

DATE: September 5, 2024
TO: Capital Regional District – Integrated Water Services
FROM: Shaun Heffernan, RPP, MCIP, Senior Local Government Advisor
FILE: 1692.0050.02
SUBJECT: Proposed CRD RWS DCC: Waivers or Reductions

The following memorandum responds to direction from the Regional Water Supply Commission (RWSC) at the April 17, 2024 meeting that Capital Regional District (CRD) staff report back on options for Development Cost Charges (DCCs) to be waived or reduced for non-market housing, including government, non-profit, and co-op housing. These DCC waivers or reductions would apply to the proposed Regional Water Supply (RWS) DCCs that would be charged across the Capital Regional District (CRD).

1.0 INTRODUCTION

In s. 563 of the *Local Government Act* (LGA), DCC waivers or reductions are granted to “eligible development”, which includes:

- a) Not-for-profit rental housing, including supportive living housing;
- b) For-profit affordable rental housing;
- c) A subdivision of small lots that is designed to result in low greenhouse gas emissions;
- d) A development that is designed to result in a low environmental impact.

Currently, the CRD is examining options for waiving or reducing DCCs for the eligible developments described above. This could be done either through a (1) DCC bylaw, (2) a DCC Waivers or Reductions Bylaw or, (3) a grant-in-aid program to advance affordable housing and other eligible housing development initiatives. It is considered best practice to separate the waivers or reductions in its own bylaw (i.e., separate from the DCC bylaw).

The CRD and the Capital Regional Housing Corporation (CRHC) currently do not have their own definition of affordable housing and most municipalities have their own definitions, resulting in a need for clarity. Should the RWSC direct the CRD to waive or reduce DCCs for eligible developments (i.e., affordable housing), the CRD will need to develop a definition for what it considers to be an “affordable” development. This definition should be prepared in accordance with s. 563 of the *LGA*.

This memorandum discusses the main items for consideration by the RWSC, which includes:

- To (or not to) waive or reduce DCCs;
- Legislative tools for DCC waivers or reductions;
- Categories of “eligible development”;
- Best practices for establishing the amount or rates of reduction;
- Requirements that must be met (as outlined in the *LGA*);
- Financial implications of waivers or reductions; and,
- Administrative requirements for implementing waivers or reductions.

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The memorandum also provides a high-level review of BC's Bill 27 legislation to define the options and implications for the Regional Water Supply System if the CRD were to waive or reduce DCCs for eligible development. This includes outlining options for the implementation of a DCC Waivers or Reductions Bylaw or a grant-in-aid program, as well as some potential opportunities and challenges associated with these tools.

2.0 WAIVERS OR REDUCTIONS

2.1 LEGISLATIVE CONTEXT

On May 29, 2008, the Provincial Government enacted Bill 27, which included new legislation pertaining to DCCs. The legislative changes include the option for municipalities to waive or reduce DCCs for "eligible development," which includes not-for-profit rental housing, supportive living housing, and for-profit affordable rental housing. Part 14, Division 19 of the *LGA* contains information on DCCs. Specifically, more information on circumstances in which DCCs are not payable can be found in Section 561 of the *LGA* and development for which charges may be waived or reduced are outlined in s. 563.

2.2 BEST PRACTICES FOR IMPLEMENTATION

The application of DCC waivers or reductions would require careful management by CRD staff to ensure consistent program application. Criteria and definitions currently used by municipalities providing DCC waivers or reductions for eligible development also follow consistent themes, which consider:

- Whether or not the development is led by a non-profit organization;
- Whether the development has an existing agreement with the CMHC, BC Housing, or the Province of BC to provide affordable housing;
- Whether projects are eligible for housing subsidies from provincial, and/or federal sources; and,
- The established thresholds for affordable housing (e.g., being 80% or less than the average market rent, based on CMHC data).

If the CRD intends to move forward with implementing DCC waivers or reductions for eligible developments, it is recommended to conduct engagement with local representatives from affordable housing agencies and similar initiatives to create an opportunity for these stakeholders to provide feedback and understand their needs.

Overall, in B.C., the total amount of DCCs waived or reduced in support of eligible development is relatively small, with some municipalities choosing to reduce the burden of DCCs for eligible development through separate grant programs. To compensate for any waived or reduced DCC revenue, the CRD (more specifically, the Regional Water Supply Service) must secure alternate, non-DCC revenue sources.

