

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)
BOARD OF DIRECTORS**

REGULAR BOARD MEETING

Friday, October 27, 2023

9:00 am

28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <http://www.metrovancover.org>

O N T A B L E

B. ADOPTION OF THE MINUTES

2. October 20, 2023 Special Joint Meeting Minutes

That the GVS&DD Board adopt the minutes for its special joint meeting held October 20, 2023 as circulated.

C. DELEGATIONS

1. Roderick Louis

Subject: Development Cost Charge Engagement and Proposed Rate Bylaws & GVS&DD
2024 Budget and 2024-28 Financial Plan
Executive Summary

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

2. FINANCE COMMITTEE REPORTS

**2.1 Development Cost Charge Engagement Update and Proposed Rate Bylaws
On-Table Addition**

**SPECIAL JOINT MEETING
MVRD, MVHC, GVWD, and GVS&DD BOARDS**

Minutes of the Special Joint Meeting of the Metro Vancouver Regional District (MVRD), Metro Vancouver Housing Corporation (MVHC), the Greater Vancouver Water District (GVWD), and the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board of Directors held at 9:04 am on Friday, October 20, 2023, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Delta, Chair, Director George V. Harvie	Richmond, Director Chak Au*
Anmore, Vice Chair, Director John McEwen	Surrey, Director Harry Bains*
Belcarra, Director Jamie Ross*	Surrey, Director Mike Bose*
Burnaby, Director Pietro Calendino*	Surrey, Director Gordon Hepner* (arrived at
Burnaby, Director Sav Dhaliwal*	9:53 am)
Burnaby, Director Mike Hurley	Surrey, Director Pardeep Kooner*
Coquitlam, Director Craig Hodge*	Surrey, Director Brenda Locke*
Coquitlam, Director Teri Towner*	Surrey, Director Rob Stutt*
Delta, Director Dylan Kruger*	sc̓áwáθən məsteyəx ^w (Tsawwassen First Nation),
Electoral Area A, Director Jen McCutcheon*	Director Laura Cassidy*
Langley City, Director Paul Albrecht*	Vancouver, Director Rebecca Bligh*
Langley Township, Director Eric Woodward*	Vancouver, Director Adriane Carr* (arrived at
Langley Township, Director Steve Ferguson*	9:15 am)
Lions Bay, Director Ken Berry	Vancouver, Director Lisa Dominato*
Maple Ridge, Director Dan Ruimy*	Vancouver, Director Sarah Kirby-Yung*
New Westminster, Director Patrick Johnstone*	Vancouver, Director Mike Klassen*
North Vancouver City, Director Linda Buchanan*	Vancouver, Alternative Director Peter Meiszner*
North Vancouver District, Director Lisa Muri*	for Ken Sim
Pitt Meadows, Director Nicole MacDonald*	Vancouver, Director Lenny Zhou*
Port Coquitlam, Director Brad West*	West Vancouver, Director Mark Sager* (arrived
Port Moody, Director Meghan Lahti*	at 9:11 am)
Richmond, Director Malcolm Brodie*	White Rock, Director Megan Knight* (arrived at
Richmond, Director Bill McNulty*	9:10 am)

MEMBERS ABSENT:

Bowen Island, Director Andrew Leonard

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
Dorothy Shermer, Corporate Officer
Rapinder Khaira, Legislative Services Coordinator, Board and Information Services

* denotes electronic meeting participation as authorized by the *Procedure Bylaw*

A. ADOPTION OF THE AGENDA

1. October 20, 2023 Special Meeting Agenda

It was MOVED and SECONDED

That the MVRD, MVHC, GVS&DD, and GVWD Boards amend the revised agenda for its meeting scheduled for July 28, 2023 by adding an item to close the meeting under sections 90(1)(c) and 90(2)(b) of the *Community Charter* to allow for the discussion of the following items:

- Update on Labour Relations; and
- Update on On-going Discussions with the Provincial and Federal Government.

CARRIED

It was MOVED and SECONDED

That the MVRD, MVHC, GVS&DD, and GVWD Boards adopt the agenda for its special joint meeting scheduled for October 20, 2023 as amended.

