

NO. 17-020

**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. 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 _____ day of _____ 2017.

CITY CLERK

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	1,877.08	658.13	880.34	1,047.28	697.24	1,397.46	6,557.53	per lot	Subdivision Approval
Two Family Dwelling	2,281.94	1,316.25	1,760.67	2,094.55	1,394.48	2,794.93	11,642.82	per lot	Subdivision Approval
Attached Dwelling	9.69	5.03	4.07	8.00	5.33	10.68	42.80	per m ² of total floor area	Building Permit Issue
Multiple Dwelling	14.44	4.86	3.23	7.73	5.15	10.32	45.73	per m ² of total floor area	Building Permit Issue
Commercial	18.40	3.02	2.82	4.80	0.64	1.28	30.96	per m ² of total floor area	Building Permit Issue
Industrial	5.52	1.23	1.94	1.96	0.26	0.52	11.43	per m ² of total floor area	Building Permit Issue
Institutional	18.40	3.02	2.82	4.80	0.64	1.28	30.96	per m ² of total floor area	Building Permit Issue