2.3 IMPLEMENTING DCC WAIVERS OR REDUCTIONS

One of the primary challenges with waiving or reducing DCCs for developments designed to result in more affordable housing is the loss of potential DCC revenue. This raises a legitimate question for all local governments on how they would compensate for that loss of DCC revenue. However, there are ways of managing an anticipated reduction in DCC revenue. These include:

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1. Undertaking planning analysis to estimate and anticipate future eligible development(s) to quantify the anticipated DCC waiver(s) or reduction(s), and then determine how to compensate for any revenue shortfall through other means.
2. Adopt a bylaw where DCC-exempt developments could be made subject to an equivalent user fee instead of a DCC. Although, it should be noted that this will shift the economic burden onto future users of the development.

It should also be noted that DCC waivers or reductions for eligible development come with new accounting and reporting requirements. Any waivers for eligible development must be funded by the CRD through non-DCC revenue sources (i.e., water user rates, general reserves, etc.) and not through other DCC contributions.

As of 2010, s. 569 of the *LGA* was updated to include new DCC reporting rules that require every local government to track DCC revenues, expenditures, credits, waivers, and/or reductions. DCC waivers or reductions for eligible development must be accounted for by the CRD and funded from the CRD portion of the DCC program (i.e., the cost of the waiver/reduction cannot be passed on directly to the rest of the development community).

If the CRD decides to pursue DCC waivers or reductions, it is highly recommended this is done through the adoption of a separate DCC Waivers or Reductions Bylaw (i.e., separate from the RWS DCC Bylaw). A separate DCC Waivers or Reductions Bylaw avoids tying the discussion of affordable housing to future DCC updates, does not require approval by the Inspector of Municipalities, and can be amended and updated separately without amending the RWS DCC Bylaw.

3.0 GRANT-IN-AID

The CRD also has the option to provide grants-in-aid for eligible development independent of a DCC Bylaw and/or DCC Waivers or Reductions Bylaw. While the *Community Charter* and the *LGA* do not explicitly describe guidelines for grant-in-aid programs, restrictions on providing assistance and possible exemptions are outlined in s. 24 and 25 of the *Community Charter* and referenced in s. 273 of the *LGA*. **Section 3.1** below discusses these restrictions and exemptions further.

3.1 BEST PRACTICES

If this option is chosen, it is recommended that the provision of grants by a regional entity is researched further by the CRD to determine obligations and limitations. A full analysis would be necessary to determine whether a grant to offset DCCs would be prohibited assistance to a business or commercial undertaking under the *LGA*. While contribution to the costs of eligible developments, where secured by a charge on title, is not “assistance”, DCC waiver assistance to “for-profit affordable housing” or for climate action purposes as described in the definition of “eligible development” in s. 563 of the *LGA* could be assistance to business. Determining whether assistance to business occurs as part of a grant-in-aid program is fact-dependent and based on controlling ownership; in these instances, it would be necessary to explore the extent to which partnerships would be eligible for assistance.

3.2 IMPLEMENTING A GRANT-IN-AID PROGRAM

If the CRD opts to provide grants-in-aid for eligible development projects independent from a DCC Waivers or Reductions Bylaw, this could be done through a grant-in-aid program administered by the CRD which would provide funds to help offset a portion of any DCC owed by an eligible project.

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Similar to a DCC Reductions Bylaw, any grant-in-aid program developed by the CRD should establish thresholds for the eligible developments that would be eligible for grant-in-aid. The grant-in-aid program should also be supported by a guiding policy and grant framework which defines; (1) what constitutes an eligible development, and (2) the applicable grant amount based on the total DCCs the development is expected to pay prior to receiving waivers or reductions.

There is currently no administrative framework to administer this program through the CRD IWS department; this program may require support from the Capital Regional Housing Corporation (CRHC), which already administers grants for eligible developments and is familiar with housing needs. If a grant-in-aid program is desired, future conversations between the CRHC and the CRD will be needed to support the grant administration programs. New administrative capacity would be required to effectively adjudicate a potential grant-in-aid program.

There are currently no municipal-level programs in the CRD with an active grant-in-aid program that includes development finance and/or DCCs. The City of Victoria is currently considering the implementation of such a program; more information on CRD municipalities can be found in **Section 4.1**.

