



DEVELOPMENT COST CHARGES INFORMATION SHEET

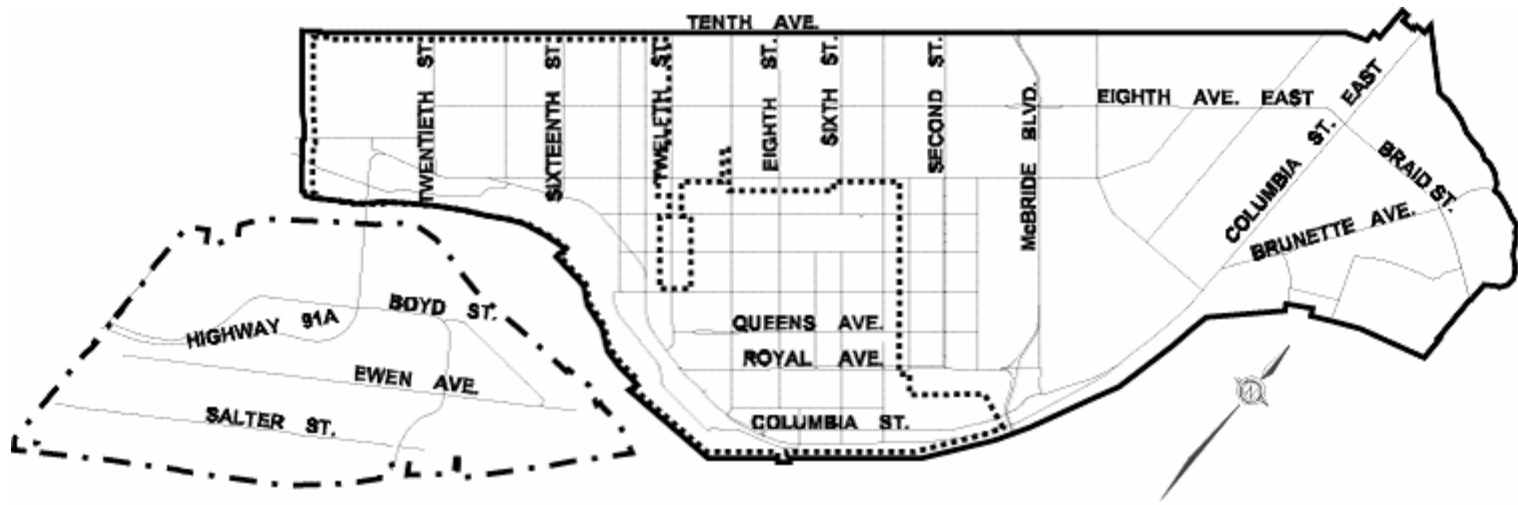
More residents and employees in New Westminster create demand for new or upgraded infrastructure and amenities. The City collects development cost charges (DCCs) from new development to help pay for the utility, transportation and park investments needed to serve this population and employment growth.

On January 16, 2006 the City adopted new DCC rates. DCCs collected in Queensborough will help pay for water, drainage, transportation and park improvements in Queensborough. DCCs collected in the rest of New Westminster will pay for transportation and park investment on the Mainland. A sanitary DCC collected in the western part of Mainland New Westminster will pay for sanitary system improvements in that area. The following pages show a map of these areas and a schedule of rates.

As required under the Local Government Act, the DCC rates are based on detailed analysis of the actual costs attributable to growth.



