

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 322, 2018**

**A Bylaw to Amend Greater Vancouver Sewerage and Drainage District Development Cost Charge
Waiver for Affordable Housing Bylaw, No. 314, 2018**

WHEREAS:

- A. the Board of Directors (the “Board”) of the Greater Vancouver Sewerage and Drainage District (“GVS&DD”) adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Housing Bylaw, No. 314, 2018*; and
- B. the Board of the Greater Vancouver Sewerage and Drainage District wishes to amend *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Housing Bylaw, No. 314, 2018* to establish requirements and conditions for a waiver or reduction of development cost charges for not-for-profit student housing;

NOW THEREFORE the Board of the Greater Vancouver Sewerage and Drainage District enacts as follows:

- 1. This Bylaw may be cited as the “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Housing Amending Bylaw No. 322, 2018”.
- 2. “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Housing Bylaw, No. 314, 2018” is amended as follows:
 - (a) the title of the bylaw is deleted and replaced with the following:

A Bylaw to Establish a Waiver or Reduction of Development Cost Charges for Not-for-Profit Rental Housing
 - (b) the recital section “B” is deleted and replaced as follows:

It is deemed desirable to establish eligibility requirements and conditions for a waiver or reduction of development cost charges for not-for-profit rental housing, including affordable rental housing and student housing;
 - (c) section 1.1 is deleted and replaced as follows:

The official citation for this Bylaw is the “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw, No. 314, 2018”

(d) delete all main alphabet identifiers from all definitions, keeping sub-numbering, and present in alphabetical order;

(e) the definition “**Development**” is deleted and replaced as follows:
“**Development**” means:

- (i) a Subdivision; or
- (ii) the construction, alteration or extension of a building or structure for which a Building Permit is obtained,

but does not include:

- (iii) an adjacent, separately titled parcel;

(f) the definition “**Not-for-Profit Rental Housing**” is deleted and replaced as follows:
“**Not-for-Profit Rental Housing**” means:

(i) “**Not-for-Profit Affordable Rental Housing**” which means Residential Use Development, Combination Development or Supportive Living Housing comprising housing that is:

1. Owned, leased or otherwise held by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation or a Registered Charity at the time of any application for, or issuance of, a waiver of Development Cost Charges;
2. Operated as rental housing for people who meet Eligibility Criteria; and
3. Governed by the terms of an agreement and/or covenant with the Province of British Columbia, BC Housing, CMHC or a municipality regarding the operation of the housing and stipulating how the Dwelling Units will be occupied and managed;

but not including:

4. a community care facility under the *Community Care and Assisted Living Act*, SBC 2002, c. 75;
5. a continuing care facility under the *Continuing Care Act*, RSBC 1996, c. 70;
6. a public or private hospital under the *Hospital Act*, RSBC 1996, c. 200;
7. a Provincial mental health facility, an observation unit or a psychiatric unit designated under the *Mental Health Act*, RSBC 1996, c. 288; or
8. a housing based health facility that provides hospitality support services and personal health care;

and

(ii) **“Not-for-Profit Student Housing”** which means Residential Use Development or Combination Development that is:

9. Owned and operated by a Post-Secondary Institution at the time of any application for, or issuance of, a reduction of Development Cost Charges;
10. Purpose built to provide rental housing for students attending that institution;
11. Operated on a cost recovery basis; and
12. Governed by the terms of a covenant with the Greater Vancouver Sewerage and Drainage District confirming the use of the Development is restricted for a period of 60 years to the purpose of providing rental housing for students attending that institution, that the housing will be operated by the Post-Secondary Institution or its designated agent, and will be operated on a cost recovery basis;

(b) the definition of “Post-Secondary Institution” is added as follows:

“Post-Secondary Institution” means a college, university, special purpose university or institution as enabled pursuant to the *College and Institute Act*, RSBC 1996, c. 52;

(c) the title of Section 3.0 “WAIVER OF DEVELOPMENT COST CHARGES” is deleted and replaced with “WAIVER OR REDUCTION OF DEVELOPMENT COST CHARGES”

(d) Section 3.1 is deleted and replaced as follows:

Waiver of Development Cost Charges for Eligible Not-for-Profit Affordable Rental Housing Development. Notwithstanding section 4.1 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 254, 2010, and subject to section 3.3 of this Bylaw, the GVS&DD will, for the following eligible development, waive to the applicable Member Municipality on behalf of the Not-for-Profit Society, BC Housing, CMHC, Non-Profit Municipal Housing Corporation or Registered Charity that is the registered owner at the time of the application for and issuance of a waiver of Development Cost Charges, Development Cost Charges that are otherwise payable:

- (i) All Dwelling Units within a Not-for-Profit Affordable Rental Housing Development, if at least thirty percent of the Dwelling Units are to be occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current “Housing Income Limits” (HILs) table published by the BC Housing, or equivalent publication; or

(ii) Only those Dwelling Units within a Not-for-Profit Affordable Rental Housing Development that are to be occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current HILs table, or equivalent publication, if less than thirty percent of all of the Dwelling Units are to be occupied by such households;

(j) Section 3.2 is deleted and replaced as follows:

Reduction of Development Cost Charges for Eligible Not-for-Profit Student Housing Development. Notwithstanding section 4.1 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 254, 2010, and subject to section 3.3 of this Bylaw, the GVS&DD will, for the following eligible development, for a Post-Secondary Institution that is the registered owner at the time of the application for and issuance of a reduction of Development Cost Charges, reduce by 50% the Development Cost Charges that are otherwise payable for:

(i) All Dwelling Units within a Not-for-Profit Student Housing Development that are to be occupied by students attending the Post-Secondary Institution;

(k) Section 3.3 is added as follows:

No waiver pursuant to section 3.1 and no reduction pursuant to section 3.2 shall be granted unless a registered owner's application for a waiver or a reduction of Development Cost Charges in respect of Dwelling Units in a Not-for-Profit Rental Housing Development has been submitted to, and approved by the GVS&DD as fulfilling all of this Bylaw's eligibility requirements and conditions for a waiver or a reduction of Development Cost Charges;

(l) Section 4.1 is deleted and replaced with the following:

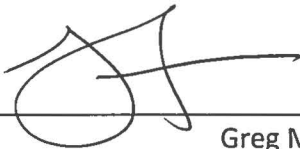
Statements. Each Member Municipality must provide statements to GVS&DD, in respect of each Sewerage Area within the Member Municipality, for every 12-month period comprising January 1 to December 31, and this will include:

- (i) the registered owner or lessee; and
- (ii) number and type of use

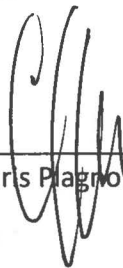
of all Dwelling Units (calculated in accordance with the Rate Schedules set out in the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw, No. 254, 2010) in respect of which building permits were required where Development Cost Charges were waived or reduced under this Bylaw.

READ A FIRST, SECOND, AND THIRD TIME this 26 day of October, 2018.

PASSED, AND FINALLY ADOPTED this 26 day of October, 2018.



Greg Moore, Chair



Chris Plagnol, Corporate Officer