

DEVELOPMENT COST CHARGES (DCC) Calculations for Building Permit Issuance

Project Name:		
Site Address:		
Applicant:		
Zoning:	Municipal Area:	Date of Application:

Proposed Development for New Commercial and Multi-family

DWV DCC & GVS&DD

- _____ # of townhouse dwelling units (four or more units), each dwelling unit has a direct exterior entrance.
- _____ # of apartment dwelling units (four or more units) with common lobby access to the dwelling units.
- _____ Square meters of non-residential (total of all floors measured from the outside edges of all exterior walls), excluding underground and above grade parking areas.

TransLink DCC

- _____ # of townhouse dwelling units (three or more units), each dwelling unit has a direct exterior entrance.
- _____ # of apartment dwelling units (three or more units) with common lobby access to the dwelling units.
- _____ Square meters of retail/service, as defined in the Regional Transportation DCC Bylaw.
- _____ Square meters of office, as defined in the Regional Transportation DCC Bylaw.
- _____ Square meters of institutional, as defined in the Regional Transportation DCC Bylaw.
- _____ Square meters of industrial, as defined in the Regional Transportation DCC Bylaw.

- DWV Development Cost Charge Bylaw [DWV DCC Bylaw](#)
- TransLink Regional Transportation Development Cost Charge Guideline [TransLink DCC](#)
- Definition of Floor Area means: (a) the floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles; or (b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the Building Permit applies (measured from the outside edge of any exterior walls in such portion of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles

DWV DCC Credits for Buildings Being Demolished

Non-residential buildings

- _____ Square meter of non-residential buildings to be demolished are determined by submitting an original signed and sealed letter from a registered professional (architect, engineer or land surveyor) giving the total of all floors measured from the outside edges of all exterior walls, including mezzanines, less the floor area that is used for parking.

Mixed residential and no residential

- _____ Credits for non-residential buildings to be demolished are determined by submitting an original signed and sealed letter from a registered professional (architect, engineer or land surveyor) giving the total of all floors measured from the outside edges of all exterior walls, including mezzanines, less the floor area that is used for the parking.
- _____ Credits for residential portion are determined by the number of units to be demolished.

- A Building Permit will not be issued until the DCC is paid. If the amount owing is over \$50,000, there is an option to pay 1/3 cash and secure the remaining 2/3 with a letter of credit
- Revisions which create additional floor area or residential units will be subject to an additional DCC payment

Freedom of Information and Protection of Privacy Act: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act and the Community Charter and will be used for the purpose of processing the declaration. If you have any questions about the collection, use or disclosure of this information, please call the Legislative Services Department at 604-921-3497.