CARRIED

B. REPORTS FROM COMMITTEE OR COMMISSIONER/CHIEF ADMINISTRATIVE OFFICER

1. 2024-2028 Financial Plan – Metro Vancouver Districts and Housing Corporation

Report dated October 20, 2023, from Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer and Harji Varn, Chief Financial Officer/General Manager, Financial Services, presenting the MVRD/MVHC/GVS&DD/GVWD Boards the 2024 Budget and 2024 – 2028 Financial Plan for the Metro Vancouver Districts and Housing Corporation for consideration.

Members were provided with an overview of the 2024 – 2028 Financial Plan, including the 2024 budget cycle timeline, its major cost drivers, the overall household impact, the Board direction on Development Cost Charges (DCC); project capital expenditures for Water, Liquid Waste, and Regional Parks; DCC engagement feedback; the importance of the growth-pays-for-growth principle; and proposed rates for DCCs.

9:09 am Director Knight arrived at the meeting.

9:11 am Director Sager arrived at the meeting.

9:15 am Director Carr arrived at the meeting.

9:53 am Director Hepner arrived at the meeting.

Presentation material titled “2024 – 2028 Financial Plan Overview” is retained with the October 20, 2023 Metro Vancouver Joint Board agenda.

It was MOVED and SECONDED

That the MVRD/MVHC/GVS&DD/GVWD Boards direct staff to prepare the necessary 2024 Budget and 2024 - 2028 Financial Plan information to be presented at the October 27, 2023 Metro Vancouver Districts and Housing Corporation Board meetings for consideration.

CARRIED

RESOLUTION TO CLOSE

It was MOVED and SECONDED

That the MVRD, MVHC, GVS&DD, and GVWD Boards close its meeting scheduled for October 20, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (c) labour relations or other employee relations;
- 90 (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
 - (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party

CARRIED

C. ADJOURNMENT OR CONCLUSION

It was MOVED and SECONDED

That the MVRD, MVHC, GVS&DD, and GVWD Boards adjourn its special joint meeting of October 20, 2023.

CARRIED

(Time: 10:14 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

George V. Harvie, Chair

63214117 FINAL

To: Greater Vancouver Sewerage and Drainage District Board of Directors,
C/O Board and Information Services,
4515 Central Boulevard,
Burnaby, BC, Canada, V5H 0C6 ;
delegations@metrovancover.org
604-432-6250, 604.432.6284

From: Mr Roderick V. Louis,
[REDACTED],
White Rock, BC,
Canada, [REDACTED]
[REDACTED]
[REDACTED]

October 21-2023

This as a Delegation Request and executive summary for the October 27-2023 GVS & DD board mtg*... regarding agenda Items **G 2.1 Development Cost Charge Engagement and Proposed Rate Bylaws**, and **G 4.1: "GVS & DD 2024 Budget and 2024-28 Financial Plan"**

* https://metrovancover.org/boards/GVSDD/SDD_2023-Oct-27_AGE.pdf

I own property, pay taxes & reside in the city of White Rock, BC... As such, I'm affected by: GVS & DD annual budgets** and long-term financial plans, costs to service GVS & DD debts; and GVS & DD Development Cost Charge bylaws...

Item G 2.1 Specific actions requested of the MV RD board:

1) Refer the DCC bylaws back to staff for amendments that would require each bylaw to:

a) Specifically acknowledge that the projected increases in Metro Vancouver's population during 2023-53 will warrant the construction of substantial numbers of new and expanded k-12 schools, public libraries, and recreation centres;

b) Require that a substantial proportion (at least 50%) of all DCC revenues that are obtained during 2023-53 must be used to pay for the construction of new and expanded k-12 schools, public libraries, and recreation centres;

c) The MV RD and all member municipalities must collaboratively submit a joint formal written request to the BC govt and Canada's federal govt twice annually (June 30 and December 31) requesting grant funding equivalent to the DCC revenues that have been accrued during the previous 6-month period... to be used to pay for the construction of new and expanded k-12 schools, public libraries, and recreation centres;

Item G 4.1 Specific actions requested of the MV RD board:

2) Refer the proposed 2024 GVS & DD budget and 5-year financial plan back to staff for amendments that would require:

a) Specific delineation of several "worst case" scenarios regarding the MV RD's and GVS & DD's existing and planned enormous debt levels and debt service costs obligations during 2023- 28;

"Worst case" scenarios include:

- Substantial short, medium and long-term reductions in the MV RD's and or GVS & DD's revenues;
- Increases in interest rates that are available to the MV RD & GVS & DD on existing and planned new debts;

b) Potential MV RD and GVS & DD responses to "worst case" scenarios during 2023- 28;

3) Require all future GVS and DD boards and committee meetings' agenda packages to conspicuously indicate on page #1: The total amount of GVS & DD debts; And GVS & DD debt service costs during the previous financial period;

To: GVS&DD Board of Directors

From: Corporate Officer

Date: October 24, 2023 Meeting Date: October 27, 2023

Subject: **Development Cost Charge Engagement Update and Proposed Rate Bylaws On-Table Addition**

A letter from the Minister of Housing, Infrastructure and Communities, dated October 23, 2023, regarding Metro Vancouver's Development Cost Charge Program is provided as Attachment 1.