Development Cost Charges Areas



- Mainland Sanitary
- Mainland Transportation and Parkland
- . . . Queensborough Transportation, Drainage, Water and Parkland

New Westminster Development Cost Charges

Area and Land Use	How Charge is Calculated	Time of Payment	Transportation by Sq. Ft.	Drainage by Sq. Ft.	Water by Sq. Ft.	*Sanitary by Sq. Ft.	Parkland by Sq. Ft.	*Total DCC by Sq. Ft.
Mainland								
Single Detached (RS, NR)	Parcel Area	Subdivision Approval	\$0.11			\$0.09	\$0.21	\$0.41
Townhouse	Gross Floor Area	Building Permit	\$0.22			\$0.20	\$0.45	\$0.87
Apartment	Gross Floor Area	Building Permit	\$0.20			\$0.18	\$0.39	\$0.77
Live/work	Gross Floor Area	Building Permit	\$0.39			\$0.15	\$0.22	\$0.76
Commercial Retail	Gross Floor Area	Building Permit	\$1.59			\$0.12		\$1.71
Commercial Office	Gross Floor Area	Building Permit	\$0.57			\$0.10		\$0.67
Industrial	Parcel Area	Building Permit	\$0.08					\$0.08
Queensborough								
Single Detached (RQ)	Parcel Area	Subdivision Approval	\$0.64	\$0.60	\$0.14		\$0.49	\$1.87
Compact Lot Single Detached (RT-2D)	Parcel Area	Building Permit	\$0.68	\$0.60	\$0.12		\$0.44	\$1.84
Townhouse	Gross Floor Area	Building Permit	\$1.45	\$1.24	\$0.28		\$0.99	\$3.96
Apartment	Gross Floor Area	Building Permit	\$1.41	\$0.87	\$0.26		\$0.92	\$3.46
Float Home	Gross Floor Area	Building Permit	\$1.45		\$0.28		\$0.99	\$2.72
Commercial Retail	Gross Floor Area	Building Permit	\$8.14	\$0.89	\$0.17			\$9.20
Commercial Office	Gross Floor Area	Building Permit	\$4.07	\$0.89	\$0.15			\$5.11
Industrial	Parcel Area	Building Permit	\$0.53	\$0.63	\$0.06			\$1.22

**Note: The Mainland Sanitary DCC is only charged to development in the western part of New Westminster. Please see map of DCC areas to determine if the sanitary DCC applies to your site.*

HOW ARE DCCS COLLECTED?

DCCs for single detached housing are charged per square foot of lot area and paid before subdivision approval.

DCCs for multi-family residential and commercial development are charged per square foot of building area and are paid before a building permit is issued.

DCCs for industrial development are charged per square foot of lot area and are paid before a building permit is issued.

WHAT IS THE GRACE PERIOD FOR INSTREAM PROJECTS?

Complete subdivision applications received by the City by January 16, 2006 and approved by January 16, 2007 pay the previous DCC rates.

Complete building permit applications received by the City before January 16, 2006 pay the previous DCC rates.

ARE ANY PROJECTS EXEMPT FROM PAYING DCCS?

Development that meets any of the criteria is exempt from paying DCCs:

- the new development will create less than or equal to the same amount of floor space already developed on the site, and the new floor space will be used for the same purpose as the previous development;
- the development will be tax exempt;
- if the project involves residential development of less than four units; OR
- the value of the work authorized by building permit does not exceed \$50,000.

HOW ARE DCC RATES DETERMINED?

DCC rates are calculated by projecting the amount of infrastructure investment needed to support expected growth in the City to 2021, based on existing service standards. The total cost of this infrastructure investment is divided by the expected amount of new floor space or developed land that will be added to the DCC area to calculate rates for each type of development.

HOW IS DCC MONEY USED?

DCCs collected are held in a special reserve fund until enough money is available to complete capital projects planned for in the DCC program. DCC projects are prioritized based on the location and needs of growth.

WHEN WILL THE DCCS BE REVIEWED AGAIN?

The City is currently updating engineering and parks capital plans. When these plans are complete in 2007, the City will update the DCC bylaw.

Contact:

Building Division, Development Services Department
Phone: 604.527.4580

For Further Information Contact:

Mayna Vancaillie MCIP
Development Services Department
Phone: 604.527.4698
Email: mvancaillie@newwestcity.ca

