



SUMMARY OF DEVELOPMENT COST CHARGES
METRO VANCOUVER

(Effective May 1, 2018)

For a summary of *City of North 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. Both forms of DCCs are collected at the Subdivision or Building Permit stage. These fees are used to accommodate growth through infrastructure improvements and/or parkland acquisition.

2.0 Schedule of Fees (Metro 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:

Residential

Residential Dwelling Unit (up to 3 units)	\$2,300 /Unit
Townhouse	\$2,076 /Unit
Apartment	\$1,416 /Unit

Reductions for Residential (not-for-profit rental and for-profit affordable housing) are no longer available as of May 1, 2018

Non-Residential

\$1.20 / s.f.

When Metro DCCs are calculated based upon floor area, it is as per the Metro DCC Bylaw floor area definition, not the City’s Zoning Bylaw. Metro only excludes floor area for parking (cars and bikes) and ancillary underground uses such as garbage/recycling/storage/mechanical/etc.

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 at the DCC value for its former use. This is consistent with section 933 (3) of the LGA.

3.0 In-Stream Applications

The rates above will be charged for new applications received on or after May 1, 2018. In-Stream applications are those applications (including subdivision, rezoning, development permit, building permit) that were received prior to May 1, 2018 and for which a Building Permit is issued prior to May 1, 2019. The effective rates for qualifying In-Stream applications will be those rates which were in effect on April 30, 2018.

4.0 Exemptions (Metro Vancouver)

The following Metro exemptions are provided for:

- I. the value of the work authorized by the Building Permit does not exceed \$50,000
- II. Self-contained "Dwelling Units" no larger than 29 square metres [312.153 sq.ft.];
- III. Buildings exempt from taxation under subsection 220(1)(h) of the *Community Charter* (Places of Worship);
- IV. Secondary Suites, including Accessory Dwelling Units and Coach Houses are excluded from DCC calculations.

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.