At the regional level, the CRD operates the [Regional Housing Trust Fund](#) (RHTF), which provides capital funding to assist with the acquisition, development, and retention of affordable housing. At this time, only projects that are part of the Regional Housing First Program are eligible to apply for the RHTF.

4.0 COMMUNITY COMPARISONS

The following section includes a community scan that identifies existing DCC Waivers or Reductions Bylaws and/or Grant-in-Aid programs across the region. It also briefly overviews Metro Vancouver's regional water DCC program and the associated waivers or reductions bylaws.

4.1 EXISTING BYLAWS AND PROGRAMS ACROSS THE CRD

Table 1 below provides an overview of local DCC Waivers and Reductions Bylaws or Grant-in-Aid programs currently in place—or being considered—within communities across the CRD.

Table 1: CRD Community Scan - Waivers or Reductions and Grant-in-Aid Programs

CRD Community	Is a local DCC Waivers/Reductions Bylaw in place? (Y/N)	Is a Grant-in-Aid Program for DCCs in place?	% Reduction	Notes
Central Saanich (Link to Bylaw)	Y (Development Cost Charge Reduction Bylaw No. 1907, 2017)	N	30%	Eligible Developments include Not-for-Profit Rental Housing Development (incl. Supportive Living Housing) and For-Profit Affordable Rental Housing.
Colwood	N	N	N/A	Colwood has an existing Grants-in-Aid program that

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CRD Community	Is a local DCC Waivers/Reductions Bylaw in place? (Y/N)	Is a Grant-in-Aid Program for DCCs in place?	% Reduction	Notes
				does not currently have a DCC component.
Langford	N	N	N/A	Langford has an existing Grant-in-Aid program that does not currently have a DCC component.
Saanich (Link to Application, Link to Reductions Bylaw)	Y (Development Cost Charge Reduction Bylaw, 2020, No. 9607)	N	25% or 100%	Eligible developments include not-for-profit rental housing developments (incl. assisted living development) which are eligible for a 100% reduction, and affordable rental housing developments (eligible for 25% reduction).
Sooke (Link to Bylaw)	Y (Sooke Town Centre Revitalization Bylaw, 2009; applies only to eligible developments within the Town Centre Revitalization Area)	N	30%, 60%, or 100%	30% reduction for residential development having a density of at least 50 dwelling units per hectare; an additional 30% reduction applies to improvements that are a Green Project (LEED or Built Green certified); and, a full waiver for eligible housing (incl. not-for-profit rental housing, supportive housing, and for-profit affordable rental housing).
Victoria	N	N	N/A	Victoria is currently exploring options for waivers or reductions, including a Grant-in-Aid program for DCCs.
View Royal (Link to Bylaw)	Y* (Not-for-Profit Rental Housing Development Cost Charges Waiver Bylaw No. 1020, 2019)	N	100%*	*View Royal adopted a Bylaw waiving DCCs for a specific not-for-profit rental development (the first in the Town). They do not have a comprehensive Town-wide program in place.

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4.2 SAANICH PENINSULA WATER COMMISSION WAIVER

In 2016, the Saanich Peninsula Water and Wastewater Commissions, which provide oversight on the Saanich Peninsula Water and Wastewater DCC, approved Saanich Peninsula Water and Wastewater Development Cost Charge Bylaw No. 1, 2004 (Bylaw No. 3208) to waive DCCs for affordable rental housing units at 9818-9830 Fourth Street in Sidney, BC. This Bylaw applies only to this specific development.

4.3 METRO VANCOUVER EXAMPLE:

Metro Vancouver currently administers DCC Reduction Bylaws for its regional water and liquid waste services through the Greater Vancouver Water District (GVWD) and Greater Vancouver Sewerage and Drainage District (GVS&DD), respectively. The GVWD (Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022) and GVS&DD (Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw, No. 314, 2018) DCC Waivers or Reductions Bylaws are administered through Metro Vancouver's regional planning department.

Both the GVWD and GVS&DD identify not-for-profit affordable housing and not-for-profit student housing as eligible developments for DCC waivers and reductions up to 100% (50% for not-for-profit student housing). There are two ways that the developer of either housing type can apply for a waiver or reduction: through the direct pathway or the partnership pathway.

