

BY-LAW NO. 14817

A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding consequential amendments related to introduction of the Vancouver Amenity Cost Charges By-law

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

1. This by-law amends the indicated provisions or schedules of Vancouver Development Cost Levy By-law No. 9755.
2. In the Preamble, Council:
 - (a) strikes “Part 1” and replaces it with “Map 1”; and
 - (b) strikes “Parts 2 and 3” and replaces it with “Note 1”.
3. In section 1.2, Council:
 - (a) strikes the definition of “Artist Studio – Class A” and replaces it with the following:

““Artist Studio – Class A” has the meaning ascribed to it by section 2 of the Zoning and Development By-law;”;
 - (b) strikes the definition of “Artist Studio – Class B” and replaces it with the following:

““Artist Studio – Class B” has the meaning ascribed to it by section 2 of the Zoning and Development By-law;”;
 - (c) in the definition of “child care”, strikes “Director of Social Planning for the city” and replaces it with “Director of Planning”;
 - (d) in the definition of “floor area”, adds the following after “authorizing the development”: “or, if there is no applicable building permit, means the floor area of a development set out in the development permit”;
 - (e) strikes the definition of “general area” and replaces it with the following:

““general area” means those lands described in Schedule A”.”;
 - (f) strikes the definition of “industrial” and replaces it with the following:

““industrial” means all development:

 - (a) in the following districts in the Zoning and Development By-law:
I-2, M-1, M-1A, M-1B,
 - (b) zoned as CD-1 (249) By-law 6654, but only with respect to those uses that the by-law permitted on the date of its enactment, and

- (c) in all other districts which include industrial uses, including the MC-1, MC-2, and IC-3 districts but excluding any district listed as mixed-employment (light industrial) in section 1.2(dd) of this by-law, but only with respect to that floor area used for industrial uses, which means those uses included in the following general land use categories of the Zoning and Development By-law: manufacturing use, transportation and storage use, and wholesale use;”;
- (g) strikes the definition of “mixed-employment (light industrial)” and replaces it with the following:

““mixed-employment (light industrial)” means all development:

- (a) in the following districts in the Zoning and Development By-law: IC-1, IC-2, I-1, I-3, I-4, I1A, I-1B and I-1C,
 - (b) zoned as CD-1 (803) By-law 13257, but only with respect to those uses that the CD-1 by-law permitted on January 25, 2022, and
 - (c) zoned as CD-1 (816) By-law 13352 but only with respect to those uses that the CD-1 by-law permitted on June 7, 2022;”;

- (h) strikes the definition of “Public Authority Use” and replaces it with the following:

““Public Authority Use” means a police station or fire hall;”;

- (i) in sub-section (b) of the definition of “social housing”, after “of the city,” adds “one or more First Nations, one or more First Nations Corporations,”; and
- (j) adds the following new definitions in the correct alphabetical order:

““Director of Planning” means the City official appointed as such by Council and includes the authorized representatives of the Director of Planning;”

“First Nation” means any or all of the following:

- (a) a band, as defined in Section 2 (1) of the Indian Act (Canada), for which one or more reserves situated within the geographical boundaries of the Province have been set aside;
 - (b) the Nisgʷaʼa Nation;
 - (c) a Nisgʷaʼa Village;
 - (d) the shíshálh Nation continued under the shíshálh Nation Self-Government Act (Canada);
 - (e) the shíshálh Nation Government District continued under the shíshálh Nation Self-Government Act (Canada);

- (f) a treaty first nation;
- (g) the Westbank First Nation as defined in the agreement approved under the Westbank First Nation Self-Government Act (Canada);”

“First Nations Corporation” means a company that satisfies both of the following requirements:

- (a) the company is incorporated under federal or provincial law; and
- (b) all of the shares in the company are directly or indirectly held by one or more First Nations;

“payer” means the person entitled to a building permit which is subject to the payment of charges under this By-law;”.

4. Council strikes section 1.4 and replaces it with the following:

“1.4 The following schedules attached to this By-law form part of this By-law:

- (a) Schedule A –Vancouver DCL Area
- (b) Schedule B – Map Showing the West Area of the City
- (c) Schedule C - Vancouver (City-wide) Development Cost Levies”.

5. In Section 2, Council:

- (a) strikes section 2.1 and replaces it with the following:

“2.1 This By-law applies to the entire geographic area of the City except for those areas shown as excluded from the DCL area on Map 1 of Schedule A.”; and

- (b) adds the heading “Projects” before section 2.2.

6. Council renumbers:

- (a) Section 4 as Section 7; and
- (b) sections 4.1 and 4.2 as sections 7.1 and 7.2, respectively.

