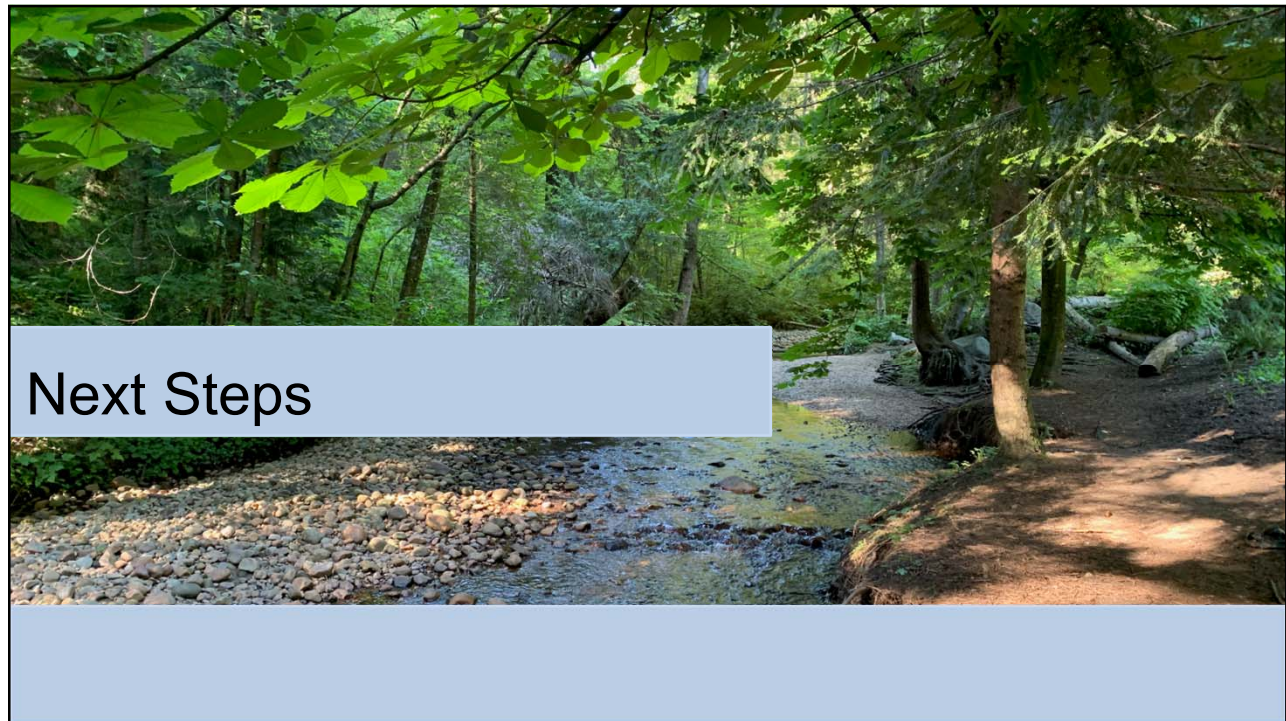
**4. Impose discretionary exemptions**

- See slide 35 for options



Q&A



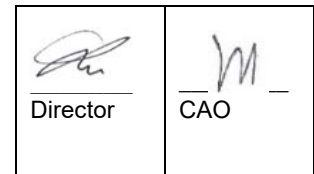


## Project Timing – Next Steps

Key Task	Proposed Date
Council Info Report	June 10
Hold Public Engagement	June 10-20
Consultation with UDI	June 12
Meetings with Developers	Up to June 20
Council workshop on the DCC review and proposed updates	June 23
Staff Incorporate feedback	June 24 – July 9
Council Consideration of DCC Bylaw	July 14
Inspector of Municipalities review	July – Sept
Final Council consideration of DCC Bylaw	September 2025



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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FINANCE DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 DEVELOPMENT COST CHARGES REVIEW AND UPDATE

Date: June 4, 2025 File No: 09-3900-30-0010/1

---

**ATTACHMENTS**

1. Information Report – 2025 Development Cost Charges Review and Update dated June 9, 2025 (CityDocs [2678676](#))
2. Hemson Consulting Memorandum – Summary of Development Cost Charges Report & Role of Elected Officials dated June 4, 2025 (CityDocs [2678900](#))
3. Development Cost Charges Review and Update – Council Workshop Presentation (CityDocs [2679252](#))
4. Draft Executive Summary – Mulholland Parker Land Economics Draft Economic Analysis (CityDocs [2683902](#))
5. City of North Vancouver Development-Related Capital Program (CityDocs [2679895](#))
6. Bylaw No 8471 – Tracked Changes (CityDocs [2683903](#))

**PURPOSE**

This Report provides:

- an update on work staff have undertaken to engage with the public and industry on CNV's Updated Development Cost Charge ("DCC") program in advance of a presentation and discussion with Council at its Workshop on June 23, 2025.
- Workshop materials for Council review.

**BACKGROUND**

Staff, working with its municipal finance consultant Hemson Consulting ("Hemson"), have developed a draft updated DCC program as described in Staff's Information Report recently circulated to Council (**Attachment #1**) that included as an attachment a summary report prepared by Hemson (**Attachment #2**).

On June 10, 2025, CNV began an engagement period to obtain feedback from the public and the development industry. Public engagement involved a social media campaign, promotion on screens in City Hall, advertisements in the North Shore News, and updated web content, the later of which can be found at:

<https://www.cnv.org/Business-Development/Building/development-cost-charges>

Engagement with the development industry included a presentation and discussion at an Urban Development Institute (“UDI”) meeting on June 12, 2025. CNV staff also reached out to some developers known to be active on the North Shore for one-on-one meetings and, as of writing, had three such meetings complete and/or scheduled. Both the public and the development community were asked to provide any final comments or questions to Staff by June 20<sup>th</sup>, 2025 so that input could be shared with Council at its June 23<sup>rd</sup> workshop.

The following materials are attached to this Information Report to enable Council to prepare for the June 23<sup>rd</sup> Workshop:

- Development Cost Charges Review and Update – Council Workshop Presentation (**Attachment #3**)
- Executive Summary – Mulholland Parker Land Economics Draft Economic Analysis (**Attachment #4**)
- City of North Vancouver Development-Related Capital Program (**Attachment #5**)
- Bylaw No 8471 Track Changes (**Attachment #6**)

Following the Council Workshop, staff anticipate:

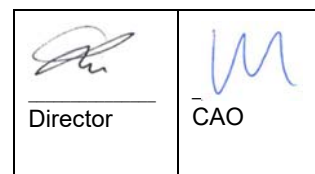
- Preparing revised materials for Council consideration at its open meeting on July 14<sup>th</sup>, 2025, to incorporate Council feedback.
- Providing CNV’s updated DCC Bylaw to the Province of B.C.’s Inspector of Municipalities this summer, and
- Returning to Council for final Bylaw consideration in Q3.

RESPECTFULLY SUBMITTED:



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Larry Sawrenko  
Chief Financial Officer



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FINANCE & PLANNING & DEVELOPMENT DEPARTMENTS**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 DEVELOPMENT COST CHARGES REVIEW AND UPDATE

Date: June 9, 2025 File No: 09-3900-30-0010/1

---

**ATTACHMENT**

1. Draft Report Summary – Development Cost Charge Review (CityDocs [2678900](#))

**PURPOSE**

The Province of B.C. implemented new development financing legislation in 2023. CNV's Development Cost Charges were last updated in 2016. This Report provides an update on work staff have undertaken to update CNV's Development Cost Charges in advance of engagement with industry and the public. Work staff are concurrently doing to update CNV's inclusionary zoning is being addressed in a separate report.

**BACKGROUND**

CNV currently collects three types of Development Cost Charges ("DCCs"): CNV DCCs, Metro Vancouver DCCs, and Translink DCCs. The former are set by CNV, while the latter two are set by those other respective organizations. DCCs are collected to provide for infrastructure system upgrades required to support new populations/intensity of use. CNV also has a 2018 Density Bonus and Community Benefits Policy that guides the consideration of density bonuses (i.e. Community Amenity Contributions) and the Subdivision and Development Control Bylaw that guides infrastructure improvements required to directly service a development. The Official Community Plan and Local Government Act ("LGA") guide these tools.

The Province of B.C. (the "Province") recently amended the LGA to facilitate increased housing supply as supported by *Bill 44 – 2023 Housing Statutes (Residential Development) Amendment Act*, *Bill 46 – 2023 Housing Statutes (Development Financing) Amendment Act*, *Bill 47 – 2023 Housing Statutes (Transit Orientated Areas) Amendment Act*, and *Bill 16 – 2024 Housing Statutes Amendment Act*.



These legislative changes, aimed at curtailing municipal ability to rely on discretionary approval processes, grant new financial and policy tools to fund the infrastructure and amenities needed to support growth. They include expanding the types of capital projects that are eligible for DCC funding, introduce Amenity Cost Charges (“ACCs”) as a new development finance tool to further enable local governments to collect funds needed to fund community amenity needs, and require increased transparency and accountability for how the funds are imposed and collected. Amendments from Bill 46 came into effect on November 30, 2023.

## **Amenity Cost Charges**

ACCs are a new development financing tool a municipality can utilize to collect fees to fund amenities such as libraries, daycares, community centres, recreation facilities, and public spaces. ACCs are designed to cover a portion of the capital costs associated with the increased need for municipal amenities arising from new developments.

In April 2025, the Province released its DCC and ACC “Best Practice Guides”. On May 5, 2025, the Province released a document called “Density Bonusing Comprehensive Guidance”. This document extends the transition date for local governments to update existing general density bonus bylaws from June 30, 2025 to June 30, 2026. CNV Staff are working on an ACC program for Council consideration at a later date, but before the June 30, 2026 deadline.

## **Development Cost Charges**

DCCs are a financing tool a municipality can use to impose charges on developers to fund infrastructure projects arising from new development. Legislation originally permitted DCC collection to fund capital projects in the water, sewage, drainage, highway facilities, and parkland acquisition categories. Following the passage of Bill 46, local governments are now able to also collect DCCs for fire, police, and solid waste/recycling facilities. Further information can be found in the publication released by the Province of BC called “Development Cost Charges – Guide for Elected Officials”.

