

What are DCCs?

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.

The City of New Westminster has collected DCCs on developments in the Queensborough area since 1995. In 2006, the City expanded the DCC program to include charges for the Mainland. DCCs are collected from all development that imposes a new capital cost burden on the municipality.

In 2007, the City initiated a comprehensive review of its development cost charges program to better reflect the infrastructure and park needs of growth that were identified in recently completed Engineering and Parks Master Plans.

On December 13, 2010, the City adopted a new DCC bylaw.

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



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-unit 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 improved site area and are paid before building a permit is issued.

How Much Are DCCs?

DCCs are charge at different rates depending on whether the development is located on the Mainland or in Queensborough. The DCC rates are summarized on the chart on the next page of this document.

Are Any Projects Exempt From Paying DCCs?

Developments that meet any of the following criteria are exempt from paying DCCs:

- New development that 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;
- Development that is exempt from taxation under the Community Charter;
- The value of the work authorized by the building permit does not exceed \$50,000; OR
- On residential floor space that includes self-contained units that are no larger in area than 29 square metres (312.15 square feet).

How are DCC Rates Determined?

DCC rates are calculated by projecting the amount of infrastructure investment needed to support expected growth in the City.

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 on the location and needs of growth.

When Will the DCCs be Reviewed Again?

The DCCs will be reviewed on an as-needed basis. It is anticipated they will be reviewed and revised again in 2016.

For more information:
Development Services Department,
Planning Division
604.527.4532



CITY OF NEW WESTMINSTER

QUEENSBOROUGH DEVELOPMENT COST CHARGES

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq.ft.	Drainage by sq.ft.	Water by sq.ft.	Sanitary by sq.ft.	Park Acquisition and Development by sq.ft.	Total DCC by sq.ft.
Queensborough								
Single Detached – Residential Queensborough	Parcel Area	Subdivision Approval/ Building Permit Approval	\$0.75	\$0.02	\$0.03	\$0.32	\$2.33	\$3.45
Compact Lot Single Detached Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$0.81	\$0.02	\$0.03	\$0.28	\$2.08	\$3.22
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$1.72	\$0.04	\$0.06	\$0.64	\$4.69	\$7.15
Apartment Residential	Gross Floor Area	Building Permit Approval	\$1.66	\$0.03	\$0.06	\$0.59	\$4.37	\$6.71
Commercial	Gross Floor Area	Building Permit Approval	\$9.62	\$0.03	\$0.04	\$0.40		\$10.09
Office	Gross Floor Area	Building Permit Approval	\$4.81	\$0.03	\$0.03	\$0.34		\$5.21
Float Home	Gross Floor Area	Building Permit Approval	\$1.72		\$0.06	\$0.64	\$4.69	\$7.11
Industrial	Improved Site Area	Building Permit Approval	\$0.63	\$0.02	\$0.01	\$0.14		\$0.80

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MAINLAND DEVELOPMENT COST CHARGES

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq.ft.	Drainage by sq.ft.	Water by sq.ft.	Sanitary by sq.ft.	Park Acquisition and Development by sq.ft.	Total DCC by sq.ft.
Mainland								
Single Detached – Residential Mainland	Parcel Area	Subdivision Approval/ Building Permit Approval	\$0.29	\$0.06	\$0.15	\$0.25	\$1.73	\$2.48
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$0.56	\$0.11	\$0.33	\$0.55	\$3.79	\$5.34
Apartment Residential	Gross Floor Area	Building Permit Approval	\$0.50	\$0.07	\$0.29	\$0.48	\$3.29	\$4.63
Commercial	Gross Floor Area	Building Permit Approval	\$4.05	\$0.07	\$0.19	\$0.32		\$4.63
Office	Gross Floor Area	Building Permit Approval	\$1.45	\$0.07	\$0.16	\$0.27		\$1.95
Live/work	Gross Floor Area	Building Permit Approval	\$1.01	\$0.09	\$0.25	\$0.41	\$3.54	\$5.30
Industrial	Improved Site Area	Building Permit Approval	\$0.19	\$0.05	\$0.07	\$0.16		\$0.47