

# Bulletin

## Development Cost Levies Bulletin

Effective:

Vancouver (City-wide) DCL By-law, January 28, 2000

Area-Specific DCL By-law, January 27, 2007

Vancouver Utilities DCL By-law, September 30, 2018

Last amended June 17, 2025

Authority: Vancouver Charter, Section 523D

### **UPDATES:**

#### **DCL Payments in Instalments**

On June 17, 2025, Council approved the option for projects with total DCLs above \$500,000 to pay the DCLs over three equal instalments. This payment instalment option is effective from July 22, 2025. For more information, see the DCL Payments in Instalments section on page 7.

#### **2024 Inflationary Adjustment**

On July 10, 2024, Council approved the [2024 inflationary adjustment](#) of 5.7% be deferred to September 30, 2025. To view the approved rates, see Table 2.



## REGULATORY REFERENCES

- [Vancouver Development Cost Levy By-law](#)
- [Area Specific Development Cost Levy By-law](#)
- [Vancouver Utilities Development Cost By-law](#)

## BULLETIN INTENT

The purpose of the Bulletin is to provide general info about Development Cost Levies (DCL), including information on DCL rates, payment process, exemptions, and waivers.

## DCL BACKGROUND AND CONTEXT

Development Cost Levies (DCLs) are collected from most new development to help pay for facilities made necessary by growth and are applied on a per square foot basis. Eligible categories for DCL funding include: parks, child care facilities, replacement housing (social/non-profit housing), and engineering infrastructure (transportation and utilities).

The DCL by-laws (as noted above in the Regulatory References section) establish the boundaries, set the rates, and describe how to calculate and pay the levy. Levies collected within each DCL district must be spent within the area boundary (except for replacement housing projects which can be located outside of the DCL area from which they are collected).

Since January 1997, the City has been administering the collection of a separate regional Development Cost Charge (DCC) on behalf of Metro Vancouver. The Greater Vancouver Sewerage and Drainage District (GVS&DD) DCC allows the expansion of sewerage facilities required to support regional growth (see Appendix B for more information). In April 2023, Metro Vancouver introduced a Water DCC to support expansion of regional drinking water infrastructure (see Appendix C for more information). In October 2023, Metro Vancouver introduced a Parkland acquisition DCC to support expansion of the regional park system.

In January 2020, TransLink introduced a regional DCC for transportation infrastructure, and similar to the Metro Vancouver GVS&DD, the City administers the collection of this DCC on behalf of TransLink. The TransLink DCC supports the construction or expansion of regional transportation projects (see Appendix E for more information).

### DCL Districts

The City has moved towards city-wide DCLs to simplify the system by having uniform charges across the City. There are three types of DCL districts, each with its own rates (see Appendix A for maps):

1. **The City-wide Vancouver DCL District** applies to most of the City and is levied for Affordable housing, Parks, Transportation and Childcare capital projects.
2. **The City-wide Utilities DCL District** also applies to most of the City in addition to the City-wide Vancouver DCL District and is levied specifically for capital utilities projects.
3. **Layered (Area-Specific) DCL Districts.** Development in these districts is subject to the area-specific DCL, the City-wide Vancouver DCL, and the City-wide Utilities DCL.

*Note that the False Creek Flats ODP and Central Waterfront areas are not subject to DCLs as there are other mechanisms to deliver required public benefits. A portion of East Fraser Lands is not subject to the Utilities DCL but is still subject to the City-wide Vancouver DCL.*

For more information on DCL district boundaries and exclusions, please contact a DCL Co-ordinator at [DCLCoordinator@vancouver.ca](mailto:DCLCoordinator@vancouver.ca).

## **DCL RATES**

The levy is based on the gross floor area of the development as indicated on a Development Permit (minus floor area exemptions applicable under the zoning and development by-law) and varies by use and by DCL area. The current rates are shown in Table 1 of the bulletin and maps of the DCL Districts are shown in Appendix A. For more information on how the levy is calculated and applied, refer to the City-wide Vancouver DCL and City-wide Utilities DCL Background reports found on the [City's DCL website](#). The levy will not be more than 10% of the value of the development as determined pursuant to the Building By-law.

### **Annual Inflation Adjustment**

All DCL By-law rates are adjusted annually to align with property and construction inflation. The City uses public, third-party data to calculate the impact of annual inflation on the DCL rates. Rates are adjusted annually through a report to Council in June or July, with new rates becoming effective September 30th of every year. Visit [the City's website](#) on the annual inflation index for more information.

### **In-Stream Rate Protection**

DCL payment is collected at Building Permit issuance and calculated at the rate in effect on the date of issuance. The City of Vancouver implements DCL by-law amendments on September 30th of each year. Applications received prior to the adoption of annual DCL By-law rate adjustments may qualify for in-stream rate protection. To qualify for in-stream rate protection, the following conditions must be met:

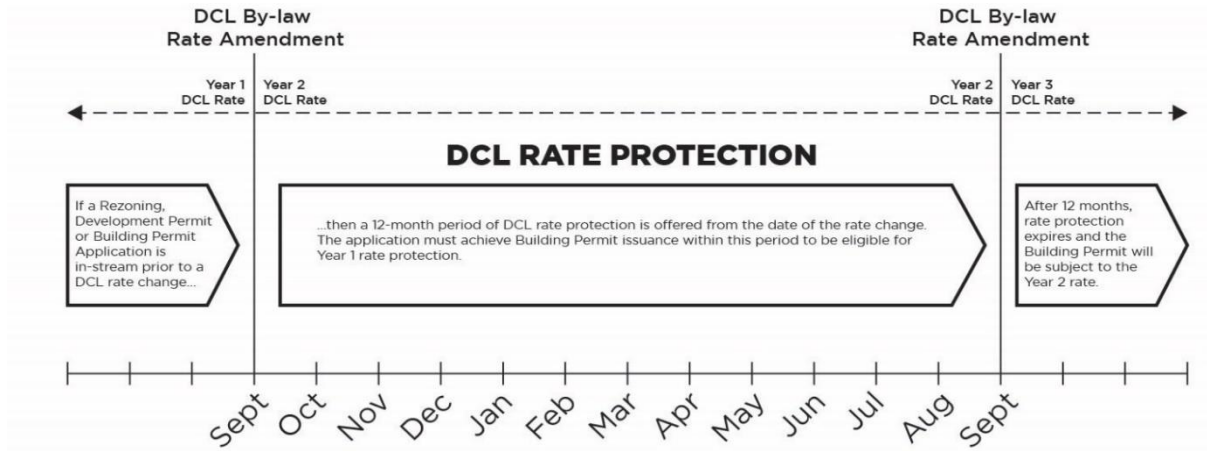
1. A precursor application (rezoning, development permit or building permit application) was submitted prior to the date of a rate increase (i.e. in-stream application), provided that:
  - the applicant has submitted an application in a form satisfactory to the City; and
  - the applicant has paid the applicable application fee to the City.
2. A building permit is issued within a 12-month period following the date of the DCL rate increase (by-law amendment).

If a related building permit application is not issued within the 12-month period, the rate protection expires and any new DCL rates take effect.

Section 523D (8.2 & 8.3) of the Vancouver Charter outlines the criteria that must be met in order for an application to qualify for in-stream protection. See Figure 1 as an illustration of how in-stream rate protection is administered.

For projects eligible to pay DCLs in instalments, the DCL rates can be locked in at any stage of the building permit, provided that the first instalment is paid and the next stage of the building permit is issued. See section below for more information on DCL payments in instalments.

Figure 1: In-stream Rate Protection



**Table 1: Current DCL Rates by Area (effective Sept. 30, 2024)**

		Base <sup>1</sup>			Layered <sup>2</sup>	
		City-wide Vancouver DCL (A)	City-wide Utilities DCL (B)	TOTAL City-wide DCLs (A+B)	False Creek Flats	South East False Creek
Residential	Residential at or below 1.2 FSR and Laneway House	\$59.01/m <sup>2</sup> (\$5.48/ft. <sup>2</sup> )	\$36.97/m <sup>2</sup> (\$3.43/ft. <sup>2</sup> )	\$95.98/m <sup>2</sup> (\$8.92/ft. <sup>2</sup> )	\$76.01/m <sup>2</sup> (\$7.06/ft. <sup>2</sup> )	\$234.99/m <sup>2</sup> (\$21.83/ft. <sup>2</sup> )
	Medium Density Residential above 1.2 FSR to 1.5 FSR	\$126.98/m <sup>2</sup> (\$11.80/ft. <sup>2</sup> )	\$79.65/m <sup>2</sup> (\$7.40/ft. <sup>2</sup> )	\$206.63/m <sup>2</sup> (\$19.20/ft. <sup>2</sup> )		
	Higher Density Residential above 1.5 FSR	\$254.21/m <sup>2</sup> (\$23.62/ft. <sup>2</sup> )	\$159.29/m <sup>2</sup> (\$14.80/ft. <sup>2</sup> )	\$413.50/m <sup>2</sup> (\$38.42/ft. <sup>2</sup> )		
	Commercial and Most Other Uses <sup>3</sup>	\$254.21/m <sup>2</sup> (\$23.62/ft. <sup>2</sup> )	\$79.65/m <sup>2</sup> (\$7.40/ft. <sup>2</sup> )	\$333.86/m <sup>2</sup> (\$31.02/ft. <sup>2</sup> )		
	Industrial <sup>4</sup>	\$101.69/m <sup>2</sup> (\$9.45/ft. <sup>2</sup> )	\$31.84/m <sup>2</sup> (\$2.96/ft. <sup>2</sup> )	\$133.53/m <sup>2</sup> (\$12.41/ft. <sup>2</sup> )		\$37.53/m <sup>2</sup> (\$3.49/ft. <sup>2</sup> )
	Mixed Employment (Light Industrial) <sup>5</sup>	\$190.54/m <sup>2</sup> (\$17.70/ft. <sup>2</sup> )	\$59.71/m <sup>2</sup> (\$5.55/ft. <sup>2</sup> )	\$250.25/m <sup>2</sup> (\$23.25/ft. <sup>2</sup> )		
Non-Residential						
Other Rates <sup>6</sup>	Childcare Community Centre/ Neighbourhood House Community Energy Centre Cultural Facility Library Public Authority Use Social Service Centre Temporary Buildings Works Yard	\$10.00/BP <sup>7</sup>	\$10.00/BP	\$20.00/BP	\$10.00/BP	\$10.00/BP
	School (K-12)	\$5.49/m <sup>2</sup> (\$0.51/ft. <sup>2</sup> )	\$5.49/m <sup>2</sup> (\$0.51/ft. <sup>2</sup> )	\$10.98/m <sup>2</sup> (\$1.02/ft. <sup>2</sup> )	\$5.49/m <sup>2</sup> (\$0.51/ft. <sup>2</sup> )	N/A

For a map of the DCL Districts, please see Map 1 in Appendix A.