[https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/finance/development\\_cost\\_charge\\_-\\_guide\\_for\\_elected\\_officials.pdf](https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/finance/development_cost_charge_-_guide_for_elected_officials.pdf)

CNV’s DCC program was last updated in 2016. The Financing Strategy for the Harry Jerome Community Recreation Centre (“HJCRC”) endorsed by Council in January 2022 includes DCC funding for qualifying HJCRC park improvements. Completion of a DCC review would also complete a Housing Accelerator Fund project milestone. An update to CNV’s DCC program is therefore being brought forward at this time.

## **DCC REVIEW**

Staff, working with its municipal finance consultant Hemson Consulting (“Hemson”), have now developed a recommended updated DCC program (**Attachment #1**) that incorporates CNV’s growth projections and CNV’s capital expenditure forecasts covering the cost of upgrading traditionally DCC funded projects and the new fire, police, and solid waste facility categories as enabled by the Province’s new legislation.

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## Development Forecast and Capital Projects

The city growth forecast is an important input to the DCC rate calculation and drives the amount and type of new development projected throughout the city. The forecast used for the purposes of updated new DCC rate calculations is informed by a number of sources, including historical development trends, the 2024 Interim Housing Needs Report, the City's housing targets, and discussions with staff.

CNV Staff and Hemson have developed a development-related capital program that sets out the projects required to service anticipated development from 2025 to 2034. Forecasting over a 10-year period is the best practice identified in the guidance available. The details of these projects are best estimates available at the time of the study, and may change through future budgeting and DCC updating cycles.

**Table 1 Summary DCC Capital Project Information**

Service (\$000's)	2025-2034	
	Gross Project Costs	DCC Eligible Costs
1.0 Protective Services	34,119	6,706
2.0 Sanitary	31,013	6,725
3.0 Water	30,828	5,682
4.0 Storm Drainage	39,844	7,458
5.0 Parkland & Park Improvement	115,487	37,941
6.0 Solid Waste	5,250	1,490
7.0 Transportation	138,249	43,302
<b>Total – 10 year for all Services</b>	<b>394,790</b>	<b>109,305</b>

## Calculated DCC Rates

Proposed local DCC's by service type are as follows:

**Table 2**

Service	Single Family	Multiple <sup>1</sup>	Other Apartment <sup>2</sup>	Apartment 5+ Storeys	Commercial (m <sup>2</sup> )	Industrial (m <sup>2</sup> )
Protective Services	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	1,101	923	781	639	8.58	8.58
Water	930	780	660	540	7.25	7.25
Storm Drainage	1,221	1,024	866	709	9.52	9.52
Parkland & Park Improvement	7,227	6,061	5,128	4,196	18.59	18.59
Solid Waste	244	205	173	142	1.90	1.90
Transportation	6,251	5,242	4,436	3,629	94.69	56.80
<b>Total Charge</b>	<b>\$17,747</b>	<b>\$14,884</b>	<b>\$12,593</b>	<b>\$10,304</b>	<b>\$148.26</b>	<b>\$110.37</b>

*1 - Multiple-units include townhouses, rows, and single-family units with a basement suite*

*2 - Other Apartments include small-scale, multiple-unit housing ("SSMUH"), lock-off units, suites, and apartment buildings that have less than 5 storeys*

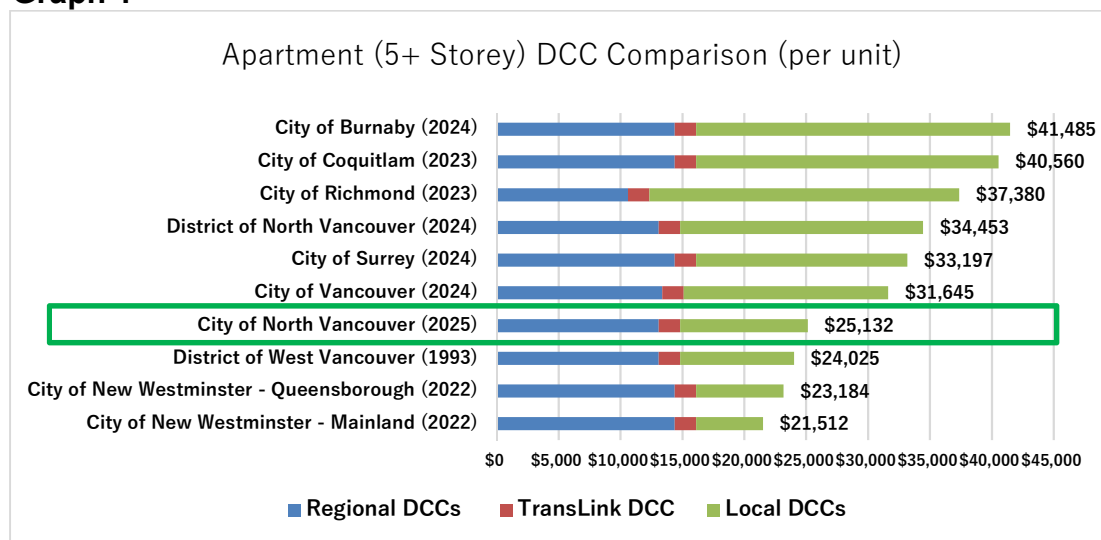
The following table compares CNV's existing DCC and proposed new local DCC rates.

Land Use	Unit	Existing DCC Rates (2016)	Proposed DCC Rates
Single Family	Per unit	\$14,749	\$17,747
Multiple-unit*	Per unit	\$8,642	\$14,844
Apartment 5+ Storeys*	Per unit	\$4,041	\$10,304
Other Apartment*	Per unit	\$4,041	\$12,593
Commercial	Per m <sup>2</sup>	\$58.03	\$148.26
Industrial	Per m <sup>2</sup>	\$38.70	\$110.37

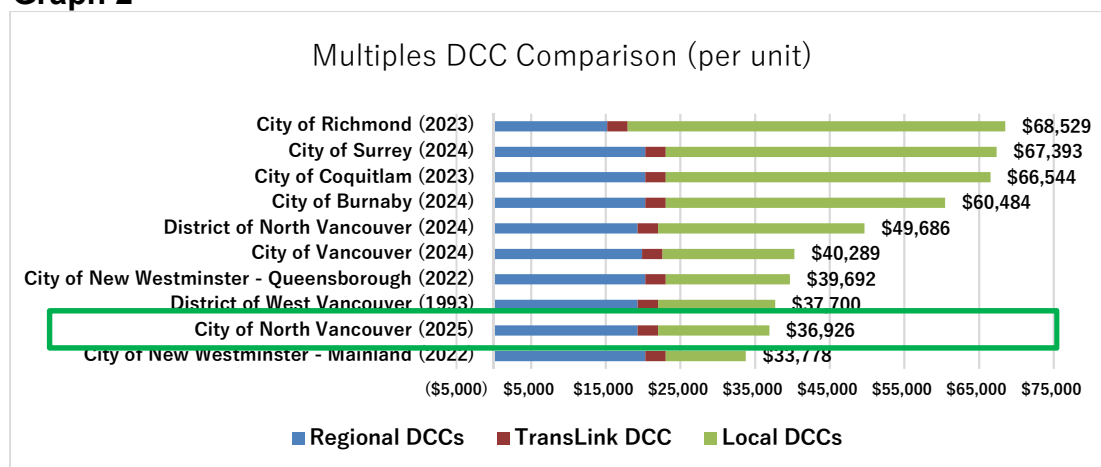
\* Based on average townhouse of 139m<sup>2</sup> and apartment of 65m<sup>2</sup>.

For the three areas where CNV sees the majority of the city's development applications, the proposed rates compare favourable across the region, as is shown in graphs 1-3 below:

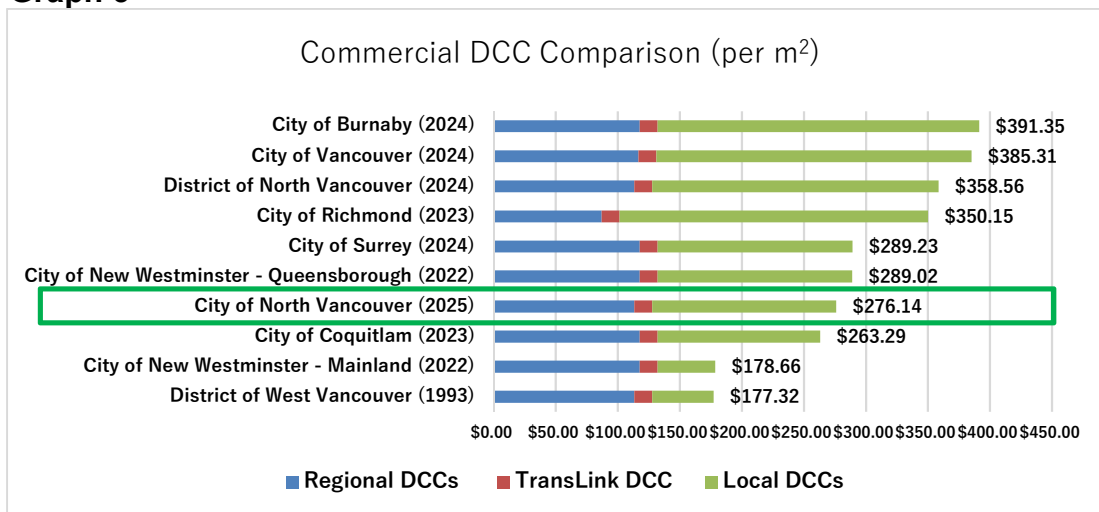
**Graph 1**



**Graph 2**



Graph 3



**Attachment #1** provides detail on the calculation of the DCC rates, a comparison of DCC rates across the region for other sectors, and Council's role in the process.

CNV's existing rates have not been updated since 2016. The newly calculated rates reflect increases in construction costs (non-residential construction CPI increased in Vancouver by 57% from 2016-25), and the inclusion of additional DCC-eligible services not previously allowed. Strong growth is also projected for CNV (24% population growth forecasted over the 10 year planning horizon), which necessitates further investment in infrastructure to support the development of a complete and livable community.