In case the Board wishes to delay the effective date of the Development Cost Charge Bylaw by one year, an alternate draft *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023* with amended effective dates is provided as Attachment 2. The alternative resolution to delay the effective date of the DCC Bylaw is as follows, with changes underlined:

That the GVS&DD Board:

- a) approve the Development Cost Charge rates as proposed in:
 - Schedules A to D in *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*;
as found in the memo dated October 24, 2023 titled "Development Cost Charge Engagement Update and Proposed Rate Bylaws On-Table Addition", and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD Development Cost Charge initiatives;
- b) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023* as attached to the memo dated October 24, 2023 titled "Development Cost Charge Engagement Update and Proposed Rate Bylaws On-Table Addition"; and
- e) direct staff to forward to the Inspector of Municipalities for approval:
 - *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*.

ATTACHMENTS

1. Letter from the Minister of Housing, Infrastructure and Communities, dated October 23, 2023.
2. *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*.

Minister of Housing,
Infrastructure
and Communities



Ministre du Logement,
de l'Infrastructure
et des Collectivités

Ottawa, Canada K1P 0B6

Mayor George Harvie
Mayor of Delta
Chair of the Board of Metro Vancouver
via electronic mail mayorharvie@delta.ca

October 23, 2023

Dear Mr. Chair,

We all know that we need to build more homes, and that we need to do so faster.

At this particular moment in Canada, we must all do everything that we can to incentivize the construction of new homes so that we can make housing more affordable, and more attainable for all Canadians.

You and other Metro Vancouver region mayors have been excellent partners, and in fact leaders, in this pursuit to date so, I know that we are aligned in reaching this goal. Increasing Canada's housing supply is a complicated task, and we all have different levers at our disposal in order to try and facilitate it.

At the federal level, we are first and foremost changing the financial equation for builders. That is why we recently announced a GST rebate, and an increase to the annual limit for Canada Mortgage Bonds to \$60 billion, which is enabling access to financing for builders on better terms and incentivizing construction.

We are also working together with municipal partners to change the way that homes are built in our communities. This is the purpose of the federal Housing Accelerator Fund. It is a fund designed to incentivize cities to pursue zoning reform, and to expedite permitting so that more homes can be built in communities across the country, and more affordable homes can be made available to those who need them most.

Given the spirit of the Housing Accelerator Fund, and the work that the federal government is doing to change the financial equation for builders; large increases in development charges are at odds with these goals. I understand that the Metro Vancouver Board is currently considering tripling the development cost charges it levies on new developments, and that a vote on the proposal will take place at the end of this week.

Significant increases to development charges have the potential deter development by offsetting the impact of other measures that reduce the cost of building. When projects do advance, increased charges on development can lead to higher housing costs for renters and homeowners, making it more difficult to find somewhere affordable to live.

Canada

As you know, the development charges levied by Metro Vancouver would apply to all Metro Vancouver member municipalities. Of these municipalities, several are eligible for funding under the federal government's Housing Accelerator Fund and currently have their agreements paused while we consider the impact the increases may have on the target number of units which these cities have committed to under their agreements.

As part of their Housing Accelerator Fund applications, these cities have proposed various initiatives to help get more homes built, more quickly. In fact, some have proposed waiving their own development charges. It is difficult to discern the alignment between the proposals by some of these cities to waive their development charges, while Metro Vancouver is proposing to increase them in the same jurisdictions.

I appreciate that cities need access to funding to build out the infrastructure that the growth we are trying to incentivize will rely on. I am not suggesting that development charges, generally speaking, are unacceptable. While I also appreciate that some hold the perspective that 'growth pays for growth,' we will all pay for stagnation as a result of a lower pace of construction. A 'growth pays for growth' approach ignores the value that new development, new property tax bases, new businesses, and new neighbours bring to our communities. I am concerned that at this particular moment in time, a drastic increase in development charges will inhibit our ability to seize the opportunity to incentivize a rapid increase in construction.

