

BY-LAW NO. 13496

**A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183
regarding administrative and levy matters**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the Vancouver Utilities Development Cost Levy By-law.
2. Council strikes the entire "Table of Contents" and replaces it as follows:

"

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PREAMBLE

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INTERPRETATION**

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**SECTION 4
ENACTMENT**

4.1 Force and effect

SCHEDULES

- Schedule A - Part 1
- Part 2
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3. Council inserts the following new definitions in section 1.2 in correct alphabetical order:

““Alteration” means any physical change to a building or structure that includes significant retention of primary structural elements, but does not include demolition and replacement of the structure, or façade-only retention without significant retention of other primary structural elements;”;

““Community Energy Centre” means the use of premises as an energy supply facility that provides heat energy in the form of hot water to buildings across different parcels through a distribution system;”;

““Cultural Facility” means the use of premises for delivering arts and culture programs and services, including Artist Studio (Class A and B), gallery, halls, museum or archives, theatre limited to live theatre, production or rehearsal studio limited to the rehearsal of dance, music or drama, and necessary and customarily incidental uses to support the primary use of the Cultural Facility;”;

““micro dwelling” means a micro dwelling as defined in the Zoning and Development By-law;”;

““social service centre” means the use of premises by a non-profit society:

- (a) providing information, referral, counselling, advocacy or health care services; or
- (b) dispensing aid in the nature of food or clothing; or
- (c) providing drop in or activity space, but does not include premises used for residential purposes or detoxification centre;” and

““works yard” means the use of a partially enclosed building, or a portion thereof, for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business which conducts construction, installation, cleaning, repair or other industrial trade services off-site.”.

4. Council strikes the definition of “FSR” in section 1.2 and replaces it as follows:

““floor space ratio” (FSR) means the figure obtained when the area of the floors of the buildings on a site is divided by the area of the site in accordance with the Zoning and Development By-law;”;

5. Council strikes the definition of “industrial zone” in section 1.2 and replaces it as follows:

““industrial” means:

- (a) any zoning district designated as “Industrial” by section 9.1 of the Zoning and Development By-law, and includes the following zones: I-2, M-1, M-1A, M-1B, M-2 zoning districts;
- (b) the land zoned by CD-1 By-law No. 6654 with respect only to those uses that the by-law permitted on the date of its enactment; and
- (c) for all other zones involving industrial uses including MC-1, MC-2, and IC-3, DCLs to be applied based on land use category where industrial means any manufacturing use, transportation and storage use, and wholesale use as defined in the Zoning and Development By-law;”.

6. Council strikes the definition of “mixed employment (light industrial)” from section 1.2 and replaces it as follows:

““mixed-employment (light industrial)” means the following zones: IC-1, IC-2, I-1, I-3, I-4, I-1A, I-1B and I-1C zoning districts, the land zoned as CD-1 (803) By-law 13257 with respect only to those uses that the CD-1 by-law permitted on January 25, 2022, and the land zoned as CD-1 (816) By-law 13352 with respect only to those uses that the CD-1 by-law permitted on January 25, 2022;”.

7. Council strikes the definition of “temporary building” from section 1.2 and replaces it as follows:

““temporary building” means a temporary building, structure, or shelter erected for a period not exceeding twelve months for which a building permit is necessary under the Building By-law; and”.

8. Council strikes the definition of “parking garage” from section 1.2.

9. Council inserts a new section 3.7 as follows:

“Staged building permit

“3.7 If a building permit is issued in stages, a levy is payable prior to issuance of the first building permit.”.

10. Council re-numbers the previous section 3.7 as 3.8.

11. Council inserts a new section 3.9 as follows:

“Micro dwellings

3.9 No levy is payable for micro dwelling units that measure no more than 29.7 m², and are built in accordance with a building permit.”.

12. Council strikes the existing sections 3.8 to 3.10 inclusive.
13. Council re-numbers the existing section 3.11, 3.12 and 3.13 as 3.10, 3.11 and 3.12 respectively.
14. Council strikes Schedule "C" and replaces it with the new Schedule "C" attached as Exhibit "A".
15. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
16. This By-law is to come into force and take effect on September 30, 2022.

ENACTED by Council this 20th day of July, 2022

Signed _____ "Kennedy Stewart"
Mayor

Signed _____ "Katrina Leckovic"
City Clerk

EXHIBIT "A"

SCHEDULE "C"

Category/Use	Total Development Cost Levy (Effective September 30, 2022)	Unit/ area cost
RESIDENTIAL		
Residential at or below 1.2 FSR and Laneway House	\$29.59	Per m ²
Medium Density Residential Above 1.2 to 1.5 FSR	\$64.00	Per m ²
Higher Density Residential Above 1.5 FSR	\$128.05	Per m ²
NON-RESIDENTIAL		
Industrial	\$26.19	Per m ²
Mixed-Employment (Light Industrial)	\$49.07	Per m ²
Commercial & Other	\$65.41	Per m ²

Category/Use	Rate	Unit/ Area cost
School use	\$5.49	Per m ²
Childcare Use	\$10.00	Per building permit
Temporary Building	\$10.00	
Community Energy Centre	\$10.00	
Cultural Facility	\$10.00	
Community Centre/ Neighbourhood House	\$10.00	
Library	\$10.00	
Public Authority Use	\$10.00	
Social Service Centre	\$10.00	
Works Yard	\$10.00	