

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 10/3/2023 10:17:59 AM
Subject: Report 2 - Fee increases
Attachments: Metro DCC.png

Good morning Mayor and Council,

Regarding today's report on City of Vancouver rezoning, development and building permit fees, we received questions regarding the impact relative to Metro DCC increases, which as you know are presently a topic of public interest. The Metro rates are attached.

For comparative purposes, we have developed the following example:

	Benchmark used: 650 Sq Ft Apartment		Benchmark used: A new lowrise rental apartment project in Vancouver. This case study is located in East Vancouver and assumes 5-storey woodframe market rental apartment development at a density of 2.4 FSR.
	COV Option 1	COV Option 2	Metro DCC
	\$	\$	Yr 1 Increase
2023 Base Cost	5,799	5,799	6,249
Proposed increase	582	977	7,143
Total	6,381	6,776	13,392*

*forecast for year 3 is \$20, 906.

Should you have any questions please feel free to contact me or Patrice Impey.

Best,
Paul

TOTAL REGIONAL DCC	Existing	Step 1	Step 2	Step 3 1%
VSA				
Residential Lot Development Unit	\$10,027	\$21,941	\$29,196	\$34,133
Townhouse Dwelling Unit	\$8,679	\$19,874	\$26,406	\$30,861
Apartment Dwelling Unit	\$6,249	\$13,392	\$17,873	\$20,906
Non-Residential (per square foot)	\$5.02	\$10.84	\$14.37	\$16.78