



DCC and ACC Bylaw Updates Interested Parties Information Session

June 24, 2024

Housekeeping

- Please hold questions to the end
- Use chat function to submit questions

Introductions

- Rick Danyluk – Acting General Manager, Finance and CFO
- Dan Milburn – General Manager, Planning, Properties and Permits

Agenda

- Introductions
- Purpose of the Bylaw updates
- Overview of development charges
- Proposed rates
- Community comparisons
- Next steps
- Q&A session



Why update development charges now?



- Development program last reviewed in 2018
- Legislation has changed (Bills 44, 46 and 47)
- Financial sustainability is always a Council priority

Overview of development charges

What are development charges

- Development cost charges (DCC) and Amenity Cost Charges (ACC) are levied on development to help pay for the costs of infrastructure and amenities
- Help to ensure growth pays for growth
- Provide certainty on charges to developers
- Fairly distribute growth-related costs



Provincial Legislation

- Part 14, Division 19 (DCC) and 19.1 (ACC) of the Local Government Act
- DCC best practices guide, new guidance materials as they are made available by the Province
- DCC Bylaw requires approval from the Inspector of Municipalities



Interim Guidance

Development Finance Tools Update:
Development Cost Charges/Levies
and Amenity Cost Charges

Ministry of Housing

Published: March 2024

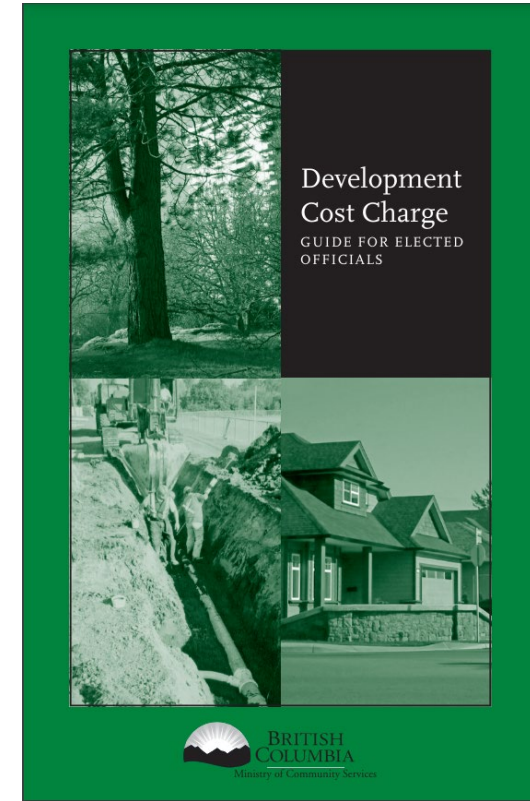
Updated: June 2024

Local Government Act	
Development Cost Charge (Div. 19)	Amenity Cost Charge (Div.19.1)
Includes sewage, water, drainage, fire protection, police, highway and solid waste and recycling facilities, parkland and improvements.	Includes a community, youth or seniors' centre, a recreation or athletic facility, a library, a daycare facility, a public square.

District of North Vancouver Categories	
Transportation	Recreation and Sport
Water	Library, Arts & Culture
Drainage	Child Care and Seniors Care
Sanitary Sewer	
Parks	
Protective Services	

How rates are determined

1. Project future growth
2. Identify required works
3. Estimate capital costs
4. Allocate costs to growth / existing users
5. Assign costs to land use types
6. Convert costs into DCC / ACC rates
7. Apply assist factor



DCC guide for elected officials

Municipal Assist Factor

- Minimum is 1%, Council has set this at 1% across all programs
- Most Metro Vancouver municipalities have set their MAFs at 1% for financial sustainability



In-stream protection

- Target bylaw adoption October 2024
- To avoid paying new DCC and ACC charges submit complete application prior to bylaw adoption (building permit, subdivision, precursor)