In the spirit of finding a solution, I would like to collaborate on a resolution that ensures Metro Vancouver can support the infrastructure demands which growth will create, while respecting the spirit of building as many new homes as possible. I am not insistent on any particular solution, but would expect that a number of options could be considered, including:


- Delaying the enactment of the DCC increase to allow for additional in-stream protection; and
- During the delay of the enactment of the increase, amending Metro Vancouver's DCC waiver bylaws to facilitate meeting our shared objective of decreasing the cost of rental housing and incentivizing affordable rental housing.
 - Waiver bylaws could include:
 - Exempting purpose-built rentals from the waiver increase;
 - Reducing the mixed-use threshold for which the current waiver applies;
 - Adopting waivers for private developers who provide the development to a non-profit once complete; and/or
 - Extending eligibility for DCC waivers to non-market rental units that are delivered by the private sector (i.e. inclusionary units).

The mayors and councils in this region are clearly seized with doing all that they can to build more homes in their communities, and I do not doubt that Metro Vancouver espouses a similar philosophy. In fact, their actions and initiatives toward reducing overall development costs for affordable housing, and the encouragement they offer member cities to implement similar measures are a proof point that they do. I also recognize that these

charge increases were underway prior to the GST rebate and HAF agreements, but given the changing circumstances, I think it is wise for us to ensure we remain aligned on a continued basis and to rethink the current approach for a mutual benefit in the longer-term.

Metro Vancouver's success is integral to the success of the country, and I would welcome any alternate solutions you might have. If any of the suggestions I have proposed seem feasible to you, if you have questions about them, or if you have others that you can consider, please reach out to me via my Chief of Staff (copied) for a discussion at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Fraser".

The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities

cc.

Savannah Dewolfe, Chief of Staff, savannah.dewolfe@infcc.gc.ca

Metro Vancouver Board Members
Mayors of Metro Vancouver Municipalities
Metro Vancouver Staff

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 371, 2023
A Bylaw to Impose Development Cost Charges

WHEREAS:

- A. Pursuant to the *Greater Vancouver Sewerage and Drainage District Act*, the Greater Vancouver Sewerage and Drainage District (“the GVS&DD”) may, by bylaw, impose development cost charges on every person who obtains approval of a subdivision or a building permit authorizing the construction, alteration or extension of a building or structure from a Member Municipality;
- B. Development cost charges provide funds to assist the GVS&DD in paying capital costs, including interest costs directly related to those activities that are approved by the inspector of municipalities to be included as capital costs, incurred to provide, construct, alter or expand sewerage facilities to service development within the area of the GVS&DD, excluding the portion of capital costs charged by the GVS&DD to Member Municipalities under section 54 of the Act;
- C. Pursuant to the Act, development cost charges are not payable in certain circumstance and the GVS&DD may waive or reduce development cost charges for eligible developments;
- D. Member Municipalities collect the development cost charges imposed under this Bylaw and remit them to the GVSⅅ
- E. The GVS&DD and a Member Municipality may enter into an agreement under section 58.3 of the Act under which all, some or some portion of the development cost charges under this Bylaw that would otherwise apply are not required to be collected and remitted by the Member Municipality and the Member Municipality agrees to pay to the GVS&DD an amount equal to the development cost charges that the Member Municipality would have collected under this Bylaw but for such an agreement; and
- F. In setting development cost charges under this Bylaw, the GVS&DD has considered:
 - a. future land use patterns and development and the phasing of works and services; and
 - b. how development designed to result in a low environmental impact may affect the capital costs of infrastructure referred to in section 58.2(2) of the Act.

NOW THEREFORE the Board of the Greater Vancouver Sewerage and Drainage District enacts as follows:

1.0 Citation

1.1 The official citation for this Bylaw is “Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023”.

1.2 This Bylaw may be cited as the “GVS&DD Development Cost Charge Bylaw”.

2.0 Repeal of Bylaw

2.1 “Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 254, 2010” as amended is hereby repealed.

