

Greater Vancouver Sewerage and Drainage District (GVS&DD), Greater Vancouver Water District (GVWD), and Metro Vancouver Regional District (MVRD) Development Cost Charge Waiver for Affordable Rental Housing – Application Form

Instructions

Please submit your completed application form, completed rent roll form, and supporting documents to: housingdccwaiver@metrovancover.org

To avoid delays in processing your application, please refer to the following guidelines:

- Review the GVS&DD waiver bylaw to confirm the eligibility requirements. The eligibility requirements are the same for the GVWD and MVRD DCC waiver bylaws.
- Ensure that the application form is filled out accurately and completely
- Attach all required documents to the email as separate files with no extraneous pages attached
- Include the address of the development and the document type (i.e. Housing Agreement) in the file name for all application documents

You will receive a written response and any confirmation of eligibility for the waiver of Development Cost Charges from the Greater Vancouver Sewerage and Drainage District, Greater Vancouver Water District, and Metro Vancouver Regional District via email. Please submit the complete application and all supporting documents at least one month prior to when the DCCs for the project will be payable to ensure that there is sufficient time to consider your waiver application.

Additional forms

- [Rent Roll Form](#) (required for all applications)
- [Municipal Verification Template](#) (for Inclusionary Affordable Rental Housing waiver applications)

Disclaimer

This form and attendant information are provided for convenience only and must not be relied upon as authoritative. Please refer to Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 314, 2018, Greater Vancouver Water District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 256, 2022, and Metro Vancouver Regional District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 1409, 2025, which are the relevant authorities for determining the waiver of development cost charges on behalf of the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Regional District. While we have made reasonable efforts to provide accurate and up-to-date information, this form and attendant information are provided “as is” without warranty of any kind, whether express or implied. The form and attendant information are not intended as a substitute for legal or other professional advice and such advice should be sought from qualified professionals.

Question 1

After reviewing the definitions of Not-for-Profit Affordable Rental Housing, Inclusionary Affordable Rental Housing, and Not-for-Profit Student Rental Housing as per GVS&DD DCC Waiver Bylaw No. 314, 2018, GVWD DCC Waiver Bylaw No. 256, 2022, and MVRD DCC Waiver Bylaw No. 1409, 2025, complete section A, B, or C as applicable.

Eligibility Section A: Not-for-Profit Affordable Rental Housing	
Does the development meet the definition of Not-for-Profit Affordable Rental Housing as defined in GVS&DD DCC Waiver Bylaw No. 314, 2018, GVWD DCC Waiver Bylaw No. 256, 2022, and MVRD DCC Waiver Bylaw No. 1409, 2025?	Yes No
Is the development owned, leased, or otherwise held by a Not-for-Profit Society, Registered Charity or a Public Housing Body at the time of application?	Yes No
Is the Not-for-Profit Affordable Rental Housing governed by the terms of a legal agreement and/or covenant with the Government of Canada, the Province of British Columbia, BC Housing, CMHC, a municipality, or any authorized designate of the foregoing entities, stipulating that the Dwelling Units will be operated as rental housing for people who meet Eligibility Criteria?	Yes No
Eligibility Section B: Inclusionary Affordable Rental Housing	
Does the development meet the definition of Inclusionary Affordable Rental Housing as defined in GVS&DD DCC Waiver Bylaw No. 314, 2018, GVWD DCC Waiver Bylaw No. 256, 2022, and MVRD DCC Waiver Bylaw No. 1409, 2025?	Yes No
Is the Inclusionary Affordable Rental Housing the subject of a legal agreement that requires the Registered Owner to either: a. transfer title of the Dwelling Units to a Not-for-Profit Society, Registered Charity or Public Housing Body no later than 30 days after the Occupancy Permit is issued; or b. commence a lease of the Dwelling Units, for a term of at least 60 years, with a Not-for-Profit Society, Registered Charity or Public Housing Body no later than 30 days after the Occupancy Permit is issued	Yes, transfer title Yes, lease for at least 60 years No
Is the of Inclusionary Affordable Rental Housing governed by the terms of a legal agreement and/or covenant with the Government of Canada, the Province of British Columbia, BC Housing, CMHC, a municipality, or any authorized designate of the foregoing entities, stipulating that the Dwelling Units will be operated as rental housing for people who meet Eligibility Criteria?	Yes No

Eligibility Section C: Not-for-Profit Student Rental Housing		
Does the development meet the definition of Not-for-Profit Student Rental Housing as defined in GVS&DD DCC Waiver Bylaw No. 314, 2018, GVWD DCC Waiver Bylaw No. 256, 2022, and MVRD DCC Waiver Bylaw No. 1409, 2025?	Yes	No
Is the development owned and operated by a Post-Secondary Institution at the time of application?	Yes	No
Will the Not-for-Profit Student Rental Housing be operated as rental housing for students attending that institution for a period of at least 60 years?	Yes	No
Is the Not-for-Profit Student Rental Housing governed by the terms of a covenant with GVS&DD, GVWD, & MVRD?	Yes	No

If you answered 'No' to one or more of the required conditions in the applicable section of Question 1, you do not meet the eligibility criteria for the GVS&DD, GVWD, and MVRD DCC Waiver for Affordable Rental Housing. If you have questions or concerns about the eligibility of your development or this application form, please contact housingdccwaiver@metrovancover.org.