AND

- Building permit must be issued or subdivision must be granted within one year of bylaw adoption (i.e. by October 2025)

Proposed Rates

Capital Cost Summary

(millions \$)

Service	Total Capital Costs ⁽¹⁾	Benefit Allocation	DCC and ACC Recoverable Program Costs	Municipal Costs ⁽²⁾
Transportation	\$212	8-100%	\$135	\$77
Water	\$122	10-100%	\$15	\$107
Drainage	\$42	10-100%	\$10	\$32
Sanitary Sewer	\$58	10-100%	\$12	\$46
Parks	\$46	8-100%	\$34	\$11
Protective Services	\$39	28-54%	\$13	\$25
Total (DCC)	\$519		\$220	\$299
Amenities (ACC)	\$207	10-100%	\$115	\$92
Grand Total (DCC & ACC)	\$726		\$335	\$391

1) Net of grants and DNV offsites

2) Benefit to existing ratepayers and 1% municipal assist factor

Proposed Rates

Land Use	DCC Rates	ACC Rates	Total Proposed DCC + ACC	
Single-family ⁽¹⁾	\$43,533.00	\$41,358.00	\$84,891.00	per dwelling unit/ lot
Townhouse ⁽²⁾	\$27,644.00	\$37,221.00	\$64,865.00	per dwelling unit
Apartment ⁽³⁾	\$19,625.00	\$26,193.00	\$45,818.00	per dwelling unit
Commercial	\$230.68	\$18.62	\$249.30	per m2 gross floor area
Industrial	\$183.56	\$18.62	\$202.18	per m2 gross floor area
Institutional	\$129.74	\$6.90	\$136.64	per m2 gross floor area

Notes:

- 1) A primary dwelling and secondary suite.
- 2) Ground oriented residential development, including townhouse dwellings, rowhouse dwellings, and multiplex dwellings.
- 3) A residential building with multiple dwelling units with shared entrance. Charges applicable to coach house.

Optional charge for 1 additional unit on SF lot

		Option 1 No Charge for Secondary Suite	Option 2 No Charge for 1 Additional Unit
A	Single-family, residential undeveloped lot	\$84,891	\$84,891
B	Single-family, remove home and rebuild	\$0	\$0
C	Single-family, remove home and rebuild with suite	\$0	\$0
D	Single family with suite, add a coach house	\$45,818	\$0
E	50-unit apartment building (remove 4 single-family homes)	\$1,951,336	\$1,768,064

Note: staff will be seeking Council direction on option 1 or option 2 at the July 9, 2024 Special Meeting of Council.

Proportion of Development Costs

Land Use	Benchmark Price (May 2024)	Draft DCC Rates as a % of Benchmark Price	Draft DCC and ACC Rates as a % of Benchmark Price
Single-Family / Detached	\$2,300,000	1.9%	3.7%
Townhouse	\$1,426,500	1.9%	4.5%
Apartment	\$823,600	2.4%	5.6%