<sup>1</sup> In the Base DCL areas, the City-wide Utilities DCL applies **in addition to** the City-wide Vancouver DCL.

<sup>2</sup> In the Layered DCL areas, DCLs apply **in addition to** the City-wide Vancouver DCL and City-wide Utilities DCL.

<sup>10</sup> All uses, except for those specified here, are subject to the Commercial DCL rate.

<sup>4</sup> Industrial in the City-wide Vancouver DCL and City-wide Utilities DCL apply to development in the I-2, M-1, M-1A, M-1B, M-2 zoning districts. See DCL By-laws for definitions.

<sup>5</sup> Mixed Employment (Light Industrial) in the City-wide Vancouver DCL and City-wide Utilities DCL apply to IC-1, IC-2, I-1, I-1A, I-1B, I-1C, I-3 and I-4 zoning districts. See DCL By-laws for definitions.

<sup>6</sup> Refer to DCL By-law and Zoning & Development By-law for use definitions.

<sup>7</sup> BP stands for Building Permit.

**Table 2: Approved DCL Rates by Area (effective Sept. 30, 2025)**

		Base <sup>8</sup>			Layered <sup>9</sup>	
		City-wide Vancouver DCL (A)	City-wide Utilities DCL (B)	TOTAL City-wide DCLs (A+B)	False Creek Flats	South East False Creek
Residential	Residential at or below 1.2 FSR and Laneway House	\$62.35/m <sup>2</sup> (\$5.79/ft. <sup>2</sup> )	\$39.06/m <sup>2</sup> (\$3.63/ft. <sup>2</sup> )	\$101.41/m <sup>2</sup> (\$9.42/ft. <sup>2</sup> )	\$80.31/m <sup>2</sup> (\$7.46/ft. <sup>2</sup> )	\$248.30/m <sup>2</sup> (\$23.07/ft. <sup>2</sup> )
	Medium Density Residential above 1.2 FSR to 1.5 FSR	\$134.17/m <sup>2</sup> (\$12.47/ft. <sup>2</sup> )	\$84.16/m <sup>2</sup> (\$7.82/ft. <sup>2</sup> )	\$218.33/m <sup>2</sup> (\$20.29/ft. <sup>2</sup> )		
	Higher Density Residential above 1.5 FSR	\$268.61/m <sup>2</sup> (\$24.95/ft. <sup>2</sup> )	\$168.31/m <sup>2</sup> (\$15.64/ft. <sup>2</sup> )	\$436.92/m <sup>2</sup> (\$40.59/ft. <sup>2</sup> )		
	Commercial and Most Other Uses <sup>10</sup>	\$268.61/m <sup>2</sup> (\$24.95/ft. <sup>2</sup> )	\$84.16/m <sup>2</sup> (\$7.82/ft. <sup>2</sup> )	\$352.77/m <sup>2</sup> (\$32.77/ft. <sup>2</sup> )		
	Industrial <sup>11</sup>	\$107.44/m <sup>2</sup> (\$9.98/ft. <sup>2</sup> )	\$33.64/m <sup>2</sup> (\$3.13/ft. <sup>2</sup> )	\$141.08/m <sup>2</sup> (\$13.11/ft. <sup>2</sup> )		\$39.66/m <sup>2</sup> (\$3.68/ft. <sup>2</sup> )
	Mixed Employment (Light Industrial) <sup>12</sup>	\$201.33/m <sup>2</sup> (\$18.70/ft. <sup>2</sup> )	\$63.09/m <sup>2</sup> (\$5.86/ft. <sup>2</sup> )	\$264.42/m <sup>2</sup> (\$24.56/ft. <sup>2</sup> )		
Other Rates <sup>13</sup>	Childcare Community Centre/ Neighbourhood House Community Energy Centre Cultural Facility Library Public Authority Use Social Service Centre Temporary Buildings Works Yard	\$10.00/BP <sup>14</sup>	\$10.00/BP	\$20.00/BP	\$10.00/BP	\$10.00/BP
	School (K-12)	\$5.49/m <sup>2</sup> (\$0.51/ft. <sup>2</sup> )	\$5.49/m <sup>2</sup> (\$0.51/ft. <sup>2</sup> )	\$10.98/m <sup>2</sup> (\$1.02/ft. <sup>2</sup> )	\$5.49/m <sup>2</sup> (\$0.51/ft. <sup>2</sup> )	N/A

For a map of the DCL Districts, please see Map 1 in Appendix A.

<sup>8</sup> In the Base DCL areas, the City-wide Utilities DCL applies **in addition to** the City-wide Vancouver DCL.

<sup>9</sup> In the Layered DCL areas, DCLs apply **in addition to** the City-wide Vancouver DCL and City-wide Utilities DCL.

<sup>10</sup> All uses, except for those specified here, are subject to the Commercial DCL rate.

<sup>11</sup> Industrial in the City-wide Vancouver DCL and City-wide Utilities DCL apply to development in the I-2, M-1, M-1A, M-1B, M-2 zoning districts. See DCL By-laws for definitions.

<sup>12</sup> Mixed Employment (Light Industrial) in the City-wide Vancouver DCL and City-wide Utilities DCL apply to IC-1, IC-2, I-1, I-1A, I-1B, I-1C, I-3 and I-4 zoning districts. See DCL By-laws for definitions.

<sup>13</sup> Refer to DCL By-law and Zoning & Development By-law for use definitions.

