

SUMMARY OF DEVELOPMENT COST CHARGES
CITY OF NORTH VANCOUVER

(Updated October 25, 2017)

For a summary of *Metro Vancouver* rates and exemptions, see the relevant information handout.

1.0 Development Cost Charges

Both the City of North Vancouver (City) and Metro Vancouver (Metro) have imposed Development Cost Charges (DCCs) as per Metro’s “*Development Cost Charge Bylaw No. 254, 2010*”, as amended, and the City’s “*Development Cost Charges Bylaw, 2016, No. 8471*”, as amended. The City collects DCCs for Metro Vancouver. These fees are used to accommodate growth through infrastructure improvements and/or parkland acquisition. For a summary of Metro DCC rates and exemptions, see the relevant information handout.

2.0 Schedule of Fees (City of North Vancouver)

DCCs apply to new buildings, additions and changes of use. They are collected at the Subdivision or Building Permit stage on a net basis. Building Permits will not be issued until DCC payments have been made in full. DCC rates are as follows:

<u>Residential</u>	
Single-Family Dwelling (at subdivision)	\$14,749 /Lot
Townhouse	\$62.17 /m ²
Apartment	\$62.17 /m ²
<u>Reductions for Residential</u>	
Not-for-Profit Rental	100% (No charges)
<u>Commercial</u>	
Industrial	\$58.03 /m ²
	\$38.70 /m ²

DCCs are calculated as per the relevant Zoning Bylaw definition of “Gross Floor Area”.

Net Calculations: DCCs apply to the net increase in demand. Where an existing building is being demolished (within two years) and replaced by a larger building or the use is changing, DCCs will be calculated by giving credit to the existing building being demolished. This credit is based on the size of the building (or number of lots being consolidated) at the DCC value for its former use. This is consistent with section 933 (3) of the LGA.

Where a use that has previously been deemed eligible for an exemption or reduction in fees is converted to a non-exempt use, DCCs will become due and payable at the then current rate.

3.0 Exemptions

City DCCs will not be charged in the following circumstances:

- I. The value of the work authorized by the Building Permit does not exceed \$100,000.
- II. Buildings contain fewer than four (4) self-contained Dwelling Units. NOTE: Accessory Dwelling Units within Single-Family or Duplex dwellings are not counted as units
- III. Self-contained Dwelling Units are no larger than 29 square metres [312.153 sq. ft.];
- IV. *Not for Profit Rental Housing*: 100% DCC exemption. Defined as “housing that is owned and operated by a registered non-profit society or other not-for-profit organization”.
- V. Institutional Uses. This includes Municipal Buildings, North Vancouver Recreation Commission Buildings, Public Schools and related buildings, police, fire, Places of Worship [Community Charter sections 220 (1) (h) and 224 (2) (f)], public hospitals, private schools [providing education equivalent to a public school as per Community Charter Section 220 (1) (l)].

This notice has been prepared for your convenience. For more detailed information, please refer to the relevant Bylaw or contact staff. In the event of a conflict between this handout and the applicable Bylaws, the Bylaws take precedence.

For more information on DCCs please inquire at the Community Development (604.990.4220) or Engineering (604.983.7333) Departments at City Hall.