3.0 Definitions

3.1 In this Bylaw:

“Apartment Dwelling Unit” means a Dwelling Unit in a building or structure that consists or may consist of two or more storeys and contains or may contain four or more Dwelling Units, whereby the building or structure has a principal exterior entrance used in common for access to the Dwelling Units. Apartment Dwelling Unit does not include Dwelling Units that are Townhouse Dwelling Units;

“Building Permit” means any permit required by a Member Municipality that authorizes the construction, alteration or extension of a building or structure;

“Combination Development” means any Development that comprises two or more of the following uses:

- (a) Apartment Dwelling Unit;
- (b) Residential Lot Development Unit;
- (c) Townhouse Dwelling Unit; and
- (d) Non-Residential Use;

“Community Charter” means the *Community Charter*, SBC 2003, c. 26;

“Development” means:

- (a) a Subdivision; or
- (b) the construction, alteration or extension of a building or structure for which a Building Permit is obtained;

“Dwelling Unit” means one or more rooms comprising a self-contained unit that is used or intended to be used for living and sleeping purposes and for which are provided cooking facilities, or the facilities for installation of cooking facilities, and one or more bathrooms having a sink or wash-basin, a water closet, and a shower or bath;

“Floor Area” means:

- (a) the floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles; or
- (b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the Building Permit applies (measured from the outside edge of any exterior walls in such portion of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles;

“Fraser Sewerage Area” means the area established from time to time by the GVS&DD under the Act as the Fraser Sewerage Area;

“GVS&DD” means the Greater Vancouver Sewerage and Drainage District;

“Greater Vancouver Sewerage and Drainage District Act” or **“Act”** means the *Greater Vancouver Sewerage and Drainage District Act*, SBC 1956, c. 59;

“Land Title Act” means the *Land Title Act*, RSBC 1996, c.250;

“Laneway House” has the definition ascribed to such term in the bylaws of the Member Municipality where the laneway house is located, or, in the absence of such a definition, means a detached building or structure containing one Dwelling Unit and constructed in the yard of a site on which is situate a Single Family Residential Dwelling;

“Local Government Act” means the *Local Government Act*, RSBC 2015, c. 1;

“Lulu Island West Sewerage Area” means the area established from time to time by the GVS&DD under the Act as the Lulu Island West Sewerage Area;

“Member Municipality” means a municipality that is a member of the GVSⅅ

“Minister” means the member of the Executive Council appointed under the *Constitution Act* charged by order of the Lieutenant Governor in Council with the administration of the *Local Government Act*;

“Municipal Charges” means development cost charges imposed by a Member Municipality under either the *Local Government Act*, *Community Charter* or the *Vancouver Charter*;

“Non-Residential Use” means any building or structure or any portion of any building or structure that is not Apartment Dwelling Unit, Residential Lot Development Unit or Townhouse Dwelling Unit but for greater certainty, does not include any portion of any Residential Use building or structure that is not part of a Dwelling Unit and is used or is intended to be used solely for the purpose of gaining access to and from Dwelling Units, solely for the maintenance of the building or structure or solely by the occupants of the Dwelling Units in the building or structure;

“North Shore Sewerage Area” means the area established from time to time by the GVS&DD under the Act as the North Shore Sewerage Area;

“Parcel” means any lot, block or other area in which land is held or into which it is legally subdivided and for greater certainty, without limiting the foregoing, including a strata lot under the *Strata Property Act*;

“Rate Schedules” means the schedules of development cost charge rates for each Sewerage Area that are attached as Schedules A, B, C and D to this Bylaw;

“Rent” means money paid or agreed to be paid, or value or a right given or agreed to be given, by or on behalf of a tenant to a landlord in return for the right to rent a Dwelling Unit, for the use of common areas and for services or facilities and includes any and all strata fees, regardless of whether such fees are paid directly to the landlord, but does not include any of the following:

- (a) a security deposit;
- (b) a pet damage deposit;
- (c) a fee prescribed under section 97 (2) (k) of the *Residential Tenancy Act*;

“Residential Lot Development Unit” means a Dwelling Unit on a lot (not including an Apartment Dwelling Unit or a Townhouse Dwelling Unit) but, if the Dwelling Unit is a Single Family Residential Dwelling, also includes:

- (a) the construction, alteration or extension of a building or structure for up to one Secondary Suite in the Single Family Residential Dwelling,
- (b) the construction, alteration or extension of up to one Laneway House, or
- (c) both.

