

# DCC BULLETIN

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District of Saanich | July 2024



# 1 PURPOSE

This Development Cost Charge (DCC) Interpretation Bulletin aims to clarify how the District of Saanich's (the District) DCCs are charged in response to Provincial legislative changes regarding development finance.

New legislation regarding Small-Scale Multi Unit Housing (SSMUH) and development finance may impact what types of housing products are delivered, which may eventually necessitate a change to the District's DCC program (e.g., adjustments to land-use categories).

# 2 DEFINITIONS AND APPLICABLE UNIT TYPES

This section provides an overview and clarifications of the District's land use categories as they are outlined in the current DCC program. Definitions, where possible, are provided from the District's DCC Bylaw (No. 9553).

## 2.1 DISTRICT DEFINITIONS

### SINGLE FAMILY RESIDENTIAL (INCLUDES ONE ATTACHED SECONDARY SUITE OR DETACHED GARDEN SUITE)

- 1) **DCC BYLAW DEFINITIONS:** "Single Family" means a residential use of a building for one dwelling unit, and for purposes of this bylaw a secondary suite or garden suite is deemed not to be a separate dwelling unit from the principal dwelling unit.

The District collects Single Family Residential DCCs on a per lot basis. This DCC only applies to a primary dwelling and one accessory dwelling unit (attached or detached) or one two-family dwelling (i.e., duplex). For more information, please refer to **Examples 3.1 – 3.5**.

*Due to legislative changes, a Single-Family Residential home with an attached or detached secondary suite would be considered the same as a two-family dwelling (duplex) and will be charged one Single Family Residential DCC.*

### GARDEN SUITE (DETACHED ACCESSORY DWELLING UNIT)

- 2) **DCC BYLAW DEFINITION:** "Garden Suite" means an additional detached dwelling unit located on a residential lot containing one other dwelling unit.

Examples include garden suites and laneway homes. For clarity, one garden suite or attached suite is included within the Single Family Residential DCC rate. Additional garden suites are charged one Duplex/Triplex/Quadplex Residential (Houseplex) DCC each (see **Example 3.2**).

## DUPLEX/TRIPLEX/QUADPLEX (HOUSEPLEX) RESIDENTIAL

### 3) DCC BYLAW DEFINITIONS:

- **“Duplex”** means a residential building on a single lot other than a strata lot that contains two distinct dwelling units but does not include a secondary suite or garden suite.
- **“Triplex”** means three dwelling units on a lot at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level.
- **“Quadplex”** means four dwelling units on a lot at least three of which are contained within a common building and each dwelling unit has its own principal access at ground level.

**Note:** There are no references to triplexes and quadplexes in the current Zoning Bylaw. The Zoning Bylaw refers to duplexes as Two-Family Dwellings.

**As mentioned above, a Single Family Residential home with an attached or detached secondary suite would be considered the same as a two-family dwelling (duplex) and will be charged one Single Family Residential DCC.**

The District currently collects DCCs for duplex, triplex, and quadplex residential developments through a separate Duplex/Triplex/Quadplex (Houseplex) Residential DCC category charged on a per unit basis. As noted above, two-family dwellings/duplexes will now only be charged one Single Family Residential DCC; **Duplex/Triplex/Quadplex (Houseplex) Residential DCCs will therefore only apply to developments with three or four units.**

This charge applies to the redevelopment or conversion of existing single-family sites into houseplexes (i.e., Triplex and Quadplex units). The charge will be calculated based on the net increase of units (i.e., DCCs will be paid per unit for each houseplex unit – see **Examples 3.3 – 3.5**).

Houseplexes consisting of more than four (4) units will be subject to Townhouse or Apartment DCCs, depending on how the units are accessed and whether or not they have their own ground-oriented entrance, and face a public or internal road.

## TOWNHOUSE RESIDENTIAL (GROUND-ORIENTED AND ATTACHED)

- 4) **DCC BYLAW DEFINITION:** “Townhouse” means three or more dwelling units on a strata lot where at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level.