7. Council creates a new Section 4 titled “Payment of Development Cost Levies”, a new Section 5 titled “Exemptions”, and a new Section 6 titled “Waivers”, and:

- (a) renumbers sections 3.1A and 3.1B as sections 6.1 and 6.2, respectively, and moves them in sequential order to the new Section 6;
- (b) renumbers:
 - (i) section 3.5 as section 4.2,

- (ii) section 3.6 as section 4.3,
- (iii) sections 3.12 to 3.17 as sections 4.4 to 4.9, respectively, and moves them in sequential order to the new Section 4;
- (c) renumbers section 3.3 as section 5.1 and section 3.8 as section 5.2, and moves them both in sequential order to the new Section 5;
- (d) renumbers section 3.4 as section 3.3;
- (e) strikes section 3.7; and
- (f) renumbers sections 3.9 and 3.10 as sections 3.8 and 3.9, respectively.

8. In Section 3, Council:

- (a) strikes sections 3.1 and 3.2 and replaces them with the following:

"Imposition of charges

3.1 Subject to this By-law, Council imposes, on every person entitled to delivery of a building permit authorizing development in the area described in section 2.1, the levies set out in Tables B and C in Schedule C as follows:

- (a) the respective rates in Table B come into effect at 12:01 a.m. on September 30 of the applicable year;
- (b) the rates in Table B which are in effect as of 12:01 a.m. on September 30, 2029 remain in effect unless and until this By-law is amended or repealed; and
- (c) the rates in Table C come into effect as of the date of enactment of this By-law and remain in effect unless and until this By-law is amended or repealed.

3.2 A rate increase shown in Table B of Schedule C that would otherwise be applicable to the construction, alteration, or extension of a building or structure, or part of a building or structure, has no effect with respect to that construction, alteration, or extension if:

- (a) the building permit authorizing that construction, alteration, or extension is issued within 12 months of the applicable rate increase, and
- (b) a precursor application to the building permit is in-stream on the date of the applicable rate increase,

unless the payer agrees in writing that the rate increase should have effect.”; and

- (b) adds the following after section 3.3:

“Calculation of Charges

3.4 The amount of levies payable under this By-law will be calculated in accordance with the rates prescribed in Schedule C, less:

- (a) any applicable exemptions pursuant to Section 5; and
- (b) any applicable waivers pursuant to Section 6.

Use Allocations

3.5 The rates in Schedule C will be applied:

- (a) for the industrial and mixed-employment (light industrial) uses, in accordance with the definition of those uses in this By-law; and
- (b) for all other uses, against the floor area of the development allocated to that use.

3.6 Where a use is not specifically identified in Schedule C of this By-law, the amount of levies to be paid to the City will be equal to the levy that is payable for the most comparable use in Schedule C, as determined by the Director of Planning.

3.7 If a development includes uses, buildings, or structures to which different levies apply, the levy for the development is to be the aggregate of them.”.

9. In Section 4, Council:

- (a) before section 4.2, adds a new section 4.1 as follows:

“4.1 Subject to section 4.4, a levy must be paid prior to the issuance of a building permit.”;

- (b) in section 4.4:

- (i) strikes “a full construction stage” and replaces it with “an initial”; and
- (ii) strikes “3.13” and replaces it with “4.5”;

- (c) in section 4.7, strikes “3.13” and replaces it with “4.5”;

- (d) in section 4.8, strikes “3.13, 3.14 or 3.15” and replaces it with “4.5, 4.6 or 4.7”;

- (e) after section 4.9, adds the following:

“Changes to Form of Security

4.10 After a surety bond or a letter of credit has been deposited with the City pursuant to section 4.6 and the associated building permit has been issued, the City will not accept a change in the form of security or a replacement security

except, in the case of a letter of credit, in accordance with the terms of the letter of credit and, in the case of a surety bond, in accordance with the terms of the surety bond.

Payment of Further Charges After Installment Election

4.11 If, after the payment of the full levy pursuant to section 4.1 or the first installment of a levy pursuant to section 4.4, an application to amend the building permit is submitted, the payer:

- (a) will pay any additional levies applicable to the amending building permit prior to issuance of the amending building permit, or
- (b) if the total of development cost levies imposed by the City for the amending building permit in excess of what was charged on the initial building permit exceeds \$500,000, may elect, prior to issuance of the amending building permit, to pay the additional levies by installments in accordance with section 4.5.

Return of Payments

4.12 Levy payments are non-refundable except for in accordance with section 4.13.

4.13 A payer may request a return of any levy payments under sections 4.1, 4.4, and 4.11 if construction has not commenced and the building permit is terminated in accordance with the Building By-law.”.

10. After section 5.2, Council adds the following:

“Places of Public Worship

5.3 A levy is not payable for any part of a development located on a site that is, or will be after completion of development, exempt from taxation under section 396(1)(c)(iv) of the Vancouver Charter.

