

Calculations for GVS & DD Development Cost Charge (Regional DCC)

Address:	<input type="text"/>
BU application #:	<input type="text"/>
Prepared by (City staff or CP name):	<input type="text"/>
Date:	<input type="text"/>

Residential Buildings

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

Non-residential Buildings

<input type="text"/>	sf non-residential (total of all floors measured to outside edges of exterior walls, including mezzanines and underground service areas, only parking and bicycle storage excluded)
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Mixed residential and non-residential

<input type="text"/>	# of townhouse units (units which will have a principal entrance which provides direct outdoor access at or from ground level - may include courtyards)
<input type="text"/>	# of apartment units
<input type="text"/>	# of single family units (in buildings with less than four units)
<input type="text"/>	sf non-residential (measured to outside edges of exterior walls, including mezzanines and any underground non-residential use or storage)
<input type="text"/>	sf shared service area (mechanical, electrical, elevator, sprinkler rooms, etc) shared service area is charged as: floor area x percentage x non-residential DCC rate
<input type="text"/>	percent of non-residential area of mixed-use building (to prorate service area)

Parking, bicycle storage and residential storage/amenity area are always excluded.
There are different rates for projects in the Vancouver Sewerage Area and the Fraser Sewerage Area.

For certified professional projects, the CP submits the required information to a DCC/DCL Coordinator, using this form with a CP stamp. Send as an e-mail attachment or submit in person.

A Building Permit will not be issued until the Regional DCC is paid. If the amount owing is over \$50,000, there is an option to pay 1/3 cash and secure the remaining 2/3 with a letter of credit.

Revisions which create additional floor area or residential units will be subject to an additional DCC payment.

Regional DCC Credits for buildings being demolished

Credits for non-residential buildings are determined by submitting an original signed and sealed letter from a registered professional (architect, engineer or land surveyor) stating the floor area excluding parking and bicycle storage and stating how the information was obtained. Credits for mixed-use buildings with residential uses are determined by submitting a letter as above for the non-residential floor area only, excluding all residential and residential amenity floor area. Credits for residential uses are determined by a review of City records. Non-residential buildings must have been occupied within 5 years. Credits are not available to churches that are exempt from DCC payments. No credits will be considered after the regional DCC has been paid.

Questions? Contact a DCC/DCL Coordinator at DCLCoordinator@vancouver.ca