



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC DEVELOPMENT FEES

Infrastructure Impact Charge (IIC) and Community Amenity Charge (CAC)

Rates effective January 4, 2021

UBC collects these fees to fund on-campus infrastructure and amenities.

Infrastructure Impact Charge levied on Market Housing, Campus Housing and Ancillaries, Industry Research, Commercial, and Separate Parking Structures prior to building permit issuance.

Community Amenity Charge levied on Market Housing prior to building permit issuance.

Rate Structure: The IIC and CAC shall be levied based on the **building area** as defined below.

Building Area: The sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls (including the floor area of the floor below for areas which have a ceiling height greater than 3.7 m and are likely to be used for additional living space), but excluding:

- Open residential balconies, sun decks, patios, porches, and roof gardens;
- Areas used exclusively for vehicle and bicycle parking within the Development Handbook standards;
- Areas used exclusively for loading, and for electrical and mechanical equipment;
- Habitable areas with ceilings less than 1.2 m above finished grade;
- Amenity areas such as day care, recreation, meeting rooms to a max. 10% of total gross floor area;
- Up to 3.7 m² of in-suite storage space per dwelling; and
- Areas of undeveloped floors above the highest storey to which there is only hatch access.

Type of Development	IIC Rate	CAC Rate
Market Housing	\$40.83 per ft ²	\$3.37 per ft ²
Institutional (Campus Housing, Ancillaries, etc.)	\$6.94 per ft ²	\$0
Academic Buildings	\$0	\$0
Industry Research	\$5.44 per ft ²	\$0
Commercial	\$40.93 per ft ²	\$0
Separate Parking Structures	\$5.48 per ft ²	\$0



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Regional Levies

UBC collects these fees and provides the funds to external service providers to support regional infrastructure.

Greater Vancouver Sewerage and Drainage District (GVS&DD) Development Cost Charge (DCC): UBC levies a fee equivalent to the [GVS&DD DCC](#) fee on all campus development. UBC currently remits the fee to the GVS&DD for Market Housing and market-oriented Non-residential Building Area within areas of campus with approved neighbourhood plans. Starting January 1, 2020, UBC will also collect and retain the fee for future remittance to GVS&DD for all non-market housing, student housing, and academic development, subject to a forthcoming agreement between UBC and GVS&DD. These DCC-like fees shall be paid prior to the issuance of a building permit. The levy is collected according to the following GVS&DD rates.

Type of Development	Rates
Townhouses	\$1618/unit
Apartments (including student housing)	\$1072/unit
Non-Residential (including UBC academic buildings)	\$0.93/sq ft

^ Note: Not-for-profit student housing is eligible for a 50% reduction of the Regional Transportation DCC provided it meets conditions in [GVS&DD's Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw](#)

Non-residential Building Area: The floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the number of square feet of the building or structure that is used or intended to be used for the parking of motor vehicles and the storage of bicycles.

It is the applicant's responsibility to provide the building area and applicable dwelling unit count.



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TransLink Regional Transportation Development Cost Charge (DCC): Starting January 15, 2019, TransLink introduced a Regional Transportation DCC. UBC will collect the DCC for all on-campus development and remit the fee to TransLink. The DCC applies campus-wide and shall be paid prior to the issuance of a building permit. The DCC is collected according to the following rates:

Type of Development*	Rates Effective		
	January 15, 2019	January 15, 2020	January 1, 2021
Single family dwelling	\$0/unit	\$2100/unit	\$2975/unit
Duplex	\$0/unit	\$1900/unit	\$2470/unit
Townhouse Dwelling Unit	\$0/unit	\$1900/unit	\$2470/unit
Apartment Dwelling Unit^ (including UBC student housing buildings)	\$0/unit	\$1200/unit	\$1545/unit
Retail/Service	\$0/sq ft	\$1.25/sq ft	\$1.25/sq ft
Office	\$0/sq ft	\$1.00/sq ft	\$1.00/sq ft
Institutional (including UBC academic buildings)	\$0/sq ft	\$0.50/sq ft	\$0.50/sq ft
Industrial	\$0/sq ft	\$0.30/sq ft	\$0.30/sq ft

*Definitions for each type of development are available in TransLink's [Bylaw Number 124-2018: A Bylaw to Impose Development Cost Charges](#)

^ Note: Not-for-profit student housing is eligible for a 50% reduction of the Regional Transportation DCC provided it meets conditions in TransLink's [Bylaw Number 125-2018: A Bylaw to Establish a Waiver or Reduction of Development Cost Charges for Not-for-Profit Rental Housing](#).