“Residential Tenancy Act” means the *Residential Tenancy Act*, SBC 2002, c. 78;

“Residential Use” means Apartment Dwelling Unit, Residential Lot Development Unit and Townhouse Dwelling Unit;

“Secondary Suite” has the definition ascribed to such term in the bylaws of the Member Municipality where the secondary suite is located, or, in the absence of such a definition, means the smaller Dwelling Unit contained within a Single Family Residential Dwelling;

“Sewerage Area” means any of the GVS&DD’s four sewerage areas, being the Vancouver Sewerage Area, the North Shore Sewerage Area, the Lulu Island West Sewerage Area and the Fraser Sewerage Area;

“Sewage Facility” means any work, service or plant of the GVS&DD for conveying, disposing of or treating sewage or waste water;

“Single Family Residential Dwelling” means a detached building or structure that contains one principal Dwelling Unit and may contain one smaller Dwelling Unit;

“Strata Property Act” means the *Strata Property Act*, SBC 1998, c. 43;

“Subdivision” includes a division of land into two or more Parcels, whether by plan, apt descriptive words or otherwise under the *Land Title Act* or the *Strata Property Act*, the consolidation of two or more Parcels of land, and phased strata plans;

“Townhouse Dwelling Unit” means a Dwelling Unit in a building or structure that contains or may contain four or more Dwelling Units, whereby each Dwelling Unit has a direct exterior entrance;

“Vancouver Charter” means the *Vancouver Charter*, SBC 1953, c. 55;

“Vancouver Sewerage Area” means the area established from time to time by the GVS&DD under the Act as the Vancouver Sewerage Area;

4.0 Development Cost Charges

4.1 **Application of Development Cost Charges.** Subject to section 4.2, every person who obtains:

- (a) approval of a Subdivision from a Member Municipality; or
- (b) a Building Permit from a Member Municipality;

must pay the applicable development cost charges set out in this Bylaw to that Member Municipality on behalf of the GVS&DD prior to the approval of the Subdivision or the issuance of the Building Permit.

4.2 **Exemptions from Development Cost Charges.** Development cost charges are not payable under this Bylaw if:

- (a) the Development is not and will not be capable of being serviced by a Sewerage Facility of the GVS&DD or by a Sewerage Facility of a Member Municipality that is connected to a Sewerage Facility of the GVSⅅ
- (b) the Development will not impose new capital cost burdens on the GVSⅅ
- (c) a development cost charge has previously been paid for the same Development unless, as a result of further Development, new capital cost burdens will be imposed on the GVSⅅ
- (d) the Building Permit authorizes the construction, alteration or extension of a building or structure or part of a building or structure that is, or will be, after the construction, alteration or extension, exempt from taxation under subsection 220(1)(h) of the *Community Charter*;
- (e) the value of the work authorized by the Building Permit does not exceed \$50,000 or such other amount which the Minister may prescribe by regulation; or
- (f) the Building Permit authorizes the construction, alteration or extension of self-contained Dwelling Units in a building in which:
 - (i) each Dwelling Unit is no larger in area than 29 square metres [312.153 square feet]; and
 - (ii) each Dwelling Unit is to be put to no use other than Residential Use in those Dwelling Units.

4.3 **Calculation of Development Cost Charges.** Development cost charges imposed under this Bylaw will be calculated in accordance with the rates set out in the Rate Schedules. The rates set out in the Rate Schedules may be different in relation to one or more of the following:

- (a) different Sewerage Areas;
- (b) different classes of Sewerage Facilities;
- (c) different areas within a Sewerage Area;
- (d) different uses;
- (e) different capital costs as they relate to different classes of Development; or
- (f) different sizes or different numbers of lots or units in a Development.