Note: Benchmark prices sourced from REBGV

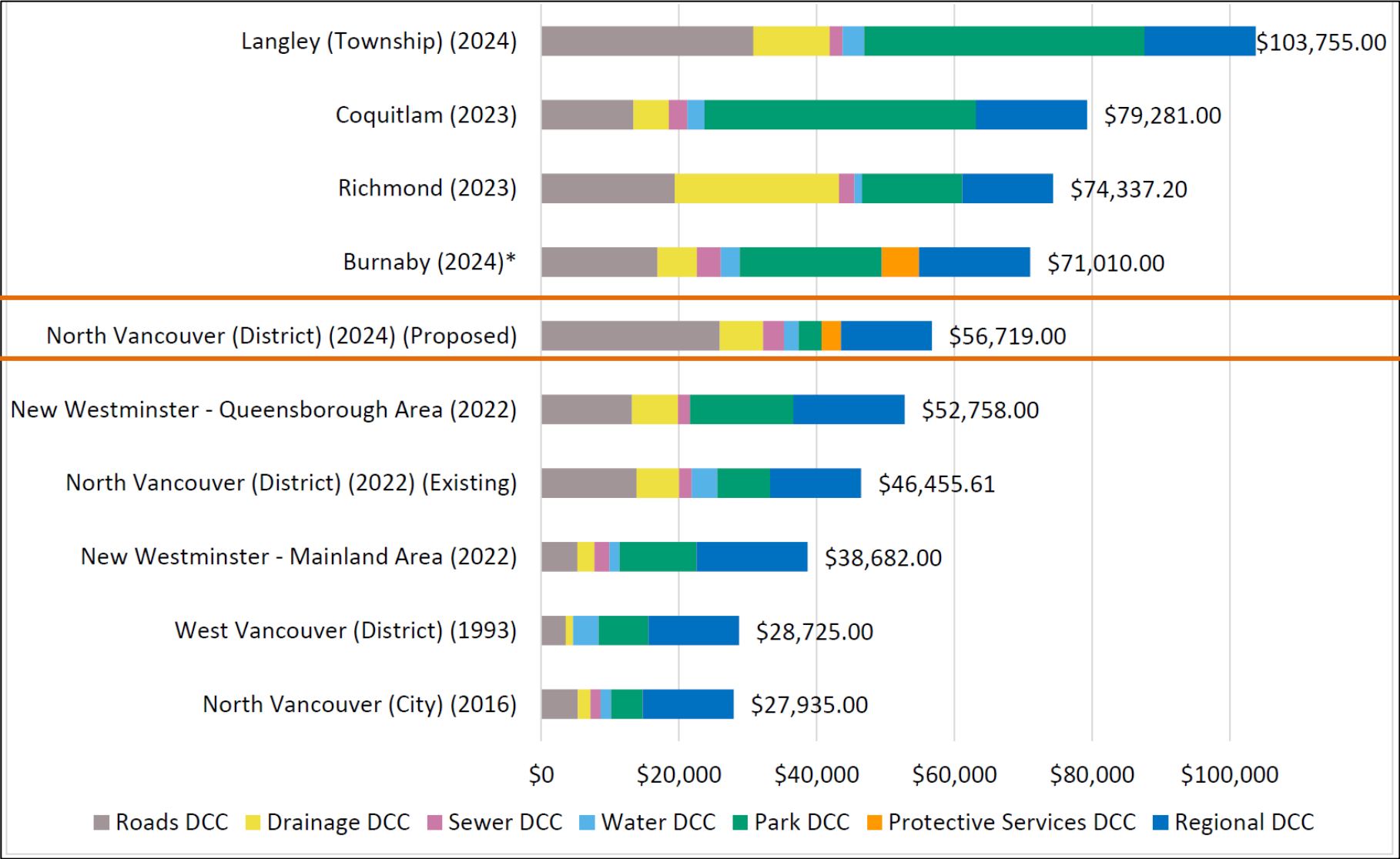
Affordable Housing

- Where units are reserved at below-market rates through long-term agreements, the District may choose to waive DCC and ACC to reduce project costs, thereby enhancing affordability

