

EXPLANATION**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding Rental Development Relief Program**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Vancouver Development Cost Levy By-law regarding Rental Development Relief Program, to come into force and take effect on January 1, 2026.

Director of Legal Services
December 10, 2025

BY-LAW NO. _____

**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding Rental Development Relief Program**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Vancouver Development Cost Levy By-law No. 9755.
2. In section 3.1A(d), Council strikes out “a rate that is at least 10% less than”.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of _____ , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend the
Area Specific Development Cost Levy By-law No. 9418
regarding Rental Development Relief Program**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Area Specific Development Cost Levy By-law regarding Rental Development Relief Program, to come into force and take effect on January 1, 2026.

Director of Legal Services
December 10, 2025

BY-LAW NO. _____

**A By-law to amend the
Area Specific Development Cost Levy By-law No. 9418
regarding Rental Development Relief Program**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Area Specific Development Cost Levy By-law No. 9418.
2. In section 3.1A(d), Council strikes out “a rate that is at least 10% less than”.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of _____ , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding temporary reduction of DCL rates**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Vancouver Development Cost Levy By-law regarding temporary reduction of DCL rates.

Director of Legal Services
December 10, 2025

BY-LAW NO. _____

**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding temporary reduction of DCL rates**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Vancouver Development Cost Levy By-law No. 9755.
2. Council strikes out Schedule “C” and replaces it with Schedule C attached to this by-law as Schedule A.
3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of _____, 2025

Mayor

City Clerk

SCHEDULE A

SCHEDULE C

Category/Use	Total Development Cost Levy (Effective December 10, 2025)	Unit/ area cost
RESIDENTIAL		
Residential at or below 1.2 FSR and Laneway House	\$49.88	Per m ²
Medium Density Residential Above 1.2 to 1.5 FSR	\$107.34	Per m ²
Higher Density Residential Above 1.5 FSR	\$214.89	Per m ²
NON-RESIDENTIAL		
Industrial (I-2, M-1, M-1A, M-1B, M-2, MC-1, MC-2 Zoning Districts)	\$85.96	Per m ²
Mixed Employment (Light Industrial) (IC-1, IC-2, IC-3, I-1, I-3, I-4, I-1A, I-1B Zoning Districts)	\$161.07	Per m ²
Commercial & Other	\$214.89	Per m ²

Category/Use	Total Development Cost Levy Waiver
For-Profit Affordable Rental Housing – Class A	100%
For-Profit Affordable Rental Housing – Class B	86.24%

Category/Use	Rate	Unit/ Area cost
School use	\$5.49	Per m ²
Childcare Use	\$10.00	Per building permit
Temporary Building	\$10.00	
Community Energy Centre	\$10.00	
Cultural Facility	\$10.00	
Community Centre/ Neighbourhood House	\$10.00	
Library	\$10.00	
Public Authority Use	\$10.00	
Social Service Centre	\$10.00	
Works Yard	\$10.00	
Works Yard for Public Bus Transportation	\$10.00	

EXPLANATION**A By-law to amend the
Vancouver Utilities Development Cost Levy By-law No. 12183
regarding temporary reduction of DCL rates**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Vancouver Utilities Development Cost Levy By-law regarding temporary reduction of DCL rates.

Director of Legal Services
December 10, 2025

BY-LAW NO. _____

**A By-law to amend the
Vancouver Utilities Development Cost Levy By-law No. 12183
regarding temporary reduction of DCL rates**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Vancouver Utilities Development Cost Levy By-law No. 12183.
2. Council strikes out Schedule “C” and replaces it with Schedule C attached to this by-law as Schedule A.
3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of _____, 2025

