



December 5, 2017
File: 11.5240.02/004.000

NAIOP Vancouver Chapter
102 – 211 Columbia Street
Vancouver, B.C. V6A 2R5

Dear Sirs:

Re: District of North Vancouver - Development Cost Charges Bylaw Amendment

The District of North Vancouver is in the process of amending the 2013 Development Cost Charge (DCC) Bylaw 7135 and has prepared a draft Development Cost Charges Bylaw Review and Update Report. The DCC amendment Bylaw 8281 received First Reading at Council on December 4, 2017 and a copy of the report and amending bylaw are attached for your information. The documents are also being circulated to developers, architects and engineering consultants who have or are currently working on land development projects in the District.

The last major review of the District's DCC programs and rates was completed and adopted by Council on April 29, 2013. Since then the rates have been increased two times based on annual consumer price index increases as allowed by the Community Charter. This year, the District undertook a major review of the DCC program resulting in a revision to the list of transportation, utilities and parks projects to reflect future development and higher construction and land costs.

Further reasons for updating the DCC Bylaw include the addition of new major road projects in Town/Village Centres and connections between Centres, and parkland acquisition and improvements. We are also approaching the five (5) year best practice timeline for a DCC refresh.

Since the intent is to take the amending bylaw to Council for Second and Third Readings on January 22nd, responses to the proposed amendments will be accepted by no later than January 12, 2018. Should interested members of NAIOP prefer to meet with District staff to review and discuss the contents in more detail, please contact the undersigned at your convenience and a meeting date and time at Municipal Hall will be arranged.

Yours truly,

Stephen Bridger, P. Eng.
Section Manager, Engineering Design & Planning

Attachments: Bylaw 8281: Development Cost Charges (DCC) Bylaw Amendment
Development Cost Charges Bylaw Review and Update – Background Report (DRAFT)
November 2017

cc David Stuart, Chief Administrative Officer
Gavin Joyce, General Manager, Engineering, Parks & Facilities
Dan Millburn, General Manager, Planning, Properties & Permits
Andy Wardell, Director, Financial Services