

Greater Vancouver Sewerage and Drainage District (GVS&DD) and
Greater Vancouver Water District (GVWD)

**WAIVER OR REDUCTION OF DEVELOPMENT COST CHARGES FOR
NOT-FOR-PROFIT RENTAL HOUSING
IMPLEMENTATION GUIDELINE**

GVS&DD DEVELOPMENT COST CHARGES (DCCs), 2022

SEWERAGE AREA	RESIDENTIAL DWELLING UNIT	TOWNHOUSE DWELLING UNIT	APARTMENT DWELLING UNIT
Vancouver	\$3,335	\$2,983	\$1,988
Lulu Island	\$3,313	\$2,756	\$2,042
North Shore	\$3,300	\$2,786	\$2,030
Fraser	\$6,254	\$5,390	\$4,269

GVWD DEVELOPMENT COST CHARGES (DCCs), 2023

	RESIDENTIAL LOT DEVELOPMENT UNIT	TOWNHOUSE DWELLING UNIT	APARTMENT DWELLING UNIT
Metro Vancouver	\$6,692	\$5,696	\$4,261

ELIGIBILITY

NOT-FOR-PROFIT AFFORDABLE RENTAL HOUSING THAT IS:

- Owned, leased, or otherwise held by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation or a Registered Charity at the time of any application for, or issuance of, a DCC waiver;
- Operated as rental housing for people who meet Eligibility Criteria as defined in *GVS&DD DCC Waiver Bylaw No. 314, 2018*; and in the *GVWD DCC Waiver Bylaw No. 256, 2022*.
- Governed by the terms of an agreement and/or covenant with the Province of British Columbia, BC Housing, CMHC or a municipality regarding the operation of the housing and stipulating how the Dwelling Units will be occupied and managed.

NOT-FOR-PROFIT STUDENT HOUSING THAT IS:

- Owned by a Post-Secondary Institution at the time of any application for, or issuance of, a DCC reduction;
- Purpose built to provide rental housing for students attending that institution;
- Operated on a cost recovery basis; and
- Governed by the terms of a covenant with the GVS&DD and the GVWD for a period of 60 years.

APPLICATION PATHWAYS

Direct Pathway

- The developer of the Not-for-Profit Rental Housing makes an application directly to Metro Vancouver.
- A municipal staff liaison from the member municipality is notified of Metro Vancouver’s response as provided to the developer via email.

Partnership Pathway

- The developer of the Not-for-Profit Rental Housing makes an application to Metro Vancouver, in partnership with a staff liaison from the member municipality.
- The application includes a letter from a municipal staff liaison, recommending the development’s eligibility for the regional DCC waiver or reduction.
- A municipal liaison from the member municipality is notified of Metro Vancouver’s response as provided to the developer via email.

STEPS

1. Regional DCCs are payable by the registered owner to Metro Vancouver and collected by the member municipality at the time when a building permit is obtained.
2. Project eligibility for a regional DCC waiver or reduction is determined using the Bylaw conditions and definition of Not-for-Profit Rental Housing.
3. Municipal liaison reviews supporting documents and prepares recommendation to Metro Vancouver regarding eligibility (optional - Partnership Pathway).
4. Developer submits online application for regional DCC waiver or reduction, including municipal recommendation if applicable.

5. Within 15 days of application, Metro Vancouver provides written notice and confirmation regarding eligibility for regional DCC waiver or reduction via email.
6. Member municipality provides annual statements to Metro Vancouver for every 12-month period (Jan 1 - Dec 31) where DCCs were waived or reduced under the Bylaws.

*See the Bylaws for definition of the terms capitalized above.

Questions?

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