Mayor

City Clerk

SCHEDULE A

SCHEDULE C

Category/Use	Total Development Cost Levy (Effective December 10, 2025)	Unit/ area cost
RESIDENTIAL		
Residential at or below 1.2 FSR and Laneway House	\$31.25	Per m ²
Medium Density Residential Above 1.2 to 1.5 FSR	\$67.33	Per m ²
Higher Density Residential Above 1.5 FSR	\$134.65	Per m ²
NON-RESIDENTIAL		
Industrial (I-2, M-1, M-1A, M-1B, M-2, MC-1, MC-2 Zoning Districts)	\$26.91	Per m ²
Mixed Employment (Light Industrial) (IC-1, IC-2, IC-3, I-1, I-3, I-4, I-1A, I-1B Zoning Districts)	\$50.47	Per m ²
Commercial & Other	\$67.33	Per m ²

Category/Use	Rate	Unit/ Area cost
School use	\$5.49	Per m ²
Childcare Use	\$10.00	Per Building Permit
Temporary Building	\$10.00	
Community Energy Centre	\$10.00	
Cultural Facility	\$10.00	
Community Centre/ Neighbourhood House	\$10.00	
Library	\$10.00	
Public Authority Use	\$10.00	
Social Service Centre	\$10.00	
Works Yard	\$10.00	
Works Yard for Public Bus Transportation	\$10.00	

EXPLANATION**A By-law to amend
Area Specific Development Cost Levy By-law No. 9418
regarding temporary reduction of DCL rates**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Area Specific Development Cost Levy By-law regarding temporary reduction of DCL rates.

Director of Legal Services
December 10, 2025

**A By-law to amend
Area Specific Development Cost Levy By-law No. 9418
regarding temporary reduction of DCL rates**

1. This by-law amends the indicated provisions of the Area Specific Development Cost Levy By-law No. 9418.

- ENACTED by Council this day of , 2025

City Clerk

EXPLANATION**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding payment of levy by installments**

Enactment of this By-law will implement Council's resolution on December 10, 2025 to amend the Vancouver Development Cost Levy By-law regarding payment of levy by installments, to come into force and take effect on January 1, 2026.

Director of Legal Services
December 10, 2025

**A By-law to amend the
Vancouver Development Cost Levy By-law No. 9755
regarding payment of levy by installments**

1. This by-law amends the indicated provisions of the Vancouver Development Cost Levy By-law No. 9755.

“3.13 If the payer elects to pay in installments, the payer shall pay:

3. This by-law is to come into force and take effect on January 1, 2026.

Mayor

City Clerk

EXPLANATION**A By-law to amend the
Vancouver Utilities Development Cost Levy By-law No. 12183
regarding payment of levy by installments**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Vancouver Utilities Development Cost Levy By-law regarding payment of levy by installments, to come into force and take effect on January 1, 2026.

Director of Legal Services
December 10, 2025

**A By-law to amend the
Vancouver Utilities Development Cost Levy By-law No. 12183
regarding payment of levy by installments**

1. This by-law amends the indicated provisions of the Vancouver Utilities Development Cost Levy By-law No. 12183.

“3.14 If the payer elects to pay in installments, the payer shall pay:

3. This by-law is to come into force and take effect on January 1, 2026.

Mayor

City Clerk

EXPLANATION**A By-law to amend
Area Specific Development Cost Levy By-law No. 9418
regarding payment of levy by installments**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Area Specific Development Cost Levy By-law regarding payment of levy by installments, to come into force and take effect on January 1, 2026.

Director of Legal Services
December 10, 2025

**A By-law to amend
Area Specific Development Cost Levy By-law No. 9418
regarding payment of levy by installments**

1. This by-law amends the indicated provisions of the Area Specific Development Cost Levy By-law No. 9418.

“3.21 If the payer elects to pay in installments, the payer shall pay:

- (a) not less than 1/4 of the total levy when issued an initial building permit; and
- (b) the remainder of the total levy no later than the earlier of:
 - (i) 4 years after the date of initial building permit issuance, or
 - (ii) 15 business days after all required occupancy permits have been issued.”

ENACTED by Council this day of , 2025

City Clerk

EXPLANATION**A By-law to amend Parking By-law No. 6059
Regarding Transportation Demand Management Measures**

Enactment of this by-law will implement Council's resolution on December 10, 2025 to amend the Parking By-law regarding removal of Transportation Demand Management plan requirements.