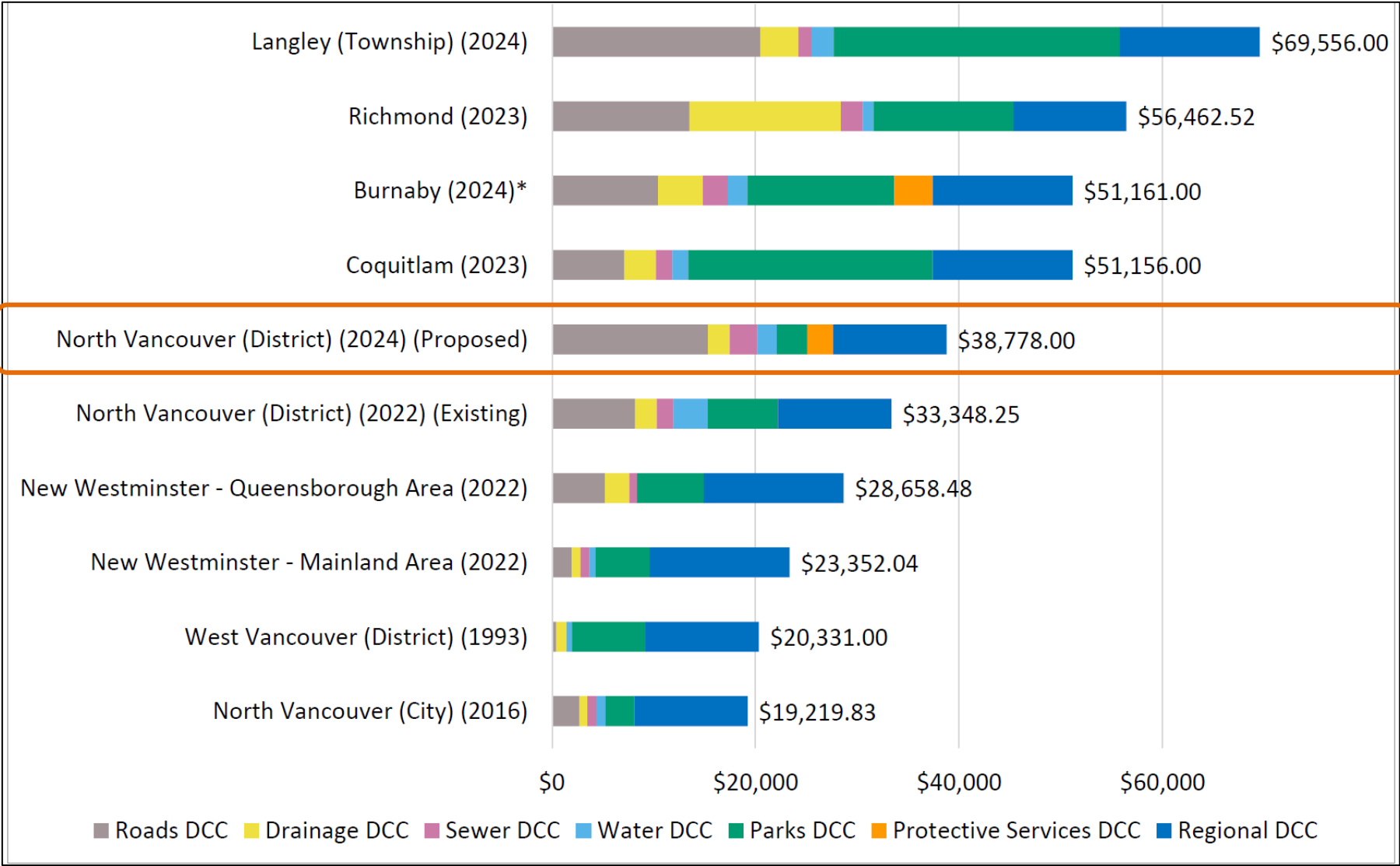


Community Comparisons

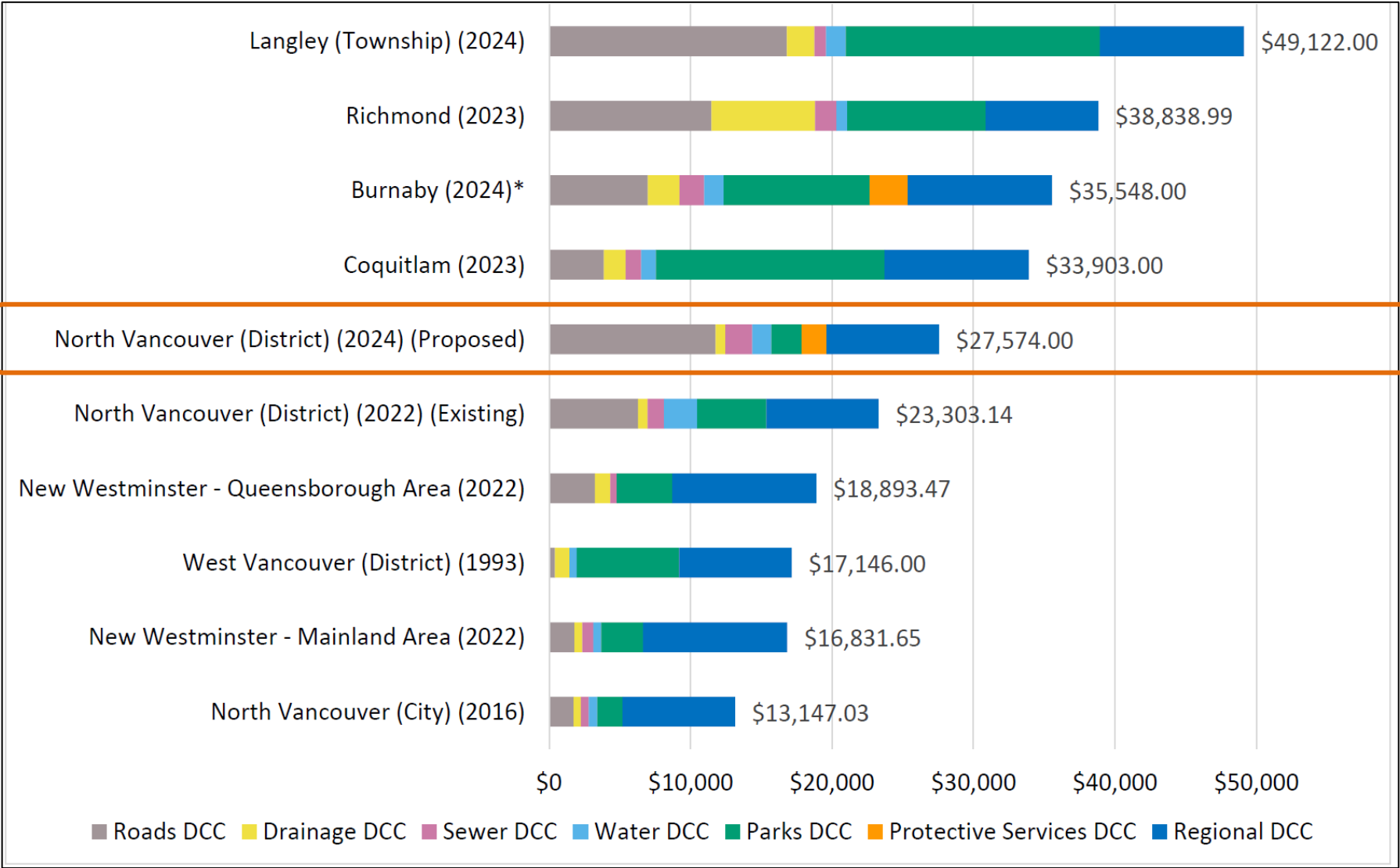
Single Family DCC per unit



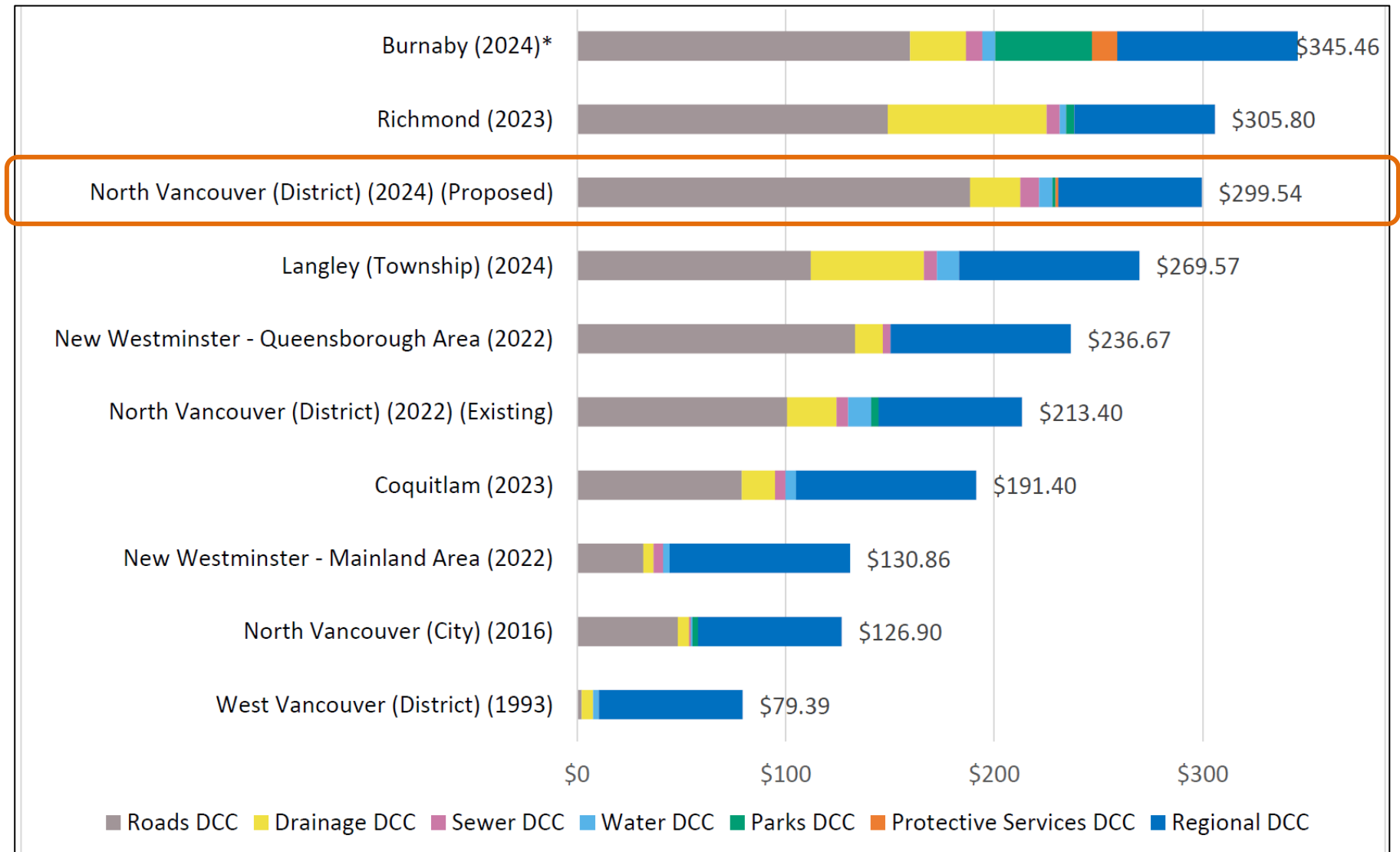