<sup>14</sup> BP stands for Building Permit.

### **Mixed-Use Projects**

Mixed-use projects come in many forms. DCLs are applied based on the DCL rate by category and the number of square metres approved by category. When a mixed-use project has a portion of floor area eligible for a DCL exemption (e.g. social housing), then a DCL is not applied to the floor area determined to be exempt. The remaining floor area (non-exempt) is still subject to a DCL based on the approved floor area and rate category.

### **Change of Use**

A change of use does not trigger a DCL. However, if a Building Permit is required as part of the change of use, and the change of use is from a DCL exempt use to a non-exempt use category (e.g. church to residential), a DCL does apply.

DCLs apply to floor area previously exempt from being counted in the FSR calculation (e.g. parking or storage) that is changing to a use that now counts as floor area (e.g. changing storage use that was exempt from FSR to residential use which is counted as FSR).

## **DCL PAYMENTS**

### **Timing of Payment**

Payment of the levy is a condition of Building Permit issuance and the levy is calculated at the rate in effect on the date of issuance. If a DCL by-law rate amendment occurs after a building permit application is submitted and still in the approvals process, then a 12 month rate protection is applied from the date of the by-law amendment (see the “In-Stream Rate Protection” section for details). Projects with a total DCL under \$500,000 are payable in full at the time of Building Permit issuance. Projects with a total DCL equal to or greater than \$500,000 may be eligible to pay DCLs in instalments (see section below).

Projects with a total DCL equal to or greater than \$500,000 that are processed through the staged building permit stream may choose to make their DCL payment prior to the issuance of any stage of a building permit prior to Full Construction permit issuance. Please note that DCL rates are not considered “locked in” until payment has been made and the building permit for the next stage of construction is issued. For example, if you choose to defer your DCL payment beyond the Excavation and Shoring stage (Stage 1) and pay prior to the Full Construction stage (Stage 2 in this example), but the Full Construction permit is not issued before your project loses in-stream rate protection, you will be required to pay the additional DCLs based on the new applicable rate.

### **DCLs Paid in Instalments (Deferred DCL Payments)**

Applicants with a total project DCL equal to or greater than \$500,000 (value of all City of Vancouver DCLs combined, i.e. City-wide DCL + Utilities DCL) may submit an application to the DCL Coordinator (with an associated fee) requesting to pay DCLs in 3 equal installments.

- The first payment is paid prior to building permit issuance. In the case of projects that are processed with staged permits, first payment is prior to the issuance of any stage of a building permit prior to Full Construction building permit.
- The second payment is required 12 months after this building permit is issued.
- The final payment is required 24 months after this building permit is issued.
- All payments must be made prior to issuance of occupancy permit.

Security in the form of a surety bond or letter of credit is required to be posted with the City covering the value of the deferred DCLs.

Credit cards are not accepted for DCL payments. For more information on payment details, contact the DCL Coordinator: [DCLCoordinator@vancouver.ca](mailto:DCLCoordinator@vancouver.ca).

### **Phased Projects and DCL Payments**

A Building Permit for a project constructed through the Certified Professional Program may be processed through Staged Building Permits. Subsequently, individual Building Permits are issued as the construction of the building and/or phases of a project progress. DCLs are payable prior to issuance of any stage of a Building Permit prior to Full Construction Stage and may be eligible to pay DCLs in instalments (see section above).

### **Project Cancellation and DCL Refunds**

The DCL will be refunded if the project is cancelled prior to any new construction being carried out on the project. The applicant should be advised to write to their Project Coordinator and ask for the Building Permit to be cancelled and for a refund of Building Permit fees. The District Building Inspector will be asked to confirm that no work has been carried out and the Building Permit will be cancelled. Once it is confirmed that no new work has taken place and the Building Permit is cancelled, applicants can submit a request to the DCL Coordinator for a refund of DCL fees: [DCLCoordinator@vancouver.ca](mailto:DCLCoordinator@vancouver.ca).

## **DCL EXEMPTIONS**

DCLs do not apply to the following:

1. alterations to an existing building where the total floor area of the building is not increased;
2. social housing (subject to meeting DCL By-law definitions and receiving clearance from the Housing Centre);
3. churches exempt from taxation but may exclude ancillary buildings on a church property (i.e. halls, residences);
4. additions, which are smaller than 500 square feet, to existing buildings containing fewer than four residential units and no other use; and
5. small residential units of 29.7 square meters (320 square feet) or less.

### **Alterations**

For projects that involve an alteration, which includes significant retention of primary structural elements, a DCL will not apply to the existing floor area within the existing structure or building. Primary structural elements include parts or elements of a building which resist forces and moments, the failure of which could cause catastrophic failure of the building, and can include load-bearing columns, decking, stairwells, and elevator core. Alteration does not include demolition and replacement of the structure, or façade-only retention without significant retention of other primary structural elements. Any additional/new floor area added to a as part of an alteration project will be subject to a DCL, including any additional floor area within an existing structure.

### **Heritage Projects**

DCLs do not apply to any heritage projects consisting solely of retention and conservation of the existing floor area (consistent with the Alteration section above). However, new floor area that is being added to an existing heritage building/site is subject to DCLs. "Heritage Density" floor area that is purchased and transferred from a



heritage site (donor site or Density Bank) to another eligible project site (receiver site) is not exempt from DCLs. Additional density achieved through purchasing Heritage Amenity Shares, as per Schedule G of the Zoning & Development By-law, is not exempt from DCLs.

