

Development fee report

North Vancouver (City) 4-plex

Civic address

Not provided

Municipality

North Vancouver (City), Metro Vancouver

Project

4 units of 1,100 sq ft, multiplex, on a 6,000 sq ft lot

Date

2026-10-17

Rates checked

2026-10-16

Report

PF-261017-RHQKE

Estimated total, priced lines

\$167,267

Per unit

\$41,817

Rank for this project

5 of 19

\$31,748 to \$94,365 a unit across the 19 cities

Estimates are based on published bylaws and may not reflect recent amendments, project-specific conditions or credits. Confirm all fees with the municipality before you rely on them.

Fee schedule

North Vancouver (City), 4 units of 1,100 sq ft on a 6,000 sq ft lot (72 units per hectare). Construction value \$1,760,000 at \$400 a sq ft, used for permit fees.

Charge	Levied by	Estimate	Source
Development cost charges			
Municipal DCC \$14,884 x 4 units	North Vancouver (City)	\$59,536	cnv.org Effective 2025-11-03
Regional development cost charges			
Regional water DCC \$9,839 x 4 units	Metro Vancouver	\$39,356	GVWD Bylaw 257, amended by Bylaw 270 Effective 2026-07-24
Regional sewer DCC (NSSA) \$8,996 x 4 units	Metro Vancouver	\$35,984	GVS&DD Bylaw 371, amended by Bylaw 396 Effective 2026-07-24
Regional parkland DCC \$442 x 4 units	Metro Vancouver	\$1,768	MVRD Bylaw 1369, amended by Bylaw 1452 Effective 2026-07-24
TransLink DCC \$2,837 x 4 units	TransLink	\$11,348	Bylaw 159-2025 Effective 2026-01-01
Amenity cost charges			
Amenity cost charge (ACC) Not charged	North Vancouver (City)	Not charged	cnv.org
School site acquisition charge			
School site acquisition charge Not charged	SD 44 North Vancouver	Not charged	gov.bc.ca
Other fees			
Building permit fee On construction value \$1,760,000 (4 x 1100 sq ft x \$400/sq ft)	North Vancouver (City)	\$19,275	Bylaw 9000 Effective 2024-01-01
Estimated total, priced lines		\$167,267	
Per unit		\$41,817	

Sources

Each fee line, the bylaw or rate page it comes from, and what we found when we checked it. We last checked these sources on 2026-10-16.

1. **Municipal DCC**, North Vancouver (City). cnv.org, effective 2025-11-03.
Verified: official page fetched 2026-10-16; summary table says \$14,844 but service breakdown sums to \$14,884, using breakdown Apartments 5+ storeys: \$10,304 per unit.
<https://www.cnv.org/Business-Development/Building/development-cost-charges>
2. **Regional water DCC**, Metro Vancouver. GVWD Bylaw 257, amended by Bylaw 270, effective 2026-07-24.
Verified: official page and Metro Vancouver DCC guide read 2026-10-16; amendment bylaws adopted 2026-07-24
<https://metrovancover.org/services/water/regional-water-development-cost-charge>
3. **Regional sewer DCC (NSSA)**, Metro Vancouver. GVS&DD Bylaw 371, amended by Bylaw 396, effective 2026-07-24.
Verified: official page and Metro Vancouver DCC guide read 2026-10-16; amendment bylaws adopted 2026-07-24
<https://metrovancover.org/services/liquid-waste/liquid-waste-development-cost-charges>
4. **Regional parkland DCC**, Metro Vancouver. MVRD Bylaw 1369, amended by Bylaw 1452, effective 2026-07-24.
Verified: official page and Metro Vancouver DCC guide read 2026-10-16; amendment bylaws adopted 2026-07-24
<https://metrovancover.org/services/regional-parks/regional-parkland-acquisition-development-cost-charge>
5. **TransLink DCC**, TransLink. Bylaw 159-2025, effective 2026-01-01.
Verified: official page fetched 2026-10-16 (rates cross-checked on tol.ca and langleycity.ca)
<https://www.translink.ca/about-us/about-translink/bylaws>
6. **School site acquisition charge**, SD 44 North Vancouver. gov.bc.ca.
Verified: Not charged: no SD 44 school site acquisition charge bylaw found; CNV lists only DCCs as applicable (checked 2026-10-16). SD 44 is requesting a new site, so this may change.
<https://www2.gov.bc.ca/gov/content/education-training/k-12/administration/capital/planning/school-site-acquisition>
7. **Amenity cost charge (ACC)**, North Vancouver (City). cnv.org.
Verified: official page read 2026-10-16 City page says only DCCs apply at the City of North Vancouver at this time.
<https://www.cnv.org/Business-Development/Building/development-cost-charges>
8. **Building permit fee**, North Vancouver (City). Bylaw 9000, effective 2024-01-01.
Verified: Fees and Charges Bylaw 9000 consolidated 2025-12-08, read 2026-10-16 Bylaw 9000 Schedule: \$124.99 to \$5,000, then \$15.76 / \$14.14 / \$12.31 / \$10.17 per \$1,000. Plus \$249.98 inspection fee per unit (included). Non-refundable application fee (30% to 50%) not added.
<https://www.cnv.org/Business-Development/Building>

Assumptions and limits

1. One building form and one average unit size for the whole project.
2. City-wide rates only. Area-specific add-ons, servicing works and utility connection fees are not included.
3. No credits for existing homes on the lot, and no exemptions, waivers or in-stream protection.
4. Building permit fees use the construction value above and the city fee schedule on file.
5. Rates may change after 2026-10-16. Metro Vancouver draft 2028 to 2030 rates are not used.
6. The rank compares this same project across the 19 cities using priced lines only.

Disclaimer

Estimates are based on published bylaws and may not reflect recent amendments, project-specific conditions or credits. Confirm all fees with the municipality before you rely on them.

This report is general information for planning. It is not a quote, an assessment, or legal, financial or professional advice. The city, regional district, TransLink or school district decides the amount owed. PlexFees is independent and not affiliated with any government body.

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