NO. 20-013

DEVELOPMENT COST CHARGES BYLAW, AMENDMENT BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Development Cost Charges Bylaw No. 17-020.

Under its statutory powers of the Community Charter, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1 This Bylaw shall be cited as the “DEVELOPMENT COST CHARGES BYLAW, AMENDMENT BYLAW (NO. 2)“.

2 That Development Cost Charges Bylaw No. 17-020 is amended by replacing Schedule A with Schedule A attached to this Bylaw.

READ A FIRST TIME the 12th day of March 2020.

READ A SECOND TIME the 12th day of March 2020.

READ A THIRD TIME the 12th day of March 2020.

ADOPTED on the 2nd day of April 2020.

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR
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. 06-065; 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, 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.

Contents

1 Title
2 Definitions
3 Severability
4 Payment of development cost charges
5 Exemptions from payment
6 Effective Date
7 Repeal

Schedule A – Development Cost Charges

Under its statutory powers, including sections 558-570 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 No. 17-020 ”
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 self-contained dwelling unit wholly or partly above another self-contained dwelling unit;

“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: detached dwelling, two family dwelling, attached dwelling, multiple dwelling, 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;

“family”

means one person or a group of persons who through marriage, blood relationship or other circumstances normally live together;

“industrial”

means a building or structure 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 cultural, recreational, religious, social, library, school, government, hospital, nursing home, rest home, 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 self-contained dwelling unit;

“secondary suite”

has the same meaning as under the British Columbia Building Code, and does not include a strata lot;

“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, but does not mean a secondary suite;

“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.

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) Every person who obtains:

(a) Approval of a subdivision of a parcel of land under the Land Title Act or the Strata Property Act; or
(b) A building permit authorizing the construction or alteration of buildings or structures;

shall pay to the City, prior to the approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges in accordance with Schedule A.
(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.

(3) For a type of development not identified in this Bylaw and in Schedule A, the development cost charges for the most comparable type of development will be used to determine the amount payable.

Exemptions from payment
5 Section 4 [payment of development cost charges] does not apply in any of the circumstances exempted from payment by section 561 of the Local Government Act or successor legislation.

Effective Date
6 This Bylaw comes into force and effect on adoption.

Repeal
7 Bylaw No. 06-065, the Development Cost Charges Bylaw, is repealed.

READ A FIRST TIME the 23rd day of February 2017.

READ A SECOND TIME the 23rd day of February 2017.

READ A THIRD TIME the 23rd day of February 2017.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the 28th day of April 2017.

ADOPTED on the 11th day of May 2017.

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR
## Schedule A to Bylaw

**No. 20-013**

**Development Cost Charges**

*(All amounts in dollars)*

<table>
<thead>
<tr>
<th></th>
<th>Transportation</th>
<th>Water</th>
<th>Drainage</th>
<th>Sewage</th>
<th>Parkland Acquisition and Development</th>
<th>Total Development Cost Charge</th>
<th>When Payable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Dwelling</td>
<td>1,924.01</td>
<td>674.58</td>
<td>902.35</td>
<td>687.62</td>
<td>2,442.11</td>
<td>6,630.67</td>
<td>per lot Subdivision Approval</td>
</tr>
<tr>
<td>Two Family Dwelling</td>
<td>2,338.99</td>
<td>1,349.16</td>
<td>1,804.69</td>
<td>1,375.23</td>
<td>4,884.22</td>
<td>11,752.29</td>
<td>per lot Subdivision Approval</td>
</tr>
<tr>
<td>Attached Dwelling</td>
<td>9.93</td>
<td>5.16</td>
<td>4.17</td>
<td>5.26</td>
<td>18.67</td>
<td>43.19</td>
<td>per m2 of total floor area Building Permit Issue</td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>14.80</td>
<td>4.98</td>
<td>3.31</td>
<td>5.07</td>
<td>18.03</td>
<td>46.19</td>
<td>per m2 of total floor area Building Permit Issue</td>
</tr>
<tr>
<td>Commercial</td>
<td>18.86</td>
<td>3.10</td>
<td>2.89</td>
<td>3.15</td>
<td>2.23</td>
<td>30.23</td>
<td>per m2 of total floor area Building Permit Issue</td>
</tr>
<tr>
<td>Industrial</td>
<td>5.66</td>
<td>1.26</td>
<td>1.99</td>
<td>1.29</td>
<td>0.91</td>
<td>11.11</td>
<td>per m2 of total floor area Building Permit Issue</td>
</tr>
<tr>
<td>Institutional</td>
<td>18.86</td>
<td>3.10</td>
<td>2.89</td>
<td>3.15</td>
<td>2.23</td>
<td>30.23</td>
<td>per m2 of total floor area Building Permit Issue</td>
</tr>
</tbody>
</table>