Townhouse DCC per unit



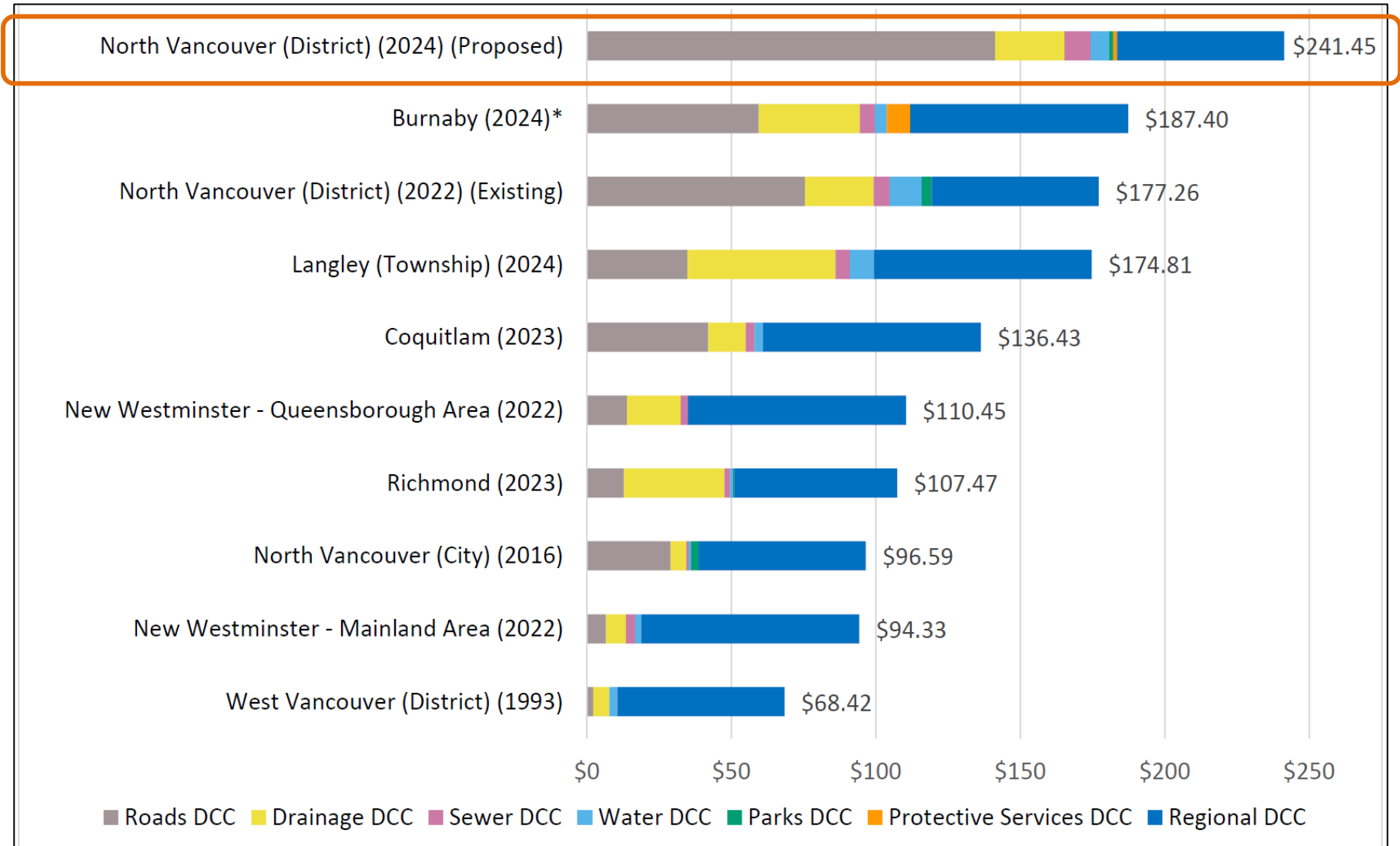
Apartment DCC per unit



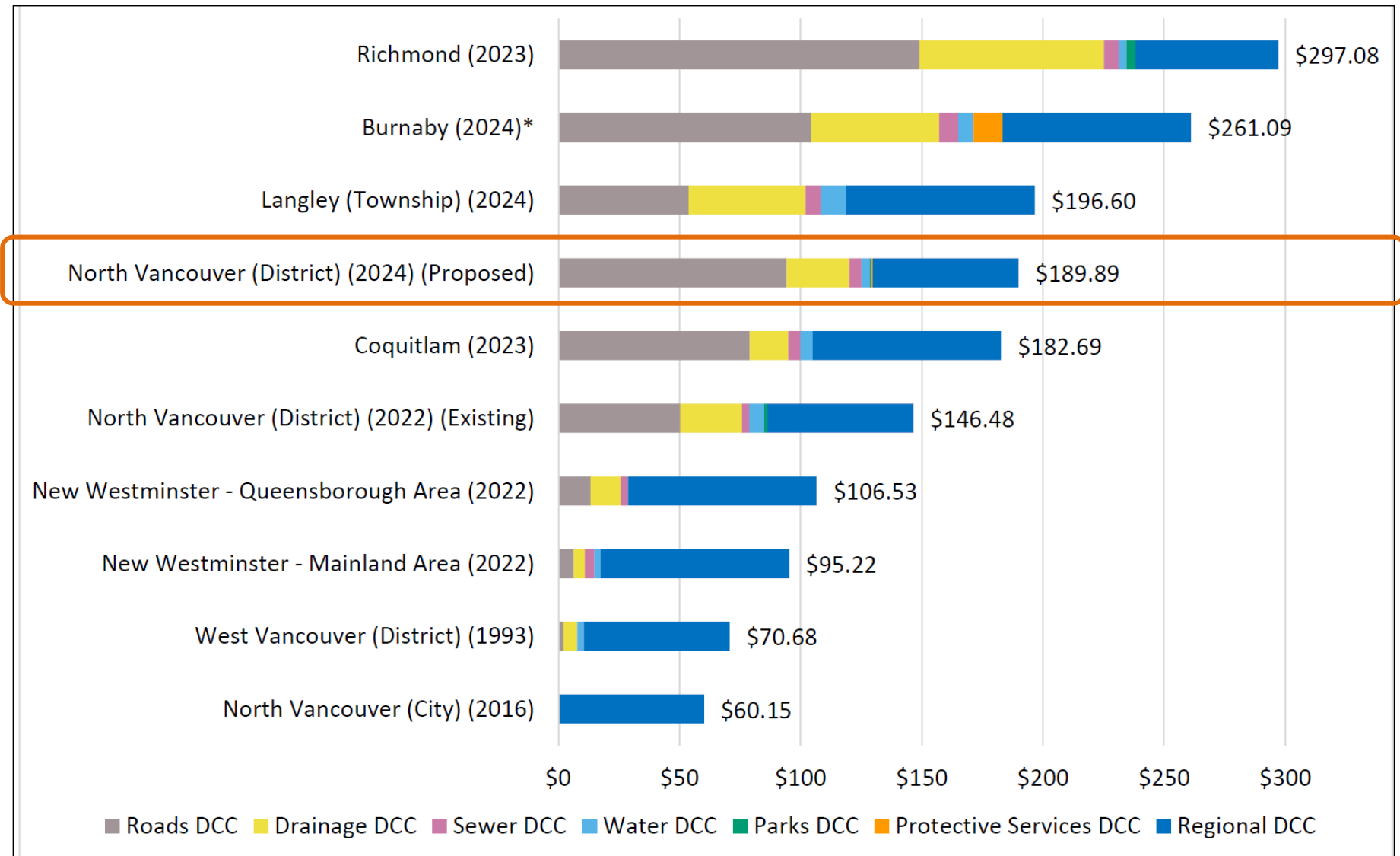
Commercial DCC per m² GFA



Industrial DCC per m² GFA



Institutional DCC per m² GFA



Next Steps

- Requesting additional feedback through the [discussion forum](#) until Wednesday, June 26
- First reading of DCC and ACC Bylaws July 9, 2024
- Ministry DCC submission
- Second and third readings of bylaws in September, target adoption October, 2024
- The District's website will be updated as new information comes available: [How development funds services and amenities](#)