## Financial Feasibility

CNV's Planning & Development Department has engaged Mulholland & Parker Land Economists ("MPLE") to support the development of changes to CNV's development financing tools and determine if proposed charges would deter development. MPLE performed analysis on 196 hypothetical development scenarios on 14 sites in the city. In all scenarios, MPLE determined that proposed changes do not deter development.

## DCC Rate Structure

DCC rates can be calculated using a "per unit approach" or a "gross floor area ("GFA") approach". The current and proposed rate structure for CNV's DCC's is as follows:

Land Use	Current	Proposed
Single Family	\$/Unit	\$/Unit
Townhouse/Row	\$/GFA	\$/Unit
Apartment 5 Storeys	\$/GFA	\$/Unit
Other Apartment	\$/GFA	\$/Unit
Commercial	\$/GFA	\$/GFA
Industrial	\$/GFA	\$/GFA

Benefits of using the per unit approach include:

- Removal of ambiguity with GFA calculations, thereby creating administrative efficiencies for developers and CNV reviewers, and increasing transparency
- Alignment to the per unit approach used by regional agencies and other North Shore municipalities, leaving developers with less administration,
- Alignment to the available Statistics Canada census data on building types (e.g. single, row, apartment) and occupancy patterns, and
- Stronger linkages between fee application and demand for services

The drawbacks of using the per unit approach could include:

- Smaller (i.e. entry level) apartment units paying a higher DCC as a percentage of total development cost than they would under a \$/GFA approach.

MPLE has advised that a change to a “per unit approach” would not discourage development of small units as there are many examples of local municipalities charging \$/Unit DCCs and that structure has not been observed to discourage small unit construction. Hemson has also provided similar advice (**Attachment 1** pg 4-5).

Staff are planning to specifically solicit input from industry on any move to a per unit approach as part of the engagement process for Council consideration.

### In-Stream Protection

The Local Government Act includes provisions to protect development applications that are already in progress. Developments with a complete application that have been accepted for processing by CNV and for which the application fee has been paid are protected from any DCC rate increases introduced under the new bylaw for a period of one year.

### NEXT STEPS

Key task	Date
Engagement session with Industry (Urban Development Institute)	June 12, 2025
Public Engagement close	June 20, 2025
Council presentation	June 23, 2025
Bylaws and Policies to Council for consideration	July 14, 2025
Bylaws to Inspector of Municipalities for consideration	July-August 2025
Bylaw to Council for consideration of adoption	Q3 2025

*\*Results of public and industry engagement will be presented to Council on June 23, 2025*

RESPECTFULLY SUBMITTED:



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Larry Sawrenko  
Chief Financial Officer



Hemson Consulting Ltd

1000 – 30 St. Patrick Street, Toronto, ON M5T 3A3

416-593-5090 | hemson@hemson.com | www.hemson.com

## MEMORANDUM

**To:** City of North Vancouver

**From:** Hemson Consulting

**Date:** June 4, 2025

**Re:** Summary of Development Cost Charges Report & Role of Elected Officials

---

Hemson Consulting Ltd. was retained by the City of North Vancouver (CNV) to update its existing Development Cost Charges (DCC) Bylaw (Bylaw 8471) to reflect the infrastructure and servicing needs associated with new development across the City. A comprehensive technical report, titled *Development Cost Charges Background Study* and dated May 29, 2025, outlines the methodology and key inputs used to calculate the proposed DCC rates.

This memorandum provides a high-level summary of the report's findings and discusses the role of elected officials in determining and administering the DCC rates.

### A. LEGISLATIVE CONTEXT

The City's 2025 DCC Study and Bylaw Review is presented as part of the process to lead to the approval of a new DC bylaw in compliance with the *Local Government Act* (LGA). The study is prepared in accordance with the LGA and the Ministry of Housing and Municipal Affairs DCC Best Practices Guide dated March 2025.

### B. ALL SERVICES WITH DEVELOPMENT-RELATED COSTS ARE INCLUDED IN THE ANALYSIS

The following City services have been included in the DCC analysis. Protection Services and Solid Waste and Recycling are new DCC services which are not currently included in the City's existing DCC Bylaw 8471.

- Water;
- Sewer;
- Drainage;
- Transportation (Highway Facilities);
- Park Acquisition and Improvements;

- Protection Services (Police & Fire); and
- Solid Waste & Recycling.

## C. APPROACH USED TO CALCULATE DCCS

In accordance with the LGA, several key steps are required to calculate DCCs. These steps include:

- Establishing DCC Areas and Program Timeframe
- Creating a Development Forecast
- Developing a DCC Capital Program for Eligible Services
- Identifying the DCC Eligible Costs
- Calculating the DCC Rates

## D. DEVELOPMENT FORECAST

A forecast of residential and non-residential development anticipated in the City has been included in the DCC report for the purposes of the DCC rate calculations. The City's development forecast for the 10-year planning horizon from 2025 – 2034, estimates that CNV will add approximately 8,000 new occupied dwelling units which will be accommodated by 16,100 people.

The employment forecast for the City is forecast to add approximately 2,800 new employees in the 10-year planning horizon. This results in the addition of 75,400 square metres of new non-residential building space from 2025 – 2034.

## E. DEVELOPMENT-RELATED CAPITAL PROGRAM

The development-related capital program for all services is based on a 10-year period from 2025 – 2034. The gross cost of the program amount to \$394.8 million of which, \$109.3 million is anticipated to be funded from DCCs. Details regarding the capital programs for each service is provided in Appendix B of the *Development Cost Charges Background Study*.

## F. CALCULATED DCCS

DCCs have been established under the parameters and limitations of the LGA. A municipal-wide uniform cost recovery approach is used to calculate DCCs for all services.

The table below provides the City-wide charges for residential and non-residential development based on residential unit types and commercial and industrial space per square metre.

Service	Residential Charge By Unit Type (1)				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Protection Services (Fire & Police)	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
<b>Total Charge per Unit</b>	<b>\$17,747</b>	<b>\$14,884</b>	<b>\$12,593</b>	<b>\$10,304</b>	<b>\$148.26</b>	<b>\$110.37</b>

The 2025 DCC Study is a point-in-time analysis based on the best available information and is subject to change based on future capital plans presented to Council as part of the annual budgeting process. It is also expected that CNV will complete regular updates of the DCC rates at least every five years.

## G. PROPOSED CHANGES TO THE CURRENT DCC RATE STRUCTURE

Residential Development Cost Charges (DCC) rates are typically calculated using either a “per lot/per unit” approach or a “per square metre/square foot” approach. A key advantage of the per unit method is that it can be more easily informed by Statistics Canada Census data on building types (e.g., single-detached, townhouses, apartments) and occupancy patterns. This data supports a fair allocation of infrastructure costs between unit types, recognizing that single-detached units generally have higher occupancy levels than apartment units.

For non-residential development, DCC rates are commonly differentiated by land use category—such as commercial and industrial—to reflect varying servicing demands. These rates are typically calculated based on either gross floor area (i.e., per square metre or square foot of building space) or land area.

Currently, the City of North Vancouver applies the following DCC rate structure:

### Residential Land Uses:

- Single-family dwellings: per lot
- Townhouses (multiples) and apartments: per square metre



### **Non-Residential Land Uses:**

- Commercial and industrial: per square metre

As part of the 2025 DCC update, changes are proposed to the residential rate structure, moving to a per unit approach for all residential unit types. Additionally, apartment units will be categorized into:

- Apartments with 5 or more storeys, and
- Other apartments (e.g., low- and mid-rise).

The non-residential rate structure is proposed to remain unchanged.

#### **i. Rationale for Changing the Residential Rate Structure**

The reasons for the change in the residential rate structure is as follows:

- **Administrative Ease and Efficiency** – Simplifies DCC calculations and improves transparency for both City staff and developers.
- **Regional Consistency** – Aligns with rate structures imposed by other municipalities, including District of West Vancouver, City of Pitt Meadows, District of North Vancouver, City of Burnaby, and City of Coquitlam as well as regional agencies such as Metro Vancouver and Translink.
- **Fair Cost Distribution** – Ensures a more equitable allocation of DCCs across different housing types, supported by census and demographic data.

## **H. CALCULATED DCC RATES WILL NOT DETER DEVELOPMENT**

As per the LGA, local governments must consider whether the DCC charges will deter development or discourage the construction of reasonably priced housing or serviced land. According to the DCC Best Practices Guide, factors that impact the financial feasibility assessment include:

- if DCCs are being introduced for the first time,
- the magnitude of proposed rate changes, and
- local housing market and land supply conditions.

Engaging with developers and having a thorough consultation process ensures that the DCC rates are fair and transparent. If the DCC rates are not financially feasible, then a local government may consider adjusting the assist factor, remove or cancel projects in the

capital program, and phase-in the fully calculated DCC rates by reducing the assist factor over a predetermined period.

Recognizing that the City's DCC rates have not been updated since 2016 and that the proposed rate increases were anticipated to be significant, staff and Hemson Consulting met several times over the course of the project to review and make changes to the draft calculated DCC rates. To ensure development would not be deterred or result in the construction of reasonably priced housing being discouraged, over \$60 million in eligible DCC infrastructure costs were removed from the rate calculations. The rates contained in the draft DCC Bylaw reflect these changes and will allow CNV to remain competitive with DCCs imposed by neighbouring municipalities (see Section I below).

In addition to this work, the City is also undertaking a formal financial feasibility analysis to better understand the combined impacts of the newly calculated DCCs, ACCs and IZ requirements. This analysis will be discussed further in the ACC and IZ reports and mitigating measures will be introduced, where warranted.

## **I. COMPARISON OF CALCULATED DCC RATES WITH OTHER JURISDICTIONS**

The figures below provide a comparison of DCC rates in other municipalities and CNV's calculated rates. It is important to note that such comparisons represent a point-in-time analysis based on the best available information. Direct comparisons are challenging, as each municipality has distinct servicing needs, growth patterns, and geographic characteristics that influence how DCC rates are determined.