- 4.4 **Combination Development.** Without restricting the generality of section 4.3, the development cost charges for a Combination Development will be calculated separately for the portion of the Combination Development attributable to each of Apartment Dwelling Unit, Residential Lot Development Unit, Townhouse Dwelling Unit and Non-Residential Use and will be the sum of the development cost charges for each such use, calculated according to the Rate Schedules.
- 4.5 **Payment, Collection and Remittance of Development Cost Charges.** Development cost charges imposed under this Bylaw must be paid to the Member Municipality of the GVS&DD approving the Subdivision or issuing the Building Permit, as the case may be, as follows:
- (a) at the same time as any Municipal Charges as may be levied on the Development under a bylaw of the Member Municipality are payable to the Member Municipality; or
 - (b) if no Municipal Charges will be levied on the Development under a bylaw of the Member Municipality, as follows:
 - (i) where an application is made only for Subdivision, prior to the issuance of the approval of the Subdivision by the Member Municipality; or
 - (ii) where an application is made only for a Building Permit or for both Subdivision and for a Building Permit, prior to the issuance of the Building Permit by the Member Municipality.
- 4.6 **Payment of Development Cost Charges by Instalments.** The development cost charges imposed under this Bylaw may not be paid by instalments unless a regulation under either subsection 58.2(6) of the Act or subsection 559(5) of the *Local Government Act* applies to the Development and authorizes the payment of development cost charges in instalments.
- 5.0 **Collection and Remittance of Development Cost Charges**
- 5.1 **Collection of Development Cost Charges by Member Municipalities.** Subject to section 6.1, each Member Municipality must:
- (a) collect the development cost charges imposed on a Development under this Bylaw; and
 - (b) not issue approval of a Subdivision or issue a Building Permit for any Development unless the development cost charges imposed under this Bylaw have been paid in accordance with section 4.0.
- 5.2 **Separate Account.** Subject to section 6.1, each Member Municipality must establish and maintain a separate account for the development cost charge monies collected under this Bylaw and deposit and hold these monies in that separate account, in trust for the GVS&DD, until the monies are remitted to the GVS&DD under section 5.3.

- 5.3 **Remittance of Development Cost Charges by Municipalities.** Each Member Municipality, within 30 days after June 30 and December 31 of each year, must remit to the GVS&DD the total amount of development cost charges collected by the Member Municipality under this Bylaw during the six-month period previous to such date, or an amount equal to such development cost charges if the Member Municipality did not collect development cost charges under this Bylaw, together with the statement referred to in section 5.4.
- 5.4 **Statements.** Each Member Municipality must provide statements to the GVS&DD, in respect of each Sewerage Area within the Member Municipality, pursuant to section 5.3, for every six-month period comprising January 1 to June 30 and July 1 to December 31, setting out:
- (a) the number and type of use of all Dwelling Units and Residential Lot Development Units on which development cost charges were levied by it under this Bylaw;
 - (b) the aggregate floor area of all Non-Residential Use buildings or structures on which development cost charges were levied by it under this Bylaw (calculated in accordance with the Rate Schedules);
 - (c) the legal description and civic address of each Parcel on which development cost charges were levied by it under this Bylaw, whether such development cost charges were levied in respect of a Subdivision or a Building Permit;
 - (d) the date and amount of each payment of development cost charges levied by it under this Bylaw and where section 4.6 applies to permit development cost charges levied under this Bylaw to be paid by instalments, the amount of instalment payments remaining to be paid to it and the dates for payment of such remaining instalments;
 - (e) the total amount of all development cost charges levied by it under this Bylaw and the total amount of all remaining instalment payments;
 - (f) the number, legal description, civic address and type of use of all Parcels in respect of which Subdivisions were approved where no development cost charges were levied by it under this Bylaw; and
 - (g) the number and type of use of all Dwelling Units and Residential Lot Development Units and the aggregate floor area of all Non-Residential Use buildings or structures (calculated in accordance with the Rate Schedules) in respect of which Building Permits were required where no development cost charges were levied by it under this Bylaw.
- 5.5 **Records.** Each Member Municipality shall retain, for a period of four years, sufficient records to support the statements and payments referred to in sections 5.3 and 5.4.

5.6 **Inspection and Review of Municipal Records.** The GVS&DD may, at any time, subject to first giving reasonable notice to any Member Municipality, inspect any and all records of the Member Municipality relating to the information required under section 5.4, the calculation, collection and remittance by the Member Municipality of development cost charges levied under this Bylaw, and the calculation and remittance by the Member Municipality of any payments required under section 6.0. Each Member Municipality shall permit any employee or agent of the GVS&DD to inspect the records referred to above and to make and take away copies of those records.

6.0 Replacement of Development Cost Charges

6.1 **Municipal Agreements.** Despite any other provision of this Bylaw, the GVS&DD may enter into an agreement or agreements with any Member Municipality under which:

- (a) all, some or some portion of the development cost charges under this Bylaw that would otherwise apply are not required to be collected and remitted by the Member Municipality; and
- (b) the Member Municipality agrees to pay to the GVS&DD an amount equal to the development cost charges that the Member Municipality would have collected under this Bylaw but for such an agreement, in the manner and at the times set out in the agreement, or otherwise in the same manner and at the same times that development cost charges would otherwise have been payable.