Social Housing

5.4 A levy is not payable for any part of a development located on a parcel of land that is:

- (a) used, or will be used after completion of the development, for social housing; and
- (b) owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations, one or more First Nation Corporations, the Province of British Columbia, or Canada.

5.5 The floor area exempt from payment of a levy pursuant to section 5.4 will be calculated in accordance with the requirements to calculate the residential floor area for “social housing” in Schedule J of the Zoning and Development By-law.”.

11. In Section 6, Council:

- (a) in section 6.1(f), strikes “3.1A(d) or 3.1A(e)” and replaces it with “sections 6.1(c), 6.1(d) or 6.1(e)”;
- (b) strikes section 6.2(d);
- (c) renumbers sections 6.2(e) through (g) as 6.1(d) through (f), respectively;
- (d) in section 6.2, 6.2(a), 6.2(d), 6.2(e), and 6.2(f), strikes “3.1A” and replaces it with “6.1”;
- (e) in section 6.2(b), strikes “stipulated at the time of Council's approval in principle of any zoning by-law required to authorize the development of the site and included in the conditions of enactment of the zoning by-law approved by Council following the public hearing” and replaces it with “included in the zoning by-law”; and
- (f) in section 6.2(f), Council:
 - (i) strikes both occurrences of “6.1(d)” and replaces them with “6.1(e)”;
 - (ii) strikes both occurrences of “6.1(c)” and replaces them with “6.1(d)”;
 - (iii) strikes “6.1(a), (b), and (d)” and replaces it with “6.1(a), (b), and (e)”.

12. Council strikes Schedule A – Part 1, Schedule A – Part 2, Schedule A – Part 3, Schedule C, and Appendix A and replaces them with the Schedule A, Schedule B, and Schedule C attached as Appendix A to this by-law.

13. 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.