**Figure 1 - Single Family Unit DCC Rate Comparison**

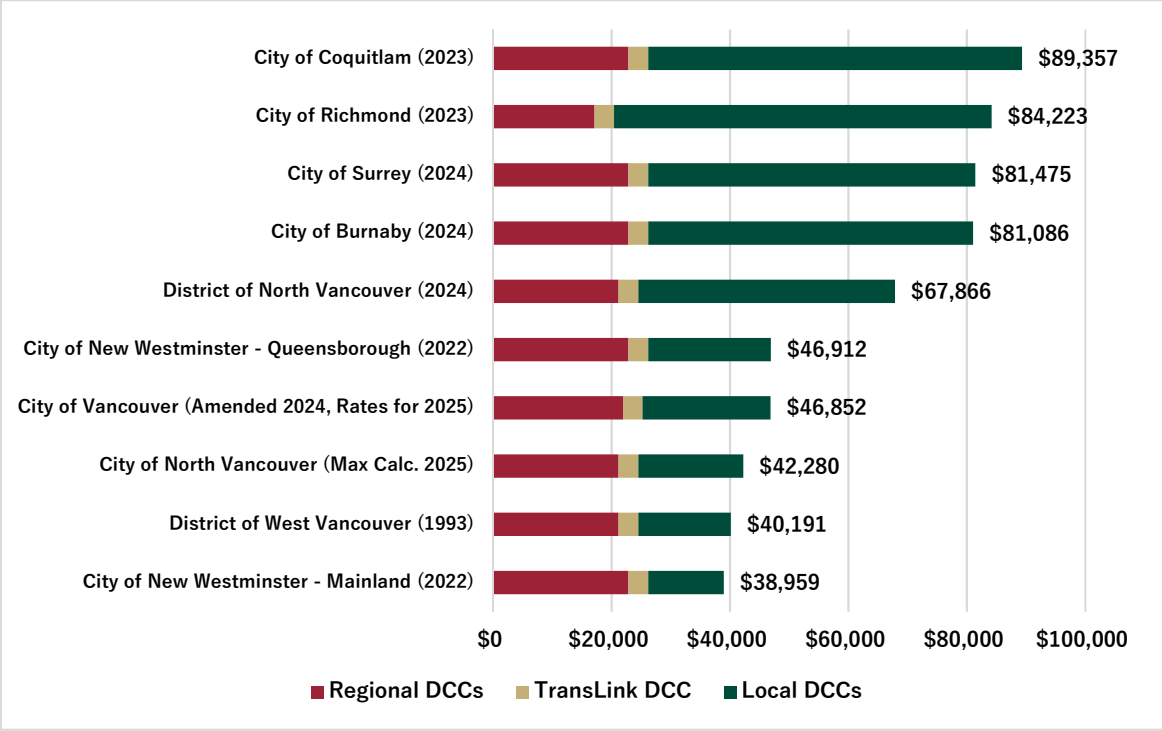


Figure 2 - Multiples DCC Rate Comparison

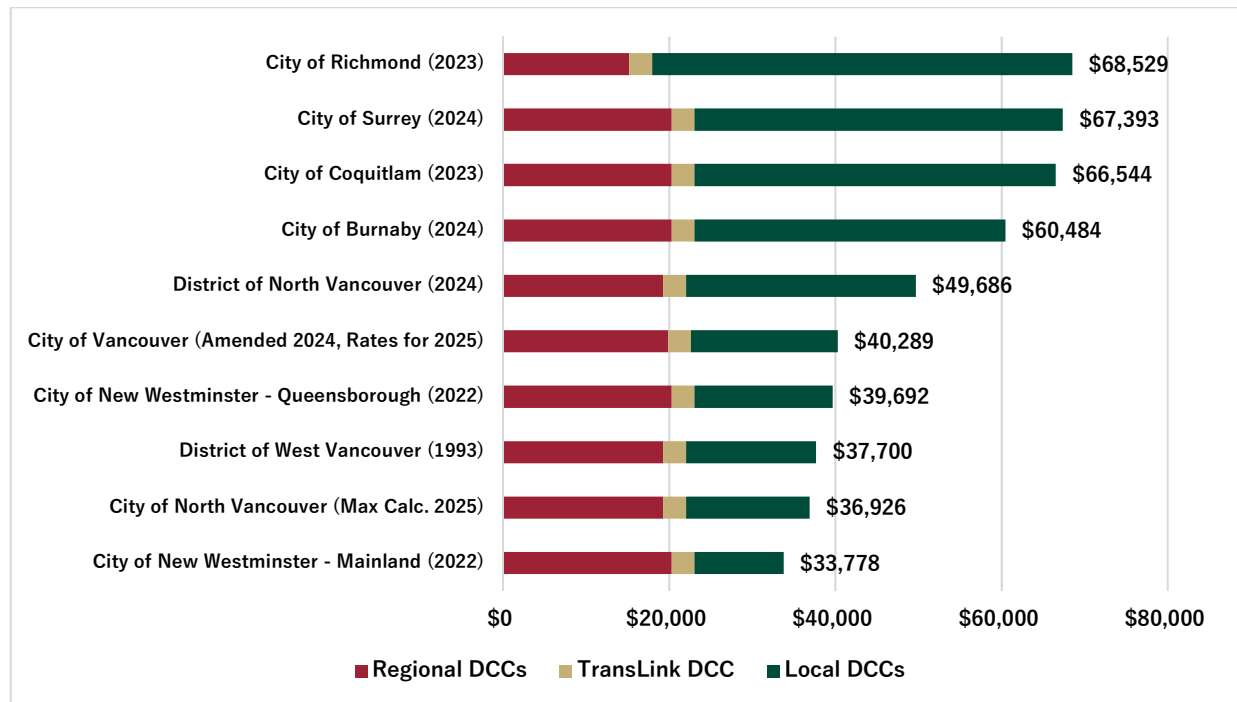
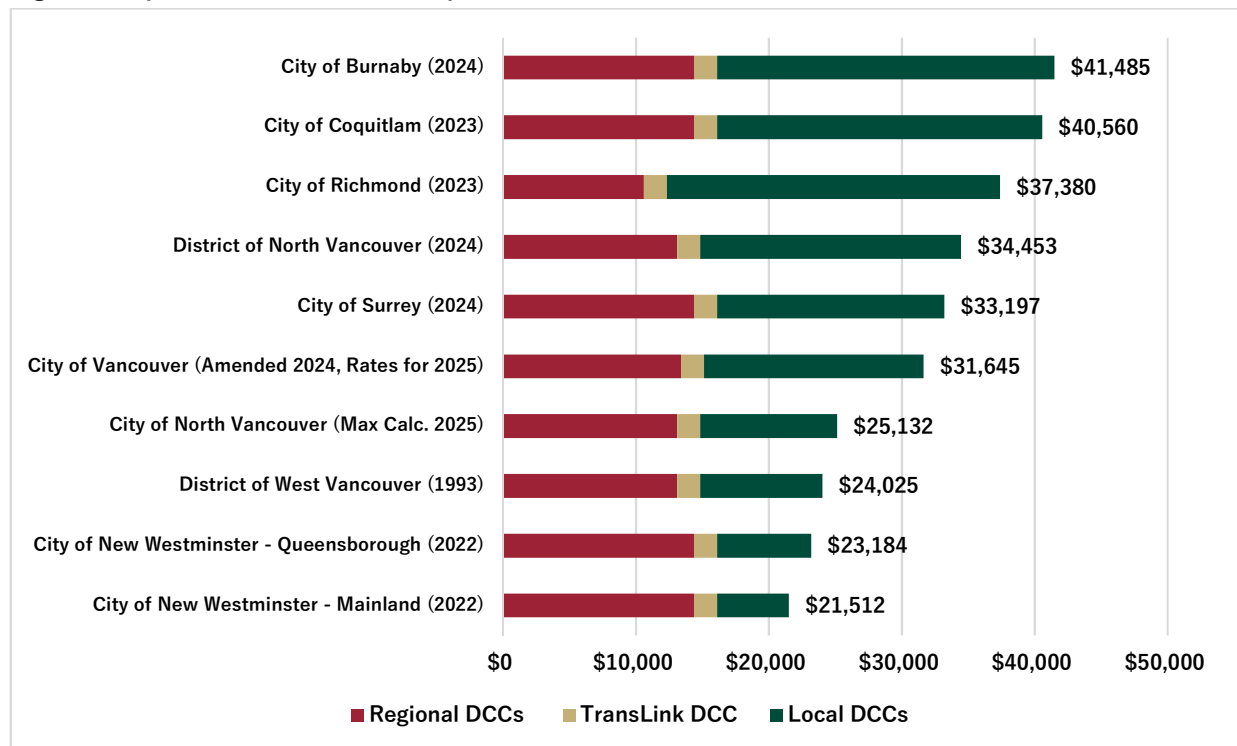


Figure 3 - Apartments DCC Rate Comparison\*



\*CNV 2025 rate is based on the "Apartments 5+ Storeys"