**Note:** There are no references to townhouses in the current Zoning Bylaw. The Zoning Bylaw refers to townhouses as Attached Dwellings.

The District currently collects for townhouse developments on a per unit basis. Reflecting the emergent legislation, the Townhouse Residential DCC land use category will continue to include all attached ground-oriented developments. However, the District will now only apply Townhouse Residential DCCs to ground-oriented development with five or more units (each with their own principal access at ground level) due to the SSMUH legislation. Please note that townhouse developments do not include secondary or garden suites, which would be charged additional Duplex/Triplex/Quadplex (Houseplex) Residential DCCs. Please refer to **Examples 3.4** and **3.5** for additional information.

## **APARTMENT RESIDENTIAL**

- 5) **DCC BYLAW DEFINITION:** “Apartment” means the residential use of a building which contains three or more dwelling units with each dwelling unit having its principal access from an entrance or hallway common to other dwelling units.

**Note:** the Zoning Bylaw definition is the same.

The District currently collects for apartment (or high density) developments on a per unit basis. The applicable unit types for apartments are unchanged by the provincial legislative changes and remain the same for this land use category. For clarity, the Apartment Residential DCC land use category will continue to include non-ground-oriented five- and six-unit developments or greater.

**The main distinction between Apartment Residential and Townhouse Residential is how dwelling units are accessed; townhouses have their own ground-oriented entrance, whereas apartments are accessed via a common hallway.**

## 3 EXAMPLES

This section provides some examples of DCC Interpretation in the District. Since the District's current DCC Bylaw was adopted prior to the enactment of the new Provincial legislation regarding small-scale multi-unit housing (SSMUH), there may be discrepancies in how DCCs are applied to various housing forms. In these instances, please refer to **Schedule G** of the District's Zoning Bylaw for information.

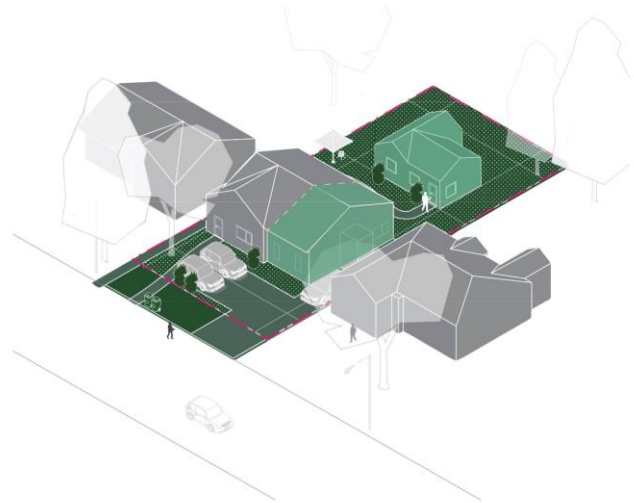
Schedule G regulates the implementation of SSMUH in the District by introducing a general Houseplex housing form, which encompasses any attached housing, townhouse, stacked townhouse, or conversion. Secondary suites are also permitted.

The final decision on payable fees and charges will be determined by District staff on a case-by-case basis. In cases where there may be conflicting fees or charges, the lowest amount will be paid.

### 3.1 SINGLE FAMILY LOT WITH UP TO TWO UNITS

Any lot created at time of subdivision allows for two dwellings. Possible combinations include: one two-family dwelling (duplex) or one single-family dwelling with one attached or detached secondary suite.

Any additional units above two units will be charged one Duplex/Triplex/Quadplex (Houseplex) Residential DCC each.



### 3.2 TWO-FAMILY DWELLING (DUPLEX) WITH AN ATTACHED SECONDARY SUITE OR DETACHED GARDEN SUITE

Any additional units above two units will be charged one Duplex/Triplex/Quadplex (Houseplex) Residential DCC each.