## DCL WAIVERS

### For-Profit Affordable Rental Housing

DCLs can be waived or reduced across the City-wide Vancouver DCL and Layered (Area-Specific) DCL districts on construction of 100% secured rental housing (subject to meeting the DCL By-law definition and requirements of “for-profit affordable rental housing”). Note that there is no rental waiver for the Utilities DCL. See the [Rental Incentive Programs Bulletin](#) for more information.

Waiver amounts vary depending on which class of for-profit affordable rental housing the project qualifies as, determined by the starting rent requirements. For further description and the currently applicable maximum starting rent requirements, refer to the [Rental Incentive Programs Bulletin](#):

- **Class A (Below-Market Rental Projects):** 20% of units are secured at below-market rents (see 3.1A(d) of the City-wide and Area-Specific DCL By-laws). For rental projects qualifying as Class A, a **100% waiver** is provided for the City-wide Vancouver DCL and Area-Specific DCL.
- **Class B (Market Rental Projects):** all units are secured at average market rents for newer rental buildings (see 3.1A(e) of the City-wide and Area-Specific DCL By-laws). For rental projects qualifying as Class B, a **86.24% waiver** is provided for the City-wide Vancouver DCL and Area-Specific DCL. See Table 2 for qualifying rates applicable to Class B rental.

Table 3: Class B Rental Waivers (effective Sept. 30, 2024)

		Base <sup>15</sup>			Layered <sup>16</sup>	
		City-wide Vancouver DCL 86.24% Waiver (A)	City-wide Utilities DCL 0% Waiver (B)	TOTAL City-wide DCLs (A+B)	False Creek Flats 86.24% Waiver	South East False Creek 86.24% Waiver
Residential	Residential at or below 1.2 FSR and Laneway House	\$8.12/m <sup>2</sup> (\$0.75/ft. <sup>2</sup> )	\$36.97/m <sup>2</sup> (\$3.43/ft. <sup>2</sup> )	\$45.09/m <sup>2</sup> (\$4.18 /ft. <sup>2</sup> )	\$10.46/m <sup>2</sup> (\$0.97/ft. <sup>2</sup> )	\$32.33/m <sup>2</sup> (\$3.00/ft. <sup>2</sup> )
	Medium Density Residential above 1.2 FSR to 1.5 FSR	\$17.47/m <sup>2</sup> (\$1.62/ft. <sup>2</sup> )	\$79.65/m <sup>2</sup> (\$7.40/ft. <sup>2</sup> )	\$97.12/m <sup>2</sup> (\$9.02/ft. <sup>2</sup> )		
	Higher Density Residential above 1.5 FSR	\$34.98/m <sup>2</sup> (\$3.25/ft. <sup>2</sup> )	\$159.29/m <sup>2</sup> (\$14.80/ft. <sup>2</sup> )	\$194.27/m <sup>2</sup> (\$18.05/ft. <sup>2</sup> )		

**Table 4: Class B Rental Waivers (effective Sept. 30, 2025)**

		Base <sup>15</sup>			Layered <sup>16</sup>	
		City-wide Vancouver DCL 86.24% Waiver (A)	City-wide Utilities DCL 0% Waiver (B)	TOTAL City-wide DCLs (A+B)	False Creek Flats 86.24% Waiver	South East False Creek 86.24% Waiver
<b>Residential</b>	<b>Residential at or below 1.2 FSR and Laneway House</b>	\$8.58/m <sup>2</sup> (\$0.80/ft. <sup>2</sup> )	\$39.06/m <sup>2</sup> (\$3.63/ft. <sup>2</sup> )	\$47.64/m <sup>2</sup> (\$4.43/ft. <sup>2</sup> )	\$11.05/m <sup>2</sup> (\$1.03/ft. <sup>2</sup> )	\$34.17/m <sup>2</sup> (\$3.17/ft. <sup>2</sup> )
	<b>Medium Density Residential above 1.2 FSR to 1.5 FSR</b>	\$18.46/m <sup>2</sup> (\$1.72/ft. <sup>2</sup> )	\$84.16/m <sup>2</sup> (\$7.82/ft. <sup>2</sup> )	\$102.62/m <sup>2</sup> (\$9.54/ft. <sup>2</sup> )		
	<b>Higher Density Residential above 1.5 FSR</b>	\$36.96/m <sup>2</sup> (\$3.43/ft. <sup>2</sup> )	\$168.31/m <sup>2</sup> (\$15.64/ft. <sup>2</sup> )	\$205.27/m <sup>2</sup> (\$19.07/ft. <sup>2</sup> )		

## DCL RATE REDUCTIONS

There are a number of uses that Council has elected to benefit from reduced DCLs.

### Temporary Buildings / Tents

A reduced DCL rate may be applicable to temporary buildings/tents. The Building By-law defines “temporary” as a period not exceeding twelve months. Typically, the temporary DCL rate does not apply to school portables or to temporary sales centres. The DCL rate is \$10 per Building Permit authorizing a temporary building or buildings under each applicable DCL By-law. For example, for temporary buildings in a layered DCL district, the total DCL would be \$10 per Building Permit for the City-wide Vancouver DCL, \$10 per Building Permit for the Utilities DCL, and \$10 per Building Permit for the Layered DCL (\$30 per Building Permit total).

### Parking Garages

DCLs are applied to parking garage floor area in Districts where they are included in total floor space (i.e. floor area or FSR) calculations. Districts where parking garage floor area may be counted in FSR include: R1-1 (including Laneway Housing), RT zones, some RM zones, and First Shaughnessy District. In other Districts, parking garage floor area is typically excluded from floor area but may be included in certain circumstances.

