



**Development Cost Charges
Subdivision and Building Permit Applications**

**No.: INFO-31
Date: 2017-06-26**

Purpose:

To inform all subdivision and building permit applicants about the new Development Cost Charges (DCCs) came into effect May 8, 2017, 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 9499 was adopted on May 8, 2017. It establishes new City-wide rates, and a new charge for institutional developments. DCC Bylaw 9499 also specifies the charge rates based on the zoning of a property, and applies charges on a revised unit of measurement for residential multi-family developments (ft² of dwelling unit area). Previous DCC Bylaw 8024 has been repealed.

Implementation:

1. The DCC rates under previous DCC Bylaw 8024 will continue to apply until May 8, 2018 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 rates in previous Bylaw 8024 will apply if a **complete** subdivision application was received before May 8, 2017. A **complete** application is:
 - a) application form has been completed (submitted prior to May 8, 2017);
 - b) application fees have been paid in full (submitted prior to May 8, 2017);
 - c) all supporting documentation necessary to make the application complete has been submitted to the City (submitted prior to May 8, 2017).

In addition, the Development Cost Charge rates in previous Bylaw 8024 will apply if **all** of the following conditions are met **on or before May 8, 2018**:

- 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.

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 rates in previous Bylaw 8024 will apply if a complete precursor application (one of building permit application, development permit application, rezoning application or subdivision application) leading to the building permit issuance was received before **May 8, 2017** (before the adoption of DCC Bylaw 9499). 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 May 8, 2018**:

- d) the required zoning bylaw has been adopted;
- e) 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 Senior Manager 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 May 8, 2018.

4. All subdivision, building permit and precursor applications not meeting the conditions 2. or 3. above will be subject to the Development Cost Charge rates set out in Development Cost Charge Bylaw 9499.

Should you have any questions concerning this bulletin, please contact the Kevin Whitmarsh at 604-276-4088.

See attached →

Development Cost Charges (DCCs)

City-Wide Development Cost Charges		
Type of Development	DCC Rates under Bylaw 8024 (Repealed)	DCC Rates On & After May 8, 2017 (Bylaw 9499)
Residential Development:		
Single-Family Dwelling	\$24,859.53 per lot	\$39,494.10 per lot
Townhouse	\$14.28 per ft ² of building area	\$21.48 per ft ² of dwelling unit area
Multi-Family Dwelling	\$15.09 per ft ² of building area	\$22.61 per ft ² of dwelling unit area
Commercial	\$11.22 per ft ² of building area	\$14.52 per ft ² of building area
Light Industrial	\$8.96 per ft ² of building area	\$11.33 per ft ² of building area
Major Industrial	\$83,837.56 per acre of gross site area	\$97,716.39 per acre of gross site area
Institutional	N/A	\$14.52 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 dwelling unit area
Multi-Family Dwelling	\$7.56 per ft ² of building area	\$7.56 per ft ² of dwelling unit area
Commercial	\$7.42 per ft ² of building area	\$7.42 per ft ² of building area