Figure 4 - Commercial DCC Rate Comparison

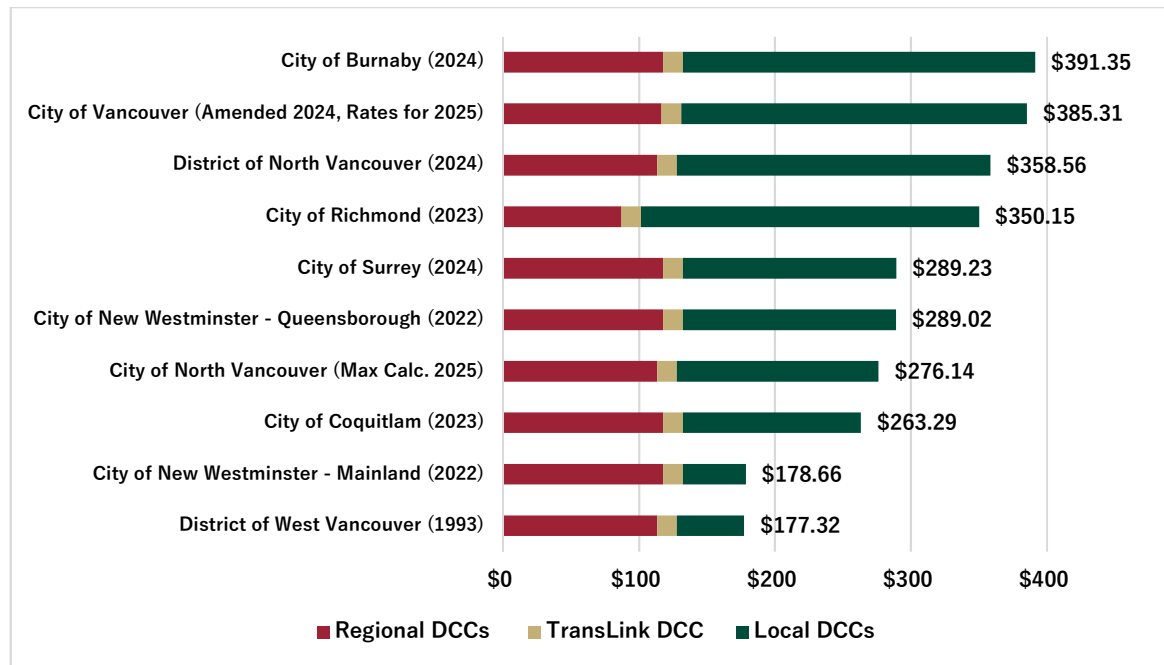
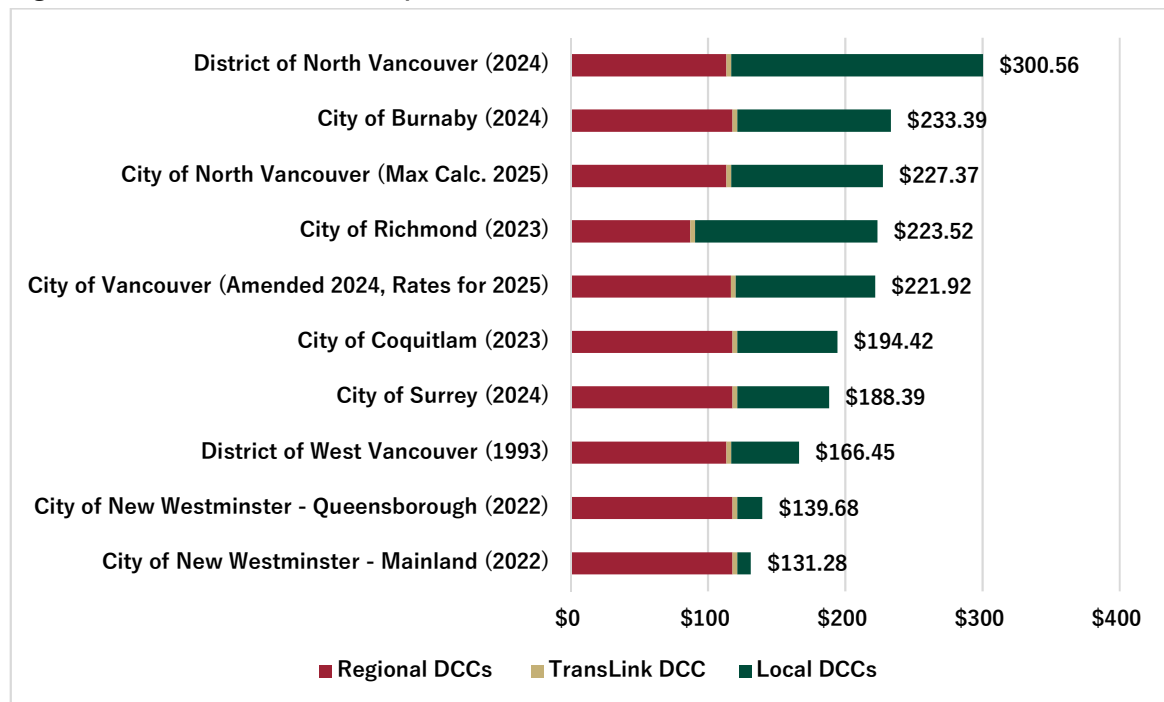


Figure 5 - Industrial DC Rate Comparison



# J. ROLE OF ELECTED OFFICIALS – WHAT DECISIONS DO COUNCIL NEED TO MAKE?

Council has an important role to play in establishing DCC rates. The Province recently published the *Development Cost Charges Guide for Elected Officials* which was developed in collaboration with Hemson Consulting. The following outlines key tasks of the DCC calculation and Council’s role and how they will be addressed through the DCC process.

KEY TASK	ROLE OF ELECTED OFFICIALS
Developing the DCC Background Report and Information	<ul style="list-style-type: none"> <li>▪ Led by staff and consultants, with direction and input from elected officials.</li> <li>▪ The <i>Development Cost Charges Background Study</i> and dated May 29, 2025, provides the details of the DCC rate calculations and assumptions.</li> <li>▪ Council should review the report and ask questions of clarification, if required.</li> </ul>
Drafting the DCC Bylaw	<ul style="list-style-type: none"> <li>▪ Led by staff and consultants, with direction and input from elected officials.</li> <li>▪ The draft DCC bylaw identifies which DCC services are included in the rate calculations, the area to which the bylaw applies, proposed rate structure (e.g. per unit and per square metre) as well as potential exemptions, waivers and reductions.</li> <li>▪ Recommendations in CNV's draft DCC bylaw include: establishing city-wide charges to align with how infrastructure is planned for and delivered in CNV, using a residential rate structure based on unit type (as described in section G of this memorandum), statutory exemptions required by the LGA, waiver for developments where the cost of work does not exceed \$100,000 (the LGA requires a minimum threshold of \$50,000 but \$100,000 is proposed due to rising costs of construction), rules with respect to redevelopment which allows for credits to be provided to developments that have already paid DCCs.</li> <li>▪ Council should review the draft DCC bylaw and ask questions of clarification of staff and the consultants, if required.</li> <li>▪ The LGA allows municipalities to waive or reduce DCCs for eligible developments such as not-for-profit housing, for profit affordable rental housing, subdivision of smalls lots designed to</li> </ul>

KEY TASK	ROLE OF ELECTED OFFICIALS
	<p>result in low GHG emissions, or developments that is designed to result in low impact development. Should Council wish to implement additional waivers and discounts, this can be established under a separate bylaw and does not require approval from the Inspector of Municipalities.</p>
Public Consultation and Engagement	<ul style="list-style-type: none"> <li>▪ Led by staff and consultants, with direction and input from elected officials.</li> <li>▪ Engagement and consultation with the public and development industry is not a requirement of the LGA but it is recommended as it helps local governments demonstrate they have considered the impact of DCCs and whether the calculated rates will deter the construction of reasonably priced housing.</li> <li>▪ Engagement sessions are proposed to be held with the public and development industry in person and online. An initial information session was held with the development industry in November 2024, virtual public engagement is anticipated to commence on June 9, 2025 on CNV's website, a second development industry meeting is scheduled for June 12, 2025 and an information session will be held with Council on June 23, 2025 where members of the public can also make representation on the proposed DCC rates.</li> <li>▪ Council will be made aware of community feedback received on the proposed DCC rates. If required, Council may direct staff to make necessary adjustments to the rate calculations and/or bylaw policies.</li> </ul>
Council Approval Process	<ul style="list-style-type: none"> <li>▪ Staff will present proposed bylaw to Council. Council will provide feedback and make decisions prior to the bylaw being submitted to the Inspector of Municipalities for Approval.</li> <li>▪ Key stages include First Reading, Second and Third Readings, submitting the DCC Bylaw to the Inspector of Municipalities and finally the adoption of the bylaw.</li> <li>▪ First, Second and Third Reading of the bylaw is expected to occur on July 14, 2025, final approval of the bylaw will occur once it has been approved by the Inspector of Municipalities.</li> <li>▪ Following the adoption of the bylaw, staff will monitor the implementation and report back to Council. Council's role will be to oversee the spending of DCC monies once they are collected</li> </ul>



KEY TASK	ROLE OF ELECTED OFFICIALS
	and ensure they align with the broader financial and sustainability goals of the City.

## Executive Summary

### PURPOSE OF ANALYSIS

To adopt an inclusionary zoning (IZ) bylaw or an Amenity Cost Charge (ACC) bylaw, the Local Government Act requires that municipalities undertake financial feasibility analysis that “considers whether the bylaw would deter development” (Sections 482.9 (1) and 570.7 (5) (d), respectively). British Columbia’s ACC Best Practices Guide imagines ACC and IZ bylaws as components of larger policy frameworks such as official community plan (OCP) and zoning bylaw updates. In that context, it defines the deterring of development as follows:

**An ACC bylaw or an inclusionary zoning bylaw deters development if it causes the residual land value<sup>1</sup> of developments that are typical with respect to built form and density in the community to fall below the residual land value supported by:**

- **In the case of sites expecting rezoning: existing zoning prior to the OCP and/or zoning bylaw update**
- **In the case of sites not expecting rezoning: actual use prior to the OCP and/or zoning bylaw update.**

To perform the analysis required by provincial statute and best practice, MPLE has developed a financial model analyzing the development economics of several potential and historical development sites in the CNV under several scenarios of land use, tenure, density, and contribution method. By identifying the land value supported by development under different policy conditions, we have addressed several policy questions as described below.

### CONCLUSION #1 – IDENTICAL RATES AT ALL DENSITIES

Note that cash or affordable housing contributions acquired from as-of-right density (density up to and including the zoned amount) are ACCs and IZ, respectively, whereas contributions of the same kind acquired from additional density (beyond as-of-right) would instead comprise density bonusing according to the Provincial Government’s current terminology. However, this Consultant Team believes that the fairest, simplest, and most effective approach to density bonusing is to apply the same ACC and IZ rates to all parts of project whether above or below the as-of-right density.

In other words, we suggest that the City seek CACs equal to its ACC rates even above as-of-right density and seek affordable housing contributions equivalent to its IZ policy (5% turnkey units from strata development and 10% MMR units from rental development) even above as-of-right density. Applying the same rates to all portions of a project’s density reduces complexity and confusion and will make City development policies faster and easier to implement for all concerned.

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<sup>1</sup> Residual land value is the highest land value that would allow a developer to profitably undertake a development.

