

The Corporation of the District of North Vancouver

Bylaw 8704

A bylaw to provide for the imposition of Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

WHEREAS the Local Government Act empowers the Council of the District to provide for the imposition of development cost charges;

AND WHEREAS the Council believes it is desirable to establish development cost charges;

AND WHEREAS Council has taken into consideration the factors prescribed in Division 19 of the Local Government Act;

AND WHEREAS in the opinion of Council, the charges imposed under this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the District;

NOW THEREFORE the Council of The Corporation of the District of North Vancouver, in open meeting assembled, enacts as follows:

Citation

1. This bylaw may be cited as “Development Cost Charges Bylaw 8704, 2024”.

Definitions

2. In this bylaw

apartment means two or more dwelling units on one parcel of land none of which is a secondary suite which have their principal access from a common hallway or foyer;

building permit means any permit required under the District of North Vancouver Building Bylaw, which permit authorizes construction, alteration or extension of a building or structure;

coach house means coach house as defined in the zoning bylaw;

commercial use means the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes industrial uses and institutional uses and excludes a “residential multi-family, apartment”, “residential multi-family, ground oriented” or single- family development;

complete building permit application means an application under the District of North Vancouver Building Bylaw on a completed and executed application form, accompanied by plans sufficient to determine compliance with the Building Code and applicable bylaws, together with all required fees;

District means the Corporation of the District of North Vancouver;

dwelling unit includes a room, a suite of rooms or a building that is used or is intended to be used as an individual self-contained private residence which contains, or includes

- a. a sink, a toilet, a washbasin, a shower or bath, or facilities for the installation of same, whether such equipment or facilities are provided to each such room, suite of rooms or building structure or are shared;
- b. not more than one set of cooking facilities; and
- c. accessory uses that are customary ancillary uses to such residences;

gross floor area in respect of a building permitted under the Zoning Bylaw to be used for combination, commercial, industrial, institutional uses means the floor area within the building measured to the inside surface of every exterior wall plus a deemed wall thickness of 100 mm, but excludes areas used or intended to be used for parking of motor vehicles or bicycle storage;

industrial use means the manufacturing, fabricating, processing, assembling, storing, transporting, warehousing, renting or wholesale distribution of goods, materials or things, but excludes an institutional use and excludes retail sales, party and meeting equipment rentals, wholesaling in conjunction with retail sales, household services and repairs, service stations, automotive repairs and auto body shops, restaurants, drive-ins and food outlets, or any uses accessory to any of the foregoing exclusions;

institutional use means

- a. a principal or accessory use in any "PA" or "PRO" zone created by the Zoning Bylaw other than golf courses, marinas, pet care establishments, ski resorts and any uses accessory to golf courses, marinas, pet care establishments and ski resorts;
- b. a child care facility, firehall, group home, multi-level care facility or cemetery use permitted in any zone created by the Zoning Bylaw

single-family means either one dwelling unit or one dwelling unit plus one secondary suite dwelling unit or one dwelling unit plus one secondary suite dwelling unit and one coach house;

townhouse means:

- a. two or more dwelling units on one parcel of land that is not an apartment (i.e. including a triplex, fourplex, or multiplex); or
- b. a single-family residential use that is part of a larger residential multi-family development consisting of two or more connected dwelling units on one parcel of land other than a bare land strata development;

secondary suite means a secondary suite as defined in the Zoning Bylaw;

subdivision means a subdivision as defined in the Land Title Act or Strata Property Act;

wall includes a foundation or other wall located below grade, except as otherwise provided in this bylaw;

Zoning Bylaw means the zoning bylaw enacted by the Council of the District, as amended.

Application

- 3. This bylaw applies to all land in the District of North Vancouver.

Imposition of Charges

- 4. Subject to sections 6 of this bylaw, every person who obtains
 - a. approval of a subdivision to create parcels that may be used for residential occupancy under the Land Title Act or the Strata Property Act.
 - b. a building permit authorizing the construction, alteration or extension of a building or structure,

must pay to the District the development cost charges established under this bylaw.

- 5. The development cost charges payable under section 4 are shown in Schedule A to this bylaw.

Exemptions

- 6. Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:

- a. 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 District;
- b. the building permit authorizes the construction of dwelling units in a building, where the area of each dwelling unit is no larger than 29 m², and each dwelling unit is to be put to no other use other than residential use in those dwelling units;
- c. the value of the work authorized by the building permit does not exceed \$50,000; or
- d. the Local Government Act or any regulations thereunder provide that no development cost charge is payable.