Details regarding the definitions used by Metro Vancouver and the levels of DCC reductions can be found in **Appendix A**.

As is also the case within the CRD, there are many local governments in Metro Vancouver with their own DCC Waivers and Reductions bylaws, policies, or grant programs. The GVWD and GVS&DD-specific waivers and reductions are administered through a separate application; subject to a successful application, only the regional DCCs are waived or reduced. If the application is successful, the member jurisdiction will waive or reduce regional DCCs at the time when DCCs are payable (at either building permit or subdivision).

5.0 SUMMARY OF OPTIONS

The use of a DCC Waivers or Reductions Bylaw or grant-in-aid program to promote eligible development, such as affordable housing, comes with many benefits, but may also present several challenges. In general, the implementation of these measures across multiple jurisdictions has the potential to create inconsistencies between how these tools are administered and a clear source of funding is required to either establish a grant-in-aid program or to ensure the DCC program is adequately compensated for any reductions in revenue if a DCC Reductions Bylaw is established.

If implemented, the proposed RWS DCC Bylaw would apply to each CRD member municipality, including parts of Electoral Areas located within the RWS service area. Subject to implementation (RWS DCC Bylaw adoption), each local government would collect DCCs on the CRDs behalf and remit them to the CRD, which would then administer the program and apply the DCC revenue to capitalized, growth-related projects. This represents a unique challenge in the context of waiving or reducing DCCs; each local government would be responsible for determining when a DCC waiver or reduction should apply.

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Additionally, some municipalities in the CRD with DCC programs of their own also have DCC Waivers or Reductions policies or bylaws in place with different definitions and reduction levels, which creates the potential for inconsistency in how DCCs are collected and how DCC reductions are applied by each local government and regionally (see **Section 4.1, Table 1**). Conversely, there are also some municipalities that do not currently collect DCCs; additional orientation would be required to support these municipalities when administering regional DCCs and any waivers, reductions, or grant-in-aid program.

Given this unique context, consideration needs to be given for how a DCC Waivers or Reductions Bylaw or grant-in-aid program would be implemented at the regional level. Three options for implementing either a grant-in-aid program or DCC Waivers or Reductions Bylaw are outlined below:

1. **Regional DCC Waivers or Reductions Bylaw (Administered Directly or at a Municipal Level)** – for this option, the CRD would develop a DCC Waivers or Reductions Bylaw, which would be applied by each municipality at time of DCC collection and the reduced DCC amounts would be remitted by the CRD (i.e., the CRD covers the cost of any DCC Waivers or Reductions). A similar approach is applied in Metro Vancouver; please see **Appendix A** for more information.
2. **Grant-in-Aid Program Administered by the CRD** – for this option, the CRD establishes a grant-in-aid program to eligible developments to offset the costs of the RWS DCCs. The CRD would administer this program and accept applications. Successful applications would result in the remittance of grants from the CRD to the applicant.
3. **No DCC Assistance for Eligible Developments** – for this option, the CRD would not adopt a DCC Waivers or Reductions Bylaw or establish a grant-in-aid program. However, this would not necessarily prevent a local government from creating their own Grant-in-Aid program to support eligible developments that would be charged the proposed CRD RWS DCC.

As previously mentioned in **Section 2.3**, the latest DCC reporting rules require DCC waivers or reductions for eligible development to be accounted for by the CRD and funded through the DCC program. Since this generally amounts to a subsidy from the local government, the CRD may consider providing a grant-in-aid for affordable funding and/or low impact development, to fund a portion or all the DCCs payable for those units. This approach is more flexible than providing a direct waiver or reduction.

Under the DCC Waivers or Reductions Bylaw, there would be no control over the amount of DCCs waived or reduced; this could vary widely based on the definition used for defining eligible developments such as affordable rental developments. Whereas in a Grant-in-Aid program, an upper limit for contributions could be set on an annual basis and these funds could be allocated to projects based on prioritization.

Each of these implementation options has opportunities and challenges which are summarized in **Section 8.0**.

5.1 KEY CONSIDERATIONS – DCC WAIVERS OR REDUCTIONS BYLAW

If the CRD RWSC is interested in implementing DCC waivers or reductions for eligible developments, it should consider the following:

- Is there a particular geography where DCC waivers or reductions should apply (i.e., CRD-wide or area-specific)?
- Does the CRD wish to differentiate between not-for-profit and for profit affordable rental housing?

