



PROCEDURES FOR CALCULATING REGIONAL DEVELOPMENT COST CHARGES (DCCs) *(for the Greater Vancouver Sewerage & Drainage District)*

For 'residential only' buildings, the charge is based on the total number of units (number of apartment units and/or number of townhouse units). Townhouse includes any dwelling unit which will have a principal entrance which provides direct outdoor access at or from ground level. Units having access from a courtyard may be considered townhouses.

For 'non-residential only' buildings, the charge is based on the total square footage per floor of the building or structure (measured from the outside edge of all exterior walls), less the number of square feet to be used for parking of motor vehicles and the storage of bicycles.

For mixed-use buildings which include residential uses, charges will be calculated as above. Residential amenity areas are excluded. Shared service areas (mechanical, electrical, elevator, sprinkler rooms etc. -- anything other than parking, bicycle storage or residential storage/amenity) will be calculated on a pro rated basis as follows:

Example - 20 storey building with retail on 1st, offices on 2nd and residential above with all floors having the same area. The non-residential portion is 10%.

Charged as: shared service area x .10 x non-residential rate

CREDITS

Credits for residential buildings that will be (or have been) demolished will be determined by the Development Cost Charge Coordinator after reviewing the file.

Credits for non-residential buildings that will be (or have been recently) demolished will be determined by submitting an original signed and sealed letter from a professional (architect, engineer or surveyor), stating the non-residential area of the building being demolished (must exclude areas for parking and bicycle storage). The letter should state how the information was obtained. The letter must be submitted to the DCC Coordinator prior to the issuance of a Building Permit and prior to the payment of the DCC. ***Fax copies will not be accepted.***

If copies of plans from City records are required, the usual procedures and fees will apply.

A Building Permit will not be issued until the Regional Development Cost Charges are paid. If the charges exceed \$50,000.00 there is an option to pay 1/3 cash and to secure the remaining 2/3 with a Letter of Credit prior to issuance of the Permit.

In the event of amendments or revisions to the project which create additional floor area or additional residential units, additional payments may be required.

For further information you may contact the DCC/DCL Co-ordinator at (604) 873-7760.

City of Vancouver

Calculation for GVS & DD Development Cost Charge (regional DCC):

Residential Buildings

- _____ # of townhouse units (units which will have a principal entrance which provides direct outdoor access at or from ground level (may include courtyards))
- _____ # of apartment units
- _____ # of single family units (units in a building with less than 4 residential units and no other use - for a project with multiple buildings on one site)

Non-residential Buildings

- _____ sf non-residential (all floors measured to outside edges of exterior walls, including mezzanines and underground service areas, with only parking and bicycle storage excluded)

Mixed residential and non-residential

- _____ # of townhouse units (units which will have a principal entrance which provides direct outdoor access at or from ground level - may include courtyards)
- _____ # of apartment units
- _____ sf non-residential (measured to outside edges of exterior walls, including mezzanines and any underground non-residential use or storage)
- _____ sf shared service area (mechanical, electrical, elevator, sprinkler rooms, etc)
- _____ % percent of non-residential area of mixed-use building (to prorate service area)

The shared service area will be charged as: _____ sf x _____% x non-residential DCC rate

Parking, bicycle storage and residential storage/amenity area are always excluded.

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Please note that there are different rates for projects in the Vancouver Sewerage Area and the Fraser Sewerage Area.

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Certified Professionals must provide the required information to calculate the regional DCC for CP projects.

The information must be submitted in writing to the DCC/DCL Coordinator, preferably on letterhead, under the CP's name, with the address and BU application number for the project. This may be faxed, sent as an e-mail attachment or dropped off at the By-law Administration Counter on the second floor of the east wing.

Please call the DCC/DCL Coordinator at 604.873.7760 if you have any questions.