### Cultural Facility

Cultural facility includes a variety of uses that deliver arts and culture programs and services, including artist studios (Class A and B), galleries, halls, museums or archives, live theatres, and production or rehearsal studios for dance, music, or drama, as defined in the Development Cost Levy By-laws. Some definitions of the uses listed previously can be found in the Zoning & Development By-law. If the use meets the DCL By-law definition for cultural facility, then the floor area would qualify for a \$10/BP rate. Cultural facilities can include ancillary uses to support the primary use of the Cultural Facility, particularly uses that are integrated within the Cultural Facility (e.g. gift shop within a museum, lounge space in a theatre). Any uses that are not integrated within the Cultural Facility would not be considered ancillary (e.g. separate commercial unit operated by another entity).

### **Other Uses**

For more information on other reduced DCL rates for specific uses included in Table 1 of the DCL rates, please consult the definitions of each use under the DCL By-laws or Zoning & Development By-law.

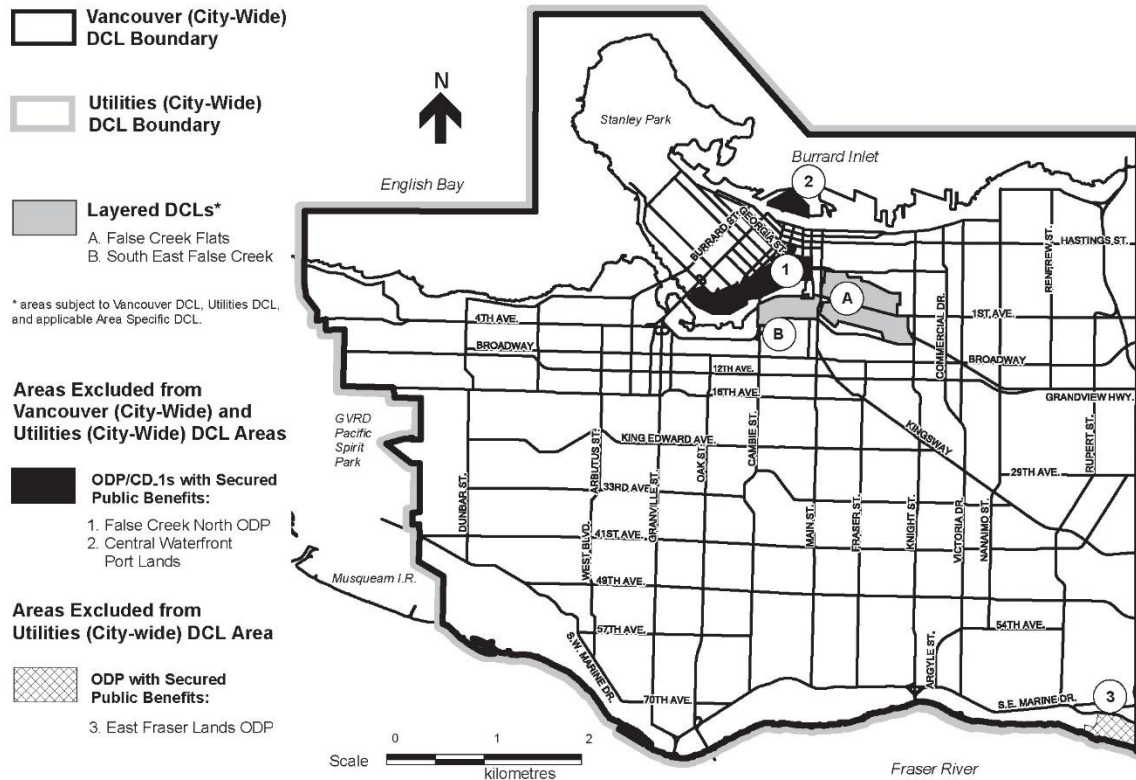
## **RELATION TO OTHER DEVELOPMENT CONTRIBUTIONS**

As part of the capital planning process, staff review all funding sources available for capital projects. In some cases, capital projects eligible to be funded by DCLs are provided on-site as part of a rezoning (in-kind Community Amenity Contribution or CAC) or development application (in-kind density bonus). When this occurs, it should be on prior approval of City Council and cannot be in lieu of payment of DCLs.

DCLs are in addition to CACs or Density Bonus Zoning Contributions where applicable. For more information on CACs, please see the [Community Amenity Contributions Policy for Rezoning](#)s. For more information on Density Bonus Zoning Contributions, please see the [Density Bonus Contributions Bulletin](#).