## CONCLUSION #2 – TESTED ACC RATES AND IZ RATES DO NOT DETER DEVELOPMENT

MPLE applied the provincially-mandated development deterrence test described above to the following scenarios:

- Single detached homes
- Duplex
- Small-scale multi-unit housing (SSMUH) 4-plex
- SSMUH 6-plex
- Strata and rental townhomes at two sites
- Strata and rental apartments at two sites and three densities ranging from 2.6 FSR to 7.0 FSR
- Strata and rental mixed-use development at four sites
- Industrial development at two sites.

In all scenarios, we found that the proposed use *with* ACC and IZ contributions supports greater land value than the current zoning or actual use *without* ACC and IZ contributions, except for industrial sites where proposed uses and current zoning are identical. In those cases, the observed reduction in land value of less than 2% is deemed successful.

In other words, the proposed ACC rates and the proposed IZ rates in combination or separately do not appear to deter development.

## CONCLUSION #3 – CASH EQUIVALENTS FOR PROPOSED IZ POLICY

We calculated the cash contribution that would be equivalent to in-kind affordable housing provision from the developer's perspective. That is, we identified the economically supported cash-in-lieu rate, which varies by affordable housing type:

- For turnkey<sup>2</sup> mid-market rental (MMR) units: **\$645,000 per unit or \$645 per ft<sup>2</sup>**
- For MMR units at 10% below CMHC average rental rates: **\$240,000 per unit or \$240 per ft<sup>2</sup>**
- For MMR units at 10% below CMHC rates for 0 – 2 bedroom units, and 30% below CMHC rates for 3+ bedroom units: **\$260,000 per unit or \$260 per ft<sup>2</sup>**

Setting cash-in-lieu rates above these amounts will incentivize in-kind contributions, while setting them below these amounts will incentivize cash-in-lieu contributions.

## CONCLUSION #4 – DENSITY BONUS POTENTIAL

Although we are not recommending its use, a density bonus amount equal to \$25 per ft<sup>2</sup> or \$25,000 per unit above OCP Schedule A density would be economically supportable. This would be over and above contributions equal to ACC and IZ contributions from all units (see Conclusion #1 above).

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<sup>2</sup> The developer sells a "turnkey" product to the City or a non-profit housing provider at a nominal price.

CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross	Grants/	Net	Benefit Allocation		Municipal Assist Factor		Total	Total	DCC Eligible Costs			Project Description	
		Project Cost \$2025	Subsidies/ Other Recoveries	Municipal Cost	%	\$	%	\$	Municipal Costs	DCC Eligible Costs	Committed Reserve Balance	2025-2034	Post Time Frame Benefits		
WATER														To increase function, capacity, and resiliency of the water system.  Develop a comprehensive long-term plan outlining how the water utility will be maintained and upgraded to meet the City's current and future needs.	
	Watermain Replacement & Upgrades	2025 - 2045	\$ 30,728,100	\$ -	\$ 30,728,100	50%	\$ 15,364,050	1%	\$ 153,641	\$ 15,517,691	\$ 15,210,410	\$ -	\$ 7,193,493		\$ 8,016,916
	Utilities Master Plan (33%)	2025 - 2034	\$ 100,000	\$ -	\$ 100,000	90%	\$ 90,000	1%	\$ 900	\$ 10,900	\$ 89,100	\$ -	\$ 89,100		\$ -
	Subtotal		\$ 30,828,100	\$ -	\$ 30,828,100		\$ 15,454,050		\$ 154,541	\$ 15,528,591	\$ 15,299,510	\$ -	\$ 7,282,593		\$ 8,016,916
	Less: Available DCC Reserve Funds												\$ 1,600,662		
TOTAL WATER			\$ 30,828,100	\$ -	\$ 30,828,100		\$ 15,454,050		\$ 154,541	\$ 15,528,591	\$ 15,299,510	\$ -	\$ 5,681,931	\$ 8,016,916	

Prevailing Service Level Standard Analysis	
Prevailing Service Level	N/A
Service Level Exceeded?	No

Available DCC Reserves	
Committed	\$ -
Uncommitted	\$ 1,600,662
Total	\$ 1,600,662

CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross	Grants/	Net	Benefit Allocation		Municipal Assist Factor		Total	Total	DCC Eligible Costs			Project Description	
		Project Cost	Subsidies/ Other Recoveries	Municipal Cost	%	\$	%	\$	Municipal Costs	DCC Eligible Costs	Committed Reserve Balance	2025-2034	Post Time Frame Benefits		
SEWER														To increase function, capacity, and resiliency of the sanitary sewer system.  Major upgrades required to facilitate a resilient sanitary sewer network. Pump stations are required to enable wastewater to flow to sewer treatment facilities.  Supports installation of new flow monitoring stations throughout the City which help monitor sanitary flows and verify modelling with the goal of reducing inflow and infiltration entering the City's sanitary system.  Develop a comprehensive long-term plan outlining how the sewer utility will be maintained and upgraded to meet the City's current and future needs.	
	Sewer Utility Main Replacement and Upgrades	2025 - 2045	\$ 29,412,759	\$ -	\$ 29,412,759	56%	\$ 16,558,398	1%	\$ 165,584	\$ 13,019,945	\$ 16,392,814	\$ -	\$ 7,931,393		\$ 8,461,420
	Sewer Utility Pump Station Major Upgrades	2025 - 2034	\$ 900,000	\$ -	\$ 900,000	17%	\$ 149,175	1%	\$ 1,492	\$ 752,317	\$ 147,683	\$ -	\$ 147,683		\$ -
	Flow Monitoring Station Install	2025 - 2034	\$ 600,000	\$ -	\$ 600,000	17%	\$ 99,450	1%	\$ 994	\$ 501,545	\$ 98,455	\$ -	\$ 98,455		\$ -
	Utilities Master Plan (33%)	2025 - 2034	\$ 100,000	\$ -	\$ 100,000	90%	\$ 90,000	1%	\$ 900	\$ 10,900	\$ 89,100	\$ -	\$ 89,100		\$ -
	Subtotal		\$ 31,012,759	\$ -	\$ 31,012,759		\$ 16,897,022		\$ 168,970	\$ 14,284,707	\$ 16,728,052	\$ -	\$ 8,266,632		\$ 8,461,420
Less: Available DCC Reserve Funds												\$ 1,541,197			
TOTAL SEWER			\$ 31,012,759	\$ -	\$ 31,012,759		\$ 16,897,022		\$ 168,970	\$ 14,284,707	\$ 16,728,052	\$ -	\$ 6,725,434	\$ 8,461,420	

Prevailing Service Level Standard Analysis		
Prevailing Service Level		N/A
Service Level Exceeded?		No

Available DCC Reserves		
Committed	\$	-
Uncommitted	\$	1,541,197
Total	\$	1,541,197

CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross Project Cost \$2025	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Benefit Allocation		Municipal Assist Factor		Total Municipal Costs	Total DCC Eligible Costs	DCC Eligible Costs			Project Description
					%	\$	%	\$			Committed Reserve Balance	2025-2034	Post Time Frame Benefits	
DRAINAGE														
Storm Utility Main Replacement & Upgrades	2025 - 2045	\$ 18,001,402	\$ -	\$ 18,001,402	50%	\$ 9,000,701	1%	\$ 90,007	\$ 9,090,708	\$ 8,910,694	\$ -	\$ 2,994,854	\$ 5,915,840	The project will deliver approximately 740 meters of storm main, replacing existing aging and undersized pipes.
Storm Infill	2025 - 2034	\$ 11,812,500	\$ -	\$ 11,812,500	0%	\$ -	1%	\$ -	\$ 11,812,500	\$ -	\$ -	\$ -	\$ -	Construction of new storm sewers in areas that are not currently serviced. These areas may have historically relied on open ditches, or shallow perforated pipe/ drain tile which does not meet current servicing needs. Typical projects are prioritized to coordinate with private property development on lots that are not serviced by the storm sewer system.
Future Land Acquisition	2025 - 2034	\$ 5,000,000	\$ -	\$ 5,000,000	100%	\$ 5,000,000	1%	\$ 50,000	\$ 50,000	\$ 4,950,000	\$ -	\$ 4,950,000	\$ -	Acquire land to support storm water conveyance and increase system resilience to meet intensifying land-use in a changing climate including more extreme weather events.
Thain Creek Slope Stabilization	2025 - 2025	\$ 2,900,000	\$ -	\$ 2,900,000	17%	\$ 480,674	1%	\$ 4,807	\$ 2,424,133	\$ 475,867	\$ -	\$ 475,867	\$ -	Thain Creek, a tributary of Mosquito Creek, experienced severe bank erosion near Cypress Gardens residential complex due to high flows. The proposed project will stabilize the creek banks to protect properties, prevent further erosion and improve stream hydraulics.
Mosquito Creek at Marine Drive Bridge In-Stream Works	2025 - 2025	\$ 900,000	\$ -	\$ 900,000	17%	\$ 149,175	1%	\$ 1,492	\$ 752,317	\$ 147,683	\$ -	\$ 147,683	\$ -	Regrading and reconfiguring creek channel immediately upstream of Marine Drive Bridge to improve fish passage and aquatic habitat, reduce nuisance flooding of adjacent pathway, manage gravel accumulation and frequency of future dredging.
Flow Monitoring Station Install	2025 - 2034	\$ 630,000	\$ -	\$ 630,000	17%	\$ 104,422	1%	\$ 1,044	\$ 526,622	\$ 103,378	\$ -	\$ 103,378	\$ -	Supports installation of new flow monitoring stations throughout the City which help monitor drainage flows and track efforts of the City's ISMP to reduce runoff entering the City's drainage system.
Creek Hazard Management	2025 - 2034	\$ 500,000	\$ -	\$ 500,000	17%	\$ 82,875	1%	\$ 829	\$ 417,954	\$ 82,046	\$ -	\$ 82,046	\$ -	The drainage utility is the primary source of funds for dealing with the City's natural creeks and associated steep slopes along the ravines. On-going monitoring, intermittent technical assessments, and physical works are required to manage the hazards such as slope stability, erosion, and localized creek related flooding. Typical tasks include geotechnical and hydrotechnical assessments as well as slope stabilization and erosion protection works. Regular annual funding is required for on-going monitoring and to address localized issues as they arise.
Utilities Master Plan (33%)	2025 - 2034	\$ 100,000	\$ -	\$ 100,000	90%	\$ 90,000	1%	\$ 900	\$ 10,900	\$ 89,100	\$ -	\$ 89,100	\$ -	Develop a comprehensive long-term plan outlining how the drainage utility will be developed, maintained, and expanded to meet the City's current and future needs.
Subtotal		\$ 39,843,902	\$ -	\$ 39,843,902		\$ 14,907,847		\$ 149,078	\$ 25,085,133	\$ 14,758,769	\$ -	\$ 8,842,929	\$ 5,915,840	
Less: Available DCC Reserve Funds												\$ 1,385,041		
TOTAL DRAINAGE		\$ 39,843,902	\$ -	\$ 39,843,902		\$ 14,907,847		\$ 149,078	\$ 25,085,133	\$ 14,758,769	\$ -	\$ 7,457,888	\$ 5,915,840	

