

Development Cost Charges (DCC) Update

August 2022

In August 2022, the City of New Westminster Council will consider the adoption of Development Cost Charges Bylaw No. 8327, 2022, which contains the latest DCC rates. The following guide 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.



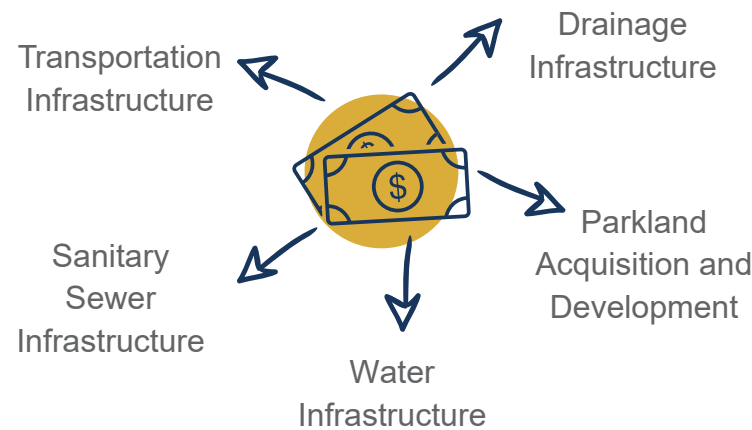
Who pays DCCs and when?

DCCs are paid by applicants at the time of building permit issuance or subdivision approval.



What do DCCs pay for?

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

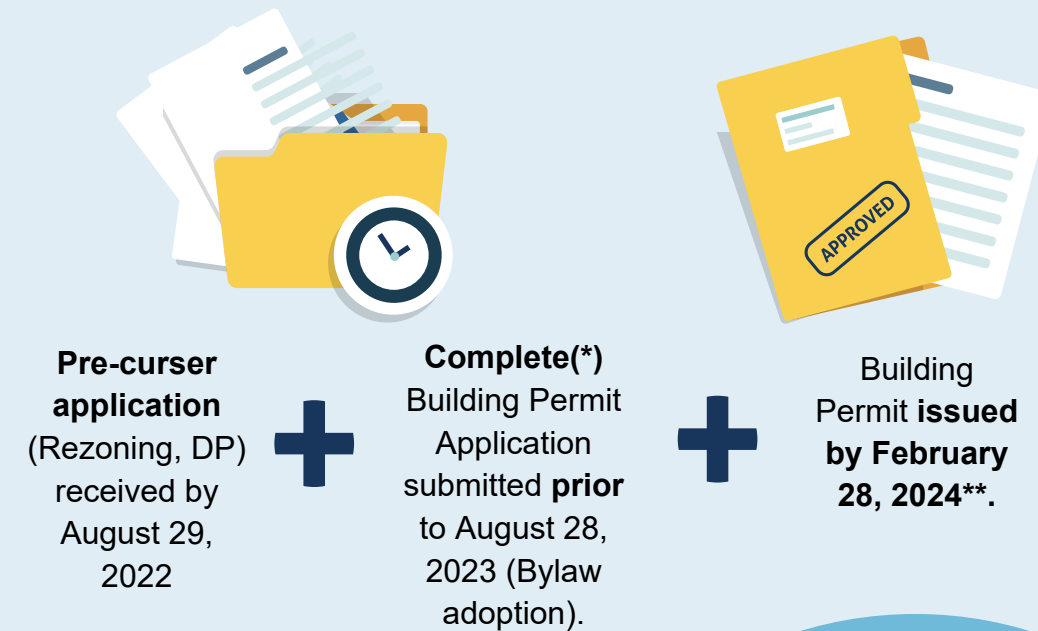


What do DCCs *not* pay for?

- Replacing infrastructure solely to service existing residents;
- Operations and Maintenance;
- Community amenities or facilities such as recreation centres, firehalls, affordable housing, libraries, etc.

In-Stream Applications submitted prior to August 2022.

The new DCC rates will come into effect immediately after the DCC Bylaw No. 8327, 2022 is adopted by Council in August 2022. However, the *Local Government Act* provides special protection from rate increases for applications that are in-stream prior to bylaw adoption (August 29, 2022).



QUALIFY

Qualify for In-Stream Protection (previous DCC rates)**

(*) In order to qualify for old DCC rates, the application must be complete in accordance with EGBC's Practice Advisory dated October 29, 2020.
 (**) Clause 2.2 in Bylaw 8237, 2022 may be extended at the discretion of the City.

What are the new DCC Rates?

The following table (from Bylaw No. 8327, 2022) 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 Mainland versus Queensborough neighbourhoods. Also note that additional DCCs are levied for Metro Vancouver (Greater Vancouver Sewerage and Drainage District) as well as TransLink, which are not shown in the tables below.

MAINLAND DCC RATES

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks	Total DCC
Single Detached	m ² parcel area	\$8.73	\$2.49	\$4.16	\$3.58	\$18.61	\$37.57
Townhouse	m ² GFA	\$15.00	\$4.77	\$6.51	\$6.86	\$40.78	\$73.92
Apartment	m ² GFA	\$21.39	\$6.55	\$6.70	\$9.42	\$35.40	\$79.46
Commercial – Retail	m ² GFA	\$31.80	\$3.16	\$4.95	\$4.55	\$0.00	\$44.46
Commercial – Office	m ² GFA	\$31.80	\$2.68	\$4.95	\$3.85	\$0.00	\$43.28
Industrial	m ² Improved Site Area	\$3.31	\$1.09	\$3.48	\$1.57	\$0.00	\$9.45
Institutional	m ² GFA	\$6.36	\$2.68	\$4.64	\$3.85	\$0.00	\$17.53

QUEENSBOROUGH DCC RATES

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks	Total DCC
Single Detached	m ² parcel area	\$21.96	\$0.00	\$11.13	\$2.87	\$25.07	\$61.03
Townhouse	m ² GFA	\$39.98	\$0.00	\$18.45	\$5.83	\$50.46	\$114.72
Apartment	m ² GFA	\$38.75	\$0.00	\$12.91	\$5.44	\$47.02	\$104.12
Float Home	m ² GFA	\$39.98	\$0.00	\$0.00	\$5.83	\$50.46	\$96.27
Commercial – Retail	m ² GFA	\$133.38	\$0.00	\$13.24	\$3.65	\$0.00	\$150.27
Commercial – Office	m ² GFA	\$133.38	\$0.00	\$13.24	\$3.09	\$0.00	\$149.71
Industrial	m ² Improved Site Area	\$6.94	\$0.00	\$9.31	\$1.26	\$0.00	\$17.51
Institutional	m ² GFA	\$13.34	\$0.00	\$12.41	\$3.09	\$0.00	\$28.84

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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