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- Should any DCC waivers or reductions provided for eligible development be accompanied with a covenant to remain affordable rental housing for a certain period (e.g., 20 years)?
- What amount (%) of DCC waivers or reductions should be applied and is this enough of an incentive to actually support the costs associated with developing eligible development, such as affordable housing?
- Should a time limit be applied for any DCC waivers or reductions provided?
- What is the amount of revenue that could be forgone by implementing a DCC Waivers or Reductions Bylaw? Should an annual limit be established? How can the CRD recover the costs associated with a Waivers or Reductions or grant-in-aid program?

5.2 KEY CONSIDERATIONS – DCC GRANT IN-AID

If the CRD creates a grant-in-aid program for affordable housing, it should consider the following:

- How is the grant-in-aid program being funded, how much and by who?
- Which CRD department should be responsible for administering the grant program?
- Should any grant provided for eligible development (i.e., not-for-profit rental housing, supportive living housing, or for-profit affordable rental housing) be accompanied with a covenant to ensure the development remains eligible for a certain period of time (e.g., 20 years)?
- What amount (%) of grant in-aid to assist with DCC costs should be established and is this enough of an incentive to support the costs associated with development?
- How will affordable housing providers access the grant program?
- Will a limit on the total annual grant-in-aid amounts be established?

Should the CRD IWS fund the grant, the grant program would need to be established as a budget item that would be paid for through the RWS service.

5.3 SUMMARY OF OPPORTUNITIES AND CHALLENGES

When defining the parameters of what constitutes an eligible development either within a DCC Waivers or Reductions Bylaw or Grant-in-Aid program, the CRD should establish firm definitions and thresholds to allow for the consistent application of DCC assistance. Before providing a grant-in-aid or DCC waiver or reduction, the CRD should consult stakeholders to ensure the proposed DCC assistance fulfills the objectives of affordable housing advocates, the development community, and other groups with a stake in the eligible forms of development outlined in the LGA. **Table 2** below outlines some keys opportunities and challenges with the four options outlined in **Section 5.0** above.

Table 2: Summary of Waivers or Reductions Options

<i>Option</i>	<i>Opportunities</i>	<i>Challenges</i>
DCC Waivers or Reductions Bylaw Administered by the CRD	<ul style="list-style-type: none"> • Defined by Bylaw with a clear framework. • Administered by the CRD so its application will be the same and consistent across the region. 	<ul style="list-style-type: none"> • The RWS service would be responsible for making up the forgone revenue from DCC waivers or reductions. • A DCC Waivers or Reductions Bylaw would need a clear

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<i>Option</i>	<i>Opportunities</i>	<i>Challenges</i>
	<ul style="list-style-type: none"> • Can be revised and updated by the CRD Board as needed (would be separate from the RWS DCC Bylaw). 	<p>definition for what is eligible development</p> <ul style="list-style-type: none"> • If criteria were unclear, potential for inconsistent application of the Waivers or Reductions Bylaw by municipalities (given their diverse interpretations and approval processes) and potential foregone revenue. • CRD would need to invest time into orienting each local government about how the Bylaw applies to development. • Higher administrative costs for CRD RWS. • No ability to set an annual limit for the amount of DCCs waived or reduced.
<p>Grant-in-Aid Program Administered by the CRD</p>	<ul style="list-style-type: none"> • A grant-in-aid program could be established by policy and could potentially be more flexible than a Bylaw. • CRD can set a cap amount for the grant program to manage costs and encourage a high standard of applications. 	<ul style="list-style-type: none"> • The CRD would likely need the Capital Regional Housing Corporation (CRHC) to administer the program; the CRD IWS is not well set-up to administer grants. A service-to-service MOU and a staffing cost would be associated with administration of this DCC cost reduction program by CRHC or Regional Housing. • Service authority would need to be identified to establish grant-in-aid program paid by Regional Water. • Some communities and development types may benefit disproportionately based on the grant criteria. • A non-DCC source to fund the grant-in-aid program would need