Prevailing Service Level Standard Analysis	
Prevailing Service Level	N/A
Service Level Exceeded?	No

Available DCC Reserves	
Committed	\$ -
Uncommitted	\$ 1,385,041
Total	\$ 1,385,041

CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross Project Cost \$2025	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Benefit Allocation		Municipal Assist Factor		Total Municipal Costs	Total DCC Eligible Costs	DCC Eligible Costs			Project Description
					%	\$	%	\$			Committed Reserve Balance	2025-2034	Post Time Frame Benefits	
TRANSPORTATION														
Major Roads and Related Projects		\$ 67,300,000	\$ -	\$ 67,300,000		\$ 7,149,500	20%	\$ 1,429,900	\$ 61,580,400	\$ 5,719,600	\$ -	\$ 5,719,600	\$ -	Rapid Transit Implementation - East/West and North/South, Marine Dr Bridge Replacement over MacKay Creek, and Lynn Creek Bridge at Cotton Rd Widening and Replacement
Mobility Network Implementation	2025 - 2034	\$ 42,402,591	\$ -	\$ 42,402,591	75%	\$ 31,801,943	20%	\$ 6,360,389	\$ 16,961,036	\$ 25,441,555	\$ -	\$ 25,441,555	\$ -	This project will execute on the community engagement, design and construction of priority corridors identified in the Council approved Priority Mobility Network Strategy (2019) and continue to prioritize future work based on approved evaluation criteria. This work will result in infrastructure tailored to the unique street context and suitable for a broad range of human and electrified mobility devices like bicycles and scooters with users of All Ages and Abilities. Focus for the next 4 years of the plan will be on the Upper Levels Greenway, the Mid-town Corridor, and the Chesterfield Corridor.
Pedestrian Capacity Improvements - Sidewalks	2025 - 2034	\$ 19,466,254	\$ -	\$ 19,466,254		\$ 14,599,691		\$ 2,919,938	\$ 7,786,502	\$ 11,679,752	\$ -	\$ 11,679,752	\$ -	New Pedestrian crossing facilities, parks & public spaces, sidewalk delivery programs
City Lighting Program	2025 - 2034	\$ 4,050,000	\$ -	\$ 4,050,000	17%	\$ 671,286	20%	\$ 134,257	\$ 3,512,971	\$ 537,029	\$ -	\$ 537,029	\$ -	Design and construction of new roadway and pedestrian level lighting throughout the City as per the street lighting implementation program
Traffic Signals, Streetscapes & Public Realm	2025 - 2034	\$ 3,680,000	\$ -	\$ 3,680,000	77%	\$ 2,832,930	20%	\$ 566,586	\$ 1,413,656	\$ 2,266,344	\$ -	\$ 2,266,344	\$ -	New traffic signals, public realm improvements, Curb Access & Parking plan
Transportation Master Planning Work	2030 - 2034	\$ 1,350,000	\$ -	\$ 1,350,000	66%	\$ 895,650	20%	\$ 179,130	\$ 633,480	\$ 716,520	\$ -	\$ 716,520	\$ -	Transportation Master Planning work, including Mobility Strategy update, transit study (East/West and North/South) and Safety Study
Subtotal		\$ 138,248,845	\$ -	\$ 138,248,845		\$ 57,951,000		\$ 11,590,200	\$ 91,888,045	\$ 46,360,800	\$ -	\$ 46,360,800	\$ -	
Less: Available DCC Reserve Funds												\$ 3,058,589		
TOTAL TRANSPORTATION		\$ 138,248,845	\$ -	\$ 138,248,845		\$ 57,951,000		\$ 11,590,200	\$ 91,888,045	\$ 46,360,800	\$ -	\$ 43,302,211	\$ -	

Prevailing Service Level Standard Analysis		
Prevailing Service Level		N/A
Service Level Exceeded?		No

Available DCC Reserves		
Committed	\$	-
Uncommitted	\$	3,058,589
Total	\$	3,058,589



CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross Project Cost \$2025	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Benefit Allocation		Municipal Assist Factor		Total Municipal Costs	Total DCC Eligible Costs	DCC Eligible Costs			Project Description
					%	\$	%	\$			Committed Reserve Balance	2025-2034	Post Time Frame Benefits	
PARKS														
Park Acquisition														
Future Parkland Acquisition		\$ 50,000,000	\$ -	\$ 50,000,000	100%	\$ 50,000,000	1%	\$ 500,000	\$ 500,000	\$ 49,500,000	\$ -	\$ 5,000,000	\$ 44,500,000	Land aquisition to increase avialable park space in a currently underserved area
Future New Parks/Plazas	2025 - 2034	\$ 26,347,423	\$ -	\$ 26,347,423	96%	\$ 25,375,423	1%	\$ 253,754	\$ 1,225,754	\$ 25,121,668	\$ -	\$ 25,121,668	\$ -	Focus on the deficient Central/Lower Lonsdale areas
Future Park Development Enhancements	2025 - 2034	\$ 17,415,617	\$ -	\$ 17,415,617	99%	\$ 17,245,775	1%	\$ 172,458	\$ 342,300	\$ 17,073,317	\$ -	\$ 15,226,196	\$ 1,847,121	Focus on Waterfront, 1600 Eastern Ave, 19th & St. Andrews, Jack Loukes, and St Andrews Parks
Harry Jerome Community Recreation Centre (HJCRC) - Park Development	2025 - 2026	\$ 6,843,350	\$ -	\$ 6,843,350	50%	\$ 3,421,675	1%	\$ 34,217	\$ 3,455,892	\$ 3,387,458	\$ 1,234,272	\$ 2,153,186	\$ -	Part of the HJCRC Financial Strategy
Sports Field Conversions	2025 - 2034	\$ 4,552,693	\$ -	\$ 4,552,693	80%	\$ 3,642,155	1%	\$ 36,422	\$ 946,960	\$ 3,605,733	\$ -	\$ 3,605,733	\$ -	Conversion of Sunrise gravel field grass or sunthetic sports fields
City-wide Playground Expansions	2025 - 2034	\$ 3,600,000	\$ -	\$ 3,600,000	75%	\$ 2,700,000	1%	\$ 27,000	\$ 927,000	\$ 2,673,000	\$ -	\$ 2,673,000	\$ -	Enhnacement and expansion of playgrounds across the City, priority based on equity gap analysis, condition assessments and concentration of density
Park Development - Greenways Program	2025 - 2034	\$ 3,500,000	\$ -	\$ 3,500,000	75%	\$ 2,800,000	1%	\$ 28,000	\$ 728,000	\$ 2,772,000	\$ -	\$ 2,772,000	\$ -	Focus on the Green Necklace, from Lonsdale Ave to Grand Boulevard at East 19th Street and greenway connections between Upper Lonsdale and Westview Drive.
Playground and Park Features	2030 - 2034	\$ 1,976,840	\$ -	\$ 1,976,840	19%	\$ 384,619	1%	\$ 3,846	\$ 1,596,067	\$ 380,773	\$ -	\$ 380,773	\$ -	Enhancement of features system-wide to respond to growing amenity needs
Road Reallocation to Park - Location TBD	2025 - 2034	\$ 1,250,969	\$ -	\$ 1,250,969	100%	\$ 1,250,969	1%	\$ 12,510	\$ 12,510	\$ 1,238,459	\$ -	\$ 1,238,459	\$ -	Funding to convert existing road right of way to public plaza to address public space gaps in the system
Subtotal		\$ 115,486,893	\$ -	\$ 115,486,893		\$ 106,820,615		\$ 1,068,206	\$ 9,734,484	\$ 105,752,409	\$ 1,234,272	\$ 58,171,016	\$ 46,347,121	
Less: Available DCC Reserve Funds														
TOTAL PARKS		\$ 115,486,893	\$ -	\$ 115,486,893		\$ 106,820,615		\$ 1,068,206	\$ 9,734,484	\$ 105,752,409	\$ 1,234,272	\$ 37,941,151	\$ 46,347,121	

Prevailing Service Level Standard Analysis		
Prevailing Service Level	\$	204,482,392
Service Level Exceeded?		No

Available DCC Reserves		
Committed	\$	1,234,272.0
Uncommitted	\$	20,229,865
Total	\$	21,464,137

CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Benefit Allocation		Municipal Assist Factor		Total Municipal Costs	Total DCC Eligible Costs	DCC Eligible Costs			Project Description
					%	\$	%	\$			Committed Reserve Balance	2025-2034	Post Time Frame Benefits	
PROTECTION SERVICES														The existing fire hall on E 13th street was built in 1970. The existing hall needs to be redeveloped to account for the growing population. The future fire hall (estimated 27K sqft) is anticipated to cost \$1,250/sqft to develop.
Redevelopment of Existing Fire Hall and Land Acquisition		\$ 34,119,000	\$ -	\$ 34,119,000	20%	\$ 6,773,954	1%	\$ 67,740	\$ 27,412,786	\$ 6,706,214	\$ -	\$ 6,706,214	\$ -	
Less: Available Uncommitted DCC Reserve Funds <sup>1</sup>												\$ -		
Total		\$ 34,119,000	\$ -	\$ 34,119,000		\$ 6,773,954		\$ 67,740	\$ 27,412,786	\$ 6,706,214	\$ -	\$ 6,706,214	\$ -	