Question 2

Please fill in information for the development for which you are applying for a DCC Waiver

Development Information	
Address	
Development name <i>(optional)</i>	
Municipality	
Parcel PID(s)	
If needed, additional PIDs can be added on pg.9	
Total number of Dwelling Units	
Number of Inclusionary Affordable Rental Housing units <i>(if applicable)</i>	
Floor Area of Student Housing <i>(if applicable)</i>	

Question 3

Please provide information on ownership of the development, as well information on the leaseholder and housing operator, if relevant.

Ownership Information	
Ownership structure	
Current Registered Owner	
Address of Owner	
Leaseholder (<i>if applicable</i>)	
Address of Leaseholder	
Length of Lease	
Housing Operator (<i>if known</i>)	
Address of Housing Operator	

Question 4

Please list of the point of contact for this application (e.g. owner or development management consultant).

Application Representative	
Name	
Title	
Company	
Mailing Address	
Phone Number	
Email	

Question 5

Please provide contact information for a liaison at the municipality in which this development is located.

Municipal Staff Liaison (Planning, Development, or Finance Department) Contact Information	
Name	
Title	
Municipality	
Mailing Address	
Phone Number	
Email	

Question 6

Please answer the following questions about tenant eligibility and rent restrictions. Information on rents is not used to determine eligibility, but provides valuable data for understanding housing affordability in the region.

Tenant Eligibility and Rent Restrictions	
Please describe any tenant Eligibility Criteria that is included in the Housing Agreement or other legal agreement(s) for this development (e.g., income limit, priority for certain populations).	
Please describe any rent restrictions that are included in the Housing Agreement or other legal agreement(s) for this development (e.g., 10% of units will be rented at 20% below CMHC average market rents).	

Question 7

Please provide information on what stage this development is at in the development process. Note that providing an actual or anticipated date of DP and BP issuance is required.

Stage in Development Process (check applicable boxes and fill in information)	
Was there a precursor application submitted for this development (development permit, rezoning, or subdivision application) prior to March 22, 2024?	Yes No
Application for Rezoning	Complete Not complete Not applicable
Development Permit	Complete Date of issuance: _____ Not complete Anticipated date of issuance: _____
Building Permit	Complete Date of issuance: _____ Not complete Anticipated date of issuance: _____

Question 8

Please confirm the supporting documents checklist. Please submit all documents with the application form in an email to housingdccwaiver@metrovancover.org. The rent roll form is available [here](#) and a template for the written confirmation from Member Municipality is [here](#). Where applicable, it is acceptable to submit draft documents, but an executed copy of the agreements will be required before the waiver can be issued.

Supporting Documents Checklist	
The following documents are required for all applications:	
Proof of ownership	
Legal agreement(s) governing the operation of the housing	
Rent roll	
If applicable, please submit the following documents:	
Lease agreement	
The following documents are required if the property is currently owned or leased by a not-for-profit organization, or if there is an agreement to transfer/lease the units to a not-for-profit organization:	
Current registration with BC Online for Not-for-Profit Society/ Registered Charity	
Bylaws of the Not-for-Profit Society or Registered Charity	
Constitution of Not-for-Profit Society or Registered Charity	
For Inclusionary Affordable Rental Housing only:	
Written confirmation from Member Municipality	

Question 9

If you selected "other" for any questions or have any additional information to include, please use the space below to explain

Comments

Declaration

I certify that the information provided in this application is true, correct, and complete to the best of my knowledge.

I agree that I, or another representative of the Applicant, will notify Metro Vancouver by emailing housingdccwaiver@metrovancover.org if there are any changes to the following for this Development:

- Number of Dwelling Units
- Floor Area of Student Housing
- Anticipated date of BP issuance
- Ownership/lease of any Dwelling Units or Floor Area that are the subject of this waiver application

I understand that Metro Vancouver does not issue refunds for DCCs that have already been paid, and all eligibility requirements, including the submission of executed versions of any legal agreements, must be fulfilled by the Applicant and assessed by Metro Vancouver prior to the date the DCCs become payable to the municipality.