Payment of Charges – Single-family

- 7. Development cost charges in respect of creation of parcels permitted under the Zoning Bylaw to be used for single family residential uses must be paid at the time of subdivision approval.

Payment of Charges – All Development other than Single-family

- 8. (a) Development cost charges for all classes of development other than the class referred to in section 7 must be paid at the time of building permit issuance.
- (b) The amount of development cost charges payable in respect of a building permit is established as of the date a complete building permit application is submitted.

In accordance with section 561(6) of the Local Government Act, this bylaw imposes development cost charges in relation to a development authorized by a building permit that authorizes the construction of a building that will, after the construction, contain fewer than four dwelling units and be put to no other use other than residential use in those dwelling units.

Single-family Charge Calculation

- 9. Development cost charges imposed under this bylaw for single family use must be calculated on the basis of the applicable rate per parcel set out in Schedule “A” plus the development cost charge applicable to a coach house (if there is one), also as set out in Schedule “A”.

Townhouse Charge Calculation

- 10. Development cost charges imposed under this bylaw for townhouse use, must be calculated on the basis of the applicable rate for each Dwelling Unit in the development as set out in Schedule “A”.

Apartment Charge Calculation

11. Development cost charges imposed under this bylaw for apartment use must be calculated on the basis of the applicable rate for each Dwelling Unit in the development as set out in Schedule "A".

Commercial, Industrial and Institutional Charge Calculation

12. Development cost charges imposed under this bylaw for commercial, industrial and institutional uses must be calculated on the following basis:
- a. the gross floor area of the building or structure, 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.

Multiple Uses

13. When a parcel of land or a building or structure on a parcel of land is used or developed or intended to be used or developed for more than one class of use, charges under this Bylaw shall be the aggregate of the following:
- a. the applicable DCC rate for single family, townhouse and apartment units multiplied by the number of proposed dwelling units in the development, if any; and
 - b. the applicable DCC rate for each other class of use multiplied by the gross floor area used or intended to be used for each such other class in the development, as though the gross floor area for each separate class of use were each a separate development.

Severability

14. If any section, subsection, paragraph, subparagraph or lesser portion of this bylaw, including a schedule, is held to be invalid or unenforceable for any reason by a court of competent jurisdiction the said portion shall be severed and the invalidity or unenforceability of such portion shall not affect the validity of the remainder which shall continue to be in force and in effect.

Repeal

15. Bylaw 7135, District of North Vancouver Development Cost Charges Bylaw is hereby repealed.

READ a first time July 9, 2024

READ a second time September 23, 2024

READ a third time September 23, 2024

Certified a true copy of "Bylaw 8704" as at Third Reading

Corporate Officer

APPROVED by the Inspector of Municipalities on November 20, 2024

ADOPTED December 9, 2024



Mayor



Corporate Officer

Certified a true copy

Corporate Officer

Schedule A to Bylaw 8704

Development Cost Charges

Land Use	Transportation	Water	Drainage	Sanitary Sewer	Parks	Protective Services	Total Development Cost Charge
Single-family	\$25,919.00	\$2,116.00	\$6,317.00	\$3,017.00	\$3,356.00	\$2,808.00	\$43,533.00 per primary dwelling unit/ lot
Townhouse (includes rowhouse and multiplex)	\$15,316.00	\$1,904.00	\$2,160.00	\$2,716.00	\$3,021.00	\$2,527.00	\$27,644.00 per dwelling unit
Apartment	\$11,781.00	\$1,340.00	\$689.00	\$1,911.00	\$2,126.00	\$1,778.00	\$19,625.00 per dwelling unit
Coach house	\$8,836.00	\$1,005.00	\$517.00	\$1,433.00	\$1,595.00	\$1,334.00	\$14,720.00 per dwelling unit
Commercial	\$188.50	\$6.35	\$24.01	\$9.05	\$1.51	\$1.26	\$230.68 per m ² gross floor area
Industrial	\$141.38	\$6.35	\$24.01	\$9.05	\$1.51	\$1.26	\$183.56 per m ² gross floor area
Institutional	\$94.25	\$3.53	\$25.90	\$5.03	\$0.56	\$0.47	\$129.74 per m ² gross floor area