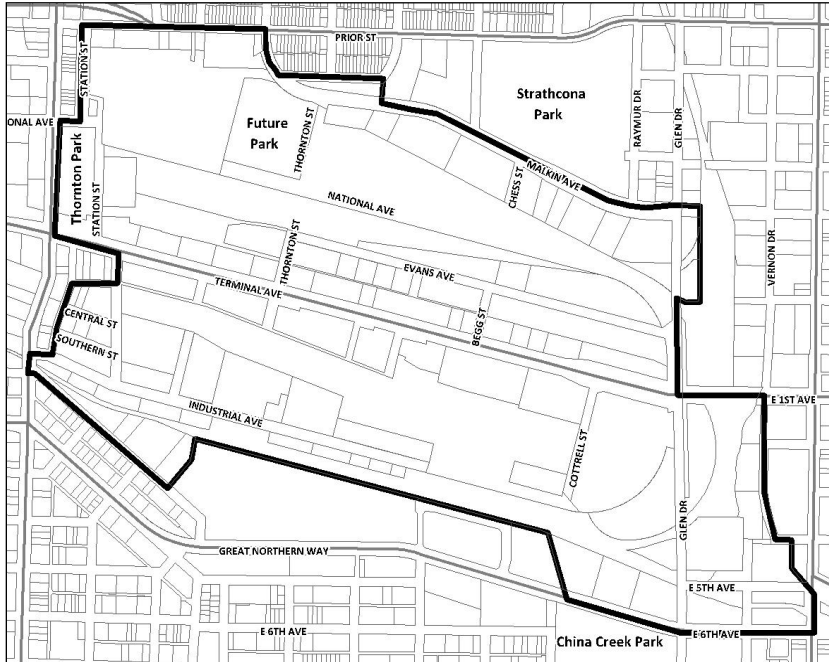
# APPENDIX A - MAPS

Map 1: DCL Districts

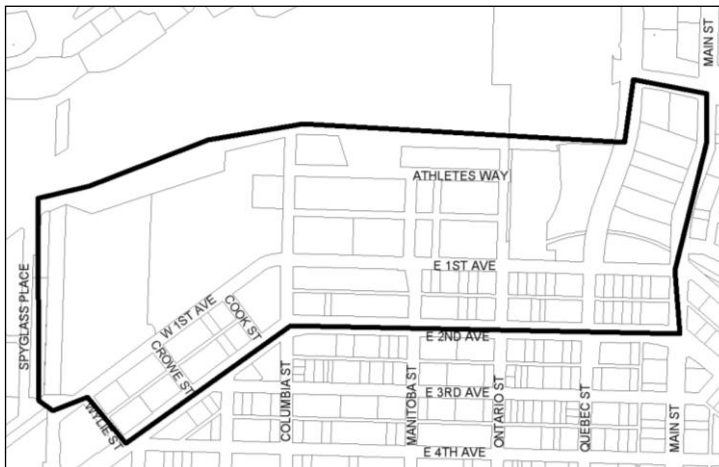


## Map 2: Layered (Area-Specific) DCL District Maps

### False Creek Flats



### South East False Creek



## APPENDIX B – GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT DEVELOPMENT COST CHARGE (GVS&DD DCC)

Metro Vancouver applies Development Cost Charges (DCC) to users that are part of emerging Lower Mainland developments to pay for new sanitary sewer works such as additional trunk lines, pumping stations, and wastewater treatment plant expansion. Local municipalities are responsible for collecting the DCC on behalf of Metro Vancouver. The City of Vancouver collects the DCC prior to Building Permit issuance.

In October 2023, the Metro Vancouver Board approved increases to the Metro Vancouver Water DCC. In-stream applications as of March 22, 2024 are eligible for in-stream rate protection ending March 22, 2025. The GVS & DD has two service areas in the City of Vancouver. There are different rates for each area and for different types of development:

**Table 1: Vancouver Sewerage Area Drainage District Development Cost Charge**

Rate Category	2024 Rates	Rates Effective Jan 1, 2025	Rates Effective Jan 1, 2026	Rates Effective Jan 1, 2027
Residential Dwelling Unit (per dwelling unit)*	\$3,335	\$10,498	\$11,290	\$12,476
Townhouse Dwelling Unit (per dwelling unit)	\$2,983	\$9,593	\$10,316	\$11,400
Apartment Dwelling Unit (per dwelling unit)	\$1,988	\$6,298	\$6,772	\$7,484
Non-residential use (per square foot)	\$1.63	\$5.30	\$5.70	\$6.30

**Table 2: Fraser Sewerage Area Drainage District Development Cost Charge**

Rate Category	2024 Rates	Rates Effective Jan 1, 2025	Rates Effective Jan 1, 2026	Rates Effective Jan 1, 2027
Residential Dwelling Unit (per dwelling unit)*	\$6,254	\$11,443	\$12,311	\$13,613
Townhouse Dwelling Unit (per dwelling unit)	\$5,390	\$10,015	\$10,775	\$11,914
Apartment Dwelling Unit (per dwelling unit)	\$4,269	\$7,302	\$7,855	\$8,686
Non-residential use (per square foot)	\$3.30	\$5.41	\$5.82	\$6.43

\* Under the GVS & DD DCC By-law, residential dwelling unit is defined as a dwelling unit in a building or structure that contains up to three dwelling units.

In-stream rate protection for the GVS & DD DCC applies to applications submitted prior to the adoption of the new DCC rate, provided that:

- the applicant has submitted an application in a form satisfactory to the City; and
- the applicant has paid the applicable application fee to the City.

If a related building permit application is not issued within the 12-month period, the rate protection expires and new DCC rates take effect. Section 568 of the Local Government Act outlines the criteria that must be met in order for an application to qualify for in-stream protection.

For further information, visit the [Metro Vancouver website](https://www.metrovancouver.org) or contact a DCL Co-ordinator at [DCLCoordinator@vancouver.ca](mailto:DCLCoordinator@vancouver.ca).

#### **Waivers and Reductions for Metro Vancouver GVS&DD DCC**

Metro Vancouver's GVS&DD DCC includes waivers or reductions on developments that meet the definitions of "not-for-profit rental housing" or "not-for-profit" student housing.

Visit the [Metro Vancouver website](https://www.metrovancouver.org) for more information.

