



Consolidated Bylaw No. 14683C

Burnaby Waivers and Reductions of Amenity Cost Charges And Development Cost Charges Bylaw 2024 **Bylaw No. 14683CC**

Purpose: to establish waivers and reductions for amenity cost charges and development cost charges

The following document is a consolidated version of the above-named parent Bylaw in which every current enforceable amendment made to that Bylaw has been **CONSOLIDATED FOR CONVENIENCE** only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

To view an amendment bylaw made to **Bylaw No. 14683**, click on the following link:

<https://heritageburnaby.ca/>

Burnaby Waivers and Reductions of Amenity Cost Charges And Development Cost Charges Bylaw 2024			
No.	Amendment Bylaw No.	Final Adoption (or Repeal) Date	Purpose
1	14817	2026 Jun 09	Definition of “affordable housing” and “Zoning Bylaw” to align with Zoning Bylaw 2026
Original	14683	2024 Sep 09	

CITY OF BURNABY

BYLAW NO. 14683

A bylaw to establish waivers and reductions for
amenity cost charges and development cost charges

(Consolidated for Convenience with Bylaw 14817)

The Council of the City of Burnaby enacts as follows:

PART 1 - CITATION

1.1 This **bylaw** may be cited as **BURNABY WAIVERS AND REDUCTIONS OF AMENITY COST CHARGES AND DEVELOPMENT COST CHARGES BYLAW 2024**.

PART 2 - DEFINITIONS AND INTERPRETATION

2.1 For the purposes of this **bylaw**, the words or phrases that are not defined in this section shall have the meaning ascribed to them in the **Zoning Bylaw**.

2.2 In this **bylaw**, unless the context otherwise requires:

“ACC bylaw”	means an amenity cost charges imposition bylaw enacted by Council , as amended or replaced from time to time
“affordable housing” (Bylaw 14817 effective July 1, 2026)	means any one of the classes of affordable housing prescribed in section 2 of the <i>Prescribed Classes of Affordable Housing (Local Government Act) Regulation</i> for the purposes of section 570.4(5) of the <i>Local Government Act</i> , but excludes any rental dwelling units provided in accordance with: (a) Stream 1 or Stream 2 of the Rental Use Zoning Policy (b) Schedule XI of the <i>Burnaby Zoning Bylaw 1965</i>; or (c) Part 5-1.0 of the Zoning Bylaw
“amenity cost charges” or “ACC”	means an amenity cost charge payable by a person to the City pursuant to a ACC bylaw

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“City”	means the City of Burnaby
“Council”	means the Council of the City
“DCC bylaw”	means any development cost charges imposition bylaw enacted by Council , as amended or replaced from time to time
“development cost charges” or “DCC”	means a development cost charge payable by a person to the City pursuant to a DCC bylaw
“government business enterprise”	means a person that: (a) is a wholly-owned subsidiary of a post-secondary institution; and (b) carries on, pursuant to authority delegated to it by that post-secondary institution, the business of providing not-for-profit student rental housing for and on behalf of that post-secondary institution
“not-for-profit student rental housing”	means sleeping units or dwelling units that meet all of the following criteria: (a) owned by or leased to, and operated by, a post-secondary institution or by a government business enterprise on behalf of such post-secondary institution at the time of any application for, or issuance of, a reduction of development cost charges or amenity cost charges, as the case may be; (b) purpose-built to provide rental housing for faculty, staff, students, or other persons affiliated with that post-secondary institution and their families; (c) operated on a cost recovery basis; and (d) governed by the terms of a housing agreement and Section 219 covenant entered into with the City which

restricts the use of the development
in accordance with the above criteria
for a period of at least 60 years

**“post-secondary
institution”**

means:

- (a) British Columbia Institute of Technology; or
- (b) Simon Fraser University

**“Rental Use Zoning
Policy”**

means the **City’s** Finalized Rental Use Zoning Policy approved by Council on March 9, 2020, as amended or replaced from time to time

“Zoning Bylaw”

(Bylaw 14817 effective July 1, 2026)

means the *Burnaby Zoning Bylaw 2026* as amended or replaced from time to time

PART 3 - WAIVER OR REDUCTION OF AMENITY COST CHARGES

3.1 Subject to Section 3.2 of this **bylaw**, the **City** will, for a development containing **not-for-profit student rental housing**, reduce by 50% the **amenity cost charges** that are otherwise payable in respect of the **not-for-profit student rental housing**.

3.2 No reduction pursuant to Section 3.1 shall be granted unless the application for a reduction has been submitted to and approved by the City as fulfilling all of the eligibility requirements and conditions for a reduction of **amenity cost charges** as set out in this **bylaw**.

PART 4 - WAIVER OR REDUCTION OF DEVELOPMENT COST CHARGES

4.1 Subject to Section 4.3 of this **bylaw**, the City will, for a development containing **affordable housing**, waive the **development cost charges** that are otherwise payable in respect of all the **affordable housing** within the development.

4.2 Subject to Section 4.3 of this **bylaw**, the **City** will, for a development containing **not-for-profit student rental housing**, reduce by 50% the **development cost charges** that are otherwise payable in respect of the **not-for-profit student rental housing**.

4.3 No waiver pursuant to Section 4.1 or reduction pursuant to Section 4.2 shall be granted unless the application for a waiver or reduction, as applicable, has been submitted to, and approved by the City as fulfilling all of the eligibility requirements and conditions for a waiver or a reduction, as applicable, of **development cost charges** as set out in this **bylaw**.

PART 5 - SEVERABILITY

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5.1 If any definition, section, subsection, paragraph, subparagraph, clause or phrase in this **bylaw** is held invalid by a Court of competent jurisdiction, the invalid definition, section, subsection, paragraph, subparagraph, clause or phrase must be severed and the remainder of this **bylaw** is deemed to have been adopted without the severed definition, section, subsection, paragraph, subparagraph, clause or phrase.

Read a first time this 26th day of August, 2024

Read a second time this 26th day of August, 2024

Read a third time this 26th day of August, 2024

Reconsidered and adopted this 9th day of September, 2024

MAYOR

CORPORATE OFFICER