



Development Cost Charges – Subdivision and Building Permit Applications

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Purpose

To inform all subdivision and building permit applicants about the new Development Cost Charges (DCCs) that came into effect July 24, 2024, and to describe conditions where in-stream applications will be allowed to pay DCCs at the old rate as per the *Local Government Act*.

Background

Development Cost Charges Bylaw No. 9499 has been amended by *Bylaw No. 10558*, which was adopted on July 8, 2024. The *Amendment Bylaw No. 10558* establishes new City-wide DCC rates. The previous rates have been amended and replaced.

Implementation

1. The DCC rates under *DCC Bylaw 9499* effective prior to July 24, 2024 will continue to apply until July 8, 2025 for subdivision or building permit applications that meet the conditions set out in 2. or 3. below, whichever is applicable.
2. **Subdivisions:** For developments where DCCs are payable at subdivision, the Development Cost Charge previous rates in *Bylaw 9499* will apply if a **complete** subdivision application in satisfactory form to the City was received before July 24, 2024. A **complete** application is:
 - a) application form has been completed (submitted prior to July 24, 2024);
 - b) application fees have been paid in full (submitted prior to July 24, 2024);
 - c) all supporting documentation necessary to make the application complete has been submitted to the City (submitted prior to July 24, 2024).

In addition, the Development Cost Charge previous rates in *Bylaw 9499* will apply if **all** of the following conditions are met **on or before July 8, 2025**:

- d) the required zoning bylaw has been adopted;
- e) all conditions prior to the approval of the subdivision established by the Approving Officer have been completed (including without limitation, any required servicing agreements have been fully executed and any required statutory rights of way, Section 219 covenants, access easements, road dedications and lot consolidations are fully registered in the Land Title Office);
- f) all fees, Development Cost Charges, and levies have been paid or secured; and
- g) the final plan of subdivision has been completed and approved.

All to the satisfaction of the Approving Officer.

See over →

3. **Building Permits:** For developments where DCC is payable at the issuance of building permit, the Development Cost Charge previous rates in *Bylaw 9499* will apply if a **complete** precursor application in form satisfactory to the City (one of building permit application, development permit application, rezoning application, or subdivision application) leading to the building permit issuance was received before **July 24, 2024** (before the effective date of *DCC Bylaw 10558*). A **complete** application is:
- a) precursor application form has been completed;
 - b) precursor application fees have been paid in full; and
 - c) all supporting documentation necessary to make the precursor application complete has been submitted to the City.

In addition to the above requirements, **all** of the following conditions which apply to the precursor application must also be met **on or before July 8, 2025**:

- d) the required zoning bylaw has been adopted;
- e) the required development permit(s) have been issued;
- f) all required letters of assurance have been submitted;
- g) all required signed and sealed drawings have been submitted;
- h) all equivalency or alternate solution reports have been signed, sealed and delivered and accepted by the Senior Manager of Building Approvals;
- i) any required geotechnical reports, Section 219 covenants, letters of credit, and proof of delivery of notice to potentially affected adjacent landowners have been completed and submitted;
- j) any required legal agreements are completed and executed and, if applicable, fully registered in the Land Title Office; and
- k) all fees, Development Cost Charges and levies have been paid or secured.

All to the satisfaction of the Director of Building Approvals, such that the building permit can be processed **and issued without further submission from the applicant**.

PLEASE NOTE: The building permit must be issued on or before July 8, 2025.

4. All subdivision, building permit and precursor applications not meeting the conditions 2. or 3. above will be subject to the Development Cost Charge current rates set out in *Development Cost Charge Bylaw No. 9499*, as amended by *Bylaw No. 10558*.

Should you have any questions concerning this bulletin, please contact Development Applications staff at 604-276-4088.

See attached →

Development Cost Charges

City-Wide Development Cost Charges		
Type of Development	DCC Rates under Bylaw 9499 effective before July 24, 2024 (Amended and Replaced)	DCC Rates On & After July 24, 2024 (Bylaw 9499, as Amended by 10558)
Residential Development:		
Single-Family Dwelling	\$61,138.20 per lot	\$63,767.14 per lot
Townhouse	\$32.40 per ft ² of dwelling unit area	\$33.79 per ft ² of dwelling unit area
Apartment	\$34.31 per ft ² of dwelling unit area	\$35.79 per ft ² of dwelling unit area
Non-Residential Development:		
Commercial	\$22.15 per ft ² of building area	\$23.10 per ft ² of building area
Light Industrial	\$18.19 per ft ² of building area	\$18.97 per ft ² of building area
Major Industrial	\$206,249.33 per acre of gross site area	\$215,118.05 per acre of gross site area
Institutional	\$22.15 per ft ² of building area	\$23.10 per ft ² of building area
In addition to the above-noted City-wide DCCs, the following DCCs are payable in the Alexandra Area:		
Townhouse	\$6.81 per ft ² of building area	\$6.81 per ft ² of building area
Apartment	\$7.56 per ft ² of building area	\$7.56 per ft ² of building area
Commercial	\$7.42 per ft ² of building area	\$7.42 per ft ² of building area