Director of Legal Services
December 10, 2025

**A By-law to amend Parking By-law No. 6059
Regarding Transportation Demand Management Measures**

1. This by-law amends the indicated provisions of Parking By-law No. 6059.
2. Council inserts the following immediately after section 4.1.6, as section 4.1.6A:

“4.1.6A Section 4.1.6 shall only apply to any development sites for which development permit applications are submitted on or before December 10, 2025.”
3. This by-law comes into force and takes effect upon enactment.

Mayor

City Clerk

EXPLANATION**A By-law to amend Street and Traffic By-law No. 2849
regarding 2026 fee increases**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Street and Traffic By-law regarding 2026 fee increases.

Director of Legal Services
December 10, 2025

BY-LAW NO. _____

**A By-law to amend Street and Traffic By-law No. 2849
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street and Traffic By-law No. 2849.
2. In section 21.6, Council strikes out “\$242.14”, “\$14.29” and “\$7.75”, and substitutes “\$253.10”, “\$15.00”, and “\$8.00”, respectively.
3. In section 21.6A, Council strikes out “\$7.75”, and substitutes “\$8.00”.
4. In section 23.4, Council:
 - (a) in subsections (a), (c) and (f), strikes out “\$144.60” and substitutes “\$200.00”;
 - (b) in subsection (b), strikes out “\$453.62” and substitutes “\$474.03”;
 - (c) in subsection (d), strikes out “\$106.73”, and substitutes “\$150.00”; and
 - (d) in subsection (e), strikes out “\$72.29”, and substitutes “\$100.00”.
5. In section 23.5, Council strikes out “\$95.35”, and substitutes “\$110.00”.
6. In section 23.6, Council:
 - (a) in subsection (a), strikes out “\$1,696.53”, and substitutes “\$1,772.87”;
 - (b) in subsection (b), strikes out “\$848.28”, and substitutes “\$886.45”; and
 - (c) in subsection (c), strikes out “\$385.58”, and substitutes “\$402.93”.
7. In section 23.8, Council:
 - (a) in subsection (a), strikes out “\$15.79”, and substitutes “\$16.50”;
 - (b) in subsection (b), strikes out “\$25.24”, and substitutes “\$26.37”; and
 - (c) in subsection (c), strikes out “\$6.97”, and substitutes “\$7.28”.
8. In section 23.9, Council strikes out “\$5.95”, and substitutes “\$6.21”.
9. In section 67A(6), Council:
 - (a) in subsection (a), strikes out “\$152.18”, and substitutes “\$159.03”; and
 - (b) in subsection (b), strikes out “\$51.28”, and substitutes “\$53.59”.

10. In section 88A, Council:

- (a) in subsection (2)(b), strikes out “\$709.44” and “\$92.24”, and substitutes “\$741.36” and “\$96.39”, respectively; and
- (b) in subsection (4), strikes out “\$93.13”, and substitutes “\$97.32”.

11. In section 103(2), Council:

- (a) strikes out “\$77.00” and substitutes \$90.00”;
- (b) strikes out “\$70.00” and substitutes “90.00”;
- (c) strikes out “\$100.00” wherever it appears and substitutes \$150.00”; and
- (d) strikes out “\$750.00” and substitutes \$499.00”.

12. In Schedule I, Council:

- (a) in subsection 1(a), strikes out “\$3.82” and “\$129.32”, and substitutes “\$3.99” and “\$135.14”;
- (b) in subsections 1(b) and (f), strikes out “\$132.50”, wherever it appears, and substitutes “\$138.46”;
- (c) in subsections 1(c) and (d), strikes out “\$106.00” and substitutes “\$110.77”;
- (d) in subsection 1(e), strikes out “\$159.00” and substitutes “\$166.16”;
- (e) in subsection 1(h), strikes out “\$129.32” and substitutes “\$135.14”;
- (f) in subsection 1(i), strikes out “\$164.68” and substitutes “\$172.09”; and
- (g) in subsection 1(j), strikes out “\$81.90”, “819.00” and “\$2,300.00”, and substitutes “\$85.59”, “\$855.86” and “\$2,403.50”.

13. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

14. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk