



EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

**5360 204 Street
Development Permit 06-24
Zoning Bylaw Amendment Bylaw No. 3294**

Information Requested at Council Meeting

The purpose of this memo is to provide clarification on questions raised at the November 18, 2024 Council meeting regarding the proposed redevelopment of 5360 204 Street.

1. DCC amounts.

Both the initial and updated applications were made before the City's current DCC Bylaw No. 3256 was adopted. As such, the previous \$9,549 per-unit rate applies to both designs. This would still be the case if a fully separate application had been made on the property. Due to the reduction in proposed units, after a credit for the existing 44 units on site as required by the *Local Government Act (LGA)*, the total amount of DCCs received by the City would change from \$3,112,974 to \$2,282,211.

The City also collects DCCs on behalf of other agencies. School District 35's (SD35's) School Site Acquisition Charge has not changed since the initial application, while DCC updates were made by Metro Vancouver and TransLink before the updated application was submitted and will therefore apply. For TransLink, despite this update, the total amount would decrease, due to the reduction in units, from \$506,604 to \$396,262. For Metro Vancouver, the amount dedicated to the Greater Vancouver Sewer and Drainage District would similarly change from \$1,391,694 to \$1,020,291, while for the Greater Vancouver Water District, which did not have a DCC at the time of the initial application, a new \$1,018,379 charge would be added. The total amount received by SD35 would change from \$186,800 to \$143,400.

It is important to note that, while CAC rates do not change over the lifetime of a project, DCCs are strictly regulated by the *LGA* and can change even for an in-stream application. For existing applications, any DCC updates made are postponed only for one year after the DCC update. If the Building Permit has still not been issued within this one year, the updated DCC rates would apply.