(1) Protection Services (Fire & Police) is a new DCC service, therefore no reserve funds are available

Prevailing Service Level Standard Analysis		
Prevailing Service Level	\$	22,649,654
Service Level Exceeded?		No

Available DCC Reserves*		
Committed	\$	-
Uncommitted	\$	-
Total	\$	-

\*Protection Services is a new DCC service. Therefore,

CITY OF NORTH VANCOUVER  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Timing	Gross Project Cost \$2025	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Benefit Allocation		Municipal Assist Factor		Total Municipal Costs	Total DCC Eligible Costs	DCC Eligible Costs			Project Description
					%	\$	%	\$			Committed Reserve Balance	2025-2034	Post Time Frame Benefits	
SOLID WASTE & RECYCLING														A new site would improve operational efficiency, reduce hauling distances, and support long term infrastructure growth. It enables the reuse of construction materials, lowers environmental impact, and reduces reliance on third-party facilities.  The Solid Waste Master Plan outlines how we will manage garbage, recycling, and organics collection as our community grows. It identifies the infrastructure and service upgrades needed over time, such as expanded collection routes, new facilities, or updated equipment—to maintain effective, environmentally responsible waste services.
Spoil Site/Transfer Station Expansion (2 ha)	2025 - 2034	\$ 5,000,000	\$ -	\$ 5,000,000	50%	\$ 2,500,000	1%	\$ 25,000	\$ 2,525,000	\$ 2,475,000	\$ -	\$ 1,242,608	\$ 1,232,392	
Solid Waste Master Plan	2025 - 2034	\$ 250,000	\$ -	\$ 250,000	100%	\$ 250,000	1%	\$ 2,500	\$ 2,500	\$ 247,500	\$ -	\$ 247,500	\$ -	
SUBTOTAL SOLID WASTE & RECYCLING		\$ 5,250,000	\$ -	\$ 5,250,000		\$ 2,750,000		\$ 27,500	\$ 2,527,500	\$ 2,722,500	\$ -	\$ 1,490,108	\$ 1,232,392	
Less: Available DCC Reserve Funds <sup>1</sup>												\$ -		
TOTAL SOLID WASTE & RECYCLING		\$ 5,250,000	\$ -	\$ 5,250,000		\$ 2,750,000		\$ 27,500	\$ 2,527,500	\$ 2,722,500	\$ -	\$ 1,490,108	\$ 1,232,392	

(1) Solid Waste and Recycling is a new DCC service, therefore no reserve funds are available

Prevailing Service Level Standard Analysis		
Prevailing Service Level	\$	1,490,108
Service Level Exceeded?		No

Available DCC Reserves		
Committed	\$	-
Uncommitted	\$	-
Total	\$	-

## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### BYLAW NO. ~~8474~~[TBD]

#### A Bylaw to Impose Development Cost Charges for the City of North Vancouver

**WHEREAS** pursuant to the *Local Government Act*, Council of The Corporation of The City of North Vancouver may, by ~~By~~law, impose development cost charges for the purpose of providing funds to assist the municipality ~~into paying for~~ the capital cost of providing, constructing, altering, or expanding ~~fire protection, police, solid waste, recycling, sewage, water, drainage, and highway facilities or for acquiring~~ providing and improving park land ~~of providing specified improvements on park land or any of them~~, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

**Commented [LS1]:** Additional service categories enabled by new provincial legislation added

**WHEREAS** in fixing development cost charges imposed by this bylaw, Council has taken into consideration future land use patterns and development, the phasing of works and services, ~~and the provision of park land described in an official community plan, how development designed to result in a low environmental impact may affect the capital costs of infrastructure~~ and whether the charges:

**Commented [LS2]:** This is a requirement of section 564(4)(d) of the LGA Division 19.

- a. are excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will deter development in the municipality; and,
- ~~c. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; or~~
- ~~e.d. will discourage development designed to result in a low environmental impact;~~

**Commented [LS3]:** Requirement of section 564(4)(d) of the LGA

**AND WHEREAS** in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects ~~included involved~~ in the capital expenditure program of the municipality;

**NOW THEREFORE** Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

#### NAME OF BYLAW

1. This bylaw shall be known and cited for all purposes as “**Development Cost Charges Bylaw, 2016**~~2025~~, No. ~~8474~~[TBD]”.

#### DEFINITIONS

2. In this bylaw:

**“Apartment with 5 or more Storeys”** means a building that is five or more storeys and containing more than one dwelling unit and that is not a multiple unit.

**“Building permit”** means ~~any~~ a City building permit ~~required by the City~~ that authorizes the construction, alteration or extension of a building or structure.

**“City”** means The Corporation of the City of North Vancouver.

**“Commercial”** means ~~any~~ a building intended to be used for a commercial use that is not an industrial use or residential use, including, institutional uses, retail, professional services

**Commented [LS4]:** Changes in this section are to (1) better define the uses set out in Schedule A, (2) reduce the number of definitions to just those identified as needed, and (3) generally improve legal language, based on advice from external legal counsel.

and office uses as permitted under the authority of the City's zoning Bylaw.

**"Council"** means the Council of the City of North Vancouver.

**"Dwelling Unit"** means a Dwelling Unit as defined in the City's Zoning Bylaw.

**"Gross Floor Area"** means Gross Floor Area of a building or structure, as defined in the City's Zoning Bylaw.

**"Industrial"** means a building intended to be used for any industrial use as permitted under the Authority of the City's Zoning Bylaw.

**"Multiple Unit"** means a building that contains 2 or more dwelling units with each dwelling unit (other than lock-off suites) having a separate direct access to the outdoors.

**"Other Apartment"** means a building that is less than five storeys and containing more than one dwelling unit and that is not a multiple unit.

**"Dwelling Unit"** means "Dwelling Unit" as defined in the Zoning Bylaw.

**"Secondary Suite"** means "Accessory Secondary Suite" as defined in the Zoning Bylaw.

**"Single Family"** means a building that contains only one dwelling unit (and, for clarity, the building containing the dwelling unit does not also include a secondary suite).

**"Subdivision"** means a subdivision of land into two or more parcels, whether by plan, apt descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*.

**"Zoning Bylaw"** means the City of North Vancouver "Zoning Bylaw, 1995, No. 6700", as amended.

#### **TIMING & COLLECTION OF DEVELOPMENT COST CHARGES**

3. Every person who obtains:

- A. approval of a subdivision; or
- B. a building permit authorizing the construction, alteration or extension of a building or structure;

shall pay to the City, prior to the approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges as set out in **Schedule A** hereto attached.

4. For a building intended to be used for more than one use type among residential, commercial and industrial uses, the development cost charges payable shall be calculated separately for each portion of the building containing a different use type.

#### **EXEMPTIONS FROM DEVELOPMENT COST CHARGES**

5. At Building Permit, no development cost charges are payable where in any of the following

**Commented [LS5]:** To clarify the application of the DCC Bylaw in cases where a building has multiple uses.

circumstances:

- A. The building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under either of the following provisions of the *Community Charter*:
- i. Section 220 (1) (h) [statutory exemption for places of public worship];
  - ii. Section 224 (2) (f) [permissive exemptions in relation to places of public worship]; or
- B. The building permit authorizes the construction, alteration or extension of a building if the value of the work authorized by permit does not exceed \$100,000; or
- C. In relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if the size of each the dwelling unit is 29 square metres or less and each dwelling unit is to be put to no other use other than the residential use in those dwelling units; or
- D. A development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City; or
- E. The building permit authorizes the construction, or alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than results in three or less four self-contained dwelling units and be put to no other use than the residential use in those dwelling units; or
- F. The development does not impose any new capital cost burdens on the municipality

**Commented [LS6]:** A legislated requirement, added for clarity.

**EFFECTIVE DATE**

6. This bylaw shall come into full force and effect ~~and be binding on persons as~~ and from the date of final adoption of this bylaw.

**REPEAL OF PREVIOUS BYLAW**

7. ~~"Development Cost Charges Bylaw, 19972016, No 68448471", and all amending bylaws, are IS hereby repealed, in their entirety except that, for clarity, in cases where this bylaw as no effect by operation of section 568 of the Local Government Act Development Cost Charges Bylaw 2016 No. 8471 shall apply.~~

READ a first time by the Council on the ~~7<sup>th</sup> day of March, 2016~~ [TBD].

READ a second time, as amended, by the Council on the ~~30<sup>th</sup> day of May, 2016~~ [TBD].

READ a third time and passed by the Council on the ~~30<sup>th</sup> day of May, 2016~~ [TBD].

RECEIVED APPROVAL FROM THE

INSPECTOR OF MUNICIPALITIES ON THE  
~~15<sup>th</sup> DAY OF JULY, 2016~~ [TBD].

ADOPTED by the Council, signed by the Mayor  
and City Clerk and affixed with the Corporate  
Seal on the ~~25<sup>th</sup> day of July, 2016~~ [TBD].

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MAYOR

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CITY CLERK

DRAFT

**“Development Cost Charges Bylaw, 2016, No. 8471**

**Schedule “A”**

**Commented [LS7]:** Previous Rate table deleted and new Rate Table added

Land Use	Transportation	Park Acquisition and Development	Water	Sanitary Sewer	Drainage	TOTAL
Residential (at time of subdivision)	\$5,315	\$4,614	\$1,513	\$1,477	\$1,830	\$14,749 per lot
Residential (at time of building permit)	\$20.89	\$21.48	\$7.04	\$6.88	\$5.88	\$62.17 per m <sup>2</sup> gross floor area
Commercial	\$48.32	\$2.56	\$0.84	\$0.82	\$5.49	\$58.03 per m <sup>2</sup> gross floor area
Industrial	\$28.99	\$2.56	\$0.84	\$0.82	\$5.49	\$38.70 per m <sup>2</sup> gross floor area

Service	Residential Charge per Dwelling Unit based on Building Type				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Protection Services (Fire & Police)	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
<b>Total Charge per Unit</b>	<b>\$17,747</b>	<b>\$14,884</b>	<b>\$12,593</b>	<b>\$10,304</b>	<b>\$148.26</b>	<b>\$110.37</b>