

DEVELOPMENT COST CHARGES BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is

- (a) to update the Development Cost Charges Bylaw by repealing and replacing the City's Development Cost Charges Bylaw No. 95-122, and
- (b) to provide funds to assist the City to pay the capital costs of providing, constructing, altering, or expanding transportation, water, drainage, and sewage facilities, and of providing and improving parkland.

In setting the development cost charges in this Bylaw, the Council has taken into consideration

- (a) future land use patterns and development, and the phasing of works and services within the City, and
- (b) whether the charges are excessive in relation to the capital cost of prevailing standards of service, will deter development, or will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City.

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Schedule A – Development Cost Charges

Under its statutory powers, including sections 932 to 937.1 of the *Local Government Act*, the Council of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "DEVELOPMENT COST CHARGES BYLAW".

Definitions

- 2 In this Bylaw, unless the context otherwise requires:

“attached dwelling”

means a building that

- (a) is used or designed as 3 or more self-contained dwelling units, and

(b) does not contain a dwelling unit wholly or partly above another dwelling;

“building permit”

means a building permit, issued under the City’s Building Bylaw, authorizing the construction, alteration, or extension of a building or structure;

“commercial”

means a building or structure used or intended to be used to carry on one or more businesses,

(a) including but not limited to, the sale or provision of goods, meals, transient accommodation, entertainment or services,

(b) and excluding industrial, institutional, or residential uses;

“comprehensive development”

means a development that is comprised of 2 or more of the following uses: residential, commercial, institutional or industrial;

“detached dwelling”

means a building having independent exterior walls and containing only one self-contained dwelling unit;

“development cost charges” or “DCC”

means the applicable DCC Rates prescribed in Schedule A;

“industrial”

means a lot used or intended to be used for industrial uses, including but not limited to warehousing, wholesale, manufacturing, processing, assembly, testing, distribution, servicing and repairing of products or materials;

“institutional”

means a building or structure used or intended to be used for non-profit cultural, recreational, religious, social, library, school, government, hospital, or educational purposes;

“multiple dwelling”

means a building or portion of building containing 3 or more self-contained dwelling units, one or more of which are wholly or partly above another dwelling unit;

“self-contained dwelling unit”

means a suite of rooms in a building designed for occupancy of one family, and which includes kitchen, toilet and bathroom facilities;

“site area”

means the whole or a portion of the parcel to be improved as part of the development authorized by a building permit,

- (a) including all vehicular and pedestrian circulation areas, loading, parking, storage, works, decorative areas and landscaped areas belonging to the development, and
- (b) excluding land covered by water;

“total floor area”

means the total area of all floors in a building measured to the inside surface of the exterior walls, excluding areas required by the City to be provided for parking motor vehicles and storing bicycles;

“two family dwelling”

means a building comprising two self-contained dwelling units, but does not mean a detached dwelling containing a secondary suite.

Severability

- 3** Each portion of this Bylaw is intended to be independent to the extent that its invalidation by a court does not affect the validity of any other portion.

Payment of development cost charges

- 4** (1) A person who applies for approval of a subdivision or for a building permit must pay the applicable development cost charge prescribed in Schedule A at the same time the person’s subdivision application is approved or building permit is issued.
- (2) For a comprehensive development
 - (a) development cost charges must be calculated separately for each use that is part of that comprehensive development, in accordance with Schedule A, and
 - (b) the development cost charge payable equals the sum total of the development cost charges calculated for each separate use.

Exemptions from payment

- 5 Section 4 [*payment of development cost charges*] does not apply in any of the circumstances exempted from payment by section 933 of the *Local Government Act* or successor legislation.

Effective Date

- 6. This Bylaw comes into force and effect on October 1, 2007.

Repeal

- 7. Bylaw No. 95-122, the Development Cost Charges Bylaw, is repealed.

READ A FIRST TIME the	31st	day of	August,	2006.
READ A SECOND TIME the	31st	day of	August,	2006.
AMENDED on the	25th	day of	January,	2007
READ A THIRD TIME the	25th	day of	January,	2007.
ADOPTED on the	24th	day of	May,	2007.

“ROBERT G. WOODLAND”
CORPORATE ADMINISTRATOR

“ALAN LOWE”
MAYOR

Schedule A
Development Cost Charges

(All amounts in dollars)

	Transportation	Water	Drainage	Sewage	Parkland Acquisition	Parkland Development	Total Development Cost Charge		When Payable
Detached Dwelling	1,576.31	218.85	212.50	974.50	1,432.62	604.04	5,018.82	per lot	Subdivision Approval
Two Family Dwelling	1,916.30	437.70	425.01	1,948.99	2,865.23	1,208.08	8,801.31	per lot	Subdivision Approval
Attached Dwelling (Townhouse)	8.15	1.61	0.98	7.15	10.51	4.43	32.83	per m ² of total floor area	Building Permit Issue
Multiple Dwelling (Apartment)	12.17	1.55	0.78	6.91	10.16	4.28	35.85	per m ² of total floor area	Building Permit Issue
Commercial	15.46	0.96	0.68	4.29	1.26	0.53	23.18	per m ² of total floor area	Building Permit Issue
Industrial	1.55	0.39	0.48	1.75	0.52	0.22	4.91	per m ² of site area	Building Permit Issue
Institutional	15.46	0.96	0.68	4.29	1.26	0.53	23.18	per m ² of total floor area	Building Permit Issue