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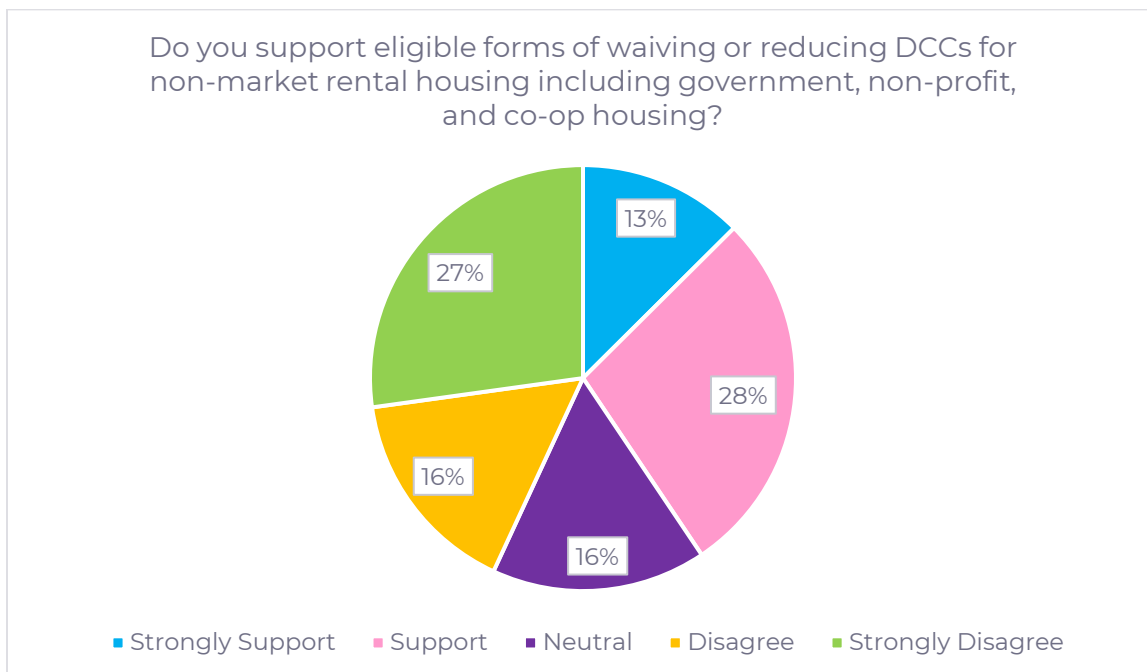
Option	Opportunities	Challenges
		to be determined (water rates or requisition). <ul style="list-style-type: none"> • Unlike many local governments, the CRD IWS does not have an established housing reserve fund.
No DCC Assistance for Eligible Developments	<ul style="list-style-type: none"> • No administrative costs. • No foregone revenue. • No costs associated with establishing a Bylaw or grant. 	<ul style="list-style-type: none"> • Eligible developments would pay actual development costs which may impact the viability of projects • Full cost of developments would be realized by developers and passed along to purchasers or renters.

6.0 INITIAL FEEDBACK ON WAIVERS OR REDUCTIONS PROGRAM

As part of the consultation process for the proposed RWS DCC program, an online survey was conducted by the CRD. Members of the public were asked to indicate their level of support for the implementation of waivers or reductions for eligible forms of development.

The 237 responses are summarized in **Figure 1** below:

Figure 1: Responses to Waivers or Reductions Question in RWS DCC Survey (Public)



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7.0 RECOMMENDATIONS

If the CRD wishes to proceed with waivers or reductions as part of the RWS DCC program, and based on the foreseen opportunities and challenges with each option, it is recommended that the CRD consider implementing a Waivers or Reductions Bylaw program for eligible developments rather than a grant-in-aid program.

Key reasons for recommending the Waivers or Reductions Bylaw approach include:

- It can be implemented effectively using current administrative infrastructure, which has the potential reduce administrative burdens and costs to implementation;
- Having standardized DCC waiver or reduction eligibility requirements established by Bylaw makes the process predictable and supports continuing fairness and consistent application;
- A DCC Waivers or Reductions Bylaw can be used to potentially support both not-for-profit and for-profit affordable rental development; and
- It is consistent with approaches used in other regional DCC programs (i.e., Metro Vancouver water).

The approach of implementing a Waivers or Reductions Bylaw could enhance the affordability and feasibility of rental projects, making them more attractive to housing developers and beneficial to the community. However, it is essential to carefully define the criteria for eligibility and assess the potential financial implications to ensure the program's success and sustainability.