14. This by-law is to come into force and take effect on September 30, 2026.

ENACTED by Council this 29th day of July, 2026

Signed _____ “Ken Sim”
Mayor

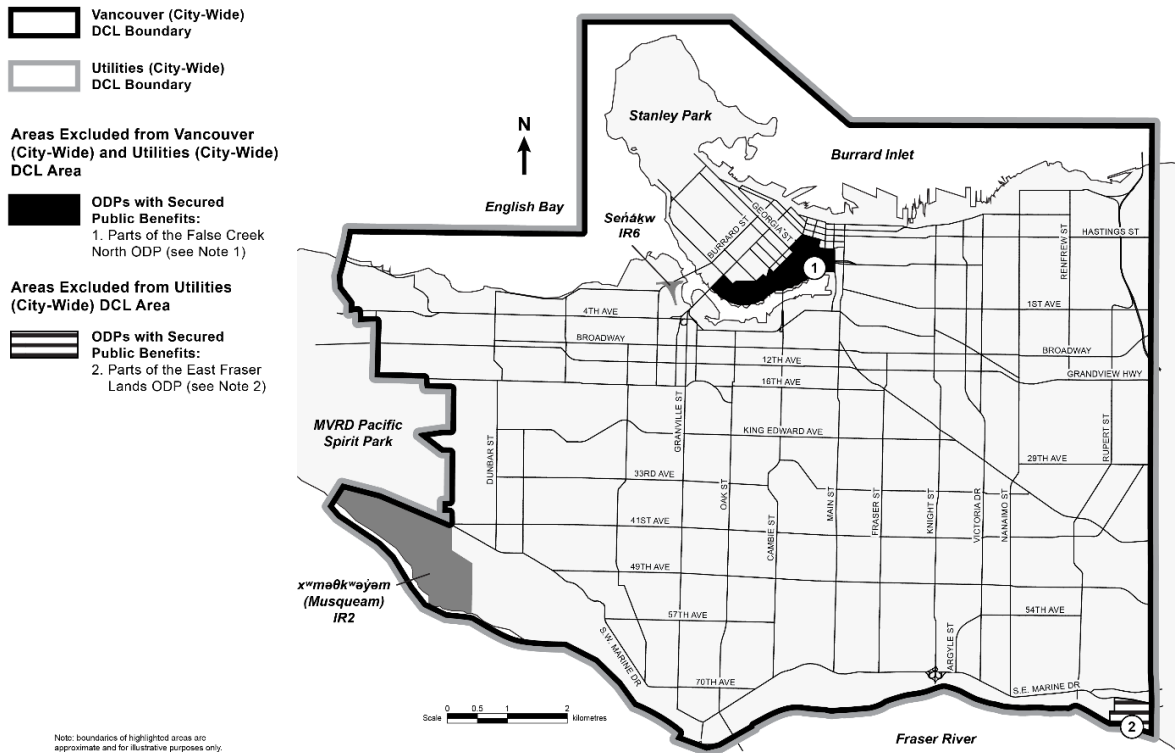
Signed _____ “Jason Twa”
City Clerk

APPENDIX A

SCHEDULE A

VANCOUVER DCL AREA

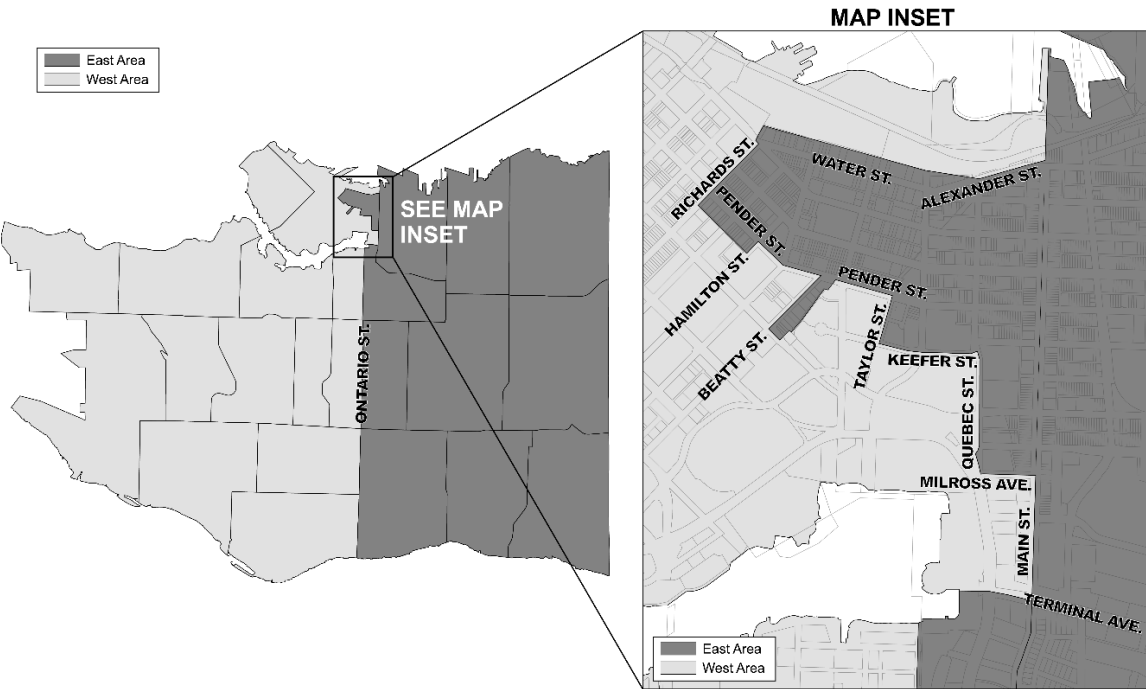
Map 1 – Vancouver DCL Areas



Notes

Note 1	Those lands: (a) zoned CD-1 (Comprehensive Development District) and subject to the False Creek North Official Development Plan; and (b) designated or described, as at January 28, 2000, in By-law No. 6650.
Note 2	Those areas of land described as "Area removed from the Vancouver Utilities Development Cost Levy By-law No. 12183" in the East Fraser Lands Official Development Plan By-law No. 9393.

SCHEDULE B
MAP SHOWING THE WEST AND EAST AREAS OF THE CITY



SCHEDULE C

VANCOUVER (CITY-WIDE) DEVELOPMENT COST LEVIES EFFECTIVE SEPTEMBER 30, 2026

Table A: Levy Waivers

Rate Category	Total Levy Waiver
For-Profit Affordable Rental Housing – Class A	100%
For-Profit Affordable Rental Housing – Class B	86.24%

Table B: Levy Rates for Residential, Commercial, and Industrial

Rate Category	Levy Rate				Unit/Area Cost
	As of Sept 30, 2026	As of Sept 30, 2027	As of Sept 30, 2028	As of Sept 30, 2029	
RESIDENTIAL					
Residential at or below 1.2 FSR	\$49.88	\$51.38	\$52.92	\$54.51	Per sq. m.
Residential above 1.2 and up to and including 1.5 FSR	\$107.34	\$110.56	\$113.88	\$117.29	Per sq. m.
Residential above 1.5 FSR	\$214.89	\$221.34	\$227.98	\$234.82	Per sq. m.
NON-RESIDENTIAL					
Industrial	\$85.96	\$88.54	\$91.19	\$93.93	Per sq. m.
Mixed-Employment (Light Industrial)	\$161.07	\$165.90	\$170.88	\$176.01	Per sq. m.
Commercial & Other	\$214.89	\$221.34	\$227.98	\$234.82	Per sq. m.

Table C: Levy Rates For Miscellaneous Uses

Rate Category	Levy Rate	Unit/area cost
School use	\$5.49	Per sq. m.
Child care 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	
Temporary Accommodation for Medical Care	\$10.00	
Works Yard	\$10.00	
Works Yard for Public Bus Transportation	\$10.00	