## APPENDIX C – METRO VANCOUVER WATER DEVELOPMENT COST CHARGE

As of April 28, 2023 Metro Vancouver is introducing a water Development Cost Charge (DCC) for new residential and non-residential developments in the region to fund growth-related expansion of regional drinking water infrastructure such as water mains, reservoirs, and treatment plants. In October 2023, the Metro Vancouver Board approved increases to the Metro Vancouver Water DCC. In-stream applications as of March 22, 2024 are eligible for in-stream rate protection ending March 22, 2025. Local municipalities are responsible for collecting the DCC on behalf of Metro Vancouver. Local municipalities are responsible for collecting the DCC on behalf of Metro Vancouver. The City of Vancouver collects the DCC prior to Building Permit issuance.

**Table: Water Development Cost Charge**

Rate Category	2024 Rates	Rates Effective Jan 1, 2025	Rates Effective Jan 1, 2026	Rates Effective Jan 1, 2027
Residential Lot Development Unit* (per dwelling unit)	\$6,692	\$10,592	\$16,926	\$19,714
Townhouse Dwelling Unit (per dwelling unit)	\$5,696	\$9,839	\$15,206	\$17,710
Apartment Dwelling Unit (per dwelling unit)	\$4,261	\$6,791	\$10,495	\$12,223
Non-residential use (per square foot)	\$3.39	\$5.30	\$8.19	\$9.54

\*Applies to single-family, duplex and triplex.

In-stream rate protection for the water DCC applies to applications submitted prior to the adoption of the new DCC rate, provided that:

- the related building permits are approved within one year of the new water DCC rate being adopted.
- a precursor application to that building permit is in-stream on the date the bylaw is adopted.

For further information, visit the [Metro Vancouver website](https://www.metrovan.ca) or contact a DCL Co-ordinator at [DCLCoordinator@vancouver.ca](mailto:DCLCoordinator@vancouver.ca).

### Waivers and Reductions for Metro Vancouver Water DCC

Metro Vancouver's Water DCC includes waivers or reductions on developments that meet the definitions of "not-for-profit rental housing" or "not-for-profit" student housing.

Visit the [Metro Vancouver website](https://www.metrovan.ca) for more information.



## APPENDIX D – METRO VANCOUVER PARKLAND ACQUISITION DEVELOPMENT COST CHARGE (DCC)

In October 2023 Metro Vancouver introduced a parkland Development Cost Charge (DCC) for new residential and non-residential developments in the region to fund growth-related expansion of the regional park system. In-stream applications as of March 22, 2024 are eligible for in-stream rate protection ending March 22, 2025. Local municipalities are responsible for collecting the DCC on behalf of Metro Vancouver. The City of Vancouver collects the DCC prior to Building Permit issuance.

**Table: Parkland Acquisition Development Cost Charge**

Rate Category	2024 Rates	Rates Effective Jan 1, 2025	Rates Effective Jan 1, 2026	Rates Effective Jan 1, 2027
Residential Lot Development Unit* (per dwelling unit)	-	\$491	\$981	\$1,943
Townhouse Dwelling Unit (per dwelling unit)	-	\$442	\$884	\$1,751
Apartment Dwelling Unit (per dwelling unit)	-	\$303	\$606	\$1,199
Non-residential use (per square foot)	-	\$0.24	\$0.48	\$0.94

\*Applies to single-family, duplex and triplex.

In-stream rate protection for the parkland DCC applies to applications submitted prior to the adoption of the new DCC rate, provided that:

- the related building permits are approved within one year of the new water DCC rate being adopted.
- a precursor application to that building permit is in-stream on the date the bylaw is adopted.

For further information, visit the [Metro Vancouver website](https://www.metrovan.ca) or contact a DCL Co-ordinator at [DCLCoordinator@vancouver.ca](mailto:DCLCoordinator@vancouver.ca).

### Waivers and Reductions for Metro Vancouver Water DCC

Metro Vancouver's Water DCC includes waivers or reductions on developments that meet the definitions of "not-for-profit rental housing" or "not-for-profit" student housing.

Visit the [Metro Vancouver website](https://www.metrovan.ca) for more information.

## APPENDIX E – TRANSLINK DEVELOPMENT COST CHARGE (DCC)

TransLink’s DCC is applied to new developments in Metro Vancouver to help fund the construction or expansion of regional transportation projects. Local municipalities are responsible for collecting the DCC on behalf of TransLink. The City of Vancouver collects the TransLink DCC prior to Building Permit issuance.

**Table: TransLink Development Cost Charge**

Rate Category <sup>a</sup>	Rates Effective	
	January 1, 2024	January 1, 2025
Single Family Dwelling (per dwelling unit)	\$3,194	\$3,330
Duplex (per dwelling unit)	\$2,652	\$2,765
Townhouse Dwelling (per dwelling unit)	\$2,652	\$2,765
Apartment (per dwelling unit)	\$1,658	\$1,729
Retail/Service (per square foot)	\$1.34	\$1.40
Office (per square foot)	\$1.08	\$1.13
Institutional (per square foot)	\$0.53	\$0.55
Industrial (per square foot)	\$0.32	\$0.33

<sup>a</sup> Refer to section 2 of the [TransLink DCC By-law](#) for more information about the definitions for each rate category.

### Waivers for TransLink DCC

The TransLink DCC includes waivers or reductions on developments that meet the definitions of “not-for-profit rental housing” or “not-for-profit” student housing.

For more information on the TransLink DCC, including in-stream rate protection, visit the [TransLink website](#) as well as the [FAQ document](#).