8.0 CLOSING

We trust that this memorandum provides the CRD with some clarity on the opportunities and challenges of including waivers or reductions or a grant-in-aid program for eligible development in the DCC program. We would be pleased to work further with you to develop specific criteria for the CRD and calculate the potential impacts (financial and otherwise), should you choose to pursue this further.

Sincerely,

URBAN SYSTEMS LTD.

Shaun Heffernan, MCIP, RPP
Senior Local Government Advisor
/sh/sb

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APPENDIX A: METRO VANCOUVER WATER EXAMPLE – PROGRAM OVERVIEW

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APPROACH

The GVWD and GVS&DD DCC Waivers and Reductions Bylaws apply to all local governments within the region's water and sewer service areas.

APPLICATION REQUIREMENTS

There are two ways of applying for a waiver or reduction of the GVWD and/or GVS&DD DCCs:

1. Through the **Direct Pathway**, which requires the developer of the Not-for-Profit Rental Housing to apply directly to Metro Vancouver. A municipal staff liaison from the member municipality is notified of Metro Vancouver's response as provided to the developer (via email).
2. Through the **Partnership Pathway**, which requires the developer of the Not-for-Profit Rental Housing to make an application to Metro Vancouver in partnership with a staff liaison from the member municipality. Unlike the Direct Pathway, this application includes a letter from the municipal staff liaison, which recommends the development's eligibility for the regional DCC waiver or reduction. The liaison will be notified of Metro Vancouver's response as provided to the developer via email.

ELIGIBILITY

The following two groups are eligible to receive DCC waivers or reductions from Metro Vancouver:

- **Not-for-profit affordable rental housing** that falls under the following categories at the time of application for, or issuance of, a DCC waiver:
 - Owned, leased, or otherwise held by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation or a Registered Charity.
 - Operated as rental housing for people who meet the eligibility criteria identified in the GVS&DD DCC Waiver or Reduction for Not-for-Profit Rental Housing Bylaw 314, 2018 and the GVWD DCC Waiver or Reduction for Not-for-Profit Rental Housing Bylaw 256, 2022.
 - Governed by the terms of an agreement and/or covenant with the Province of British Columbia, BC Housing, CMHC or a municipality regarding housing operations and stipulating how the Dwelling Units will be occupied and managed.
- **Not-for-profit student housing** that is:
 - Owned by a Post-Secondary Institution at the time of any application for, or issuance of, a DCC reduction;
 - Purpose built to provide rental housing for students attending that institution;
 - Operated on a cost recovery basis; and,
 - Governed by the terms of a covenant with the GVWD and the GVS&DD for a period of 60 years.

WAIVER AMOUNT

The current regional DCC rates (as indicated in each of the GVRD and GVS&DD DCC Bylaws) can be fully waived for eligible developments (and 50% for not-for-profit student housing).

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IMPLEMENTATION AND ADMINISTRATION

The program is administered by Metro Vancouver regional planning staff, with support from the member municipality that receives the application (if applicable). Metro Vancouver staff will review all applications and provide written notice and confirm whether the application is successful.

All member municipalities provide annual statements to Metro Vancouver for every 12-month period (Jan 1 – Dec 31) where DCCs were waived or reduced under the Bylaws.

TIMELINE

As outlined by Metro Vancouver, the process of receiving a waiver or reduction is as follows:

1. Regional DCCs are payable by the registered owner to Metro Vancouver and are collected at time of building permit by the member municipality.
2. Project eligibility for the regional DCC waiver or reduction is determined with reference to the Bylaw conditions and definitions.
3. *Optional, part of the Partnership Pathway outlined in **Section 7.1.2***: The municipal liaison reviews any supporting documentation and prepares a recommendation to the Metro Vancouver regarding waiver or reduction eligibility.
4. The developer/registered owner submits an online application for the regional DCC waiver or reduction, including the municipal recommendation letter (if applicable).
5. Within 15 days of application, Metro Vancouver provides written notice and confirmation (via email) regarding eligibility for waiver or reduction.

Ongoing Process:

6. Member municipality provides annual statements to Metro Vancouver for every 12-month period (Jan 1 – Dec 31) where DCCs were waived or reduced under the Bylaws.