6.2 **Failure to Remit Development Cost Charges.** If a Member Municipality fails, for any reason, other than under an agreement under section 6.1, to collect any development cost charges payable under this Bylaw or to remit to the GVS&DD any development cost charges collected by it, the Member Municipality must pay to the GVS&DD on demand an amount equal to the development cost charges that the Member Municipality should have collected or remitted under this Bylaw.

7.0 Interpretation

7.1 **Severability.** If a portion of this Bylaw is held to be invalid it shall be severed and the remainder of the Bylaw shall remain in effect.

7.2 **Schedules.** The following Schedules are attached to and form part of this bylaw:

- Schedule "A", Fraser Sewerage Area – Development Cost Charge Rates;
- Schedule "B", Lulu Island West Sewerage Area – Development Cost Charge Rates;
- Schedule "C", North Shore Sewerage Area – Development Cost Charge Rates; and
- Schedule "D", Vancouver Sewerage Area – Development Cost Charge Rates.

8.0 Effective Date

8.1 This bylaw will come into effect on January 1, 2026.

Read a first, second, and third time this _____ day of _____, _____.

Approved by the Inspector of Municipalities this _____ day of _____,

Adopted this _____ day of _____, _____.

George V. Harvie, Chair

Dorothy Shermer, Corporate Officer

Schedule A

FRASER SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$11,443 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,015 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,302 per Dwelling Unit
4. Non-Residential Use	\$5.41 multiplied by the number of square feet of Floor Area

As of January 1, 2027 to December 31, 2027

Description	Rate
1. Residential Lot Development Unit	\$12,311 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,775 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,855 per Dwelling Unit
4. Non-Residential Use	\$5.82 multiplied by the number of square feet of Floor Area

As of January 1, 2028

Description	Rate
1. Residential Lot Development Unit	\$13,613 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$11,914 per Dwelling Unit
3. Apartment Dwelling Unit	\$8,686 per Dwelling Unit
4. Non-Residential Use	\$6.43 multiplied by the number of square feet of Floor Area

Schedule B

LULU ISLAND WEST SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$5,683 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$4,927 per Dwelling Unit
3. Apartment Dwelling Unit	\$3,516 per Dwelling Unit
4. Non-Residential Use	\$2.55 multiplied by the number of square feet of Floor Area

As of January 1, 2027 to December 31, 2027

Description	Rate
1. Residential Lot Development Unit	\$6,152 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$5,333 per Dwelling Unit
3. Apartment Dwelling Unit	\$3,806 per Dwelling Unit
4. Non-Residential Use	\$2.76 multiplied by the number of square feet of Floor Area

As of January 1, 2028

Description	Rate
1. Residential Lot Development Unit	\$6,855 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$5,943 per Dwelling Unit
3. Apartment Dwelling Unit	\$4,241 per Dwelling Unit
4. Non-Residential Use	\$3.08 multiplied by the number of square feet of Floor Area

Schedule C

NORTH SHORE SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$9,760 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$8,996 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,005 per Dwelling Unit
4. Non-Residential Use	\$5.00 multiplied by the number of square feet of Floor Area

As of January 1, 2027 to December 31, 2027

Description	Rate
1. Residential Lot Development Unit	\$10,478 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$9,658 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,448 per Dwelling Unit
4. Non-Residential Use	\$5.37 multiplied by the number of square feet of Floor Area

As of January 1, 2028

Description	Rate
1. Residential Lot Development Unit	\$11,557 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,652 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,111 per Dwelling Unit
4. Non-Residential Use	\$5.92 multiplied by the number of square feet of Floor Area

Schedule D

VANCOUVER SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$10,498 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$9,593 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,298 per Dwelling Unit
4. Non-Residential Use	\$5.30 multiplied by the number of square feet of Floor Area

As of January 1, 2027 to December 31, 2027

Description	Rate
1. Residential Lot Development Unit	\$11,290 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,316 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,772 per Dwelling Unit
4. Non-Residential Use	\$5.70 multiplied by the number of square feet of Floor Area

As of January 1, 2028

Description	Rate
1. Residential Lot Development Unit	\$12,476 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$11,400 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,484 per Dwelling Unit
4. Non-Residential Use	\$6.30 multiplied by the number of square feet of Floor Area