



**Greater Vancouver Sewerage and  
Drainage District (GVS & DD)  
Development Cost Charge (DCC) –  
Changes to Affordable Housing  
Waiver Regulations**

**No.: DEVAPPS-11**  
**Date: 2018-07-17**  
**Revised: 2018-08-03**

**Purpose:**

To inform all applicants of recent changes to the criteria and process for applying for and receiving waivers to Metro Vancouver's GVS & DD DCC charges for constructing affordable housing units.

**Background:**

GVS & DD DCCs are charges payable at Building Permit on the construction of new residential units connecting to the Metro Vancouver sewerage system. Metro Vancouver waives this fee for units deemed 'affordable housing'. A recent update to the bylaw regulating these DCC charges has broken out the affordable housing waiver provisions into a separate bylaw, and in the process changed the criteria for eligible units and the process for applying for this waiver.

**Revised Criteria:**

The following provisions, among others, now must be met for dwelling units to have the GVS & DD DCC fee waived:

- Units must be owned, leased or otherwise held by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation, or a Registered Charity.
- Operated as rental housing for people who meet Eligibility Criteria.
- Governed by the terms of an agreement and/or covenant with the Province of British Columbia, BC Housing, CMHC or a municipality regarding the operation of the housing and stipulating how the Dwelling Units will be managed.
- In order to meet the threshold for a waiver applicable to all Dwelling Units within a Not-for-Profit Rental Housing development, at least 30% of the Dwelling Units are to be occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current "Housing Income Limits" (HILs) table published by BC Housing. Otherwise, only those units to be occupied by households at or below HILs will be eligible to receive the waiver.
- Find the full bylaw wording and restrictions at [www.metrovancouver.org/boards/Bylaws1/GVSDD\\_Bylaw\\_314.pdf](http://www.metrovancouver.org/boards/Bylaws1/GVSDD_Bylaw_314.pdf)

**Waiver Application:**

To have a development considered for an affordable housing waiver, an application must be made by the developer directly to the Metro Vancouver GVS & DD section. There are two options for going about this application:

**Direct Pathway**

- Applicant fills out application form at the following link and sends directly to the Metro Vancouver contact: [www.metrovancouver.org/services/regional-planning/PlanningPublications/GVSDD-DCCWaiverforAffordableHousing-ApplicationForm.pdf#search=%22gvs%26dd%20affordable%20housing%20waiver%22](http://www.metrovancouver.org/services/regional-planning/PlanningPublications/GVSDD-DCCWaiverforAffordableHousing-ApplicationForm.pdf#search=%22gvs%26dd%20affordable%20housing%20waiver%22)

See over →

### **Partnership Pathway**

- Applicant first requests a letter of recommendation from the City to accompany their waiver application to Metro Vancouver. City Affordable Housing staff will review the information about the subject development and assess whether they support this waiver application, as well as provide comments regarding whether the development aligns with the City Affordable Housing Strategy, found at [www.richmond.ca/\\_\\_shared/assets/2017-2027\\_Affordable\\_Housing\\_Strategy50249.pdf](http://www.richmond.ca/__shared/assets/2017-2027_Affordable_Housing_Strategy50249.pdf).
- Contact the staff person listed below to request the letter.

### **Applying the Waiver:**

In the event of a successful application to waive these fees, the method of applying this waiver will depend on the project status of the subject development.

#### **Prior to Building Permit Issuance**

- If the waiver is granted prior to building permit issuance, the fees will be subtracted from the amount to be paid.

#### **After Building Permit Issuance**

- If the waiver is granted after building permit issuance, and therefore all DCCs have already been paid in full, a refund will be processed by the City and a cheque will be awarded to the applicant.

### **In-stream Protection:**

- Revised criteria is applicable to all new applications going forward, with the exception of those that qualify for in-stream protection. Any application that was received by April 30, 2018 is eligible as long as the Building Permit is issued before April 30, 2019. See [www.metrovancouver.org/services/liquid-waste/drainage/development-cost-charges/Pages/default.aspx](http://www.metrovancouver.org/services/liquid-waste/drainage/development-cost-charges/Pages/default.aspx) for further details

### **Further Information:**

For further information including the bylaw language in full and all Metro Vancouver GVS & DD DCC rates and regulations, visit [www.metrovancouver.org/services/liquid-waste/drainage/development-cost-charges/Pages/default.aspx](http://www.metrovancouver.org/services/liquid-waste/drainage/development-cost-charges/Pages/default.aspx)

### **Contacts:**

#### **Metro Vancouver**

*Submission of waiver applications and questions regarding the affordable housing waiver criteria*  
Director of Regional Planning and Electoral Area Services: 604-436-6813

#### **City of Richmond**

*Partnership Pathway supporting letter requests & City Affordable Housing Strategy*  
Affordable Housing Planner: 604-247-4946

*General DCC charges and application status inquiries*

Engineering Assistant – Development & Processing: 604-276-4088