

Development Cost Charges (DCC) Update

August 2024

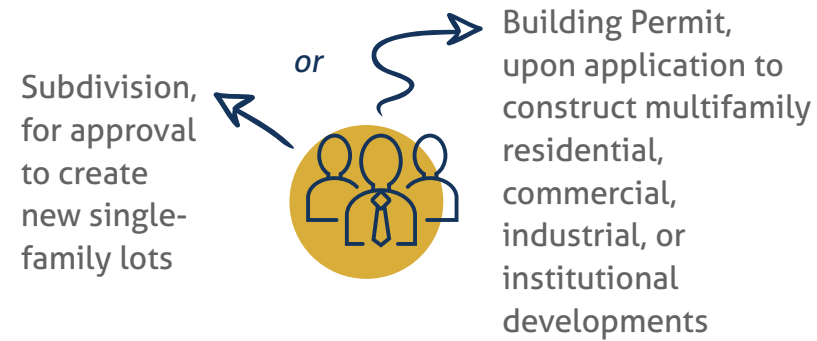
In August 2024, the City of New Westminster Council will consider the adoption of Development Cost Charges Amendment Bylaw No. 8456, 2024, which contains the latest DCC rates. This bylaw reflects a minor DCC update following the Consumer Price Index inflation rate of 4.3%. The following provides background information on DCCs and answers several frequently asked questions.

What are DCCs?

DCCs are fees collected from developers to help fund the cost of growth-related infrastructure and parks. DCCs are regulated through the *Local Government Act*. The rates charged reflect the impact growth has on infrastructure and parks; the greater the impact, the larger the charge. This helps ensure development contributes towards the necessary growth-related infrastructure improvements.

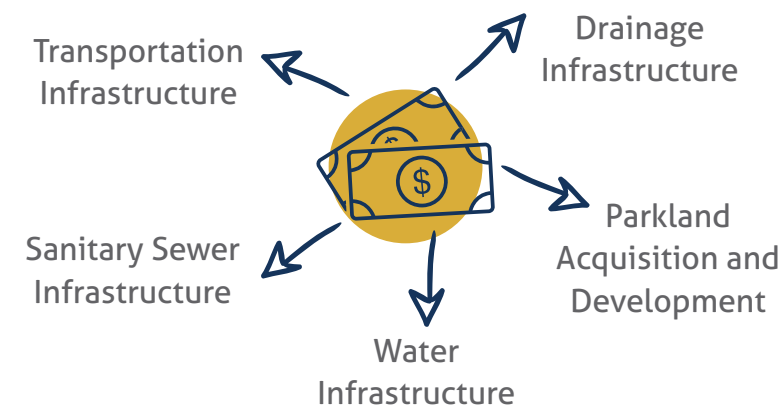
Who pays DCCs and when?

DCCs are paid by applicants at time of complete applications for:



What do DCCs pay for?

DCCs pay for upgrades needed to support growth by assisting in the funding of:



What do DCCs *not* pay for?

- ✘ Infrastructure or parks solely needed to service existing residents
- ✘ Utility service connections
- ✘ Operations and staffing costs
- ✘ Rolling stock including mobile equipment, vehicles, fire and garbage trucks
- ✘ Maintenance or replacement costs
- ✘ Community amenities or facilities such as recreation centers, affordable housing, libraries, etc.

Statutory Exemptions from DCCs

As per provincial legislation, the following are exempt from paying DCCs:

- Existing development in which a DCC has previously been paid;
- Places of Worship;
- Self-contained residential dwelling units less than 29 m² (312 ft²); and
- Building Permits for work less than \$50,000 in value.

Questions?

If you have any questions, please contact:

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 (604) 521-3711

 info@newwestcity.ca

What are the new DCC Rates?

The following table (from Amendment Bylaw No. 8456, 2024) lists the Development Cost Charge rates by land use category as well as infrastructure category, with the Total DCC for each land use category shown on the right-hand column.

Note that there are different DCC rates for development in Queensborough versus Mainland neighbourhoods. Also note that additional DCCs are levied for Metro Vancouver (Greater Vancouver Sewerage and Drainage District and Greater Vancouver Water District) as well as TransLink, which are not shown in the tables below.