### 3.3 NEWLY SUBDIVIDED SINGLE FAMILY LOT WITH THREE OR FOUR UNITS CONSTRUCTED

Three or four unit developments would each be charged the Duplex/Triplex/Quadplex (Houseplex) Residential DCC rate, less one Single Family Residential DCC provided as a credit (if paid at time of subdivision).

### **3.4 NEWLY SUBDIVIDED SINGLE FAMILY LOT WITH FIVE OR SIX GROUND-ORIENTED UNITS**

Five or six ground-oriented units would be charged one Townhouse Residential DCC each, less one Single Family Residential DCC provided as a credit (if paid at time of subdivision).

### **3.5 NEWLY SUBDIVIDED SINGLE FAMILY LOT WITH FIVE OR SIX UNITS WITH A COMMON HALLWAY (I.E., NOT GROUND-ORIENTED)**

Five or six non-ground-oriented units would be charged one Apartment Residential DCC each, less one Single Family Residential DCC provided as a credit (if paid at time of subdivision).

## **CONVERSION EXAMPLES**

The following examples build on the new SSMUH legislation and reference the District's current Zoning Bylaw. They focus on converting Single Family lots into various SSMUH forms (duplex, triplex, quadplex, etc.). If there are two dwelling units on a site, all subsequent units will be charged a medium-density DCC (either the Duplex/Triplex/Quadplex Residential or the Townhouse DCC) until a quadplex is reached. At this point, subsequent medium- or high-density charges would be applied (i.e., either the Townhouse or Apartment DCC).

### **3.6 SINGLE DETACHED DWELLING CONVERTED INTO TWO-FAMILY DWELLING (DUPLEX) WITH NO SUITES**

No additional DCC will apply.

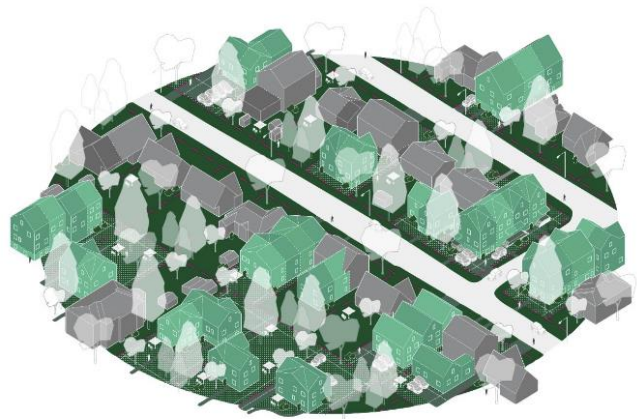
### **3.7 SINGLE DETACHED DWELLING CONVERTED INTO TRIPLEX OR QUADPLEX**

Since up to two dwelling units are included within the Single Family Residential DCC rate, Duplex/Triplex/Quadplex (Houseplex) Residential DCCs will only be charged on the net increase of units greater than two dwellings, up to four dwellings (i.e., quadplex).

DCCs are levied on the net increase of units, regardless of whether the lot was previously vacant or previously had one single detached home.

### **3.8 SINGLE DETACHED DWELLING CONVERTED INTO FIVE OR SIX UNITS (GROUND-ORIENTED)**

For developments with five units or more that are all ground-oriented with separate entrances, Townhouse DCCs apply. DCCs are levied on the net increase of units, regardless of whether the lot was previously vacant or previously had one single detached home.



### **3.9 SINGLE DETACHED DWELLING CONVERTED INTO FIVE OR SIX UNITS (COMMON HALLWAY)**

For developments with five units or more that have shared accesses through common hallways, Apartment DCCs apply. DCCs are levied on the net increase of units, regardless of whether the lot was previously vacant or previously had one single detached home.

### **3.10 DEVELOPMENTS GREATER THAN SIX UNITS**

For developments greater than six units with entrances accessible through a common hallway, Apartment Residential DCCs would apply.

Ground-oriented developments with greater than six units would be eligible for Townhouse Residential DCCs.