QUEENSBOROUGH DCC RATES

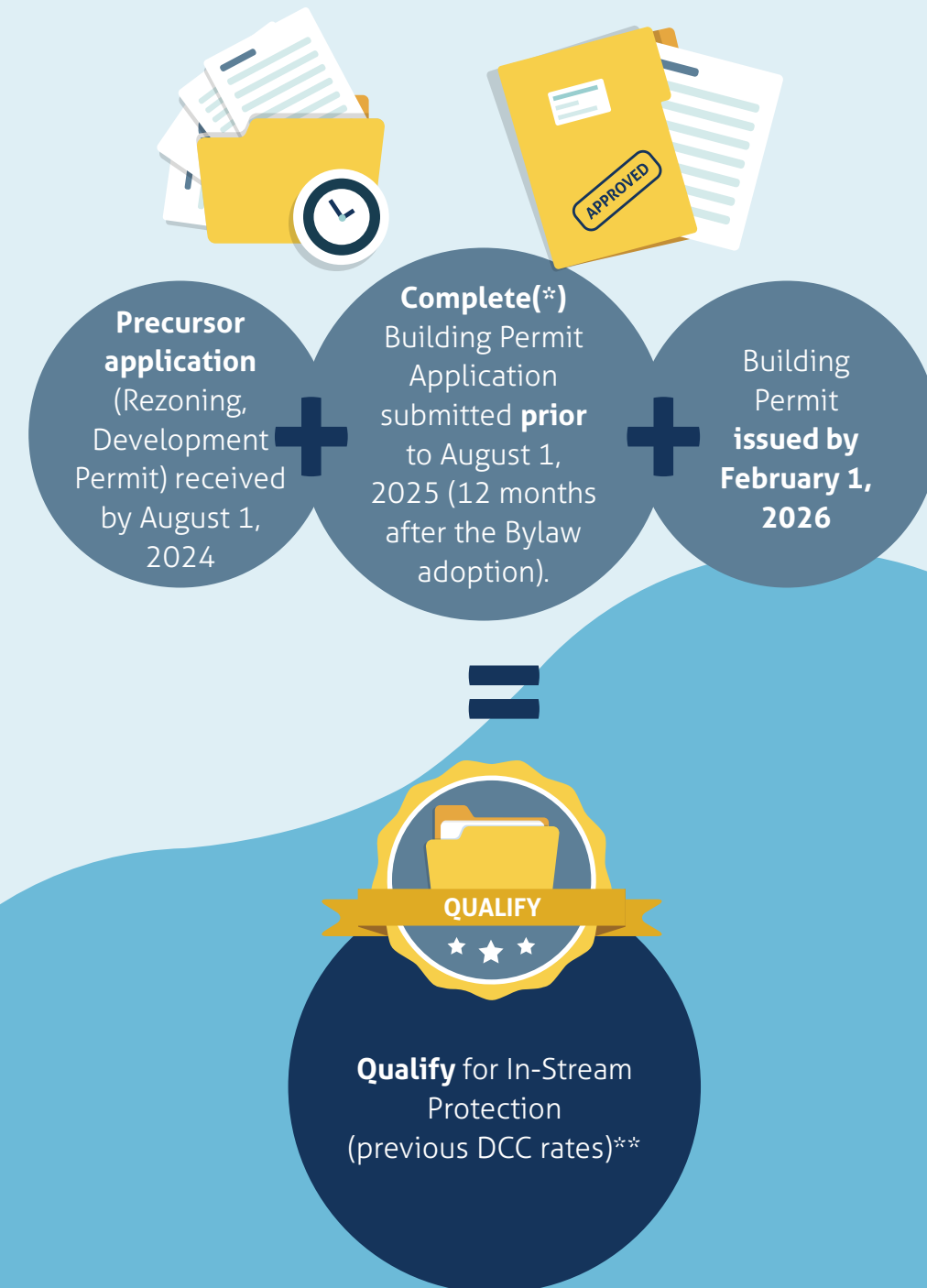
Land Use	Unit of Charge	Transportation	Drainage	Water	Sanitary Sewer	Parks	Total DCC
Single Detached	m ² parcel area	\$22.90	\$11.61	\$0.00	\$2.99	\$26.15	\$63.65
Townhouse	m ² GFA	\$41.70	\$19.24	\$0.00	\$6.08	\$52.63	\$119.65
Apartment	m ² GFA	\$40.42	\$13.47	\$0.00	\$5.67	\$49.04	\$108.60
Float Home	m ² GFA	\$41.70	\$0.00	\$0.00	\$6.08	\$52.63	\$100.41
Commercial – Retail	m ² GFA	\$139.12	\$13.81	\$0.00	\$3.81	\$0.00	\$156.73
Commercial – Office	m ² GFA	\$139.12	\$13.81	\$0.00	\$3.22	\$0.00	\$156.15
Industrial	m ² Improved Site Area	\$7.24	\$9.71	\$0.00	\$1.31	\$0.00	\$18.26
Institutional	m ² GFA	\$13.91	\$12.94	\$0.00	\$3.22	\$0.00	\$30.08

MAINLAND DCC RATES

Land Use	Unit of Charge	Transportation	Drainage	Water	Sanitary Sewer	Parks	Total DCC
Single Detached	m ² parcel area	\$9.11	\$4.34	\$2.60	\$3.73	\$19.41	\$39.19
Townhouse	m ² GFA	\$15.65	\$6.79	\$4.98	\$7.15	\$42.53	\$77.10
Apartment	m ² GFA	\$22.31	\$6.99	\$6.83	\$9.83	\$36.92	\$82.88
Commercial – Retail	m ² GFA	\$33.17	\$5.16	\$3.30	\$4.75	\$0.00	\$46.37
Commercial – Office	m ² GFA	\$33.17	\$5.16	\$2.80	\$4.02	\$0.00	\$45.14
Industrial	m ² Improved Site Area	\$3.45	\$3.63	\$1.14	\$1.64	\$0.00	\$9.86
Institutional	m ² GFA	\$6.63	\$4.84	\$2.80	\$4.02	\$0.00	\$18.28

In-Stream Applications submitted prior to August 2024.

The new DCC rates will come into effect immediately after the DCC Amendment Bylaw No. 8456, 2024 is adopted by Council in August 1, 2024. However, the *Local Government Act* provides special protection from rate increases for complete applications that are submitted prior to the adoption date.



(*) In order to qualify for old DCC rates, the application must be complete in accordance with EGBC's Practice Advisory dated October 29, 2020.

(**) An additional grace period may be provided, at the discretion of the City, per DCC Bylaw No., 8327, 2022, as amended by Bylaw No. 8456, 2024